



Notice of Decisions **Bristol Zoning Commission**

At its meeting held on Wednesday, May 8, 2019, the Bristol Zoning Commission considered the following matters and took the following actions:

Receipt of New Applications

1. Application #2314 – Special Permit for a mixed use development containing dwelling units and one or more permitted non-residential uses at 62 Pine Street; Assessor's Map 3, Lot 3-2; BHC (Route 72 Corridor Business) zone; 62 Pine St LLC, applicant – SCHEDULED PUBLIC HEARING FOR JUNE 12, 2019.
2. Application #2315 – Site Plan for a mixed use development containing dwelling units and one or more permitted non-residential uses at 54 and 62 Pine Street; Assessor's Map 3, Lots 3-1 & 3-2; BHC (Route 72 Corridor Business) zone; 62 Pine St LLC, applicant – SCHEDULED PUBLIC HEARING FOR JUNE 12, 2019.
3. Application #AZR19-2 – Proposed amendments to the Zoning Regulations, initiated by the Bristol Zoning Commission: (1) Section IX.A.2. (Erosion and Sediment Control) – add reference to new Section IX.G. (Stormwater Management); (2) Section IX.A.5. (Erosion and Sediment Control) – update reference to Connecticut Guidelines for Soil Erosion and Sediment Control (2002) as amended; add reference to Connecticut Stormwater Quality Manual (2004) as amended; (3) Add new Section IX.G. (Stormwater Management) inclusive of new Sections IX.G.1. through IX.G.4.; (4) Section XI.B.2.h. (Landscaping Requirements) – delete "myrtle and pachysandra" and add "all landscaping shall be done with species that are non-invasive" – SCHEDULED PUBLIC HEARING FOR JUNE 12, 2019.

Public Hearings

4. Application #2310 – Special Permit for business or professional offices for a photography studio at 150 Laurel Street; Assessor's Map 26, Lot 142; R-15/BT (Single-Family Residential/ Downtown/ Neighborhood Transition Overlay) zone; Stacey Milliken, applicant – APPROVED.
5. Application #2311 – Change of Zone from BN (Neighborhood Business) zone to R-15/RM (Single-Family Residential/ Mixed Residential Overlay) zone at 240 Park St.; Assessor's Map 12, Lot 132; City of Bristol Department of Public Works, applicant – APPROVED – EFFECTIVE DATE JUNE 3, 2019.

New Business

6. Application #2294 – Administrative review of proposed revisions to the Approved Site Plan for motor vehicle repair, sales and display at 359 Broad Street; Assessor's Map 39, Lot 65; I (General Industrial) zone; Skytop Motors, LLC, applicant – APPROVED.
7. Request to review outdoor dining proposal at 751 Terryville Avenue, Map 67, Lot 43V; BN (Neighborhood Business) zone; William Mutraji, applicant – APPROVED.
8. Request to review proposed improvements to the site at 111 Lillian Road, Map 33, Lot 115-1; R-15 (Single-Family Residential) zone; Attorney Salvatore Vitano, agent representing the Bristol Housing Authority – APPROVED.

For further information, contact the Bristol Land Use Office at 860-584-6225.