



# City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

TO: Board of Education

FROM: Bristol Planning Commission

DATE: February 27, 2026

RE: Sidewalk Deferment: Application #444 — Site Plan for 1. Fitness Club; 2. High Technology Business; 3. Manufacturing Facility; 4. Microbrewery; 5. Printing Shop; 6. Specialty Trade Contractor; 7. Wholesale Business; 8. Wholesale or Distribution Facility requiring the construction of eight structures of varying sizes totaling 66,625 sq. ft. at 894 Middle Street; Assessor's Map 4, Lots 17-3 & 17-4-1; IP-1 (Industrial Park) zone.

At its special meeting of February 26, 2026, the Planning Commission referred to the Board of Education the above captioned Site Plan application, pursuant to the Bristol Code of Ordinances Section 21-49 – Requirements for Commercial and Industrial Property.

The ordinance would allow for the deferment of approximately 1,000 ft. of sidewalk at 894 Middle Street, located in the IP-1 (Industrial Park) zone, where approximately eight buildings totaling 66,625 sq. ft. are proposed to be constructed. There will be a range of uses located in the buildings, and all of the uses will be commercial and industrial in nature.

The Planning Commission is requesting that the Board of Education review this proposal and make a determination (within 60 days) if the proposed development would serve any students walking to and from school and therefore necessitate the need for sidewalks. The report can be sent to the City Planner at the Land Use Office in City Hall. A copy of Section 21-49 is attached to this memo.

A digital version of the application is available at this hyperlink:  
<https://bristolct.portal.civicclerk.com/event/4693/files/attachment/7179>

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

cc: Jeffrey R. Steeg, Assistant Corporation Counsel (via email)  
Shelby Pons, Chair, Board of Education (via email)  
Tara Landon, Schools Project Manager (via email)

**Sec. 21-49. Requirements for commercial and industrial property.**

- (a) No building permit shall be issued for any commercial or industrial building or structure unless both the site plans and plot plans show concrete sidewalks and curbs, curb cuts and off-street parking, accompanied with five (5) copies of the site and/or plot plan.
- (b) No certificate of occupancy shall be issued on any new commercial or industrial building unless sidewalks, etc., have been installed as shown on the site and plot plans.
- (c) The zoning commission or planning commission may, upon the application by an industrial or commercial property owner, waive the requirements of paragraph (b) providing all of the following criteria have been met:
  - (1) That the development or zone in which the commercial or industrial building or structure is located is commercial or industrial.
  - (2) That the board of education shall report within sixty (60) days from the date of the application that the block is not used by students for walking to and from school.
  - (3) That the said owner shall sign a caveat to be filed on the land records that it understands that this deferral created by this subsection may be revoked any time upon written demand by the city council. Said revocation shall then effectively require the owner to install sidewalks to the current city specifications at the owner's cost within three hundred sixty (360) days from the date of the revocation.
  - (4) For the limited purpose of the foregoing a block is defined as that area between intersecting streets.
- (d) There also shall be filed a plot plan showing to scale the size and location of all the new construction, all existing structures on the site, distances from lot lines and the established street grades; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the plot plan shall show all construction to be demolished and the location and size of all existing buildings and constructions that are to remain on the site or plot. As-built plot plans must be submitted at the time of application for certification of occupancy. Plot plans will signify that such is an as-built plot plan.
- (e) For purposes of this section any apartment, garden apartment, condominium or town house that contains more than three (3) living units shall be considered commercial property.

(Code 1960, § 36-6; Ord. of 5-1-62; Ord. of 7-5-72; Ord. of 6-3-75; Ord. of 6-2-76; Ord. of 8-5-80; Ord. of 4-9-19)

Cross reference(s)—Licenses and miscellaneous business regulations, Ch. 13.