

**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 repair/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 repair/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