

AZR – 25-01

Parking

Amendments



# City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

## AZR 25-01

DATE: April 15, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 25-01

Proposal: Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #1 – Update Minimum Parking Standards for All Uses.
- Recommendation #2 – Specify Process for the Determination of Parking.
- Recommendation #3 – Provide Flexibility of Shared Parking in the BD (Downtown Business) Zone.
- Recommendation #4 – Reference the CT State Building Code for Handicapped (Accessible) Parking.
- Recommendation #5 – Relocate Parking Lot Landscaping Standards from Section 11 to Section 13.
- Recommendation #6 – Establish Porous, Pervious and Permeable Pavement Incentives.
- Recommendation #7 – Provide a Bicycle Parking Requirement.
- Recommendation #8 – Reduce the Parking Requirements in the BD (Downtown Business) Zone.
- Recommendation #9 – Section 8.4.5. – Remove Parking Requirements for BD (Downtown Business) Zone.
- Recommendation #10 – Section 8.4.7 – Provide Visual to Support and Make Other Minor Adjustments.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49017/ParkingAmendments-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



## City of Bristol Comprehensive Zoning Update

Date: 4/25/25

# Rev: 4/25/25

### Recommendation 1: Update and expand minimum parking requirements, providing minimum requirements for almost all uses.

**Purpose:** The current parking requirements lack parking standards for multiple uses and require that the Commission identify the appropriate number of parking spaces that should be required for those uses. This practice creates additional work for the Commission and results in uncertainties for the applicant. This practice may also result in inconsistent requirements across similar uses.

**Description:** The recommended amendments would provide a specified minimum parking requirement for nearly all principal uses and some accessory uses permitted by the zoning regulations. The parking requirement standardizes the required parking units of measure to the greatest extent possible and associates the minimum number of spaces required per gross square feet of floor area for most uses. Other standards of measure are also provided including number of dwelling units.

**Geographic Extents:** Applicable across all districts city-wide with unique standards for the BD District.

**Potential Impacts:** The adoption of this recommended amendment is expected to streamline the parking aspect of an application by making this aspect more predictable and reducing the burden on the Commission to establish requirements on a case-by-case basis. Because the recommended parking requirements are more precise than the existing standards, the recommended amendment may result in less off-street parking being constructed.

**Context:** Many cities (such as Hartford) have experimented with reducing parking requirements, particularly in their downtown areas to support redevelopment and infill development. The provision of off-street parking represents a significant share of the cost of most developments.

### Recommended Zoning Amendments:

1. Replace the parking standards of Section 13.2.D with the following standards:

| Conversion and Reuse                        | Existing  | Recommended  |
|---|---|--|
| Adaptive Reuse of Non-Residential Buildings | None  | Parking requirement to be determined by Commission based upon proposed uses. |
| Conversion of Historic Dwellings            | None  |  |
| Unified Downtown Development                | None  |  |
| Sales Establishments                        |   |  |
| Accessory Retail                            | 4 per ksf   | 4.0 per ksf  |
| Convenience Store                           | None  |  |
| Drugstore                                   | None  |  |
| Grocery Store                               | None  |  |
| Pawn Shop                                   | None  |  |
| Retail Store                                | 4 per ksf (3 in BD), 4.5 per ksf shopping center        |  |
| Specialty Retail                            | None  | 2.5 per ksf indoor + 1.0 per ksf outdoor sales area                          |
| Building Supply                             | 2.5 per ksf indoor + 1 per ksf outdoor storage area     |  |
| Garden Supply                               | None  |  |
| Retail Store-Large Goods                    | 2.0 per ksf   |  |
| Farm Stand                                  | 1 per 5 linear foot sheltered display or sales frontage | 1 per 5 linear foot sheltered display or sales frontage                      |



| Food & Beverage Service                          | Existing                | Recommended   |
|--|-------------------------|---|
| Bar or Club                                      | None                    | 12.0 per ksf  |
| Brewpub  | None                    |   |
| Restaurant, Fast Food                            | 5.0 per ksf             | 8.0 per ksf   |
| Restaurant, Sit-Down                             | 5.0 per ksf             |   |
| Microbrewery                                     | None                    | 8.0 per ksf indoor visitor space+ 3.0 per ksf office space+ 1.0 per ksf indoor production space |
| Restaurant, Take-Out                             | 5.0 per ksf             | 4.0 per ksf   |
| Specialty Food or Beverage Establishment         | None                    |   |
| Catering Service                                 | None                    | 3.0 per ksf   |
| Kitchen Incubator                                | None                    |   |
| Specialty Food or Beverage Manufacturer          | None                    |   |
| <b>Office and Technology Uses</b>                |                         |   |
| Business or Professional Office                  | 3 (2 in BD) per ksf     | 4.0 per ksf   |
| Government Office or Building                    | None                    |   |
| Medical Office                                   | 4.5 per ksf (3.5 in BD) |   |
| Social Services Agency or Charitable Institution | None                    | 3.0 per ksf   |
| High Technology Business                         | None                    |   |
| Radio or Television Broadcast Facility           | None                    |   |
| Medical Laboratory                               | None                    |   |
| High Technology Business                         | None                    |   |

| Residential Uses                 | Existing  | Recommended  |
|----------------------------------|---|--|
| Assisted Living Facility         | 1.5 per ksf   | 1.5 per ksf  |
| Nursing or Convalescent Home     | 1.5 per ksf   |  |
| Community Residence              | 3 per home  | 2.0 per residence  |
| Conversion to Three-Family       | 2 per du  | 2.0 per dwelling unit  |
| Conversion to Two-Family         | 2 per du  |  |
| Live-Work Units                  |   |  |
| Manufactured Home Park           |   |  |
| Residential, Single-Family       | 2 per dwelling unit, plus 1 per 2 resident domestic employees, roomers or boarders                        |  |
| Residential, Three-Family        |   |  |
| Residential, Two-Family          |   |  |
| Residential, Multi-Family        | 2.5 per du (1.5 in BD)  |  |
| Government or Non-Profit Housing | None  | 1.5 per dwelling unit  |
| Seasonal Camps and Cottages      | Commission Determination  |  |
| Senior Housing                   | 1.5 per unit  |  |
| Mixed-Use Development            | 0.75 per dwelling unit + 0.5 per bedroom + 1.5 per ksf gross floor area of non-residential uses           | 1.0 per dwelling unit + 0.5 per bedroom + 2.0 per ksf gross floor area of non-residential uses |
| Unified Residential Development  | 0.75 per dwelling unit + 0.5 per bedroom + 1 for every 4 residential parking spaces (or fraction thereof) | 1.0 per dwelling unit + 0.5 per bedroom  |

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| Industrial & Fleet Uses                    | Existing  | Recommended  |
|--|---|--|
| Composting Facility                        | None  | 2.0 + 3.0 per ksf office space   |
| Contractor Yard                            | 2 + 4 per ksf office space  |  |
| Environmental Service Facility             | None  |  |
| Fuel Oil and Heating Fuel Storage Facility | None  |  |
| Junkyard                                   | None  |  |
| Motor Vehicle Junk Yard                    | None  |  |
| Recycling Facility                         | None  |  |
| Removal of Earth Materials                 | None  |  |
| Renewable Energy Generation Facility       | None  |  |
| Wood Processing Facility                   | None  |  |
| Bus Yard                                   | 1 per bus parking space (indoor or outdoor) + 3 per ksf office space                                | 1.0 space per fleet parking space (or equivalent capacity) + 3.0 spaces per ksf office space |
| Fuel Oil Dealer                            | None  |  |
| Sanitary Services Yard                     | None  |  |
|  | 1 per delivery vehicle space (indoor or outdoor, excluding loading berths) + 3 per ksf office space | 1.0 per ksf production/storage space + 3.0 per ksf office space                              |
| Trucking and Courier Service               |   |  |
| Manufacturing Facility                     | 2 per ksf   |  |
| Industrial Laundry or Dry Cleaning         | None  |  |
| Specialty Trade Contractor                 | None  |  |
| Helicopter Landing Facility                | None  |  |
|  |   |  |

| Storage, Warehousing, or Distribution          | Existing  | Recommended  |
|--|---|--|
| Climate Controlled Self-Storage Facility       | Commission Determination  | 0.1 per ksf storage space + 3.0 per ksf office space                                   |
| Self-Storage Facility                          | 0.1 per ksf storage space + 4.0 office                                      |  |
| Public Warehouse                               | None  | 1.0 per ksf indoor distribution/ storage space + 3.0 per ksf office space              |
| Wholesale Business                             | 2 per ksf   |  |
| Wholesale or Distribution Facility             | 2 per ksf   |  |
| Vehicle or Equipment Sales and Service         |   |  |
| Boat or Recreational Vehicle Sales and Service | None  | 3.0 per ksf indoor office and display+0.15 per ksf outdoor display                     |
|  | 3 per ksf indoor office and display+ 0.15 per ksf outdoor display           |  |
| Motor Vehicle Sales                            |   |  |
| Motor Vehicle Rental or Leasing                | 3 per ksf office and sales space  | 2.0 per establishment + 2.0 per service bay + 3.0 per ksf office and retail sales area |
| Equipment Rental or Leasing                    | None  |  |
|  | 4 per establishment + 2 per service bay + 3.5 per ksf retail sales area     | 3.0 per establishment + queuing requirement  |
| Motor Vehicle Filling Station                  |   |  |
| Motor Vehicle Detailing Facility               | None  | 2.0 per service bay + 3.0 per ksf office and retail sales area                         |
|  | 3 per facility, plus adequate stacking room to accommodate 5 cars per stall |  |
| Car or Truck Wash                              |   |  |
| Motor Vehicle Repair or Service Facility       | 2 per bay +3.5 per ksf retail sales area                                    |  |

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| <b>Shopping Centers</b>                     |  |   |
|---|--|---|
|   | <b>Existing</b>  | <b>Recommended</b>  |
| Shopping Centers                            | 4.5 per ksf  | 4.0 per ksf   |
| <b>Recreation or Entertainment Facility</b> |  |   |
| Indoor Entertainment Facility               | 1 per 3 seats (1 per 5 seats in BD), additional spaces may be required by Commission | 0.33 per seat   |
| Indoor Recreation Facility                  | 3 per bowling lane   | 3 per bowling lane, other facility types to be determined by Commission                             |
| Fitness Club                                | None   | 5.0 per ksf   |
| Tennis or Racquet Clubs                     | None   | 5.0 per ksf + 2.0 per court   |
| Golf Course                                 | 10 per hole  | 10 per hole   |
| Park or Open Space                          | None   | To be determined by Commission  |
| Outdoor Entertainment Facility              | None   |   |
| <b>Agricultural Uses</b>                    |  |   |
| Commercial Greenhouse                       | 1 per ksf gross sales floor area   | 0.5 per ksf gross indoor greenhouse area  |
| Nursery                                     | 1 per ksf gross sales floor area   | To be Determined by Commission  |
| Farm  | None   |   |
| Stable                                      | None   | 0.25 per stall  |
| <b>Cultural or Institutional Uses</b>       |  |   |
|   | <b>Existing</b>  | <b>Recommended</b>  |
| Religious Organization or Institution       | 0.3 per seat   | 0.33 per seat for worship space + 2.0 ksf non-worship space   |
| Cultural Institution                        | 2 per ksf  | 2.0 per ksf   |
| Civic Facility                              | 1.5 per ksf (school) / Comm. all other   | 1.5 per ksf per school, 3.0 per ksf per library, Commission to determine requirement for other uses |
| Non-Profit Private School                   | 1.5 per ksf  | 1.5 per ksf   |
| Community Youth Organization                | None   | 5.0 per ksf   |
| Membership Organization                     | 5 per ksf  |   |
| General Medical or Surgical Hospital        | 3 per ksf  | 3 per ksf   |
| Cemetery                                    | None   | To be Determined by Commission  |

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| Service Based Uses  | Existing                                | Recommended  |
|---|---|--|
| Hotel or Motel  | 1.5 per room+spaces determined by Comm. | 1.0 per room + other uses (10 per ksf for restaurant, 7 per ksf for conference/ banquet) |
| Emergency Housing Shelter                                       | None                                    | 4.0 per shelter  |
| Funeral Home or Mortuary  | 0.3 per seat                            | 10.0 per ksf   |
| Animal Day Care Facility  | None                                    | 3.0 per ksf  |
| Animal Hospital   | None                                    |  |
| Building Services   | None                                    |  |
| Commercial Kennel   | None                                    |  |
| Printing Shop   | None                                    |  |
| Retail Dry Cleaner or Laundry                                   | None                                    |  |
| Adult Day Care Center   | None                                    |  |
| Child Care Center   | 4 per ksf                               |  |
| Group Child Care Home (located outside of a residential home)   | 5 per ksf                               |  |
| Laundromat  | None                                    | 5.0 per ksf  |
| Bank  | 5 (3.5 in BD) per ksf                   |  |
| Personal Service Establishment                                  | 4 per ksf (3 in BD)                     |  |
| Specialty Service Establishment                                 | None                                    |  |
| For Profit School or Studio                                     | 5 per ksf                               |  |
| Health Care Clinic  | 3.5 per ksf                             |  |
| Drive-Up Facilities   | Existing                                | Recommended  |
| Car Wash  | None                                    | Queuing space for 5 vehicles   |
| Other (Banks, Pharmacy, etc.)                                   | None                                    |  |
| Restaurants, Take-Out, Specialty Food or Beverage Establishment | None                                    | Queuing space for 10 vehicles  |

2. Add new Section 13.16 that requires a share of required parking spaces for any residential multifamily, mixed-use development, or unified residential development to be maintained as common use parking areas that may be available to visitors and residents as follows:

### 13.16 Common Parking for Multi-Family, Mixed-Use, and Unified Residential Development

The equivalent of at least 20% of the required parking for any multi-family residential, mixed-use residential, or unified residential development shall be common parking so as to be available to visitors or residents of any unit and shall not be assigned to individual units.



## City of Bristol Comprehensive Zoning Update

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Date: 6/7/2024

### **Recommendation 2: Specify process for the Commission's determination of required parking.**

**Purpose:** The current regulations require the Commission to determine the amount of off-street parking for multiple uses. While Recommendation 1 would reduce the number of properties that would be subject to their discretion, this authority will remain for some uses. The current regulations do not stipulate whether the applicant or the Commission is responsible for collection information necessary in making its determination.

**Description:** The recommended amendment specifies that the applicant is responsible for providing a recommendation regarding the number of spaces required and that such recommendation shall be provided by a traffic engineer or parking expert.

**Geographic Extents:** In all districts citywide.

**Potential Impacts:** No adverse impacts are anticipated.

**Context:** It is a standard practice in zoning, including within Bristol's zoning regulations, to require the information necessary to render a decision on an application.

### **Recommended Zoning Amendments:**

Amend Section 13.2.C as follows (new text is shown in red):

#### **Section 13.2 Amount of Off-Street Parking Required**

Where the minimum number of parking spaces required for a particular use is to be determined by the Commission, **the applicant shall provide a recommendation for the number of parking spaces required for the use in question. Such recommendation shall be provided by a traffic engineer or parking expert. In making its determination,** the Commission shall be guided by the recommendations of the applicant and by the nature, intensity and/or mix of the proposed use, including projected attendance, the number of employees, visitors and/or customers, and the experience of similar facilities elsewhere.



## City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

### Recommendation 3: Provide more flexibility in the use of shared parking in the BD.

**Purpose:** Incentivize development in the Downtown by providing more flexibility in satisfying the parking requirements through the use of shared parking and off-site parking.

**Description:** The existing regulations allow for the use of parking that is shared between uses or is located off-site to meet parking requirements but the use in question must be located within 500 feet of the parking facility. The recommended amendment increases that distance to 1,000 feet in the BD district but maintains a 500-foot requirement in other districts.

**Geographic Extents:** Applicable to BD District.

**Potential Impacts:** May support redevelopment and infill development in the downtown.

**Context:** The use and allowance of shared parking and off-site parking is one of many tools used to support infill development and redevelopment in downtowns. It allows for more efficient and effective use of parking supply.

### Recommended Zoning Amendments:

Amend Section 13.4.B Shared Parking and Section 13.6.B Location of Parking as follows (new text is shown in red):

#### Section 13.4.B Shared Parking

Upon provision of a parking study conducted by a traffic engineer or parking expert and the provision of a site plan, the Commission may allow up to 50% of the required parking spaces for a use which operates primarily during the evening or on weekends to be counted toward the parking requirements of a use which operates primarily during the daytime or on weekdays, and vice versa. All shared parking spaces shall be located within 500 feet of the main building entrance of the recipient use **except that in the BD zone, such parking shall be located within 1,000 feet of the main building entrance of the recipient use. In approving such a reduction, the applicant shall demonstrate to the Commission** that there shall not be a substantial overlap of peak parking periods for the uses and that arrangements satisfactory to the Commission have been made to guarantee long-term access to and use of the shared parking spaces by the recipient use.

#### Section 13.6.B Location of Parking

By Special Permit, the Commission may allow all or a portion of the required parking spaces to be located either on a separate lot under the same ownership as the use being served or on a separate lot under a different ownership than the use being served, provided that arrangements satisfactory to the Commission have been made to guarantee long-term access to and use of such spaces. All spaces approved under this provision shall be located within 500 feet of the main building entrance of the use being served **except that in the BD zone, such parking shall be located within 1,000 feet of the main building entrance of the use being served.**



## City of Bristol Comprehensive Zoning Update

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Date: 6/7/2024

### **Recommendation 4: Reference Connecticut State Building Code for handicapped parking requirements.**

**Purpose:** The recommended amendment references the requirements of Connecticut State Building Code to ensure that handicapped spaces are provided as required by the code.

**Description:** The current regulations refer to Connecticut General Statutes requirements for handicapped parking but does not refer to the building code requirements.

**Geographic Extents:** Applies to all districts citywide.

**Potential Impacts:** No adverse impacts.

**Context:** Specific handicapped parking requirements and provided in detail in the State building code.

### **Recommended Zoning Amendments:**

Amend Section 13.7.3 as follows (new text is shown in red):

#### **Section 13.7.3. Accessibility Requirements**

- C. The number, size, designation, location, and markings of parking spaces for the handicapped shall be as per the Connecticut General Statutes, **Sec. 14-253a(h) and Section 1106 of the Connecticut State Building Code – 2021 IBC Portion, as amended.**



## City of Bristol Comprehensive Zoning Update

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Date: 6/7/2024

### **Recommendation 5: Relocate parking lot landscaping standards of Section 11 to Section 13 Off-Street Parking Requirements**

**Purpose:** Place regulations applicable to parking within the same section by moving parking lot landscaping standards from Section 11 Landscaping and Site Features to Section 13 Off-Street Parking Requirements.

**Description:** Relocate Sections 11.1.3 Parking Lot Landscaping and 11.1.4.A Screening to Section 13. Maintain the standards as written.

**Geographic Extents:** Not applicable.

**Potential Impacts:** No impacts.

**Context:** Not applicable.

#### **Recommended Zoning Amendments:**

- Remove Section 11.1.3 and renumber subsequent sections.
- Remove Section 11.1.4.A and renumber subsequent sections.
- Amend Section 13.7.5 Landscaping, Curbs, and Islands as follows (see next page, relocated text is shown in red):

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### Section 13.7.5 Landscaping, Curbs, and Islands

- A. Screening shall be provided for parking areas which are adjacent to residential properties or visible from the street. Acceptable screening materials shall include:
  - 1. Evergreen hedges having a minimum height of four feet at the time of planting;
  - 2. Solid fences or walls, if approved by the Commission;
  - 3. Earthen berms; or,
  - 4. Any combination of the above materials.
- B. Parking areas containing 10 or more parking spaces shall be suitably landscaped with appropriate trees, shrubs and ground cover, in accordance with the following:
  - 1. Parking areas containing 10 or more parking spaces shall contain at least one major tree and two shrubs per ten parking spaces or major fraction thereof, planted within and along the perimeter of the parking area.
  - 2. Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips.
  - 3. Parking areas containing 100 or more parking spaces shall contain a minimum of 20 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips.
  - 4. Trees within and along the perimeter of parking areas shall be of such varieties which provide shade or are capable of providing shade at maturity.
- C. In parking areas containing 10 or more parking spaces:
  - 1. Curbed islands shall be provided at each end of each row of parking spaces;
  - 2. Curbed islands shall be provided to interrupt long rows of interior and perimeter parking spaces in an arrangement acceptable to the Commission so as to allow for no more than 20 consecutive spaces in a single row;
  - 3. Such end and interior islands shall be a minimum of 9 feet wide by 17 feet long for a single row of spaces and 9 feet wide by 34 feet long for a double row of spaces;
  - 4. Such end and interior islands shall be landscaped in accordance with the requirements of **Item B above**.
- D. In parking areas containing 100 or more parking spaces, planting strips shall be provided along every other set of interior parking spaces between abutting rows of spaces. Such strips shall be a minimum of 10 feet wide and landscaped in accordance with the requirements of **Item B above**. Planting strips should be protected from vehicles by a curb or wheel stop. Curbs may contain breaks to allow surface water flow into planting strips.
- E. Except for parking spaces in driveways that serve single- or two-family dwellings, the perimeter of all parking areas, islands and driveways shall be curbed, to prevent damage to landscaping and lighting and to prevent interference with pedestrian use of walkways. Curbs may contain breaks to allow surface water flow into vegetated areas so as to reduce stormwater runoff.
- F. Where provided, motor vehicle wheel stops shall be a maximum of six inches in height and shall be placed a maximum of 30 inches from the front of the parking spaces in which they are located.



Date: 4/25/25

**Recommendation 6: Establish porous, pervious, and permeable pavement incentive.**

**Purpose:** Encourage the installation of porous, pervious, or permeable pavement surfaces to reduce stormwater runoff.

**Description:** This recommendation would allow the use of porous, pervious, and permeable pavement to discount the calculation of impervious surface coverage across all zoning districts with an established impervious surface limit with the goal of reducing stormwater runoff and improving groundwater recharge.

**Geographic Extents:** Citywide, except within Aquifer Protection Areas.

**Potential Impacts:** Allows for a higher impervious coverage than would otherwise be permitted.

**Context:** The existing regulations have no porous pavement requirement or incentive. Multiple cities across the US (Los Angeles, San Antonio, Minneapolis, and others) encourage or require uses of porous, pervious, and permeable pavements.

**Recommended Zoning Amendments:**

1. Add Section 10.7 Impervious Coverage Discount

**10.7 Impervious Coverage Discount**

- A. Porous asphalt, pervious concrete, and/or permeable pavers shall be discounted from the calculation of impervious surface coverage (as defined in Section 18 and as required by Sections 4.3.22, 7.1, 8.1, 8.6, 9.2.1, 9.2.3, 9.3.2) at a rate equivalent to 25% of the porous, pervious, or permeable pavement area.
- B. To qualify for a discount, the porous, pervious, or permeable pavement area shall:
  1. Be located outside of an Aquifer Protection Area.
  2. Be designed and constructed in accordance with the Chapter 13 of the 2024 Connecticut Stormwater Quality Manual.
  3. Cover a contiguous area of a minimum of 1,000 sf.
  4. Be maintained for the life of the surface.
  5. Be subject to periodic inspection by the Zoning Enforcement Officer to ensure adequate maintenance.



## City of Bristol Comprehensive Zoning Update

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Date: 6/7/2024

### Recommendation 7: Provide a Bicycle Parking Requirement

**Purpose:** Ensure that bicycles can be securely parked in a designated location.

**Description:** The current regulations do not require the provision of facilities for bicycle parking. The recommended amendment would require the provision of bicycle parking for multi-family, commercial, industrial, or institutional developments.

**Geographic Extents:** Citywide.

**Potential Impacts:** No adverse impacts expected.

**Context:** Cities and towns are increasingly providing and improving facilities to accommodate bicyclists in an attempt to support multimodal travel and embrace a Complete Streets approach to transportation.

**Recommended Zoning Amendments:** Add new Section 13.15 Bicycle Parking as follows:

#### 13.15 Bicycle Parking

Bicycle parking facilities shall be provided as part of new multi-family developments of 4 units or more, and new commercial, industrial, or institutional developments.

- A. Bicycle parking shall be provided at all new construction, changes of use, or substantial improvement and shall be provided at a rate of 1 bicycle parking space per 10 automobile spaces or at a rate of 1 space per 2,000 square feet of gross floor area, whichever is less. No more than 20 bicycle parking spaces shall be required.
- B. Bicycle parking spaces shall:
  1. Provide a convenient place to lock a bicycle and shall be at least 6 feet long, 2 feet wide, and shall provide at least 7 feet of vertical clearance, unless a bicycle locker is provided.
  2. Be capable of locking the bicycle and supporting the bicycle in an upright position.
  3. Be securely anchored to a supporting surface.
- C. Bicycle parking shall not interfere with pedestrian circulation and shall be separated from automobile parking.
- D. For any use where bicycle parking is required, if the vehicular parking is covered or partly covered the bicycle parking will be covered at the same ratio.
- E. Bicycle parking shall be located in proximity of a main building entrance and placed in an area that is highly visible.



## City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

### **Recommendation 8: Reduce the parking requirement in the BD zone and simplify and provide more flexibility in the maximum amount of parking that is permitted.**

**Purpose:** Universally reduce the parking requirement in the BD zone to incentivize infill development and redevelopment and ensure that parking is not overbuilt in the Downtown. Provide more flexibility in the maximum amount of parking that may be permitted to allow the development of more parking where required to support the land use.

**Description:** The existing regulations have lesser parking requirements for only specific uses in the Downtown. The parking reduction varies from use to use and many uses do not have a lesser parking requirement. The recommended amendment would provide a universal parking reduction of 25% for all uses across the Downtown. The amendment would also provide more flexibility in the maximum amount of parking that is required, which is currently limited to 5% above the required amount.

**Geographic Extents:** BD zone only.

**Potential Impacts:** May remove barriers to infill development or redevelopment in the BD.

**Context:** The Downtown is served by municipal parking facilities, on-street parking supply, private parking facilities, transit, and is home to a mixture of uses, which allows for walking between locations and a reduced dependency on automobile travel. Many cities have reduced or eliminated their downtown parking requirements.

#### **Recommended Zoning Amendments:**

- Eliminate Section 8.4.6 Parking Increase in favor of regulating the maximum amount of parking allowed in the BD through Section 8.4.4 in a more simplified form. Renumber subsequent sections.
- Amend Section 8.4.4 and reorder it as follows (amended text shown in red):

#### **8.4.4 Baseline Off-Street Parking Requirement**

- A. The “baseline” number of off-street parking spaces shall be **75% of** the sum of the required parking for each separate use in the proposed development, in accordance with Section 13.2. Except as approved by the Commission in accordance with the provisions of this section **or Section 13.2**, no fewer off-street parking spaces than this “baseline” number shall be provided for a proposed development.
- B. The maximum number of off-street parking spaces shall be no more than **10%** above the baseline requirement. **This amount may be increased by Special Permit, which shall require that proof of parking demand exceeding the baseline requirement is provided by a traffic engineer or parking expert to the satisfaction of the Commission. In no case shall the off-street parking supply exceed the baseline parking requirement by more than 25%.**
- C. Additional off-street parking shall not be required for changes of use within an existing building or for building additions less than or equal to 500 square feet of gross floor area. This exemption from providing additional off-street parking spaces for additions shall only be granted once per property.



## City of Bristol Comprehensive Zoning Update

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Date: 6/7/2024

### **Recommendation 9: Remove Section 8.4.5 Parking Reduction of BD zone regulations.**

**Purpose:** Simplify the regulations and remove redundancies and conflicts between the BD zone regulations and the citywide parking regulations.

**Description:** Section 8.4.5 allows for shared use parking reduction of 35-45% in the BD. However, a shared parking reduction of up to 50% is authorized in Section 13.4, making Section 8.4.5 redundant and conflicting with Section 13.4. Removal of Section 13.4 would correct this.

**Geographic Extents:** BD zone.

**Potential Impacts:** No impacts.

**Context:** N/A

**Recommended Zoning Amendments:** Eliminate Section 8.4.5 and renumber subsequent sections.



# City of Bristol Comprehensive Zoning Update

Date: 6/7/2024

## Recommendation 10: Provide visuals to support Section 8.4.7 and make minor adjustments.

**Purpose:** Provide more clarity to Section 8.4.7 Location of Parking Spaces and allow for the use of parallel parking in addition to diagonal parking.

**Description:** Section 8.4.7 is difficult to understand without the aid of visuals. It also permits only diagonal parking but does not enable parallel parking in front of buildings. The recommended amendment would allow for the use of parallel parking and provides visuals to demonstrate how parking areas should be situated. Minor adjustments have also been made to dimension requirements. The recommended amendment also requires a Special Permit for such parking and provides conditions by which the Commission may approve or deny such proposal.

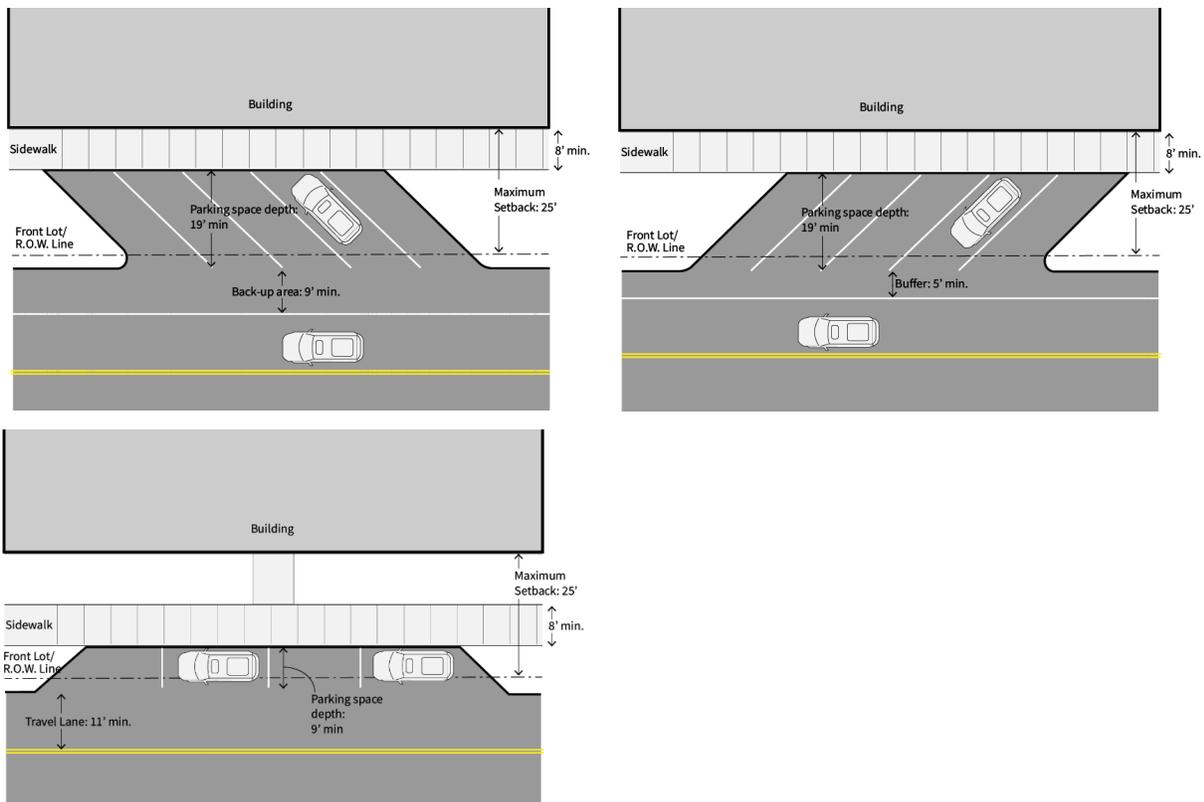
**Geographic Extents:** BD zone

**Potential Impacts:** No impacts.

**Context:** N/A

### Recommended Zoning Amendments:

- Provide a visual aid to supplement Section 8.4.7 (see below).
- Amend Section 8.4.7 to allow for the use of parallel parking (see next page, added or revised text shown in red, text to be removed shown in ~~strikethrough~~).





#### 8.4.7 Location of Parking Spaces

- A. Where feasible, parking spaces shall be located to the rear of a building.
- B. Parking spaces may be located along the side of a building, provided that such parking area does not occupy more than 45 feet or 35 percent of the frontage of the lot on which it is located, whichever is less.
- C. Parking spaces may be located between the front of a building and the street, subject to the following provisions:
  1. A Special Permit shall be required. Review and potential approval of such parking arrangement shall be conducted in the course of the Special Permit review and approval process for the project. If the project is subject only to a Site Plan application, the location of parking spaces in front of the building shall require a Special Permit.
  2. Such parking spaces shall be located and oriented so as to reinforce a consistent street frontage and shall not be disruptive to pedestrian travel.
  3. Such parking spaces shall be directly accessible via the street right-of-way.
  4. Such parking spaces shall be separated from the building by a sidewalk having a minimum width of 8 feet, arranged in a single row located adjacent to the sidewalk, and arranged in one of the following configurations:
    - a. Angled diagonally toward the general direction of the adjoining travel lane of the street. Such spaces shall have a minimum depth of 19 feet and a minimum back-up area of 9 feet, ~~exclusive of the adjoining travel lane of the street~~ between such parking spaces and the adjoining travel lane.
    - b. Angled diagonally away from the general direction of the adjoining travel lane of the street. Such spaces shall have a minimum depth of 19 feet and ~~the adjoining travel lane shall have a minimum width of 11 feet~~ a minimum buffer area of 5 feet between such parking spaces and the adjoining travel lane. Such arrangement shall require approval by the Bristol Police Commission and the Department of Public Works.
    - c. Parallel to the adjoining travel lane of the street. Such spaces shall have a minimum depth of 9 feet and a minimum width of 23 feet. The adjoining travel lane shall be a minimum of 11 feet wide.
  5. Depending upon the width of the street right-of-way, such parking spaces may be located entirely within the right-of-way, partly within the right-of-way and partly on the lot, or entirely on the lot. Notwithstanding any other provisions of this section, the Commission may allow all or a portion of the building to have a build-to line as far back as 25 feet in order to accommodate such parking spaces.
  6. Such parking spaces shall be available for use by the public at all times.
  7. The property owner shall grant to the city such easements as are necessary to allow such parking

# Referrals and Responses

# ZONING REFERRAL FORM

|   |   |
|---|---|
| <b>FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS</b>   |   |
| Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to:<br><a href="mailto:zoningref@crcog.org">zoningref@crcog.org</a>                          |   |
| <b>FROM:</b> <input type="checkbox"/> Zoning Commission<br><input type="checkbox"/> Planning and Zoning Commission<br><input type="checkbox"/> City or Town Council (acting as Zoning Commission)                   | Municipality:   |
| <b>TO:</b> Capitol Region Council of Governments<br>Policy Development & Planning Department<br>241 Main Street<br>Hartford, CT 06106   | Date of Referral:   |
| <i>Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:</i> |   |
| <b>NATURE OF PROPOSED CHANGE:</b>   |   |
| <input type="checkbox"/> Adoption of amendment of <b>ZONING MAP</b> for any area within 500 feet of another Capitol Region Municipality.<br><b>Attach map showing proposed change.</b>                              | <input type="checkbox"/> Adoption or amendment of <b>ZONING REGULATIONS</b> applying to any zone within 500 feet of another Capitol Region Municipality.<br><b>Attach copy of proposed change in regulations.</b> |
| THE CHANGE WAS REQUESTED BY: <input type="checkbox"/> Municipal Agency:<br><input type="checkbox"/> Petition  |   |
| <b>AZR 25-01</b>  |   |
| DATE PUBLIC HEARING IS SCHEDULED FOR:   |   |
| MATERIAL SUBMITTED HEREWITH:  |   |
| <input type="checkbox"/> Regulation Changes   | <input type="checkbox"/> Map of Change  |
| <input type="checkbox"/> Public Notice  | <input type="checkbox"/> Supporting Statements  |
| <input type="checkbox"/> Other (Specify):   |   |
| HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG?<br><input type="checkbox"/> YES <input type="checkbox"/> NO. IF YES, ON WHAT DATE:  |   |
| <b>(FOR USE BY CRCOG)</b>   | Name:   |
| Date Received:  | Title:  |
| Sent certified/e-mail?  | Address:  |
| File Number   | Phone:  |
|   | Email:  |

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS **NOT LATER THAN THIRTY DAYS** BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.  
**NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO [zoningref@crcog.org](mailto:zoningref@crcog.org).**

CRCOG-2017



# City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Capital Region Council of Governments (CRCOG)  
Regional Planning Commission – Zoning Regulation Referral  
Jacob Knowlton – CRCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-01

Proposal: Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #1 – Update Minimum Parking Standards for All Uses.
- Recommendation #2 – Specify Process for the Determination of Parking.
- Recommendation #3 – Provide Flexibility of Shared Parking in the BD (Downtown Business) Zone.
- Recommendation #4 – Reference the CT State Building Code for Handicapped (Accessible) Parking.
- Recommendation #5 – Relocate Parking Lot Landscaping Standards from Section 11 to Section 13.
- Recommendation #6 – Establish Porous, Pervious and Permeable Pavement Incentives.
- Recommendation #7 – Provide a Bicycle Parking Requirement.
- Recommendation #8 – Reduce the Parking Requirements in the BD (Downtown Business) Zone.
- Recommendation #9 – Section 8.4.5. – Remove Parking Requirements for BD (Downtown Business) Zone.
- Recommendation #10 – Section 8.4.7 – Provide Visual to Support and Make Other Minor Adjustments.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49017/ParkingAmendments-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

## Parking

May 16, 2025

**TO: BRISTOL PLANNING AND ZONING COMMISSION**

**REPORT ON ZONING REFERRAL Z-2025-49: Proposed text amendments regarding the Unified Residential Development Regulations for the RM Zone regulations.**

**COMMISSIONERS:** Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

**COMMENT:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. Staff would recommend the municipality consider using parking standards that may aid in reducing the amount of underutilized spaces and improving community cohesion, instead of the traditional parking table method. For some of the uses like mixed-use development and other large-scale uses consider using fee-in-lu, phased parking plans, or allowing for shared parking. Additionally, it is recommended to further consider the implications of is the number of parking spaces recommended for bars and clubs, with liquor licenses.

The public hearing date has been scheduled for 5/29/2025.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

**DISTRIBUTION:** Planner: Farmington, Plainville, Southington, Naugatuck Valley COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman  
Regional Planning Commission

William Rice, Vice Chairman  
Regional Planning Commission



Jacob Knowlton  
Community Development Planner



# City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Northwest Hills Council of Governments (NHCOG)  
Regional Planning Commission – Zoning Regulation Referral  
Robert Phillips – NHCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-01

Proposal: Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #1 – Update Minimum Parking Standards for All Uses.

Recommendation #2 – Specify Process for the Determination of Parking.

Recommendation #3 – Provide Flexibility of Shared Parking in the BD (Downtown Business) Zone.

Recommendation #4 – Reference the CT State Building Code for Handicapped (Accessible) Parking.

Recommendation #5 – Relocate Parking Lot Landscaping Standards from Section 11 to Section 13.

Recommendation #6 – Establish Porous, Pervious and Permeable Pavement Incentives.

Recommendation #7 – Provide a Bicycle Parking Requirement.

Recommendation #8 – Reduce the Parking Requirements in the BD (Downtown Business) Zone.

Recommendation #9 – Section 8.4.5. – Remove Parking Requirements for BD (Downtown Business) Zone.

Recommendation #10 – Section 8.4.7 – Provide Visual to Support and Make Other Minor Adjustments.

Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49017/ParkingAmendments-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



**REFERRAL**

**FROM:** NHCOCG

**TYPE OF REFERRAL:** Zoning

**DATE:** May 2, 2025

**REFERRAL COMMENT BY:** Robert A Phillips, Executive Director

**REFERRED BY:** R. Flanagan

**STATUTORY RESPONSE WINDOW (30 days):** By May 15, 2025

**MUNICIPALITY:** Bristol

**DATE RECEIVED:** 4-15-25

**HEARING DATE:** May 29, 2025

**DESCRIPTION OF PROPOSAL:** The City of Bristol has submitted proposed changes to the zoning classification map affecting properties within 500 feet of an adjacent jurisdiction.

**REGIONAL IMPACT / REVIEW COMMENTS:**

NHCOCG staff has reviewed your proposed map changes and offers the following for consideration by the Commission:

The staff of the Northwest Hills Council of Governments (NHCOCG) finds no apparent conflict with regional plans or policies or the concerns of adjacent towns.



# City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Naugatuck Valley Council of Governments (NVCOG)  
Regional Planning Commission – Zoning Regulation Referral  
Patricia Bruder - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-01

Proposal: Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #1 – Update Minimum Parking Standards for All Uses.
- Recommendation #2 – Specify Process for the Determination of Parking.
- Recommendation #3 – Provide Flexibility of Shared Parking in the BD (Downtown Business) Zone.
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Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49017/ParkingAmendments-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



**STAFF REFERRAL REPORT**

**TO:** Zoning Commission, CEO, and City Planner of Bristol, Capitol Region Council of Governments (CRCOG), Northwest Hills Council of Governments (NHCOG)

**FROM:** Keith D. Rosenfeld, Senior Community Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)

**DATE:** April 21, 2025

**NVCOG FILE NO.:** BRIS-62-041525-Z  
**MUNICIPALITY:** City of Bristol  
**DATE RECEIVED:** April 15, 2025  
**DATE OF PUBLIC HEARING:** May 29, 2025  
**TYPE OF REFERRAL:** Zoning Amendments  
**APPLICANT:** Bristol Zoning Commission

**DESCRIPTION OF PROPOSAL:**

The City of Bristol has initiated the following proposed Parking Zoning Amendments associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Update Minimum Parking Standards for All Uses.
- Specify Process for the Determination of Parking.
- Provide Flexibility of Shared Parking in the BD (Downtown Business) Zone.
- Reference the CT State Building Code for Handicapped (Accessible) Parking.
- Relocate Parking Lot Landscaping Standards from Section 11 to Section 13.
- Establish Porous, Pervious and Permeable Pavement Incentives.
- Provide a Bicycle Parking Requirement.
- Reduce the Parking Requirements in the BD (Downtown Business) Zone.
- Section 8.4.5. – Remove Parking Requirements for BD (Downtown Business) Zone.
- Section 8.4.7 – Provide Visual to Support and Make Other Minor Adjustments.

**STAFF RECOMMENDATION:**

Staff finds the proposed text amendments not to be regionally significant and present no apparent intermunicipal impacts.

\* \* \* \* \*

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.



# City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 25-01

Proposal: Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #1 – Update Minimum Parking Standards for All Uses.
- Recommendation #2 – Specify Process for the Determination of Parking.
- Recommendation #3 – Provide Flexibility of Shared Parking in the BD (Downtown Business) Zone.
- Recommendation #4 – Reference the CT State Building Code for Handicapped (Accessible) Parking.
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Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49017/ParkingAmendments-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



# City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

## **CERTIFIED MAIL**

DATE: April 15, 2025

TO: Town Clerk – Burlington  
Town Clerk – Farmington  
Town Clerk - Plainville  
Town Clerk - Plymouth  
Town Clerk – Southington  
Town Clerk – Wolcott

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-01

Proposal: Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #1 – Update Minimum Parking Standards for All Uses.
- Recommendation #2 – Specify Process for the Determination of Parking.
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Note: The Draft of this amendment is available digitally at this link here:

<https://www.bristolct.gov/DocumentCenter/View/49017/ParkingAmendments-032525>

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



# City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: April 15, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-01

Proposal: Review, discussion and possible adoption of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Recommendation #1 – Update Minimum Parking Standards for All Uses.
- Recommendation #2 – Specify Process for the Determination of Parking.
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Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: May 29, 2025

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.



**City of Bristol**  
BRISTOL, CONNECTICUT 06010  
Planning Commission

DATE: May 20, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: Application #AZR 25-01 – Referral of the Parking Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations.

The Planning Commission, at its Regular Meeting of May 19, 2025, voted to send a positive referral of the above text amendment application with the following motion:

“To send a positive referral to the Zoning Commission for Application #AZR 25-01, the Parking Amendment recommendations. The Planning Commission finds that the Zoning Commission referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.”

For questions or additional information, please contact:  
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.