



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING — MONDAY, MARCH 2, 2026
CITY HALL — CITY COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:30 PM

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/85906550786?pwd=mFOv3PINca8hW5VgctRuPIWzkGHm4Q.1>

Meeting ID:

859 0655 0786

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting - February 2, 2026
 - b. Special Meeting - February 5, 2026
4. Public Hearings
5. Pending Applications
6. Receipt of New Applications
 - a. Application #2066 — Wetlands Application for the development of a 2-story - 7,279 s.f. Data Center, with associated utility interconnection, landscaping improvements and parking areas within the upland review area at 234 Riverside Avenue; Assessor's Map 30, Lot 117A; ReNew Riverside, LLC, applicant & owner. *Application Note: The Data Center will be supported on-site by a 7,016 s.f. fuel cell facility, which is permitted by the CT Siting Council.*

7. Old Business
8. New Business
9. Staff Reports
 - a. IWWA Report - February 2026
10. Communications
11. Conservation Topics
12. Adjournment

REMINDER: The next Regular Meeting of the Inland Wetland Agency is Monday, April 6, 2026

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
REGULAR MEETING MONDAY FEBRUARY 2, 2026
DRAFT MINUTES**

By: Chairman Fisk

Time: 6:30 P.M.

Place: City Hall
Council Chambers
111 North Main St.
First Floor

ROLL CALL:

MEMBERS	NAME:	PRESENT	ABSENT
REGULAR MEMBERS	Zachary Fisk (Chairman)	X	
	Michael Robinson (Vice Chairman)	X	
	David Rooks (Secretary)	X	
	James Carros	X	
	Daniel Massaro, Jr.	X	
	Faye Duquette	X	
	Laura Valentino	X	
ALTERNATE MEMBERS	Greg Klimek	X	
	Joseph Longo	X	
	Justin Bridges	X	
STAFF	Raymond Rogozinski P.E., Director of PW	X	
	Janet Little, Recording secretary	X	

1. Call to Order

Per the order of Chairman Fisk, the meeting was called to order at 6:30 P.M.

2. Public Participation

None

3. Approval of Minutes

a. Regular Meeting – January 5, 2026

MOTION: Move to approve the minutes of the January 5, 2026, regular meeting, with correction on the adjournment commissioners Valentino and Duquette were not present.

By: Robinson

Seconded: Carros

For: Robinson, Massaro, Carros, and Fisk.

Against: None.

Abstained: None.

Minutes were approved.

Chairman Fisk proposed we amend the agenda to hear application #2065 from New Applications first.

MOTION: To move Application #2065 from New Applications up.

By: Massaro

Seconded: Robinson

For: Robinson, Massaro, Carros, Duquette, Valentino and Fisk.

Against: None.

Abstained: None.

Motion passed.

Item #5.a., under Receipt of New Applications, Application #2065, was taken out of order.

5. Receipt of New Applications

- a. Application #2065- Wetlands application for a 400 s.f. addition to an existing home within the upland review area at 78 Bonnie Court; Map 10, Lot 6; Michael Getchell, owner; DCS Construction, applicant.

The Commission received the following items in their electronic packets:

- a. application form
- b. mapping: floodplain, topography, location, aerial, wetlands, wetlands & upland review area
- c. GIS map
- d. Staff Aerials: aerial map
- e. Site plan dated 12-30-25
- f. Stormwater management plan 123025 Larry Edwards, P.E.

Chairman Fisk asked the Director of Public works if he reviewed the application and if it is complete.

Director Rogozinski stated that the Department of Public Works Engineering has reviewed the and find that the application is complete. We would recommend that the application be declared not a significant activity.

MOTION: Move to receive #Application #2065.

By: Robinson

Seconded: Carros

For: Duquette, Valentino, Robinson, Carros, Massaro, and Fisk.

Against: None.

Abstained: None.

The application is received.

Dave Slate, DCS Construction, present on zoom, representing the applicant stated that they are putting an addition onto the back of the house for an in-law apartment.

Commissioner Robinson asked this application is in the upland review area, correct? It's not going anywhere near the inland wetlands.

Director Rogozinski clarified that it is within the upland review area, the activity is not proposed within the wetlands themselves. Staff would recommend approval of the application subject to our standard stipulations.

Chairman Fisk designated regular Commissioners Valentino, Duquette, Robinson, Carros, Massaro, and Fisk with alternate Commissioner Longo in place of Commissioner Rooks, to vote on Application #2065.

MOTION: Move to approve Application #2065 — Wetlands application for a 400 s.f. addition to an existing home within the upland review area at 78 Bonnie Court; Map 10, Lot 6; Michael Getchell, owner; DCS Construction, applicant, in accordance with the plot plan and information submitted with standard stipulations.

By: Carros

Seconded: Massaro

For: Duquette, Valentino, Robinson, Carros, Massaro, Longo and Fisk.

Against: None.

Abstained: None.

The application is approved.

4. Public Hearings

Chairman Fisk asked that the oldest application be heard first, Application #2056 which was under new business. It's part of the Public Hearings from last month. The Public hearing is closed. A few commissioners were absent last month did you get a chance to review the evidence?

Commissioners Duquette and Valentino confirmed they had.

Item #7.a., under New Business, Application #2056, was relocated to under Item #4, under Public Hearings.

- a. Application #2056 – Wetlands application for earth removal activity within the upland review area associated with the development of two residential dwelling units at 45 & 51 Grassy Road; Lot 216 & Lot 217 Ambler Road; Assessor's Map 20, Lots 214, 215, 216 and 217. H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CLOSED.

The Commission received the following items in their electronic packets: (No new items received for 02-02-2026 Mtg.):

The Commission received the following items in their electronic packets: PREVIOUSLY (01-05-2026 Mtg.):

- a. application form
- b. mapping: floodplain, wetlands, topo and aerial
- c. hoppers email_soils scientist/na, statement dated 12-28-25
- d. wd revised hoppers open space report near 45 Grassy Rd., from Aleksandra Moch
- e. wd hoppers open space report near 45 Grassy Rd._Rev.date12-11-25, from Aleksandra Moch
- f. revised wetlands intervention soils report_Rev. date 12-28-25
- g. original wetlands intervention soils report, _Rev. date 11-28-25
- h. (Links to Materials submitted on 12-01-2025 – previous packet)
- i. resume – Aleksandra Moch
- j. (scenario 1, scenario 2, w/report from r_green associates – previous packet)
- k. applicant's soils report dated 11-17-25
- l. JMM – company info 2025
- m. emails – undocumented wetlands in the hoppers, from Raymond Rogozinski, P.E., Director of Public Works dated from 11-18-25 to 11-08-25
- n. intervene document dated 10-19-25
- o. referral memo dated December 16, 2025, from Bristol planning commission to Bristol zoning commission, regarding applications # 2547 & 2548

- p. site plan, dated 07-01-2025
- q. (photos – previous packet)

The Commission received the following items in their electronic packets PREVIOUSLY (12-01-25 Mtg.):

- a. application form
- b. stormwater report dated September 2, 2025, from Robert Green Associates, LLC
- c. mapping: floodplain, wetlands, topo and aerial
- d. email dated November 18, 2025, from Raymond Rogozinski, P.E., Director of Public Works, regarding Undocumented Wetlands in the Hoppers
- e. intervenor status letter dated October 19, 2025
- f. site plan

The Commission received the following items in their electronic packets PREVIOUSLY (11-03-25 Mtg.):

- a. Intervener Status Letter dated October 19, 2019
- b. Supporting Documents for Special Permit for Earth Removal, dated September 2, 2025
- c. Revised application

The Commission received the following items in their electronic packets PREVIOUSLY (10-06-25 Mtg.):

- a. Intervener Status Letter dated October 19, 2019
- b. Supporting Documents for Special Permit for Earth Removal, dated September 2, 2025
- c. Revised application
- d. Assessor's Map with Inland Wetlands Watercourse Layers
- e. Application
- f. Plan (Electronic Copy Only)
- g. Report, dated September 2, 2025, Hydrology Report (28 Pages.)

The Commission received the following items in their electronic packets PREVIOUSLY:

- a. Intervener Status Letter dated October 19, 2019
- b. Supporting Documents for Special Permit for Earth Removal, dated September 2, 2025
- c. Revised application
- d. Assessor's Map with Inland Wetlands Watercourse Layers
- e. Application
- f. Plan (Electronic Copy Only)
- g. Report, dated September 2, 2025, Hydrology Report (28 Pages.)

Chairman Fisk designated regular Commissioners Valentino, Duquette, Robinson, Carros, Massaro, and Fisk with alternate Commissioner Bridges to vote on Application #2056.

Chairman Fisk I wanted to just note that, for the record, the public hearing has been closed. The Commission is now in deliberation and possible action. No new testimony or evidence will be taken. We will be discussing the record as it exists and determining whether the application meets the requirements of our regulations. Does the Commission have any comments on this application?

Commissioner Robinson, I have concerns on just exactly where the wetlands are. I have concerns on just exactly where the wetlands are. I know that, one soil scientist found them extremely quite a bit lower from Grassy Road than the other did. On the walk, it was kind of interesting, because, one of the Soil scientists didn't use the auger, so the, stand-in did. The unique thing about this whole area is the riparian buffer that, is present for Birge Pound is quite extensive. And there's quite a bit of leaf cover in that area. Alexandria found some

flags that were closer, and she found some plants that were wetlands.

Chairman Fisk shared his thoughts, I want to explain how I'm thinking about this application and why I'm struggling to support an approval. First, I find the wetland delineation prepared by the applicant soil scientist, Mr. McManus, to be the most persuasive in the record. Importantly, that delineation identifies a larger wetland area than the city wetlands map. I also want to acknowledge the interveners whose participation raised the initial concern and led to a more careful evaluation of the wetland boundary than would have otherwise occurred. Once we accept a larger wetland boundary, even one that is less expansive than what the interveners proposed. The regulatory framework changes, the associated upland review area expands, and the record does not clearly demonstrate that the proposed grading, excavation, stormwater controls, and groundwater impacts were evaluated under that expanded review area. The same issue carries through to groundwater. The intervener's concerns helped focus attention on subsurface conditions. While the applicant's groundwater investigation was helpful, it did not fully evaluate impacts within the expanded review area. Associated with the accepted wetland boundary. One point that stood out to me in the testimony by Mr. McManus during the December 1st meeting with the acknowledgement that the project area is not the only contributor to the wetland system. I agree with that. However, it also underscores that the project area is a contributor to the... to some extent. Once we accept that premise, I am left looking for an analysis in the record that evaluates how the proposed grading and of excavation within that contributing area would affect the down gradient wetland feature identified by Mr. McManus. Dr. Neff's testimony relied on groundwater modeling and analysis of site topography and soils, which are standard tools in hydrogeology. While I am not adopting every conclusion of that model, it raises a credible question about how groundwater moves through the site and where it discharges. In particular, the model suggests that excavation within the recharge area could alter groundwater discharge to the downgraded wetland feature identified by Mr. McManus. I also note that the applicant's hydrology report does not address groundwater flow or recharge, leaving that question unresolved in the record. In December, the Commission requested a groundwater study. We received four borings, but those borings were all located within the proposed excavation area, and did not adequately address how groundwater conditions relate to the proposed grading or the expanded upland review area. At the January meeting, the applicant was unable to clearly explain how the boring results relate to the proposed activity. While we allowed additional clarification for deliberations, I don't know if we received that. That allowance itself highlights a gap in the original analysis. I also want to address the alternate proposals that were presented. Those alternatives were developed at a time when the applicant believed the proposed activity was fully outside the upland review area. Based on the wetland boundary I find persuasive, that assumption is no longer certain. Once the upland review area extends into the project area, and given our authority to consider upland impacts beyond 100 feet where site conditions warrant. The record does not demonstrate that the alternate proposals were evaluated under the regulatory framework that now applies. In other words, while the alternate proposals show different grading configurations, they do not address avoidance or minimization of impacts to wetlands and groundwater within the expended upland review area. For that reason, I do not find the applicant has demonstrated feasible and prudent alternatives as required by our regulations. Taken together, I do not believe the record demonstrates that the applicant has met its burden to show that the proposed activity avoids or minimizes impacts to wetlands and groundwater under the wetland boundary and upland review area the commission is prepared to accept.

Director Rogozinski stated that even though this is in the deliberation phase and he is City Staff he can point factual information. The wetlands commission should base its decision on the actual wetlands in the state of Connecticut, based on soil characteristics. It's the ground water may have an impact on wetlands and certainly that may be part of your consideration, but the groundwater are not wetlands. Wetlands are a specific type of soil as defined.

Commissioner Robinson, the problem here is where are the wetlands, we have a map that was generated by GIS and we have flags from two different soil scientist that challenged those maps. And I think it's a good challenge.

Commissioner Massaro, regardless of what boundary was established by the soil scientists, the low one by Mr. McManus, or the higher one by the intervener's scientist? Even if we went with a higher border for wetlands. I mean, it doesn't really change the application all that much. I think we would have to have a stipulation that they would use that border to amend their construction, but not by much. I don't think it changes a whole lot of other things in the application. I think it's just a matter of establishing which boundary we're going to use.

Commissioner Robinson disagreed saying it will, you're now going to start to move your upland review and your upland review area is going to go into some of the areas where they want to do some work.

Commissioner Massaro, right, so it may attenuate what they're project a little bit.

Commissioner Duquette, I agree with Commissioner Danny

Commissioner Massaro, do we ask the applicant to amend their plans? That's a big change for them, too.

Chairman Fisk for that situation, as my mind, what we're doing is we would deny this application and they would be free to open another application.

The commission continued to discuss.

Director Rogozinski reminded the commission to go by the information provided during the public hearing, there was no third-party soil scientist. The commission can not take anymore additional testimony and should base its decision on the information provided with the public hearing.

Commissioner Carros, personally I don't think we have a choice but to accept it, but that's my opinion. Based on everything we've see or heard. We had the second soil scientist. We were up there on the site walk and they did samples. They found or showed us some places that were classified as wetland soil. But my experience, just finding wetland soil doesn't mean its wetlands, that area is a disturbed area.

Chairman Fisk, disagrees that it should be approved as in his mind it is not a complete application. With a motion to approve, that would be a place where I want to take an extra time to table this, so we can assess what stipulations would be in there, with approval. Maybe that's the best choice.

MOTION: Move that deliberations be continued for – Application #2056 Wetlands application for earth removal activity within the upland review area associated with the development of two residential dwelling units at 45 & 51 Grassy Road; Lot 216 & Lot 217 Ambler Road; Assessor's Map 20, Lots 214, 215, 216 and 217. H&T Holdings of Bristol, LLC, applicant, to the February 5, 2026, special meeting of the Agency.

By: Robinson

Seconded: Valentino

For: Duquette, Valentino, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The application is continued.

- a. Application #2064 - Wetlands application for the construction of a new multi-tenant industrial development, parking areas, and other associated improvements within the upland review boundary at 894 Middle Street; Assessor's Map 4, Lot 17-3 & 17-4-1; Carrier Construction Incorporated, applicant

The Commission received the following items in their electronic packets (No new items received):

- a. letter dated December 1, 2025, from Attorney Timothy Furey requesting to postpone the application
- b. letter dated January 5, 2026, from Attorney Timothy Furey requesting to postpone the application

The Commission received the following items in their electronic packets PREVIOUSLY (12-01-25 Mtg.):

- a. application form
- b. supporting documents:
- c. concept plan
- d. boundary & topo survey

- e. engineering report 10-23-2025
- f. aerial map
- g. iwwa map
- h. location map

The Commission received the following items in their electronic packets PREVIOUSLY (11-03-25 Mtg.):

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Supporting Documents, Bristol Business Hub report, dated October 23, 2025

The Commission received the following items in their electronic packets PREVIOUSLY (10-06-25 Mtg.):

- a. application form
- b. supporting documents
- c. concept plan
- d. boundary & topo survey

MOTION: Move to open the public hearing for Application #2064

By: Robinson

Seconded: Carros

Against: None.

Abstained: None.

For: Robinson, Duquette, Valentino, Carros, Massaro, and Fisk.

The Public Hearing was opened.

Chairman Fisk designated regular Commissioners Valentino, Duquette, Robinson, Carros, Massaro, and Fisk with alternate Commissioner Klimek to vote on Application #2064.

Attorney Timothy Furey, 43 Bellevue Ave, Bristol, representing the applicant addressed the commission introduced his team. The city acquired the land after foreclosure. It is a severely impacted parcel. The city did a remediation of the site and worked with DEEP. There are 6 or 7 monitoring wells currently on the site that are being monitored and will be for a substantial period of time for DEEP to watch the heavy metal levels going down hopefully. Along the street you see an easement to the city of Bristol that goes all the way through the property and impacts what we can develop there. CL & P also has a 150 ft easement through the property and there's big towers. This site is open generally to anyone who wants to go on it, people are living on it, people are certainly dumping on it, and there's a lot of impacts, which Sagan will talk about, from people dirt biking out there. When they're dirt biking, they're opening the soils and creating opportunities for erosion into the inland wetland's soils. So, these things, all of these many things, have impacted the wetlands resource. So our plan Works around the easements, but also protects them.

Charlie Talmadge, President of Development Planning Solutions, 225 North Main Street, the subject property is a property listed in the IP-1 zone, and as such, we are envisioning this to be more of an industrial development, but with a park-like flair. They're calling it a multi-tenant, industrial park, but that is, somewhat open for discussion based on the approved list of uses in our zoning regulations. So, we envision, light manufacturing tenants, E-Trade contractors, HVAC techs and electricians who need shop space. The door is also open for indoor sports facilities, dance studios, gymnastics schools, things of that nature.

Sagan Simko certified professional Soil Scientist, B & L Companies 355 Research Parkway, Meriden CT, just a quick background of the wetlands. I think we're all pretty familiar with them. There are two main areas, one along the western boundary includes the 8 Mile River, also Wetland A is a fringe wetland that goes along it, and then on the southeast. There is, Stream 2 and Wetland B. The functions and values of the 8 Mile River and Wetland A, they include, groundwater recharge and discharge, flood flow alteration, potential fish habitat,

nutrient retention, and wildlife habitat. And similarly, for Stream 2 and Wetland B on the southeastern side, pretty much the same thing, groundwater recharge, discharge, flood flow alteration. Potential fish habitat, nutrient retention, and also wildlife habitat. There are four main areas that we want to, do some work at to improve the wetlands as they are standing now. They're labeled, Area 1, which is located along the, the 8 Mile River. There's also an area of, erosion repair down here to the southwest of the stormwater basin. And then also Area 2 and Area 3 are on the northern side of Wetland B. Area 1 is a relatively small area. It includes erosion repair. There's quite a bit, a big gully down there, if you remember from the site visit. We're going to fill that area and seed it with the proper seed mixture, and we're also proposing just a couple of trees at the base of that area to help further stabilize it. The erosion area will be repaired and seeded.

Ryan Carrier of Carrier Construction, Inc., 161 Birch St., Southington, representing the applicant,

MOTION: Move to close the public hearing for Application #2064

By: Robinson

Seconded: Carros

Against: None.

Abstained: None.

For: Robinson, Duquette, Valentino, Carros, Massaro, Klimek and Fisk.

The Public hearing was closed.

MOTION: Move to approve Application #2064 –Wetlands application for the construction of a new multi-tenant industrial development, parking areas, and other associated improvements within the upland review boundary at 894 Middle Street; Assessor's Map 4, Lot 17-3 & 17-4-1; Carrier Construction Incorporated, applicant, in accordance with the plot plan and information submitted with the following stipulations:

1. Standard stipulations 1 through 21 absent the stipulation for the subsurface retention would not be applicable.
2. The Engineering Department shall review the plan to confirm the sizing of the storm drainage system.
3. The stormwater management plan shall be filed with the City Land Records.
4. An evasive species management plan shall be submitted for the site.

By: Robinson

Seconded: Massaro

For: Robinson, Duquette, Valentino, Carros, Massaro, Klimek and Fisk.

Against: None.

Abstained: None.

The application is approved.

6. Old Business

There was no old business.

7. New Business

Moved to Public Hearings, under Item #4, as Application #2056 was from past Public Hearings.

8. Staff Reports

a. IWWA Report – January 2026

The Commission received the following items in their electronic packets:

- a. Inland Wetlands Enforcement Officer report, dated January 2026, from Zachary Norton, Zoning Enforcement Officer, (Environmental Protection Technician)

MOTION Move to file the report from the Inland Wetlands Zoning Enforcement Officer.

By: Massaro

Seconded: Valentino

For: Robinson, Duquette, Valentino, Carros, Massaro, and Fisk.

Against: None.

Abstained: None.

The report is filed.

9. Communications

There were no communications.

10. Conservation Topics

- a. Public and Commissioner Concerns

There were no Conservation topics.

11. Adjournment

MOTION: Move to adjourn at 8:12 P.M.

By: Robinson

Seconded: Massaro

For: Robinson, Duquette, Valentino, Carros, Massaro, and Fisk.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,
Janet Little

Zachary Fisk, Chairman
Inland Wetlands & Watercourses Agency
of the Conservation Commission of the City of Bristol

David Rooks, Secretary

**SPECIAL MEETING OF INLAND WETLANDS & WATERCOURSES AGENCY OF
THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
SPECIAL MEETING MINUTES
THURSDAY FEBRUARY 5, 2026**

By: Chairman Fisk

Time: 6:30 P.M.

Place: City Hall
Council Chambers
111 North Main St.
First Floor

ROLL CALL:

MEMBERS	NAME:	PRESENT	ABSENT
REGULAR MEMBERS	Zachary Fisk (Chairman)	X	
	Michael Robinson (Vice Chairman)	X	
	David Rooks (Secretary)	X	
	James Carros	X	
	Daniel Massaro, Jr.	X	
	Faye Duquette	X	
	Laura Valentino	X	
ALTERNATE MEMBERS	Greg Klimek	X	
	Joseph Longo	X	
	Justin Bridges	X	
STAFF	Raymond Rogozinski P.E., Director of PW	X	
	William Stango P.E., City Staff	X	
	Janet Little, Recording secretary	X	

1. Call to Order

Per the order of Chairman Fisk, the meeting was called to order at 6:35 P.M.

2. Pledge of Allegiance

3. New Business

- a. Application #2056 – Wetlands application for earth removal activity within the upland review area associated with the development of two residential dwelling units at 45 & 51 Grassy Road; Lot 216 & Lot 217 Ambler Road; Assessor's Map 20, Lots 214, 215, 216 and 217. H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CLOSED.

The Commission received the following items in their electronic packets: PREVIOUSLY (01-05-2026 Mtg.):

- a. Application form
- b. Mapping: floodplain, wetlands, topo and aerial
- c. Hopper's email_soils scientist/na, statement dated 12-28-25
- d. WD revised hoppers open space report near 45 Grassy Rd., from Aleksandra Moch
- e. WD hoppers open space report near 45 Grassy Rd._Rev.date12-11-25, from Aleksandra Moch
- f. Revised wetlands intervention soils report_Rev. date 12-28-25
- g. Original wetlands intervention soils report,_Rev. date 11-28-25
- h. Links to Materials submitted on 12-01-2025 – previous packet
- i. Resume – Aleksandra Moch
- j. Scenario 1, scenario 2, w/report from R_Green associates – previous packet
- k. Applicant's soils report dated 11-17-25

- l. JMM – company info 2025
- m. Emails – undocumented wetlands in the hoppers, from Raymond Rogozinski, P.E., Director of Public Works dated from 11-18-25 to 11-08-25
- n. Intervene document dated 10-19-25
- o. Referral memo dated December 16, 2025, from Bristol planning commission to Bristol zoning commission, regarding applications # 2547 & 2548
- p. Site plan, dated 07-01-2025
- q. Photos – previous packet

The Commission received the following items in their electronic packets PREVIOUSLY (12-01-25 Mtg.):

- a. Application form
- b. Stormwater report dated September 2, 2025, from Robert Green Associates, LLC
- c. Mapping: floodplain, wetlands, topo and aerial
- d. Email dated November 18, 2025, from Raymond Rogozinski, P.E., Director of Public Works, regarding Undocumented Wetlands in the Hoppers
- e. Intervenor status letter dated October 19, 2025
- f. Site plan

The Commission received the following items in their electronic packets PREVIOUSLY (11-03-25 Mtg.):

- a. Intervener Status Letter dated October 19, 2019
- b. Supporting Documents for Special Permit for Earth Removal, dated September 2, 2025
- c. Revised application

The Commission received the following items in their electronic packets PREVIOUSLY (10-06-25 Mtg.):

- a. Intervener Status Letter dated October 19, 2019
- b. Supporting Documents for Special Permit for Earth Removal, dated September 2, 2025
- c. Revised application
- d. Assessor's Map with Inland Wetlands Watercourse Layers
- e. Application
- f. Plan (Electronic Copy Only)
- g. Report, dated September 2, 2025, Hydrology Report (28 Pages.)

The Commission received the following items in their electronic packets PREVIOUSLY:

- a. Intervener Status Letter dated October 19, 2019
- b. Supporting Documents for Special Permit for Earth Removal, dated September 2, 2025
- c. Revised application
- d. Assessor's Map with Inland Wetlands Watercourse Layers
- e. Application
- f. Plan (Electronic Copy Only)
- g. Report, dated September 2, 2025, Hydrology Report (28 Pages.)

Chairman Fisk asked Commissioner Rooks if he had a chance to review the recordings, Commissioner Rooks confirmed he had. We will continue Application deliberations for Application #2056. Chairman Fisk asked Director Rogozinski if he had any comments.

Director Rogozinski stated this is a continuation of the deliberation period for application #2056 Application #2056 – Wetlands application for earth removal activity within the upland review area associated with the development of two residential dwelling units at 45 & 51 Grassy Road; Lot 216 & Lot 217 Ambler Road; Assessor's Map 20, Lots 214, 215, 216 and 217. H&T Holdings of Bristol, LLC, applicant . One thing I would like to spend some time doing is just reviewing the City's Inland wetlands regulations, as it pertains to consideration of a decision.

Director Rogozinski read the City Regulations, entitled Inland Wetlands and Watercourse regulations that of the Conservation Commission, as amended on a 6-1-2025, Section 10.1-10.2.

City Engineer William Stango, read from Section 10.3-10.8

Chairman Fisk shared a statement During Monday's meeting, I heard from several commissioners and expressed... who expressed an interest in an additional soil science review. I share that sentiment, but at this point, the public hearing is closed. The applicant has declined extensions, and we have to decide based on what is in the record. What's important to me is that the applicant's own soil scientists identified wetlands closer to the project area than the city wetlands map shows. Once that occurred, I don't think it's appropriate for the Commission to continue relying on the city map as the regulatory baseline. That leaves us with two delineations in the record, the interveners and the applicants. Under the intervener's delineation, the upland review area clearly extends into the project. Under the applicant's delineation, the wetland is closer than mapped, and given slope and groundwater considerations in our regulations, the upland review area likely extends into the project as well. Under either scenario, it's not clear that the project lies entirely outside the Upland review area. The application and engineering drawings from June or July, I forgot which month it was, of 2025. However, we're prepared on the assumption that it was. The record does not show that impacts were evaluated under either of those drawings, either of those conditions. If the applicant had been willing to extend the timeline, additional study might have helped resolve that uncertainty. If they chose not to do so, that leaves us with a choice between approving an incomplete record or denying based on the applicant not meeting its burden under our regulations. Based on the evidence before us, I do not believe that burden has been met. That's how I'm viewing the record. I'd like to hear from the rest of the Commission before we decide how to proceed.

Depending on where the discussion lands, I do have proposed motions ready.

Director Rogozinski, reminded the Commission of Section 11, Decision and Process of Permit, specifically Section 11.3. The agency shall state upon its record the reason for basis of the decision, and in the case of a public hearing, such a decision shall be based fully on the record of such hearing, and shall be in writing. And then 11.4. In the case application which is denied on the basis of the findings that there will be no feasible and prudent alternatives to the proposed regulatory activity which have less adverse impact on the wetlands or watercourse, the agency shall propose on the record, in writing, the types of alternatives which the applicant may investigate, the requirements shall not be construed to shift the burden of the act from the applicant to prove that he is entitled to a permit or in the present alternatives to the proposed regulatory activity.

Commissioner Robinson shared his thoughts from Monday's meeting

Commissioner Valentino stated she was in agreement with Chairman Fisk and Commissioner Robinson

Commissioner Rooks stated he had some concerns, their soil scientist has it a lot higher, but it also, from what I'm getting testimony from the professionals is it could be a disturbed wetland. We don't know if that wetland was put there from when those houses were built. Where it's coming from. So even if the line, like, when I said it 2 months ago. Even if we were to split the difference, you know, we're talking 30, 40 feet. You know, and I understand that we have to make the decision and figure this out, But I have an issue because they're saying water, is it just groundwater? We're not here to regulate groundwater. And I don't know why some of the commissioners are stuck on that. We've had applications in the past that was specifically worrying about groundwater, and we as a commission said, we don't govern groundwater. So why are we dealing with this here, on this project, when the other applications, we said no to it? And that's just my personal take on this. You know, I think the applicants actually done what they needed to do. Their soil scientist was here, testified in front of us. We could not examine theirs. And that's... that's my feeling.

Chairman Fisk stated where I'm falling down on this is that we don't know where that delineation, what the impacts are to the upland review area. That's not on the plans. The plans, the drawings were done prior to that delineation. Even accepting that, which I am. I've been accepting that at this point. The application is not complete.

Commissioner Rooks, How much is the difference, is where we're coming. Is it 10 feet? Is it 20 feet?

Chairman Fisk, We don't know, because with the slope involved, we don't know. We don't know how far it's going to extend into it. From testimony, Mr. McManus stated it was 90 feet to the road, his nearest point. With our regulations and the slope involved that would, in my mind, extend into it. And that's why, in this matter, the burden has not been met on this application. It would be difficult to approve an application that is not complete.

Commissioner Massaro, I'm still very torn about it. I think that the applicants did a pretty thorough job, and vetting all of the parameters that they're required to follow. When submitting a wetlands application. Then we find that the wetlands map that the city has issued for them to use are off. We found it by soil scientists. We had other soil scientists look at it. I think Mr. McManus did a very thorough job in his investigating of those. He did speak quite a bit about the wetland soils that he did find. Were they dumped there? Were they indigenous to that property? He wasn't able to say.

Chairman Fisk stated he was hung up on that as well, as I recall from his testimony, the areas that are disturbed wetlands, or dumped wetlands, as you put it, are the areas that the intervenor soil scientists identified.

Commissioner Carros agreed with Commissioner Massaro. If I had to vote right now, I would vote to approve the project, but we're not quite there yet. And I understand the concerns of the interveners, I understand them completely. I was reminded we are bound by the regulations of wetlands and our regulations. And not the other concerns of, you know, road use and dust and everything else. This is a hard project to make a decision.

Chairman Fisk are you in agreement with the applicant's soil scientist or the intervenors?

Commissioner Carros, I think the applicant's, presentation, their soil scientist report, I think, is accurate. And again, nobody has proved that it's not. As Commissioner Rooks talked about water, running water, that's not what we're talking about here. Every time it rains, we're going to have water running down no matter where you are, you can have wetlands or dry desert. You're still going to have rain coming down. The intervenor has not convinced me Let's put it that way.

Chairman Fisk, that goes back to, you know, what Commissioner Massaro brought up, is the altered human, human transported soils according to the applicant, are not viable soils. They may have wetland characteristics still there, but they're not still functioning as wetlands. That may be a place of disagreement between the two soil scientists is, are those soils still viable at this point that they've been altered? As I mentioned, I'm leaning the fact that after questioning him and my years of experience on this board, that you know, Mr. McManus was correct that those are not viable. However, repeating myself, it still leaves me the question, where is the upland review boundary?

No motions were brought forth, Chairman Fisk read into record a motion for consideration:

The Inland Wetlands and Watercourses Commission finds that the applicant has not met its burden under the Inland Wetlands and Watercourses Regulation. The applicant's soil scientists identified wetlands closer to the project area than shown on the city wetlands map, and the record contains two delineations, the interveners and the applicants. Either of which indicates that the upland review area extends closer to and may extend into portions of the proposed activity area, beyond what was assumed or evaluated in the application materials.

While the applicant has recognized the upland review areas elsewhere on the property, the record does not demonstrate that the full extent of upland review associated with the wetland feature identified closer to the project has been established and incorporated into the project evaluation. Including consideration of slope and groundwater factors required by the regulations. As a result, the Commission cannot find on the record that impacts have been avoided and minimized, that the proposed activity complies with applicable standards, and the application is therefore denied. Is there a motion consistent with this finding?

Motion made by Commissioner Robinson and Seconded by Commissioner Valentino.

A roll call vote was taken, resulting in 3 for, 4 against.

Commissioner	Vote
Commissioner Duquette	No
Commissioner Valentino	Yes
Commissioner Carros	No
Commissioner Robinson	Yes
Commissioner Massaro	No
Commissioner Rooks	No
Commissioner Fisk	Yes

For: Valentino, Robinson, and Fisk

Against: Duquette, Carros, Massaro, and Rooks.

Abstained: None.

The motion does not pass.

The second motion was read into the record by Chairman Fisk, stating it will have some stipulations that will be discussed before voting.

The Inland Wetlands and Watercourses Commission finds that, subject to appropriate conditions, the proposed regulated activity may be conducted in a manner that avoids or minimizes impacts to wetlands and watercourses. As required by the Inland Wetlands and Watercourses regulations, the Commission further finds that approval is contingent upon incorporation of the wetland boundary identified by the applicant's soil scientist and the associated upland review area into the project design, as well as implementation of measures necessary to protect wetlands, groundwater, and related resources. Approval of application number 2056 is therefore granted, subject to the following conditions, which we can discuss once we have a motion and a second in the discussions. But even before that, it's the language there agreeable?

Motion made by Commissioner Massaro and Seconded by Commissioner Duquette.

Discussions commenced regarding adding stipulations.

Director Rogozinski stated through the chair, a stipulation that the applicant submits to engineering for a review, a drainage report confirming the size of the sedimentation chamber and currents with Connecticut DEEP, stormwater control yield manual and also a report from a geotechnical engineer associated with the slope stability.

Chairman Fisk proposed a stipulation that the applicant revise the plans and show the McManus delineation and the Upland review on the drawings. We're not changing the map, we're having them change their plans to 90 feet from the road. Per scale, the delineation itself may not be on the map, but the upland review likely will be.

Final Motion with Stipulations

MOTION: Move to approve Application #2056 – Wetlands application for earth removal activity within the upland review area associated with the development of two residential dwelling units at 45 & 51 Grassy Road; Lot 216 & Lot 217 Ambler Road; Assessor's Map 20, Lots 214, 215, 216 and 217. H&T Holdings of Bristol, LLC, applicant, in accordance with the plot plan and information submitted with standard stipulations and additional stipulations as listed: Engineering review of drainage report confirming size of sediment basin in accordance with CT DEEP Manual; Geotechnical report indicating slope stability of proposed excavation; Erosion control bond in the amount of \$20,000; Conservation Easement in Northeast Corner and Southern/ Southwest portions of the property in areas where there's no excavation proposed on the applicant's plan; presence of groundwater table would stop work; indications of wetland limits along the eastern property line from the applicant's soil scientist, per our regulation.

By: Massaro

Seconded: Duquette

A roll call vote was taken, resulting in 6 for, 1 against.

Commissioner	Vote
Commissioner Duquette	Yes
Commissioner Valentino	Yes
Commissioner Carros	Yes
Commissioner Robinson	Yes
Commissioner Massaro	Yes
Commissioner Rooks	Yes
Commissioner Fisk	No

The motion passed.

For: Duquette, Valentino, Carros, Robinson, Massaro, and Rooks.
Against: Fisk

Abstained: None.

The application is approved with standard and additional stipulations.

4. Adjournment

MOTION: Move to adjourn at 7:36 P.M.

By: Rooks

Seconded: Robinson

For: Duquette, Valentino, Robinson, Klimek, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,
Janet Little

Zachary Fisk, Chairman
Inland Wetlands & Watercourses Agency
of the Conservation Commission of the City of Bristol

David Rooks, Secretary

Application
#2066

Data Center
234 Riverside Ave.

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only	
APPLICATION NO.	<u>2066</u>
DATE FILED:	<u>2-18-26</u>
DECISION DATE:	_____
DECISION:	_____

1. APPLICANT:

Name: ReNew Riverside LLC Signature: [Signature], MEMBER
Address: 123 Salem Road City: Colchester State: CT Zip: 06415
Telephone No.: (860) 543-9432 [] home ☒ work Email: john@renewdevelopers.com

2. PROPERTY OWNER(S):

Name: ReNew Riverside LLC Signature: [Signature], MEMBER
Address: 123 Salem Road City: Colchester State: CT Zip: 06415
Telephone No.: (860) 543-9432 [] home ☒ work Email: john@renewdevelopers.com

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 234 Riverside Avenue
Assessor's Map No.: 30 Assessor's Lot No.(s): 117A
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): Perennial watercourse
identified as Pequabuck River with narrow bordering wetlands located along the southern property
boundary. No wetlands proposed to be directly impacted, all impacts are limited to the upland review area.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE: Development of a 2-story data center with
associated utility interconnection, landscaping improvements, and parking areas. Activity will be
supported by a fuel cell facility which will be covered under a separate application to the Connecticut Siting Council.

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- [] a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- [] b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- [X] c. The proposed activity is a regulated activity and will occur:
- | | |
|---|---|
| [] in a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| [X] within 100 feet of a wetlands or watercourse; | area of impact: <u>25,235</u> SF (<u>0.58</u> acres) |
| [] beyond 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

[X] yes [] no

If "yes", see instructions for submission requirements.

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1/Page 2**

7. AUTHORIZATIONS AND CERTIFICATIONS:

- a. I/we hereby authorize the commissioners and agents of the Bristol Inland Wetlands Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application or request.
- b. I/we hereby certify that, if a portion of the subject property is located within 500 feet of the boundary of an adjoining municipality, I/we have caused written notice of the proposed activity to be sent to the Inland Wetlands and Watercourses Agency of such municipality by certified mail, return receipt requested, on the date that I/we submitted this application to the City of Bristol. Refer to Section 7.5 of the Bristol Inland Wetland Regulations.
- c. I/we hereby certify that I/we am/are familiar with the information included in this application and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of Sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a wetlands permit or ruling through deception or through inaccurate or misleading information.

8. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

- filing fee – make checks payable to "City of Bristol"

Wetlands Permit

total project size: one acre or less – \$185

total project size: more than one acre – \$185 *plus* \$40 per additional acre or portion thereof

Extension of Unexpired Permit

total project size: one acre or less – \$110

total project size: more than one acre – \$135

Modification of Existing Permit

total project size: one acre or less – \$135

total project size: more than one acre – \$160

NOTE: Application filing fees include \$60 state fee.

- electronic copies of all information, plus one copy of final Plan showing existing and proposed conditions in relation to the wetlands and/or watercourses, prepared in accordance with Section 7.8 of the Regulations
- any other information as may be required by the Agency

Statewide Inland Wetlands and Watercourses Activity Reporting Form



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions.
If completing by hand - please print and use the [pdf version](#).
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: [Click Here for Year](#) month: [Click Here for Month](#)
2. CHOOSE ACTION TAKEN (see instructions for code): [Click Here to Choose a Code](#)
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (type name): Bristol
does this project cross municipal boundaries (check one)? yes ☐ no ☒
if yes, list the other town(s) in which the activity is occurring (type name(s)): _____, _____
6. LOCATION (click on hyperlinks for information): [USGS quad map name](#): Bristol or [quad number](#): 50
[subregional drainage basin number](#): 4315
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): ReNew Riverside, LLC
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (type information): Bristol Technology Center, 234 Riverside Avenue
briefly describe the action/project/activity (check and type information): temporary ☐ permanent ☒ description: data center and energy servers
9. ACTIVITY PURPOSE CODE (see instructions for code): D
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 12, NA
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, type acres or linear feet as indicated):
wetlands: 0.00 acres open water body: 0.00 acres stream: 0.00 linear feet
12. UPLAND AREA ALTERED (type acres as indicated): 0.58 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 0.00 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

Tax Card and Map



Property Information

Property Location	234 RIVERSIDE AVE
Owner	RENEW RIVERSIDE LLC
Co-Owner	
Mailing Address	123 SALEM RD COLCHESTER CT 06415
Land Use	337 Parking Lot
Land Class	C
Zoning Code	BHC
Census Tract	04061

Neighborhood	
Acreage	1.52
Utilities	All Public
Lot Setting/Desc	Level
Book / Page	2225/524
Additional Info	

Primary Construction Details

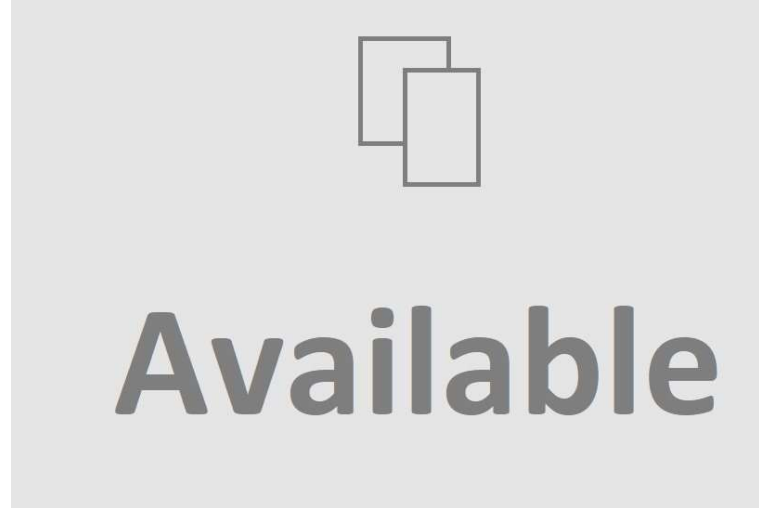
Year Built	0
Building Desc.	Parking Lot
Building Style	UNKNOWN
Building Grade	NA
Stories	
Occupancy	
Exterior Walls	
Exterior Walls 2	NA
Roof Style	
Roof Cover	
Interior Walls	
Interior Walls 2	NA
Interior Floors 1	
Interior Floors 2	

Heating Fuel	
Heating Type	
AC Type	
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	NA
Kitchen Style	NA
Fin Bsmt Area	0
Fin Bsmt Quality	0
Bsmt Gar	0
Fireplaces	0

Photo



Sketch



(*Industrial / Commercial Details)

Building Use	Vacant
Building Condition	
Sprinkler %	NA
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA
Foundation	NA

Valuation Summary			Sub Areas		
(Assessed value = 70% of Appraised Value)					
Item	Appraised	Assessed	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Buildings	0	0			
Extras	0	0			
Improvements					
Outbuildings	3100	2170			
Land	209200	146440			
Total	212300	148610			

Outbuilding and Extra Features

[illegible][illegible]

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
RENEW RIVERSIDE LLC	2225/524	2022-05-23	500000
SACHEM CAPITAL CORP	2085/0265	2018-07-18	370000
BREAK N' RUN BILLIARDS LLC	1987/0700	2015-02-27	430000
MASSARO DAVID J	1807/0558	2009-06-22	50000
FOLEY CHARLES E + MASSARO DAVID J	1316/0977	2000-02-24	0
FOLEY CHARLES E + MASSARO BERTH K	1085/0764	1993-04-28	0

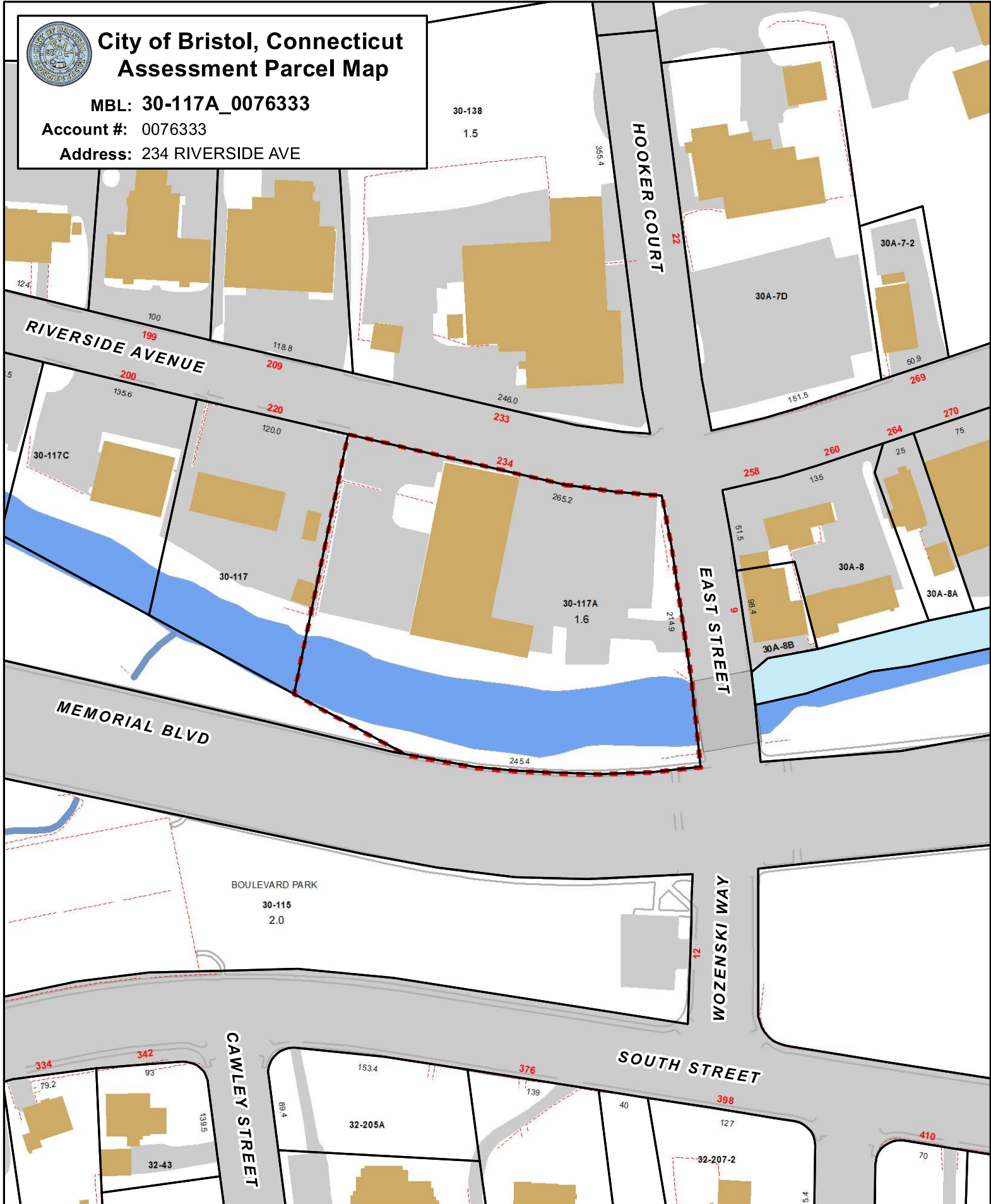


City of Bristol, Connecticut Assessment Parcel Map

MBL: 30-117A_0076333

Account #: 0076333

Address: 234 RIVERSIDE AVE



Approximate Scale: 1 inch = 100 feet

Map Produced May 2025

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The City of Bristol and its mapping contractors assume no legal responsibility for the information contained herein.

Stormwater Management Report



STORMWATER MANAGEMENT REPORT

**PROPOSED
BRISTOL TECHNOLOGY CENTER**

**234 RIVERSIDE AVENUE
BRISTOL, CONNECTICUT
HARTFORD COUNTY**

Prepared for:

**ReNew Riverside, LLC
123 Salem Road
Bristol, CT 06010**

Prepared by:

**All-Points Technology Corporation, P.C.
567 Vauxhall Street Extension, Suite 311
Waterford, CT 06385**

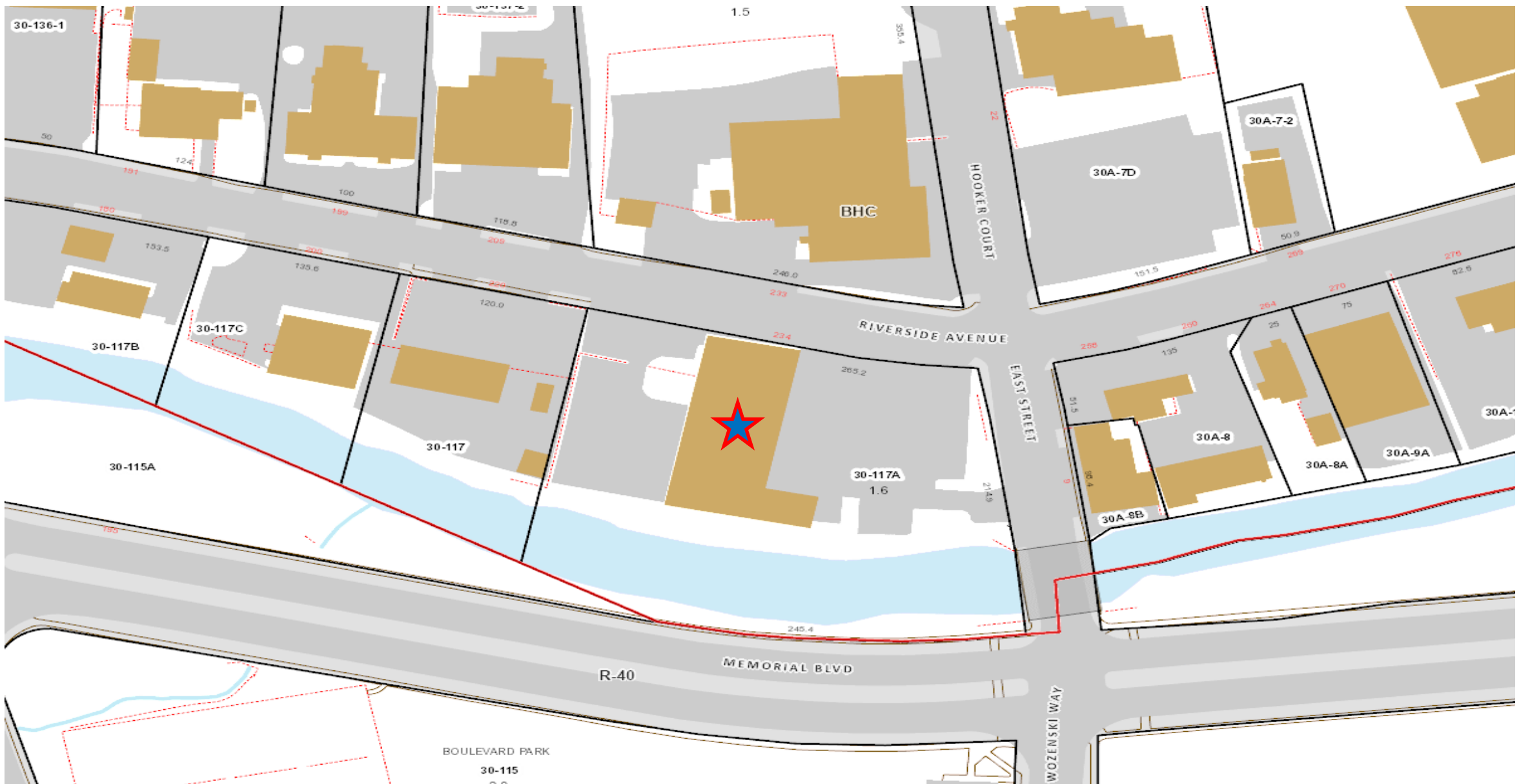
FEBRUARY 2026



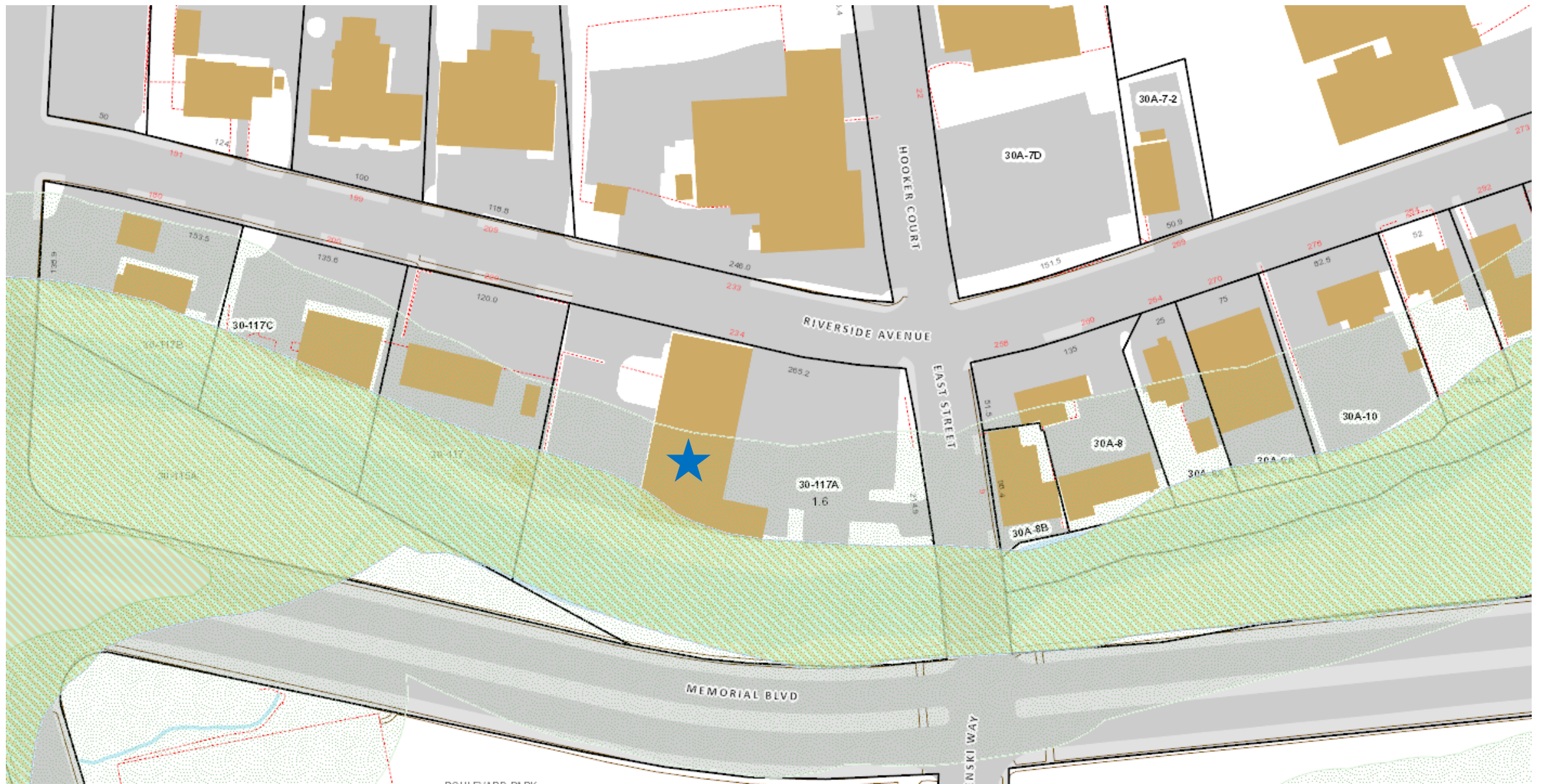
Hyperlink for Full Report:

[https://www.bristolct.gov/DocumentCenter/View/50968/CT716120 Bristol DrainageReport 02172026](https://www.bristolct.gov/DocumentCenter/View/50968/CT716120_Bristol_DrainageReport_02172026)

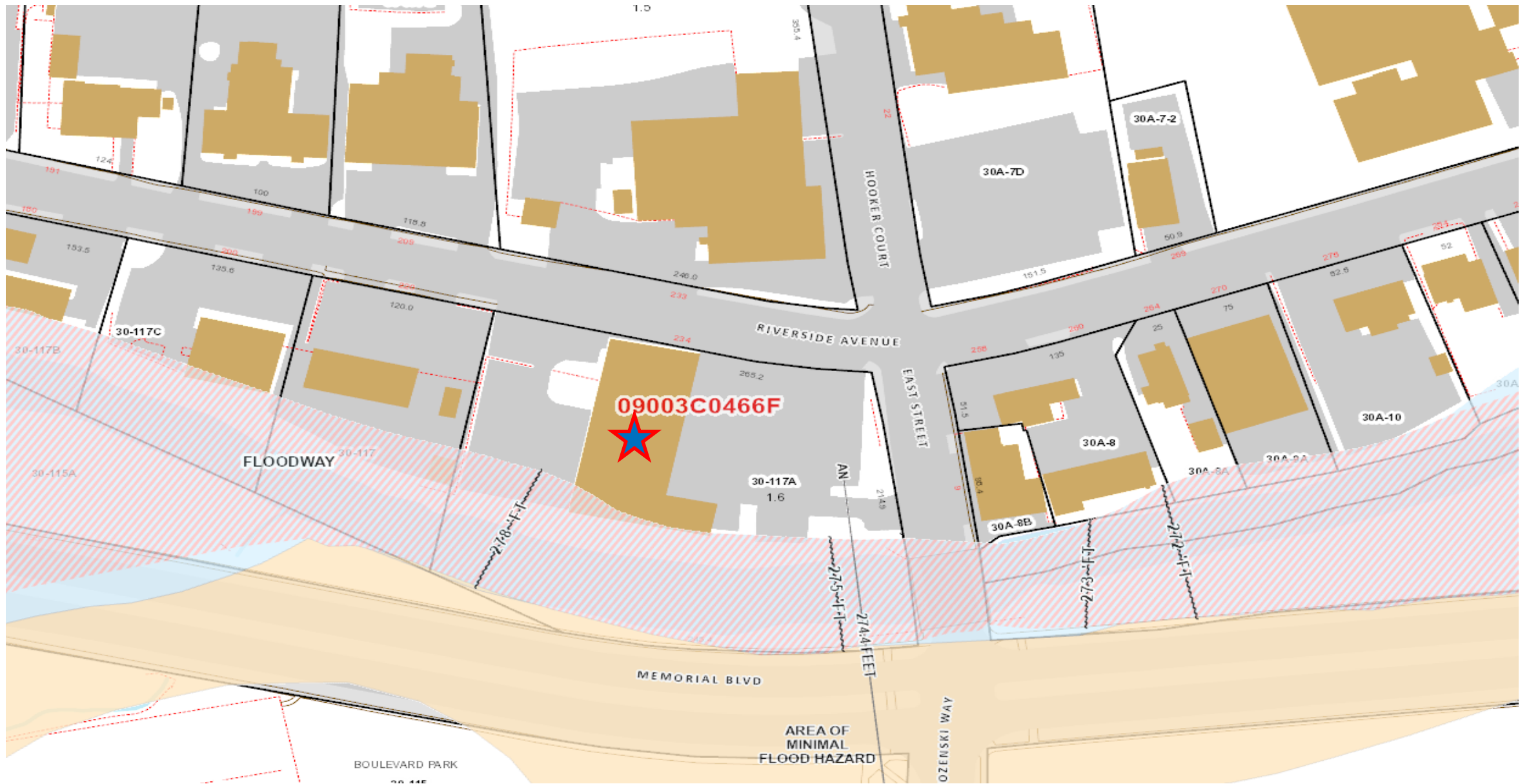
Various GIS and Aerial Maps



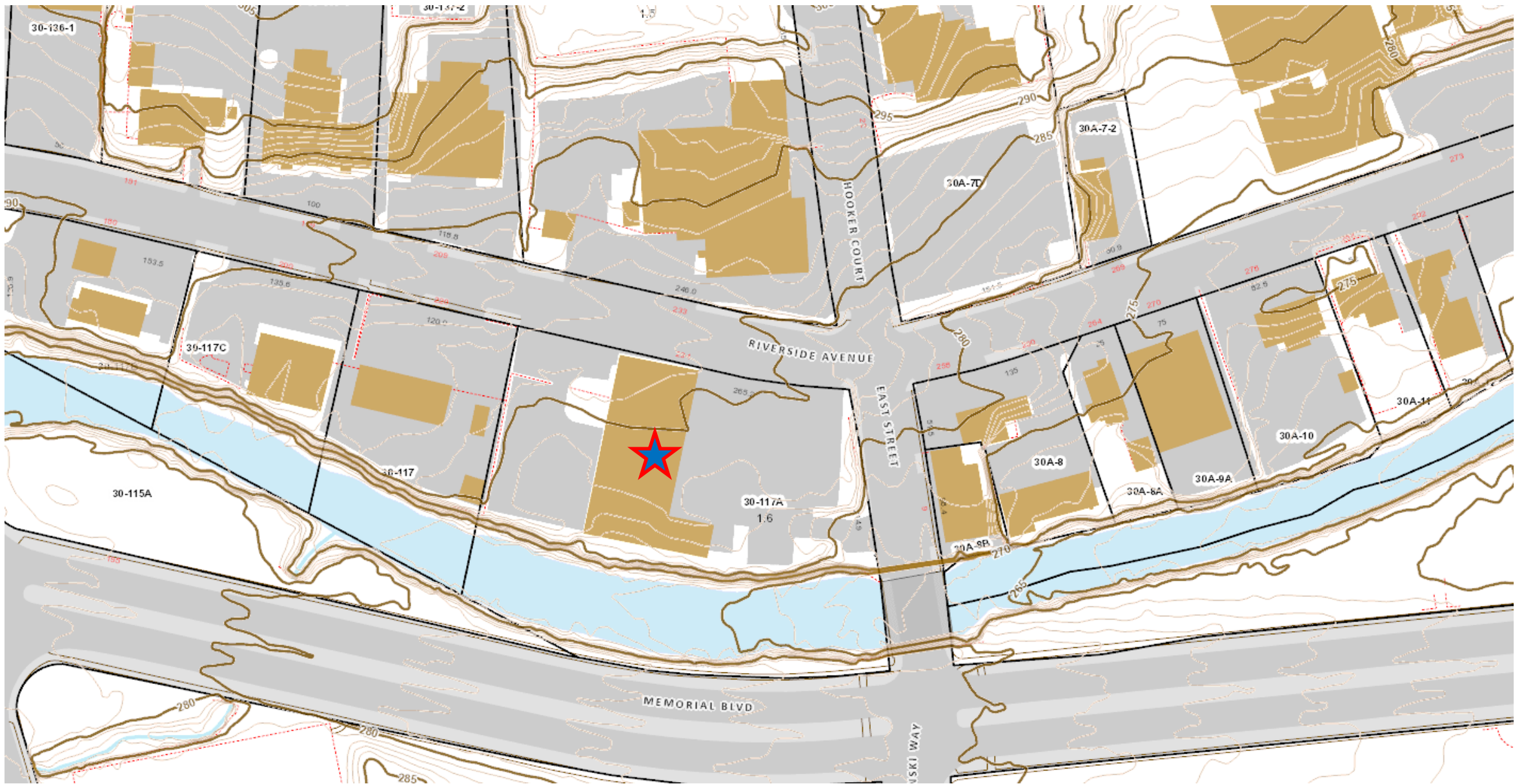
234 Riverside Avenue – Location
Map 30 Lot 117A



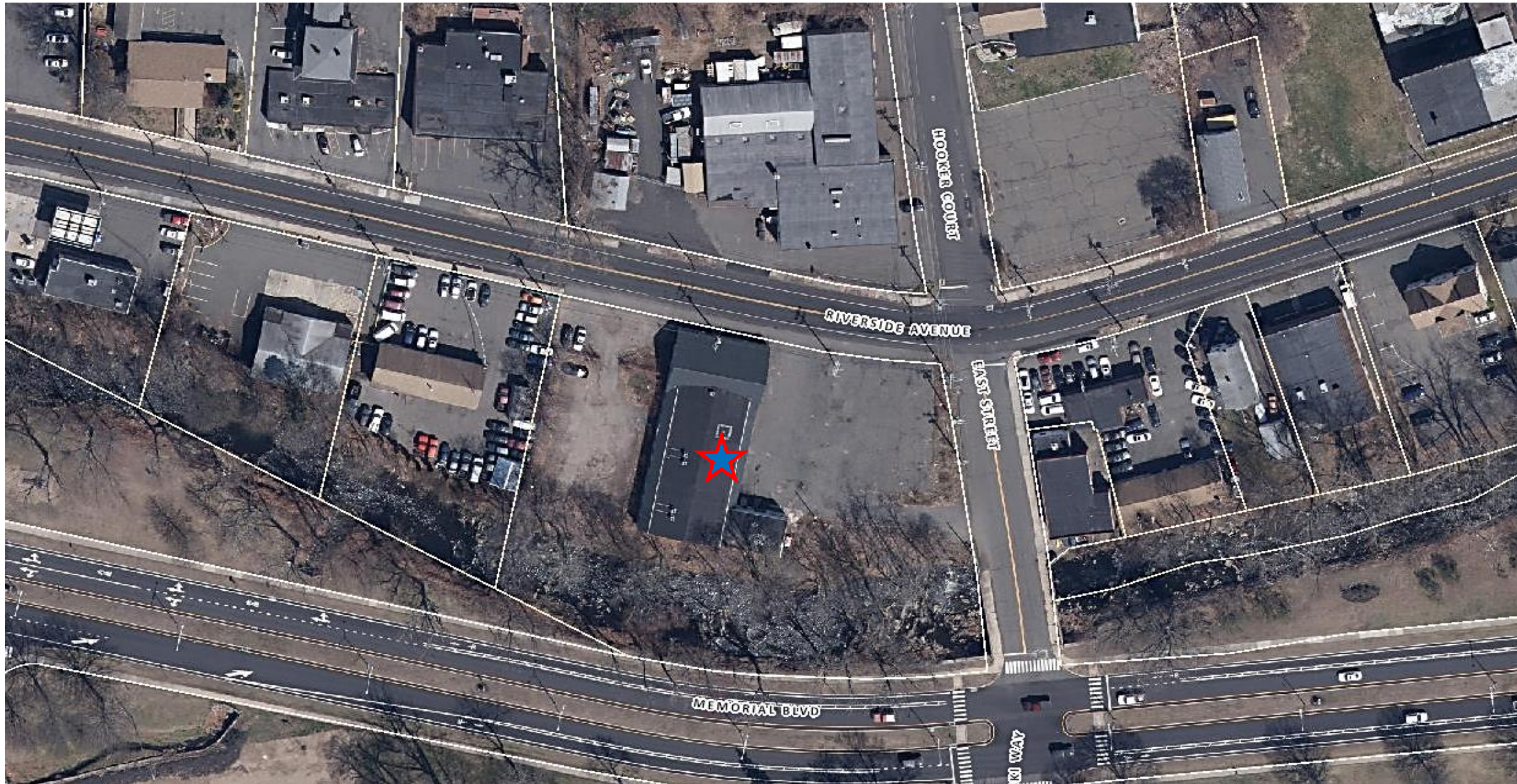
234 Riverside Avenue – Wetlands, Floodplain and Upland Review
Map 30 Lot 117A



234 Riverside Avenue – Floodplain
Map 30 Lot 117A



234 Riverside Avenue – Topography
Map 30 Lot 117A

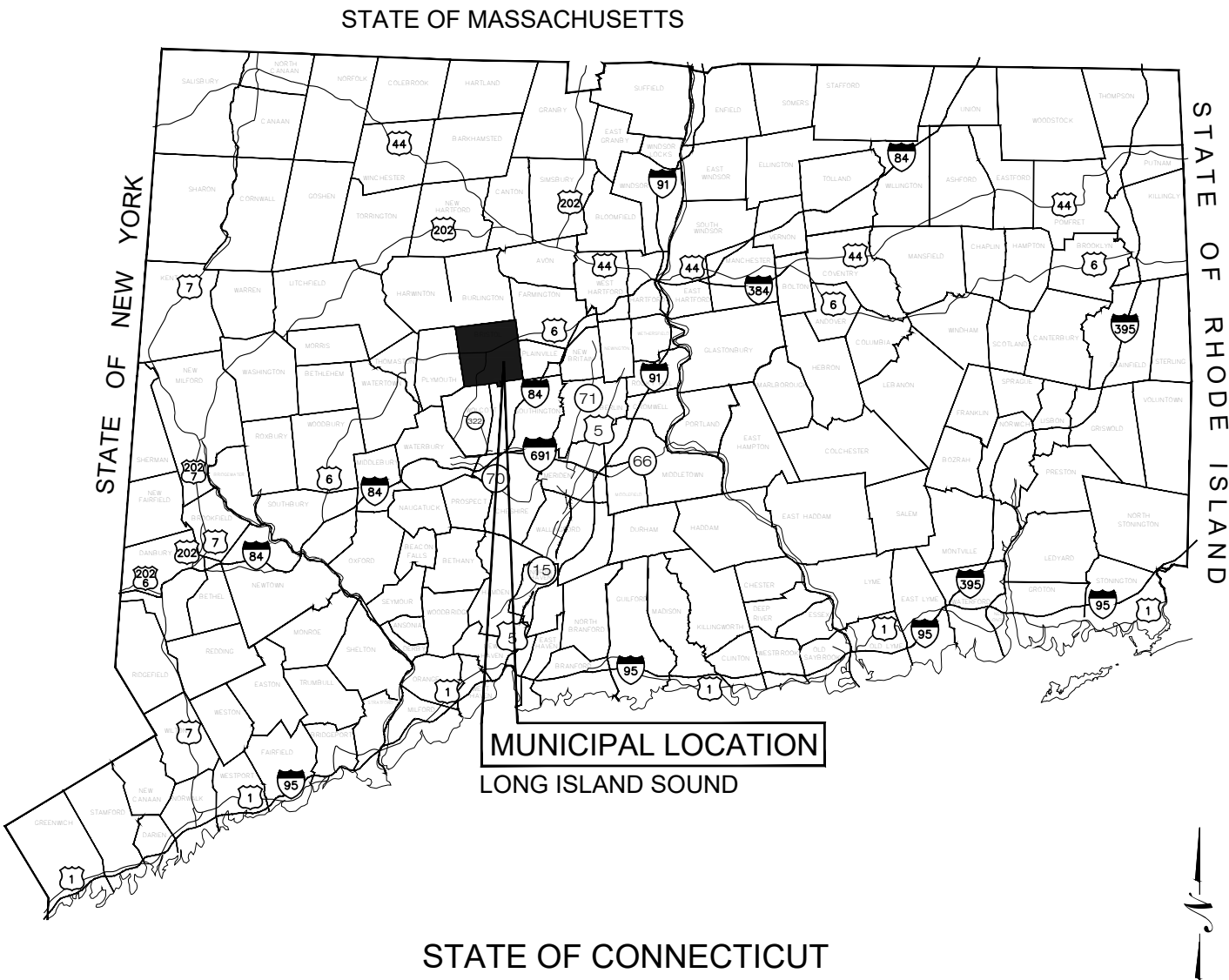


234 Riverside Avenue – Aerial - 2023
Map 30 Lot 117A



234 Riverside Avenue – Aerial – 2025
Map 30 Lot 117A

Site Plan



"BRISTOL TECHNOLOGY CENTER"

RENEW RIVERSIDE, LLC

234 RIVERSIDE AVENUE BRISTOL, CT

LIST OF DRAWINGS

T-1 TITLE SHEET

EX-1 PROPERTY & TOPOGRAPHIC SURVEY

GN-1 GENERAL NOTES & LEGEND

OP-1 OVERALL SITE PLAN

EN-1 ENVIRONMENTAL NOTES

RE-1 PEQUABUCK RIVER RIVERFRONT ENHANCEMENT PLAN

ES-1 EROSION & SEDIMENT CONTROL PLAN

ES-2 & 3 EROSION & SEDIMENT NOTES & DETAILS

U-1 SITE & UTILITY PLAN

SP-1 SITE PLAN

GD-1 GRADING & DRAINAGE PLAN

DN-1 TO DN-2 DETAILS & NOTES

DN-3 TO DN-7 CT DOT STANDARD DETAILS

LS-1 LANDSCAPE PLAN

SITE INFORMATION

SITE NAME: "BRISTOL TECHNOLOGY CENTER"

LOCATION: 234 RIVERSIDE AVENUE
BRISTOL, CT

SITE TYPE/DESCRIPTION: PROPOSED DATA CENTER AND ENERGY
SERVERS W/ ASSOCIATED EQUIPMENT

PROPERTY OWNER: RENEW RIVERSIDE, LLC
123 SALEM ROAD
COLCHESTER, CT 06415

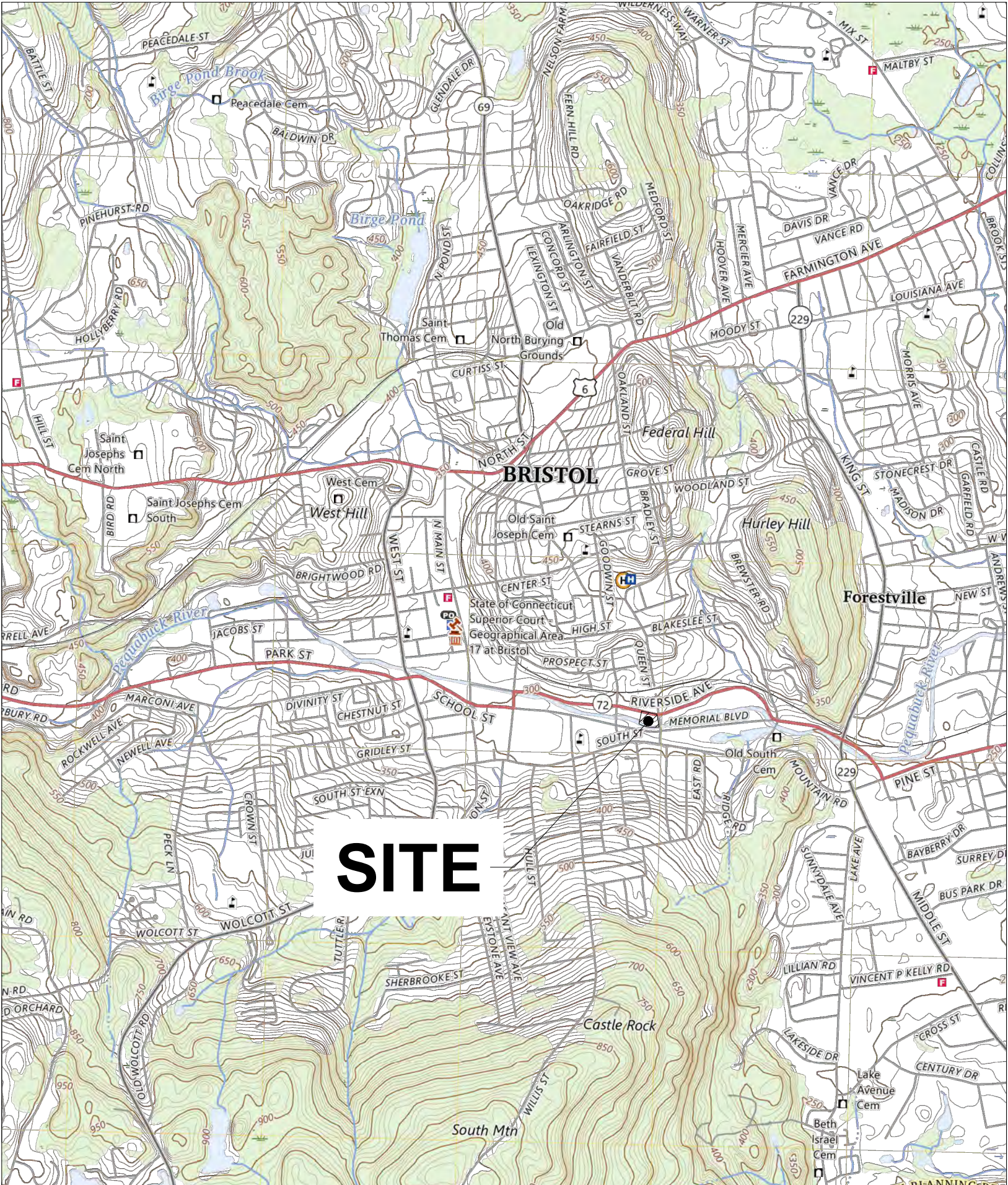
APPLICANT: RENEW RIVERSIDE, LLC
123 SALEM ROAD
COLCHESTER, CT 06415

ENGINEER CONTACT: THOMAS E. LITTLE, P.E.
(860) 552-2046

LATITUDE: N 41° 30' 43.16"
LONGITUDE: W 72° 40' 14.81"

MBLU: 30-117A
ZONE: BHC

TOTAL SITE ACREAGE: 1.62± AC.
TOTAL DISTURBED AREA: 1.05± AC.



SOURCE: USGS 7.5 QUADRANGLE MAP, BRISTOL, CT 2024

FOR PERMITTING PURPOSES ONLY



RENEW DEVELOPERS, LLC
103 SOUTH MAIN ST. P.O BOX 734
BRISTOL, CT 06415



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PLANNING DOCUMENTS		
NO	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY
CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: RENEW RIVERSIDE, LLC

ADDRESS: 123 SALEM ROAD
COLCHESTER, CT 06415

BRISTOL TECHNOLOGY CENTER

SITE ADDRESS:
234 RIVERSIDE AVENUE
BRISTOL, CT

APT FILING NUMBER: CT1716120

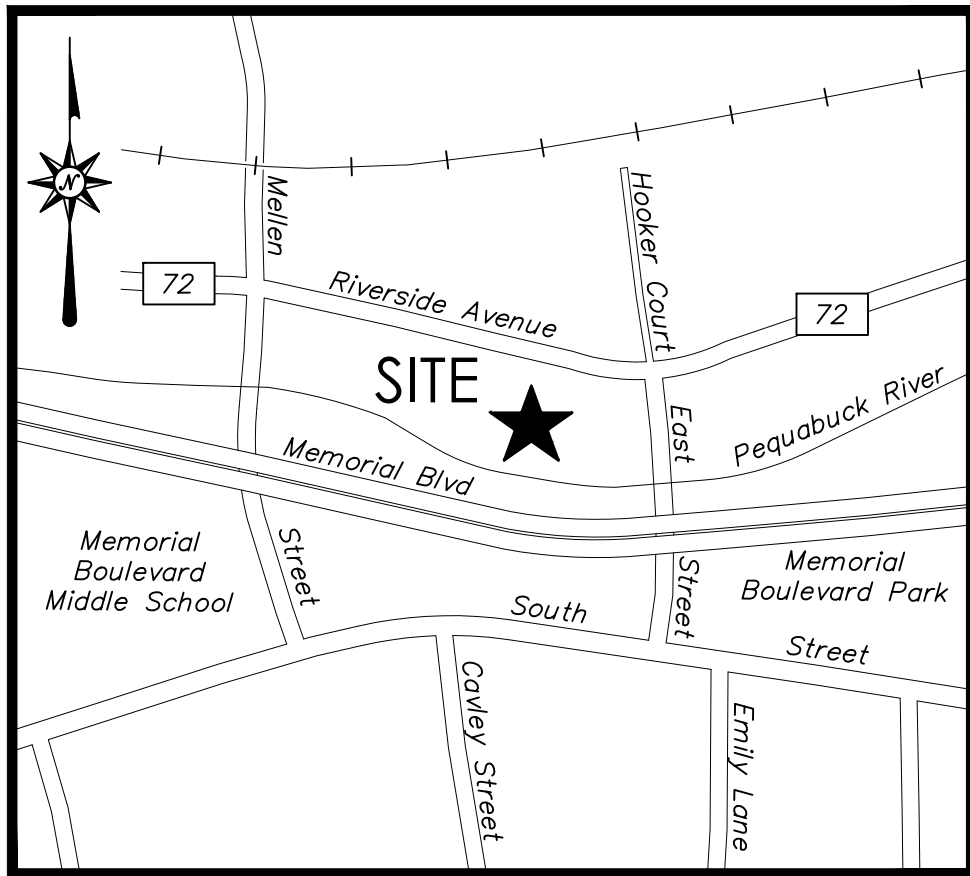
	DRAWN BY: UKA/ELZ
DATE: 01/15/26	CHECKED BY: TEL

SHEET TITLE:

TITLE SHEET

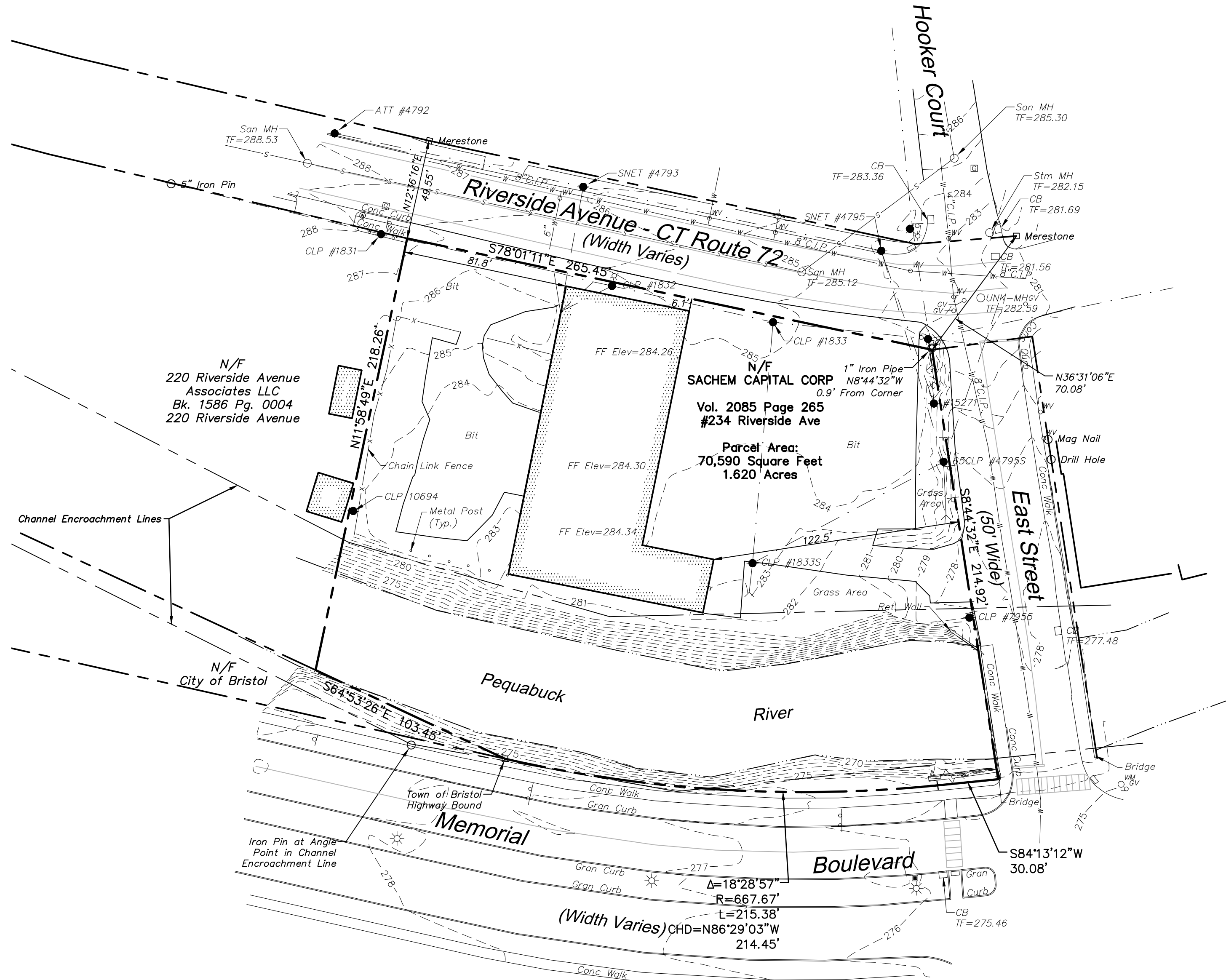
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T-1



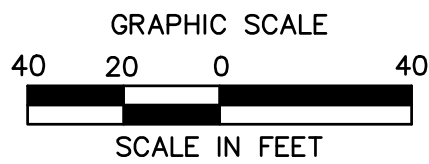
LOCATION MAP

NOT TO SCALE



LEGEND

	Property Line		Handhole
	Easement Line		Utility Pole
	Setback Line		Utility Pole w/ Light
	Edge of Water		Guy Wire
	Major Contour		Light Pole
	Minor Contour		Gas Valve
	Retaining Wall		Gas Test Station
	Guide Rail		Catch Basin
	Fence		Manhole
	Overhead Wires		Fire Hydrant
	Water Line		Water Valve
			Sign
			Monitoring Well



GENERAL NOTES

- A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.
- B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
- C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
- D) THE TYPE OF SURVEY PERFORMED IS A PROPERTY/TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
- E) NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (CT NAD 83 - EPOCH 2011) AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES DURING OCTOBER 2021.
- F) THE TYPE OF SURVEY PERFORMED IS A PROPERTY/TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
- G) ELEVATIONS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 88). THE DATUM WAS DETERMINED BY USING (GEOD 18) AND IS BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES IN OCTOBER 2021 AND REFERENCED TO THE C.O.R.S. NETWORK BASE STATION "CTW" LOCATED IN WINCHESTER, CT HAVING THE FOLLOWING PUBLISHED VALUES:
STATION: CTW (DH5839)
COORDINATES (US FT): N: 888.006, E: 912.956
ELLIPSOID HEIGHT (US FT): 630.21 (192.08 M)
- H) PARCEL IS LOCATED IN A FLOOD HAZARD AREA "AE", (BASE FLOOD ELEVATION DETERMINED), IN A FLOODWAY AREAS IN ZONE "AE", IN A FLOOD AREA "X SHADED" (AREAS OF 0.2% ANNUAL CHANCE FLOOD) AND IN A FLOOD AREA "X NOT SHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 0900300466F PANEL 466 OF 675 EFFECTIVE DATE: SEPTEMBER 26, 2008.
- I) THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.
- J) THE CURRENT DEED FOR THE SUBJECT PARCEL (VOL 2085 PAGE 265) MENTIONS A RIGHT OF WAY FOR SEWER DATED MAY 4, 1895 AND DESCRIBED IN VOL 48 PAGE 589 OF THE BRISTOL LAND RECORDS. NO EVIDENCE OF SAID RIGHT OF WAY COULD BE FOUND AT THE TIME OF THE SURVEY.

MAP REFERENCES

- "MAP SHOWING PORTION OF PROPERTY BELONGING TO A.L. SESSIONS EST. BRISTOL, CONN." SCALE: 1"=50'. DATE: SEPT. 1937. PREPARED BY SPERRY & BUELL, INC. CIVIL ENGINEERS.
- "MAP SHOWING PROPERTY OF A.L. SESSIONS, ESTATE. EAST OF MELLETT ST. BRISTOL, CONN." SCALE: 1"=50'. DATE: APRIL 1940. PREPARED BY SPERRY & BUELL, INC. ENGINEERS.
- "CHANNEL ENCROACHMENT LINES PORTION OF PEQUABUCK RIVER BRISTOL CONN. PREPARED FOR WATER RESOURCES COMMISSION A-57-110-1". SCALE: 1"=100'. DATE: 3-19-59. PREPARED BY JOHN J. MOZZOCHI & ASSOCIATES.
- "CHANNEL ENCROACHMENT LINES PORTION OF PEQUABUCK RIVER BRISTOL CONN. PREPARED FOR WATER RESOURCES COMMISSION A-57-110-2". SCALE: 1"=100'. DATE: 3-19-59. PREPARED BY JOHN J. MOZZOCHI & ASSOCIATES.
- "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF BRISTOL, RIVERSIDE AVENUE, FROM THE BOULEVARD WESTERLY TO MAIN ST., ROUTE U.S.6, NUMBER 17-05, SHEET NO. 2 OF 3" SCALE: 1"=40'. DATE: MAR. 31, 1939.
- "MAP OF MEMORIAL BOULEVARD BRISTOL, CT, SHEET 1 OF 4" SCALE 1"= 40'. DATE: JUNE 2009, PREPARED BY DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING CITY OF BRISTOL CONNECTICUT AND FILED AS MAP 35-92A IN THE CITY OF BRISTOL.



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

11/5/2021
PATRICK J. CORLESS, JR., L.S. #70015

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH PROJECT DEVELOPER STANDARDS, CITY OF BRISTOL STANDARDS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. IF NO PROJECT CONSTRUCTION SPECIFICATION PACKAGE IS PROVIDED BY THE PROJECT DEVELOPER OR THEIR REPRESENTATIVE, THE CONTRACTOR SHALL COMPLY WITH THE MANUFACTURER, CITY OF BRISTOL, OR CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND BE IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
3. THE PROJECT DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING AND STORMWATER PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL CITY OF BRISTOL CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
4. REFER TO PLANS, DETAILS AND REPORTS PREPARED BY ALL-POINTS TECHNOLOGY CORPORATION FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE PROJECT DEVELOPER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING/CONSTRUCTION. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE PROJECT DEVELOPERS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS PER PLANS, AND SPECIFICATIONS TO THE PROJECT DEVELOPER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
6. SHOULD ANY UNKNOWN OR INCORRECTLY LOCATED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE PROJECT DEVELOPER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
7. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE PROJECT DEVELOPER OR OTHERS DURING OCCUPIED HOURS, EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE PROJECT DEVELOPER AND THE LOCAL MUNICIPALITY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
8. THE CONTRACT LIMIT IS THE LIMIT OF DISTURBANCE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
9. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL COMPLY WITH OSHA CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
11. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OF PERSONNEL OR TO SUPERVISE SAFETY AND DO NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
12. THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, CONDUIT, PAVEMENT, CURBING, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE PROJECT DEVELOPER OR CITY OF BRISTOL.
13. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE PROJECT DEVELOPER AT THE END OF CONSTRUCTION.
14. ALTERNATIVE METHODS AND PRODUCTS, OTHER THAN THOSE SPECIFIED, MAY BE USED IF REVIEWED AND APPROVED BY THE PROJECT DEVELOPER, ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING/CONSTRUCTION PROCESS.
15. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "811" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
16. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS AND PERMITS ARE GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

SITE PLAN NOTES

1. THE PROPERTY & TOPOGRAPHIC SURVEY WAS PROVIDED BY BL COMPANIES DATED NOVEMBER 2, 2021.
2. ONE (1) WETLANDS IS PRESENT ON THE PROPERTY ALONG THE SOUTHERN PROPERTY BOUNDARY (PEQUABUCK RIVER). WETLAND DELINEATION COMPLETED BY EMILY PERKO, REGISTERED SOIL SCIENTIST, ALL-POINTS TECHNOLOGY CORP., P.C., ON MARCH 23, 2022 AND JANUARY 10, 2025.
3. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDED SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE GENERAL NOTES SHEET (GN-1) OR SUBMIT AN ALTERNATE PLAN FOR APPROVAL BY THE ENGINEER AND/OR PERMITTING AGENCIES PRIOR TO THE START CONSTRUCTION. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
4. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR BVWS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. IN ADDITION, THE CONTRACTOR SHALL ADHERE TO THE "SEDIMENTATION EROSION CONTROL PLAN" CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY GOVERNMENT AGENCIES WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
5. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK, SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN 8" LIFTS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT 95% PERCENT OF OPTIMUM MOISTURE CONTENT.
6. ALL DISTURBANCE INCURRED TO PUBLIC, MUNICIPAL, COUNTY, STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY OF BRISTOL AND STATE OF CONNECTICUT.
7. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE PROJECT DEVELOPER AND/OR PROJECT DEVELOPERS ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE PROJECT DEVELOPER AND/OR PROJECT DEVELOPERS ENVIRONMENTAL CONSULTANT.
8. PROPOSED WORK IN CONNECTICUT STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH STATE DOT STANDARDS AND IN-LINE WITH CONNECTICUT DEPARTMENT OF TRANSPORTATION PLANS FOR RIVERSIDE AVENUE (CT ROUTE 72) DEVELOPED BY GM2 ASSOCIATES

CONSTRUCTION SEQUENCE NOTES

CONSTRUCTION ACTIVITIES ARE EXPECTED TO TAKE UP TO NINE TO TWELVE MONTHS.

THE GENERAL CONSTRUCTION NOTES ARE AS FOLLOWS:

1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. DESIGNATED ACCESS DRIVES MUST BE USED TO THE MAXIMUM EXTENTS POSSIBLE. IT IS REQUIRED THAT THE SITE CONTRACTOR PERFORM A DAILY INSPECTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES EMPLOYED AT THE SITE.
2. A CTDEEP-APPROVED QUALIFIED INSPECTOR SHALL BE ASSIGNED TO BE RESPONSIBLE FOR PERFORMING INSPECTIONS AND PREPARING REPORTS IN ACCORDANCE WITH SECTION 5(B)(4)(B) OF THE CONSTRUCTION GENERAL PERMIT. THESE INSPECTIONS SHALL TAKE PLACE WEEKLY, AT A MINIMUM, AND SHALL BE REQUIRED WITHIN 24 HOURS OF A RAINFALL EVENT EXCEEDING 0.5 INCHES. THE ENGINEER OF RECORD SHALL BE REQUIRED TO REVIEW AND COUNTER-SIGN THE PREPARED WEEKLY REPORTS.
3. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR TRANSITIONING TO THE NEXT PHASE OF CONSTRUCTION, THE CONTRACTOR SHALL ENSURE THAT ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN PROPERLY INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS. THE SITE SUPERVISOR OR A QUALIFIED THIRD-PARTY INSPECTOR SHALL CONDUCT A FIELD INSPECTION TO VERIFY THE INTEGRITY AND FUNCTIONALITY OF THESE CONTROLS. NO ADDITIONAL LAND-DISTURBING ACTIVITIES OR PHASE TRANSITIONS SHALL OCCUR UNTIL THE EROSION CONTROL MEASURES ARE DOCUMENTED AS COMPLIANT WITH LOCAL JURISDICTIONAL STANDARDS AND PROJECT SPECIFICATIONS.
4. THROUGHOUT THE COURSE OF THE CONSTRUCTION PROJECT, ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE WARRANTED AT THE DISCRETION OF THE QUALIFIED INSPECTOR AND/OR DESIGN ENGINEER. THESE IMPROVEMENTS MUST BE IMPLEMENTED IN A TIMELY FASHION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT.
5. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE CITY OF BRISTOL WITH THE NAME OF CONTACT AND 24-HOUR CONTACT INFORMATION.
6. CONTRACTOR SHALL ADHERE TO 2024 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AS AMENDED.
7. THE CONTRACTOR SHALL HOLD PRE-CONSTRUCTION MEETING(S). ATTENDEES SHALL INCLUDE, BUT NOT BE LIMITED TO, REPRESENTATIVES OF THE GENERAL CONTRACTOR, SITE CONTRACTOR, CTDEEP, CITY OF BRISTOL, ENGINEER OF RECORD, AND QUALIFIED SWPPP INSPECTOR.
8. THE CONTRACTOR SHALL CONTACT CALL-BEFORE-YOU-DIG (1-800-922-4455) PRIOR TO ENGAGING IN ANY EXCAVATION ACTIVITIES AT THE SITE.
9. NO CONSTRUCTION OF SITE IMPROVEMENTS MAY BEGIN UNTIL THE PROPER EROSION CONTROL MEASURES SERVING THE AREA TO BE DISTURBED ARE IN PLACE.
10. ANTICIPATED WORK HOURS WILL BE BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH SATURDAY. IF ANY VARIATION FROM THIS SCHEDULE IS TEMPORARILY REQUIRED, THE PROJECT TEAM SHALL PROVIDE NOTICE TO CONNECTICUT SITING COUNCIL.
11. HIGH FLOTATION TIRE EQUIPMENT SHALL BE USED TO THE MAXIMUM EXTENTS PRACTICABLE IN LIEU OF TRACK CONSTRUCTION EQUIPMENT IN AN EFFORT TO AVOID COMPACTION OF THE NATIVE SOILS.

CONSTRUCTION SEQUENCE

1. INSTALL SEDIMENT AND EROSION CONTROLS (SEE SHEET ES-1).
2. EXISTING FOUNDATION AND BITUMINOUS PAVEMENT TO BE DEMOLISHED AND DISPOSED OF OFF-SITE.
3. EXCAVATE AND CONSTRUCT BUILDING FOUNDATION.
4. INSTALL STABILIZED GRAVEL PAD.
5. CONSTRUCT PROPOSED BUILDING.
6. INSTALL SUBSURFACE INFILTRATION SYSTEM.
7. INSTALL TRENCH DRAIN AND DRAIN INLETS.
8. INSTALL CURB AND SUB-BASE COURSES
9. INSTALL ELECTRICAL COMPONENTS AND INTERCONNECTION.
10. INSTALL BITUMINOUS ASPHALT TOP COURSE
11. INSTALL SITE FENCING.
12. RESEED, REPAVE, AND/OR REPLANT ANY AREAS DISTURBED BY CONSTRUCTION.
13. AFTER SITE IS STABILIZED, AND AFTER INSPECTION BY DESIGN ENGINEER, OR OTHER OWNERS REPRESENTATIVE, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. ENTIRE SITE SHALL BE CHECKED FOR AND CLEANED OF SEDIMENT AS NEEDED

UTILITY NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF BRISTOL TO SECURE CONSTRUCTION PERMITS AND FOR PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
2. REFER TO DRAWINGS BY PROJECT DEVELOPER FOR THE ONSITE ELECTRICAL DRAWINGS AND INTERCONNECTION TO EXISTING ELECTRICAL GRID. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT. THESE DETAILS ARE NOT INCLUDED IN THESE PLANS.
3. UTILITY LOCATIONS AND PENETRATIONS ARE SHOWN FOR THE CONTRACTORS INFORMATION AND SHALL BE VERIFIED WITH THE ELECTRICAL ENGINEER AND THE PROJECT DEVELOPERS CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROP. SANITARY SEWERS AND WHERE PROP. STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE PROJECT DEVELOPER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
5. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
6. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
7. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
8. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE CITY OF BRISTOL.
9. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
10. RELOCATION OF UTILITY PROVIDER FACILITIES, SUCH AS POLES, SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
11. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
12. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
13. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
14. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER. A 6-INCH TO 18-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE SANITARY PIPING.
15. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, CONDUIT, PAVEMENT, CURBING, SIDEWALKS, DRAINAGE STRUCTURE, SWALE OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE PROJECT DEVELOPER AND CITY OF BRISTOL.
16. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY, AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE INCLUDING SERVICES. CONTACT "CALL BEFORE YOU DIG" AT 811 72 HOURS PRIOR TO CONSTRUCTION AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY AND STORM DRAINAGE LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROP. UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
17. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.
18. ELECTRIC DRAWINGS AND REQUIREMENTS ARE NOT INCLUDED AS PART OF THIS DRAWING SET AND SHOULD BE OBTAINED FROM THE PROJECT DEVELOPER.
19. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE PROJECT DEVELOPER, ENGINEER, AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
20. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE PROJECT DEVELOPER, CITY OF BRISTOL, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.

GENERAL LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	=====	
BUILDING SETBACK	-- -- -- -- --	
EASEMENT	=====	
TREE LINE	~ ~ ~ ~ ~	~~~~~
WETLAND	∨ ∨ ∨	
WETLAND BUFFER	-----	
VERNAL POOL	=====	
VERNAL POOL BUFFER	-----	
WATERCOURSE	-----	
WATERCOURSE BUFFER	-----	
MAJOR CONTOUR	-- -- -- -- --	
MINOR CONTOUR	-----	
UNDERGROUND ELECTRIC		----- UGE -----
OVERHEAD ELECTRIC		----- OHE -----
BASIN		-----
SWALE		-----> -----> -----
8' FENCE		-----O-----O-----O-----
8' FENCE		-----□-----□-----
LIMIT OF DISTURBANCE		----- LOD -----
FILTER SOCK		----- FS ----- FS -----
SILT FENCE		----- SF -----
SANITARY SEWER	----- S -----	----- SAN -----
STORM SEWER	----- SS ----- SS -----	
TELECOMMUNICATION	----- TEL ----- TEL -----	
GAS	----- GAS ----- GAS -----	----- GAS ----- GAS -----
CONCRETE SIDEWALK		=====
CONCRETE CURB		=====
GRAVEL PAD		=====
BUILDING		=====
SOUND WALL		=====
CONSTRUCTION ENTRANCE		=====
ASPHALT DRIVEWAY		=====
RIVERFRONT ENHANCEMENT AREA		=====
UTILITY POLE W/ GUY	● -----<	
UTILITY POLE	●	



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WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PLANNING DOCUMENTS

NO	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: RENEW RIVERSIDE, LLC

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COLCHESTER, CT 06415

BRISTOL TECHNOLOGY CENTER

SITE ADDRESS:
234 RIVERSIDE AVENUE
BRISTOL, CT

APT FILING NUMBER: CT716120

	DRAWN BY: UKA/ELZ
DATE: 01/15/26	CHECKED BY: TEL

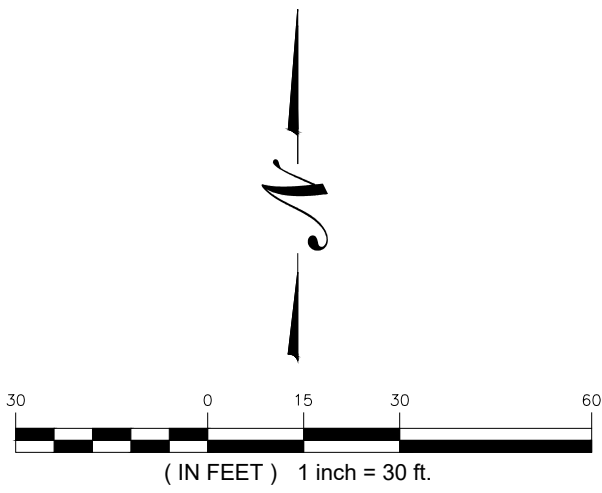
SHEET TITLE:

GENERAL NOTES & LEGEND

SHEET NUMBER:

GN-1

FOR PERMITTING PURPOSES ONLY



RENEW DEVELOPERS, LLC
103 SOUTH MAIN ST. P.O BOX 734
BRISTOL, CT 06415



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
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PLANNING DOCUMENTS

NO	DATE	REVISION
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DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: RENEW RIVERSIDE, LLC

ADDRESS: 123 SALEM ROAD
COLCHESTER, CT 06415

BRISTOL TECHNOLOGY CENTER

SITE ADDRESS:
234 RIVERSIDE AVENUE
BRISTOL, CT

APT FILING NUMBER: CT716120

	DRAWN BY: UKA/ELZ
DATE: 01/15/26	CHECKED BY: TEL

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

OP-1

FOR PERMITTING PURPOSES ONLY

PR. ENERGY SERVERS ON
GRAVEL PAD (APPROVED
UNDER SEPARATE APPLICATION
BY CONNECTICUT SITING
COUNCIL (PETITION #1540))

1
OP-1
OVERALL SITE PLAN
SCALE: 1" = 40'

ENVIRONMENTAL NOTES - RESOURCES PROTECTION MEASURES

WETLAND SPECIES PROTECTION PROGRAM

THE PROPOSED PROJECT IS LOCATED PROXIMATE TO HABITATS INCLUDING WETLAND RESOURCE AREAS. AS A RESULT, THE FOLLOWING PROTECTIVE MEASURES SHALL BE FOLLOWED TO HELP AVOID DEGRADATION OF NEARBY WETLAND/WATERCOURSES.

THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENT FOR IMPLEMENTATION OF THESE PROTECTIVE MEASURES AND THE EDUCATION OF ITS EMPLOYEES AND SUBCONTRACTORS PERFORMING WORK ON THE PROJECT SITE. THE WETLAND PROTECTION MEASURES SHALL BE IMPLEMENTED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES UNTIL PERMANENT STABILIZATION OF SITE SOILS HAS OCCURRED.

ALL-POINTS TECHNOLOGY CORPORATION, P.C. ("APT") WILL SERVE AS THE ENVIRONMENTAL MONITOR FOR THIS PROJECT TO ENSURE THAT THESE PROTECTION MEASURES ARE IMPLEMENTED PROPERLY. APT WILL PROVIDE AN EDUCATION SESSION FOR THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION ACTIVITIES ON NEARBY SENSITIVE WETLAND RESOURCES. THE CONTRACTOR SHALL CONTACT MATT GUSTAFSON, SENIOR BIOLOGIST AT APT, AT LEAST 5 BUSINESS DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES TO SCHEDULE A PRE-CONSTRUCTION MEETING. MR. GUSTAFSON CAN BE REACHED BY PHONE AT (860) 617-0613 OR VIA EMAIL AT MGUSTAFSON@ALLPOINTSTECH.COM.

THIS PROTECTION PROGRAM CONSISTS OF SEVERAL COMPONENTS: EDUCATION OF ALL CONTRACTORS AND SUB-CONTRACTORS PRIOR TO INITIATION OF WORK ON THE SITE; PROTECTIVE MEASURES; PERIODIC INSPECTION OF THE CONSTRUCTION PROJECT; AND, REPORTING.

1. CONTRACTOR EDUCATION
- a. PRIOR TO WORK ON SITE, THE CONTRACTOR SHALL ATTEND AN EDUCATIONAL SESSION AT THE PRE-CONSTRUCTION MEETING WITH APT. THIS ORIENTATION AND EDUCATIONAL SESSION WILL CONSIST OF AN INTRODUCTORY MEETING WITH APT TO EMPHASIZE THE ENVIRONMENTALLY SENSITIVE NATURE OF THE PROJECT, THE VARIOUS WETLAND, AND THE REQUIREMENT TO DILIGENTLY FOLLOW THE PROTECTIVE MEASURES AS DESCRIBED IN SECTIONS BELOW. WORKERS WILL ALSO BE PROVIDED INFORMATION REGARDING THE IDENTIFICATION OF OTHER TURTLES, SNAKES, AND COMMON HERPETOFAUNA SPECIES THAT COULD BE ENCOUNTERED. THE MEETING WILL FURTHER EMPHASIZE THE NON-AGGRESSIVE NATURE OF THESE SPECIES, THE ABSENCE OF NEED TO DESTROY SUCH ANIMALS AND THE NEED TO FOLLOW PROTECTIVE MEASURES AS DESCRIBED IN FOLLOWING SECTIONS. THE CONTRACTOR WILL DESIGNATE ONE OF ITS WORKERS AS THE "PROJECT MONITOR", WHO WILL RECEIVE MORE INTENSE TRAINING ON THE IDENTIFICATION AND PROTECTION OF HERPETOFAUNA.

b. THE IMPORTANCE OF PROTECTING NEARBY WETLAND RESOURCES WILL ALSO BE STRESSED AS PART OF THIS EDUCATIONAL SESSION.

c. THE CONTRACTOR WILL BE PROVIDED WITH CELL PHONE AND EMAIL CONTACTS FOR APT PERSONNEL TO IMMEDIATELY REPORT ANY ENCOUNTERS WITH ANY RARE SPECIES. EDUCATIONAL POSTER MATERIALS WILL BE PROVIDED BY APT AND DISPLAYED ON THE JOB SITE TO MAINTAIN WORKER AWARENESS AS THE PROJECT PROGRESSES.

d. APT WILL ALSO POST CAUTION SIGNS THROUGHOUT THE PROJECT SITE FOR THE DURATION OF THE CONSTRUCTION PROJECT PROVIDING NOTICE OF THE ENVIRONMENTALLY SENSITIVE NATURE OF THE WORK AREA, THE POTENTIAL FOR ENCOUNTERING VARIOUS AMPHIBIANS AND REPTILES AND PRECAUTIONS TO BE TAKEN TO AVOID INJURY TO OR MORTALITY OF THESE ANIMALS.

e. IF ANY RARE SPECIES ARE ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK, AVOID ANY DISTURBANCE TO THE SPECIES, AND CONTACT APT.

2. SEDIMENTATION AND EROSION CONTROLS
- a. PLASTIC NETTING USED IN A VARIETY OF EROSION CONTROL PRODUCTS (I.E., EROSION CONTROL BLANKETS, FIBER ROLLS [WATTLES], REINFORCED SILT FENCE) HAS BEEN FOUND TO ENTANGLE WILDLIFE, INCLUDING REPTILES, AMPHIBIANS, BIRDS, AND SMALL MAMMALS, BUT PARTICULARLY SNAKES. NO PERMANENT EROSION CONTROL PRODUCTS OR REINFORCED SILT FENCE WILL BE USED ON THE PROJECT. TEMPORARY EROSION CONTROL PRODUCTS WILL USE EITHER EROSION CONTROL BLANKETS AND FIBER ROLLS COMPOSED OF PROCESSED FIBERS MECHANICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX (NETLESS) OR NETTING COMPOSED OF PLANAR WOVEN NATURAL BIODEGRADABLE FIBER TO AVOID/MINIMIZE WILDLIFE ENTANGLEMENT.

b. THE CONTRACTOR IS RESPONSIBLE FOR DAILY INSPECTIONS OF THE SEDIMENTATION AND EROSION CONTROLS FOR TEARS OR BREECHES AND ACCUMULATION LEVELS OF SEDIMENT, PARTICULARLY FOLLOWING STORM EVENTS THAT GENERATE A DISCHARGE AS DEFINED BY AND IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE ENVIRONMENTAL MONITOR WITHIN 24 HOURS OF ANY BREECHES OF THE SEDIMENTATION AND EROSION CONTROLS AND ANY SEDIMENT RELEASES BEYOND THE PERIMETER CONTROLS THAT IMPACT WETLANDS, WATERCOURSES OR WITHIN 100 FEET OF WETLANDS AND WATERCOURSES. THE ENVIRONMENTAL MONITOR WILL PROVIDE PERIODIC INSPECTIONS OF THE SEDIMENTATION AND EROSION CONTROLS THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIE. SUCH INSPECTIONS WILL GENERALLY OCCUR ONCE PER MONTH. THE FREQUENCY OF MONITORING MAY INCREASE DEPENDING UPON SITE CONDITIONS, LEVEL OF CONSTRUCTION ACTIVITIES IN PROXIMITY TO SENSITIVE RECEPTORS, OR AT THE REQUEST OF THE PERMITTEE. IF THE COMPLIANCE MONITOR IS NOTIFIED BY THE CONTRACTOR OF A SEDIMENT RELEASE, AN INSPECTION WILL BE SCHEDULED SPECIFICALLY TO INVESTIGATE AND EVALUATE POSSIBLE IMPACTS TO WETLAND AND/OR WATERCOURSE RESOURCES.

c. THIRD PARTY MONITORING OF SEDIMENTATION AND EROSION CONTROLS WILL BE PERFORMED BY OTHER PARTIES, AS NECESSARY, UNDER APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND PERMIT CONDITIONS.

d. THE EXTENT OF THE SEDIMENTATION AND EROSION CONTROLS WILL BE AS SHOWN ON THE SITE PLANS. THE CONTRACTOR SHALL HAVE ADDITIONAL SEDIMENTATION AND EROSION CONTROLS STOCKPILED ON SITE SHOULD FIELD OR CONSTRUCTION CONDITIONS WARRANT EXTENDING THE CONTROLS AS DIRECTED BY APT OR OTHER REGULATORY AGENCIES.

e. NO EQUIPMENT, VEHICLES OR CONSTRUCTION MATERIALS SHALL BE STORED OUTSIDE OF THE SEDIMENTATION AND EROSION CONTROLS WITHIN 100 FEET OF WETLANDS OR WATERCOURSES.

f. ALL SEDIMENTATION AND EROSION CONTROLS SHALL BE REMOVED WITHIN 30 DAYS OF COMPLETION OF WORK AND PERMANENT STABILIZATION OF SITE SOILS SO THAT REPTILE AND AMPHIBIAN MOVEMENT BETWEEN UPLANDS AND WETLANDS IS NOT RESTRICTED.

3. PETROLEUM MATERIALS STORAGE AND SPILL PREVENTION

- a. CERTAIN PRECAUTIONS ARE NECESSARY TO STORE PETROLEUM MATERIALS, REFUEL AND CONTAIN AND PROPERLY CLEAN UP ANY INADVERTENT FUEL OR PETROLEUM (I.E., OIL, HYDRAULIC FLUID, ETC.) SPILL TO AVOID POSSIBLE IMPACT TO NEARBY RESOURCES.

b. A SPILL CONTAINMENT KIT CONSISTING OF A SUFFICIENT SUPPLY OF ABSORBENT PADS AND ABSORBENT MATERIAL WILL BE MAINTAINED BY THE CONTRACTOR AT THE CONSTRUCTION SITE THROUGHOUT THE DURATION OF THE PROJECT. IN ADDITION, A WASTE DRUM WILL BE KEPT ON SITE TO CONTAIN ANY USED ABSORBENT PADS/MATERIAL FOR PROPER AND TIMELY DISPOSAL OFF SITE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.

c. THE FOLLOWING PETROLEUM AND HAZARDOUS MATERIALS STORAGE AND REFUELING RESTRICTIONS AND SPILL RESPONSE PROCEDURES WILL BE ADHERED TO BY THE CONTRACTOR.
- c.a. PETROLEUM AND HAZARDOUS MATERIALS STORAGE AND REFUELING

c.a.a. REFUELING OF VEHICLES OR MACHINERY SHALL OCCUR A MINIMUM OF 100 FEET FROM WETLANDS OR WATERCOURSES AND SHALL TAKE PLACE ON AN IMPERVIOUS PAD WITH SECONDARY CONTAINMENT DESIGNED TO CONTAIN FUELS.

c.a.b. ANY FUEL OR HAZARDOUS MATERIALS THAT MUST BE KEPT ON SITE SHALL BE STORED ON AN IMPERVIOUS SURFACE UTILIZING SECONDARY CONTAINMENT A MINIMUM OF 100 FEET FROM WETLANDS OR WATERCOURSES.

c.a.c. THE CONTRACTOR SHALL INSPECT ALL EQUIPMENT AT THE BEGINNING AND END OF EACH DAY FOR ANY FUEL OR HYDRAULIC LEAKS AND IF DISCOVERED SHALL TAKE IMMEDIATE STEPS TO MAKE REPAIRS AND CLEAN UP ANY DISCHARGES AS DETAILED IN THE FOLLOWING SECTIONS.

- c.b. INITIAL SPILL RESPONSE PROCEDURES

c.b.a. STOP OPERATIONS AND SHUT OFF EQUIPMENT.

c.b.b. REMOVE ANY SOURCES OF SPARK OR FLAME.

c.b.c. CONTAIN THE SOURCE OF THE SPILL.

c.b.d. DETERMINE THE APPROXIMATE VOLUME OF THE SPILL.

c.b.e. IDENTIFY THE LOCATION OF NATURAL FLOW PATHS TO PREVENT THE RELEASE OF THE SPILL TO SENSITIVE NEARBY WATERWAYS OR WETLANDS.

c.b.f. ENSURE THAT FELLOW WORKERS ARE NOTIFIED OF THE SPILL.

c.c. SPILL CLEAN UP & CONTAINMENT

c.c.a. OBTAIN SPILL RESPONSE MATERIALS FROM THE ON-SITE SPILL RESPONSE KIT. PLACE ABSORBENT MATERIALS DIRECTLY ON THE RELEASE AREA.

c.c.b. LIMIT THE SPREAD OF THE SPILL BY PLACING ABSORBENT MATERIALS AROUND THE PERIMETER OF THE SPILL.

c.c.c. ISOLATE AND ELIMINATE THE SPILL SOURCE.

c.c.d. CONTACT THE APPROPRIATE LOCAL, STATE AND/OR FEDERAL AGENCIES, AS NECESSARY.

c.c.e. CONTACT A DISPOSAL COMPANY TO PROPERLY DISPOSE OF CONTAMINATED MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

c.d. REPORTING

c.d.a. COMPLETE AN INCIDENT REPORT.

c.d.b. SUBMIT A COMPLETED INCIDENT REPORT TO APPLICABLE LOCAL, STATE, AND FEDERAL OFFICIALS.

4. HERBICIDE, PESTICIDE AND SALT RESTRICTIONS
- a. THE USE OF HERBICIDES AND PESTICIDES AT THE PROJECT SHALL BE LIMITED. IN THE EVENT HERBICIDES AND/OR PESTICIDES ARE REQUIRED AT THE PROJECT, THEIR USE WILL BE USED IN ACCORDANCE WITH INTEGRATED PEST MANAGEMENT ("IPM") PRINCIPLES WITH PARTICULAR ATTENTION TO MINIMIZE APPLICATIONS WITHIN 100 FEET OF WETLAND OR VERNAL POOL RESOURCES. NO APPLICATIONS OF HERBICIDES OR PESTICIDES ARE ALLOWED WITHIN ACTUAL WETLAND RESOURCES.

b. MAINTENANCE OF THE PROJECT DURING THE WINTER MONTHS SHALL MINIMIZE THE APPLICATION OF CHLORIDE-BASED DEICERS AND WILL STRIVE TO USE MORE ENVIRONMENTALLY FRIENDLY PRODUCTS FOR MELTING SNOW OR ICE.
5. REPORTING
- a. A COMPLIANCE MONITORING REPORT (BRIEF NARRATIVE AND APPLICABLE PHOTOS) DOCUMENTING EACH APT INSPECTION WILL BE SUBMITTED BY APT TO THE CONTRACTOR AND PERMITTEE FOR COMPLIANCE VERIFICATION. ANY OBSERVATIONS OF WETLAND IMPACTS, OR CORRECTIVE ACTIONS WILL BE INCLUDED IN THE REPORTS.

b. FOLLOWING COMPLETION OF THE CONSTRUCTION PROJECT, APT WILL PROVIDE A FINAL COMPLIANCE MONITORING REPORT TO THE PERMITTEE DOCUMENTING IMPLEMENTATION OF THIS WETLAND PROTECTION PROGRAM, MONITORING AND ANY SPECIES OBSERVATIONS. THE PERMITTEE SHALL PROVIDE A COPY OF THE FINAL COMPLIANCE MONITORING REPORT TO APPLICABLE LOCAL, STATE, AND/OR FEDERAL AGENCIES AS REQUIRED BY SUCH PERMIT AUTHORIZATIONS, AS NECESSARY.

c. ANY OBSERVATIONS OF RARE SPECIES WILL BE REPORTED TO DEEP BY APT ON THE APPROPRIATE SPECIAL ANIMAL REPORTING FORM, WITH PHOTO-DOCUMENTATION (IF POSSIBLE) AND SPECIFIC INFORMATION ON THE LOCATION AND DISPOSITION OF THE ANIMAL.



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DESIGN PROFESSIONALS OF RECORD

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COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
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APT FILING NUMBER: C1716120

	DRAWN BY: UKA/ELZ
DATE: 01/15/26	CHECKED BY: TEL

SHEET TITLE:

ENVIRONMENTAL NOTES

SHEET NUMBER:

EN-1

FOR PERMITTING PURPOSES ONLY

ENHANCEMENT OF PEQUABUCK RIVER RIVERFRONT AREA

GOALS

1. TO IMPROVE THE PEQUABUCK RIVERFRONT AREA BY PROVIDING 4,800 S.F. OF ENHANCEMENT TO A HISTORICALLY DEVELOPED AND DISTURBED RIVERFRONT AREA DOMINATED BY WOODY INVASIVE PLANTS IMMEDIATELY ADJACENT TO THE NORTH BANK OF THE PEQUABUCK RIVER. THE ENHANCEMENT AREA WILL BE RESTORED THROUGH THE REMOVAL OF UNSUITABLE SUBBASE MATERIALS AND PLACEMENT OF A MINIMUM OF 8 INCHES OF TOPSOIL AND PLANTING WITH NATIVE SHRUBS AND FORBS.
2. NATIVE SHRUBS AND FORBS WILL BE PLANTED IN THE ENHANCEMENT AREA TO PROVIDE COVER, FOOD AND NESTING HABITAT FOR A VARIETY OF WILDLIFE, THEREBY IMPROVING THE WILDLIFE HABITAT FUNCTION, WATER QUALITY FUNCTION, AND AESTHETICS OF THE PEQUABUCK RIVERS RIVERFRONT AREA.
3. TO PLANT ENHANCEMENT AREAS WITH A SUFFICIENT DENSITY OF NATIVE SHRUBS AND FORBS TO OUT COMPETE AND MINIMIZE THE REESTABLISHMENT OF INVASIVE PLANTS, PARTICULARLY INVASIVE SHRUB SPECIES WHICH CURRENTLY EXISTING IN THE RIPARIAN CORRIDOR.

GENERAL NOTES

1. ALL-POINTS TECHNOLOGY CORPORATION, P.C. ("APT") WILL SERVE AS THE WETLAND SCIENTIST MONITOR FOR THIS PROJECT TO ENSURE THAT ALL ELEMENTS OF THE RIVERFRONT ENHANCEMENT AREA PLAN ARE IMPLEMENTED PROPERLY. A QUALIFIED WETLAND SCIENTIST WITH APT, WITH EXPERTISE IN WETLAND MITIGATION WILL SUPERVISE ALL ELEMENTS OF THE PEQUABUCK RIVER RIVERFRONT ENHANCEMENT AREA. THE CONTRACTOR SHALL CONTACT DEAN GUSTAFSON, SENIOR WETLAND SCIENTIST AT APT, AT LEAST 5 BUSINESS DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING AND ANY PHASES OF THE RIVERFRONT RESTORATION AND ENHANCEMENT AREA. MR. GUSTAFSON CAN BE REACHED AT (860) 562-2033 AND AT DGUSTAFSON@ALLPOINTSTECH.COM.
2. ANY FOREIGN DEBRIS AND LITTER THAT HAS ACCUMULATED ON THE SURFACE THROUGHOUT THE RIVERFRONT ENHANCEMENT AREA WILL BE REMOVED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
3. THE RIVERFRONT RESTORATION AREA WILL REMOVE UNSUITABLE SUBBASE MATERIALS TO A MINIMUM DEPTH OF 8 INCHES. THE CONTRACTOR SHALL REMOVE THIS MATERIAL FROM THE SITE AND DISPOSE OF IT IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
4. A MINIMUM OF 8 INCHES OF TOPSOIL SHALL COVER THE RIVERFRONT ENHANCEMENT AREA. TOPSOIL SHALL CONSIST OF A LOAMY SAND TO SANDY LOAM TOPSOIL THAT CONTAINS AT LEAST 6% ORGANIC CARBON CONTENT BY WEIGHT. IMPORTED TOPSOIL SHALL BE SCREENED AND FREE OF PHYSICAL/CHEMICAL CONTAMINANTS AND INVASIVE WEED SEEDS. THE CONTRACTOR SHALL PROVIDE THE WETLAND SCIENTIST MONITOR WITH A SAMPLE OF THE TOPSOIL FOR INSPECTION PRIOR TO DELIVERY TO THE SITE ALONG WITH ANALYTICAL ANALYSIS DOCUMENTING THE ORGANIC CARBON CONTENT.
5. A PRE-CONSTRUCTION MEETING WILL BE HELD ON SITE BETWEEN THE APT WETLAND SCIENTIST MONITOR AND CONTRACTOR(S) PERFORMING ALL ASPECTS OF THE RIVERFRONT ENHANCEMENT AREA PLAN AND THE BRISTOL WETLAND AGENT. THE PRIMARY INTENT OF THE PRE-APPLICATION MEETING IS TO DISCUSS THE GOALS OF THE RIVERFRONT ENHANCEMENT AREA PLAN AND IMPLEMENTATION OF REQUIRED ELEMENTS NECESSARY TO ACHIEVE THESE GOALS AND SEQUENCE OF ELEMENTS. THE BRISTOL WETLAND AGENT WILL BE PROVIDED NOTICE OF THE PRE-APPLICATION MEETING A MINIMUM OF 5 BUSINESS DAYS PRIOR TO THE MEETING WITH AN INVITATION TO ATTEND.
6. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED AS NOTED ON THE PLAN PRIOR TO ANY EARTHWORK ACTIVITIES.

CONSTRUCTION NOTES

7. THE CITY OF BRISTOL WETLAND AGENT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF ANY PHASE OF THE RIVERFRONT AREA ENHANCEMENT PROJECT.
8. SOIL EXPOSED AS A RESULT OF NATIVE SPECIES PLANTING ACTIVITIES WILL BE UNDER SOWN WITH THE NEW ENGLAND CONSERVATION/WILDLIFE MIX (NEW ENGLAND WETLAND PLANTS, INC, AMHERST, MA (413) 548-8000, OR APPROVED EQUIVALENT). THIS SEED MIX WILL PROVIDE A PERMANENT COVER OF GRASSES AND FORBS TO PROVIDE BOTH GOOD EROSION CONTROL AND WILDLIFE HABITAT VALUE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CAREFUL INSTALLATION, MAINTENANCE (INCLUDING WATERING), AND ESTABLISHMENT OF NATIVE SHRUB AND HERBACEOUS PLANT MATERIAL IN THE RIVERFRONT ENHANCEMENT AREA. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR TO REMAIN ALIVE AND HEALTHY FOR A FULL TWELVE (12) MONTH PERIOD.
10. THE SPECIES, SIZE, AND QUANTITY OF THE PLANTINGS WILL FOLLOW THE PEQUABUCK RIVER RIVERFRONT AREA ENHANCEMENT PLANTING SCHEDULE. PRIOR TO DELIVERY TO THE SITE, THE APT WETLAND SCIENTIST MONITOR MAY VISIT THE NURSERY PROVIDING THE PLANTING STOCK TO ENSURE THAT THE SPECIMENS ARE HEALTHY, FREE FROM PESTS, AND SUITABLE FOR USE WITHIN THE ENHANCEMENT AREAS. UNSUITABLE SPECIMENS WILL BE REJECTED AND REPLACED WITH SUITABLE SPECIMENS. THE APT WETLAND SCIENTIST MUST APPROVE ANY PLANTING SUBSTITUTIONS IN CONSULTATION WITH THE BRISTOL WETLAND AGENT. ALL SHRUBS WILL BE CONTAINER-GROWN. PLANTING WITHIN THE ENHANCEMENT AREA SHALL CONFORM TO THE PLANS OR WILL BE COMPLETED IN ACCORDANCE WITH DIRECTIONS PROVIDED IN THE FIELD BY THE APT WETLAND SCIENTIST MONITOR. ONLY PLANT MATERIALS NATIVE AND INDIGENOUS TO THE REGION SHALL BE USED.
11. ALL PLANTINGS TO BE SPACED GENERALLY AS NOTED ON THE PLANTING SCHEDULE WITH ASSISTANCE FROM THE APT WETLAND SCIENTIST TO SIMULATE NATURAL GROWTH PATTERNS. THE PLANT QUANTITIES NOTED ON THE RESTORATION AND ENHANCEMENT AREA PLANTING SCHEDULE REPRESENT THE MINIMUM QUANTITIES REQUIRED.
12. UPON COMPLETION OF PLANTING, SHRUBS SHALL BE MULCHED 1 FOOT FROM THE BASE WITH A 2-3 INCH THICK LAYER OF WEED FREE STRAW OR OTHER NATURAL ORGANIC MATERIAL FREE OF WEED SEEDS AND INVASIVE SPECIES.

POST-CONSTRUCTION MONITORING NOTES

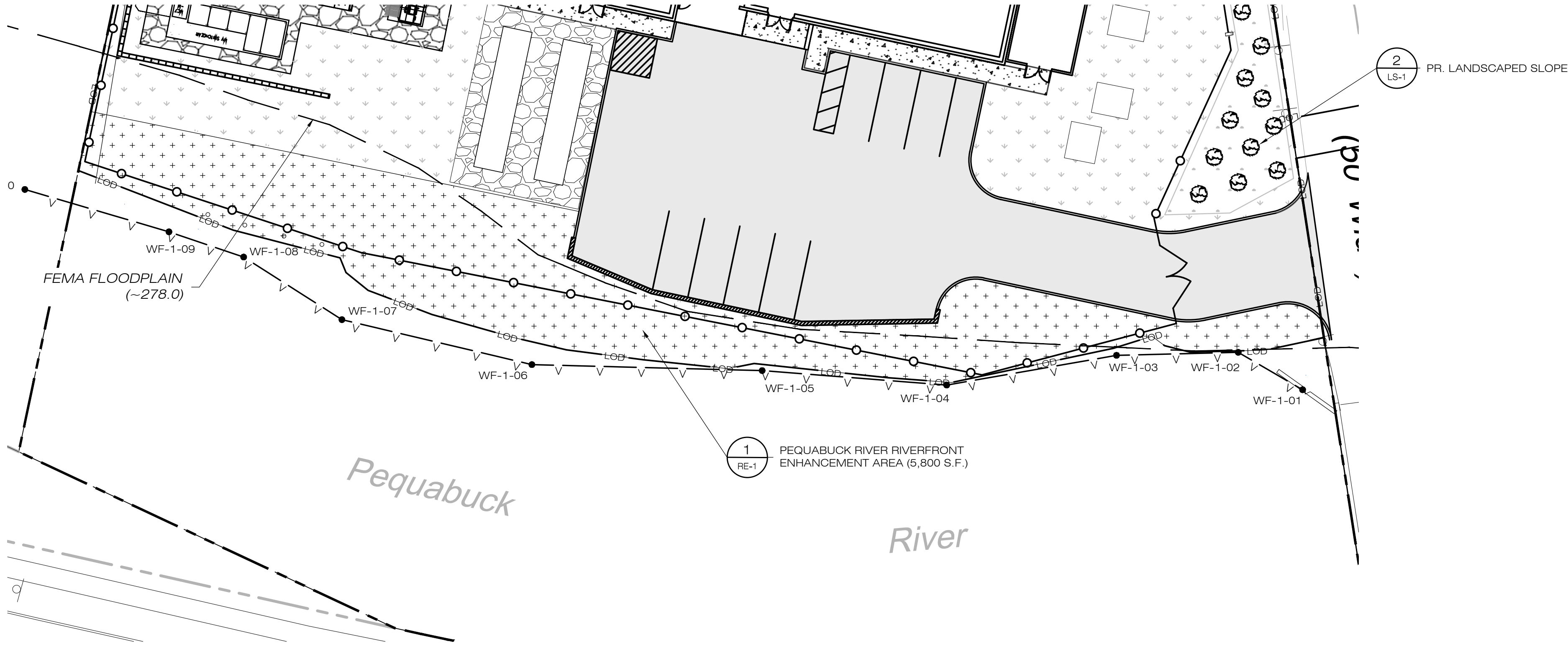
1. POST-CONSTRUCTION MONITORING OF THE PEQUABUCK RIVER RIVERFRONT ENHANCEMENT AREA WILL BE CONDUCTED AS FOLLOWS. THE ENHANCEMENT AREA WILL BE MONITORED THE FIRST TWO (2) GROWING SEASONS FOLLOWING PLANTING OF NATIVE SHRUBS AND FORBS. GENERALLY, UP TO TWO INSPECTIONS MAY BE PERFORMED EACH YEAR AS FOLLOWS: A LATE SPRING INSPECTION AND A SECOND INSPECTION AT THE END OF THE GROWING SEASON. MONITORING REPORTS WILL BE SUBMITTED TO THE BRISTOL WETLAND AGENT NO LATER THAN DECEMBER 30 OF EACH YEAR SUMMARIZING THE RESULTS OF THE TWO INSPECTIONS PERFORMED THAT GROWING SEASON. THE REPORTS WILL PROVIDE DETAILS ON THE THREE SUCCESS STANDARDS DESCRIBED BELOW WITH THE GOAL BEING THAT ALL SUCCESS STANDARDS ARE SATISFIED BY THE SECOND YEAR. THE FIRST YEAR OF MONITORING WILL BE THE FIRST YEAR THAT THE SITE HAS BEEN THROUGH A FULL GROWING SEASON AFTER COMPLETION OF NATIVE SHRUB PLANTING. FOR MONITORING PURPOSES, A GROWING SEASON STARTS NO LATER THAN MAY 31ST. HOWEVER, IF THERE ARE PROBLEMS THAT NEED TO BE ADDRESSED, THE PERMITEE WILL CONTACT THE BRISTOL WETLAND AGENT AS SOON AS THE NEED FOR CORRECTIVE ACTION IS DISCOVERED. IF FOLLOWING THE SECOND YEAR OF THE MONITORING PROGRAM NOT ALL OF THE SUCCESS STANDARDS ARE SATISFIED, RECOMMENDATIONS FOR ADDITIONAL MONITORING/CORRECTIVE ACTION WILL BE REQUIRED UNTIL ALL OF THE SUCCESS STANDARDS ARE SATISFIED.
2. THE RIVERFRONT ENHANCEMENT AREA WILL BE ASSESSED USING THREE (3) SUCCESS STANDARDS. EACH STANDARD IS DESCRIBED BELOW. SUCCESS STANDARD 1: AT LEAST 75 PERCENT OF THE SHRUB LAYER OF THE RIVERFRONT ENHANCEMENT AREA SHOULD BE ESTABLISHED WITH INDIGENOUS SHRUB AND HERBACEOUS SPECIES WITHIN TWO GROWING SEASONS. SUCCESS STANDARD 2: VEGETATION SHOULD BE CHECKED TO ENSURE THAT NO MORE THAN 20 PERCENT OF THE SHRUB LAYER IS OCCUPIED BY INVASIVE WOODY SPECIES. SUCCESS STANDARD 3: ANY SOILS EXPOSED DURING CONSTRUCTION OR ENHANCEMENT ACTIVITIES ARE PERMANENTLY STABILIZED WITH NATIVE GRASSES AND FORBS COVERING AT LEAST 75 PERCENT OF THE HERBACEOUS LAYER.

Pequabuck River Riverfront Enhancement Area Planting Schedule

Quantity	Scientific Name	Common Name	Size	Spacing
Shrubs				
20	<i>Amelanchier arborea</i>	Serviceberry	3-4'	5-7 ft.
20	<i>Aronia melanocarpa</i>	Black Chokeberry	3-4'	5-7 ft.
20	<i>Swida racemosa</i>	Gray Dogwood	3-4'	5-7 ft.
20	<i>Viburnum lentago</i>	Nannyberry	3-4'	5-7 ft.
Herbaceous Plants				
10	<i>Asclepias tuberosa</i>	Butterfly Milkweed	1 gal.	2-3 ft.
10	<i>Baptisia australis</i>	False Blue Indigo	1 gal.	2-3 ft.
10	<i>Echinacea purpurea</i>	Purple Coneflower	1 gal.	2-3 ft.
10	<i>Symphotrichum novae-angliae</i>	New England Aster	1 gal.	2-3 ft.

Notes:

1. Seed all areas of exposed soils with New England Conservation/Wildlife Mix provided by New England Wetland Plants, Inc., or approved equivalent. All seed mixes shall be applied at the manufacturer's recommended seeding rate and protected with a weed-free straw mulch or hydroseeded with a bonded fiber matrix.
2. Plant shrubs and herbaceous plants in groupings to be spaced randomly with assistance from the Project Wetland Scientist, as necessary, to simulate natural growth patterns.
3. The contractor shall be responsible for the careful installation, maintenance (including watering), and establishment of the plant material.



RIVERFRONT ENHANCEMENT PLAN

SCALE : 1" = 20'

NEW ENGLAND WETLAND PLANTS, INC

14 Pearl Lane South Hadley, MA 01075
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Showy Tick Trefoll	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum</i> (<i>Eutrochium maculatum</i>)	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus</i> (<i>Symphotrichum pilosum</i>)	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	

APPLY: 25 LBS/ACRE :1750 sq ft/lt

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes For both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects. New England Wetland Plants, inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is 5/bulk pound, FOB warehouse, Plus SH and applicable taxes.

NEW ENGLAND CONSERVATION/WILDLIFE MIX

SCALE : N.T.S.



RENEW DEVELOPERS, LLC
103 SOUTH MAIN ST. P.O BOX 734
BRISTOL, CT 06415



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PLANNING DOCUMENTS

NO	DATE	REVISION
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DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: RENEW RIVERSIDE, LLC

ADDRESS: 123 SALEM ROAD
COLCHESTER, CT 06415

BRISTOL TECHNOLOGY CENTER

SITE ADDRESS:
234 RIVERSIDE AVENUE
BRISTOL, CT

APT FILING NUMBER: C1716120

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DATE: 01/15/26	CHECKED BY: TEL

SHEET TITLE:

PEQUABUCK RIVER
RIVERFRONT
ENHANCEMENT PLAN

SHEET NUMBER:

RE-1

FOR PERMITTING PURPOSES ONLY

PLANNING DOCUMENTS

NO	DATE	REVISION
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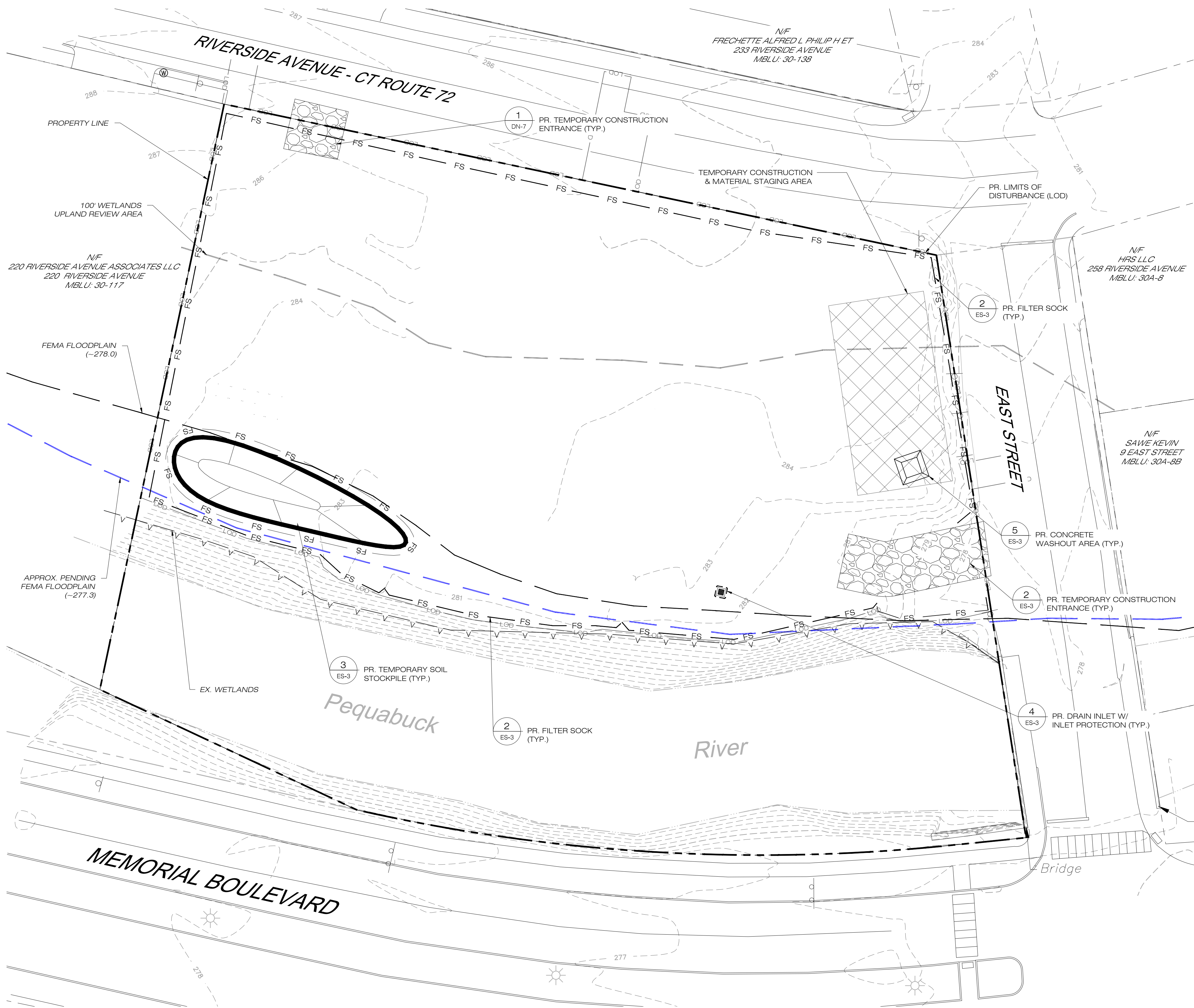
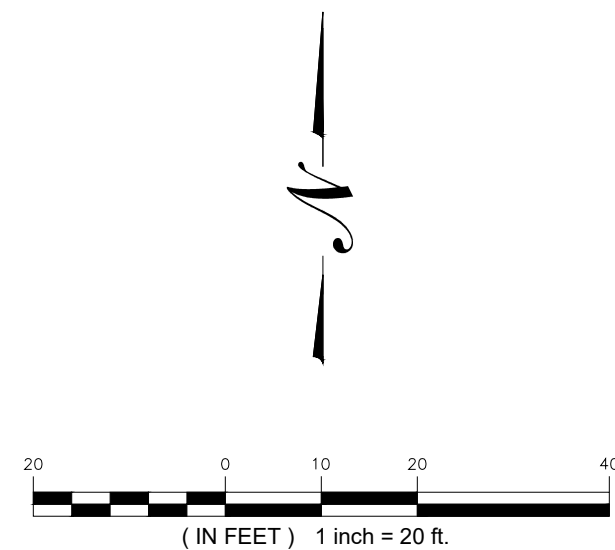
DATE:	01/15/26	DRAWN BY: UKA/ELZ	CHECKED BY: TEL
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SHEET TITLE:

EROSION & SEDIMENT
CONTROL PLAN

SHEET NUMBER:

ES-1



1
ES-1
E&S CONTROL PLAN
SCALE : 1" = 20'

NOTE:
1. INLET PROTECTION TO BE INSTALLED UPON DRAIN INLET AND TRENCH DRAIN INSTALLATION

FOR PERMITTING PURPOSES ONLY

EROSION CONTROL NOTES

EROSION AND SEDIMENT CONTROL PLAN NOTES

1. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE CITY OF BRISTOL, PERMITTEE, AND/OR SWPCP MONITOR. ALL PERIMETER SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2. THESE DRAWINGS ARE ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL MEASURES FOR THIS SITE. SEE CONSTRUCTION SEQUENCE FOR ADDITIONAL INFORMATION. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN ARE SHOWN AS REQUIRED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL EROSION CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO STORM DRAINAGE SYSTEMS AND/OR WATERCOURSES. ACTUAL SITE CONDITIONS OR SEASONAL AND CLIMATIC CONDITIONS MAY WARRANT ADDITIONAL CONTROLS OR CONFIGURATIONS, AS REQUIRED, AND AS DIRECTED BY THE PERMITTEE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
3. A BOND OR LETTER OF CREDIT MAY BE REQUIRED TO BE POSTED WITH THE GOVERNING AUTHORITY FOR THE EROSION CONTROL INSTALLATION AND MAINTENANCE.
4. THE CONTRACTOR SHALL APPLY THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THE PLAN IN CONJUNCTION WITH CONSTRUCTION SEQUENCING, SUCH THAT ALL ACTIVE WORK ZONES ARE PROTECTED. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPAL OFFICIALS, OR ANY GOVERNING AGENCY. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CONSTRUCTION SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR INSTALLED SEDIMENTATION AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS WEEKLY AND WITHIN 24 HOURS OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCHES OR GREATER TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS AS NECESSARY IN A TIMELY MANNER.
6. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (SILT FENCE, COMPOST FILTER SOCK, EROSION CONTROL BLANKET, ETC.) ON-SITE FOR PERIODIC MAINTENANCE AND EMERGENCY REPAIRS.
7. ALL FILL MATERIAL PLACED ADJACENT TO ANY WETLAND AREA SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN MAXIMUM ONE FOOT LIFTS, AND SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS.
8. PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING, ORANGE SAFETY FENCE, CONSTRUCTION TAPE, OR EQUIVALENT FENCING/TAPE. ANY LIMB TRIMMING SHOULD BE DONE AFTER CONSULTATION WITH AN ARBORIST AND BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
9. CONSTRUCTION ENTRANCES (ANTI-TRACKING PADS) SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR CONSTRUCTION ACTIVITY AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF ALL CONSTRUCTION IF REQUIRED. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED. CONTRACTOR SHALL ENSURE THAT ALL VEHICLES EXITING THE SITE ARE PASSING OVER THE ANTI-TRACKING PADS PRIOR TO EXITING.
10. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SEDIMENT BARRIER UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE BARRIER.
11. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS. ALL SLOPES SHALL BE SEEDED AND BANKS WILL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
12. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE CONFORMING TO THE GUIDELINES WITHIN THE APPROVED LIMIT OF DISTURBANCE IF REQUIRED. DISCHARGE TO STORM DRAINS OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR AND APPROVED BY THE PERMITTEE OR MUNICIPALITY.
13. THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS ON THE SITE. PROPER SANITARY DEVICES SHALL BE MAINTAINED ON-SITE AT ALL TIMES AND SECURED APPROPRIATELY. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS ON THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION AND RESPONSE/CONTAINMENT.
14. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDDED WITH TACKIFIER.
15. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAYS DAMP. CALCIUM CHLORIDE MAY ALSO BE APPLIED TO ACCESS ROADS. DUMP TRUCK LOADS EXITING THE SITE SHALL BE COVERED.
16. VEGETATIVE ESTABLISHMENT SHALL OCCUR ON ALL DISTURBED SOIL, UNLESS THE AREA IS UNDER ACTIVE CONSTRUCTION, IT IS COVERED IN STONE OR SCHEDULED FOR PAVING WITHIN 30 DAYS. TEMPORARY SEEDING OR NON-LIVING SOIL PROTECTION OF ALL EXPOSED SOILS AND SLOPES SHALL BE INITIATED WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK IN AREAS TO BE LEFT LONGER THAN 30 DAYS.
17. MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP CONCRETE PADS, CLEAN THE STORMWATER MANAGEMENT SYSTEMS AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS ONCE THE SITE IS FULLY STABILIZED AND APPROVAL HAS BEEN RECEIVED FROM PERMITTEE OR THE MUNICIPALITY.
18. THE SITE WAS DESIGNED TO COMPLY WITH FEDERAL, STATE, AND, IF APPLICABLE, LOCAL STANDARDS, PLUS CURRENT ACCEPTED PRACTICES FOR THE INDUSTRY. ADDITIONAL CONTROLS AND ACTIVITIES MAY BE DEEMED NECESSARY BY THE SWPCP MONITOR DURING CONSTRUCTION AS A RESULT OF UNFORESEEN CONDITIONS AND/OR MEANS AND METHODS. SUCH ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: ADDITIONAL FOREBAYS, BASINS, OR UPSTREAM STRUCTURAL CONTROLS, THE USE OF FLOCCULANTS OF FLOCK LOGS TO DECREASE SEDIMENT, DISCHARGE MANAGEMENT SUCH AS ADDITIONAL ARMORING AND FILTERING MEASURES (I.E. STRAW BALES, WATTLES, ETC.), AND HYDROSEEDING WITH RAPIDLY GERMINATING SEED.
19. SEEDING MIXTURES SHALL BE NEW ENGLAND SEMI-SHADE GRASS AND FORBS MIX, OR APPROVED EQUAL BY OWNER.

CONSTRUCTION OPERATION AND MAINTENANCE PLAN - BY CONTRACTOR		
E&S MEASURE	INSPECTION SCHEDULE	MAINTENANCE REQUIRED
CONSTRUCTION ENTRANCE	DAILY	PLACE ADDITIONAL STONE, EXTEND THE LENGTH OR REMOVE AND REPLACE THE STONE. CLEAN PAVED SURFACES OF TRACKED SEDIMENT.
COMPOST FILTER SOCK	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.25"	REPAIR/REPLACE WHEN FAILURE OR DETERIORATION IS OBSERVED.
SILT FENCE	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.25"	REPAIR/REPLACE WHEN FAILURE OR DETERIORATION IS OBSERVED. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.
TOPSOIL/BORROW STOCKPILES	DAILY	REPAIR/REPLACE SEDIMENT BARRIERS AS NECESSARY.
TEMPORARY SOIL PROTECTION	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.25"	REPAIR ERODED OR BARE AREAS IMMEDIATELY. RESEED AND MULCH.
CONCRETE WASHOUT	DAILY & WITHIN 24 HOURS OF RAINFALL > 0.25"	CLEAN/EMPTY WHEN AT 75% OF CAPACITY. REPAIR/REPLACE LINER WHEN DETERIORATION IS OBSERVED.
CATCH BASIN INSERT	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.25"	REPAIR/REPLACE WHEN FAILURE OR DETERIORATION IS OBSERVED. REMOVE SILT WEEKLY OR WHEN

SEDIMENT & EROSION CONTROL NARRATIVE

1. THE PROJECT INVOLVES THE CONSTRUCTION OF A DATA CENTER AND FUEL CELL FACILITY WITH ASSOCIATED EQUIPMENT, FENCE AND PARKING LOT INCLUDING THE DEMOLITION OF EXISTING PAVEMENT ON AN APPROXIMATELY 1.62± ACRE EXISTING LOT.

THE PROPOSED PROJECT INVOLVES THE FOLLOWING CONSTRUCTION:

- A. DEMOLITION OF EXISTING PAVEMENT AND PLACEMENT OF GRAVEL OF EXISTING LOT.

B. CONSTRUCTION OF A 7,016 S.F. GRAVEL FUEL CELL COMPOUND WITH ASSOCIATED EQUIPMENT AND 365 S.F. ACCESS DRIVE.

B. CONSTRUCTION OF A 36,473 S.F. FENCED DATA CENTER FACILITY INCLUDING THE 7,279 S.F. DATA CENTER BUILDING WITH ASSOCIATED EQUIPMENT AND 8,053 S.F. PARKING LOT.

B. THE STABILIZATION OF DISTURBED AREAS WITH PERMANENT VEGETATIVE TREATMENTS.
2. FOR THIS PROJECT, THERE ARE APPROXIMATELY 1.05± ACRE OF THE SITE BEING DISTURBED WITH A DECREASE IN THE IMPERVIOUS AREA OF THE SITE, AS SECTIONS OF EXISTING PAVED AREAS WILL BE CONVERTED TO OPEN GRASS AREAS.
3. THE PROJECT SITE, AS MAPPED IN THE SOIL SURVEY OF STATE OF CONNECTICUT (NRCS, VERSION 2,AUGUST 30, 2024), CONTAINS TYPE 109 (HYDROLOGIC SOIL GROUP B/D), AND 307 (HYDROLOGIC SOIL GROUP D) SOILS.
4. IT IS ANTICIPATED THAT CONSTRUCTION WILL BE COMPLETED IN APPROXIMATELY 9-12 MONTHS.
5. REFER TO THE CONSTRUCTION SEQUENCING AND EROSION AND SEDIMENTATION NOTES FOR INFORMATION REGARDING SEQUENCING OF MAJOR OPERATIONS IN THE ON-SITE CONSTRUCTION PHASES.
6. STORMWATER MANAGEMENT DESIGN CRITERIA UTILIZES THE APPLICABLE SECTIONS OF THE 2024 CONNECTICUT STORMWATER QUALITY MANUAL AND THE CITY OF BRISTOL STANDARDS, TO THE EXTENT POSSIBLE AND PRACTICABLE FOR THIS PROJECT ON THIS SITE. EROSION AND SEDIMENTATION MEASURES ARE BASED UPON ENGINEERING PRACTICE, JUDGEMENT AND THE APPLICABLE SECTIONS OF THE CONNECTICUT EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, LATEST EDITION.
7. DETAILS FOR THE TYPICAL STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION MEASURES ARE SHOWN ON THE PLAN SHEETS OR PROVIDED AS SEPARATE SUPPORT DOCUMENTATION FOR REVIEW IN THIS PLAN.
8. CONSERVATION PRACTICES TO BE USED DURING CONSTRUCTION:

A. STAGED CONSTRUCTION;

B. MINIMIZE THE DISTURBED AREAS TO THE EXTENT PRACTICABLE DURING CONSTRUCTION;

C. STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT MEASURES AS SOON AS POSSIBLE, BUT NO LATER THAN 7-DAYS FOLLOWING DISTURBANCE;

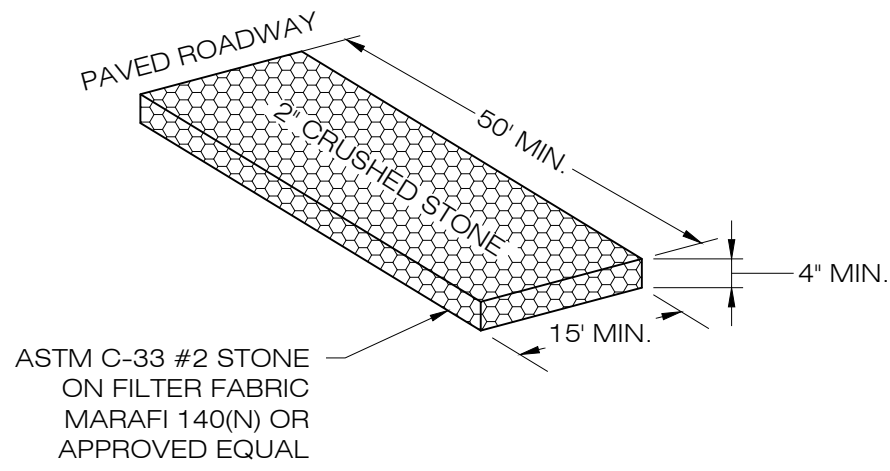
D. MINIMIZE IMPERVIOUS AREAS;

E. UTILIZE APPROPRIATE CONSTRUCTION EROSION AND SEDIMENTATION MEASURES.
9. THE FOLLOWING SEPARATE DOCUMENTS ARE TO BE CONSIDERED A PART OF THE EROSION AND SEDIMENTATION PLAN:

A. STORMWATER MANAGEMENT MEMO DATED FEBRUARY 2026.

B. GEOTECHNICAL REPORT

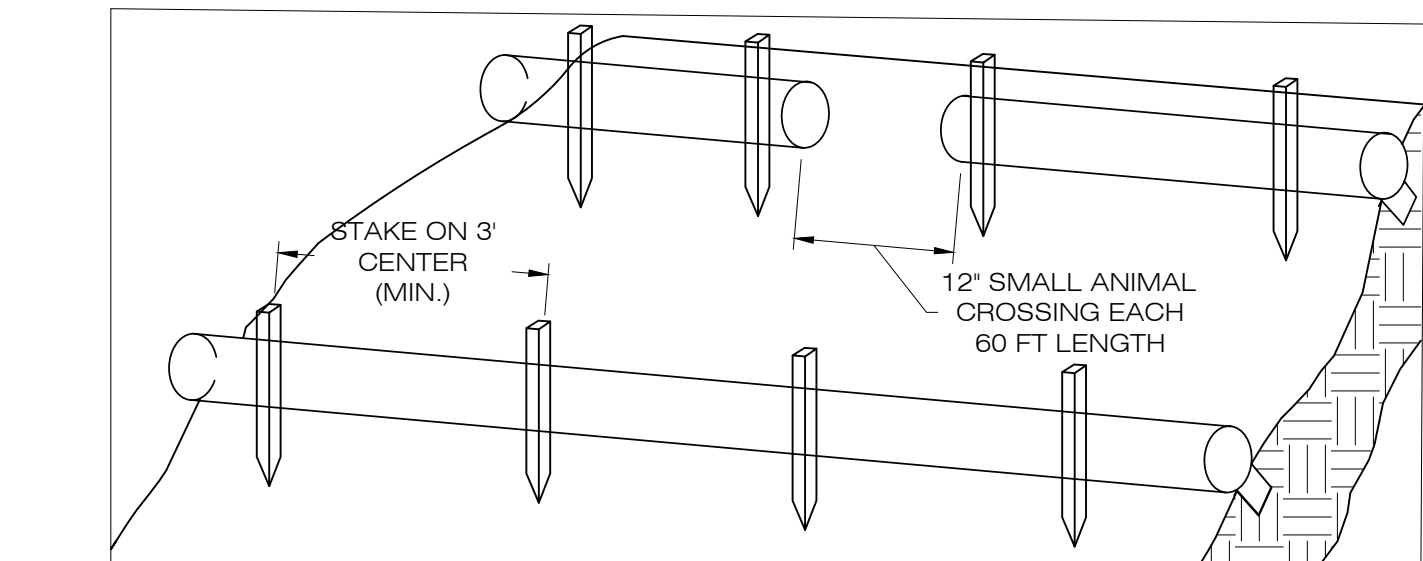
C. WETLAND REPORT
- FOR PERMITTING PURPOSES ONLY
-
- RENEW DEVELOPERS, LLC
103 SOUTH MAIN ST. P.O BOX 734
BRISTOL, CT 06415
-
- 567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935
- | PLANNING DOCUMENTS | | |
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- DESIGN PROFESSIONALS OF RECORD
- PROF: THOMAS E. LITTLE, P.E.
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| DATE: 01/15/26 | CHECKED BY: TEL |
- SHEET TITLE:
- EROSION CONTROL NOTES
- SHEET NUMBER:
- ES-2
- Page 44



CONSTRUCTION ENTRANCE DETAIL

1
ES-3

SCALE : N.T.S.

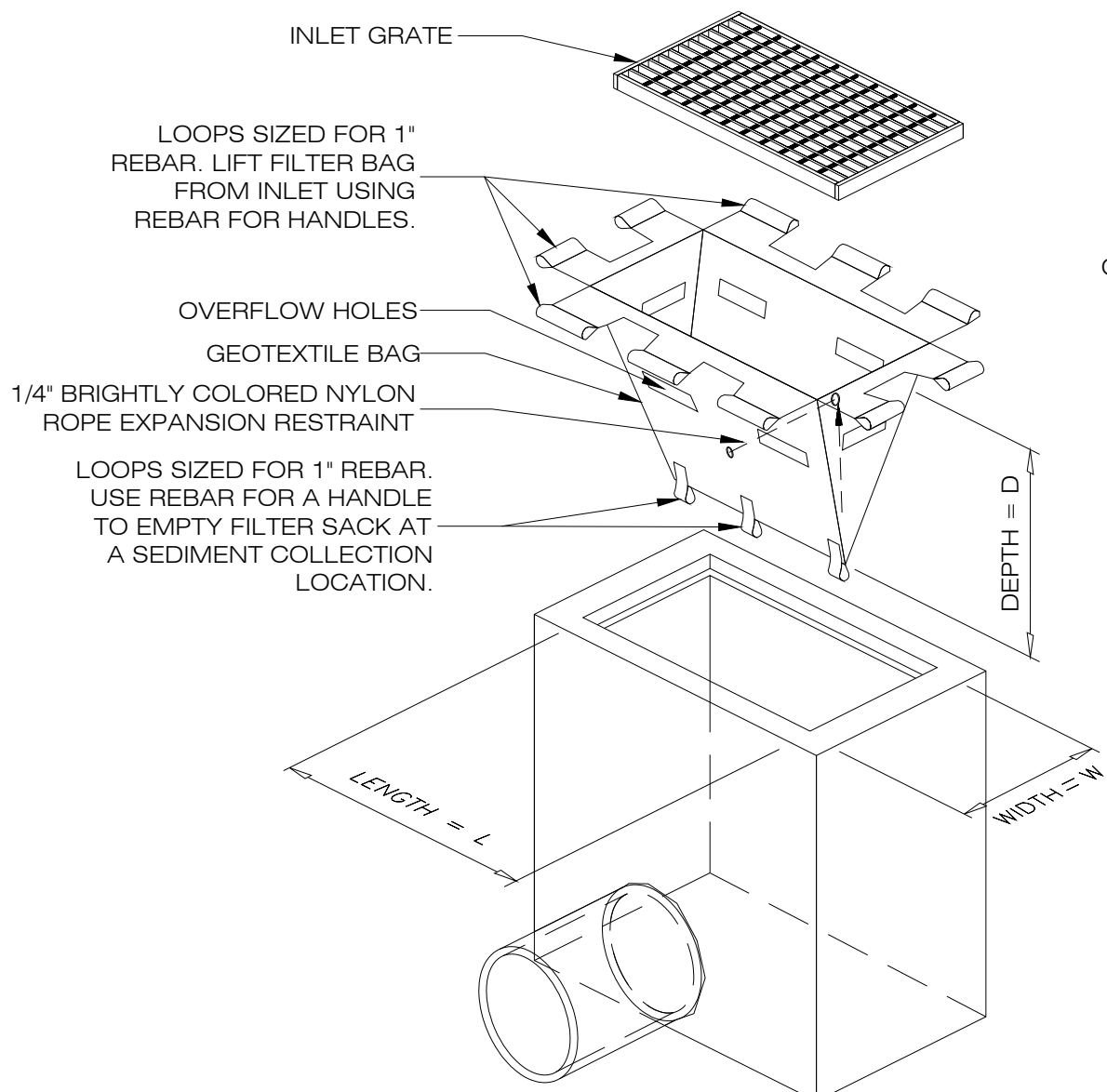


1. BEGIN AT THE LOCATION WHERE THE SOCK IS TO BE INSTALLED BY EXCAVATING A 2-3' (5-7.5 CM) DEEP X 9' (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE SOCK IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE SOCK ON THE UPHILL SIDE. SOCKS SHALL BE INSTALLED IN 60 FT CONTINUOUS LENGTHS WITH ADJACENT SOCKS TIGHTLY ABUT. EVERY 60 FT THE SOCK ROW SHALL BE SPACED 12 INCHES CLEAR, END TO END, FOR AMPHIBIAN AND REPTILE TRAVEL. THE OPEN SPACES SHALL BE STAGGERED MID LENGTH OF THE NEXT DOWN GRADIENT SOCK.
3. SECURE THE SOCK WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9 -1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE SOCK LEAVING AT LEAST 2-3' (5-7.5 CM) OF STAKE EXTENDING ABOVE THE SOCK. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

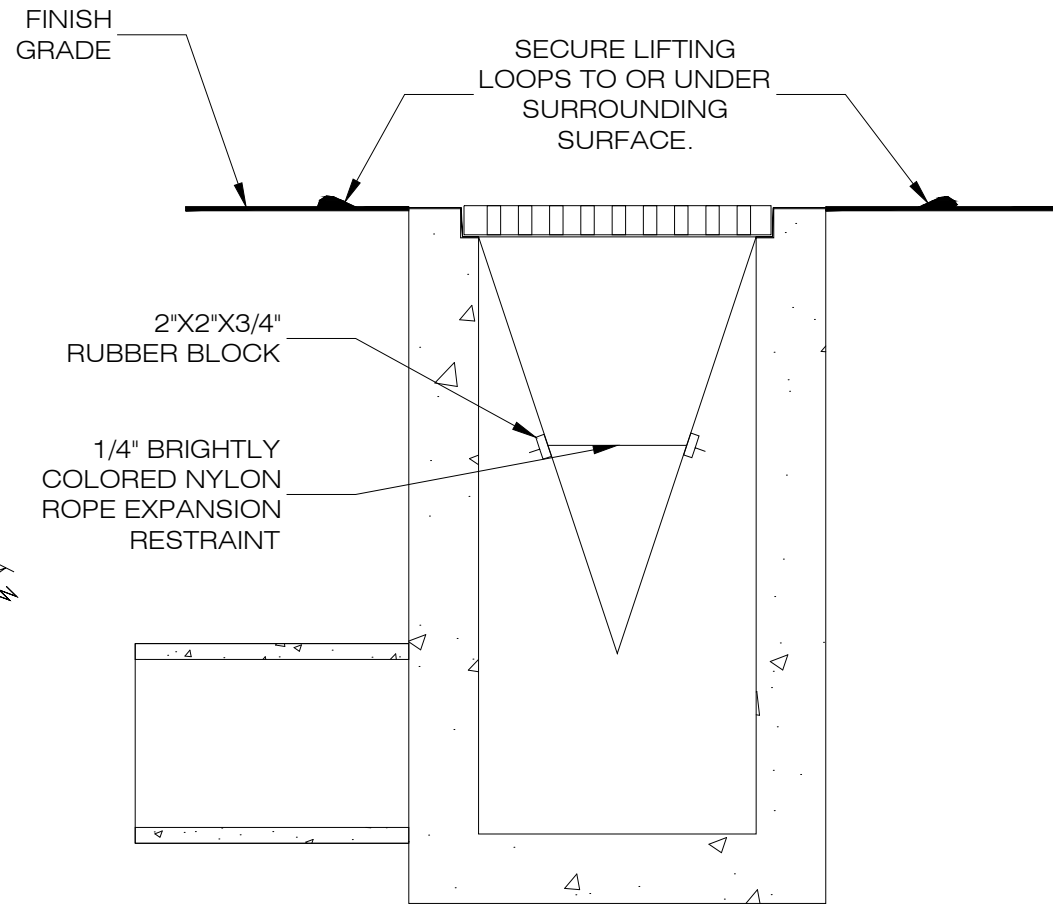
COMPOST FILTER SOCK SEDIMENTATION CONTROL BARRIER

2
ES-3

SCALE : N.T.S.



ISOMETRIC VIEW

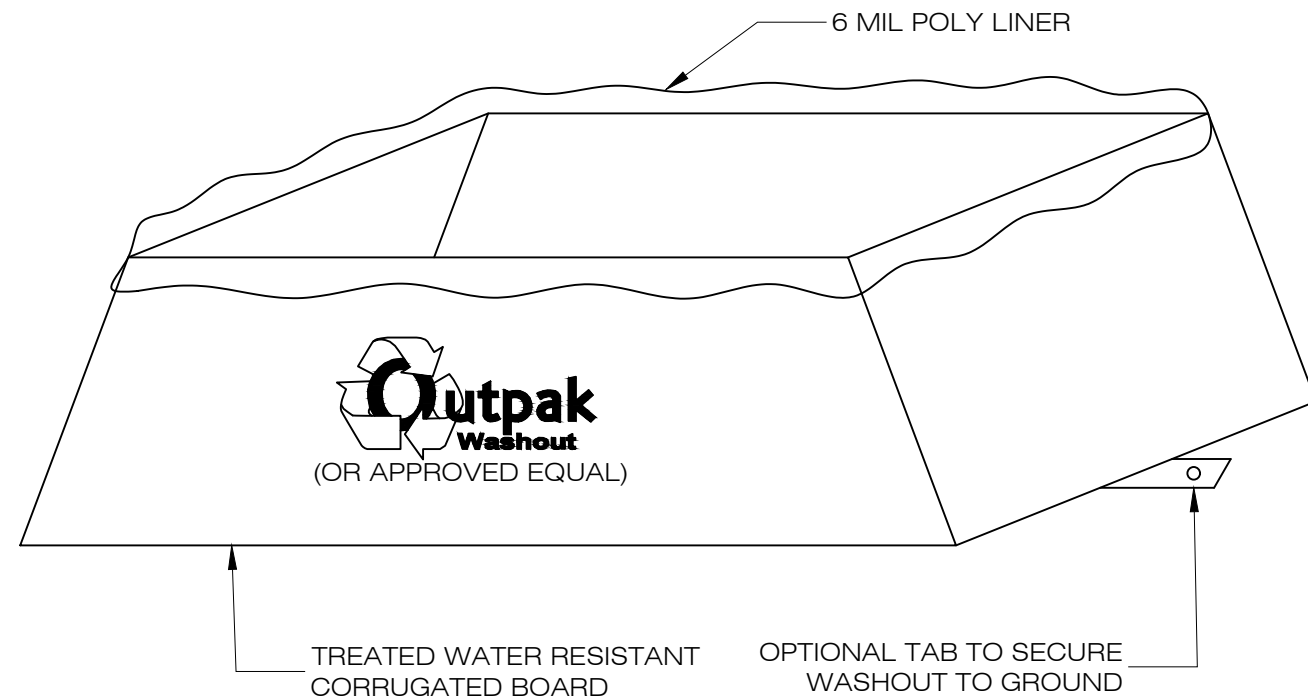


SECTION VIEW

INLET PROTECTION

4
ES-3

SCALE : N.T.S.



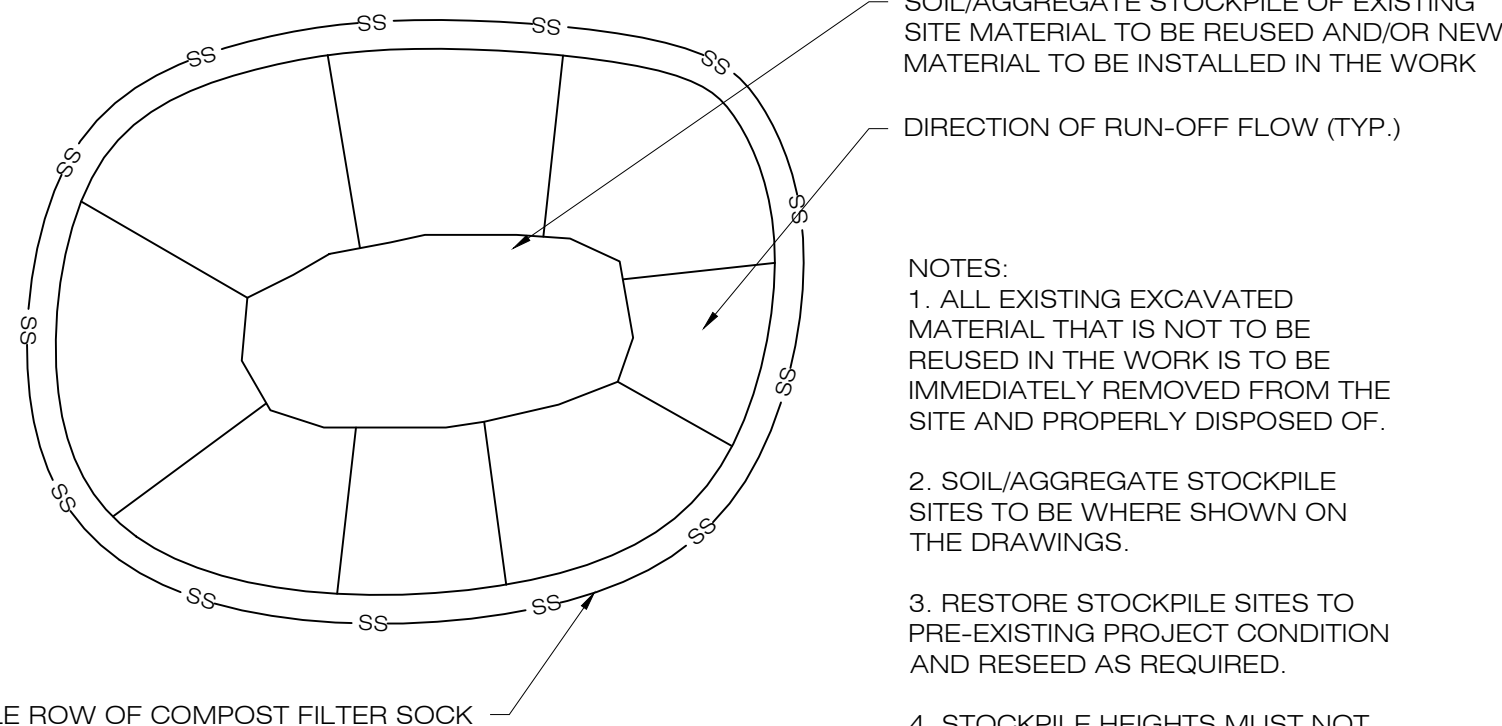
NOTES:

1. THE WASHOUT SHALL BE INSTALLED PRIOR TO USING MATERIALS THAT REQUIRE WASHOUT ON THIS PROJECT.
2. AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE WASHOUT.
3. THE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
5. DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
6. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
7. LOCATE WASHOUT AT LEAST 50' (15 METERS) FROM STORM DRAIN, OPEN DITCHES, OR WATER BODIES.
8. THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.

CORRUGATED CONCRETE WASHOUT

5
ES-3

SCALE : N.T.S.



MATERIALS STOCKPILE DETAIL

3
ES-3

SCALE : N.T.S.

- NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.

2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.

3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.

4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

RENEW
DEVELOPERS

RENEW DEVELOPERS, LLC
103 SOUTH MAIN ST. P.O BOX 734
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ALL-POINTS
TECHNOLOGY CORPORATION

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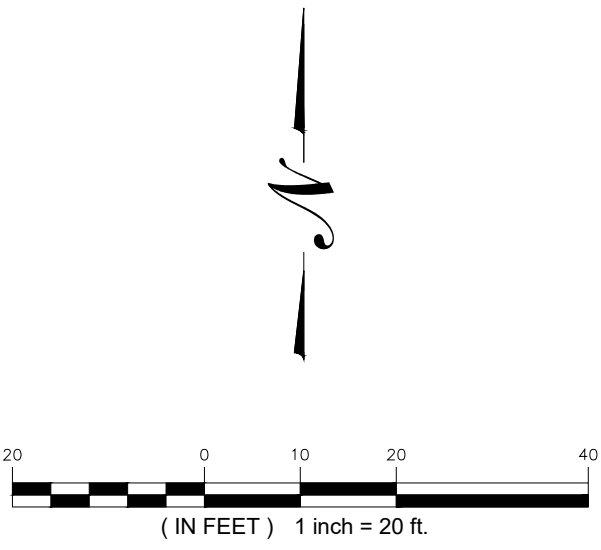
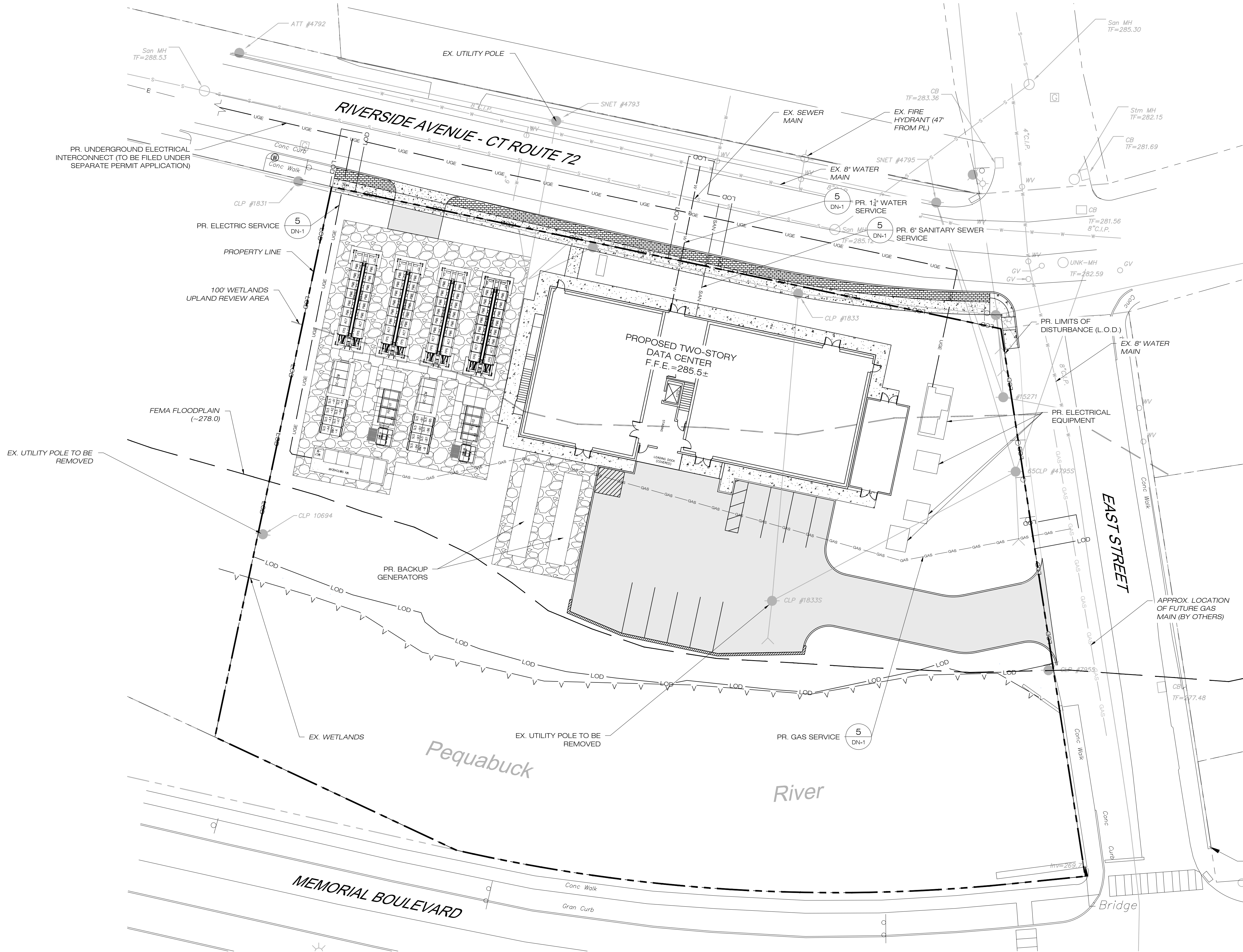
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**EROSION CONTROL
DETAILS**

SHEET NUMBER:

ES-3

FOR PERMITTING PURPOSES ONLY



1
U-1

UTILITY PLAN
SCALE : 1" = 20'

FOR PERMITTING PURPOSES ONLY



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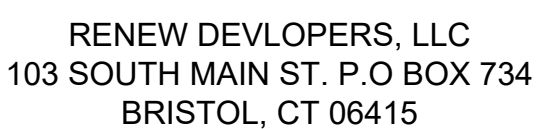
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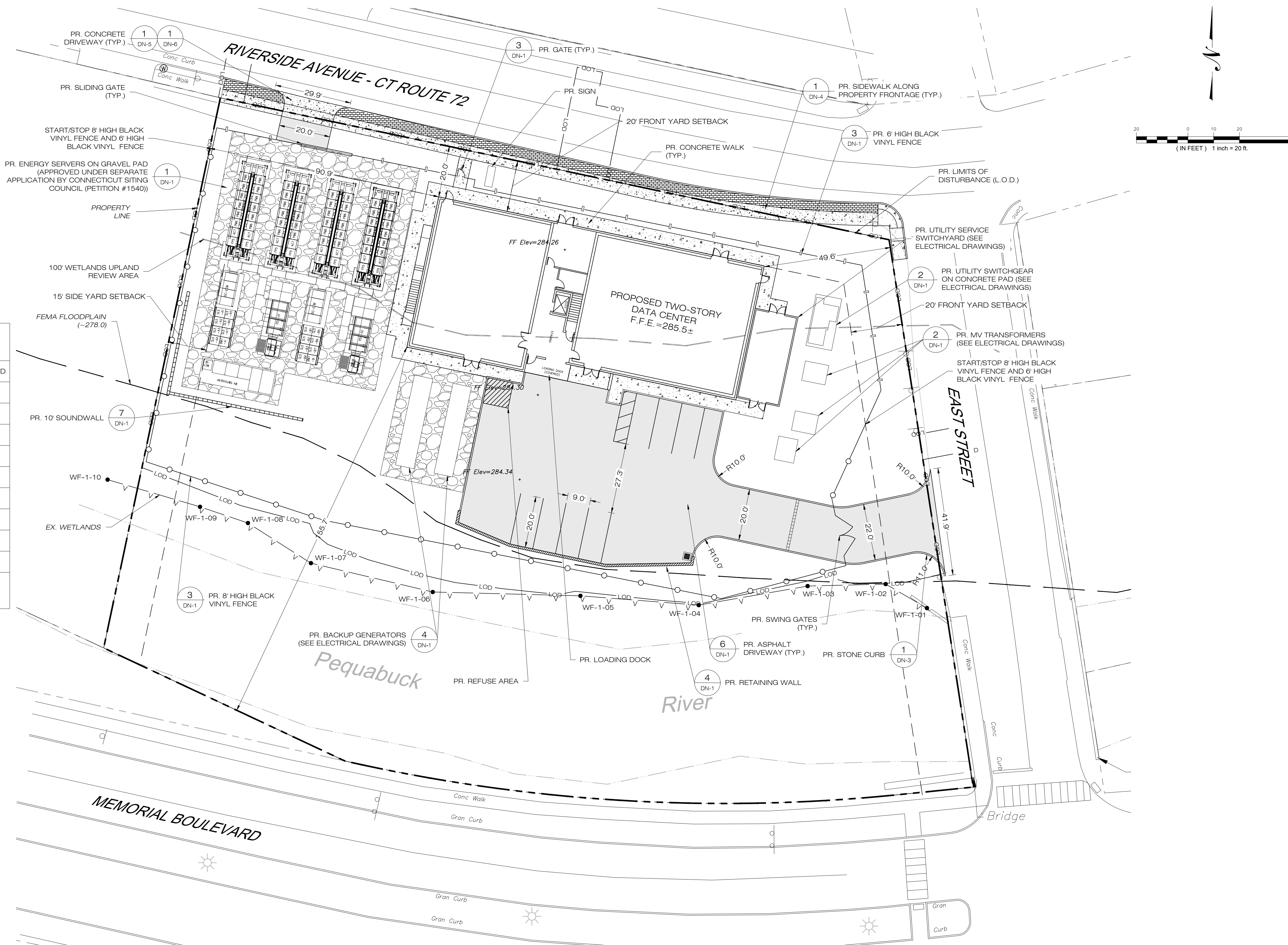
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PLANNING DOCUMENTS

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ZONING COMPLIANCE BHC ZONE		
	REQUIRED/ALLOWED	SUBMITTED
MIN. LOT AREA (S.F.)	15,000	70,590
MIN. LOT FRONTAGE (FT.)	N/A	265.5
MIN. LOT WIDTH (FT.)	N/A	218
MIN. FRONT YARD (FT.)	20	20.0
MIN. SIDE YARD (FT.)	15.0	90.9
MIN. REAR YARD (FT.)	15.0	155.7
MAX. BUILDING HEIGHT (FT.)	40.0	35.0
MAX BUILDING COVERAGE (%)	50.0	10.3
MAX IMPERVIOUS COVERAGE (%)	90.0	41.4
NO. OF PARKING SPACES	4 + 0.1 PER 1,000 S.F. (4 + 0.1(14,588 / 1000)) = 5.5 6 REQUIRED	7



SITE PLAN

SCALE : 1" = 20'

NOTE:
1. PROPOSED WORK IN CONNECTICUT STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH STATE DOT STANDARDS AND IN-LINE WITH CONNECTICUT DEPARTMENT OF TRANSPORTATION PLANS FOR RIVERSIDE AVENUE (CT ROUTE 72) DEVELOPED BY GM2 ASSOCIATES

FOR PERMITTING PURPOSES ONLY

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY
CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: RENEW RIVERSIDE, LLC

ADDRESS: 123 SALEM ROAD
COLCHESTER, CT 06415

**BRISTOL TECHNOLOGY
CENTER**

SITE ADDRESS:
234 RIVERSIDE AVENUE
BRISTOL, CT

APT FILING NUMBER: CT716120

DRAWN BY: UKA/EL

DATE: 01/15/26	CHECKED BY: TEL
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SHEET TITLE:

SITE PLAN

SHEET NUMBER:

SP-1

Page 47

PLANNING DOCUMENTS

NO	DATE	REVISION
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APT FILING NUMBER: CT716120

	DRAWN BY: UKA/ELZ
DATE: 01/15/26	CHECKED BY: TEL

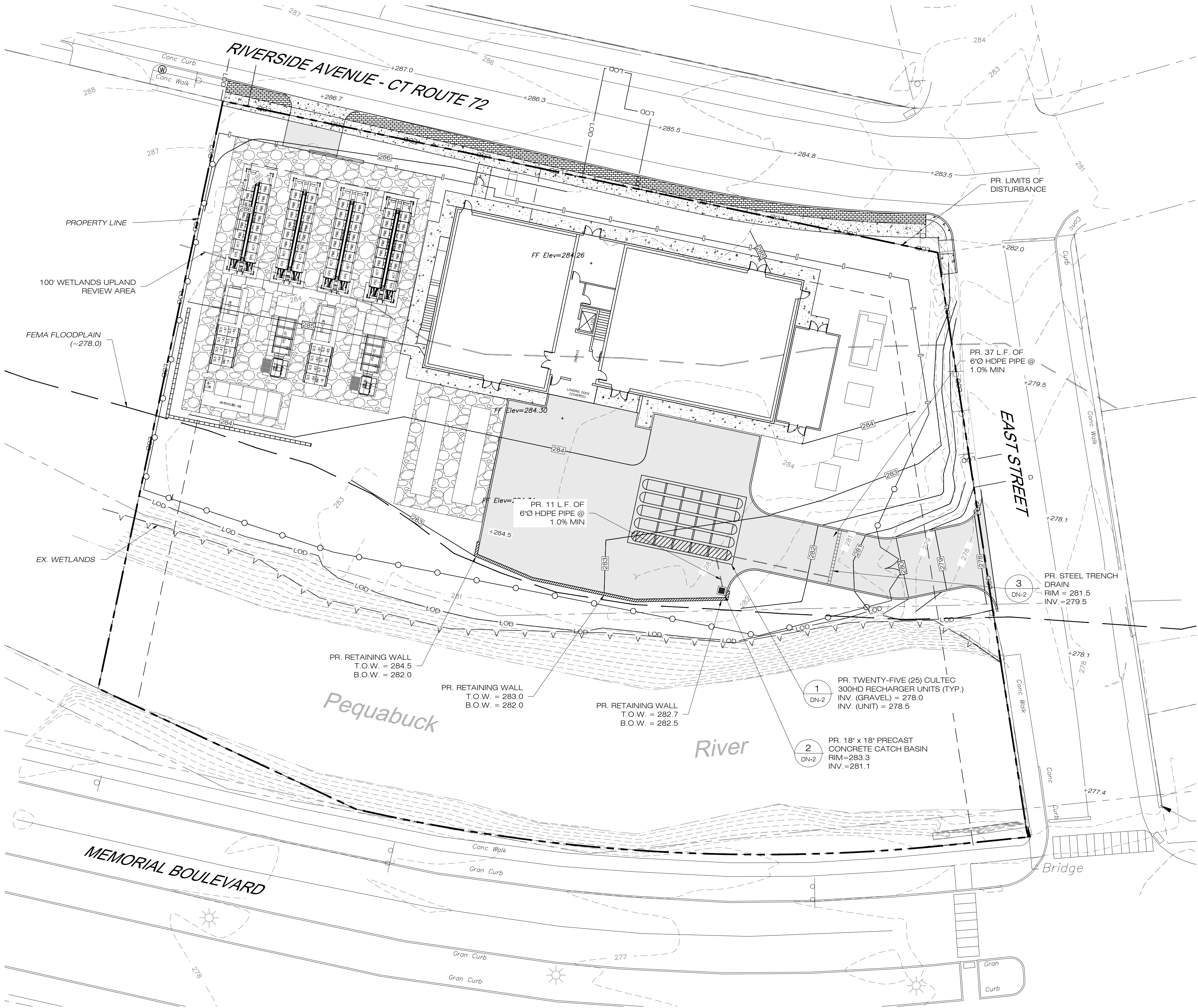
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GRADING &
DRAINAGE PLAN

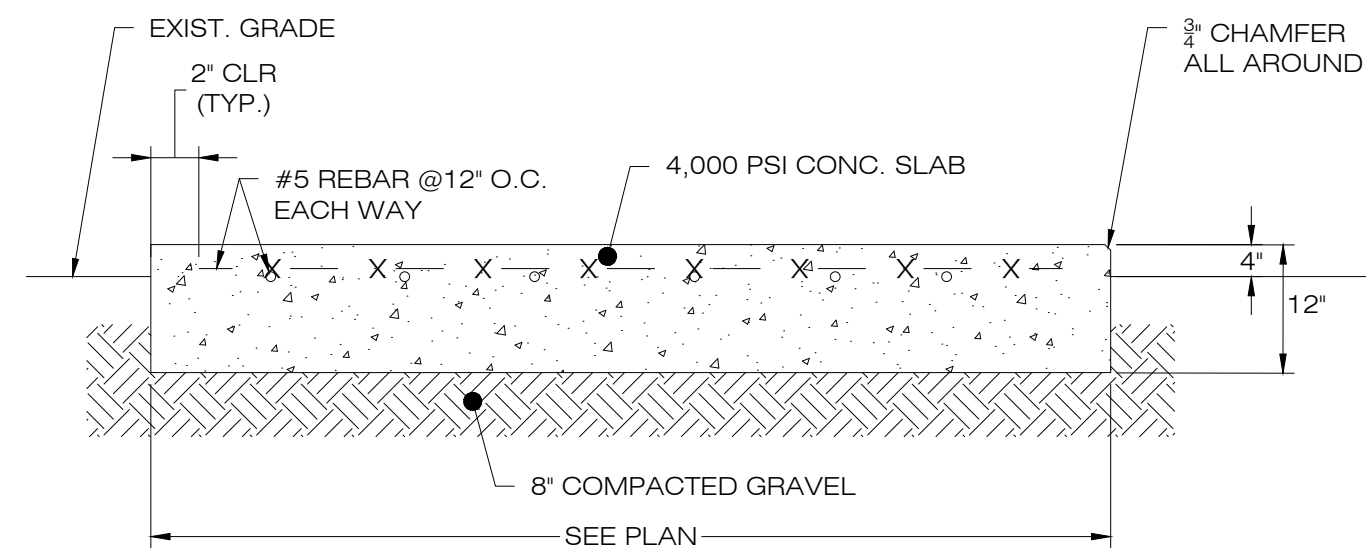
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GD-1

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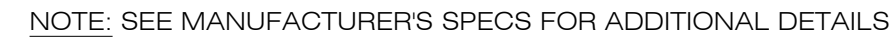


1
GD-1
GRADING & DRAINAGE PLAN
SCALE : 1" = 20'



1. SUBBASE MAY CONSIST OF NATIVE MATERIALS IF FOUND ACCEPTABLE BY THE ENGINEER. SUBBASE TO BE COMPACTED TO 95% MAX DRY DENSITY.
2. SUBBASE IS TO BE FREE FROM DEBRIS AND UNSUITABLE MATERIALS.

2 **CONCRETE EQUIPMENT PAD**
DN-1 **SCALE : N.T.S.**



NOTICE:
CONTRACTOR TO SUBMIT SHOP DRAWINGS AND MATERIAL
SPECIFICATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING

4" TOPSOIL

OVERDENSE COMPACTED DRY BACKFILL (95% COMPACTION PER ASTM D1557 IN 8" LIFTS)

SEE CHART

1'-0" MIN.

BOTTOM OF CONDUIT TRENCH

1'-0" MIN. IN ROCK

IN EARTH

IN BIT. CONCRETE

5" HMA S0.5 TRAFFIC LEVEL 2 (PLACED IN TWO EQUAL LIFTS)

PROCESSED AGGREGATE BASE MATERIAL IN 4" LIFTS

6" WIDE PLASTIC U/G/ WARNING TAPE W/ "CAUTION BURIED UTILITY LINES"

12" SAND COVER OVER PIPE

CONDUIT, TO BE DETERMINED (TYP.)

12" 12"

BURIAL DEPTHS PER UTILITY (CONTRACTOR TO VERIFY DEPTHS W/ UTILITY COMPANIES PRIOR TO CONSTRUCTION):

- 48" FOR WATER SERVICES
- 24" FOR GAS SERVICES
- 18" FOR FOR ELECTRIC/TELECOMMUNICATION SERVICES

Technical drawing of a sound barrier wall, showing elevation and section views.

Elevation View (Left):

- BARRIER POST:** Indicated by a vertical line on the left side.
- SPACING TO BE DETERMINED BY SOUND BARRIER MANUFACTURER (TYP.):** Indicated by a dimension line across the top of the wall.
- METAL SOUND BARRIER (COLOR TBD). COORDINATE w/ OWNER:** Indicated by a dimension line across the top of the wall.
- 15'-0":** Dimension indicating the height of the wall.
- GROUND LEVEL:** Indicated by a horizontal line at the base of the wall.
- MIN. 3'-6":** Dimension indicating the minimum height of the foundation below ground level.
- FOUNDATION DESIGN TO BE COMPLETED BY OTHER:** Indicated by a dimension line across the base of the wall.
- 4'-6" GAP TO ALLOW PASSAGE OF STORM WATER RUN-OFF:** Indicated by a dimension line across the base of the wall.

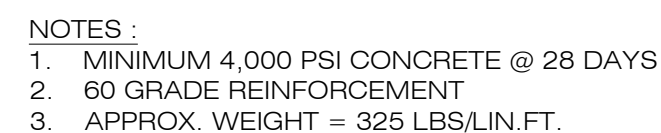
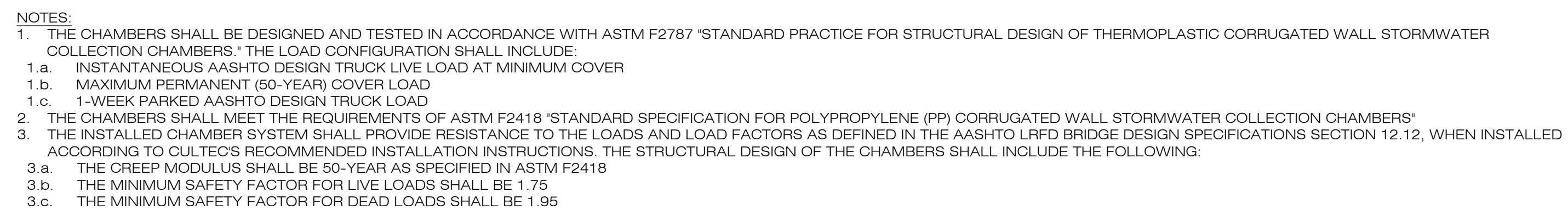
Section View (Right):

- EXTERIOR SIDE:** Indicated by a label on the left side of the section view.
- FACILITY SIDE:** Indicated by a label on the right side of the section view.
- 1" AGL (SLOPED ALL AROUND EDGES):** Indicated by a label pointing to the top edge of the wall.
- RIP RAP EMBEDDED 6" BELOW GRADE TO PROTECT FOUNDATION FROM ANY SCOURING:** Indicated by a label pointing to the base of the wall.
- SECTION VIEW:** Indicated by a label at the bottom of the section view.

NOTES:

1. SOUND BARRIER PRODUCT & SPECIFICATIONS TO BE DETERMINED BY OWNER.
2. BARRIER POST FOUNDATION TO BE DESIGNED BY OTHERS.

FOR PERMITTING PURPOSES ONLY

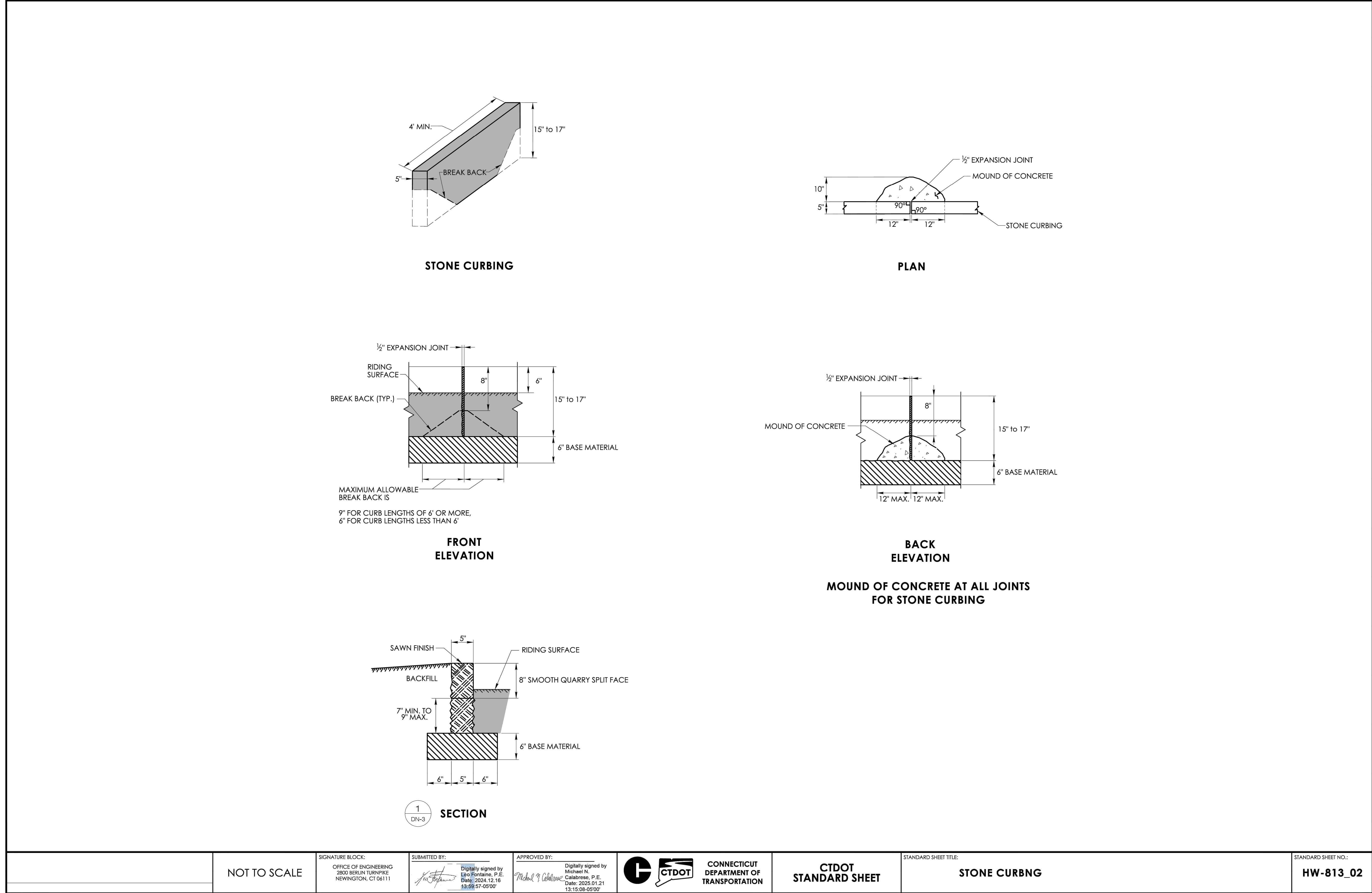
[illegible]

NOTES :
CONCRETE : 4,000 PSI @ 28 DAYS REINFORCING : AS PER ASTM A-185 6" x 6" W4/W4 W.W.M.

PLANNING DOCUMENTS		
NO	DATE	REVISION
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DN-2

FOR PERMITTING PURPOSES ONLY



PLOTTED DATE: 10/22/2024

FOR PERMITTING PURPOSES ONLY



RENEW DEVELOPERS, LLC
103 SOUTH MAIN ST. P.O BOX 734
BRISTOL, CT 06415



567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

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BRISTOL TECHNOLOGY CENTER

SITE ADDRESS:
234 RIVERSIDE AVENUE
BRISTOL, CT

APT FILING NUMBER: CT716120

	DRAWN BY: UKA/ELZ
DATE: 01/15/26	CHECKED BY: TEL

SHEET TITLE:

CT DOT STANDARD DETAILS

SHEET NUMBER:

DN-3

PLANNING DOCUMENTS		
NO	DATE	REVISION
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**BRISTOL TECHNOLOGY
CENTER**

SITE ADDRESS:
234 RIVERSIDE AVENUE
BRISTOL, CT

APT FILING NUMBER: CT716120

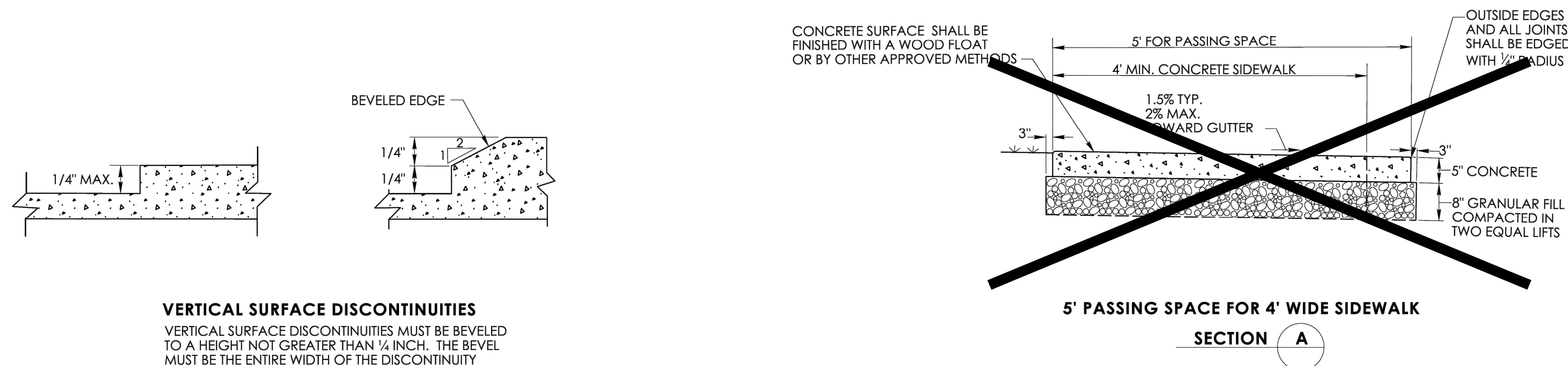
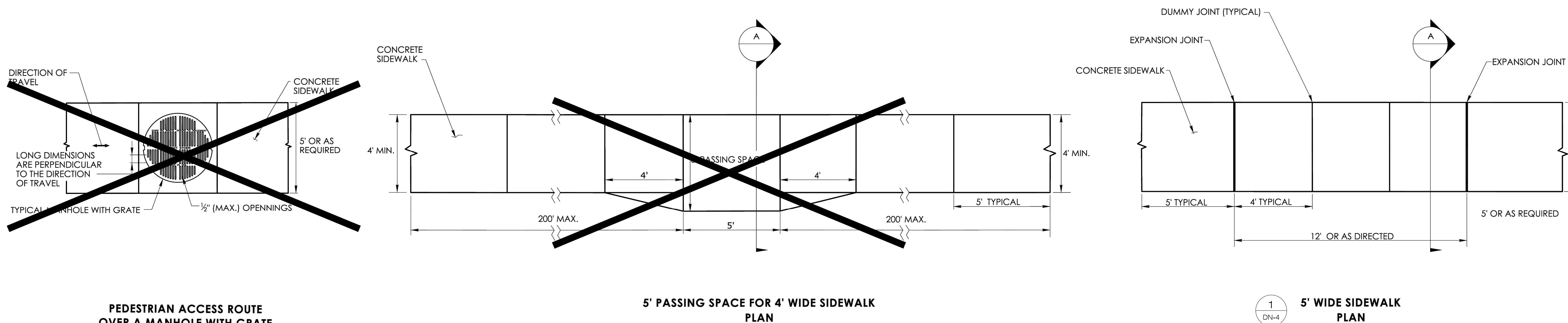
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DATE: 01/15/26	CHECKED BY: TEL

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CT DOT STANDARD DETAILS

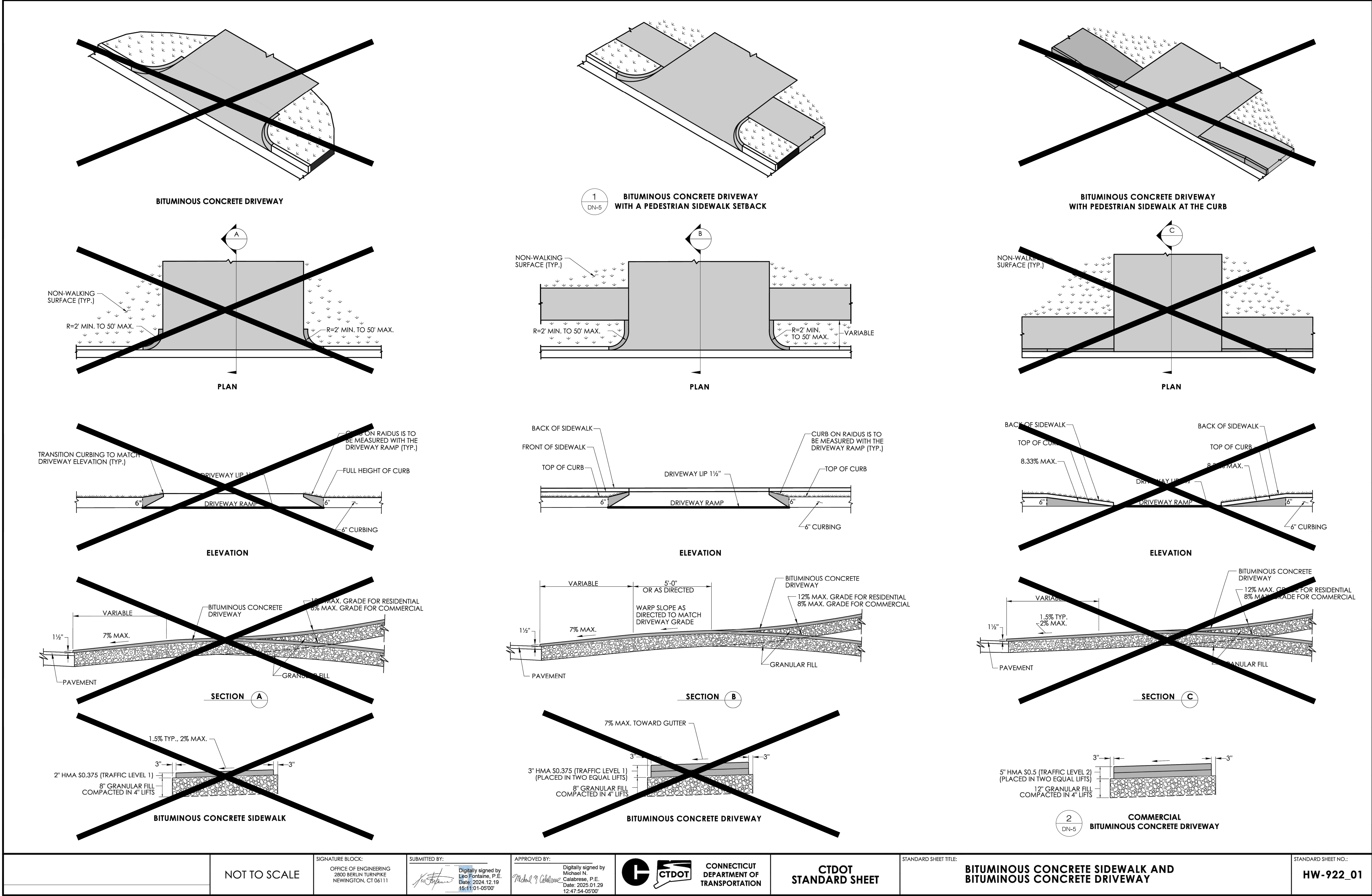
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DN-4



VERTICAL SURFACE DISCONTINUITIES

VERTICAL SURFACE DISCONTINUITIES MUST BE BEVELED TO A HEIGHT NOT GREATER THAN 1/4 INCH. THE BEVEL MUST BE THE ENTIRE WIDTH OF THE DISCONTINUITY



PLOTTED DATE: 10/23/2024

RENEW DEVELOPERS, LLC
103 SOUTH MAIN ST. P.O BOX 734
BRISTOL, CT 06415

ALL-POINTS
TECHNOLOGY CORPORATION
567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
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BRISTOL TECHNOLOGY CENTER

SITE ADDRESS:
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BRISTOL, CT

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SHEET TITLE:

CT DOT STANDARD DETAILS

SHEET NUMBER:

DN-5

FOR PERMITTING PURPOSES ONLY

PLANNING DOCUMENTS

NO	DATE	REVISION
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SITE ADDRESS:
234 RIVERSIDE AVENUE
BRISTOL, CT

APT FILING NUMBER: CT1716120

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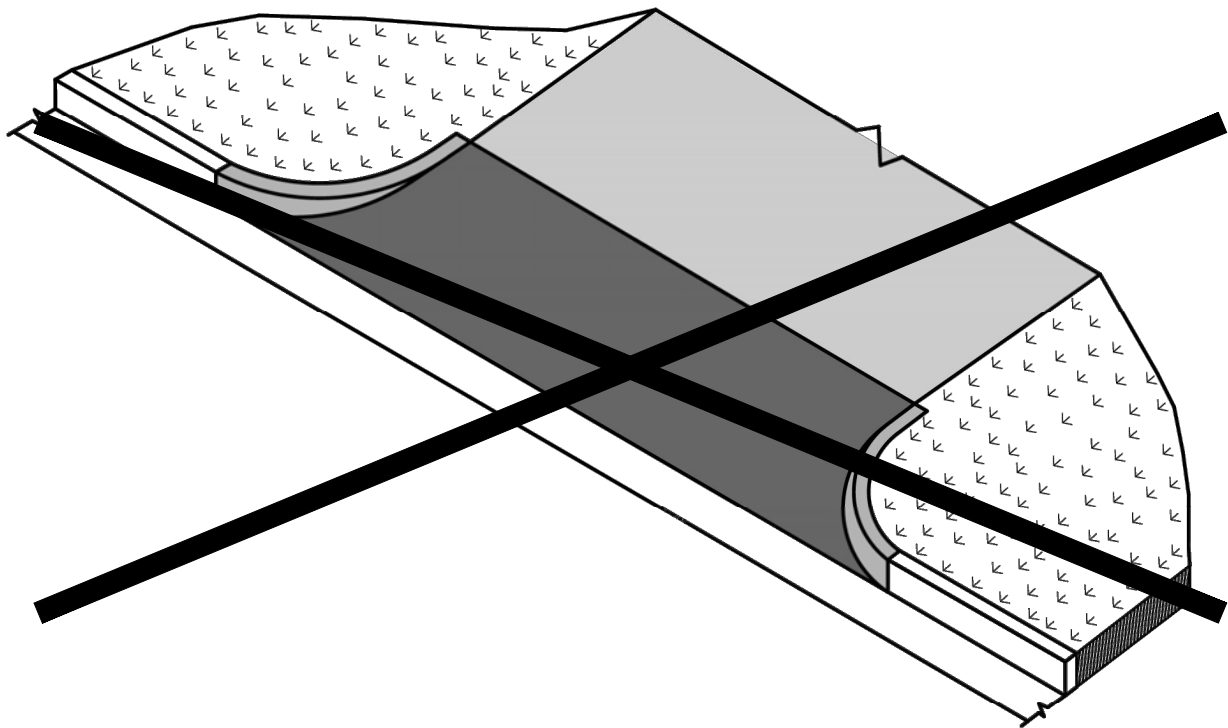
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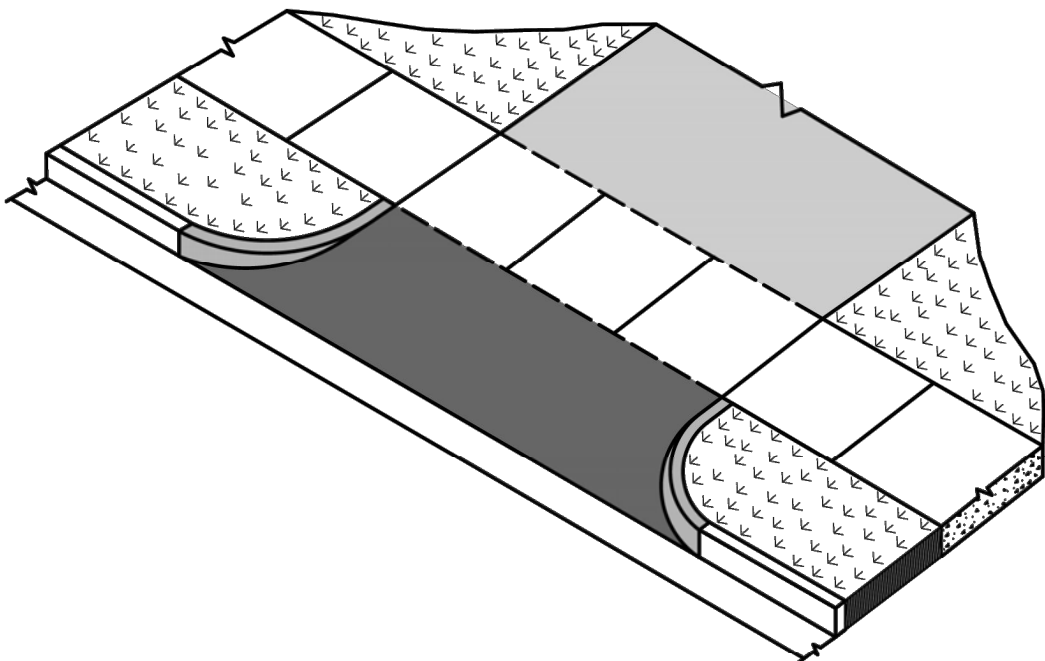
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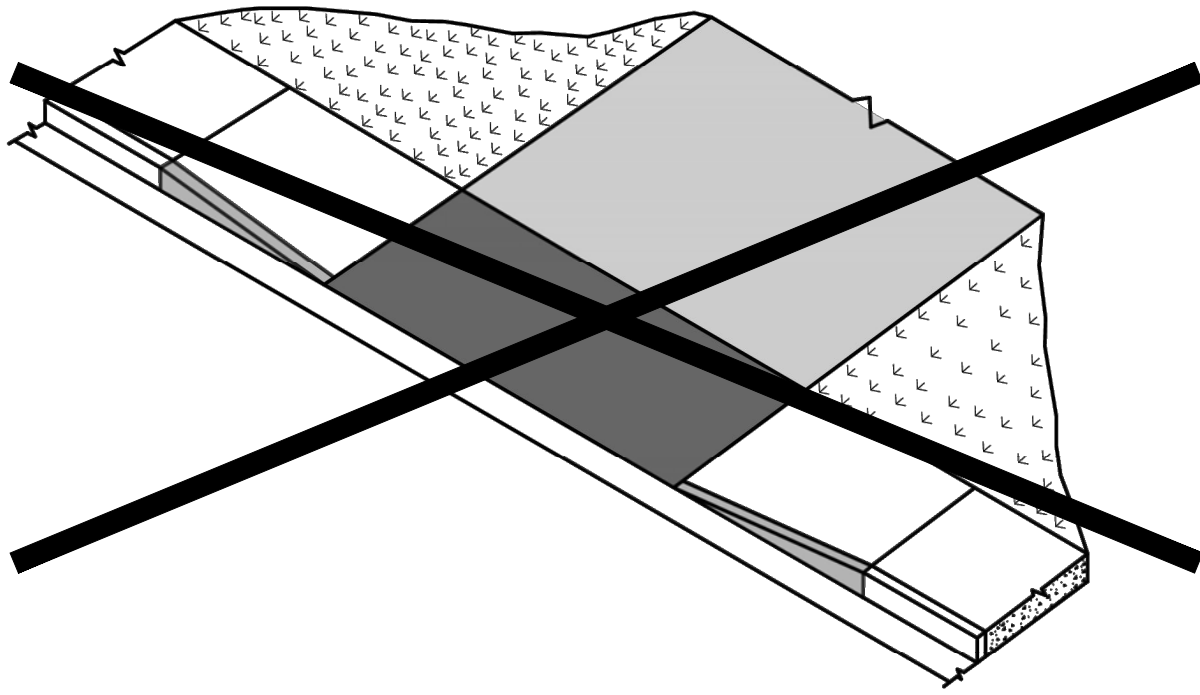
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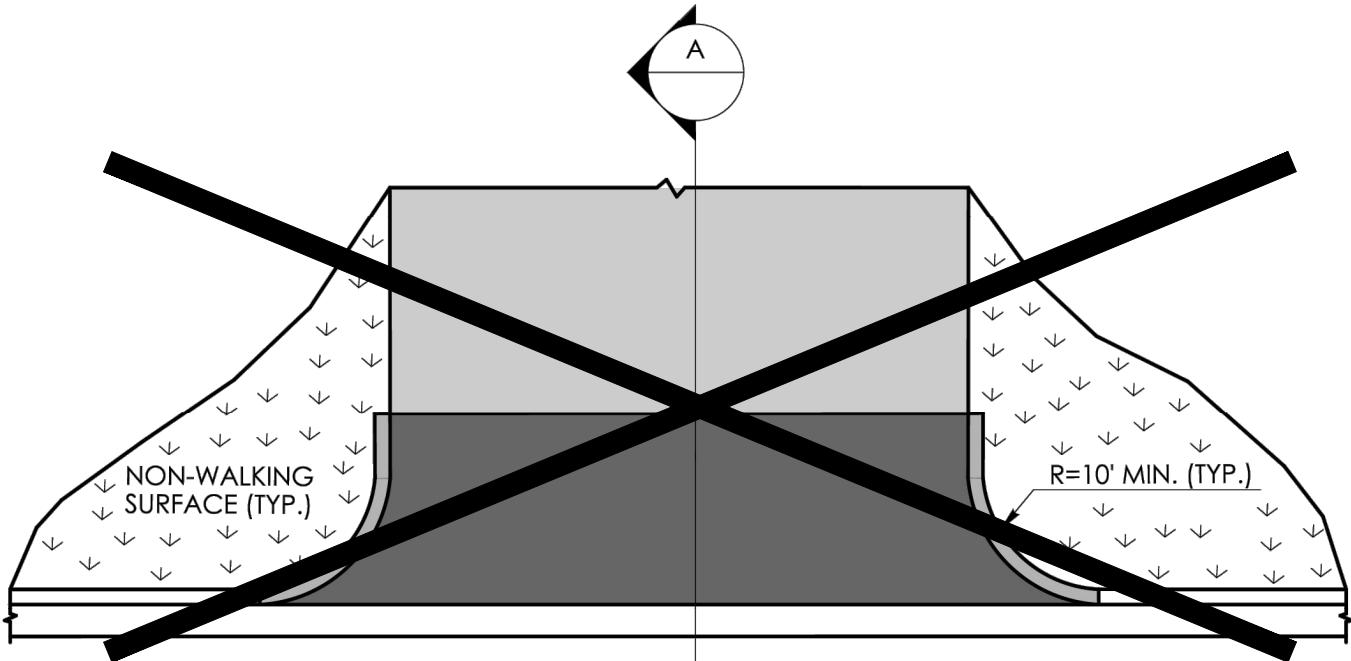
CONCRETE DRIVEWAY RAMP



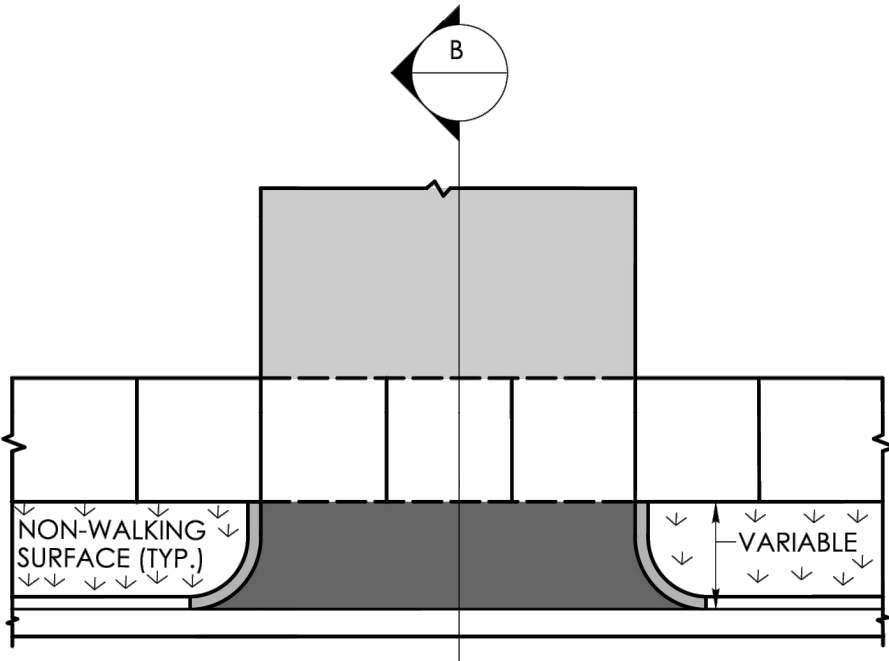
CONCRETE DRIVEWAY RAMP WITH A PEDESTRIAN SIDEWALK SETBACK



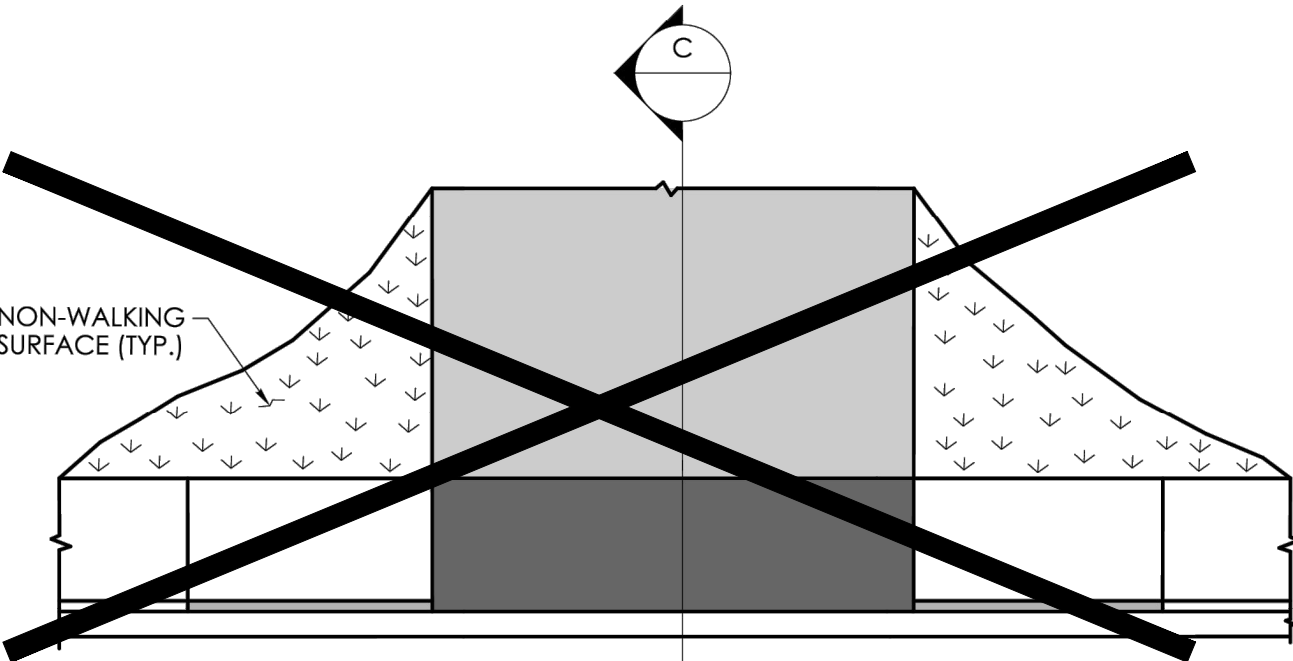
CONCRETE DRIVEWAY RAMP WITH PEDESTRIAN SIDEWALK AT THE CURB



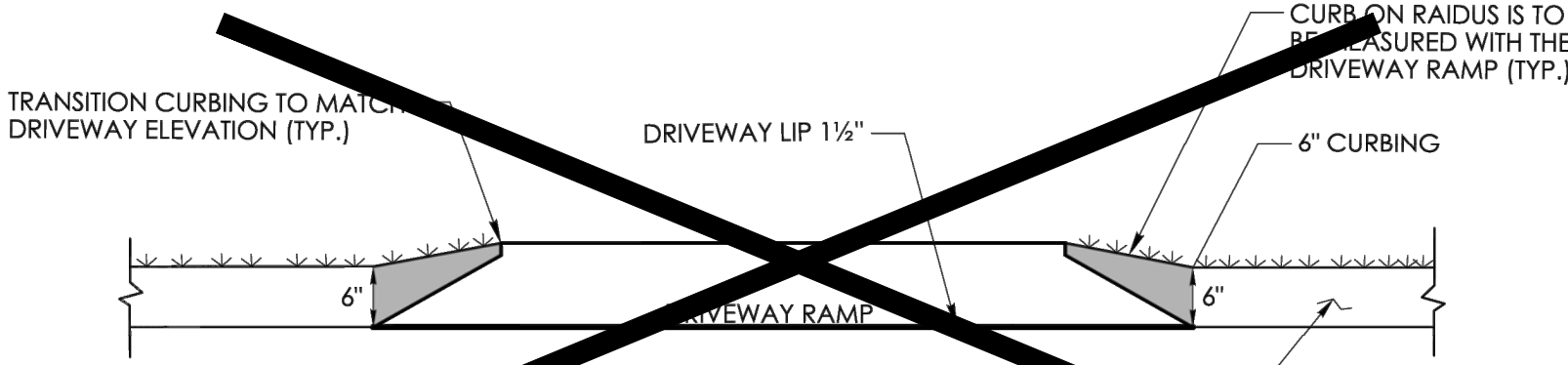
PLAN



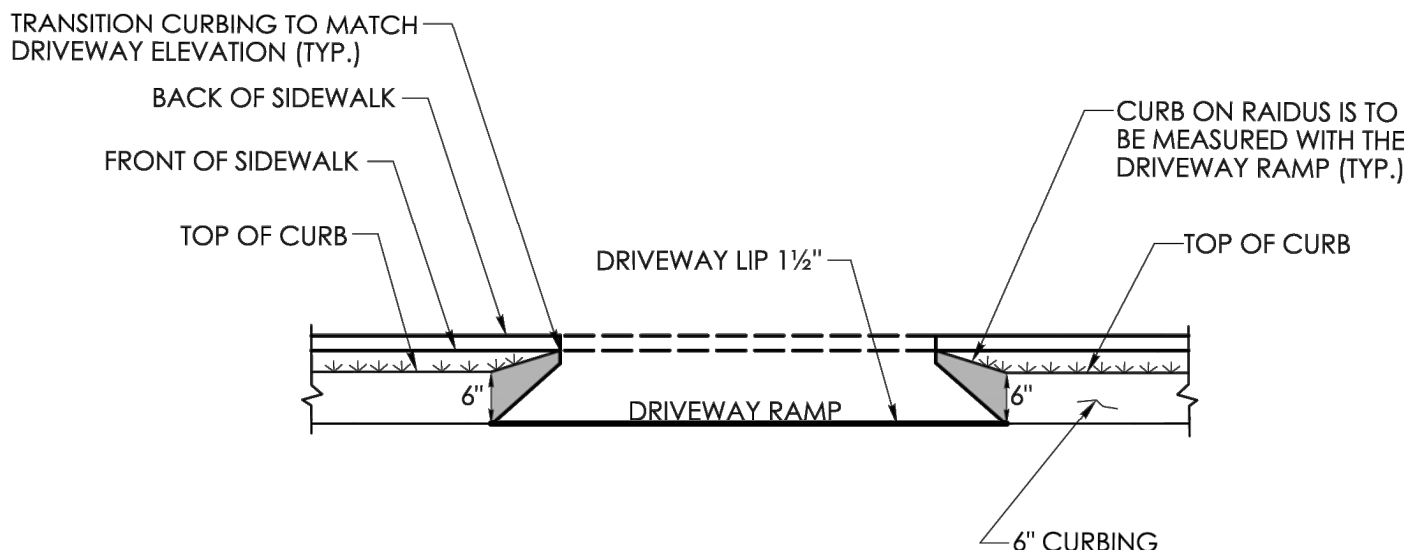
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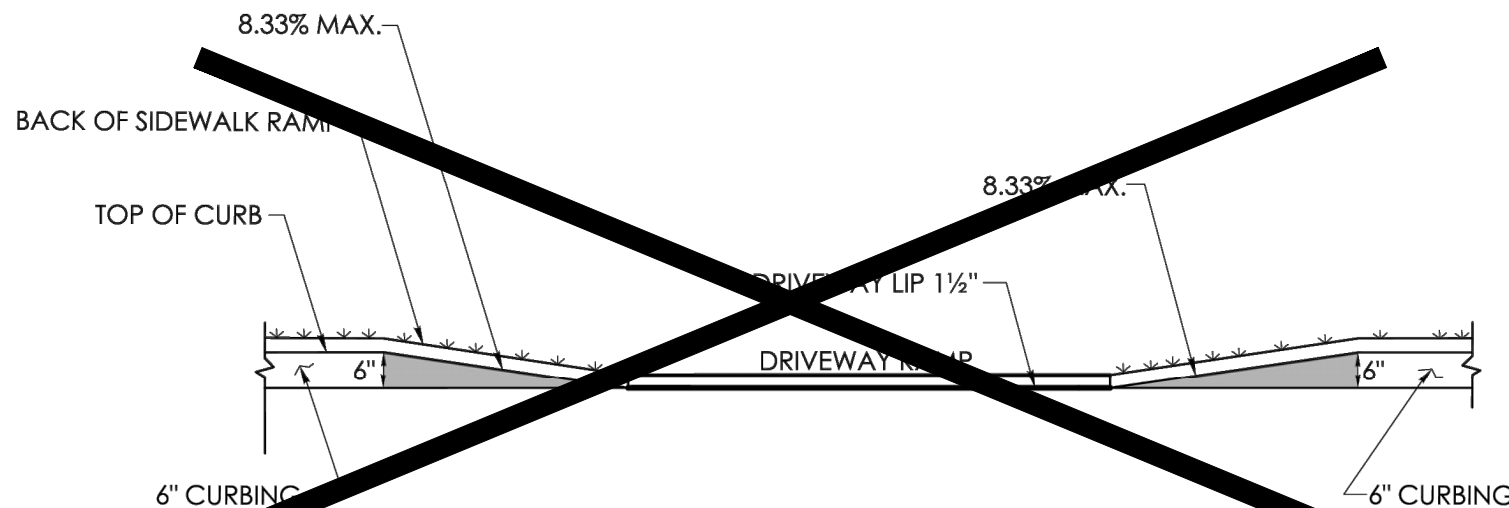
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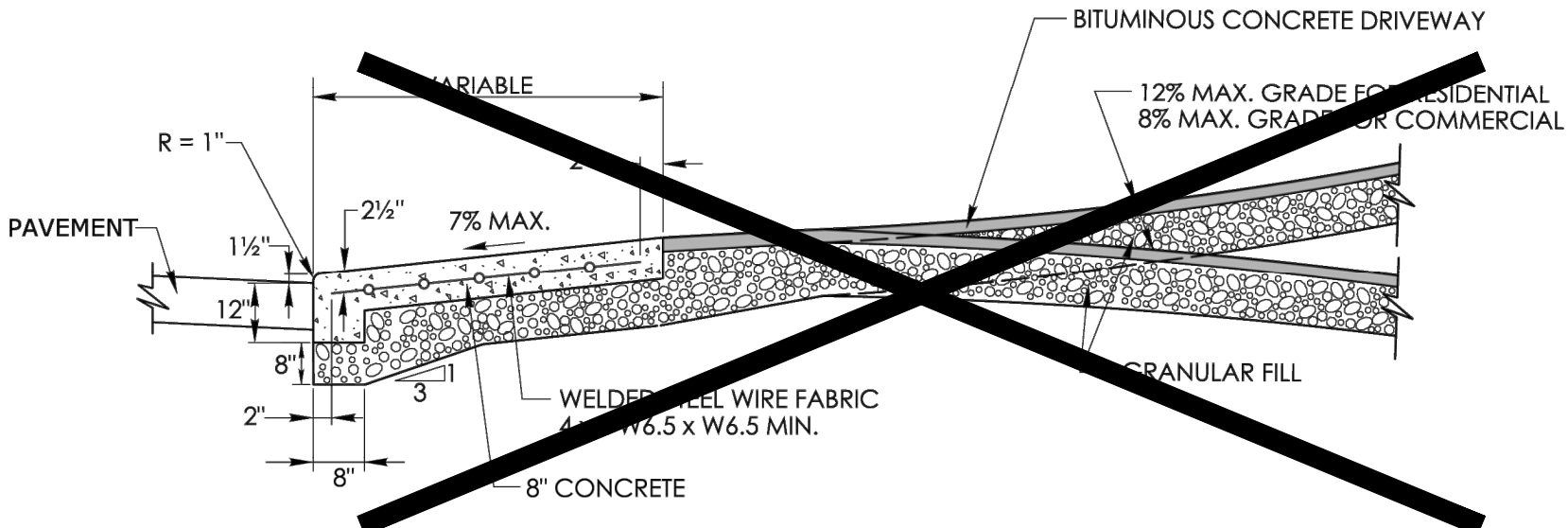
ELEVATION



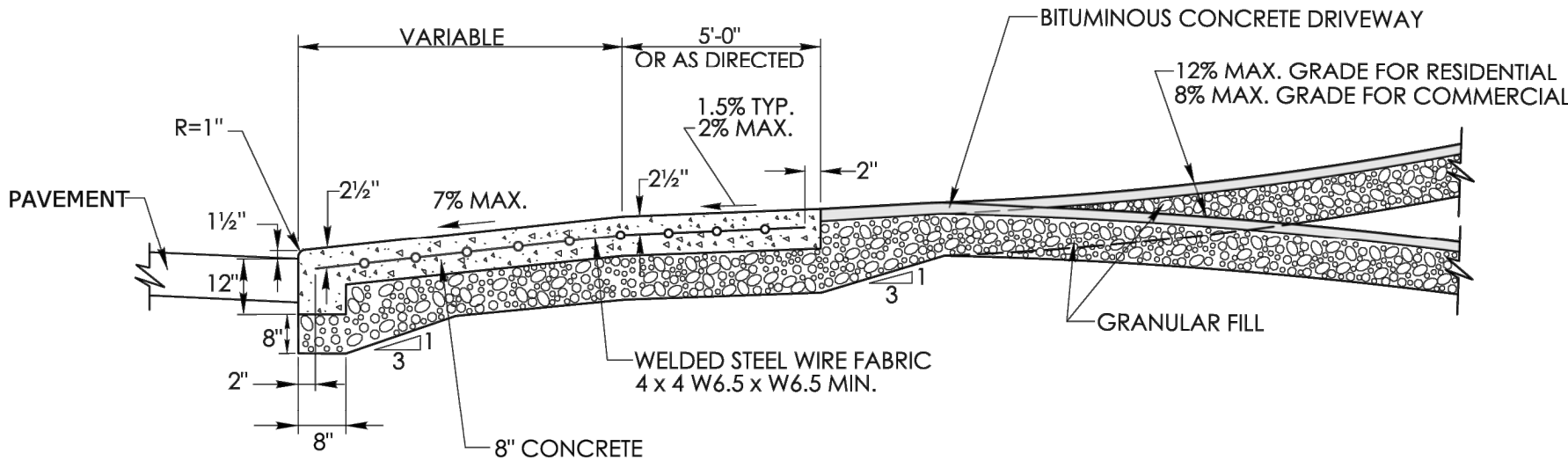
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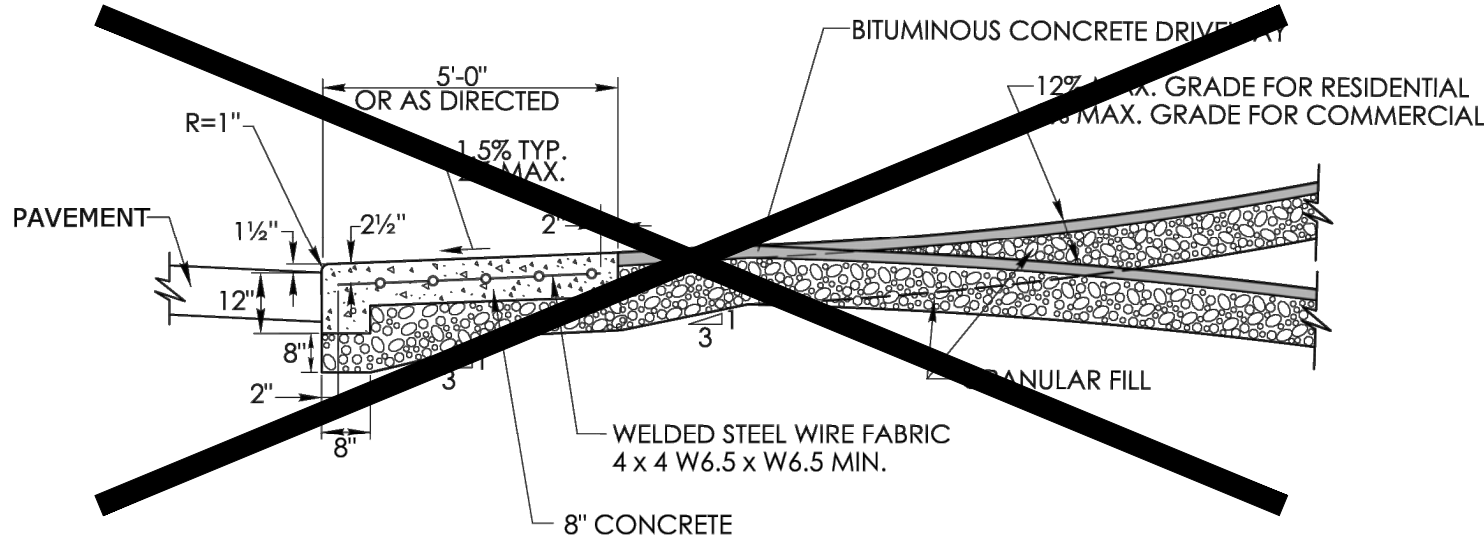
ELEVATION



SECTION A



SECTION B



SECTION C

4/19/24 updated version

NOT TO SCALE

SIGNATURE BLOCK:
OFFICE OF ENGINEERING
2800 BERLIN TURNPIKE
NEWINGTON, CT 06111

SUBMITTED BY:
Digitally signed by
Lito Fontaine, P.E.
Date: 2024.12.19
15:10:16-05'00'

APPROVED BY:
Digitally signed by
Michael N. Calabrese, P.E.
Date: 2025.01.29
12:48:28-05'00'



CONNECTICUT
DEPARTMENT OF
TRANSPORTATION

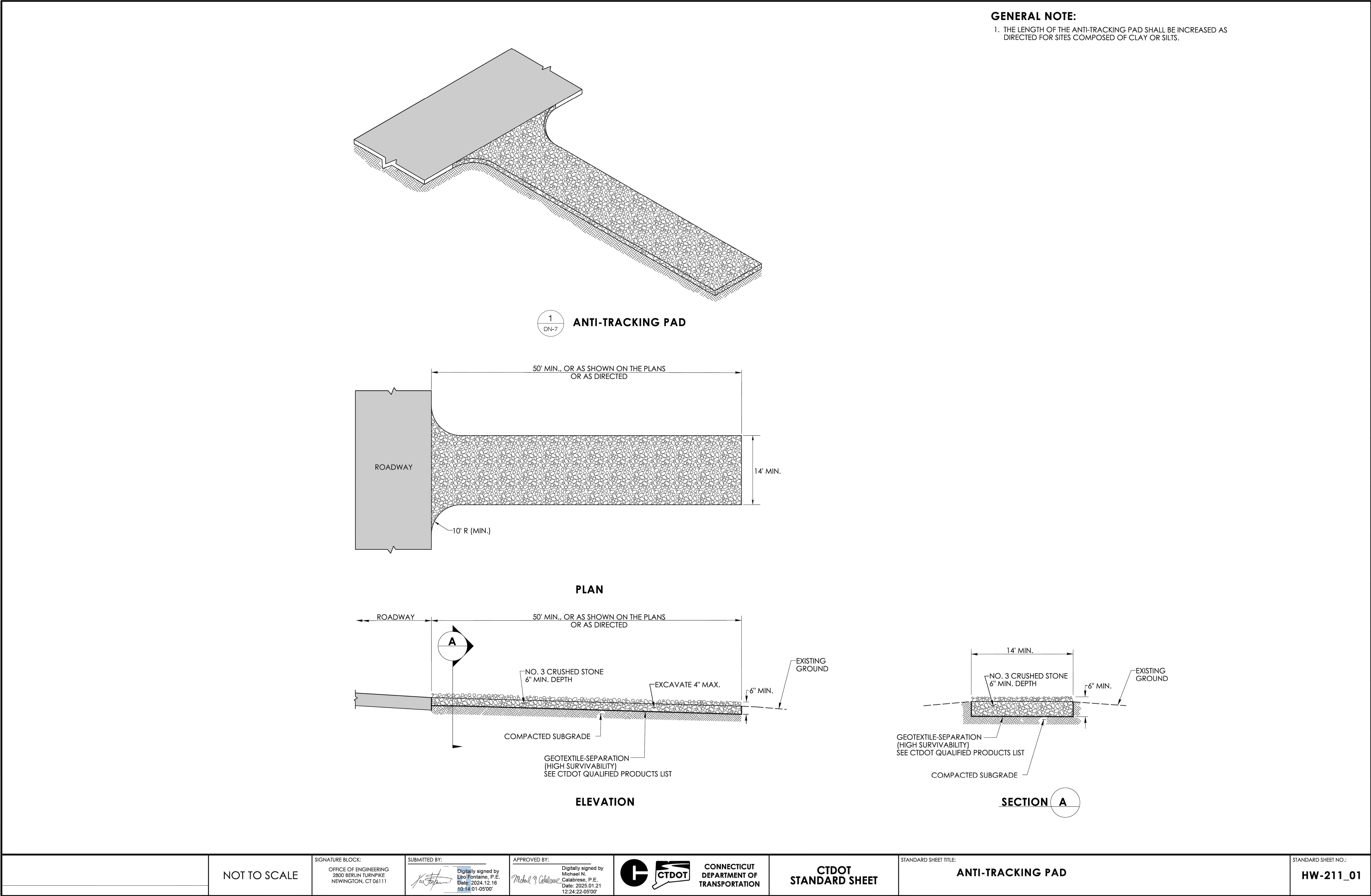
CTDOT
STANDARD SHEET

STANDARD SHEET TITLE:

CONCRETE DRIVEWAY RAMPS

STANDARD SHEET NO.:

HW-924_01



PLANNING DOCUMENTS		
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DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET
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COLCHESTER, CT 06415

BRISTOL TECHNOLOGY CENTER

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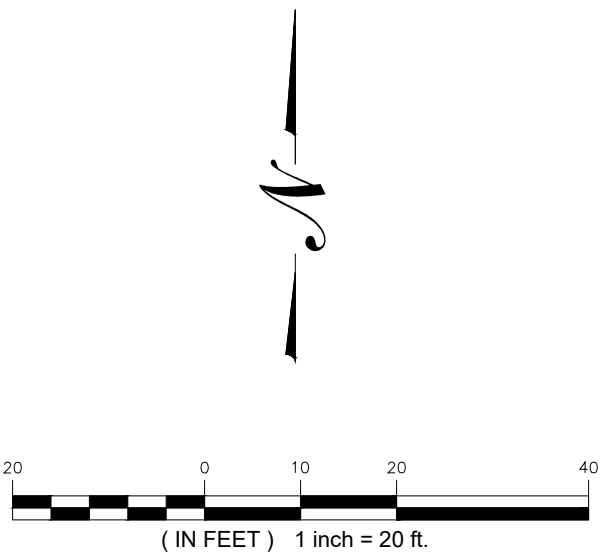
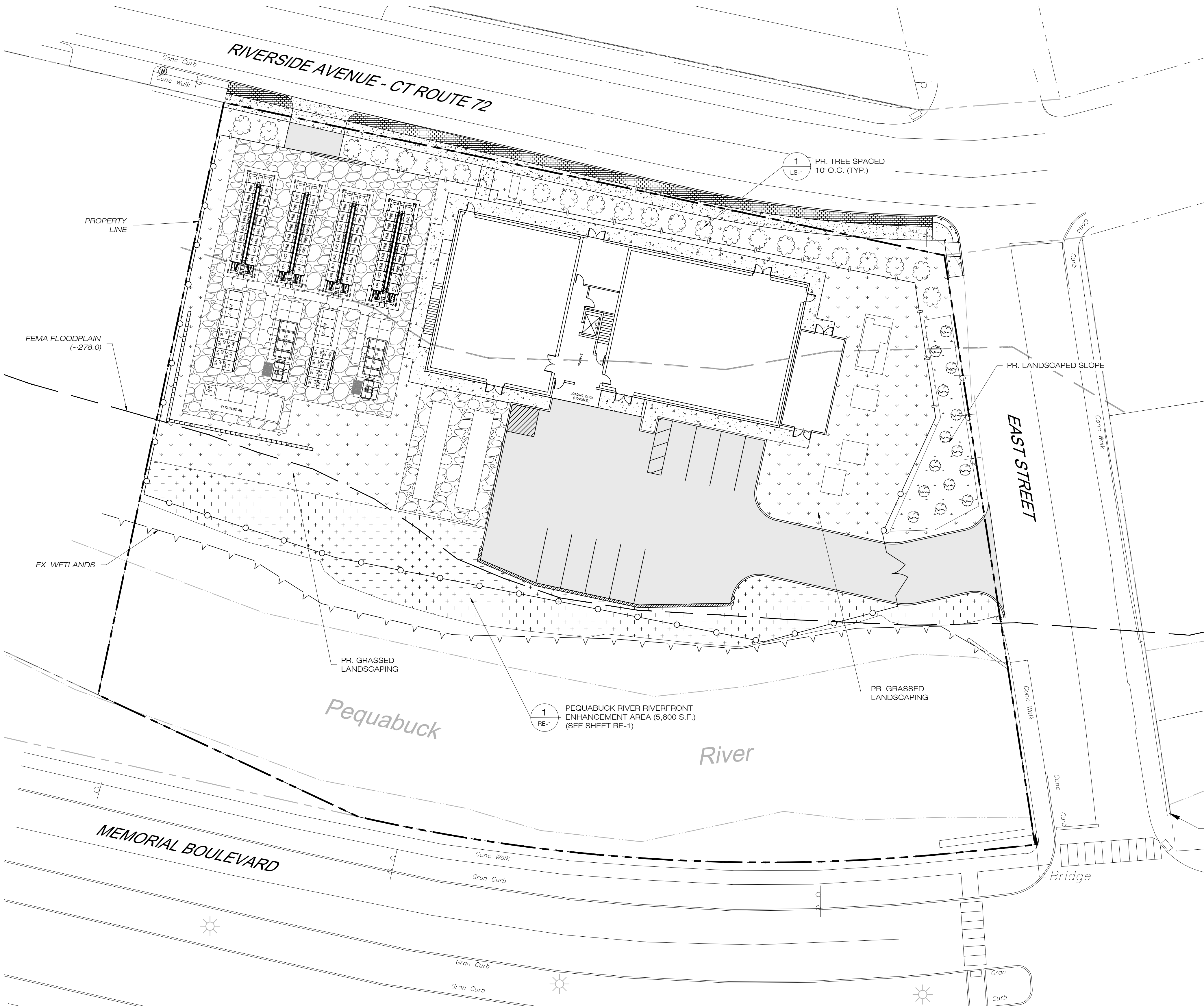
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CT DOT STANDARD DETAILS

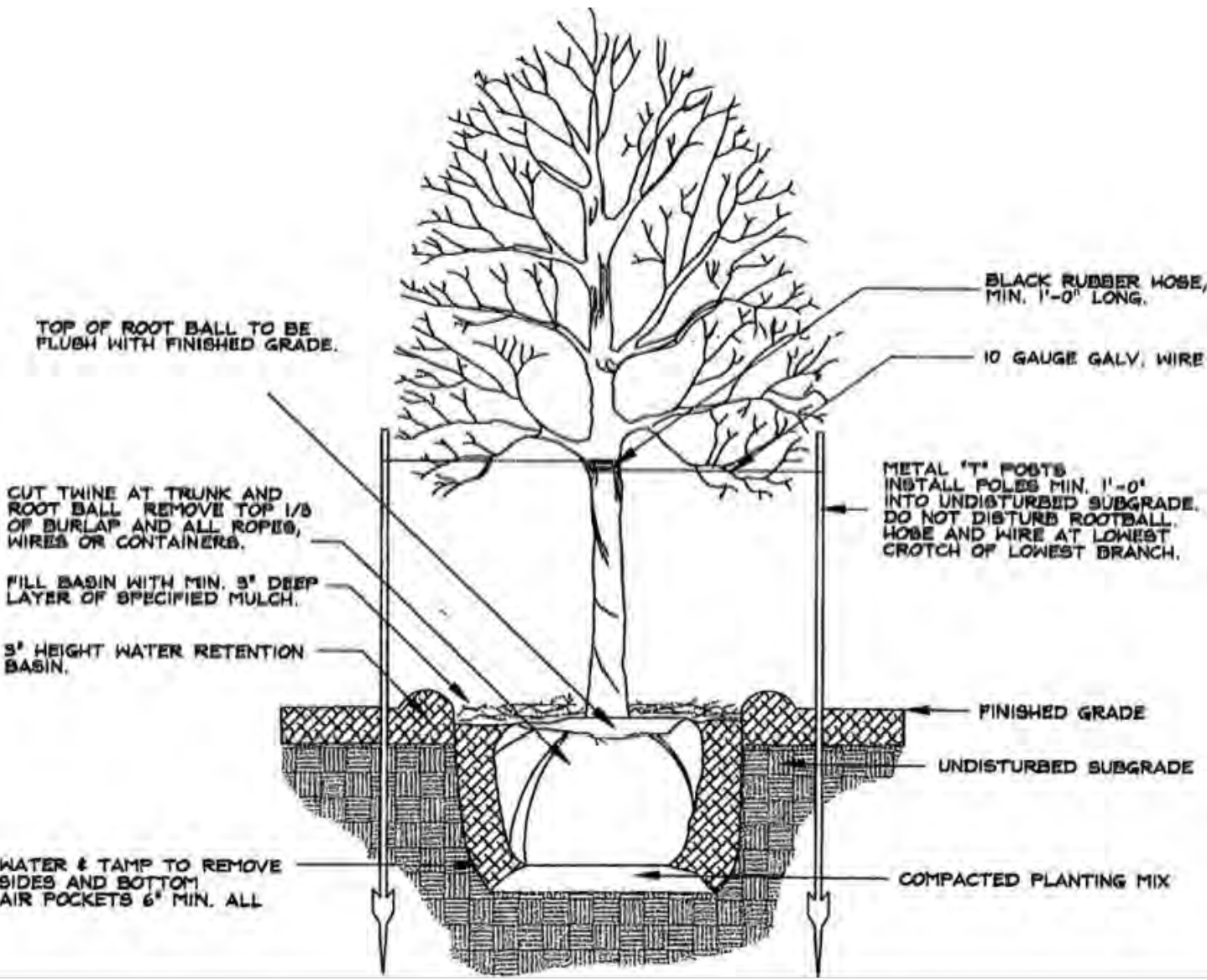
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DN-7



LANDSCAPE LEGEND

	PROPOSED
TREE	
BUSHES/SHRUBS	
LANDSCAPE SLOPE	
GRASS	
RIVERFRONT ENHANCEMENT AREA	
CONCRETE WALK	
GRAVEL	
PAVEMENT	



NOTE:
TREE SPECIES AND SIZE TO BE DETERMINED BY CITY

1
LS-1
TYPICAL PLANTING DETAIL
SCALE : N.T.S.

1
LS-1
LANDSCAPING PLAN
SCALE : 1" = 20'

FOR PERMITTING PURPOSES ONLY



RENEW DEVELOPERS, LLC
103 SOUTH MAIN ST. P.O BOX 734
BRISTOL, CT 06415



567 VAUXHALL STREET EXTENSION - SUITE 311
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DATE: 01/15/26 CHECKED BY: TEL

SHEET TITLE:

LANDSCAPING PLAN

SHEET NUMBER:

LS-1



City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

February 26, 2026

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	2/5, 2/12, 2/19	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	2/5, 2/12, 2/19	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	2/5, 2/12, 2/19	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	2/4, 2/11, 2/18	Inact
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	2/5, 2/12, 2/19	Expired
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	2/5, 2/12, 2/19	Complete
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	2/4, 2/11, 2/18	Expired
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	2/4, 2/11, 2/18	Expired
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	2/4, 2/11, 2/18	Expired
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	2/4, 2/11, 2/18	Expired

No.	Location	Description	Inspection Dates	Status
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	2/5, 2/12, 2/19	Act
#1907	115 Lakewood	Construct 20x40 addition (20251007)	2/5, 2/12, 2/19	Expired
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	2/4, 2/11, 2/18	Act
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	2/4, 2/11, 2/18	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	2/4, 2/11, 2/18	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	2/4, 2/11, 2/18	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	2/4, 2/11, 2/18	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	2/4, 2/11, 2/18	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	2/4, 2/11, 2/18	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	2/4, 2/11, 2/18	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	2/5, 2/12, 2/19	Inact
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	2/4, 2/11, 2/18	Act
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	2/4, 2/11, 2/18	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	2/4, 2/11, 2/18	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	2/4, 2/11, 2/18	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	2/5, 2/12, 2/19	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	2/4, 2/11, 2/18	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	2/4, 2/11, 2/18	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	2/4, 2/11, 2/18	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	2/4, 2/11, 2/18	Inact
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	2/4, 2/11, 2/18	Complete
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	2/5, 2/12, 2/19	Inact

No.	Location	Description	Inspection Dates	Status
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	2/5, 2/12, 2/19	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	2/4, 2/11, 2/18	Complete
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	2/5, 2/12, 2/19	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	2/5, 2/12, 2/19	Inact
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	2/5, 2/12, 2/19	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	2/4, 2/11, 2/18	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	2/5, 2/12, 2/19	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	2/4, 2/11, 2/18	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	2/4, 2/11, 2/18	Inact
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	2/4, 2/11, 2/18	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	2/4, 2/11, 2/18	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	2/5, 2/12, 2/19	Inact
#2004	Mellen Street Bridge	Bridge replacement (20280206)	2/4, 2/11, 2/18	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	2/5, 2/12, 2/19	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	2/4, 2/11, 2/18	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	2/5, 2/12, 2/19	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	2/5, 2/12, 2/19	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	2/4, 2/11, 2/18	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	2/5, 2/12, 2/19	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	2/4, 2/11, 2/18	Act
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	2/4, 2/11, 2/18	Inact
#2018	East Street Bridge	Replacement of Bridge	2/4, 2/11, 2/18	Inact

No.	Location	Description	Inspection Dates	Status
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	2/4, 2/11, 2/18	Inact
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	2/4, 2/11, 2/18	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	2/5, 2/12, 2/19	Inact
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	2/4, 2/11, 2/18	Inact
#2029	315-350 Divinity	Replacement of Culvert (10/7/2029)	2/5, 2/12, 2/19	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	2/5, 2/12, 2/19	Inact
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	2/4, 2/11, 2/18	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	2/5, 2/12, 2/19	Act
#2038	632 Village Street	Pool (10/7/2029)	2/4, 2/11, 2/18	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	2/5, 2/12, 2/19	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	2/4, 2/11, 2/18	Inact
#1948	225/247 Park Street	Install pavilion, sidewalks, retaining walls, watercourse stabile (20261006)	2/5, 2/12, 2/19	Act
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	2/4, 2/11, 2/18	Inact
#1947	165 Warner Street	Construct single family home (20211006)	2/4, 2/11, 2/18	Act
#2043	Rockwell Park	Construct 5 Ft ADA Sidewalks	2/5, 2/12, 2/19	Inact
#2044	Davis Drive	Rehab of Road, Sidewalks, and Buildings	2/4, 2/11, 2/18	Inact
#2051	714 Stevens Street	Demo Existing Structure and remove trees (8/25/2030)	2/4, 2/11, 2/18	Inact
#2049	225 East Main	Demo Existing Structure and remove trees (8/25/2030)	2/4, 2/11, 2/18	Act
#2052	Lots 10 & 11 Business Park Dr	Construct Industrial Building And Parking (8/25/2030)	2/4, 2/11, 2/18	Inact
#2053	275 Silo Road	Construct New House (8/25/2030)	2/5, 2/12, 2/19	Inact

SPECIAL INSPECTION:

C. O. INSPECTIONS:

NOTICE AND NOTICE OF VIOLATION LETTERS: