

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY SEPTEMBER 28, 2026**

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	
	Christopher Nardi (Secretary)	X	
	Jon Pose	X	
	Tracey Bacchus	X	
ALTERNATE MEMBERS:	Kiana Small		X
	Greg Klimek	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, October 26, 2026.

2. Pledge of Allegiance

3. Public Participation

There was no public participation.

4. Approval of Minutes

a. Regular Meeting — August 24, 2026

Chairman Veits designated regular Commissioners Nardi, Pose and Veits with alternate Commissioner Klimek to vote on the August 24, 2026, regular meeting minutes.

MOTION: Move to approve the minutes of the August 24, 2026, regular meeting.

By: Pose

Seconded: Klimek.

For: Nardi, Pose, Klimek and Veits.

Against: None.

Abstain: None.

Chairman Veits designated himself, regular Commissioners Pose, Bacchus and Nardi with alternate Commissioner Klimek as voting members this evening.

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 — PUBLIC HEARING CONTINUED FROM AUGUST 24, 2026.

Chairman Veits designated regular Commissioners Pose, Bacchus, Nardi and Veits with alternate Commissioner Klimek to vote on the Application #453.

The following item was submitted into the record: a letter dated September 28, 2026, from Charles Talmadge, requesting a 30-day extension of the public hearing until the October 26, 2026, regular meeting.

Charles Talmadge of Development Planning Solutions, 225 North Main St., requested Application #453 be continued to the October 26, 2026, regular meeting. Mr. Talmadge had a conversation with Mr. Flanagan regarding how the applicant may have some alternative plans for the property.

Commission inquiries: The City Planner briefly explained that the alternative plan would be to remove the existing house lot from the plans and have a lot line revision done for the rear lot (raw land) only. Mr. Flanagan said the rear lot would evolve into a 2-lot subdivision versus the current 3-lot subdivision proposal.

Mr. Talamdgc was unsure if a free cut was available to the property to make this a 2-lot subdivision versus a 3-lot subdivision.

MOTION: Move to continue the Public Hearing on Application #453 to the next Regular Meeting of the Planning Commission on October 26, 2026.

Note: The applicant agreed to assign 30 days to extend the application to get to the October 26, 2026 meeting.

By: Nardi

Seconded: Klimek.

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

Against: None.

Abstain: None.

The application is continued.

- 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 regular Commissioners Pose, Bacchus, Nardi and Veits with alternate Commissioner Klimek to vote on the Application #455.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant explained the applicant is under contract with the City of Bristol to purchase this odd shaped lot property. Attorney Ziogas noted the use would be determined if it was allowed in the zone. The attorney verified the applicant received an approval from the Economic Development Commission for the industrial park. Attorney Ziogas said the request was for a Site Plan only to construct a 29,500 sq. ft. building. The attorney said the existing business is in Farmington. Attorney Ziogas indicated this new business owner purchased the business from his uncle a few years ago and wants to expand the business into Bristol if an approval is received.

The attorney stated the business would create up to 32 new jobs. Attorney Ziogas reviewed that he had a meeting with the City Planner on the plans. The attorney said he sent response comments from last week that were mostly resolved but there had not been a Staff review yet. Attorney Ziogas review the comments.

The attorney indicated the access to the parking was increased from 16 ft. to 18 ft. The attorney said based on the number of jobs a future parking lot was not needed. Attorney Ziogas specified the business hours Monday to Friday regular hours and Saturdays up to noon time. The attorney noted there was no visitor parking but there was excess parking. Attorney Ziogas thought the plan met all the Regulations for the various departments and was ready for approval with stipulations for the Engineering Dept. comments.

The City Planner could not speak for the Engineering Dept. but agreed with the attorney the comments were minor in nature. Mr. Flanagan stated if the Commission agreed the application may be approved subject to Staff comments. The City Planner indicated if there were any concerns the applicant would reappear before the Commission.

No one else spoke in favor of the application.

No one spoke against the application.

Mr. Flanagan reviewed the documents for the application.

The hearing is closed.

By: Klimek

Seconded: Pose.

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

Against: None.

Abstain: None.

MOTION: Move to approve 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, in accordance with the plot plan and information submitted, 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. A final As Built shall be submitted for staff review prior to a Certificate of Occupancy being requested

By: Pose

Seconded: Nardi

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

Against: None.

Abstain: None.

The application is approved with stipulations.

6. Zoning Commission Referrals

- 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 Veits designated regular Commissioners Pose, Bacchus, Nardi and Veits with alternate Commissioner Klimek to vote on Application #2573.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reminded the Commission this property was reviewed in March 2026 by the Commission and gave it a positive referral to the Zoning Commission. Attorney Ziogas indicated these were the buildings on Clark Avenue that are now vacant. The attorney said the Commission had a concern because the buildings were not vacant in March 2026 that received a 3 to 2 vote but the doctors relocated since that time.

Attorney Ziogas noted this second request was to convert the buildings into residential units with additional units to be constructed to the rear of the property. The attorney felt this plan would fit in with the neighborhood. Attorney Ziogas explained this business office were not practicable with the new trends for medical offices with Pro Health located on Farmington Avenue. The attorney verified this would be an extension of a like zone.

Attorney Ziogas verified the property has City sewer and water utilities. Attorney Ziogas said this area of Clark Ave. was able to handle the volume of traffic with the New Departure in the area. The attorney indicated there was no infrastructure or environmental or concerns with the site and was a good reuse of the property. Attorney Ziogas said the property is 3.28 acres.

Commission inquiries: Attorney Ziogas noted that potentially four 1,400 sq. ft. buildings each would be constructed but was unsure if the units would be for lease or for sale. The City Planner added the initial application earlier this year received a positive referral from the Planning Commission.

MOTION: Move to motion to send a positive referral to the Zoning Commission for: 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 because the Planning Commission finds that the proposed Amendment to the Zoning Map, as presented, is consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018.

By: Nardi

Seconded: Klimek.

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

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

- b. Application #2577 — Proposed amendments to the Zoning Regulations to add an Earth Excavation and Reclamation Facility use: 1. Delete Article III, Section 15.2.4.A.1. I-General Industrial zone; 2. Add Section 15.7 Permit Duration – Industrial Zones Exceeding Twenty (20) acres with the following requirements: a. parcel must be a minimum of twenty (20) acres; b. subject to Special Permit and Site Plan applications; c. proposes that Special Permits to be valid for a period of nine (9) years; d. proposes the use be located in the (I) General Industrial zone. Attorney James Ziogas, applicant — THIS ITEM WILL BE DISCUSSED AT THE OCTOBER 26, 2026 REGULAR MEETING.

Chairman Veits designated regular Commissioners Pose, Bacchus, Nardi and Veits with alternate Commissioner Klimek to vote on Application #2577.

Attorney James Ziogas, 104 Bellevue Avenue, requested Application #2577 be discussed at the October meeting.

MOTION: Motion to move Application #2577 to the October 26, 2026, regular meeting of the Commission.

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

Seconded: Pose.

The application is moved to the October 26, 2026 meeting.

7. City Council and Other Referrals

Item 7.c., under City Council and Other Referrals was taken out of order.

- c. C.G.S. 8-24 Referral:
99 Main Street — Map 30, Lot 66

Chairman Veits designated regular Commissioners Pose, Bacchus, Nardi and Veits with alternate Commissioner Klimek to vote on C.G.S. 8-24 Referral, 99 Main Street — Map 30, Lot 66.

MOTION: Motion to move Item 7.c on the agenda to item one under City Council and Other Referrals on the agenda.

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

Seconded: Klimek.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, indicated this location was the former Bristol Press building and his clients are trying to rehabilitate the building and property. Attorney Ziogas said the right of way on the property is owned by the City of Bristol. The attorney verified the City has no interest in the property so the City Council has referred this item to the Planning Commission. Mr. Flanagan inquiries: The attorney made clear this would be a quick claim for the property.

MOTION: Motion to send a positive referral to the City Council for the C.G.S. 8-24 referral for:
99 Main Street – Map 30, Lot 66.

The Planning Commission finds that the C.G.S. 8-24 referral for the City of Bristol to sell a small piece of the City right of way immediately adjacent to 99 Main Street, Map 30, Lot 66 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: Klimek, Nardi, Bacchus, Pose and Veits.
Against: None.
Abstain: None.

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

- a. C.G.S. 8-24 Referral:
North Main Street — Map 30, Lot 1

Chairman Veits designated regular Commissioners Pose, Bacchus, Nardi and Veits with alternate Commissioner Klimek to vote on C.G.S. 8-24 Referral, North Main Street — Map 30, Lot 1.

The City Planner explained this was a parcel across the street from City Hall and Mr. Talmadge was the clients representative.

Charles Talmadge of Development Planning Solutions, 225 North Main St., explained this parcel was on the corner of North Main St. and Riverside Ave. Mr. Talmadge said the property has a major conduit that runs under the southwest corner of the property.

MOTION: Move to send a positive referral to the City Council for the C.G.S. 8-24 referral for:
North Main Street – Map 30, Lot 1

The Planning Commission finds that the C.G.S. 8-24 referral for the City of Bristol to sell the property at North Main Street – Map 30, Lot 1 is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Pose

Seconded: Klimek.

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

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

- b. C.G.S. 8-24 Referral:
North Main Street — Map 30, Lot 3

Chairman Veits designated regular Commissioners Pose, Bacchus, Nardi and Veits with alternate Commissioner Klimek to vote on C.G.S. 8-24 Referral, North Main Street — Map 30, Lot 3.

Charles Talmadge of Development Planning Solutions, 225 North Main St., representing the applicant, briefly reviewed that the Carrier's would be developing Lot 3 that would be a 70-unit dwelling unit building with 5,000 sq. ft. of commercial area. Mr. Talmadge said there would be 30 parking spaces under the building.

Mr. Talmadge indicated that a property line revision would occur that would leave a public use of the property could remain on Lot 30-1. Mr. Talmadge specified Lot 30-3 would become larger and Lot 30-1 would become smaller.

MOTION: Move to send a positive referral to the City Council for the C.G.S. 8-24 referral for:
North Main Street — Map 30, Lot 3

By: Nardi

Seconded: Klimek

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

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

- d. C.G.S. 8-24 Referral:
21 Tuttle Road — Map 07, Lot 30

Chairman Veits designated regular Commissioners Pose, Bacchus, Nardi and Veits with alternate Commissioner Klimek to vote on C.G.S. 8-24 Referral, 21 Tuttle Road — Map 07, Lot 30.

Mr. Flanagan reviewed the request to sell a portion of the property from the South Side School to a neighbor because there has been an encroachment for a number of years. The City Planner stated the property would be conveyed to the property owner at 93 Tuttle St., Map 7, Lot 30C..

MOTION: Motion to send a positive referral to the City Council for the C.G.S. 8-24 referral for:
21 Tuttle Road – Map 07, Lot 30 & 93 Tuttle Road, Map 7, Lot 30C.

The Planning Commission finds that the C.G.S. 8-24 referral for the City of Bristol to sell approximately 5,367 sq. ft. of City owned property at 21 Tuttle Road – Map 07, Lot 30 to the owners of 93 Tuttle Road, Map 7, Lot 30C, 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: Klimek, Nardi, Bacchus, Pose and Veits.
Against: None.
Abstain: None.

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

- e. C.G.S. 8-24 Referral:
510 Perkins Street — Map 60, Lot 16-3

Chairman Veits designated regular Commissioners Pose, Bacchus, Nardi and Veits with alternate Commissioner Klimek to vote on C.G.S. 8-24 Referral, 510 Perkins Street — Map 60, Lot 16-3.

The City Planner described how the City has an opportunity to acquire a parcel on Perkins St. Mr. Flanagan said that there is a building (barn) on the property. The City Planner pointed out the City has a right of first refusal that he discussed today with Attorney Steeg of Corporation Council's Office. Mr. Flanagan stated Attorney Steeg has recommended not to waive the first right of refusal and purchase the property, which is owned by the Clinton Roberts Foundation.

Commission inquiries: The City Planner was unsure if the property would remain as farming property.

Mayor Ellen Zoppo-Sassu, City of Bristol, 111 North Main St., was unsure of the existing property owner intentions for the use of the property. Mayor Zoppo-Sassu said the City has a right of first refusal dating to when the Roberts property was being considered for active recreation. Apparently, the City forgot about the right of first refusal on this piece. Mayor Zoppo-Sassu had concerns that the question was not answered about the intended use of the property. The Mayor stated the City was hoping the farming use would remain on the property.

Commission inquiries: Mayor Zoppo-Sassu understanding was that the property would continue as a farming use. The Mayor said the question was asked of the attorney when waiving the City's rights but there was no response for this specific use.

MOTION: Motion to send a positive referral to the City Council for the C.G.S. 8-24 referral for:
510 Perkins Street — Map 60, Lot 16-3.

The Planning Commission finds that the C.G.S. 8-24 referral for the City of Bristol to obtain the property at 510 Perkins Street – Map 60, Lot 16-3, consisting of 3 acres and owned by the Clinton Roberts Foundation, and not waive the right of first refusal, 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: Klimek, Nardi, Bacchus, Pose and Veits.
Against: None.
Abstain: None.

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

- f. C.G.S. 8-24 Referral:
Perkins Street — Map 19, Lot 10

Chairman Veits designated regular Commissioners Pose, Bacchus, Nardi and Veits with alternate Commissioner Klimek to vote on C.G.S. 8-24 Referral, Perkins Street — Map 19, Lot 10.

The City Planner described this as a large lot of 17 acres.

Mayor Ellen Zoppo-Sassu, City of Bristol, 111 North Main St., stated that this was an additional property owned by the Clinton Roberts Foundation with frontage on Perkins St. Mayor Zoppo-Sassu verified the property was 7 acres. The Mayor noted the property was near the Friends of the Hoppers-Birge Pond Nature Preserve so the City would want to add this parcel to The Friends of the Hoppers property. Mayor Sassu-Zoppo said the City was being asked to provide an appraisal for the property.

Mr. Flanagan corrected his earlier statement and confirmed that the property was 7.5 acres.

MOTION: Motion to send a positive referral to the City Council for the C.G.S. 8-24 referral for:
Perkins Street – Map 19, Lot 10.

The Planning Commission finds that the C.G.S. 8-24 referral for the City of Bristol to accept ownership of the 7.5 acres of open space property at Perkins Street – Map 19, Lot 10, currently owned by the Clinton Roberts Foundation, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Pose

Seconded: Klimek

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

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

8. Old Business

There was no old business.

9. New Business

There was no new business.

10. Staff Reports

- a. 2028 Bristol Plan of Conservation and Development (POCD)

Mr. Flanagan explained that the responses to the Request for Proposal (RFP) for the update of the POCD were received and would be reviewed to choose a consultant in the next few weeks. Commission inquiries: The City Planner stated there were five responses from qualified firms to the RFP.

- b. Subdivision Status Report — September 2026

The City Planner indicated there were no changes to the Subdivision Status report for the month of September.

11. Adjournment

Motion was made by Commissioner Pose to adjourn.

Motion seconded by Commissioner Klimek.
Motion carried 5-0.

The meeting adjourned at 6:50 P.M.

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

Respectfully submitted,
Nancy King

William Veits
Chairman
City Planning Commission