City of Bristol
Zoning Commission

REGULAR MEETING — MONDAY, MARCH 9, 2026
CITY HALL — COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:
Zoom Meeting link:
https://bristolct-gov.zoom.us/j/85226643324?pwd=fwIm1VAwYmcyHM4OjJmQPPYS4FjcdE.1
Meeting ID:
852 2664 3324
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

   a. Regular Meeting - February 9, 2026

4. Receipt of New Applications

   a. Application #2557 — Special Permit for a Religious Organization (Church) at 912 Terryville Avenue; Assessor's Map 66, Lot 16; BN (Neighborhood Business) zone; Elohé Casa De Promesa Inc., applicant.

5. Public Hearings

   a. Application 2547 — Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CONTINUED FROM FEBRUARY 9, 2026.

b. Application 2548 — Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CONTINUED FROM FEBRUARY 9, 2026.

c. Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone; north of Matthews Street, west of Clark Avenue and south of Minor Street; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant – PUBLIC HEARING CONTINUED FROM FEBRUARY 9, 2026.

d. Application #2552 — Special Permit for a motor vehicle repair or service facility at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

e. Application #2553 — Site Plan for a 1. motor vehicle repair or service facility and 2. motor vehicle sales at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

f. Application #2554 — Special Permit for motor vehicle sales at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

6. Old Business

7. New Business

8. Staff Reports

   a. February 2026 - ZEO Report

   b. H.B. 8002: An Act Concerning Housing Growth — Discussion on new legislation passed by the CT General Assembly.

9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, April 13, 2026

BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY FEBRUARY 9, 2026

CALL TO ORDER:

By: Chairman White Time: 7:00 P.M. Place: City Hall
111 North Main St.
Council Chambers
First Floor

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Sara Mangiafico	X	
	Richard Harlow	X	
	Richard Goodwin (Vice Chairman)	X	
	John LaFreniere (Secretary)	X	
ALTERNATE MEMBERS:	Peter Caruso	X	
	Morris Patton	X	
	Jeffrey Hayden	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Brandon Peate	X	

Per the order of Chairman White, the meeting was called to order at 6:00 P.M.

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, March 9, 2026.

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes

a. Regular Meeting — January 12, 2026

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the January 12, 2026, regular minutes.

MOTION: Move to approve the minutes of the January 12, 2026, regular meeting.

By: Harlow Seconded: Goodwin.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

4. Receipt of New Applications

a. Application #2554 — Special Permit for motor vehicle sales at 16 Andrews Street; Assessor's Map 38, Lot 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2554.

MOTION: Move to schedule Application #2554 be accepted and scheduled for a Public Hearing for the March 9, 2026, Regular meeting of the Zoning Commission.

By: Goodwin Seconded: Mangiafico.

For: Goodwin, Mangiafico, LaFreniere, Harlow and White.
Against: None.
Abstained: None.

The application is scheduled for public hearing.

Chairman White designated the regular Commissioners to vote on all the applications this evening.

b. Application #2555 - Change of Zone from IP-3 (Industrial Park) zone to A (Multi Family Residential) zone at 625 Clark Avenue; Assessor's Map 66, Lot 264; Chippens Hill Office Park, LLC, owner/applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2555.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, verified he spoke with the City Planner to schedule the public hearing for the April 13, 2026, regular meeting.

Staff recommended the public hearing for the April 13, 2026, regular meeting. The City Planner noted the Planning Commission would then review how to schedule their meeting.

MOTION: Move to schedule Application #2555 - be accepted and scheduled for a Public Hearing for the April 13, 2026, Regular meeting of the Zoning Commission.

By: Goodwin Seconded: Mangiafico.

For: Goodwin, Mangiafico, LaFreniere, Harlow and White.
Against: None.
Abstained: None.

The application is scheduled for public hearing.

c. Application #2556 — Site Plan for recycling center (addition of loading docks) at 95 Wooster Court; Assessor's Map 42, Lot 4; I (General Industrial) zone; Wooster Court Realty, LLC, owner; Shahil Kantesaria, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2556.

Staff indicated the application was ready to approve this evening, so the Commission should accept the application and relocate the application under New Business.

MOTION: Move that Application #2556 be moved to New Business on tonight's agenda.

By: Goodwin Seconded: Mangiafico.

For: Goodwin, Mangiafico, LaFreniere, Harlow and White.
Against: None.
Abstained: None.

The application is moved to New Business on tonight's agenda.

5. Public Hearings

a. Application 2547 — Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CONTINUED FROM JANUARY 12, 2026.

b. Application 2548 — Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CONTINUED FROM JANUARY 12, 2026.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2547 and #2548.

The following items were submitted into the record: a letter was read into the record by Erik Madsen on behalf of John Correa, wildlife biologist, president of the Pequabuck River Wildlife Preservation, (letter was not submitted by Erik Madsen – just read into the record.)

The City Planner noted the Inland Wetlands Agency had approved an Inland Wetlands application for the property on Monday, February 5, 2026. Staff noted there was 28 days to the next regular meeting.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, requested the applications be continued because the application may not be completed this evening. Attorney Ziogas agreed to grant an extension of the application, if necessary. The attorney said the 5 lots as depicted were as of right for the subdivision. Attorney Ziogas noted because of the lots age and pre-dating the Zoning Regulations, a 3-lot cut was allowed for 5-lots and houses. The attorney said the applicant wanted to remove or stockpile materials to construct houses on these approved building lots. The attorney noted the applicant would remove trees at his discretion. Attorney Ziogas indicated the initial 149,000 cu. yds. of materials to be removed was reduced to 50,000 cu. yds. The attorney stressed the site is 5.91 acres privately owned and the Hoppers site is 270 acres.

Staff inquiries: Attorney Ziogas verified that wells and septic systems would be constructed that required review by the Bristol Burlington Health District. The attorney said the truck traffic would be reduced with the reduced materials to be removed. Attorney Ziogas would resolve the bond amount needed for the peer review of the traffic report.

No one else spoke in favor of the application.
The following persons spoke against the application: Michelle Rudy, 102 Henderson St., Intervener Status, representing the Friends of the Hoppers and Birge Pond Nature Preserve (FoTH &BPNP); Heather Torre, 98 Foxton Rd., representing the Friends of the Hoppers; Scott Heth, 501 Wolcott Rd., Executive Director, Environmental

Learning Centers of CT; Erik Madsen, 70 Oak Hill Dr. (read into the record John Correa's letter/unable to attend), John Schissler, 80 Highland St.; Alexandra Mock, Wetlands and Soil Scientist, Landscape Designer, Geologist and Hydrogeologist, 95 Halpin Avenue, Stamford, Dr. Brian Neff, Groundwater Surface Water Hydrologist, of BPN Hydro Consulting, 7642 South Balsam Crt., Littleton, CO; Jan Gatzuras, 517 Churchill St., Southington; Michael Zyeh, 69 South Eagle St.; Kelly Gleason, 20 Goodwin St.; Alex Gopoian, 460 Pine St.; Ann Mione, 162 Brunswick Ave., West Hartford; Victor Ricinos, 82 Jennings Rd.; Michael Kramer, ADDRESS Carson Dr.; and Pirgit Berube, 90 Cypress St. Ms. Rudy gave a PowerPoint presentation.

The intervenor said they were in attendance under the CT Environmental Policy Act of 1971 because the plan would unreasonably affect the State of CT air, water and other natural resources. Ms. Rudy was concerned the plan was on a City owned open space preserve with a referendum that conflicted with the PoCD. The intervenor was concerned the plan would affect many eco-systems, glacial kames and the public use of the property.

Ms. Rudy noted the parcels do not function independently. The intervener's view was an additional review is warranted. Ms. Rudy said invasive species would spread into the existing native species. Ms. Rudy reviewed slides of intact forest and fragmented forest.

Ms. Torre specified six important points from the PoCD to preserve Bristol's natural resources and features. Ms. Torre mentioned in January the Planning Commission voted unanimously against the plans that conflicted with the PoCD.

Mr. Heth overviewed the importance of the core forest health and fragmentation. The executive director explained the core forest was identified by the bird's species in forest sections that would not nest in this area otherwise. Mr. Heth's view was any development would disrupt some bird species in the core forest area.

Mr. Madsen read into the record the letter from John Correa with the main concerns of 3-acres of edge forest and 6-acres of core forest would be affected and lost, by the development resulting in a perforated forest. Mr. Madsen noted Mr. Correa was worried about the wildlife and the quiet street was one of the trailheads to the Hoppers.

Mr. Madsen was concerned about the disruption of hydrological water systems with the removal of forestry. The resident made note of the prior hydrogeologic studies for the Birge's Pond. Mr. Madsen said the Friends of the Hoppers hired independent studies by Alexandra Mock, Soil Scientist, Stanford an Dr. Neff, Hydrologist, Denver, CO.

Ms. Mock detailed a scientific review of the hydrological impacts that would be the greatest. The scientist's view was with construction, the drainage would go towards the proposed houses. Ms. Mock indicated the small channel would increase with the water velocity without a stabilization slope plan in heavy storms. Ms. Mock was concerned about the dirt road becoming a conduit for sedimentation. The scientist inquired on the buffer zone and protecting the park edges from the truck traffic. Ms. Mock stated there was no designated stockpile on the plan.

Dr. Neff commented 4 wells were constructed in this area last month. The hydrologist pointed out the land that would be gone after the project. Dr. Neff gave a detailed report on how the existing hydrology recharged the ground water versus the hydrology recharge after the construction in the areas near Madsen Spring and Birge's Pond. The hydrologist's view was Madsen Spring would be extinct after the mining of the site.

Ms. Gatzuras inquired who would be responsible for dredging Birge Pond if necessary because in 1996 it cost taxpayers $800,000. The resident inquired of the applicants self-monitoring for the erosion, sedimentation and environmental compliance because of the irreversible impacts.

Mr. Zyeh was concerned about the plan interrupting the recreational and wilderness experience and scenic enjoyment. The resident was upset about introducing light and air pollution into this forest.
Ms. Gleason thanked the Commission for their efforts. The resident noted the Inland Wetlands Agency this proposal for 5 months. Ms. Gleason said the people care about the land.

Ms. Rudy stated the people that spoke concluded the FoTH & BPNP presentation.

Mr. Gopoian understood this was a difficult application but the neighbors do not own the disarrayed properties. Mr. Gopoian said the plan was not for beautification but profit.

Ms. Mione suggested the applicant donate the land to the City for many generations to enjoy.

Mr. Ricinos reviewed Birge Pond from Google Maps with the Commission.

Mr. Kramer observed two large trucks on his street that had to take 14 maneuvers on Ambler Rd. to go down the street to get the sand and gravel. The resident thought that the word "preserve" was to preserve this property. Mr. Kramer indicated if the applications are approved this may set a precedent.

Ms. Berube stated the area was preserved because of the vegetation and ecological features. Ms. Berube agreed the City was growing fast so no more structures were necessary in the area. Ms. Berube wanted the Commission to consider the costs for all the neighbors for repairing the water lines and sewer lines with the heavy truck traffic. The resident suggested for the City to purchase the property with "crowd-funding."

Chairman White requested the public audience to speak next month on the application because the application would be continued to the March 2026, meeting.

Attorney Ziogas agreed on behalf of the applicant to extend Applications #2547 and #2548 for 21-days.

MOTION: Move to continue the Public Hearing for App. #2547 until the next Regular Meeting of the Zoning Commission on Monday, March 9, 2026 at 6:00 PM. Note: the applicant will need to grant an extension of at least 21-days to get to the March 9, 2026, Zoning Commission meeting.

By: Goodwin Seconded: Mangiafico.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The application #2527 is continued.

MOTION: Move to continue the Public Hearing for App. #2548 until the next Regular Meeting of the Zoning Commission on Monday, March 9, 2026 at 6:00 PM. Note: the applicant will need to grant an extension of at least 21-days to get to the March 9, 2026, Zoning Commission meeting.

By: Goodwin Seconded: Mangiafico.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The application #2548 is continued.

Staff requested a letter be sent to the Land Use Office by Attorney Ziogas that stated a 21-day extension was requested on behalf of the applicant.

c. Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone; north of Matthews Street, west of Clark Avenue and south of Minor Street; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant – PUBLIC HEARING POSTPONED FROM JANUARY 12, 2026.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Applications #2549.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained the property had 3 frontages on Clark Ave. (8.6 acres), Matthews St. and Minor St. (3.5 acres.) Attorney Ziogas stated most of the property was an IP-3 Zone with a portion of R-40 Zone.

The attorney clarified the rear portion of the site had a railroad track and an Eversource transmission line going through the residential zone. Attorney Ziogas summited no residential units may be constructed.
The attorney clarified there were 12 acres (IP-3 Zone) and 8 acres (R-40 Zone) with no frontage and no access to get to the rear of site.

Attorney Ziogas explained the applicant wanted to construct a 60,000 sq. ft. facility in the IP-3 Zone but the parking and storage was not allowed to be constructed in the R-40 Zone. The attorney verified the zone change would not affect the neighbors' sites. Attorney Ziogas said the facility may have a 100,000 sq. ft. addition. The attorney commented the property has inland wetlands.

Staff clarified Attorney Ziogas cannot guarantee a conservation easement under the application.

No one else spoke in favor of the application.

The following persons spoke against the application: Rosario Sorino, 970 Matthew St., representing her family and her neighbors; Cheri Duquette, 2014 Matthews St. and Ellen Munson, 971 Matthews St.

Ms. Soriano read her letter into the record (not submitted into record.) The resident understood the plans were for employment but inquired how the facility would affect the neighborhood. Ms. Soriano had issue about increased traffic and pedestrian's safety. The resident and neighbors were upset with more commercial development in a high-water table area. Ms. Soriano requested the Commission's protection for the neighborhood and the inland wetlands area.

Ms. Duquette was against more manufacturing in the area. The resident said one of the houses would be affected even if it were just the parking area. Ms. Duquette noted there was a lot of existing noise near the school. The resident noted that lighting from the development would likely go into that neighbor's backyard and windows. Ms. Duquette said there were no sidewalks on Matthews St. and was particularly concerned about her handicapped husband.

Ms. Munson said the noise and traffic have increased since she lived there. The resident was worried about the chemicals transported by the railroad that was unmonitored. Ms. Munson was concerned of chemicals to be delivered to the facility. The resident spoke to the City Engineer on the area inland wetlands that required a soil scientist report. Ms. Munson requested a noise level study.

Attorney Ziogas commented he was unsure how the site became a residential property with no frontage to use it as a residential site. The attorney pointed out the property may not be used as residential and the zone must be changed to utilize the property. The attorney suggested to continue the application and retain part of the residential zone as the residential zone to use as a neighbor buffer. The attorney understood but disagreed with the neighbors but the plan may be revised for compromise. Attorney Ziogas claimed the property required an Inland Wetlands application.

MOTION: Move to continue the Public Hearing on Application #2549 to the March 9, 2026, Regular Meeting of the Commission.

By: Goodwin Seconded: Harlow.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The application is continued.

6. Old Business

a. Application #2507 - 2025 Annual Report for Special Permit for earth removal and processing of earth materials between south of Barnum Road, north of Farrell Avenue and east of Arcadia Rd.; Assessor's Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant - ITEM CONTINUED FROM JANUARY 12, 2026; ANNUAL REPORT IS PAST DUE.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2507.

The City Planner indicated the reports had one year added to them for a total of three years.

Kyle Schultz of Willow Materials, LLC, 101 Riverside Ave., Terryville, went over the reports since 2024 with the Commission. Mr. Schultz specified 34,000 Cu. Yds. of materials were removed from the property. The applicant added there is 39,000 Cu. Yds. of materials was ready to any purchasers of the materials.

Staff inquiries: Mr. Schultz surmised the plans would be an additional 6 years. The applicant said the staging area was demolished and the bins were no longer on the property.

MOTION Move to accept the 2025 Annual Report for Special Permit Application #2507 - 2025 Annual Report for earth removal and processing of earth materials. The report will be sent to the City Engineering staff for review and follow-up with the applicant.

By: Goodwin Seconded: Harlow.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The report is accepted.

Item #4.c. was resumed at this time.

7. New Business

c. Application #2556 — Site Plan for recycling center (addition of loading docks) at 95 Wooster Court; Assessor's Map 42, Lot 4; I (General Industrial) zone; Wooster Court Realty, LLC, owner; Shahil Kantesaria, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2556.

Charles Sheehan, LS, PLS, of PMPCA, LLC, 44 Cove Rd., Stonington, representing the applicant, explained a Special Permit was approved in 2024 for a recycling facility. Mr. Sheehan described how the facility would be more efficient adding 4 loading docks to the existing 2 loading docks on the building. The land surveyor checked that there are no inland wetlands or floodplains on the site. Mr. Sheehan described proposed loading docks would be used the same as the existing loading docks. Mr. Sheehan entailed the purpose of the application was for efficiency to load and unload near the docks and add a slight increase of pervious surface. The land surveyor designed a better aligned parking lot and one way traffic direction on the property.

David Holmes, AIA, of Capital Studio Architects, LLC, 1379 Main St., East Hartford, was in attendance to answer any questions.

Commission inquires: Mr. Sheehan verified the truck amounts would not increase because there would be no idling in near the loading docks. Staff commended Mr. Sheehan for his efforts on the application.

MOTION Move that Application 2566 — Site Plan for recycling center (addition of loading docks) at 95 Wooster Court; Assessor's Map 42, Lot 4; I (General Industrial) zone; Wooster Court Realty, LLC, owner; Shahil Kantesaria, applicant, be approved with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Loading Dock Expansion for Recyclx, 95 Wooster Court, Bristol, Connecticut "with a last revision date of December 30, 2025.

2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.

3. All site improvements which have not been satisfactorily completed by the time a Certificate of Completion is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations.

By: Goodwin Seconded: Mangiafico.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The application is approved.

Item 8.a. was taken out of order.

8. Staff Reports

a. Mr. Peate reviewed his Zoning Enforcement Officer's report (with attachment) dated February 4, 2026, for January 2026. The ZEO notified the Commission the newly hired Code Enforcement Officer has accepted a different position so he would have those added responsibilities. Mr. Peate reviewed a site that constructed a 7,500 ft. barn without approvals. The ZEO issued a Notice of Violation and a Citation that may be waived if there was compliance with a building permit.

b. Commissioner Harlow requested Mr. Peate to review a vape shop property on Pine St. because of all the signage in the windows.

Item 8.a. was resumed at this time.

c. New Commissioner Appointments:
M. Patton
J. Hayden

Chairman White welcomed Commissioners Patton and Hayden to the Zoning Commission.

9. Adjournment

MOTION: Move to adjourn at 8:45 P.M.

By: Goodwin Seconded: Mangiafico.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman John LaFreniere, Secretary

DRAFT

For Office Use Only	
APPLICATION NO:	2557
DATE FILED:	2/26/26
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article II, Section 4.2 of the Bristol Zoning Regulations for the following Special Permit use: Religious Organization

Address or Location of the Property: 912 Terryville Avenue

Assessor's Map No.: 66 Assessor's Lot No.(s): 16

Zone of the Property: BN Size of the Property (in acres or square feet): .28

Reason for the Special Permit: Elohé Casa De Promesa Church

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [✓] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on _____ [ ] no

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Elohé Casa De Promesa Inc.

Address: 39 Landry St. #1 City: Bristol State: CT Zip: 06010

Telephone No.: 860-801-7641 E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Jose Rivera

CHECK ONE: [ ] owner [✓] other (specify): tenant

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: RT 6 Plaza, LLC

Address: 29 Salem Drive City: Newington State: CT Zip: 06111

Telephone No.: 203-379-8840 E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Naeem Anan

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

For Office Use Only
APPLICATION NO. 257

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 912 Terryville Avenue

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

We are a congregation of 20 members, been at this location one year and five months. A Unit C we were there one year. We meet on Mondays for Bible Study and Wednesdays we have departmental services; we also meet some Fridays for special services. Our worship services are on Saturday.

ADDITIONAL APPLICANT

Name: Yahaira Bracero & Jose Rivera CHECK ONE: [ ] owner [✓] other: tenant

Address: 39 Landry St. #1 City: Bristol State: CT Zip: 06010

Telephone No.: 860-801-7641 E-Mail.

Signature: Jose Rivera Signature – (Printed/Typed) Jose Rivera

ADDITIONAL OWNER(S) OF RECORD

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

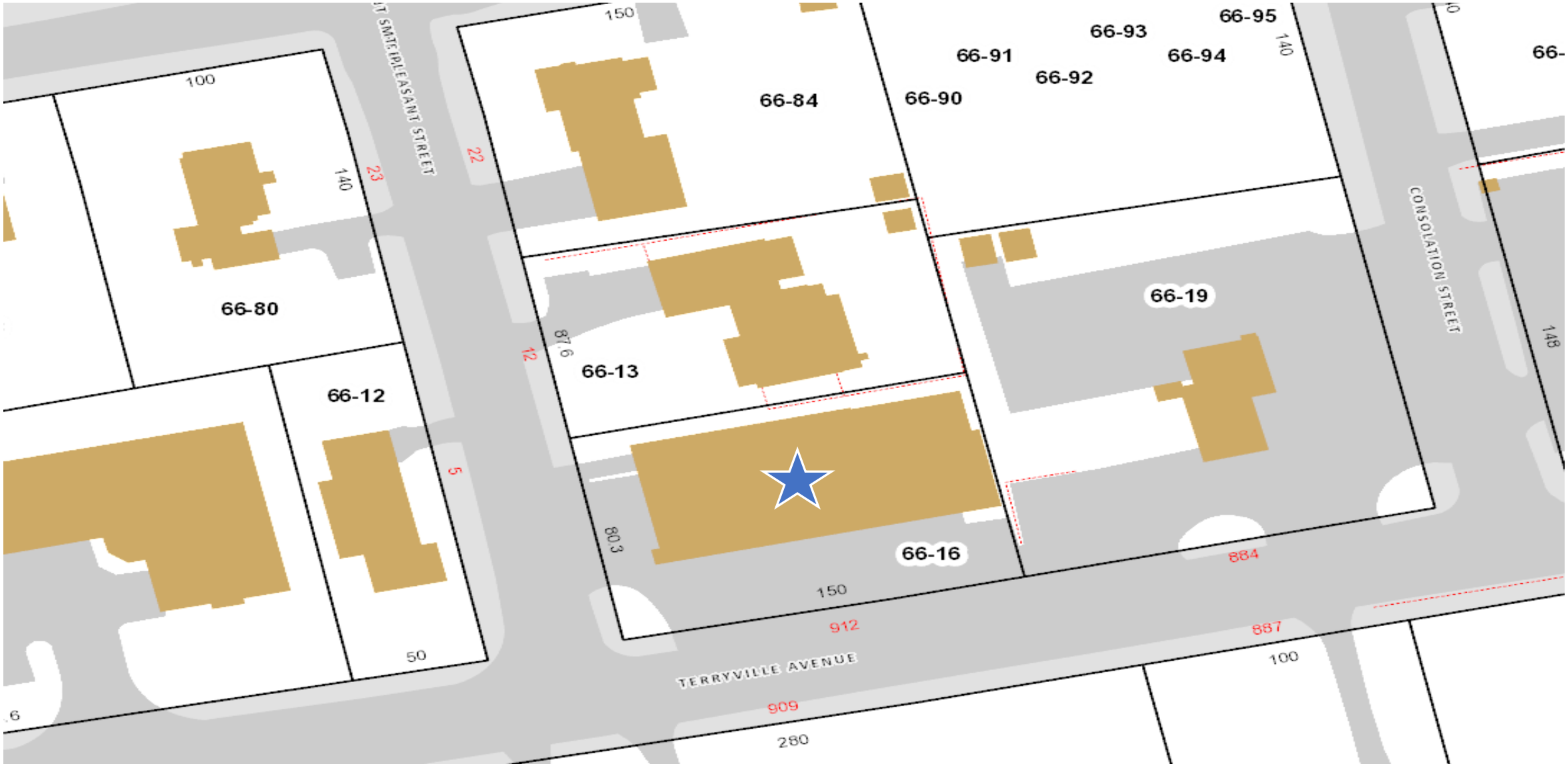
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

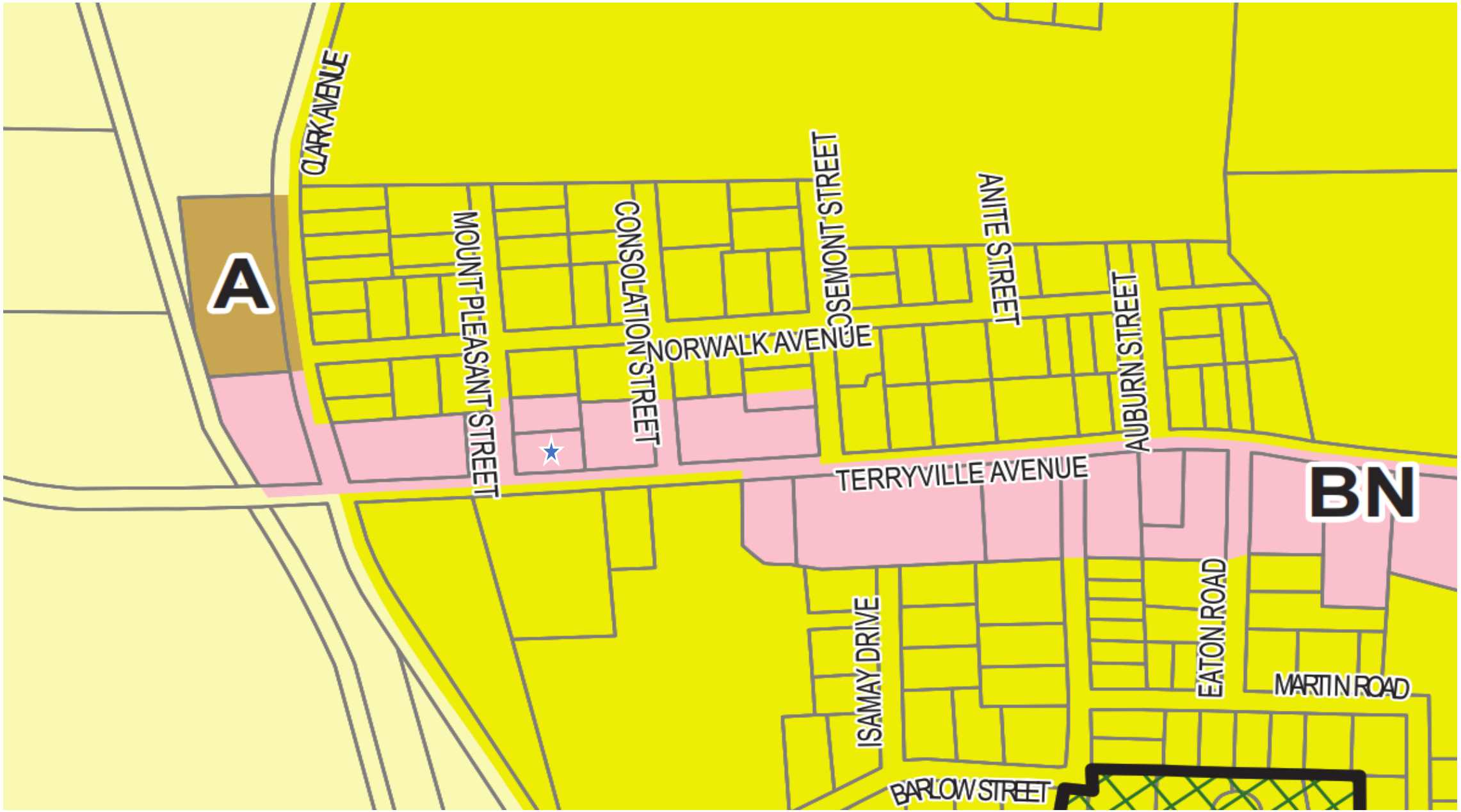
08/17 - LUO



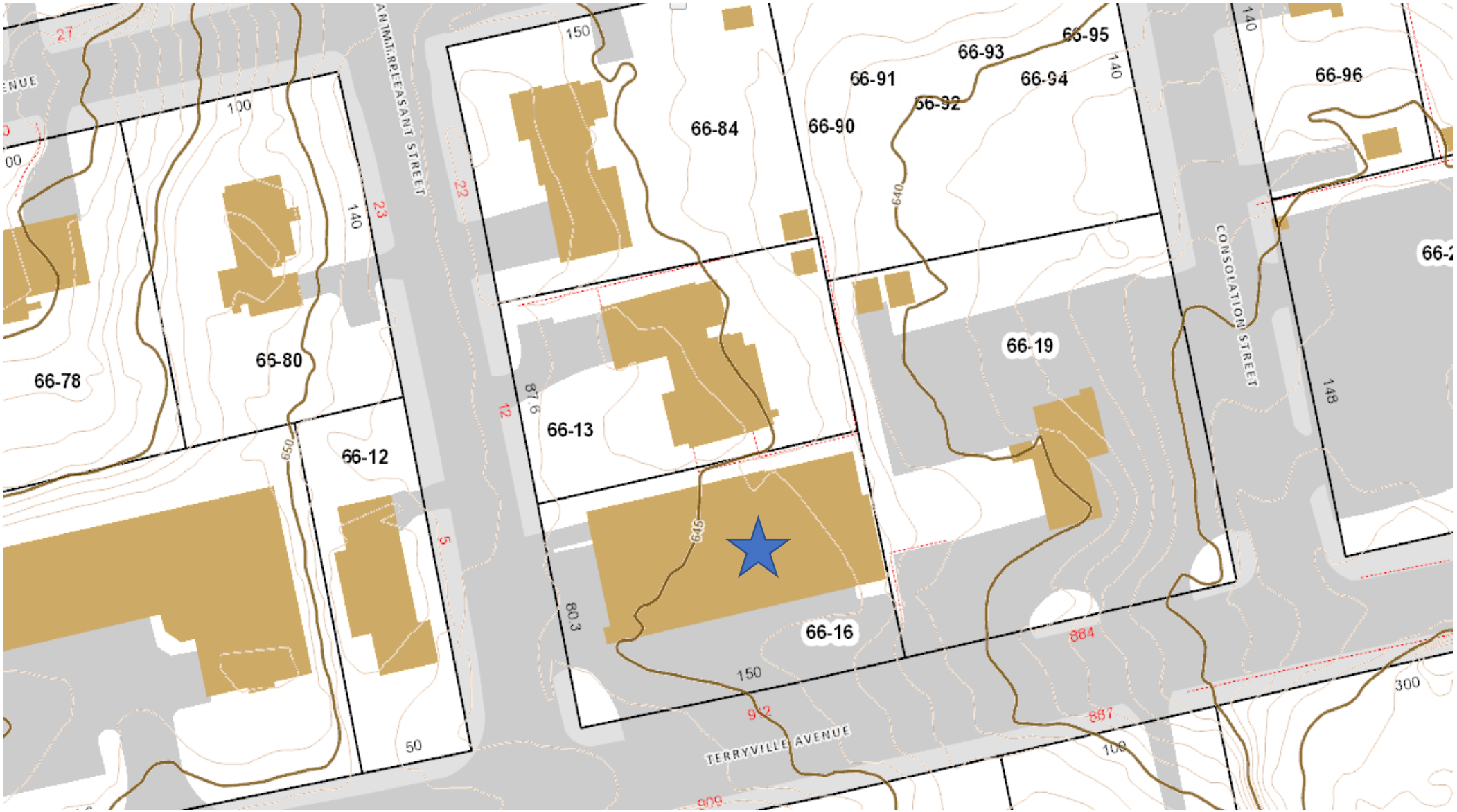
912 Terryville Ave.– Location
Map 66, Lot 16



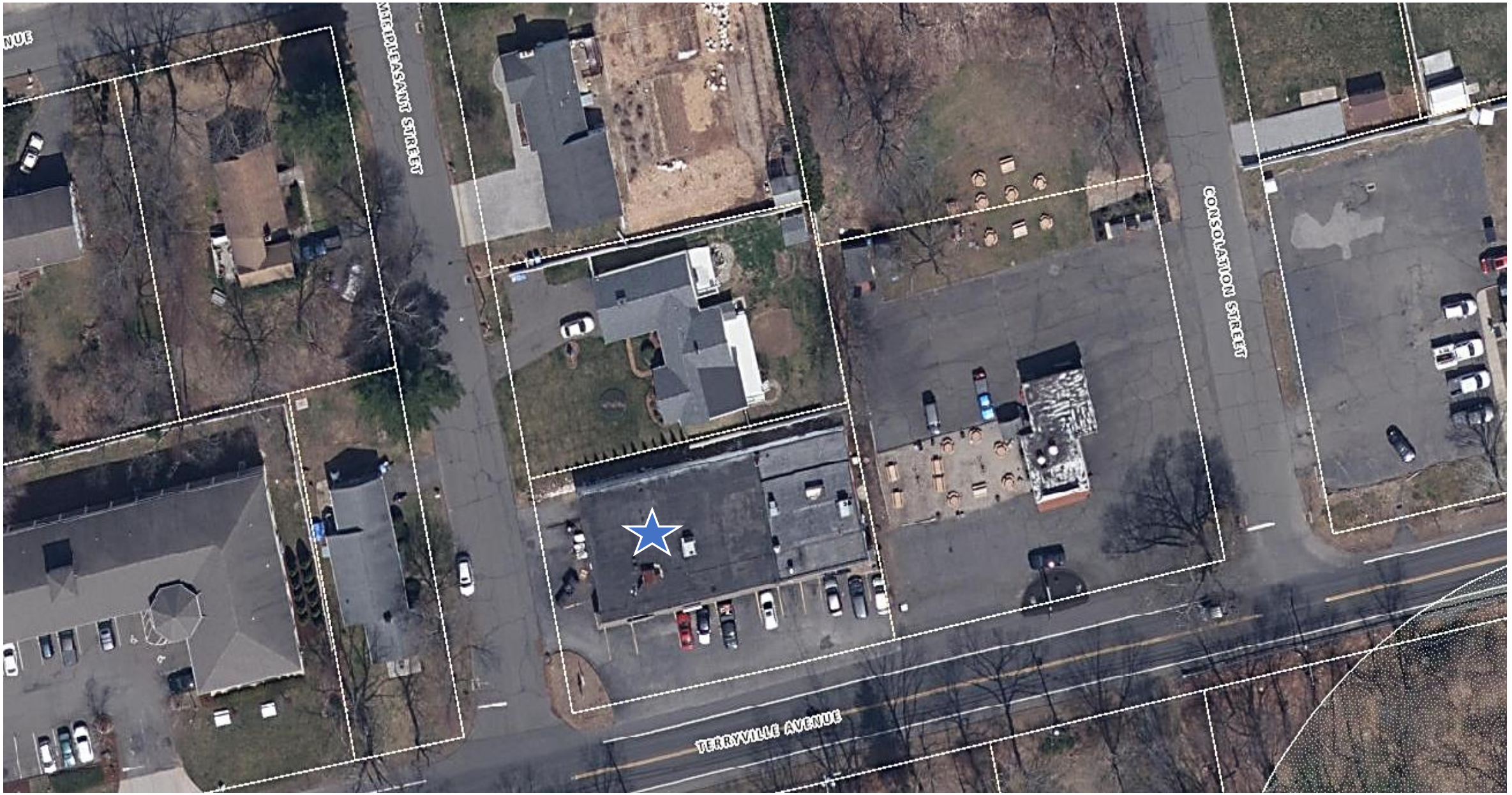
912 Terryville Ave. – Floodplain
Map 66, Lot 16



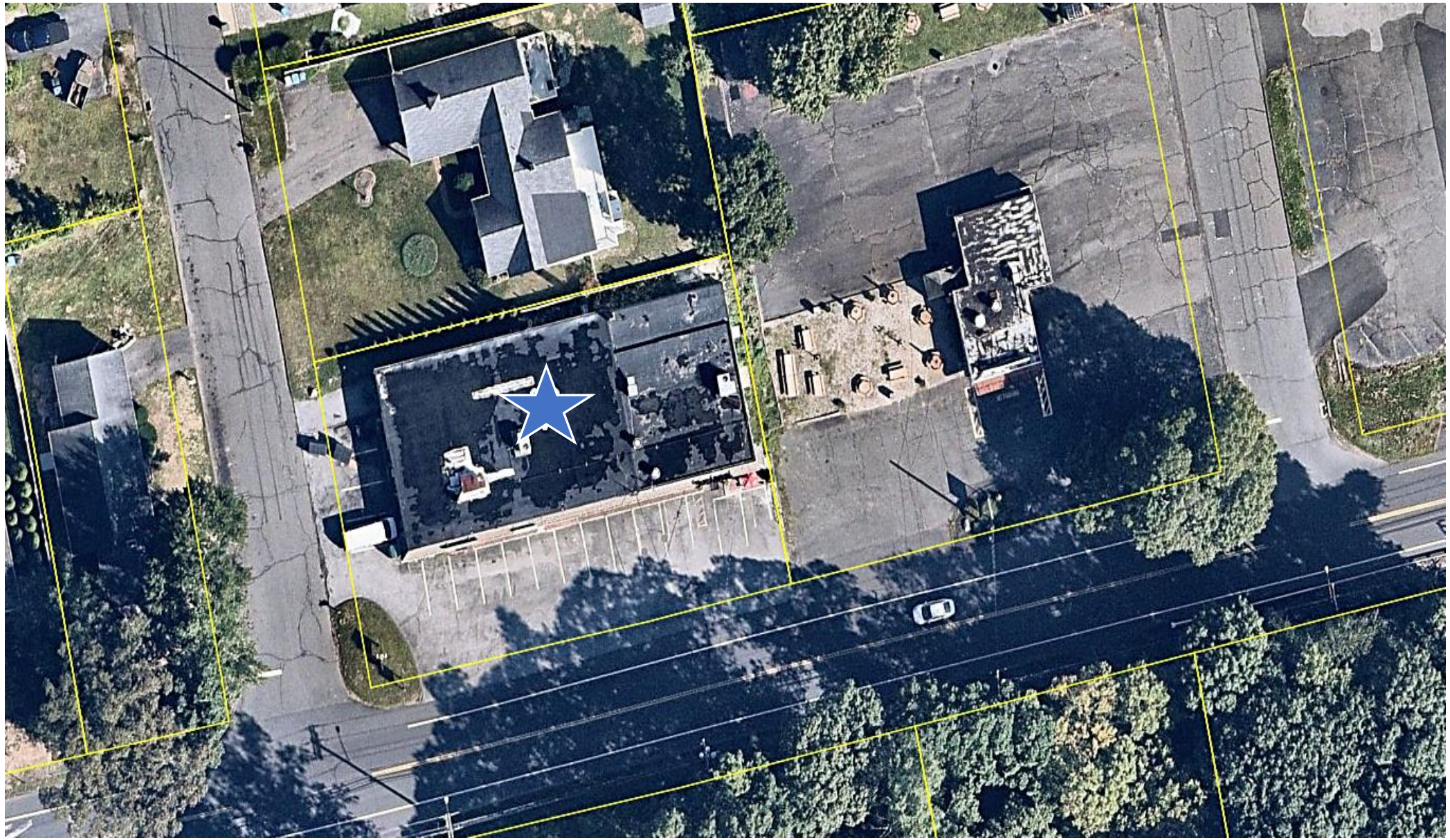
912 Terryville Avenue – Zoning
Map 66, Lot 16



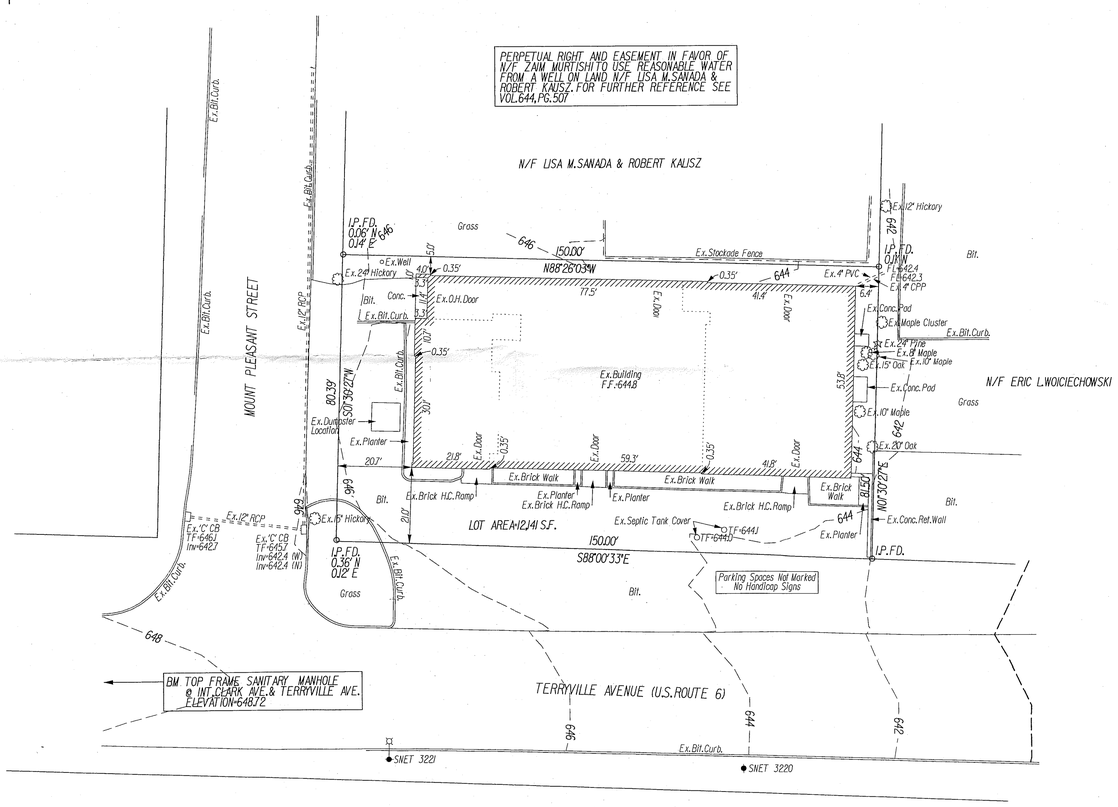
912 Terryville Avenue – Topography
Map 66, Lot 16



912 Terryville Avenue – Aerial
Map 66, Lot 16



912 Terryville Avenue – Google Aerial
Map 66, Lot 16



TOPOGRAPHIC SURVEY
LAND OWNED BY
ZAIM MURTISHI
912 TERRYVILLE AVENUE & MOUNT PLEASANT STREET
BRISTOL,CONNECTICUT
SCALE 1"=20' MARCH 24,2009

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

SURVEYORS NOTES: THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS,INC.ON SEPTEMBER 26,1996

BOUNDARY DETERMINATION CATEGORY - DEPENDENT RESURVEY

HORIZONTAL ACCURACY CLASS - A-2

TOPOGRAPHIC ACCURACY CLASS - T-2

ZONE BN

ASSESSORS MAP 66,LOT 16

STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

Robert Green Associates L.L.C. Surveyors and Engineers

6 OLD WATERBURY ROAD
TERRYVILLE, CONN. 06786

Application Withdrawl

Application Withdrawl

JAMES ZIOGAS JR,
ATTORNEY AT LAW, LLC
104 Bellevue Avenue
Bristol, Connecticut 06010

TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL: jziogas@ziogaslaw.com

March 6, 2026

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

Re: H & T Holdings, LLC Applications 2547 & 2548

Dear Mr. Chairman:

Please be advised that my client is withdrawing the applications referenced above. If there are any questions, I will be available at the March 9, 2026, meeting on other applications

Sincerely

James Ziogas Jr.

James Ziogas, Jr.

Applicants Extension Request

Application Extended to March 9, 2026

From: James Ziogas <jziogas@ziogaslaw.com>
Sent: Tuesday, February 10, 2026 8:05 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: H & T Holdings

Robert:

To confirm we have granted an extension for the continuance of the public hearing in this matter. I believe 21 days was necessary.

Thank you.

James Ziogas, Jr Attorney at Law, LLC
104 Bellevue Avenue
Bristol, CT 06010
(860) 584-2384
(860) 589-8213 (fax)
jziogas@ziogaslaw.com

CONFIDENTIALITY NOTICE: This message originates from the law firm of James Ziogas, Jr. Attorney at Law, LLC. The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of the address or routing, is not an intended recipient, you are hereby notified that you have received this transmittal in error and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete this e-mail and all files transmitted with it from your system and immediately notify James Ziogas, Jr. Attorney at Law, LLC by sending a reply e-mail to the sender of this message. Thank you.

App. 2547

Earth Removal Special Permit Application

For Office Use Only
APPLICATION NO. 2547
DATE FILED: 10/2/25
DECISION DATE:
DECISION:

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article III Section 15.2.4. of the Bristol Zoning Regulations for the following Special Permit use: Earth Removal in Excess of 400 Cubic Yards

Address or Location of the Property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215); Lot 216 Ambler Rd; Lot 217 Grassy Rd.

Assessor's Map No.: 20 Assessor's Lot No.(s): 214; 215; 216 & 217

Zone of the Property: R-40 Size of the Property (in acres or square feet): 6.03 acres

Reason for the Special Permit: residential construction on-site.

Does this application involve an activity regulated by the Inland Wetlands Agency? [✓] yes [ ] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 9/24/25 [ ] no

Other comments:

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: H & T Holdings of Bristol, LLC

Address: 126 Burlington Ave. City: Bristol State: CT Zip: 06010

Telephone No.: 860-250-6160 E-Mail:

Signature: Tom Tabacco *Signature – (Printed/Typed)* Thomas Tabacco

CHECK ONE: [✓] owner [ ] other (specify):

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

For Office Use Only
APPLICATION NO. 2547

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215);

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney James Ziogas

Address: 104 Bellevue Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-2384 E-Mail _____

08/17 - LUO

For Office Use Only
APPLICATION NO. 2547

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215);

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Robert Green Associates

Address: 6 Old Waterbury Rd. City: Plymouth State: CT Zip: 06786

Telephone No.: 860-589-0135 E-Mail: _____

08/17 - LUO

Applicant's Narrative

NARRATIVE FOR AMBLER ROAD AND GRASSY ROAD

The applicant submits the following plan for the development of 5.91 acres located on Grassy Road and Ambler Road. Currently the property is in the state of disrepair. To the extent that the houses located on the site will need to be demolished. In demolishing the homes, large areas of the property have steep slopes and risk erosion and need to be stabilized. The applicant is proposing the removal of the excess material, in the amount of approximately 145,000 cubic yards. The material will be removed in one acre increments with restoration of the disturbed areas as rapidly as possible. The hours of operation will be limited to 7 am to 5 pm Monday through Friday only. No holidays or weekends. The appropriate sediment control measures will be taken, including silt fences back up by haybales and silt fences. Upon the completion of the removal and restoration, the area will be re purposed as R-40 residential property.

Intervenor Petition

Friends of the Hoppers

RECEIVED

By NancyKing at 12:38:44 PM, 1/9/2026

BRISTOL ZONING COMMISSION
Bristol, CT

In the matter of: **Date: January 9, 2026**

H & T Holdings, LLC, Assessors Map 20, Lots 214-217, 45 & 51 Grassy Road and Ambler Road, Applications for a Special Permit for Earth Removal and a Site Plan to the Zoning Commission of the City of Bristol, Connecticut

VERIFIED PETITION TO INTERVENE

Pursuant to §22a-19 et seq. of the Connecticut General Statutes the undersigned Michelle Rudy is an individual and a taxpayer of Bristol, Connecticut, who serves as President of Friends of Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, an association dedicated to the preservation of the ecological and natural resources of the Hoppers-Birge Pond Nature Preserve in Bristol, Connecticut, which nature preserve wholly encompasses the surrounding lands around the property that is the subject of the proposed activity in this proceeding. Friends of Hoppers-Birge Pond Nature Preserve is concerned with environmental integrity of natural resources including the ground water, surface water, land, vegetation communities, the peaceful enjoyment and quality of life in Bristol. Friends of Hoppers-Birge Pond Nature Preserve applies to become an intervening party in the above-entitled administrative proceeding, and represents as follows:

1. The subject administrative proceeding involves the consideration of a special permit to allow the extraction of a rather large amount of surface and subsurface sand, gravel, soil, and other material from the Applicant's property, which excavation and development will directly impact the quality of the environment of the Hoppers-Birge Pond Nature Preserve that wholly surrounds the Applicant's proposed excavation site.

2. In 1988 the voters of Bristol elected by Referendum to preserve as a nature sanctuary the land that became the Hoppers-Birge Pond Nature Preserve (Preserve). The intervenor is an association that has been dedicated for more than three decades to preserving the nature and ecology of the Preserve, helping to maintain this valuable community natural and recreational asset for many years prior to the Applicant's plans to harmfully excavate within this sensitive ecosystem.

3. This administrative proceeding involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water and other natural resources of the state in the following ways:
    a. The proposed activities and development will require wholesale clearcutting of mature forest trees, reducing the land's natural capacity to absorb rainfall through the elimination of five to six acres of tree canopies and root networks, leading to increased rainwater runoff, erosion, flooding, and sedimentation in nearby habitats.

b. The proposed activities and development will threaten an adjacent, extremely rare 10-acre stand of pitch pine trees which, in turn, support an ecosystem and habitat of rare and endangered species, threatening harm to the trees and to the fragile habitat they support.

c. The proposed activities and development will threaten an equally rare community of American Chestnut tree root systems that continue to sprout despite a blight that has rendered the species highly endangered.

d. The proposed activities and development will cause a fragmentation of a DEEP-designated 200-acre core forest, causing a doughnut-hole fragmentation that will maximize the ill effects of edge habitat while reducing interior, undisturbed core areas that are vital to the survival of many sensitive species. Such fragmentation will cause a depletion in the biodiversity of bird species that require core forest in order to maintain many species in the preserve that have long ago vanished from the more urban landscape throughout the rest of Bristol. The list of such species includes but is not limited to the following: Wood Thrush, Eastern Towhee, Downy Woodpecker, Pileated Woodpecker, Barred Owl, Belted Kingfisher, Ovenbird, Red-Winged Blackbird, American Redstart, White-Breasted Nuthatch, Scarlet Tanager, Eastern Wood-Pewee, and Black and White Warbler, all of which have been observed within the Preserve.

e. The proposed activities and development will, according to the developer's plan, stockpile soils that will mix invasive species of plant seed with native species of plant seed, causing an infestation of the invasive species that will be extremely difficult to eradicate and that will undermine restoration efforts and jeopardize the long-term health of native plant communities.

f. The proposed activities and development will level the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(1), which states that, "...the natural topography of the property shall be preserved to the maximum extent possible."

g. The proposed activities and development will radically invert the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(3), which states that, "...the proposed excavation shall be certified by the City Engineer as being the minimum depth of excavation necessary to accomplish the proposed project."

h. The proposed activities and development will obliterate a collection of significant geological formations known as glacial kames, which are irregularly shaped hills and mounds that have stood in this forest for more than 14,000 years since being deposited by the retreat of the glaciers of the last ice age.

i. The excavation of soil below the water table and into the aquifer will likely result in the dewatering of nearby wetlands.

j. The excavation of soil above the bedrock will remove filtration of surface water recharge of the aquifer resulting in contamination of the aquifer and of nearby pools of water and the pond within the Preserve.

k. The excavation of 145,000 cubic yards of sand, soil, and gravel will cause particulate matter to become airborne and settle onto the surface of Hoppers-Birge Pond and onto vegetation, where it will eventually be washed into the pond, causing significant contamination and irreparable transformation of the pond hydroculture and habitat, endangering the habitat and life of sensitive pond species.

l. The proposed activities and development will require significant truck traffic and the operation of heavy construction and excavation machinery that will cause harm to the habitats of sensitive local species and that will cause heightened risk of injury or death due to truck traffic.

m. The proposed activities and development will disturb a network of trails that have traversed the Preserve's forest since before the Preserve was dedicated, robbing Bristol's residents of the benefits of a wilderness experience and of the ability to commune with nature while recreating in a natural habitat close to home.

n. The proposed activities and development are inconsistent with the Bristol Plan of Conservation and Development (POCD), whereas the Bristol Zoning Commission is required to consider the POCD in its deliberations. Specifically, the proposed activities and development are inconsistent with the following provisions and goals set forth in the POCD.:

    i. "Protect and maintain the quality of Bristol's natural resources and features such as water courses, groundwater, air, and environmentally sensitive lands."

    ii. "Provide adequate open space for all Bristol residents."

    iii. "Encourage Community Character" through efforts that:

        1. "Encourage the preservation of undeveloped lands within residentially zoned areas."
        2. "Support the preservation of historic resources."
        3. "Support community resources which enhance the quality of life within Bristol."
        4. "Preserve and enhance scenic views and scenic resources in Bristol."
        5. "Encourage buildings and sites to be designed to reflect the overall character of Bristol."

    iv. "Strive to be a sustainable and resilient community" by:

        1. Honoring the POCD's reference to the Friends of Hoppers-Birge Pond Nature Preserve (the Intervenor) as a key means to promote conservation, in POCD Section 4.1.
        2. Discouraging "development which negatively impacts wetlands and watercourses," per POCD Section 4.3.1.
        3. Discouraging "development on steep slopes and ridgelines," per POCD Section 4.3.2.
        4. Protecting "Bristol's natural resources through land development controls...and other preservation techniques" to "carefully control development which could result in damage to the land and

environment" and "cooperate with...other organizations in protecting natural resources," per POCD Section 4.3.3.

5. Honoring the POCD's vision for Scenic Resources, regarding which the POCD states in Section 6.1.5, "There are a number of scenic areas within Bristol and several vantage points offering spectacular views. *These scenic resources should be preserved to the extent feasible, and* ***preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.***" [Emphasis added.]

4. There are feasible and prudent alternatives to the proposed permitting of excavation to protect the air, water, trees, and other natural resources associated with the subject property; including:
    a. Reduction in the size of the project and denial of a permit to excavate more cubic yardage than is permitted as of right.
    b. Permitting the construction of a small-scale, sensitively designed residential presence that respects the existing forest and topography.

5. The Connecticut Environmental Protection Act of 1971 provides, in part, that any person may intervene as of right in any administrative proceeding upon the filing of a verified pleading asserting that the proceeding "involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the State". C.G.S. Section 22a-19(a).

6. It is the responsibility of the Applicant in these administrative proceedings to adequately develop by the introduction of substantial evidence of record, evidence that will address the issues raised herein with respect to the potential impacts, and the Applicant has the burden of establishing that the proposed action will not have such significant adverse impact as alleged and that no alternatives exist that would reduce or eliminate the potential for such adverse impacts.

7. Pursuant to C.G.S. 22a-19, et. seq., the undersigned requests all rights of participation granted to any party in accordance with the provisions thereto.

8. This request for intervention with party status will further the policies and purposes of the Connecticut Environmental Protection Act. (C.G.S. 22a-19, et. seq.)

9. The application involves the likelihood of erosion, sedimentation, and pollution of nearby surface and ground waters.

10. The Intervening Petitioner, pursuant to the provisions of C.G.S. Section 1-21c, hereby requests that it be given written notice by mail of all hearings and meetings to be held in connection with this proceeding as well as all negotiations pertaining to the above captioned application.

Applicable Law:

A. CEPA Allows Any Person To Intervene In Legal Proceedings to Raise Environmental Issues

As noted above, this Application is made pursuant to CEPA, the plain language of which was intended to provide wide access to the states' various tribunals. Red Hill Coalition, Inc. v. Conservation Commission of Town of Glastonbury, 212 Conn. 710 (1989). The statute provides in relevant part:

> "[in] any administrative, licensing or other proceeding, and in any judicial review thereof made available by law, ...any person ...or other legal entity may intervene as a party on the filing of a verified pleading asserting that the proceeding or action for judicial review involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the state." §22a-19 (truncation added)

Unlike a classical aggrievement cases, a §22a-19 intervenor need not show "aggrievement". Hyllen-Davey v. Planning & Zoning Commission, 57 Conn. App. 598, 593, 749 A.2d 682, cert denied, 253 Conn. 926, 754 A.2d 796 (2000)("the EPA waives the additional aggrievement requirement in ...§22a-19, [which] authorizes any citizen or other entity, without having to first establish aggrievement, to intervene in an existing proceeding."); Scaringe v. Meriden Planning & Zoning Comm, CV-000274515-S, J.D. at Meriden, (November 26, 2002)(Gilardi, J).

An allegation of facts that the action at issue in the proceeding is likely to unreasonably impair the public trust in natural or historical resources of the State is sufficient. See, Cannata v. Dept. Of Environmental Protection, et al, 239 Conn. 124 (1996)(alleging harm to floodplain forest resources).

B. CEPA Is Not Discretionary: Once A Verified Application Has Been Filed, Intervention Is a Matter of Statutory Right

The Connecticut Appellate Court has noted that statutes "such as the EPA are remedial in nature and should be liberally construed to accomplish their purpose." Avalon Bay Communities, Inc. v. Zoning Commission of the Town of Stratford, 87 Conn.App.537 (2005); Keeney v. Fairfield Resources, Inc., 41 Conn. App. 120, 132-33, 674 A.2d1349 (1996); Red Hill Coalition, Inc. v. Town Planning & Zoning Commission, 212 Conn. 7272, 734, 563 A.2d 1347 (1989) ("section 22a-19 makes intervention a matter of right once a verified pleading is filed complying with the statute, whether or not those allegations ultimately prove to be unfounded"); Polymer Resources, Ltd. v. Keeney, 32 Conn. App. 340, 348-49, 629 A.2d 447 (1993) ("[Section] 22a-19[a] compels a trial court to permit intervention in an administrative proceeding or judicial review of such a proceeding by a party seeking to raise environmental issues upon the filing of a verified complaint. The statute is therefore not discretionary.") See Also, Connecticut Fund for the Environment, Inc. v. Stamford, 192 Conn. 247, 248 n.2, 470 A.2d 1214 (1984).

In Mystic Marinelife Aquarium v. Gill, 175 Conn. 483, 490, 400 A.2d 726 (1978), the Connecticut Supreme Court concluded that one who filed a verified pleading under § 22a-19 (a) became a party to an

administrative proceeding upon doing so and had "statutory standing to appeal for the limited purpose of raising environmental issues." Further, since "[i]t is clear that one basic purpose of the act is to give persons standing to bring actions to protect the environment" this intervention should be granted as in the public interest. Belford v. New Haven, 170 Conn. 46, 53-54, 364 A.2d 194 (1975).

This Application makes specific verified allegations of unreasonable impairment of natural resources, inter alia: the reasonably likely threat of increased pollutant mobility, the contamination of currently uncontaminated property and the release of nutrients and other stormwater pollutants into the environment. Thus, the undersigned party intervenes in this proceeding on the filing of this Verified Notice of Intervention and requests notice of all meetings.

Intervenor respectfully requests a public hearing at which it may present evidence and cross examine witnesses.

Respectfully,

Michelle Rudy, President of Friends of
Hoppers-Birge Pond Nature Preserve
102 Henderson Street
Bristol, CT 06010
mirwater@yahoo.com
(860)558-5393

INTERVENTION VERIFICATION

Michelle Rudy, President
Friends of the Hoppers-Birge Pond
Nature Preserve

STATE OF CONNECTICUT :

: ss: Bristol

COUNTY OF HARTFORD :

On this 9th day of January, 2026 personally appeared Michelle Rudy, President of Friends of the Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, duly authorized, and made oath to the truth of the matters contained in the foregoing application, before me.

Jennifer Keen

Notary Public/Commissioner of the Superior Court

My Commission Expires: 4/30/2028

Jennifer Keen
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2028

Applicant 30-day Extension to Open Public Hearing

From: James Ziogas <jziogas@ziogaslaw.com>
Sent: Thursday, November 13, 2025 1:37 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: RE: Extension for H&T Holdings - Ambler/Grassy

Robert:

Regarding the H & T Holdings application, please re schedule the public hearing to the January 12, 2026. We hereby grant an extension of 30 days under the 65 day rule to open the public hearing on that date.

Thank you.

James Ziogas, Jr Attorney at Law, LLC
104 Bellevue Avenue
Bristol, CT 06010
(860) 584-2384
(860) 589-8213 (fax)
jziogas@ziogaslaw.com

CONFIDENTIALITY NOTICE: This message originates from the law firm of James Ziogas, Jr. Attorney at Law, LLC. The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of the address or routing, is not an intended recipient, you are hereby notified that you have received this transmittal in error and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete this e-mail and all files transmitted with it from your system and immediately notify James Ziogas, Jr. Attorney at Law, LLC by sending a reply e-mail to the sender of this message. Thank you.

From: Robert Flanagan <RobertFlanagan@bristolct.gov>
Sent: Thursday, November 13, 2025 12:17 PM
To: James Ziogas <jziogas@ziogaslaw.com>
Subject: Extension for H&T Holdings - Ambler/Grassy

Hi Jim:

Reminder for extension to App. 2547 Special Permit & App. 2548 Site Plan for H&T Holdings.

The applications were accepted at the October 20, 2025 Regular Meeting of the Zoning Commission.
The P.H. was scheduled for the December 8, 2025 Regular Meeting.

December 8, 2025 is 56 days.
65 days from acceptance would be December 17, 2025.

January 12, 2026 is the Regular Meeting and that is 26 days from December 17.
I would suggest a 30-day extension to round it out.

30-days still leaves your client with 35-days still in the hopper.
Whatever you decide is fine with me.

Thanks.

Robert M. Flanagan, AICP
City Planner
860-584-6225

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5).
A copy of this message and any reply will be retained by the City of Bristol and will be accessible to the public unless exempted by law.

Applicant's Traffic Statement



Traffic Evaluation

Earth Removal at Ambler Road and Grassy Road

Bristol, Connecticut

Prepared for:

H&T Holdings of Bristol, LLC



Prepared by:

KWH Enterprise, LLC

October 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50164/Traffic-Evaluation-Bristol-Earth-Removal-2025-10-05

Peer Review Estimate of Traffic Evaluation BL Companies

October 23, 2025

Robert Flanagan
City of Bristol
111 North Main Street, Suite 3
Bristol, CT 06010

Re:	Project:	Bristol Traffic Peer Review
	Site:	45-51 Grassy Road, Bristol, CT
	BL Project No.:	2502803

Dear Mr. Flanagan:

We are pleased to submit this Agreement to perform professional Services in connection with the above-referenced Project.

BL Companies Connecticut, Inc. directly or through one or more affiliated companies or wholly owned subsidiaries, referred to collectively below as the "**Consultant**" will perform professional Services for City of Bristol referred to below as the "**Client"**.

I. PROJECT UNDERSTANDING

This Agreement is based on Consultant's understanding that the nature of the Project is a peer review of a traffic memorandum prepared for a residential property.

The location of the Project is 45-51 Grassy Road, Bristol, CT, referred to below as the "**Site"**.

The professional Services to be provided are more specifically described in the Scope of Services below. Consultant's Services generally will consist of a peer review of a traffic evaluation memorandum.

All work in regard to this Project is subject to this Agreement.

II. CLIENT RESPONSIBILITIES

A. Information And Access Provided By Client

Client is responsible for providing the following information or other items to Consultant. Delays in providing, or omissions in, such information or items will likely result in Additional Services. Consultant may use such information in performing its Services and is entitled to rely

upon the accuracy and completeness thereof. Unless specifically stated in the Scope of Services set forth below, Consultant will not independently verify such information and is not liable for any errors or omissions. The information and other items to be provided by Client, or other consultants acting on behalf of Client, are:

- Providing Consultant with lawful access to the Site.
- Providing Consultant with all submitted documents related to the traffic memorandum.

B. Making an Informed Decision on Retaining Legal Counsel

Client is responsible for making the decision regarding whether Client wishes to retain legal counsel to provide legal representation on its behalf in any legal proceedings that are required to progress the Project and take place during any phase of the Project. Such legal proceedings may include permitting or other hearings before a variety of legal and quasi-legal bodies, including but not limited to zoning and planning boards, conservation commissions, or committees, authorities, boards, bureaus, agencies, officials or departments of local, state or federal governments. Client understands and acknowledges that in the event Consultant's scope of services includes the provision of regulatory analysis and guidance on permitting strategies, submission of applications to permitting authorities or other legal bodies for permits required for the Project, or representation at a hearing or forum addressing a permit required for the Project, such SERVICES OF CONSULTANT DO NOT CONSTITUTE LEGAL REPRESENTATION. Consultant is not an attorney or legal services firm; rather, Consultant is a design professional firm and Consultant's representation on behalf of the Client is only with respect to the technical and design aspects of the Project.

III. SCOPE OF SERVICES

A. Basic Services

Consultant will perform the following phases of Basic Services in relation to the Site:

Traffic Engineering Services. The Consultant will perform a peer review of a traffic evaluation memorandum prepared by KWH Enterprise, LLC. for the property located at 45-51 Grassy Road in Bristol, CT.

1. Peer Review

1.1 The Consultant will provide a peer review of data provided by the City of Bristol. This includes the Traffic Evaluation prepared by KWH Enterprise, LLC, in a letter dated October, 2025.

1.2 The Consultant will prepare a draft memorandum detailing the findings of the peer review for Client's review.

1.3 The Consultant will coordinate and facilitate one (1) conference call with the Client to discuss the findings of the peer review.

1.4 The Consultant will incorporate Client comments, as appropriate, and submit final memorandum.

1.5 The Consultant's traffic engineer will attend and participate in one (1) planning and zoning board meeting.

1.6 The Consultant will review the revised traffic evaluation memorandum as amended by KWH Enterprise, LLC. It is assumed that the revised memorandum will be reviewed once. If additional comments are generated and additional reviews are required, an Additional Services Agreement will be necessary. If additional planning board meetings are required an Additional Services Agreement will be necessary.

B. Exclusions And Additional Services

The Scope and Fee for Basic Services are based on information provided by Client. If Project parameters or field conditions vary significantly or if unforeseen circumstances arise, such changes will likely result in Additional Services and may affect construction costs and other Project costs.

The Services being provided within the Fee for Basic Services are only those which are expressly set forth in this Agreement. All other Services are Additional Services. Additional Services will be provided only if authorized by Client.

Except as may be described in the Basic Services set forth above, Consultant shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials or toxic substances in any form at the Site.

Consultant can provide any or all of the following Additional Services which is not an exhaustive list. Any Additional Services not listed below may be provided by others. Additional Services provided by Consultant will be paid on an hourly basis invoiced at the Consultant's Hourly Billing Rates in effect when the Services are performed.

1. In addition to the specific items identified as Additional Services under individual work phases, Consultant can provide additional types of Services including:

a. Survey Services, including property surveys, topographic surveys, aerial mapping, easement maps, subdivisions, wetlands delineation and mapping, boundary monumentation and construction layout.
b. Environmental Services including (i) Phase I and Phase II Environmental Site Assessments, (ii) Hazardous Building Materials Inspection (HBMI), and (iii) investigation of vapor

intrusion and supervising the design and implementation of remediation or mitigation strategies including vapor barrier and/or ventilation systems.

c. Geotechnical investigation, analysis and recommendations.
d. Subsurface utility engineering (SUE) to locate underground utilities.
e. Site concept plans.
f. Civil site design.
g. Off-site improvement design.
h. Regulatory analysis and permitting strategies including zoning, wetlands and other local, state and federal requirements.
i. Regulatory permitting including local, state and federal environmental permitting
j. Regulatory permitting associated with local and state road opening, highway occupancy, encroachment and related traffic permitting.
k. Architecture and building design.
l. Structural engineering.
m. Mechanical, electrical, plumbing and fire safety engineering.
n. Design and specification of voice and data cabling systems, infrastructure and equipment.
o. Interior Design.
p. Landscape architecture.
q. Bid phase Services.
r. Construction cost estimating.
s. Construction administration.
t. Construction inspection.
u. Assistance with LEED, Green Globe or similar energy or environmental certifications.
v. Commissioning.
w. Cultural Resource services including Section 106 compliance; historic architecture and archaeological investigations; and Geographic Information Systems (GIS) analysis.
x. Natural Resource services including National Environmental Policy Act (NEPA) and any state and local environmental policy act compliance, state and federal wetland delineations, jurisdictional determinations and wetland functional assessments including stream assessments and restoration techniques, habitat assessments, vernal pool assessments and surveys as well as Section 7 coordination under the Endangered Species Act, including bat habitat assessments.
y. services, including community and economic revitalization programs, open space and historic resource preservation, and funding/revenue alternatives, grant writing and management.
z. As Builts/Record Drawings.

2. Redesign or excessive revisions required by Client or public agencies. The Fee specified is based on reasonable and customary revisions required by public agencies. Redesign or excessive revisions will constitute Additional Services.

3. Any services in support of litigation, mediation, an administrative action or arbitration relating to the Project or the Site and any additional design or permitting activities resulting from the final resolution of such litigation, mediation, administrative action or arbitration.

4. Modifications to Consultant's work required by changes in applicable federal, state and local law, including statutes, ordinances and regulations.

5. Preparation, attendance and presentation at meetings and public hearings other than those specified as part of Basic Services.

IV. SCHEDULE

Consultant will work with the Client to develop a schedule that is mutually agreeable to both parties, which schedule may be revised during the course of the Project by mutual agreement of the parties.

V. FEES AND EXPENSES

A. Fees For Basic Services

The Fee specified is based on Consultant providing all of the Services included in Basic Services. If the Client desires Consultant to perform some, but not all, of the Services included in Basic Services, then the Fee for individual phases may increase. The revised Fee will be negotiated separately.

The Fee specified is based on Consultant performing the Basic Services in a logical and efficient sequence. If Client directs a different sequence of Services, such revised sequence will likely require Additional Services and may impact the Schedule of the Project including regulatory review and approvals. Consultant shall not be responsible for any increased costs or delay in the Project resulting from Client's decision to alter the sequence.

The breakdown of the Total Fee among the phases as set forth below is a good faith estimate. The cost of particular phases of Basic Services may exceed the estimate below, but Consultant will not incur Fees beyond the Total Fee as presented below without Client authorization.

Phases of Basic Services	Services / Description	Fee Type	Fee
	Due Diligence Services		
1.1	Initial Peer Review	Fixed	$ 1,000
1.2	Draft Memorandum	Fixed	$ 1,000
1.3	Conference Call	Fixed	$ 250
1.4	Final Peer Review	Fixed	$ 250
1.5	Planning Board Meeting	Fixed	$ 1,000
1.6	Final Peer Review	Fixed	$ 500
	Total Fixed	**Total Fee**	**$ 4,000**

Fixed Fee. Consultant will provide the Basic Services identified as "Fixed" for the Fixed Fee set forth. Fees for each phase will be billed monthly on the basis of percentage completion.

B. Fees for Additional Services

All Additional Services will be paid in addition to the Total Fee. Unless otherwise agreed, such Additional Services will be paid on the basis of actual time spent using the Hourly Billing Rates in effect when the Services are performed.

C. Reimbursable Expenses

1. Expenses included as overhead:

Routine copies and printing, first class postage, routine local and long-distance telephone service and facsimile transmission and receipt will be provided without charge.

2. Expenses reimbursable to Consultant:

All other out-of-pocket expenses including subconsultants, subcontractors, materials, equipment rentals, mileage, travel expenses, traffic control, additional insurance requirements imposed by the Client, multi-set or large volume copying and printing, binding, overnight delivery service, deed and map copies and application fees and related expenses required for agency or Client submissions are Reimbursable Expenses. Consultant reserves the right to subcontract for traffic protection and charge same as a reimbursable in the event such services are required to ensure safety in traveled ways. Client will pay Reimbursable Expenses to Consultant at cost plus fifteen percent (15%) for administration and overhead.

D. Hourly Billing Rates

Consultant will utilize the following Hourly Billing Rates, which include fringe, burden and overhead:

Hourly Billing Rates
January 1, 2025

Classification:	Hourly Rate:
Senior Principal	$275-$375
ENGINEERING & LANDSCAPE ARCHITECTURE	
Principal Engineer	$220-$300
Principal Landscape Architect	200-245
Senior Project Manager	220-280
Project Manager	180-250
Senior Engineer	165-250
Project Engineer	145-195
Staff Engineer	125-150
Senior Mechanical Gas Designer	180-210
Senior Landscape Architect / Specialist	170-220
Project Landscape Architect / Specialist	140-175
Staff Landscape Architect / Specialist	110-140
Principal Construction Inspector	180-270
Senior Construction Inspector	170-230
Construction Inspector	130-190
Senior Project Coordinator	130-170
Project Coordinator	115-150
Senior GIS Specialist	130-195
GIS Specialist	115-160
GIS Technician	95-130
Senior CADD Designer	130-160
CADD Designer	100-140
Technician	90-110
Senior Administrative Assistant	100-110
Administrative Assistant	75-100

The Hourly Billing Rates shall remain in effect for work done during the calendar year. Consultant typically adjusts its Hourly Billing Rates on January 1.

E. Fee Protection

The Fee proposed in this Agreement shall remain valid for three months after the date of this Agreement. Consultant retains the right to revise the Fee and/or update this Agreement if this Agreement is not executed by the Client or work has not yet begun, due to no fault of the Consultant, within three months of such date.

The Hourly Billing Rates shall remain in effect for work done during the calendar year. Consultant adjusts its Hourly Billing Rates annually on January 1.

F. Billing

Consultant will bill Client by issuing invoices at of the end of each month beginning with the commencement of work and continuing through Project completion. Each monthly invoice will be for all Fees earned (whether for Basic Services or Additional Services) and Reimbursable Expenses incurred by Consultant during the month. Sales and Use Tax, if any, imposed on the Consultant will be added to the bill. Client agrees that all invoices are due no later than thirty days after the date of the invoice. Client's payment of the invoice will acknowledge that Client is satisfied with Consultant's services and knows of no defect or deficiency in Consultant's services at the time of payment. If Client objects to all or any portion of the invoice, Client will notify Consultant within ten (10) business days from the date of receipt of the invoice and shall make timely payment of the undisputed portion of the invoice. The parties will immediately confer to resolve the disputed portion of the invoice.

Consultant reserves the right to charge interest at 1.5% per month on the unpaid balance of any invoice beginning on the 31st day after the date of the invoice. Payment of invoices shall not be subject to any discounts or set-offs by the Client unless agreed to in writing by the Consultant. Consultant also reserves the right to suspend or terminate Services on all of Client's Projects if any balance remains unpaid for more than 30 days after the date of the invoice. If Client is or has been delinquent in its payments, Consultant reserves the right to require payment prior to the commencement of additional work. Consultant shall not be liable to Client for any costs or damages or any impact on Project Schedule that may result from Consultant's suspension of services due to Client's nonpayment. If Consultant resumes services after all invoices have been paid, the schedule and compensation may be equitably adjusted to reflect any delays or additional costs caused by such suspension of services. Continuation of service is not a waiver of Consultant's right to collect all sums due and is not a waiver of Consultant's right to suspend or terminate Services at a later time. The suspension or termination of Services shall be without further obligation or liability from Consultant to the Client but shall not relieve the Client of the obligation to pay for Services performed by Consultant through the date of termination. Consultant reserves the right to withhold any deliverables until Client has paid in full. If Consultant engages an attorney or collection agency to collect any unpaid balances, the Client shall be responsible for all costs, expenses, attorney fees for outside and in-house counsel and collection fees incurred by Consultant in the collection of any unpaid balances.

Send remittances to:

By Check via USPS Mail:	BL Companies, Inc. PO Box 845920 Boston, MA 02284-5920
By Check Via FedEx/UPS:	BL Companies, Inc. Attn: Lockbox Operations – Box 845920 10 Dan Road Canton, MA 02021 ***Active Address starting October 8, 2025**
By Wire:	Wire Routing Number: 011500120 ACH Routing Number: 211170114 Citizens Bank Account Number: 2202501333 Swift Code # (for international wire): CTZIUS33
Bank info:	Citizens Bank 1 Citizens Drive Riverside, RI 02915

When initiating a wire, please send remittance advice to AR@BLCompanies.com. Include your invoice number(s) to assure your payment is applied properly.

G. Retainer

An initial payment of Zero dollars ($0.00) shall be made at the time the executed Agreement is returned to Consultant. This retainer amount will be held by the Consultant and applied toward the final invoice upon completion or termination of the Project. Consultant will not commence services until Consultant has received both the executed Agreement and Retainer.

VI. TERMS & CONDITIONS

This Agreement is subject to the attached Consultant Contract Provisions, which are incorporated into this Agreement in their entirety.

VII. CLOSING STATEMENT

If this Agreement, along with the attached Consultant Contract Provisions, is agreeable, please indicate your acceptance by signing on the attached acceptance form, and by returning an executed Agreement along with the retainer, if required, to the named individual below. A signature transmitted by electronic means shall be binding and have the same force and effect as an original signature. Any changes to this Agreement must be initialed by both parties to be binding.

After we receive the executed Agreement from you, and any required retainer, we will execute it to make it a binding Agreement and return one (1) fully executed Agreement to you.

We look forward to participating in the successful realization of this Project.

Very truly yours,

BL COMPANIES, INC.

By: 

Michael Dion, PE, PTOE
Principal Engineer

[Execution signatures on following page]

Applicant's Stormwater Report

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

Hyperlink for Full Report:
https://www.bristolct.gov/DocumentCenter/View/50111/2025_09_02_Report

SUPPORTING DOCUMENTS FOR

SPECIAL PERMIT FOR EARTH REMOVAL

ASSESSORS LOTS 20-214, 20-215, 20-216, AND 20-217

AMBLER STREET AND GRASSY ROAD

BRISTOL, CONNECTICUT

September 2, 2025



Robert Green Associates, LLC
6 Old Waterbury Road
Terryville, Connecticut 06786

Joseph M. Green P.E.
Reg. No. 0026292

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: **Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies**

FROM: Lori Mathieu, Public Health Branch Chief, EHDW Lori J. Mathieu '21

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

To review the entire Public Act 21-121 please see the following link:
https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF

c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer

2018
POCD

Scenic Resources

Code Enforcement

The Code Enforcement Committee is a collaboration of officials from 14 City departments who work together to:

- enforce the City's Property Maintenance Code, and
- work collaboratively in key neighborhoods on multi-faceted code problems.

The Committee seeks to improve the quality of life and the health, safety and welfare of the city by:

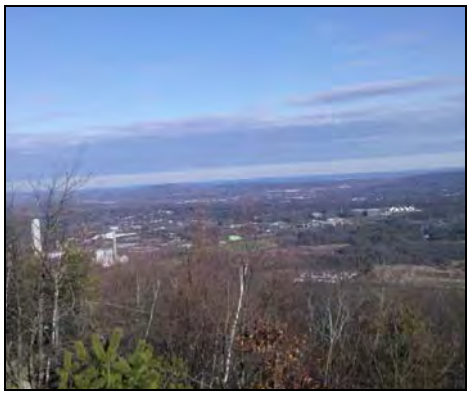
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators and occupants as to their responsibilities, and
- using established procedures, when necessary, to inspect, enforce, and issue penalties if compliance is not reached.

6.1.5. Scenic Resources

There are a number of scenic areas within Bristol and several vantage points offering spectacular views.

These scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.

Scenic View From South Mountain



6.1.6. Property Maintenance

In recent years, the City of Bristol has been active in addressing issues related to property maintenance (sometimes called "blight'). The City Council has established a property maintenance code and has established a Code Enforcement Committee (see sidebar) to address these situations. The general approach involves:

- Preventing or minimizing adverse conditions,
- Improving or rehabilitating adverse conditions (including building removal if other approaches are not successful), and
- Re-purposing the property to improve the neighborhood.

The City of Bristol should continue its property maintenance and rehabilitation efforts, as well as its on-going code enforcement efforts.

6.1.7. Community Design

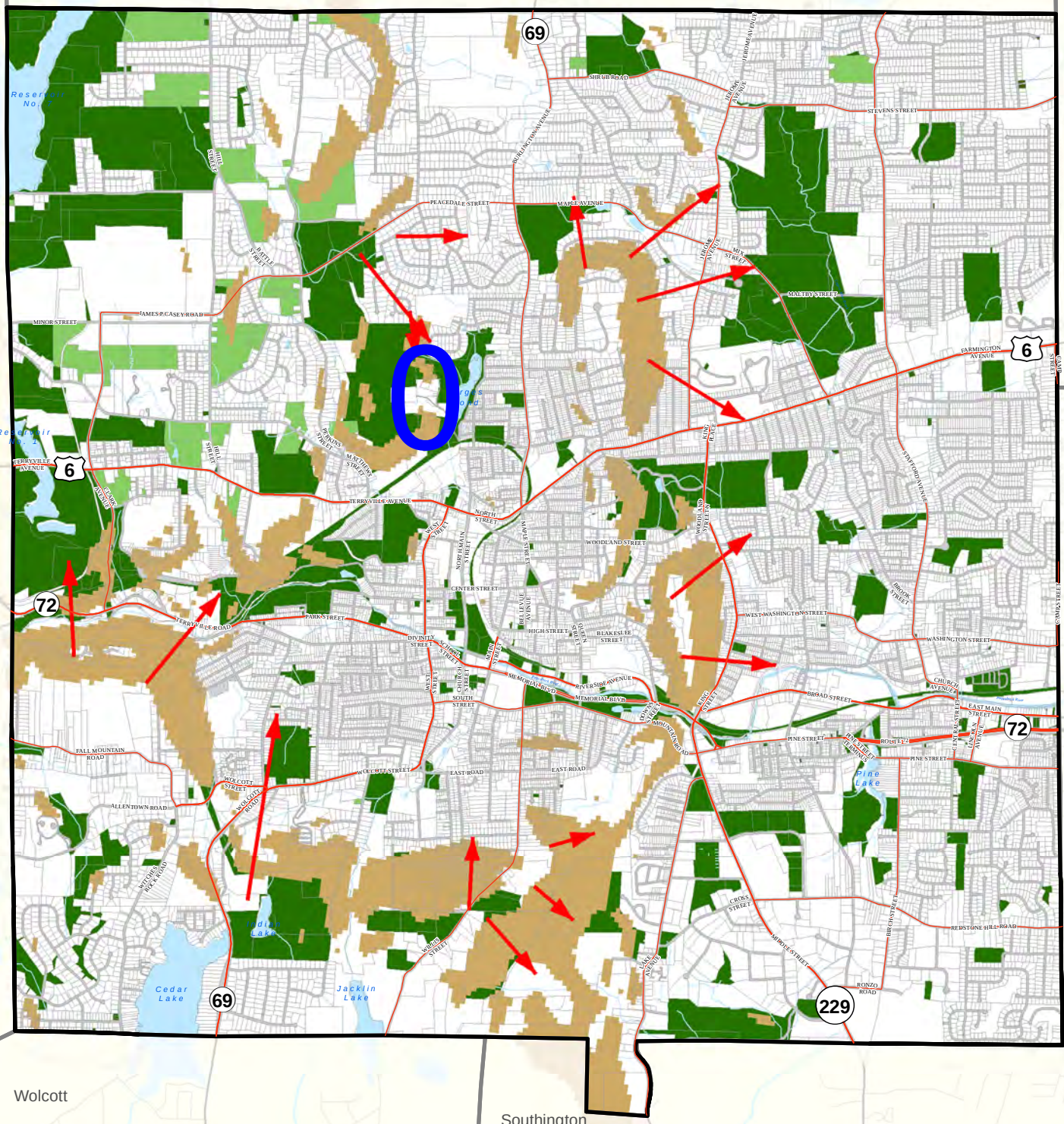
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission may update regulations for lighting, landscaping, and other issues, as appropriate.

In the future, the City of Bristol may choose to revisit the establishment of a city-wide design review process and/or establish "village districts" (as authorized by CGS Section 8-2j) in specific areas such as downtown Bristol or Forestville.

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

Support community resources which enhance the quality of life within Bristol.

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

Encourage buildings and sites to be designed to reflect the overall character of Bristol.

App. 2547

Zoning Commission Referral

Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 21, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2547 & 2548

Pursuant Article IV, Section 16.2.5.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2547 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214 and 215

Application #2547 - Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

****

Pursuant Article IV, Section 16.3.11.A. of the Zoning Regulations, the Zoning Commission refers Site Plan Application #2548 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214 and 215

Application #2548 – Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

Public Hearing Date: December 8, 2025

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

App. 2547

Planning Commission Response to Zoning Commission Referral

City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

Planning Commission Response

DATE: December 16, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: Referrals from the Zoning Commission for the review of the 2018 Plan of Conservation and Development (POCD): 1. Section 6.1.5 Scenic Resources and 2. the Community Character Map depicting scenic hillsides on Lots 214 and 215 for: Applications 2547 & 2548: Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

The Bristol Planning Commission, at its meeting of December 15, 2025, approved the following motion with respect to the above captioned items:

"Make a motion to send a negative referral to the Zoning Commission for Applications #2547 & #2548. The Planning Commission finds that the Special Permit and Site Plan applications for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant as presented, is generally not consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

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

Report from DPW Engineering

November 26, 2025

1. Purpose

This report has been prepared to summarize field observations and assess the relevance of potential scenic and recreational impacts associated with Applications #2547 and #2548, which seek municipal permits for earth excavation and removal exceeding 400 cubic yards. The purpose of this report is not to support or oppose the applications, but to provide an objective review in relation to concerns outlined in the 2018 Plan of Conservation and Development (POCD), Section 6: Enhanced Community Character, with specific attention to Section 6.1.5: Scenic Resources.

2. Background

Applications #2547 and #2548 propose earth removal activities on properties located along Grassy Road and Ambler Road, containing three parcels. Two of the three parcels contain remnants of two former residences and accessory structures; these structures have either been fully demolished and removed or demolished with debris remaining for future removal.

Adjacent to the subject properties is City-owned land containing several hiking trails, including higher-elevation "Kame" formations (glacial knobs). These areas were assessed to determine:

- Whether open scenic views exist from nearby elevated trails.
- Whether the subject properties, including the former house locations, are visible from these vantage points.
- Whether the proposed excavation could alter scenic quality or views from the trails.

3. Existing Site Conditions

3.1 Elevations on the Subject Property

- Current peak elevation within the proposed excavation area: 533'±
- Lowest elevation within the site: 430'±

3.2 Proposed Final Grades

- Proposed peak elevation after excavation: 524'±
- Proposed minimum elevation: 440'±
- The proposed work would primarily remove the upper portion ("top knob") of the hillside and regrade the slope to meet existing surrounding elevations removing roughly 140,000 cubic yards of material from the site.

3.3 Adjacent Property Elevations

- Highest hiking point reached during field assessment: 573'±
- This location corresponds to a convergence of the "Kame Trails" and connecting feeder trails.

4. Field Observations

4.1 Scenic Views

- At the 573'± vantage point, no open scenic views are present during leaf-on conditions.
- During leaf-off conditions, limited views become available through the trees; however, these do not constitute clear, expansive, or designated scenic vistas.

4.2 Visibility of Subject Properties

- The former houses and associated structural remnants on the properties under application are not visible from the high point or from other nearby elevated trail segments.
- Vegetation density and topography effectively obscure all sightlines to the subject parcels.
- Leaf-off portions of the year may result in partially unobstructed views of active earth-removal operations and, following cessation of mining, the exposed slope lacking tree cover.
- Views from Grassy Road during the duration of earth-removal activities will be characteristic of an active mining operation.
- The nature of views from Grassy Road following completion of mining activities will depend on the effectiveness and execution of the applicant's restoration plan.

5. Potential Impact Assessment

5.1 Scenic Resource Considerations

- Section 6.1.5 of the POCD emphasizes protection of scenic areas, especially views from elevated landforms and public trails. Based on field evaluation:
- The proposed earth removal is unlikely to create new adverse views from the adjacent trails.
- Because the earthwork would remove only the uppermost portion of the knob and regrade to elevations consistent with surrounding slopes, the overall landform will remain generally consistent in appearance from trail elevations with the exception of the mined land void of tree coverage.
- The back (north and west) sides of the knob, which interface most directly with the trail system, will remain in their natural state.

5.2 Forest and Trail Experience

- No existing scenic overlooks or trail viewpoints appear dependent on the current topography of the subject property.
- Given the lack of visibility of the site from the trails, changes to the crest elevation (533'± to 524'±) are unlikely to materially affect the hiking experience or the perceived natural character of the forest.

5.3 Uncertainties

- Vegetation removal on the subject property could create new partial sightlines during leaf-off seasons; however, based on current elevation differences and distance, significant new views or visual impacts appear unlikely.
- Predicting the exact visual outcome is difficult without 3-D modeling, but field conditions suggest that any change would be minimal.
- The degree to which the restoration plan will improve or diminish future views from Grassy Road and the trail system remains uncertain.

6. Conclusion

Although subjective; based on trail-level observation, elevation comparison, and review of existing conditions, the proposed earth removal under Applications #2547 and #2548 does not appear likely to negatively impact scenic resources or the recreational experience on the adjacent City-owned forest and trail system.

- No designated scenic vistas are present.
- The subject property is not visible from existing trail high points.
- The proposed grading will generally harmonize with surrounding topography, altering only the topmost portion of the hillside.
- Potential visibility during leaf-off periods is difficult to characterize with precision and will depend substantially on the final restored condition of the site.
- Views from Grassy Road will reflect active mining during operations and, after completion, will be influenced by the applicant's restoration plan.
- No comment made regarding potential traffic implications.
- No comment made regarding potential noise implications.

Ryan J. Heller
Department of Public Works
Surveyor
860.584.6119

Bristol CONNECTICUT Public Works

Friends of the Hoppers

Neff Presentation



Hyperlink:
https://www.bristolct.gov/DocumentCenter/View/50891/Neff-Presentation

Friends of the Hoppers

Projected Environmental Impacts Presentation

Projected Environmental Impacts of a Proposed Development on the Hoppers-Birge Pond Nature Preserve: Land Held in Public Trust

Concerning: H & T Holdings, LLC, Assessors Map 20, Lots 214-217, 45 & 51 Grassy Road and Ambler Road, Applications for a Special Permit for Earth Removal and a Site Plan to the Zoning Commission of the City of Bristol, Connecticut

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50893/Projected-Environmental-Impacts-of-a-Proposed-Development-on-the-Hoppers-Nature-Preserve---020826

Friends of the Hoppers Scenic Views Statement and Cross Sections

December 16, 2025

Regarding the Referral of H & T Holdings Application for an Earth Removal Permit to the Planning Commission for Analysis of Scenic Views

Michelle Rudy for the Friends of the Hoppers-Birge Pond Nature Preserve

There are a lot of things that could be said about this earth moving proposal but here we are just focusing on the subject of scenic views. We have reviewed the report by the Department of public works surveyor and we question its conclusions.

First, the report says that there are no scenic views, meaning sweeping open vistas, in the vicinity of the site. We argue that the scenic views are the rolling kame formations themselves, not a view of the surroundings as seen from atop.

One prominent glacial kame formation is found in the northwest corner of the subject properties. Ancient hills, known as kames, are geologically significant and form part of a rare, interconnected group within the Hoppers preserve. There are about 5-7 kames in a group depending on how you count them, including the one on the developer's property. They have remained undisturbed for over 14,000 years which is a rarity in today's landscape, which should be preserved and cherished for their educational value. Disturbing or removing even one would irreversibly diminish the landscape's interwoven fabric.

A widely cited reference explaining the formation of kames and the rarity of undisturbed examples is "Glacial Geology: Ice Sheets and Landforms" by Matthew R. Bennett and Neil F. Glasser. This book details that kames are irregularly shaped hills or mounds composed of sand, gravel, and till deposited by meltwater in contact with glacial ice. The authors emphasize that undisturbed kame complexes are rare in modern landscapes due to centuries of land development and resource extraction, making intact examples significant for both scientific study and conservation.

Second, the surveyor's report asserts that there probably won't be a line of site from the trails to the proposed site elevations. However, the surveyor also claims that a final analysis of the viewsheds will be difficult to determine without 3D modeling. From the report, it is apparent that he "eyeballed" his assertions rather than justifying them with empirical data.

So this led me to perform a viewshed anslysis with the aid of AutoCAD. I drew a cross section of the land from the top of a kame where there is an existing trail to the bottom of the subject property. On the cross section is drawn the sight lines for both the existing grade and the proposed grade. You can see quite clearly that from the top of the kame, you can barely see to the edge of the property as it exists now. If the earth removal were to occur, there would be a clear line of sight all the way over to the property edge. I only had time to draw one section, but we suspect that the whole trail east of the kame down to Grassy Road will have an open view of the excavation. We would like to do

more modeling to investigate further. We also would like to invite you on a guided tour of the trails so you can see our concerns for yourselves.

Finally, we would like to highlight some snippets from the City's Plan of Conservation and Development and the zoning regulations that we feel are pertinent to this discussion.

In Section 4.1 of the Plan of Conservation and Development, the "Hoppers" are specifically mentioned as a key area in which to promote conservation.

In Section 4.3.2 Land Resource Protection, the plan seeks to "discourage development on steep slopes and ridgelines"

In Section 6.1.5 Scenic Resources, the plan states that "There are a number of scenic areas within Bristol and states that these scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission."

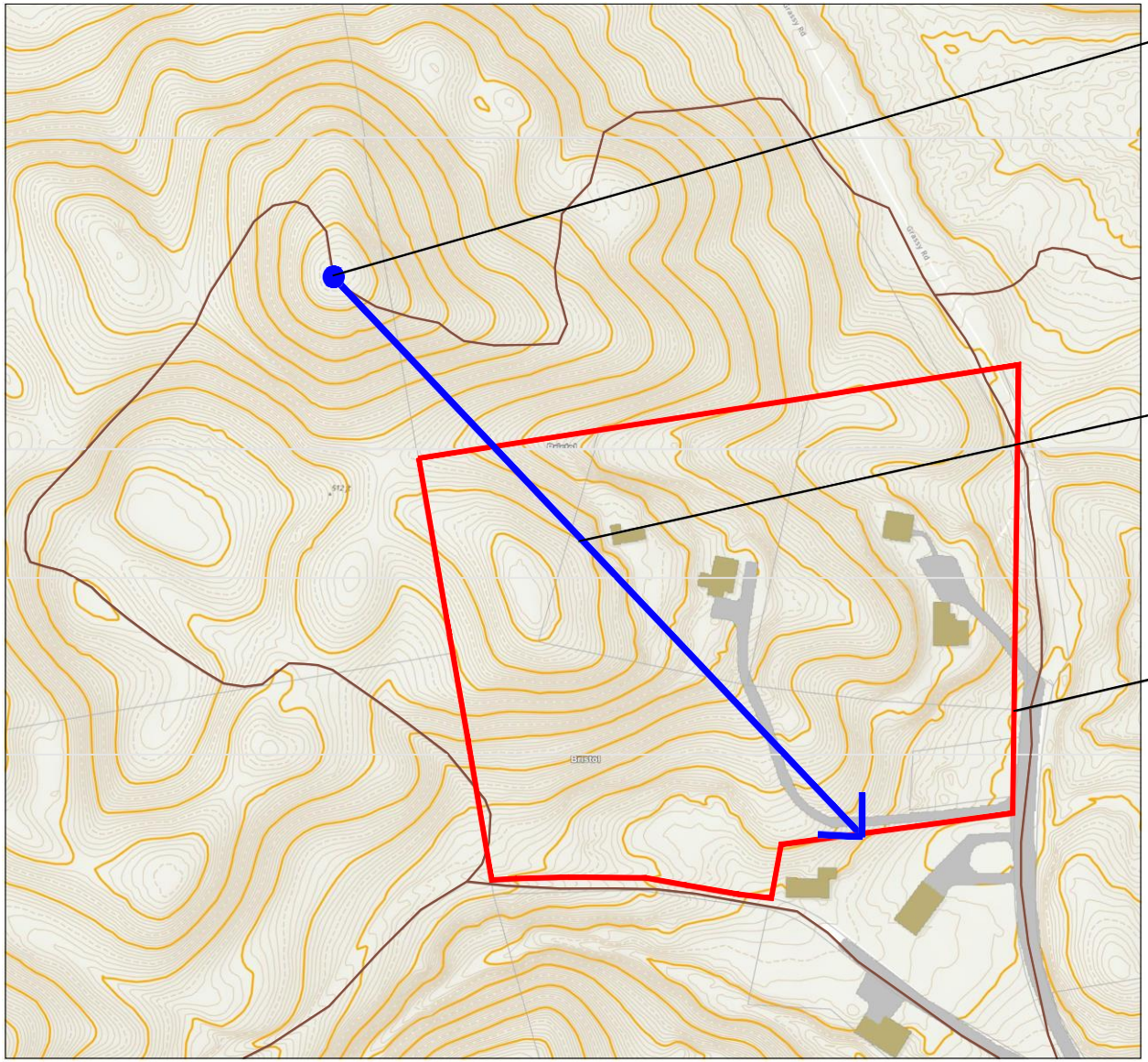
Section 6.2.2 Undeveloped Land...This section encourages the preservation of undeveloped lands within residentially zoned areas.

Section 6.2.3 Historic Resources ……This section supports the preservation of historic resources which we believe applies to the geological formations at the Hoppers.

Section 6.2.4 Supports community resources which enhance the quality of life within Bristol.

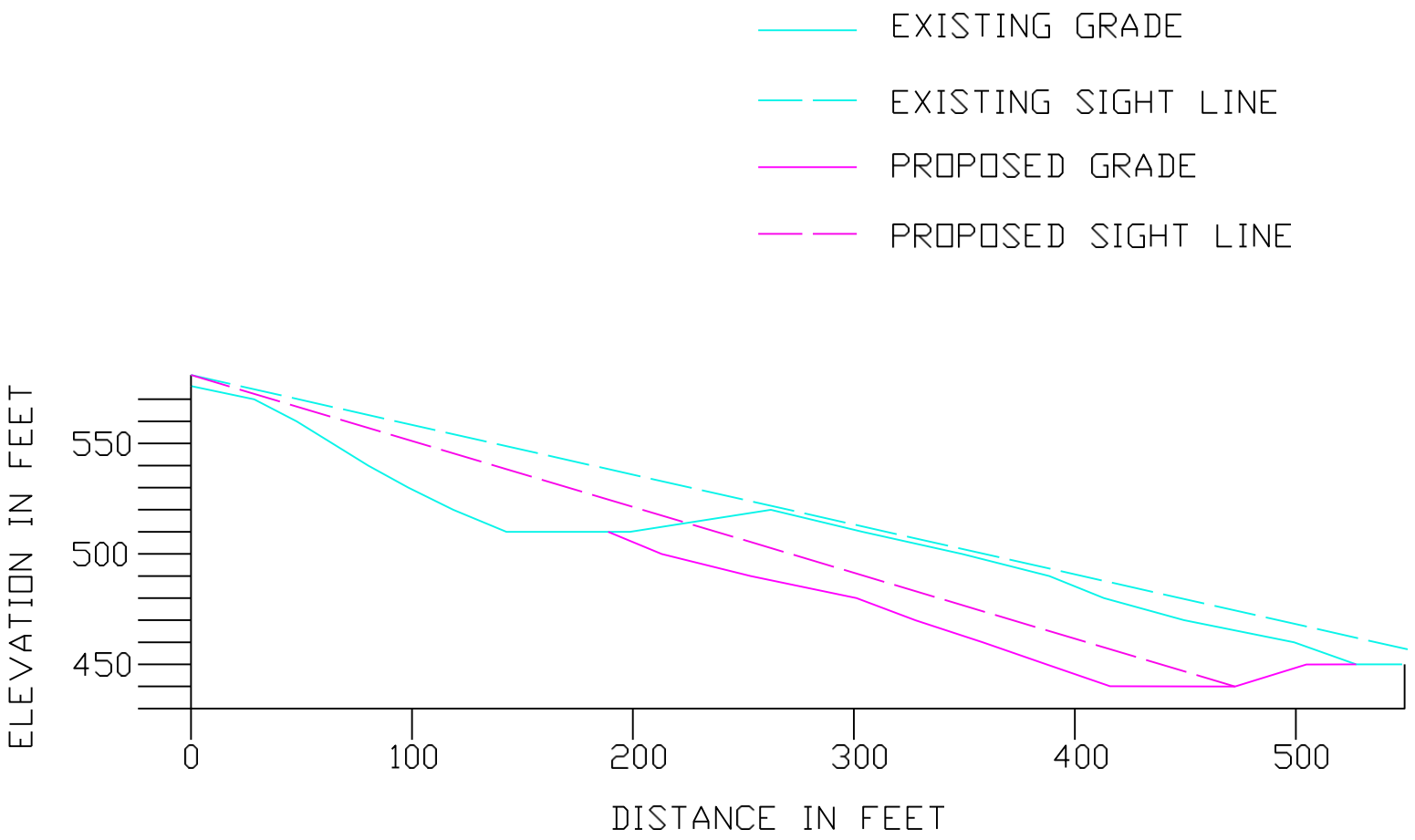
In addition, the City of Bristol Zoning Regulations Section 15.2.5(E)(1) states that "the natural topography of the property shall be preserved to the maximum extent possible" and in 15.2.5(E)(3) additionally states that "the proposed excavation shall be certified by the City Engineer as being the minimum depth of excavation necessary to accomplish the proposed project". It is clearly not the case that 145,000 cubic yards of excavation, including the destruction of a rare geological formation, is needed to site two homes on the property.

So, in conclusion we reiterate that we see the scenic views as the kame formations themselves rather than overarching vistas that are seen from atop. Also we reiterate that the site section we drew up supports our assertion that the site will be fully visible from multiple sections of the trails, particularly the trail atop the largest kame. This will irreparably damage the deep woods experience that can now be had, miraculously, in the middle of suburban Bristol.



VIEWSHED ANALYSIS

VIEWSHED ANALYSIS



Letters

From: Judith Centurelli <judycenturelli@att.net>
Sent: Thursday, January 8, 2026 1:21 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: The Hoppers

I am writing in support of preserving The Hoppers in its present state. This is one of the few natural areas left in Bristol where its residents can have a unique experience with different land formations, water courses, and the flora and fauna of Bristol. Allowing a mining operation and housing construction to occur in the middle of The Hoppers will destroy what is there and will never be recovered. The habitats of animals will be destroyed and those animals will die off as will the various plants that are found in the area. The peace and tranquillity of the area will certainly be destroyed. Bristol needs to make greater efforts to maintain and preserve what little natural land, flora and fauna we have left.
I hope you, and whoever else is involved in making the decision, will decide in favor of The Hoppers.
Sincerely,
Judy Centurelli

-----Original Message-----
From: Jean Letourneau <hoppersdude@att.net>
Sent: Wednesday, January 7, 2026 7:29 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Hoppers Nature Preserve

Mr. Flanagan

My name is Jean Letourneau, former Bristol resident.and Hoppers activist. While i understand that the Tabacco property is private however allowing any mining there is not only against the 1988 referendum which protects the water under the Hoppers which yielded over a million galllons in tests performed by the Bristol Water Department in 1991.

My second point is that trucking 5000 trucks would require transporting through a residential neighborhood with narrow streets,no sidewalks, the road is not made for heavy traffic not to mention the kids running around.

My third and final point is that this property is near many natural springs which means that any mining will affect these springs which feed into Birge Pond.

I understand that when I left Bristol I no longer have voting rights, however my lifetime commitment to this area gives me the right to voice my concerns.

thank you

Jean Letourneau i

Sent from my iPhone

From: Diane Barillaro <nanni9498@live.com>
Sent: Sunday, January 11, 2026 1:11 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Please save the Hoppers!

Dear Mr. Flanagan:

My name is Diane Barillaro, my family lives at 25 Orleans Drive. I am writing to you to explain that twice my family experienced changes to wildlife due to development.

My first experience was in Southington. There was a small pond a little way from my house and each spring we looked forward to hearing the peeper frogs. That stopped when a house was built close to the pond.

Upon moving to Orleans Drive, the area was very nice, there was woods and no houses, to my delight a Great Horned Owl built a nest and to my surprise there was a chick. To my further delight, there also was a Barn Owl, it was great! Then it happened again, the land below my house was sold and houses were built and became Sturbridge Court. One by one the trees were cut down. To make matters worse I was told more trees were cut down that should not have been cut down. I need not have to tell you the owls left and did not come back. A short time later signs/posts were put in the sparse wooded area stating no more trees could be cut down, The damage was already done, who did these people think they were fooling? Where were they when the project started, knowing it involved a wooded area?

We have lost so much already in Connecticut. Please do not let this happen at the Hoppers Birge Pond Nature Preserve!! This is what happens when greed takes over!

Sincerely
Diane Barillaro

From: Cmariecannon <cmariecannon@aol.com>
Sent: Sunday, January 11, 2026 6:13 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Opposition to Proposed Sand and Gravel Mining Operation in the Hoppers-Birge Pond Nature Preserve

Dear Robert Flanagan,

I am writing as a concerned Bristol resident to express my opposition to the proposal to remove approximately **145,000 cubic yards of sand and gravel** from land located within a residential zone and in the heart of our community's **Hoppers-Birge Pond Nature Preserve**. This massive excavation project would have devastating environmental, ecological and community impacts that are completely incompatible with the purpose and protections of this area.

This comparison alone puts the scope of the proposed operation into perspective. Removing nearly **375 times the normal limit** of soil is not routine development, it is large-scale mining. The ecological cost would be staggering.

- **Loss of Trees and Habitat:** Thousands of mature trees would likely be destroyed, removing vital carbon sinks and habitat for countless species.
- **Groundwater and Wetlands Threats:** Mining on this scale would lower the local groundwater table, depriving wetlands of the moisture they need to sustain plant and animal life.
- **Wildlife Hazards:** Sensitive species, such as box turtles, salamanders, and other small animals would be endangered not only by habitat loss but also by the estimated **48 truck trips a day** that would rumble through the site.
- **Wildlife Encroachment:** Disrupting and encroaching upon wildlife habitats can lead to an increase in human-wildlife conflicts, impacting both communities and animals. As more animals enter human areas in search of food or shelter, there is a greater likelihood of property damage and an elevated risk of disease transmission.

- **Community Impact:** The dust, noise, and heavy truck traffic in a residential zone would severely degrade nearby residents' quality of life. Furthermore, the development results in the loss of a peaceful natural area in the heart of suburban Bristol, diminishing the natural scenic views from the trails and impacting the experience of the surrounding woodland.

This proposal contradicts the purpose of zoning laws designed to **protect residential areas and natural environments from industrial-scale disturbance**. It also undermines the community's long-term efforts to preserve open space and biodiversity.

I respectfully urge the City Planning Department to **reject this proposal** and uphold both the spirit and the letter of our local environmental and land-use protections. Our community's health, natural heritage, and the irreplaceable ecosystems of the Hoppers-Birge Pond Nature Preserve depend on it.

Thank you for your careful consideration of this critical issue.

Sincerely,

Cathleen Cannon

From: Judith Centurelli <judycenturelli@att.net>
Sent: Thursday, January 8, 2026 1:21 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: The Hoppers

I am writing in support of preserving The Hoppers in its present state. This is one of the few natural areas left in Bristol where its residents can have a unique experience with different land formations, water courses, and the flora and fauna of Bristol. Allowing a mining operation and housing construction to occur in the middle of The Hoppers will destroy what is there and will never be recovered. The habitats of animals will be destroyed and those animals will die off as will the various plants that are found in the area. The peace and tranquillity of the area will certainly be destroyed. Bristol needs to make greater efforts to maintain and preserve what little natural land, flora and fauna we have left.
I hope you, and whoever else is involved in making the decision, will decide in favor of The Hoppers.
Sincerely,
Judy Centurelli

From: Filomena DiCandia <filomenadicandia@gmail.com>
Sent: Sunday, January 11, 2026 1:50 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Request to Oppose Mining Permit near Hoppers Birge Nature Preserve

Dear Robert Flanagan,

I am a long-time resident of 95 Beech St, in Bristol. I have asthma, and I am against a mining project at Grassy Road. Grassy Road is a half mile down the road from my home. I have done research and know that a long-term mining project will worsen my asthma. Mining will create higher amounts of particulate matter. I expect there will also be higher amounts of diesel exhaust from trucks going in and out all day. The longer the mining project lasts, the worse my condition will become. For people like me with asthma, fine particles in the air can trigger wheezing, shortness of breath, increased medication use, and even asthma attacks that require medical care.

This project will create at least 2 years of noise and pollution. What is the benefit for the residents of my neighborhood? Trucks will be coming in and out all day long for two years. Think about how bad this will be for people like me. Think about the negative impact this will have on the developing lungs of children who live and play in the neighborhood.

My grandson developed asthma as a child because he was living in a city with bad air quality. My daughter brought him out of that polluted city and into an apartment on Beech Street so that he could recover. Growing up in a neighborhood with clean air helped him to heal. His walks around Birge Pond were wonderful for his health. My grandson no longer has asthma and is now a Varsity runner in high school.

Please find a way to protect Bristol residents from unnecessary pollution. Let us enjoy a quiet and peaceful neighborhood and clean air so that we can stay healthy.

Thank you.

Sincerely,

Filomena Di Candia
95 Beech St.
Bristol, CT

From: Tom Doyle <tomdoyle1@yahoo.com>
Sent: Sunday, January 11, 2026 11:51 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: SAVE THE HOPPERS!

I have a statement to submit for the Zoning Commision public hearing on Monday, Jan 12 regarding the development plan for the Hoppers preserve:

SAVE THE HOPPERS! That's what the town *overwhelmingly* voted for in a referendum 4 decades ago. I remember - do you? I have no doubt we would get the exact same result today. We have drastically less open space in town now, which magnifies this project immensely. A developer wants to remove 149,000 cubic feet of material? You might say, "No big deal, it's only a small section in the middle". Well, how would you feel if someone were to approach you, knife in hand, and say "No big deal, I'm only going to cut out a small section from your middle"? This will completely destroy the integrity of the entire preserve. Stop this ridiculous plan now. The whole town is watching! Vote down this proposal. SAVE THE HOPPERS!

Tom Doyle, Jr.
128 High Street
Bristol

Environmental
Learning Centers
of Connecticut, Inc.
501 Wolcott Road ▪ Bristol, CT 06010

January 10, 2026

For the Public Hearing of Applications #2547 and #2548
Submitted via email to City Planner Rober Flanagan, robertflanagan@bristolct.gov

Dear Commissioners,

I am submitting this letter to voice my concern over the proposed clearing, excavation, and development in the heart of the Hoppers Birge Pond Preserve relative to the biodiversity of this important community resource.

In terms of my background, I hold a degree in Forestry from the University of Vermont School of Natural Resources and have been the Executive Director of the Environmental Learning Centers of Connecticut, here in Bristol, for the past 13 years. Prior to arriving in Bristol, I worked for the National Audubon Society for 30 years, the last 15 of which as the Director of Audubon Sharon where I oversaw the management of 2,700 acres of land, primarily forests.

While with Audubon, one of my responsibilities was conducting forest habitat assessments for landowners owning large tracts of forest land. The goal of these assessments was to evaluate the quality of the forest habitat and to identify "core forests", large unfragmented forests that support a unique set of flora and fauna. Core forests and the species they support are declining in New England as a result of fragmentation from roads, mining, development, etc.

The way we identified a healthy core forest was through the identification of a suite of eight indicator bird species. The list we used included Eastern Wood-Pewee, Wood Thrush, Ovenbird, Scarlet Tanager, Red-eyed Vireo, Veery, Black and White Warbler, and to a lesser extent, Hairy Woodpecker, if accompanied by other birds on the list. Not all the birds on the list needed to be present to classify a woodland as core forest, but the higher the number, the higher the value of the forest in terms of habitat.

It is important to note that *all eight species* have been observed in the past year at the Hoppers/Birge Pond Preserve indicating a healthy core forest that supports a unique assemblage of interior forest birds. These birds are not the only species that rely on unfragmented forests. Healthy core forests support a wide variety of plants and animals.

I believe the proposed activity will significantly harm the biodiversity of the Hoppers/Birge Pond Preserve and reduce its ecological value because of the habitat fragmentation it will cause. As a result of deforestation, mining, and development, the core forest, by definition, will cease to exist

along with the flora and fauna it supports, particularly the bird species that are reliant on large intact forests.

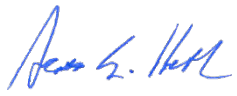
In addition, this project will have a negative effect on reptiles and amphibians. Reptiles and amphibians in general are profoundly affected by habitat loss and degradation. This includes alteration of water levels, pollution, increased road traffic, and siltation, all of which are likely as a result of this project. More specifically, the Eastern Box Turtle, a State Species of Special Concern, relies on mature core forests and has been observed in the preserve. Some turtles may be directly killed by construction and mining activities, but loss of habitat, particularly nesting habitat, is the cause for their decline. Box Turtles lay eggs in loose sandy soil.

The Hoppers Birge Pond Preserve is an important community resource, an island of wildlife habitat in the middle of a highly developed area. It is centrally located, and a favorite place for hikers, birders, and nature enthusiasts. The city has an obligation to protect it for the benefit of all its citizens. I strongly encourage the city to negotiate alternatives with the developers. Such alternatives could include a reduction in the intensity of the activity, but most desirable would be to abandon the project altogether and add the properties as part of the preserve for the benefit of biological diversity and the residents of Bristol. There are State of Connecticut grants for open space available as we know. The city was successful in securing such a grant to protect another parcel inside the preserve from development and further protection of the Hoppers/Birge Pond Preserve should garner support.

Finally, there is a misconception that all people who believe in the importance of open space are against development. This of course is not true. I am certainly not against development, but in this case, clearing trees, removing 145,000 yards of material, and building houses in the middle of a unique community resource just doesn't make sense. Bristol's Plan of Conservation and Development clearly states Bristol's desire to "Protect Bristol's natural resources through land development controls, acquisition, and other preservation techniques" and to "Carefully control development which could result in damage to the land and environment". This project goes against both recommendations.

Thank you for allowing me to comment on this issue.

Sincerely,



Scott E. Heth
Executive
Director
Environmental Learning Centers of Connecticut

sheth@elcct.org
(860) 583-1234

-----Original Message-----
From: Jean Letourneau <hoppersdude@att.net>
Sent: Wednesday, January 7, 2026 7:29 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Hoppers Nature Preserve

Mr. Flanagan

My name is Jean Letourneau, former Bristol resident.and Hoppers activist. While i understand that the Tabacco property is private however allowing any mining there is not only against the 1988 referendum which protects the water under the Hoppers which yielded over a million galllons in tests performed by the Bristol Water Department in 1991.

My second point is that trucking 5000 trucks would require transporting through a residential neighborhood with narrow streets,no sidewalks, the road is not made for heavy traffic not to mention the kids running around.

My third and final point is that this property is near many natural springs which means that any mining will affect these springs which feed into Birge Pond.

I understand that when I left Bristol I no longer have voting rights, however my lifetime commitment to this area gives me the right to voice my concerns.

thank you

Jean Letourneau i

Sent from my iPhone

From: Maria Maccio <cardinal1987@live.com>
Sent: Sunday, January 11, 2026 9:31 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Please save the Hoppers!

Dear Mr. Flanagan:
Please do not grant the builders the special earth removal permit to remove 149,000 cubic yards of sand and gravel from the wilderness at Hoppers – Birge Pond Nature Preserve.
Please keep this area wilderness and keep this home to all the animals that live there.
Please keep this area a nature preserve and do not allow anyone to build here.
Thank you.
Sincerely
Maria Maccio
Bristol, Resident

-----Original Message-----
From: Maureen C. Moriarty <mmmaureenthebean@gmail.com>
Sent: Saturday, January 10, 2026 7:52 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Proposed Development @ The Hoppers/Birge Pond

Dear Mr. Flanagan,

I am currently out-of-state and cannot attend Monday evening's Zoning Commission meeting. I am writing to make my position on the proposed sand & gravel mining operation and housing development in The Hoppers crystal clear: I am ADAMANTLY opposed to the destruction of the natural environment that would result from either or both of these incursions.

I lived on Crescent Drive for 9 years, long enough to know that the neighborhood, Birge Pond, and The Hoppers are all part of an oasis-like area within the City of Bristol. When I think of the number of woodland creature and bird species that would be killed, harmed, or displaced, I'm simultaneously heartbroken and angered. What about the trees and other flora which play a vital role in maintaining a healthy ecosystem? What would the destruction of the waterway do to that same ecosystem? Think about how the truck traffic would adversely affect the quality of life for those living in the neighborhood, some of whom are my friends.

Mr. Flanagan, if the Inland Wetlands Commission fails to protect The Hoppers and Birge Pond, someone has to do it. We citizens are putting our collective foot down. Enough habitat and natural beauty and quality of life have already been sacrificed in the world around us for the sake of money-making operations. I and my fellow citizens (and voters, by the way) say "Not at The Hoppers or Birge Pond, now or in the future."

Thank you for this opportunity to state my position.

Maureen C. Moriarty
90 Woodland St
Bristol, CT
mmmaureenthebean@gmail.com
Sent from my iPhone

From: Steve Oakes <paratroop1973@gmail.com>
Sent: Sunday, January 11, 2026 12:47 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Mining/construction project at Birge Pond/Hoppers

Mr. Flanagan. My name is Steve Oakes and along with my wife Sylvia,have lived here at 65 Lardner Road in Bristol for about 25 years. We have enjoyed living here near Birge Pond and the Hoppers. Throughout the years we have hiked the area and fished the pond and greatly appreciated the beauty of the wilderness that's been put aside for all to enjoy. Our grandchildren first learned to fish there and continue the hobby to this day. We always admired the lucky people who live very close to the pond, so close to unspoiled nature. We feel very disheartened that there may be excavation and mining in that area as that would change the whole chemistry of the area along with the noise, destruction of the natural environment,and the hundreds if not thousands of trucks loads of soil being driven on our neighborhood roads. That alone will cause significant damage to our roads that are already in poor condition along with the noise and dust and mud that will cover our area. We are asking you and the zoning board to please think of the people that live here and seriously consider not allowing that project to move forward. We haven't even mentioned the displacement of all the animals that live in the surrounding area. Also it's not just the people that live here but many many more people that come from all around to enjoy the peace and quiet that that area provides for all. Thank you for your time and consideration. Steve and Sylvia Oakes

From: SL Papa <susanl.papa@gmail.com>
Sent: Friday, January 9, 2026 11:22 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: The Hoppers

Dear Mr. Flanagan,

I grew up in Bristol. For years, driving to and from my after-school and summer job, I made a point of taking as much of North Pond Street as I could, rather than Burlington Avenue, just so I could glimpse the unexpected beauty of Birge Pond and the landscape beyond through the trees. I envied those who lived nearby.

It wasn't until I was an adult living elsewhere in Connecticut that I realized it was public property, and finally visited to walk the trails in fall during Covid. Another Bristol native came down from Massachusetts to meet me there. What a wonderful spot for a hometown reunion and hike!

Bristol is very heavily developed and paved over. The city is not correspondingly rich in public parks, navigable unspoiled green spaces, and opportunities for outdoors solitude. Please do not approve the Grassy Road mining and development operation that targets and will permanently damage this beautiful and rare nature preserve.

Thank you.

Susan Papa

From: Diana Ricciardone <dricciardone@yahoo.com>
Sent: Saturday, January 10, 2026 12:06 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com; Mayor'sOffice <MayorsOffice@bristolct.gov>
Subject: Protect the Hoppers Birge Pond Nature Reserve - No Mining; No Housing

To: Bristol Planning Commission
From: Diana Ricciardone, Concerned Bristol Resident, 23 Cold Springs Road

Dear Members of the Bristol Planning Commission,

I am writing to express my opposition to Special Permit Application #2547 and Site Plan Application #2548 submitted by H&T Holdings of Bristol, LLC, which propose extensive earth removal associated with residential development at 45 and 51 Grassy Road and adjacent parcels.

These applications warrant serious concern because they involve large-scale alteration of land that is explicitly identified in the City of Bristol's **2018 Plan of Conservation and Development** as a **scenic hillside resource**. Section 6.1.5 of the Plan, along with the Community Character Map, makes clear that such landscapes are to be protected from development practices that permanently alter their natural form. The proposed removal of 149.000 cubic yards (around 12,000 truckloads) of soil is fundamentally incompatible with that goal.

The scope of excavation proposed goes beyond what could reasonably be considered minimal or sensitive site development. Approval would result in the irreversible loss of a scenic hillside, fundamentally changing the character of the area and undermining the intent of the City's adopted conservation policies. Once these natural features are removed, they cannot be replaced or mitigated through landscaping or design measures.

Equally concerning is the precedent that approval would set. Allowing substantial earth removal on designated scenic hillsides weakens the effectiveness of the Plan of Conservation and Development and invites future applications that erode Bristol's remaining natural and scenic resources incrementally but permanently. The Plan exists to guide land-use decisions precisely in situations like this.

While residential development has an important role in Bristol's future, it must be appropriate to the land and consistent with adopted planning principles. In this case, the proposed development relies on altering the land to fit the project, rather than designing the project to respect the land. That approach conflicts with both the letter and the spirit of the City's conservation objectives.

For these reasons, I respectfully urge the Planning Commission to find that Applications #2547 and #2548 are inconsistent with the 2018 Plan of Conservation and Development and to recommend denial of both applications.

On a personal note, my family and I are former residents of 93 Beech Street, which is in walking distance of the Hoppers Birge Pond Nature Reserve. Birge Pond was a lifeline for us, especially during the Covid pandemic. My family and I would walk the trail around Birge Pond almost daily. It was thrilling for my children to see herons and baby ducklings and to witness the change in seasons. It is wrong to develop that area. It should be preserved for future generations. It is sad to see the overdevelopment of our last remaining forests in Bristol. I hope that the Bristol Planning Commission will protect our natural resources. It is clear that this plan will have negative impacts on the surrounding nature preserve and neighborhoods. It will create noise and pollution for at least 2 years and change the landscape permanently.

Thank you for your careful consideration and for your continued commitment to thoughtful and responsible land-use planning in the City of Bristol.

Sincerely,
Diana Ricciardone
Concerned Bristol Resident
23 Cold Springs Rd.
Bristol, Connecticut

From: ANTHONY SHETENSKY <tony.shetensky@comcast.net>
Sent: Saturday, January 10, 2026 10:47 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Birge Pond Hoppers

Just weighing in on the proposed plans for the Hoppers. I am opposed. That is a beautiful area of the city - one of the few remaining places in our entire state where one can walk through nature and not hear the sounds or see the sights of civilization.

I grew up in Bristol (Jennings Road - lived there myself for 28 years and my family lived in the North Pond Street neighborhood since 1920). I now live in East Haddam. Somehow East Haddam/Moodus has figured out how to save open space and also allow progress, including housing. There are ways to have both without destroying irreplaceable natural resources. Once they are gone, they cannot be replaced and along with them a bit of Native American and colonial history is also destroyed.

Lorraine (Ticehurst) Shetensky
East Haddam, CT

From: Jessica Somers <jessomers@snet.net>
Sent: Sunday, January 11, 2026 10:30 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Opposition to Proposed Mining Adjacent to Hoppers-Birge Pond Preserve

Dear Mr. Flanagan,

I am writing to formally oppose the proposed mining activity in the area adjacent to the Hoppers-Birge Pond preserve. Preserved outdoor spaces that are open to the public in Connecticut are especially rare and deeply valuable. Unlike larger cities in larger states, in Bristol and the surrounding towns, we have limited access to expansive natural areas where residents can hike, walk their dogs, observe wildlife, and experience a sense of quiet immersion in nature. This Hoppers-Birge Pond area provides an essential refuge for community members. It has been especially beneficial for my family. We use this area daily to hike our dog and to quiet our minds after a long day of work. Our dog Grover, who is now a senior dog, would not have his health, strength, and vitality without access to such a safe and open space to keep his mind and body active. My husband and I also reap the physical and mental benefits of these daily hikes that contribute to our quality of life and a meaningful connection to the natural world that cannot easily be replaced once it is lost.

Mining in such close proximity to the preserve would irreversibly undermine these benefits. The operation would introduce light and noise pollution that would disrupt both human visitors and wildlife, fragment valuable habitat, and erode the deep-woods experience that makes this place special. Increased disturbance and access would also invite invasive species, further degrading the ecological integrity of the area. Once these impacts occur, they cannot simply be mitigated or undone. I urge the city to protect this rare and irreplaceable public resource by rejecting mining activities that would compromise the preserve and the community's long-term environmental and quality-of-life interests.

Sincerely,
Jessica Somers

446 Stafford Avenue
Bristol, CT 06010

December 1, 2025

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

Dear Zoning Board Members,

I am the owner of 46-48 Crescent Drive and I am very familiar with the area. Although it is tenant occupied presently, I did live there for many years. I am giving this written testimony to let you know my opposition to the earth removal proposed to take place on Grassy Road. I am a strong believer in private
property rights. If the developer wants to build a home or homes there with the present topography, I do feel that would be acceptable. The removal of earth material is what I find objectionable. I do not see how this removal would not adversely affect the area surrounding these lots that is owned by the city.
These glacial kettles or hoppers are a fairly unique feature on the earth and from what I understand college geology students have even come to Bristol to study them. I have seen too many places where promises have been made that nearby parcels would not be affected by activity on another, only later to find that changes in the water table, rain runoff, etc. did indeed affect nearby parcels. There is too much of a risk.

A second matter that concerns me is the punishment the nearby roads will most likely take. Studies have found that the traffic of heavy trucks is what does the most damage. The roads in the area are already tired. I fear these roads traveled by both visitors to Hopper/Birge Pond, and my tenants, will take significant damage from this activity.

I appreciate your taking the time to understand my opposition to this permit.

Sincerely,



Steve Vastola

From: Catherine O'Neil <cathyoneil07@icloud.com>
Sent: Monday, January 12, 2026 10:12 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Fwd: Hoppers Birge Pond Nature Preserve

Sent from my iPhone

From: Cathy O'Neil
Date: January 12, 2026
Subject: Hoppers

Dear Mr. Flanagan:

Re: Hoppers-Birge Pond Nature Preserve

I am writing to voice my opposition to the proposed development of the property located in the Hoppers- Birge Pond Nature Preserve. I believe that the best interests of the people of Bristol as a whole should be considered when reviewing the developer's proposal. Countless people enjoy the use of this property for natural purposes.

The delicate ecosystem of this area is a unique to Bristol and should be preserved and marketed as a show piece for Bristol. Instead of destroying this amazing asset, Bristol should show the State of Connecticut that we value the natural history and legacy of Bristol.

The proposal not only seeks to develop and build a few houses on the land, but also to basically strip mine the area, causing massively greater destruction to the natural habitat, and plants and animals that inhabit this area.

In addition, this action will cause immeasurable disturbance and cause loss of peace and enjoyment for many, many neighbors long term. It will also negatively impact the surrounding infrastructure, causing additional cost and maintenance that the City was will have bear the burden for. This in turn will also negatively affect all residents of Bristol.

Therefore, I believe that the needs and enjoyment of many should be considered as the greater good instead of the wants of one developer. Thank you.

Very truly yours,

Catherine O'Neil

Cc: Friends of the Hoppers

From: Brood <thewildbrood@gmail.com>
Sent: Monday, January 12, 2026 10:37 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Birge Pond

Hello, we are writing to you with regard to the Birge Pond Hoppers mining / development project. We are a local music act and have personal interest in the area. Two of our members grew up in the neighborhood, and it has been a seminal area in their early lives.
It has influenced our personal upbringing so much so that we were driven to express the beauty of this natural reserve in the form of music. Birge Pond was the catalyst for our musical group, where we first shared our language of music to the world. We urge you to consider what it means for others in the area, and for the city of Bristol as a whole. It is an area of refuge for wildlife, in which people can remove themselves from the modern world and connect with the natural beauty of the local landscape.
Attached below is a link to our YouTube page, where you can view our song entitled Birge Pond.
We hope you can recognize the value of this land, and urge you to do right on its behalf.

https://youtu.be/zejtW4e5a1M?si=FsoVjt7P5k6ganto

Thank you for your time,
The Brood Team

From: Emily Hayes <kittyemily1201@gmail.com>
Sent: Monday, January 12, 2026 6:43 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject:

Dear Robert Flanagan,
I am Emily Hayes (50 Orleans Drive, Bristol ct 06010) and a Bristol citizen.
Hi, I do not think that you should grant a special earth removal permit to excavate 145,000 cubic yards of sand and soil from the middle of the nature preserve. This mining and development project would fragment and destroy the core forest of the Hoppers. A forest rich with vegetation that supports countless species of wildlife. Wildlife that would almost certainly be driven away into the surrounding neighborhoods by the noise pollution generated by this development and its fragmentation of the forest. I am also concerned that the noise pollution would destroy the peaceful feeling you get when exploring the hoppers. I am extremely concerned about this developments potential to drain the wetlands and completely alter the preserve forever.
Finally, I am sick of these beautiful places being destroyed by greedy people who only think about money. We should be focused on preserving this land for the wildlife and our future generations to enjoy. Some things are more important than money.

From: Emily Reisner <emily.reisner@gmail.com>
Sent: Monday, January 12, 2026 4:25 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Friends Pond <friendsofthehoppers@gmail.com>
Subject: Protect Hoppers Preserve

Dear Mr. Flanagan,

I'm writing you to urge you to protect the Hoppers Preserve in Bristol, Ct.

I grew up in Bristol, Ct, on federal hill, left Ct for over a decade, and returned to my hometown to live.

3 years ago, I discovered that one of the best hidden gems to exist in Bristol is the dog park and trails off of Perkins street that wraps around the hoppers.

The hoppers have been like a church for me. I hike this sacred land an hour each day, 300 something days a year, and it keeps me grounded, happy, and smiling. I take my dog, Eva, and my mom's dog, Darcy, and it's the best part of our day! We walk through snow, rain, and hot sun.

We see deer prancing through the forest, beers climbing the trees, and owls hooting at us. These animals inhabit the hoppers very happily. They don't understand the idea of development, or why trees would come down, and where they would go when pushed out.

In addition, the hoppers bring together community. I see many of the same people almost daily and the small conversations matter - especially when that might be the only person you talked to in real life that day! I know more dog's names than people's names, but it feels like people

are looking out for you! When people in the community pass, there are trees planted in their honor.

Bristol would not be the same if we could no longer walk the hoppers freely, and instead we saw bulldozers tearing apart this sacred space.

Please, Mr. Flanagan, help us protect this land, so that humans and animals can enjoy it for a long time to come!

Sincerely,
Emily Reisner

From: Theresa Shustock <followthestars93@yahoo.com>
Sent: Monday, January 12, 2026 5:43 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Protect Hoppers!! Please read for zoning commission meeting

Dear Mr. Flanagan,

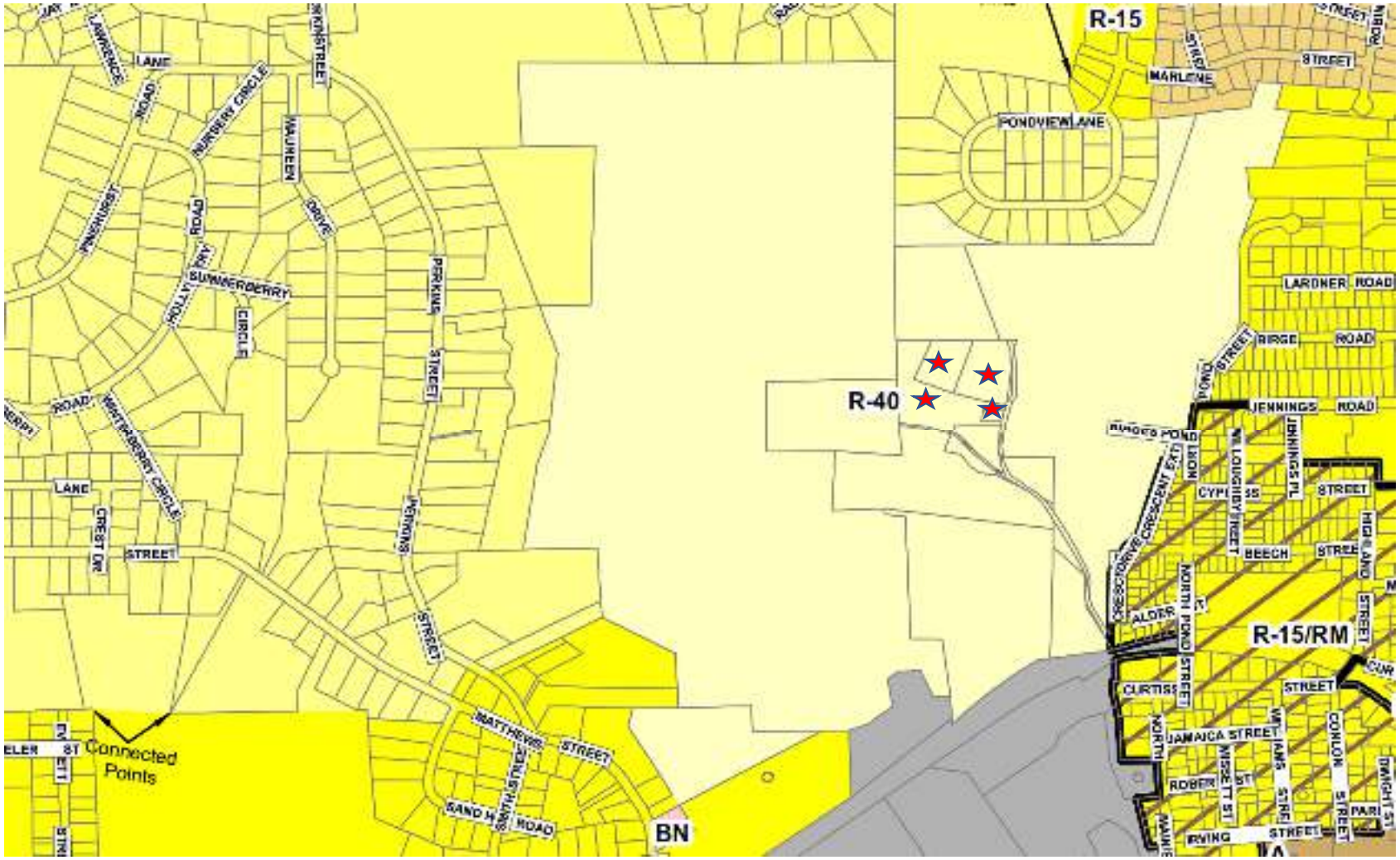
My name is Theresa Shustock and as a Bristol resident and someone who used to reside by the pond, I strongly disagree with this plan and the impact it will have on our city and the environment. I'd like to take a moment to share my appreciation for the Hoppers and Birge Pond Nature Preserve area. I was so sad to hear about this new zoning plan to destroy an important and special part of Bristol. This woodland area is home to many living creatures and is enjoyed by us outdoor enthusiasts who appreciate the forest and what it provides for us. My dear friend and I have many memories of nature walks and hikes throughout this forest seeing plenty of smiling faces on the way. I've seen people in the neighborhood and participated in picking up trash to keep this area clean and respected for the greater good. This investment will cause large amounts of pollution to our air, water and soil as well as taking away what habitat is left for woodland species to reside in. Has anyone noticed over the past 5 years how much more traffic and residents are in Bristol? We don't need more people! We need people to take care of what goodness is LEFT here in our city. Thank you for your time.

Various Maps:

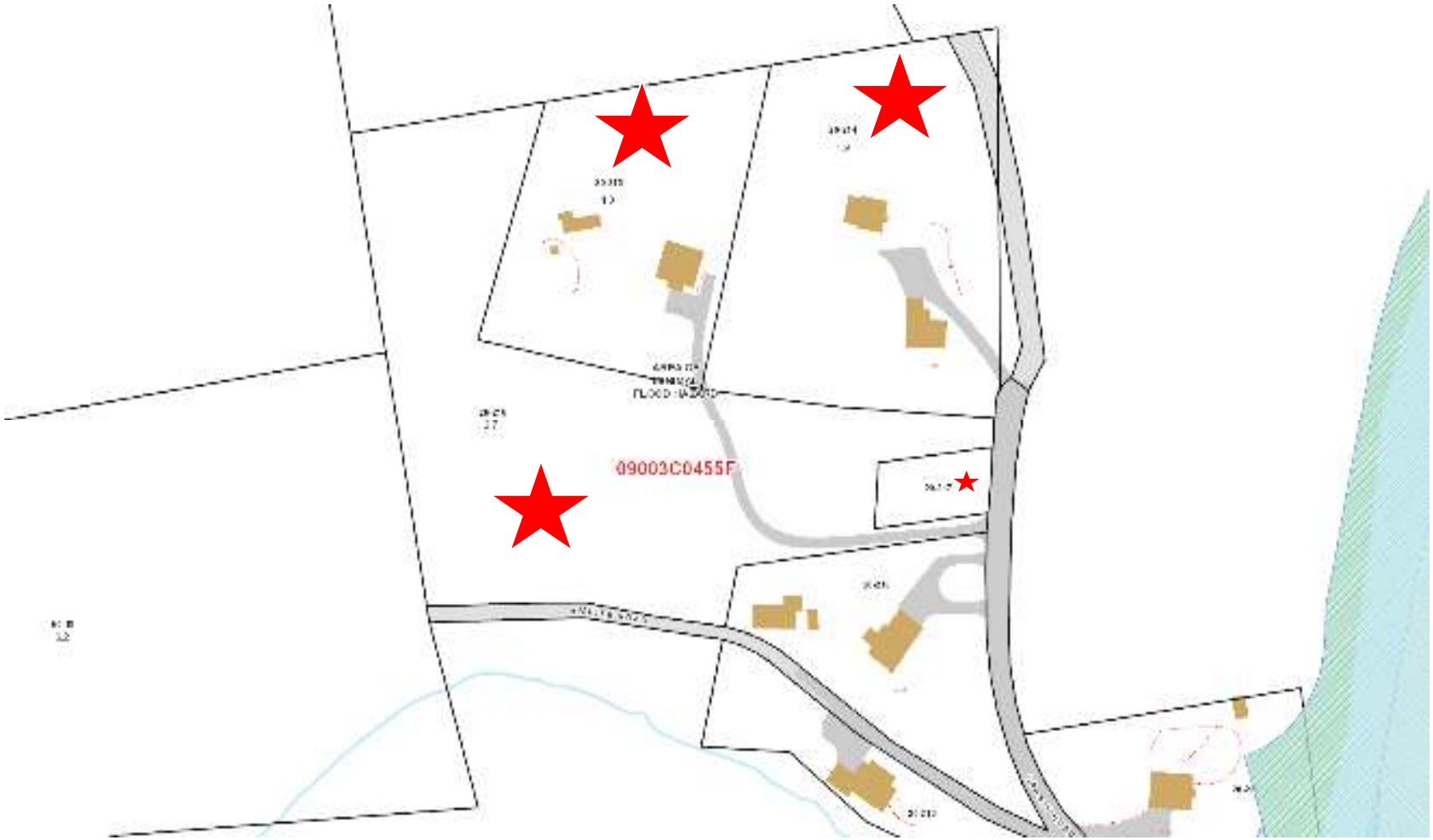
GIS
and
Google



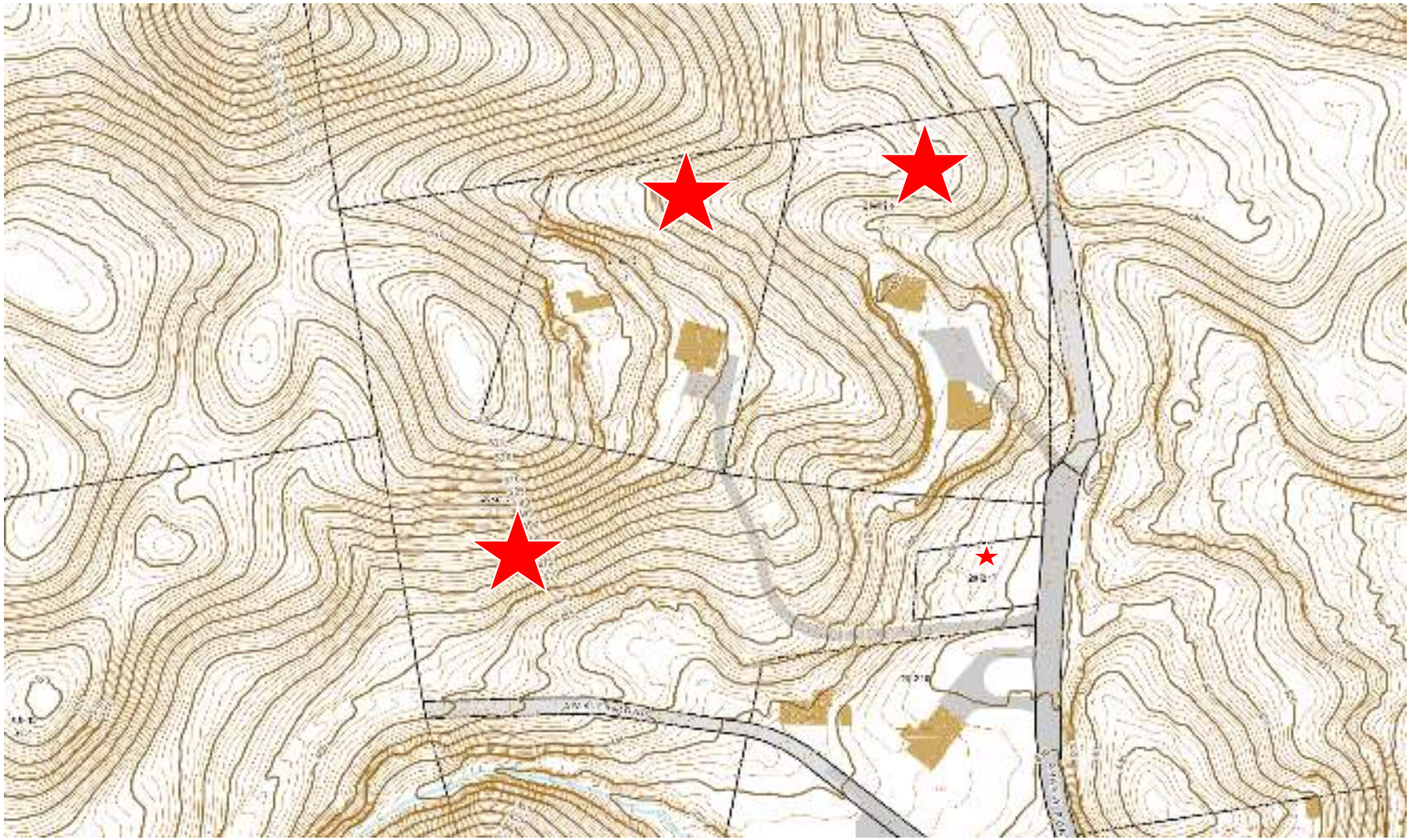
App. 2547 & 2548 - Location
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548– Zoning – R-40
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 - Existing Topography
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Aerial
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Aerial
Special Permit & Site Plan – Earth Removal

Applicant Submitted Photos








CHEV

Site Plan Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2547 & 2548

SITE PLAN: Site Plan for earth removal and construction of two new single-family homes at Ambler Street & Grassy Road, Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential zone; H&T Holdings of Bristol LLC, applicant. *Plans Dated: July 8, 2025; Date of Committee Review: November 20, 2025 (first review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

These comments address both Conservation and Inland Wetlands on Zoning items:

Grassy Road and Ambler Road are unaccepted city streets, the Public Works Department requires that the plans and road conditions be addressed in compliance with City Code of Ordinances 21-140 and 21-141. Individual site plans would be required at the permitting phase that would include final improvements including erosion control measures and stormwater management.

1. The proposed plans show a 30-foot yard setback for excavation, the regulations require 100, this reduction would have to be approved by the Zoning Commission.

2. There will be demolition of buildings that should be shown on the plans.

3. There is a section 6.1.5 in the Plan of Conservation and Development that identifies scenic resources such as Scenic Hillsides, there are some identified on the northern and southern edge of the property. These should be identified on the plans.

4. A bond will be required that would be developed by the applicants engineer and approved by the city.

5. There are notes that refer to a 2.5 to one slope and a 3 to one slope, in review of the final sections it appears that they would be at 3 to one, however the city still recommends reverse benches along with appropriate drainage be installed in the embankments.

6. Based upon the amount of material that is being proposed to be removed (145,000 CY), we recommend that the project be phased and that sections be stabilized topsoiled and seeded every 120 days due to dust control concerns and the proximity to existing homes and watercourses. Provide a design report with hydraulic calculations that size and temporary or semi-permanent (over 120 days) drainage structures and features. Temporary topsoil storage and imported topsoil as needed should be identified.

7. Due to the narrow nature of the existing access roads, provide a report summarizing how many vehicles are entering and existing the site, and how access will be maintained for the existing homes on Grassy and Ambler Road.

8. Show any other utilities including septic systems and wells on adjoining properties if known, also show significant trees to remain.

9. These are comments on the Traffic Evaluation: Explain the background for the 48 truck trips per day, hours of work should be shown, peak traffic should be discussed. Discuss how the truck traffic will affect access to the existing home/properties on Grassy Road. Will two trucks be able to pass one another or other vehicles to reach the excavation site? Were any sightlines evaluated or was this just a capacity review? The crash evaluation states that there were no crashes on the segment of North Pond Street, however evaluation of the CT crash site, shows crashes on that street beyond the projected truck route. How were the three streets shown Cyprus Street, Jennings Road and North Main Street chosen for vehicles to pass? Are these the recommended routes? There are other travel choices. If these are the chosen routes how will trucks be confined to them? How are the truck trips distributed by route in the evaluation?

Crashes should also have been evaluated where the connecting streets meet Burlington Avenue (SR 69). The study utilized state traffic counts North of Pardee Street rather than counts North of Lewis. The counts north of Lewis are significantly higher on SR 69. Was any queuing evaluation conducted to determine changes in delay during peak hours?

10. We reserve the right to make additional comments based upon these comments.

CITY PLANNER (Andrew Armstrong):

1. Provide a timeline and estimated completion date for the project.

2. Provide phasing plan.

3. Are there any proposed processing operations on-site?

4. Indicate location of any on-site fuel storage tanks.

5. Will vehicles be parked on the property overnight?

6. The applicant is requesting a waiver of the 100-foot buffer area pursuant to Article III, Section 15.2.5.3. The submission of plan documents indicates a proposed 30-foot buffer area requested. The applicant should offer comment on the differences between the 30-foot buffer and the 100-foot buffer in terms of:
    a. The total amount of material to be removed.
    b. The total number of trucks per day and the total number trucks for the project.
    c. A comparison of the timelines and estimated completion dates.

7. Indicate limits of clearing and show on the plan. The limits of clearing shall be field located by a licensed surveyor and inspected by staff prior to operations commencing. A pre-construction meeting will also be required.

8. How will property lines be delineated in the field? Applicant should present a plan sheet for delineation in the field of all property lines. Applicant should also provide permanent property markers (provide a graphic example) to ensure that excavation does not extend onto adjacent properties during earth removal operations.

9. The plan indicates that grading will cross several property lines owned by the applicant; a grading agreement should be memorialized for each lot and then recorded on the land records conveying authorization to alter grades. Note: A lot consolidation plan could be effectuated prior to construction which would reduce the number of easements required.

10. A Traffic Evaluation was provided with the application; an estimate for a Peer Review of the Traffic Evaluation by BL Companies has been provided to the applicant and staff is currently awaiting a deposit of funds so the Peer Review can commence. This comment will remain open until the Peer Review has been completed.

11. Stormwater Report has been provided and is under review.

12. Provide a proposed bond amount (with supporting documentation) for review per Article III, Section 15.2.6

13. It does not appear that there are E&S controls to protect the property located at 144 Ambler Road have been provided. Provide details.

14. What considerations are being made to protect the safety of the general public from the large trucks traversing through the Hoppers-Birge Pond Nature Preserve parking area over an extended period of time?

15. What will be the final condition of all disturbed areas?

16. What will the warning signs proposed on North Pond Street consist of?

17. The 2018 Bristol Plan of Conservation and Development (POCD) indicates approximately half of the property located at 51 Grassy Road (Lot 215) and the general vicinity of this the project are considered scenic views. The POCD urges caution for any land use development in the area. The applicant is encouraged to submit information into the record with respect to this matter as none was submitted with the application documents and plans.

18. The applicant should offer comments and a schedule for clean-up/sweeping protocols for the truck entrance and exit area and surrounding streets used for access for earth removal.

19. We reserve the right to make additional comments based upon the comments above.

BUILDING/ZONING ENFORCEMENT (Richard Brown/Brandon Peate)

1. (Building) No comments at this time.

2. (ZEO) The property should be completely free of debris with a site inspection scheduled with the ZEO prior to any approvals.

POLICE DEPARTMENT (Ulric Berube/Sgt. Ouellette)

1. Truck trips will not negatively impact traffic based on the submitted “traffic evaluation”.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

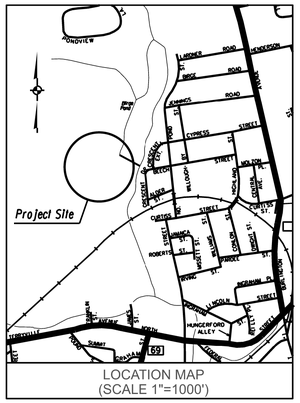
WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. There is no water or sewer in the area.

Plan Set

SPECIAL PERMIT FOR EARTH REMOVAL
ASSESSORS LOT 20-214, 20-215, 20-216, 20-217
AMBLER STREET & GRASSY ROAD
BRISTOL, CONN.

JULY 1, 2025



LOCATION MAP
(SCALE 1"=1000')

LIST OF REVISIONS		
1	7-08-2025	*Housekeeping*
REV.	*DATE*	*REVISION DESCRIPTION*

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- F PROPOSED 6" FOUNDATION DRAIN
- S PROPOSED 6" PVC (SDR-35) SEWER LATERAL
- W PROPOSED 1" DOMESTIC WATER SERVICE
- E PROPOSED ELECTRIC SERVICE
- RL PROPOSED ROOF LEADER CONNECTION
- SEDIMENTATION AND EROSION CONTROL FENCE
- WETLAND LIMIT
- TREELINE

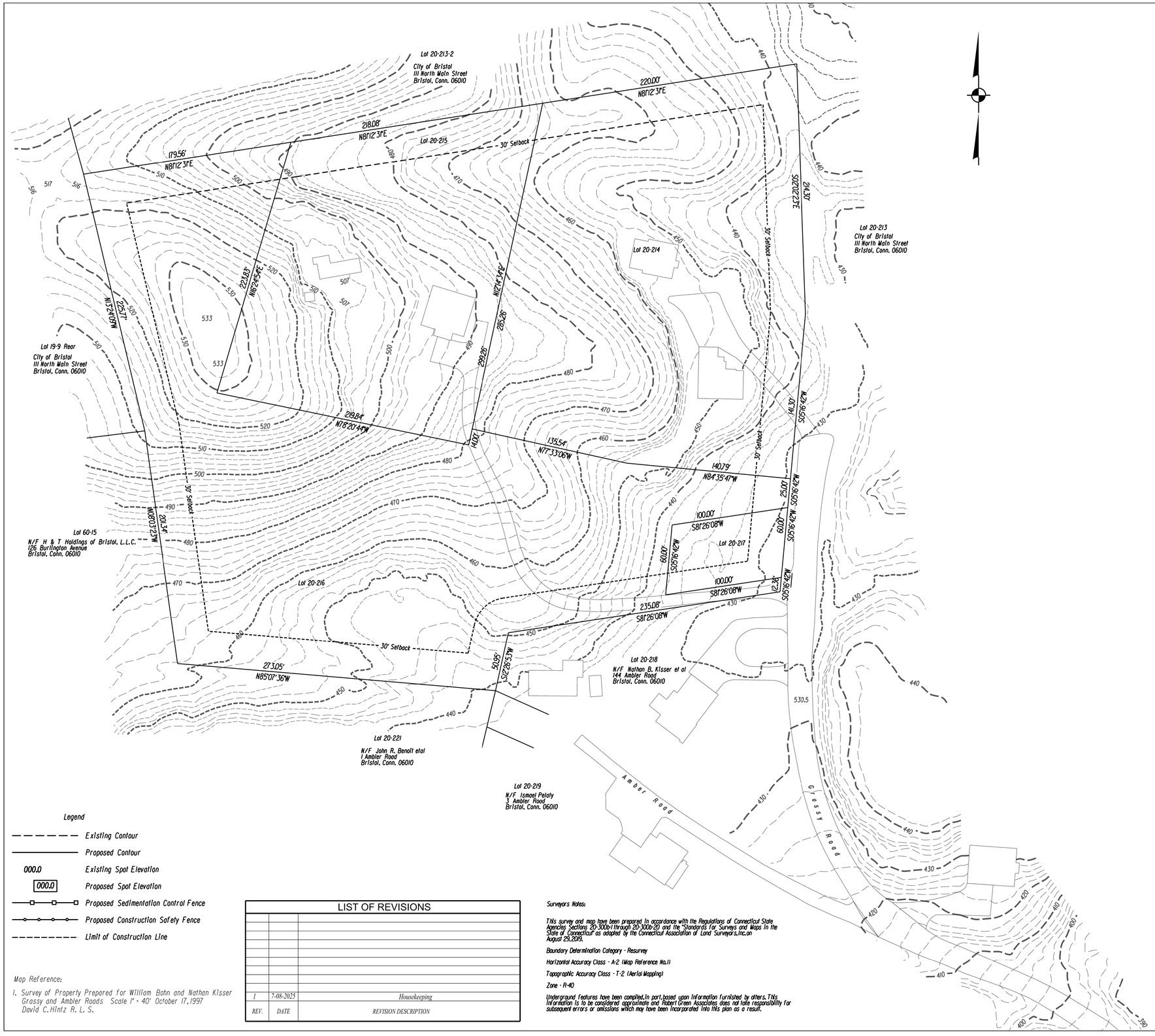
Applicant:

H & T HOLDINGS of BRISTOL, L. L. C.

c/o ROBERT TABACCO
(860)-250-6160

Surveyor/Civil Engineer:

Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135



Legend

- Existing Contour
- Proposed Contour
- 000.0 Existing Spot Elevation
- 000.0 Proposed Spot Elevation
- Proposed Sedimentation Control Fence
- Proposed Construction Safety Fence
- Limit of Construction Line

Map Reference:

1. Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17, 1997 David C. Hintz R. L. S.

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

Boundary and Topographic Survey

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40

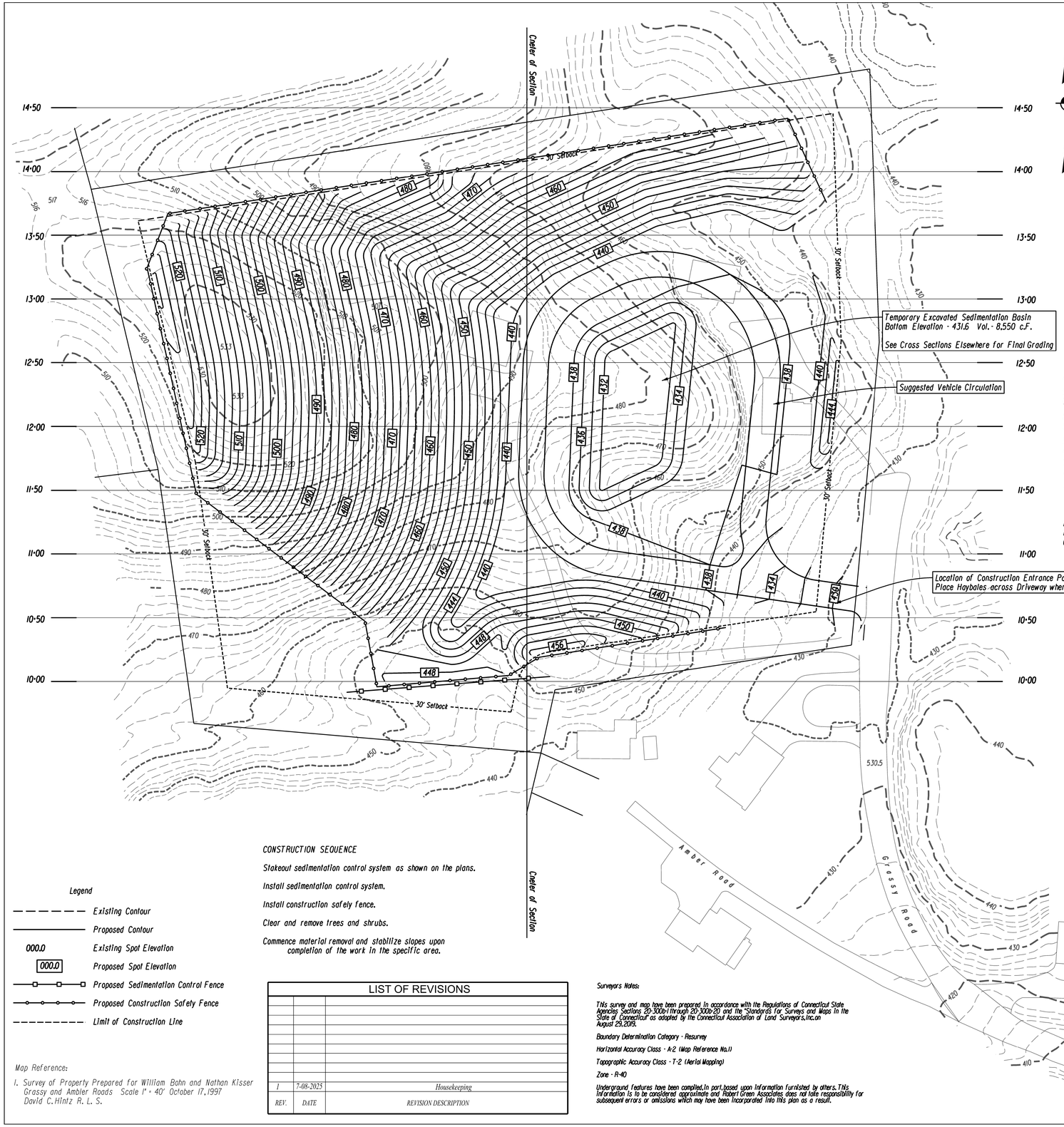
Scale In Feet

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

Sheet 2 of 6

STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860)-589-0135
Fax: (860)-589-1342



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

1. Use sedimentation control fencing or hay bales to control soil erosion and to control sediment in the reverse bench swales. Controls are to be placed at the end of each bench and at points along each bench as determined by field conditions to be necessary to control sediment and erosion. For specific details for the instgllation of erosion and sedimentation controls refer to "guidelines for Soil Erosion and Sediment Control,2002 as revised" published by the Connecticut Department of Energy & Environmental Protection.
2. Sedimentation Control system is to be installed as shown on these plans.
3. Topsoil shall be stockpiled on site. If topsoil is to be stockpiled for more than 30 days,temporary soil stabilization measures shall be applied immediately.
4. The developer shall visually inspect and maintain all sedimentation control systems after each storm event.The contractor shall also inspect and maintain the sedimentation control system before forecast heavy rains or as directed by the Town.
5. Left Blank Intentionally
6. Topsoil shall be placed to a minimum compacted depth of four (4) inches. Immediately after the topsoil is placed,it shall be bonded to the subsoil by operating a tracked vehicle up and down,not across,the slope. The top 2" of this topsoiled area shall then be raked and seeded with an appropriate seed mix to establish permanent cover. Temporary mulching or temporary vegetative cover shall be used if the exposed area is in need of stabilization and the permanent vegetative cover season has past. Areas of temporary vegetative cover or temporary mulching shall have permanent cover established as soon as seasonally possible.
7. If final grading is to be delayed for more than 30 days after land disturbance activities cease,temporary soil stabilization measures shall be applied immediately.
8. The following sections from the D.E.P. publication titled "Guidelines for Soil Erosion and Sedimentation Control,2002 as revised" are specifically added to this specification:
   - *Chapter 6 - Temporary Vegetative Cover
   - *Chapter 6 - Permanent Vegetative Cover
   - *Chapter 7 - Topsoiling
   - *Chapter 9 - Sediment Barriers
9. Robert Tabacco at (860) 250-6160,or his assigns,shall notify the planning and the Engineering Department at least 24 hours prior to the start of any construction activity.
10. Robert Tabacco at (860) 250-6160,or his assigns,shall inspect the temporary sedimentation basin once a week or after each rain event of 1/2 or more. Any sediment shall be removed and properly disposed of in an appropriate location

ADDITIONAL NOTES:

SIGNIFICANT STORAGE OF FUEL AND MAINTENANCE CHEMICAL FLUIDS FOR EXCAVATION VEHICLES AND EQUIPMENT SHOULD BE OFF-SITE. IF POSSIBLE.

MOVABLE FUEL STORAGE TANKS SHOULD BE STORED ON AN IMPERVIOUS SURFACE. IF POSSIBLE,THEY SHOULD BE STORED IN A SECURE AREA.

SPILL RESPONSE EQUIPMENT SHOULD BE AVAILABLE ON-SITE FOR SPILLS AND LEAKS.

THE CONTRACTOR SHALL PREPARE A SPILL CONTROL PLAN FOR THIS SITE AND SUBMIT THE PLAN TO THE BRISTOL ZONING ENFORCEMENT OFFICER. THIS PLAN SHALL IDENTIFY THE EMERGENCY CONTAINMENT MATERIALS THAT ARE AVAILABLE ON-SITE.THE PLAN MUST CONTAIN THE EMERGENCY COODINATOR (NAME AND CONTACT TELEPHONE NUMBER), SITE SUPERVISOR (NAME AND CONTACT TELEPHONE NUMBER). THIS PLAN SHALL INCLUDE SPILL

PREVENTION PROCEDURES (STORAGE PRACTICES,MATERIAL HANDLING,INSPECTION FREQUENCY), SPILL RESPONSE PROCEDURES (NOTIFICATION,CONTAINMENT, CLEANUP AND DOCUMENTATION OF THE RESPONSE (DATE,TIME, LOCATION,TYPE AND QUANTITY OF SPILL) AND THE ACTIONS THAT WERE TAKEN.

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

Total Area - 257,576 S.F.or 5.91 Ac.
Area Disturbed - 178,100 S.F.or 4.1 Ac.

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

Approximate Quantity of Material to be Removed - 145,000 C.Y.

Land Disturbance shall be limited to no more than 1 Acre at a time. Restabilization will be scheduled as soon as possible

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

Safety Fence shall be installed along to perimeter of the site excavation

Place a Construction Entrance Pad as shown on the Plan

Hours of Operation : 7:00 AM to 5:00 PM Monday thru Friday,and Saturday from 8:00 AM to 12:00 Noon.. No Activity will occur on Sundays or Legal Holidays.

Anticipated Duration - 24 Months

Applicable warning signs to be placed on North Pond Road as directed by the City of Bristol Engineering Department

The proposed excavation and removal shall not result in the creation of any sharp pits,depressions, soil erosion,depress land values, drainage and sewerage problems or other conditions that would impare the use of the property in accordance with the City of Bristol Zoning Regulations,and further provided that such excavation or removal will be in harmony with the general purpose and intent of the Zoning Regulations.

No Grading to occur within 30' of a Property Line

All site work shall conform to specifications of the City of Bristol

Developer is responsible for correcting any unforseen field conditions

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

Commence material removal and stabilize slopes upon completion of the work in the specific area.

Legend

- *Existing Contour*
- *Proposed Contour*
- *000.0 Existing Spot Elevation*
- *000.0 Proposed Spot Elevation*
- *Proposed Sedimentation Control Fence*
- *Proposed Construction Safety Fence*
- *Limit of Construction Line*

Map Reference:

1. Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17,1997 David C.Hintz R. L. S.

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors,Inc.on August 29,2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

Underground features have been compiled,in part,based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

Site Grading Plan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

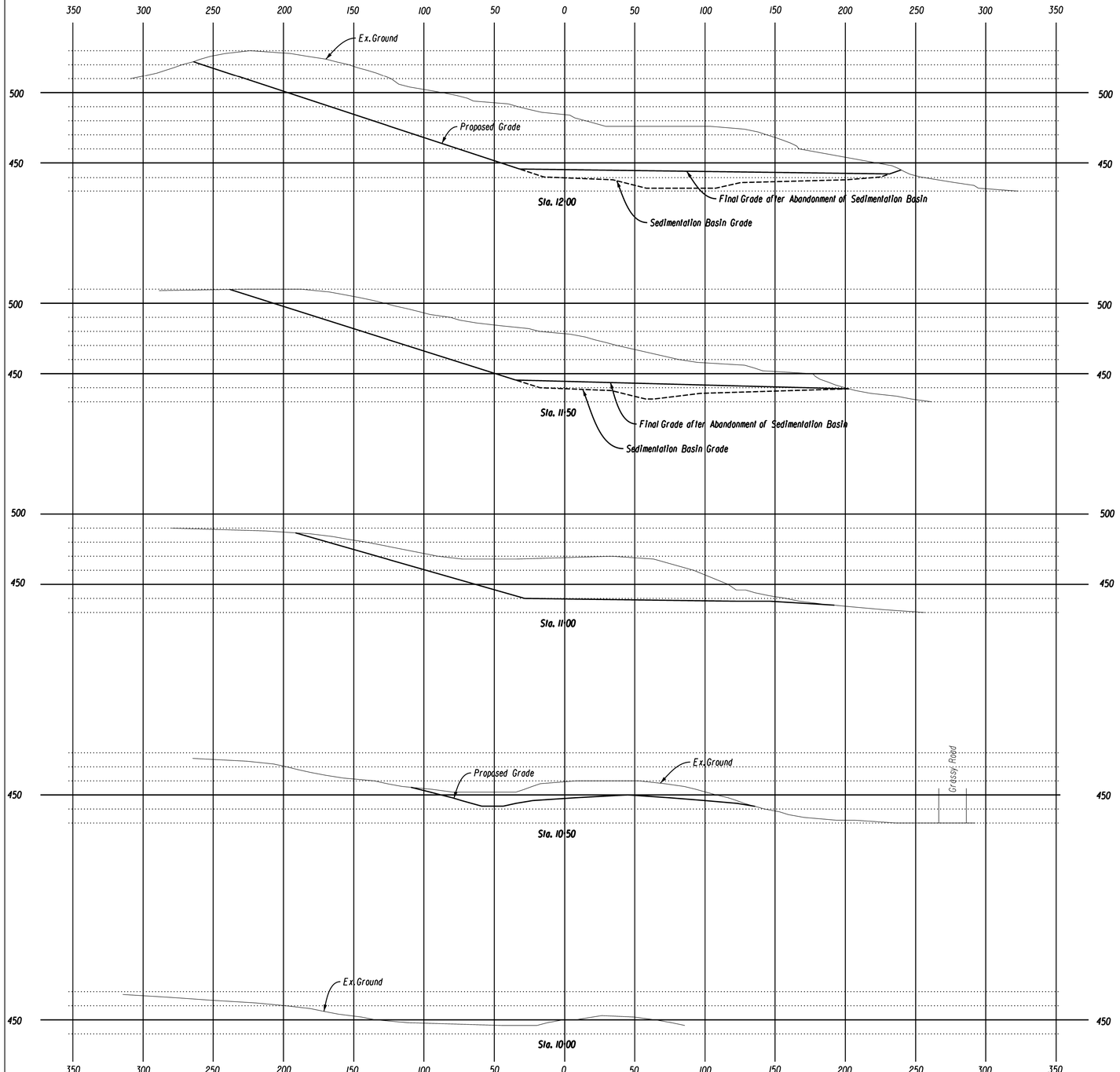
JOSEPH M. GREEN P.E.
REG.NO.0026292

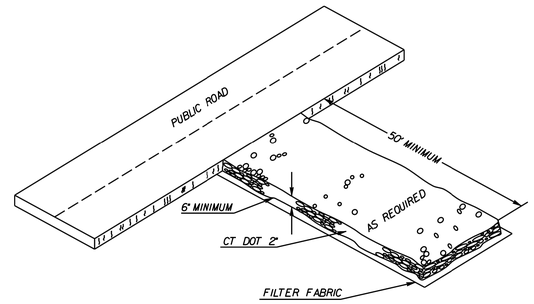
Sheet 3 of 6

STATE OF CONNECTICUT JOSEPH M. GREEN No. PE.N.0026292 LICENSED PROFESSIONAL ENGINEER

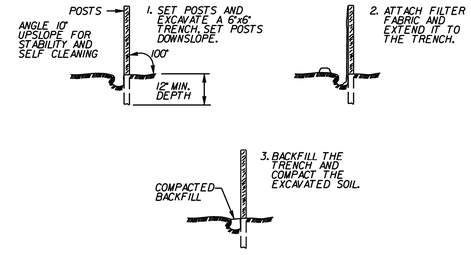
STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville,Conn.06786
Phone: (860)-589-0135
Fax: (860)-589-1342





CONSTRUCTION ENTRANCE
N. T. S.



PLACEMENT AND CONSTRUCTION OF A
SYNTHETIC FILTER BARRIER
N. T. S.

Miscellaneous Notes and Details

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' or as Noted July 1, 2025

40 0 20 40
Scale In Feet

LIST OF REVISIONS		
1	7-08-2025	Housekeeping
REV.	DATE	REVISION DESCRIPTION

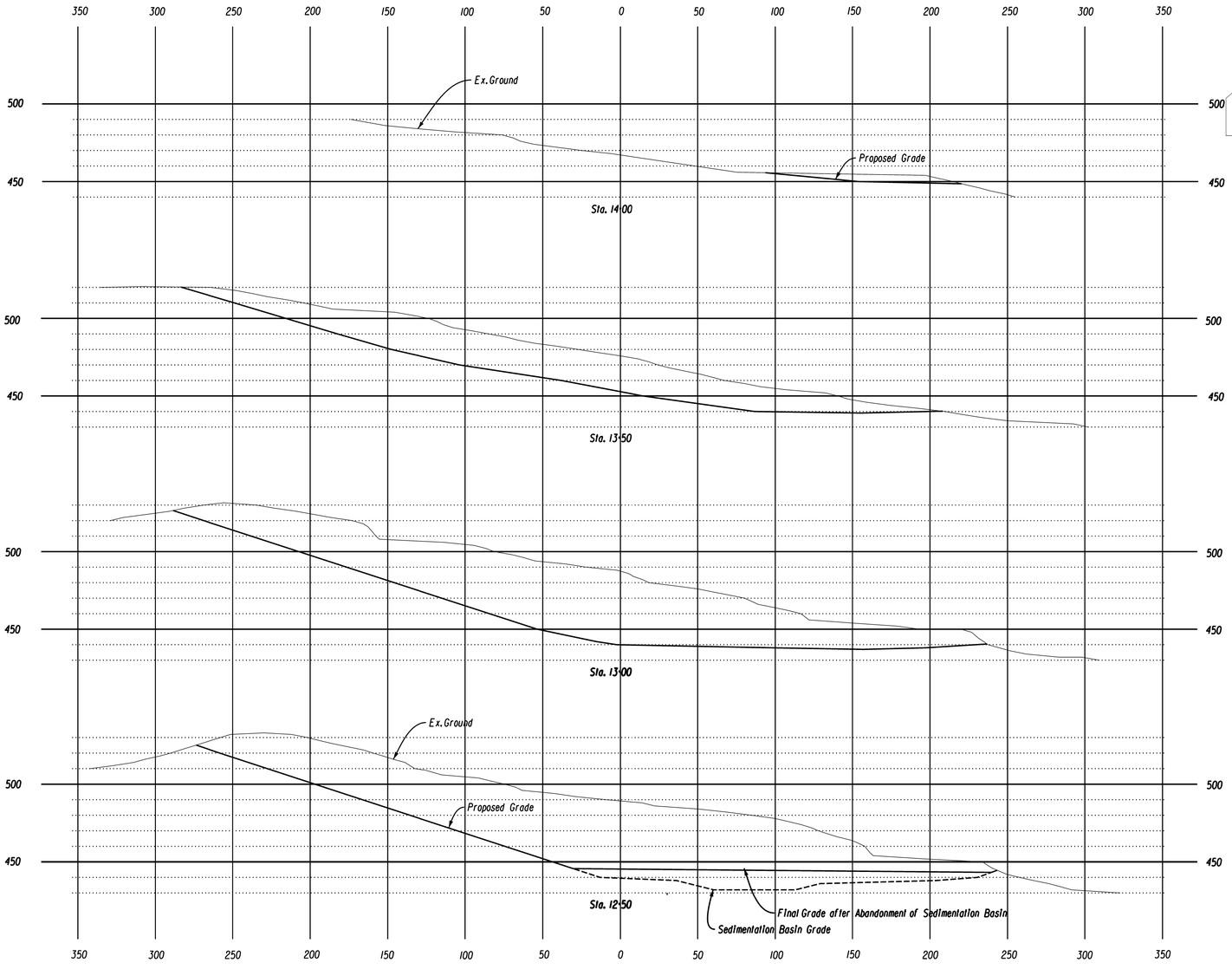
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

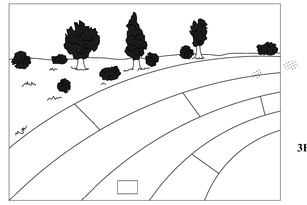
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 4 of 6

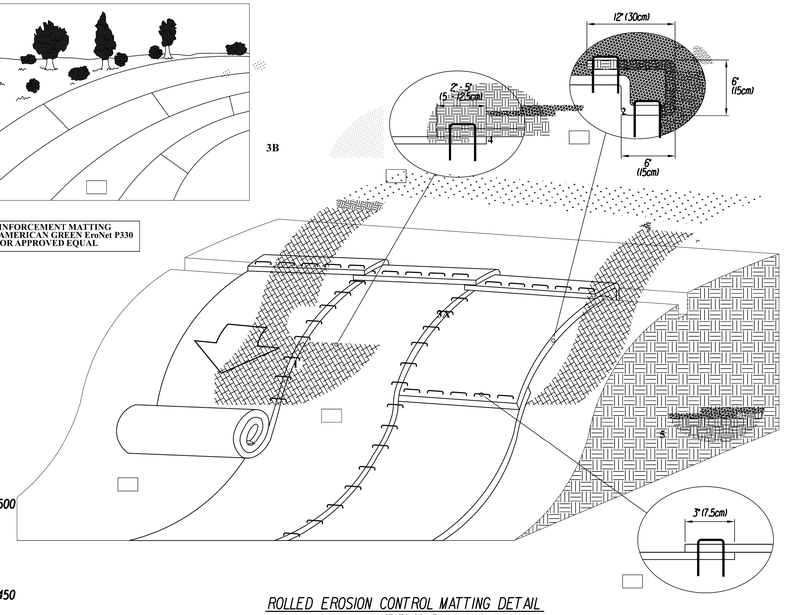
STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860)-589-0135
Fax: (860)-589-1342





REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL



ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS)INCLUDING ANY NECESSARY APPLICATION OF LIME,FERTILIZER, AND SEED.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6"(15cm) DEEP x 6"(15cm)WIDE TRENCH WITH APPROXIMATELY 12"(30cm) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH.ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFIL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12"(30cm) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12"(30cm) APART ACROSS THE WIDTH OF THE RECPs.

3. ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.

4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2"-5"(5 -12.5cm) OVERLAP DEPENDING ON THE RECPs TYPE.

5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"(7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA,APPROXIMATELY 12"(30cm) APART ACROSS ENTIRE RECPs WIDTH.

*NOTE:
IN LOOSE SOIL CONDITIONS,THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6"(15cm) MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.

Miscellaneous Notes and Details

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' or as Noted July 1, 2025

40 0 20 40
Scale In Feet

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

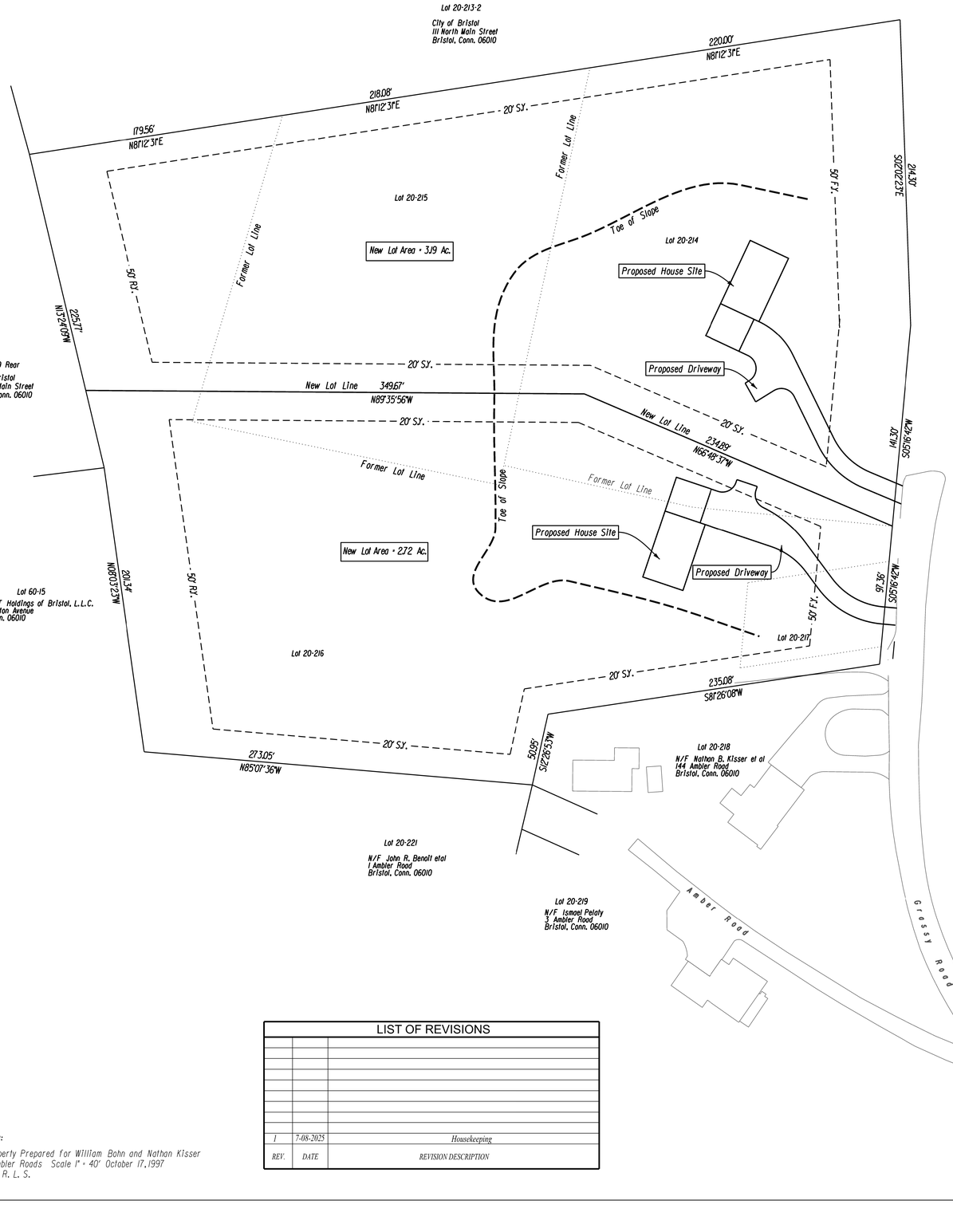
TO MY KNOWLEDGE AND BELIEF.THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

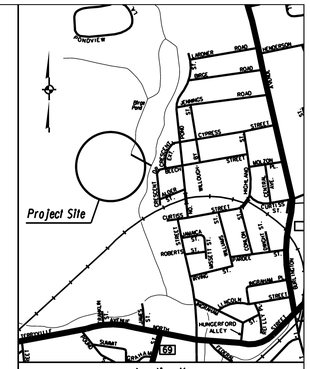
JOSEPH M. GREEN P.E.
REG.NO.0026292

Sheet 5 of 6

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

Robert Green Associates L.L.C
Surveyors and Engineers
6 Old Waterbury Road
Terryville,Conn.06786
Phone: (860)-589-0135
Fax: (860)-589-1342





LIST OF REVISIONS		
1	7-08-2025	Housekeeping
REV.	DATE	REVISION DESCRIPTION

Map Reference:

Survey of Property Prepared for William Bohn and Nathan Kisser
Grassy and Ambler Roads Scale 1" = 40' October 17,1997
David C.Hintz R. L. S.

Concept PLan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

JOSEPH M. GREEN P.E.
REG.NO.0026292

Sheet 6 of 6

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville,Conn.06786
Phone: (860)-589-0135
Fax: (860)-589-1342

Application Withdrawl

Application Withdrawl

JAMES ZIOGAS JR,
ATTORNEY AT LAW, LLC
104 Bellevue Avenue
Bristol, Connecticut 06010

TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL: jziogas@ziogaslaw.com

March 6, 2026

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

Re: H & T Holdings, LLC Applications 2547 & 2548

Dear Mr. Chairman:

Please be advised that my client is withdrawing the applications referenced above. If there are any questions, I will be available at the March 9, 2026, meeting on other applications

Sincerely

James Ziogas Jr.

James Ziogas, Jr.

Applicants Extension Request

Application Extended to March 9, 2026

From: James Ziogas <jziogas@ziogaslaw.com>
Sent: Tuesday, February 10, 2026 8:05 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: H & T Holdings

Robert:

To confirm we have granted an extension for the continuance of the public hearing in this matter. I believe 21 days was necessary.

Thank you.

James Ziogas, Jr Attorney at Law, LLC
104 Bellevue Avenue
Bristol, CT 06010
(860) 584-2384
(860) 589-8213 (fax)
jziogas@ziogaslaw.com

CONFIDENTIALITY NOTICE: This message originates from the law firm of James Ziogas, Jr. Attorney at Law, LLC. The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of the address or routing, is not an intended recipient, you are hereby notified that you have received this transmittal in error and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete this e-mail and all files transmitted with it from your system and immediately notify James Ziogas, Jr. Attorney at Law, LLC by sending a reply e-mail to the sender of this message. Thank you.

App. 2548

Earth Removal Site Plan Application

For Office Use Only
APPLICATION NO. 2548
DATE FILED: 10/2/25
DECISION DATE:
DECISION:

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

Earth Removal in Excess of 400 Cubic Yards, a [ ] permitted use [✓] Special Permit use

under Section(s) Article III Section 15.2.4. of the Bristol Zoning Regulations.

Address or Location of the Property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215); Lot 216 Ambler Rd; Lot 217 Grassy Rd.

Assessor's Map No.: 20 Assessor's Lot No.(s): 214; 215; 216 & 217

Zone of the Property: R-40 Size of the Property (in acres or square feet): 6.03

Does this application involve an activity regulated by the Inland Wetlands Agency? [✓] yes [ ] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 9/24/2025 [ ] no

Other comments: residential construction on-site.

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: H & T Holdings of Bristol, LLC

Address: 126 Burlington Ave. City: Bristol State: CT Zip: 06010

Telephone No.: 860-250-6160 E-Mail:

Signature: [signature] *Signature – (Printed/Typed)* Tom Tabacco

CHECK ONE: [✓] owner [ ] other (specify):

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

LUO – 01/24

For Office Use Only
APPLICATION NO. 2548

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215);

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney James Ziogas

Address: 104 Bellevue Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-2384 E-Mail: _____

08/17 - LUO

For Office Use Only
APPLICATION NO. 2548

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215);

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Robert Green Associates

Address: 6 Old Waterbury Rd. City: Plymouth State: CT Zip: 06786

Telephone No.: 860-589-0135 E-Mail: _____

08/17 - LUO

Applicant's Narrative

NARRATIVE FOR AMBLER ROAD AND GRASSY ROAD

The applicant submits the following plan for the development of 5.91 acres located on Grassy Road and Ambler Road. Currently the property is in the state of disrepair. To the extent that the houses located on the site will need to be demolished. In demolishing the homes, large areas of the property have steep slopes and risk erosion and need to be stabilized. The applicant is proposing the removal of the excess material, in the amount of approximately 145,000 cubic yards. The material will be removed in one acre increments with restoration of the disturbed areas as rapidly as possible. The hours of operation will be limited to 7 am to 5 pm Monday through Friday only. No holidays or weekends. The appropriate sediment control measures will be taken, including silt fences back up by haybales and silt fences. Upon the completion of the removal and restoration, the area will be re purposed as R-40 residential property.

Intervenor Petition

Friends of the Hoppers

RECEIVED

By NancyKing at 12:38:44 PM, 1/9/2026

BRISTOL ZONING COMMISSION
Bristol, CT

In the matter of: **Date: January 9, 2026**

H & T Holdings, LLC, Assessors Map 20, Lots 214-217, 45 & 51 Grassy Road and Ambler Road, Applications for a Special Permit for Earth Removal and a Site Plan to the Zoning Commission of the City of Bristol, Connecticut

VERIFIED PETITION TO INTERVENE

Pursuant to §22a-19 et seq. of the Connecticut General Statutes the undersigned Michelle Rudy is an individual and a taxpayer of Bristol, Connecticut, who serves as President of Friends of Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, an association dedicated to the preservation of the ecological and natural resources of the Hoppers-Birge Pond Nature Preserve in Bristol, Connecticut, which nature preserve wholly encompasses the surrounding lands around the property that is the subject of the proposed activity in this proceeding. Friends of Hoppers-Birge Pond Nature Preserve is concerned with environmental integrity of natural resources including the ground water, surface water, land, vegetation communities, the peaceful enjoyment and quality of life in Bristol. Friends of Hoppers-Birge Pond Nature Preserve applies to become an intervening party in the above-entitled administrative proceeding, and represents as follows:

1. The subject administrative proceeding involves the consideration of a special permit to allow the extraction of a rather large amount of surface and subsurface sand, gravel, soil, and other material from the Applicant's property, which excavation and development will directly impact the quality of the environment of the Hoppers-Birge Pond Nature Preserve that wholly surrounds the Applicant's proposed excavation site.

2. In 1988 the voters of Bristol elected by Referendum to preserve as a nature sanctuary the land that became the Hoppers-Birge Pond Nature Preserve (Preserve). The intervenor is an association that has been dedicated for more than three decades to preserving the nature and ecology of the Preserve, helping to maintain this valuable community natural and recreational asset for many years prior to the Applicant's plans to harmfully excavate within this sensitive ecosystem.

3. This administrative proceeding involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water and other natural resources of the state in the following ways:
    a. The proposed activities and development will require wholesale clearcutting of mature forest trees, reducing the land's natural capacity to absorb rainfall through the elimination of five to six acres of tree canopies and root networks, leading to increased rainwater runoff, erosion, flooding, and sedimentation in nearby habitats.

b. The proposed activities and development will threaten an adjacent, extremely rare 10-acre stand of pitch pine trees which, in turn, support an ecosystem and habitat of rare and endangered species, threatening harm to the trees and to the fragile habitat they support.

c. The proposed activities and development will threaten an equally rare community of American Chestnut tree root systems that continue to sprout despite a blight that has rendered the species highly endangered.

d. The proposed activities and development will cause a fragmentation of a DEEP-designated 200-acre core forest, causing a doughnut-hole fragmentation that will maximize the ill effects of edge habitat while reducing interior, undisturbed core areas that are vital to the survival of many sensitive species. Such fragmentation will cause a depletion in the biodiversity of bird species that require core forest in order to maintain many species in the preserve that have long ago vanished from the more urban landscape throughout the rest of Bristol. The list of such species includes but is not limited to the following: Wood Thrush, Eastern Towhee, Downy Woodpecker, Pileated Woodpecker, Barred Owl, Belted Kingfisher, Ovenbird, Red-Winged Blackbird, American Redstart, White-Breasted Nuthatch, Scarlet Tanager, Eastern Wood-Pewee, and Black and White Warbler, all of which have been observed within the Preserve.

e. The proposed activities and development will, according to the developer's plan, stockpile soils that will mix invasive species of plant seed with native species of plant seed, causing an infestation of the invasive species that will be extremely difficult to eradicate and that will undermine restoration efforts and jeopardize the long-term health of native plant communities.

f. The proposed activities and development will level the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(1), which states that, "...the natural topography of the property shall be preserved to the maximum extent possible."

g. The proposed activities and development will radically invert the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(3), which states that, "...the proposed excavation shall be certified by the City Engineer as being the minimum depth of excavation necessary to accomplish the proposed project."

h. The proposed activities and development will obliterate a collection of significant geological formations known as glacial kames, which are irregularly shaped hills and mounds that have stood in this forest for more than 14,000 years since being deposited by the retreat of the glaciers of the last ice age.

i. The excavation of soil below the water table and into the aquifer will likely result in the dewatering of nearby wetlands.

j. The excavation of soil above the bedrock will remove filtration of surface water recharge of the aquifer resulting in contamination of the aquifer and of nearby pools of water and the pond within the Preserve.

k. The excavation of 145,000 cubic yards of sand, soil, and gravel will cause particulate matter to become airborne and settle onto the surface of Hoppers-Birge Pond and onto vegetation, where it will eventually be washed into the pond, causing significant contamination and irreparable transformation of the pond hydroculture and habitat, endangering the habitat and life of sensitive pond species.

l. The proposed activities and development will require significant truck traffic and the operation of heavy construction and excavation machinery that will cause harm to the habitats of sensitive local species and that will cause heightened risk of injury or death due to truck traffic.

m. The proposed activities and development will disturb a network of trails that have traversed the Preserve's forest since before the Preserve was dedicated, robbing Bristol's residents of the benefits of a wilderness experience and of the ability to commune with nature while recreating in a natural habitat close to home.

n. The proposed activities and development are inconsistent with the Bristol Plan of Conservation and Development (POCD), whereas the Bristol Zoning Commission is required to consider the POCD in its deliberations. Specifically, the proposed activities and development are inconsistent with the following provisions and goals set forth in the POCD.:

    i. "Protect and maintain the quality of Bristol's natural resources and features such as water courses, groundwater, air, and environmentally sensitive lands."

    ii. "Provide adequate open space for all Bristol residents."

    iii. "Encourage Community Character" through efforts that:

        1. "Encourage the preservation of undeveloped lands within residentially zoned areas."
        2. "Support the preservation of historic resources."
        3. "Support community resources which enhance the quality of life within Bristol."
        4. "Preserve and enhance scenic views and scenic resources in Bristol."
        5. "Encourage buildings and sites to be designed to reflect the overall character of Bristol."

    iv. "Strive to be a sustainable and resilient community" by:

        1. Honoring the POCD's reference to the Friends of Hoppers-Birge Pond Nature Preserve (the Intervenor) as a key means to promote conservation, in POCD Section 4.1.
        2. Discouraging "development which negatively impacts wetlands and watercourses," per POCD Section 4.3.1.
        3. Discouraging "development on steep slopes and ridgelines," per POCD Section 4.3.2.
        4. Protecting "Bristol's natural resources through land development controls...and other preservation techniques" to "carefully control development which could result in damage to the land and

environment" and "cooperate with...other organizations in protecting natural resources," per POCD Section 4.3.3.

5. Honoring the POCD's vision for Scenic Resources, regarding which the POCD states in Section 6.1.5, "There are a number of scenic areas within Bristol and several vantage points offering spectacular views. *These scenic resources should be preserved to the extent feasible, and* ***preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.***" [Emphasis added.]

4. There are feasible and prudent alternatives to the proposed permitting of excavation to protect the air, water, trees, and other natural resources associated with the subject property; including:
    a. Reduction in the size of the project and denial of a permit to excavate more cubic yardage than is permitted as of right.
    b. Permitting the construction of a small-scale, sensitively designed residential presence that respects the existing forest and topography.

5. The Connecticut Environmental Protection Act of 1971 provides, in part, that any person may intervene as of right in any administrative proceeding upon the filing of a verified pleading asserting that the proceeding "involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the State". C.G.S. Section 22a-19(a).

6. It is the responsibility of the Applicant in these administrative proceedings to adequately develop by the introduction of substantial evidence of record, evidence that will address the issues raised herein with respect to the potential impacts, and the Applicant has the burden of establishing that the proposed action will not have such significant adverse impact as alleged and that no alternatives exist that would reduce or eliminate the potential for such adverse impacts.

7. Pursuant to C.G.S. 22a-19, et. seq., the undersigned requests all rights of participation granted to any party in accordance with the provisions thereto.

8. This request for intervention with party status will further the policies and purposes of the Connecticut Environmental Protection Act. (C.G.S. 22a-19, et. seq.)

9. The application involves the likelihood of erosion, sedimentation, and pollution of nearby surface and ground waters.

10. The Intervening Petitioner, pursuant to the provisions of C.G.S. Section 1-21c, hereby requests that it be given written notice by mail of all hearings and meetings to be held in connection with this proceeding as well as all negotiations pertaining to the above captioned application.

Applicable Law:

A. CEPA Allows Any Person To Intervene In Legal Proceedings to Raise Environmental Issues

As noted above, this Application is made pursuant to CEPA, the plain language of which was intended to provide wide access to the states' various tribunals. Red Hill Coalition, Inc. v. Conservation Commission of Town of Glastonbury, 212 Conn. 710 (1989). The statute provides in relevant part:

> "[in] any administrative, licensing or other proceeding, and in any judicial review thereof made available by law, ...any person ...or other legal entity may intervene as a party on the filing of a verified pleading asserting that the proceeding or action for judicial review involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the state." §22a-19 (truncation added)

Unlike a classical aggrievement cases, a §22a-19 intervenor need not show "aggrievement". Hyllen-Davey v. Planning & Zoning Commission, 57 Conn. App. 598, 593, 749 A.2d 682, cert denied, 253 Conn. 926, 754 A.2d 796 (2000)("the EPA waives the additional aggrievement requirement in ...§22a-19, [which] authorizes any citizen or other entity, without having to first establish aggrievement, to intervene in an existing proceeding."); Scaringe v. Meriden Planning & Zoning Comm, CV-000274515-S, J.D. at Meriden, (November 26, 2002)(Gilardi, J).

An allegation of facts that the action at issue in the proceeding is likely to unreasonably impair the public trust in natural or historical resources of the State is sufficient. See, Cannata v. Dept. Of Environmental Protection, et al, 239 Conn. 124 (1996)(alleging harm to floodplain forest resources).

B. CEPA Is Not Discretionary: Once A Verified Application Has Been Filed, Intervention Is a Matter of Statutory Right

The Connecticut Appellate Court has noted that statutes "such as the EPA are remedial in nature and should be liberally construed to accomplish their purpose." Avalon Bay Communities, Inc. v. Zoning Commission of the Town of Stratford, 87 Conn.App.537 (2005); Keeney v. Fairfield Resources, Inc., 41 Conn. App. 120, 132-33, 674 A.2d1349 (1996); Red Hill Coalition, Inc. v. Town Planning & Zoning Commission, 212 Conn. 7272, 734, 563 A.2d 1347 (1989) ("section 22a-19 makes intervention a matter of right once a verified pleading is filed complying with the statute, whether or not those allegations ultimately prove to be unfounded"); Polymer Resources, Ltd. v. Keeney, 32 Conn. App. 340, 348-49, 629 A.2d 447 (1993) ("[Section] 22a-19[a] compels a trial court to permit intervention in an administrative proceeding or judicial review of such a proceeding by a party seeking to raise environmental issues upon the filing of a verified complaint. The statute is therefore not discretionary.") See Also, Connecticut Fund for the Environment, Inc. v. Stamford, 192 Conn. 247, 248 n.2, 470 A.2d 1214 (1984).

In Mystic Marinelife Aquarium v. Gill, 175 Conn. 483, 490, 400 A.2d 726 (1978), the Connecticut Supreme Court concluded that one who filed a verified pleading under § 22a-19 (a) became a party to an

administrative proceeding upon doing so and had "statutory standing to appeal for the limited purpose of raising environmental issues." Further, since "[i]t is clear that one basic purpose of the act is to give persons standing to bring actions to protect the environment" this intervention should be granted as in the public interest. Belford v. New Haven, 170 Conn. 46, 53-54, 364 A.2d 194 (1975).

This Application makes specific verified allegations of unreasonable impairment of natural resources, inter alia: the reasonably likely threat of increased pollutant mobility, the contamination of currently uncontaminated property and the release of nutrients and other stormwater pollutants into the environment. Thus, the undersigned party intervenes in this proceeding on the filing of this Verified Notice of Intervention and requests notice of all meetings.

Intervenor respectfully requests a public hearing at which it may present evidence and cross examine witnesses.

Respectfully,

Michelle Rudy, President of Friends of
Hoppers-Birge Pond Nature Preserve
102 Henderson Street
Bristol, CT 06010
mirwater@yahoo.com
(860)558-5393

INTERVENTION VERIFICATION

Michelle Rudy, President
Friends of the Hoppers-Birge Pond
Nature Preserve

STATE OF CONNECTICUT :

: ss: Bristol

COUNTY OF HARTFORD :

On this 9th day of January, 2026 personally appeared Michelle Rudy, President of Friends of the Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, duly authorized, and made oath to the truth of the matters contained in the foregoing application, before me.

Jennifer Keen

Notary Public/Commissioner of the Superior Court

My Commission Expires: 4/30/2028

Jennifer Keen
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2028

Applicant 30-day Extension to Open Public Hearing

From: James Ziogas <jziogas@ziogaslaw.com>
Sent: Thursday, November 13, 2025 1:37 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: RE: Extension for H&T Holdings - Ambler/Grassy

Robert:

Regarding the H & T Holdings application, please re schedule the public hearing to the January 12, 2026. We hereby grant an extension of 30 days under the 65 day rule to open the public hearing on that date.

Thank you.

James Ziogas, Jr Attorney at Law, LLC
104 Bellevue Avenue
Bristol, CT 06010
(860) 584-2384
(860) 589-8213 (fax)
jziogas@ziogaslaw.com

CONFIDENTIALITY NOTICE: This message originates from the law firm of James Ziogas, Jr. Attorney at Law, LLC. The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of the address or routing, is not an intended recipient, you are hereby notified that you have received this transmittal in error and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete this e-mail and all files transmitted with it from your system and immediately notify James Ziogas, Jr. Attorney at Law, LLC by sending a reply e-mail to the sender of this message. Thank you.

From: Robert Flanagan <RobertFlanagan@bristolct.gov>
Sent: Thursday, November 13, 2025 12:17 PM
To: James Ziogas <jziogas@ziogaslaw.com>
Subject: Extension for H&T Holdings - Ambler/Grassy

Hi Jim:

Reminder for extension to App. 2547 Special Permit & App. 2548 Site Plan for H&T Holdings.

The applications were accepted at the October 20, 2025 Regular Meeting of the Zoning Commission.
The P.H. was scheduled for the December 8, 2025 Regular Meeting.

December 8, 2025 is 56 days.
65 days from acceptance would be December 17, 2025.

January 12, 2026 is the Regular Meeting and that is 26 days from December 17.
I would suggest a 30-day extension to round it out.

30-days still leaves your client with 35-days still in the hopper.
Whatever you decide is fine with me.

Thanks.

Robert M. Flanagan, AICP
City Planner
860-584-6225

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5).
A copy of this message and any reply will be retained by the City of Bristol and will be accessible to the public unless exempted by law.

Applicant's Traffic Statement



Traffic Evaluation

Earth Removal at Ambler Road and Grassy Road

Bristol, Connecticut

Prepared for:

H&T Holdings of Bristol, LLC



Prepared by:

KWH Enterprise, LLC

October 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50164/Traffic-Evaluation-Bristol-Earth-Removal-2025-10-05

Peer Review Estimate of Traffic Evaluation BL Companies

October 23, 2025

Robert Flanagan
City of Bristol
111 North Main Street, Suite 3
Bristol, CT 06010

Re:	Project:	Bristol Traffic Peer Review
	Site:	45-51 Grassy Road, Bristol, CT
	BL Project No.:	2502803

Dear Mr. Flanagan:

We are pleased to submit this Agreement to perform professional Services in connection with the above-referenced Project.

BL Companies Connecticut, Inc. directly or through one or more affiliated companies or wholly owned subsidiaries, referred to collectively below as the "**Consultant**" will perform professional Services for City of Bristol referred to below as the "**Client"**.

I. PROJECT UNDERSTANDING

This Agreement is based on Consultant's understanding that the nature of the Project is a peer review of a traffic memorandum prepared for a residential property.

The location of the Project is 45-51 Grassy Road, Bristol, CT, referred to below as the "**Site"**.

The professional Services to be provided are more specifically described in the Scope of Services below. Consultant's Services generally will consist of a peer review of a traffic evaluation memorandum.

All work in regard to this Project is subject to this Agreement.

II. CLIENT RESPONSIBILITIES

A. Information And Access Provided By Client

Client is responsible for providing the following information or other items to Consultant. Delays in providing, or omissions in, such information or items will likely result in Additional Services. Consultant may use such information in performing its Services and is entitled to rely

upon the accuracy and completeness thereof. Unless specifically stated in the Scope of Services set forth below, Consultant will not independently verify such information and is not liable for any errors or omissions. The information and other items to be provided by Client, or other consultants acting on behalf of Client, are:

- Providing Consultant with lawful access to the Site.
- Providing Consultant with all submitted documents related to the traffic memorandum.

B. Making an Informed Decision on Retaining Legal Counsel

Client is responsible for making the decision regarding whether Client wishes to retain legal counsel to provide legal representation on its behalf in any legal proceedings that are required to progress the Project and take place during any phase of the Project. Such legal proceedings may include permitting or other hearings before a variety of legal and quasi-legal bodies, including but not limited to zoning and planning boards, conservation commissions, or committees, authorities, boards, bureaus, agencies, officials or departments of local, state or federal governments. Client understands and acknowledges that in the event Consultant's scope of services includes the provision of regulatory analysis and guidance on permitting strategies, submission of applications to permitting authorities or other legal bodies for permits required for the Project, or representation at a hearing or forum addressing a permit required for the Project, such SERVICES OF CONSULTANT DO NOT CONSTITUTE LEGAL REPRESENTATION. Consultant is not an attorney or legal services firm; rather, Consultant is a design professional firm and Consultant's representation on behalf of the Client is only with respect to the technical and design aspects of the Project.

III. SCOPE OF SERVICES

A. Basic Services

Consultant will perform the following phases of Basic Services in relation to the Site:

Traffic Engineering Services. The Consultant will perform a peer review of a traffic evaluation memorandum prepared by KWH Enterprise, LLC. for the property located at 45-51 Grassy Road in Bristol, CT.

1. Peer Review

1.1 The Consultant will provide a peer review of data provided by the City of Bristol. This includes the Traffic Evaluation prepared by KWH Enterprise, LLC, in a letter dated October, 2025.

1.2 The Consultant will prepare a draft memorandum detailing the findings of the peer review for Client's review.

1.3 The Consultant will coordinate and facilitate one (1) conference call with the Client to discuss the findings of the peer review.

1.4 The Consultant will incorporate Client comments, as appropriate, and submit final memorandum.

1.5 The Consultant's traffic engineer will attend and participate in one (1) planning and zoning board meeting.

1.6 The Consultant will review the revised traffic evaluation memorandum as amended by KWH Enterprise, LLC. It is assumed that the revised memorandum will be reviewed once. If additional comments are generated and additional reviews are required, an Additional Services Agreement will be necessary. If additional planning board meetings are required an Additional Services Agreement will be necessary.

B. Exclusions And Additional Services

The Scope and Fee for Basic Services are based on information provided by Client. If Project parameters or field conditions vary significantly or if unforeseen circumstances arise, such changes will likely result in Additional Services and may affect construction costs and other Project costs.

The Services being provided within the Fee for Basic Services are only those which are expressly set forth in this Agreement. All other Services are Additional Services. Additional Services will be provided only if authorized by Client.

Except as may be described in the Basic Services set forth above, Consultant shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials or toxic substances in any form at the Site.

Consultant can provide any or all of the following Additional Services which is not an exhaustive list. Any Additional Services not listed below may be provided by others. Additional Services provided by Consultant will be paid on an hourly basis invoiced at the Consultant's Hourly Billing Rates in effect when the Services are performed.

1. In addition to the specific items identified as Additional Services under individual work phases, Consultant can provide additional types of Services including:

a. Survey Services, including property surveys, topographic surveys, aerial mapping, easement maps, subdivisions, wetlands delineation and mapping, boundary monumentation and construction layout.
b. Environmental Services including (i) Phase I and Phase II Environmental Site Assessments, (ii) Hazardous Building Materials Inspection (HBMI), and (iii) investigation of vapor

intrusion and supervising the design and implementation of remediation or mitigation strategies including vapor barrier and/or ventilation systems.

c. Geotechnical investigation, analysis and recommendations.
d. Subsurface utility engineering (SUE) to locate underground utilities.
e. Site concept plans.
f. Civil site design.
g. Off-site improvement design.
h. Regulatory analysis and permitting strategies including zoning, wetlands and other local, state and federal requirements.
i. Regulatory permitting including local, state and federal environmental permitting
j. Regulatory permitting associated with local and state road opening, highway occupancy, encroachment and related traffic permitting.
k. Architecture and building design.
l. Structural engineering.
m. Mechanical, electrical, plumbing and fire safety engineering.
n. Design and specification of voice and data cabling systems, infrastructure and equipment.
o. Interior Design.
p. Landscape architecture.
q. Bid phase Services.
r. Construction cost estimating.
s. Construction administration.
t. Construction inspection.
u. Assistance with LEED, Green Globe or similar energy or environmental certifications.
v. Commissioning.
w. Cultural Resource services including Section 106 compliance; historic architecture and archaeological investigations; and Geographic Information Systems (GIS) analysis.
x. Natural Resource services including National Environmental Policy Act (NEPA) and any state and local environmental policy act compliance, state and federal wetland delineations, jurisdictional determinations and wetland functional assessments including stream assessments and restoration techniques, habitat assessments, vernal pool assessments and surveys as well as Section 7 coordination under the Endangered Species Act, including bat habitat assessments.
y. services, including community and economic revitalization programs, open space and historic resource preservation, and funding/revenue alternatives, grant writing and management.
z. As Builts/Record Drawings.

2. Redesign or excessive revisions required by Client or public agencies. The Fee specified is based on reasonable and customary revisions required by public agencies. Redesign or excessive revisions will constitute Additional Services.

3. Any services in support of litigation, mediation, an administrative action or arbitration relating to the Project or the Site and any additional design or permitting activities resulting from the final resolution of such litigation, mediation, administrative action or arbitration.

4. Modifications to Consultant's work required by changes in applicable federal, state and local law, including statutes, ordinances and regulations.

5. Preparation, attendance and presentation at meetings and public hearings other than those specified as part of Basic Services.

IV. SCHEDULE

Consultant will work with the Client to develop a schedule that is mutually agreeable to both parties, which schedule may be revised during the course of the Project by mutual agreement of the parties.

V. FEES AND EXPENSES

A. Fees For Basic Services

The Fee specified is based on Consultant providing all of the Services included in Basic Services. If the Client desires Consultant to perform some, but not all, of the Services included in Basic Services, then the Fee for individual phases may increase. The revised Fee will be negotiated separately.

The Fee specified is based on Consultant performing the Basic Services in a logical and efficient sequence. If Client directs a different sequence of Services, such revised sequence will likely require Additional Services and may impact the Schedule of the Project including regulatory review and approvals. Consultant shall not be responsible for any increased costs or delay in the Project resulting from Client's decision to alter the sequence.

The breakdown of the Total Fee among the phases as set forth below is a good faith estimate. The cost of particular phases of Basic Services may exceed the estimate below, but Consultant will not incur Fees beyond the Total Fee as presented below without Client authorization.

Phases of Basic Services	Services / Description	Fee Type	Fee
	Due Diligence Services		
1.1	Initial Peer Review	Fixed	$ 1,000
1.2	Draft Memorandum	Fixed	$ 1,000
1.3	Conference Call	Fixed	$ 250
1.4	Final Peer Review	Fixed	$ 250
1.5	Planning Board Meeting	Fixed	$ 1,000
1.6	Final Peer Review	Fixed	$ 500
	Total Fixed	**Total Fee**	**$ 4,000**

Fixed Fee. Consultant will provide the Basic Services identified as "Fixed" for the Fixed Fee set forth. Fees for each phase will be billed monthly on the basis of percentage completion.

B. Fees for Additional Services

All Additional Services will be paid in addition to the Total Fee. Unless otherwise agreed, such Additional Services will be paid on the basis of actual time spent using the Hourly Billing Rates in effect when the Services are performed.

C. Reimbursable Expenses

1. Expenses included as overhead:

Routine copies and printing, first class postage, routine local and long-distance telephone service and facsimile transmission and receipt will be provided without charge.

2. Expenses reimbursable to Consultant:

All other out-of-pocket expenses including subconsultants, subcontractors, materials, equipment rentals, mileage, travel expenses, traffic control, additional insurance requirements imposed by the Client, multi-set or large volume copying and printing, binding, overnight delivery service, deed and map copies and application fees and related expenses required for agency or Client submissions are Reimbursable Expenses. Consultant reserves the right to subcontract for traffic protection and charge same as a reimbursable in the event such services are required to ensure safety in traveled ways. Client will pay Reimbursable Expenses to Consultant at cost plus fifteen percent (15%) for administration and overhead.

D. Hourly Billing Rates

Consultant will utilize the following Hourly Billing Rates, which include fringe, burden and overhead:

Hourly Billing Rates
January 1, 2025

Classification:	Hourly Rate:
Senior Principal	$275-$375
ENGINEERING & LANDSCAPE ARCHITECTURE	
Principal Engineer	$220-$300
Principal Landscape Architect	200-245
Senior Project Manager	220-280
Project Manager	180-250
Senior Engineer	165-250
Project Engineer	145-195
Staff Engineer	125-150
Senior Mechanical Gas Designer	180-210
Senior Landscape Architect / Specialist	170-220
Project Landscape Architect / Specialist	140-175
Staff Landscape Architect / Specialist	110-140
Principal Construction Inspector	180-270
Senior Construction Inspector	170-230
Construction Inspector	130-190
Senior Project Coordinator	130-170
Project Coordinator	115-150
Senior GIS Specialist	130-195
GIS Specialist	115-160
GIS Technician	95-130
Senior CADD Designer	130-160
CADD Designer	100-140
Technician	90-110
Senior Administrative Assistant	100-110
Administrative Assistant	75-100

The Hourly Billing Rates shall remain in effect for work done during the calendar year. Consultant typically adjusts its Hourly Billing Rates on January 1.

E. Fee Protection

The Fee proposed in this Agreement shall remain valid for three months after the date of this Agreement. Consultant retains the right to revise the Fee and/or update this Agreement if this Agreement is not executed by the Client or work has not yet begun, due to no fault of the Consultant, within three months of such date.

The Hourly Billing Rates shall remain in effect for work done during the calendar year. Consultant adjusts its Hourly Billing Rates annually on January 1.

F. Billing

Consultant will bill Client by issuing invoices at of the end of each month beginning with the commencement of work and continuing through Project completion. Each monthly invoice will be for all Fees earned (whether for Basic Services or Additional Services) and Reimbursable Expenses incurred by Consultant during the month. Sales and Use Tax, if any, imposed on the Consultant will be added to the bill. Client agrees that all invoices are due no later than thirty days after the date of the invoice. Client's payment of the invoice will acknowledge that Client is satisfied with Consultant's services and knows of no defect or deficiency in Consultant's services at the time of payment. If Client objects to all or any portion of the invoice, Client will notify Consultant within ten (10) business days from the date of receipt of the invoice and shall make timely payment of the undisputed portion of the invoice. The parties will immediately confer to resolve the disputed portion of the invoice.

Consultant reserves the right to charge interest at 1.5% per month on the unpaid balance of any invoice beginning on the 31st day after the date of the invoice. Payment of invoices shall not be subject to any discounts or set-offs by the Client unless agreed to in writing by the Consultant. Consultant also reserves the right to suspend or terminate Services on all of Client's Projects if any balance remains unpaid for more than 30 days after the date of the invoice. If Client is or has been delinquent in its payments, Consultant reserves the right to require payment prior to the commencement of additional work. Consultant shall not be liable to Client for any costs or damages or any impact on Project Schedule that may result from Consultant's suspension of services due to Client's nonpayment. If Consultant resumes services after all invoices have been paid, the schedule and compensation may be equitably adjusted to reflect any delays or additional costs caused by such suspension of services. Continuation of service is not a waiver of Consultant's right to collect all sums due and is not a waiver of Consultant's right to suspend or terminate Services at a later time. The suspension or termination of Services shall be without further obligation or liability from Consultant to the Client but shall not relieve the Client of the obligation to pay for Services performed by Consultant through the date of termination. Consultant reserves the right to withhold any deliverables until Client has paid in full. If Consultant engages an attorney or collection agency to collect any unpaid balances, the Client shall be responsible for all costs, expenses, attorney fees for outside and in-house counsel and collection fees incurred by Consultant in the collection of any unpaid balances.

Send remittances to:

By Check via USPS Mail: BL Companies, Inc.
PO Box 845920
Boston, MA 02284-5920

By Check Via FedEx/UPS: BL Companies, Inc.
Attn: Lockbox Operations – Box 845920
10 Dan Road
Canton, MA 02021
***Active Address starting October 8, 2025**

By Wire: Wire Routing Number: 011500120
ACH Routing Number: 211170114
Citizens Bank Account Number: 2202501333
Swift Code # (for international wire): CTZIUS33

Bank info: Citizens Bank
1 Citizens Drive
Riverside, RI 02915

When initiating a wire, please send remittance advice to AR@BLCompanies.com. Include your invoice number(s) to assure your payment is applied properly.

G. Retainer

An initial payment of Zero dollars ($0.00) shall be made at the time the executed Agreement is returned to Consultant. This retainer amount will be held by the Consultant and applied toward the final invoice upon completion or termination of the Project. Consultant will not commence services until Consultant has received both the executed Agreement and Retainer.

VI. TERMS & CONDITIONS

This Agreement is subject to the attached Consultant Contract Provisions, which are incorporated into this Agreement in their entirety.

VII. CLOSING STATEMENT

If this Agreement, along with the attached Consultant Contract Provisions, is agreeable, please indicate your acceptance by signing on the attached acceptance form, and by returning an executed Agreement along with the retainer, if required, to the named individual below. A signature transmitted by electronic means shall be binding and have the same force and effect as an original signature. Any changes to this Agreement must be initialed by both parties to be binding.

After we receive the executed Agreement from you, and any required retainer, we will execute it to make it a binding Agreement and return one (1) fully executed Agreement to you.

We look forward to participating in the successful realization of this Project.

Very truly yours,

BL COMPANIES, INC.

By: 

Michael Dion, PE, PTOE
Principal Engineer

[Execution signatures on following page]

Applicant's Stormwater Report

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

Revised March 23, 2017

Hyperlink for Full Report:
https://www.bristolct.gov/DocumentCenter/View/50111/2025_09_02_Report

SUPPORTING DOCUMENTS FOR

SPECIAL PERMIT FOR EARTH REMOVAL

ASSESSORS LOTS 20-214, 20-215, 20-216, AND 20-217

AMBLER STREET AND GRASSY ROAD

BRISTOL, CONNECTICUT

September 2, 2025



Robert Green Associates, LLC
6 Old Waterbury Road
Terryville, Connecticut 06786

Joseph M. Green P.E.
Reg. No. 0026292

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: **Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies**

FROM: Lori Mathieu, Public Health Branch Chief, EHDW Lori J. Mathieu '21

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

To review the entire Public Act 21-121 please see the following link:
https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF

c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer

Accredited Health Department
PHAB
Advancing public health performance
Public Health Accreditation Board

2018
POCD

Scenic Resources

Code Enforcement

The Code Enforcement Committee is a collaboration of officials from 14 City departments who work together to:

- enforce the City's Property Maintenance Code, and
- work collaboratively in key neighborhoods on multi-faceted code problems.

The Committee seeks to improve the quality of life and the health, safety and welfare of the city by:

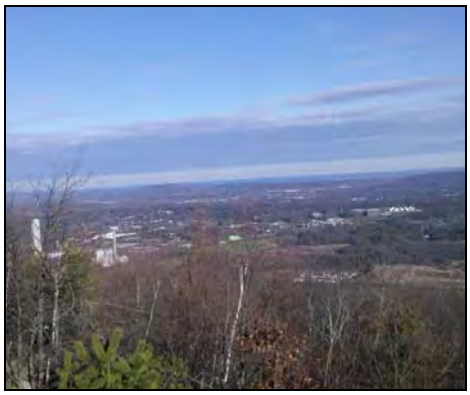
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators and occupants as to their responsibilities, and
- using established procedures, when necessary, to inspect, enforce, and issue penalties if compliance is not reached.

6.1.5. Scenic Resources

There are a number of scenic areas within Bristol and several vantage points offering spectacular views.

These scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.

Scenic View From South Mountain



6.1.6. Property Maintenance

In recent years, the City of Bristol has been active in addressing issues related to property maintenance (sometimes called "blight'). The City Council has established a property maintenance code and has established a Code Enforcement Committee (see sidebar) to address these situations. The general approach involves:

- Preventing or minimizing adverse conditions,
- Improving or rehabilitating adverse conditions (including building removal if other approaches are not successful), and
- Re-purposing the property to improve the neighborhood.

The City of Bristol should continue its property maintenance and rehabilitation efforts, as well as its on-going code enforcement efforts.

6.1.7. Community Design

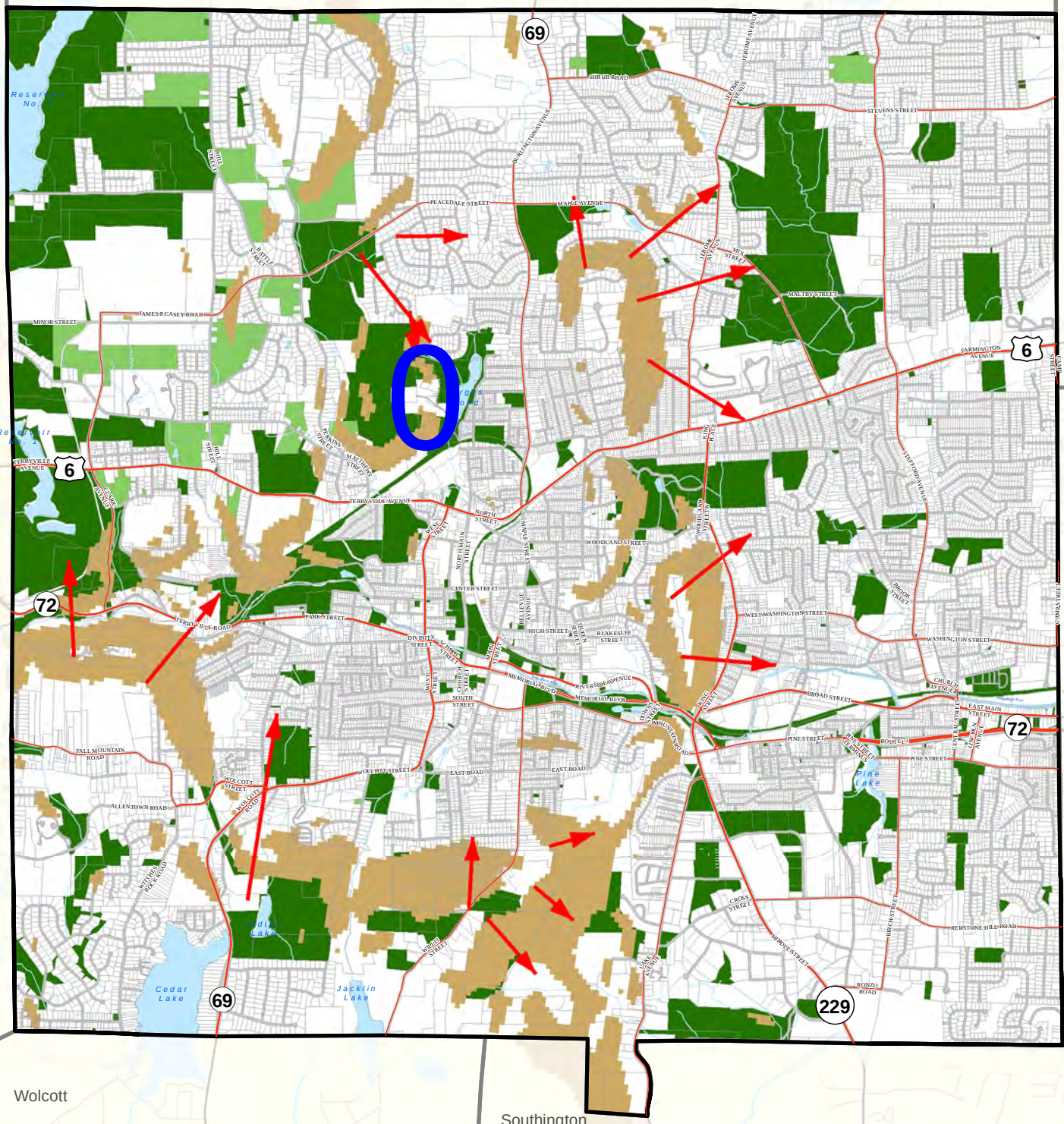
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission may update regulations for lighting, landscaping, and other issues, as appropriate.

In the future, the City of Bristol may choose to revisit the establishment of a city-wide design review process and/or establish "village districts" (as authorized by CGS Section 8-2j) in specific areas such as downtown Bristol or Forestville.

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

Support community resources which enhance the quality of life within Bristol.

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

Encourage buildings and sites to be designed to reflect the overall character of Bristol.

App. 2548

Zoning Commission Referral

Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 21, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2547 & 2548

Pursuant Article IV, Section 16.2.5.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2547 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214 and 215

Application #2547 - Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

****

Pursuant Article IV, Section 16.3.11.A. of the Zoning Regulations, the Zoning Commission refers Site Plan Application #2548 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214 and 215

Application #2548 – Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

Public Hearing Date: December 8, 2025

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

App. 2548

Planning Commission Response to Zoning Commission Referral

City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

Planning Commission Response

DATE: December 16, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: Referrals from the Zoning Commission for the review of the 2018 Plan of Conservation and Development (POCD): 1. Section 6.1.5 Scenic Resources and 2. the Community Character Map depicting scenic hillsides on Lots 214 and 215 for: Applications 2547 & 2548: Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

The Bristol Planning Commission, at its meeting of December 15, 2025, approved the following motion with respect to the above captioned items:

"Make a motion to send a negative referral to the Zoning Commission for Applications #2547 & #2548. The Planning Commission finds that the Special Permit and Site Plan applications for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant as presented, is generally not consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

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

Report from DPW Engineering

November 26, 2025

1. Purpose

This report has been prepared to summarize field observations and assess the relevance of potential scenic and recreational impacts associated with Applications #2547 and #2548, which seek municipal permits for earth excavation and removal exceeding 400 cubic yards. The purpose of this report is not to support or oppose the applications, but to provide an objective review in relation to concerns outlined in the 2018 Plan of Conservation and Development (POCD), Section 6: Enhanced Community Character, with specific attention to Section 6.1.5: Scenic Resources.

2. Background

Applications #2547 and #2548 propose earth removal activities on properties located along Grassy Road and Ambler Road, containing three parcels. Two of the three parcels contain remnants of two former residences and accessory structures; these structures have either been fully demolished and removed or demolished with debris remaining for future removal.

Adjacent to the subject properties is City-owned land containing several hiking trails, including higher-elevation "Kame" formations (glacial knobs). These areas were assessed to determine:

- Whether open scenic views exist from nearby elevated trails.
- Whether the subject properties, including the former house locations, are visible from these vantage points.
- Whether the proposed excavation could alter scenic quality or views from the trails.

3. Existing Site Conditions

3.1 Elevations on the Subject Property

- Current peak elevation within the proposed excavation area: 533'±
- Lowest elevation within the site: 430'±

3.2 Proposed Final Grades

- Proposed peak elevation after excavation: 524'±
- Proposed minimum elevation: 440'±
- The proposed work would primarily remove the upper portion ("top knob") of the hillside and regrade the slope to meet existing surrounding elevations removing roughly 140,000 cubic yards of material from the site.

3.3 Adjacent Property Elevations

- Highest hiking point reached during field assessment: 573'±
- This location corresponds to a convergence of the "Kame Trails" and connecting feeder trails.

4. Field Observations

4.1 Scenic Views

- At the 573'± vantage point, no open scenic views are present during leaf-on conditions.
- During leaf-off conditions, limited views become available through the trees; however, these do not constitute clear, expansive, or designated scenic vistas.

4.2 Visibility of Subject Properties

- The former houses and associated structural remnants on the properties under application are not visible from the high point or from other nearby elevated trail segments.
- Vegetation density and topography effectively obscure all sightlines to the subject parcels.
- Leaf-off portions of the year may result in partially unobstructed views of active earth-removal operations and, following cessation of mining, the exposed slope lacking tree cover.
- Views from Grassy Road during the duration of earth-removal activities will be characteristic of an active mining operation.
- The nature of views from Grassy Road following completion of mining activities will depend on the effectiveness and execution of the applicant's restoration plan.

5. Potential Impact Assessment

5.1 Scenic Resource Considerations

- Section 6.1.5 of the POCD emphasizes protection of scenic areas, especially views from elevated landforms and public trails. Based on field evaluation:
- The proposed earth removal is unlikely to create new adverse views from the adjacent trails.
- Because the earthwork would remove only the uppermost portion of the knob and regrade to elevations consistent with surrounding slopes, the overall landform will remain generally consistent in appearance from trail elevations with the exception of the mined land void of tree coverage.
- The back (north and west) sides of the knob, which interface most directly with the trail system, will remain in their natural state.

5.2 Forest and Trail Experience

- No existing scenic overlooks or trail viewpoints appear dependent on the current topography of the subject property.
- Given the lack of visibility of the site from the trails, changes to the crest elevation (533'± to 524'±) are unlikely to materially affect the hiking experience or the perceived natural character of the forest.

5.3 Uncertainties

- Vegetation removal on the subject property could create new partial sightlines during leaf-off seasons; however, based on current elevation differences and distance, significant new views or visual impacts appear unlikely.
- Predicting the exact visual outcome is difficult without 3-D modeling, but field conditions suggest that any change would be minimal.
- The degree to which the restoration plan will improve or diminish future views from Grassy Road and the trail system remains uncertain.

6. Conclusion

Although subjective; based on trail-level observation, elevation comparison, and review of existing conditions, the proposed earth removal under Applications #2547 and #2548 does not appear likely to negatively impact scenic resources or the recreational experience on the adjacent City-owned forest and trail system.

- No designated scenic vistas are present.
- The subject property is not visible from existing trail high points.
- The proposed grading will generally harmonize with surrounding topography, altering only the topmost portion of the hillside.
- Potential visibility during leaf-off periods is difficult to characterize with precision and will depend substantially on the final restored condition of the site.
- Views from Grassy Road will reflect active mining during operations and, after completion, will be influenced by the applicant's restoration plan.
- No comment made regarding potential traffic implications.
- No comment made regarding potential noise implications.

Ryan J. Heller
Department of Public Works
Surveyor
860.584.6119

Bristol CONNECTICUT Public Works

Friends of the Hoppers

Neff Presentation



Hyperlink:
https://www.bristolct.gov/DocumentCenter/View/50891/Neff-Presentation

Friends of the Hoppers

Projected Environmental Impacts Presentation

Projected Environmental Impacts of a Proposed Development on the Hoppers-Birge Pond Nature Preserve: Land Held in Public Trust

Concerning: H & T Holdings, LLC, Assessors Map 20, Lots 214-217, 45 & 51 Grassy Road and Ambler Road, Applications for a Special Permit for Earth Removal and a Site Plan to the Zoning Commission of the City of Bristol, Connecticut

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50893/Projected-Environmental-Impacts-of-a-Proposed-Development-on-the-Hoppers-Nature-Preserve---020826

Friends of the Hoppers Scenic Views Statement and Cross Sections

December 16, 2025

Regarding the Referral of H & T Holdings Application for an Earth Removal Permit to the Planning Commission for Analysis of Scenic Views

Michelle Rudy for the Friends of the Hoppers-Birge Pond Nature Preserve

There are a lot of things that could be said about this earth moving proposal but here we are just focusing on the subject of scenic views. We have reviewed the report by the Department of public works surveyor and we question its conclusions.

First, the report says that there are no scenic views, meaning sweeping open vistas, in the vicinity of the site. We argue that the scenic views are the rolling kame formations themselves, not a view of the surroundings as seen from atop.

One prominent glacial kame formation is found in the northwest corner of the subject properties. Ancient hills, known as kames, are geologically significant and form part of a rare, interconnected group within the Hoppers preserve. There are about 5-7 kames in a group depending on how you count them, including the one on the developer's property. They have remained undisturbed for over 14,000 years which is a rarity in today's landscape, which should be preserved and cherished for their educational value. Disturbing or removing even one would irreversibly diminish the landscape's interwoven fabric.

A widely cited reference explaining the formation of kames and the rarity of undisturbed examples is "Glacial Geology: Ice Sheets and Landforms" by Matthew R. Bennett and Neil F. Glasser. This book details that kames are irregularly shaped hills or mounds composed of sand, gravel, and till deposited by meltwater in contact with glacial ice. The authors emphasize that undisturbed kame complexes are rare in modern landscapes due to centuries of land development and resource extraction, making intact examples significant for both scientific study and conservation.

Second, the surveyor's report asserts that there probably won't be a line of site from the trails to the proposed site elevations. However, the surveyor also claims that a final analysis of the viewsheds will be difficult to determine without 3D modeling. From the report, it is apparent that he "eyeballed" his assertions rather than justifying them with empirical data.

So this led me to perform a viewshed anslysis with the aid of AutoCAD. I drew a cross section of the land from the top of a kame where there is an existing trail to the bottom of the subject property. On the cross section is drawn the sight lines for both the existing grade and the proposed grade. You can see quite clearly that from the top of the kame, you can barely see to the edge of the property as it exists now. If the earth removal were to occur, there would be a clear line of sight all the way over to the property edge. I only had time to draw one section, but we suspect that the whole trail east of the kame down to Grassy Road will have an open view of the excavation. We would like to do

more modeling to investigate further. We also would like to invite you on a guided tour of the trails so you can see our concerns for yourselves.

Finally, we would like to highlight some snippets from the City's Plan of Conservation and Development and the zoning regulations that we feel are pertinent to this discussion.

In Section 4.1 of the Plan of Conservation and Development, the "Hoppers" are specifically mentioned as a key area in which to promote conservation.

In Section 4.3.2 Land Resource Protection, the plan seeks to "discourage development on steep slopes and ridgelines"

In Section 6.1.5 Scenic Resources, the plan states that "There are a number of scenic areas within Bristol and states that these scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission."

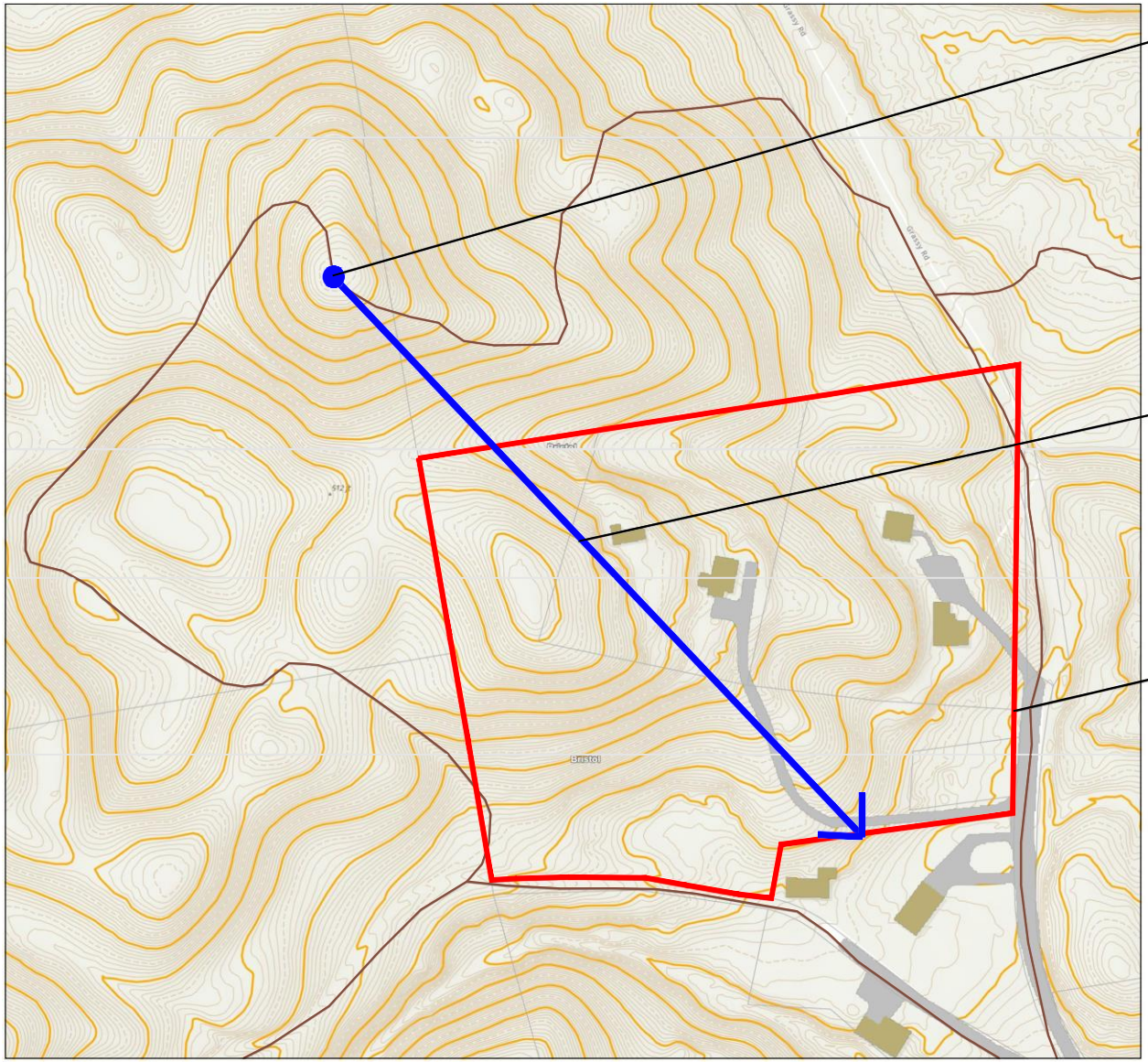
Section 6.2.2 Undeveloped Land...This section encourages the preservation of undeveloped lands within residentially zoned areas.

Section 6.2.3 Historic Resources ……This section supports the preservation of historic resources which we believe applies to the geological formations at the Hoppers.

Section 6.2.4 Supports community resources which enhance the quality of life within Bristol.

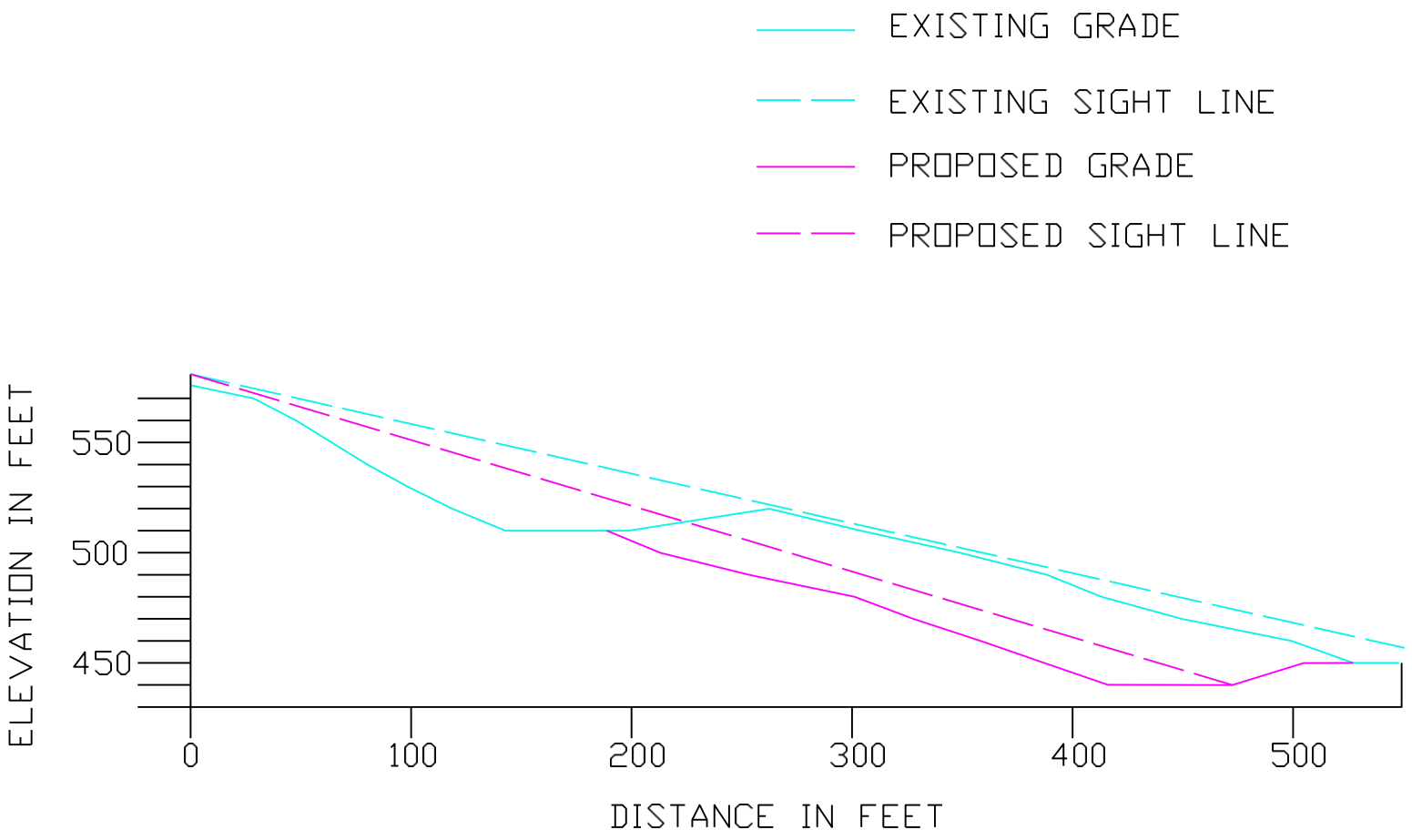
In addition, the City of Bristol Zoning Regulations Section 15.2.5(E)(1) states that "the natural topography of the property shall be preserved to the maximum extent possible" and in 15.2.5(E)(3) additionally states that "the proposed excavation shall be certified by the City Engineer as being the minimum depth of excavation necessary to accomplish the proposed project". It is clearly not the case that 145,000 cubic yards of excavation, including the destruction of a rare geological formation, is needed to site two homes on the property.

So, in conclusion we reiterate that we see the scenic views as the kame formations themselves rather than overarching vistas that are seen from atop. Also we reiterate that the site section we drew up supports our assertion that the site will be fully visible from multiple sections of the trails, particularly the trail atop the largest kame. This will irreparably damage the deep woods experience that can now be had, miraculously, in the middle of suburban Bristol.



VIEWSHED ANALYSIS

VIEWSHED ANALYSIS



Letters

From: Judith Centurelli <judycenturelli@att.net>
Sent: Thursday, January 8, 2026 1:21 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: The Hoppers

I am writing in support of preserving The Hoppers in its present state. This is one of the few natural areas left in Bristol where its residents can have a unique experience with different land formations, water courses, and the flora and fauna of Bristol. Allowing a mining operation and housing construction to occur in the middle of The Hoppers will destroy what is there and will never be recovered. The habitats of animals will be destroyed and those animals will die off as will the various plants that are found in the area. The peace and tranquillity of the area will certainly be destroyed. Bristol needs to make greater efforts to maintain and preserve what little natural land, flora and fauna we have left.
I hope you, and whoever else is involved in making the decision, will decide in favor of The Hoppers.
Sincerely,
Judy Centurelli

-----Original Message-----
From: Jean Letourneau <hoppersdude@att.net>
Sent: Wednesday, January 7, 2026 7:29 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Hoppers Nature Preserve

Mr. Flanagan

My name is Jean Letourneau, former Bristol resident.and Hoppers activist. While i understand that the Tabacco property is private however allowing any mining there is not only against the 1988 referendum which protects the water under the Hoppers which yielded over a million galllons in tests performed by the Bristol Water Department in 1991.

My second point is that trucking 5000 trucks would require transporting through a residential neighborhood with narrow streets,no sidewalks, the road is not made for heavy traffic not to mention the kids running around.

My third and final point is that this property is near many natural springs which means that any mining will affect these springs which feed into Birge Pond.

I understand that when I left Bristol I no longer have voting rights, however my lifetime commitment to this area gives me the right to voice my concerns.

thank you

Jean Letourneau i

Sent from my iPhone

From: Diane Barillaro <nanni9498@live.com>
Sent: Sunday, January 11, 2026 1:11 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Please save the Hoppers!

Dear Mr. Flanagan:

My name is Diane Barillaro, my family lives at 25 Orleans Drive. I am writing to you to explain that twice my family experienced changes to wildlife due to development.

My first experience was in Southington. There was a small pond a little way from my house and each spring we looked forward to hearing the peeper frogs. That stopped when a house was built close to the pond.

Upon moving to Orleans Drive, the area was very nice, there was woods and no houses, to my delight a Great Horned Owl built a nest and to my surprise there was a chick. To my further delight, there also was a Barn Owl, it was great! Then it happened again, the land below my house was sold and houses were built and became Sturbridge Court. One by one the trees were cut down. To make matters worse I was told more trees were cut down that should not have been cut down. I need not have to tell you the owls left and did not come back. A short time later signs/posts were put in the sparse wooded area stating no more trees could be cut down, The damage was already done, who did these people think they were fooling? Where were they when the project started, knowing it involved a wooded area?

We have lost so much already in Connecticut. Please do not let this happen at the Hoppers Birge Pond Nature Preserve!! This is what happens when greed takes over!

Sincerely
Diane Barillaro

From: Cmariecannon <cmariecannon@aol.com>
Sent: Sunday, January 11, 2026 6:13 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Opposition to Proposed Sand and Gravel Mining Operation in the Hoppers-Birge Pond Nature Preserve

Dear Robert Flanagan,

I am writing as a concerned Bristol resident to express my opposition to the proposal to remove approximately **145,000 cubic yards of sand and gravel** from land located within a residential zone and in the heart of our community's **Hoppers-Birge Pond Nature Preserve**. This massive excavation project would have devastating environmental, ecological and community impacts that are completely incompatible with the purpose and protections of this area.

This comparison alone puts the scope of the proposed operation into perspective. Removing nearly **375 times the normal limit** of soil is not routine development, it is large-scale mining. The ecological cost would be staggering.

- **Loss of Trees and Habitat:** Thousands of mature trees would likely be destroyed, removing vital carbon sinks and habitat for countless species.
- **Groundwater and Wetlands Threats:** Mining on this scale would lower the local groundwater table, depriving wetlands of the moisture they need to sustain plant and animal life.
- **Wildlife Hazards:** Sensitive species, such as box turtles, salamanders, and other small animals would be endangered not only by habitat loss but also by the estimated **48 truck trips a day** that would rumble through the site.
- **Wildlife Encroachment:** Disrupting and encroaching upon wildlife habitats can lead to an increase in human-wildlife conflicts, impacting both communities and animals. As more animals enter human areas in search of food or shelter, there is a greater likelihood of property damage and an elevated risk of disease transmission.

- **Community Impact:** The dust, noise, and heavy truck traffic in a residential zone would severely degrade nearby residents' quality of life. Furthermore, the development results in the loss of a peaceful natural area in the heart of suburban Bristol, diminishing the natural scenic views from the trails and impacting the experience of the surrounding woodland.

This proposal contradicts the purpose of zoning laws designed to **protect residential areas and natural environments from industrial-scale disturbance**. It also undermines the community's long-term efforts to preserve open space and biodiversity.

I respectfully urge the City Planning Department to **reject this proposal** and uphold both the spirit and the letter of our local environmental and land-use protections. Our community's health, natural heritage, and the irreplaceable ecosystems of the Hoppers-Birge Pond Nature Preserve depend on it.

Thank you for your careful consideration of this critical issue.

Sincerely,

Cathleen Cannon

From: Judith Centurelli <judycenturelli@att.net>
Sent: Thursday, January 8, 2026 1:21 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: The Hoppers

I am writing in support of preserving The Hoppers in its present state. This is one of the few natural areas left in Bristol where its residents can have a unique experience with different land formations, water courses, and the flora and fauna of Bristol. Allowing a mining operation and housing construction to occur in the middle of The Hoppers will destroy what is there and will never be recovered. The habitats of animals will be destroyed and those animals will die off as will the various plants that are found in the area. The peace and tranquillity of the area will certainly be destroyed. Bristol needs to make greater efforts to maintain and preserve what little natural land, flora and fauna we have left.
I hope you, and whoever else is involved in making the decision, will decide in favor of The Hoppers.
Sincerely,
Judy Centurelli

From: Filomena DiCandia <filomenadicandia@gmail.com>
Sent: Sunday, January 11, 2026 1:50 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Request to Oppose Mining Permit near Hoppers Birge Nature Preserve

Dear Robert Flanagan,

I am a long-time resident of 95 Beech St, in Bristol. I have asthma, and I am against a mining project at Grassy Road. Grassy Road is a half mile down the road from my home. I have done research and know that a long-term mining project will worsen my asthma. Mining will create higher amounts of particulate matter. I expect there will also be higher amounts of diesel exhaust from trucks going in and out all day. The longer the mining project lasts, the worse my condition will become. For people like me with asthma, fine particles in the air can trigger wheezing, shortness of breath, increased medication use, and even asthma attacks that require medical care.

This project will create at least 2 years of noise and pollution. What is the benefit for the residents of my neighborhood? Trucks will be coming in and out all day long for two years. Think about how bad this will be for people like me. Think about the negative impact this will have on the developing lungs of children who live and play in the neighborhood.

My grandson developed asthma as a child because he was living in a city with bad air quality. My daughter brought him out of that polluted city and into an apartment on Beech Street so that he could recover. Growing up in a neighborhood with clean air helped him to heal. His walks around Birge Pond were wonderful for his health. My grandson no longer has asthma and is now a Varsity runner in high school.

Please find a way to protect Bristol residents from unnecessary pollution. Let us enjoy a quiet and peaceful neighborhood and clean air so that we can stay healthy.

Thank you.

Sincerely,

Filomena Di Candia
95 Beech St.
Bristol, CT

From: Tom Doyle <tomdoyle1@yahoo.com>
Sent: Sunday, January 11, 2026 11:51 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: SAVE THE HOPPERS!

I have a statement to submit for the Zoning Commision public hearing on Monday, Jan 12 regarding the development plan for the Hoppers preserve:

SAVE THE HOPPERS! That's what the town *overwhelmingly* voted for in a referendum 4 decades ago. I remember - do you? I have no doubt we would get the exact same result today. We have drastically less open space in town now, which magnifies this project immensely. A developer wants to remove 149,000 cubic feet of material? You might say, "No big deal, it's only a small section in the middle". Well, how would you feel if someone were to approach you, knife in hand, and say "No big deal, I'm only going to cut out a small section from your middle"? This will completely destroy the integrity of the entire preserve. Stop this ridiculous plan now. The whole town is watching! Vote down this proposal. SAVE THE HOPPERS!

Tom Doyle, Jr.
128 High Street
Bristol

Environmental
Learning Centers
of Connecticut, Inc.
501 Wolcott Road ▪ Bristol, CT 06010

January 10, 2026

For the Public Hearing of Applications #2547 and #2548
Submitted via email to City Planner Rober Flanagan, robertflanagan@bristolct.gov

Dear Commissioners,

I am submitting this letter to voice my concern over the proposed clearing, excavation, and development in the heart of the Hoppers Birge Pond Preserve relative to the biodiversity of this important community resource.

In terms of my background, I hold a degree in Forestry from the University of Vermont School of Natural Resources and have been the Executive Director of the Environmental Learning Centers of Connecticut, here in Bristol, for the past 13 years. Prior to arriving in Bristol, I worked for the National Audubon Society for 30 years, the last 15 of which as the Director of Audubon Sharon where I oversaw the management of 2,700 acres of land, primarily forests.

While with Audubon, one of my responsibilities was conducting forest habitat assessments for landowners owning large tracts of forest land. The goal of these assessments was to evaluate the quality of the forest habitat and to identify "core forests", large unfragmented forests that support a unique set of flora and fauna. Core forests and the species they support are declining in New England as a result of fragmentation from roads, mining, development, etc.

The way we identified a healthy core forest was through the identification of a suite of eight indicator bird species. The list we used included Eastern Wood-Pewee, Wood Thrush, Ovenbird, Scarlet Tanager, Red-eyed Vireo, Veery, Black and White Warbler, and to a lesser extent, Hairy Woodpecker, if accompanied by other birds on the list. Not all the birds on the list needed to be present to classify a woodland as core forest, but the higher the number, the higher the value of the forest in terms of habitat.

It is important to note that *all eight species* have been observed in the past year at the Hoppers/Birge Pond Preserve indicating a healthy core forest that supports a unique assemblage of interior forest birds. These birds are not the only species that rely on unfragmented forests. Healthy core forests support a wide variety of plants and animals.

I believe the proposed activity will significantly harm the biodiversity of the Hoppers/Birge Pond Preserve and reduce its ecological value because of the habitat fragmentation it will cause. As a result of deforestation, mining, and development, the core forest, by definition, will cease to exist

along with the flora and fauna it supports, particularly the bird species that are reliant on large intact forests.

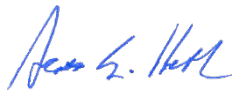
In addition, this project will have a negative effect on reptiles and amphibians. Reptiles and amphibians in general are profoundly affected by habitat loss and degradation. This includes alteration of water levels, pollution, increased road traffic, and siltation, all of which are likely as a result of this project. More specifically, the Eastern Box Turtle, a State Species of Special Concern, relies on mature core forests and has been observed in the preserve. Some turtles may be directly killed by construction and mining activities, but loss of habitat, particularly nesting habitat, is the cause for their decline. Box Turtles lay eggs in loose sandy soil.

The Hoppers Birge Pond Preserve is an important community resource, an island of wildlife habitat in the middle of a highly developed area. It is centrally located, and a favorite place for hikers, birders, and nature enthusiasts. The city has an obligation to protect it for the benefit of all its citizens. I strongly encourage the city to negotiate alternatives with the developers. Such alternatives could include a reduction in the intensity of the activity, but most desirable would be to abandon the project altogether and add the properties as part of the preserve for the benefit of biological diversity and the residents of Bristol. There are State of Connecticut grants for open space available as we know. The city was successful in securing such a grant to protect another parcel inside the preserve from development and further protection of the Hoppers/Birge Pond Preserve should garner support.

Finally, there is a misconception that all people who believe in the importance of open space are against development. This of course is not true. I am certainly not against development, but in this case, clearing trees, removing 145,000 yards of material, and building houses in the middle of a unique community resource just doesn't make sense. Bristol's Plan of Conservation and Development clearly states Bristol's desire to "Protect Bristol's natural resources through land development controls, acquisition, and other preservation techniques" and to "Carefully control development which could result in damage to the land and environment". This project goes against both recommendations.

Thank you for allowing me to comment on this issue.

Sincerely,



Scott E. Heth
Executive
Director
Environmental Learning Centers of Connecticut

sheth@elcct.org
(860) 583-1234

-----Original Message-----
From: Jean Letourneau <hoppersdude@att.net>
Sent: Wednesday, January 7, 2026 7:29 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Hoppers Nature Preserve

Mr. Flanagan

My name is Jean Letourneau, former Bristol resident.and Hoppers activist. While i understand that the Tabacco property is private however allowing any mining there is not only against the 1988 referendum which protects the water under the Hoppers which yielded over a million galllons in tests performed by the Bristol Water Department in 1991.

My second point is that trucking 5000 trucks would require transporting through a residential neighborhood with narrow streets,no sidewalks, the road is not made for heavy traffic not to mention the kids running around.

My third and final point is that this property is near many natural springs which means that any mining will affect these springs which feed into Birge Pond.

I understand that when I left Bristol I no longer have voting rights, however my lifetime commitment to this area gives me the right to voice my concerns.

thank you

Jean Letourneau i

Sent from my iPhone

From: Maria Maccio <cardinal1987@live.com>
Sent: Sunday, January 11, 2026 9:31 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Please save the Hoppers!

Dear Mr. Flanagan:
Please do not grant the builders the special earth removal permit to remove 149,000 cubic yards of sand and gravel from the wilderness at Hoppers – Birge Pond Nature Preserve.
Please keep this area wilderness and keep this home to all the animals that live there.
Please keep this area a nature preserve and do not allow anyone to build here.
Thank you.
Sincerely
Maria Maccio
Bristol, Resident

-----Original Message-----
From: Maureen C. Moriarty <mmmaureenthebean@gmail.com>
Sent: Saturday, January 10, 2026 7:52 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Proposed Development @ The Hoppers/Birge Pond

Dear Mr. Flanagan,

I am currently out-of-state and cannot attend Monday evening's Zoning Commission meeting. I am writing to make my position on the proposed sand & gravel mining operation and housing development in The Hoppers crystal clear: I am ADAMANTLY opposed to the destruction of the natural environment that would result from either or both of these incursions.

I lived on Crescent Drive for 9 years, long enough to know that the neighborhood, Birge Pond, and The Hoppers are all part of an oasis-like area within the City of Bristol. When I think of the number of woodland creature and bird species that would be killed, harmed, or displaced, I'm simultaneously heartbroken and angered. What about the trees and other flora which play a vital role in maintaining a healthy ecosystem? What would the destruction of the waterway do to that same ecosystem? Think about how the truck traffic would adversely affect the quality of life for those living in the neighborhood, some of whom are my friends.

Mr. Flanagan, if the Inland Wetlands Commission fails to protect The Hoppers and Birge Pond, someone has to do it. We citizens are putting our collective foot down. Enough habitat and natural beauty and quality of life have already been sacrificed in the world around us for the sake of money-making operations. I and my fellow citizens (and voters, by the way) say "Not at The Hoppers or Birge Pond, now or in the future."

Thank you for this opportunity to state my position.

Maureen C. Moriarty
90 Woodland St
Bristol, CT
mmmaureenthebean@gmail.com
Sent from my iPhone

From: Steve Oakes <paratroop1973@gmail.com>
Sent: Sunday, January 11, 2026 12:47 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Mining/construction project at Birge Pond/Hoppers

Mr. Flanagan. My name is Steve Oakes and along with my wife Sylvia,have lived here at 65 Lardner Road in Bristol for about 25 years. We have enjoyed living here near Birge Pond and the Hoppers. Throughout the years we have hiked the area and fished the pond and greatly appreciated the beauty of the wilderness that's been put aside for all to enjoy. Our grandchildren first learned to fish there and continue the hobby to this day. We always admired the lucky people who live very close to the pond, so close to unspoiled nature. We feel very disheartened that there may be excavation and mining in that area as that would change the whole chemistry of the area along with the noise, destruction of the natural environment,and the hundreds if not thousands of trucks loads of soil being driven on our neighborhood roads. That alone will cause significant damage to our roads that are already in poor condition along with the noise and dust and mud that will cover our area. We are asking you and the zoning board to please think of the people that live here and seriously consider not allowing that project to move forward. We haven't even mentioned the displacement of all the animals that live in the surrounding area. Also it's not just the people that live here but many many more people that come from all around to enjoy the peace and quiet that that area provides for all. Thank you for your time and consideration. Steve and Sylvia Oakes

From: SL Papa <susanl.papa@gmail.com>
Sent: Friday, January 9, 2026 11:22 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: The Hoppers

Dear Mr. Flanagan,

I grew up in Bristol. For years, driving to and from my after-school and summer job, I made a point of taking as much of North Pond Street as I could, rather than Burlington Avenue, just so I could glimpse the unexpected beauty of Birge Pond and the landscape beyond through the trees. I envied those who lived nearby.

It wasn't until I was an adult living elsewhere in Connecticut that I realized it was public property, and finally visited to walk the trails in fall during Covid. Another Bristol native came down from Massachusetts to meet me there. What a wonderful spot for a hometown reunion and hike!

Bristol is very heavily developed and paved over. The city is not correspondingly rich in public parks, navigable unspoiled green spaces, and opportunities for outdoors solitude. Please do not approve the Grassy Road mining and development operation that targets and will permanently damage this beautiful and rare nature preserve.

Thank you.

Susan Papa

From: Diana Ricciardone <dricciardone@yahoo.com>
Sent: Saturday, January 10, 2026 12:06 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com; Mayor'sOffice <MayorsOffice@bristolct.gov>
Subject: Protect the Hoppers Birge Pond Nature Reserve - No Mining; No Housing

To: Bristol Planning Commission
From: Diana Ricciardone, Concerned Bristol Resident, 23 Cold Springs Road

Dear Members of the Bristol Planning Commission,

I am writing to express my opposition to Special Permit Application #2547 and Site Plan Application #2548 submitted by H&T Holdings of Bristol, LLC, which propose extensive earth removal associated with residential development at 45 and 51 Grassy Road and adjacent parcels.

These applications warrant serious concern because they involve large-scale alteration of land that is explicitly identified in the City of Bristol's **2018 Plan of Conservation and Development** as a **scenic hillside resource**. Section 6.1.5 of the Plan, along with the Community Character Map, makes clear that such landscapes are to be protected from development practices that permanently alter their natural form. The proposed removal of 149.000 cubic yards (around 12,000 truckloads) of soil is fundamentally incompatible with that goal.

The scope of excavation proposed goes beyond what could reasonably be considered minimal or sensitive site development. Approval would result in the irreversible loss of a scenic hillside, fundamentally changing the character of the area and undermining the intent of the City's adopted conservation policies. Once these natural features are removed, they cannot be replaced or mitigated through landscaping or design measures.

Equally concerning is the precedent that approval would set. Allowing substantial earth removal on designated scenic hillsides weakens the effectiveness of the Plan of Conservation and Development and invites future applications that erode Bristol's remaining natural and scenic resources incrementally but permanently. The Plan exists to guide land-use decisions precisely in situations like this.

While residential development has an important role in Bristol's future, it must be appropriate to the land and consistent with adopted planning principles. In this case, the proposed development relies on altering the land to fit the project, rather than designing the project to respect the land. That approach conflicts with both the letter and the spirit of the City's conservation objectives.

For these reasons, I respectfully urge the Planning Commission to find that Applications #2547 and #2548 are inconsistent with the 2018 Plan of Conservation and Development and to recommend denial of both applications.

On a personal note, my family and I are former residents of 93 Beech Street, which is in walking distance of the Hoppers Birge Pond Nature Reserve. Birge Pond was a lifeline for us, especially during the Covid pandemic. My family and I would walk the trail around Birge Pond almost daily. It was thrilling for my children to see herons and baby ducklings and to witness the change in seasons. It is wrong to develop that area. It should be preserved for future generations. It is sad to see the overdevelopment of our last remaining forests in Bristol. I hope that the Bristol Planning Commission will protect our natural resources. It is clear that this plan will have negative impacts on the surrounding nature preserve and neighborhoods. It will create noise and pollution for at least 2 years and change the landscape permanently.

Thank you for your careful consideration and for your continued commitment to thoughtful and responsible land-use planning in the City of Bristol.

Sincerely,
Diana Ricciardone
Concerned Bristol Resident
23 Cold Springs Rd.
Bristol, Connecticut

From: ANTHONY SHETENSKY <tony.shetensky@comcast.net>
Sent: Saturday, January 10, 2026 10:47 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Birge Pond Hoppers

Just weighing in on the proposed plans for the Hoppers. I am opposed. That is a beautiful area of the city - one of the few remaining places in our entire state where one can walk through nature and not hear the sounds or see the sights of civilization.

I grew up in Bristol (Jennings Road - lived there myself for 28 years and my family lived in the North Pond Street neighborhood since 1920). I now live in East Haddam. Somehow East Haddam/Moodus has figured out how to save open space and also allow progress, including housing. There are ways to have both without destroying irreplaceable natural resources. Once they are gone, they cannot be replaced and along with them a bit of Native American and colonial history is also destroyed.

Lorraine (Ticehurst) Shetensky
East Haddam, CT

From: Jessica Somers <jessomers@snet.net>
Sent: Sunday, January 11, 2026 10:30 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Opposition to Proposed Mining Adjacent to Hoppers-Birge Pond Preserve

Dear Mr. Flanagan,

I am writing to formally oppose the proposed mining activity in the area adjacent to the Hoppers-Birge Pond preserve. Preserved outdoor spaces that are open to the public in Connecticut are especially rare and deeply valuable. Unlike larger cities in larger states, in Bristol and the surrounding towns, we have limited access to expansive natural areas where residents can hike, walk their dogs, observe wildlife, and experience a sense of quiet immersion in nature. This Hoppers-Birge Pond area provides an essential refuge for community members. It has been especially beneficial for my family. We use this area daily to hike our dog and to quiet our minds after a long day of work. Our dog Grover, who is now a senior dog, would not have his health, strength, and vitality without access to such a safe and open space to keep his mind and body active. My husband and I also reap the physical and mental benefits of these daily hikes that contribute to our quality of life and a meaningful connection to the natural world that cannot easily be replaced once it is lost.

Mining in such close proximity to the preserve would irreversibly undermine these benefits. The operation would introduce light and noise pollution that would disrupt both human visitors and wildlife, fragment valuable habitat, and erode the deep-woods experience that makes this place special. Increased disturbance and access would also invite invasive species, further degrading the ecological integrity of the area. Once these impacts occur, they cannot simply be mitigated or undone. I urge the city to protect this rare and irreplaceable public resource by rejecting mining activities that would compromise the preserve and the community's long-term environmental and quality-of-life interests.

Sincerely,
Jessica Somers

446 Stafford Avenue
Bristol, CT 06010

December 1, 2025

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

Dear Zoning Board Members,

I am the owner of 46-48 Crescent Drive and I am very familiar with the area. Although it is tenant occupied presently, I did live there for many years. I am giving this written testimony to let you know my opposition to the earth removal proposed to take place on Grassy Road. I am a strong believer in private
property rights. If the developer wants to build a home or homes there with the present topography, I do feel that would be acceptable. The removal of earth material is what I find objectionable. I do not see how this removal would not adversely affect the area surrounding these lots that is owned by the city.
These glacial kettles or hoppers are a fairly unique feature on the earth and from what I understand college geology students have even come to Bristol to study them. I have seen too many places where promises have been made that nearby parcels would not be affected by activity on another, only later to find that changes in the water table, rain runoff, etc. did indeed affect nearby parcels. There is too much of a risk.

A second matter that concerns me is the punishment the nearby roads will most likely take. Studies have found that the traffic of heavy trucks is what does the most damage. The roads in the area are already tired. I fear these roads traveled by both visitors to Hopper/Birge Pond, and my tenants, will take significant damage from this activity.

I appreciate your taking the time to understand my opposition to this permit.

Sincerely,



Steve Vastola

From: Catherine O'Neil <cathyoneil07@icloud.com>
Sent: Monday, January 12, 2026 10:12 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Fwd: Hoppers Birge Pond Nature Preserve

Sent from my iPhone

From: Cathy O'Neil
Date: January 12, 2026
Subject: Hoppers

Dear Mr. Flanagan:

Re: Hoppers-Birge Pond Nature Preserve

I am writing to voice my opposition to the proposed development of the property located in the Hoppers- Birge Pond Nature Preserve. I believe that the best interests of the people of Bristol as a whole should be considered when reviewing the developer's proposal. Countless people enjoy the use of this property for natural purposes.

The delicate ecosystem of this area is a unique to Bristol and should be preserved and marketed as a show piece for Bristol. Instead of destroying this amazing asset, Bristol should show the State of Connecticut that we value the natural history and legacy of Bristol.

The proposal not only seeks to develop and build a few houses on the land, but also to basically strip mine the area, causing massively greater destruction to the natural habitat, and plants and animals that inhabit this area.

In addition, this action will cause immeasurable disturbance and cause loss of peace and enjoyment for many, many neighbors long term. It will also negatively impact the surrounding infrastructure, causing additional cost and maintenance that the City was will have bear the burden for. This in turn will also negatively affect all residents of Bristol.

Therefore, I believe that the needs and enjoyment of many should be considered as the greater good instead of the wants of one developer. Thank you.

Very truly yours,

Catherine O'Neil

Cc: Friends of the Hoppers

From: jay manewitz <manewitzjay@gmail.com>
Sent: Monday, January 12, 2026 2:51 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: The Hoppers

Mr. Flanagan:

Bristolites have appreciated the Hoppers, as a gift from nature, for generations. In the past, developers have threatened its existence. We can enjoy hiking through the Hoppers today, because previously concerned citizens were vigilant against the encroachment of developers. Let's preserve the Hoppers for ourselves and for the future.

Jay Manewitz

From: Brood <thewildbrood@gmail.com>
Sent: Monday, January 12, 2026 10:37 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Birge Pond

Hello, we are writing to you with regard to the Birge Pond Hoppers mining / development project. We are a local music act and have personal interest in the area. Two of our members grew up in the neighborhood, and it has been a seminal area in their early lives.
It has influenced our personal upbringing so much so that we were driven to express the beauty of this natural reserve in the form of music. Birge Pond was the catalyst for our musical group, where we first shared our language of music to the world. We urge you to consider what it means for others in the area, and for the city of Bristol as a whole. It is an area of refuge for wildlife, in which people can remove themselves from the modern world and connect with the natural beauty of the local landscape.
Attached below is a link to our YouTube page, where you can view our song entitled Birge Pond.
We hope you can recognize the value of this land, and urge you to do right on its behalf.

https://youtu.be/zejtW4e5a1M?si=FsoVjt7P5k6ganto

Thank you for your time,
The Brood Team

From: Emily Hayes <kittyemily1201@gmail.com>
Sent: Monday, January 12, 2026 6:43 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject:

Dear Robert Flanagan,
I am Emily Hayes (50 Orleans Drive, Bristol ct 06010) and a Bristol citizen.
Hi, I do not think that you should grant a special earth removal permit to excavate 145,000 cubic yards of sand and soil from the middle of the nature preserve. This mining and development project would fragment and destroy the core forest of the Hoppers. A forest rich with vegetation that supports countless species of wildlife. Wildlife that would almost certainly be driven away into the surrounding neighborhoods by the noise pollution generated by this development and its fragmentation of the forest. I am also concerned that the noise pollution would destroy the peaceful feeling you get when exploring the hoppers. I am extremely concerned about this developments potential to drain the wetlands and completely alter the preserve forever.
Finally, I am sick of these beautiful places being destroyed by greedy people who only think about money. We should be focused on preserving this land for the wildlife and our future generations to enjoy. Some things are more important than money.

From: Emily Reisner <emily.reisner@gmail.com>
Sent: Monday, January 12, 2026 4:25 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Friends Pond <friendsofthehoppers@gmail.com>
Subject: Protect Hoppers Preserve

Dear Mr. Flanagan,

I'm writing you to urge you to protect the Hoppers Preserve in Bristol, Ct.

I grew up in Bristol, Ct, on federal hill, left Ct for over a decade, and returned to my hometown to live.

3 years ago, I discovered that one of the best hidden gems to exist in Bristol is the dog park and trails off of Perkins street that wraps around the hoppers.

The hoppers have been like a church for me. I hike this sacred land an hour each day, 300 something days a year, and it keeps me grounded, happy, and smiling. I take my dog, Eva, and my mom's dog, Darcy, and it's the best part of our day! We walk through snow, rain, and hot sun.

We see deer prancing through the forest, beers climbing the trees, and owls hooting at us. These animals inhabit the hoppers very happily. They don't understand the idea of development, or why trees would come down, and where they would go when pushed out.

In addition, the hoppers bring together community. I see many of the same people almost daily and the small conversations matter - especially when that might be the only person you talked to in real life that day! I know more dog's names than people's names, but it feels like people

are looking out for you! When people in the community pass, there are trees planted in their honor.

Bristol would not be the same if we could no longer walk the hoppers freely, and instead we saw bulldozers tearing apart this sacred space.

Please, Mr. Flanagan, help us protect this land, so that humans and animals can enjoy it for a long time to come!

Sincerely,
Emily Reisner

From: Theresa Shustock <followthestars93@yahoo.com>
Sent: Monday, January 12, 2026 5:43 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Protect Hoppers!! Please read for zoning commission meeting

Dear Mr. Flanagan,

My name is Theresa Shustock and as a Bristol resident and someone who used to reside by the pond, I strongly disagree with this plan and the impact it will have on our city and the environment. I'd like to take a moment to share my appreciation for the Hoppers and Birge Pond Nature Preserve area. I was so sad to hear about this new zoning plan to destroy an important and special part of Bristol. This woodland area is home to many living creatures and is enjoyed by us outdoor enthusiasts who appreciate the forest and what it provides for us. My dear friend and I have many memories of nature walks and hikes throughout this forest seeing plenty of smiling faces on the way. I've seen people in the neighborhood and participated in picking up trash to keep this area clean and respected for the greater good. This investment will cause large amounts of pollution to our air, water and soil as well as taking away what habitat is left for woodland species to reside in. Has anyone noticed over the past 5 years how much more traffic and residents are in Bristol? We don't need more people! We need people to take care of what goodness is LEFT here in our city. Thank you for your time.

From: Michelle Rudy <mirwater@yahoo.com>
Sent: Sunday, February 8, 2026 6:33 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Hoopers Zoning Presentation

Hopefully you will receive this Monday morning so good morning,

I am attaching the long version of our presentation to the zoning commission to enter into the record. We have decided not to give this version of the presentation at the meeting because we timed it and it was about an hour and a half. Lol. So instead we wish to give a much shorter introduction to our concerns with a little bit of expert testimony sprinkled in. I told the experts 3 minutes maximum. Hopefully that is acceptable to the commission and sufficient for CEPA.

I am also attaching some materials from our wetland soil scientist and our hydrologist that we refer to in our presentation. We also refer to the letters from Mr. Scott Heth of the ELCCT and Mr. John Correia of the PRWA. You already have those letters so there is no need to send them again.

Thank you and have a nice day,
Michelle Rudy

From: Jackie <irishffkcm@comcast.net>
Sent: Monday, February 9, 2026 4:08 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Hoppers propert

I was contacted by Jan Gatzuras regarding the hoppers and some information that I had passed along to her.

I happen to be at a meeting where friends of the hoppers were also attending. After the meeting, I approached her and said that I knew the person that had sold her mother's land located in the hoppers to the Tabascos and that she had approached then Mayor Caggiano first to see if the city was interested in purchasing the property. The land had been owned by Carol Kowalczyk. Her daughter, Karen, sold the land for her mother.

Mayor Caggiano said that the City would not be interested, but if she wanted to donate the property, they would certainly take it. He did not mention to her about the friends of the hoppers having an interest in any private properties that came up for sale in the hoppers.

I let Jan know this after the meeting and she was saddened to hear that the property had been offered to the city, and they had turned it down. Jan was also was disappointed that Mayor Caggiano had not let her know there was an organization that would have purchased the land.

If you have any questions regarding this conversation I had with Karen Kowalczyk, please do not hesitate to contact me. Thank you very much.

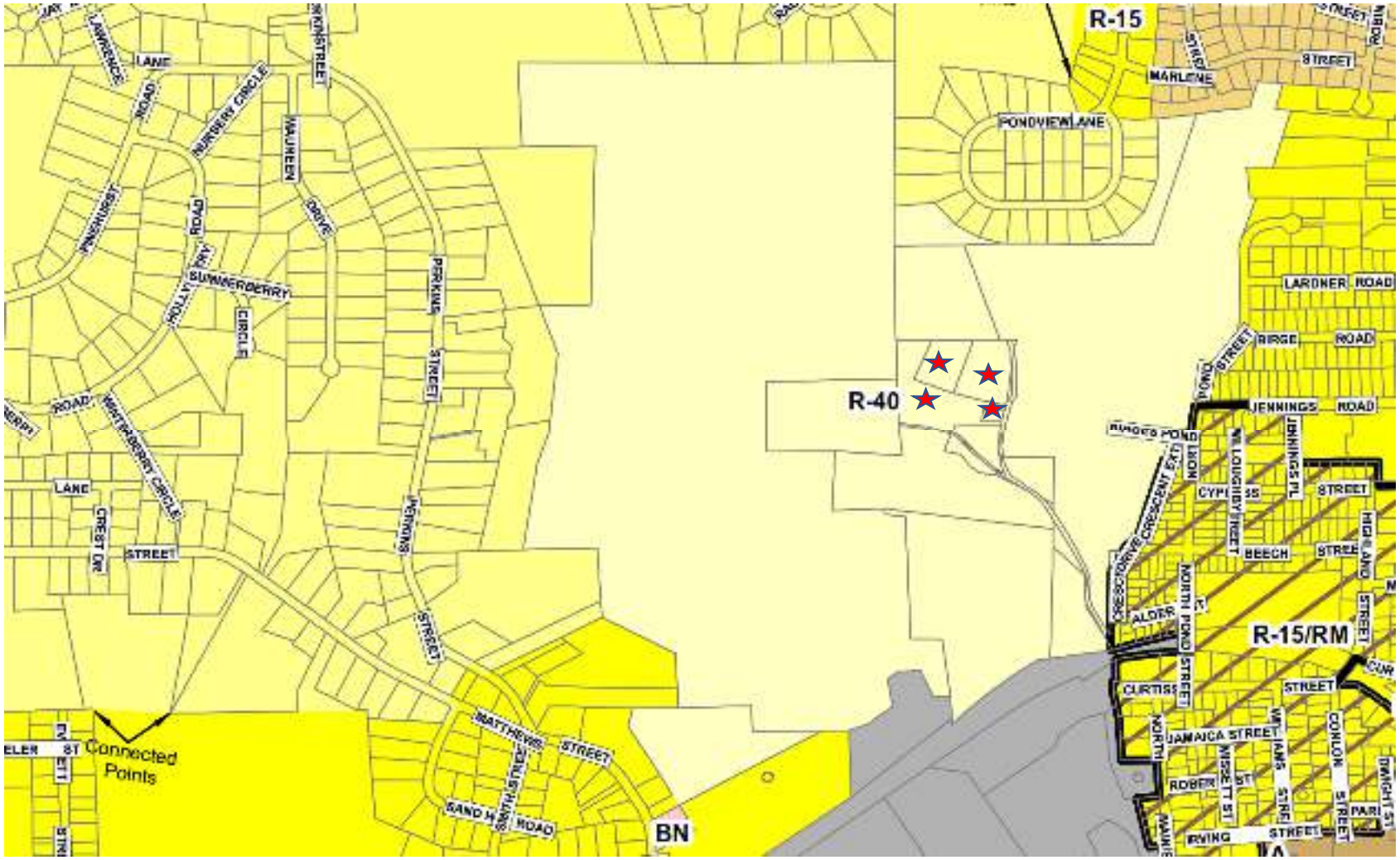
Jackie McCauley
869-637-6340

Various Maps:

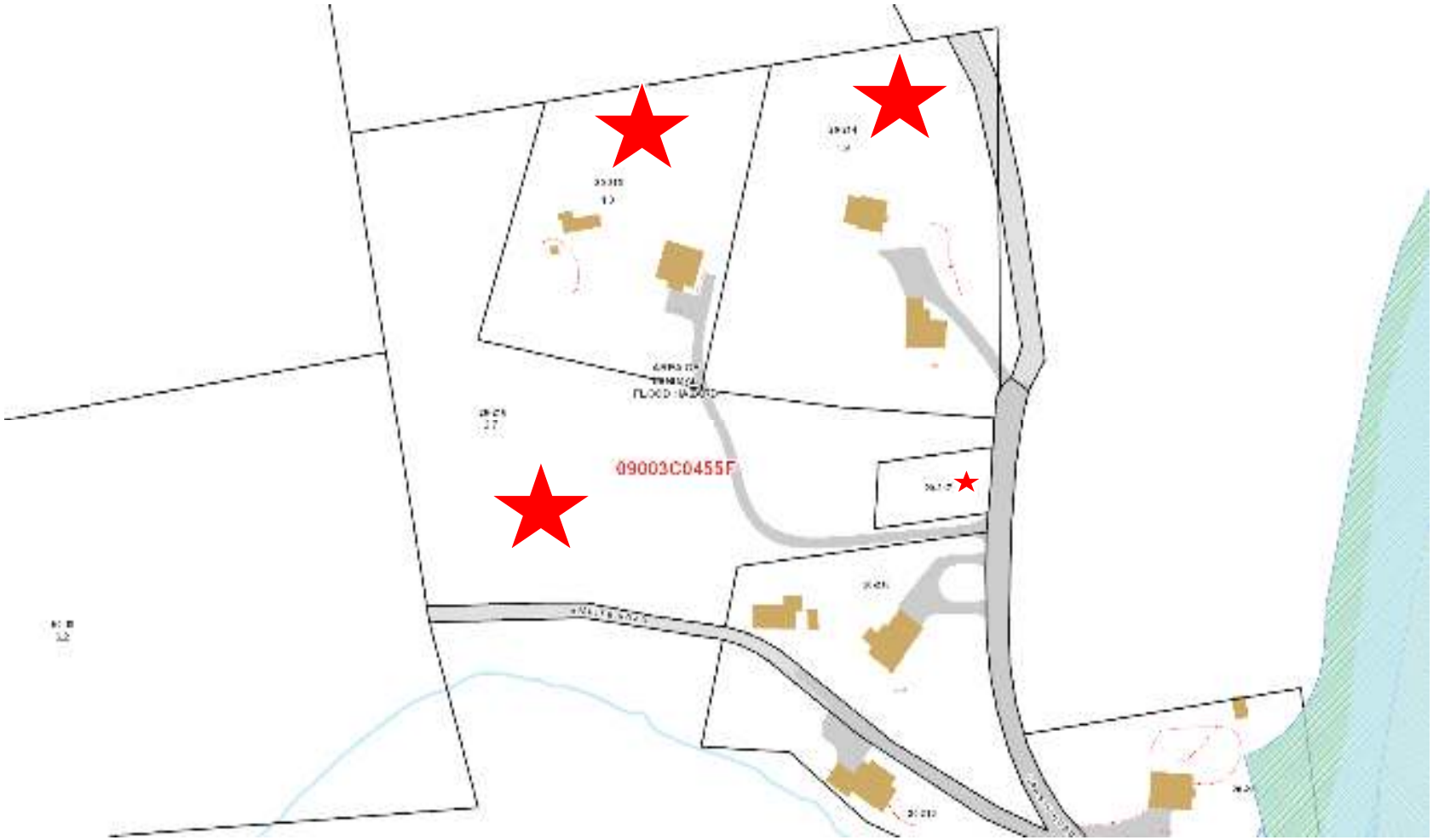
GIS
and
Google



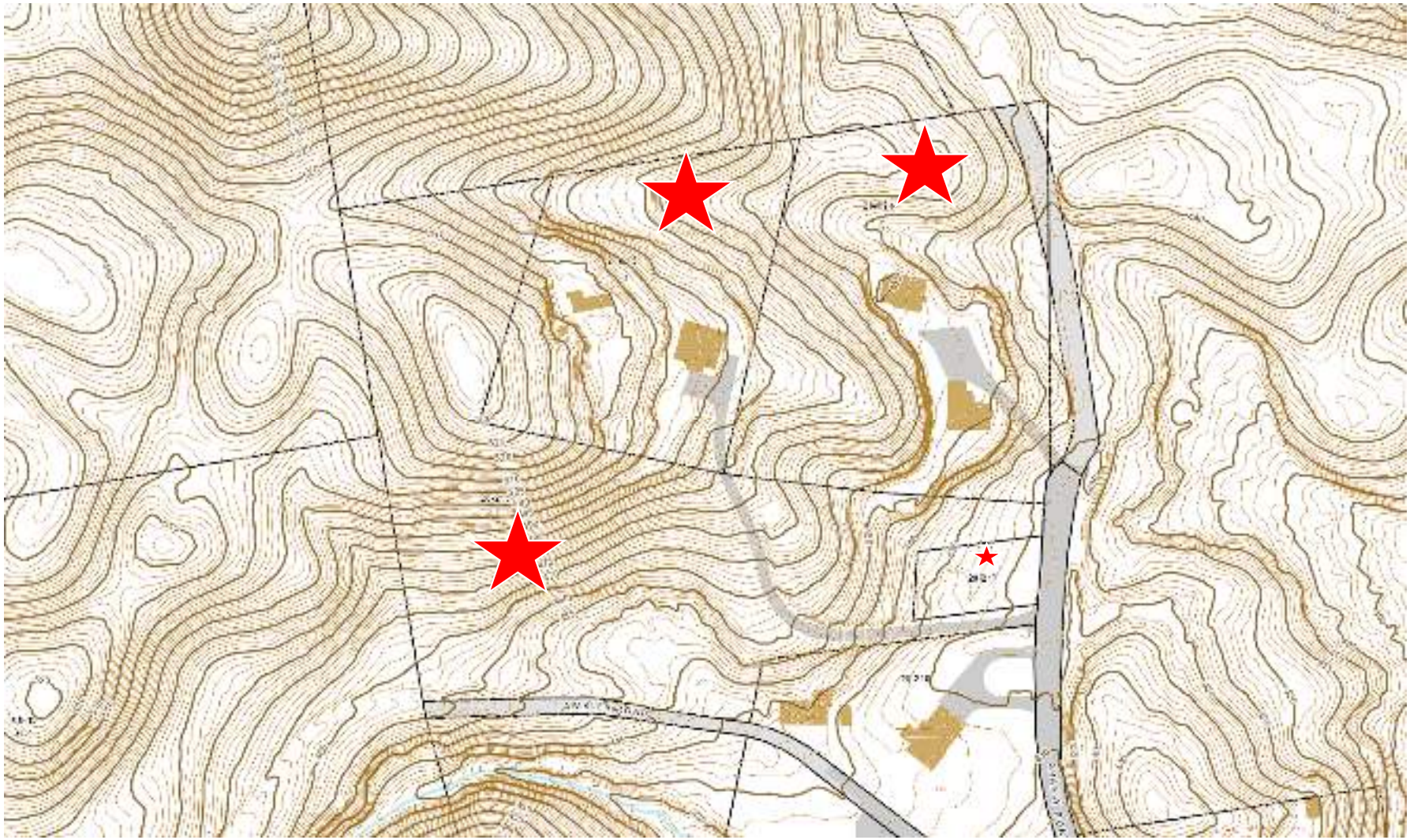
App. 2547 & 2548 - Location
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548– Zoning – R-40
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 - Existing Topography
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Aerial
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Aerial
Special Permit & Site Plan – Earth Removal

Applicant Submitted Photos










CHEV

Site Plan Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2547 & 2548

SITE PLAN: Site Plan for earth removal and construction of two new single-family homes at Ambler Street & Grassy Road, Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential zone; H&T Holdings of Bristol LLC, applicant. *Plans Dated: July 8, 2025; Date of Committee Review: November 20, 2025 (first review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

These comments address both Conservation and Inland Wetlands on Zoning items:

Grassy Road and Ambler Road are unaccepted city streets, the Public Works Department requires that the plans and road conditions be addressed in compliance with City Code of Ordinances 21-140 and 21-141. Individual site plans would be required at the permitting phase that would include final improvements including erosion control measures and stormwater management.

1. The proposed plans show a 30-foot yard setback for excavation, the regulations require 100, this reduction would have to be approved by the Zoning Commission.

2. There will be demolition of buildings that should be shown on the plans.

3. There is a section 6.1.5 in the Plan of Conservation and Development that identifies scenic resources such as Scenic Hillsides, there are some identified on the northern and southern edge of the property. These should be identified on the plans.

4. A bond will be required that would be developed by the applicants engineer and approved by the city.

5. There are notes that refer to a 2.5 to one slope and a 3 to one slope, in review of the final sections it appears that they would be at 3 to one, however the city still recommends reverse benches along with appropriate drainage be installed in the embankments.

6. Based upon the amount of material that is being proposed to be removed (145,000 CY), we recommend that the project be phased and that sections be stabilized topsoiled and seeded every 120 days due to dust control concerns and the proximity to existing homes and watercourses. Provide a design report with hydraulic calculations that size and temporary or semi-permanent (over 120 days) drainage structures and features. Temporary topsoil storage and imported topsoil as needed should be identified.

7. Due to the narrow nature of the existing access roads, provide a report summarizing how many vehicles are entering and existing the site, and how access will be maintained for the existing homes on Grassy and Ambler Road.

8. Show any other utilities including septic systems and wells on adjoining properties if known, also show significant trees to remain.

9. These are comments on the Traffic Evaluation: Explain the background for the 48 truck trips per day, hours of work should be shown, peak traffic should be discussed. Discuss how the truck traffic will affect access to the existing home/properties on Grassy Road. Will two trucks be able to pass one another or other vehicles to reach the excavation site? Were any sightlines evaluated or was this just a capacity review? The crash evaluation states that there were no crashes on the segment of North Pond Street, however evaluation of the CT crash site, shows crashes on that street beyond the projected truck route. How were the three streets shown Cyprus Street, Jennings Road and North Main Street chosen for vehicles to pass? Are these the recommended routes? There are other travel choices. If these are the chosen routes how will trucks be confined to them? How are the truck trips distributed by route in the evaluation?

Crashes should also have been evaluated where the connecting streets meet Burlington Avenue (SR 69). The study utilized state traffic counts North of Pardee Street rather than counts North of Lewis. The counts north of Lewis are significantly higher on SR 69. Was any queuing evaluation conducted to determine changes in delay during peak hours?

10. We reserve the right to make additional comments based upon these comments.

CITY PLANNER (Andrew Armstrong):

1. Provide a timeline and estimated completion date for the project.

2. Provide phasing plan.

3. Are there any proposed processing operations on-site?

4. Indicate location of any on-site fuel storage tanks.

5. Will vehicles be parked on the property overnight?

6. The applicant is requesting a waiver of the 100-foot buffer area pursuant to Article III, Section 15.2.5.3. The submission of plan documents indicates a proposed 30-foot buffer area requested. The applicant should offer comment on the differences between the 30-foot buffer and the 100-foot buffer in terms of:
    a. The total amount of material to be removed.
    b. The total number of trucks per day and the total number trucks for the project.
    c. A comparison of the timelines and estimated completion dates.

7. Indicate limits of clearing and show on the plan. The limits of clearing shall be field located by a licensed surveyor and inspected by staff prior to operations commencing. A pre-construction meeting will also be required.

8. How will property lines be delineated in the field? Applicant should present a plan sheet for delineation in the field of all property lines. Applicant should also provide permanent property markers (provide a graphic example) to ensure that excavation does not extend onto adjacent properties during earth removal operations.

9. The plan indicates that grading will cross several property lines owned by the applicant; a grading agreement should be memorialized for each lot and then recorded on the land records conveying authorization to alter grades. Note: A lot consolidation plan could be effectuated prior to construction which would reduce the number of easements required.

10. A Traffic Evaluation was provided with the application; an estimate for a Peer Review of the Traffic Evaluation by BL Companies has been provided to the applicant and staff is currently awaiting a deposit of funds so the Peer Review can commence. This comment will remain open until the Peer Review has been completed.

11. Stormwater Report has been provided and is under review.

12. Provide a proposed bond amount (with supporting documentation) for review per Article III, Section 15.2.6

13. It does not appear that there are E&S controls to protect the property located at 144 Ambler Road have been provided. Provide details.

14. What considerations are being made to protect the safety of the general public from the large trucks traversing through the Hoppers-Birge Pond Nature Preserve parking area over an extended period of time?

15. What will be the final condition of all disturbed areas?

16. What will the warning signs proposed on North Pond Street consist of?

17. The 2018 Bristol Plan of Conservation and Development (POCD) indicates approximately half of the property located at 51 Grassy Road (Lot 215) and the general vicinity of this the project are considered scenic views. The POCD urges caution for any land use development in the area. The applicant is encouraged to submit information into the record with respect to this matter as none was submitted with the application documents and plans.

18. The applicant should offer comments and a schedule for clean-up/sweeping protocols for the truck entrance and exit area and surrounding streets used for access for earth removal.

19. We reserve the right to make additional comments based upon the comments above.

BUILDING/ZONING ENFORCEMENT (Richard Brown/Brandon Peate)

1. (Building) No comments at this time.

2. (ZEO) The property should be completely free of debris with a site inspection scheduled with the ZEO prior to any approvals.

POLICE DEPARTMENT (Ulric Berube/Sgt. Ouellette)

1. Truck trips will not negatively impact traffic based on the submitted “traffic evaluation”.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

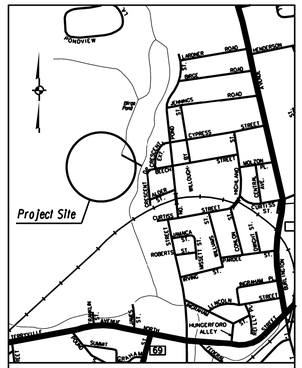
1. There is no water or sewer in the area.

Plan Set

SPECIAL PERMIT FOR EARTH REMOVAL
ASSESSORS LOT 20-214, 20-215, 20-216, 20-217
AMBLER STREET & GRASSY ROAD
BRISTOL, CONN.

JULY 1, 2025

LIST OF REVISIONS		
1	7-08-2025	*Housekeeping*
REV.	*DATE*	*REVISION DESCRIPTION*



LOCATION MAP
(SCALE 1"=1000')

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- F PROPOSED 6" FOUNDATION DRAIN
- S PROPOSED 6" PVC (SDR-35) SEWER LATERAL
- W PROPOSED 1" DOMESTIC WATER SERVICE
- E PROPOSED ELECTRIC SERVICE
- RL PROPOSED ROOF LEADER CONNECTION
- SEDIMENTATION AND EROSION CONTROL FENCE
- WETLAND LIMIT
- TREELINE

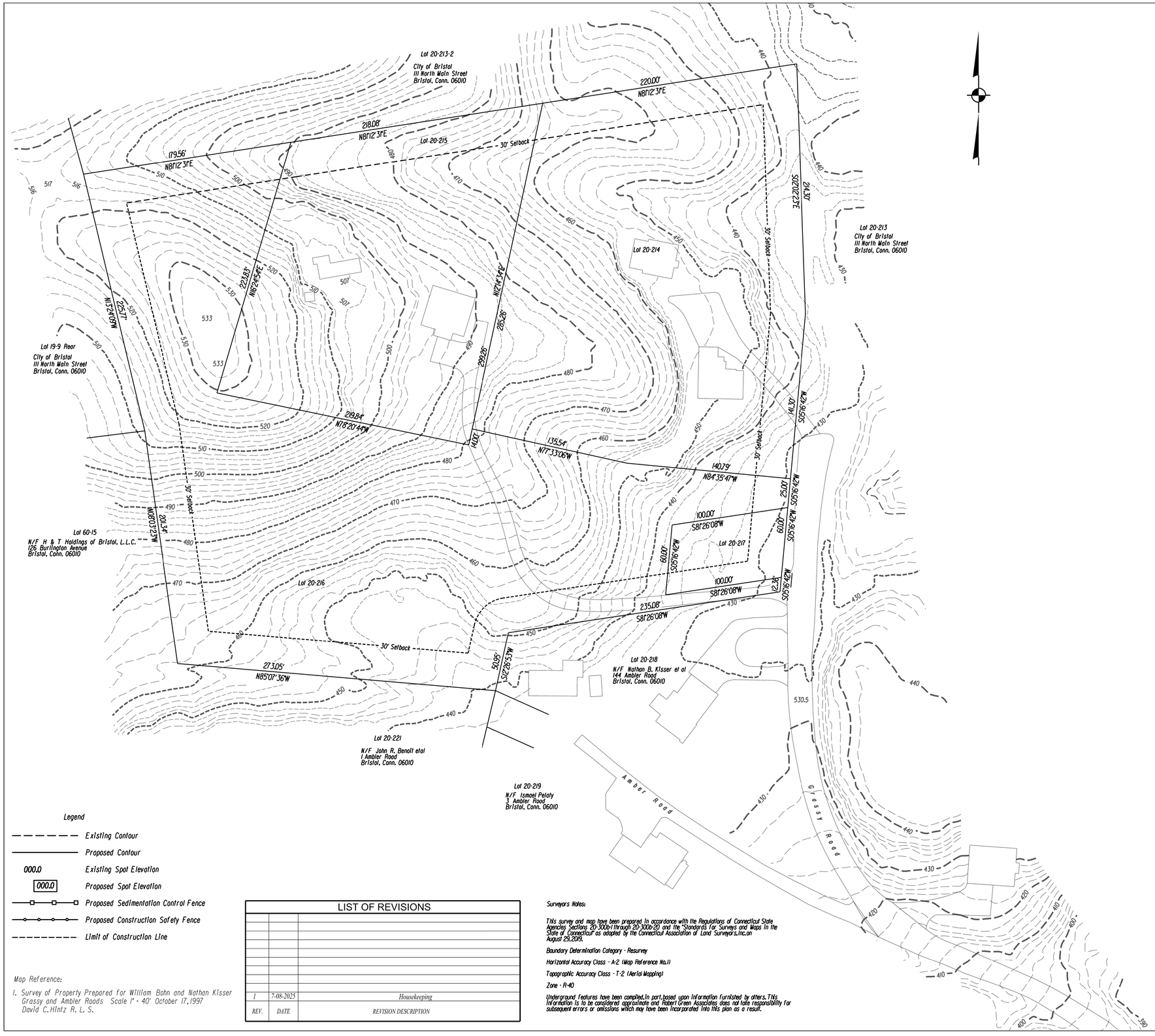
Applicant:

H & T HOLDINGS of BRISTOL, L. L. C.

c/o ROBERT TABACCO
(860)-250-6160

Surveyor/Civil Engineer:

Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135



Legend

- Existing Contour
- Proposed Contour
- 000.0 Existing Spot Elevation
- 000.0 Proposed Spot Elevation
- Proposed Sedimentation Control Fence
- Proposed Construction Safety Fence
- Limit of Construction Line

Map Reference:

1. Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17, 1997 David C. Hintz R. L. S.

LIST OF REVISIONS		
1	7-08-2025	Housekeeping
REV.	DATE	REVISION DESCRIPTION

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

Boundary and Topographic Survey

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40

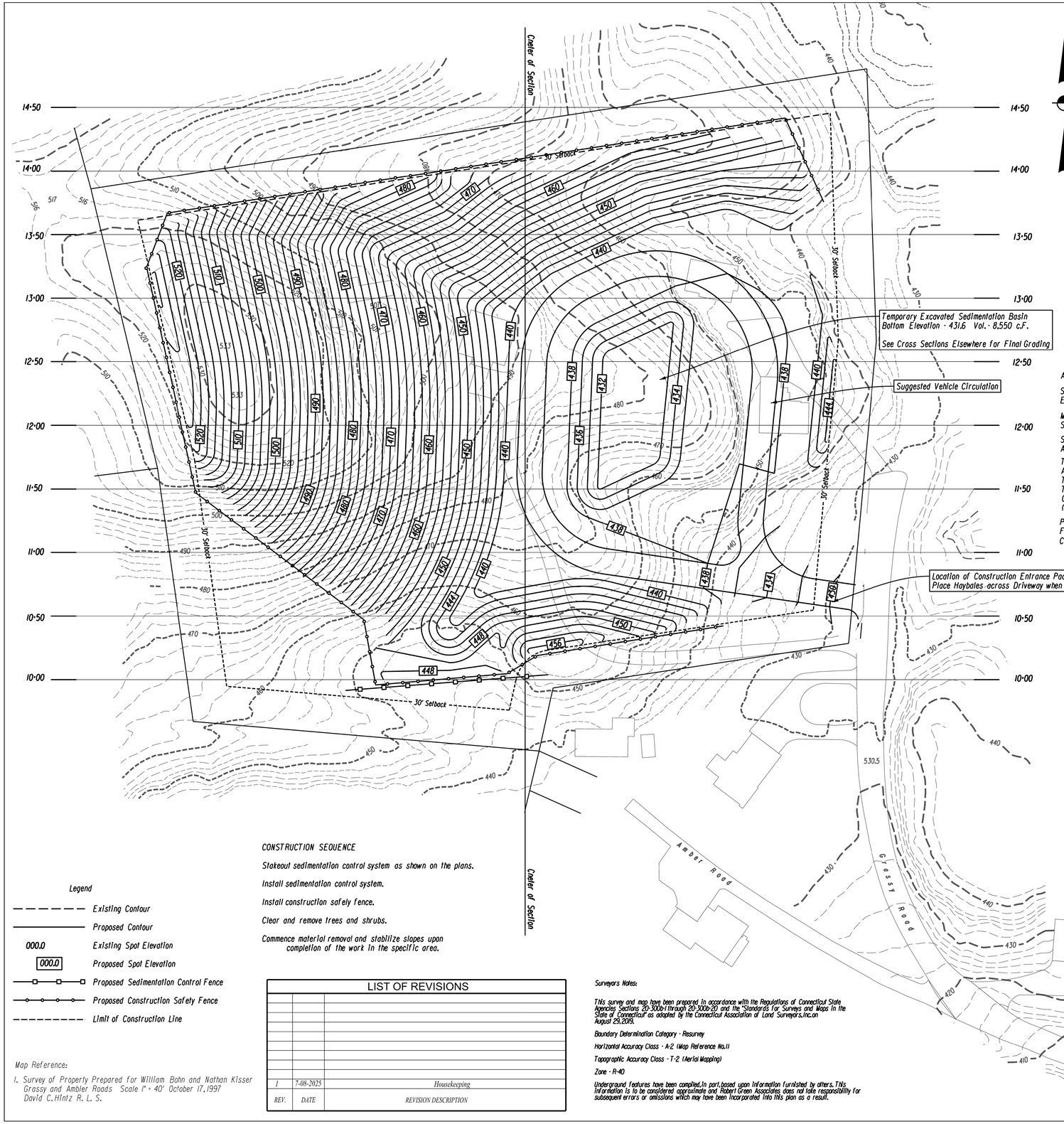
Scale In Feet

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

Sheet 2 of 6

STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860)-589-0135
Fax: (860)-589-1342



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

1. Use sedimentation control fencing or hay bales to control soil erosion and to control sediment in the reverse bench swales. Controls are to be placed at the end of each bench and at points along each bench as determined by field conditions to be necessary to control sediment and erosion. For specific details for the instgllation of erosion and sedimentation controls refer to "guidelines for Soil Erosion and Sediment Control,2002 as revised" published by the Connecticut Department of Energy & Environmental Protection.
2. Sedimentation Control system is to be installed as shown on these plans.
3. Topsoil shall be stockpiled on site. If topsoil is to be stockpiled for more than 30 days,temporary soil stabilization measures shall be applied immediately.
4. The developer shall visually inspect and maintain all sedimentation control systems after each storm event.The contractor shall also inspect and maintain the sedimentation control system before forecast heavy rains or as directed by the Town.
5. Left Blank Intentionally
6. Topsoil shall be placed to a minimum compacted depth of four (4) inches. Immediately after the topsoil is placed,it shall be bonded to the subsoil by operating a tracked vehicle up and down,not across,the slope. The top 2" of this topsoiled area shall then be raked and seeded with an appropriate seed mix to establish permanent cover. Temporary mulching or temporary vegetative cover shall be used if the exposed area is in need of stabilization and the permanent vegetative cover season has past. Areas of temporary vegetative cover or temporary mulching shall have permanent cover established as soon as seasonally possible.
7. If final grading is to be delayed for more than 30 days after land disturbance activities cease,temporary soil stabilization measures shall be applied immediately.
8. The following sections from the D.E.P. publication titled "Guidelines for Soil Erosion and Sedimentation Control,2002 as revised" are specifically added to this specification:
   - *Chapter 6 - Temporary Vegetative Cover
   - *Chapter 6 - Permanent Vegetative Cover
   - *Chapter 7 - Topsoiling
   - *Chapter 9 - Sediment Barriers
9. Robert Tabacco at (860) 250-6160,or his assigns,shall notify the planning and the Engineering Department at least 24 hours prior to the start of any construction activity.
10. Robert Tabacco at (860) 250-6160,or his assigns,shall inspect the temporary sedimentation basin once a week or after each rain event of 1/2 or more. Any sediment shall be removed and properly disposed of in an appropriate location

ADDITIONAL NOTES:

SIGNIFICANT STORAGE OF FUEL AND MAINTENANCE CHEMICAL FLUIDS FOR EXCAVATION VEHICLES AND EQUIPMENT SHOULD BE OFF-SITE. IF POSSIBLE.

MOVABLE FUEL STORAGE TANKS SHOULD BE STORED ON AN IMPERVIOUS SURFACE. IF POSSIBLE,THEY SHOULD BE STORED IN A SECURE AREA.

SPILL RESPONSE EQUIPMENT SHOULD BE AVAILABLE ON-SITE FOR SPILLS AND LEAKS.

THE CONTRACTOR SHALL PREPARE A SPILL CONTROL PLAN FOR THIS SITE AND SUBMIT THE PLAN TO THE BRISTOL ZONING ENFORCEMENT OFFICER. THIS PLAN SHALL IDENTIFY THE EMERGENCY CONTAINMENT MATERIALS THAT ARE AVAILABLE ON-SITE.THE PLAN MUST CONTAIN THE EMERGENCY COODINATOR (NAME AND CONTACT TELEPHONE NUMBER), SITE SUPERVISOR (NAME AND CONTACT TELEPHONE NUMBER). THIS PLAN SHALL INCLUDE SPILL

PREVENTION PROCEDURES (STORAGE PRACTICES,MATERIAL HANDLING,INSPECTION FREQUENCY), SPILL RESPONSE PROCEDURES (NOTIFICATION,CONTAINMENT, CLEANUP AND DOCUMENTATION OF THE RESPONSE (DATE,TIME, LOCATION,TYPE AND QUANTITY OF SPILL) AND THE ACTIONS THAT WERE TAKEN.

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

Total Area - 257,576 S.F.or 5.91 Ac.
Area Disturbed - 178,100 S.F.or 4.1 Ac.

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

Approximate Quantity of Material to be Removed - 145,000 C.Y.

Land Disturbance shall be limited to no more than 1 Acre at a time. Restabilization will be scheduled as soon as possible

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

Safety Fence shall be installed along to perimeter of the site excavation

Place a Construction Entrance Pad as shown on the Plan

Hours of Operation : 7:00 AM to 5:00 PM Monday thru Friday,and Saturday from 8:00 AM to 12:00 Noon.. No Activity will occur on Sundays or Legal Holidays.

Anticipated Duration - 24 Months

Applicable warning signs to be placed on North Pond Road as directed by the City of Bristol Engineering Department

The proposed excavation and removal shall not result in the creation of any sharp pits,depressions, soil erosion,depress land values, drainage and sewerage problems or other conditions that would impare the use of the property in accordance with the City of Bristol Zoning Regulations,and further provided that such excavation or removal will be in harmony with the general purpose and intent of the Zoning Regulations.

No Grading to occur within 30' of a Property Line

All site work shall conform to specifications of the City of Bristol

Developer is responsible for correcting any unforseen field conditions

Legend

- *Existing Contour*
- *Proposed Contour*
- *000.0 Existing Spot Elevation*
- *000.0 Proposed Spot Elevation*
- *Proposed Sedimentation Control Fence*
- *Proposed Construction Safety Fence*
- *Limit of Construction Line*

Map Reference:

1. *Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17,1997 David C.Hintz R. L. S.*

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

Commence material removal and stabilize slopes upon completion of the work in the specific area.

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors,Inc.on August 29,2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

Underground features have been compiled,in part,based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

Site Grading Plan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40

Scale In Feet

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

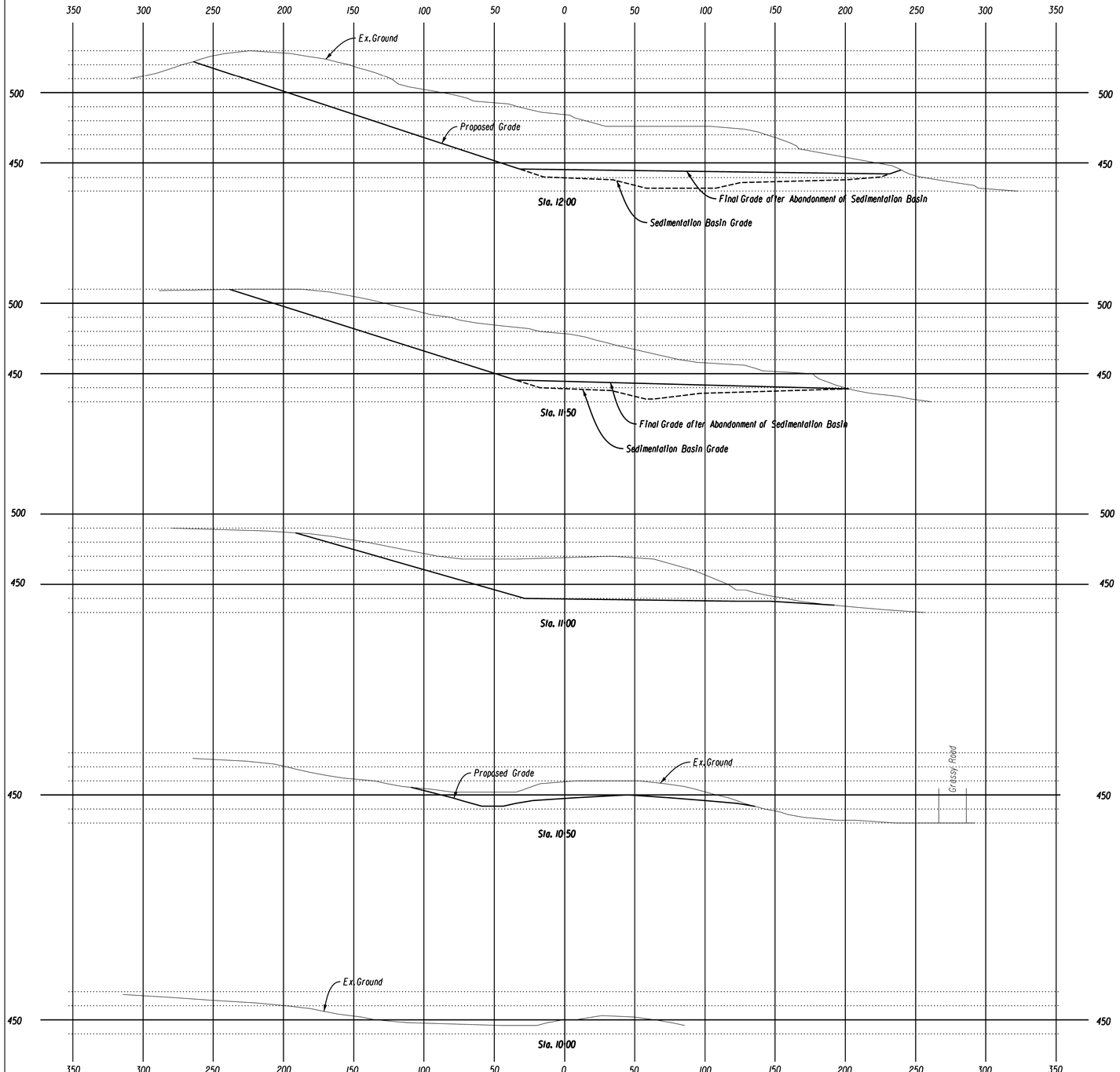
JOSEPH M. GREEN P.E.
REG.NO.0026292

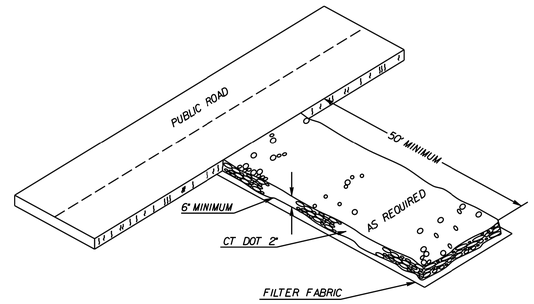
Sheet 3 of 6

STATE OF CONNECTICUT JOSEPH M. GREEN No. PE.N.0026292 LICENSED PROFESSIONAL ENGINEER

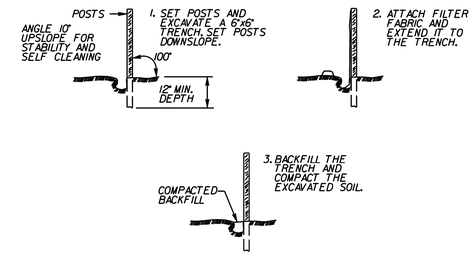
STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville,Conn.06786
Phone: (860)-589-0135
Fax: (860)-589-1342





CONSTRUCTION ENTRANCE
N. T. S.



PLACEMENT AND CONSTRUCTION OF A
SYNTHETIC FILTER BARRIER
N. T. S.

Miscellaneous Notes and Details

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' or as Noted July 1, 2025

40 0 20 40
Scale In Feet

LIST OF REVISIONS		
1	7-08-2025	Housekeeping
REV.	DATE	REVISION DESCRIPTION

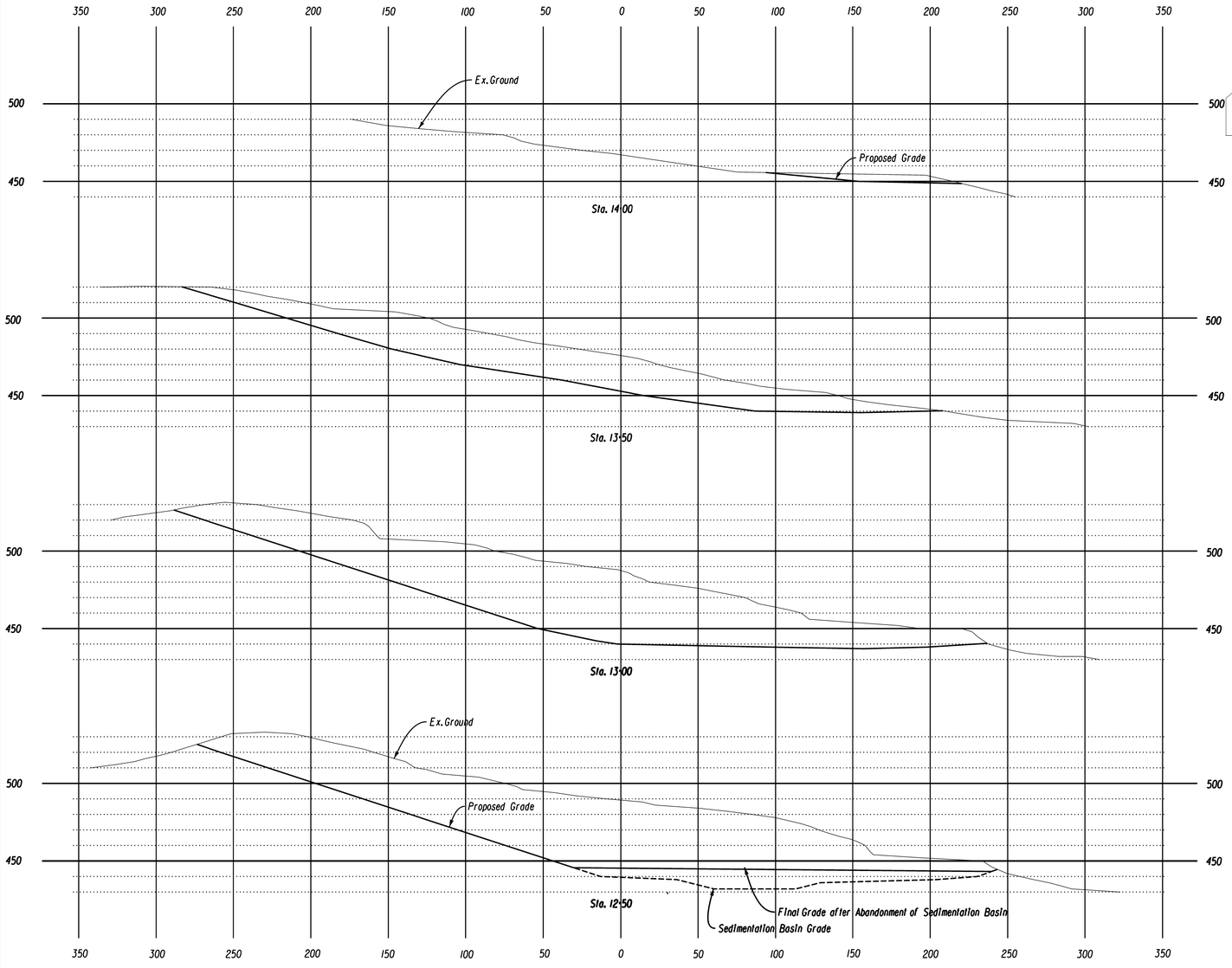
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

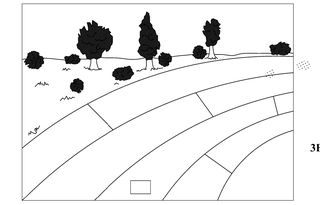
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 4 of 6

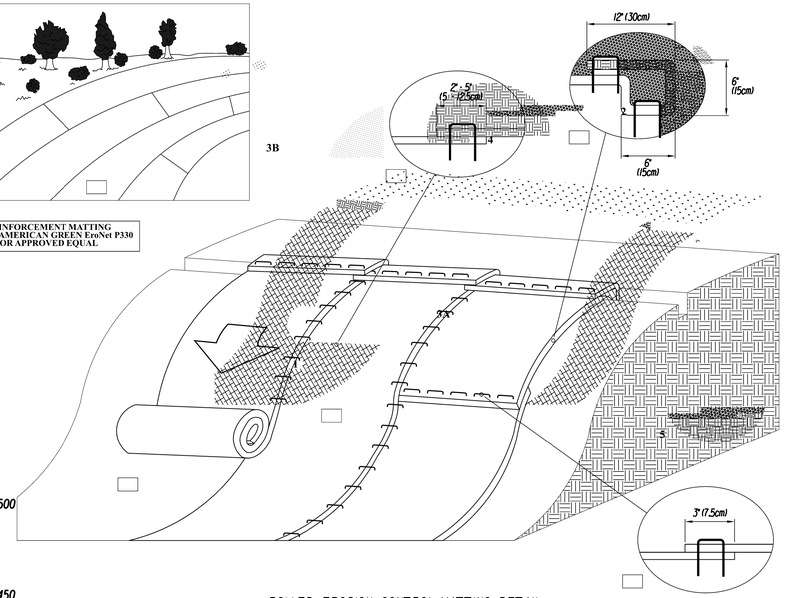
STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860)-589-0135
Fax: (860)-589-1342





REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL



ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS)INCLUDING ANY NECESSARY APPLICATION OF LIME,FERTILIZER, AND SEED.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6"(15cm) DEEP x 6"(15cm)WIDE TRENCH WITH APPROXIMATELY 12"(30cm) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH.ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12"(30cm) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12"(30cm) APART ACROSS THE WIDTH OF THE RECPs.

3. ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.

4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2"-5"(5 -12.5cm) OVERLAP DEPENDING ON THE RECPs TYPE.

5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"(7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA,APPROXIMATELY 12"(30cm) APART ACROSS ENTIRE RECPs WIDTH.

*NOTE:
IN LOOSE SOIL CONDITIONS,THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6"(15cm) MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.

Miscellaneous Notes and Details

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' or as Noted July 1, 2025

40 0 20 40
Scale In Feet

LIST OF REVISIONS		
1	7-08-2025	Housekeeping
REV.	DATE	REVISION DESCRIPTION

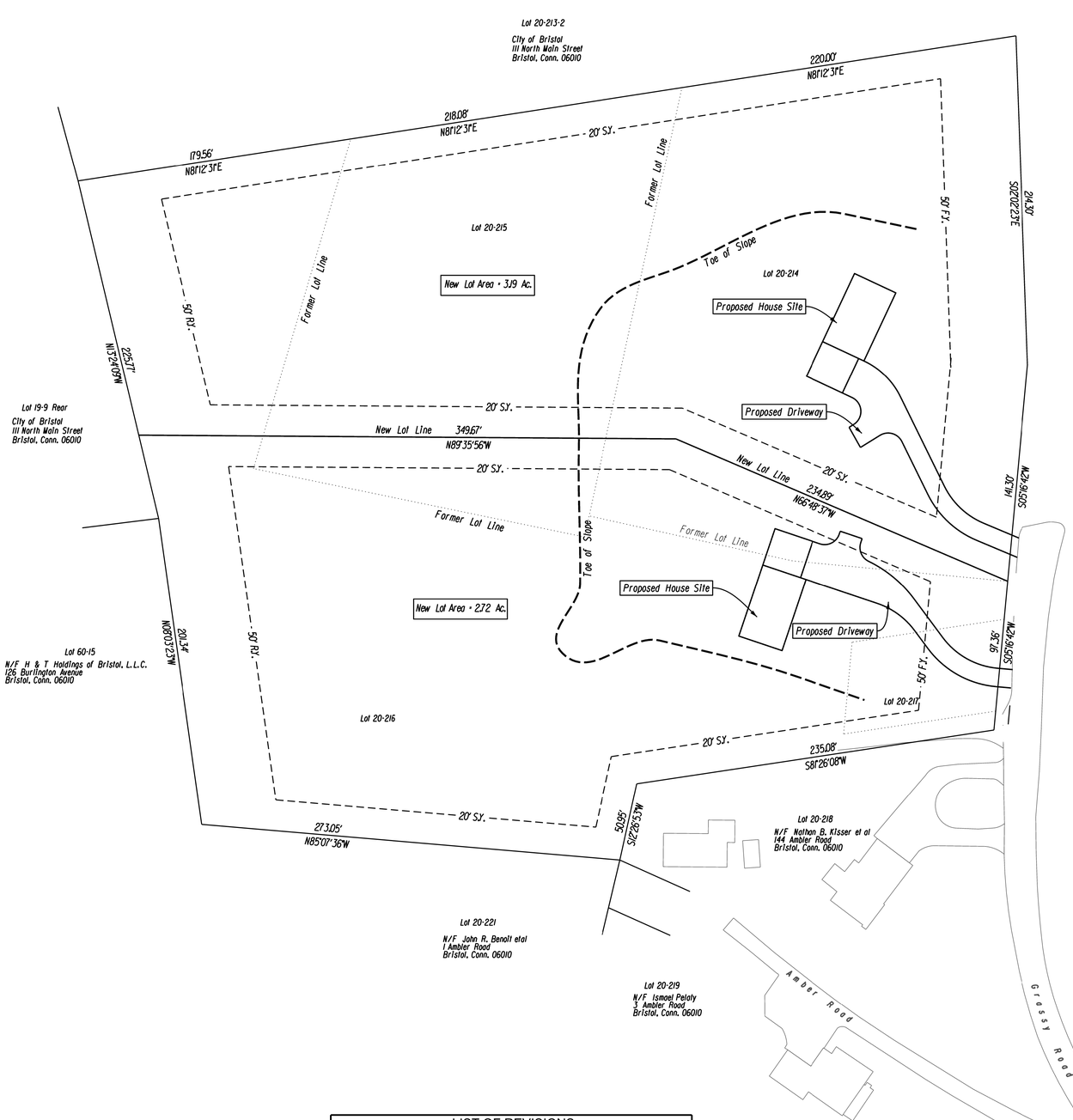
TO MY KNOWLEDGE AND BELIEF.THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

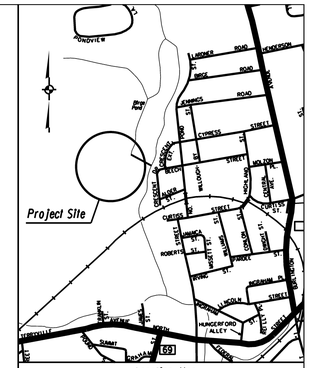
JOSEPH M. GREEN P.E.
REG.NO.0026292

Sheet 5 of 6

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

Robert Green Associates L.L.C
Surveyors and Engineers
6 Old Waterbury Road
Terryville,Conn.06786
Phone: (860)-589-0135
Fax: (860)-589-1342





Concept PLan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40

Scale In Feet

LIST OF REVISIONS		
1	7-08-2025	Housekeeping
REV.	DATE	REVISION DESCRIPTION

Map Reference:

Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17,1997 David C.Hintz R. L. S.

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

JOSEPH M. GREEN P.E.
REG.NO.0026292

Sheet 6 of 6

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville,Conn.06786
Phone: (860)-589-0135
Fax: (860)-589-1342

Application #2549 Zone Change

From:

R-40 Residential

To:

IP-3 Industrial Park Zone

For Office Use Only	
APPLICATION NO.	2549
DATE FILED:	10/29/25
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CHANGE OF ZONE

The undersigned Applicant hereby petitions the Bristol Zoning Commission to hold a public hearing to hear and consider the proposed zone change requested herein for the Property described below.

Present zone of the Property: IP-3 & R-40 Proposed zone of the Property: IP-3

Address or Location of the Property: CLARK AVENUE

Assessor's Map No.: 66 Assessor's Lot No.(s): LOTS 261 A-1 + 261 A-2

Size of the Property (in acres or square feet): 21.07 Extension of a like zone? [X] yes [ ] no

Minimum lot area requirement of the proposed zone: 3 ACRES

Reason for the proposed zone change:

PROPERTY HAS TWO ZONING DISTRICTS. THE IP ZONES HAVE FRONTAGE ON CLARK AVENUE AND MINOR ROAD, THE R-40 SECTION DOES NOT HAVE FROTNAGE AND IS BISECTED BY RAIL ROAD TRACKS..

Other comments:

APPLICANT (If more than one, list on Page 2)

Name: Stephen O Allaire, Trustee

Address: 271 Farmington Ave. City: Bristol State: CT Zip: 06010

Telephone No.: 860584 2384 E-Mail:

Signature: Stephen O Allaire Signature – (Printed/Typed) Stephen O. Allaire

CHECK ONE: [ ] owner [ ] other (specify):

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: same

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

*not applicable for zone changes initiated by the Zoning Commission itself

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

For Office Use Only
APPLICATION NO. 2549

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: _____

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Applicants Narrative

Zone Change Narrative: R-40 to IP-3

1. Introduction

The applicant respectfully requests a zone change from R-40 to IP-3 for the above-referenced parcel. This change is proposed to facilitate future industrial development consistent with the City of Bristol's economic development goals and land use planning objectives.

2. Existing Conditions

The subject parcel is currently zoned a combination of IP-3 and R-40, which permits low-density single-family residential development with a minimum lot size of 40,000 square feet. The property is presently vacant and is located in proximity to existing industrial uses.

The portion of the property that is zoned IP-3 consists of 12.47 acres and the R- 40 is 8.6 acres.

While the IP-3 parcels have direct access to Minor Rd and Clark Avenue, the R-40 parcel has no access to a city street. In addition, the R-40 parcel is bisected by a railroad that would better serve an Industrial use rather than crate a noise nuisance for residential uses.

3. Proposed Use and Justification

The proposed IP-3 zoning will allow for light industrial, warehousing, office, and research uses, which are appropriate given the site's location, infrastructure, and surrounding land use context.

This zone change will:

- Promote economic development by enabling new industrial space.
- Support job creation and expand the city's industrial tax base.
- Utilize existing infrastructure efficiently.
- Reduce land use conflicts by aligning zoning with adjacent industrial uses.

4. Consistency with the Plan of Conservation and Development (POCD)

The Bristol POCD identifies industrial development as a priority in designated growth areas. The subject parcel lies within or adjacent to a targeted industrial corridor. The proposed zone change aligns with the POCD's goals to:

- Encourage industrial development in appropriate areas.
- Promote land use transitions that support economic vitality.

- Preserve residential neighborhoods by concentrating industrial uses in designated zones.

5. Public Interest

This zone change serves the public interest by:

- Advancing Bristol's economic development strategy.
- Supporting land use efficiency and infrastructure investment.
- Enhancing the city's ability to attract and retain industrial tenants.

7. Conclusion

The applicant respectfully requests approval of the proposed zone change from R-40 to IP-3. This change is consistent with Bristol's zoning framework, POCD, and long-term development goals. We welcome the opportunity to present this application and address any questions from the Commission or the public.

Sign Posting

BRISTOL ZONING COMMISSION

MEETING DATE: **February 9, 2026**
SIGN(S) MUST BE POSTED NO LATER THAN: **January 27, 2026**

Application No.	Applicant	Location of Property/Purpose of Application	Date Sign(s) Checked
2549	Stephen O. Allaire, Trustee,	North of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2 4 x 4 Signs Required 1 sign on Matthews St.; 2 signs on Minor St.; 3 signs on Clark Ave.	**OK 1/27/26**

Referral to Town and City Clerk

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: December 11, 2025

TO: Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #2549

Proposal: Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2.

Initiated by: Stephen O. Allaire, Trustee, applicant.

Tentative Hearing Date: January 12, 2026

City Planner – Robert Flanagan – City of Bristol Land Use Office at 860-584-6225.

Enclosure

Referral to Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: November 12, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4.C.1.of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Map is hereby referred to the Planning Commission for a report:

Application #2549

Proposal: Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2.

Initiated by: Stephen O. Allaire, Trustee, applicant.

Tentative Hearing Date: January 12, 2026

City Planner – Robert Flanagan – City of Bristol Land Use Office at 860-584-6225.

Enclosure

Response from Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Planning Commission

DATE: December 16, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant

The Bristol Planning Commission, at its meeting of December 15, 2025, approved the following motion with respect to the above captioned item:

"Make a motion to send a positive referral to the Zoning Commission for Applications #2549.
The Planning Commission finds that the Zoning Commission referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

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

Letters

January 28, 2026

Mr. Robert Flanagan, City Planner
City of Bristol, Zoning Commission
Bristol, CT 06010

RE: Application #2549 Zone change from R-40 Residential to IP-3 Industrial Park

Dear Mr. Flanagan,

Our names are Paul and Cheri Duquette, we have lived at 2014 Matthews Street, Bristol, CT for 40 years. We have seen may changes to this area, some benefiting it and some not. When we purchased our home in 1985 there were families with horses, a dairy farm, and much beautiful open space. Over the years, we have had 7 homes built in the western section of Matthews Street area that switches from Bristol to Terryville, CT; the building of Tyler Ridge Condos; two manufacturing buildings on Clark Avenue, an public school; and most recently a fuel transfer station on Minor Road. Additionally, we have observed the removal of trees from the state-owned reservoir property.

We oppose this Zoning change for several reasons:

- Enough manufacturing has taken place on Clark Avenue with the AG Russell building and the McInter not to mention the old New Departure building on James P. Casey
- Matthews Street from Clark Avenue to Terryville is a residential neighborhood and needs to stay as such
- An increase of traffic has occurred especially tractor trailers, on both Clark Avenue and Matthews Street, this has created an increased risk to the local neighbors who walk the area for exercise. We do not have sidewalks to keep pedestrians safe when on Matthews Street
- We have an elementary school just down the street from this site, increased traffic equals increased danger to our children of Bristol
- A fully blind homeowner, who is in the process of obtaining a guide dog, has been told that the busyness of the street and lack of sidewalks is of great concern to the guide dog organization when determining getting the dog
- Three of the homes on Matthews Street have their property butting up to this land, which currently is a buffer. Should a manufacturing company be built, it will be right in their backyards. We know how this can be a disturbance for currently we are affected by the Bristol Technical School on Minor Road. We can hear the daily noise, including the loudspeaker, drivers racing in the parking lots and seeing the parking lot lights on at night
- At the December 15, 2025, Planning Commission meeting, this issue was passed with a 3-2 vote to be given a positive referral to the Zoning Commission, there wasn't much

support from the Planning Commission when discussing this application, and we'd like to ask that be of some weight in your decision.

At this time, we are not aware of any traffic studies or water table studies having been done. Has anyone looked to see if this land is in wetlands?

Of most importance is the ecology impact this will have. There is a lot of wildlife that calls this land its home, with the recent tree clearing for the fuel transfer station we have all seen an increase in deer, fox, and bear, wild turkeys, rabbits and birds of prey in our yards, some of this wildlife causing property damage. Developing this land will only exacerbate this issue and **MUST be considered**.

Plain and simple, another manufacturing building is not what we want nor need in our residential neighborhood.

We urge you to not approval this change in zoning,
Paul and Cheri Duquette

January 29, 2026

Mr. Robert Flanagan, City Planner
City of Bristol, Zoning Commission
Bristol, CT 06010
RE: Application #2549 Zone change from R-40 Residential to IP-3 Industrial Park

Dear Mr. Flanagan and Zoning Committee,

Bristol's representation of character as defined by the Bristol City website, is a small town vibe with a big heart, an "all heart city." The maps of the area you are interested in rezoning, the part that currently defines our area as residential zone is the heart that Bristol recognizes as its foundation. The people that make up the neighborhood in this community.

Planning to rezone an area from a residential zone to an industrial zone goes against protecting the heart of the city, the elderly, the children, and families that live here. The current residential zoning is in place to protect this community. It is clear what you are asking is to revoke protections to support an industrial project and steps that have already been carried into motion within the last two years to provide more land for this private industry. Plans that have already begun impacting the people who live here.

You have the power to now provide them with more access to our backyards, our roads, and opportunity to increase the difficulties neighbors already have with a high water table.

Though you also have the power to protect us; the residents, the people, the elderly, the children, the teachers, the walkers and the runners who are already impacted by the increase of commercial traffic by the current industrial construction.

You have the power to keep our residential zoning in place to protect the children who attend the nearby school, and the people who gather at the health facility in our area.

You have the power to protect the wetlands which historically have been in this area for generations, and you have the power to preserve the land and its history rooted in farmland.

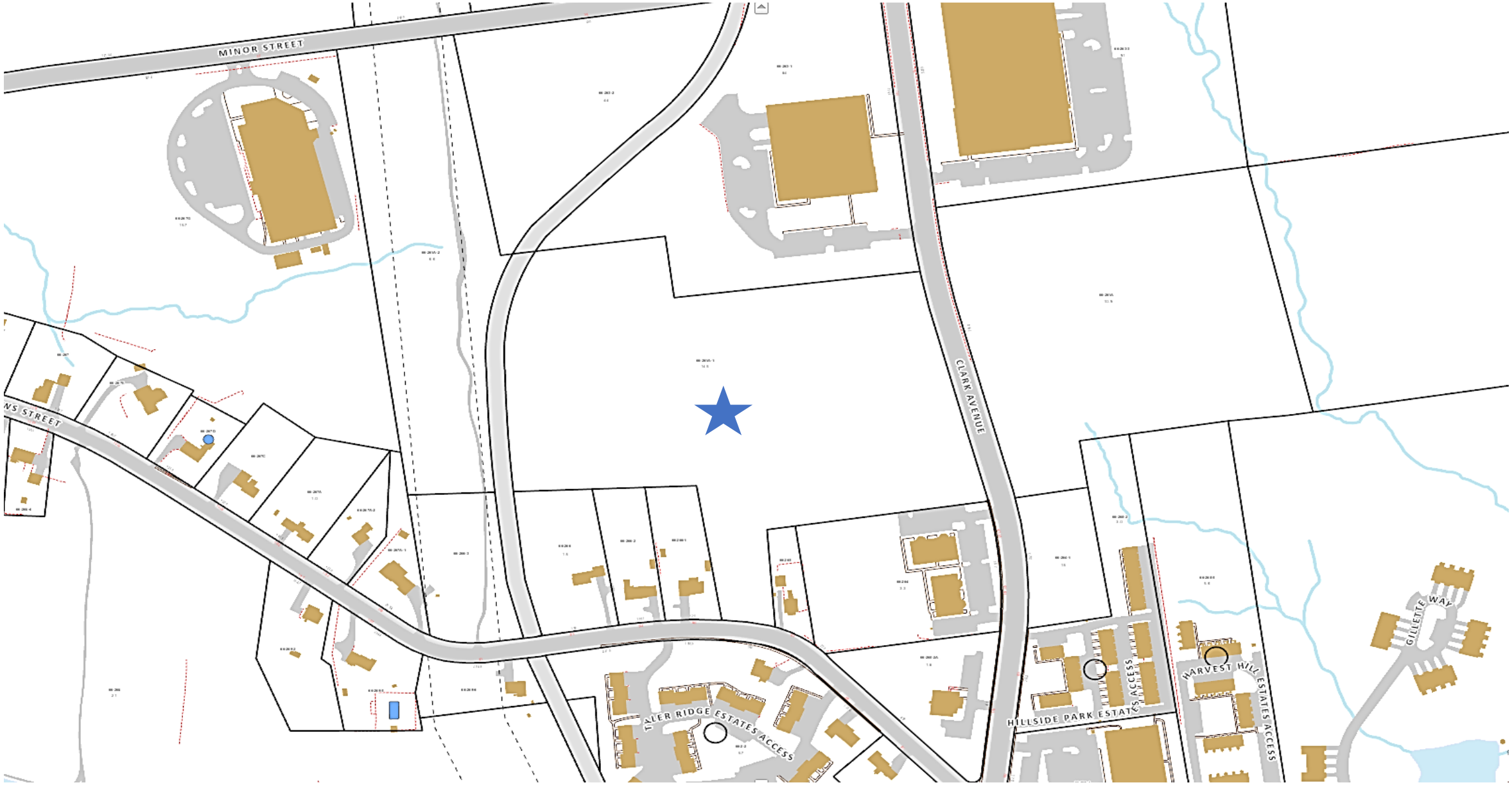
You have the power to show up for us as our neighbor.

My family moved here in 2021 during the pandemic so our children could experience access to fresh air, be closer to farmland and small town communities. I am asking on behalf of my family, and our neighbors to protect our residential zoning, and deny access to plans that would increase this industrial project and harm our community.

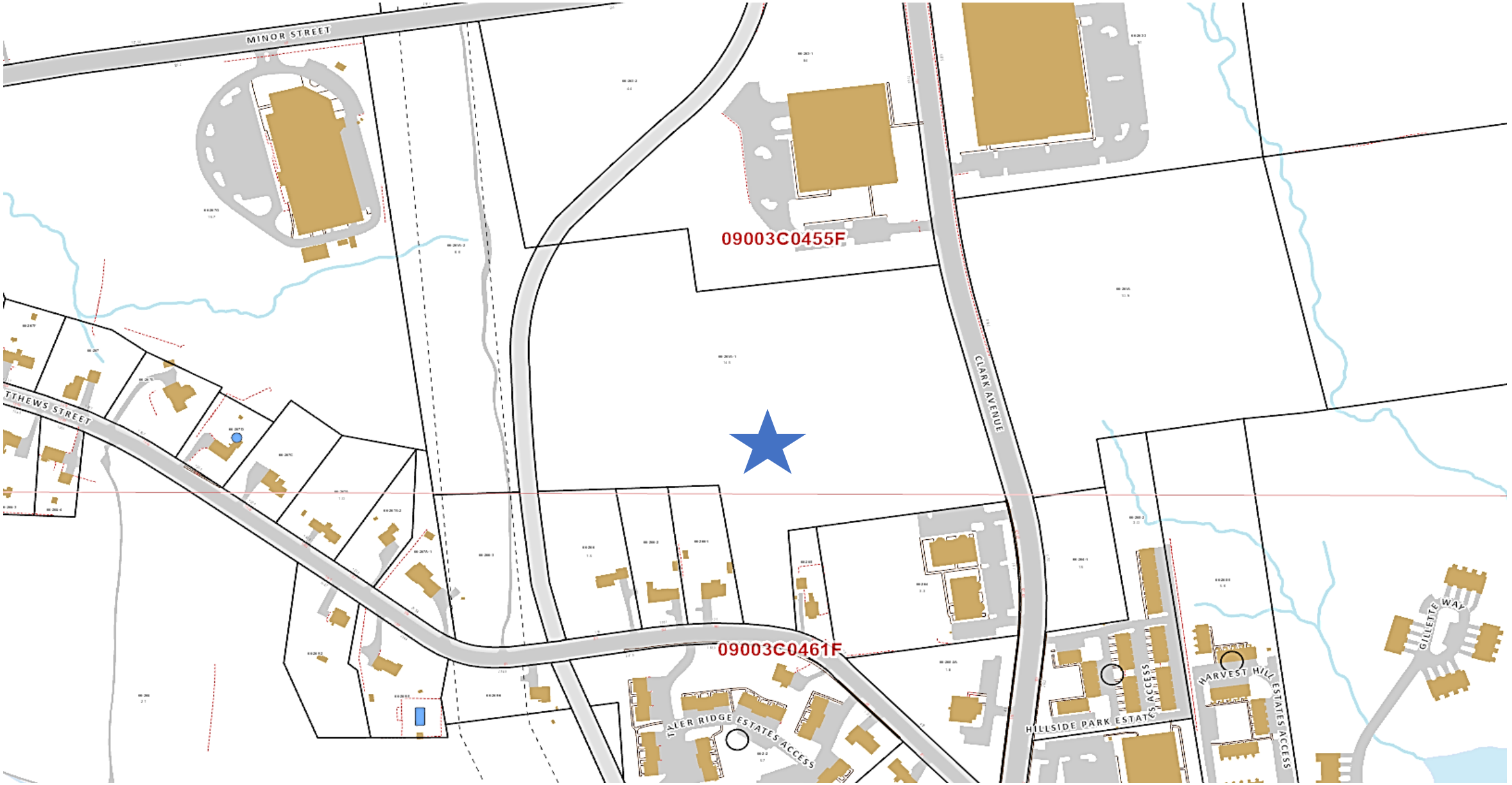
We request a denial for a zoning change
Rosario and Jonathan Soriano

Various
GIS and Aerial Maps

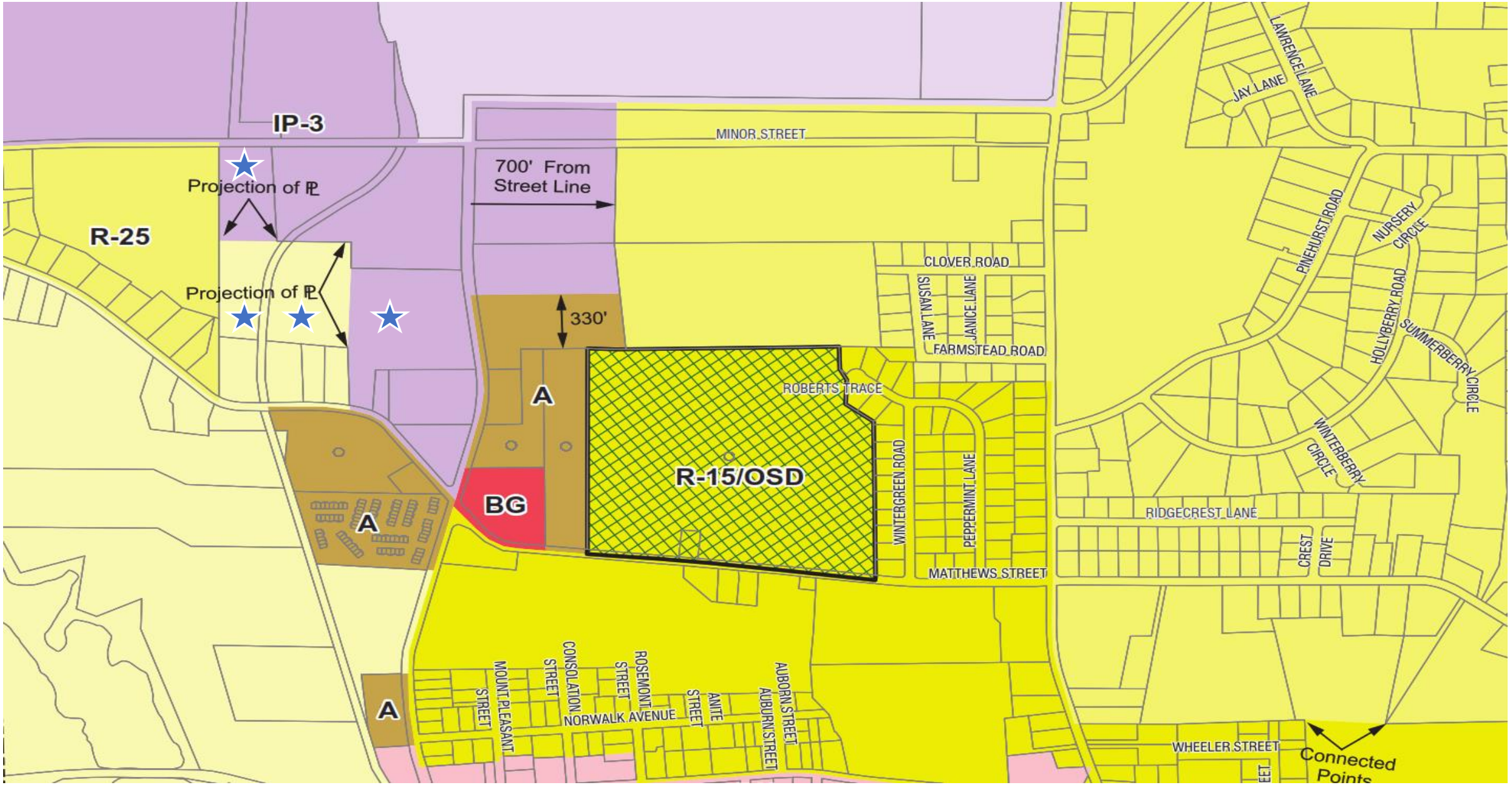
Matthews Street
and
Clark Avenue



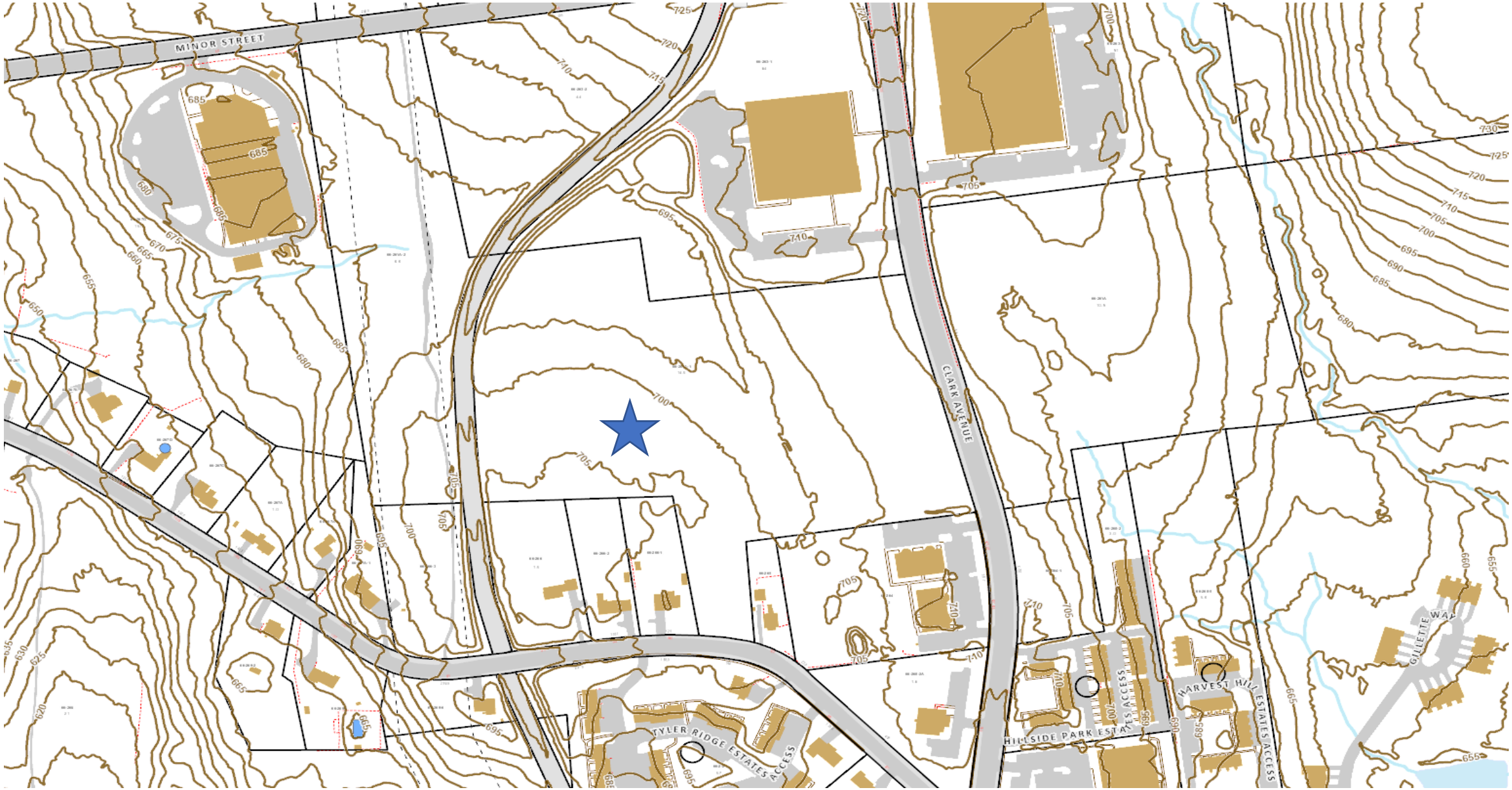
Matthews Street and Clark Avenue – Location
Map 66 Lot 261A-1 & 261A-2



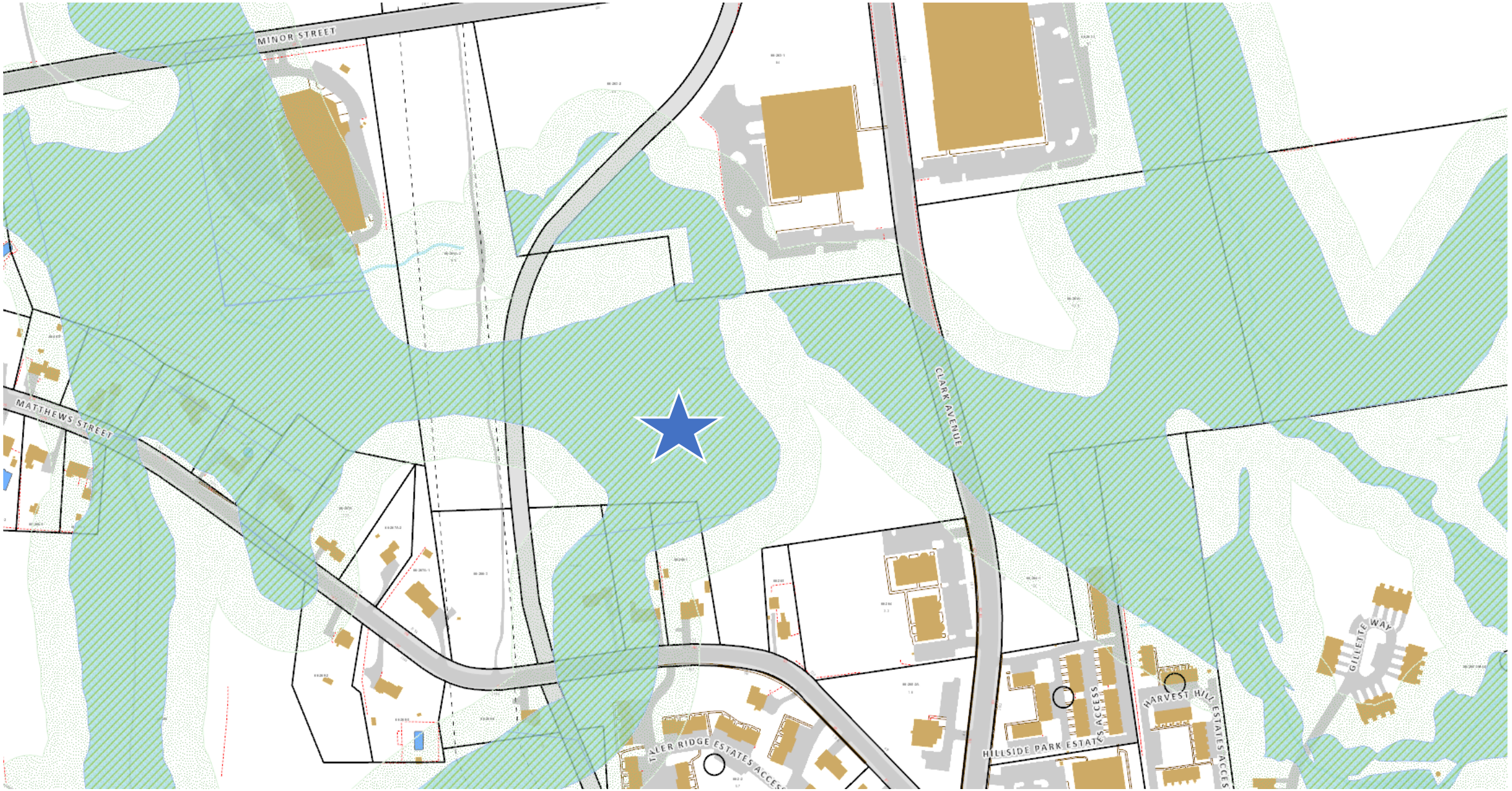
Matthews Street and Clark Avenue – Floodplain
Map 66 Lot 261A-1 & 261A-2



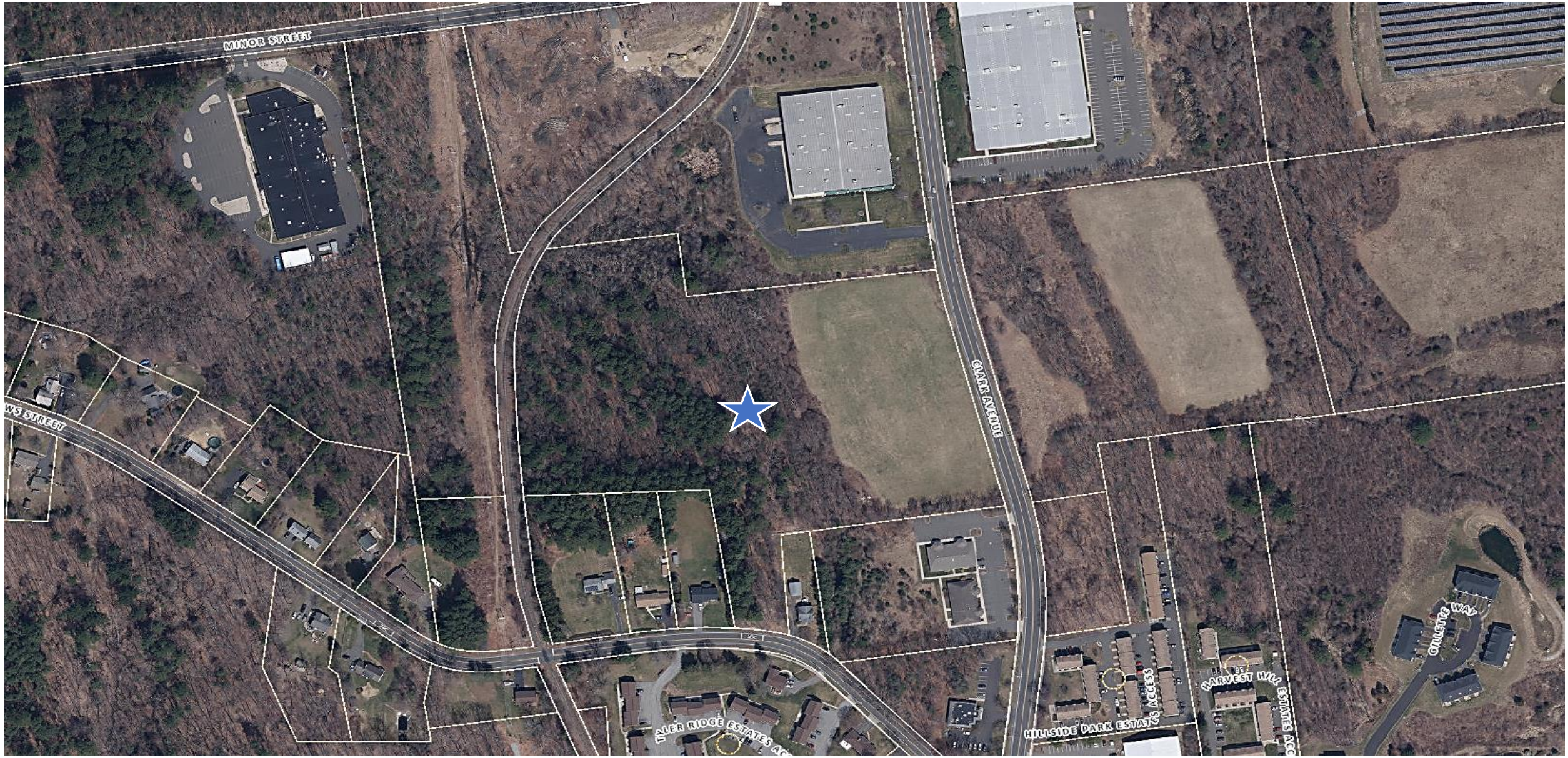
Matthews Street and Clark Avenue – Zoning
Map 66 Lot 261A-1 & 261A-2



Matthews Street and Clark Avenue – Topography
Map 66 Lot 261A-1 & 261A-2



Matthews Street and Clark Avenue – Wetlands & Upland Review Area
Map 66 Lot 261A-1 & 261A-2



Matthews Street and Clark Avenue – Aerial 2023
Map 66 Lot 261A-1 & 261A-2



Matthews Street and Clark Avenue – Streetside on Clark
Map 66 Lot 261A-1 & 261A-2



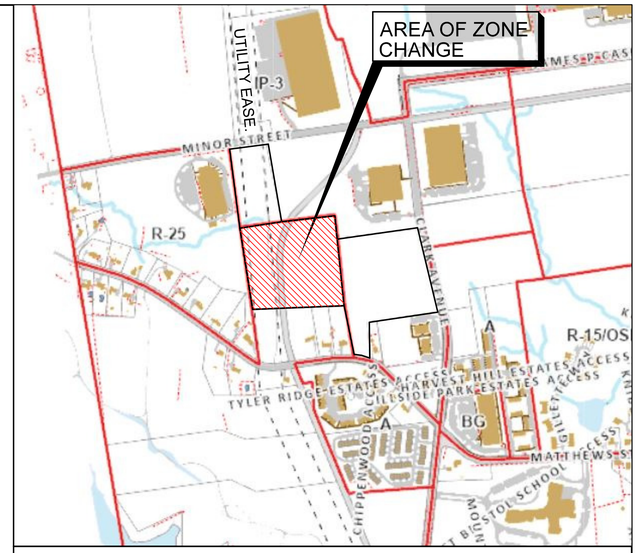
Matthews Street and Clark Avenue – Streetside on Matthews
Map 66 Lot 261A-1 & 261A-2

Zone Map

Proposed Zone Change

N/F SUNNYCREST ASSOCIATES
IP-3
N/F BRAVERMAN BRISTOL LLC
IP-3
N/F BRAVERMAN BRISTOL LLC
IP-5
MINOR STREET
ZONE LINE
R 25
ZONE LINE
IP-3
(3.5± ACRES)
N/F STEPHEN O. ALLAIRE, ESQUIRE
1803/137
5th PARCEL
N/F CHRISTOPHER ARMSTRONG
2113/912
IP-3
RAILROAD
IP-3
N/F THE ARTHUR G RUSSELL CO INC
IP-3
ASSUMED
N/F MCINTIRE CO
1255/122
IP-3
N/F JON SAHLIN + HALLEY C ALLAIRE CO-TRUSTEES
ZONE LINE
A
N/F JON SAHLIN + HALLEY C ALLAIRE CO-TRUSTEES
A
CLARK AVENUE
N/F STATE OF CONNECTICUT 685/946
R 25
ZONE LINE
N/F CITY OF BRISTOL
ZONE LINE
R 40
AREA OF PROPOSED ZONE CHANGE FROM R-40 TO IP-3
8.6± ACRES
(INCLUDING RAILROAD)
IP-3
(8.6± ACRES)
N/F STEPHEN O. ALLAIRE, ESQUIRE
1803/137
5th PARCEL
ZONE LINE
R 40
N/F CITY OF BRISTOL 1413/1034
N/F JONATHAN SORIANO + ROSARIO SORIANO 2179/404
R 40
N/F CRAIG FLETCHER 2315/682
N/F JAMES H HACKBARTH 1981/116
R 40
N/F EMILE + JOANNE M GUIMOND 1323/36
R 25
ZONE LINE
R 40
ZONE LINE
MATTHEWS STREET
A
A
IP-3
N/F SHANE BAILLARGEON + EMILY SHARCOTT 2235/203
IP-3
N/F CHIPPEN'S HILL OFFICE PARK LLC 1417/944
A
ZONE LINE

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.



LOCATION MAP
SCALE: 1" = 500'

ZONE CHANGE MAP
MBL : 66-261A-1--261A-2
PROPERTY OF
STEPHAN O. ALLAIRE, ESQUIRE
BRISTOL, CONNECTICUT

"THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

TYPE OF SURVEY: COMPILATION
BOUNDARY DETERMINATION CATEGORY: N/A
CLASS OF ACCURACY: D*

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH "THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019.

WILLIAM T. CLARK L.S. #70080

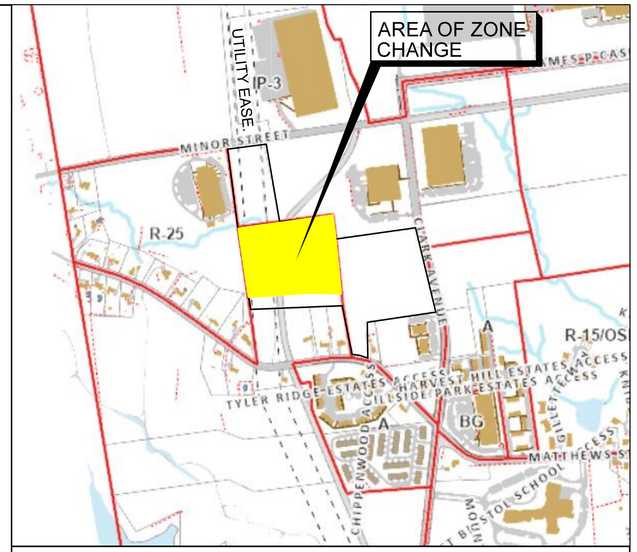
STATE OF CONNECTICUT WILLIAM T. CLARK #70080 LICENSED LAND SURVEYOR

CLARK LAND SURVEYING, LLC
126 TUNXIS ROAD
BRISTOL, CONN. 06010
(860)-967-8590
TODD@CLARKLS.BIZ

DATE: 10-27-2025	SCALE: 1" = 100'	MAP NO. 2025-94

Zone Map

REVISED Zone Change



LOCATION MAP
SCALE: 1" = 500'

N/F SUNNYCREST ASSOCIATES
IP-3
N/F BRAVERMAN BRISTOL LLC
IP-3
N/F BRAVERMAN BRISTOL LLC
IP-5
MINOR STREET
ZONE LINE
R 25
ZONE LINE
N/F CHRISTOPHER ARMSTRONG 2113/912
IP-3
IP-3 (3.5± ACRES)
N/F STEPHEN O. ALLAIRE, ESQUIRE 1803/137 5th PARCEL
RAILROAD
IP-3
N/F THE ARTHUR G RUSSELL CO INC
IP-3
ASSUMED
N/F MCINTIRE CO 1255/122
IP-3
N/F JON SAHLIN + HALLEY C ALLAIRE CO-TRUSTEES
ZONE LINE
A
CLARK AVENUE
N/F JON SAHLIN + HALLEY C ALLAIRE CO-TRUSTEES
A
IP-3 (8.6± ACRES)
N/F STEPHEN O. ALLAIRE, ESQUIRE 1803/137 5th PARCEL
ZONE LINE
N/F STATE OF CONNECTICUT 685/946
R 25
ZONE LINE
N/F CITY OF BRISTOL
ZONE LINE
R 40
AREA OF PROPOSED ZONE CHANGE FROM R-40 TO IP-3 7.4± ACRES
(INCLUDING RAILROAD)
R 40
80'
50,584± S.F. REMAINS R-40
3,200± S.F. OF WHICH IS R.R.
80'
ZONE LINE
R 40
N/F CITY OF BRISTOL 1413/1034
N/F JONATHAN SORIANO + ROSARIO SORIANO 2179/404
R 40
N/F CRAIG FLETCHER 2315/682
N/F JAMES H HACKBARTH 1981/116
R 25
N/F EMILE + JOANNE M GUIMOND 1323/36
ZONE LINE
R 40
ZONE LINE
MATTHEWS STREET
A
R 40
A
IP-3
N/F SHANE BAILLARGEON + EMILY SHARCOTT 2235/203
IP-3
N/F CHIPPEN'S HILL OFFICE PARK LLC 1417/944
A

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

*THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

TYPE OF SURVEY: COMPILATION
BOUNDARY DETERMINATION CATEGORY: N/A
CLASS OF ACCURACY: D*

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH "THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019.

WILLIAM T. CLARK L.S. #70080

STATE OF CONNECTICUT WILLIAM T. CLARK #70080 LICENSED LAND SURVEYOR

ZONE CHANGE MAP
MBL : 66-261A-1--261A-2
PROPERTY OF
STEPHAN O. ALLAIRE, ESQUIRE
BRISTOL, CONNECTICUT

REV. 2-10-2026 80' STRIP TO REMAIN R-40

CLARK LAND SURVEYING, LLC
126 TUNXIS ROAD
BRISTOL, CONN. 06010
(860)-967-8590
TODD@CLARKLS.BIZ

DATE: 10-27-2025	SCALE: 1" = 100'	MAP NO. 2025-94

Application #2552

For Office Use Only	
APPLICATION NO.	2552
DATE FILED:	12-10-25
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) article II 4.2 of the Bristol Zoning Regulations for the following Special Permit use: motor vehicle repair or service facility

Address or Location of the Property: 16 ANDREWS STREET

Assessor's Map No.: 38 Assessor's Lot No.(s): 62 & 84

Zone of the Property: I Size of the Property (in acres or square feet): .56 AC

Reason for the Special Permit: modification of existing special permit for a m
vehicle repair or service facility

Does this application involve an activity regulated by the Inland Wetlands Agency? [x] yes [ ] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on_____ [ ] no

Other comments: approved 4/14/2022 app # 1970

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: 16 Andrews Street, LLC

Address: 16 Andrews Street City: Bristol State: CT Zip: 06010

Telephone No.: 203 819-9892 E-Mail:

Signature: [signature] *Signature – (Printed/Typed)* Vilaznim Sadriu

CHECK ONE: [ ] owner [ ] other (specify):

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: same

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

For Office Use Only
APPLICATION NO. 2552

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 16 Andrews Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Ziogas Jr.

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

08/17 - LUO

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: **Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies**

FROM: Lori Mathieu, Public Health Branch Chief, EHDW Lori J. Mathieu '21

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

To review the entire Public Act 21-121 please see the following link:
https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF

c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Connecticut Department of Public Health

Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer

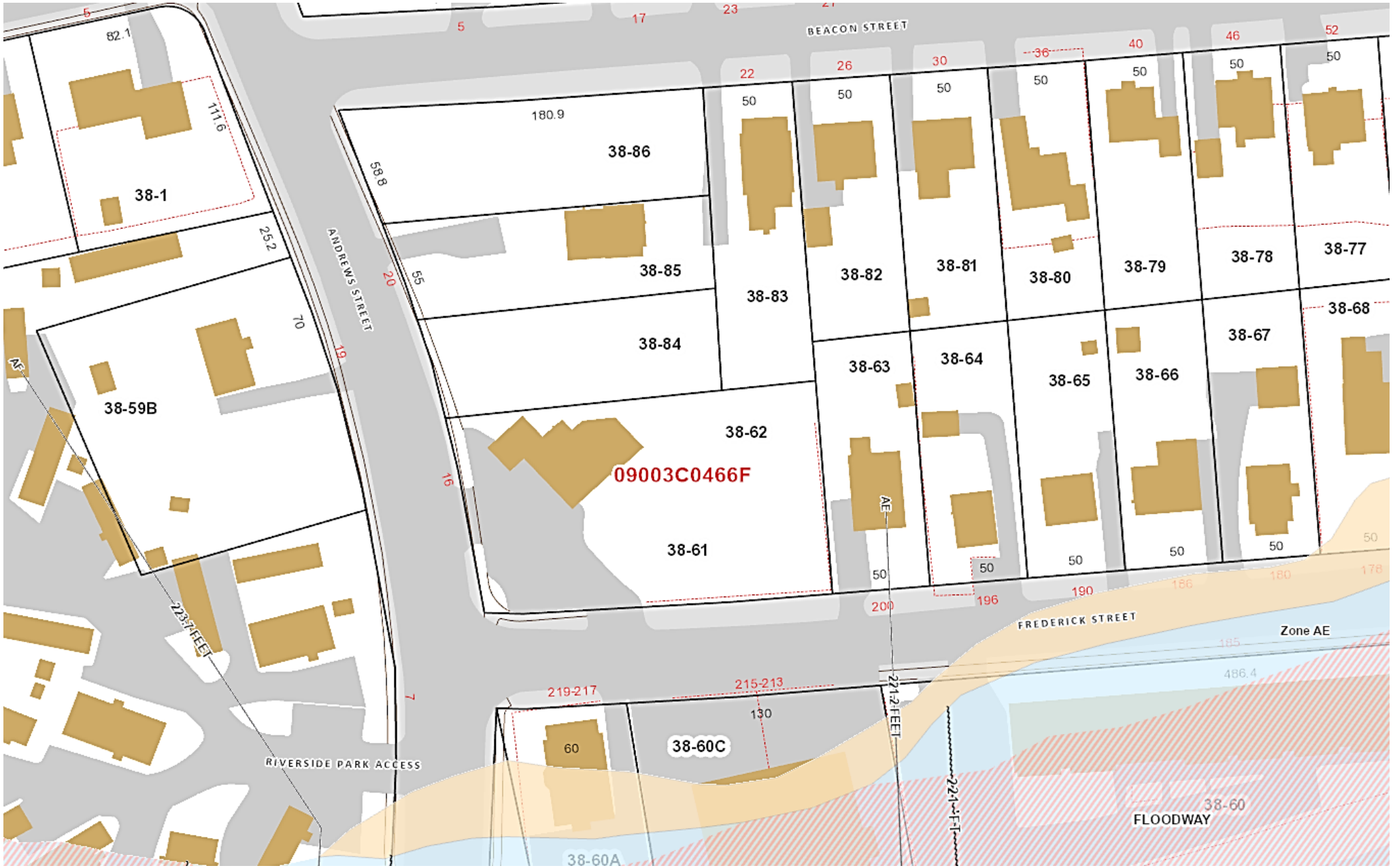
Applicant's Narrative

Project Overview

The applicant seeks **Special Permit and Site Plan Approval** to establish a motor vehicle repair or service facility at 16 Andrews Street. The property is located within the **Industrial Zone (I)**, where the proposed use is permitted subject to Special Permit and Site Plan review under Section 4.2 of the Bristol Zoning Regulations.

The site currently consists of a motor vehicle repair or service facility that predates the requirements of a special permit. However, the expansion of the use on additional land and the construction of a small addition necessitates the requirement for a new special permit and associated site plan.

Various GIS Maps



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



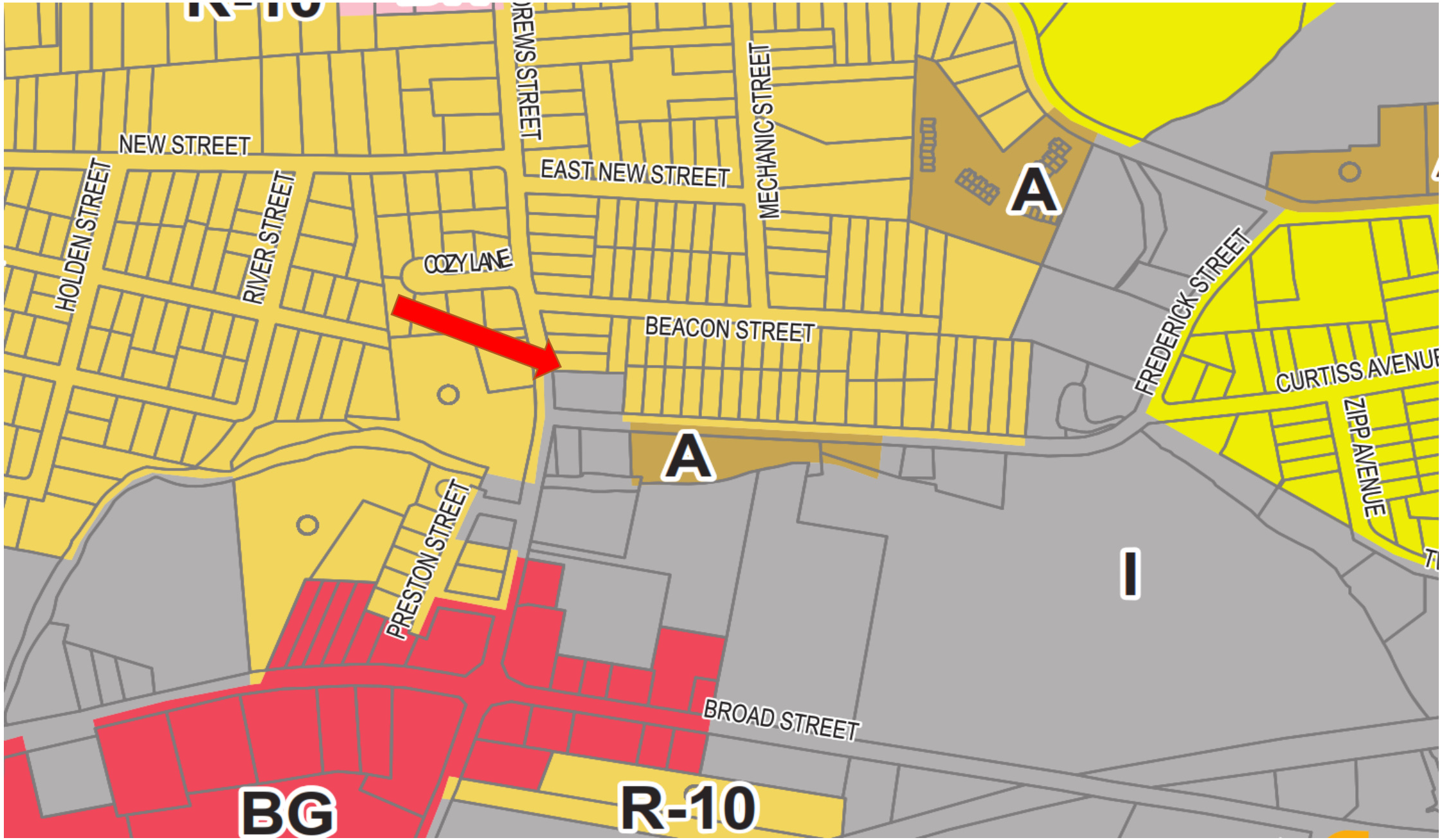
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



Current Owner Purchases Property: July 2015

16 Andrews Street

April 2015 – 4 Vehicles On-Site



16 Andrews Street

September 2025 – 64 total vehicles; 43 Vehicles On-site/21 Vehicles in Residential zone.

ZEO Enforcement 11/24/20

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50983/2020-Enforcement

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda

ZEO Enforcement 10/29/25

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50984/2025-Enforcement

Site Plan Comments 1/29/26

Revised 3/5/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #2553

SITE PLAN: 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales *Plans Dated: November 24, 2025. Date of Committee Reviews: January 29, 2026 (first review)*

ENGINEERING/PUBLIC WORKS (William Stango):

1. The applicant shall complete all required documentation to properly abandon the portion of the City right-of-way (ROW) located in the southwest corner of the lot.

2. The applicant shall show the current City-mapped wetlands linework on all existing conditions plans. Refer to the 2025 Wetlands Regulations.

3. Provide a general narrative describing the proposed water quality structures, including how they will be maintained and the proposed maintenance schedule.

CITY PLANNER (Robert Flanagan):

1. Obtain formal wetlands determination from City Engineer.

2. Two Special Permits are required: one for vehicle repair/service and one for vehicles for sale.

3. The applications list lot numbers for two properties when only one is required (due to lot merger). Indicate the proper map and lot number for the property on the application forms.

4. Indicate on the cover sheet of the Plan Set the application numbers, approval dates, and nature of all Special Permits, Site Plans, Zone Change and Variance applications associated with this property.

5. A revised narrative that provides an explanation of the unregulated expansion of the non-conforming uses on-site, is requested.

6. The Zoning Data table provided is incomplete; applicant should add missing zoning standards applicable to this property to the table. See the Zoning Regulations as a guide.

7. How many vehicles are proposed for repair?

8. How many vehicles are proposed for sale?

9. How many vehicles are proposed for visitor/clients?

10. How many accessible spaces are proposed?

11. How many employee spaces are proposed?

12. Provide landscaping, buffers and screening.

13. Required buffer to single-family residential not met to surrounding properties located at: 20 Andrews Street, 22 Beacon Street & 200 Fredrick Street. Landscaping and screening are required within the buffer for Residential zones; no structures or paving is allowed.

14. Provide spot elevations on plan.

15. Provide traffic directional arrows.

16. Provide dimensions of all driveways at street opening.

17. Provide separation distance between existing and proposed driveways on the same lot. 100 feet is required.

18. Provide hours of operation.

19. Label building's primary entrance/exit door(s) on Site Plan.

20. New building addition constructed within the minimum rear yard (no land use approvals/building permits have been issued.) All work done on the building addition was done without approval.

21. Parking shown for display/sale within minimum front yard and within existing driveway/curb cut on Fredrick Street.

22. 24 vehicle parking spaces for sale within minimum front yard and a portion of the minimum rear yard on Fredrick Street.

23. 15 vehicle parking spaces for sale within the minimum side yard abutting 16 Andrews Street.

24. 2 vehicle parking spaces for sale within the minimum rear yard at 16 Andrews Street.

25. 8 parking spaces for sale within required sight visibility triangle at the intersection of Fredrick and Andrews Street(s).

26. Parking spaces for sale in front of building entryway requires 6 feet separation distance.

27. Provide parking calculation for both motor vehicle sales and service and show conformance to required parking.

28. Parking space width shown as 8' should be 9' for all spaces.

29. Provide photometric diagram for exterior lighting. A luminaire schedule along with pole heights should be included with this information. Additionally, a note should be added that all lights will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

30. What safety measures/best management practices are being proposed that prevent environmental contamination from spills on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damage caused by the spillage of fluids and add the applicable notes and details to the plan.

31. Will all vehicles on-site be in working and running condition? Will there be any non-operable motor vehicles on-site?

32. Provide dumpster enclosure and appropriate landscape screening. How is refuse currently being handled?

33. What are the applicants plans to manage waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material on site? Will there be outside storage of these items? If not, the applicant should place a note on the plan indicating that none of the items above will be stored outside.

BUILDING/ZONING ENFORCEMENT (Richard Brown) - 030526

1. There are notes of "Pics " taken for some areas … I would like to see them.
2. 2021 IBC Code references, not included.
3. Engineers or Architects stamp for said drawings.
4. Calculations for all beams used for approval.
5. Brackets used for attachments of beams for approval.
6. Attachment of an LVL to common DF lumber is not allowed.
7. New header cut into existing CMU wall for new opening, calcs required for beam and jack studs.
8. Roof rafters are undersized. 2" x 10" has a Max span of 17'-7".
9. These are comments after the fact. The building would need to have areas exposed to verify such conditions are accurate or sufficient to hold the structural aspect of the building.
10. The property is undergoing a hearing for the building being on another property and will await the decision to move forward. The permit is has been stopped due to unknown circumstances. If you could potentially forward this email to the owner, it would be appreciated.

ZEO (Brandon Peate)

1. This appears to require a variance.
2. Has the deed been filed to merge the properties?
3. Has the Zone Change been finalized on the second parcel?
4. Section 11.1.4.1: "A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone." The arborvitaes provided might need to be double stacked.
5. Cars should be parked in approved locations according to the Site Plan. I will inspect the property prior to the hearing.
6. Section 13.7.5.B.2: "Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips."
7. It looks like there are parking spots right along a concrete walk near Andrews and Frederick Street.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

The Police Department Traffic Division has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):

No comments at this time.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Rob Longo)
I do not see any change in water or sewer for this project so we would have no comment.
If there is a change, please let me know.

BRISTOL/BURLINGTON HEALTH DISTRICT (Marco Palmieri/Eric Mikulak)
Since this motor vehicle repair or service facility is and will continue to be served by a community water supply and public sewers (both from Bristol), BBHD does not have any oversite, but BBHD would like to confirm the following:

1. That the storage and management of new/used motor vehicle oils, fluids and/or tires are not creating a nuisance or hazard.
2. If any below grade sumps for hydraulic fluid car lift exist, assure they have leak prevention or spill containment measures in place.

Both of the above are requirements of either DEEP, DMV or both. Unfortunately, we are learning that there may not be any follow-up from either agency, so now is the time to make sure these measures are in place.

The proper storage of tires and/or hazardous chemicals are issues that I could enforce under my authority, if need be.

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50598/16-Andrews-St-Drainage-Report---North-Parking-Lot-11-24-25

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109



Site Plan

SITE IMPROVEMENTS

AT

16 ANDREWS STREET

IN THE CITY OF

BRISTOL, CONNECTICUT

CONTENTS	
T-1	TITLE SHEET
1-1	SURVEY PLAN
C-1	DEMOLITION PLAN
C-2	LAYOUT PLAN
C-3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C-4	DETAILS
C-5	DETAILS
C-6	DETAILS

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

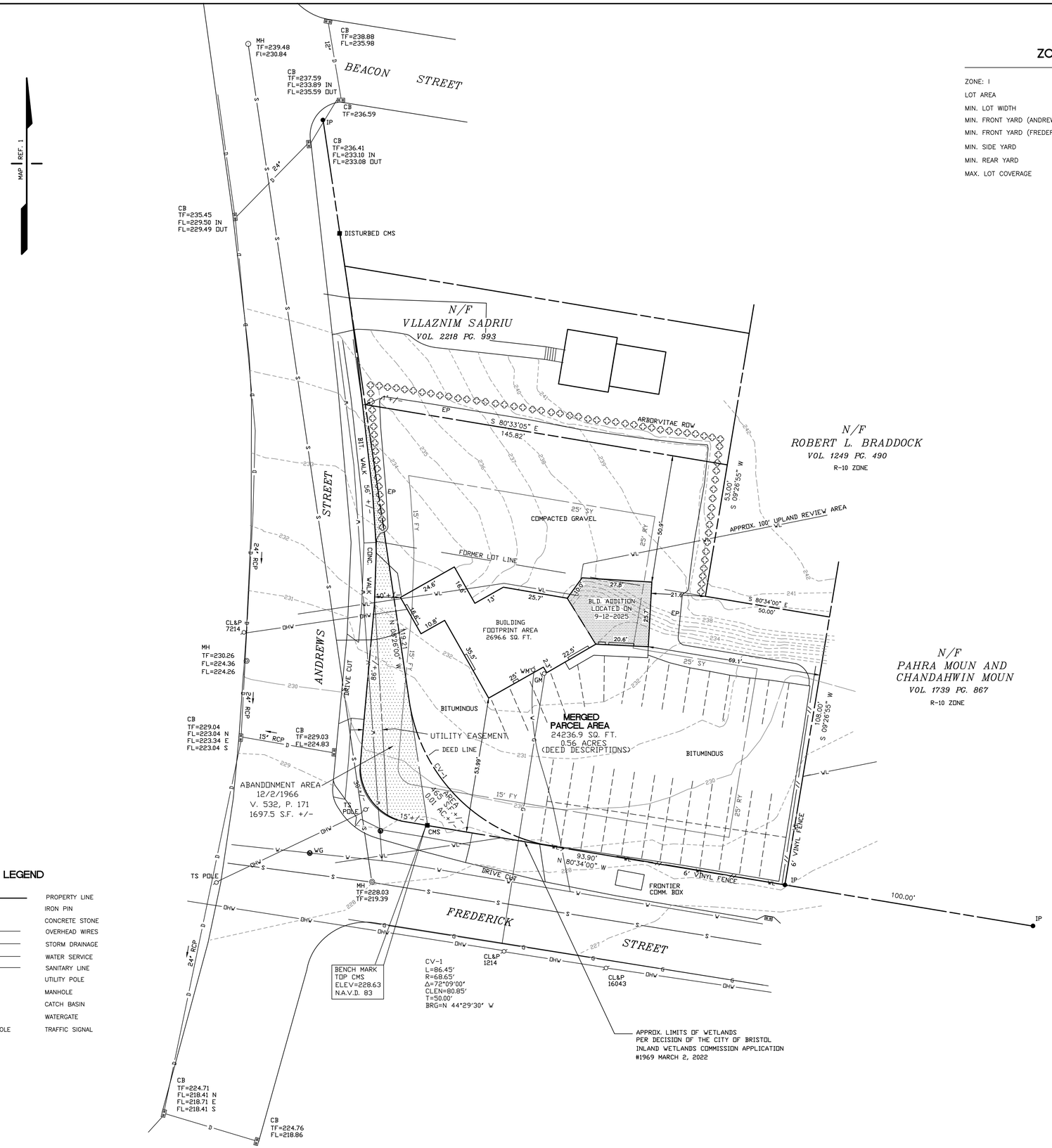
TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
RONALD D. TORRES
No. 12809
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

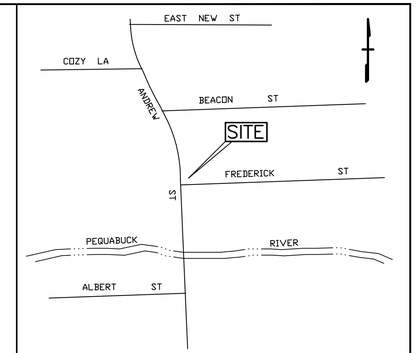
TITLE SHEET

SHEET NO.
T-1



ZONING DATA

ZONE: I	REQUIRED	PROVIDED
LOT AREA	25000 SF	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)



VICINITY MAP

NOT TO SCALE

FLOOD NOTE

SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 09003C0466F EFFECTIVE DATE SEPTEMBER 26, 2008.

FLOOD ZONE "X" : AREAS OF MINIMAL FLOOD HAZARD

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE 1
3. VERTICAL INFORMATION BASED ON N.A.V.D.88 DATUM.
4. THE STREET LINE ALONG THE ABANDONMENT SHOWN HEREON IS BASED ON +/- DIMENSIONS DEPICTED ON MAP REFERENCE 3. THE STREET LINE ALONG ANDREW STREET AND FREDERICK STREET ALONG THE ABANDONMENT MAY BE SUBJECT TO CHANGES THAT RESULT FROM FINAL MAPPING AND MONUMENTATION BY THE CITY OF BRISTOL.
5. UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATED VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF SURVEY. THERE MAY EXIST ON SITE OR ADJACENT TO UTILITIES UNKNOWN TO THE UNDERSIGNED.
6. THERE ARE 39 STRIPED PARKING SPACES ON SITE.
7. SUBJECT PARCEL IS LOCATED IN AN I ZONE. (ZONE CHANGE APPROVED OCTOBER, 2023.)
8. THE PARCEL DESCRIBED IN V. 2252 P.1089 HAS BEEN MERGED WITH THE PARCEL TO THE SOUTH KNOWN AS #16 ANDREW STREET.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "BEACON HEIGHTS OWNED AND DEVELOPED BY JACOB ROSENBLATT BRISTOL, CONN. MAY 1925 SCALE 1"=100' " BY SPERRY & BUELL, INC.
2. "MAP SHOWING STREET LINES OF MECHANIC STREET, BEACON STREET AND EAST NEW STREET BRISTOL, CONN. SCALE 1"=100' DEC. 1942" BY ENGINEERING DEPARTMENT CITY OF BRISTOL C.M. PFENNIG CITY ENGINEER
3. "MAP SHOWING PORTION OF HIGHWAY TO BE ABANDONED BROAD STREET AREA BRISTOL, CONN. SCALE: 1"=40' OCT. 1966" BY CITY OF BRISTOL, BRISTOL, CONNECTICUT RICHARD SALMON, CITY ENGINEER REV.FEB. 1967

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDAY AND TOPOGRAPHIC SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, VERTICAL T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO 16 ANDREW STREET, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT DAHN, L.L.S. 14651

LEGEND

	PROPERTY LINE
IP	IRON PIN
CMS	CONCRETE STONE
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
S	SANITARY LINE
	UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
WG	WATERGATE
TS POLE	TRAFFIC SIGNAL

0' 20' 40' 60'

SCALE: 1" = 20'

REVISION	DATE
SURVEY UPDATE / TOPOGRAPHY	12-04-23
UPDATE TOPOGRAPHY & UTILITIES	5-20-24
LOCATE BUILDING ADDITION	9-12-25

SEAL & SIGNATURE:

NOTE:

THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

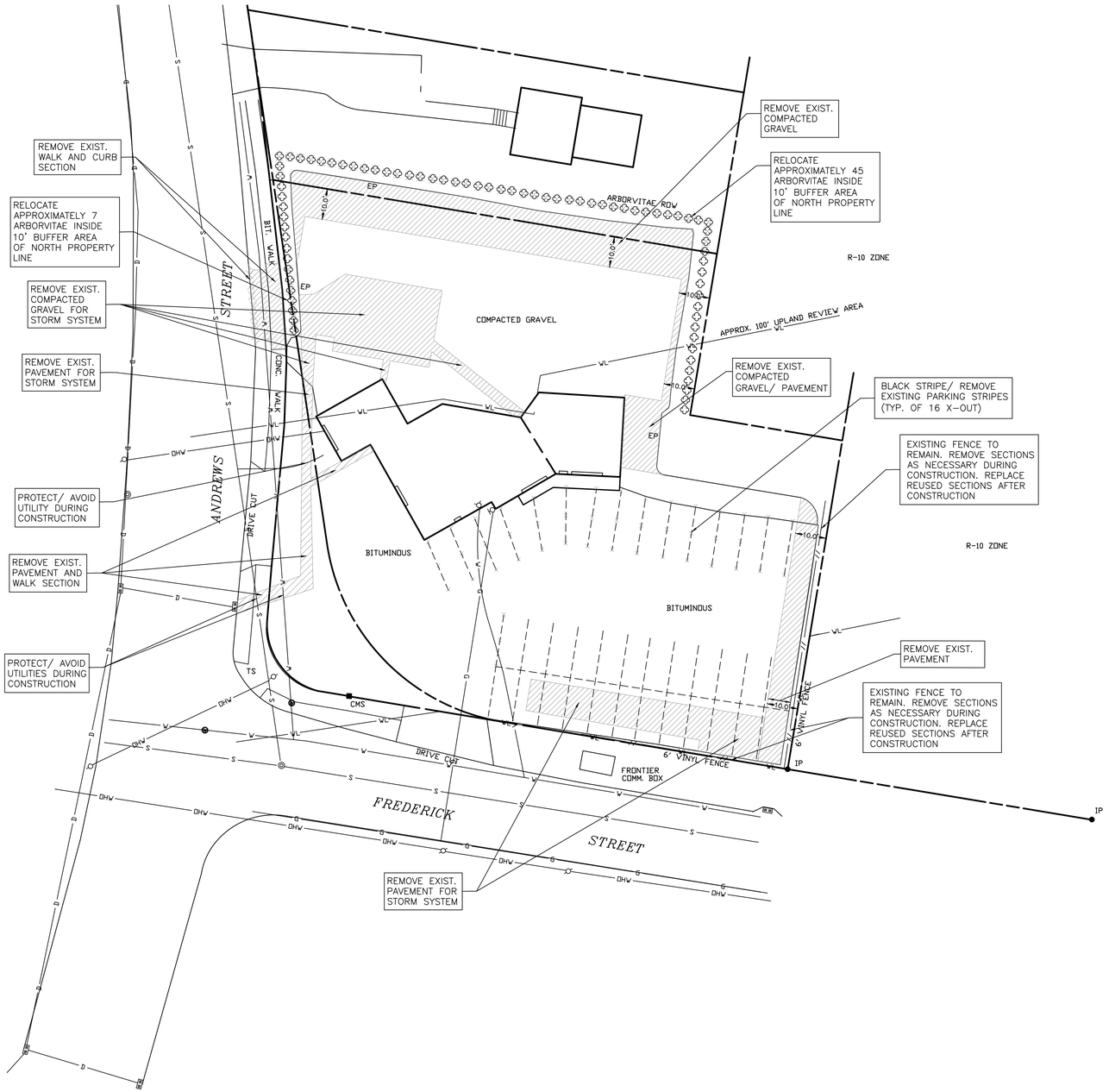
PLAN PREPARED FOR

16 ANDREWS STREET, LLC

16 ANDREWS STREET BRISTOL, CONN.

IMPROVEMENT LOCATION SURVEY
PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 2023-124	ACAD: 2023-124.DWG
DATE: 05-12-2021	DRAFT: KRN	DISK NO.:	SHEET NO. 1 OF 1



SITE DEMOLITION :

1. ALL SITE DEMOLITION/CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.

3. INSTALL SILT FENCE OR HAY BALES AROUND ALL BASINS.

4. SIGNS, STRUCTURES, UTILITIES, WALKS, LIGHTS, AND HYDRANTS THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

5. TREES WITHIN THE CONSTRUCTION AREA THAT ARE TO REMAIN SHALL BE PROTECTED.

6. THE CONSTRUCTION ENTRANCE SHALL BE OFF OF THE DRIVE TO THE WEST OF THE PROPERTY AND NO OTHER ENTRANCE SHALL BE USED.

LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- 220.4_x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
- (TYP.) TYPICAL
- V.I.F. VERIFY IN THE FIELD
- CB CATCH BASIN
- MH MAN HOLE
- BCLC BITUMINOUS CURB
- WQU WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3 / C-5 DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Scale: 1" = 20'
Checked: D.T.
Date:

Date: NOV. 24, 2025
Drawn: D.T.
Revision

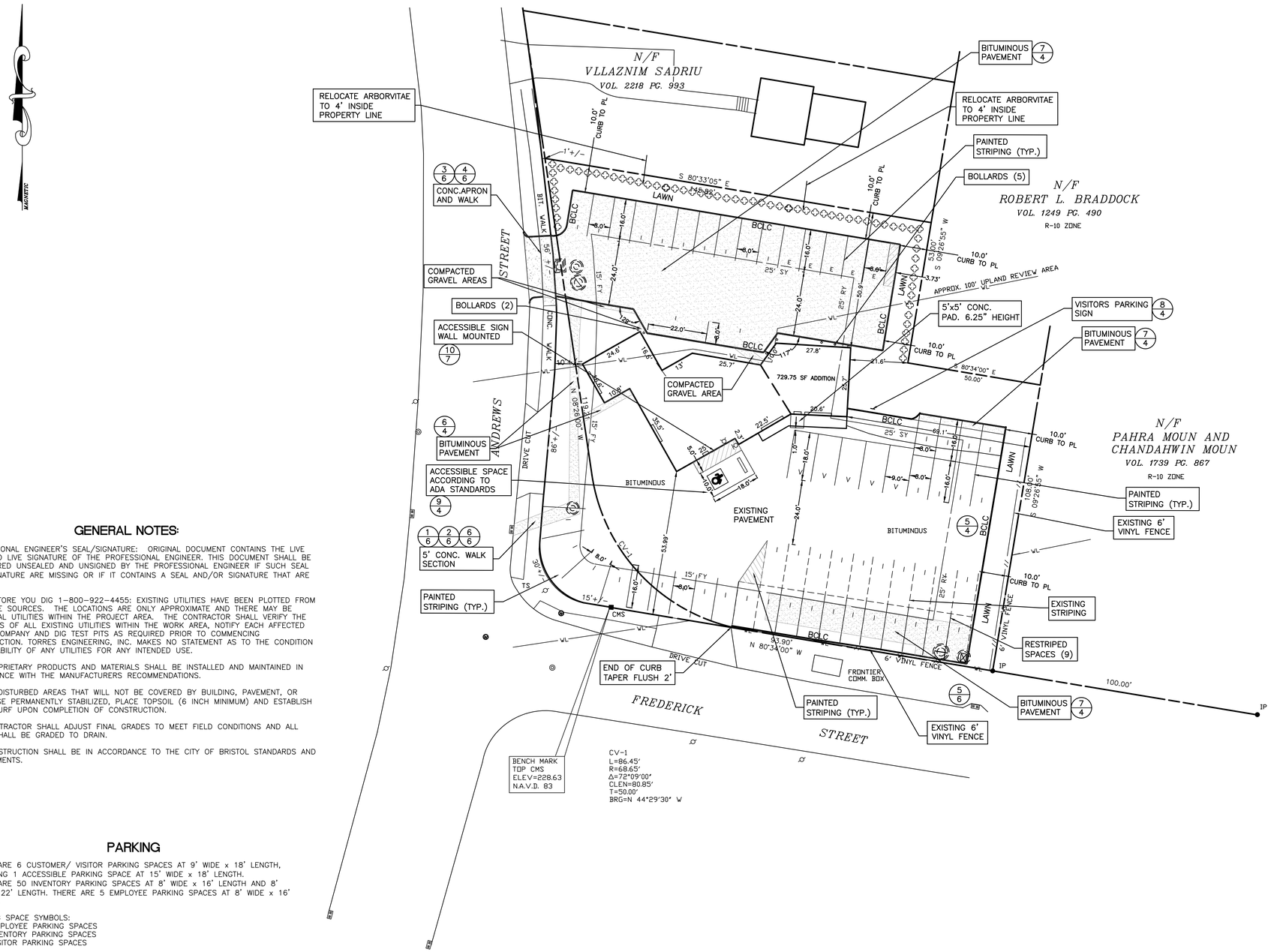
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · RYALDO D. TORRES · No. 13800 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DEMOLITION PLAN

SHEET NO.
C-1



GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. TORRES ENGINEERING, INC. MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

PARKING

THERE ARE 6 CUSTOMER/ VISITOR PARKING SPACES AT 9' WIDE x 18' LENGTH, INCLUDING 1 ACCESSIBLE PARKING SPACE AT 15' WIDE x 18' LENGTH.
THERE ARE 50 INVENTORY PARKING SPACES AT 8' WIDE x 16' LENGTH AND 8' WIDE x 22' LENGTH. THERE ARE 5 EMPLOYEE PARKING SPACES AT 8' WIDE x 16' LENGTH.

PARKING SPACE SYMBOLS:
E = EMPLOYEE PARKING SPACES
I = INVENTORY PARKING SPACES
V = VISITOR PARKING SPACES

ZONING DATA

ZONE: I	REQUIRED	EXISTING	PROPOSED
LOT AREA	25000 SF	26400 SF +/-	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)	10.2% +/- (BUILDING)
MAX. IMPERVIOUS COVERAGE	90%	91.05%*	82.38%

(* DENOTES EXISTING NON-CONFORMING CONDITION)

LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- 220.4x — PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF — TOP OF FRAME
- INV. — INVERT
- CONC. — CONCRETE
- EXIST. — EXISTING
- (TYP.) — TYPICAL
- V.I.F. — VERIFY IN THE FIELD
- CB — CATCH BASIN
- MH — MAN HOLE
- BCLC — BITUMINOUS CURB
- WQU — WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3/C-5 — DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

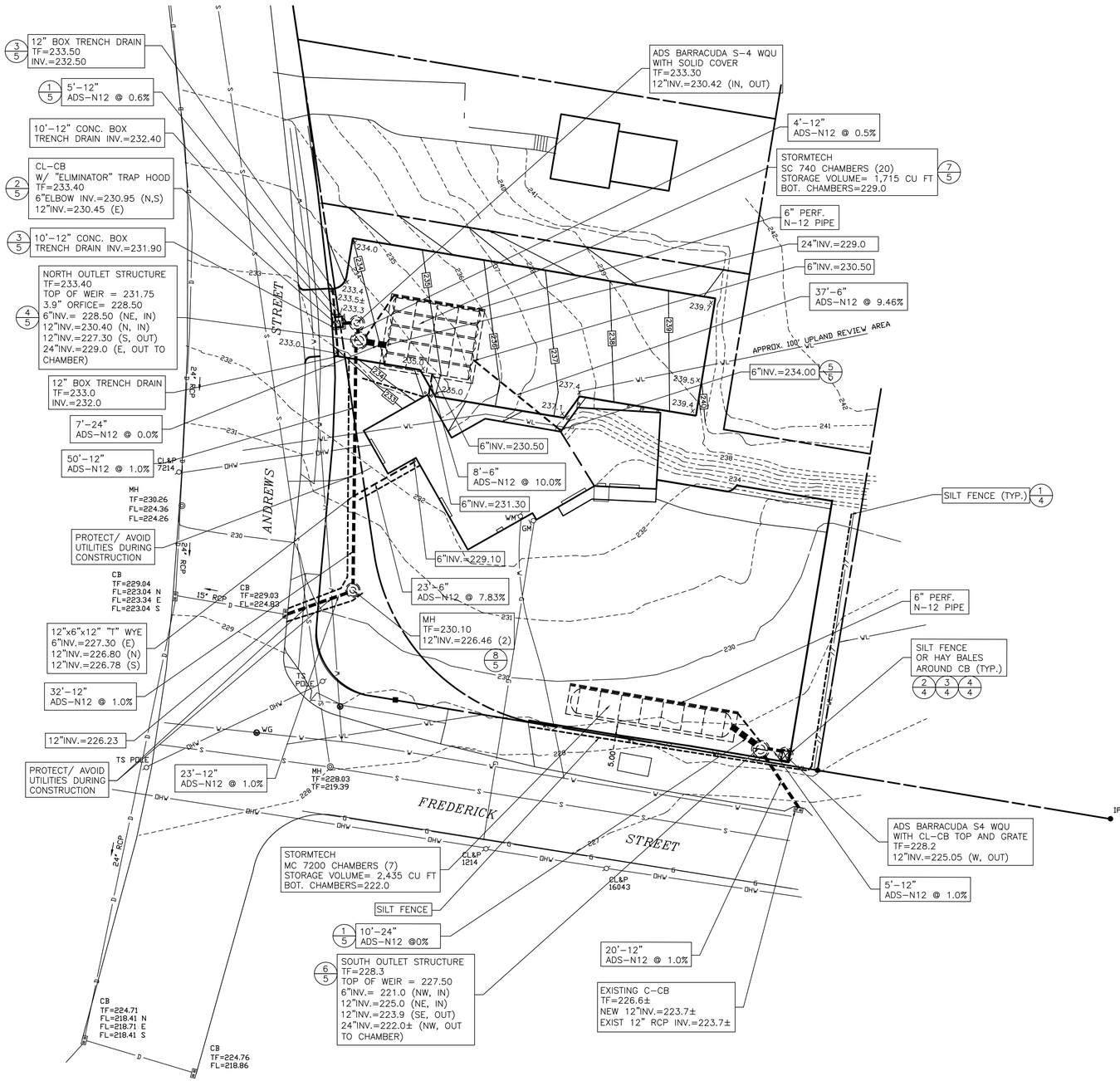
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT — RAYMOND D. TORRES — No. 13800 — REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

SHEET NO.
C-2



SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF EROSION CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION AROUND THE LIMITS OF CONSTRUCTION.
2. INSTALLATION OF UTILITIES TO BEGIN.
3. INSTALL APRON, PARKING, AND CURBS.
4. INSTALL FINAL GRADING. SILT FENCE TO BE CHECKED AND/ OR REINSTALLED AFTER GRADING IS STARTED.
5. PARKSTRIPING. INCLUDING ACCESSIBLE SPACE ACCORDING TO ADA STANDARDS.
6. INSTALL RELOCATED ARBORVITAE AND LAWN AREAS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.
8. ROADWAYS, SIDEWALKS AND ABUTTING ROADS TO BE CLEARED OF SILT AND DIRT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED, AND CLEANED, OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

GENERAL UTILITY NOTES

1. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
2. STORM DRAINAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BRISTOL.
3. SANITARY SEWER AND WATER SERVICES SHALL MEET THE REQUIREMENTS OF THE CITY.
4. GAS SERVICE SHALL BE ACCORDING TO CNG STANDARDS AND REQUIREMENTS.
5. ANY ELECTRICAL, TELEPHONE, CABLE, AND COMMUNICATIONS SERVICE SHALL MEET THE REQUIREMENTS OF EVERSOURCE OR THE INDIVIDUAL UTILITY COMPANY.
6. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.
7. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AS DIRECTED BY THE CITY.

LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- 220.4x — PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF — TOP OF FRAME
- INV. — INVERT
- CONC. — CONCRETE
- EXIST. — EXISTING
- (TYP.) — TYPICAL
- V.I.F. — VERIFY IN THE FIELD
- CB — CATCH BASIN
- MH — MAN HOLE
- BCLC — BITUMINOUS CURB
- WQU — WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3 / C-5 — DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

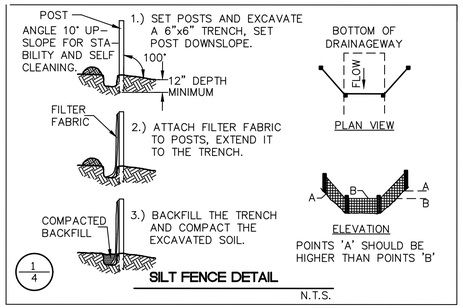
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT — RAYMOND D. TORRES — No. 13800 — REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

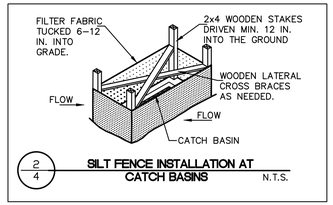
GRADING, UTILITIES, AND EROSION CONTROL PLAN

SHEET NO.
C-3



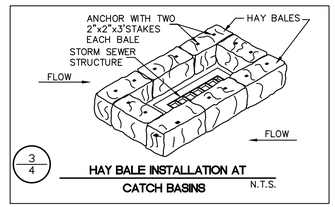
1/4 **SILT FENCE DETAIL**

N.T.S.



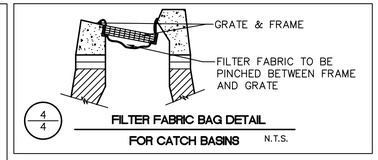
2/4 **SILT FENCE INSTALLATION AT CATCH BASINS**

N.T.S.



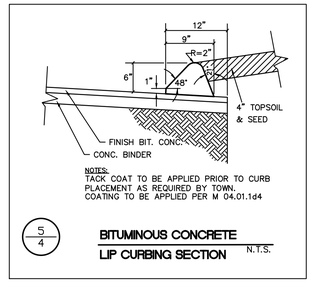
3/4 **HAY BALE INSTALLATION AT CATCH BASINS**

N.T.S.



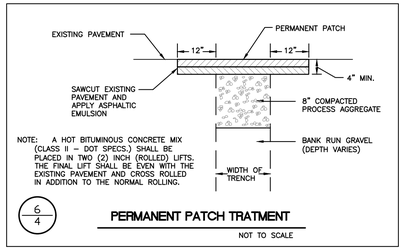
4/4 **FILTER FABRIC BAG DETAIL FOR CATCH BASINS**

N.T.S.



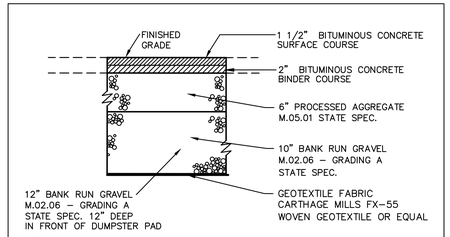
5/4 **BITUMINOUS CONCRETE LIP CURBING SECTION**

N.T.S.



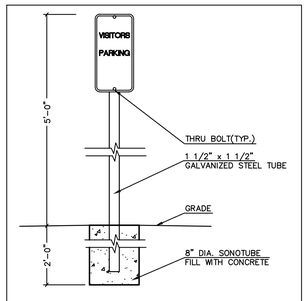
6/4 **PERMANENT PATCH TRATMENT**

NOT TO SCALE



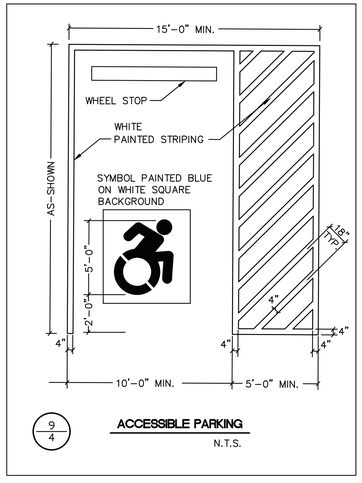
7/4 **BITUMINOUS CONCRETE PAVEMENT**

N.T.S.



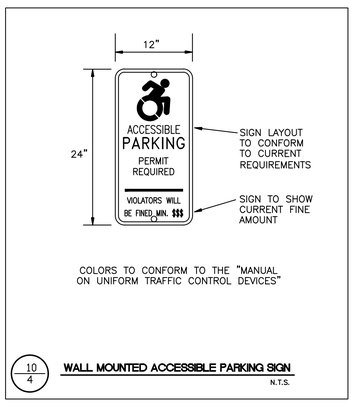
8/4 **VISITORS PARKING SIGN POLE**

N.T.S.



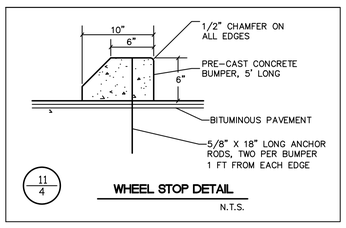
9/4 **ACCESSIBLE PARKING**

N.T.S.



10/4 **WALL MOUNTED ACCESSIBLE PARKING SIGN**

N.T.S.



11/4 **WHEEL STOP DETAIL**

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: NOV. 24, 2025
Drawn: D.T.
Revision
Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

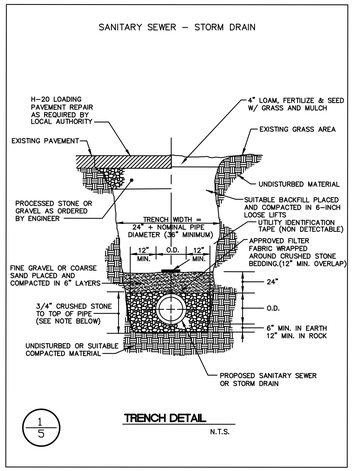
STATE OF CONNECTICUT
DONALD T. TORRES
No. 13808
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS

16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

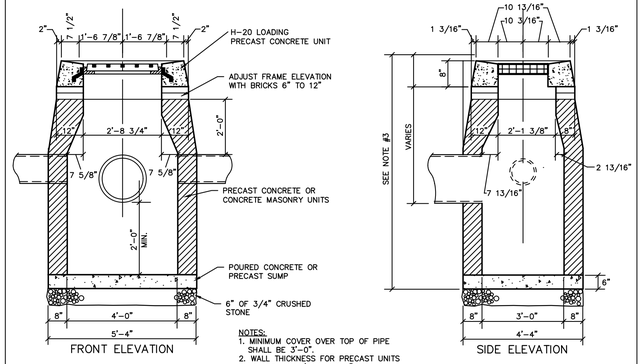
SHEET NO.
C-4



1/5

TRENCH DETAIL

N.T.S.

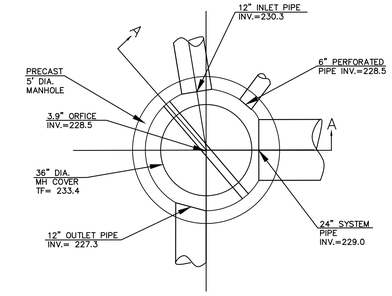


NOTES:
1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 3'-0".
2. WALL THICKNESS FOR PRECAST UNITS LESS THAN 10' HIGH IS 8".
3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR BOTH CONCRETE BLOCK AND PRECAST UNITS. INSIDE DIMENSIONS REMAIN THE SAME.

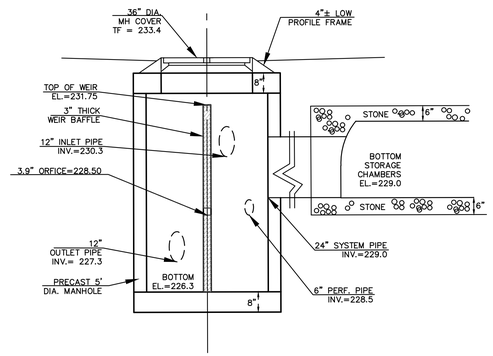
2/5

TYPE 'C-L' CATCH BASIN FRAME AND GRATE

N.T.S.



PLAN VIEW

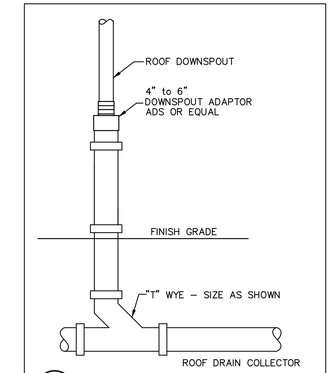


SECTION A-A

4/5

NORTH OUTLET STRUCTURE DETAIL

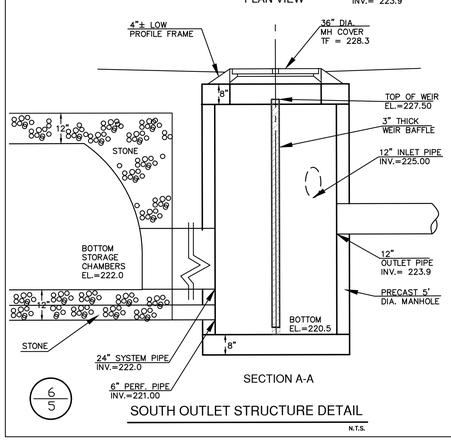
N.T.S.



5/5

ROOF DRAIN BOOT

N.T.S.



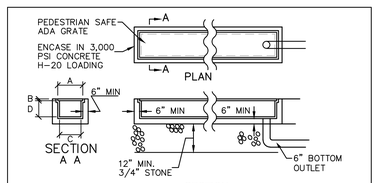
PLAN VIEW

SECTION A-A

6/5

SOUTH OUTLET STRUCTURE DETAIL

N.T.S.



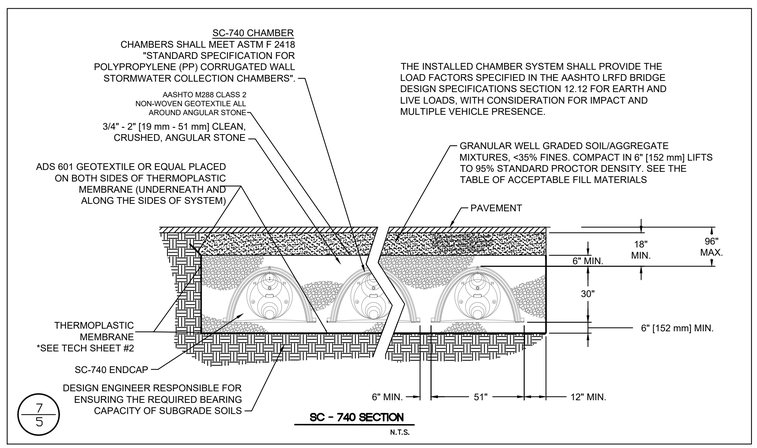
DIMENSION IN INCHES				
A	B	C	D	LENGTH
11 1/2	1 1/2	10	6	AS ORDERED

NOTES:
HEAVY DUTY, H-20 LOADING TRENCH DRAIN WITH PEDESTRIAN SAFE ADA GRATED COVER.

3/5

TRENCH DRAIN

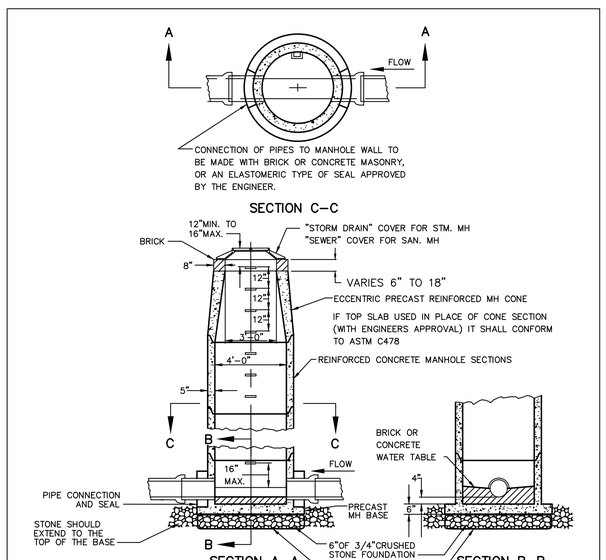
N.T.S.



7/5

SC - 740 SECTION

N.T.S.



MAXIMUM SIZE OF PIPE TO BE INSTALLED IN A TYPE II MANHOLE TO BE 18"

MAXIMUM DEPTH OF R.C. PIPE MANHOLES WITH 5" THICK WALL IS 30 FT.

BUTYL RUBBER GASKETS USED FOR JOINTS SHALL CONFORM TO ASTM SPEC. C433

ALL PRECAST MANHOLE BASES SHALL COMPLY WITH THE "MINIMUM REQUIREMENTS FOR 48" DIAMETER PRECAST MANHOLE BASE"

8/5

TYPICAL PRECAST MANHOLE

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: NOV. 24, 2025
Drawn: D.T.
Revision
Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

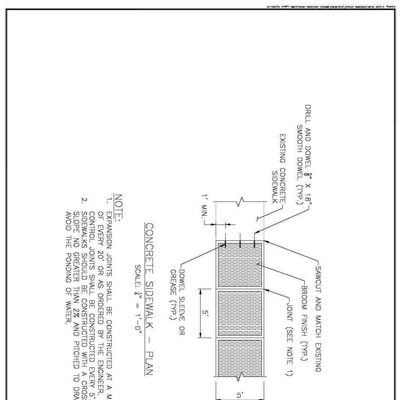
STATE OF CONNECTICUT
DONALD D. TORRES
No. 13808
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

SHEET NO.
C–5

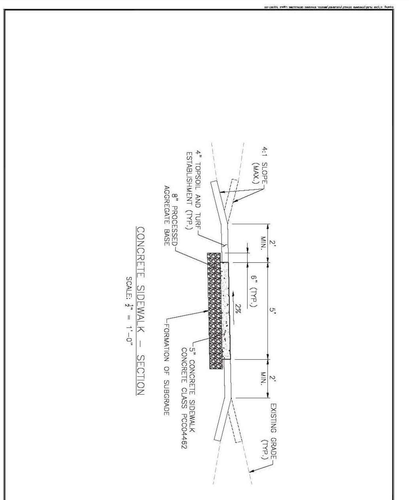
1/6



CONCRETE SIDEWALK — PLAN
SCALE: 1" = 1'-0"

DET - 01
TYPICAL CONCRETE SIDEWALK - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT

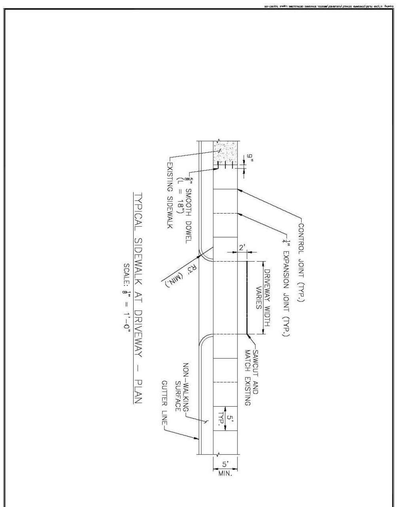
2/6



CONCRETE SIDEWALK — SECTION
SCALE: 1" = 1'-0"

DET - 03
TYPICAL CONCRETE SIDEWALK - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT

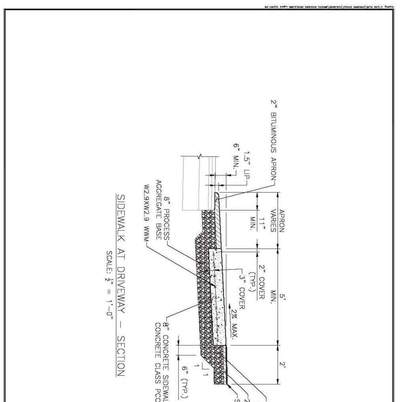
3/6



TYPICAL SIDEWALK AT DRIVEWAY — PLAN
SCALE: 1" = 1'-0"

DET - 05
SIDEWALK AT DRIVEWAY - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT

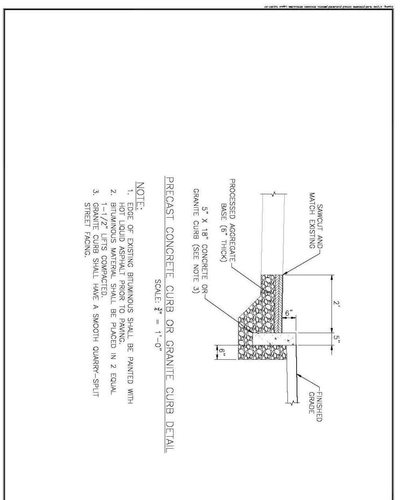
4/6



SIDEWALK AT DRIVEWAY — SECTION
SCALE: 1" = 1'-0"

DET - 06
SIDEWALK AT DRIVEWAY - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT

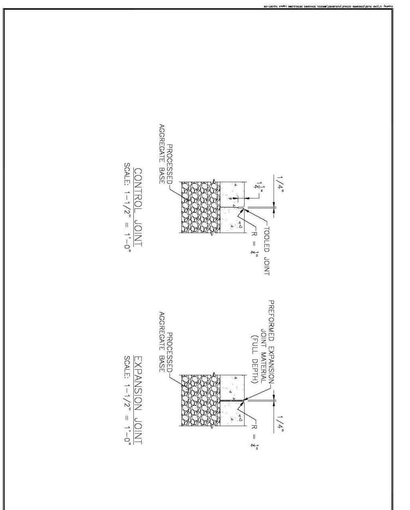
5/6



PRECAST CONCRETE CURB OR GRANITE CURB DETAIL
SCALE: 1" = 1'-0"

DET - 07
PRECAST CONCRETE OR GRANITE CURB
STANDARD DETAILS
BRISTOL, CONNECTICUT

6/6



CONTROL JOINT
SCALE: 1-1/2" = 1'-0"

EXPANSION JOINT
SCALE: 1-1/2" = 1'-0"

DET - 08
TYPICAL SIDEWALK JOINTS
STANDARD DETAILS
BRISTOL, CONNECTICUT

SHEET NO.
C-6

DETAILS

SITE IMPROVEMENTS

16 ANDREWS STREET
BRISTOL, CONNECTICUT

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

Date: NOV. 24, 2025	Scale: 1" = 20'
Drawn: D.T.	Checked: O.T.
Revision	Date:

Application #2553

For Office Use Only
APPLICATION NO. 2553
DATE FILED: 12/10/25
DECISION DATE:
DECISION:

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

motor vehicle repair or service facility, a [ ] permitted use [✓] Special Permit use

under Section(s) article II 4.2 of the Bristol Zoning Regulations.

Address or Location of the Property: 16 Andrews Street

Assessor's Map No.: 38 Assessor's Lot No.(s): 62 & 84

Zone of the Property: I Size of the Property (in acres or square feet): .53 ac

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [✓] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on _____ [ ] no

Other comments: wetlands approval application # 1970 April 6, 2022.

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: 16 Andrews Street LLC

Address: 16 Andrews Street City: Bristol State: CT Zip: 06010

Telephone No.: 203 819 9892 E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Vilazoim SADRIU

CHECK ONE: [ ] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* _____

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- seven copies of a Site Plan containing all information required on the Site Plan Requirements Checklist
- any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

LUO – 08/17

For Office Use Only
APPLICATION NO. 2553

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 16 Andrews Street

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Ziogas Jr.

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Applicant's Narrative

Project Overview

The applicant seeks **Special Permit and Site Plan Approval** to establish a motor vehicle repair or service facility at 16 Andrews Street. The property is located within the **Industrial Zone (I)**, where the proposed use is permitted subject to Special Permit and Site Plan review under Section 4.2 of the Bristol Zoning Regulations.

The site currently consists of a motor vehicle repair or service facility that predates the requirements of a special permit. However, the expansion of the use on additional land and the construction of a small addition necessitates the requirement for a new special permit and associated site plan.

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: **Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies**

FROM: Lori Mathieu, Public Health Branch Chief, EHDW Lori J. Mathieu '21

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

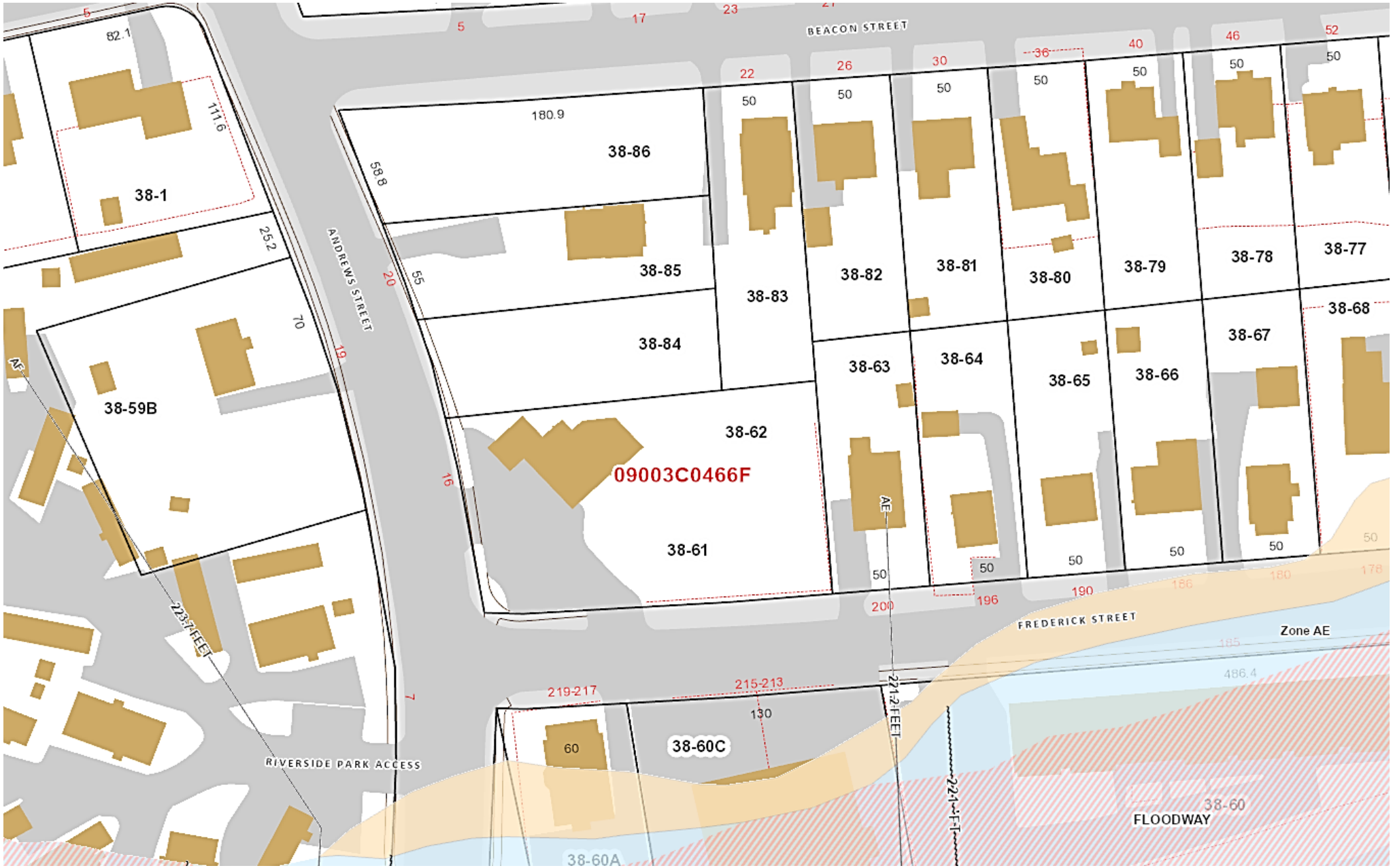
A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

To review the entire Public Act 21-121 please see the following link:
https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF

c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer

Various GIS Maps



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



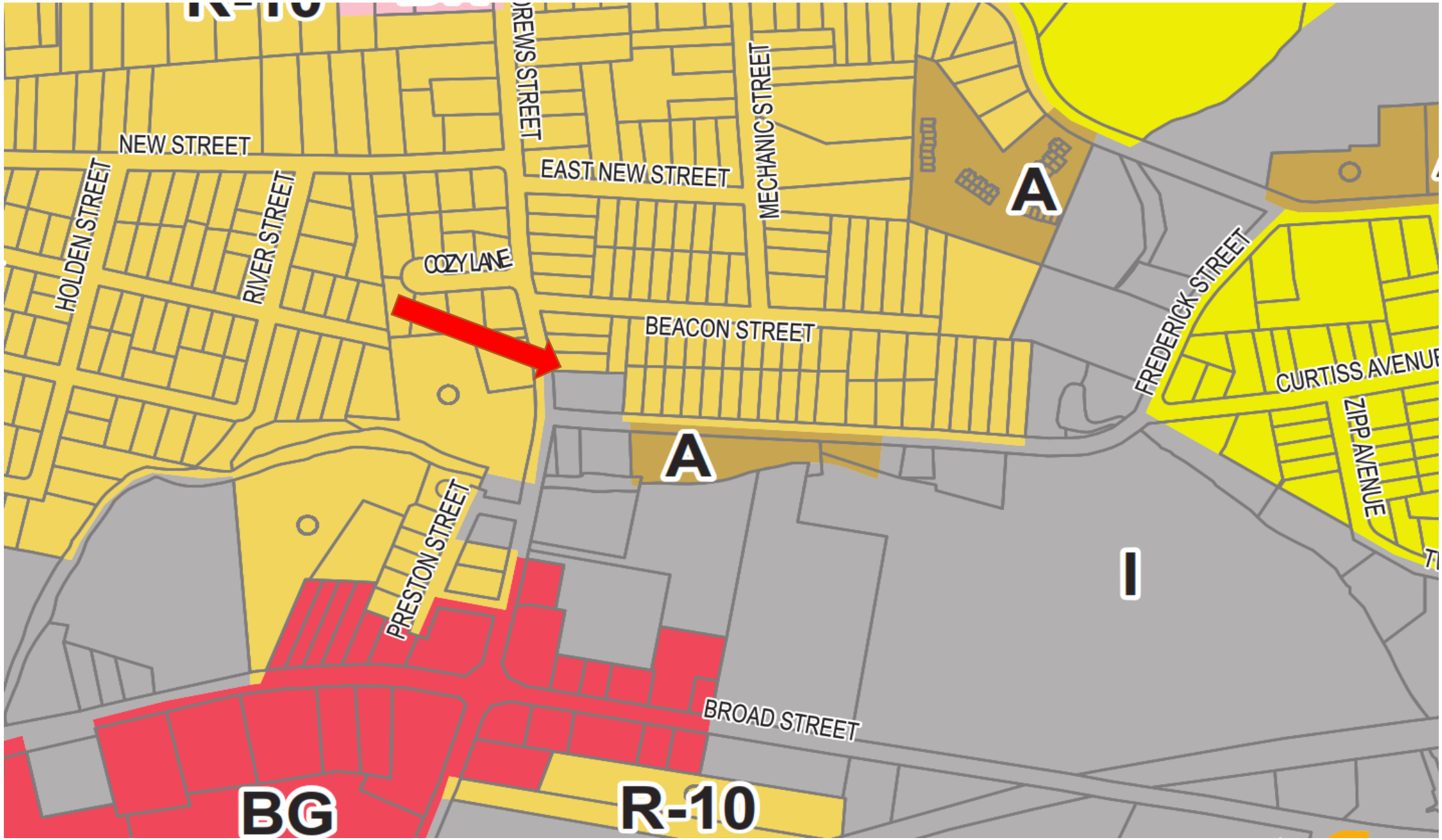
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



Current Owner Purchases Property: July 2015

16 Andrews Street

April 2015 – 4 Vehicles On-Site



16 Andrews Street

September 2025 – 64 total vehicles; 43 Vehicles On-site/21 Vehicles in Residential zone.

ZEO Enforcement 11/24/20

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50983/2020-Enforcement

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda

ZEO Enforcement 10/29/25

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50984/2025-Enforcement

Site Plan Comments 1/29/26

Revised 3/5/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #2553

SITE PLAN: 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales *Plans Dated: November 24, 2025. Date of Committee Reviews: January 29, 2026 (first review)*

ENGINEERING/PUBLIC WORKS (William Stango):

1. The applicant shall complete all required documentation to properly abandon the portion of the City right-of-way (ROW) located in the southwest corner of the lot.

2. The applicant shall show the current City-mapped wetlands linework on all existing conditions plans. Refer to the 2025 Wetlands Regulations.

3. Provide a general narrative describing the proposed water quality structures, including how they will be maintained and the proposed maintenance schedule.

CITY PLANNER (Robert Flanagan):

1. Obtain formal wetlands determination from City Engineer.

2. Two Special Permits are required: one for vehicle repair/service and one for vehicles for sale.

3. The applications list lot numbers for two properties when only one is required (due to lot merger). Indicate the proper map and lot number for the property on the application forms.

4. Indicate on the cover sheet of the Plan Set the application numbers, approval dates, and nature of all Special Permits, Site Plans, Zone Change and Variance applications associated with this property.

5. A revised narrative that provides an explanation of the unregulated expansion of the non-conforming uses on-site, is requested.

6. The Zoning Data table provided is incomplete; applicant should add missing zoning standards applicable to this property to the table. See the Zoning Regulations as a guide.

7. How many vehicles are proposed for repair?

8. How many vehicles are proposed for sale?

9. How many vehicles are proposed for visitor/clients?

10. How many accessible spaces are proposed?

11. How many employee spaces are proposed?

12. Provide landscaping, buffers and screening.

13. Required buffer to single-family residential not met to surrounding properties located at: 20 Andrews Street, 22 Beacon Street & 200 Fredrick Street. Landscaping and screening are required within the buffer for Residential zones; no structures or paving is allowed.

14. Provide spot elevations on plan.

15. Provide traffic directional arrows.

16. Provide dimensions of all driveways at street opening.

17. Provide separation distance between existing and proposed driveways on the same lot. 100 feet is required.

18. Provide hours of operation.

19. Label building's primary entrance/exit door(s) on Site Plan.

20. New building addition constructed within the minimum rear yard (no land use approvals/building permits have been issued.) All work done on the building addition was done without approval.

21. Parking shown for display/sale within minimum front yard and within existing driveway/curb cut on Fredrick Street.

22. 24 vehicle parking spaces for sale within minimum front yard and a portion of the minimum rear yard on Fredrick Street.

23. 15 vehicle parking spaces for sale within the minimum side yard abutting 16 Andrews Street.

24. 2 vehicle parking spaces for sale within the minimum rear yard at 16 Andrews Street.

25. 8 parking spaces for sale within required sight visibility triangle at the intersection of Fredrick and Andrews Street(s).

26. Parking spaces for sale in front of building entryway requires 6 feet separation distance.

27. Provide parking calculation for both motor vehicle sales and service and show conformance to required parking.

28. Parking space width shown as 8' should be 9' for all spaces.

29. Provide photometric diagram for exterior lighting. A luminaire schedule along with pole heights should be included with this information. Additionally, a note should be added that all lights will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

30. What safety measures/best management practices are being proposed that prevent environmental contamination from spills on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damage caused by the spillage of fluids and add the applicable notes and details to the plan.

31. Will all vehicles on-site be in working and running condition? Will there be any non-operable motor vehicles on-site?

32. Provide dumpster enclosure and appropriate landscape screening. How is refuse currently being handled?

33. What are the applicants plans to manage waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material on site? Will there be outside storage of these items? If not, the applicant should place a note on the plan indicating that none of the items above will be stored outside.

BUILDING/ZONING ENFORCEMENT (Richard Brown) - 030526

1. There are notes of "Pics " taken for some areas … I would like to see them.
2. 2021 IBC Code references, not included.
3. Engineers or Architects stamp for said drawings.
4. Calculations for all beams used for approval.
5. Brackets used for attachments of beams for approval.
6. Attachment of an LVL to common DF lumber is not allowed.
7. New header cut into existing CMU wall for new opening, calcs required for beam and jack studs.
8. Roof rafters are undersized. 2" x 10" has a Max span of 17'-7".
9. These are comments after the fact. The building would need to have areas exposed to verify such conditions are accurate or sufficient to hold the structural aspect of the building.
10. The property is undergoing a hearing for the building being on another property and will await the decision to move forward. The permit is has been stopped due to unknown circumstances. If you could potentially forward this email to the owner, it would be appreciated.

ZEO (Brandon Peate)

1. This appears to require a variance.
2. Has the deed been filed to merge the properties?
3. Has the Zone Change been finalized on the second parcel?
4. Section 11.1.4.1: "A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone." The arborvitaes provided might need to be double stacked.
5. Cars should be parked in approved locations according to the Site Plan. I will inspect the property prior to the hearing.
6. Section 13.7.5.B.2: "Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips."
7. It looks like there are parking spots right along a concrete walk near Andrews and Frederick Street.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

The Police Department Traffic Division has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):

No comments at this time.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Rob Longo)
I do not see any change in water or sewer for this project so we would have no comment.
If there is a change, please let me know.

BRISTOL/BURLINGTON HEALTH DISTRICT (Marco Palmieri/Eric Mikulak)
Since this motor vehicle repair or service facility is and will continue to be served by a community water supply and public sewers (both from Bristol), BBHD does not have any oversite, but BBHD would like to confirm the following:

1. That the storage and management of new/used motor vehicle oils, fluids and/or tires are not creating a nuisance or hazard.
2. If any below grade sumps for hydraulic fluid car lift exist, assure they have leak prevention or spill containment measures in place.

Both of the above are requirements of either DEEP, DMV or both. Unfortunately, we are learning that there may not be any follow-up from either agency, so now is the time to make sure these measures are in place.

The proper storage of tires and/or hazardous chemicals are issues that I could enforce under my authority, if need be.

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50598/16-Andrews-St-Drainage-Report---North-Parking-Lot-11-24-25

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109



Site Plan

SITE IMPROVEMENTS

AT

16 ANDREWS STREET

IN THE CITY OF

BRISTOL, CONNECTICUT

CONTENTS	
T-1	TITLE SHEET
1-1	SURVEY PLAN
C-1	DEMOLITION PLAN
C-2	LAYOUT PLAN
C-3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C-4	DETAILS
C-5	DETAILS
C-6	DETAILS

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

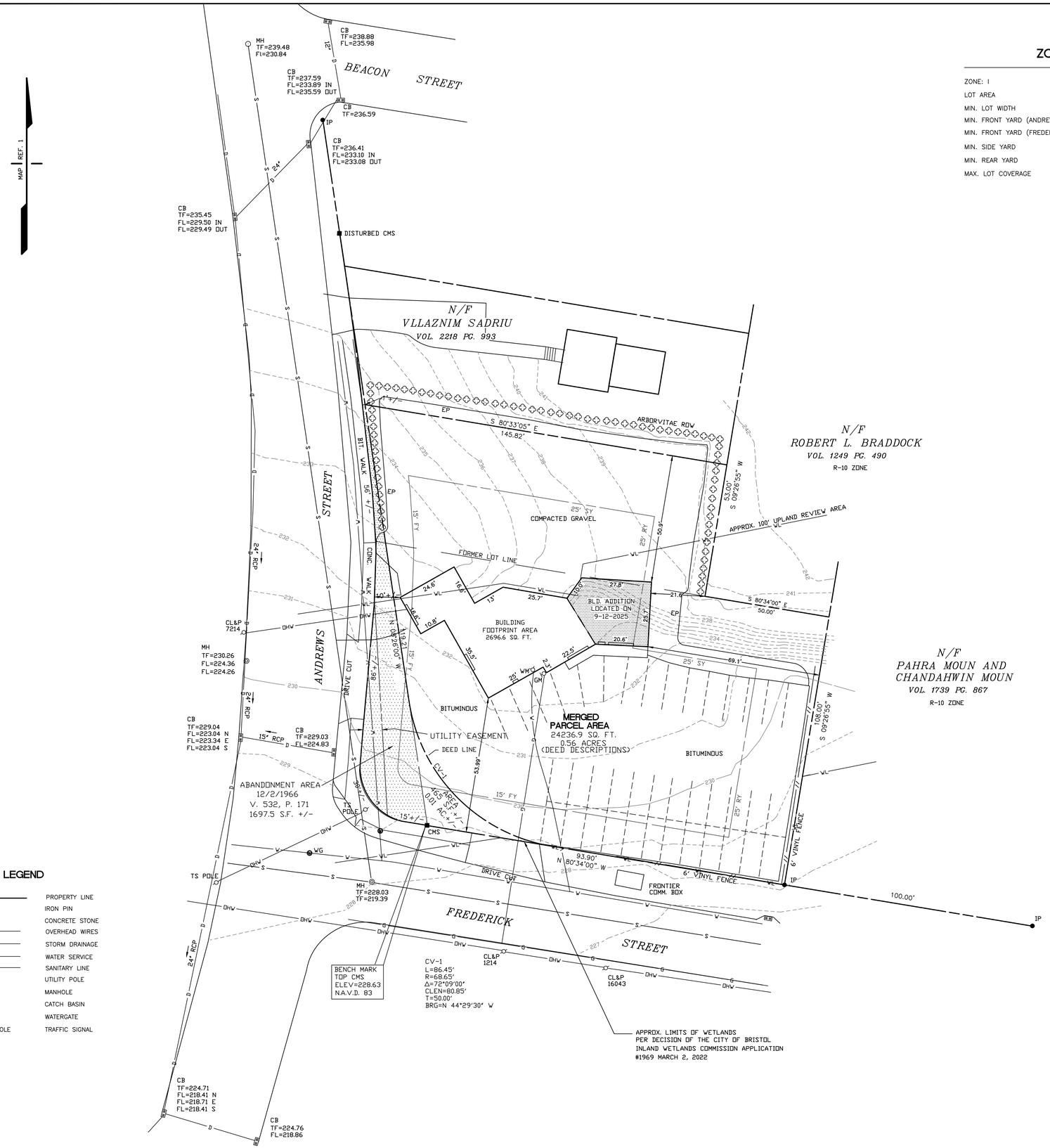
TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
RONALD D. TORRES
No. 12809
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

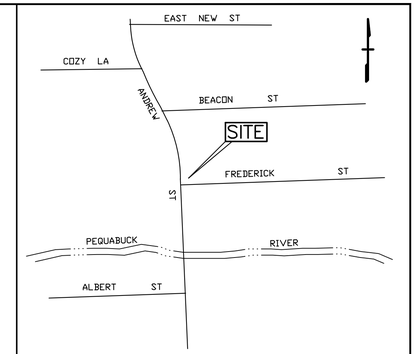
TITLE SHEET

SHEET NO.
T-1



ZONING DATA

ZONE: I	REQUIRED	PROVIDED
LOT AREA	25000 SF	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)



VICINITY MAP

NOT TO SCALE

FLOOD NOTE

SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 09003C0466F EFFECTIVE DATE SEPTEMBER 26, 2008.

FLOOD ZONE "X" : AREAS OF MINIMAL FLOOD HAZARD

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE 1
3. VERTICAL INFORMATION BASED ON N.A.V.D.88 DATUM.
4. THE STREET LINE ALONG THE ABANDONMENT SHOWN HEREON IS BASED ON +/- DIMENSIONS DEPICTED ON MAP REFERENCE 3. THE STREET LINE ALONG ANDREW STREET AND FREDERICK STREET ALONG THE ABANDONMENT MAY BE SUBJECT TO CHANGES THAT RESULT FROM FINAL MAPPING AND MONUMENTATION BY THE CITY OF BRISTOL.
5. UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATED VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF SURVEY. THERE MAY EXIST ON SITE OR ADJACENT TO UTILITIES UNKNOWN TO THE UNDERSIGNED.
6. THERE ARE 39 STRIPED PARKING SPACES ON SITE.
7. SUBJECT PARCEL IS LOCATED IN AN I ZONE. (ZONE CHANGE APPROVED OCTOBER, 2023.)
8. THE PARCEL DESCRIBED IN V. 2252 P.1089 HAS BEEN MERGED WITH THE PARCEL TO THE SOUTH KNOWN AS #16 ANDREW STREET.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "BEACON HEIGHTS OWNED AND DEVELOPED BY JACOB ROSENBLATT BRISTOL, CONN. MAY 1925 SCALE 1"=100' " BY SPERRY & BUELL, INC.
2. "MAP SHOWING STREET LINES OF MECHANIC STREET, BEACON STREET AND EAST NEW STREET BRISTOL, CONN. SCALE 1"=100' DEC. 1942" BY ENGINEERING DEPARTMENT CITY OF BRISTOL C.M. PFENNIG CITY ENGINEER
3. "MAP SHOWING PORTION OF HIGHWAY TO BE ABANDONED BROAD STREET AREA BRISTOL, CONN. SCALE: 1"=40' OCT. 1966" BY CITY OF BRISTOL, BRISTOL, CONNECTICUT RICHARD SALMON, CITY ENGINEER REV.FEB. 1967

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDAY AND TOPOGRAPHIC SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, VERTICAL T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO 16 ANDREW STREET, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT DAHN, L.L.S. 14651

0' 20' 40' 60'

SCALE: 1" = 20'

LEGEND

	PROPERTY LINE
IP	IRON PIN
CMS	CONCRETE STONE
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
S	SANITARY LINE
	UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
WG	WATERGATE
TS POLE	TRAFFIC SIGNAL

REVISION	DATE
SURVEY UPDATE / TOPOGRAPHY	12-04-23
UPDATE TOPOGRAPHY & UTILITIES	5-20-24
LOCATE BUILDING ADDITION	9-12-25

SEAL & SIGNATURE:

NOTE:

THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

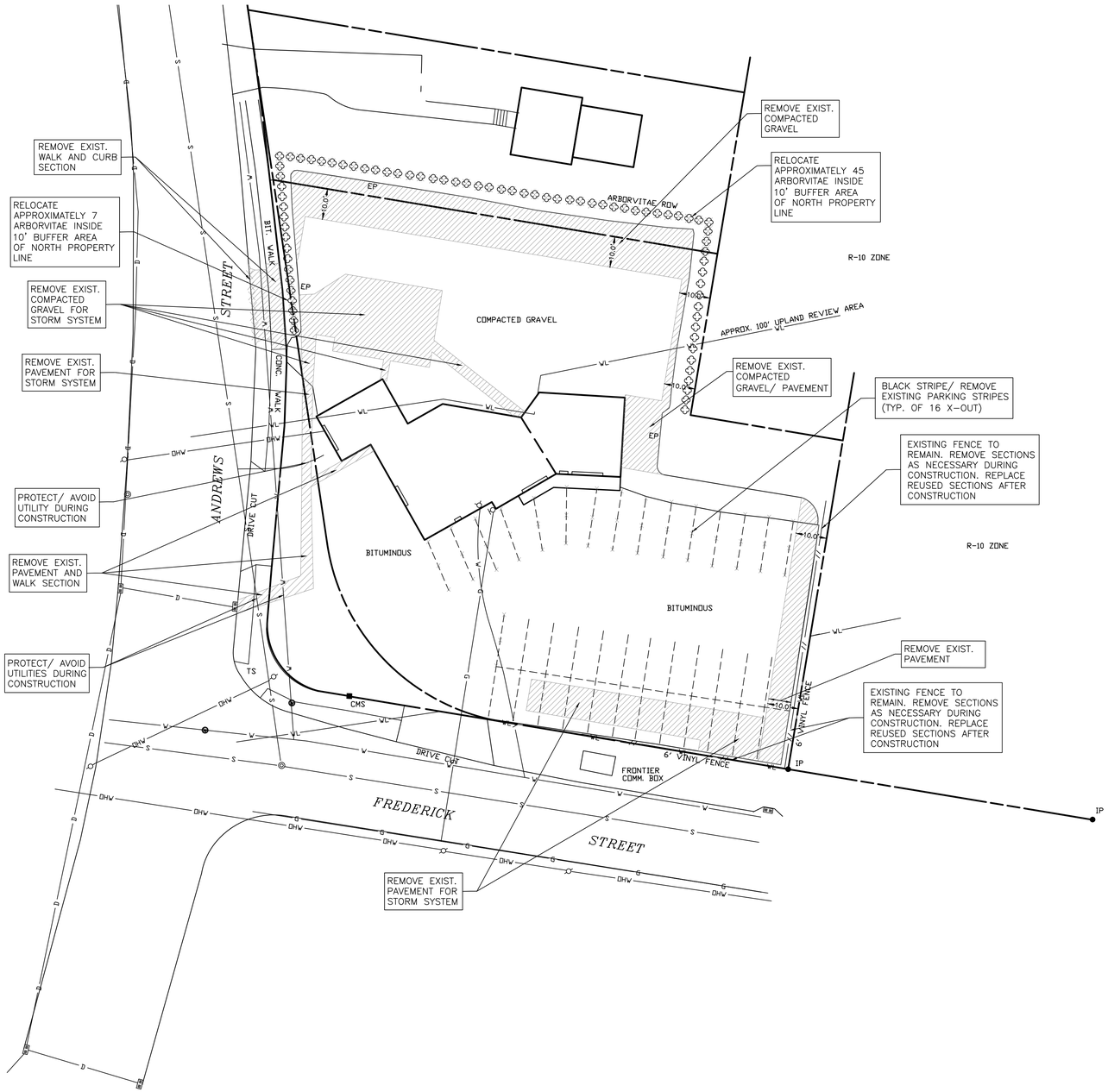
PLAN PREPARED FOR

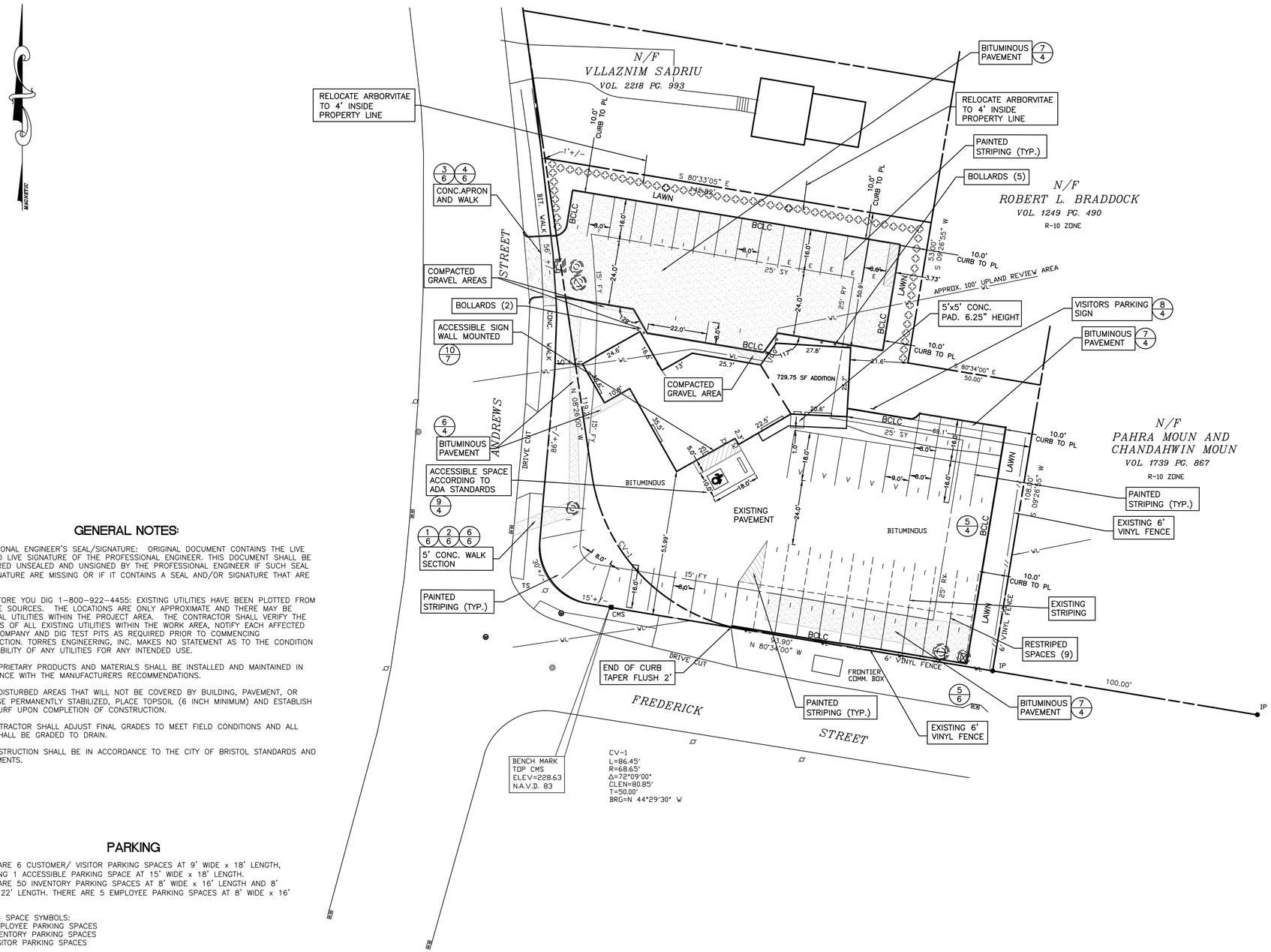
16 ANDREWS STREET, LLC

16 ANDREWS STREET BRISTOL, CONN.

IMPROVEMENT LOCATION SURVEY
PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 2023-124	ACAD: 2023-124.DWG
DATE: 05-12-2021	DRAFT: KRN	DISK NO.:	SHEET NO. 1 OF 1


REMOVE EXIST. WALK AND CURB SECTION
RELOCATE APPROXIMATELY 7 ARBORVITAE INSIDE 10' BUFFER AREA OF NORTH PROPERTY LINE
REMOVE EXIST. COMPACTED GRAVEL FOR STORM SYSTEM
REMOVE EXIST. PAVEMENT FOR STORM SYSTEM
PROTECT/ AVOID UTILITY DURING CONSTRUCTION
REMOVE EXIST. PAVEMENT AND WALK SECTION
PROTECT/ AVOID UTILITIES DURING CONSTRUCTION
REMOVE EXIST. COMPACTED GRAVEL
RELOCATE APPROXIMATELY 45 ARBORVITAE INSIDE 10' BUFFER AREA OF NORTH PROPERTY LINE
REMOVE EXIST. COMPACTED GRAVEL/ PAVEMENT
BLACK STRIPE/ REMOVE EXISTING PARKING STRIPES (TYP. OF 16 X-OUT)
EXISTING FENCE TO REMAIN. REMOVE SECTIONS AS NECESSARY DURING CONSTRUCTION. REPLACE REUSED SECTIONS AFTER CONSTRUCTION
REMOVE EXIST. PAVEMENT
EXISTING FENCE TO REMAIN. REMOVE SECTIONS AS NECESSARY DURING CONSTRUCTION. REPLACE REUSED SECTIONS AFTER CONSTRUCTION
REMOVE EXIST. PAVEMENT FOR STORM SYSTEM
ANDREWS STREET
FREDERICK STREET
ARBORVITAE ROW
APPROX. 100' UPLAND REVIEW AREA
COMPACTED GRAVEL
BITUMINOUS
BITUMINOUS
R-10 ZONE
R-10 ZONE
BIT. WALK
CONC. WALK
DRIVE CUT
DRIVE CUT
EP
EP
EP
WL
WL
WL
WL
WL
WL
10.0'
10.0'
10.0'
10.0'
10.0'
10.0'
OHW
OHW
OHW
OHW
OHW
OHW
OHW
S
S
S



GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. TORRES ENGINEERING, INC. MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

PARKING

THERE ARE 6 CUSTOMER/ VISITOR PARKING SPACES AT 9' WIDE x 18' LENGTH, INCLUDING 1 ACCESSIBLE PARKING SPACE AT 15' WIDE x 18' LENGTH. THERE ARE 50 INVENTORY PARKING SPACES AT 8' WIDE x 16' LENGTH AND 8' WIDE x 22' LENGTH. THERE ARE 5 EMPLOYEE PARKING SPACES AT 8' WIDE x 16' LENGTH.

PARKING SPACE SYMBOLS:
E = EMPLOYEE PARKING SPACES
I = INVENTORY PARKING SPACES
V = VISITOR PARKING SPACES

ZONING DATA

ZONE: I	REQUIRED	EXISTING	PROPOSED
LOT AREA	25000 SF	26400 SF +/-	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)	10.2% +/- (BUILDING)
MAX. IMPERVIOUS COVERAGE	90%	91.05%*	82.38%

(* DENOTES EXISTING NON-CONFORMING CONDITION)

LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- 220.4x — PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF — TOP OF FRAME
- INV. — INVERT
- CONC. — CONCRETE
- EXIST. — EXISTING
- (TYP.) — TYPICAL
- V.I.F. — VERIFY IN THE FIELD
- CB — CATCH BASIN
- MH — MAN HOLE
- BCLC — BITUMINOUS CURB
- WQU — WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3/C-5 — DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

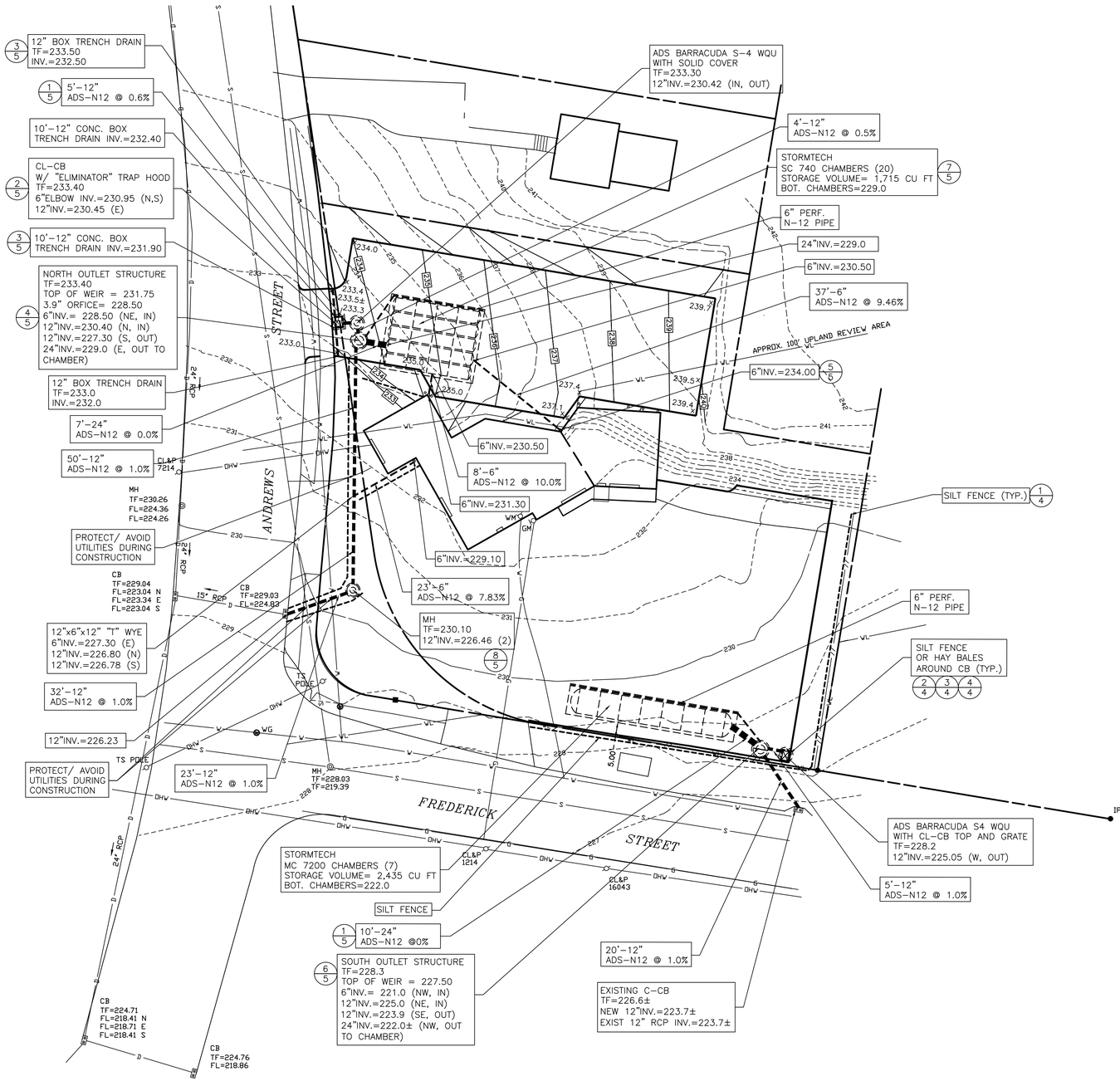
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT — RAYMOND D. TORRES — No. 13800 — REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

SHEET NO.
C-2



SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF EROSION CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION AROUND THE LIMITS OF CONSTRUCTION.
2. INSTALLATION OF UTILITIES TO BEGIN.
3. INSTALL APRON, PARKING, AND CURBS.
4. INSTALL FINAL GRADING. SILT FENCE TO BE CHECKED AND/ OR REINSTALLED AFTER GRADING IS STARTED.
5. PARKSTRIPING. INCLUDING ACCESSIBLE SPACE ACCORDING TO ADA STANDARDS.
6. INSTALL RELOCATED ARBORVITAE AND LAWN AREAS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.
8. ROADWAYS, SIDEWALKS AND ABUTTING ROADS TO BE CLEARED OF SILT AND DIRT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED, AND CLEANED, OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

GENERAL UTILITY NOTES

1. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
2. STORM DRAINAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BRISTOL.
3. SANITARY SEWER AND WATER SERVICES SHALL MEET THE REQUIREMENTS OF THE CITY.
4. GAS SERVICE SHALL BE ACCORDING TO CNG STANDARDS AND REQUIREMENTS.
5. ANY ELECTRICAL, TELEPHONE, CABLE, AND COMMUNICATIONS SERVICE SHALL MEET THE REQUIREMENTS OF EVERSOURCE OR THE INDIVIDUAL UTILITY COMPANY.
6. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.
7. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AS DIRECTED BY THE CITY.

LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- 220.4x — PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF — TOP OF FRAME
- INV. — INVERT
- CONC. — CONCRETE
- EXIST. — EXISTING
- (TYP.) — TYPICAL
- V.I.F. — VERIFY IN THE FIELD
- CB — CATCH BASIN
- MH — MAN HOLE
- BCLC — BITUMINOUS CURB
- WQU — WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3 / C-5 — DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

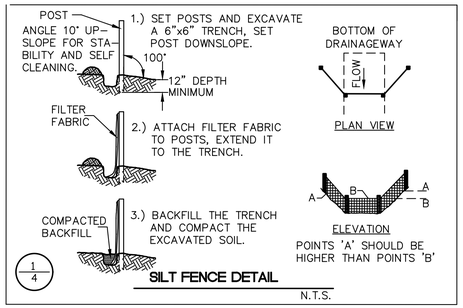
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
DONALD D. TORRES
No. 13800
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

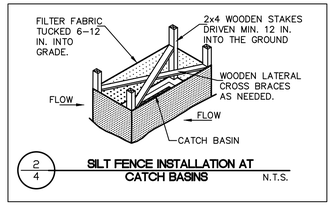
GRADING, UTILITIES, AND EROSION CONTROL PLAN

SHEET NO.
C-3



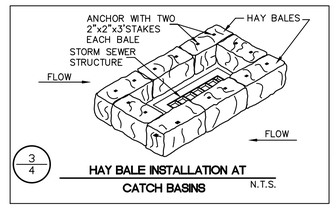
1/4 **SILT FENCE DETAIL**

N.T.S.



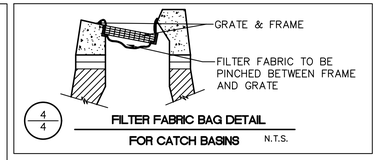
2/4 **SILT FENCE INSTALLATION AT CATCH BASINS**

N.T.S.



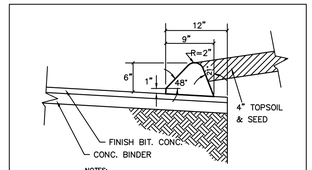
3/4 **HAY BALE INSTALLATION AT CATCH BASINS**

N.T.S.



4/4 **FILTER FABRIC BAG DETAIL FOR CATCH BASINS**

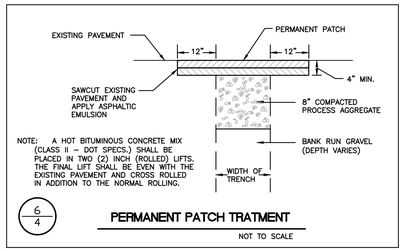
N.T.S.



NOTES:
TACK COAT TO BE APPLIED PRIOR TO CURB PLACEMENT AS REQUIRED BY TOWN. COATING TO BE APPLIED PER M 04.01.1d4

5/4 **BITUMINOUS CONCRETE LIP CURBING SECTION**

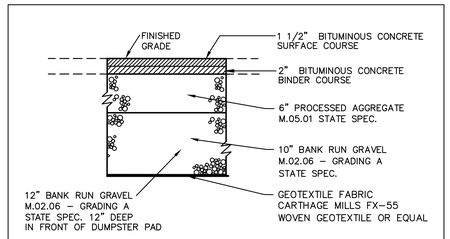
N.T.S.



NOTE: A HOT BITUMINOUS CONCRETE MIX (CLASS II – DOT SPECS.) SHALL BE PLACED IN TWO (2) INCH (ROLLED) LIFTS. THE FINAL LIFT SHALL BE EVEN WITH THE EXISTING PAVEMENT AND CROSS ROLLED IN ADDITION TO THE NORMAL ROLLING.

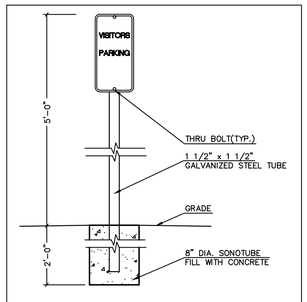
6/4 **PERMANENT PATCH TRATMENT**

NOT TO SCALE



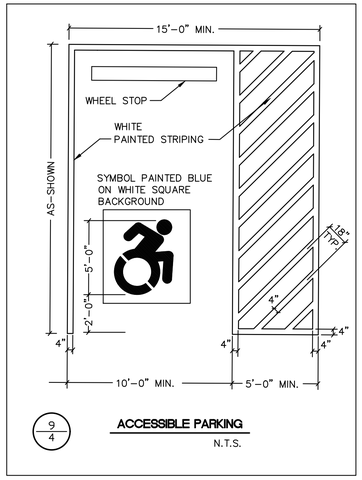
7/4 **BITUMINOUS CONCRETE PAVEMENT**

N.T.S.



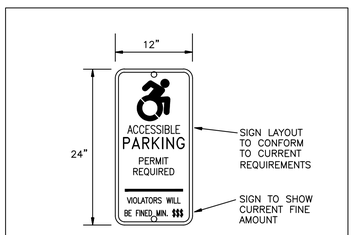
8/4 **VISITORS PARKING SIGN POLE**

N.T.S.



9/4 **ACCESSIBLE PARKING**

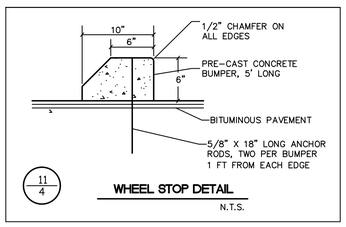
N.T.S.



COLORS TO CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"

10/4 **WALL MOUNTED ACCESSIBLE PARKING SIGN**

N.T.S.



11/4 **WHEEL STOP DETAIL**

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: NOV. 24, 2025
Drawn: D.T.
Revision
Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

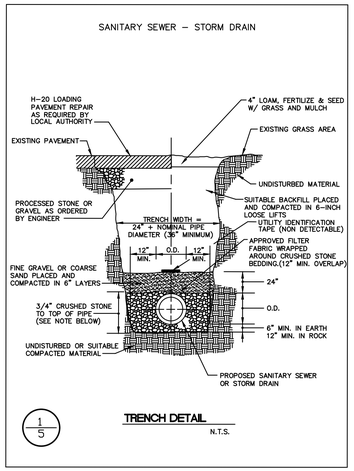
STATE OF CONNECTICUT
DONALD T. TORRES
No. 13808
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS

16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

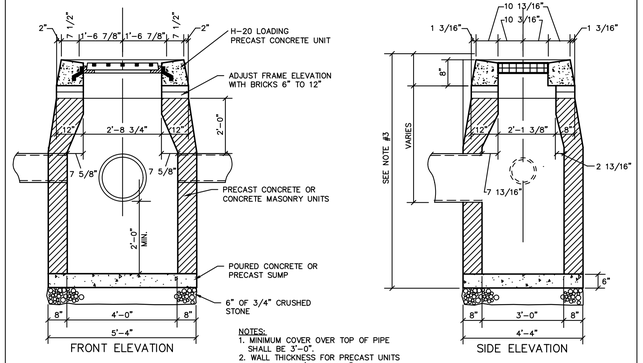
SHEET NO.
C-4



1/5

TRENCH DETAIL

N.T.S.

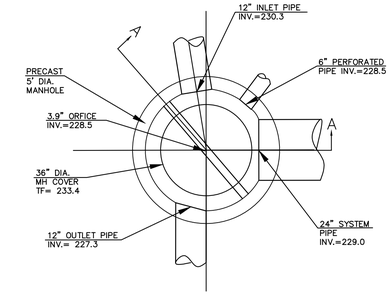


NOTES:
1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 3'-0".
2. WALL THICKNESS FOR PRECAST UNITS LESS THAN 10' HIGH IS 8".
3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR BOTH CONCRETE BLOCK AND PRECAST UNITS. INSIDE DIMENSIONS REMAIN THE SAME.

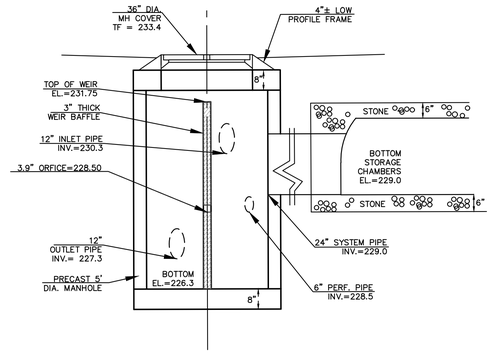
2/5

TYPE 'C-L' CATCH BASIN FRAME AND GRATE

N.T.S.



PLAN VIEW

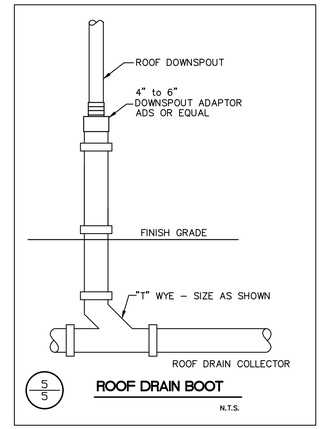


SECTION A-A

4/5

NORTH OUTLET STRUCTURE DETAIL

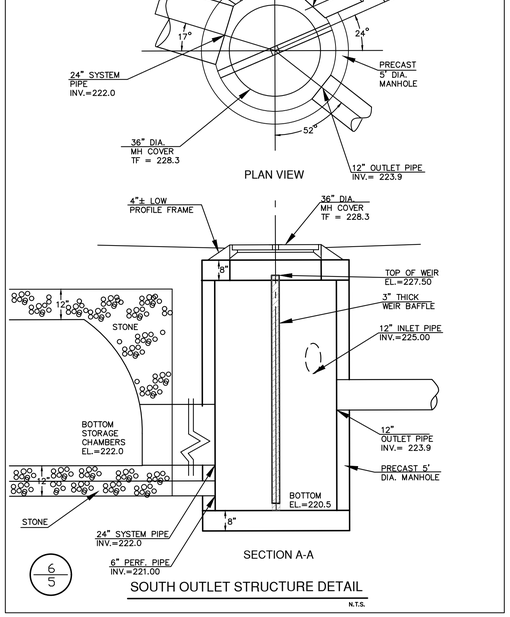
N.T.S.



5/5

ROOF DRAIN BOOT

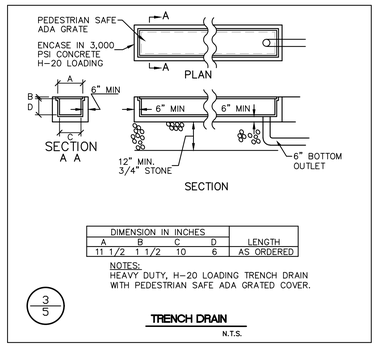
N.T.S.



6/5

SOUTH OUTLET STRUCTURE DETAIL

N.T.S.



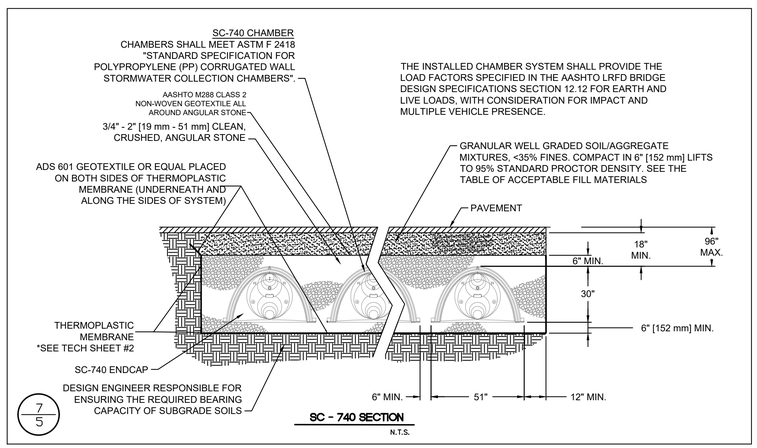
DIMENSION IN INCHES				
A	B	C	D	LENGTH
11 1/2	1 1/2	10	6	AS ORDERED

NOTES:
HEAVY DUTY, H-20 LOADING TRENCH DRAIN WITH PEDESTRIAN SAFE ADA GRATED COVER.

3/5

TRENCH DRAIN

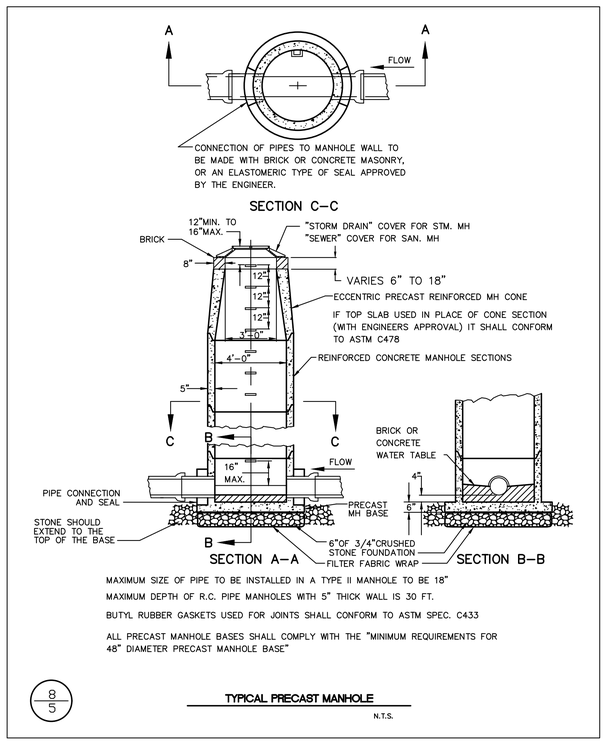
N.T.S.



7/5

SC - 740 SECTION

N.T.S.



MAXIMUM SIZE OF PIPE TO BE INSTALLED IN A TYPE II MANHOLE TO BE 18"

MAXIMUM DEPTH OF R.C. PIPE MANHOLES WITH 5" THICK WALL IS 30 FT.

BUTYL RUBBER GASKETS USED FOR JOINTS SHALL CONFORM TO ASTM SPEC. C433

ALL PRECAST MANHOLE BASES SHALL COMPLY WITH THE "MINIMUM REQUIREMENTS FOR 48" DIAMETER PRECAST MANHOLE BASE"

8/5

TYPICAL PRECAST MANHOLE

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date:
Date: NOV. 24, 2025
Drawn: D.T.
Revision

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

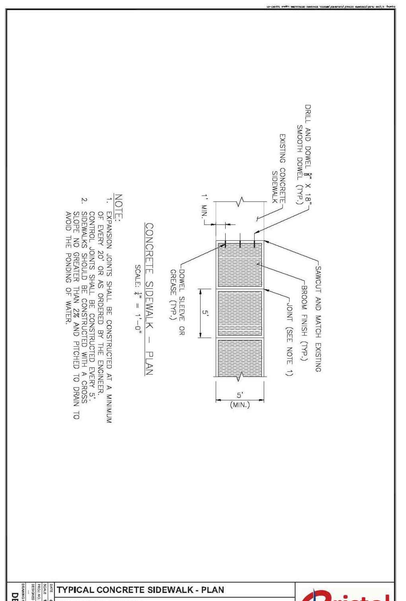
STATE OF CONNECTICUT · DONALD D. TORRES · No. 13808 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

SHEET NO.
C-5

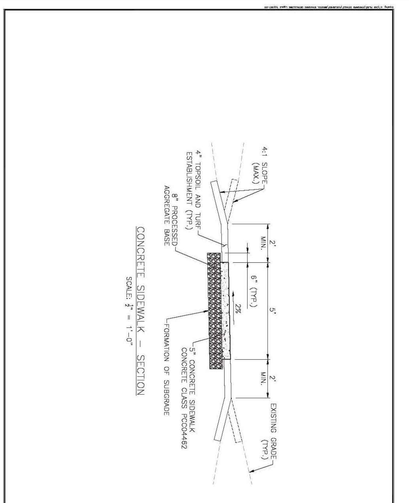
1/6



CONCRETE SIDEWALK — PLAN
SCALE: 1" = 1'-0"

DET - 01	TYPICAL CONCRETE SIDEWALK - PLAN
	STANDARD DETAILS
	BRISTOL, CONNECTICUT

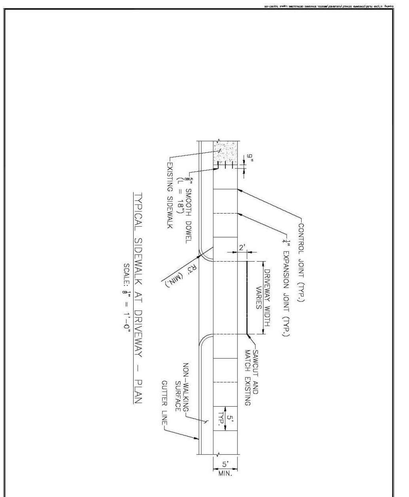
2/6



CONCRETE SIDEWALK — SECTION
SCALE: 1" = 1'-0"

DET - 03	TYPICAL CONCRETE SIDEWALK - SECTION
	STANDARD DETAILS
	BRISTOL, CONNECTICUT

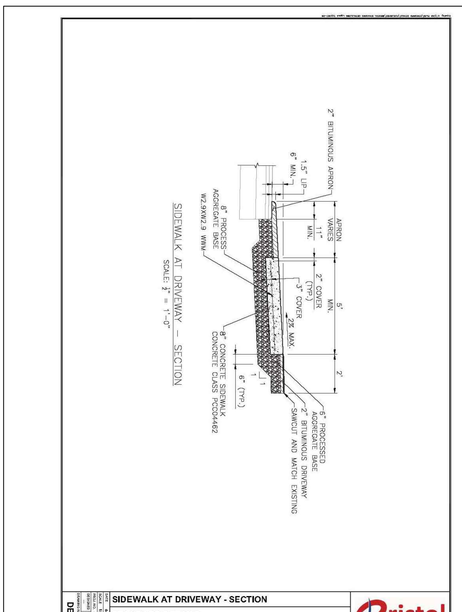
3/6



TYPICAL SIDEWALK AT DRIVEWAY — PLAN
SCALE: 1" = 1'-0"

DET - 05	SIDEWALK AT DRIVEWAY - PLAN
	STANDARD DETAILS
	BRISTOL, CONNECTICUT

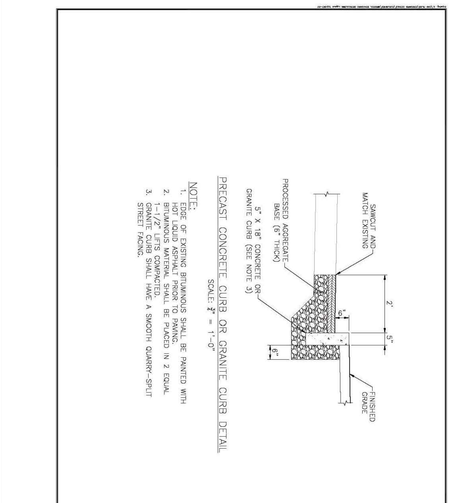
4/6



SIDEWALK AT DRIVEWAY — SECTION
SCALE: 1" = 1'-0"

DET - 06	SIDEWALK AT DRIVEWAY - SECTION
	STANDARD DETAILS
	BRISTOL, CONNECTICUT

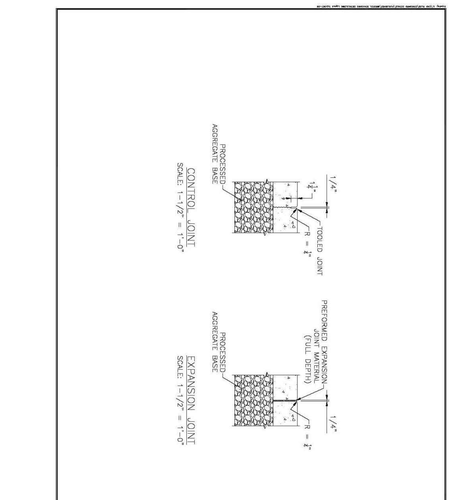
5/6



PRECAST CONCRETE CURB OR GRANITE CURB DETAIL
SCALE: 1" = 1'-0"

DET - 07	PRECAST CONCRETE OR GRANITE CURB
	STANDARD DETAILS
	BRISTOL, CONNECTICUT

6/6



CONTROL JOINT
SCALE: 1-1/2" = 1'-0"

EXPANSION JOINT
SCALE: 1-1/2" = 1'-0"

DET - 08	TYPICAL SIDEWALK JOINTS
	STANDARD DETAILS
	BRISTOL, CONNECTICUT

SHEET NO.
C-6

DETAILS

SITE IMPROVEMENTS

16 ANDREWS STREET

BRISTOL, CONNECTICUT

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

Date: NOV. 24, 2025		Scale:	1" = 20'
Drawn: D.T.		Checked:	O.T.
Revision			Date:

Application #2554

For Office Use Only	
APPLICATION NO.	2554
DATE FILED:	1-15-26
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article II 4.2 of the Bristol Zoning Regulations for the following Special Permit use: motor vehicle sales

Address or Location of the Property: 16 Andrews Street

Assessor's Map No.: 38 Assessor's Lot No.(s): 61/5

Zone of the Property: I Size of the Property (in acres or square feet): .56 ac

Reason for the Special Permit: To expand the existing use for repair and service of motor vehicles.

Does this application involve an activity regulated by the Inland Wetlands Agency? [✓] yes [ ] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on _____ [ ] no

Other comments: This site has been an exisiting sales facility for many years and the applicant has added a parcel of land to the site and is seeking to incorpate it into the use. See wetlands approval letter dated April 14,2022

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: 16 Andrews Street LLC

Address: 16Andrews Street City: Bristol State: CT Zip: 06010

Telephone No.: 203 819-9892 E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Vilaznim Sadrieu

CHECK ONE: [✓] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Same

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

Applicant's Narrative

Project Overview

The applicant seeks **Special Permit and Site Plan Approval** to establish a motor vehicle repair or service facility at 16 Andrews Street. The property is located within the **Industrial Zone (I)**, where the proposed use is permitted subject to Special Permit and Site Plan review under Section 4.2 of the Bristol Zoning Regulations.

The site currently consists of a motor vehicle repair, service and sales facility that has existed for many years. However, the expansion of the use on additional land and the construction of a small addition necessitates the requirement for a special permit and associated site plan.

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: **Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies**

FROM: Lori Mathieu, Public Health Branch Chief, EHDW Lori J. Mathieu '21

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

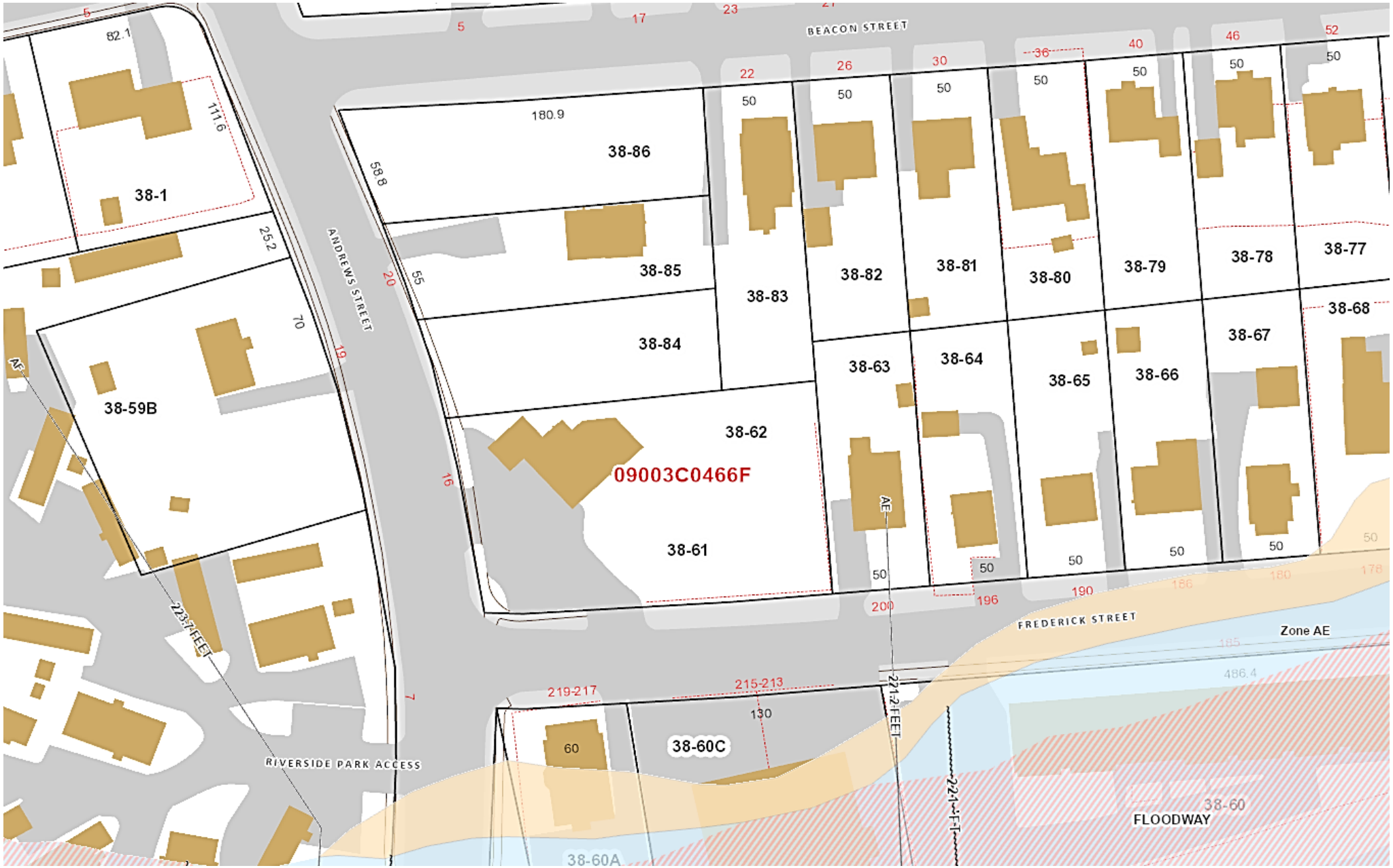
A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

To review the entire Public Act 21-121 please see the following link:
https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF

c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer

Various GIS Maps



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



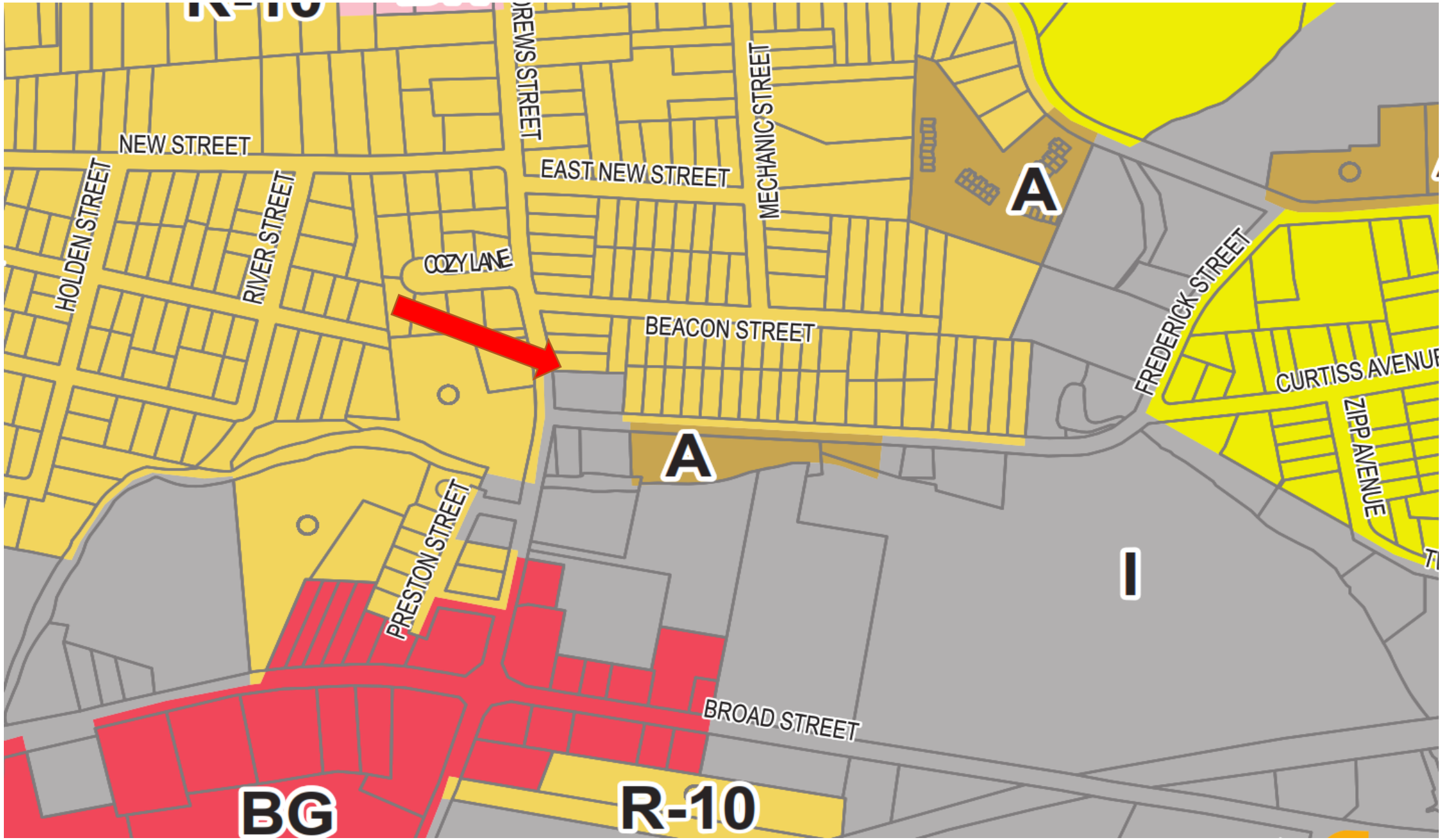
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



Current Owner Purchases Property: July 2015

16 Andrews Street

April 2015 – 4 Vehicles On-Site



16 Andrews Street

September 2025 – 64 total vehicles; 43 Vehicles On-site/21 Vehicles in Residential zone.

ZEO Enforcement 11/24/20

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50983/2020-Enforcement

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda

ZEO Enforcement 10/29/25

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50984/2025-Enforcement

Site Plan Comments 1/29/26

Revised 3/5/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #2553

SITE PLAN: 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales *Plans Dated: November 24, 2025. Date of Committee Reviews: January 29, 2026 (first review)*

ENGINEERING/PUBLIC WORKS (William Stango):

1. The applicant shall complete all required documentation to properly abandon the portion of the City right-of-way (ROW) located in the southwest corner of the lot.

2. The applicant shall show the current City-mapped wetlands linework on all existing conditions plans. Refer to the 2025 Wetlands Regulations.

3. Provide a general narrative describing the proposed water quality structures, including how they will be maintained and the proposed maintenance schedule.

CITY PLANNER (Robert Flanagan):

1. Obtain formal wetlands determination from City Engineer.

2. Two Special Permits are required: one for vehicle repair/service and one for vehicles for sale.

3. The applications list lot numbers for two properties when only one is required (due to lot merger). Indicate the proper map and lot number for the property on the application forms.

4. Indicate on the cover sheet of the Plan Set the application numbers, approval dates, and nature of all Special Permits, Site Plans, Zone Change and Variance applications associated with this property.

5. A revised narrative that provides an explanation of the unregulated expansion of the non-conforming uses on-site, is requested.

6. The Zoning Data table provided is incomplete; applicant should add missing zoning standards applicable to this property to the table. See the Zoning Regulations as a guide.

7. How many vehicles are proposed for repair?

8. How many vehicles are proposed for sale?

9. How many vehicles are proposed for visitor/clients?

10. How many accessible spaces are proposed?

11. How many employee spaces are proposed?

12. Provide landscaping, buffers and screening.

13. Required buffer to single-family residential not met to surrounding properties located at: 20 Andrews Street, 22 Beacon Street & 200 Fredrick Street. Landscaping and screening are required within the buffer for Residential zones; no structures or paving is allowed.

14. Provide spot elevations on plan.

15. Provide traffic directional arrows.

16. Provide dimensions of all driveways at street opening.

17. Provide separation distance between existing and proposed driveways on the same lot. 100 feet is required.

18. Provide hours of operation.

19. Label building's primary entrance/exit door(s) on Site Plan.

20. New building addition constructed within the minimum rear yard (no land use approvals/building permits have been issued.) All work done on the building addition was done without approval.

21. Parking shown for display/sale within minimum front yard and within existing driveway/curb cut on Fredrick Street.

22. 24 vehicle parking spaces for sale within minimum front yard and a portion of the minimum rear yard on Fredrick Street.

23. 15 vehicle parking spaces for sale within the minimum side yard abutting 16 Andrews Street.

24. 2 vehicle parking spaces for sale within the minimum rear yard at 16 Andrews Street.

25. 8 parking spaces for sale within required sight visibility triangle at the intersection of Fredrick and Andrews Street(s).

26. Parking spaces for sale in front of building entryway requires 6 feet separation distance.

27. Provide parking calculation for both motor vehicle sales and service and show conformance to required parking.

28. Parking space width shown as 8' should be 9' for all spaces.

29. Provide photometric diagram for exterior lighting. A luminaire schedule along with pole heights should be included with this information. Additionally, a note should be added that all lights will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

30. What safety measures/best management practices are being proposed that prevent environmental contamination from spills on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damage caused by the spillage of fluids and add the applicable notes and details to the plan.

31. Will all vehicles on-site be in working and running condition? Will there be any non-operable motor vehicles on-site?

32. Provide dumpster enclosure and appropriate landscape screening. How is refuse currently being handled?

33. What are the applicants plans to manage waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material on site? Will there be outside storage of these items? If not, the applicant should place a note on the plan indicating that none of the items above will be stored outside.

BUILDING/ZONING ENFORCEMENT (Richard Brown) - 030526

1. There are notes of "Pics " taken for some areas … I would like to see them.
2. 2021 IBC Code references, not included.
3. Engineers or Architects stamp for said drawings.
4. Calculations for all beams used for approval.
5. Brackets used for attachments of beams for approval.
6. Attachment of an LVL to common DF lumber is not allowed.
7. New header cut into existing CMU wall for new opening, calcs required for beam and jack studs.
8. Roof rafters are undersized. 2" x 10" has a Max span of 17'-7".
9. These are comments after the fact. The building would need to have areas exposed to verify such conditions are accurate or sufficient to hold the structural aspect of the building.
10. The property is undergoing a hearing for the building being on another property and will await the decision to move forward. The permit is has been stopped due to unknown circumstances. If you could potentially forward this email to the owner, it would be appreciated.

ZEO (Brandon Peate)

1. This appears to require a variance.
2. Has the deed been filed to merge the properties?
3. Has the Zone Change been finalized on the second parcel?
4. Section 11.1.4.1: "A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone." The arborvitaes provided might need to be double stacked.
5. Cars should be parked in approved locations according to the Site Plan. I will inspect the property prior to the hearing.
6. Section 13.7.5.B.2: "Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips."
7. It looks like there are parking spots right along a concrete walk near Andrews and Frederick Street.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

The Police Department Traffic Division has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):

No comments at this time.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Rob Longo)
I do not see any change in water or sewer for this project so we would have no comment.
If there is a change, please let me know.

BRISTOL/BURLINGTON HEALTH DISTRICT (Marco Palmieri/Eric Mikulak)
Since this motor vehicle repair or service facility is and will continue to be served by a community water supply and public sewers (both from Bristol), BBHD does not have any oversite, but BBHD would like to confirm the following:

1. That the storage and management of new/used motor vehicle oils, fluids and/or tires are not creating a nuisance or hazard.
2. If any below grade sumps for hydraulic fluid car lift exist, assure they have leak prevention or spill containment measures in place.

Both of the above are requirements of either DEEP, DMV or both. Unfortunately, we are learning that there may not be any follow-up from either agency, so now is the time to make sure these measures are in place.

The proper storage of tires and/or hazardous chemicals are issues that I could enforce under my authority, if need be.

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50598/16-Andrews-St-Drainage-Report---North-Parking-Lot-11-24-25

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109



Site Plan

SITE IMPROVEMENTS

AT

16 ANDREWS STREET

IN THE CITY OF

BRISTOL, CONNECTICUT

CONTENTS	
T-1	TITLE SHEET
1-1	SURVEY PLAN
C-1	DEMOLITION PLAN
C-2	LAYOUT PLAN
C-3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C-4	DETAILS
C-5	DETAILS
C-6	DETAILS

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

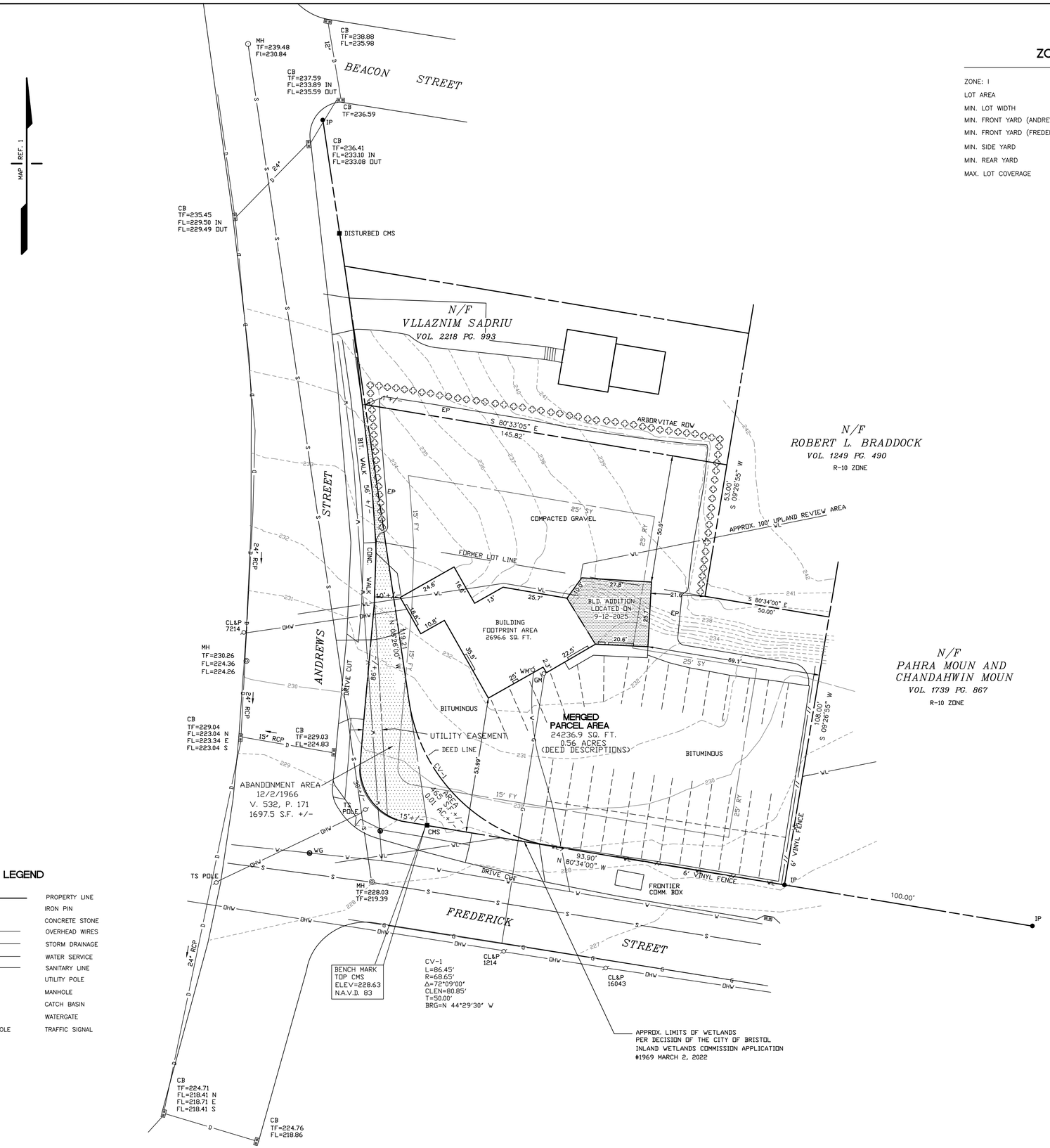
TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
RONALD D. TORRES
No. 12809
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

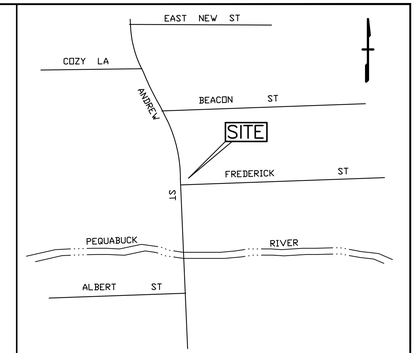
TITLE SHEET

SHEET NO.
T-1



ZONING DATA

ZONE: I	REQUIRED	PROVIDED
LOT AREA	25000 SF	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)



VICINITY MAP

NOT TO SCALE

FLOOD NOTE

SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 09003C0466F EFFECTIVE DATE SEPTEMBER 26, 2008.

FLOOD ZONE "X" : AREAS OF MINIMAL FLOOD HAZARD

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE 1
3. VERTICAL INFORMATION BASED ON N.A.V.D.88 DATUM.
4. THE STREET LINE ALONG THE ABANDONMENT SHOWN HEREON IS BASED ON +/- DIMENSIONS DEPICTED ON MAP REFERENCE 3. THE STREET LINE ALONG ANDREW STREET AND FREDERICK STREET ALONG THE ABANDONMENT MAY BE SUBJECT TO CHANGES THAT RESULT FROM FINAL MAPPING AND MONUMENTATION BY THE CITY OF BRISTOL.
5. UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATED VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF SURVEY. THERE MAY EXIST ON SITE OR ADJACENT TO UTILITIES UNKNOWN TO THE UNDERSIGNED.
6. THERE ARE 39 STRIPED PARKING SPACES ON SITE.
7. SUBJECT PARCEL IS LOCATED IN AN I ZONE. (ZONE CHANGE APPROVED OCTOBER, 2023.)
8. THE PARCEL DESCRIBED IN V. 2252 P.1089 HAS BEEN MERGED WITH THE PARCEL TO THE SOUTH KNOWN AS #16 ANDREW STREET.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "BEACON HEIGHTS OWNED AND DEVELOPED BY JACOB ROSENBLATT BRISTOL, CONN. MAY 1925 SCALE 1"=100' " BY SPERRY & BUELL, INC.
2. "MAP SHOWING STREET LINES OF MECHANIC STREET, BEACON STREET AND EAST NEW STREET BRISTOL, CONN. SCALE 1"=100' DEC. 1942" BY ENGINEERING DEPARTMENT CITY OF BRISTOL C.M. PFENNIG CITY ENGINEER
3. "MAP SHOWING PORTION OF HIGHWAY TO BE ABANDONED BROAD STREET AREA BRISTOL, CONN. SCALE: 1"=40' OCT. 1966" BY CITY OF BRISTOL, BRISTOL, CONNECTICUT RICHARD SALMON, CITY ENGINEER REV.FEB. 1967

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDAY AND TOPOGRAPHIC SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, VERTICAL T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO 16 ANDREW STREET, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT DAHN, L.L.S. 14651

0' 20' 40' 60'

SCALE: 1" = 20'

LEGEND

	PROPERTY LINE
IP	IRON PIN
CMS	CONCRETE STONE
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
S	SANITARY LINE
	UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
WG	WATERGATE
TS POLE	TRAFFIC SIGNAL

REVISION	DATE
SURVEY UPDATE / TOPOGRAPHY	12-04-23
UPDATE TOPOGRAPHY & UTILITIES	5-20-24
LOCATE BUILDING ADDITION	9-12-25

SEAL & SIGNATURE:

NOTE:

THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

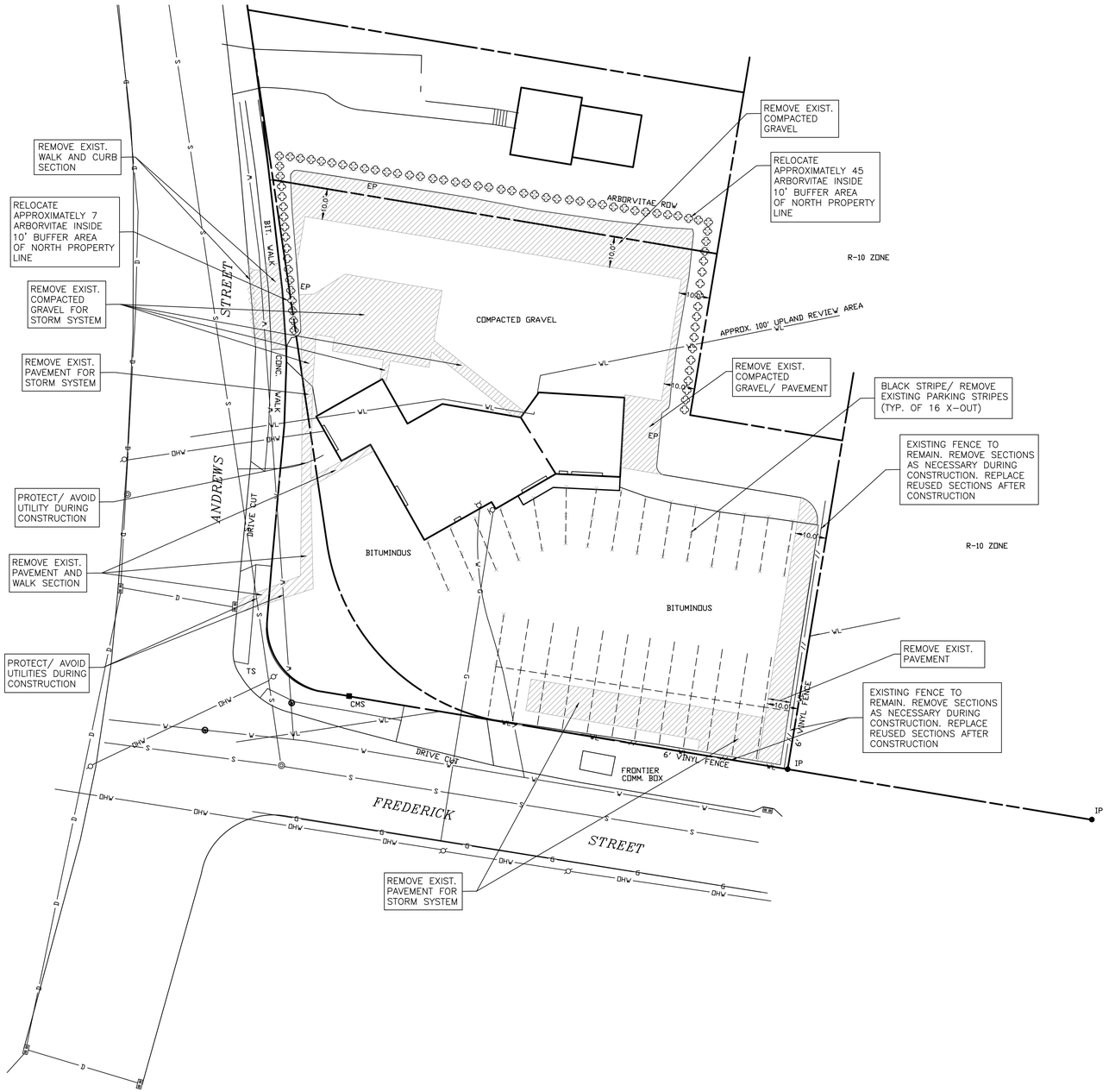
PLAN PREPARED FOR

16 ANDREWS STREET, LLC

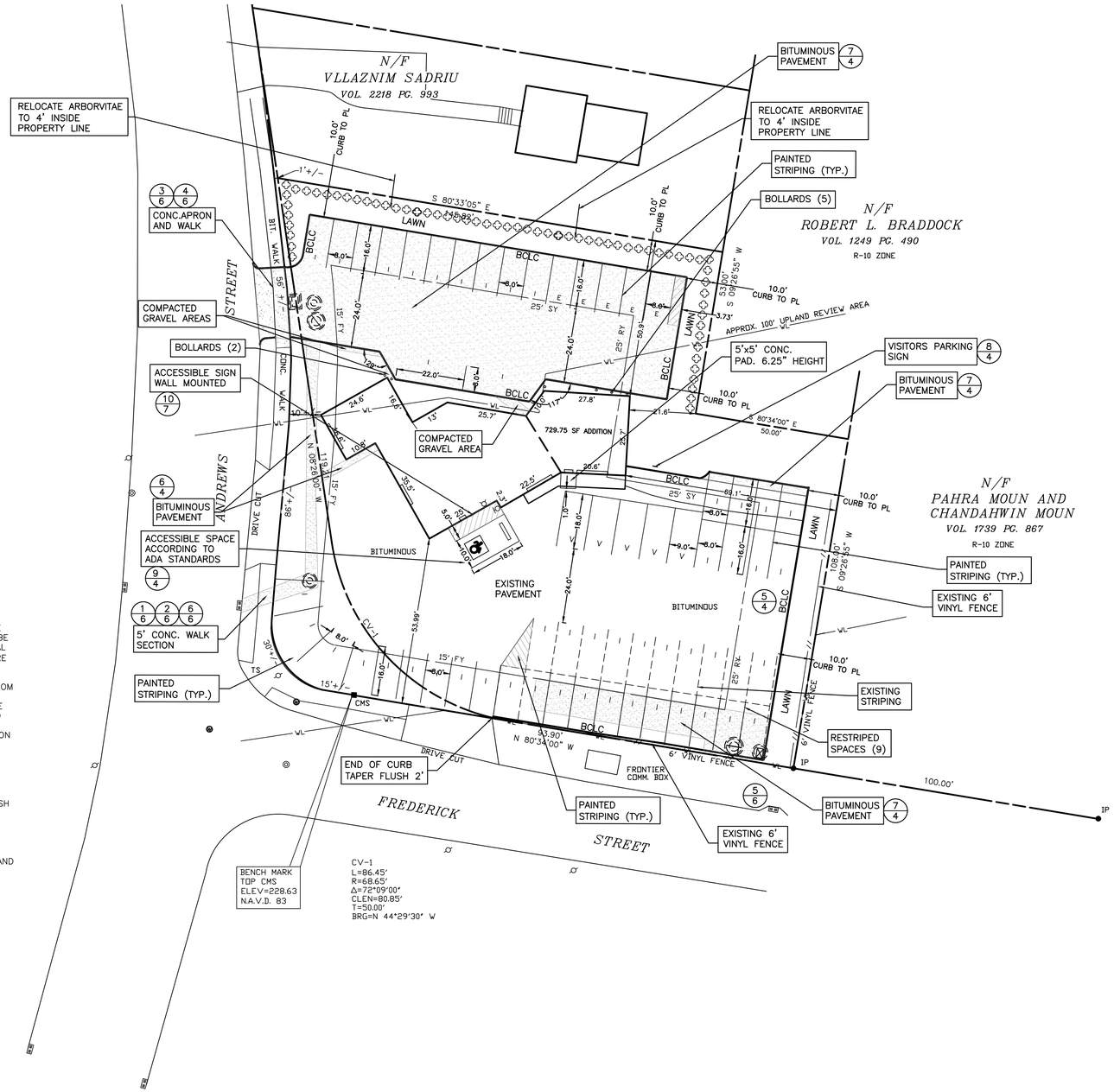
16 ANDREWS STREET BRISTOL, CONN.

IMPROVEMENT LOCATION SURVEY
PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 2023-124	ACAD: 2023-124.DWG
DATE: 05-12-2021	DRAFT: KRN	DISK NO.:	SHEET NO. 1 OF 1


REMOVE EXIST. WALK AND CURB SECTION
RELOCATE APPROXIMATELY 7 ARBORVITAE INSIDE 10' BUFFER AREA OF NORTH PROPERTY LINE
REMOVE EXIST. COMPACTED GRAVEL FOR STORM SYSTEM
REMOVE EXIST. PAVEMENT FOR STORM SYSTEM
PROTECT/ AVOID UTILITY DURING CONSTRUCTION
REMOVE EXIST. PAVEMENT AND WALK SECTION
PROTECT/ AVOID UTILITIES DURING CONSTRUCTION
REMOVE EXIST. COMPACTED GRAVEL
RELOCATE APPROXIMATELY 45 ARBORVITAE INSIDE 10' BUFFER AREA OF NORTH PROPERTY LINE
REMOVE EXIST. COMPACTED GRAVEL/ PAVEMENT
BLACK STRIPE/ REMOVE EXISTING PARKING STRIPES (TYP. OF 16 X-OUT)
EXISTING FENCE TO REMAIN. REMOVE SECTIONS AS NECESSARY DURING CONSTRUCTION. REPLACE REUSED SECTIONS AFTER CONSTRUCTION
REMOVE EXIST. PAVEMENT
EXISTING FENCE TO REMAIN. REMOVE SECTIONS AS NECESSARY DURING CONSTRUCTION. REPLACE REUSED SECTIONS AFTER CONSTRUCTION
REMOVE EXIST. PAVEMENT FOR STORM SYSTEM
ANDREWS STREET
FREDERICK STREET
ARBORVITAE ROW
APPROX. 100' UPLAND REVIEW AREA
COMPACTED GRAVEL
BITUMINOUS
BITUMINOUS
R-10 ZONE
R-10 ZONE
BIT. WALK
CONC. WALK
DRIVE CUT
DRIVE CUT
EP
EP
EP
WL
WL
WL
WL
WL
WL
10.0'
10.0'
10.0'
10.0'
10.0'
10.0'
OHW
OHW
OHW
OHW
OHW
OHW
OHW
S
S
S





LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- 220.4x — PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF — TOP OF FRAME
- INV. — INVERT
- CONC. — CONCRETE
- EXIST. — EXISTING
- (TYP.) — TYPICAL
- V.I.F. — VERIFY IN THE FIELD
- CB — CATCH BASIN
- MH — MAN HOLE
- BCLC — BITUMINOUS CURB
- WQU — WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3/C-5 — DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. TORRES ENGINEERING, INC. MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

PARKING

THERE ARE 6 CUSTOMER/ VISITOR PARKING SPACES AT 9' WIDE x 18' LENGTH, INCLUDING 1 ACCESSIBLE PARKING SPACE AT 15' WIDE x 18' LENGTH.
THERE ARE 50 INVENTORY PARKING SPACES AT 8' WIDE x 16' LENGTH AND 8' WIDE x 22' LENGTH. THERE ARE 5 EMPLOYEE PARKING SPACES AT 8' WIDE x 16' LENGTH.

PARKING SPACE SYMBOLS:
E = EMPLOYEE PARKING SPACES
I = INVENTORY PARKING SPACES
V = VISITOR PARKING SPACES

ZONING DATA

ZONE: I	REQUIRED	EXISTING	PROPOSED
LOT AREA	25000 SF	26400 SF +/-	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)	10.2% +/- (BUILDING)
MAX. IMPERVIOUS COVERAGE	90%	91.05%*	82.38%

(* DENOTES EXISTING NON-CONFORMING CONDITION)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

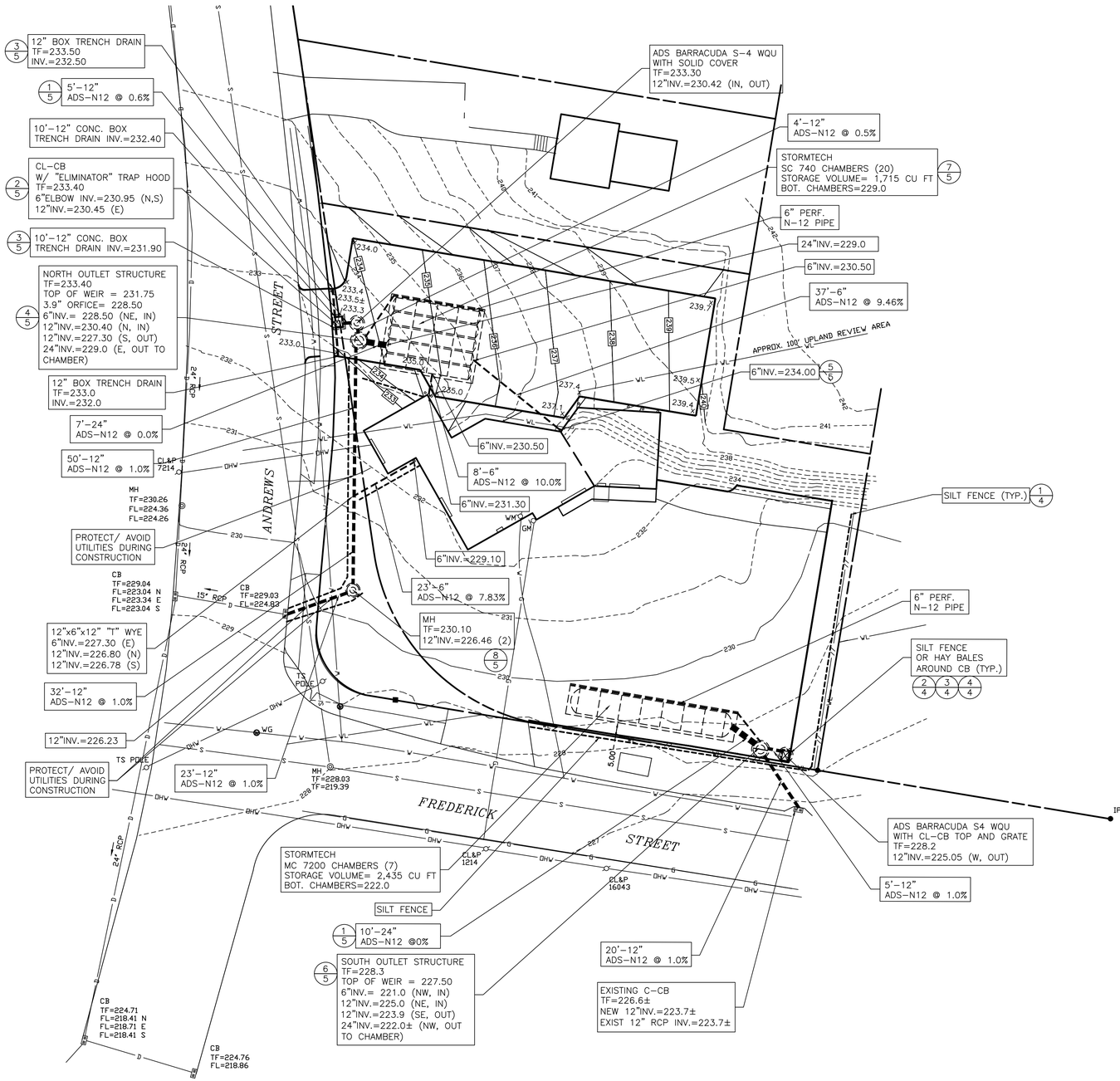
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
RYVALDO D. TORRES
No. 13800
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

SHEET NO.
C-2



SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF EROSION CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION AROUND THE LIMITS OF CONSTRUCTION.
2. INSTALLATION OF UTILITIES TO BEGIN.
3. INSTALL APRON, PARKING, AND CURBS.
4. INSTALL FINAL GRADING. SILT FENCE TO BE CHECKED AND/ OR REINSTALLED AFTER GRADING IS STARTED.
5. PARKSTRIPING. INCLUDING ACCESSIBLE SPACE ACCORDING TO ADA STANDARDS.
6. INSTALL RELOCATED ARBORVITAE AND LAWN AREAS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.
8. ROADWAYS, SIDEWALKS AND ABUTTING ROADS TO BE CLEARED OF SILT AND DIRT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED, AND CLEANED, OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

GENERAL UTILITY NOTES

1. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
2. STORM DRAINAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BRISTOL.
3. SANITARY SEWER AND WATER SERVICES SHALL MEET THE REQUIREMENTS OF THE CITY.
4. GAS SERVICE SHALL BE ACCORDING TO CNG STANDARDS AND REQUIREMENTS.
5. ANY ELECTRICAL, TELEPHONE, CABLE, AND COMMUNICATIONS SERVICE SHALL MEET THE REQUIREMENTS OF EVERSOURCE OR THE INDIVIDUAL UTILITY COMPANY.
6. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.
7. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AS DIRECTED BY THE CITY.

LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- 220.4x — PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF — TOP OF FRAME
- INV. — INVERT
- CONC. — CONCRETE
- EXIST. — EXISTING
- (TYP.) — TYPICAL
- V.I.F. — VERIFY IN THE FIELD
- CB — CATCH BASIN
- MH — MAN HOLE
- BCLC — BITUMINOUS CURB
- WQU — WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3/C-5 — DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

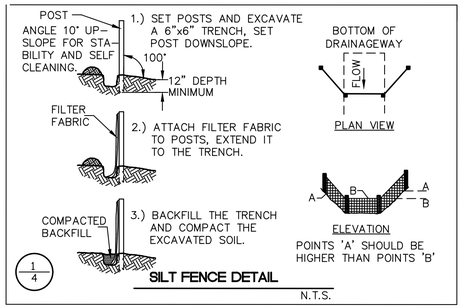
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
DONALD D. TORRES
No. 13800
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

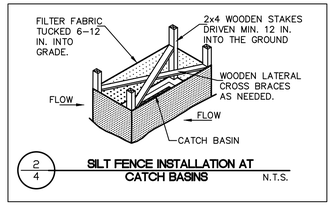
GRADING, UTILITIES, AND EROSION CONTROL PLAN

SHEET NO.
C-3



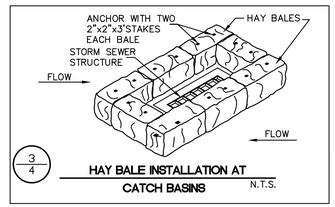
1/4 **SILT FENCE DETAIL**

N.T.S.



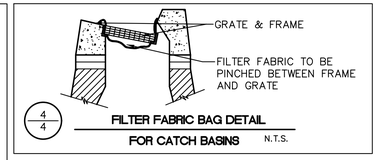
2/4 **SILT FENCE INSTALLATION AT CATCH BASINS**

N.T.S.



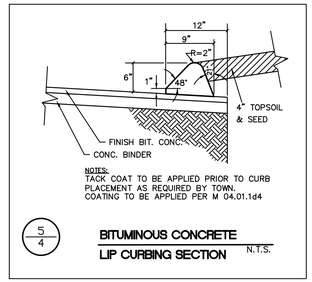
3/4 **HAY BALE INSTALLATION AT CATCH BASINS**

N.T.S.



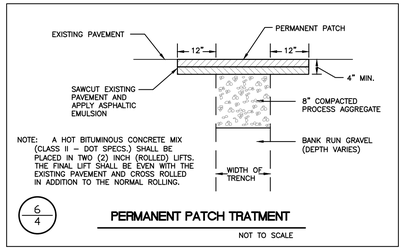
4/4 **FILTER FABRIC BAG DETAIL FOR CATCH BASINS**

N.T.S.



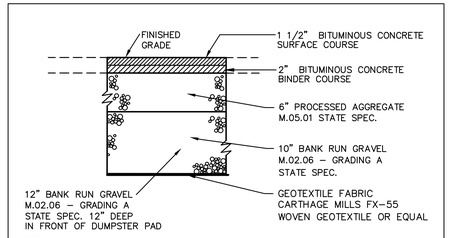
5/4 **BITUMINOUS CONCRETE LIP CURBING SECTION**

N.T.S.



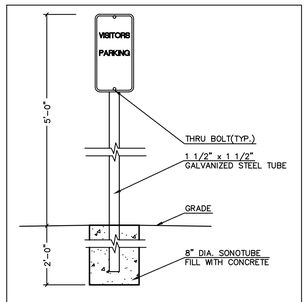
6/4 **PERMANENT PATCH TRATMENT**

NOT TO SCALE



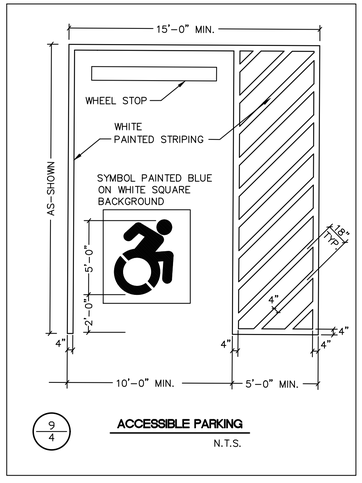
7/4 **BITUMINOUS CONCRETE PAVEMENT**

N.T.S.



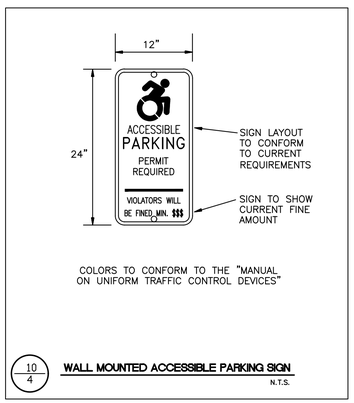
8/4 **VISITORS PARKING SIGN POLE**

N.T.S.



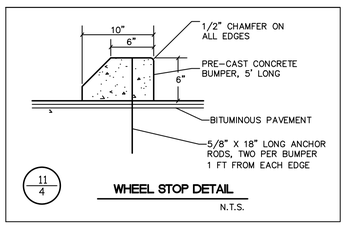
9/4 **ACCESSIBLE PARKING**

N.T.S.



10/4 **WALL MOUNTED ACCESSIBLE PARKING SIGN**

N.T.S.



11/4 **WHEEL STOP DETAIL**

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: NOV. 24, 2025
Drawn: D.T.
Revision
Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

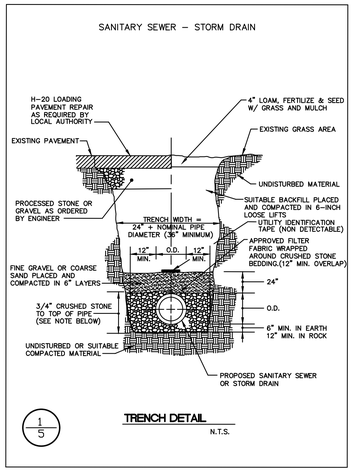
STATE OF CONNECTICUT
DONALD T. TORRES
No. 13808
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS

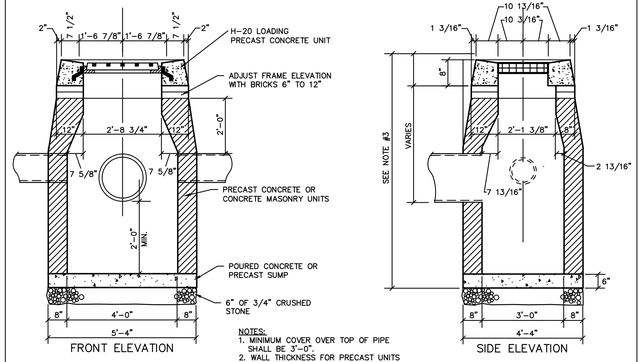
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

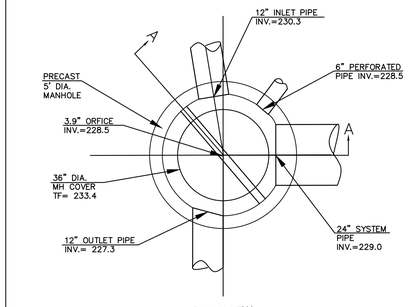
SHEET NO.
C-4



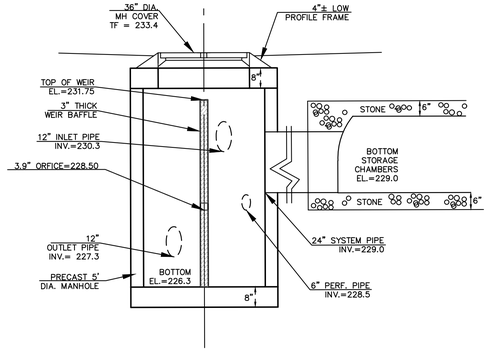
1/5 **TRENCH DETAIL**
N.T.S.



2/5 **TYPE 'C-L' CATCH BASIN FRAME AND GRATE**
N.T.S.

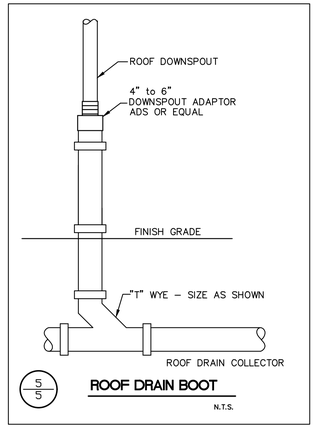


PLAN VIEW

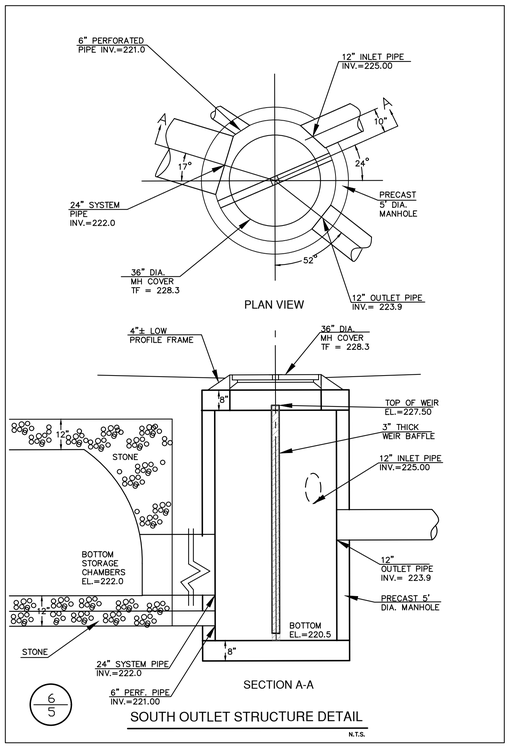


SECTION A-A

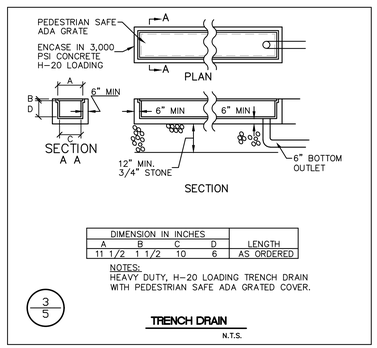
4/5 **NORTH OUTLET STRUCTURE DETAIL**
N.T.S.



5/5 **ROOF DRAIN BOOT**
N.T.S.



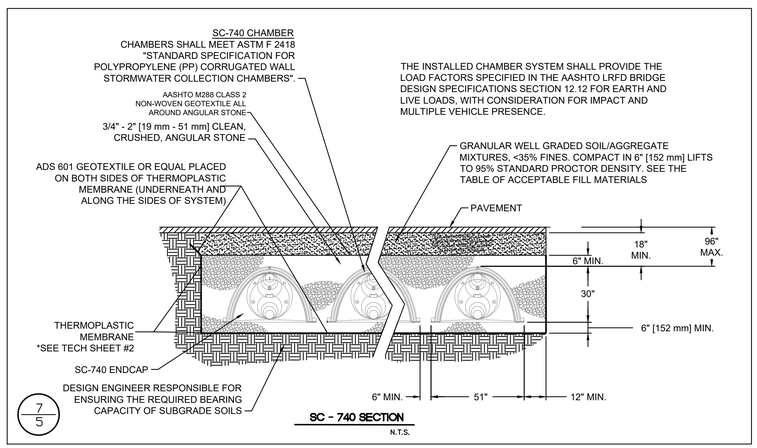
6/5 **SOUTH OUTLET STRUCTURE DETAIL**
N.T.S.



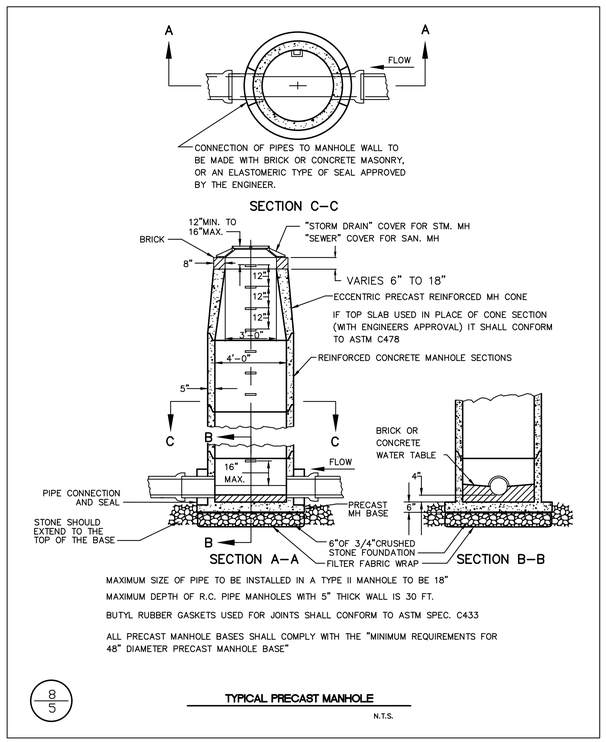
DIMENSION IN INCHES				
A	B	C	D	LENGTH
11 1/2	1 1/2	10	6	AS ORDERED

NOTES:
HEAVY DUTY, H-20 LOADING TRENCH DRAIN WITH PEDESTRIAN SAFE ADA GRATED COVER.

3/5 **TRENCH DRAIN**
N.T.S.



7/5 **SC - 740 SECTION**
N.T.S.



8/5 **TYPICAL PRECAST MANHOLE**
N.T.S.

Scale: 1" = 20' | Checked: D.T. | Date:
Date: NOV. 24, 2025 | Drawn: D.T. | Revision

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

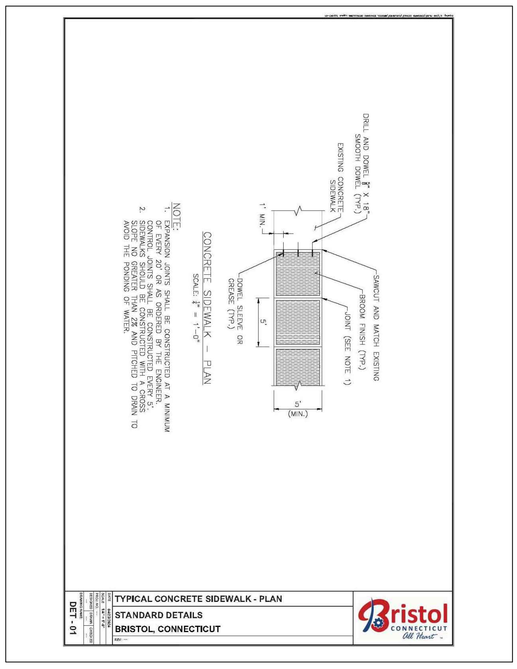
STATE OF CONNECTICUT · DONALD D. TORRES · No. 13808 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

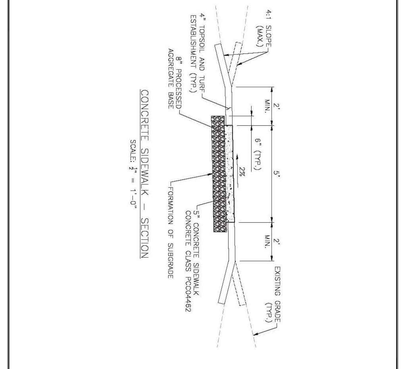
SHEET NO.
C–5

1/6



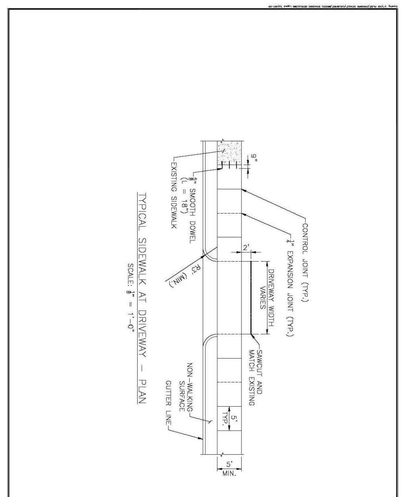
TYPICAL CONCRETE SIDEWALK - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 01

2/6



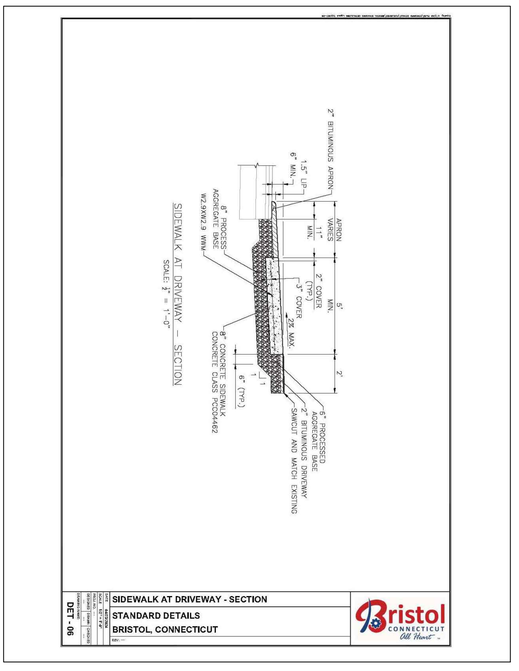
TYPICAL CONCRETE SIDEWALK - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 03

3/6



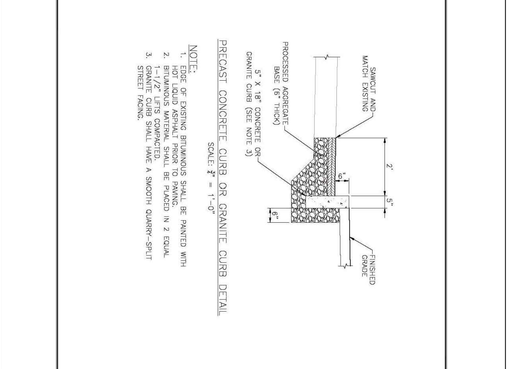
SIDEWALK AT DRIVEWAY - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 05

4/6



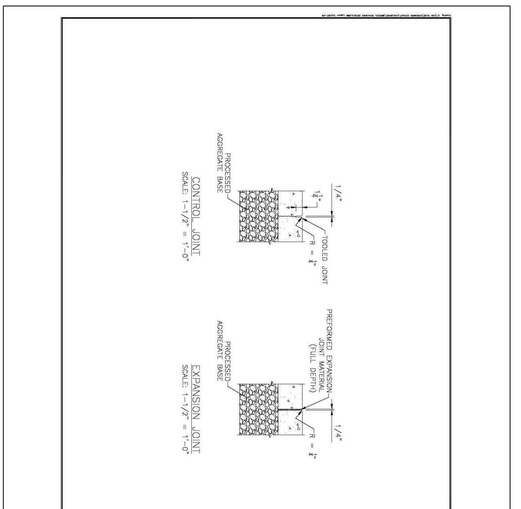
SIDEWALK AT DRIVEWAY - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 06

5/6



PRECAST CONCRETE OR GRANITE CURB
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 07

6/6



TYPICAL SIDEWALK JOINTS
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 08

SHEET NO.
C-6

DETAILS

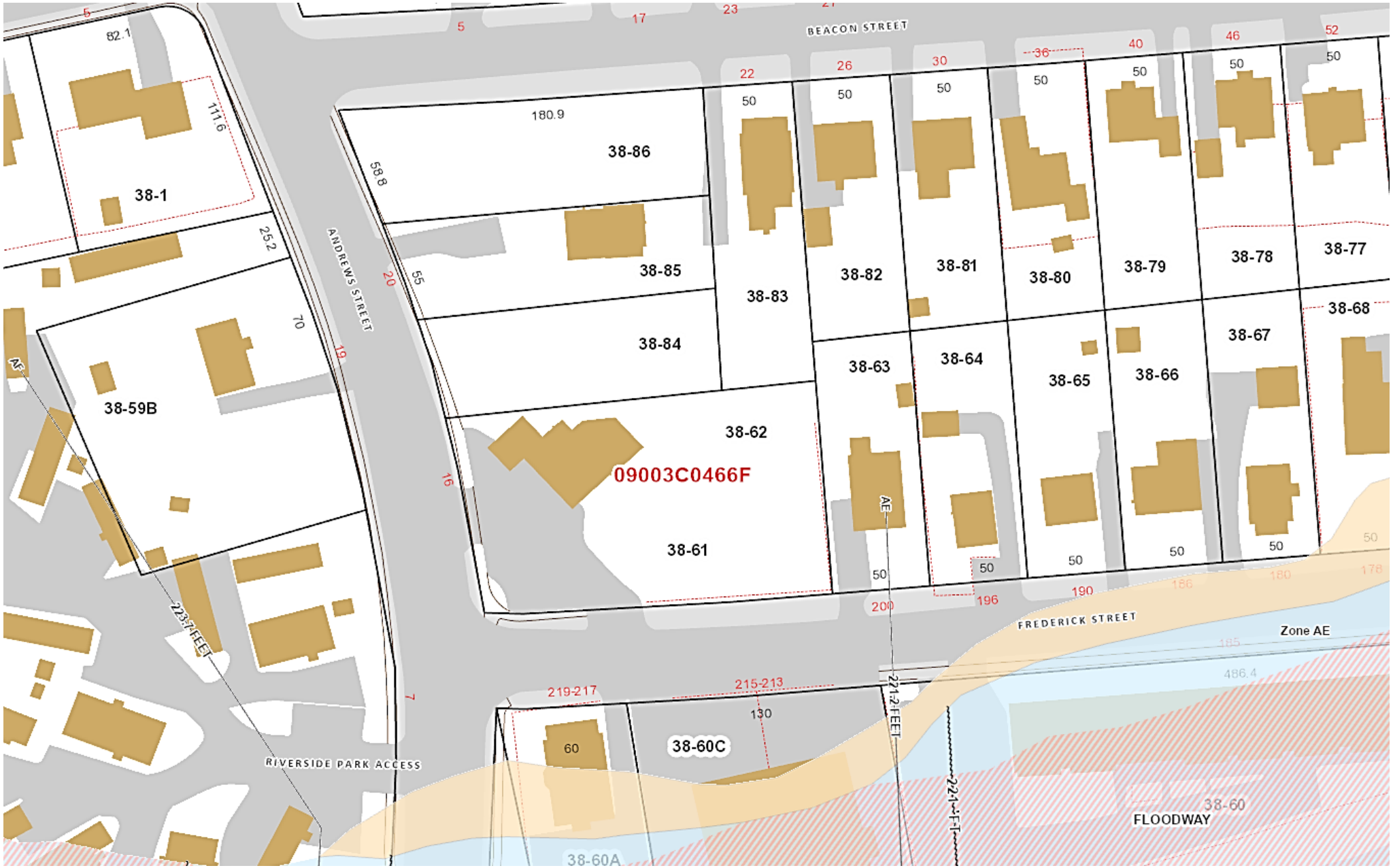
SITE IMPROVEMENTS

16 ANDREWS STREET

BRISTOL, CONNECTICUT

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

Date: NOV. 24, 2025	Scale: 1" = 20'
Drawn: D.T.	Checked: O.T.
Revision	Date:



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



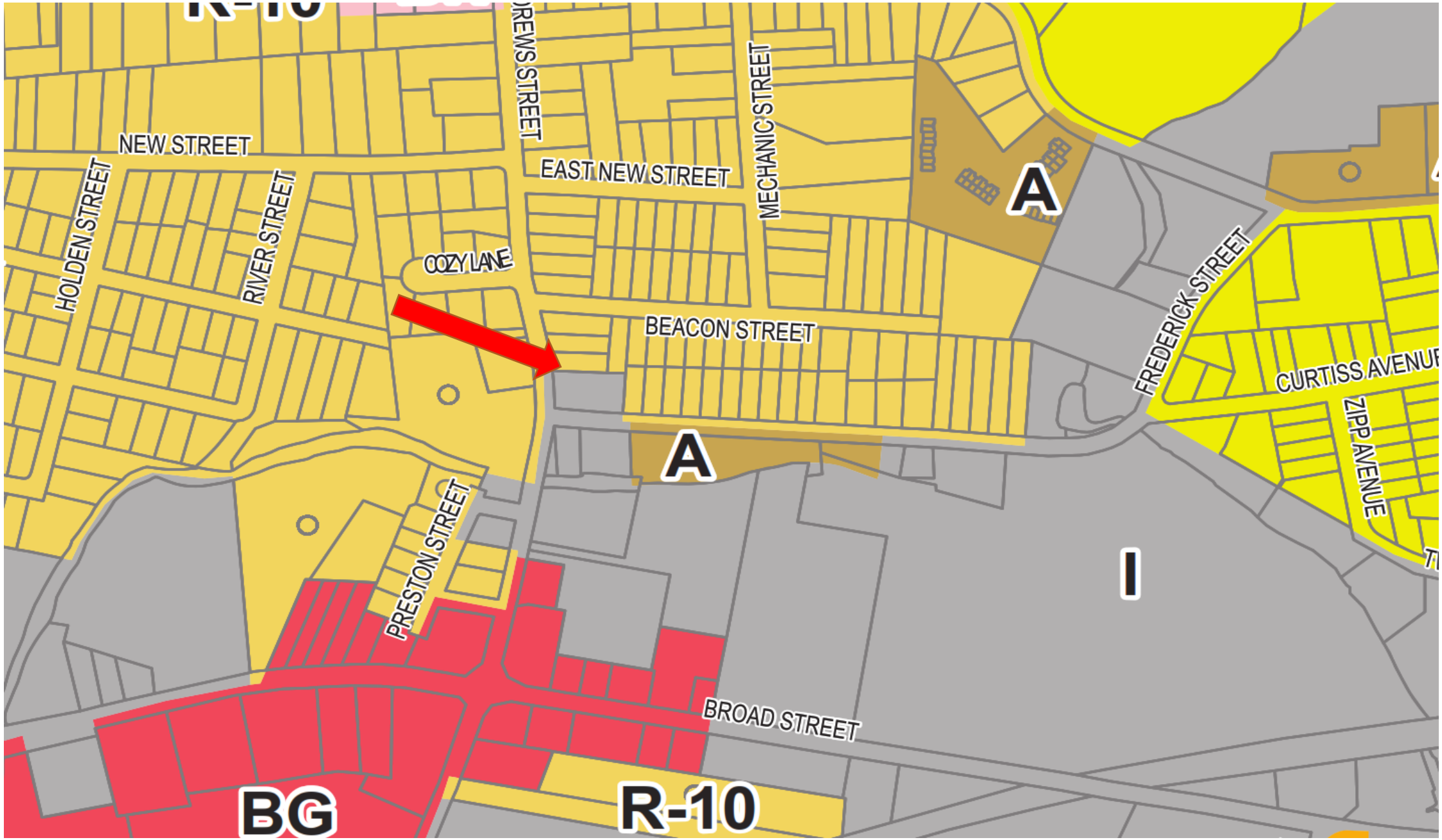
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



Current Owner Purchases Property: July 2015

16 Andrews Street

April 2015 – 4 Vehicles On-Site



16 Andrews Street

September 2025 – 64 total vehicles; 43 Vehicles On-site/21 Vehicles in Residential zone.

ZEO Enforcement 11/24/20

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50983/2020-Enforcement

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda

ZEO Enforcement 10/29/25

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50984/2025-Enforcement

Site Plan Comments 1/29/26

Revised 3/5/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #2553

SITE PLAN: 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales *Plans Dated: November 24, 2025. Date of Committee Reviews: January 29, 2026 (first review)*

ENGINEERING/PUBLIC WORKS (William Stango):

1. The applicant shall complete all required documentation to properly abandon the portion of the City right-of-way (ROW) located in the southwest corner of the lot.

2. The applicant shall show the current City-mapped wetlands linework on all existing conditions plans. Refer to the 2025 Wetlands Regulations.

3. Provide a general narrative describing the proposed water quality structures, including how they will be maintained and the proposed maintenance schedule.

CITY PLANNER (Robert Flanagan):

1. Obtain formal wetlands determination from City Engineer.

2. Two Special Permits are required: one for vehicle repair/service and one for vehicles for sale.

3. The applications list lot numbers for two properties when only one is required (due to lot merger). Indicate the proper map and lot number for the property on the application forms.

4. Indicate on the cover sheet of the Plan Set the application numbers, approval dates, and nature of all Special Permits, Site Plans, Zone Change and Variance applications associated with this property.

5. A revised narrative that provides an explanation of the unregulated expansion of the non-conforming uses on-site, is requested.

6. The Zoning Data table provided is incomplete; applicant should add missing zoning standards applicable to this property to the table. See the Zoning Regulations as a guide.

7. How many vehicles are proposed for repair?

8. How many vehicles are proposed for sale?

9. How many vehicles are proposed for visitor/clients?

10. How many accessible spaces are proposed?

11. How many employee spaces are proposed?

12. Provide landscaping, buffers and screening.

13. Required buffer to single-family residential not met to surrounding properties located at: 20 Andrews Street, 22 Beacon Street & 200 Fredrick Street. Landscaping and screening are required within the buffer for Residential zones; no structures or paving is allowed.

14. Provide spot elevations on plan.

15. Provide traffic directional arrows.

16. Provide dimensions of all driveways at street opening.

17. Provide separation distance between existing and proposed driveways on the same lot. 100 feet is required.

18. Provide hours of operation.

19. Label building's primary entrance/exit door(s) on Site Plan.

20. New building addition constructed within the minimum rear yard (no land use approvals/building permits have been issued.) All work done on the building addition was done without approval.

21. Parking shown for display/sale within minimum front yard and within existing driveway/curb cut on Fredrick Street.

22. 24 vehicle parking spaces for sale within minimum front yard and a portion of the minimum rear yard on Fredrick Street.

23. 15 vehicle parking spaces for sale within the minimum side yard abutting 16 Andrews Street.

24. 2 vehicle parking spaces for sale within the minimum rear yard at 16 Andrews Street.

25. 8 parking spaces for sale within required sight visibility triangle at the intersection of Fredrick and Andrews Street(s).

26. Parking spaces for sale in front of building entryway requires 6 feet separation distance.

27. Provide parking calculation for both motor vehicle sales and service and show conformance to required parking.

28. Parking space width shown as 8' should be 9' for all spaces.

29. Provide photometric diagram for exterior lighting. A luminaire schedule along with pole heights should be included with this information. Additionally, a note should be added that all lights will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

30. What safety measures/best management practices are being proposed that prevent environmental contamination from spills on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damage caused by the spillage of fluids and add the applicable notes and details to the plan.

31. Will all vehicles on-site be in working and running condition? Will there be any non-operable motor vehicles on-site?

32. Provide dumpster enclosure and appropriate landscape screening. How is refuse currently being handled?

33. What are the applicants plans to manage waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material on site? Will there be outside storage of these items? If not, the applicant should place a note on the plan indicating that none of the items above will be stored outside.

BUILDING/ZONING ENFORCEMENT (Richard Brown) - 030526

1. There are notes of "Pics " taken for some areas … I would like to see them.
2. 2021 IBC Code references, not included.
3. Engineers or Architects stamp for said drawings.
4. Calculations for all beams used for approval.
5. Brackets used for attachments of beams for approval.
6. Attachment of an LVL to common DF lumber is not allowed.
7. New header cut into existing CMU wall for new opening, calcs required for beam and jack studs.
8. Roof rafters are undersized. 2" x 10" has a Max span of 17'-7".
9. These are comments after the fact. The building would need to have areas exposed to verify such conditions are accurate or sufficient to hold the structural aspect of the building.
10. The property is undergoing a hearing for the building being on another property and will await the decision to move forward. The permit is has been stopped due to unknown circumstances. If you could potentially forward this email to the owner, it would be appreciated.

ZEO (Brandon Peate)

1. This appears to require a variance.
2. Has the deed been filed to merge the properties?
3. Has the Zone Change been finalized on the second parcel?
4. Section 11.1.4.1: "A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone." The arborvitaes provided might need to be double stacked.
5. Cars should be parked in approved locations according to the Site Plan. I will inspect the property prior to the hearing.
6. Section 13.7.5.B.2: "Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips."
7. It looks like there are parking spots right along a concrete walk near Andrews and Frederick Street.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

The Police Department Traffic Division has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):

No comments at this time.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Rob Longo)
I do not see any change in water or sewer for this project so we would have no comment.
If there is a change, please let me know.

BRISTOL/BURLINGTON HEALTH DISTRICT (Marco Palmieri/Eric Mikulak)
Since this motor vehicle repair or service facility is and will continue to be served by a community water supply and public sewers (both from Bristol), BBHD does not have any oversite, but BBHD would like to confirm the following:

1. That the storage and management of new/used motor vehicle oils, fluids and/or tires are not creating a nuisance or hazard.
2. If any below grade sumps for hydraulic fluid car lift exist, assure they have leak prevention or spill containment measures in place.

Both of the above are requirements of either DEEP, DMV or both. Unfortunately, we are learning that there may not be any follow-up from either agency, so now is the time to make sure these measures are in place.

The proper storage of tires and/or hazardous chemicals are issues that I could enforce under my authority, if need be.

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50598/16-Andrews-St-Drainage-Report---North-Parking-Lot-11-24-25

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109



Site Plan

SITE IMPROVEMENTS

AT

16 ANDREWS STREET

IN THE CITY OF

BRISTOL, CONNECTICUT

CONTENTS	
T-1	TITLE SHEET
1-1	SURVEY PLAN
C-1	DEMOLITION PLAN
C-2	LAYOUT PLAN
C-3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C-4	DETAILS
C-5	DETAILS
C-6	DETAILS

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

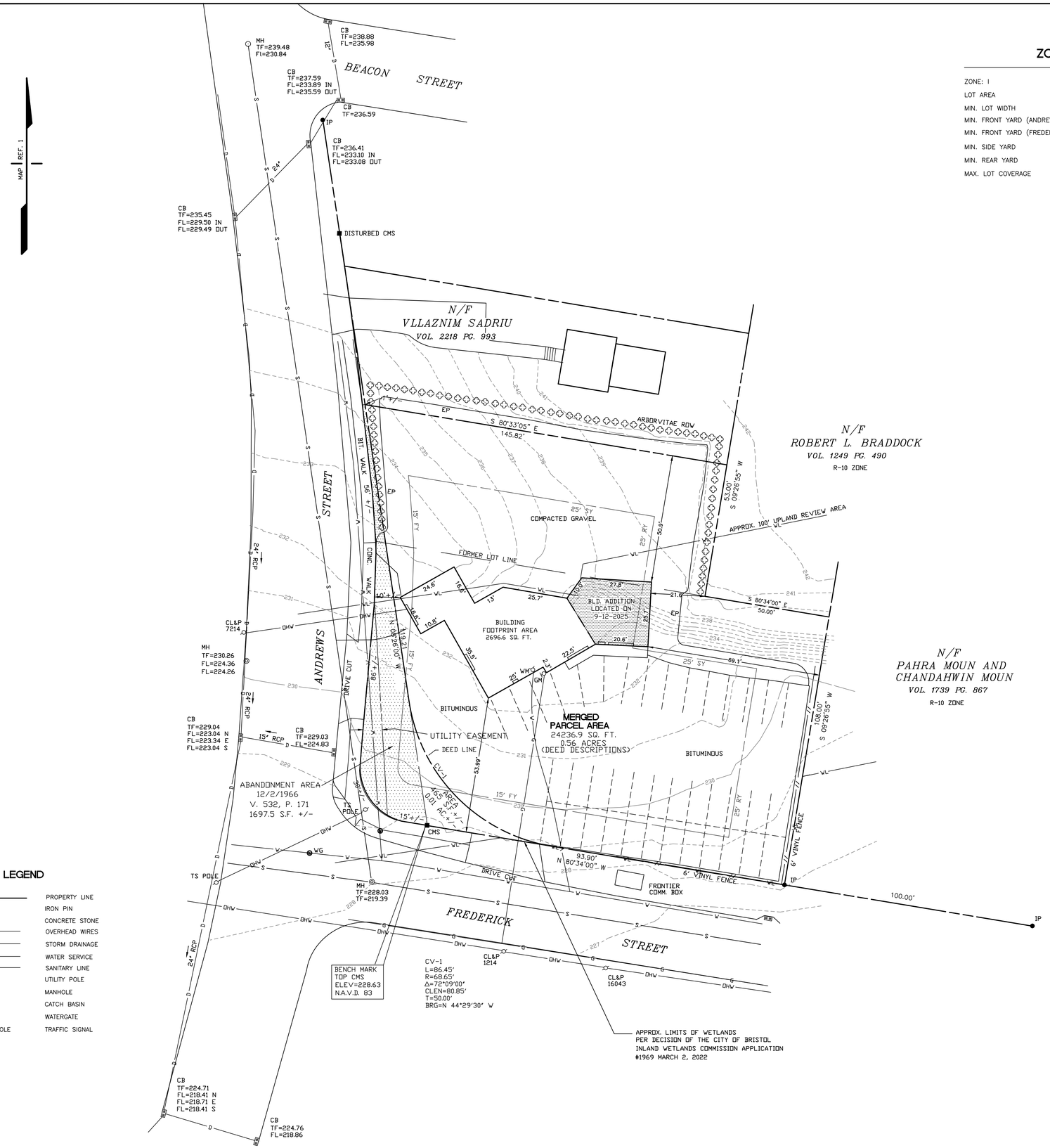
TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
RONALD D. TORRES
No. 12809
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

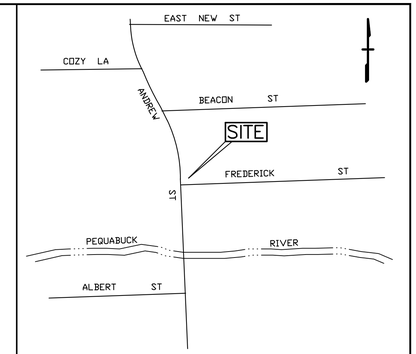
TITLE SHEET

SHEET NO.
T-1



ZONING DATA

ZONE: I	REQUIRED	PROVIDED
LOT AREA	25000 SF	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)



VICINITY MAP

NOT TO SCALE

FLOOD NOTE

SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 09003C0466F EFFECTIVE DATE SEPTEMBER 26, 2008.

FLOOD ZONE "X" : AREAS OF MINIMAL FLOOD HAZARD

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE 1
3. VERTICAL INFORMATION BASED ON N.A.V.D.88 DATUM.
4. THE STREET LINE ALONG THE ABANDONMENT SHOWN HEREON IS BASED ON +/- DIMENSIONS DEPICTED ON MAP REFERENCE 3. THE STREET LINE ALONG ANDREW STREET AND FREDERICK STREET ALONG THE ABANDONMENT MAY BE SUBJECT TO CHANGES THAT RESULT FROM FINAL MAPPING AND MONUMENTATION BY THE CITY OF BRISTOL.
5. UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATED VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF SURVEY. THERE MAY EXIST ON SITE OR ADJACENT TO UTILITIES UNKNOWN TO THE UNDERSIGNED.
6. THERE ARE 39 STRIPED PARKING SPACES ON SITE.
7. SUBJECT PARCEL IS LOCATED IN AN I ZONE. (ZONE CHANGE APPROVED OCTOBER, 2023.)
8. THE PARCEL DESCRIBED IN V. 2252 P.1089 HAS BEEN MERGED WITH THE PARCEL TO THE SOUTH KNOWN AS #16 ANDREW STREET.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "BEACON HEIGHTS OWNED AND DEVELOPED BY JACOB ROSENBLATT BRISTOL, CONN. MAY 1925 SCALE 1"=100' " BY SPERRY & BUELL, INC.
2. "MAP SHOWING STREET LINES OF MECHANIC STREET, BEACON STREET AND EAST NEW STREET BRISTOL, CONN. SCALE 1"=100' DEC. 1942" BY ENGINEERING DEPARTMENT CITY OF BRISTOL C.M. PFENNIG CITY ENGINEER
3. "MAP SHOWING PORTION OF HIGHWAY TO BE ABANDONED BROAD STREET AREA BRISTOL, CONN. SCALE: 1"=40' OCT. 1966" BY CITY OF BRISTOL, BRISTOL, CONNECTICUT RICHARD SALMON, CITY ENGINEER REV.FEB. 1967

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDAY AND TOPOGRAPHIC SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, VERTICAL T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO 16 ANDREW STREET, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT DAHN, L.L.S. 14651

LEGEND

PROPERTY LINE	
IP	IRON PIN
CMS	CONCRETE STONE
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
S	SANITARY LINE
	UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
WG	WATERGATE
TS POLE	TRAFFIC SIGNAL

0' 20' 40' 60'

SCALE: 1" = 20'

REVISION	DATE
SURVEY UPDATE / TOPOGRAPHY	12-04-23
UPDATE TOPOGRAPHY & UTILITIES	5-20-24
LOCATE BUILDING ADDITION	9-12-25

SEAL & SIGNATURE:

NOTE:

THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

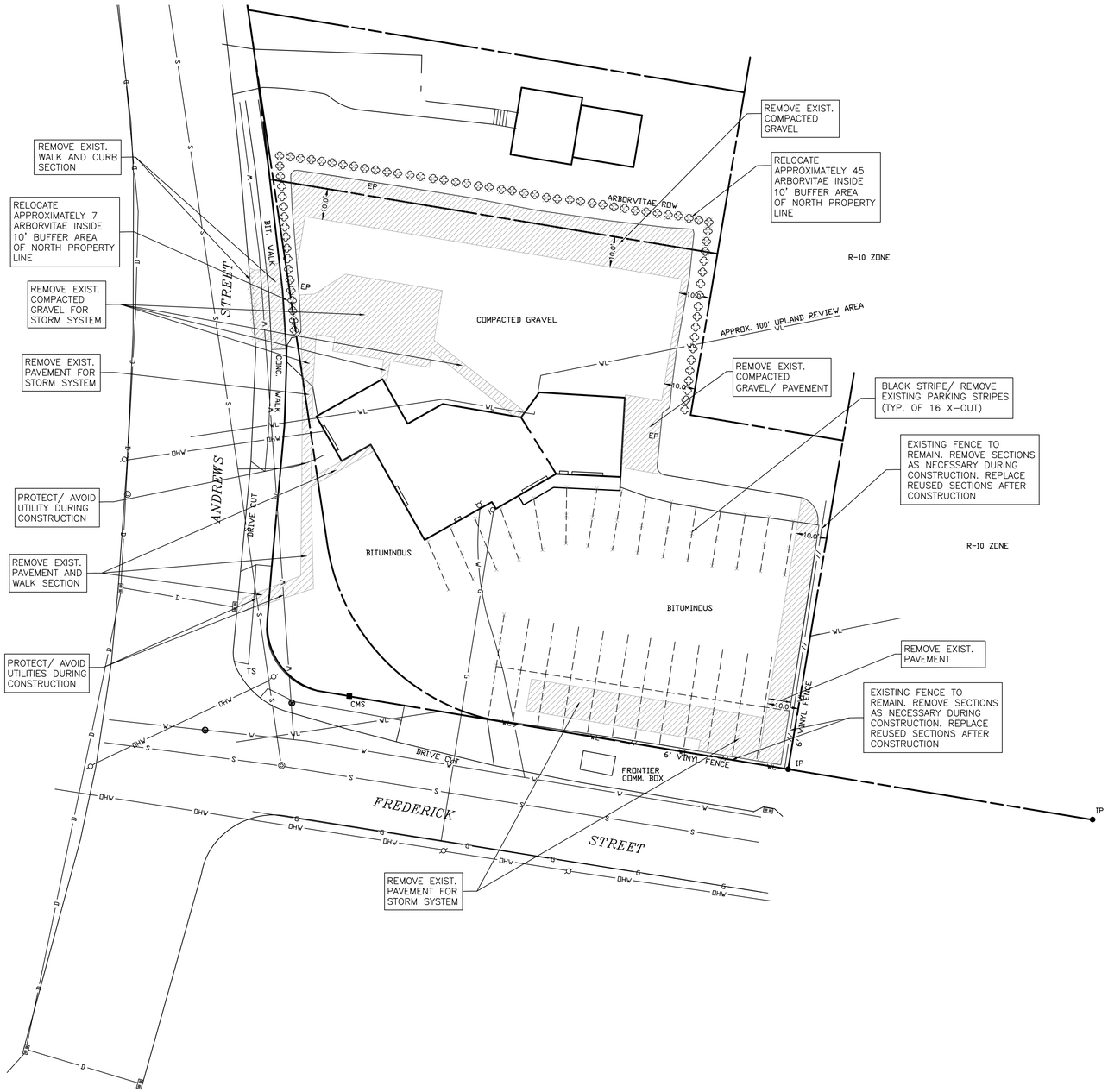
PLAN PREPARED FOR

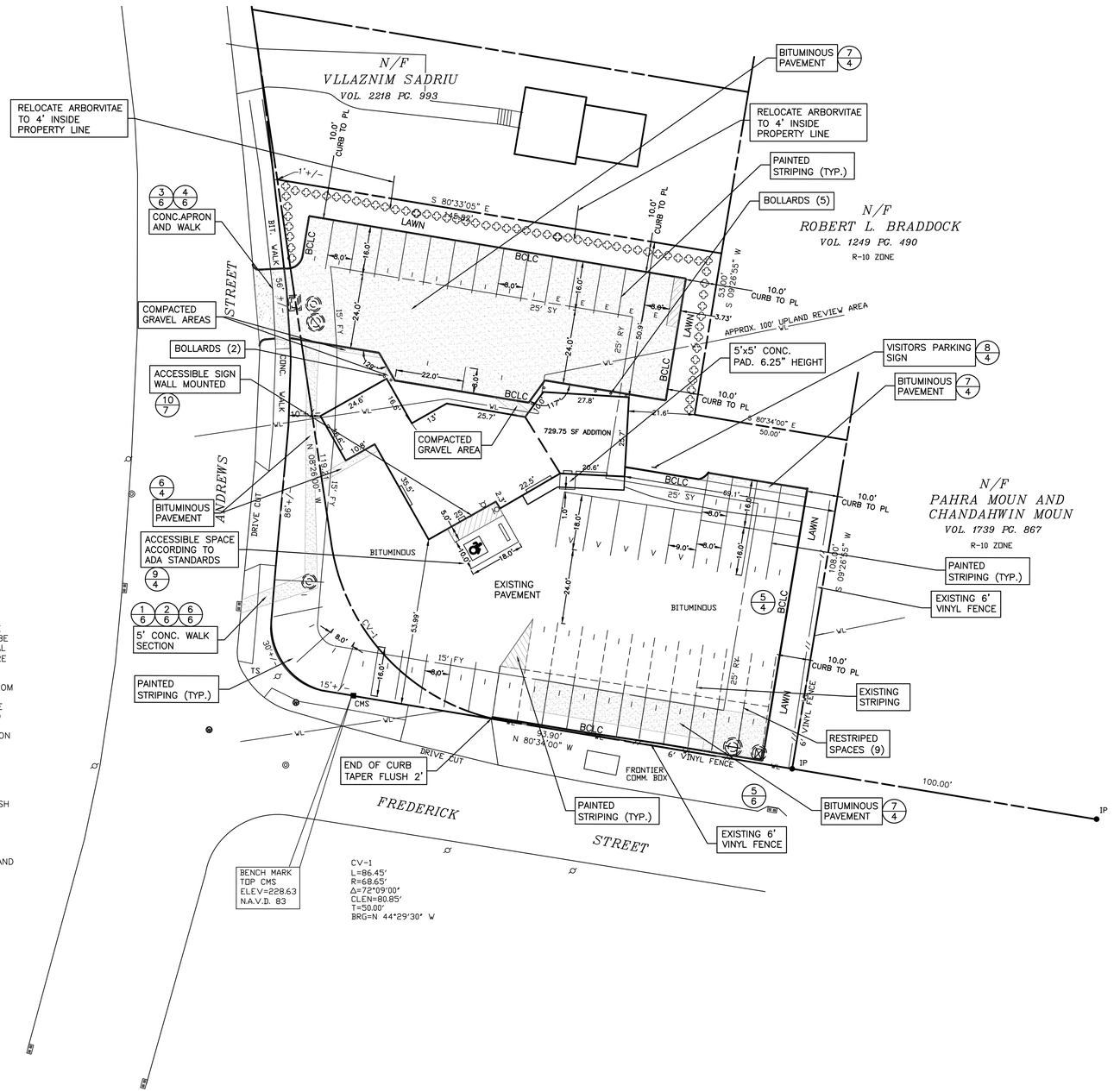
16 ANDREWS STREET, LLC

16 ANDREWS STREET BRISTOL, CONN.

IMPROVEMENT LOCATION SURVEY
PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 2023-124	ACAD: 2023-124.DWG
DATE: 05-12-2021	DRAFT: KRN	DISK NO.:	SHEET NO. 1 OF 1


REMOVE EXIST. WALK AND CURB SECTION
RELOCATE APPROXIMATELY 7 ARBORVITAE INSIDE 10' BUFFER AREA OF NORTH PROPERTY LINE
REMOVE EXIST. COMPACTED GRAVEL FOR STORM SYSTEM
REMOVE EXIST. PAVEMENT FOR STORM SYSTEM
PROTECT/ AVOID UTILITY DURING CONSTRUCTION
REMOVE EXIST. PAVEMENT AND WALK SECTION
PROTECT/ AVOID UTILITIES DURING CONSTRUCTION
REMOVE EXIST. COMPACTED GRAVEL
RELOCATE APPROXIMATELY 45 ARBORVITAE INSIDE 10' BUFFER AREA OF NORTH PROPERTY LINE
REMOVE EXIST. COMPACTED GRAVEL/ PAVEMENT
BLACK STRIPE/ REMOVE EXISTING PARKING STRIPES (TYP. OF 16 X-OUT)
EXISTING FENCE TO REMAIN. REMOVE SECTIONS AS NECESSARY DURING CONSTRUCTION. REPLACE REUSED SECTIONS AFTER CONSTRUCTION
REMOVE EXIST. PAVEMENT
EXISTING FENCE TO REMAIN. REMOVE SECTIONS AS NECESSARY DURING CONSTRUCTION. REPLACE REUSED SECTIONS AFTER CONSTRUCTION
REMOVE EXIST. PAVEMENT FOR STORM SYSTEM
ANDREWS STREET
FREDERICK STREET
ARBORVITAE ROW
APPROX. 100' UPLAND REVIEW AREA
COMPACTED GRAVEL
BITUMINOUS
BITUMINOUS
R-10 ZONE
R-10 ZONE
BIT. WALK
CONC. WALK
DRIVE CUT
DRIVE CUT
EP
EP
EP
WL
WL
WL
WL
WL
OHW
OHW
OHW
OHW
OHW
OHW
S
S
S



GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. TORRES ENGINEERING, INC. MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

PARKING

THERE ARE 6 CUSTOMER/ VISITOR PARKING SPACES AT 9' WIDE x 18' LENGTH, INCLUDING 1 ACCESSIBLE PARKING SPACE AT 15' WIDE x 18' LENGTH.
THERE ARE 50 INVENTORY PARKING SPACES AT 8' WIDE x 16' LENGTH AND 8' WIDE x 22' LENGTH. THERE ARE 5 EMPLOYEE PARKING SPACES AT 8' WIDE x 16' LENGTH.

PARKING SPACE SYMBOLS:
E = EMPLOYEE PARKING SPACES
I = INVENTORY PARKING SPACES
V = VISITOR PARKING SPACES

ZONING DATA

ZONE: I	REQUIRED	EXISTING	PROPOSED
LOT AREA	25000 SF	26400 SF +/-	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)	10.2% +/- (BUILDING)
MAX. IMPERVIOUS COVERAGE	90%	91.05%*	82.38%

(* DENOTES EXISTING NON-CONFORMING CONDITION)

LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- 220.4x — PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF — TOP OF FRAME
- INV. — INVERT
- CONC. — CONCRETE
- EXIST. — EXISTING
- (TYP.) — TYPICAL
- V.I.F. — VERIFY IN THE FIELD
- CB — CATCH BASIN
- MH — MAN HOLE
- BCLC — BITUMINOUS CURB
- WQU — WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3/C-5 — DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

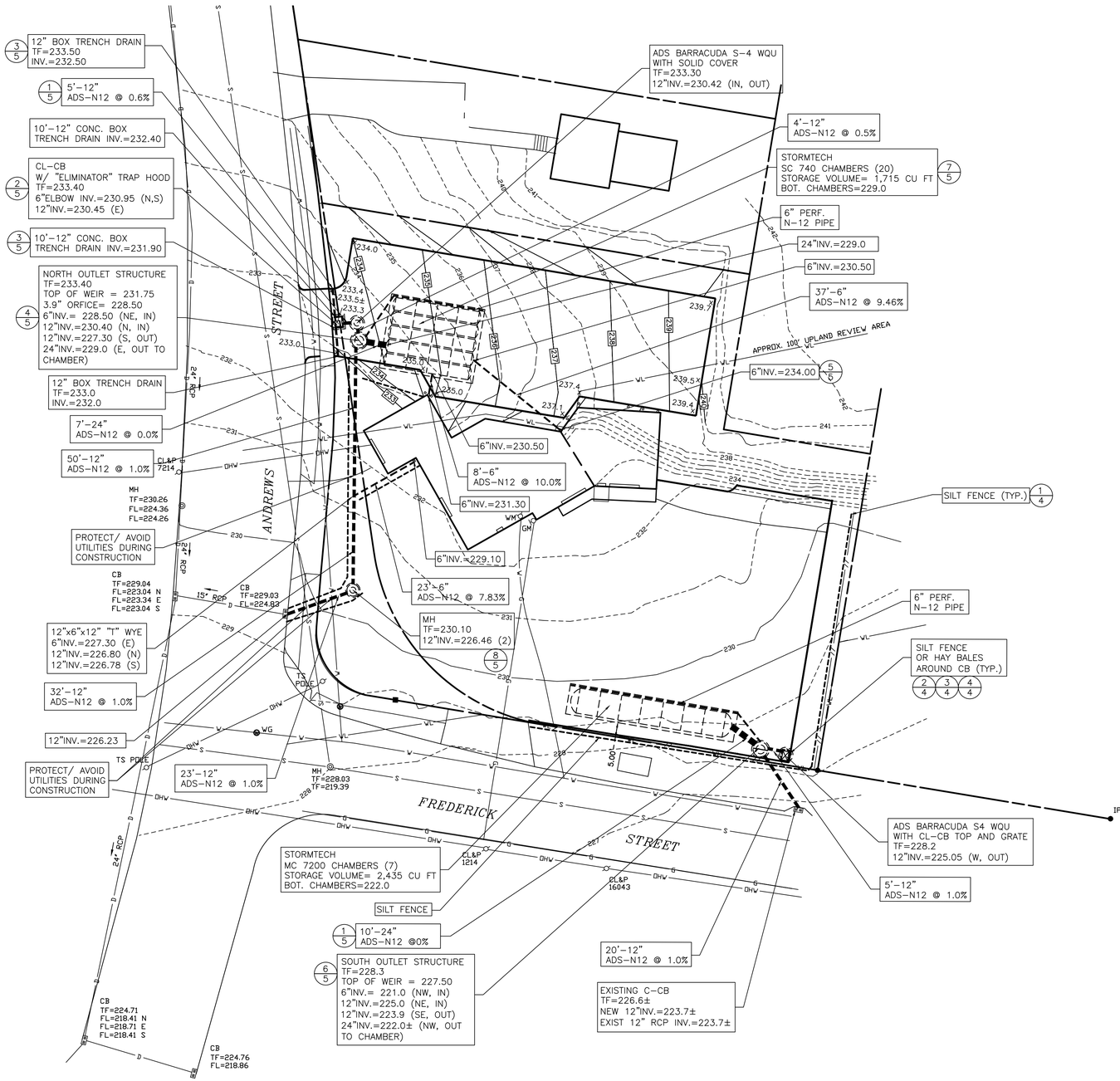
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT — RYALDO D. TORRES — No. 13800 — REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

SHEET NO.
C-2



SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF EROSION CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION AROUND THE LIMITS OF CONSTRUCTION.
2. INSTALLATION OF UTILITIES TO BEGIN.
3. INSTALL APRON, PARKING, AND CURBS.
4. INSTALL FINAL GRADING. SILT FENCE TO BE CHECKED AND/ OR REINSTALLED AFTER GRADING IS STARTED.
5. PARKSTRIPING. INCLUDING ACCESSIBLE SPACE ACCORDING TO ADA STANDARDS.
6. INSTALL RELOCATED ARBORVITAE AND LAWN AREAS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.
8. ROADWAYS, SIDEWALKS AND ABUTTING ROADS TO BE CLEARED OF SILT AND DIRT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED, AND CLEANED, OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

GENERAL UTILITY NOTES

1. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
2. STORM DRAINAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BRISTOL.
3. SANITARY SEWER AND WATER SERVICES SHALL MEET THE REQUIREMENTS OF THE CITY.
4. GAS SERVICE SHALL BE ACCORDING TO CNG STANDARDS AND REQUIREMENTS.
5. ANY ELECTRICAL, TELEPHONE, CABLE, AND COMMUNICATIONS SERVICE SHALL MEET THE REQUIREMENTS OF EVERSOURCE OR THE INDIVIDUAL UTILITY COMPANY.
6. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.
7. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AS DIRECTED BY THE CITY.

LEGEND

- PROPERTY LINE
- 228 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- 220.4x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
- (TYP.) TYPICAL
- V.I.F. VERIFY IN THE FIELD
- CB CATCH BASIN
- MH MAN HOLE
- BCLC BITUMINOUS CURB
- WQU WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3 / C-5 DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Scale: 1" = 20'
Checked: D.T.
Date:

Date: NOV. 24, 2025
Drawn: D.T.
Revision

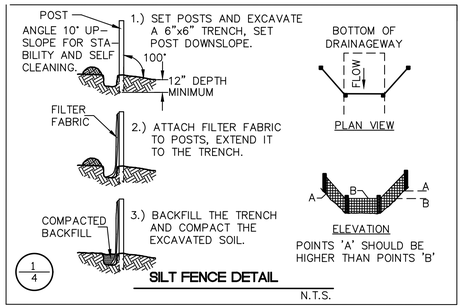
TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
RYAN D. TORRES
No. 19855
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

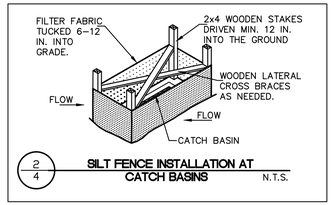
GRADING, UTILITIES, AND EROSION CONTROL PLAN

SHEET NO.
C-3



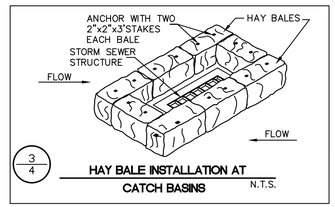
1/4 **SILT FENCE DETAIL**

N.T.S.



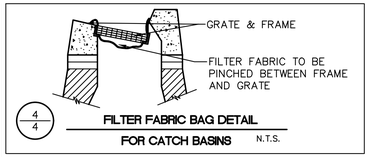
2/4 **SILT FENCE INSTALLATION AT CATCH BASINS**

N.T.S.



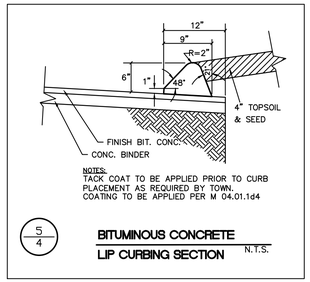
3/4 **HAY BALE INSTALLATION AT CATCH BASINS**

N.T.S.



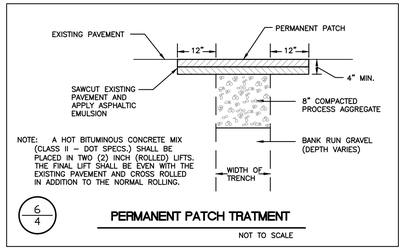
4/4 **FILTER FABRIC BAG DETAIL FOR CATCH BASINS**

N.T.S.



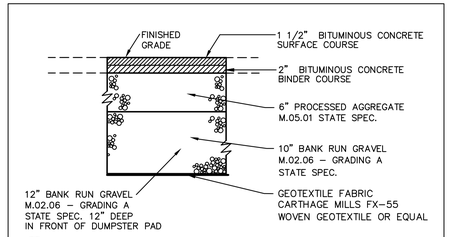
5/4 **BITUMINOUS CONCRETE LIP CURBING SECTION**

N.T.S.



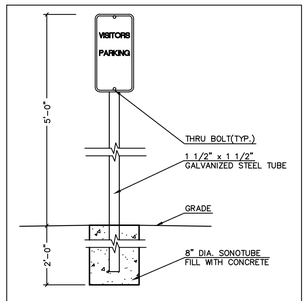
6/4 **PERMANENT PATCH TRATMENT**

NOT TO SCALE



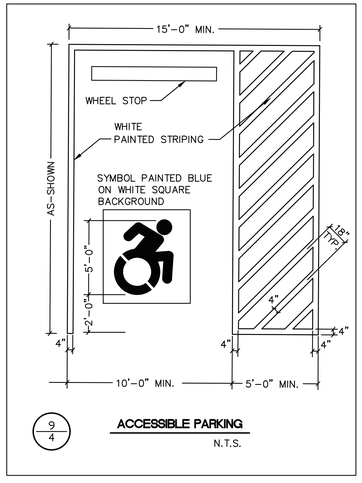
7/4 **BITUMINOUS CONCRETE PAVEMENT**

N.T.S.



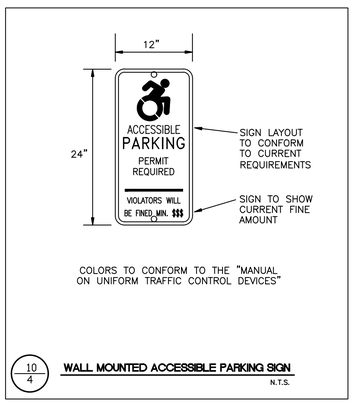
8/4 **VISITORS PARKING SIGN POLE**

N.T.S.



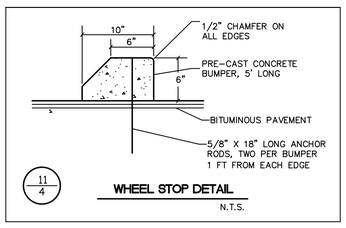
9/4 **ACCESSIBLE PARKING**

N.T.S.



10/4 **WALL MOUNTED ACCESSIBLE PARKING SIGN**

N.T.S.



11/4 **WHEEL STOP DETAIL**

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: NOV. 24, 2025
Drawn: D.T.
Revision
Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

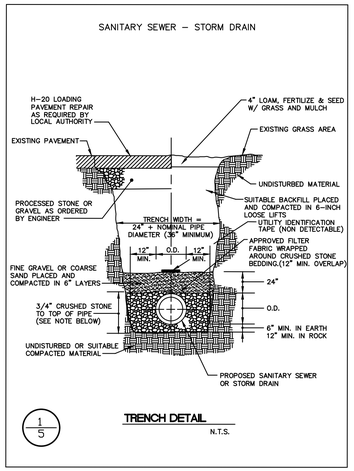
STATE OF CONNECTICUT
DONALD T. TORRES
No. 13808
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS

16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

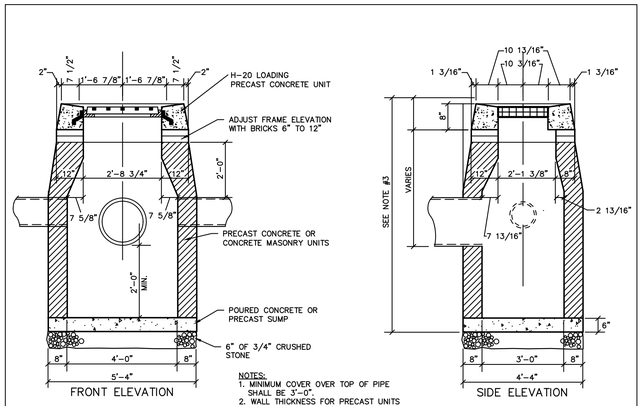
SHEET NO.
C-4



1/5

TRENCH DETAIL

N.T.S.

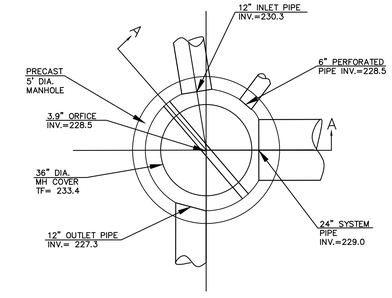


NOTES:
1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 3'-0".
2. WALL THICKNESS FOR PRECAST UNITS LESS THAN 10' HIGH IS 8".
3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR BOTH CONCRETE BLOCK AND PRECAST UNITS. INSIDE DIMENSIONS REMAIN THE SAME.

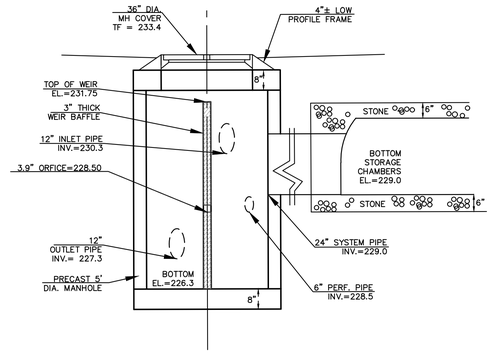
2/5

TYPE 'C-L' CATCH BASIN FRAME AND GRATE

N.T.S.



PLAN VIEW

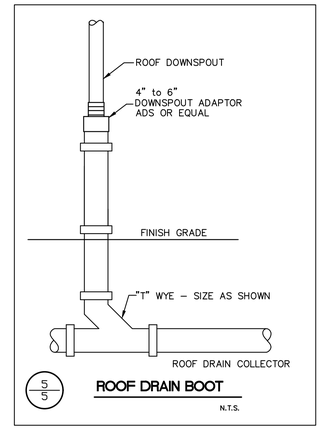


SECTION A-A

4/5

NORTH OUTLET STRUCTURE DETAIL

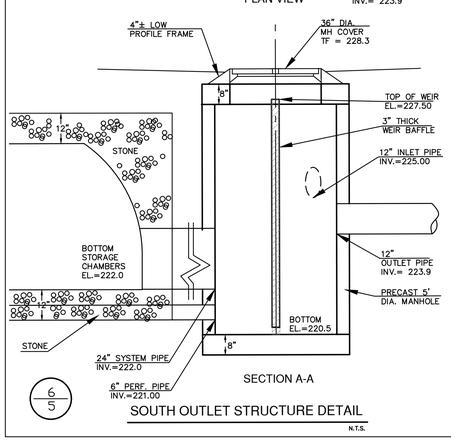
N.T.S.



5/5

ROOF DRAIN BOOT

N.T.S.



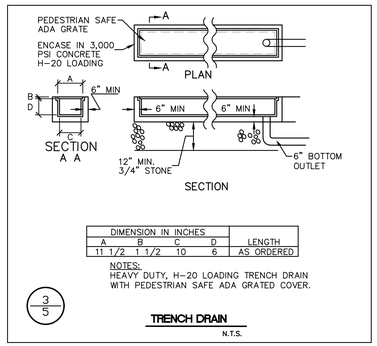
PLAN VIEW

SECTION A-A

6/5

SOUTH OUTLET STRUCTURE DETAIL

N.T.S.



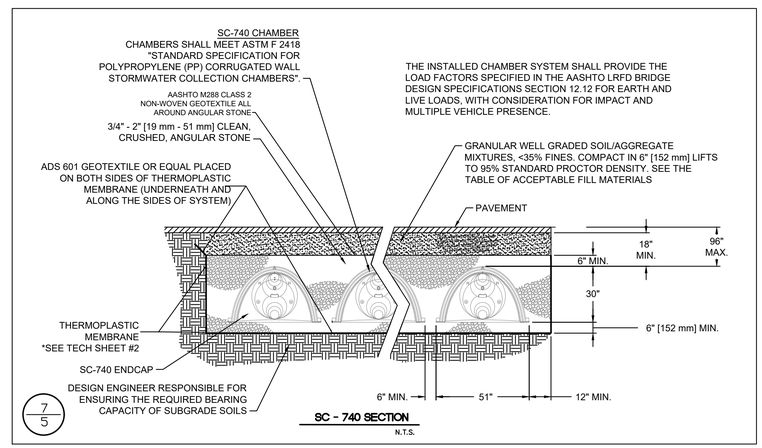
DIMENSION IN INCHES				
A	B	C	D	LENGTH
11 1/2	1 1/2	10	6	AS ORDERED

NOTES:
HEAVY DUTY, H-20 LOADING TRENCH DRAIN WITH PEDESTRIAN SAFE ADA GRATED COVER.

3/5

TRENCH DRAIN

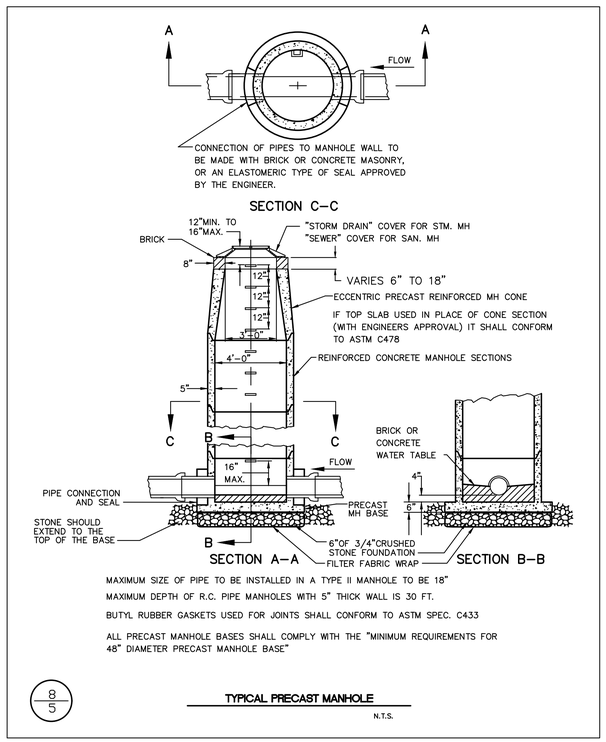
N.T.S.



7/5

SC - 740 SECTION

N.T.S.



MAXIMUM SIZE OF PIPE TO BE INSTALLED IN A TYPE II MANHOLE TO BE 18"

MAXIMUM DEPTH OF R.C. PIPE MANHOLES WITH 5" THICK WALL IS 30 FT.

BUTYL RUBBER GASKETS USED FOR JOINTS SHALL CONFORM TO ASTM SPEC. C433

ALL PRECAST MANHOLE BASES SHALL COMPLY WITH THE "MINIMUM REQUIREMENTS FOR 48" DIAMETER PRECAST MANHOLE BASE"

8/5

TYPICAL PRECAST MANHOLE

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: NOV. 24, 2025
Drawn: D.T.
Revision
Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

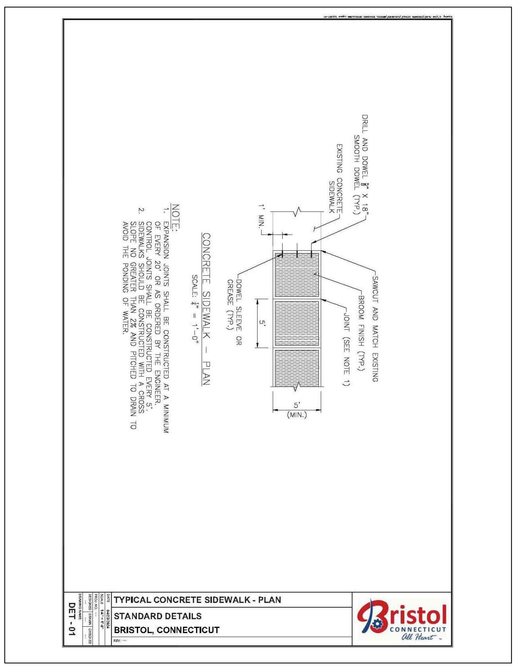
STATE OF CONNECTICUT
DONALD D. TORRES
No. 13808
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

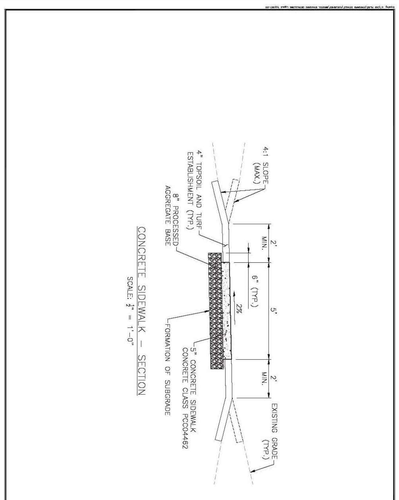
SHEET NO.
C–5

1/6



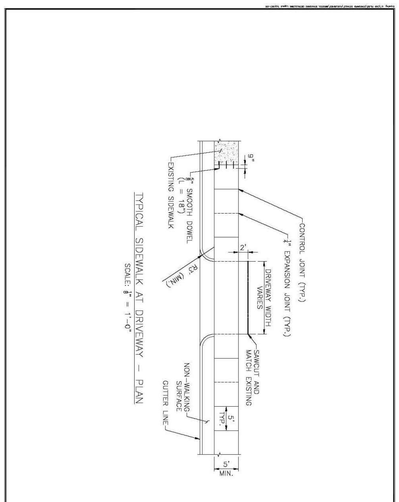
TYPICAL CONCRETE SIDEWALK - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 01

2/6



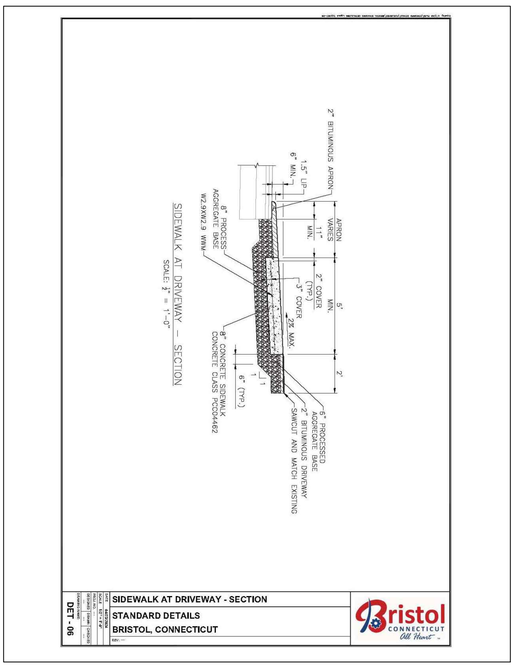
TYPICAL CONCRETE SIDEWALK - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 03

3/6



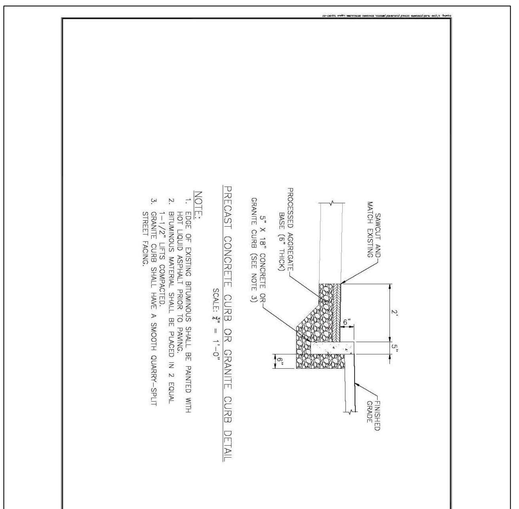
SIDEWALK AT DRIVEWAY - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 05

4/6



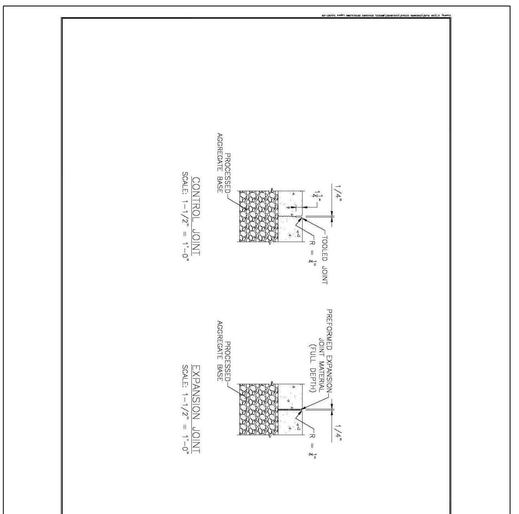
SIDEWALK AT DRIVEWAY - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 06

5/6



PRECAST CONCRETE OR GRANITE CURB
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 07

6/6



TYPICAL SIDEWALK JOINTS
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 08

SHEET NO.
C-6

DETAILS

SITE IMPROVEMENTS

16 ANDREWS STREET

BRISTOL, CONNECTICUT

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

Date: NOV. 24, 2025	Scale: 1" = 20'
Drawn: D.T.	Checked: O.T.
Revision	Date:

Page 420

2026 ZONING ENFORCEMENT REPORT

The following complaints were investigated by the Zoning Enforcement Officer. This report also includes the number of abatements, citations, and permits issued by the Bristol Building Department for the current month. For comparison, data from the previous year is also listed for each complaint type and category.

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	0	3											**3**
Year (24):	3	8	4	13	13	5	14	13	7	8	3	8	99
Illegal Business:	1	2											**3**
Year (24):	2	1	5	3	1	1	2	5	4	1	5	3	33
Lack of Permit:	7	9											**16**
Year (24):	11	4	14	17	12	18	7	15	12	7	9	11	137
Accessory Structure:	1	2											**3**
Year (24):	0	2	0	4	4	3	2	0	3	1	2	4	25
Illegal Fence:	1	2											**3**
Year (24):	1	0	6	7	0	2	2	8	4	5	1	2	38
Illegal Sign:	0	0											**0**
Year (24):	2	2	11	10	7	3	2	3	3	2	2	3	50
Fowl:	0	0											**0**
Year (24):	0	0	2	2	2	0	1	6	0	2	1	0	16
Blight:	8	3											**11**
Year (24):	6	10	14	19	14	40	32	15	22	7	4	16	199
Lighting:	**0**	**2**											**2**
Year (24):	0	0	0	0	1	0	0	0	0	0	2	0	3
Site Plan:	1	0											**1**
Year (24):	2	1	2	1	0	1	1	2	1	2	1	1	15
Illegal Rentals:	**2**	0											**2**
Year (24):	2	1	4	1	10	3	2	3	1	2	1	2	32
Miscellaneous:	1	1											**2**
Year (24):	2	0	2	5	5	7	11	4	5	1	3	1	46
2025 TOTAL:	22	24											**46**
Year (24):	31	29	64	82	69	83	76	74	62	30	34	51	685
ABATEMENTS:	0	0											**0**
Year (24):	0	1	0	0	0	0	0	1	0	0	0	0	2
CITATIONS:	12	8											**20**
Year (24):	15	12	10	2	11	35	20	10	32	13	13	12	185
PERMITS ISSUED:	242	**204**											**446**
Year (24):	240	215	297	320	389	359	377	361	404	427	298	345	4032

Respectfully submitted,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer
March 5th, 2026

Follow this hyperlink for a full analysis from the Office of Legislative Research (OLR):

https://www.bristolct.gov/DocumentCenter/View/50769/2025HB-08002-OLR

****

Analysis of H.B. 8002—An Act Concerning Housing Growth

- November 13, 2025
- Housing Affordability, Housing Choice, Housing Creation, Housing Stability, Session Updates

Analysis of H.B. 8002—An Act Concerning Housing Growth

H.B. 8002—An Act Concerning Housing Growth lays out a framework for how Connecticut will plan for and support housing growth in the years ahead. Connecticut continues to face a deep housing shortage, rising costs, and widening disparities that require bold, sustained policy action. The bill recognizes that housing is central to Connecticut's long-term affordability, economic strength, and community well-being.

This complete analysis is designed to help advocates, municipal leaders, policymakers, journalists, and residents understand what the bill does. Below, you will find a detailed summary of the bill's provisions, with implementation timelines where specified.

Affordability

Initiatives for Homebuying Residents

- ***First-Time Homebuyers Savings Program.*** Creates new tax-benefited savings accounts for first-time homebuyers and their employers to save money for down payments and other home purchase costs. *Sec 1-3.*
- ***CHFA Smart Rate Pilot for Homebuyers*.** Instructs CHFA to reinstate the Smart Rate program, which allows for reduced mortgage interest rates for first-time homebuyers with student debt. The program will operate within existing bonding authorizations for homeownership loan programs. *Sec 36.*

Creates or Reestablishes Various Rental Assistance Programs

- ***Direct Rental Assistance Pilot.*** DOH and PHAs can, within existing appropriations, grant funds to nonprofits who will make cash payments for housing assistance to households eligible for state RAP vouchers or on a waitlist for federal Section 8 vouchers. *Sec 28.*
- ***Reestablishes Open Choice Voucher Pilot Program.*** DOH must re-establish this program which allows disadvantaged students across the state to be eligible for a state housing voucher; up to 20 vouchers from available appropriations may be used for this 2-year pilot. *Sec 29.*

New Housing Authority Reporting Requirements

- ***Public Housing Authority Annual Reporting***. PHAs must post required annual reports sent to DOH on their websites. Starting in 2026, these reports must include additional information related to income-targeting of their units and housing waitlist counts. *Sec 44.*

Creation

New Housing Creation Incentive Programs

- ***Regional Planning Incentive Account Modifications.*** Effective immediately (pro-rated), COGs are eligible for an additional $400K each – $200K for housing planning and technical support, and $200K for storm management/flood mitigation or waste/recycling management. *Sec 30.*
- ***Housing Growth Grant Program***. Beginning in FY28, municipalities who (1) are making progress towards their housing growth plans; (2) have a transit-oriented district; or (3) have a housing growth zone under CMDA can apply for funds for housing-related public infrastructure projects, including water and sewer, roads, and pedestrian, bike, and transit infrastructure. The grant program does not yet have funding attached to it. *Sec 15.*
- ***New Water Quality Loan Program.*** Beginning in FY28, municipalities who have a population of <50,000 people and (1) are making progress towards their housing growth plans; (2) have a transit-oriented district; or (3) have a housing growth zone under CMDA are eligible for loans for wastewater system improvements. *47.*

- ***School Construction Reimbursement Rate***. Beginning in FY27, municipalities who (1) are making progress towards their housing growth plans; (2) have a transit-oriented district; or (3) have a housing growth zone under CMDA may receive a 5% increase to their state school construction grant reimbursement rate. *Sec 46.*
- ***New COG Transit Infrastructure Grant.*** OPM may establish a grant program for COGs for public transit, bicycle, or pedestrian infrastructure projects, within available appropriations. *Sec 25.*
- ***Greyfield Revitalization Program Modification*.** DECD will prioritize towns who have already adopted zoning regulations for conversion of commercial to residential as of right for funding from the Greyfield Revitalization Program. *Sec 49.*

Creates or Reestablishes Various Housing Development Programs

- ***Middle Housing Development Grant Program.*** Public Housing Authorities (PHAs) can receive grants to develop middle housing (duplexes, triplexes, quads, cottage clusters, or townhomes) in towns with fewer than 50,000 people. Bonding of $50M annually already authorized in PA 25-174. *Sec 27.*
- ***Affordable Housing Program for Construction Industry Employment Program***. DOH will create a program to fund proposed affordable housing development projects that are creating employment opportunities in the construction industry; projects must include workforce training programs, have a project labor agreement, and be co-funded by a union pension fund. Bonding of $12.5M annually through FY29 has already been authorized in PA 25-174. *Sec 34.*
- ***Affordable Housing Real Estate Investment Trust Pilot Program***. DOH will provide grants for CHFA, PHAs, or nonprofits to buy existing homes and impose deed-restrictions on the units of up to 80% AMI. Bonding of $2M already authorized in PA 25-174. *Sec 43.*

Parking

- ***Minimum Parking Requirements Applicability.*** Prohibits towns from enforcing minimum parking requirements for residential developments with less than 16 homes. For residential development with at least 16 units, applicants must submit a parking needs assessment. *Sec 18, 19, 53.*
- ***Conservation and Traffic Mitigation Districts.*** A municipality may create up to two "conservation and traffic mitigation districts" where a town can extend parking minimums to development of less than 16 units. These districts may cover a combined total of no more than 8 percent of the municipality's land area. *Sec 19.*
- ***Fees in Lieu of Parking Changes.*** Planning and zoning commissions may adopt regulations allowing applicants subject to a minimum parking requirement to pay a fee instead of providing the required parking spaces in commercial developments and residential or mixed-use developments with at least 16 dwelling units. *Sec 21.*

Streamlining Housing Development

- ***Middle Housing Development As of Right.*** Middle housing developments (2-9 units) are allowed by summary process (similar to as of right approval) on any area zoned for commercial or mixed-use developments; towns may also opt in to allow middle housing by summary process in any area zoned for residential use for points towards their 8-30g moratorium (see 8-30g updates below). *Sec 16-17.*

- ***Tiny Home Protections.*** Prohibits manufactured homes from being treated differently under municipal zoning than other similar residential developments, regardless of size – potentially adding additional flexibility to the use of tiny homes. *Sec 18.*
- ***Protest Petition Modifications***. Limits ability of protest petitions to prevent housing development by requiring changes to be opposed by at least half of impacted residents and neighbors, up from 20%. *Sec 24.*
- ***Zoning Under a Special Act***. Zoning updates in bill apply to all towns, both those zoning under GS 8-2 and those zoning under special actions. *Sec 20.*
- ***DOH as Statewide Housing Authority.*** DOH may, with approval from the Council on Housing Development, develop housing projects on state land. It may also sell or lease land for housing projects, while giving right of first refusal to that jurisdiction's PHA. *Sec 48.*
- ***Statewide Wastewater Study.*** Requires OPM, DEEP, and the Council on Housing Development to conduct a statewide wastewater capacity study, which must be completed by July 1, 2026. *Sec 33.*
- ***Connecticut Municipal Development Authority***. Technical changes to CMDA law. *Sec 50.*

Choice

Housing Growth Planning

- ***Housing Growth Planning.*** Municipalities must create their own housing growth plan, or participate in a Council of Government (COG)-directed regional housing growth plan, that provides detailed information on how a town will increase the number of affordable (deed-restricted) units. *Sec 4-6, 41, 51-53.*
- ***Council on Housing Development***. Establishes the Council on Housing Development, which together with the Secretary of the Office of Policy and Management (OPM), will evaluate and enforce towns' housing growth plans and coordinate housing growth policies statewide. *Sec 5-6, 14.*
- ***Regional Housing Needs***. Assigns COGs the responsibility to set affordable housing unit goals for each town in its planning region, informed by OPM housing needs assessments and technical support. *Sec 7, 53.*
- ***Housing Growth Grant Program***. Creates the Housing Growth Grant Program, beginning FY28, where municipalities making progress towards their housing growth plans can apply for funds to build necessary public infrastructure. The grant program does not yet have funding attached to it. *Sec 15.*

Transit-Oriented Development

- ***Zoning for Transit Oriented Development.*** Towns with rail or regular bus service can create a transit-oriented district (TOD) that allows for denser housing development as of right within ½ mile of the transit station. *Sec 11, 13, 22.*
- ***Transit Oriented Development Funding Incentives***. Towns with TODs automatically qualify for additional financial incentives, including the new Housing Growth Grant Program, funding from the CT Municipal Development Authority (CMDA), higher reimbursement rates for school construction projects, and loans for sewer projects. *Sec 13, 15, 45, 46.*

8-30g Updates

- ***Easier Path Towards 8-30g Moratoriums.*** Towns will have an easier path to an 8-30g moratorium if they zone for additional 8-30g-eligible housing by creating "priority housing development zones," which require as-of-right construction. The threshold to achieve a moratorium is reduced from 2% to 1¾% of the town's housing stock. Sec 8-10 and 41. Towns can also gain additional ¼ unit points toward an 8-30g moratorium by allowing neighboring municipality housing authorities to build within their town boundaries. Sec 41.
- ***Moratorium Points for Middle Housing.*** Clarifies the applicability of 1/4 HUE moratorium point incentive for middle housing (2-9 units) built through a process of summary review in transit communities. *Sec. 16.*
- ***Evaluate Exemption Methods.*** Initiates a study to evaluate other state methodologies of calculating exemptions under 8-30g in place of the current 10% standard. *Sec 42.*

Stability

Fair Rent Commissions

- ***Fair Rent Commission Expansion***. All municipalities with populations above 15,000 must create a Fair Rent Commission (FRC) before 2028 (up from 25,000 threshold requirement). Smaller municipalities are still permitted to create an FRC but are not required. Municipalities may also choose to join a regional FRC or create a joint FRC with a neighboring municipality. *Sec 35.*

Tenant Protections and Housing Quality

- ***Ban on Algorithmic Rent Setting***. Prevents companies to use a revenue management device to set rental rates or occupancy levels for residential buildings, subject to $100K penalty for individuals and $1M penalty for businesses. *Sec 32.*
- ***Eviction Protections Due to Landlord Error***. Prevents landlords from beginning eviction for nonpayment of rent if nonpayment is due to problems using the online rental payment system. If online system is down, the grace period to pay rent is extended. *Sec 37-39.*
- ***Increased Elevator Inspections for Elderly Housing Projects.*** All multifamily housing developments that contain age-restricted apartments and are >15 stories must have their elevators inspected at least once a year (currently, these types of private housing projects have no inspection requirements). In PA 25-168, the FY26-27 budget already authorized 2 new Department of Administrative Services staff positions for elevator inspectors to comply with these requirements at $205K annually.
- ***Fire Hydrant Reporting for Mobile Manufactured Home Parks.*** Park owners must annually report on fire hydrant capacity and flow levels to local fire marshals, who will assess for safety and, if needed, file a complaint to the Department of Consumer Protection. *Sec 45.*
- ***Housing Discrimination Relief.*** The Attorney General may seek injunctive relief, punitive damages, or civil penalties in housing discrimination cases; previously, these remedies were only available to cases filed with the Commission on Human Rights and Opportunities. *Sec 31*.
- ***Expands Use of Healthy Homes Fund***. Expands use of Health Homes Fund to abate any contaminants (radon, asbestos); repealed law required at least 15% of funds to be used for lead-removal activities. *Sec 53.*

Initiatives for Homeless Residents

- ***Portable Showers and Laundry Facilities Pilot Program.*** Funding of $150K annually was already appropriated in PA 25-168. *Sec 23*.
- ***Hostile Architecture Prevention.*** Beginning January 2026, prohibits municipalities from constructing “hostile architecture,” or structures designed to prevent homeless individuals from sitting or lying down. *Sec 26.*