

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

By: Chairman Fisk

Time: 6:30 P.M.

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

ROLL CALL:

MEMBERS	NAME:	PRESENT	ABSENT
REGULAR MEMBERS	Zachary Fisk (Chairman)	X	
	Michael Robinson (Vice Chairman)	X	
	David Rooks (Secretary)	X	
	James Carros	X	
	Daniel Massaro, Jr.	X	
	Faye Duquette		X
	Laura Valentino	X	
ALTERNATE MEMBERS	Greg Klimek	X	
	Joseph Longo	X	
	Justin Bridges	X	
STAFF	William Stango, P.E., City Engineer		X
	Lukasz Burkacki, E.I.T., Engineer	X	

1. Call to Order

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

2. Public Participation

There was no public participation.

3. Approval of Minutes

a. Regular – February 2, 2026

Chairman Fisk designated regular Commissioners Valentino, Robinson, Carros, Massaro, Rooks and Fisk with alternate Commissioners Klimek, Longo, and Bridges alternating to vote for each item.

Chairman Fisk designated regular Commissioners Valentino, Robinson, Carros, Massaro, Rooks and Fisk with alternate Commissioners Klimek to vote on the February 2, 2026, regular minutes.

MOTION: Move to approve the minutes of the February 2, 2026, regular meeting, as written.

By: Klimek

Seconded: Robinson

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

Against: None.

Abstained: None.

b. Special – February 5, 2026

Chairman Fisk designated regular Commissioners Valentino, Duquette, Robinson, Carros, Massaro, Rooks and Fisk with alternate Commissioners Klimek, Longo and Bridges to vote on the February 5, 2026, special meeting minutes.

Chairman Fisk, pointed out a correction for the final motion, instead of the final line reading indications of wetland limits along the eastern property line from the applicant's soil scientist, per our regulation. It should state as discussed prior to the motion indications of wetland limits based on the new delineation from their soil scientist and or their buffer, per our regulation.

MOTION: Move to approve the minutes of the February 5, 2026, special meeting, with corrections to the motion.

By: Klimek

Seconded: Robinson

For: Valentino, Robinson, Carros, Massaro, Rooks, Klimek, and Fisk.
Against: None.
Abstained: None.

4. Public Hearings

There were no public hearings.

5. Pending Applications

There was no pending application.

6. Receipt of New Applications

- a. Application #2066 — Wetlands Application for the development of a 2-story - 7,279 s.f. Data Center, with associated utility interconnection, landscaping improvements and parking areas within the upland review area at 234 Riverside Avenue; Assessor's Map 30, Lot 117A; ReNew Riverside, LLC, applicant & owner. *Application Note: The Data Center will be supported on-site by a 7,016 s.f. fuel cell facility, which is permitted by the CT Siting Council*

Chairman Fisk designated regular Commissioners Valentino, Robinson, Carros, Massaro, Rooks and Fisk with alternate Commissioners Klimek, Longo and Bridges to vote on the Application # 2066.

The Commission received the following items in their electronic packets:

- a. application form
- b. cover letter, dated February 17, 2026
- c. drainage report, dated February 2026
- d. site plan
- e. mapping: floodplain, wetlands, topo and aerial
- f. property listing report, City of Bristol, dated February 18, 2026
- g. City of Bristol Inland Wetland Application, Narrative dated February 16, 2026
- h. Statewide Inland Wetlands & Watercourses Activity Reporting Form, undated

John Matheson, Owner, of ReNew Riverside, LLC, 123 Salem Rd., Colchester, representing the applicant addressed the commission

Thomas Little, P.E., of All Points Technology Corporation, P.C., 567 Vauxhall St. Extension, Waterford, representing the applicant,

Chairman Fisk asked if it was a complete application.
Lukasz Buracki, stated it was a complete application.

MOTION: Move to receive #Application #2066.

By: Klimek

Seconded: Rooks

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

Against: None.

Abstained: None.

The application is received.

Matt Ranelli, Attorney Shipman and Goodwin, One Constitution Plaza, Hartford, addressed the commission on behalf of the applicant. The building will not be closer to the street. There will be no disturbance near the wetlands. There will be a stormwater system as well.

Matt Gustafson, Registered Soil Scientist and wetland scientist with All-Points Technology Corporation, 571 Jerusalem Rd, Windham CT. Shared his report on the area.

Chairman Fisk questioned why the Pequabuck River did not get a score for Visual quality aesthetics

Matt Gustafson, one of the things that can diminish, specifically that, as well as the educational, scientific value of those, is public accessibility to this portion of it. Obviously, if you reversed this and we were on the other side of the river, where the park is, I would agree with you, and you might even find that at a principal level, because it's publicly available. One of the other things that diminishes this quality is the condition of the buffer habitat in this area being a vacant and previously disturbed lot. That's why we determined that it was not supported at that level. Again, if you moved, you know, just 30 feet on the other side of the river, I think I would change that assessment.

Ubadah Abdullah, Site Civil Engineer, All-Points Technology Corporation, 571 Jerusalem Rd, Windham CT, In the existing condition on the property, we have the building foundation. Alongside paved areas to the west side and the east side of the building, and previous areas come out to approximately 34,000 square feet. There is a slope with some trees along the southern side of the property leading into the Pequabuck River. In the proposed condition, we're proposing a data center going east to west, closer to Riverside Avenue. There is a fuel cell pad located on the northwest side, equipment on the eastern side, parking lot on the southern side of the building, as well as a backup generator to the west. The total impervious comes out to approximately 27,000 square feet. This is a roughly 6,587 square foot reduction. The runoff from the proposed parking lot would be collected via the trench drain and the catch basin. Catch basin has a 2-foot sump, as well as a hooded outlet. Runoff is conveyed to the isolator row initially. All the water from the driveway is treated within that isolator row, before it extends out into the rest of the system, and eventually into the soil below.

Chairman Fisk asked City Staff if Regulations based on slope, the upland review area may be extended greater than 100 feet?

Lukasz Burkacki, E.I.T., City of Bristol, typically, if the site is steep, the 100-foot will be extended, and if it's generally flatter, then, you know, 100 foot can be a little shorter.

MOTION: Move to declare Application #2066 a significant activity and set a public hearing for the April 6, 2026, meeting and schedule an onsite inspection.

By: Robinson

Seconded: Klimek

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

Against: Carros

Abstained: None.

The application was declared significant activity.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: Move to schedule an onsite walk on March 25, 5:30pm.

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

The onsite was scheduled for March 25, 5:30pm.

7. Old Business

None.

8. New Business

None.

9. Staff Reports

a. IWWA Report - February 2026

Chairman Fisk designated regular Commissioners Valentino, Duquette, Robinson, Carros, Massaro, Rooks and Fisk with alternate Commissioners Klimek, Longo and Bridges to vote on the IWEO February 2026, monthly report.

Zachary Norton, Zoning Enforcement Officer, (Environmental Protection Technician)

- a. Inland Wetlands Enforcement Officer report, dated February 26, 2026, from Zachary Norton, Zoning Enforcement Officer, (Environmental Protection Technician)

10. Communications

None.

11. Conservation Topics

None

Before adjournment Chairman Fisk notified the Commission that he will be stepping down as Chair and Commissioner of the Inland Wetlands & Watercourses Agency of the Conservation Commission.

12. Adjournment

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

By: Robinson

Seconded: Carros

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,
Janet Little

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

David Rooks, Secretary