

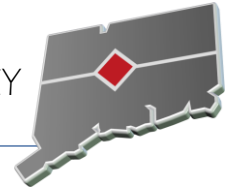
CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

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TO: PLANNING AND ZONING REFERRAL REVIEW COMMITTEE
FROM: Timothy Malone, Senior Planner
DATE: November 6, 2014

RECEIVED BY CCRPA ON: November 2, 2014
REFERRAL NAME: Bristol Zoning Regulation Amendments

INITIATOR: Bristol Development Authority

MUNICIPAL HEARING: December 10, 2014
REFERRED TO: CCRPA

DESCRIPTION: The City of Bristol Development Authority is proposing changes to the city's zoning regulations that would add a definition of "high technology business" and add it to the list of special permit uses in the Downtown Business zone and the list of permitted site plan uses in the General Industrial and Industrial Park zones. High technology businesses are defined as businesses engaging in activities that typically use state of the art techniques, usually involve research and development, and may include light manufacturing (with minimal impacts on the surrounding area).

COMMENTS: No comments were received.

STAFF RECOMMENDATION: CCRPA recommends that the referral in this proposal be found **not in Conflict** with the Regional Plan of Conservation and Development or any other agency plans.



October 31, 2014

Zoning Commission
City of Bristol
111 North Main Street
Bristol, CT 06010

Dear Commissioners:

On behalf of the Bristol Development Authority, I am formally requesting that the Zoning Commission consider amendments to the Bristol Zoning Regulations to establish a definition for "High Technology Business" and to allow businesses meeting said definition in certain zones. Please see attached document for specific information.

I collaborated with City Planner Alan Weiner, Assistant City Planner Robert Flanagan, and Zoning Enforcement Officer TJ Decrisantis on the proposed language attached. The language describes high technology businesses that may employ manufacturing processes, but not the "heavy manufacturing" that takes place within Industrial and Industrial Park zones. Rather, these businesses employ a strong research/development component and may feature manufacturing with limited impact on the surrounding area, such as assembly work by hand or by using small machinery.

The Bristol Development Authority believes that these amendments will help lure dynamic companies to Bristol. The downtown area, in particular, would benefit by welcoming high technology companies and their workforces to stimulate economic development and to offer building owners one additional type of tenant or purchaser.

Thank you as always for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Justin Malley".

Justin Malley
Executive Director
Bristol Development Authority

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PROPOSED AMENDMENTS TO THE BRISTOL ZONING REGULATIONS
OCTOBER 31, 2014

1. Add "High Technology Business" to the list of Definitions (Section II.B.)

HIGH-TECHNOLOGY BUSINESS – An establishment engaged in the design, development, and production of new products and/or innovative production processes through the systematic application of scientific and technical knowledge. Such businesses typically use state-of-the-art techniques, devotes a portion of their expenditures to research and development, and employ a number of scientists, technicians, and/or engineers.

Such businesses include, but are not limited to: scientific research and development services; computer and peripheral equipment manufacturing; semiconductor and other electronic component manufacturing; software publishers; computer systems design and related services; Internet service providers and Web search portals; and Internet publishing and broadcasting.

2. Add "High Technology Businesses" to the list of Special Permit Uses in the Downtown Business (BD) zone (new Section VI.C.3.h.).
3. Add "High Technology Businesses" to the list of Permitted Site Plan Uses in the General Industrial (I) zone (new Section VII.A.2.v.).
4. Add "High Technology Businesses" to the list of Permitted Site Plan Uses in the Industrial Park (IP-1, IP-3, IP-25) zones (amended Section VII.B.2.b.: "Research or development facilities; high-technology businesses").