



Notice of Decisions Bristol Planning Commission

At a special meeting held on Monday, December 15, 2025, the Bristol Planning Commission considered the following matters and took the following actions:

1. Application #441 — Site Plan for reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces; additional improvements include a 45' ft. wide drive-in-door to Building A and proposed future parking; Assessor's Map 43, Lot 100; I (General Industrial) zone; 300 Broad Street Property, LLC c/o Armen Boyajian, applicant/owner – ACCEPTED. MOVED TO OLD BUSINESS ON THE JANUARY 26, 2026 MEETING AGENDA.
2. Application #433 – Street Acceptance Request for: Subdivision (Cold Spring Farm) – Phase 4: westerly portion of Village St. (19 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC, owner/applicant – REFERRED TO THE BOARD OF WATER COMMISSIONERS AND THE BOARD OF PUBLIC WORKS FOR REVIEW.
3. Application #413 – Street Acceptance Request for: Subdivision (Laurentide Glen) — Phase 1: Pequabuck Street from the intersection with Barlow Street to the intersection with Gino Drive; Phase 2: Wiegert Way from the intersection with Barlow Street to the intersection with Pequabuck Street; Phase 3: Stellas Way from the intersection with Pequabuck Street to the limits of finish paving near the intersection with Gino Drive; Phase 4: Gino Drive from the limits of finish paving near the intersection with Stellas Way through the cul-de-sac at the north end of Gino Drive; R-15/OSD (Single-Family Residential/ Open Space Development) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres, LLC applicants/owners – ITEM TABLED UNTIL THE WATER AND SEWER DEPARTMENT ISSUES ARE RESOLVED.
4. Referrals from the Zoning Commission for the review of the 2018 Plan of Conservation and Development (POCD): 1. Section 6.1.5 Scenic Resources and 2. the Community Character Map depicting scenic hillsides on Lots 214 and 215 for: Applications 2547 & 2548: Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant – NON-BINDING NEGATIVE REFERRAL SENT TO THE ZONING COMMISSION.
5. Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant – POSITIVE REFERRAL SENT TO THE ZONING COMMISSION.

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