

**BRISTOL ZONING COMMISSION  
MINUTES  
SPECIAL MEETING OF WEDNESDAY MARCH 26, 2021**

**CALL TO ORDER:**

By: Chairman Provenzano

Time: 5:00 P.M.

Place: City Hall

**ROLL CALL:**

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Louise Provenzano (Chairman)	X	
	Michael Massarelli (Vice Chairman)	X	
	Richard Harlow	X	
	David White (Secretary)	X	
	Thomas Marra		X
ALTERNATE MEMBERS	Marc Gagnon		X
	Susan Tyler	X	
	Blake DellaBianca		X
STAFF	Robert Flanagan, City Planner	X	
	Edward Spyros, Zoning Enforcement Officer	X	

**PUBLIC HEARINGS:**

1. Application #2392 – Special Permit for (1) motor vehicle repair and service facility and (2) the display or sale of new or fully operable used motor vehicles at 96 East Main Street; Assessor’s Map 41, Lot 36-1; BG (General Business) zone; Blasius of Bristol, LLC, applicant.
2. Application #2393 – Site Plan for (1) motor vehicle repair and service facility and (2) the display or sale of new or fully operable used motor vehicles at 96 East Main Street; Assessor’s Map 41, Lot 36-1; BG (General Business) zone; Blasius of Bristol, LLC, applicant.

Chair Provenzano explained that Applications #2392 and #2393 would be heard concurrently, but voted on separately.

Chair Provenzano designated regular Commissioners Massarelli, Harlow, White and Provenzano to vote on Applications #2392 and #2393. She also designated alternate Commissioner Tyler to vote on Applications #2392 and #2393 with the absence of regular Commissioner Marra this evening.

Attorney Alfred Morrocco, Jr., 200 Summer Street, on behalf of the applicant, explained the history of the property. The applicant purchased the property in Forestville. He also represented the previous owners of the property, that repaired motors and transmissions and things of and similar items, but not selling vehicles. The property was then leased to First-Class Auto, which sold buses, used vehicles and RV vehicles. The applicant’s main business is in Waterbury and has about ten locations. The request was to improve the property.

Attorney Morrocco was informed that his client needed a DMV license. As such, the applicant also required a Site Plan, Special Permit and Inland Wetlands approvals. There were three areas the property was within 100 ft. of the Inland Wetlands, but the vehicles would not be located within these areas. They received approvals from the Inland Wetlands Commission on March 24, 2021, which he briefly reviewed.

The applicant will conduct vehicle safety inspections, oil changes and this would all be done inside the building and there would be no dumpster on the property. The property would be repaved and improved significantly for the gateway of Bristol. There will be three employees usually, but up to five employees with parking offsite at St. Joseph’s. The business hours are 9:00 A.M. to 7:00 P.M. Monday to Thursday; 9:00 A.M. to 6:00 P.M. Friday; Saturday 9:00 A.M. to 6:00 P.M. on Saturday; and closed on Sunday.



By: Massarelli

Seconded: Harlow.

For: Massarelli, White, Harlow, Tyler and Provenzano.  
Against: None.  
Abstained: None.

The Commission was pleased that this property was brought up to the standards of the current Regulations; the matter of the five parking spaces is easily resolved by meeting the setback requirements for the zone. By moving these spaces, it allows for a pull-off area in front, which will help with the safety of the site. The Site Plan and landscaping plan would improve and benefit the area and businesses surrounding in the area.

Mr. Flanagan explained that this use is non-conforming, and is in effect, frozen in time, and expansion is not an option. This use has a path forward and can be properly permitted under the current Regulations.

**MOTION:** Move that Application #2393 – Site Plan for (1) motor vehicle repair and service facility and (2) the display or sale of new or fully operable used motor vehicles at 96 East Main Street; Assessor’s Map 41, Lot 36-1; BG (General Business) zone; Blasius of Bristol, LLC, applicant, be approved with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed by December 31, 2022, shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations.

By: Massarelli

Seconded: Harlow.

For: Massarelli, White, Harlow, Tyler and Provenzano.  
Against: None.  
Abstained: None.

The Application #2393 is approved with stipulations.

**ADJOURNMENT:**

**MOTION:** Move to adjourn at 6:30 P.M.

By: Massarelli

Seconded: Harlow.

For: Massarelli, White, Harlow, Tyler and Provenzano.  
Against: None.  
Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King  
Recording Secretary

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Louise Provenzano, Chair

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David White, Secretary