

AZR – 25-02

Environmental
Amendments



AZR 25-02

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 25-02

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

- Recommendation #11 – Provide reference to the Aquifer Protection Area Regulations.
- Recommendation #12 – Increase the Permitted Height of Ground Mounted Solar Energy Systems.
- Recommendation #13 – Strengthen Regulations for the Protection and Planting of Trees.
- Recommendation #14 – Provide a Sustainability Incentive.
- Recommendation #15 – Provide Riparian Corridor Protection Regulations.
- Recommendation #16 – Update Soil and Erosions Control Regulations.
- Recommendation #17 – Amend Removal of Earth Materials and Filling of Land Regulations.
- Recommendation #18 – Update Stormwater Management Regulations.

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

<https://www.bristolct.gov/DocumentCenter/View/49026/EnvironmentalAmendments-041125>

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.



Date: 8/12/2024

Recommendation 11: Provide reference to the Aquifer Protection Area Regulations

Purpose: Ensure that projects comply with the City’s Aquifer Protection Regulations.

Description: Provide a reference to the Aquifer Protection Regulations within the Zoning Regulations and require that Site Plans indicate the status of a property located within an aquifer protection area.

Geographic Extents: Aquifer Protection Areas as indicated on the City’s Zoning Map.

Potential Impacts: May increase compliance with the Aquifer Protection Regulations.

Context: Aquifer Protection Areas are delineated by the State and define the land area that contributes ground water to active public water supply wells (or well fields) that serve more than 1,000 people. Bristol’s Aquifer Protection Area is shown on its zoning map, which comprises of a large area in the northeastern part of town. Mapping provided by the state also indicates that there is an Aquifer Protection Area on the west side of the City that is primarily located within Plymouth but extends into Bristol in proximity of Mathews Street.

Recommended Zoning Amendments:

1. Add a new section, Section 15.7 Aquifer Protection Areas as follows:

15.7 Aquifer Protection Areas

Properties located in the Aquifer Protection Area (the Final Adopted Level A Aquifer Protection Area (APA) mapped by CT DEEP and as amended) shall be subject to the Aquifer Protection Area Regulations of the City of Bristol.

2. Add a requirement to Section 16.3.5 Site Plan Requirements, Item A, that the Site Plan survey identify whether the site is located within an Aquifer Protection Area (APA) and if partially located within an APA, provide the boundaries of such on the Site Plan survey as follows (new text shown in red):

16.3.5 Site Plan Requirements

- A. The Site Plan shall be based upon an accurate and up-to-date Class A-2 survey of the property prepared in accordance with the standards as defined in the Code of Recommended Practice for Standards of Accuracy of Surveys and Maps, as prepared and adopted by the Connecticut Association of Land Surveyors, Inc., on September 13, 1984, as may be amended. The survey map shall be certified, signed and sealed by a registered land surveyor licensed to conduct business in Connecticut. If a separate survey map is used, a copy shall be attached to the Site Plan. The survey shall identify if a property is located within an Aquifer Protection Area and shall delineate an Aquifer Protection Area boundary that traverses the property (if applicable).



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 12: Increase the permitted height of Ground Mounted Solar Energy Systems.

Purpose: Increase the maximum height of ground mounted solar energy systems to allow for their use over parking areas.

Description: Ground mounted solar energy collection systems are a permitted accessory use, but ground mounted systems are limited in height to 14 feet, which restricts their use above parking areas. This recommendation would allow ground mounted systems to be up to 20 feet in height to allow for use over parking areas.

Geographic Extents: All zoning districts.

Potential Impacts: The deployment of ground mounted systems of large parking areas may have an adverse visual impact in some contexts.

Context: Ground mounted solar energy systems are increasingly being deployed over larger parking areas. According to a 2021 study published in the official journal of the International Solar Energy Society, Connecticut could generate more than one third of the state's annual electricity consumption with solar canopies built over large, existing parking lots. Examples in Connecticut include Westfarms Mall, which recently constructed a four-acre array over an existing parking lot.

Recommended Zoning Amendments:

Amend Section 5.4.9.C as follows:

C. Shall not exceed **20 feet** in height including all supporting structures.



Date: 4/25/2025

ON HOLD - REQUIRES FURTHER REVIEW.

Recommendation 13: Strengthen regulations for the protection and planting of trees.

Purpose: Protect Bristol’s tree cover and native trees and provide tree cover over areas of impervious surface to reduce urban heat-island effects.

Description: This recommendation seeks to strengthen the requirements for the preservation of trees, replacement of trees, and planting of new trees.

Geographic Extents: All zoning districts

Potential Impacts: Planting of trees adds a marginal amount to development costs and increases maintenance costs (watering of trees, leaf removal, pruning, etc.).

Context: A mature tree canopy is characteristic of New England communities. Preserving that canopy and replacing trees lost to development important to preserving the identity of Bristol. Trees also play an important role in mitigating the causes and effects of climate change by absorbing carbon dioxide and replenishing oxygen and cooling the local environment. Tree replacement requirements are common to zoning regulations. Payment in-lieu-of programs and tree funds are more commonly used in large cities such as New York City, which has a Parks Tree Fund that receives payments from those required to plant new street trees by the City’s zoning regulations but cannot plant on-site. The City of Hartford has a tree ordinance that requires the inch-per-inch replacement of trees 13 inches or more or payment into a tree account. To enable the payment in-lieu of elements, the City of Bristol should, through municipal ordinance, create a tree fund for receipt of payment in-lieu-of planting with funds used exclusively for the planting and maintenance of trees in rights-of-way and on City land.

Recommended Zoning Amendments:

- Revise Section 11.1 Landscaping Requirements as follows (see next page, text to be removed shown in ~~strikethrough~~, text to be added show in red):



ON HOLD - REQUIRES FURTHER REVIEW.

11.1.2 General Requirements

- ~~K. Where feasible, existing trees shall be saved, if grading is required in their vicinity, trees shall be appropriately welled or mounded to protect them from damage.~~
- ~~L. No trees five inches or greater in caliper as measured three feet above ground level shall be removed unless so approved by the Commission.~~
- K. The removal 10 or more trees over 12 inches in caliper or the clearcutting of 5,000 sf or more of land containing trees more than 12 inches in caliper associated with any Zoning Permit, Site Plan Application, or Special Permit shall require approval by the Zoning Enforcement Officer, Planning Commission, or Zoning Commission based upon the permit requirement of the project and shall require the following:
 1. A report shall be provided by an arborist licensed in the State of Connecticut prior to the removal of such trees and prior to approval of any Zoning Permit, Site Plan, or Special Permit. The report shall indicate the number of healthy, non-invasive trees over 12 inches in caliper proposed for removal.
 2. Existing non-invasive trees in healthy condition over 12 inches in caliper shall be preserved unless approved for removal by the Zoning Enforcement Officer, Planning Commission, or Zoning Commission based upon the permit requirement of the project.
 3. If such tree or trees are removed, the tree(s) shall be replaced on one-for-one basis with non-invasive tree species with a preference for native trees (per UCONN's Native Tree and Shrub Availability List). Replacement trees shall be planted on-site.
 4. If on-site planting is demonstrated to be partially or wholly infeasible, required trees may be planted off-site within the City of Bristol at a location approved by the Zoning Enforcement Officer, Planning Commission, or Zoning Commission based upon the permit requirement of the project.
 5. Newly planted trees shall be a minimum of 2 inches in caliper (if deciduous) or 6 feet tall (if evergreen) and shall be maintained until successfully established. Trees that are not successfully established within one year of planting shall be replaced with a tree of the same or greater caliper or height. Trees planted as required by other sections of these regulations may be counted towards this requirement.
 6. Payment in-lieu-of planting may be provided if the required planting of replacement trees cannot fully or partially be conducted on-site, or if planting cannot be conducted at an approved off-site location. A payment of \$500 per required replacement tree not planted shall be provided to the City of Bristol prior to issuance of a Certificate of Zoning Compliance by the Zoning Enforcement officer and a Certificate of Occupancy by the Building Official.



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 14: Provide a Sustainability Incentive

Purpose: Provide an incentive for sustainable development to conserve resources, reduce stormwater runoff, reduce light pollution, reduce urban heat island effect, and encourage low-carbon forms of transportation.

Description: This recommended amendment would provide a coverage incentive for a non-single-family or duplex development that scores above a specified level by providing sustainable features.

Geographic Extents: All zoning districts

Potential Impacts: No adverse impacts

Context: Connecticut General Statutes Section 8-2(c)(4) enables municipalities to provide incentives in their zoning regulations for: solar and other renewable forms of energy; combined heat and power; water conservation, including demand offsets; and energy conservation techniques.

Recommended Zoning Amendments:

- Add Section 15.9 Sustainability Incentives as follows (see next page):

Continued on next page



15.9 Sustainability Incentives

The inclusion of sustainable elements may be applied to increase the maximum lot coverage permitted.

15.9.1 Eligibility

All proposed uses except for single-family and duplex uses that are not included in a subdivision application shall be eligible for a lot coverage increase as permitted by this section.

15.9.2 Review

The review of project scoring and awarding of the incentive shall be conducted by the reviewing authority (Commission or Zoning Enforcement Officer) for the permit or application type required for the proposed use.

15.9.3 Coverage Increase

The maximum lot coverage shall be increased by the following amount based upon a project's score:

Points Earned	Coverage Increase Permitted
500-999	5%
1,000-1,499	10%
1,500-1,999	15%
2,000-2,499	20%
2,500+	25%

15.9.4 Maintenance and Improvements

- A. Projects shall be built and maintained in good faith. Elements of the project receiving points shall be maintained for the life of the project but may be improved to a higher, more sustainable standard.
- B. Failure to maintain elements of a project awarded points shall result in the project being non-conforming with the coverage standards of these regulations if the project exceeds the coverage limit of the zoning district in which it is located.
- C. Projects shall be subject to periodic inspection by the Zoning Enforcement Officer to ensure adequate maintenance of sustainable elements for which points have been awarded.

15.9.5 Scoring

- A. Calculation of Score: Scoring shall be conducted in accordance with the table below. Points earned shall be multiplied by the sustainability factor, which shall equal the score for each item. The award is based upon the total score, which is a sum of the score for each item.
- B. Documentation: The applicant is responsible for providing documentation that confirms the performance of the proposal in accordance with the scoring matrix and shall submit a scoring matrix with calculations completed. The Commission or Zoning Enforcement Officer may request additional data, calculations, or professional certification to confirm the score(s) provided by the applicant prior to increasing the permitted lot coverage.



Sustainability Element	Points	Sustainability Factor (multiply points by this factor to determine score)
LEED	Points shall be awarded in accordance with projects designed to meet the following LEED certification levels: Certified=70, Silver=80, Gold=90, Platinum=100	5
Tree Cover	1 point for each 1% of lot area with contiguous tree cover	5
Native Plants	1 point for each 1% of shrubs and trees that are CT native plants as listed on the UCONN Plant Database	1
On-Site Capture of Stormwater	1 point for each 1% of stormwater captured on-site during ten-year storm event.	2
On-Site Solar	1 point for each 1% of energy use to be supplied by solar	2
Geothermal Heating and Cooling	1 point for each 1% of heating and cooling to be supplied by a geothermal source.	2
Gray Water	1 point for each 1% of site water use provided by gray water	2
Pervious, Porous, or Permeable Pavement*	1 point for each 1% of pavement surface comprised of pervious, porous, or permeable pavement.	1
Green Roof*	1 point for each 1% of roof area covered by a green roof	1
Electric Vehicle Charging	1 point for each 1% of parking spaces provided with an electric vehicle charger	2
Bicycle Parking	1 point for each 1% of bicycle parking spaces (indoor or outdoor) relative to vehicular parking spaces (for example, if 100 parking spaces are provided and 10 bicycle spaces are provided, 10 points are awarded)	2
Dark Sky Compliance	1 point for each 1% of outdoor fixtures that are Dark Sky Approved by Dark Sky International	1
*Projects claiming a coverage offset as permitted by Sections [insert reference to green roof and pervious surface coverage offsets if approved] shall not be awarded points for green roofs or pervious, porous, or permeable pavement.		



City of Bristol Comprehensive Zoning Update

Date: 4/25/2025

Rev: 4/25/25

Recommendation 15: Establish a Buffer Area along the Pequabuck River

Purpose: Expand protection for the riparian area along the Pequabuck River and better regulate development in proximity of the river.

Description: This regulation creates a 25-foot riparian buffer area along the Pequabuck River that restricts the development or expansion all structures and impervious surfaces (with exceptions) within. Existing structures and impervious surfaces would be deemed conforming, but may not be expanded within the corridor.

Geographic Extents: All zoning districts

Potential Impacts: Multiple properties/structures will become non-conforming thus limiting expansion of those properties within the riparian buffer area. The improvement of existing structures that do not expand ground area coverage within the riparian buffer area would be permitted.

Context: The State of Connecticut requires that communities take action to protect the water quality of the Long Island Sound and waterbodies with connections to the Sound. WestCOG's "The Case for Riparian Corridor Protection" documents the importance of protecting riparian areas and their role in the water quality of the Long Island Sound. In other states, such as Massachusetts, the Massachusetts Rivers Act establishes a 200-foot-wide riparian area on each side of rivers and streams that restricts development in those areas with the exception of single-family homes and associated accessory uses. The riparian area is 25 feet in a small number of urban communities.

Recommended Zoning Amendments:

1. Provide a new section: Section 15.8 Riparian Buffer Area (see next page).

Continued on next page



ON HOLD - REQUIRES FURTHER REVIEW.

15.8 Riparian Buffer Area

These regulations establish a riparian buffer area along the Pequabuck River to protect the water quality of the river and associated habitats. Properties and projects subject to these regulations may also be subject to the Inland Wetlands and Watercourses Regulations of the Conservation Commission of the City of Bristol.

15.8.1 Riparian Buffer Area Boundaries

The riparian buffer area shall be the area between the mean annual high-water line, or visible edge of the Pequabuck River if a mean annual high-water line cannot be determined, and a distance of 25 feet from that line or edge as measured planimetrically (on a flat plane).

15.8.2 Uses not Allowed within the Buffer Area

The following uses are not allowed within the buffer area:

- A. Principal buildings, additions to existing buildings, or detached accessory buildings including but not limited to garages and sheds.
- B. Impervious surfaces including but not limited to paved parking areas, driveways, athletic courts, terraces, and pools.

15.8.3 Activities and Uses Allowed within the Buffer Area

The following activities and uses are allowed in the buffer area provided that the ground within the buffer area is disturbed, filled, or improved except in direct support of the following:

- A. Any activity for the purposes of environmental impact mitigation or restoration activities including, but not limited to, stormwater management, habitat management, riparian corridor restoration or wetland restorations.
- B. Boat facilities, public trails, and greenways.
- C. Agricultural activities permitted by Connecticut General Statutes Section 22a-40.
- D. Construction and operation, by water companies (as defined by Section 16-1 of Connecticut General Statutes) or by municipal water supply systems (as provided for in Chapter 102 of the Connecticut General Statutes) of dams, reservoirs and other facilities necessary to the impounding, storage and withdrawal of water in connection with public water supplies except as provided in Sections 22a-401 through 22a-410 of the Connecticut General Statutes.

15.8.4 Existing Uses

Uses and structures within the riparian buffer area existing as of *[insert date of adoption]* shall be considered conforming with these regulations but those structures and impervious surfaces may not be expanded in area within the riparian buffer area.

2. Add the following as a line item in Section 16.3.5 Site Plan Requirements:

For any lot abutting or including the Pequabuck River, the required buffer area shall be shown on the site plan in accordance with the buffer area distance requirements of Section 15.8.



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 16: Update Soil and Erosion Control Regulations.

Purpose: Update the regulations to provide references to current State guidelines.

Description: Provide updated references to the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control. Remove references to the Connecticut Stormwater Quality Manual, which is not directly applicable to this section.

Geographic Extents: All zoning districts

Potential Impacts: None

Context: The State has recently updated its Guidelines for Soil Erosion and Sediment Control, which became effective in 2024.

Recommended Zoning Amendments:

1. Update Section 15.1.1 as follows (text to be added in red, text to be removed in ~~strikethrough~~):

15.1.1 Purpose

This Section is designed to further the purposes set forth in Section ~~22a-326~~ **22a-329** of the Connecticut General Statutes relative to soil conservation in the State of Connecticut

2. Update Section 15.1.5 as follows and remove reference to the Stormwater Quality Manual as it contains no guidance on soil erosion and sediment control (text to be added in red, text to be removed in ~~strikethrough~~):

15.1.5 Erosion and Sediment Control Plan

A Soil Erosion and Sediment Control Plan (hereinafter referred to as a "Control Plan") shall contain proper provisions to adequately control accelerated erosion and sedimentation and to reduce the danger from storm water runoff on the proposed site based on the best available technology. For methods and practices necessary for certification, **Chapter 3 of** the "Connecticut Guidelines for Soil Erosion and Sediment Control (~~2002~~) **(2024)**" as amended, published by the Connecticut Council on Soil and Water Conservation, ~~as well as the "Connecticut Stormwater Quality Manual (2004)", as may be amended,~~ shall be utilized.



City of Bristol Comprehensive Zoning Update

Date: 8/12/2024

Recommendation 17: Amend Removal of Earth Materials and Filling of Land Regulations.

Purpose: Improve language of the regulations for removal of earth materials and filling of land to provide more clarity.

Description: Amend multiple items in Section 15.2 Removal of Earth Materials and Section 15.3 Filling of Land.

Geographic Extents: All zoning districts

Potential Impacts: None

Context: N/A

Recommended Zoning Amendments (text to be added in red, text to be removed in ~~strike through~~):

1. Amend Section 15.2.2 General Provisions as follows to provide more clarity:

~~A. Except as otherwise provided herein, there shall be no removal of earth materials from any property in any zoning district.~~

A. The removal of earth materials shall be conducted in accordance with Sections 15.2.3 through Section 15.2.7 below.

2. Amend Section 15.2.3 as follows to refer to the proper permit type:

15.2.3 ~~Temporary~~ Zoning Permit for Earth Removal up to 400 Cubic Yards

B. Where a bona fide construction project, as evidenced by an approved Site Plan, an approved subdivision plan or a valid Building Permit, requires the removal from the property of not more than 400 cubic yards of earth materials, the Zoning Enforcement Officer may issue without a bond a ~~temporary~~ Zoning Permit for earth removal. Such permit shall be valid for a period of 60 days. Such time period may be extended once by the Zoning Enforcement Officer for an additional period of 60 days.

C. The Zoning Enforcement Officer may issue without a bond, a ~~temporary~~ Zoning Permit to excavate and move up to 1,500 cubic yards of earth materials in any zoning district to an adjacent property, provided public roads shall not be used. Such permit shall be valid for a period of 60 days.

3. Amend Section 15.2.5.B as follows to apply the buffer area requirement only to earth removal operations, not to the removal of earth material associated with site development:

B. Buffer Areas area requirement for Earth Removal Operations.



4. Amend Section 15.2.6.E to require reporting over a full 12-month period and refer to proper permit type.

E. Every 12 months after the approval of a Special Permit for earth removal, the applicant shall submit to the Commission information prepared, signed and sealed by a surveyor and an engineer registered and licensed to practice in the State regarding the progress of the operation, including the amount of material removed, existing contours and cross-sections in the area excavated during the preceding ~~six month~~ **12-month** period. Failure of the applicant to provide the Commission with such information within 30 days after the end of the 12-month period shall be deemed sufficient cause for the Commission to revoke the ~~Temporary~~ **Zoning** Permit.

5. Amend Section 15.3.1 General Provisions as follows to provide clarity regarding the requirement for filling of land:

A. The filling of land shall require the **Site Plan** approval ~~of~~ **by** the Commission, in accordance with Section 16.3, unless:

1. the filling shall be for the express purpose of preparing the land for immediate development in accordance with an approved subdivision plan or an approved Site Plan, or
2. the amount of fill to be deposited shall be less than 400 cubic yards in any 12-month period, or the deposit shall be one of topsoil for the purpose of improving an agricultural use.

Eliminate Item B and renumber the subsequent items:

~~B.—Except as otherwise provided herein, the filling of land shall be subject to Site Plan approval in accordance with Section 16.3 and with the requirements of this Section.~~



ON HOLD - REQUIRES FURTHER REVIEW.

City of Bristol Comprehensive Zoning Update

Date: 4/25/2025

Rev: 4/25/25

Recommendation 18: Update Stormwater Management Regulations

Purpose: Update regulations to provide updated references, more clarity regarding process, and provide updates recommended by the City’s Stormwater Management Plan.

Description: Provide references to the 2024 Connecticut Stormwater Quality Manual and add maintenance plan requirements as recommended by the City’s Stormwater Management Plan.

Geographic Extents: All zoning districts

Potential Impacts: None

Context: The State has recently updated its Stormwater Quality Manual, which became effective in 2024.

Recommended Zoning Amendments (text to be added in red, text to be removed in ~~striketrough~~):

1. Update Section 15.5.3 as follows to reference the 2024 Connecticut Stormwater Quality Manual:

15.5.3 Requirements

A. Unless modified by the Commission by Special Permit as provided for in Section 15.5.4 below, ~~the stormwater management system of any development within the City of Bristol shall be designed using the 2024 Connecticut Stormwater Quality Manual (CSQM), as amended, as a guide. Compliance with implement the following provisions of Chapter 7 of the 2004 Connecticut Stormwater Quality Manual (CSQM), as may be amended,~~ is strongly encouraged:

1. Pollutant Reduction as provided in ~~Section 7.4~~ **Standard 1** of the CSQM.
2. Groundwater Recharge and Runoff Volume Reduction as provided in ~~Section 7.5~~ **Standard 1** of the CSQM.
3. Peak Flow Control for the 2-year, 10-year, 25-year, 50-year, and 100-year storm events as provided in ~~Section 7.6~~ **Standard 2** of the CSQM (and the LID appendices) **and Chapter 5.**

B. In the design of a stormwater management system, design professionals may utilize low impact development techniques as contained in the ~~Connecticut Stormwater Quality Manual (2004)~~ **CSQM,** as may be amended.

2. Add the following items recommended by the City’s Stormwater Management Plan, to Section 15.5.3 Requirements:

- C. All Site Plan and Special Permit applications involving stormwater infrastructure shall provide and require compliance with a long-term maintenance plan and schedule to ensure the performance and pollutant removal efficiency of privately owned retention ponds, detention ponds and other stormwater basins that discharge to or receive discharge from Bristol’s municipal separate storm system (MS4) including short-term and long-term inspection and maintenance measures to be implemented by the property owner.
- D. The City is authorized to carry out all inspections, surveillance and monitoring procedures necessary to determine compliance with these regulations and the requirements of the City’s MS4 program.



ON HOLD - REQUIRES FURTHER REVIEW.

3. Revise Section 15.5.4 Modifications to improve clarity regarding required process.

15.5.4 Modifications

The Commission may, ~~by Special Permit~~ in the course of a Site Plan or Special Permit approval, modify the requirements of this Section provided that adequate information has been submitted by the applicant to evaluate the request and:

Referrals and Responses

ZONING REFERRAL FORM



FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS	
Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org	
FROM: <input type="checkbox"/> Zoning Commission <input type="checkbox"/> Planning and Zoning Commission <input type="checkbox"/> City or Town Council (acting as Zoning Commission)	Municipality:
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street 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>	
NATURE OF PROPOSED CHANGE:	
<input type="checkbox"/> Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.	<input type="checkbox"/> Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.
THE CHANGE WAS REQUESTED BY: <input type="checkbox"/> Municipal Agency: <input type="checkbox"/> Petition	
AZR 25-02	
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? <input type="checkbox"/> YES <input type="checkbox"/> NO. IF YES, ON WHAT DATE:	
(FOR USE BY CRCOG)	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.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington / Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers / South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region

Environmental

May 16, 2025

TO: BRISTOL PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-45: Proposed text amendments regarding environmental standards.

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.

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

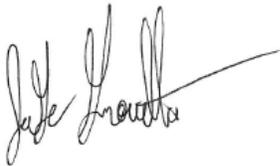
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

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: 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 25-02

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

- Recommendation #11 – Provide reference to the Aquifer Protection Area Regulations.
- Recommendation #12 – Increase the Permitted Height of Ground Mounted Solar Energy Systems.
- Recommendation #13 – Strengthen Regulations for the Protection and Planting of Trees.
- Recommendation #14 – Provide a Sustainability Incentive.
- Recommendation #15 – Provide Riparian Corridor Protection Regulations.
- Recommendation #16 – Update Soil and Erosions Control Regulations.
- Recommendation #17 – Amend Removal of Earth Materials and Filling of Land Regulations.
- Recommendation #18 – Update Stormwater Management Regulations.

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

<https://www.bristolct.gov/DocumentCenter/View/49026/EnvironmentalAmendments-041125>

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: 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 25-02

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

- Recommendation #11 – Provide reference to the Aquifer Protection Area Regulations.
- Recommendation #12 – Increase the Permitted Height of Ground Mounted Solar Energy Systems.
- Recommendation #13 – Strengthen Regulations for the Protection and Planting of Trees.
- Recommendation #14 – Provide a Sustainability Incentive.
- Recommendation #15 – Provide Riparian Corridor Protection Regulations.
- Recommendation #16 – Update Soil and Erosions Control Regulations.
- Recommendation #17 – Amend Removal of Earth Materials and Filling of Land Regulations.
- Recommendation #18 – Update Stormwater Management Regulations.

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

<https://www.bristolct.gov/DocumentCenter/View/49026/EnvironmentalAmendments-041125>

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

April 30, 2025

REFERRED BY: Robert Flanagan
MUNICIPALITY: City of Bristol
DATE RECEIVED: April 15, 2025
PUBLIC HEARING DATE: May 29, 2025
TYPE OF REFERRAL: Zoning
REFERRAL COMMENTS: Prepared by: Robert A Phillips, AICP, Executive Director

DESCRIPTION OF PROPOSAL: Zoning Amendment for a comprehensive rewrite to various sections of parking standards, commercial, industrial and residential uses and environmentally specific regulations.

STAFF COMMENTS:

NHCOCG staff have reviewed the proposed text modifications and find no apparent conflicts with regional plans and policies or adjacent NHCOCG towns.

We applaud the city for undertaking such a comprehensive evaluation and utilizing modern best practices where prudent and feasible.



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 25-02

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

- Recommendation #11 – Provide reference to the Aquifer Protection Area Regulations.
- Recommendation #12 – Increase the Permitted Height of Ground Mounted Solar Energy Systems.
- Recommendation #13 – Strengthen Regulations for the Protection and Planting of Trees.
- Recommendation #14 – Provide a Sustainability Incentive.
- Recommendation #15 – Provide Riparian Corridor Protection Regulations.
- Recommendation #16 – Update Soil and Erosions Control Regulations.
- Recommendation #17 – Amend Removal of Earth Materials and Filling of Land Regulations.
- Recommendation #18 – Update Stormwater Management Regulations.

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

<https://www.bristolct.gov/DocumentCenter/View/49026/EnvironmentalAmendments-041125>

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, Regional Municipal Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)

DATE: April 21, 2025

NVCOG FILE NO.:	BRIS-63-041525-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 Environmental Zoning Amendments associated with the comprehensive rewrite of the Bristol Zoning Regulations:

- Provide reference to the Aquifer Protection Area Regulations.
- Increase the Permitted Height of Ground Mounted Solar Energy Systems.
- Strengthen Regulations for the Protection and Planting of Trees.
- Provide a Sustainability Incentive.
- Provide Riparian Corridor Protection Regulations.
- Update Soil and Erosions Control Regulations.
- Amend Removal of Earth Materials and Filling of Land Regulations.
- Update Stormwater Management Regulations.

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 25-02

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

- Recommendation #11 – Provide reference to the Aquifer Protection Area Regulations.
- Recommendation #12 – Increase the Permitted Height of Ground Mounted Solar Energy Systems.
- Recommendation #13 – Strengthen Regulations for the Protection and Planting of Trees.
- Recommendation #14 – Provide a Sustainability Incentive.
- Recommendation #15 – Provide Riparian Corridor Protection Regulations.
- Recommendation #16 – Update Soil and Erosions Control Regulations.
- Recommendation #17 – Amend Removal of Earth Materials and Filling of Land Regulations.
- Recommendation #18 – Update Stormwater Management Regulations.

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

<https://www.bristolct.gov/DocumentCenter/View/49026/EnvironmentalAmendments-041125>

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 25-02

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

- Recommendation #11 – Provide reference to the Aquifer Protection Area Regulations.
- Recommendation #12 – Increase the Permitted Height of Ground Mounted Solar Energy Systems.
- Recommendation #13 – Strengthen Regulations for the Protection and Planting of Trees.
- Recommendation #14 – Provide a Sustainability Incentive.
- Recommendation #15 – Provide Riparian Corridor Protection Regulations.
- Recommendation #16 – Update Soil and Erosions Control Regulations.
- Recommendation #17 – Amend Removal of Earth Materials and Filling of Land Regulations.
- Recommendation #18 – Update Stormwater Management Regulations.

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

<https://www.bristolct.gov/DocumentCenter/View/49026/EnvironmentalAmendments-041125>

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 25-02

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

- Recommendation #11 – Provide reference to the Aquifer Protection Area Regulations.
- Recommendation #12 – Increase the Permitted Height of Ground Mounted Solar Energy Systems.
- Recommendation #13 – Strengthen Regulations for the Protection and Planting of Trees.
- Recommendation #14 – Provide a Sustainability Incentive.
- Recommendation #15 – Provide Riparian Corridor Protection Regulations.
- Recommendation #16 – Update Soil and Erosions Control Regulations.
- Recommendation #17 – Amend Removal of Earth Materials and Filling of Land Regulations.
- Recommendation #18 – Update Stormwater Management Regulations.

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

<https://www.bristolct.gov/DocumentCenter/View/49026/EnvironmentalAmendments-041125>

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 25-02 – Referral of the Environmental 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 25-02, the Environmental 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.