

## Bristol Zoning Assistance Bristol, Connecticut

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### Description

In 2005, Fitzgerald & Halliday, Inc. (FHI) completed a land use and transportation system study of Route 72 in Bristol, Connecticut. The current Route 72 roadway will be modified with a diversion of traffic to a new limited-access portion of the roadway connecting to a reconstructed local arterial road, Pine Street. This change will affect existing neighborhoods along Route 72 in terms of access, traffic patterns, and land use. During the Route 72 Corridor Study the potential impacts of the new roadway were evaluated and a pro-active plan to protect and enhance the existing neighborhoods was developed.

As a result of some of the study recommendations, FHI was asked to assist the City in revising its zoning regulations to implement the land use vision for the Route 72 Corridor Study. FHI will contribute expertise in the area of contemporary zoning techniques and issues such as access management and village districts. The work includes informational meetings with the Zoning Commission, research on how some new techniques might apply in Bristol and recommendations for regulatory language to accomplish zoning objectives.

### Client

Bristol, Connecticut

