



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING — MONDAY, MAY 4, 2026
CITY HALL — CITY COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:30 PM

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/89645408977?pwd=SazS2yQiEOnanH00G4yPVrErJydpir.1>

Meeting ID:

896 4540 8977

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

REVISION #1

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting — April 6, 2026
4. Public Hearings
5. Receipt of New Applications
 - a. Application 2071 — Wetlands application for the development of a Wholesale or Distribution Facility consisting of two buildings totaling 20,000 s.f., inclusive of an onsite training facility at 236 Business Park Drive; Assessor's Map 3, Lot 8; South East Bristol Properties, LLC, applicant/owner.
 - b. Application 2072 — Wetlands application for a 475 sq. ft. addition to an existing structure; excavate foundation, backfill, frame structure, and grading within the upland review area at 34 Donovan Court; Assessor's Map 8, Lot 14; Gary Sassu, owner/Robert Krzeminski, applicant.

6. Old Business
7. New Business
8. Staff Reports
 - a. IWWA Report — April 2026
9. Communications
 - a. Continued discussion of remediation work associated with Disc Golf Hole #16 at Page Park, 641 & 649 King Street; Assessor's Map 37, Lots 134 & 135; City of Bristol Parks, Recreation, Youth and Community Services, applicant.
10. Conservation Topics
11. Adjournment

REMINDER: The next Regular Meeting of the Inland Wetlands and Watercourses Agency is Monday, June 1, 2026

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY APRIL 6, 2026**

By: Acting Chairman Rooks Time: 6:30 P.M.

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

ROLL CALL:

MEMBERS	NAME:	PRESENT	ABSENT
REGULAR MEMBERS	Michael Robinson (Vice Chairman)	X	
	David Rooks (Secretary)	X	
	James Carros	X	
	Daniel Massaro, Jr.	X	
	Faye Duquette	X	
	Laura Valentino		X
	Greg Klimek	X	
ALTERNATE MEMBERS	Joseph Longo	X	
	Justin Bridges	X	
	Erik Jarboe	X	
STAFF	William Stango, P.E., City Engineer	X	
	Janet Little, recording secretary	X	

Acting Chairman Rooks designated regular Commissioners Robinson, Carros, Massaro, Duquette, and Klimek with alternate Commissions Longo, Bridges and Jarboe alternating to vote for each item.

1. Call to Order

Per the order of Acting Chairman Rooks, 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 Meeting – March 2, 2026

MOTION: Move to approve the minutes of the March 2, 2026, regular meeting, as amended.

By: Klimek

Seconded: Robinson

For: Klimek, Duquette, Longo, Carros, Massaro, Robinson and Rooks.

Against: None.

Abstained: None.

4. Public Hearings

- 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 309, Lot 117A; Renew Riverside, LLC, applicant & owner. Application Note: The Data Center will be supported on0site by a 7,016 s.f. fuel cell facility, which is permitted by the CT Siting Council.

The Commission received the following items in their electronic packets:

- a. application form
- b. statewide reporting form
- c. tax card and map
- d. stormwater management report
- e. various gis maps and aerial photos
- f. site plan

The Commission received the following items **PREVIOUSLY** 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 February18, 2026
- g. City of Bristol Inland Wetland Application, Narrative dated February 16, 2026
- h. Statewide Inland Wetlands & Watercourses Activity Reporting Form, undated

The following item(s) were submitted into the record: PowerPoint presentation with handouts, dated April 6, 2026, submitted by Renew Developers.

MOTION: Move to open the public hearing for #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 309, Lot 117A; Renew Riverside, LLC, applicant & owner. Application Note: The Data Center will be supported on0site by a 7,016 s.f. fuel cell facility, which is permitted by the CT Siting Council.

By: Klimek

Seconded: Robinson

For: Klimek, Duquette, Bridges, Carros, Massaro, Robinson and Rooks.

Against: None.

Abstained: None.

The public hearing was opened.

Matt Ranelli, Attorney Shipman and Goodwin, One Constitution Plaza, Hartford, addressed the Commission regarding the project. It will be a reduction of the existing use of the lot. The building is being reoriented and will be much further away from Wetlands. The real improvement will be the stormwater management.

Matt Gustafson, Registered Soil Scientist and wetland scientist with All-Points Technology Corporation,571 Jerusalem Rd, Windham CT, shared a PowerPoint presentation showing wetlands and floodway area.

Ubadah Abdullah, Site Civil Engineer, All-Points Technology Corporation,571 Jerusalem Rd, Windham CT, addressed the commission on project. The current condition is 35,578 sf of impervious land. In the proposed condition we have ap approximately 26,991 square feet of impervious in the form of the building. The equipment, the generators, the fuel cell pad, and the parking lot. There is no proposed development in the FEMA floodway. He discussed snow storage areas and stormwater runoff. All the water is collected via a catch basin and a trench drain. It's collected by a 2-foot sump at the bottom before it's directed into the Cultec

system. Twenty-Five proposed Cultec units with an isolation row. The TSS removal for the sump and the isolation row comes out to approximately 90%. And again, this is a reduction overall, even before the stormwater system for the site and the proposed condition compared to the pre. Therefore, in our opinion, with the proposed development and the erosion sediment control measures, there is no adverse impact to the function of the wetlands or the watercourse.

Commissioner Robinson asked about roof leaders

Ubadah Abdullah, stated that Roof leaders at this point would just discharge naturally, per the Connecticut code. You're not really concerned with any chemicals in the water, because it's coming off the roof. Those will end up getting collected, and anything that the chambers can collect could overflow to the proposed basins from the East Street development.

Commissioner Robinson asked if there was a maintenance plan for the chambers? And How often would they be inspected.

Ubadah Abdullah, stated that there is a maintenance plan listed in the stormwater management plan. They would be inspected after any significant rain event.

William Stango, P.E. stated he did not see on the plan any high level overflow coming from your chambers.

Ubadah Abdullah, said that they are designed for water quality volume anything above that would overflow over the front strain and essentially end up in the city system.

John Mathison, Renew Developers,

William Stango, P.E. My concern is that stormwater from your site should be managed on your site, and it shouldn't be sheet flowing down your apron into the city system. An example that we have that causes issue all the time is, let's say your catch basin gets filled up with snow and ice, and then you have a March rain, then all of a sudden you get ponding and potentially icing, in East Street. We typically want applicants to manage stormwater on their site, and not just rely on sheet flowing coming from a large, impervious area to one singular city catch basin.

Ubadah Abdullah, asked what storm event would you require us to design for?

William Stango, P.E. stated a 25-year storm event. He also asked the design engineer to call out a spot elevation on and around the curb so I can better take a look at elevations and what water will be doing in these storm events.

Matt Gustafson, I don't want to speak for our engineer, but I think we're confident that, you know, we can address those concerns without redesigning the extents of the site.

Matt Ranelli, Attorney Shipman and Goodwin, I think we can do this as a condition of approval, we would redesign for the 25-year storm, adding Cultec the same Cultec units we are using and then show the calculations that that could handle the 25-year storm.

Matt Gustafson, We are proposing a wetland mitigation plan. It's, largely two-faceted. The first part is a wetland protection program. A big element of that is establishing a monitor for the site that is versed in both construction and wet protection methodology. That monitor is responsible for monitoring the site periodically during construction to ensure that all of the erosion and sedimentation controls that we've proposed are both installed and maintained. The other aspect of it is to provide some contractor education. This site is fairly straightforward. We also propose signage that is on the leading edge of the wetland to help make sure that belts and suspenders, everyone's cognizant of where it is. They're reminded as they're working in proximity to it of what the sensitivity of the site. The second element of the mitigation plan is a comprehensive riverfront enhancement plan. Not changing any grades here, it'd be simply removing the unsuitable material, replacing it with suitable planting material, and then enhancing it through, native plantings, about 120 total plantings, with an undersong of a native conservation seed mix.

MOTION: Move to close the public hearing for Application #2066.

By: Klimek

Seconded: Robinson

For: Klimek, Duquette, Bridges, Carros, Massaro, Robinson and Rooks.
Against: None.
Abstained: None.

The hearing is closed.

No one else spoke in favor of the application.
No one spoke against the application.

MOTION: Move to approve 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 309, Lot 117A; Renew Riverside, LLC, applicant & owner, in accordance with the plot plan and information submitted with standard stipulations and additional stipulations as laid out by City Engineer William Stango, P.E.:

1. Standard stipulations.
2. Roof leaders shall be installed to draining into dry wells.
3. The 25-Year storm event shall be managed on site without overtopping the curb or overflowing into the adjacent street. Scour protections shall be installed over an area designated as the 100-Year Storm event overflow.
4. A wetlands mitigation plan and protection program shall be in place.
5. For the riverfront enhancement plan, the existing impervious surface shall be removed and replaced with topsoil and plantings. A plantings maintenance plan shall be in place and an annual report shall be provided to the Engineering Dept.
6. There shall be no fueling or maintenance of construction equipment within the upland review area. A Spill Clean Up plan shall be provided.
7. The concrete stockpiles shall be removed from the property.
8. The existing silt fencing shall be replaced as soon as possible.
9. Snow removal placement areas shall be designated. The snow stockpiles shall not be placed near the river.
10. A silt fence shall be placed a minimum of 5 ft. from the top of the bank. Filter socks will not be permitted. Silt fences should be regularly monitored during construction.
11. A revised flood plan line shall be shown that indicates flood elevations with respect to actual site topography.

By: Massaro

Seconded: Klimek

For: Klimek, Duquette, Longo, Carros, Massaro, Robinson and Rooks.
Against: None.
Abstained: None.

The application is approved.

5. Receipt of New Applications

- a. Application #2068 — Wetlands Application for the construction of a single-family dwelling unit at 111 Fox Hollow Lane; Map 58, Lot 24; R-25 (Single-Family Residential) zone; Mark and Deborah Tiso, applicants/owners.

The Commission received the following items in their electronic packets:

- a. application form
- b. various gis maps and aerial photos
- c. survey

William Stango, P.E. City Engineer, stated that it is a complete application and that this lot had a wetlands application in 2000 or 2001 that has since expired. They came to me for a building permit, but their wetlands permit has since expired. They are here to renew their permit.

MOTION: Move to receive Application #2068.

By: Massaro

Seconded: Klimek

For: Klimek, Duquette, Bridges, Carros, Massaro, Robinson and Rooks.

Against: None.

Abstained: None.

The application is received.

Mark Tiso, 113 Shea Circle, Cheshire, representing the applicant, addressed the Commission regarding their site plan and application. The lot size is almost an acre, it's .89. We are building a 2,200 square foot single-level home. We're 23 feet off of our neighbor's property line, and approximately 50 feet off the street, or 55 feet.

William Stango, P.E., recommended approval with standard stipulations.

MOTION: Move to declare Application #2068 a non-significant activity.

By: Robinson

Seconded: Klimek

For: Klimek, Duquette, Carros, Longo, Massaro, Robinson and Rooks.

Against: None.

Abstained: None.

The application was declared a non-significant activity.

MOTION: Move to approve Application #2068 — Wetlands Application for the construction of a single-family dwelling unit at 111 Fox Hollow Lane; Map 58, Lot 24; R-25 (Single-Family Residential) zone; Mark and Deborah Tiso, applicants/owners, in accordance with the plot plan and information submitted with standard stipulations.

By: Robinson

Seconded: Klimek

For: Klimek, Duquette, Bridges, Carros, Massaro, Robinson and Rooks.

Against: None.

Abstained: None.

The application is approved.

- b. Application #2069 — Wetlands Application for the renovation of the 41,483 sq. ft. Edgewood Pre-K

Academy building and site improvements to include milling, paving, curbing reparation/replacement of storm structures and sidewalk repairs at 345 Mix Street; Map 53, Lot 140; R-15 (Single-Family Residential) zone; Bristol Board of Education, applicant; City of Bristol, owner.

- C. Application #26-458F-315 — Floodplain Application for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy building and site improvements to include milling, paving, curbing reparation/replacement of storm structures and sidewalk repairs at 345 Mix Street; Map 53, Lot 140; R-15 (Single-Family Residential) zone; Bristol Board of Education, applicant; City of Bristol, owner.

Acting Chairman Rooks explained that Applications # 2069 and #26-458F-315 would be heard concurrently but voted on separately.

The Commission received the following items in their electronic packets for **Application #26-458F-315**:

- a. application form
- b. applicants' narrative
- c. stormwater management report
- d. wetland delineation report
- e. various gis maps and aerial photos
- f. site plan

MOTION: Move to receive Application #2069.

By: Robinson

Seconded: Carros

For: Klimek, Duquette, Longo, Carros, Massaro, Robinson and Rooks.
Against: None.
Abstained: None.

The application is received.

MOTION: Move to receive Application #26-458F-315.

By: Carros

Seconded: Robinson

For: Klimek, Duquette, Bridges, Carros, Massaro, Robinson and Rooks.
Against: None.
Abstained: None.

The application is received.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, it is a full interior gut renovation. The renovation will replace the roof and the damaged areas. The Site layout will remain the same. It will be adjusted to remove some of the impervious surface. And will be milled and repaved. We will not be affecting the wetlands. We will be making updates to the current condition.

Nancy Levesque, of Benesch, 200 Glastonbury Blvd., Glastonbury, representing the applicant, shared the plans for the site regarding the school and parking lots. Retention area has become a wetland area. Will be putting things into code islands, curbs, lighting on the outside. Additional info was supplied.

William Stango, P.E., City Engineer, stated he reviewed the plans in fairly good detail. A couple of minor comments, including location of some, stockpiled materials. I would like to see those outsides of the floodplain,

floodway. My only other question would be, were the, base flood elevations and the floodplain, line work on these plans updated to reflect the, topography, or are those just the FEMA, is that just FEMA linework?

Nancy Levesque stated they are stuck with the FEMA linework unless they go for map revision or amendment. It does not reflect the base flood elevations the building is higher elevation. It is less impactful than what is shown.

MOTION: Move to declare Application #2069 a non-significant activity.

By: Klimek

Seconded: Robinson

For: Klimek, Duquette, Bridges, Carros, Massaro, Robinson and Rooks.

Against: None.

Abstained: None.

The application was declared a non-significant activity.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: Move to approve Application #2069 — Wetlands Application for the construction of a single-family dwelling unit at 111 Fox Hollow Lane; Map 58, Lot 24; R-25 (Single-Family Residential) zone; Mark and Deborah Tiso, applicants/owners, in accordance with the plot plan and information submitted with standard stipulations additional stipulation:

1. Standard stipulations.
2. Work with City staff in finding the location of stockpiled materials and how to protect them.

By: Robinson

Seconded: Klimek

For: Klimek, Duquette, Longo, Carros, Massaro, Robinson and Rooks.

Against: None.

Abstained: None.

The application is approved.

The Commission received the following items in their electronic packets for **Application #26-458F-315:**

- a. application form
- b. applicants' narrative
- c. stormwater management report
- d. wetland delineation report
- e. various gis maps and aerial photos
- f. site plan

Application #26-458F-315 was declared a complete application.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: Move to declare Application #26-458F-315 a non-significant activity.

By: Robinson

Seconded: Klimek

For: Klimek, Duquette, Bridges, Carros, Massaro, Robinson and Rooks.
Against: None.
Abstained: None.

The application was declared a non-significant activity.

No one else spoke in favor of the application.
No one spoke against the application.

MOTION: Move to approve Application #26-458F-315 — Wetlands Application for the construction of a single-family dwelling unit at 111 Fox Hollow Lane; Map 58, Lot 24; R-25 (Single-Family Residential) zone; Mark and Deborah Tiso, applicants/owners, in accordance with the plot plan and information submitted with standard stipulations additional stipulation:

1. Standard stipulations.
2. Work with City staff in finding the location of stockpiled materials and how to protect them.

By: Robinson

Seconded: Klimek

For: Klimek, Duquette, Longo, Carros, Massaro, Robinson and Rooks.
Against: None.
Abstained: None.

The application is approved.

- d. Application #2070 — Wetlands Application to build up the existing grade/elevate the backyard within the upland review rea with the placement of concrete blocks at 40 Janice Ln.; Map 66; Lot 29; Joshua Greco, applicant/owner.

The Commission received the following items in their electronic packets:

- a. application form
- b. various gis maps and aerial photos
- c. site plan

William Stango, P.E. City of Bristol stated the application was complete.

MOTION: Move to receive Application #2070.

By: Robinson

Seconded: Carros

For: Klimek, Duquette, Bridges, Carros, Massaro, Robinson and Rooks.
Against: None.
Abstained: None.

The application is received.

Joshua Greco, 40 Janice Lane, representing the applicant, addressed the commission sharing his plans for the back yard. Would like approval to raise the yard to get a useable yard and better draining.

William Stango, P.E. City of Bristol stated he worked with the applicant and suggested they put in infiltrators and some spot elevations which they have on their proposed plans. They are bringing up the grade, proposed retaining wall will catch the slopes on the side of the house, if I were to speak to the north arrow on the south... the south, southern property. They wouldn't be changing the slope, they wouldn't be directing any additional surface runoff for their neighbor, based on the proposed contours.

Commissioner Robinson stated as long as there's a channel there and the water has a way to go.

William Stango, P.E. City of Bristol, the biggest concern is, to protect the wetlands during construction, and to not adversely impact neighbors. They are showing silt fence, to protect the brook. Because it's so close, I would recommend a double layer of silt fence in this location, and then to maintain positive pitch towards the brook, and not direct any additional sheet flow towards the neighbors.

MOTION: Move to declare Application #2070 a non-significant activity.

By: Robinson

Seconded: Klimek

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

Against: None.

Abstained: None.

The application was declared a non-significant activity.

MOTION: Move to approve Application #2070 — Wetlands Application to build up the existing grade/elevate the backyard within the upland review area with the placement of concrete blocks at 40 Janice Ln.; Map 66; Lot 29; Joshua Greco, applicant/owner, in accordance with the plot plan and information submitted with standard stipulations and additional stipulations:

1. Standard stipulations.
2. To protect the inland wetlands during construction, a double layer of silt fence shall be installed.
3. Positive pitch shall be maintained towards the brook.
4. Sheet flow shall not be directed toward neighboring properties.

By: Robinson

Seconded: Klimek

For: Klimek, Duquette, Longo, Carros, Massaro, Robinson and Rooks.

Against: None.

Abstained: None.

The application is approved.

6. Old Business

None.

7. New Business

a. Election for Vacancy

MOTION: Move to hold the election for this evening for the vacancy of the Chair, and nominate David Rooks as Chair.

By: Robinson

Seconded: Massaro

For: Klimek, Duquette, Longo, Carros, Massaro, and Robinson
Against: None.
Abstained: None.

Commissioner Rooks was elected Chair. Rooks accepted the nomination.

MOTION: Move to nominate Daniel Massaro, Jr as Secretary of the Commission.

By: Robinson

Seconded: Klimek

For: Klimek, Duquette, Bridges, Carros, Massaro, and Robinson
Against: None.
Abstained: None.

Commissioner Massaro was elected secretary.

- b. Commissioner Rooks mentioned that whomever is doing work for the city is parking their equipment on Downs Street by the bridge. I spoke to the City Engineer earlier and he will look into it.
- c. Commissioner Massaro mentioned an area near 184 Perkins Street it looks like new construction is occurring on the other side of the brook. City Engineer will have Enforcement officer to take a look.

8. Staff Reports

- a. IWWA Report – March 2026 (4 pages)

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

- a. Inland Wetlands Enforcement Officer report, dated March 27, 2026, from Zachary Norton, Zoning Enforcement Officer, (Environmental Protection Technician)

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

By: Robinson

Seconded: Carros

For: Klimek, Duquette, Longo, Carros, Massaro, Robinson and Rooks.
Against: None.
Abstained: None.

The report is filed.

- b. Appointments – G. Klimek
- c. Appointments – E. Jarboe

MOTION Move to file the Appointment letters.

By: Klimek

Seconded: Robinson

For: Klimek, Duquette, Bridges, Carros, Massaro, Robinson and Rooks.
Against: None.
Abstained: None.

The report is filed.

9. Communications

- a. Discussion of remediation work associated with Disc Golf Hole #16 at Page Park, 641 & 649 King Street; Assessor's Map 37, Lots 134 & 135; City of Bristol Parks, Recreation, Youth and Community Services, applicant.

William Stango, P.E. City Engineer, stated that the Parks Department received a complaint regarding some work that looked like it must have been done by a user of the disc golf course. We got some photos, they were a little bit alarming. I had offered to meet, the Assistant Director of Parks, Sarah Larson, on site. And when we got there, we found that it wasn't so much as concrete pad was poured in any capacity. It was more along the lines of what looked like some users of the course, put a skim coat of some concrete, just to stabilize the bank, as shown in the photos. It's very brittle and should be easy to remove. I recommended its removal by manual means. Just to put some straw waddles, some hay bales, to protect any sediment, silt, any debris getting in the brook, and then just use some hammered shovels and Home Depot buckets, and just remove the mess, and walk it out of there. In my own opinion, the reason that disc golfers were maybe inclined to do this was to expand the green area around the basket, so potentially a recommendation, to relocate a little bit further from the brook.

MOTION:

Move to send a letter inviting the Director of Parks to the May meeting for the discussion of remediation work associated with Disc Golf Hole #16 at Page Park, 641 & 649 King Street; Assessor's Map 37, Lots 134 & 135; City of Bristol Parks, Recreation, Youth and Community Services, applicant.

By: Robinson

Seconded: Carros

For: Klimek, Duquette, Longo, Carros, Massaro, Robinson and Rooks.
Against: None.
Abstained: None.

10. Conservation Topics

None

11. Adjournment

MOTION: Move to adjourn at 8:28 P.M.

By: Robinson

Seconded: Klimek

For: Klimek, Duquette, Bridges, Carros, Massaro, Robinson and Rooks.
Against: None.
Abstained: None.

This meeting was recorded.

Respectfully submitted,

Janet Little

David Rooks, Acting Chairman
Inland Wetlands & Watercourses Agency
of the Conservation Commission of the City of Bristol

Michael Robinson, Vice-Chair

DRAFT

Application #2071

236 Business
Park Drive

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

For Office Use Only	
APPLICATION NO.	2071
DATE FILED:	4/16/26
DECISION DATE:	
DECISION:	

1. APPLICANT:

Name: South East Bristol Properties, LLC Signature: _____
Address: 5 Merriman Drive City: Bristol State: Ct Zip: 06010
Telephone No.: 860-841-7083 ☒ home ☒ work Email: _____

2. PROPERTY OWNER(S):

Name: Same Signature: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ ☒ home ☒ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: Lot 8 Business Park Drive
Assessor's Map No.: 3 Assessor's Lot No.(s): 8

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): _____

Off site wetlands detention basin on adjacent Lot 9.

No wetlands disturbance activity in upland review area for driveway access& water quality basin.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Construction of two 10,000 sq ft buildings and related amenities in industrial park.

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

[] a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*

[] b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*

☒ c. The proposed activity is a regulated activity and will occur:

[] in a wetlands or watercourse;	area of impact: _____ SF (_____ acres)
☒ within 100 feet of a wetlands or watercourse;	area of impact: _____ SF (.41 acres)
[] beyond 100 feet of a wetlands or watercourse;	area of impact: _____ SF (_____ acres)

cc: Timothy W. Furey
43 Bellevue Avenue
Bristol, CT 06010

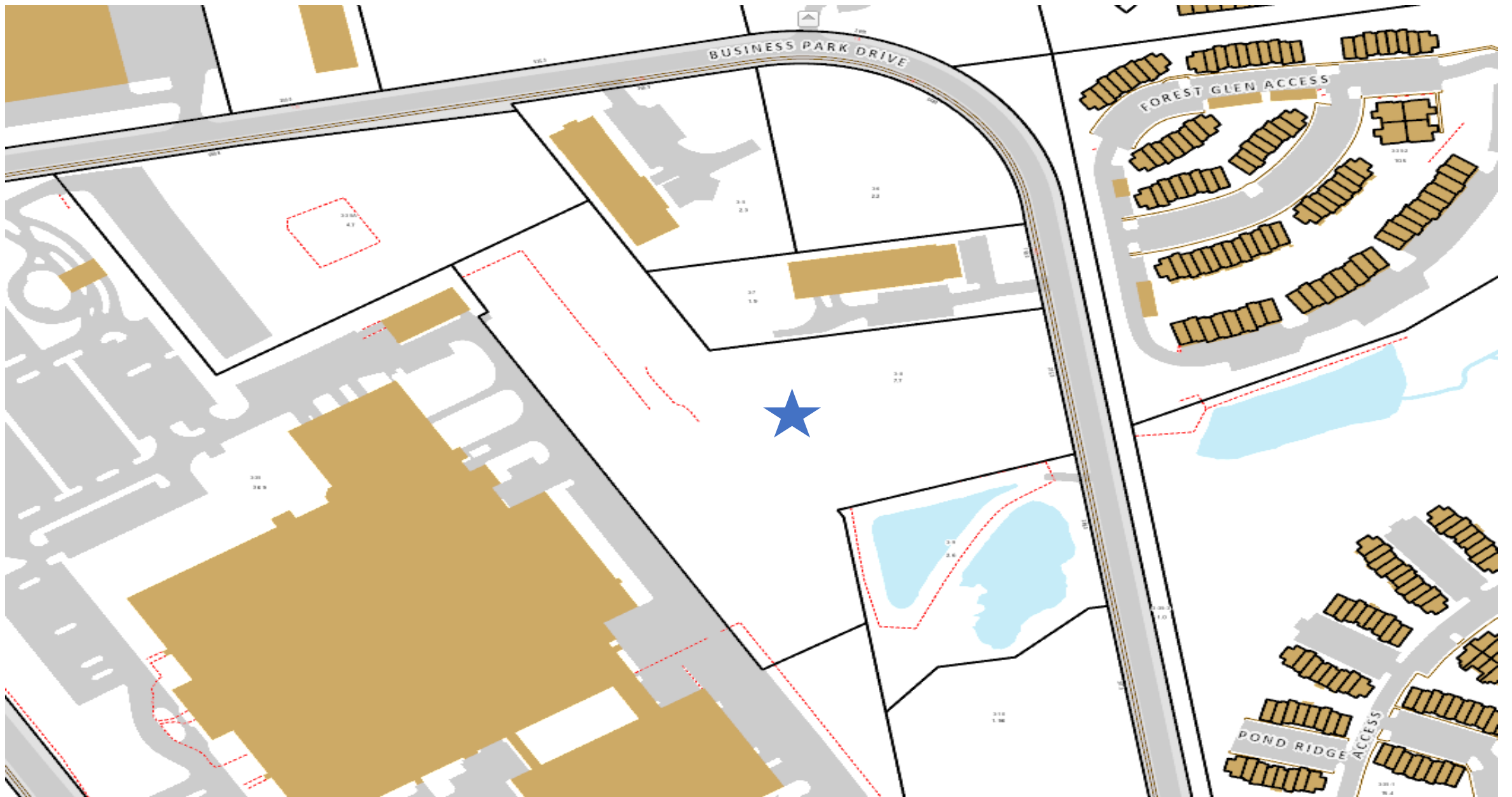
6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

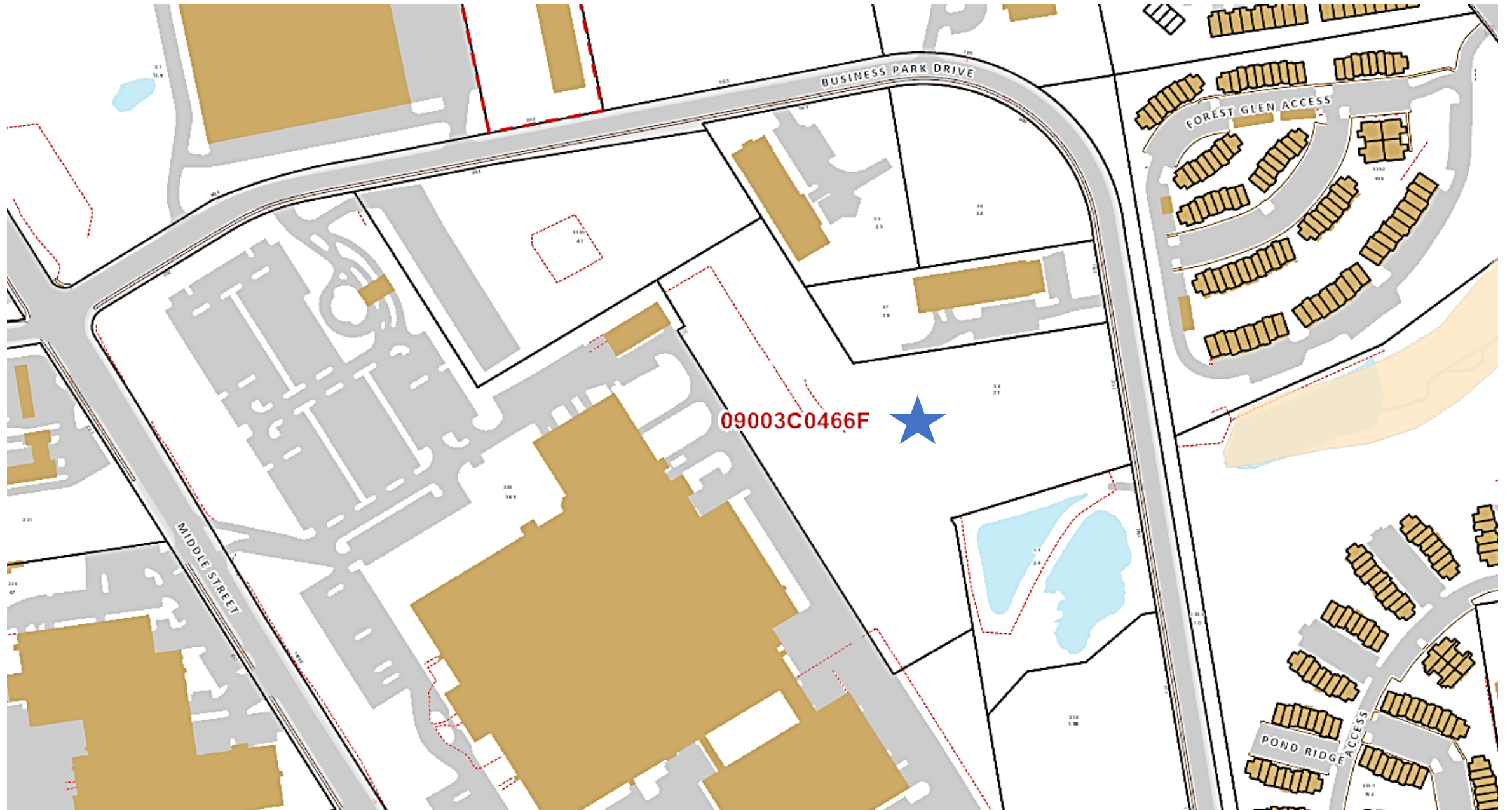
[] yes ☒ no

If "yes", see instructions for submission requirements.

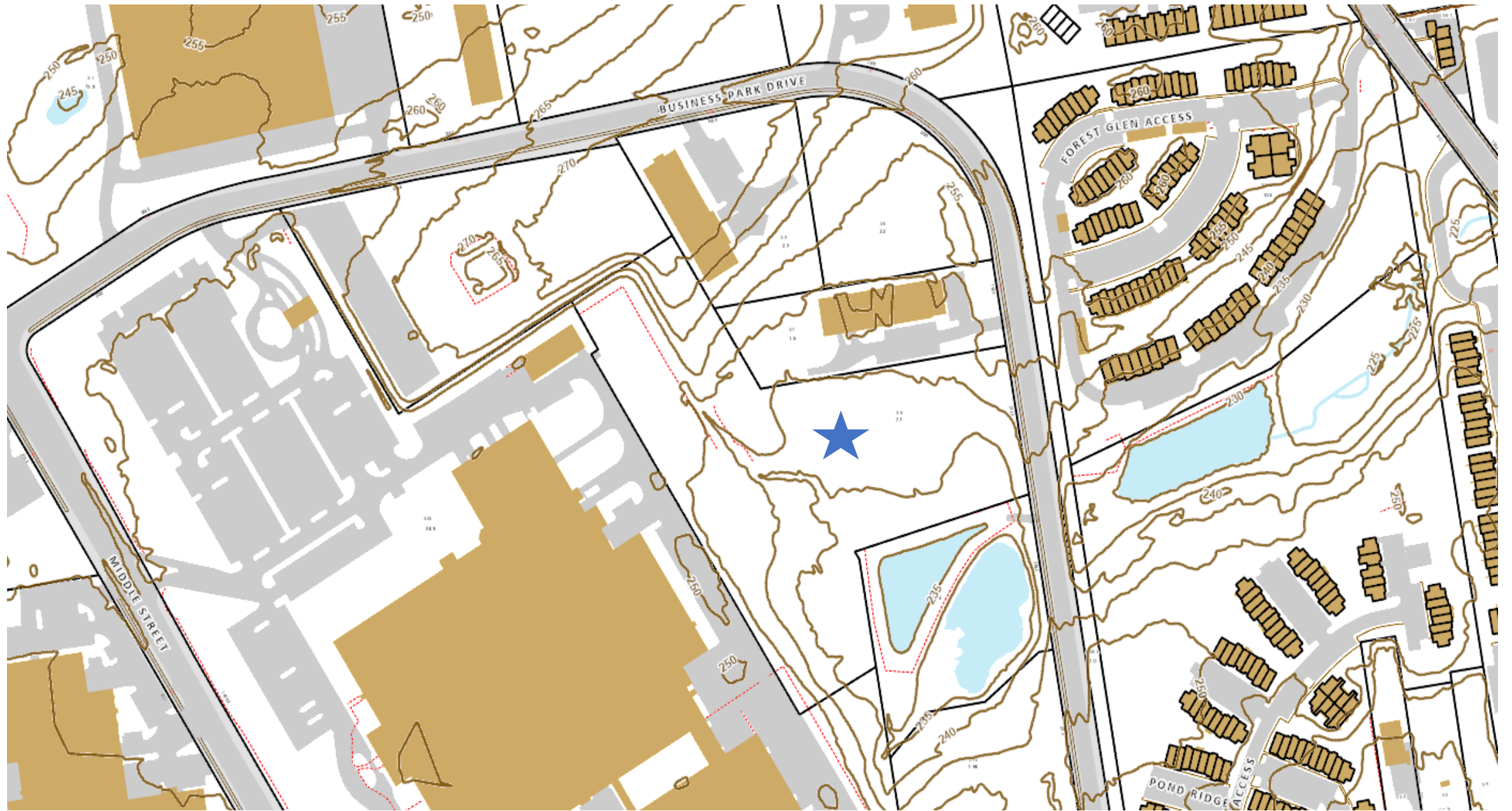
Various GIS and Google Maps



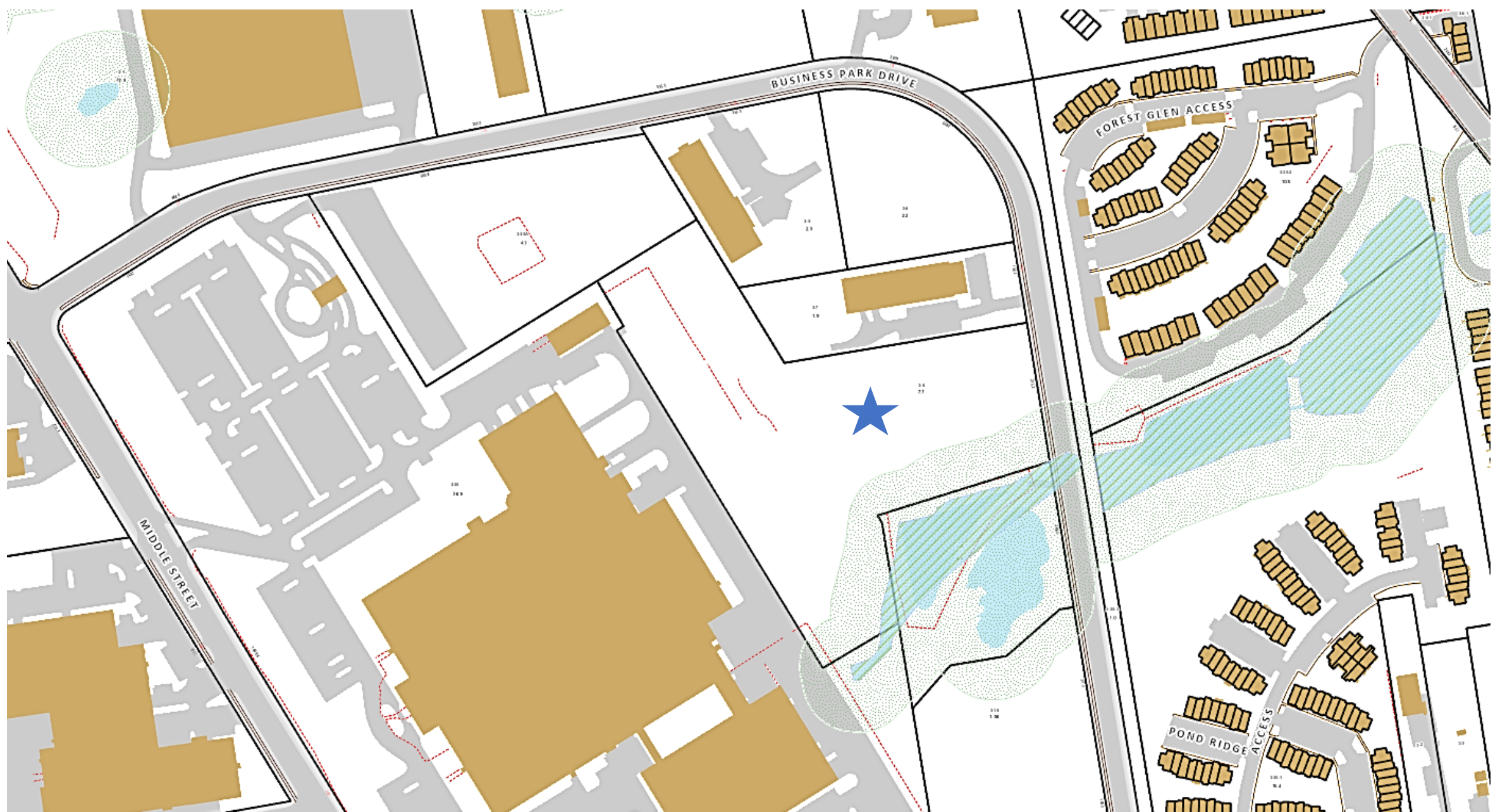
236 Business Park Drive – Location
Map 3, Lot 8



236 Business Park Drive – Floodplain
Map 3, Lot 8



236 Business Park Drive – Topography
Map 3, Lot 8



236 Business Park Drive – Inland Wetlands/IRA
Map 3, Lot 8



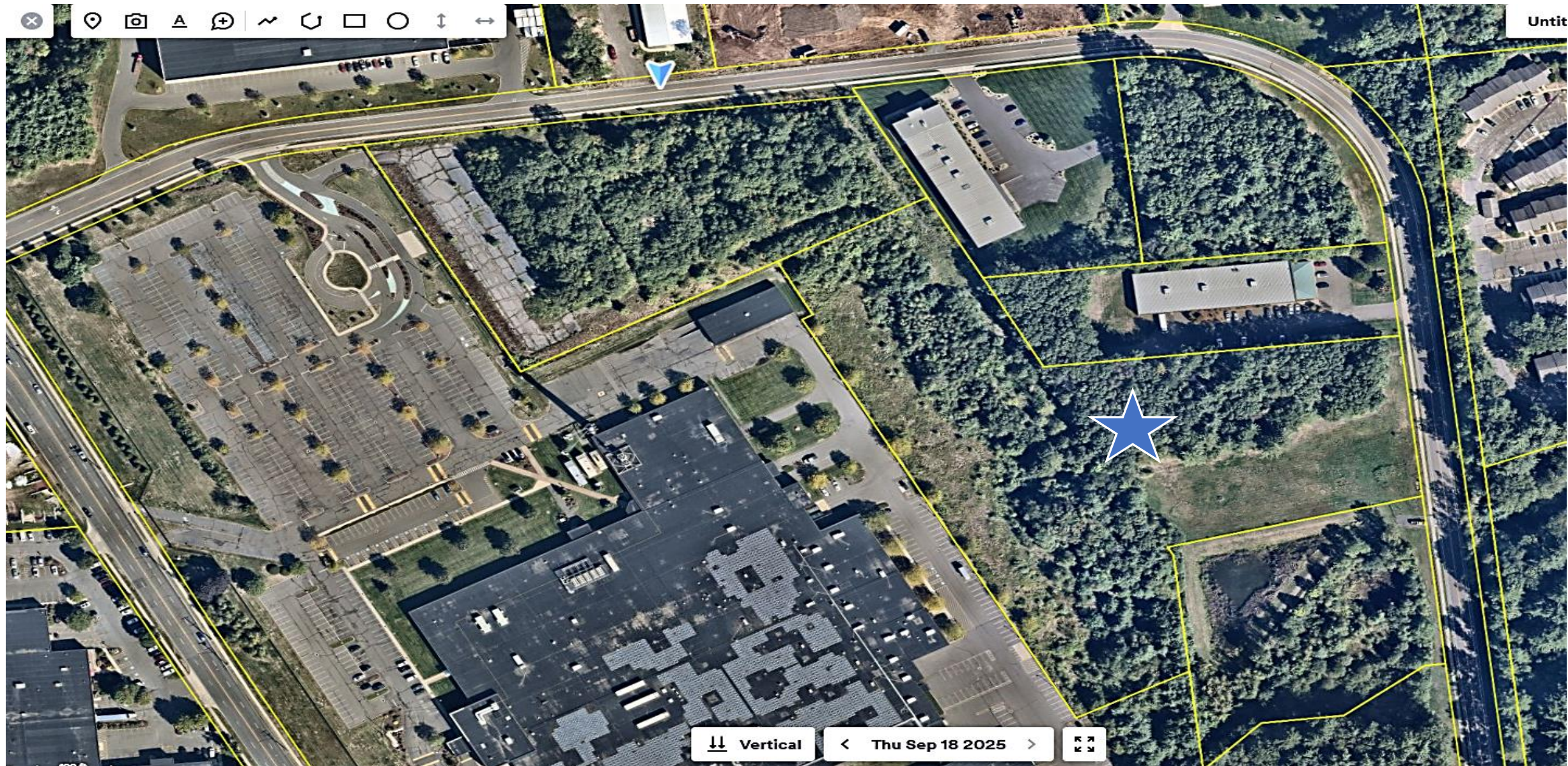
236 Business Park Drive – Aerial – 2023
Map 47, Lot 5A



236 Business Park Drive – Google Earth
Map 47, Lot 5A



236 Business Park Drive – Google Earth
Map 47, Lot 5A



236 Business Park Drive – Near Map September 2025
Map 47, Lot 5A

Plan Set

PROPOSED DISTRIBUTION FACILITY

*Lot 8 - Business Park Drive
Bristol, Connecticut*



PROJECT LOCATION

AS-BUILT SURVEY SHALL BE PROVIDED
PRIOR TO ISSUANCE OF C.O.

ISSUE LOG:

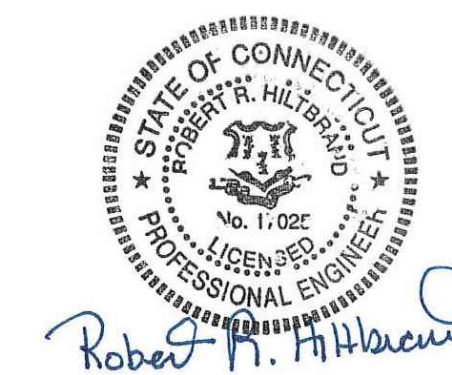
SUBMITTALS / REVISIONS:
Initial Submittal; 04-07-26

APPROVALS:

Wetlands Application #XXX; Approved XXX
Planning Application #XXX - Site Plan for a Distribution Facility

PREPARED FOR:

South East Bristol Properties LLC
5 Merriman Drive
Burlington, CT 06013
Primary Contact: Ken Gallup



ENGINEER:

R. R. Hiltbrand Engineers & Surveyors
575 North Main Street
Bristol, Connecticut
06010

NOTES:

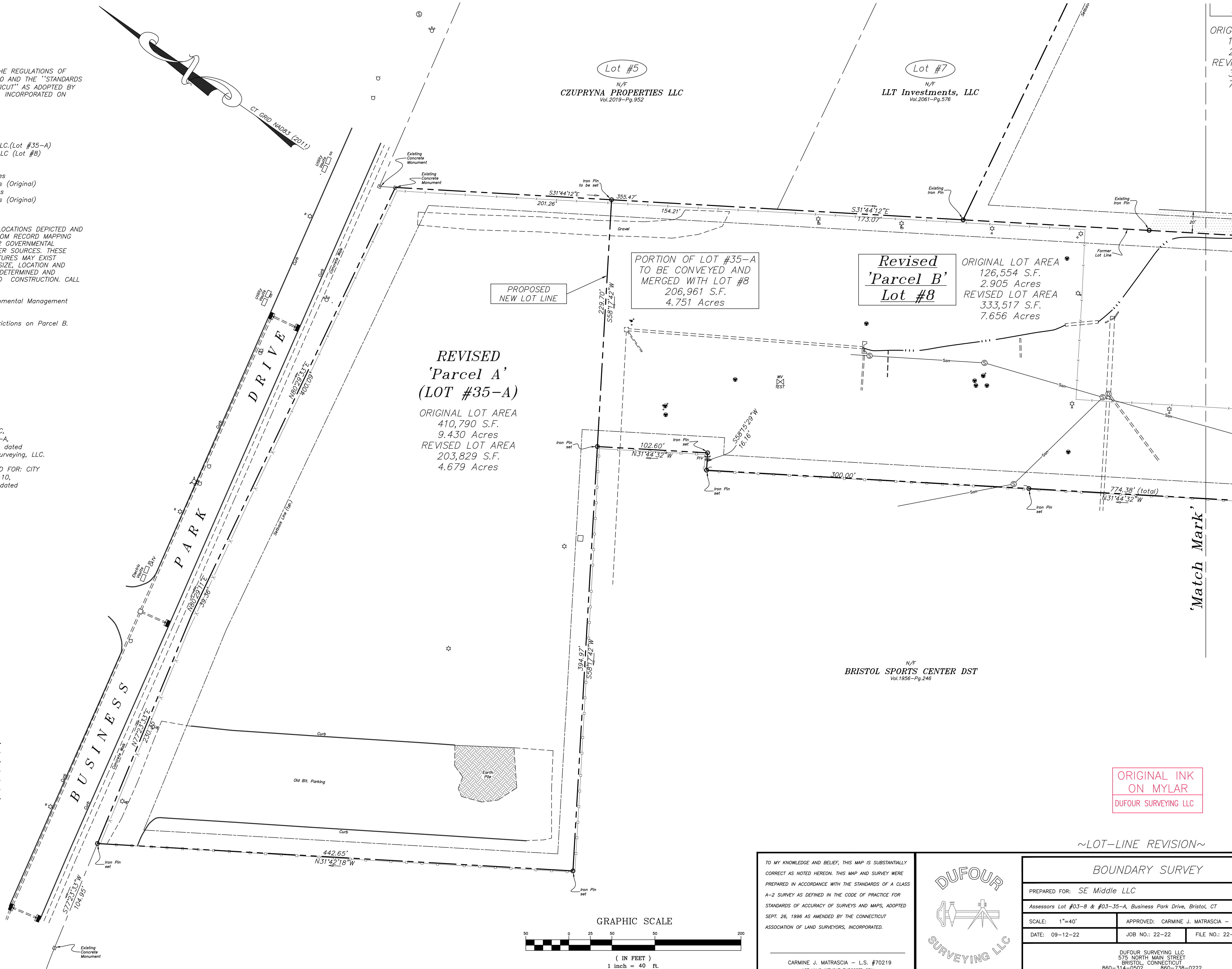
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
2. TYPE OF SURVEY = LOT LINE REVISION
3. BOUNDARY DETERMINATION CATEGORY = RESURVEY
4. OWNERS OF RECORD - 'Parcel A' - SE MIDDLE LLC.(Lot #35-A)
'Parcel B' - SE MIDDLE LLC (Lot #8)
5. AREA - 'Parcel A' - 203,829 S.F. OR 4.679 Acres
410,790 S.F. or 9.430 Acres (Original)
'Parcel B' - 333,517 S.F. or 7.656 Acres
126,554 S.F. or 2.905 Acres (Original)
6. ZONE - IP-1 (Industrial Park Zone)
7. UNDERGROUND UTILITIES, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455
8. Refer to Vol.2080-Pg.794 for Easement for Environmental Management purposes on Parcel 'A'.
9. Refer to Vol.1975-Pg.446 for Easements and Restrictions on Parcel B.
10. Horizontal Datum = NAD83 (2011).

MAP REFERENCES :

1. "BOUNDARY SURVEY, PREPARED FOR: SE MIDDLE LLC, ASSESSORS LOT #03-8 #03-9 #03-10 & #03-35-A, BUSINESS PARK DRIVE, BRISTOL, CT", scale: 1"=40', dated 05-05-22 revised 8-22-22, prepared by Dufour Surveying, LLC.
2. "~LOT LINE REVISION~ BOUNDARY SURVEY, PREPARED FOR: CITY OF BRISTOL, ASSESSORS LOT #03-8, #03-9 & #03-10, BUSINESS PARK DRIVE, BRISTOL, CT", scale: 1"=40', dated 05-06-22, prepared by Dufour Surveying, LLC.

LEGEND

BOUNDARY LINE	---
EASEMENT LINE	- - - -
UNDERGROUND SEWER	---San---
CHAIN LINK FENCE	-o-o-o-o-
IRON FENCE	-x-x-x-x-
OLD FENCE LINE	-x-x-x-x-
WATERBODY	
IRON PIN	o
SURVEY MONUMENT	□
LIGHT POLE	☆
GAS SHUTOFF	⊕
WATER SHUTOFF	⊕
WATER GATE VALVE	⊕
HYDRANT	⊕
SANITARY MANHOLE	⊕
CURB CATCHBASIN	⊕
MONITORING WELL	●



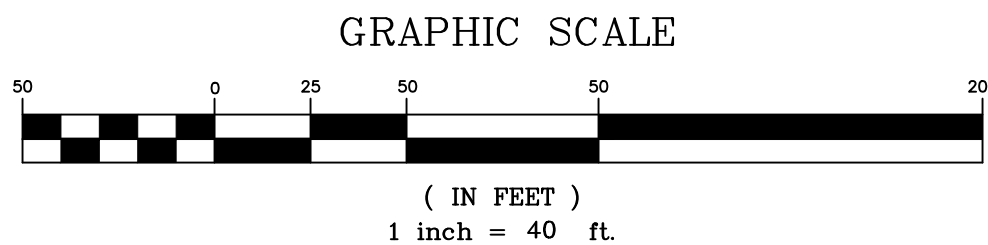
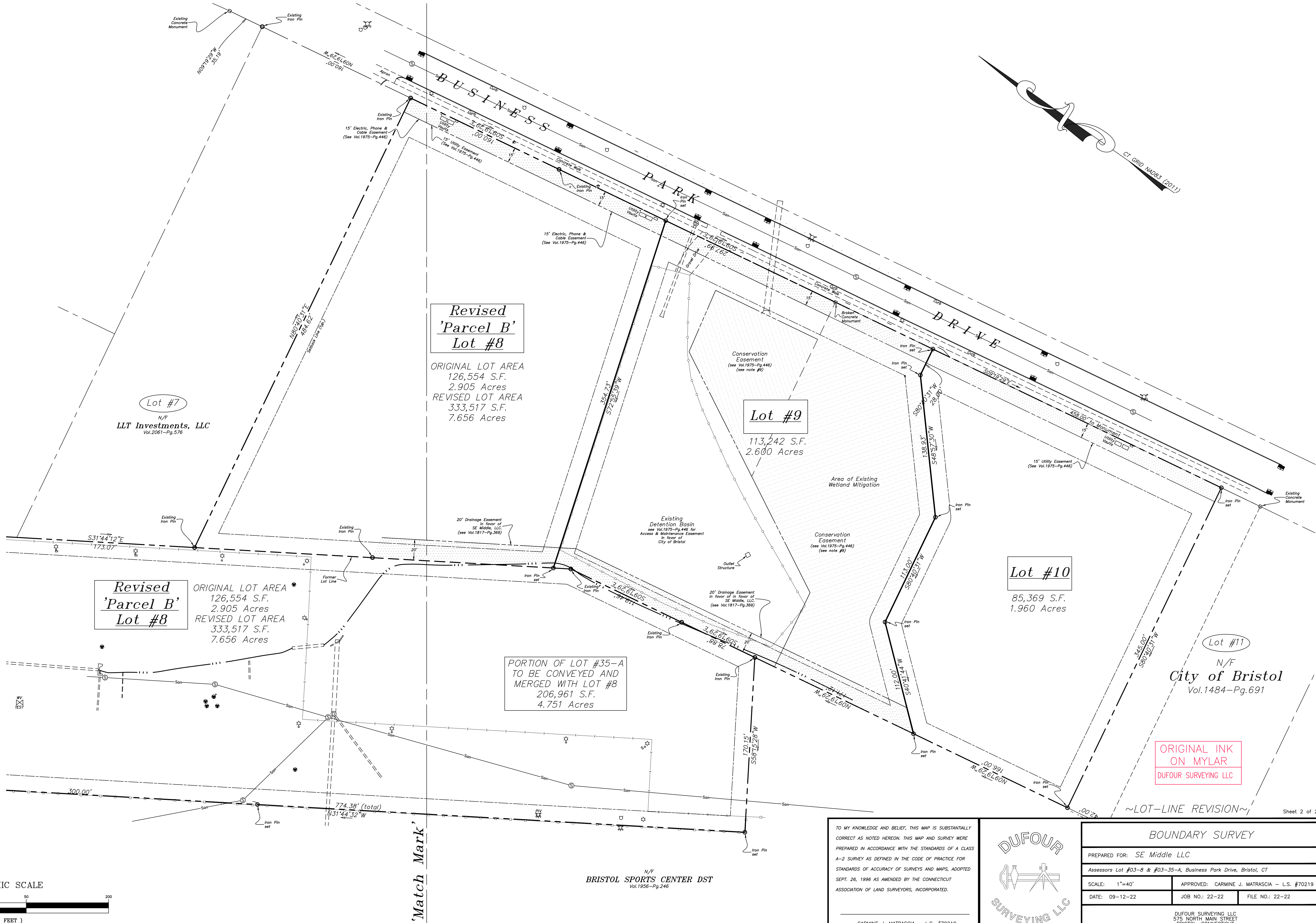
ORIGINAL INK
ON MYLAR
DUFOUR SURVEYING LLC

~LOT-LINE REVISION~

Sheet 1 of 2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.			BOUNDARY SURVEY	
PREPARED FOR: SE Middle LLC			Assessors Lot #03-8 & #03-35-A, Business Park Drive, Bristol, CT	
SCALE: 1"=40'	APPROVED: CARMINE J. MATRASCIA - L.S. #70219			
DATE: 09-12-22	JOB NO.: 22-22	FILE NO.: 22-22		
DUFOUR SURVEYING LLC 575 NORTH MAIN STREET BRISTOL, CONNECTICUT 860-314-0502 860-738-0222				

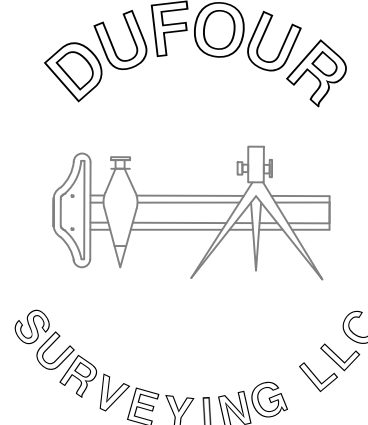
CARMINE J. MATRASCIA - L.S. #70219
NOT VALID WITHOUT EMBOSSED SEAL



N/F
BRISTOL SPORTS CENTER DST
Vol.1956-Pg.246

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. #70219
NOT VALID WITHOUT EMBOSSED SEAL



BOUNDARY SURVEY

PREPARED FOR: SE Middle LLC
Assessors Lot #03-8 & #03-35-A, Business Park Drive, Bristol, CT

SCALE: 1"=40'
DATE: 09-12-22
APPROVED: CARMINE J. MATRASCIA - L.S. #70219
JOB NO.: 22-22
FILE NO.: 22-22

DUFOR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL, CONNECTICUT
860-314-0502 860-738-0222



HOURS OF OPERATION 9-5 MONDAY - FRIDAY

NUMBER OF EMPLOYEES = 6 DAILY (IN OFFICE)
(UP TO 25 PEOPLE ON A MONTHLY TRAINING DAY)

NO FUELING OR MAINTENANCE OF VEHICLES TO OCCUR ON-SITE.

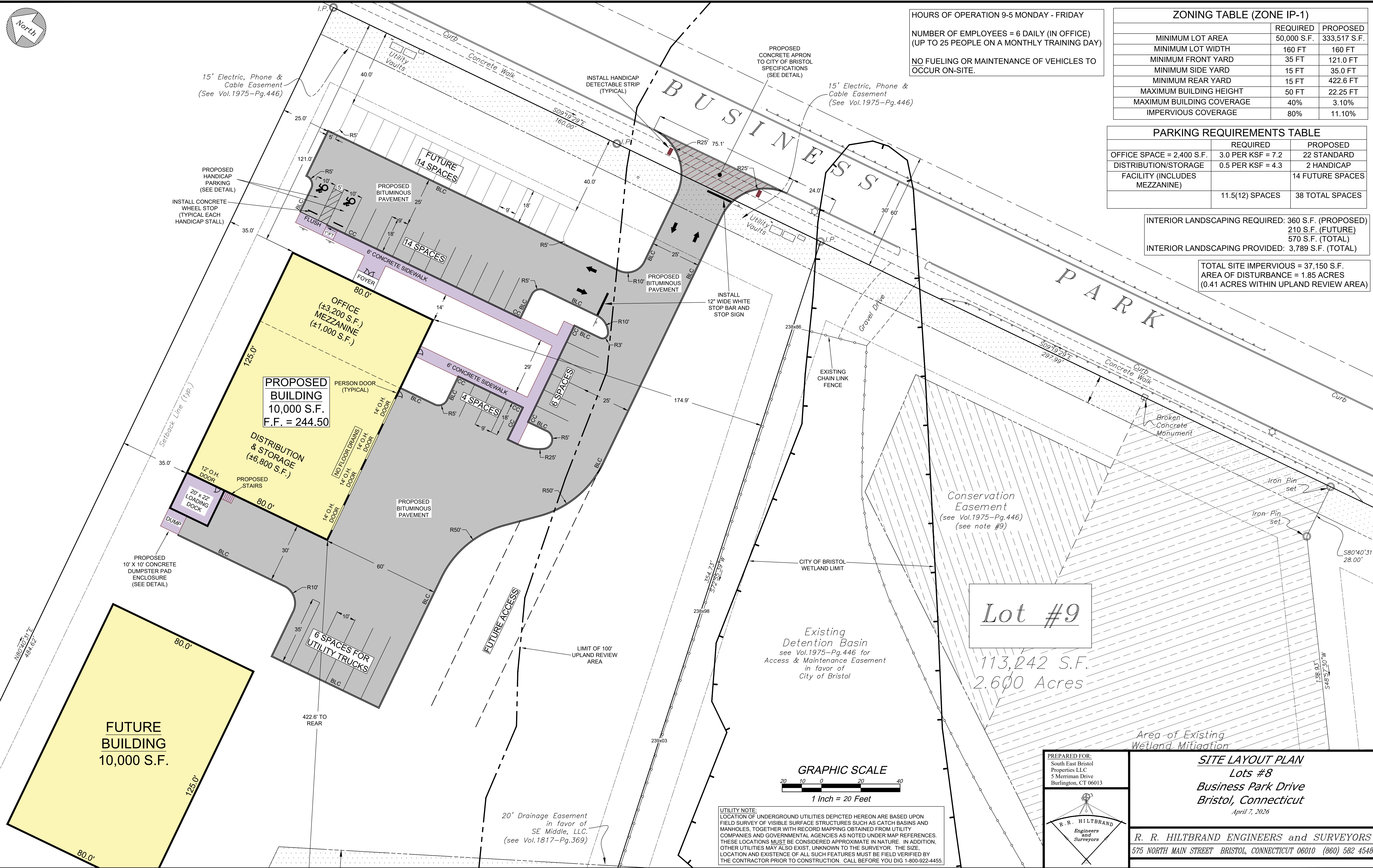
ZONING TABLE (ZONE IP-1)		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	50,000 S.F.	333,517 S.F.
MINIMUM LOT WIDTH	160 FT	160 FT
MINIMUM FRONT YARD	35 FT	121.0 FT
MINIMUM SIDE YARD	15 FT	35.0 FT
MINIMUM REAR YARD	15 FT	422.6 FT
MAXIMUM BUILDING HEIGHT	50 FT	22.25 FT
MAXIMUM BUILDING COVERAGE	40%	3.10%
IMPERVIOUS COVERAGE	80%	11.10%

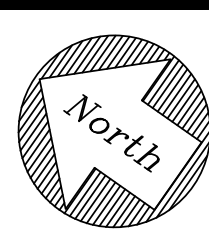
PARKING REQUIREMENTS TABLE		
	REQUIRED	PROPOSED
OFFICE SPACE = 2,400 S.F.	3.0 PER KSF = 7.2	22 STANDARD
DISTRIBUTION/STORAGE	0.5 PER KSF = 4.3	2 HANDICAP
FACILITY (INCLUDES MEZZANINE)		14 FUTURE SPACES
	11.5(12) SPACES	38 TOTAL SPACES

INTERIOR LANDSCAPING REQUIRED: 360 S.F. (PROPOSED)
210 S.F. (FUTURE)
570 S.F. (TOTAL)

INTERIOR LANDSCAPING PROVIDED: 3,789 S.F. (TOTAL)

TOTAL SITE IMPERVIOUS = 37,150 S.F.
AREA OF DISTURBANCE = 1.85 ACRES
(0.41 ACRES WITHIN UPLAND REVIEW AREA)





SITE SOILS:
WINDSOR LOAMY SAND - HSG-A

15' Electric, Phone &
Cable Easement
(See Vol.1975-Pg.446)

PROPOSED
BUILDING
10,000 S.F.
F.F. = 244.50

DISTRIBUTION
& STORAGE
(±6,800 S.F.)

6 SPACES FOR
UTILITY TRUCKS

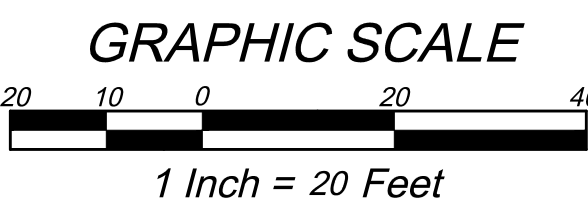
FUTURE
BUILDING
10,000 S.F.

PROPOSED
LIMIT OF
CLEARING
(TYPICAL)

20' Drainage Easement
in favor of
SE Middle, LLC.
(see Vol.1817-Pg.369)

PROPOSED
WATER QUALITY
BASIN

LIMIT OF 100'
UPLAND REVIEW
AREA



UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON
FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND
MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY
COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES.
THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION,
OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE,
LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY
THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

WATER QUALITY VOLUME CALCULATION
(FOR AREA OF DISTURBANCE)

TOTAL SITE IMPERVIOUS = 37,150 S.F. (0.85 ACRES)
AREA OF DISTURBANCE = 1.85 ACRES
(IMPERVIOUS PERCENTAGE = 46%)

$R = 0.05 + 0.009 (I)$
 $R = 0.05 + 0.009 (46)$
 $R = 0.464$

$WQV = (1.3") (R)(A)/12$
 $WQV = (1.3") (0.464) (1.85)/12$
 $WQV = 0.093 \text{ Ac-Ft} = 4,051 \text{ ft}^3 \text{ (WQ BASIN ELEV. 235.45)}$

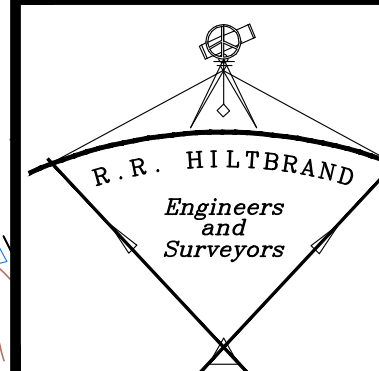
PROPOSED WATER QUALITY BASIN SHALL
BE INSPECTED TWICE ANNUALLY FOR EROSION
AND GROWTH OF INVASIVES. ANY INVASIVE
SPECIES SHALL BE REMOVED PROMPTLY.
BASIN SLOPES SHALL BE MOWED TWICE
ANNUALLY (MINIMUM).

Lot #9

113,242 S.F.
2.600 Acres

Area of Existing
Wetland Mitigation

PREPARED FOR:
South East Bristol
Properties LLC
5 Merriman Drive
Burlington, CT 06013



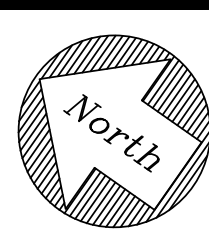
GRADING AND DRAINAGE PLAN

Lots #8
Business Park Drive
Bristol, Connecticut

April 7, 2026

R. R. HILTBAND ENGINEERS and SURVEYORS

575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548



SITE SOILS:
WINDSOR LOAMY SAND - HSG-A

TOTAL SITE IMPERVIOUS = 36,990 S.F.
AREA OF DISTURBANCE = 1.85 ACRES
(0.41 ACRES WITHIN UPLAND REVIEW AREA)

15' Electric, Phone &
Cable Easement
(See Vol.1975-Pg.446)

15' Electric, Phone &
Cable Easement
(See Vol.1975-Pg.446)

CB
T.F.=242.0
Inv.=235.5 15"RCP (E)
Inv.=235.5 24"RCP (N)
Inv.=235.5 24"RCP (S)
Weir=235.4±
Sump=231.0±

CB
T.F.=241.9
Inv.=237.0 15"RCP (S)
Inv.=236.9 15"RCP (W)
Sump=236.5±

CB
T.F.=241.1
Inv.=237.2 15"RCP (N)
Sump=237.0±

Manhole
T.F.=243.5
Inv.=237.8

CB
T.F.=
Inv.=

CB
T.F.=241.1
Inv.=235.8 24"RCP (S)
Inv.=235.7 24"RCP (N)
Sump=235.4±

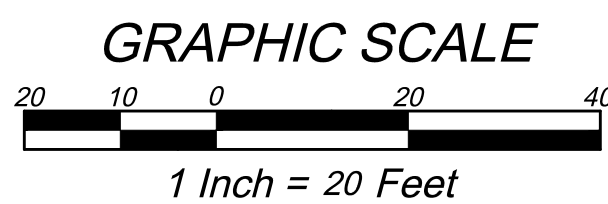
CB
T.F.=244.4
Inv.=239.3 15"RCP (E)
Inv.=236.6 24"RCP (S)
Inv.=236.4 24"RCP (N)
Sump=236.1±

Conservation
Easement
(see Vol.1975-Pg.446)
(see note #9)

Area of Existing
Wetland Mitigation

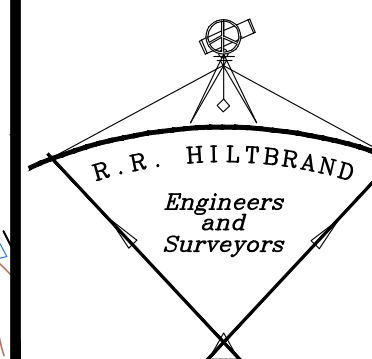
Lot #9

113,242 S.F.
2.600 Acres



UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON
FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND
MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY
COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES.
THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION,
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THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

PREPARED FOR:
South East Bristol
Properties LLC
5 Merriman Drive
Burlington, CT 06013



**EROSION & SEDIMENTATION
CONTROL PLAN**

**Lots #8
Business Park Drive
Bristol, Connecticut**

April 7, 2026

R. R. HILTBAND ENGINEERS and SURVEYORS

575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

DESIGN REFERENCE:

SEDIMENT & EROSION CONTROL BASED ON 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

Erosion & Sediment Controls and Stabilization Practices

- a. Temporary seeding.
b. Mulching.
c. Stone Rip-rap.

During construction, sheet runoff from the site will be filtered through hay bale barriers and silt fences. All storm drain inlets shall be protected with silt fences. The silt fence shall be provided at the outlets of drainage pipe in which erosive velocities are encountered.

Off Site Vehicle Tracking

Stabilized construction entrances will be installed at all proposed entrances.

Installation, Maintenance and Inspection Procedures of Erosion & Sediment Controls

A. General-

These are the general inspection and maintenance practices that will be used to implement the plan.

- The smallest practical portion of the site will be denuded at one time.

- All erosion control measures will be inspected at least once a week and following any storm event of 0.25 inches or greater.

- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of the report.

- Built up sediment will be removed from the silt fence or hay bale barriers when it has reached one third the height of the of the fence or barrier.

- A maintenance inspection report will be made after each inspection.

- The contractor's site superintendent will be responsible for inspections, maintenance and repair activities, and completing the inspection and maintenance report.

- R.R. Hiltbrand Engineers & Surveyors shall inspect the site on a periodic basis to assure compliance with the plan.

B. Filters -

1. Straw/ hay bales
 - a. Sheet Flow Applications
 1. Bales shall be placed in a single row , lengthwise on the contour, with the ends of the adjacent bales tightly abutting one another.
 2. All bales shall be either wire bound or string tied. Bales shall be installed so that the bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings.
 3. The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of (4) inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built-up to (4) inches against the uphill side of the barrier. Ideally, bales should be placed ten (10) feet away from the toe of slope.
 4. Each bale shall be securely anchored by at least two (2) stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes and rebars shall be driven deep enough into the ground to securely anchor the bales.
 5. The gaps between bales shall be chinked (filled by wedging) with straw/hay to prevent water from escaping between the bales.
 2. Silt Fence
 - a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements.

Physical Property Test Requirements

Filtering Efficiency ASTM 5.41 75% minimum

Grab Tensile Strength ASTM D4632 100lbs.

Elongation & Failure ASTM D4632 15%

Puncture Strength ASTM 4833 50 lbs.

Flow Rate ASTM D4491 0.2gal./ft2/min.

Ultra-Violet Radiation Stability % ASTM D4355 70% after 500 hours of exposure

- b. The height of a silt fence shall not exceed thirty (30) inches above grade.

- c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at the support posts, with a min. six (6) inch overlap, and securely sealed.

- d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (min. of 12 inches).

- e. A trench shall be excavated approximately six (6) inches wide and six (6) inches deep along the line of posts and upslope from the barrier.

- f. When "standard strength" filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one inch long, tie wires or hog rings. The wire shall extend no more than 30 inches above the original ground surface.

- g. The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface.

- h. When "extra strength" filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case the filter fabric is stapled or wired directly to the posts with all other provisions of item 'g' applying.

- i. The trench shall be backfilled and the soil compacted over the filter fabric.

- j. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas have been permanently stabilized.

Sequence of Installation

Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.

Maintenance

- a. Straw/ hay bale barrier and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the ends, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.

- b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.

- c. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately (1/3) the height of the barrier.

- d. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

C. Mulching

1. Timing

In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this.

- a. Apply mulch prior to any storm event.

This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Massachusetts (508- 822- 0634), to have adequate warning of significant storms.

- b. Required mulching within a specified time period.

The time period can range from 14 to 21 days of inactivity on an area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Guidelines for winter mulch application.

When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6000 lb. of hay or straw per acre. A tackifier may be added to the mulch.

3. Maintenance

All mulches must be inspected periodically, in particular after rain storms, to check for erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

D. Temporary Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10-10-10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/acre.

2. Seeding

- a. Utilize annual rye grass at a rate of 40 lb./ acre.

b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

- c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface shall be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

E. Permanent Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10-10-10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/acre.

	Lbs./1,000 Sq. Ft.
2. Seeding	
a. Seeding Creeping Red Fescue (Pennlawn, Wintergreen)	.45
Redtop (Streaker, Common)	.10
Tall Fescue (Kentucky 31 or Smooth Bromegrass (Saratoga, Lincoln)	.45
	1.00

- b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

- c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

F. Storm Drain Inlet Protection

1. Straw Bale Inlet Structure

- a. Bales shall be either wire bound or string tied with the bindings oriented around the sides rather than over and under the bales.

- b. Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together.

- c. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of a bale to a minimum depth of four (4) inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.

- d. Each bale shall be securely anchored and held in place by at least two (2) stakes or rebars driven through the bale.

- e. Loose straw shall be wedged between bales to prevent water from entering between bales.

F. Stabilized Construction Entrance

1. Specifications

- a. Aggregate Size: Use two (2) inch stone. (Gradation Shall Be D.O.T. No. 3)

- b. Aggregate thickness: Not less than six (6) inches.

- c. Width: Ten (10) foot minimum, but not less than the full width of points where ingress or egress occurs.

- d. Length: As required, but not less than one hundred (50) feet.

- e. Geotextile: To be placed over the entire area to be covered with aggregate. Piping of surface water under entrance(s) shall be provided as required.

- f. Criteria for Geotextile: The fabrics shall be Trevia Spunbound 1135, Mirafi 6000x, or equal.

2. Maintenance

The entrance(s) shall be maintained in a condition which will prevent tracking of sediment onto the public right-of-way. When washing is required, it shall be completed on an area stabilized with aggregate which drains into an approved sediment trapping device. All sediment shall be prevented from entering storm drains, ditches or waterways.

Timing of Controls/ Measures

As indicated in the sequence of Major Activities the hay bales and silt fences shall be installed prior to commencing any clearing, demolition or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Area(s) where construction activity temporarily ceases for more than twenty one (21) days will be stabilized with a temporary seed and mulch within fourteen (14) days of the last disturbance. Once construction activity ceases permanently in an area, silt fences and hay bale barriers will be removed once permanent measures are established.

Waste Disposal

A. Waste Materials

All waste materials will be collected and stored in securely lidded receptacles. All trash and construction debris from the site will be deposited into a dumpster. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal by the superintendent.

B. Hazardous Waste

All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in the practices by the superintendent.

C. Sanitary Waste

All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor.

Spill Prevention

A. Material Management Practices

The following are the materials management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances during construction to storm water runoff:

Good Housekeeping:

The following good housekeeping practices will be followed on site during the construction project:

- An effort will be made to store only sufficient amounts of products to do the job.

- All materials stored on site will be stored in a neat, orderly manner in their proper (original if possible) containers and, if possible, under a roof or other enclosure.

- Manufacturer's recommendations for proper use and disposal will be followed.

- The site superintendent will inspect daily to ensure proper use and disposal of materials.

- Substances will not be mixed with one another unless recommended by the manufacturer.

- When ever possible all of a product will be used up before disposing of the container.

Hazardous Products:

The following practices will be used to reduce the risks associated with hazardous products:

- Products will be kept in their original containers unless they are not re-sealable

- Original labels and product safety data will be retained for important product information.

- Surplus product that must be disposed of will be discarded according to the manufacturer's recommended methods of disposal.

B. Product Specific Practices

The following product specific practices will be followed on site:

Petroleum Products:

All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt based substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts directed by the specifications. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed or enclosed trailers. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be disposed of properly according to manufacturer's instructions or state and local regulations.

Concrete Trucks:

Concrete trucks will discharge and wash out surplus concrete or drum wash water in a contained area on site..

C. Spill Control Practices

In addition to good housekeeping and material management practices discussed in the previous section the following practices will be followed for spill prevention and cleanup:

- Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.

- Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include but not limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic or metal trash containers specifically for this purpose.

- All spills will be cleaned up immediately after discovery.

- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

- Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.

- The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to cleanup the spill if it recurs. A description of the spill, its cause, and the cleanup measures will be included.

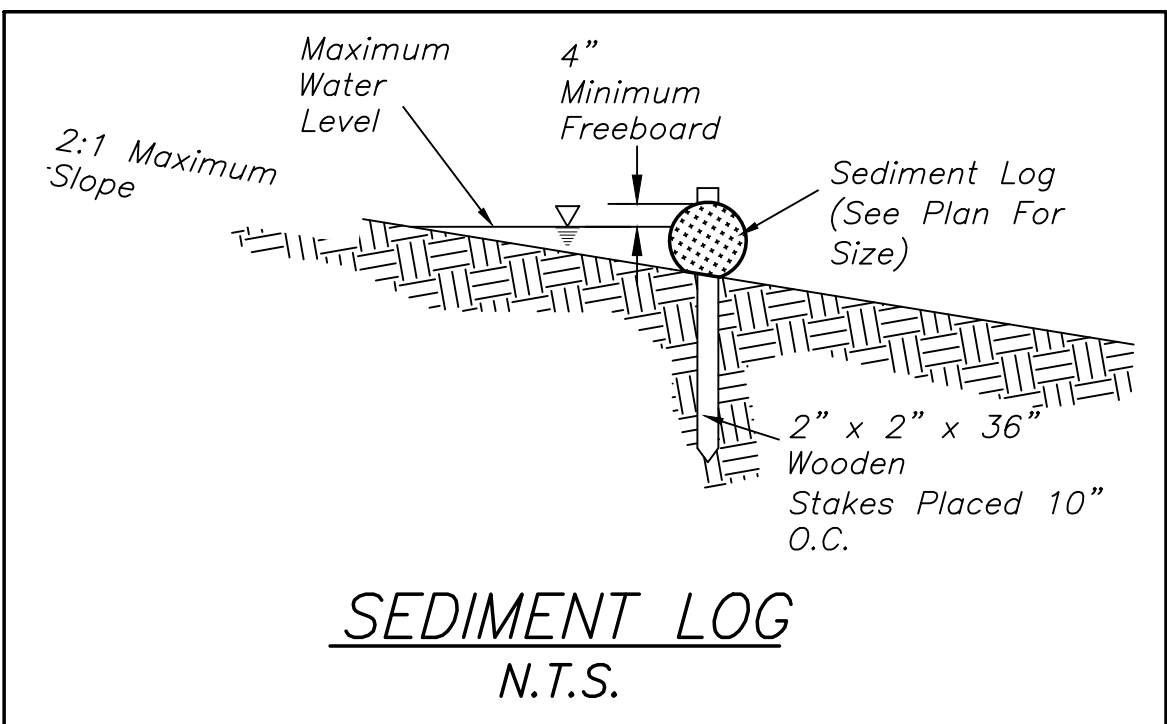
- The site superintendent responsible for day to day operations will be the spill prevention and cleanup coordinator.

The General Contractor(s) and/or Project Owner(s)

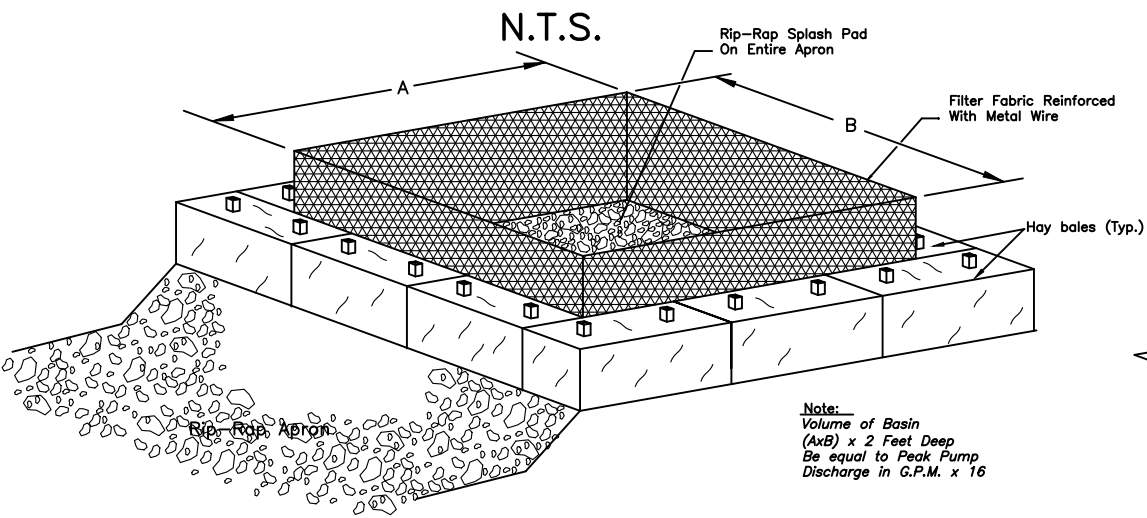
are assigned the responsibility for implementing this erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning office of any transfer of this responsibility, and for conveying a copy of the Sediment & Erosion Control Plan if the title to the land is transferred.

Contingency Erosion Plan

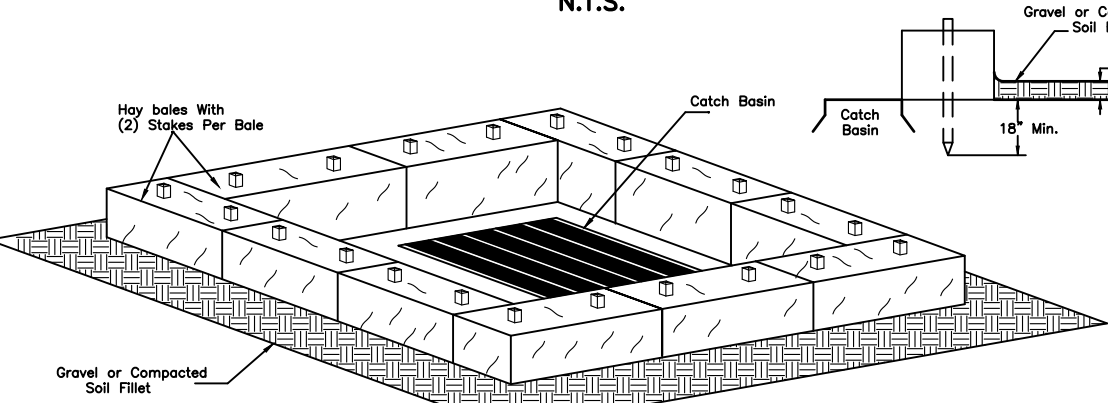
Should unforeseen erosion or sedimentation problems arise, the design engineer of record. (R.R. Hiltbrand Engineers & Surveyors) and the local enforcement agent shall be notified immediately. An inspection of the affected area(s) shall be promptly performed. A remedial action plan shall be formulated with the local enforcement agent's approval. The site contractor shall then implement the recommended course of action which has been determined by both the engineer and local enforcement agent.



TEMPORARY SEDIMENT BASIN FOR DEWATERING DISCHARGE



HAYBALE INLET PROTECTION



DETAIL FOR FENCE JOINT



- * POSITION POSTS TO OVERLAP AS SHOWN ABOVE, MAKING CERTAIN THAT THE FABRIC FOLDS AROUND EACH POST ONE FULL TURN
- * DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY TYING OFF WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF BUILT-UP SEDIMENT AT JOINT.

SILT FENCE

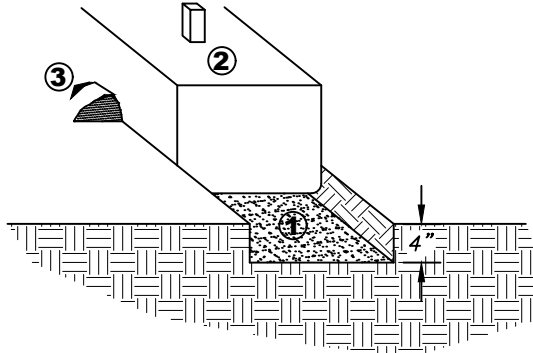
N.T.S.

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES, OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
2. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 30 INCHES ABOVE GRADE.
3. POSTS SHALL BE SPACED A MAXIMUM OF (10) FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MIN. 12 INCHES), WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL BE AS THE MANUFACTURER RECOMMENDS.
4. A TRENCH SHALL BE EXCAVATED APPROX. (6) INCHES WIDE BY (6) INCHES DEEP ALONG THE LINE OF THE POSTS AND UPSLOPE FROM THE BARRIER IN ACCORDANCE WITH RECOMMENDATIONS.
5. THE FABRIC SHALL NOT EXTEND MORE THAN (30) INCHES ABOVE THE ORIGINAL GROUND SURFACE, AND WILL EXTEND A MINIMUM OF (8) INCHES INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
7. FILTER BARRIERS SHALL BE REMOVED WHEN THE HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSHILL SURFACE HAS BEEN PERMANENTLY STABILIZED.
8. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
10. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
11. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

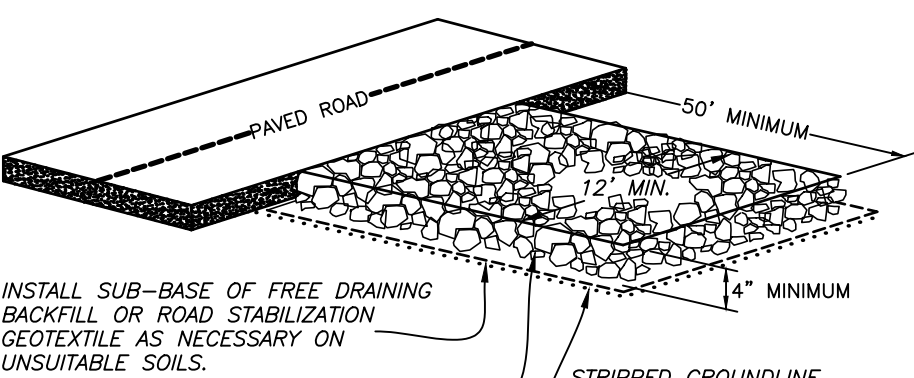
PLACEMENTand CONSTRUCTION OF HAY BALE BARRIER

N.T.S.

1. EXCAVATE TRENCH 4" AND PLACE FILL UP-SLOPE OF TRENCH. PLACE HAYBALE & STAKE FIRST STAKE AT ANGLE TOWARDS
2. FIRST HAYBALE. STAKES ARE 18" MIN. INTO GROUND.
3. BACKFILL & COMPACT EXCAVATED FILL ALONG HAY BALE.
4. WEDGE LOOSE HAY BETWEEN BALES.



CONSTRUCTION ENTRANCE n.t.s.



SEDIMENT AND EROSION CONTROL SEQUENCE:

1. CALL BEFORE YOU DID - 1-800-922-4455.
2. PRE-CONSTRUCTION MEETING WITH BRISTOL WETLANDS AND ZONING STAFF.
3. INSTALL STONE CONSTRUCTION ENTRANCE.
4. INSTALL PERIMETER EROSION CONTROLS AS SHOWN.
5. CONTACT TOWN STAFF FOR INSPECTION 24 HOURS PRIOR TO EXCAVATION OF BUILDING FOUNDATION.
6. EXCAVATE FOR BUILDING FOOTINGS AND WALLS
7. BACKFILL FOOTINGS AND WALLS.
8. INSTALL SITE STORM DRAINAGE.
9. EXTEND NEW WATER AND SEWER LATERALS TO BUILDING FOOTPRINT.
10. CONSTRUCT ACCESS DRIVEWAY AND PARKING LOT TO PROCESS GRAVEL SURFACE FOR PROJECT STAGING.
11. CONSTRUCT BUILDING.
12. CONSTRUCT NEW CONCRETE WALKS AND ENTRANCE RAMP TO SITE.
13. BITUMINOUS PAVE ACCESS DRIVE AND PARKING LOT.
14. INSTALL BITUMINOUS CURB IN AREAS WITHOUT MONOLITHIC CURB
15. COMPLETE PROJECT RESTORATION, LANDSCAPING AND LIGHTING.
16. MAINTAIN ALL EROSION CONTROLS ON PROPERTY AS NEEDED. ADDITIONAL EROSION CONTROLS MAY BE REQUIRED BASED ON SITE CONDITIONS.

Maintenance of Erosion and Sediment Controls

1. **Construction Entrance (CE)**
Maintain the entrance in a condition which will prevent tracking and washing of sediment onto paved surfaces. Provide periodic top dressing with additional stone or additional length as conditions demand. Repair any measures used to trap sediment as needed. Immediately remove all sediment spilled, dropped, washed or tracked onto paved surfaces. Roads adjacent to a construction site shall be left clean at the end of each day. If the construction entrance is being properly maintained and the action of a vehicle traveling over the stone pad is not sufficient to remove the majority of the sediment, then either (1) increase the length of the construction entrance, (2) modify the construction entrance road surface, or (3) install washing racks and associated settling area or similar devices before the vehicle enters a paved surface.
2. **Geo-textile Silt Fence (GSF)**
Inspect the silt fence at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater. Inspection of silt fence prior to large anticipated storms is also recommended.
3. **Permanent Seeding (PS)**
Inspect permanent seeding at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater during the first growing season. Repair eroded areas as needed to control erosion with existing erosion controls or add additional erosion controls.
4. **Entrance and Dust Control Maintenance**
 - a. Sweep paved apron at entrance to site weekly or as required. Any spillage on the Farmington River Turnpike by truck wheels shall be removed daily.
 - b. Dust control measures will be a daily activity when required. Water will be used to suppress dust from the haul road and general work area.
 - c. Clear drywells of silt and debris as needed.
 - d. To prevent airborne dust, excavation face area will be kept to a minimum. Topsoil to be stripped as excavation progresses and areas reclaimed immediately.
5. **Mulch for Seed (MS)**
Application of mulch to protect soil surface and promote the establishment of seeding. See Maintenance Notes for inspection requirements.
6. **Inlet Protection (IP)**
 - a. Inspect the structure after each major rainfall for damage and deterioration. Repair damage immediately. (See Erosion and Sedimentation Control Details Sheet EST).
7. **Erosion Control Blanket (ECB)**
Inspect erosion control blanket at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater for failures. Re-install the blanket as necessary until entire site is stabilized.

EROSION & SEDIMENTATION CONTROL - NOTES & DETAILS

Lots #8

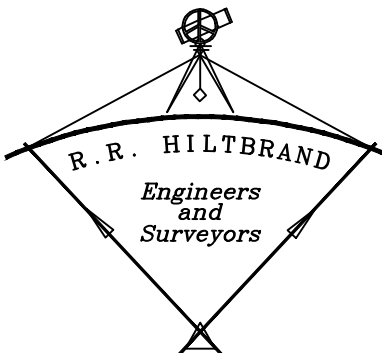
Business Park Drive
Bristol, Connecticut

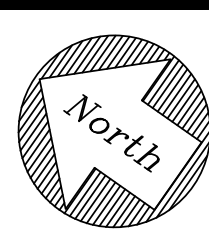
April 7, 2026

R. R. HILTBRAND ENGINEERS and SURVEYORS

575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

PREPARED FOR:
South East Bristol
Properties LLC
5 Merriam Drive
Burlington, CT 06013



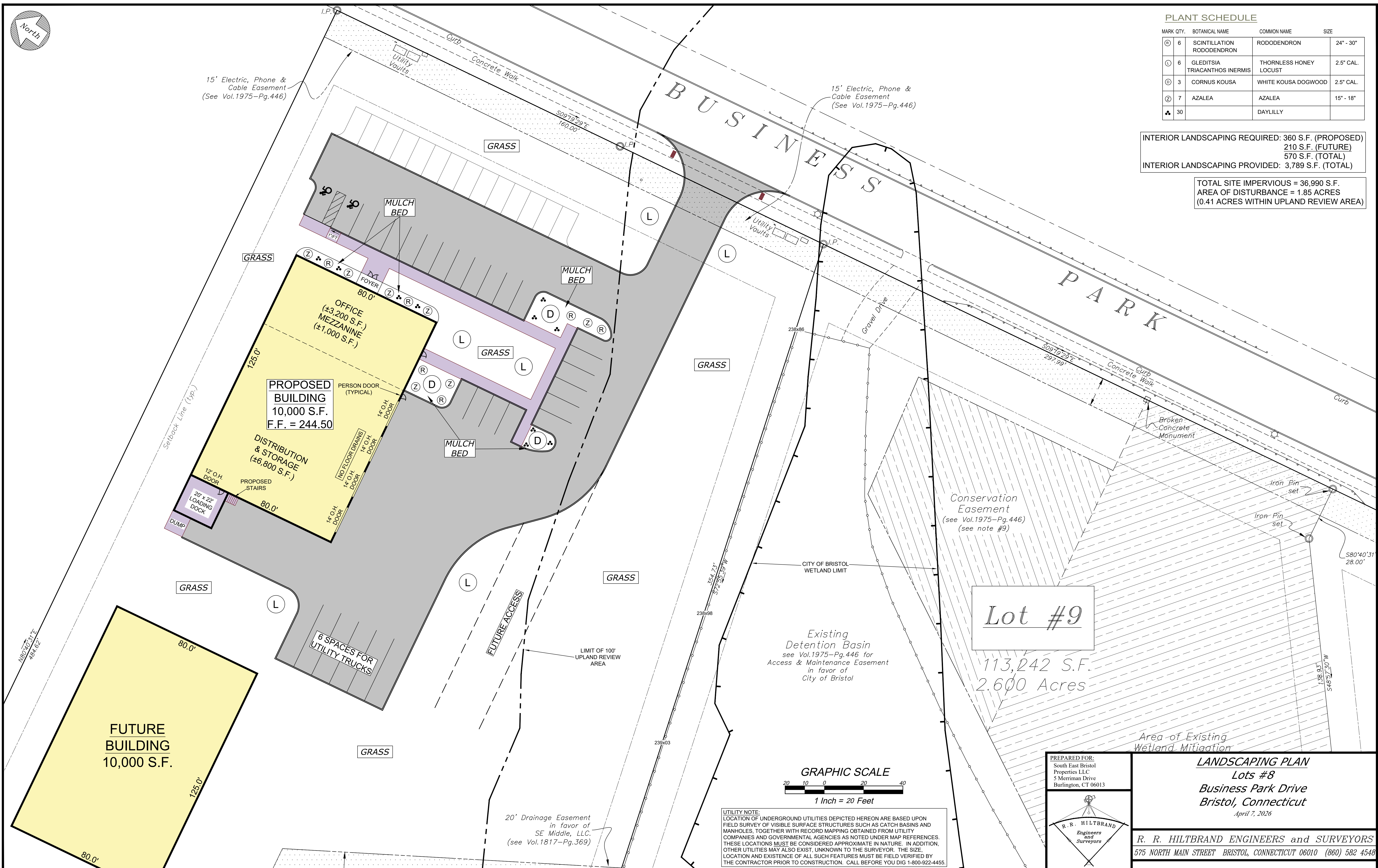


PLANT SCHEDULE

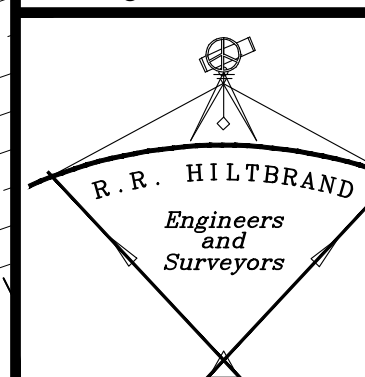
MARK	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
⑥	6	SCINTILLATION RODODENDRON	RODODENDRON	24" - 30"
①	6	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	2.5" CAL.
⑩	3	CORNUS KOUSA	WHITE KOUSA DOGWOOD	2.5" CAL.
②	7	AZALEA	AZALEA	15" - 18"
♣	30		DAYLILLY	

INTERIOR LANDSCAPING REQUIRED: 360 S.F. (PROPOSED)
210 S.F. (FUTURE)
570 S.F. (TOTAL)
INTERIOR LANDSCAPING PROVIDED: 3,789 S.F. (TOTAL)

TOTAL SITE IMPERVIOUS = 36,990 S.F.
AREA OF DISTURBANCE = 1.85 ACRES
(0.41 ACRES WITHIN UPLAND REVIEW AREA)



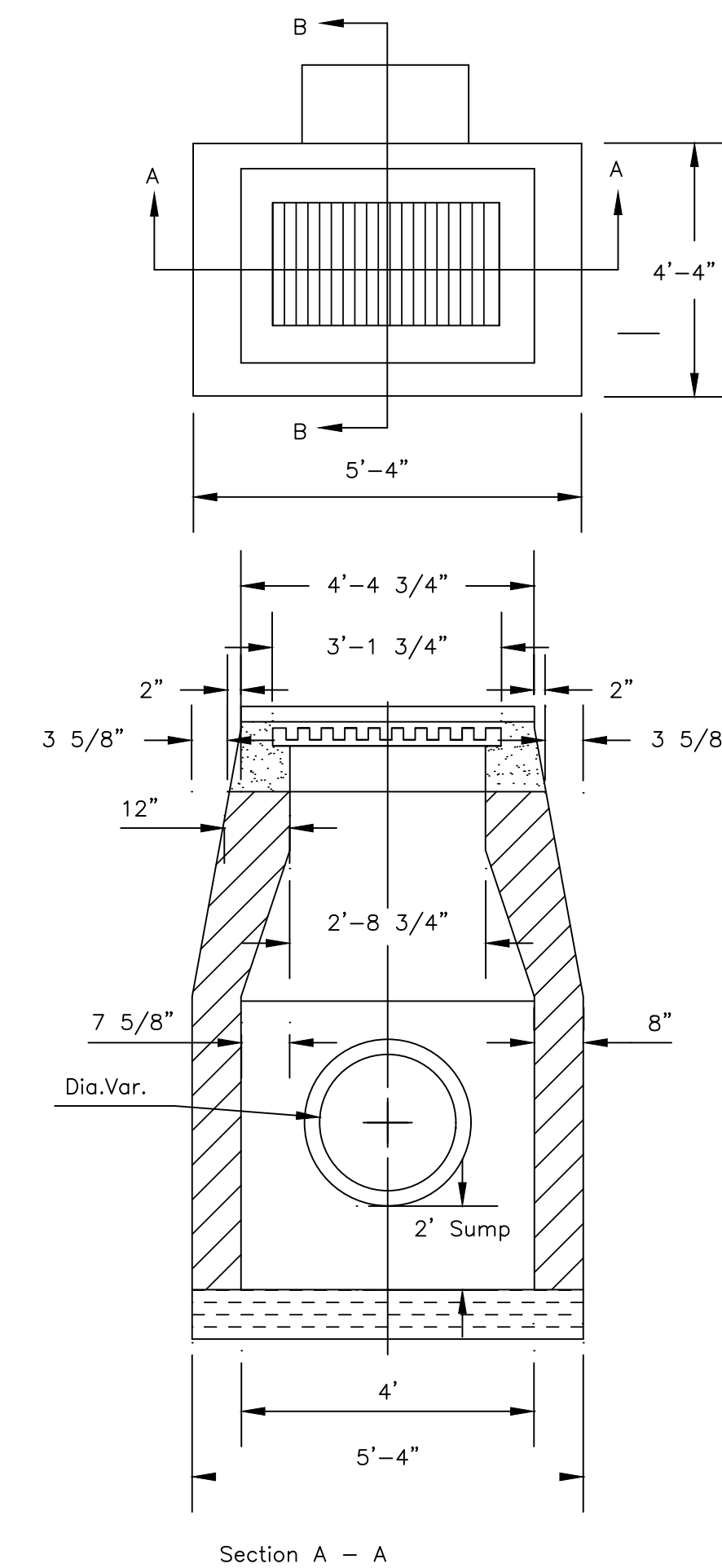
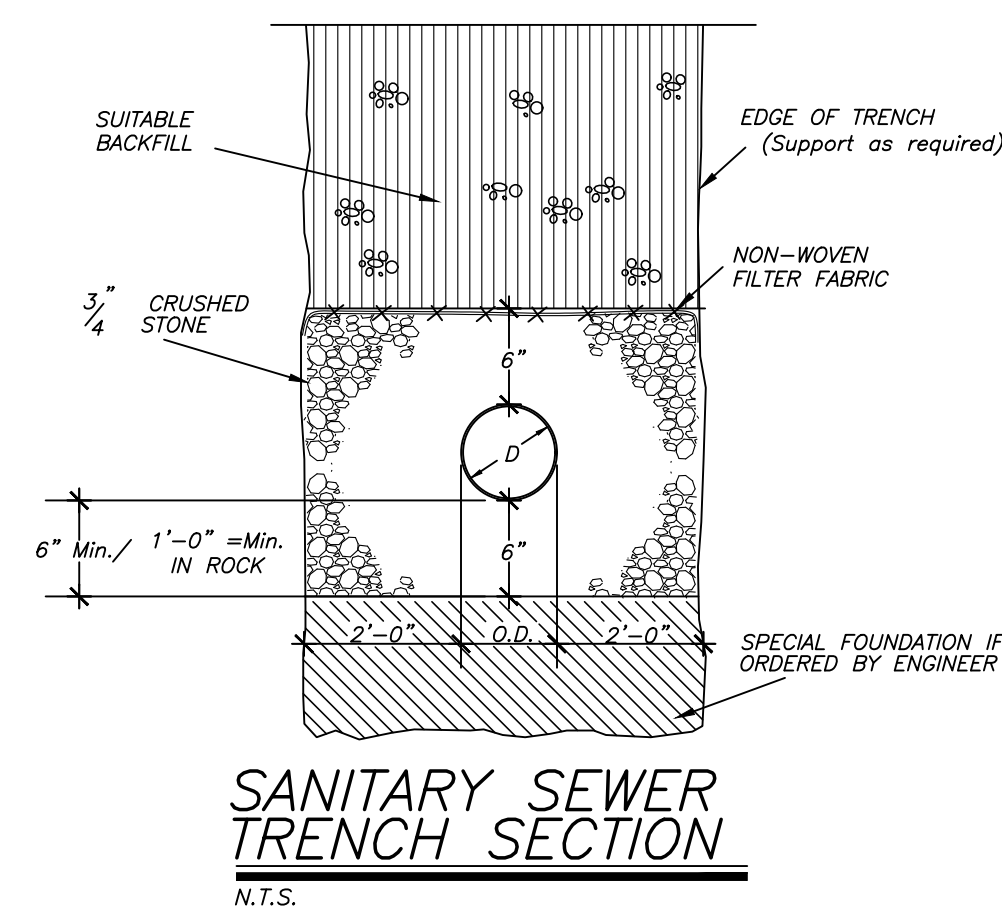
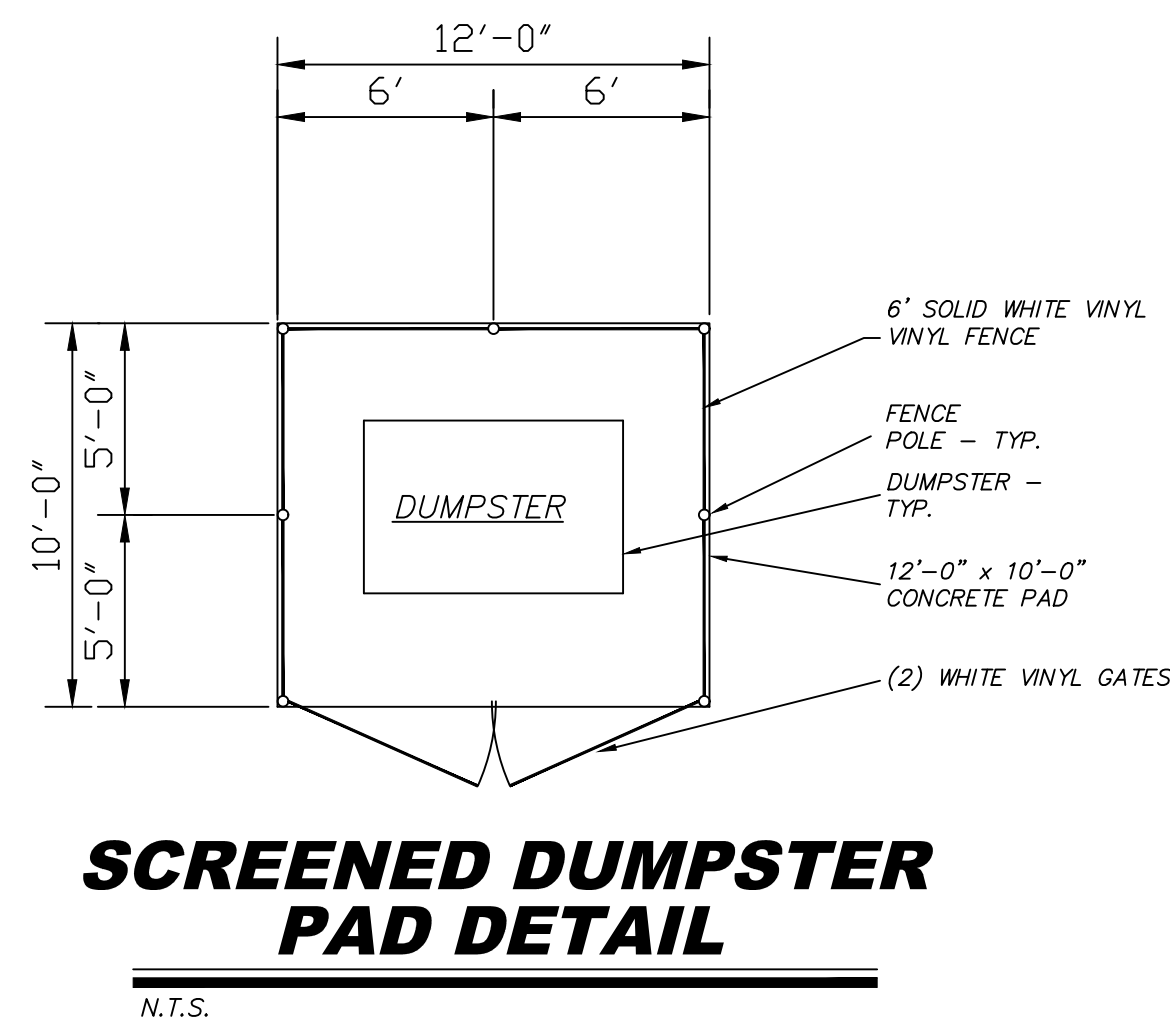
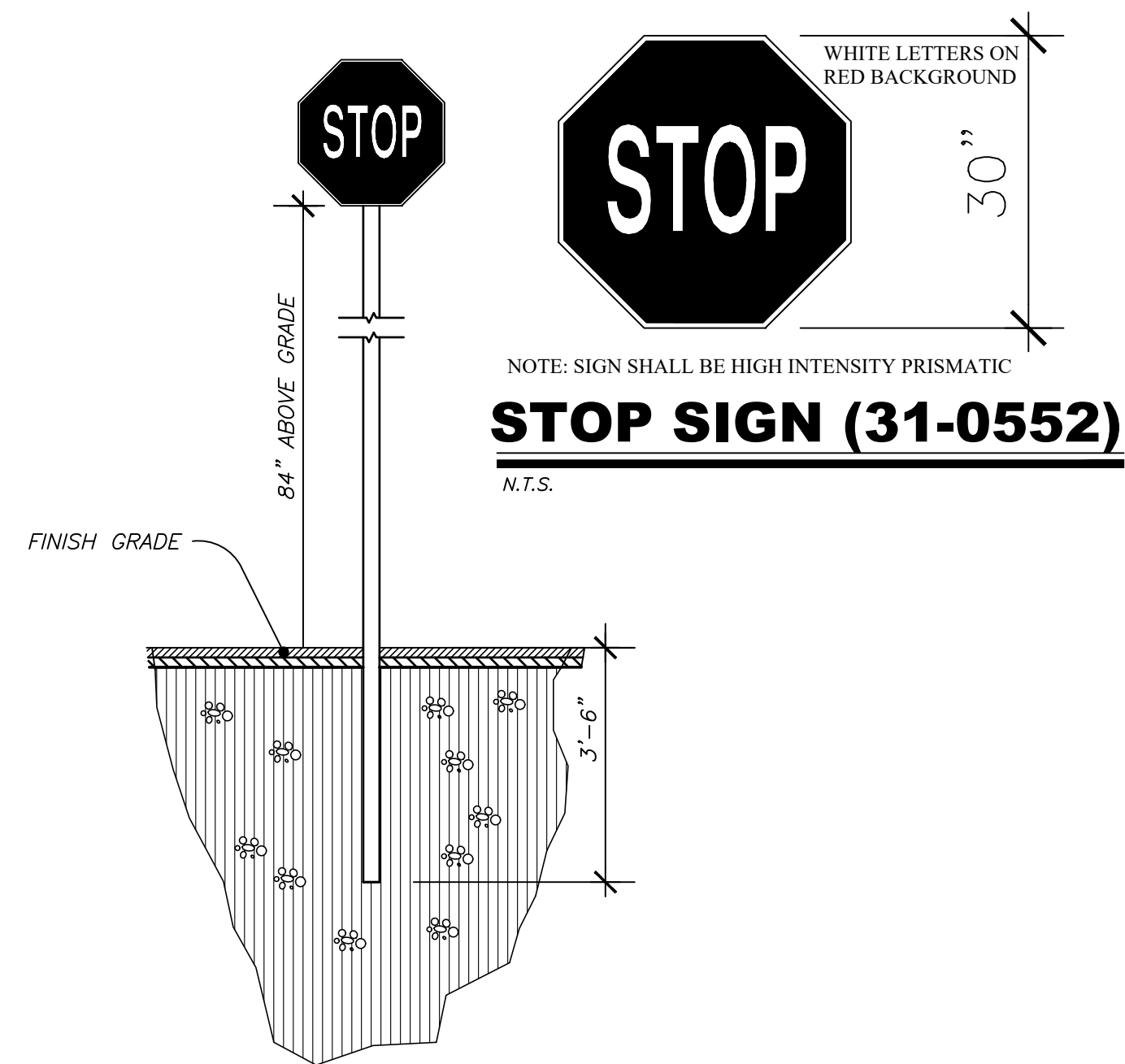
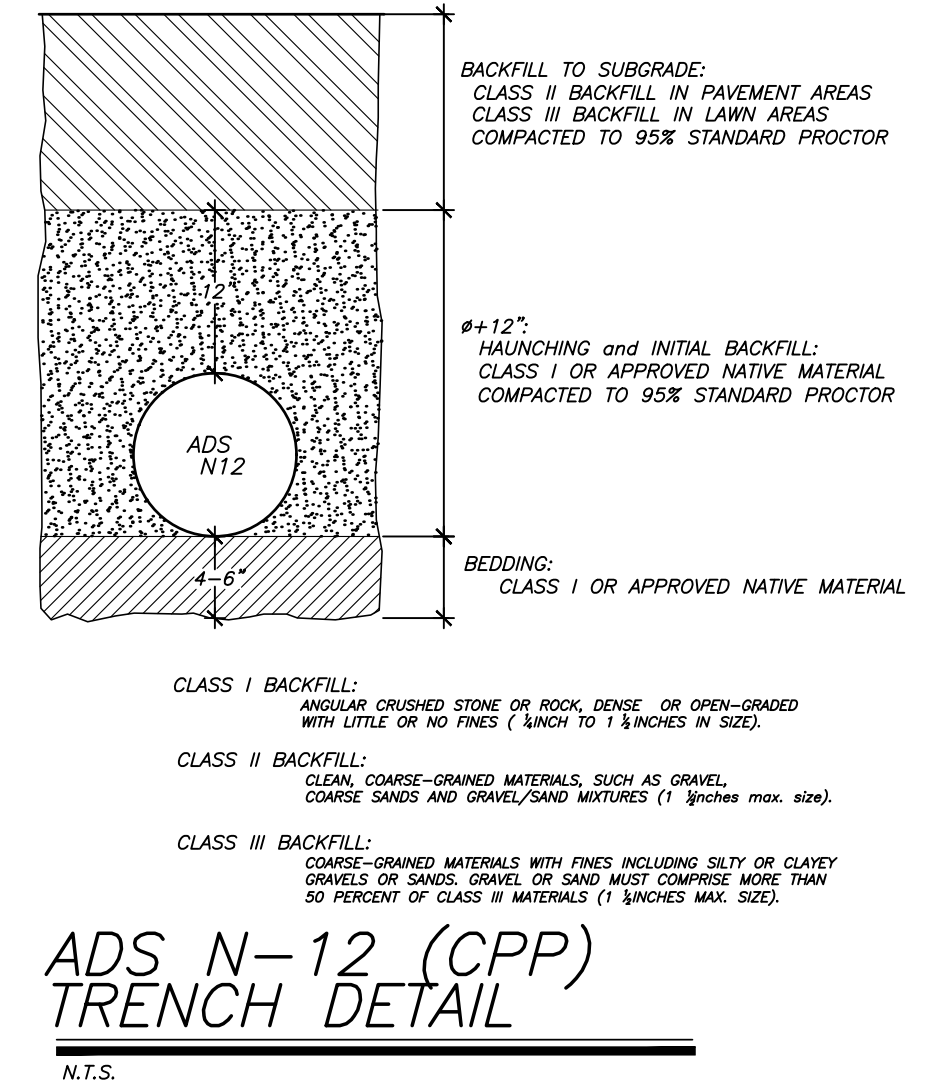
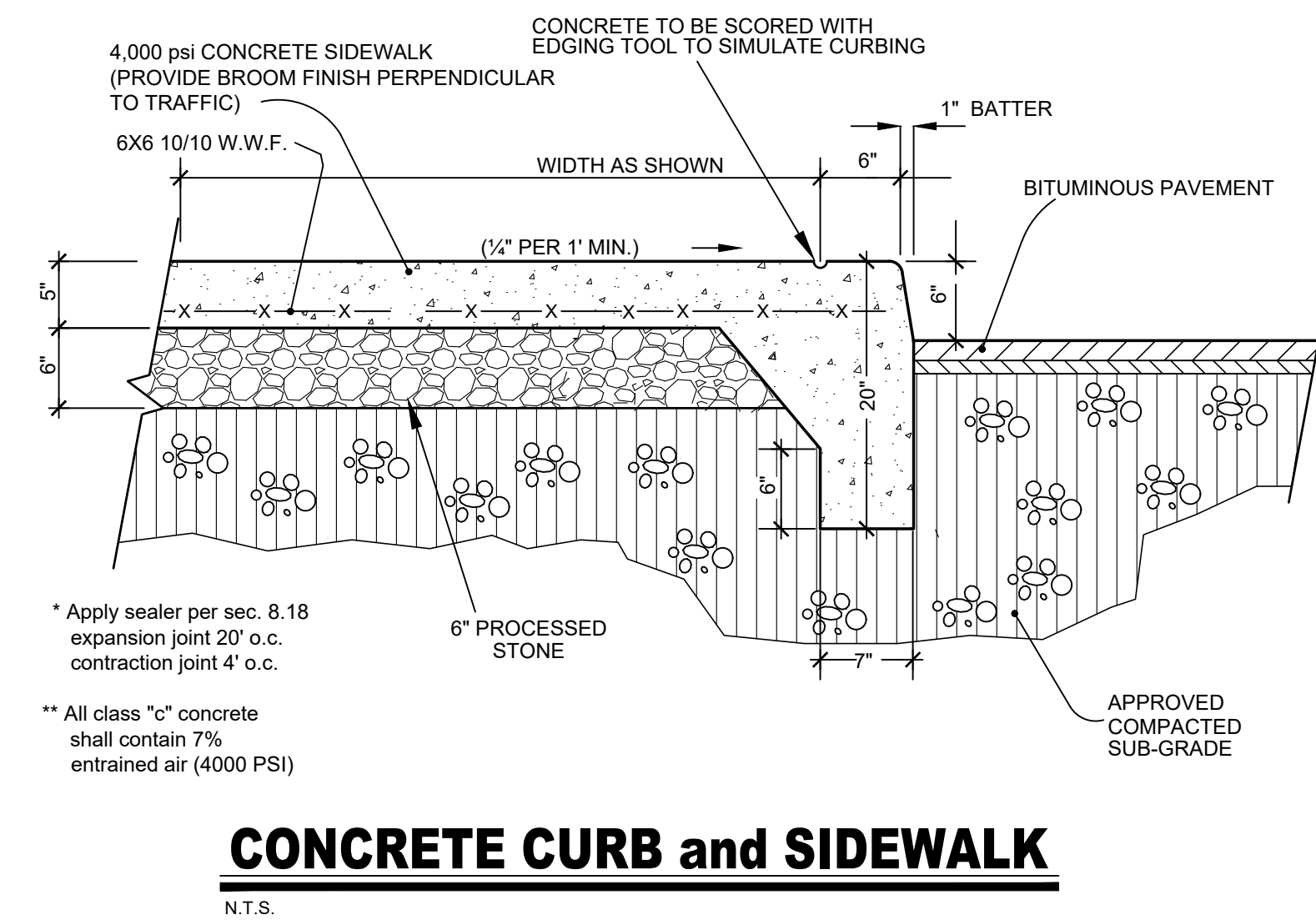
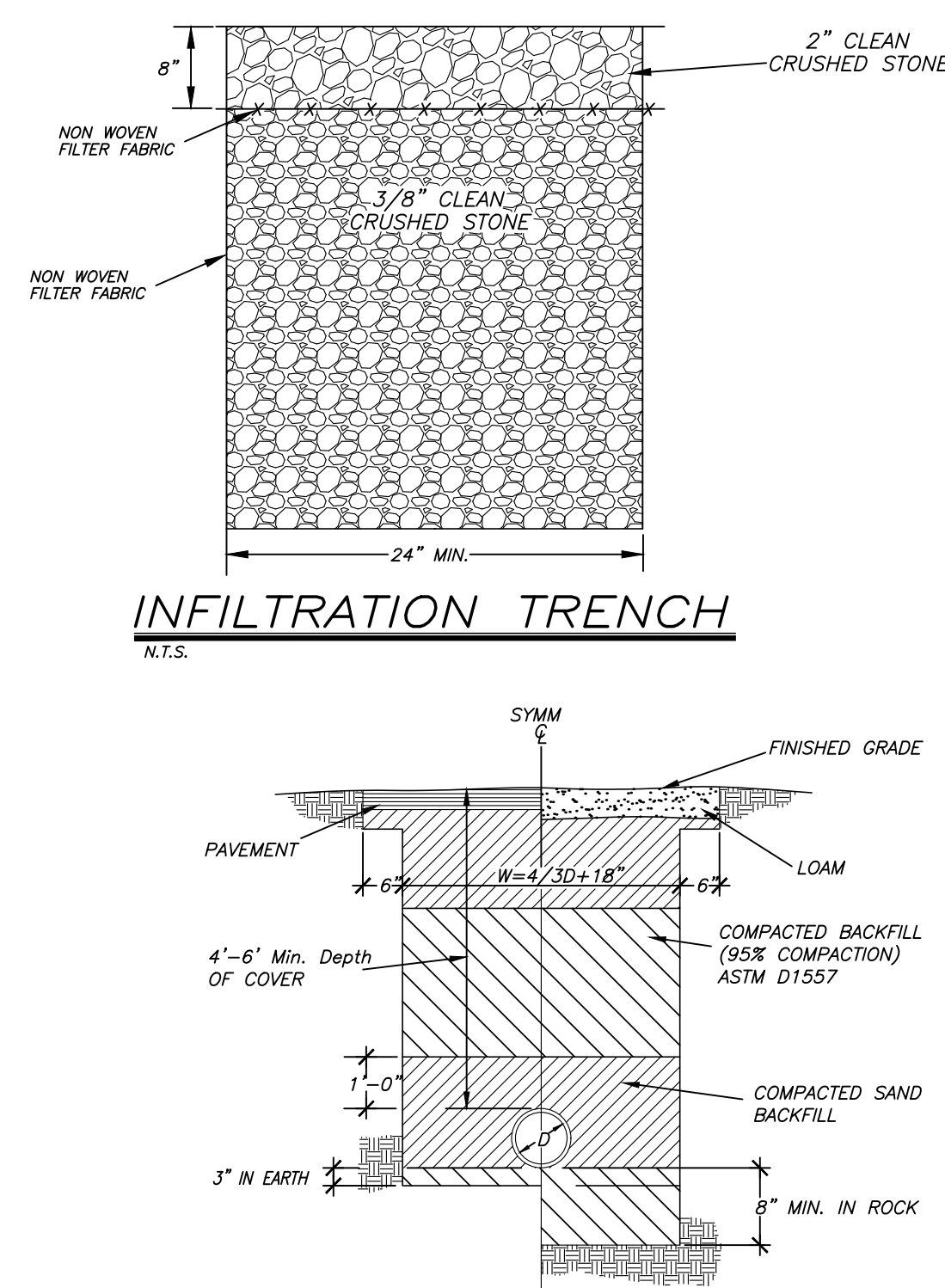
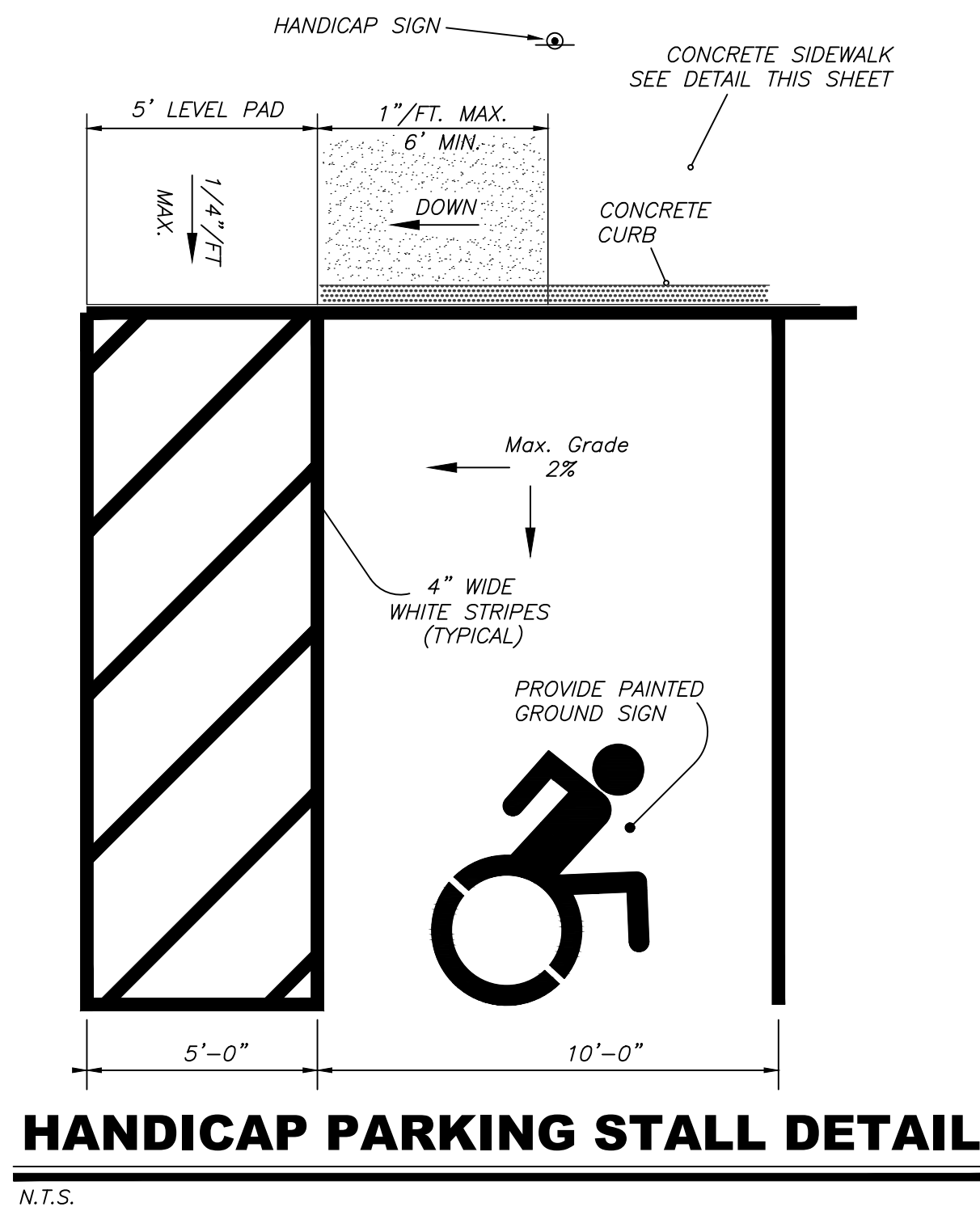
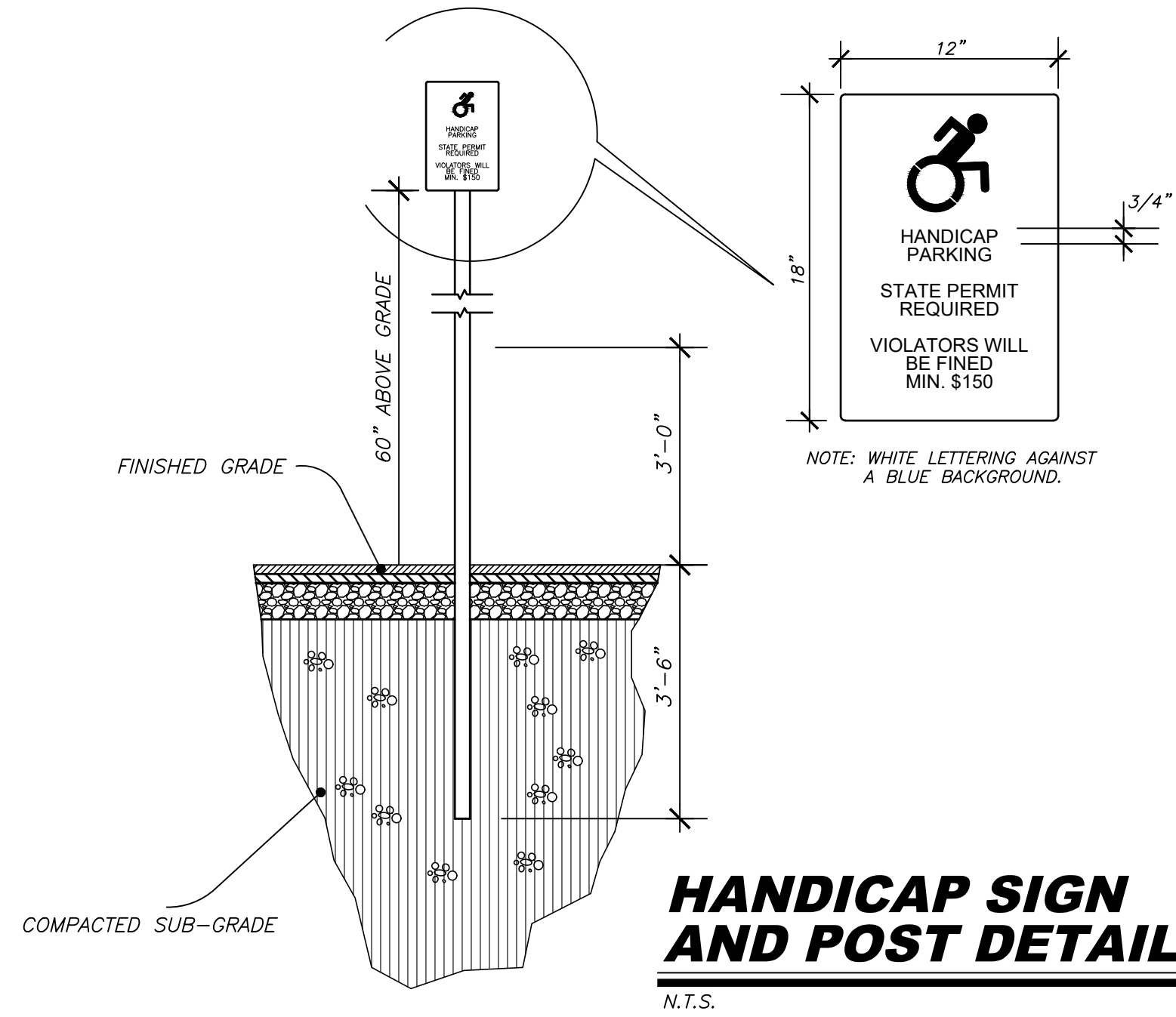
PREPARED FOR:
South East Bristol
Properties LLC
5 Merriman Drive
Burlington, CT 06013



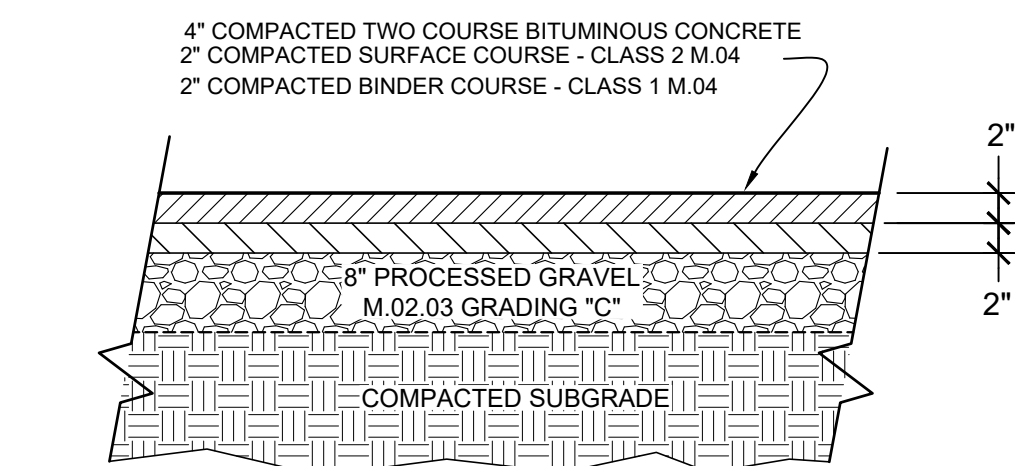
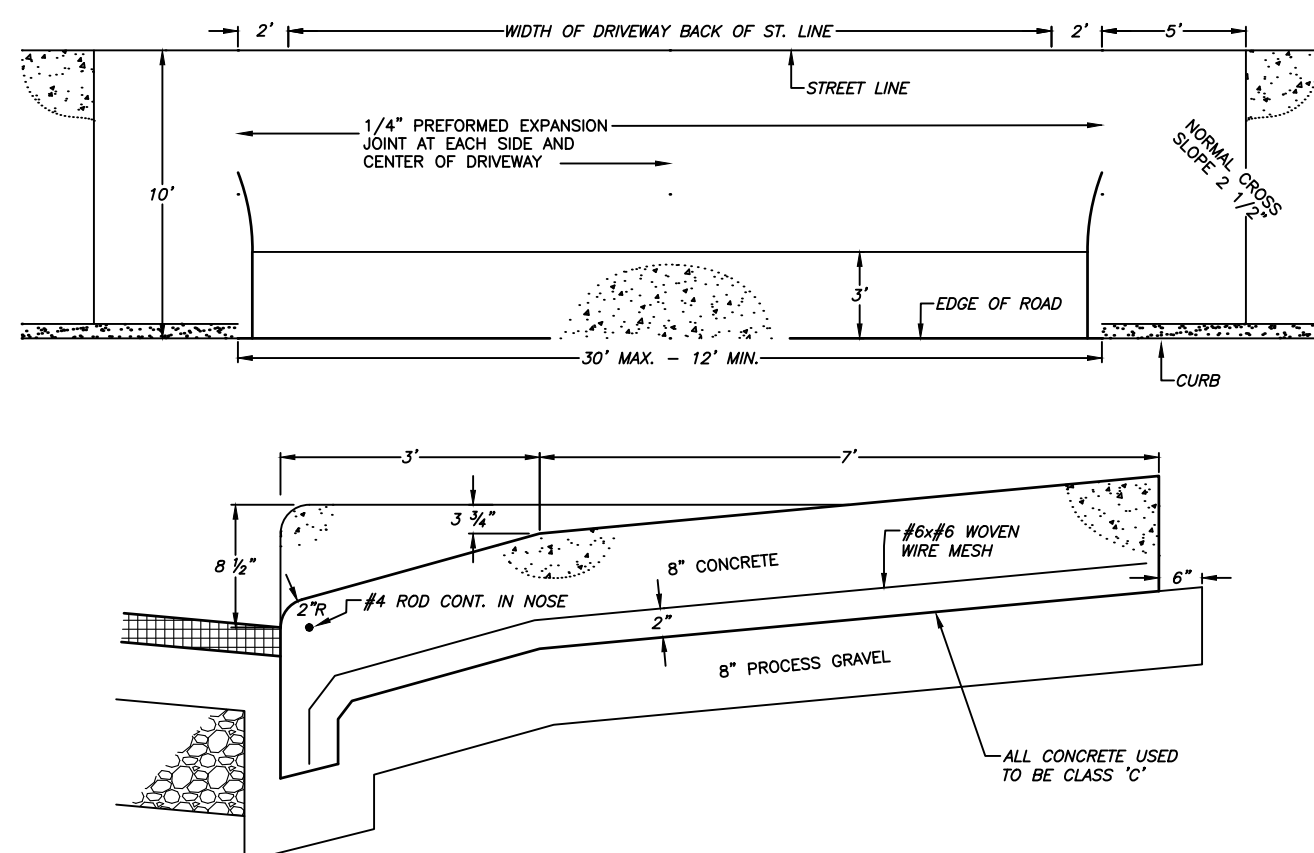
LANDSCAPING PLAN
Lots #8
Business Park Drive
Bristol, Connecticut
April 7, 2026

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

PREPARED FOR: South East Bristol Properties LLC 5 Merriam Drive Burlington, CT 06013	<u><i>SITE LIGHTING PLAN</i></u> <i>Lots #8</i> <i>Business Park Drive</i> <i>Bristol, Connecticut</i> <i>April 7, 2026</i>
	R. R. HILTBRAND ENGINEERS and SURVEYORS 575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

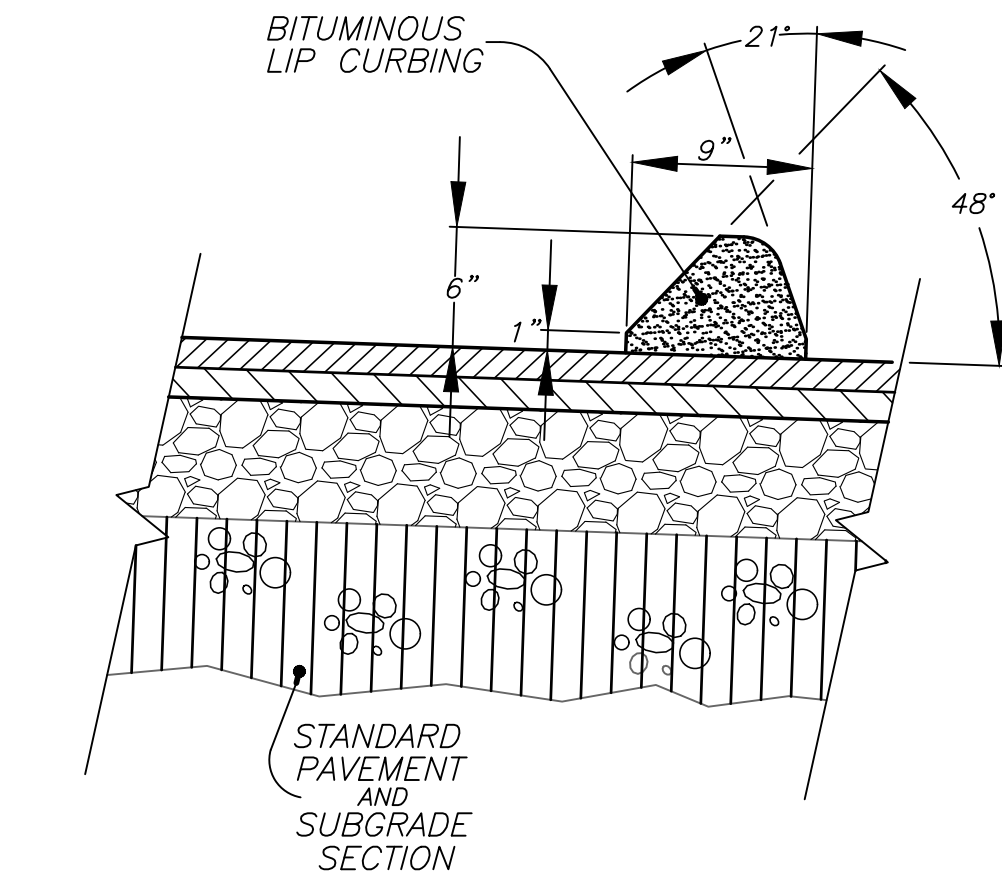


STOP SIGN (31-0552) AND POST DETAIL



NOTE:
-ROADWAY MATERIALS AND METHODS TO BE IN CONFORMANCE WITH CONN. D.O.T. STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 814, 1988 WITH RECENT REVISIONS, and/or MUNICIPAL CURRENT STANDARDS.
-CONTRACTOR SHALL CONFIRM SUB-GRADE IS OF ADEQUATE BEARING CAPACITY PRIOR TO PAVING.

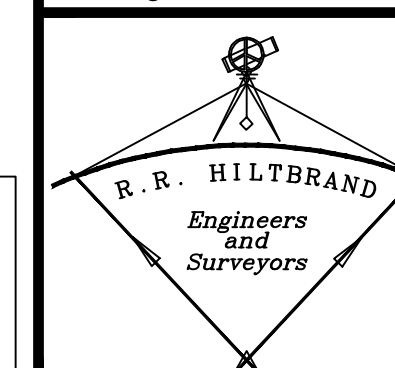
BITUMINOUS PAVEMENT DETAIL



BITUMINOUS LIP CURBING

SITE CONTRACTOR SHALL ENSURE THAT ANY WORK DONE IN THE CITY R.O.W. CONFORMS TO CURRENT CITY STANDARDS AND SPECIFICATIONS

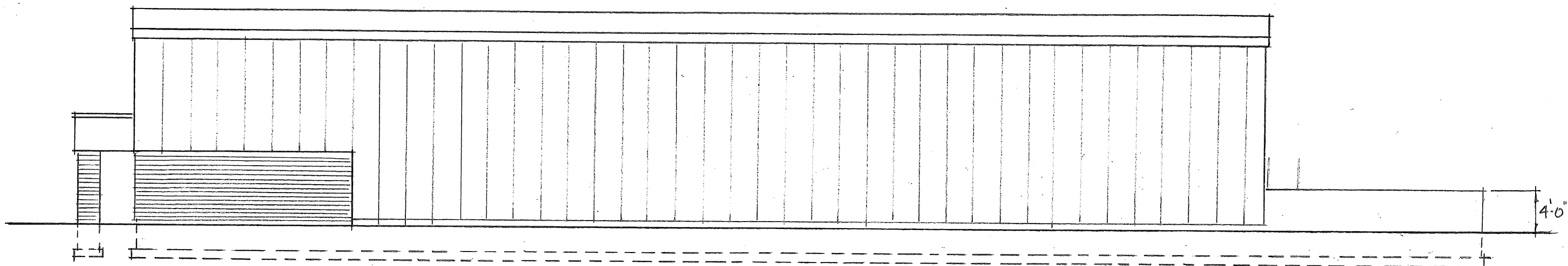
PREPARED FOR:
South East Bristol
Properties LLC
5 Merriman Drive
Burlington, CT 06013



SITE DETAILS
Lots #8
Business Park Drive
Bristol, Connecticut
April 7, 2026

R. R. HILTBAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

Elevation Drawings

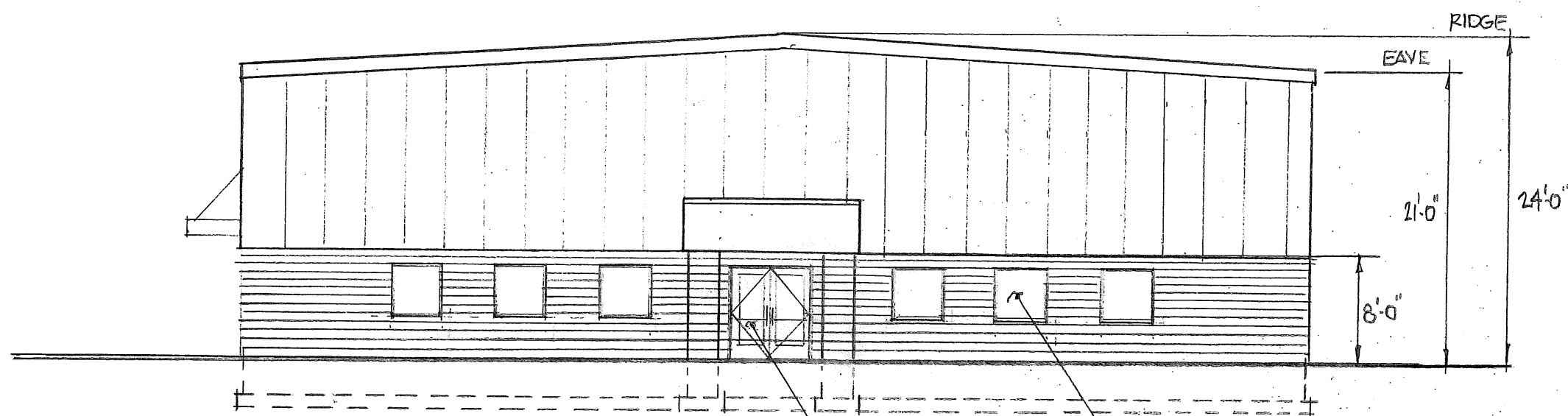


NORTH ELEVATION

RCSS SCHEDULING



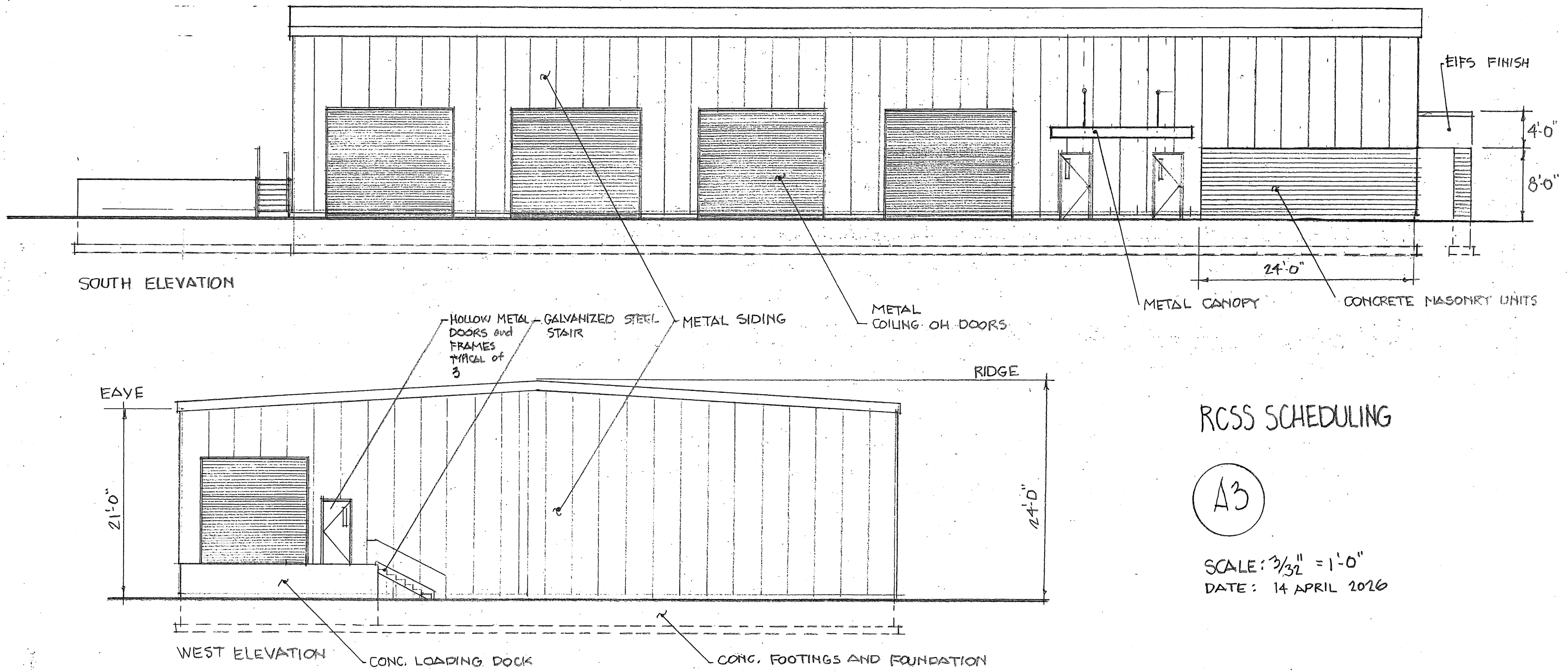
SCALE: $\frac{3}{32}$ " = 1'-0"
DATE: 14 APRIL 2016



EAST ELEVATION

ALUMINUM STOREFRONT
DOORS

INSULATING GLASS IN
THERMALLY BROKEN
ALUMINUM FRAMES
4'-0" x 4'-0"
TYPICAL OF 6



RCSS SCHEDULING

A3

SCALE: $\frac{3}{32}" = 1'-0"$
DATE: 14 APRIL 2026

Application #2072

34 Donovan
Court

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

For Office Use Only	
APPLICATION NO.	<u>2072</u>
DATE FILED:	<u>4/28/26</u>
DECISION DATE:	_____
DECISION:	_____

1. APPLICANT:

Name: ROBERT KRZEMINSKI Signature: _____
Address: 62 GOSHEN COURT City: BRISTOL State: CT Zip 06010
Telephone No.: 8604061510 ☒ home ☒ work Email: _____

2. PROPERTY OWNER(S):

Name: Gary Sassu Signature: _____
Address: 34 Donovan Court City: bristol State: ct Zip 06010
Telephone No.: 860 620 2541 ☒ home ☒ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 34 Donovan court ,I bristol ct 06010
Assessor's Map No.: _____ Assessor's Lot No.(s): _____
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): _____
aprox area to be disturbed - 2000 sq ft , remove shrubs , remove top soil

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

built 475 sq ft adition to the existing structure , excavate for foundations , backfill , frame structure , gradr and fix areas adjoining to built

UPLAND REVIEW AREA

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

- [] a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- [] b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- [] c. The proposed activity is a regulated activity and will occur:
- | | |
|---|--|
| [] in a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| [] within 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| ☒ beyond 100 feet of a wetlands or watercourse; | area of impact: <u>2,000</u> SF (_____ acres) |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

[] yes ☒ no

If "yes", see instructions for submission requirements.

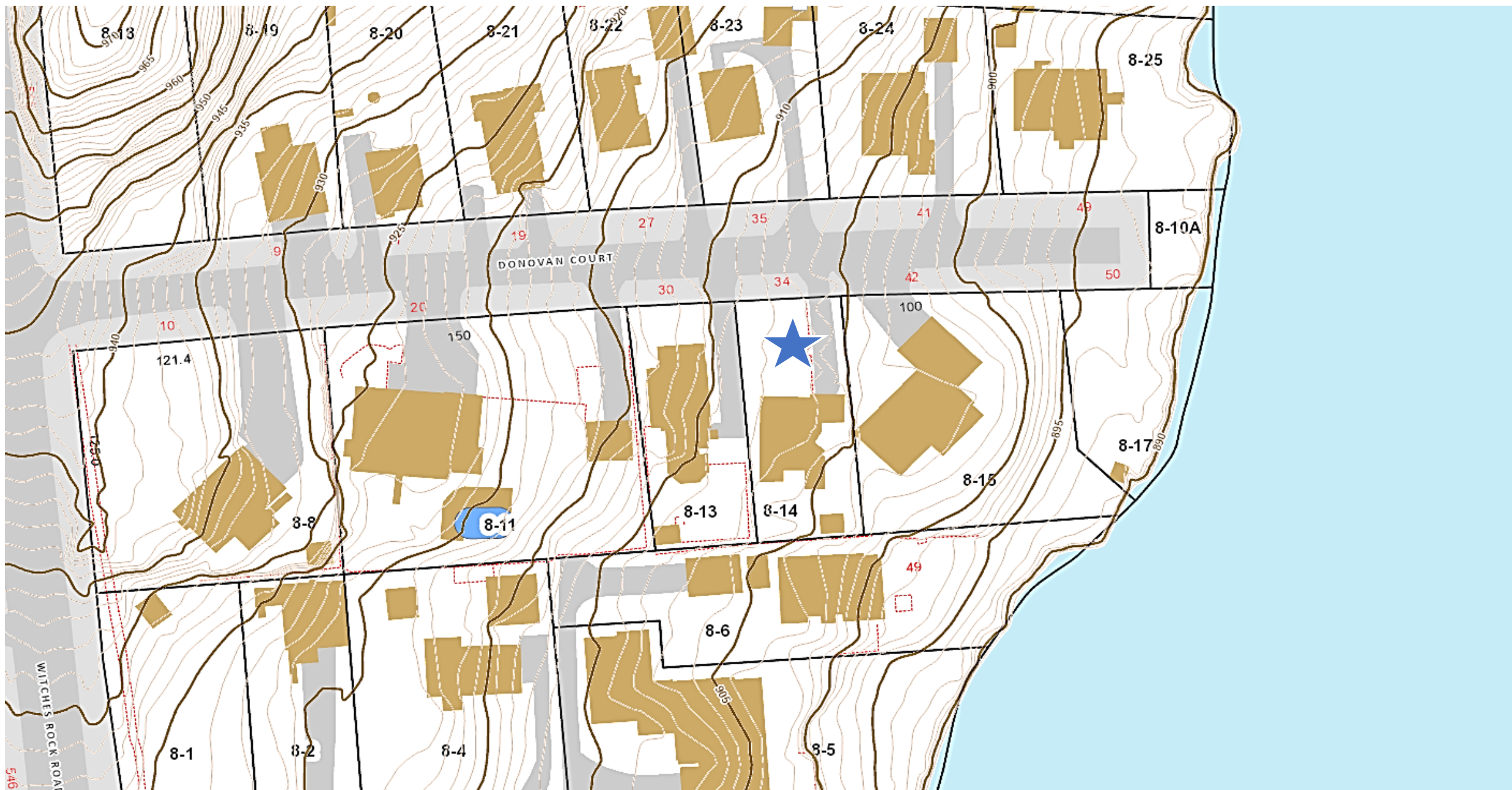
Various GIS and Google Maps



34 Donovan Court – Location
Map 8, Lot 14



34 Donovan Court – Wetlands and Upland Review
Map 8, Lot 14



34 Donovan Court – Topography

Map 8, Lot 14



34 Donovan Court – Floodplain
Map 8, Lot 14

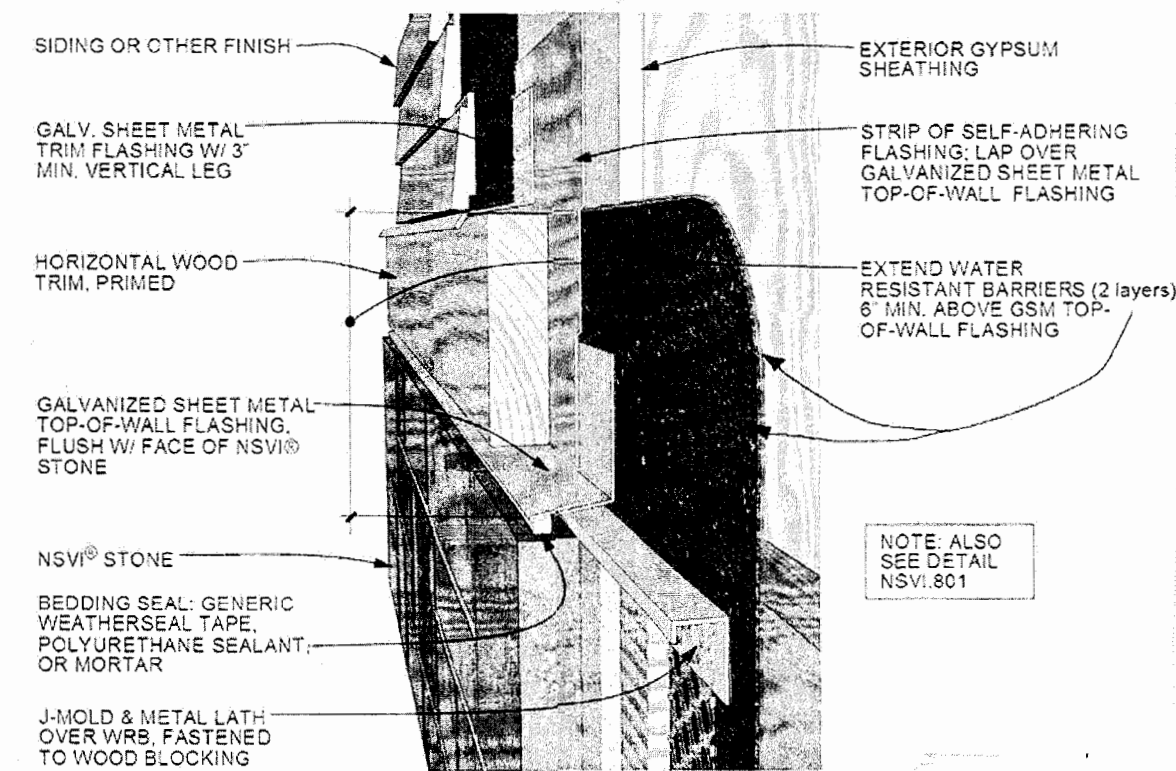


34 Donovan Court – Aerial
Map 8, Lot 14



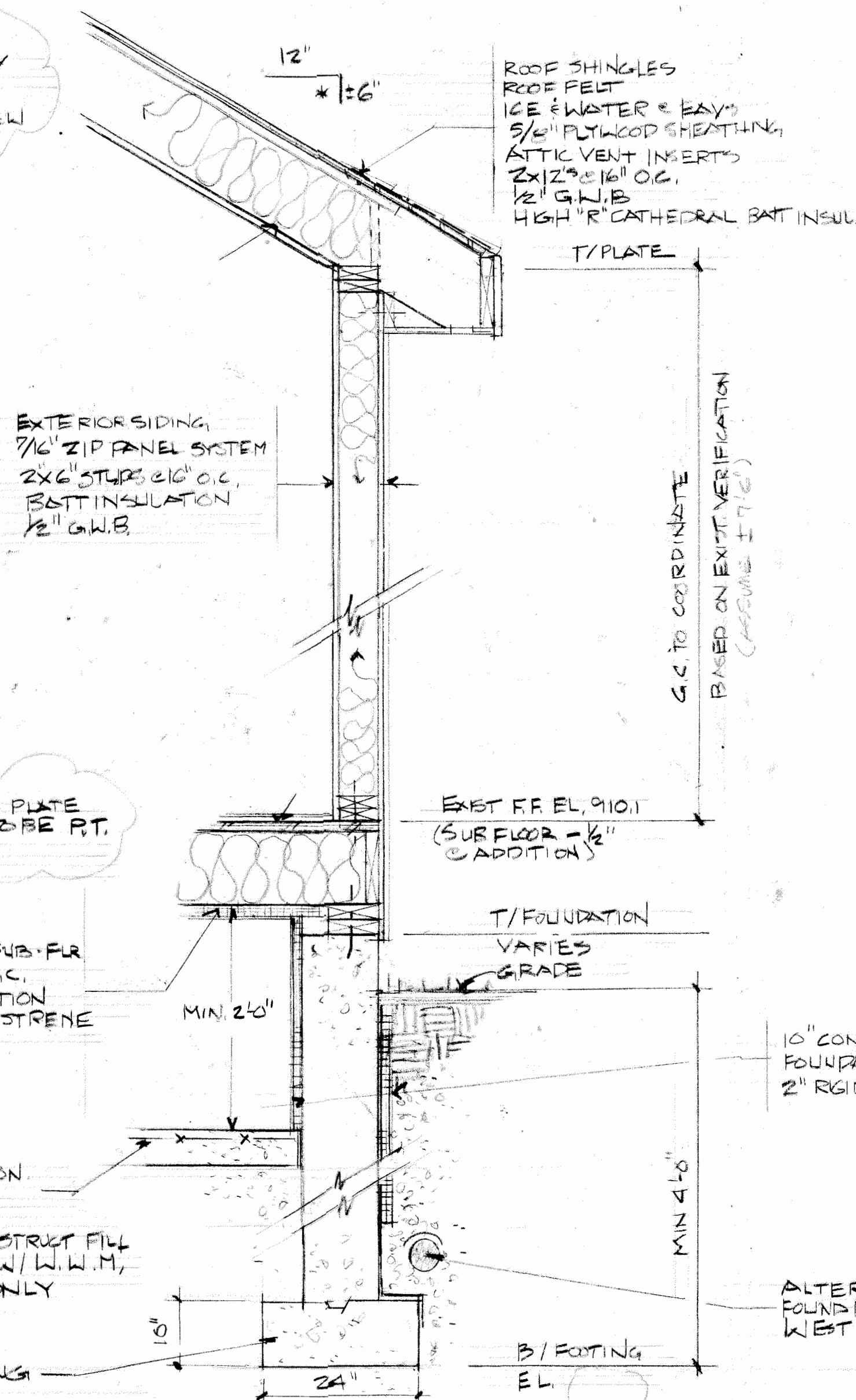
34 Donovan Court – Aerial
Map 8, Lot 14

Building Plans

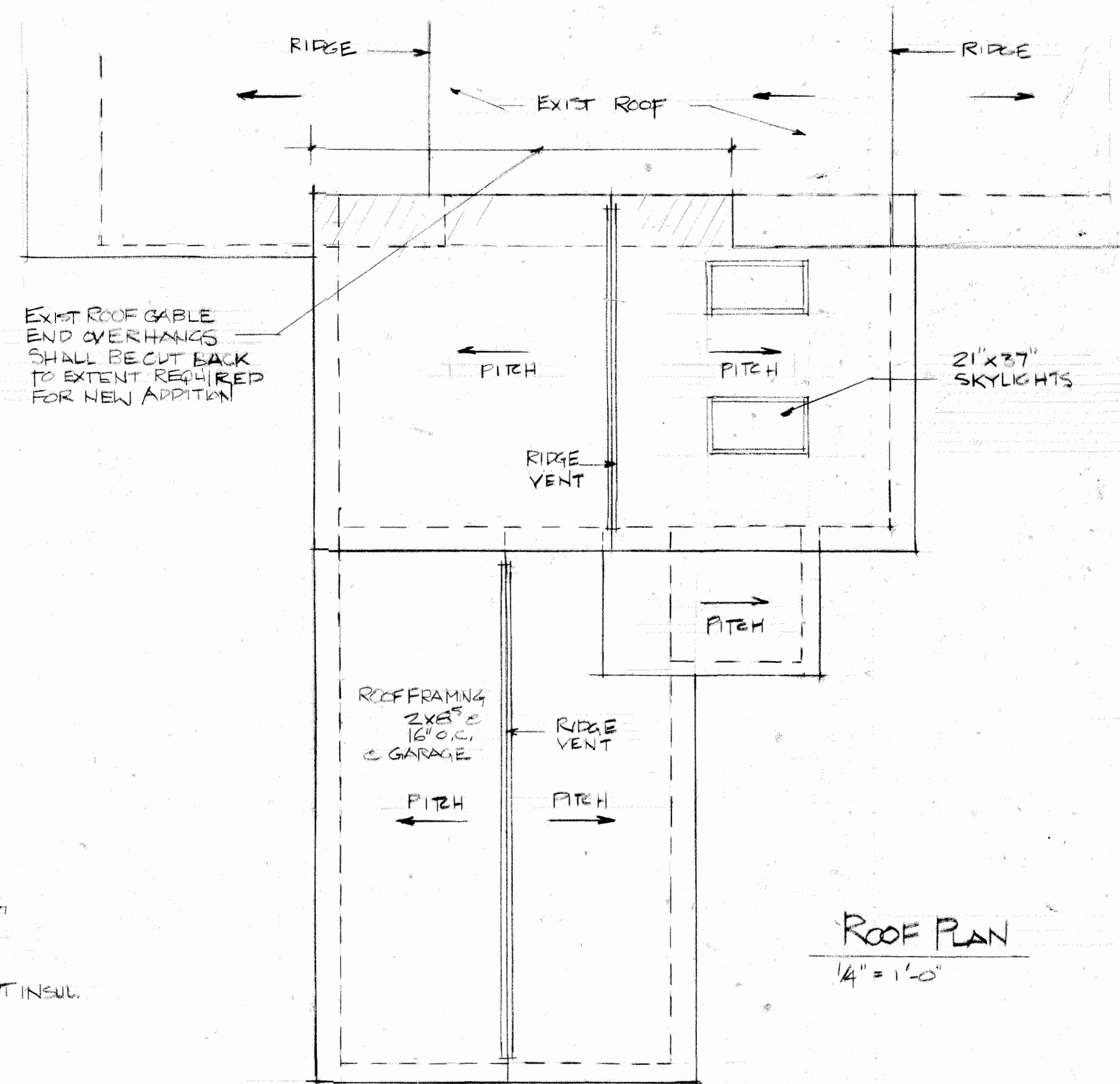


WALL SECTION c STONE VENEER
NTS

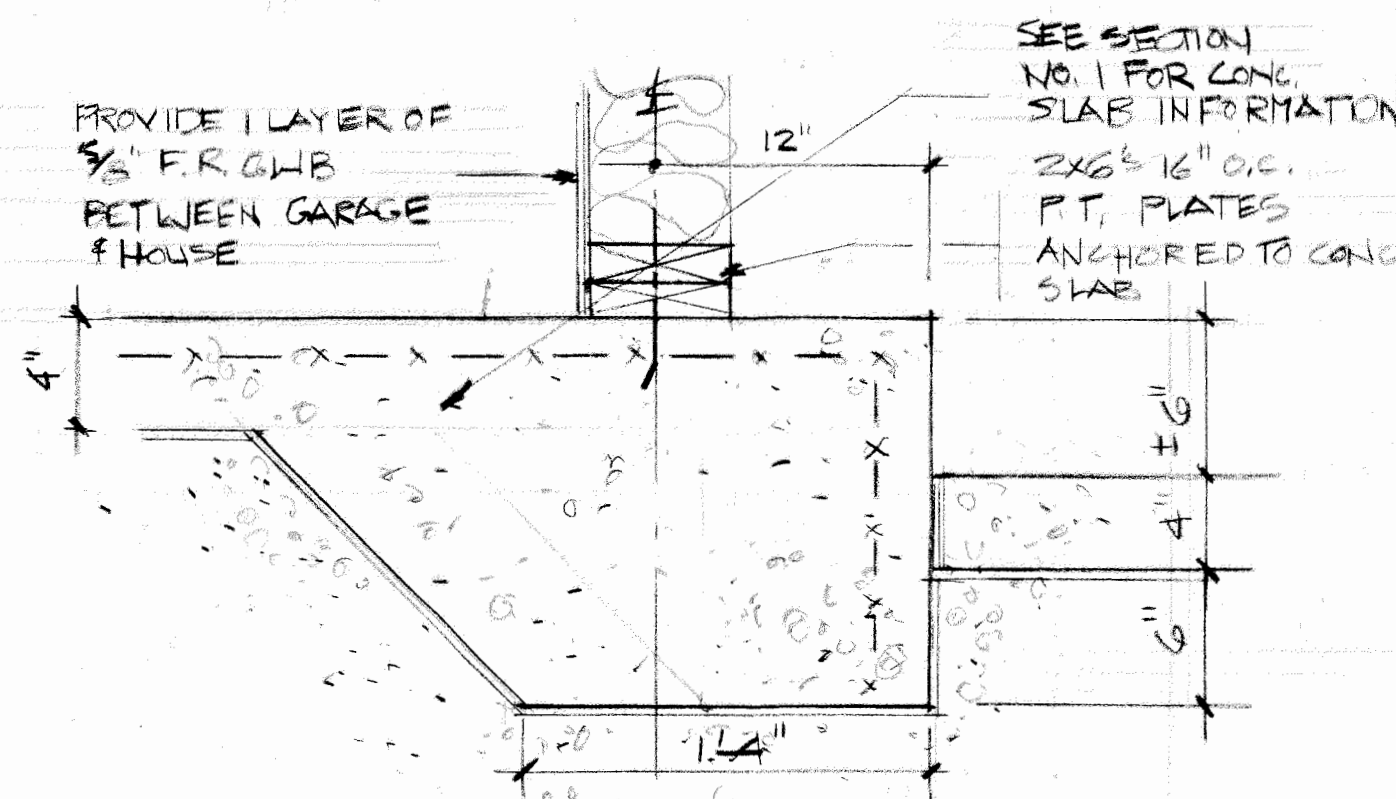
* G.C. TO VERIFY
EXIST. ROOF
PITCH
MATCH ON NEW



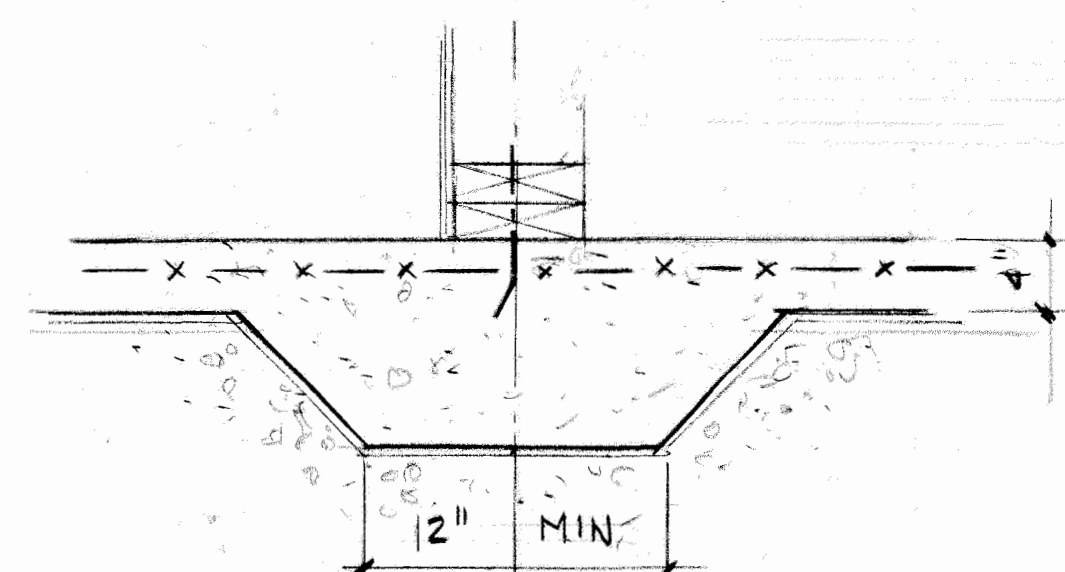
WALL SECTION 1
3/4\"/>



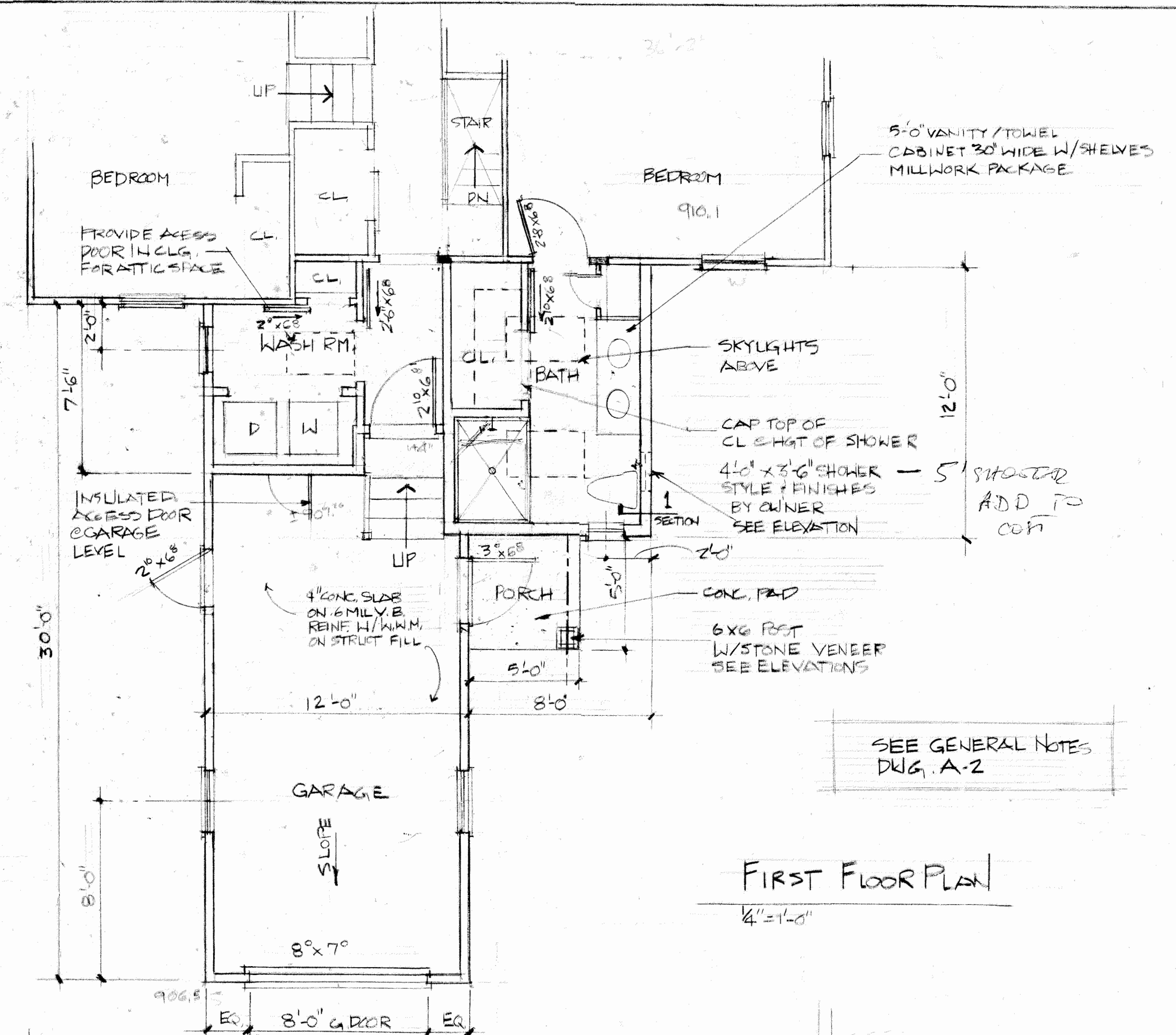
ROOF PLAN
1/4\"/>



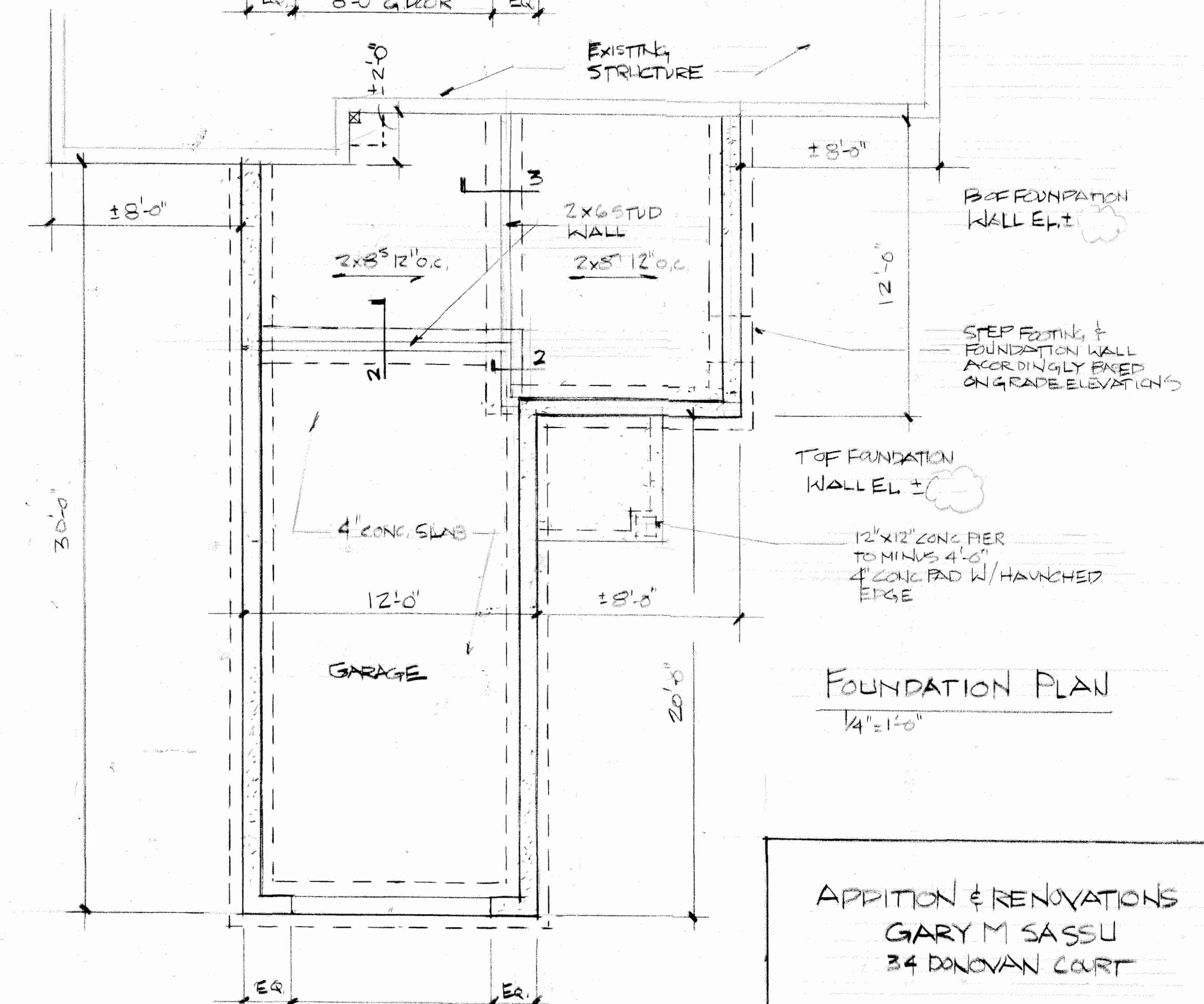
DETAIL 2



DETAIL 3
1/2\"/>



FIRST FLOOR PLAN
1/4\"/>



FOUNDATION PLAN
1/4\"/>

ADDITION & RENOVATIONS
GARY M SASSU
34 DONOVAN COURT

A-1

DRAWN BY: ENRICO CHIRILLO AIA
FOR PERMIT: 1-10-2026
11-16-2025

Site Plan

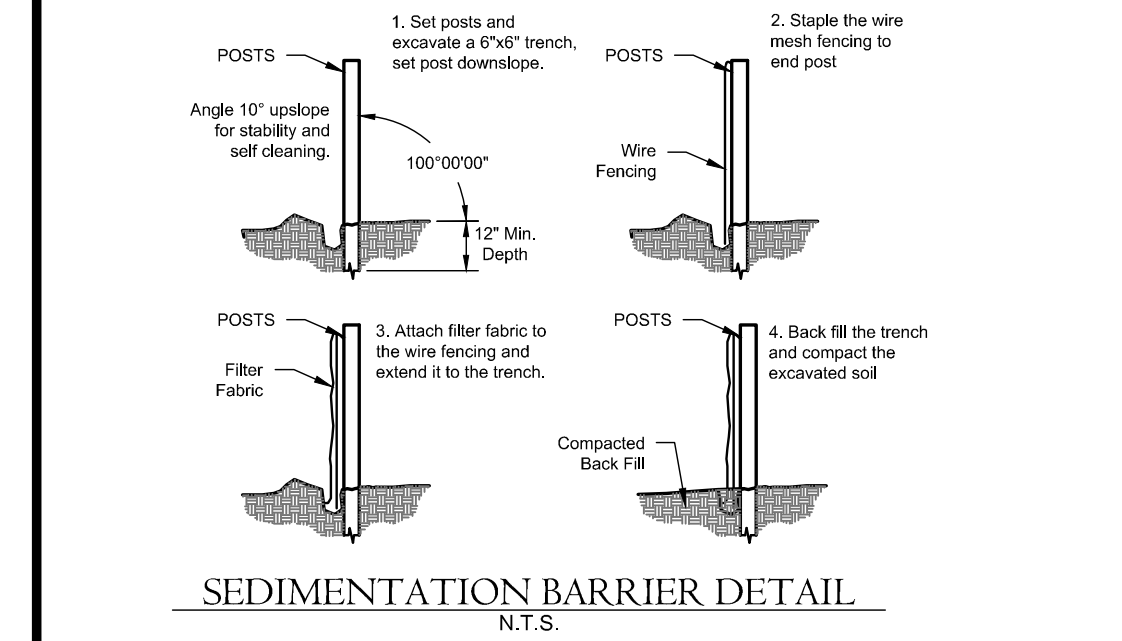
- SURVEY NOTES:**
- This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - Type of survey performed: Improvement Location Survey - Proposed.
 - Boundary determination category: Resurvey
Class of accuracy:
Horizontal: A-2
Vertical: T-2
 - The intent of this map is to depict the position horizontally and, where required vertically, between particular existing or proposed improvements with respect to the applicable municipal or statutory requirements.
 - Map References:
a. "Plan Showing Portion of Property Belonging to David Y. Clark; Cedar Swamp; Bristol, Conn.; Scale: 1"=40'; Dated: May 1925 by Daniel F. Crowley." Filed as Map No. 488 in B.L.R..
 - No boundary corners were set by this survey unless noted herein.
 - Existing contours generated from field topography.

- GENERAL NOTES:**
- Zone: R-25
 - Owner: Gary M. Sassu
 - Parcel area: 6,250 S.F. - 0.14 Acres
 - Private sewer and private water service proposed.
 - Buried oil tanks are prohibited.
 - No Footing Drains Proposed.

- EROSION & SEDIMENTATION CONTROL NOTES:**
- Land disturbance will be kept to a minimum; restabilization will be scheduled as soon as practicable.
 - Graded areas are to be loamed and seeded as soon as possible after construction work is completed.
 - All other areas affected by construction and not to be filled are to be restored to original grade and seeded.
 - For specific details and the application of erosion and sedimentation control refer to "Connecticut Guidelines For Soil Erosion and Sedimentation Control," dated March 30, 2024, as amended to date.
 - Fabric Sedimentation Barrier to be Fibretex 150 Grade, as manufactured by Crown Zellerbach, or approved equal, or staked strawbales.
 - Sedimentation barrier to be installed as shown on this plan prior to any construction.
 - All control measures will be maintained in effective condition throughout the construction period.
 - Additional control measures shall be installed during the construction period, if necessary or required.
 - Sediment removed from control structures shall be disposed of in a manner which is consistent with the intent of the plan.
 - Property Owner and contractor are assigned the responsibility for implementing this Erosion and Sediment Control Plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning office of any transfer of this responsibility, and for conveying a copy of the Erosion and Sediment Control Plan if the title to the land is transferred.
 - Contractor is responsible for correcting any unforeseen field conditions.
 - All construction to conform to applicable town standards.
 - The developer is responsible for notifying the Planning and Engineering Departments at least 24 hours prior to the start of any construction activity.

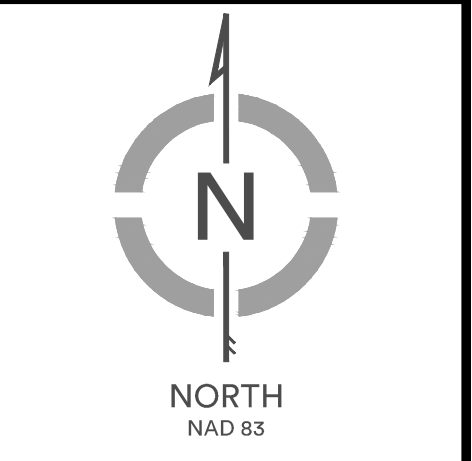
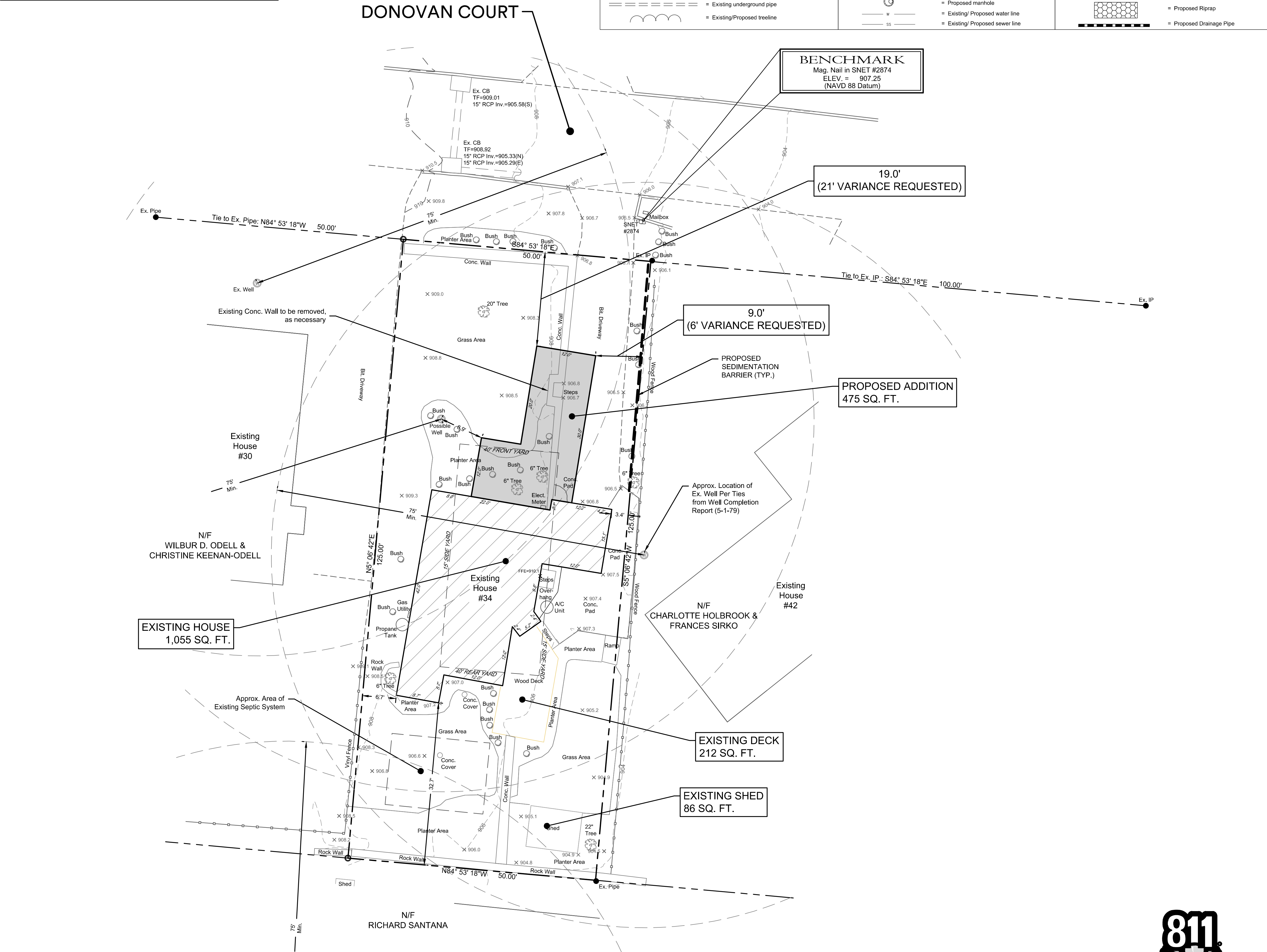
- SCHEDULE OF ACTIVITIES FOR CONSTRUCTION:**
- Install sedimentation barrier as per plan.
 - Stockpile topsoil; anchor with straw mulch and non-woven fabric sedimentation barrier.
 - Rough grade area proposed for construction.
 - Field stake house by licensed land surveyor.
 - Construct home, driveway and site improvements.
 - Finish grade site areas; loam and seed all filled areas.
 - Loam and seed all areas that were disturbed by construction.
 - Remove sedimentation controls.

LOT & BUILDING REQUIREMENTS:		
Item:	Required:	Proposed:
- Lot Area	25,000 Sq. Ft.	6,250 Sq. Ft.*
- Lot Width	125'	50"
- Front Yard	40'	19"
- Side Yard	15'	9"
- Rear Yard	40'	32.7"
- Max. Building Coverage	25%	29.2%
- Max. Impervious Surface Coverage	65%	43.6%
- Building Height	35'	< 35'
* Existing Condition		
**VARIANCE REQUESTED		



SEDIMENTATION BARRIER DETAIL
N.T.S.

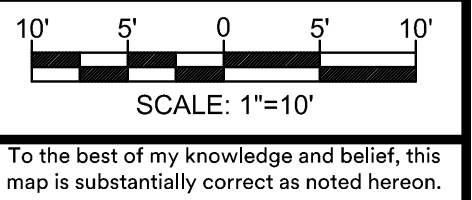
Building Coverage Calculations: Max. Coverage: 25%
Ex. House - 1,055 Sq. Ft. = 16.9%
Prop. Addition - 475 Sq. Ft. = 7.6%
Coverage of Ex. House & Prop. Addition - 1,530 Sq. Ft. = 24.5%
Ex. Deck = 212 Sq. Ft. = 3.4%
Ex. Shed = 86 Sq. Ft. = 1.3%
Total Building Coverage = 1,828 Sq. Ft. = 29.2%



COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROPOSED HOUSE ADDITION & VARIANCES
34 Donovan Court - Bristol, Connecticut
PREPARED FOR: GARY M. SASSU

Revisions:		Drawn By: JML
Date:	Descriptions:	
03-25-25	Revised Addition Footprint	
04-24-25	Building Coverage Calculations	
05-29-25	Impervious Coverage Calculation	



To the best of my knowledge and belief, this map is substantially correct as noted hereon.

Stephen M. Giudice, L.S.
Stephen M. Giudice, L.S.
Reg. No. 70145
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Sheet Description:
PLOT PLAN

Sheet #:
P1.1



City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

April 24, 2026

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	4/9, 4/16, 4/23	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	4/9, 4/16, 4/23	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	4/9, 4/16, 4/23	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	4/8, 4/15, 4/22	Inact
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	4/9, 4/16, 4/23	Complete
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	4/9, 4/16, 4/23	Act
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	4/8, 4/15, 4/22	Act
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	4/8, 4/15, 4/22	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	4/8, 4/15, 4/22	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	4/8, 4/15, 4/22	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	4/8, 4/15, 4/22	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	4/8, 4/15, 4/22	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	4/8, 4/15, 4/22	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	4/8, 4/15, 4/22	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	4/9, 4/16, 4/23	Inact

No.	Location	Description	Inspection Dates	Status
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	4/8, 4/15, 4/22	Act
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	4/8, 4/15, 4/22	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	4/8, 4/15, 4/22	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	4/8, 4/15, 4/22	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	4/8, 4/15, 4/22	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	4/8, 4/15, 4/22	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	4/8, 4/15, 4/22	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	4/8, 4/15, 4/22	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	4/8, 4/15, 4/22	Inact
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	4/8, 4/15, 4/22	Complete
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	4/9, 4/16, 4/23	Inact
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	4/9, 4/16, 4/23	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	4/8, 4/15, 4/22	Complete
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	4/8, 4/15, 4/22	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	4/9, 4/16, 4/23	Inact
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	4/9, 4/16, 4/23	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	4/8, 4/15, 4/22	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	4/8, 4/15, 4/22	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	4/8, 4/15, 4/22	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	4/8, 4/15, 4/22	Inact
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	4/8, 4/15, 4/22	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	4/8, 4/15, 4/22	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	4/9, 4/16, 4/23	Inact

No.	Location	Description	Inspection Dates	Status
#2004	Mellen Street Bridge	Bridge replacement (20280206)	4/8, 4/15, 4/22	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	4/8, 4/15, 4/22	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	4/8, 4/15, 4/22	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	4/9, 4/16, 4/23	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	4/9, 4/16, 4/23	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	4/8, 4/15, 4/22	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	4/9, 4/16, 4/23	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	4/8, 4/15, 4/22	Act
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	4/8, 4/15, 4/22	Inact
#2018	East Street Bridge	Replacement of Bridge	4/8, 4/15, 4/22	Inact
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	4/8, 4/15, 4/22	Inact
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	4/8, 4/15, 4/22	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	4/8, 4/15, 4/22	Inact
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	4/8, 4/15, 4/22	Inact
#2029	315-350 Divinity Street	Replacement of Culvert (10/7/2029)	4/9, 4/16, 4/23	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	4/9, 4/16, 4/23	Inact
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	4/8, 4/15, 4/22	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	4/9, 4/16, 4/23	Act
#2038	632 Village Street	Pool (10/7/2029)	4/8, 4/15, 4/22	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	4/9, 4/16, 4/23	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	4/8, 4/15, 4/22	Inact
#1948	225/247 Park Street	Install pavilion, sidewalks, retaining walls, watercourse stabile (20261006)	4/9, 4/16, 4/23	Act
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	4/8, 4/15, 4/22	Inact
#1947	165 Warner Street	Construct single family home (20211006)	4/9, 4/16, 4/23	Act
#2043	Rockwell Park	Construct 5 Ft ADA Sidewalks	4/9, 4/16, 4/23	Inact

No.	Location	Description	Inspection Dates	Status
#2044	Davis Drive	Rehab of Road, Sidewalks, and Buildings	4/8, 4/15, 4/22	Inact
#2051	714 Stevens Street	Demo Existing Structure and remove trees (8/25/2030)	4/8, 4/15, 4/22	Inact
#2049	225 East Main	Demo Existing Structure and remove trees (8/25/2030)	4/8, 4/15, 4/22	Act
#2052	Lots 10 & 11 Business Park Dr	Construct Industrial Building And Parking (8/25/2030)	4/8, 4/15, 4/22	Inact
#2053	275 Silo Road	Construct New House (8/25/2030)	4/9, 4/16, 4/23	Inact
#2058	396 Jerome Ave	Demolish Existing Structure (10/06/2030)	4/8, 4/15, 4/22	Inact
#2059	East Main Street	Install New Drainage (11/03/2030)	4/8, 4/15, 4/22	Inact
#2061	1001 Stafford Ave	Demolish Existing Structure (10/06/2030)	4/8, 4/15, 4/22	Inact
#2062	300 Broad Street	Parking lot (12/1/2030)	4/8, 4/15, 4/22	Inact

SPECIAL INSPECTION:

C. O. INSPECTIONS:

62 Gino Drive

NOTICE AND NOTICE OF VIOLATION LETTERS:



DATE: April 30, 2026

TO: Zachary Fisk, Chairman
Inland Wetland Commissioners

CC: Zachary Norton, Inland Wetlands Enforcement Officer
William Stango, City Engineer
Josh Medeiros, Superintendent of Parks, Recreation, Youth and Community Services

FROM: Sarah Larson, Deputy Superintendent of Parks, Recreation, Youth and Community Services

RE: IWW Complaint – Page Park Disc Golf, 641 & 649 King Street; Assessor's Map 37, Lots 134 & 135

Please accept this memo and the attached photos as documentation of the work completed by Bristol Parks, Recreation, Youth and Community Services undertook to restore the stream bank adjacent to Page Park Disc Golf Course Hole #16 that was modified by a community member.

On March 17, 2026, the City of Bristol received an Inland Wetland and Watercourse Complaint (see attached) from the Land and Water Resources Division of DEEP regarding an unauthorized modification to the wetland at Page Park along Disc Golf Hole #16. Parks, Recreation, Youth and Community Services (BPRYCS) staff, in conjunction with City Engineer William Stango, conducted a site visit on March 31, 2026 to assess the site and develop a remediation plan. Staff determined that an unauthorized community member applied a skim coat of cement adjacent to the Hole #16 basket impacting approximately 3yd³ of the stream bank.

As recommended by the City Engineer, BPRYCS staff manually removed the cement onsite to return the stream bank to its prior condition. In accordance with best practices and temporary water handling measures, BPRYCS installed straw wattles along the stream during the restoration process in order to mitigate impacts to the water course. Remediation work was started on April 18, 2026 and was completed on April 25, 2026.

Additionally, enclosed with this memo the requested map of the location of the disc golf holes at Page Park as they relate to the wetlands.

Enclosure: Photos of stream bank remediation; Page Park Disc Golf Course Map



Figure 1. Installation of watercourse protection measures.



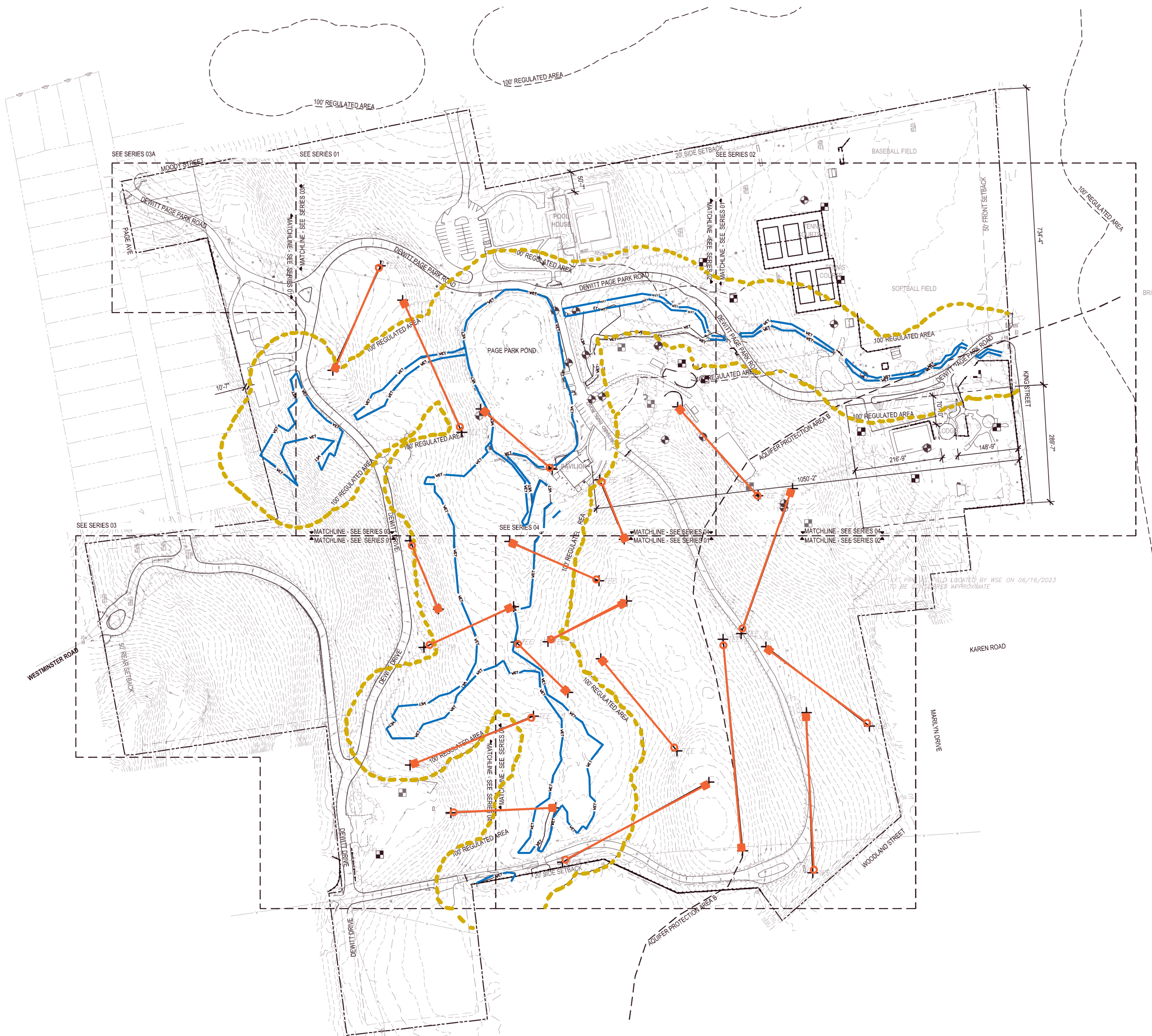
Figure 2. Installation of watercourse protection measures.



Figure 3. Removed cement from the streambank.



Figure 4. Restored streambank.



LEGEND

- PROPERTY LINE
- SETBACK
- WATER COURSE
- UPLAND REVIEW (100 FT OFFSET)
- WETLAND LINE
- AQUIFER PROTECTION AREA B
- EX. CONTOURS
- SEWER LINE
- SEWER MANHOLE
- CATCH BASIN
- ELECTRICAL POLES
- EX. CHAIN LINK FENCE
- EX. TREE OUTLINE
- EX. DISC GOLF HOLE

Project:

CITY OF BRISTOL



RENOVATIONS & IMPROVEMENTS AT
PAGE PARK - PHASE I

Weston & Sampson

Weston & Sampson Engineers, Inc.
712 Brook Street
Rocky Hill, CT 06067
978.532.1900 800.SAMPSON
www.westonandsampson.com

Consultants:

Revisions:

No.	Date	Description

COA:

Seal:

Issued For:

BID DOCUMENTS

Scale: 1" = 120'

Date: 06-24-2024
Drawn By: EA,EW,YZ
Reviewed By: JT
Approved By: RC
W&S Project No.: ENG21-1256
W&S File No.:

Drawing Title:

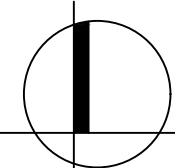
OVERALL EXISTING
CONDITIONS PLAN

Sheet Number:

L100

SCALE:
1" = 120'

0 60 120 240FT



Nancy King

From: Sarah Larson
Sent: Tuesday, March 31, 2026 11:45 AM
To: Nancy King
Cc: William Stango; Zachary Norton
Subject: Inland Wetland Commission Agenda Item
Attachments: IWW Memo.pdf

Nancy,

Please find attached a memo to be included in the April 9th agenda for the Inland Wetland Commission under Staff Reports. I will send hard copies to you, Billy, and Zach as well.

Let me know if you have any questions.

Best,

Sarah Larson, CPRP
Deputy Superintendent
[Pronouns: She, Her, Hers](#)

Department of Parks, Recreation, Youth and Community Services
City of Bristol
51 High Street
Bristol, CT 06010
860-584-6160
sarahlarson@bristolct.gov





DATE: March 31, 2026

TO: Zachary Fisk, Chairman
Inland Wetland Commissioners

CC: Zachary Norton, Inland Wetlands Enforcement Officer
William Stango, City Engineer
Josh Medeiros, Superintendent of Parks, Recreation, Youth and Community Services

FROM: Sarah Larson, Deputy Superintendent of Parks, Recreation, Youth and Community Services *S. Larson*

RE: IWW Complaint – Page Park Disc Golf

On March 17, 2026, the City of Bristol received an Inland Wetland and Watercourse Complaint (see attached) from the Land and Water Resources Division of DEEP regarding an unauthorized modification to the wetland at Page Park along Disc Golf Hole #16. Parks, Recreation, Youth and Community Services (BPRYCS) staff, in conjunction with City Engineer William Stango, conducted a site visit on March 31, 2026 to assess the site and develop a remediation plan. Staff determined that an unauthorized community member applied a skim coat of cement adjacent to the Hole #16 basket impacting approximately 3yd³ of the stream bank.

As recommended by the City Engineer, BPRYCS staff will manually remove the cement on site to return the stream bank to its prior condition. In accordance with best practices and temporary water handling measures, BPRYCS will install straw wattles along the stream during the restoration process in order to mitigate impacts to the water course. Remediation work is projected to be completed by the end of April 2026 and a memo shall be provided to the Inland Wetland Commission following the completion of this work.

Enclosure: Email from DEEP documenting the complaint

Sarah Larson

From: Robert Flanagan
Sent: Tuesday, March 17, 2026 2:20 PM
To: Sarah Larson
Subject: FW: IWW Complaint referral Page Park Disc Golf

Sent to Ray and Bill Stango earlier today.

From: Robert Flanagan
Sent: Tuesday, March 17, 2026 9:49 AM
To: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>
Cc: William Stango <WilliamStango@bristolct.gov>
Subject: FW: IWW Complaint referral Page Park Disc Golf

Available to discuss.

From: Becker, Katharine <Katharine.Becker@ct.gov>
Sent: Tuesday, March 17, 2026 9:11 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: IWW Complaint referral Page Park Disc Golf

Robert,

I'm forwarding the town a complaint received at the Land and Water Resources Division of DEEP at Page Park Disc Golf for concrete added to a stream. It is under a 100 acre watershed. Below is the complaint with an attached picture.

Please let me know you have received this and if you have any questions,

Katharine



Town where violation occurred (or for which an administrative complaint is being made)	Bristol
Street Address if Known, or Nearest Street/Intersection	Dewitt Page Park
What Types of Water Resources are Impacted by the Violation?	Inland Wetlands, Watercourses, or Lakes/Ponds
Please Select the Option that Most Closely Describes the Complaint	Unauthorized structures
Additional Comments/Description of the Violation	There appears to have been recent activity including the placement of concrete fill to create a small dam and opening of a small stream that feeds into the Page Park pond. There are the initials "DG" written into the concrete which may stand for Page Park Disc Golf. The violation is adjacent to Hole #16's basket.
Do you have a complaint about a municipal inland wetland agency or inland wetland staff?	No
Alleged Violator, Property Owner, and/or Municipal Agency	Page Park Disc Golf Club
Name	Micheal Grzywinski
Telephone Number	
E-mail Address	micheal.grzywinski@ct.gov
Would you Like to be Contacted	Yes

Katharine Becker

Enforcement, Compliance and Regulatory Assistance

Land and Water Resources Division

79 Elm Street, Hartford, CT 06106-5127

860.424.3763(Katharine.Becker@ct.gov)

Report a wetland or watercourse violation [LWRD Enforcement \(ct.gov\)](#)