

AGENDA
BRISTOL ZONING COMMISSION
CITY OF BRISTOL

REGULAR MEETING OF MONDAY, JANUARY 23, 2023
MEETING ONLINE VIA ZOOM AND
BOARD OF EDUCATION AUDITORIUM, 129 CHURCH STREET
7:00 P.M.

Pledge of Allegiance

Administrative Matters

1. Approval of Minutes – 12/12/22
2. Zoning Enforcement Officer's Report – 12/22

Receipt of New Applications

3. Application #2457 – Change of Zone from R-10 (Single-Family Residential) zone to BG (General Business) zone at Map 54 Lots 34, 35 & 36 Farmington Avenue; Assessor's Map 54, Lots 34, 35 & 36; MMTD Associates, LLC, applicant.
4. Application #2458 – Special Permit for 1) fast-food restaurant; 2) drive-up facilities and 3) car wash at 1251 and 1265 Farmington Avenue; Assessor's Map 49, Lots 28 and 29; BG (General Business) zone; Bristol Endurance Properties, LLC
5. Application #2459 – Site Plan for 1) fast-food restaurant; 2) drive-up facilities; 3) car wash and 4) medical office building at 1251 and 1265 Farmington Avenue; Assessor's Map 49, Lots 28 and 29; BG (General Business) zone; Bristol Endurance Properties, LLC
6. Application #2460 – Special Permit for parking on a separate lot under the same ownership within 500 feet of building entrance for a 152,000 s.f. mixed use development at east of North Main Street and north of Hope Street; Map 30, Lot 5 and Map 26 Lots 6, 7 & 8; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant.
7. Application #2461 – Special Permit to reduce the baseline number of off street parking spaces for a 152,000 s.f. mixed use development at east of North Main Street and north of Hope Street; Map 30, Lot 5 and Map 26 Lots 6, 7 & 8; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant.
8. Application #2462 – Site Plan for a 152,000 s.f. mixed use development at east of North Main Street and north of Hope Street; Map 30, Lot 5 and Map 26 Lots 6, 7 & 8; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant.
9. Application #2463 – Special Permit for removal of earth materials at 266 and 280 Pine Street; Assessor's Map 3, Lot 43A and 44; BHC (Route 72 Corridor Business) zone; Cumberland Farms, Inc., applicant.
10. Application #2464 – Revision to an Approved Site Plan for to provide additional parking (25 spaces) at 266 and 280 Pine Street; Assessor's Map 3, Lot 43A and 44; BHC (Route 72 Corridor Business) zone; Cumberland Farms, Inc., applicant.

Public Hearings

11. Application AZR-22-2 – Proposed amendment to the Zoning Regulations to add a density requirement for Housing for the elderly, including congregate housing and life care facilities (Section V.A.3.i.) for the R-10, R-15, R-25 & R-40 (Single-Family Residential) zones; Initiated by: Bristol Zoning Commission – (Public Hearing continued from December 12, 2022).
12. Application #2451 – Special Permit to convert a three-family dwelling to a four-family dwelling at 110 West Street; Assessor's Map 29, Lot 122; BG (General Business) zone; Jeremy Berube, applicant.
13. Application #2453 – Special Permit for 1) housing for the elderly and 2) accessory parking structure at Map 20, Lot 92-A Jennings Road; Assessor's Map 20, Lot 92-A; R-15 (Single-Family Residential) zone; D'Amato Realty, LLC, applicant.
14. Application #2454 – Site Plan for 1) housing for the elderly and 2) accessory parking structure at Lot 92-A Jennings Road; Assessor's Map 20, Lot 92-A; R-15 (Single-Family Residential) zone; D'Amato Realty, LLC, applicant.

Old Business

New Business

15. Application #2456 – Revision to an Approved Site Plan for child daycare center and housing for the elderly at 291 Burlington Ave.; Assessor’s Map 20, Lot 92; R-15 (Single-Family Residential) zone; D’Amato Realty, LLC, applicant.

Correspondence

16. City Ordinance Section 13-124 & 13-125
 - a. 145 Farmington Ave.
 - b. 820 Farmington Ave.

City Planners Report

Adjournment

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/83457488545?pwd=dUxpMThNdWh1bWR2UEJHaIA2Q0QvUT09>

Meeting ID:

834 5748 8545

Meeting Passcode:

123456

Join by phone

1-929-205-6099

NOTE: This meeting will be held in-person and online (Via Zoom).
Please contact the Land Use Office at 860-584-6225 for further information.

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, February 13, 2023.