

AGENDA  
BRISTOL ZONING COMMISSION  
CITY OF BRISTOL

REGULAR MEETING OF MONDAY, FEBRUARY 13, 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
  - a. January 23, 2023
2. Zoning Enforcement Officer's Report
  - a. January 2023

**Receipt of New Applications**

3. Application #2465 – Proposed amendments to the Zoning Regulations to 1) add a definition for Housing for the Elderly; 2) separate Housing for the Elderly from Congregate Housing and Life Care Facilities; 3) add specific language that addresses Housing for the Elderly as an adaptive reuse of existing structures and 4) add provisions for construction of new Housing for the Elderly in the R-10, R-15, R-25 & R-40 (Single-Family Residential) zones; Attorney Timothy W. Furey, applicant.
4. Application #2466 – Change of Zone from R-15 (Single-Family Residential) zone to A (Multi-Family Residential) zone at north of Washington Street, west of Stafford Avenue and east of Pleasant Avenue, Lot 181 Fair Street; Assessor's Map 44, Lot 181; Rockwood Hills Financial, LLC, applicant.
5. Application #2467 – Special Permit for housing for the elderly (74 units) at east of French Street, north of Seminary Street, and west of Camp Street, Lot 62-1 Camp Street; Assessor's Map 45, Lot 62-1; R-15 (Single Family Residential) zone; Eastwood Meadows, LLC, applicant.
6. Application #2468 – Site Plan for housing for the elderly (74 units) at east of French Street, north of Seminary Street and west of Camp Street, Lot 62-1 Camp Street; Assessor's Map 45, Lot 62-1; R-15 (Single Family Residential) zone; Eastwood Meadows, LLC, applicant.

**Public Hearings**

7. Application #2455 – Special Permit for housing for the elderly at Map 45, Lot 62-1 Camp Street and 355 Camp Street; Assessor's Map 45, Lot 62-1 & 66; R-15 (Single Family Residential) zone; Franklin Park Realty, LLC, applicant – (Note: Public Hearing Signs were not posted.)
8. 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.
9. 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.
10. 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.

**Old Business**

**New Business**

**City Planners Report**

11. Status update on:
  - a. Site plan items and various development activities
  - b. Zoning rewrite process/schedule

**Adjournment**

**INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:**

**Zoom Meeting link:**

<https://bristolct-gov.zoom.us/j/89332145426?pwd=Q0cxaDM5YzM5Vmw5Y3crbjVoa2hIU09>

**Meeting ID:**

893 3214 5426

**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.

REMINDERS: The next Special Meeting of the Zoning Commission is Wednesday, February 22, 2023.  
The next Regular Meeting of the Zoning Commission is Monday, March 13, 2023.