City of Bristol
Zoning Commission

REGULAR MEETING — MONDAY, MAY 11, 2026
CITY HALL — CITY COUNCIL CHAMBERS - FIRST FLOOR
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:
Zoom Meeting link:
https://bristolct-gov.zoom.us/j/82234579923?pwd=vVOmiGfySETGeWRsdiL3MKscXRO1sU.1

Meeting ID:
822 3457 9923
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

   a. Regular Meeting — April 13, 2026

4. Receipt of New Applications

   a. Application #2564 — Change of Zone from BG (General Business) zone to I (General Industrial) zone at Lot 34+33A East Main Street; Assessor's Map 41, Lot 34+33A; Calco Construction, applicant; Thirty Three-Thirty Four East Main Street Associates, LLC, owner.

   b. Application AZR 26-01 - Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01 (H.B.8002): An Act Concerning Housing Growth with the following revisions to the Bristol Zoning Regulations: 1. Recommendation #49 – Zoning Text Amendments; Initiated by: Bristol Zoning Commission.

c. Application AZR 26-02 - Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01 (H.B.8002): An Act Concerning Housing Growth with the following revisions to Parking and the Bristol Zoning Map: 1. Recommendation #50 – Parking and Zoning Map Amendments; Initiated by: Bristol Zoning Commission.

5. Public Hearings

   a. Application #2558 — Special Permit for the Adaptive Re-use of an Existing Non-Residential Building to allow 55 dwelling units at 122 Park Street; Assessor's Map 28, Lot 44; RM-5 (Mixed-Residential) zone; Ian Lagowitz, Trigild, Inc., Receiver for Bristol Investments, LLC, applicant.

   b. Application #2561 — Special Permit for a Religious Organization at 360 King Street; Assessor's Map 47, Lot 5A; R-10 (Single-Family Residential) zone; Islamic Cultural Center of Bristol, Inc, applicant.

   c. Application #2553 — Site Plan for a 1. motor vehicle repair or service facility and 2. motor vehicle sales at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant – PUBLIC HEARING CONTINUED FROM APRIL 13, 2026.

   d. Application #2554 — Special Permit for motor vehicle sales at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant – PUBLIC HEARING CONTINUED FROM APRIL 13, 2026.

6. Old Business

7. New Business

8. Staff Reports

   a. April 2026 - ZEO Report

   b. Corporation Counsel Memo dated April 22, 2026 — City Council Request to the Zoning Commission: Review of Vape Shops.

9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, June 8, 2026

BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY APRIL 13, 2026

By: Chairman White Time: 6:00 P.M. Place: City Hall
111 North Main St.
Council Chambers
First Floor

ROLL CALL:

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

1. Call to Order

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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, May 11, 2026.

2. Pledge of Allegiance

3. Approval of Minutes

a. Regular Meeting — March 9, 2026

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the March 9, 2026, regular meeting minutes.

MOTION: Move to approve the minutes of the March 9, 2026, regular meeting.

By: Harlow Seconded: LaFreniere.

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

4. Receipt of New Applications

a. Application #2558 — Special Permit for the Adaptive Re-use of Existing Non- Residential Building to allow 55 dwelling units at 122 Park Street; Assessor's Map 28, Lot 44; RM-5 (Mixed-Residential) zone; Ian Lagowitz, Trigild, Inc., Receiver for Bristol Investments, LLC, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2558.

MOTION: Move that Application #2558 be accepted and scheduled for a Public Hearing for the May 11, 2026, Regular meeting of the Zoning Commission.

By: White Seconded: Goodwin.

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

The application is scheduled for public hearing.

Additional Referral for Application #2558

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the additional referral for Application #2558.

MOTION: Move that Pursuant to Article II, Section 4.3.1.J., The Zoning Commission forwards Application #2558 to the Planning Commission for a binding referral in accordance with the provisions of 16.2.6.

By: White Seconded: Harlow.

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

The application is scheduled for public hearing.

b. Application #2559 - Special Permit for a Civic Facility (Public School) for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy building with site improvements including milling, paving, curbing, replacement of storm structures and sidewalk repairs at 345 Mix Street; Assessor's Map 53, Lot 140; R-15 (Single-Family Residential) zone; Bristol Board of Education, applicant.

c. Application #2560 — Site Plan for a Civic Facility (Public School) for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy building with site improvements including milling, paving, curbing, replacement of storm structures and sidewalk repairs at 345 Mix Street; Assessor's Map 53, Lot 140; R-15 (Single-Family Residential) zone; Bristol Board of Education, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2559 and Application #2560.

MOTION: Move that Application #2559 and #2560 be accepted and scheduled for a Public Hearing for the June 8, 2026, Regular meeting of the Zoning Commission.

By: White Seconded: Harlow.

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

The applications #2559 and #2560 are scheduled for public hearing.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2560.

d. Application #2561 — Special Permit for a Religious Organization at 360 King Street; Assessor's Map 47, Lot 5A; R-10 (Single-Family Residential) zone; Islamic Cultural Center of Bristol, Inc, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2561.

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant, explained the application was for a small Muslim community that wants to reuse the building for their religious services described in the narrative. Attorney Furey said there were no building plans but the applicant would improve the building.

The attorney noted a Special Permit was required to reuse the facility. The attorney requested the meeting be scheduled for the May meeting because the applicant has contracts with the property owner for a potential purchase.

MOTION: Move that Application #2561 be accepted and scheduled for a Public Hearing for the May 11,2026, Regular meeting of the Zoning Commission.

By: Goodwin Seconded: Harlow.

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

The application is scheduled for public hearing.

e. Application #2562 — Site Plan for the addition of a loading dock at 170 Enterprise Drive; Assessor's Map 4, Lot 41-A; IP-1 (Industrial Park) zone; Covanta Bristol, Inc, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2562.

MOTION: Move that Application #2562 be accepted and moved to new business on this evenings Zoning Commission agenda.

By: Goodwin Seconded: Harlow.

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

The application is moved to new business this evening.

5. Public Hearings

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

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

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

Chairman White explained that Applications #2552, #2553 and #2554 would be heard concurrently but voted on separately. Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2552, #2553 and #2554.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, stressed there were 3 applications for the site. Attorney Ziogas said a lot of comments were addressed at the March meeting and since then all the comments have been addressed for the applications. The attorney noted the applications were ready to be voted on but the revised plans needed a Staff review.

Mr. Flanagan reviewed the State time limits on the applications. The City Planner explained the applicant has agreed to limit the parking to 5 vehicles to be repaired and 6 vehicles for visitor parking.

Staff would be comfortable with approval of the repair of vehicles portion of the application. Mr. Flanagan described the prior Zone Change approval finalization by Attorney Ziogas. The City Planner pointed out there were still additional Site Plan comments to be addressed.

Attorney Ziogas verified the business has been operating since 2016 and an addition was added to the building without a Building Permit. Attorney Ziogas stated the applicant received an approval for a Variance for the property that included closing the driveway on Frederick St.

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

The hearing is closed.

By: Goodwin Seconded: Harlow.

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

The application is closed.

MOTION: Move to approve Application #2552 — Special Permit for a motor vehicle repair or service facility at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant with the following stipulations:

1. The Special Permit will not be issued until all remaining staff comments have been addressed satisfactorily and the plans/information submitted are revised accordingly.

2. This Special Permit shall authorize the use of the property located at 16 Andrews Street; Assessor's Map 38, Lots 61/5 as a motor vehicle and repair facility with a total of six (6) vehicles for repair on site at any one time.

3. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.

4. The Zoning Commission shall conduct a review of the Special Permit within year from the date of approval.

5. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.

By: Goodwin Seconded: Harlow.

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

The Application #2552 is approved with stipulations.

MOTION: Move to approve move to continue the Public Hearing on Applications #2553 and #2554 to the May 11, 2026, Regular Meeting of the Commission.

By: Goodwin Seconded: Harlow.

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

The Applications #2553 and #2554 are continued to the May meeting of the Commission.

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

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

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, described the Zone Change request from an IP-3 zone to an A zone. The attorney specified the Planning Commission gave a positive referral to the Zoning Commission.

Attorney Ziogas verified the property had City sewer and water services. The attorney described the two existing buildings that were primarily doctor offices but is now almost empty because a lot of the doctors were transferred to Pro Health facilities. Attorney Ziogas indicated the applicant is requesting to revitalize the two building with four units of 1,500 sq. ft. with access on Clark Ave.

No one else spoke in favor of the application.

The following persons spoke against the application: Leah Burnett, 895 Matthews St.; Dr. Michael Cucka, 641 Clark Ave.; Donna Elliott, 600 Clark Ave.; Patricia Fama, 600 Clark Ave.; Rosario Soriano, 970 Matthews St.; Dr. Gennaro Martorelli, 234 Middle St., Middletown (tenant of building);

Ms. Burnett confirmed she had no concerns with adding units to a residential area but was uneasy about the potential of increased storm water in her garage and neighboring properties because of the increase of building footprint. Ms. Burnett wanted to know where the added water would be going on the property. Ms. Burnett was apprehensive about an increase of traffic because it was aggressive traffic.

Dr. Cucka stated the offices are not vacant because he and his partners have orthopedic surgery offices in the buildings. The doctor elaborated the surgeries done required care for the patients for up to 90 days and even a year. Dr. Cucka stated removing the office would disrupt the doctors but more importantly the patients.

Ms. Elliot was not opposed to housing but requested the consideration for the existing patients post follow ups.

Ms. Fama had concerns of the existing traffic during school bus hours of the time it takes to get out of driveways.

Ms. Soriano was against the multiple changes that would be in the area with traffic, noise and environmental assessments. Ms. Soriano commented there was increased railroad traffic and noise in the area already.

Ms. Soriano inquired how noise and vibration mitigation how be handled during construction. Ms. Soriano inquired how the drainage plan would comply with the Inland Wetlands Regulations and existing septic and sewer systems. Ms. Soriano inquired if a traffic study would be conducted.

Ms. Soriano inquired how the ingress and egress would affect the ingress and egress on Matthews St. (Pine Ridge Condominiums.) Ms. Soriano inquired if there was a lack of info, how the community would be protected with current and ongoing construction.

Attorney Ziogas indicated the applicant cannot increase the existing amount of water going off their property. The attorney commented a detention system would alleviate some of the water concerns that would go into the City's storm drain. Attorney Ziogas observed Clark Ave. was constructed to handle a lot of traffic but the problem was more of an enforcement issue.

The attorney indicated Zone Change applications do not proceed how neighbors would like them to with no development – that's not how it works. Attorney Ziogas gave an example of the wire spring factory in the area and that nothing accomplished for terms of construction or traffic because these are permitted in the IP zones.

The attorney's view was the apartment zone was a lesser of the two zones versus constructing an industrial building. Attorney Ziogas' felt this was a reasonable request for this property. The attorney stated if the neighbors oppose this request, the neighbors may not be happy with the results of the property.
But
The following persons spoke again: Dr. Cucka said he could relocate but that would take some time and patients would be inconvenienced. Dr. Martorelli spoke to some of the tenant doctors about relocating and transitioning that was likely up to 9 months, so the transition would not be a problem.

Commission inquiries: Attorney Ziogas reviewed the options for the property if the application is approved. The attorney agreed with the City Planner that no Building Permits would be issued until the zone change became effective.

MOTION: Move to close the Public Hearing on Application #2555.

By: Goodwin Seconded: Mangiafico.

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

The hearing is closed.

Staff verified a super-majority vote was unnecessary because the Planning Commission gave a positive referral to the Zoning Commission. Commissioner Goodwin and Harlow were uncomfortable with the request with the current physicians occupying the building.

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

The Zoning Map amendment, as presented, would be consistent with the goals, policies and action steps of the 2015 Plan of Conservation and Development, amended to April 1, 2018.

The effective date of the Zoning Map Amendment shall be: June 1, 2026.

By: Goodwin Seconded: Mangiafico.

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

The application is denied.

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

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2557.

The following items was submitted into the record: four photographs of property (submitted by Ivelisse Vega, Secretary of Elohé Casa De Promesa, Inc.)

Ivelisse Vega, Secretary of Elohé Casa De Promesa, Inc., 912 Terryville Ave., representing the applicant, reported the request was for a Special Permit for a place of worship. Ms. Vega verified there were occasional services on Sunday but there were services on Saturday at 7:00 P.M. through 9:30 P.M.

The secretary noted to prevent peak traffic concerns, the traffic is staggered and leaves the building at different times to prevent traffic problems for the area. The secretary detailed how the church tries to get involved with as much of the community as possible but not at a large level. Ms. Vegas did not know of any complaints.

Commission inquiries: The secretary verified the parking area was sufficient for the 20 patrons because some were children and some were part of families. Ms. Vega indicated there were no musical services for the church.

Commission inquires: Mr. Flanagan indicated the parking for the plaza was non-conforming. The City Planner also noted that the immediate neighborhood to the rear of the plaza and the plaza itself is on well and septic.

The following persons spoke in favor of the application: Wilma Pena, 104 Lincoln Ave., Norwich;
Ms. Pena stated the reasons she was in favor of the application because she thought it was a great church. Ms. Pena thought this would be a good church for the community. Ms. Pena emphasized she had two friends from the area that attend the church.

No one spoke against the application.
The hearing is closed.

By: Goodwin Seconded: Harlow.

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

The application is closed.

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

1. This Special Permit shall authorize the use of the property located at 912 Terryville Avenue; Assessor's Map 66, Lot 16 for a Religious Organization (Church.)

2. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.

3. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.

By: Goodwin Seconded: Harlow.

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

The Application #2552 is approved with stipulations.
Item #4.e., was resumed under Item #7., New Business

7. New Business

a. Application #2562 — Site Plan for the addition of a loading dock at 170 Enterprise Drive; Assessor's Map 4, Lot 41-A; IP-1 (Industrial Park) zone; Covanta Bristol, Inc, applicant.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2562.

Eric Sokol, Burns & McDonnell, ENV, ES, 108 Leigus Rd., Wallingford, representing the applicant, reviewed the request to construct a loading dock and a ramp for the existing building.

Mr. Sokol advised the Commission the request would make the truck loading and unloading directly to the facility. He explained that the ramp would increase the efficiency and safety for the employees. Mr. Sokol explained the applicant received an approval for an Inland Wetlands Administrative permit.

MOTION: Move to approve Application #2562 — Site Plan for the addition of a loading dock at 170 Enterprise Drive; Assessor's Map 4, Lot 41-A; IP-1 (Industrial Park) zone; Covanta Bristol, Inc, applicant, with the following stipulations:

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

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

By: Goodwin Seconded: Harlow.

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

The Application #2562 is approved with stipulations.

8. Staff Reports
   a. March 2026 - ZEO Report

Mr. Peate reviewed his report dated March 31, 2026 with the Commission. The Zoning Enforcement Officer reported there were 3 auto repair facilities that were not allowed in a zone.

9. Adjournment

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the Adjournment.

MOTION: Move to adjourn at 7:46 P.M.

By: Harlow Seconded: Goodwin.

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

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman John LaFreniere, Secretary

DRAFT

Application #2564

Change of Zone

Lot 34 + 33A East Main St.

For Office Use Only	
APPLICATION NO.	2564
DATE FILED:	4/29/26
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CHANGE OF ZONE

The undersigned Applicant hereby petitions the Bristol Zoning Commission to hold a public hearing to hear and consider the proposed zone change requested herein for the Property described below.

Present zone of the Property: BG Proposed zone of the Property: I

Address or Location of the Property: Lot 34 & 33 A East Main Street

Assessor's Map No.: 41 Assessor's Lot No.(s): lots 34 & 33-A

Size of the Property (in acres or square feet): 2.59 ac Extension of a like zone? [ ] yes [ ] no

Minimum lot area requirement of the proposed zone: 25,000 sq. feet

Reason for the proposed zone change:

extension of a like zone. This property carries with it a variance to allow heavy equipment more suitable to an industrial use

Other comments:

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

Name: Calco Construction

Address: 321 Main Street City: Farmington State: CT Zip: 06032

Telephone No.: 860 582-2403 E-Mail:

Signature: ✓ Signature – (Printed/Typed) John Senese

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

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

Name: Thirty Three-Thirty Four East Main St Asso, LLC

Address: same as above City: State: Zip:

Telephone No.: E-Mail:

Signature: ✓ Signature – (Printed/Typed) John Senese

*not applicable for zone changes initiated by the Zoning Commission itself

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

BZC – 08/17

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

For Office Use Only
APPLICATION NO. 2564

Address or location of property: _____

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: Brianna Senese

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Ziogas

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Narrative

NARRATIVE FOR EAST MAIN STREET

The applicant respectfully requests approval of a zone change from **BG (General Business)** to **I (Industrial)** for the subject property. This change is appropriate, consistent with the surrounding land-use pattern, and supported by both the property's existing approvals and the City's long-term planning objectives.

1. The Property Already Functions as an Industrial Use

The property currently holds a **variance authorizing the storage and operation of heavy equipment and construction equipment**, a use that is characteristic of the Industrial zone and not typical of the BG district. The Zoning Board of Appeals granted that variance on December 16, 1987 after determining that the site's physical characteristics and surrounding context made industrial-type activity appropriate at this location.

Because the property is already legally operating in a manner consistent with the I zone, the requested map amendment simply aligns the zoning designation with the property's actual, approved use.

2. The Zone Change Eliminates Nonconformities and Reduces Regulatory Conflict

Under the current BG zoning, the property's legally approved heavy-equipment use is **non-conforming**, requiring ongoing reliance on a variance. This creates unnecessary regulatory friction for both the City and the property owner.

Rezoning to I:

- Eliminates the nonconformity
- Places the property in the correct district for its use
- Ensures future site improvements can be reviewed under the proper industrial standards
- Reduces the need for repeated variance requests

3. The Zone Change Is Consistent With the Bristol POCD

The Bristol Plan of Conservation & Development encourages:

- **Strengthening existing industrial corridors**
- **Supporting job-creating industrial uses**
- **Avoiding fragmented zoning patterns**

- **Promoting compatible land-use transitions**

4. No Negative Impacts to Surrounding Properties

Because the surrounding area is already a mixed use of industrial and general business uses, the zone change will not introduce any new or incompatible impacts. Traffic, noise, and operational characteristics will remain consistent with existing conditions.

Conclusion

The requested zone change from BG to I is:

- **Consistent with the property's existing variance and operations**
- **Compatible with surrounding industrial uses**
- **Supportive of the POCD**
- **Beneficial to the City's economic development goals**
- **A correction of an outdated zoning designation**

For these reasons, the applicant respectfully requests approval of the proposed zone change.

Town and City Clerk Referral

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 4, 2026

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Map

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #2564

Proposal: Change of Zone from BG (General Business) zone to I (General Industrial) zone at Lot 34+33A East Main Street; Assessor's Map 41, Lot 34+33A.

Initiated by: Calco Construction, applicant.
Tentative Hearing Date: June 8, 2026

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

Planning Commission Referral

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 4, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Map

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4.C.1. of the Bristol Zoning Regulations, the following proposed amendments to the Zoning Regulations are hereby referred to the Planning Commission for a report:

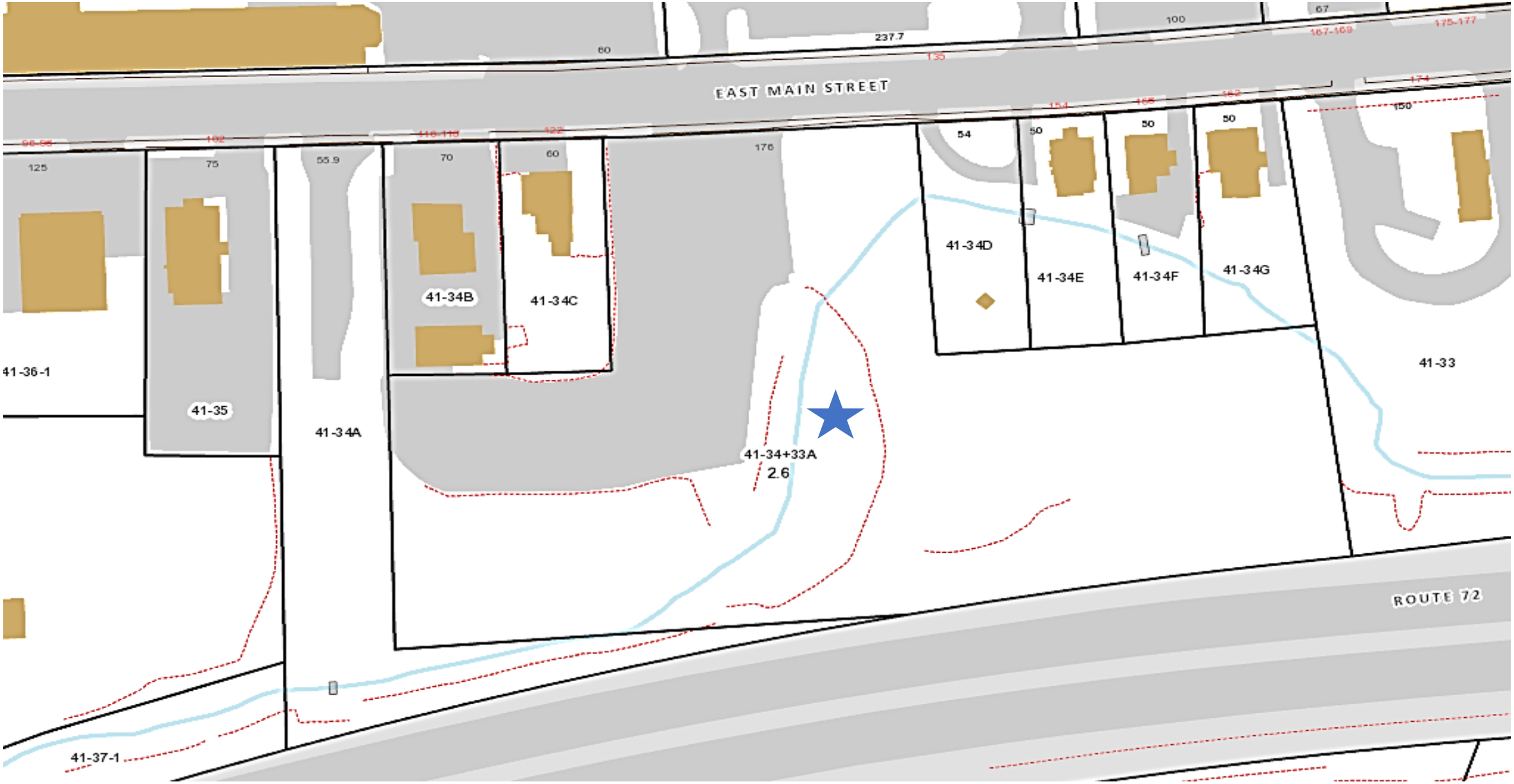
Application #2564

Proposal: Change of Zone from BG (General Business) zone to I (General Industrial) zone at Lot 34+33A East Main Street; Assessor's Map 41, Lot 34+33A.

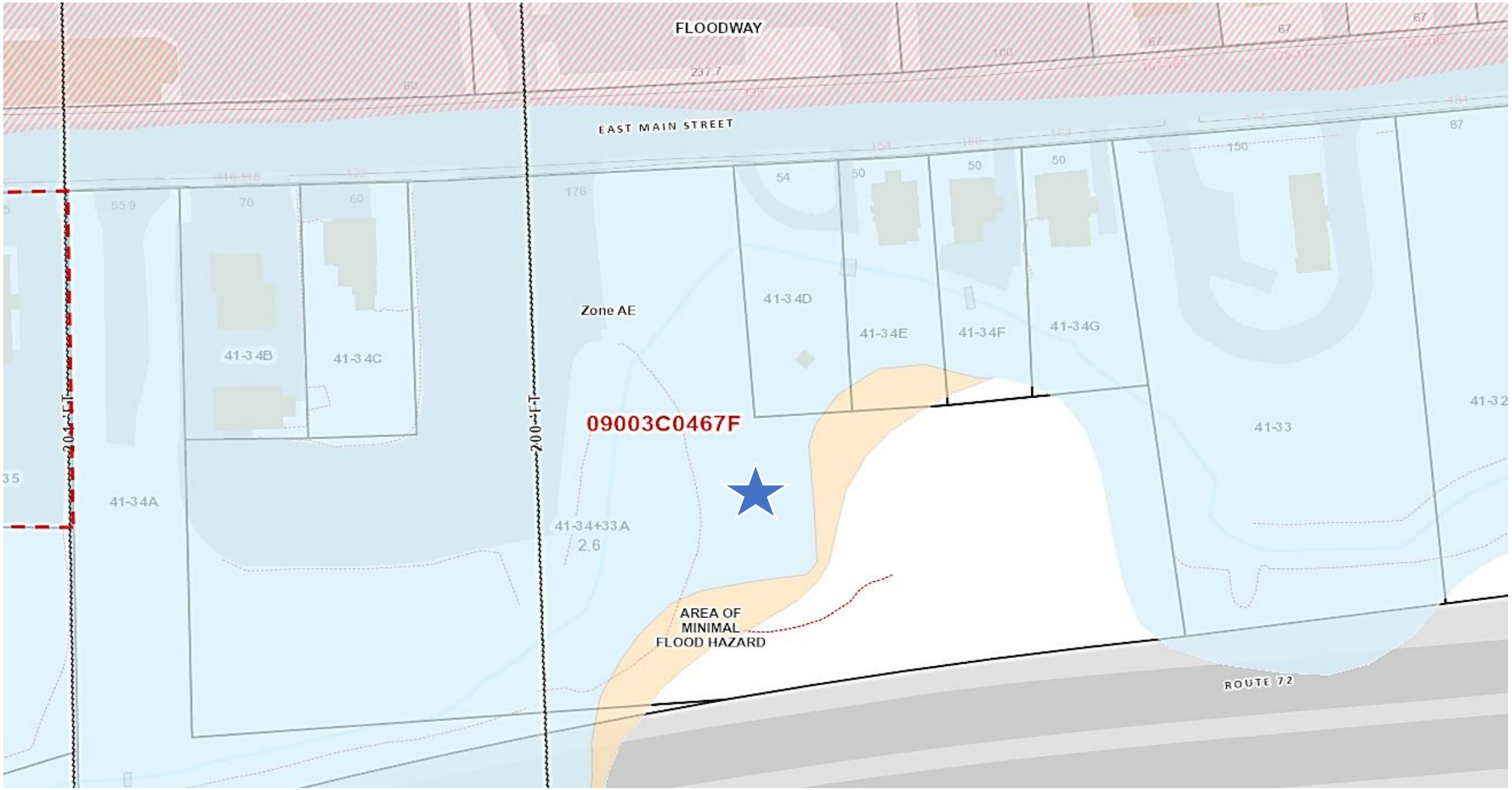
Initiated by: Calco Construction, applicant.
Tentative Hearing Date: June 8, 2026

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

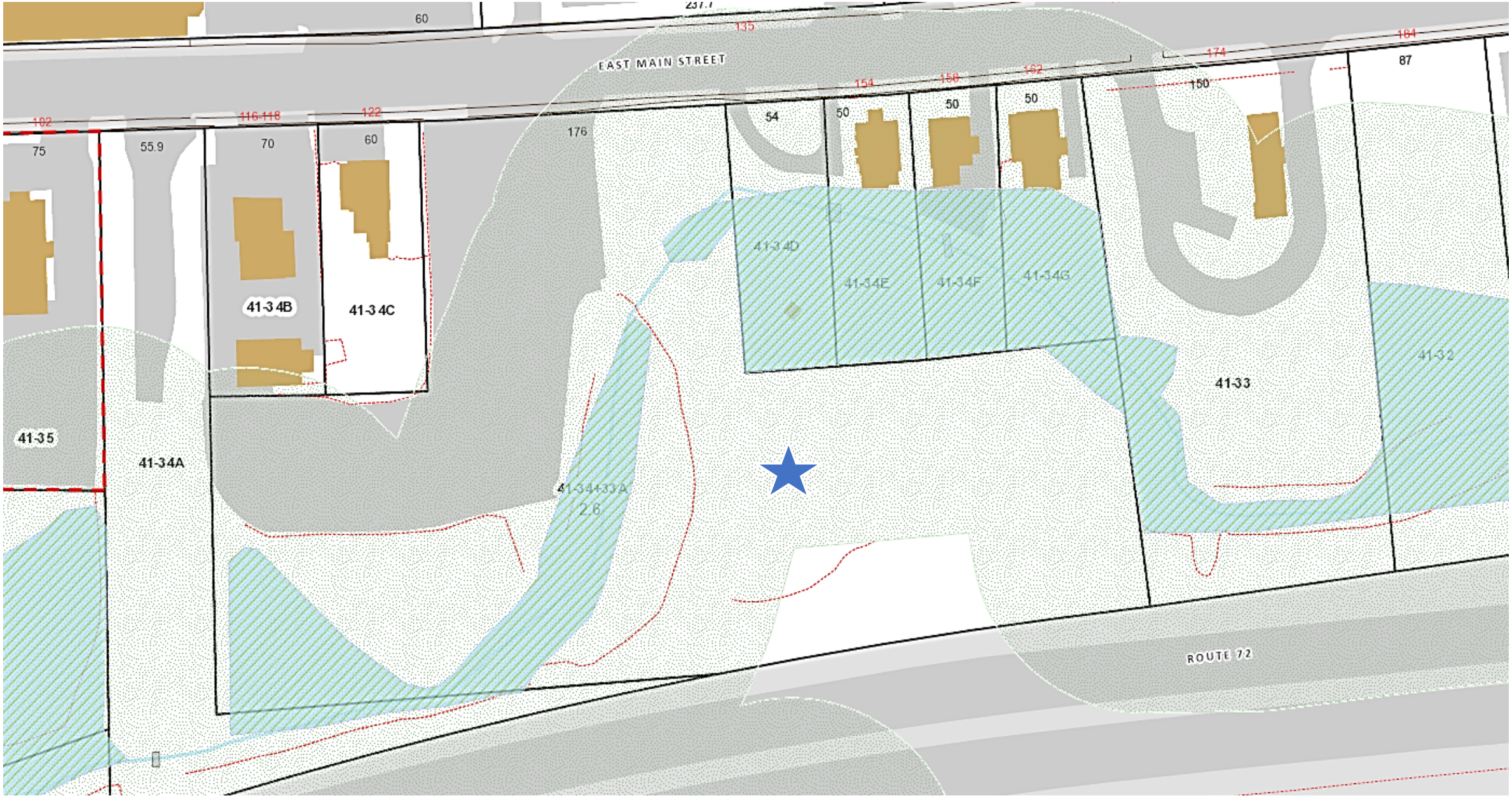
Various Maps



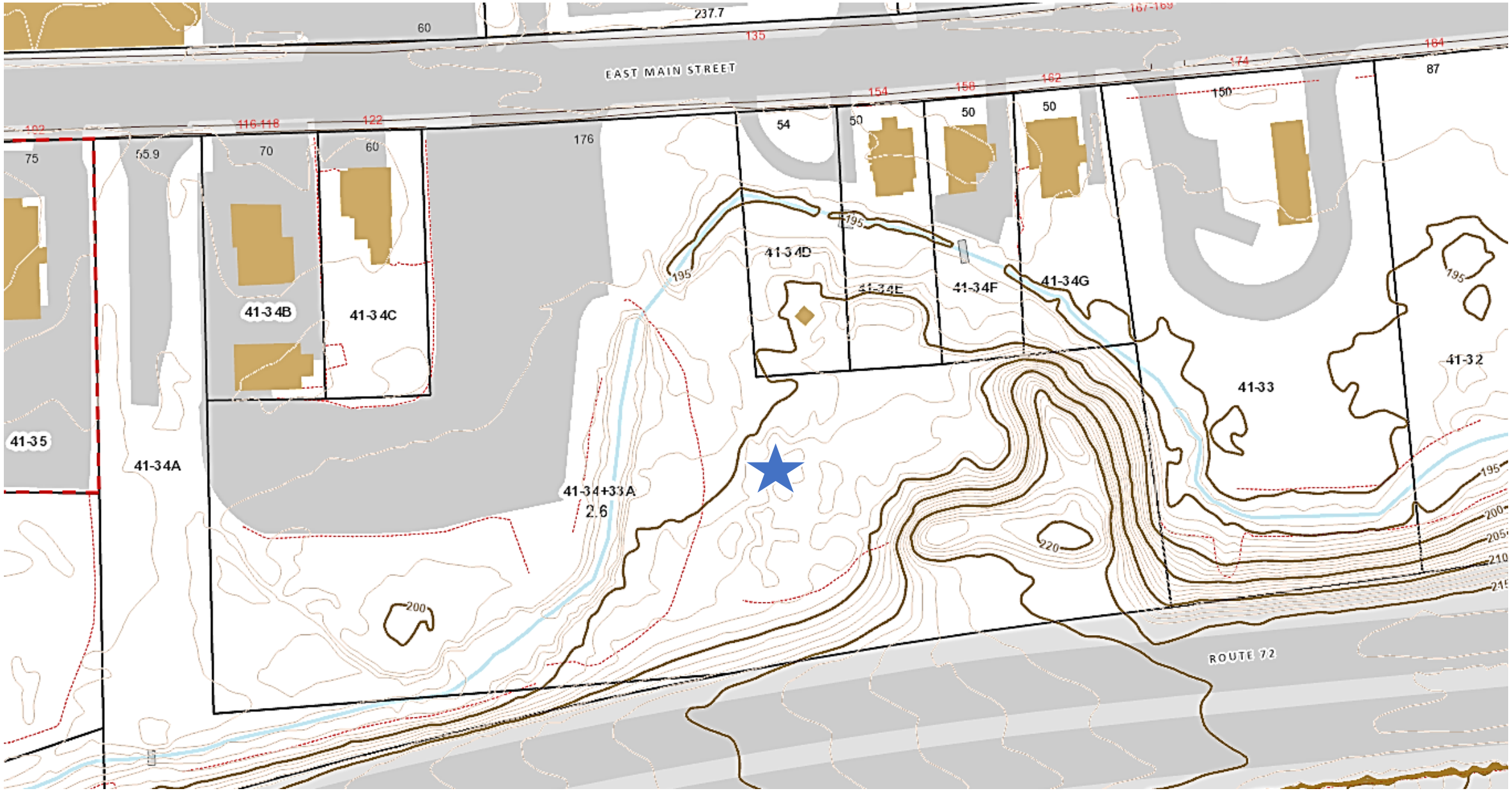
Lots 34 & 33A East Main Street – Location
Map 41, Lot 34 & 33A



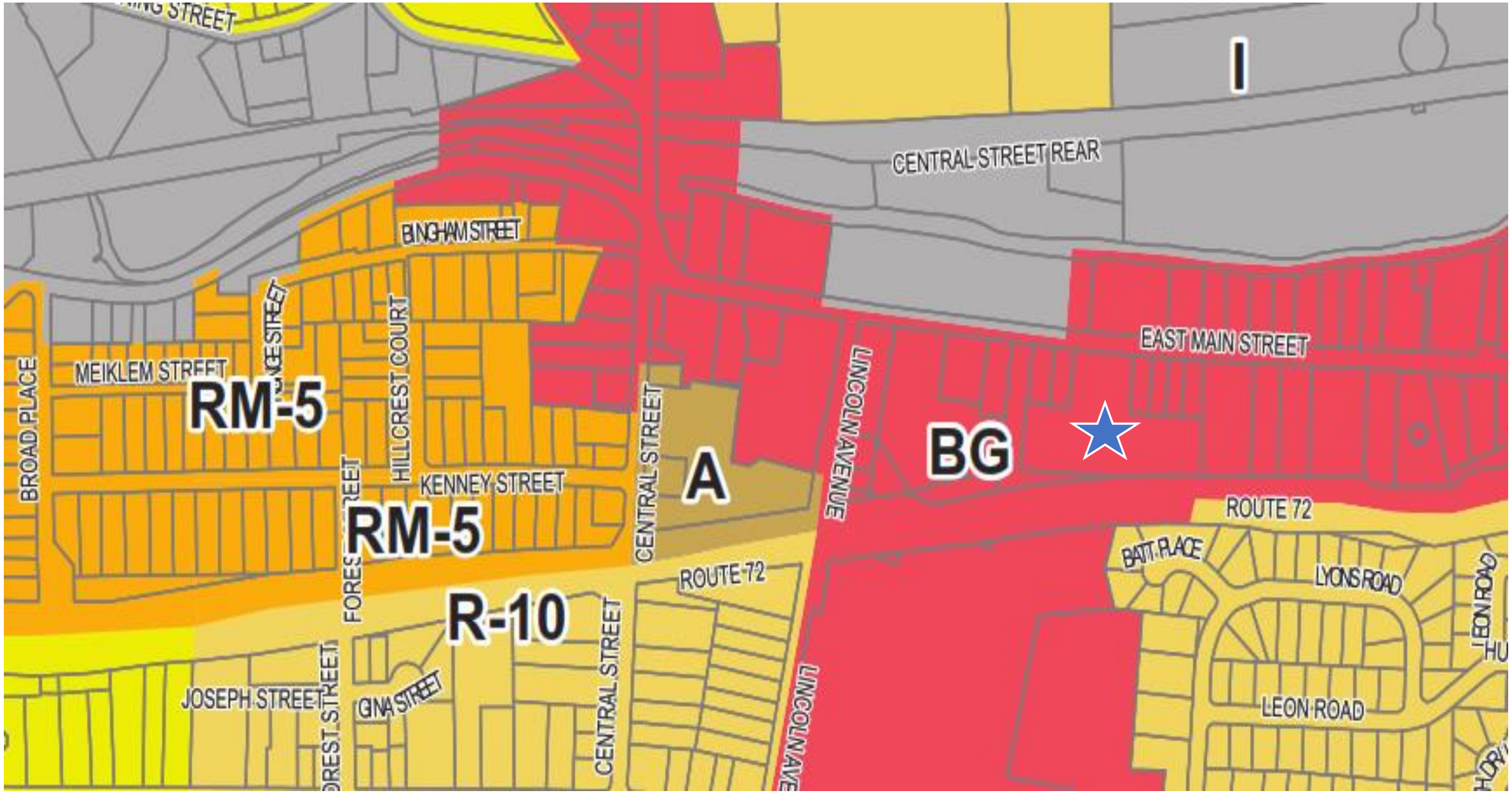
Lots 34+33A East Main Street – Floodplain
Map 41, Lot 34+33A



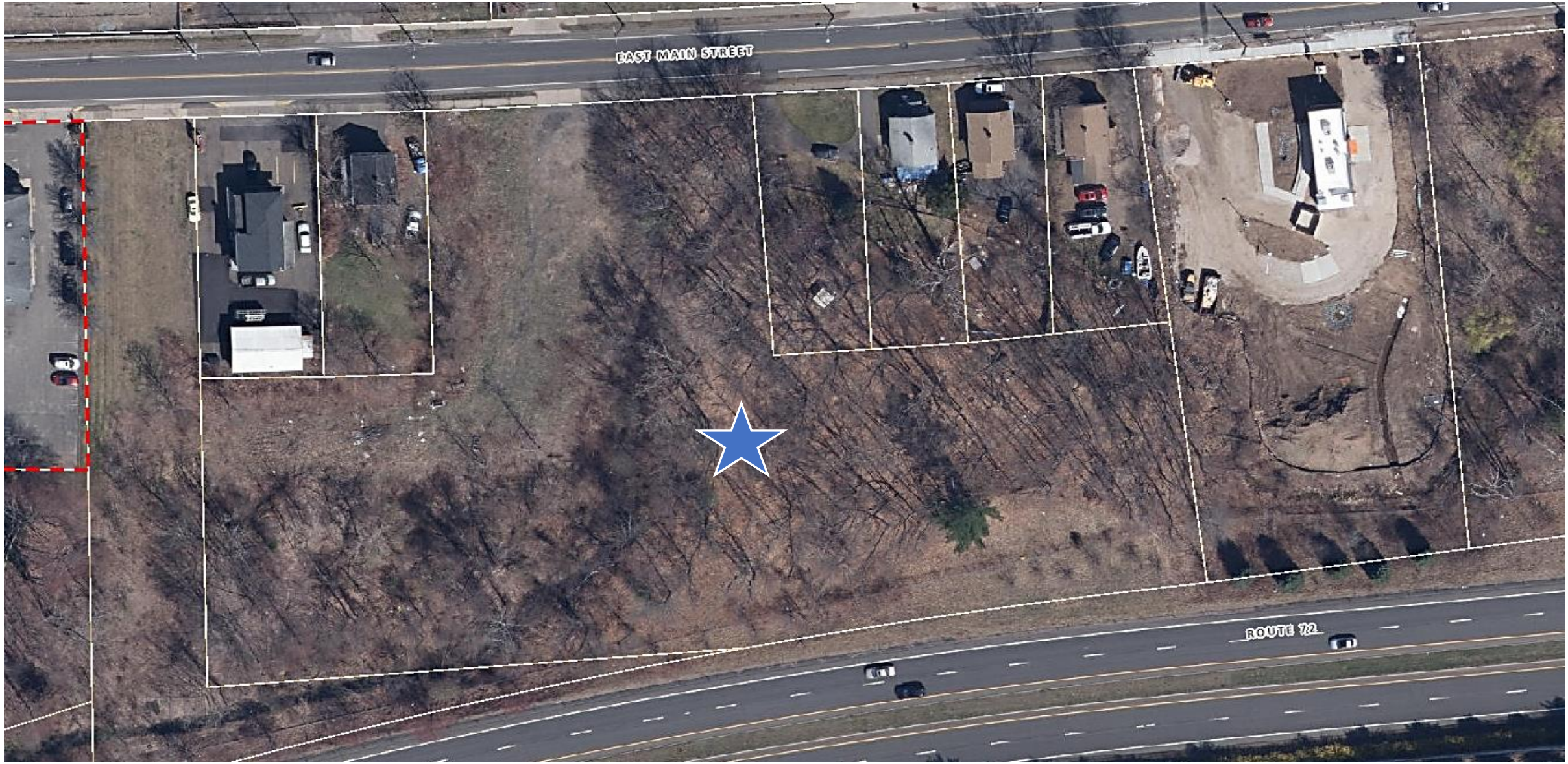
Lots 34 + 33A East Main Street – Wetlands and Upland Review
Map 41, Lot 34+33A



Lots 34+33A East Main Street – Topography
Map 41, Lot 34+33A



Lots 34+33A East Main Street – Zoning Map
Map 41, Lot 34+33A



176 Southdown Dr. – Aerial
Map 58, Lot 16-1H

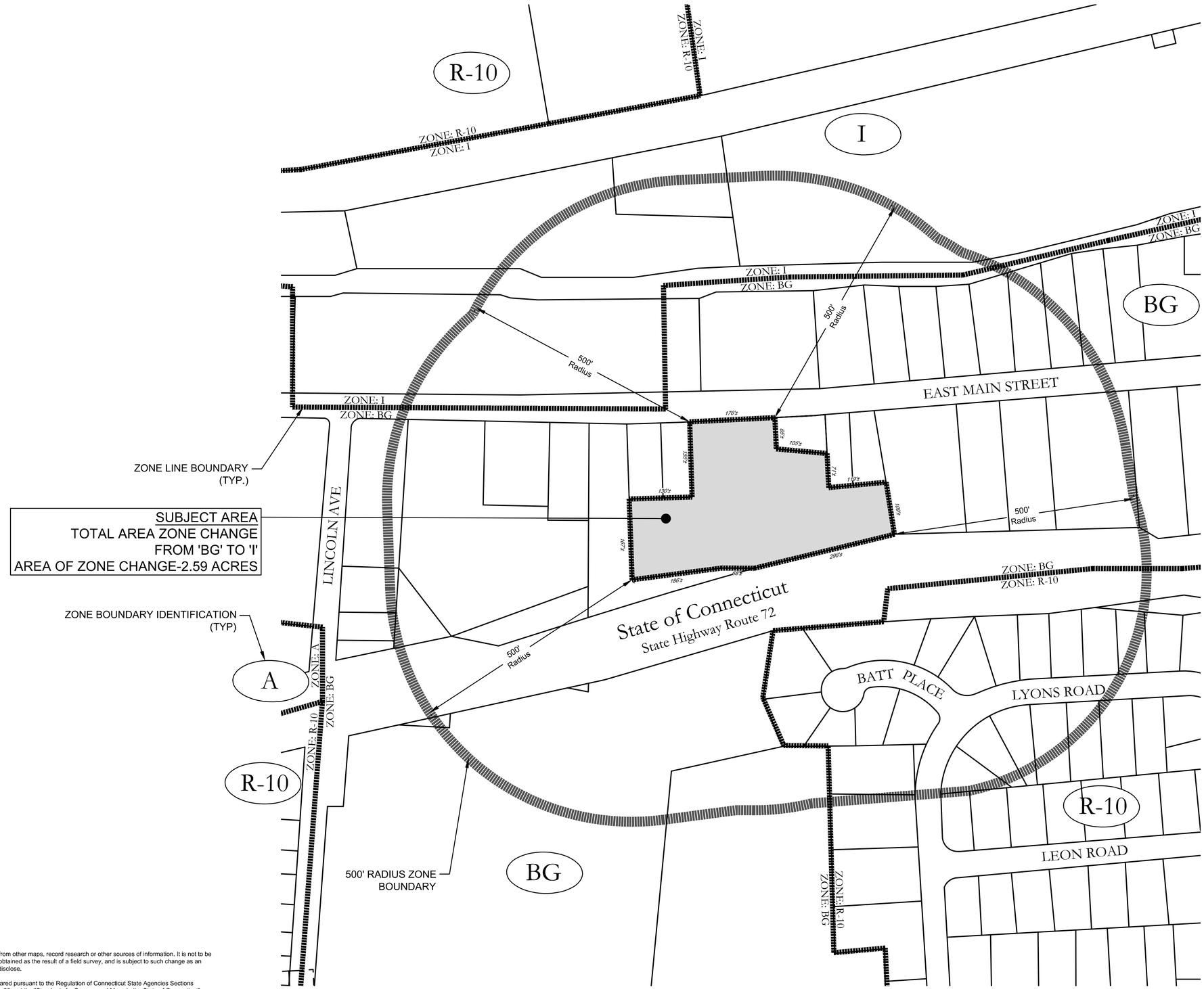


176 Southdown Dr. – Aerial – 2025
Map 58, Lot 16-1H

Proposed Zoning Map Amendment

“BG” to “I”

DRAWING NAME: P:\Land Projects\2706\ Calco Construction Inc - 34 34 and Main Street, Bristol CT\ Dwg\ 2706 - Zone Change Area Map.dwg LAYOUT: 1 of 1 PLOT DATE: May 01, 2026 - 3:22pm OPERATOR: NMS



SURVEY NOTES:

1. This plan was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey, and is subject to such change as an accurate field survey may disclose.

2. 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 August 29, 2019.

3. Type of survey performed: Compilation Plan

4. Boundary determination category: N/A

5. Class of accuracy:
Horizontal: D (Not A Field Survey)

6. The intent of this map is to depict the area of land to be changed from one zone to another.

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

Stephen M. Giudice, L.S. #70145 Reg. No.

NOT VALID UNLESS EMBOSSED SEAL IS AFFIXED HERETO

Know what's **below.** **Call** before you dig.

NORTH
NAD 83

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

PROJECT:
PROPOSED ZONE CHANGE
Lot 34+33A, Lot 34D, & 154 East Main Street - Bristol, CT

PREPARED FOR:
CALCO CONSTRUCTION, INC.

Date: March 25, 2026 Drawn By: NMS

Revisions:	Descriptions:
Date:	
3/26/26	Removed Abutters List
4/13/26	Rev. Zone Change Area per Lot Line Rev.
5/1/26	Removed Parcel ID Numbers

100' 50' 0 50' 100'
SCALE: 1"=100'

Sheet Description:
ZONE CHANGE AREA MAP

Sheet #:
1 OF 1

COLE #2706

AZR 26-01
Recommendation #49
Middle Housing Amendment

To comply with
Public Act No. 25-1

Date: 4/24/26

Recommendation 49: Middle Housing Amendment

Purpose: The purpose of this amendment is to comply with the middle housing related requirements and restrictions of Public Act 25-1.

Description: This recommended amendment does the following:

- Establishes a new Mixed-Use Middle Housing use that is permitted in the BN, BG, BD, BHC zones through a Site Plan approval.
- Establishes a new Middle Housing Residential use that is permitted in the RT-5 through a Site Plan approval.
- Provides new definitions for Mixed-Use Middle Housing and Middle Housing Residential.
- Amends Section 16.3 Site Plan Requirements to accommodate the summary review requirements of Public Act 25-1.

Geographic Extents: Townwide

Context: Public Act 25-1 requires that "transit community middle housing or mixed-use development" be allowed on any lot that is zoned for "commercial or mixed-use development, subject only to summary review". Transit community middle housing is defined as "a residential building containing not less than two dwelling units but not more than nine such units, including, but not limited to, townhouses, duplexes, triplexes, perfect sixes and cottage clusters". Summary review is an approval process that is comparable to a site plan application and prohibits the requirement for a public hearing or special permit. The Act becomes effective July 1, 2026.

Recommended Zoning Amendments:

1. Amend the Section 4.1 Principal Use Summary Table to add "Residential, Middle Housing" as a Site Plan Application (SPA) use in the RT-5. Prohibit in all other zones.
2. Amend the Section 5.1 Principal Use Summary Table to add "Mixed-Use Middle Housing" as a Site Plan Application (SPA) use in the BN, BG, BD, and BHC zones. Prohibit in all other zones.

Continued on next page

3. Add new Section 4.3.24 Middle Housing Residential as follows:

4.3.24 Middle Housing Residential

Middle housing residential is intended to provide compliance with CGS § 8-2s, as amended by Public Act 25-1, which requires that zoning regulations allow for the development of a transit community middle housing development or a mixed-use development, on any lot that is zoned for commercial or mixed-use development, subject only to summary review.

A. Number of Units. No fewer than 2 and no more than 9 dwelling units shall be permitted per lot.

B. Building Configuration. Only one middle housing building or one group of attached dwelling units is permitted per lot.

C. Lot Standards. Middle housing residential within the RT-5 shall be subject to the following lot standards:

Standard	
1. Minimum Lot Area (sf)	10,000
2. Minimum Lot Frontage (ft)	100
3. Minimum Front Yard (ft)	5
4. Maximum Front Yard (ft)	15
5. Minimum Side Yard (ft)	12
6. Minimum Rear Yard (ft)	30
7. Maximum Building Height (ft)	40
8. Maximum Building Coverage (%)	40
9. Maximum Impervious Coverage (%)*	80
*See Sections 10.6 and 15.8 for options for increasing the maximum impervious coverage.	

D. Open Space and Amenities. A minimum of 100 square feet per unit of usable open space or a common outdoor area shall be provided for residents, which may include courtyards, terraces, or rooftop spaces.

E. Equipment and Service Areas. Mechanical equipment and service functions shall be located and screened to minimize visibility from public streets and impacts on residential units and neighboring properties.

Continued on next page

4. Add new Section 4.3.25 Mixed-Use Middle Housing as follows:

4.3.25 Mixed-Use Middle Housing

Mixed-use middle housing is intended to provide compliance with CGS § 8-2s, as amended by Public Act 25-1, which requires that zoning regulations allow for the development of a transit community middle housing development or a mixed-use development, on any lot that is zoned for commercial or mixed-use development, subject only to summary review.

A. Number of Units. No fewer than 2 and no more than 9 dwelling units shall be permitted per lot.
B. Building Configuration. Only one building per lot may contain residential units.
C. Location of Residential Units. Dwelling units shall not be located on or below the first floor.
D. Ground Floor Commercial Use. The first floor shall be reserved primarily for commercial uses. No more than 25% of the first-floor area shall be devoted to supporting residential use, including entrances, lobbies, common areas, storage rooms, utilities, and other functional spaces. Commercial spaces shall be designed and located to provide direct access from a public street, sidewalk, or shared pedestrian way.
E. Entrances and Circulation.
    1. Separate and clearly defined entrances shall be provided for residential and commercial uses.
    2. Residential entrances shall be directly accessible from a public street or a clearly defined pedestrian connection.
    3. Internal circulation shall be designed to minimize conflicts between residents, customers, and service functions.
F. Open Space and Amenities. A minimum of 100 square feet per unit of usable open space or common outdoor area shall be provided for residents, which may include courtyards, terraces, or rooftop spaces.
G. Utilities and Service Areas. Mechanical equipment, loading areas, and service functions shall be located and screened to minimize visibility from public streets and impacts on residential units and neighboring properties.

5. Add definitions of middle housing and mixed-use middle housing to Section 19 Use Definitions as follows:

Mixed-Use Middle Housing: A building containing between 2 and 9 dwelling units and a commercial use.

Residential, Middle Housing: A residential building or a group of attached dwelling units, containing 2 to 9 units, with each unit served by either a common exterior entrance or a separate exterior entrance.

Continued on next page

6. Amend Section 16.3.1 as follows (text to be added in red):

16.3.1 Purpose

The Site Plan approval process is intended to assure that all aspects of industrial, commercial and multifamily residential development in the City, as well as other specialized uses, comply with the requirements and standards of these Regulations and that adequate provision is made in such developments for vehicular and pedestrian access and circulation, parking, landscaping, buffers, signage, lighting, drainage, utilities, and other aspects of the proposed development and use of the land. Additionally, the Site Plan approval process is intended to satisfy the summary review requirement of CGS § 8-2r for projects subject to summary review approval.

7. Amend Section 16.3.12 as follows (text to be removed in ~~strikethrough~~, text to be added in red):

16.3.12 Procedure

Except for middle housing residential and mixed-use middle housing projects, t~~T~~he Commission may hold a public hearing on an application for Site Plan approval in accordance with the provisions of the Connecticut General Statutes.

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4.C.1. of the Bristol Zoning Regulations, the following proposed amendments to the Zoning Regulations are hereby referred to the Planning Commission for a report:

Application #AZR 26-01

Proposal: Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01: An Act Concerning Housing Growth with the following revisions to the Bristol Zoning Regulations:

1. **Recommendation #49** – Middle Housing Text Amendments
   a. Establishes a new Mixed-Use Middle Housing use that is permitted in the BN, BG, BD, BHC zones through a Site Plan approval.
   b. Establishes a new Middle Housing Residential use that is permitted in the RT-5 through a Site Plan approval.
   c. Provides new definitions for Mixed-Use Middle Housing and Middle Housing Residential.
   d. Amends Section 16.3 Site Plan Requirements to accommodate the summary review requirements of Public Act 25-1.

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: June 8, 2026

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

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 26-01

Proposal: Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01: An Act Concerning Housing Growth with the following revisions to the Bristol Zoning Regulations:

1. **Recommendation #49** – Middle Housing Text Amendments
   a. Establishes a new Mixed-Use Middle Housing use that is permitted in the BN, BG, BD, BHC zones through a Site Plan approval.
   b. Establishes a new Middle Housing Residential use that is permitted in the RT-5 through a Site Plan approval.
   c. Provides new definitions for Mixed-Use Middle Housing and Middle Housing Residential.
   d. Amends Section 16.3 Site Plan Requirements to accommodate the summary review requirements of Public Act 25-1.

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: June 8, 2026

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

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: May 1, 2026

TO: Town Clerk – Burlington
Town Clerk – Farmington
Town Clerk - Plainville
Town Clerk - Plymouth
Town Clerk – Southington
Town Clerk – Wolcott

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 26-01

Proposal: Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01: An Act Concerning Housing Growth with the following revisions to the Bristol Zoning Regulations:

1. **Recommendation #49** – Middle Housing Text Amendments
   a. Establishes a new Mixed-Use Middle Housing use that is permitted in the BN, BG, BD, BHC zones through a Site Plan approval.
   b. Establishes a new Middle Housing Residential use that is permitted in the RT-5 through a Site Plan approval.
   c. Provides new definitions for Mixed-Use Middle Housing and Middle Housing Residential.
   d. Amends Section 16.3 Site Plan Requirements to accommodate the summary review requirements of Public Act 25-1.

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: June 8, 2026

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

ZONING REFERRAL FORM

CRCOG CAPITOL REGION COUNCIL OF GOVERNMENTS
Working together for a better region.

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS

Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org

FROM: ☑ Zoning Commission ☐ Planning and Zoning Commission ☐ City or Town Council (acting as Zoning Commission)	Municipality: Bristol
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106	Date of Referral: 5/1/26

Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:

NATURE OF PROPOSED CHANGE:

☐ Adoption of amendment of **ZONING MAP** for any area within 500 feet of another Capitol Region Municipality. **Attach map showing proposed change.**	☑ Adoption or amendment of **ZONING REGULATIONS** applying to any zone within 500 feet of another Capitol Region Municipality. **Attach copy of proposed change in regulations.**

THE CHANGE WAS REQUESTED BY: ☑ Municipal Agency: ☐ Petition

DATE PUBLIC HEARING IS SCHEDULED FOR: 06/08/2026

MATERIAL SUBMITTED HEREWITH:

☑ Regulation Changes	☐ Map of Change	☐ Supporting Statements
☐ Public Notice	☐ Other (Specify):	

HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG?
☐ YES ☑ NO. IF YES, ON WHAT DATE:

(FOR USE BY CRCOG)		
	Name:	Robert M. Flanagan, AICP
Date Received:	Title:	City Planner
Sent certified/e-mail?	Address:	111 North Main Street Bristol, CT 06010
File Number	Phone:	860-584-6225
	Email:	robertflanagan@brisolct.gov

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS **NOT LATER THAN THIRTY DAYS** BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.
NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

TO: Capital Region Council of Governments (CRCOG)
Regional Planning Commission – Zoning Regulation Referral
Jacob Knowlton – CRCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 26-01

Proposal: Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01: An Act Concerning Housing Growth with the following revisions to the Bristol Zoning Regulations:

1. **Recommendation #49** – Middle Housing Text Amendments
   a. Establishes a new Mixed-Use Middle Housing use that is permitted in the BN, BG, BD, BHC zones through a Site Plan approval.
   b. Establishes a new Middle Housing Residential use that is permitted in the RT-5 through a Site Plan approval.
   c. Provides new definitions for Mixed-Use Middle Housing and Middle Housing Residential.
   d. Amends Section 16.3 Site Plan Requirements to accommodate the summary review requirements of Public Act 25-1.

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: June 8, 2026

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

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

TO: Northwest Hills Council of Governments (NHCOG)
Regional Planning Commission – Zoning Regulation Referral
Robert Phillips – NHCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 26-01

Proposal: Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01: An Act Concerning Housing Growth with the following revisions to the Bristol Zoning Regulations:

1. **Recommendation #49** – Middle Housing Text Amendments
   a. Establishes a new Mixed-Use Middle Housing use that is permitted in the BN, BG, BD, BHC zones through a Site Plan approval.
   b. Establishes a new Middle Housing Residential use that is permitted in the RT-5 through a Site Plan approval.
   c. Provides new definitions for Mixed-Use Middle Housing and Middle Housing Residential.
   d. Amends Section 16.3 Site Plan Requirements to accommodate the summary review requirements of Public Act 25-1.

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: June 8, 2026

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

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

TO: Naugatuck Valley Council of Governments (NVCOG)
Regional Planning Commission – Zoning Regulation Referral
Patricia Bruder - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 26-01

Proposal: Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01: An Act Concerning Housing Growth with the following revisions to the Bristol Zoning Regulations:

1. **Recommendation #49** – Middle Housing Text Amendments
   a. Establishes a new Mixed-Use Middle Housing use that is permitted in the BN, BG, BD, BHC zones through a Site Plan approval.
   b. Establishes a new Middle Housing Residential use that is permitted in the RT-5 through a Site Plan approval.
   c. Provides new definitions for Mixed-Use Middle Housing and Middle Housing Residential.
   d. Amends Section 16.3 Site Plan Requirements to accommodate the summary review requirements of Public Act 25-1.

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: June 8, 2026

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

Hyperlink for full Public Act No. 25-1:

https://www.bristolct.gov/DocumentCenter/View/51595/2025PA-00001-R00HB-08002SS1-PA

House Bill No. 8002

November Special Session, Public Act No. 25-1

AN ACT CONCERNING HOUSING GROWTH.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (NEW) (*Effective January 1, 2026*) (a) For the purposes of this section and sections 2 and 3 of this act:

(1) "Account holder" means an individual who, either individually or jointly with another individual, establishes a first-time homebuyer savings account;

(2) "Allowable closing costs" means the disbursements listed on a settlement statement concerning a transaction involving the purchase of a one-to-four family residence in this state by a qualified beneficiary to serve as the qualified beneficiary's primary residence;

(3) "Commissioner" means the Commissioner of Revenue Services;

(4) "Eligible costs" means the down payment and all allowable closing costs paid or reimbursed by a qualified beneficiary to purchase a one-to-four family residence in this state to serve as the qualified beneficiary's primary residence;

(5) "Financial institution" means a bank, out-of-state bank, Connecticut credit union, federal credit union or out-of-state credit

Hyperlink for the Bristol Zoning Regulations:

https://www.bristolct.gov/DocumentCenter/View/19065/Zoning-Regulations---effective-121525

City of Bristol

Zoning Regulations

Effective Date: December 15, 2025

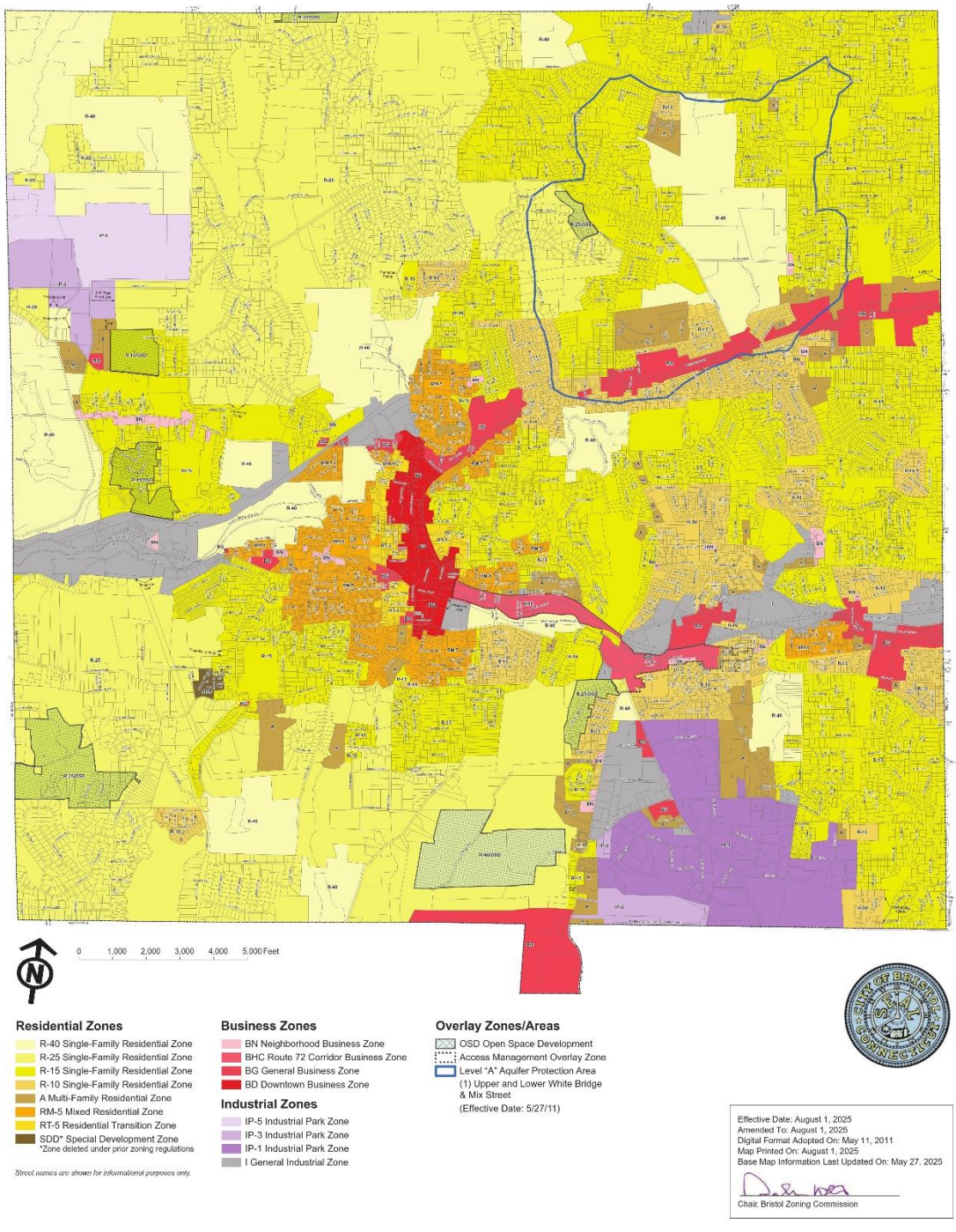
With Amendments Through: December 15, 2025

Date of Initial Adoption of Zoning: March 17, 1931

Hyperlink for the Bristol Zoning Map:

https://www.bristolct.gov/DocumentCenter/View/9701/ApprovedZoningMap_Effective-121525

ZONING MAP OF THE CITY OF BRISTOL, CONNECTICUT



AZR 26-02
Recommendation #50
Parking and
Zoning Map
Amendments

To comply with
Public Act No. 25-1

Date: 4/24/26

Recommendation 50: Parking Amendment

Purpose: The purpose of this amendment is to comply with the parking related requirements and restrictions of Public Act 25-1.

Description: This recommended amendment does the following:

- Creates a Parking Management District (PMD) overlay district and amends the official zoning map to include the overlay district.
- Removes the residential off-street parking requirement for all residential developments with 16 or fewer dwelling units if located outside of a PMD.
- Amends the off-street parking requirement for all forms of residential development to one space for dwelling units with one bedroom or fewer and to two spaces for units with two or more bedrooms if those units are within a residential development containing 17 or more units or if the dwelling is located within a PMD.
- Establishes a parking needs assessment, allowing applicants to conduct their own assessment to determine the amount of parking that may be required for a residential development project.

Geographic Extents: Townwide

Context: Public Act 25-1 limits local authority to require off-street parking for residential development. For developments with 16 or fewer units located outside of a conservation and traffic mitigation district (named Parking Management District by this recommended amendment), no off-street parking may be required. For developments with 17 or more units, or for residential development of any size within a conservation and traffic mitigation district, the Act establishes maximum parking requirements.

The Act also requires that applicants be allowed to submit a parking needs assessment. Where such an assessment demonstrates a need for fewer spaces, the required off-street parking shall not exceed the amount supported by the assessment.

The Act allows municipalities to establish up to two conservation and traffic mitigation districts, each covering no more than 4% of the municipality's land area, which can be contiguous. Within a conservation and traffic mitigation district, a minimum amount of off-street parking may be required for residential development. The Act becomes effective July 1, 2026.

AZR 26-02
5/11/26

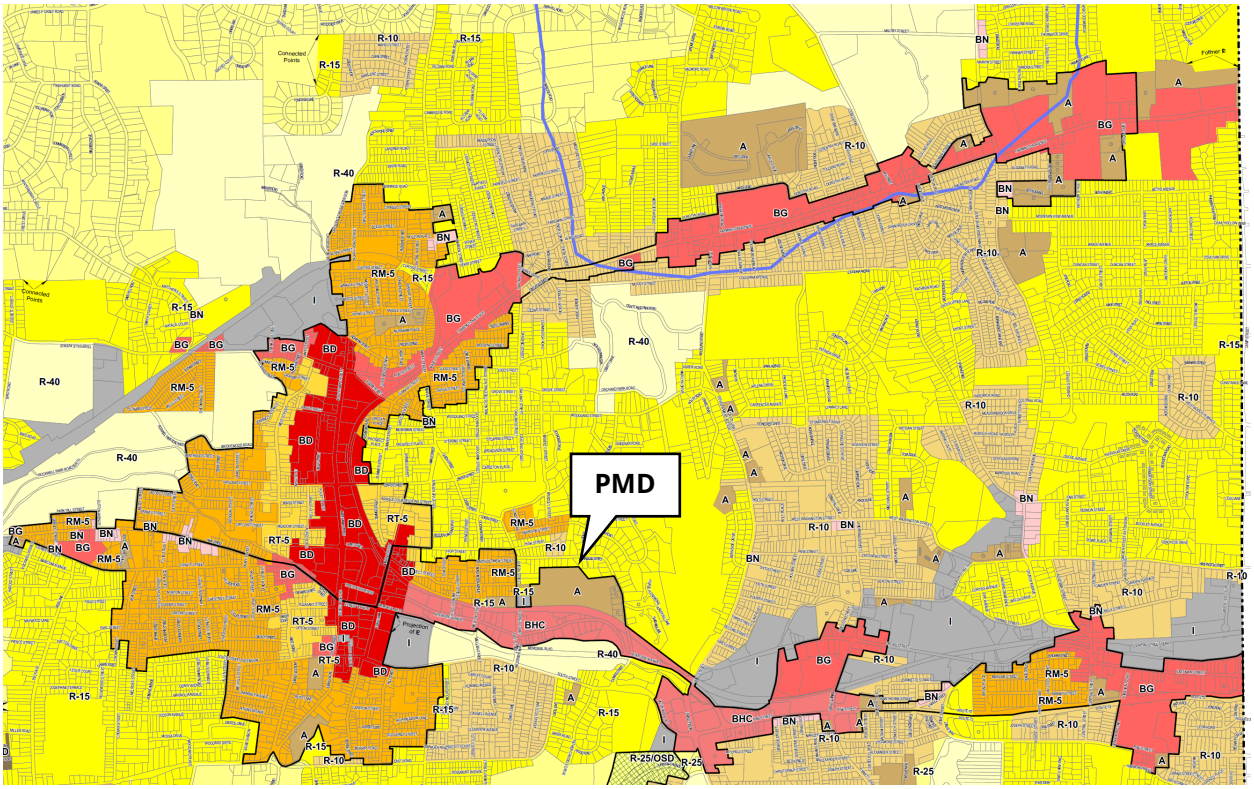
Recommended Zoning Amendments:

1. Add a new Section 9.2 Parking Management District as follows:

9.2 PMD – Parking Management District

The Parking Management District is established as an overlay zone, meeting the standards of a conservation and traffic mitigation district as authorized by Section 19 of Connecticut Public Act 25-1. This District is intended to ensure that a minimum amount of off-street parking is provided for residential development in higher density areas of the City in order to protect public health and safety. All residential development within a Parking Management District shall provide the minimum amount of off-street parking required by Section 13.2 of these Regulations.

2. Amend the Official Zoning Map to show two contiguous PMDs, each covering approximately 675 acres (the city's total land area is 16,902 acres, 4% of that area is 676 acres). The PMDs cover the entire BD, BHC, and RT-5 zones and portions of the BG, RM-5, BN, A, R-10, and R-15 zones as indicated in the map sample below (see amended official zoning map for all amendments including amendments to the map key).



Continued on next page

3. Amend the Section 13.2 parking table as follows to add Residential, Middle Housing and Mixed-Use Middle Housing and replace existing residential parking requirements with the requirements as shown below (text to be added or to replace existing text shown in red).

Residential Uses	
Assisted Living Facility	1.5 per ksf
Nursing or Convalescent Home	
Community Residence	• Developments with 16 or fewer dwelling units not located within the PMD: no off-street parking shall be required provided that the amount of off-street parking supplied will not result in a specific adverse impact to public health or safety. • Developments located within the PMD or developments with 17 or more dwelling units: 1 per dwelling unit with one or fewer bedrooms, 2 per dwelling unit with two or more bedrooms. • Mixed-Use Development and Mixed-Use Middle Housing shall provide 4 per ksf of gross floor area of non-residential uses. • The required amount of off-street parking for residential uses may alternatively be determined by a parking needs assessment (see Section 13.16).
Conversion to Three-Family	
Conversion to Two-Family	
Live-Work Units	
Manufactured Home Park	
Residential, Single-Family	
Residential, Three-Family	
Residential, Two-Family	
Residential, Multi-Family	
Residential, Middle Housing	
Government or Non-Profit Housing	
Seasonal Camps and Cottages	
Senior Housing	
Mixed-Use Development	
Mixed-Use Middle Housing	
Unified Residential Development	

Continued on next page

4. Provide new Section 13.16 Parking Needs Assessment as follows:

13.16 Parking Needs Assessment

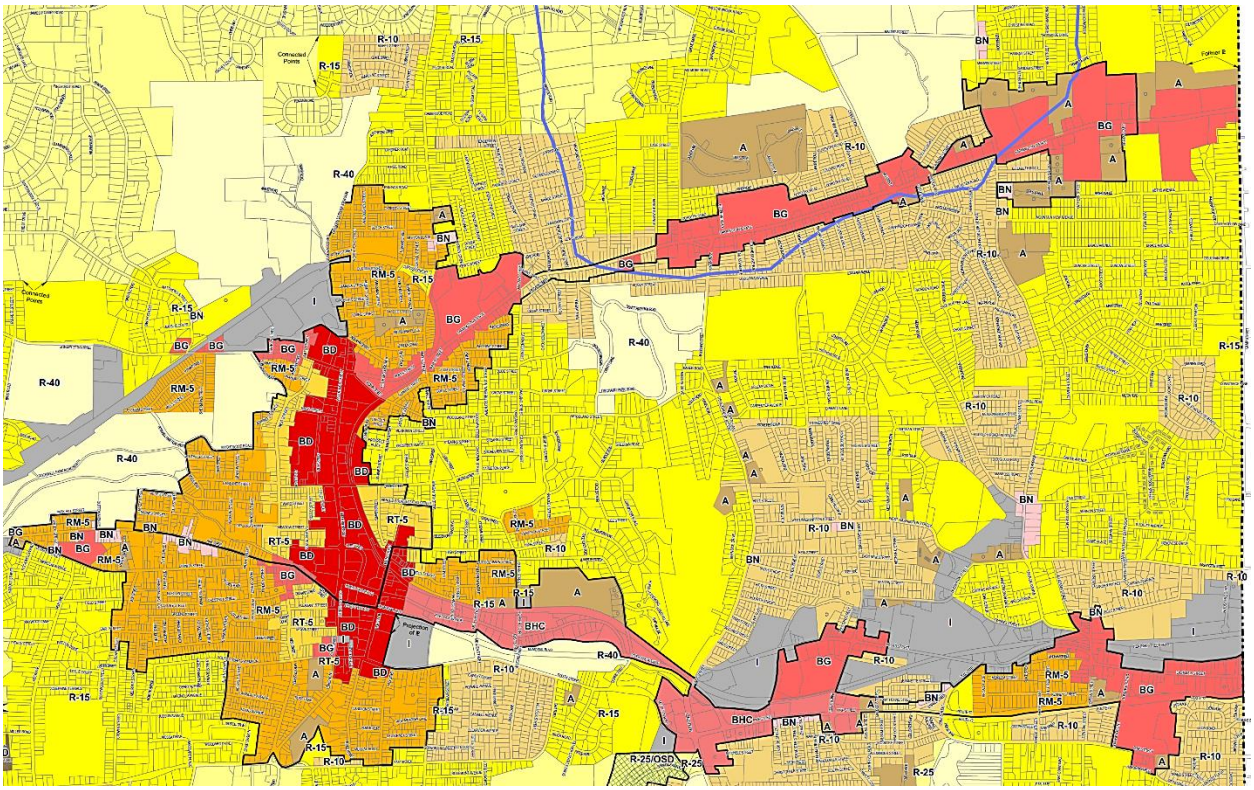
As an alternative to the residential parking requirements of Section 13.2, an applicant may submit a parking needs assessment for the subject property. If the assessment demonstrates that fewer spaces are sufficient to meet anticipated demand, the Commission or authorized reviewing official may approve a reduced parking requirement consistent with the assessment, provided it will not result in a specific adverse impact to public health or safety. The parking needs assessment shall comply with the following:

A. The assessment shall be prepared by a professional engineer licensed in the State of Connecticut having expertise in transportation engineering.
B. The assessment shall be based on the most recent edition of the Institute of Transportation Engineers (ITE) Parking Generation Manual or another recognized and reliable data source, and shall document all assumptions, methodologies, and data used.
C. The assessment shall include an analysis of:
    1. Available existing public and private parking that may be used by residents of the proposed development.
    2. Public transportation options that may be used by residents of the proposed development that mitigate the need for off-street parking.
    3. Projected future needs for off-street parking for such proposed development.
    4. Any relevant local traffic, parking, or safety study.
D. On-street parking spaces shall not be counted towards satisfying the parking requirement of residents.
E. For any project subject to Planning or Zoning Commission approval, should either Commission find the parking needs assessment to be inadequate or its findings to be substantially inconsistent with the expected parking demand, the Commission may require the applicant to pay the cost of reasonable fees associated with a third-party review as authorized by CGS § 8-1c(b).

AZR 26-02
5/1/26

Hyperlink for Proposed Zoning Map:

https://www.bristolct.gov/DocumentCenter/View/51609/Bristol-DraftZoningMap-042426



City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments for Parking and the Bristol Zoning Map

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4.C.1. of the Bristol Zoning Regulations, the following proposed amendments are hereby referred to the Planning Commission for a report:

Application #AZR 26-02

Proposal: Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01: An Act Concerning Hosing Growth with the following revisions to Parking and the Bristol Zoning Map:

1. **Recommendation #50** – Parking Requirements and Zoning Map
   a. Creates a Parking Management District (PMD) overlay district and amends the official zoning map to include the overlay district.
   b. Removes the residential off-street parking requirement for all residential developments with 16 or fewer dwelling units if located outside of a PMD.
   c. Amends the off-street parking requirement for all forms of residential development to one space for dwelling units with one bedroom or fewer and to two spaces for units with two or more bedrooms if those units are within a residential development containing 17 or more units or if the dwelling is located within a PMD.
   d. Establishes a parking needs assessment, allowing applicants to conduct their own assessment to determine the amount of parking that may be required for a residential development project.

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: June 8, 2026

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

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments for Parking and the Bristol Zoning Map

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 26-02

Proposal: Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01: An Act Concerning Hosing Growth with the following revisions to Parking and the Bristol Zoning Map:

1. **Recommendation #50** – Parking Requirements and Zoning Map
   a. Creates a Parking Management District (PMD) overlay district and amends the official zoning map to include the overlay district.
   b. Removes the residential off-street parking requirement for all residential developments with 16 or fewer dwelling units if located outside of a PMD.
   c. Amends the off-street parking requirement for all forms of residential development to one space for dwelling units with one bedroom or fewer and to two spaces for units with two or more bedrooms if those units are within a residential development containing 17 or more units or if the dwelling is located within a PMD.
   d. Establishes a parking needs assessment, allowing applicants to conduct their own assessment to determine the amount of parking that may be required for a residential development project.

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: June 8, 2026

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

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: May 1, 2026

TO: Town Clerk – Burlington
Town Clerk – Farmington
Town Clerk - Plainville
Town Clerk - Plymouth
Town Clerk – Southington
Town Clerk – Wolcott

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Map

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 26-02

Proposal: Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01: An Act Concerning Hosing Growth with the following revisions to Parking and the Bristol Zoning Map:

1. **Recommendation #50** – Parking Requirements and Zoning Map
   a. Creates a Parking Management District (PMD) overlay district and amends the official zoning map to include the overlay district.
   b. Removes the residential off-street parking requirement for all residential developments with 16 or fewer dwelling units if located outside of a PMD.
   c. Amends the off-street parking requirement for all forms of residential development to one space for dwelling units with one bedroom or fewer and to two spaces for units with two or more bedrooms if those units are within a residential development containing 17 or more units or if the dwelling is located within a PMD.
   d. Establishes a parking needs assessment, allowing applicants to conduct their own assessment to determine the amount of parking that may be required for a residential development project.

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: June 8, 2026

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

ZONING REFERRAL FORM

CRCOG CAPITOL REGION COUNCIL OF GOVERNMENTS
Working together for a better region.

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS

Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org

FROM: ☑ Zoning Commission ☐ Planning and Zoning Commission ☐ City or Town Council (acting as Zoning Commission)	Municipality: Bristol
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106	Date of Referral: 5/1/26

Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:

NATURE OF PROPOSED CHANGE:

☑ Adoption of amendment of **ZONING MAP** for any area within 500 feet of another Capitol Region Municipality. **Attach map showing proposed change.**	☐ Adoption or amendment of **ZONING REGULATIONS** applying to any zone within 500 feet of another Capitol Region Municipality. **Attach copy of proposed change in regulations.**

THE CHANGE WAS REQUESTED BY: ☑ Municipal Agency: ☐ Petition

DATE PUBLIC HEARING IS SCHEDULED FOR: 06/08/2026

MATERIAL SUBMITTED HEREWITH:

☐ Regulation Changes	☑ Map of Change	☐ Supporting Statements
☐ Public Notice	☐ Other (Specify):	

HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG?
☐ YES ☑ NO. IF YES, ON WHAT DATE:

(FOR USE BY CRCOG)		
	Name:	Robert M. Flanagan, AICP
Date Received:	Title:	City Planner
Sent certified/e-mail?	Address:	111 North Main Street Bristol, CT 06010
File Number	Phone:	860-584-6225
	Email:	robertflanagan@brisolct.gov

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS **NOT LATER THAN THIRTY DAYS** BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.
NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

TO: Capital Region Council of Governments (CRCOG)
Regional Planning Commission – Zoning Regulation Referral
Jacob Knowlton – CRCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments for Parking and the Bristol Zoning Map

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 26-02

Proposal: Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01: An Act Concerning Hosing Growth with the following revisions to Parking and the Bristol Zoning Map:

1. **Recommendation #50** – Parking Requirements and Zoning Map
   a. Creates a Parking Management District (PMD) overlay district and amends the official zoning map to include the overlay district.
   b. Removes the residential off-street parking requirement for all residential developments with 16 or fewer dwelling units if located outside of a PMD.
   c. Amends the off-street parking requirement for all forms of residential development to one space for dwelling units with one bedroom or fewer and to two spaces for units with two or more bedrooms if those units are within a residential development containing 17 or more units or if the dwelling is located within a PMD.
   d. Establishes a parking needs assessment, allowing applicants to conduct their own assessment to determine the amount of parking that may be required for a residential development project.

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: June 8, 2026

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

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

TO: Northwest Hills Council of Governments (NHCOG)
Regional Planning Commission –Zoning Regulation Referral
Robert Phillips, AICP – NHCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Map

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 26-02

Proposal: Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01: An Act Concerning Hosing Growth with the following revisions to Parking and the Bristol Zoning Map:

1. **Recommendation #50** – Parking Requirements and Zoning Map
   a. Creates a Parking Management District (PMD) overlay district and amends the official zoning map to include the overlay district.
   b. Removes the residential off-street parking requirement for all residential developments with 16 or fewer dwelling units if located outside of a PMD.
   c. Amends the off-street parking requirement for all forms of residential development to one space for dwelling units with one bedroom or fewer and to two spaces for units with two or more bedrooms if those units are within a residential development containing 17 or more units or if the dwelling is located within a PMD.
   d. Establishes a parking needs assessment, allowing applicants to conduct their own assessment to determine the amount of parking that may be required for a residential development project.

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: June 8, 2026

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

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

TO: Naugatuck Valley Council of Governments (NVCOG)
Regional Planning Commission – Zoning Regulation Referral
Patricia Bruder - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Map

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 26-02

Proposal: Review, discussion and possible adoption of recommendations associated with P.A. No. 25-01: An Act Concerning Hosing Growth with the following revisions to Parking and the Bristol Zoning Map:

1. **Recommendation #50** – Parking Requirements and Zoning Map
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   d. Establishes a parking needs assessment, allowing applicants to conduct their own assessment to determine the amount of parking that may be required for a residential development project.

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: June 8, 2026

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

Hyperlink for full Public Act No. 25-1:

https://www.bristolct.gov/DocumentCenter/View/51595/2025PA-00001-R00HB-08002SS1-PA

House Bill No. 8002

November Special Session, Public Act No. 25-1

AN ACT CONCERNING HOUSING GROWTH.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (NEW) (*Effective January 1, 2026*) (a) For the purposes of this section and sections 2 and 3 of this act:

(1) "Account holder" means an individual who, either individually or jointly with another individual, establishes a first-time homebuyer savings account;

(2) "Allowable closing costs" means the disbursements listed on a settlement statement concerning a transaction involving the purchase of a one-to-four family residence in this state by a qualified beneficiary to serve as the qualified beneficiary's primary residence;

(3) "Commissioner" means the Commissioner of Revenue Services;

(4) "Eligible costs" means the down payment and all allowable closing costs paid or reimbursed by a qualified beneficiary to purchase a one-to-four family residence in this state to serve as the qualified beneficiary's primary residence;

(5) "Financial institution" means a bank, out-of-state bank, Connecticut credit union, federal credit union or out-of-state credit

Hyperlink for the Bristol Zoning Regulations:

https://www.bristolct.gov/DocumentCenter/View/19065/Zoning-Regulations---effective-121525

City of Bristol

Zoning Regulations

Effective Date: December 15, 2025

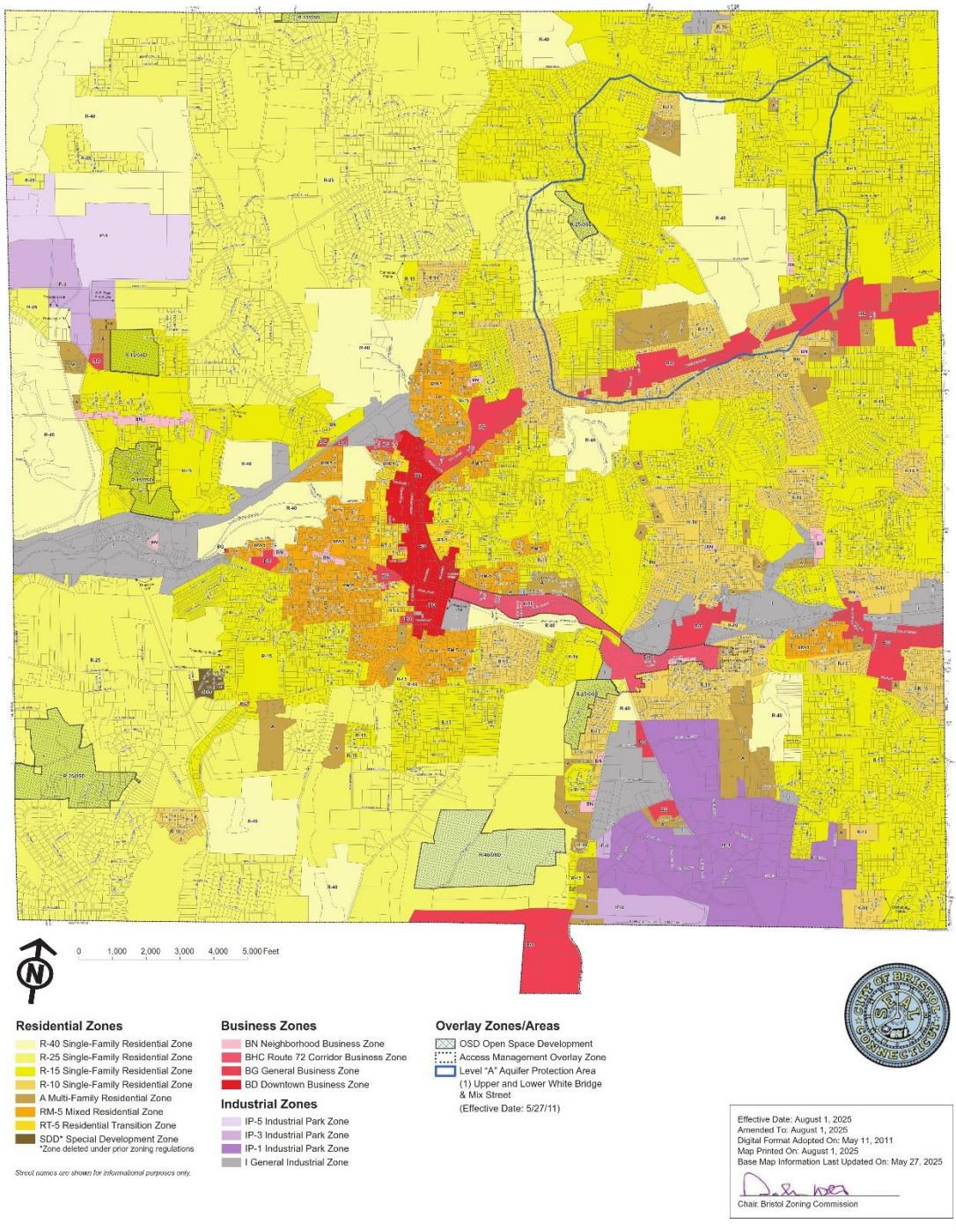
With Amendments Through: December 15, 2025

Date of Initial Adoption of Zoning: March 17, 1931

Hyperlink for the Bristol Zoning Map:

https://www.bristolct.gov/DocumentCenter/View/9701/ApprovedZoningMap_Effective-121525

ZONING MAP OF THE CITY OF BRISTOL, CONNECTICUT



Application #2558

122 Park Street

For Office Use Only	
APPLICATION NO.	2558
DATE FILED:	3-19-26
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 4.3.1.B.2. of the Bristol Zoning Regulations for the following Special Permit use: Adaptive re-use of non-residential buildings

Address or Location of the Property: 122 Park ST

Assessor's Map No.: 28 Assessor's Lot No.(s): 44

Zone of the Property: RM-5 Size of the Property (in acres or square feet): 3.8 acres

Reason for the Special Permit: to allow unrestricted residential use of the existing structures

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

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

Other comments: site plan for this property was approved on 8/10/2016 and no changes to that plan are requested

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

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

Name: Ian Lagowitz, Trigild, Inc: Receiver for Bristol Investments, LLC

Address: 24 Church ST City: Montclair State: NJ Zip: 07042

Telephone No.: 973-303-7902 E-Mail:

Signature: _____ *Signature – (Printed/Typed)* Ian Lagowitz

CHECK ONE: [ ] owner [✓] other (specify): court appointed receiver

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

Name: Same

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

Telephone No.: _____ E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Ian Lagowitz

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2558

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 122 Park ST

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Ziogas, Jr.

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Narrative

122 Park Street

Bristol, Connecticut

Narrative in Support of Removing the 55+ Age Restriction and Converting to a Non-Restricted Residential Community

History: This property was a public school prior to the present use. It was sold to the current owner by the City of Bristol, to re-adapt this site. At the time of the approvals in July 2015, the zoning regulation allowed as a residential use in this zone for 55 AND OVER.

The first approval of the request for a special permit and site plan was granted in July 2015 for 41 units in the main building (38 one bedroom and three (2) bedrooms).

Subsequently in July 2016 an additional Special Permit request was made and approved by the commission to allow 11 more 1 bedroom units and to convert the 3 two bedroom units into 1 bedroom units. This was approved by the commission on August 10, 2016.

The total number of units thereby increased to 55 (one bedroom) units. Under the housing for the elderly special permit. The current application is not increasing the number of units it will remain at 55.

Parking:

At the time of the original approvals, the parking requirements were 1 space per unit for a total of 55 spaces. As per the approved plan, 79 spaces were provided.

Under the current regulations the Parking requirement is at the discretion of the commission. In as much as the property has functioned without issue since its inception, it appears the 79 spaces are sufficient to meet the needs of the community.

Adaptive Re-use Calculation: Total living space for Building 1 =52,026 s.f. Building 2 11,501 s.f. Total 63, 527 s. f. divided by 1,000 s.f. as per regulations = 63 units. The request is for the current number of existing 55 units

I. Purpose of the Request

This application seeks approval to remove the existing age-restricted (55 and over) designation from the community and allow the property to function as a standard, non-restricted residential development. The intent is not to alter the physical layout, density, architectural character, or infrastructure of the project, but rather to modify the

occupancy criteria to reflect current housing needs, market conditions, and long-term sustainability.

II. Changing Demographics and Market Conditions

Over the past decade, Connecticut's housing market has undergone significant shifts:

- **Demand for age-restricted housing has declined**, particularly in smaller suburban towns where seniors increasingly prefer to age in place in their existing homes.
- **Demand for attainable, modest-scale housing for young adults, local workforce, and downsizing families has increased sharply.**
- Many 55+ communities across the state have struggled with **extended vacancies, and slow absorption**, which in turn affects property values and the financial stability of the owner.

The current age restriction has become a barrier to maintaining full occupancy and a healthy, stable residential environment. Removing the restriction will allow the community to meet real, demonstrated housing demand without increasing density or altering the design of the project.

The nature of the neighborhood has changed since this project was approved and the current status of the neighborhood has been a detriment to attracting 55 and over residents. Directly across the street are two auto body repair and used car facilities. Additionally, the number of absentee landlords in the neighborhood of tow and three family homes has led toa degradation of the care and maintenance of those homes.

III. No Physical or Operational Impacts

Importantly, the requested change is **administrative only**. The following remain unchanged:

- Total number of units
- Building footprints and architecture
- Roadways, utilities, and stormwater systems
- Traffic generation (which will remain equal or lower than senior-restricted projections)
- Open space, landscaping, and buffering
- All previously approved site plan conditions

Because the infrastructure was designed to support full occupancy, the removal of the age restriction does **not** create any new burden on municipal services.

IV. Traffic and School Enrollment Considerations

A common concern with lifting age restrictions is the potential for increased school enrollment or traffic. In this case:

- The community consists primarily of **smaller-format units** (1 bedroom), which historically generate **minimal school-aged children** even when unrestricted.
- Trip generation for a mixed-age residential community of this size remains **well within the capacity** of the surrounding roadway network particularly since it is located on route 72.

In short, the change does not create any measurable adverse impact on schools, traffic, or town services.

V. Alignment With Local and State Housing Policy

Both local Plans of Conservation and Development (POCDs) and statewide housing policy emphasize:

- **Diversifying housing options**
- **Supporting workforce housing**
- **Providing opportunities for young adults and downsizing residents**
- **Encouraging housing that fits within existing infrastructure**

Removing the age restriction directly advances these goals. It allows the town to add naturally affordable, modest-scale housing **without new construction, without new density**, and **without new infrastructure costs**.

This is one of the most fiscally efficient ways for a municipality to expand its housing portfolio.

VI. Long-Term Stability and Property Value Protection

Maintaining the age restriction has created absorption challenges that have created financial hardship for the current owner. The property is now in receivership, and the Lender is attempting to market the property. However, the inability to fully occupy the property as a 55 and over community has created a financial burden.

The change in the designation of the property will make the property more fluid and easier to sell. This change will allow the marketability of the units to younger people at an affordable price.

VII. Conclusion

The proposed change is a **low-impact, high-benefit** modification that:

- Responds to real demographic and market conditions
- Supports local and state housing policy
- Creates no new physical or operational impacts
- Strengthens long-term property values
- Enhances community stability
- Expands housing opportunities for residents of all ages

For these reasons, approval of the request to remove the 55+ age restriction is both reasonable and in the best interest of the town and the community.

Planning Referral

City of Bristol
BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: April 16, 2026

TO: Planning Commission

FROM: Bristol Zoning Commission

RE: Referral from Zoning Commission: Application #2558 — Special Permit for the Adaptive Re-use of Existing Non- Residential Building to allow 55 dwelling units at 122 Park Street; Assessor's Map 28, Lot 44; RM-5 (Mixed-Residential) zone.

The Bristol Zoning Commission, at its meeting of April 13, 2026, approved the following motion with respect to the above captioned item:

"Motion to send a referral to the Zoning Commission for the C.G.S. 8-24 referral for: Map 28, Lot 44 – 122 Park Street; Pursuant to Article II, Section 4.3.1.J., The Zoning Commission forwards Application #2558 to the Planning Commission for a binding referral in accordance with the provisions of 16.2.6."

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

Planning Response

City of Bristol

BRISTOL, CONNECTICUT 06010
Planning Commission

DATE: April 28, 2026

TO: Zoning Commission

FROM: Bristol Planning Commission

Re: Application #2558 — Special Permit for the Adaptive Re-use of an Existing Non- Residential Building to allow 55 dwelling units at 122 Park Street; Assessor's Map 28, Lot 44; RM-5 (Mixed-Residential) zone; Ian Lagowitz, Trigild, Inc., Receiver for Bristol Investments, LLC, applicant.

The Bristol Planning Commission, at its meeting of April 27, 2026, approved the following motion with respect to the above captioned item:

"To send a positive referral to the Zoning Commission for #Application #2558 – Special Permit at 122 Park Street; Assessor's Map 28, Lot 44; RM-5 (Mixed-Residential) zone; The Planning Commission finds that the Zoning Commission referral for the Adaptive Re-use of an Existing Non-Residential Building, to allow 55 dwelling units, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

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

Cc: Attorney James Ziogas (via e-mail)

Applicants Sqaure Footage Calculation

Boston Office | 614 Nashua Street, Suite 215, Milford, NH 03055 | 617.848.0497 | www.newbanks.com

April 13, 2026

Citizens Bank
Mike Comiskey
Vice President - Community Development Lending
28 State Street
Boston MA 02109
P – 508-612-0874

Re: O'Connell Place
122 Park Street
Bristol, Connecticut

Dear Mr. Comiskey:

As requested, we performed an analysis of the finish area square footage at the O'Connell Place residences in Bristol, Connecticut. We utilized the latest set of drawings provided to us labeled O'Connell Place 95% Complete Documents dated July 31, 2017. Given that the drawings lacked dimensional details typically provided, we scaled the dimensions of the main building, connector and annex building. Our results are as follows:

- Main Building 13,608 sf each floor (3 floors) = 40,824
- Annex building (including 2nd level units) = 13,944 sf
- Annex to Main Building Connector = 256 sf

Total = 55,024 sf

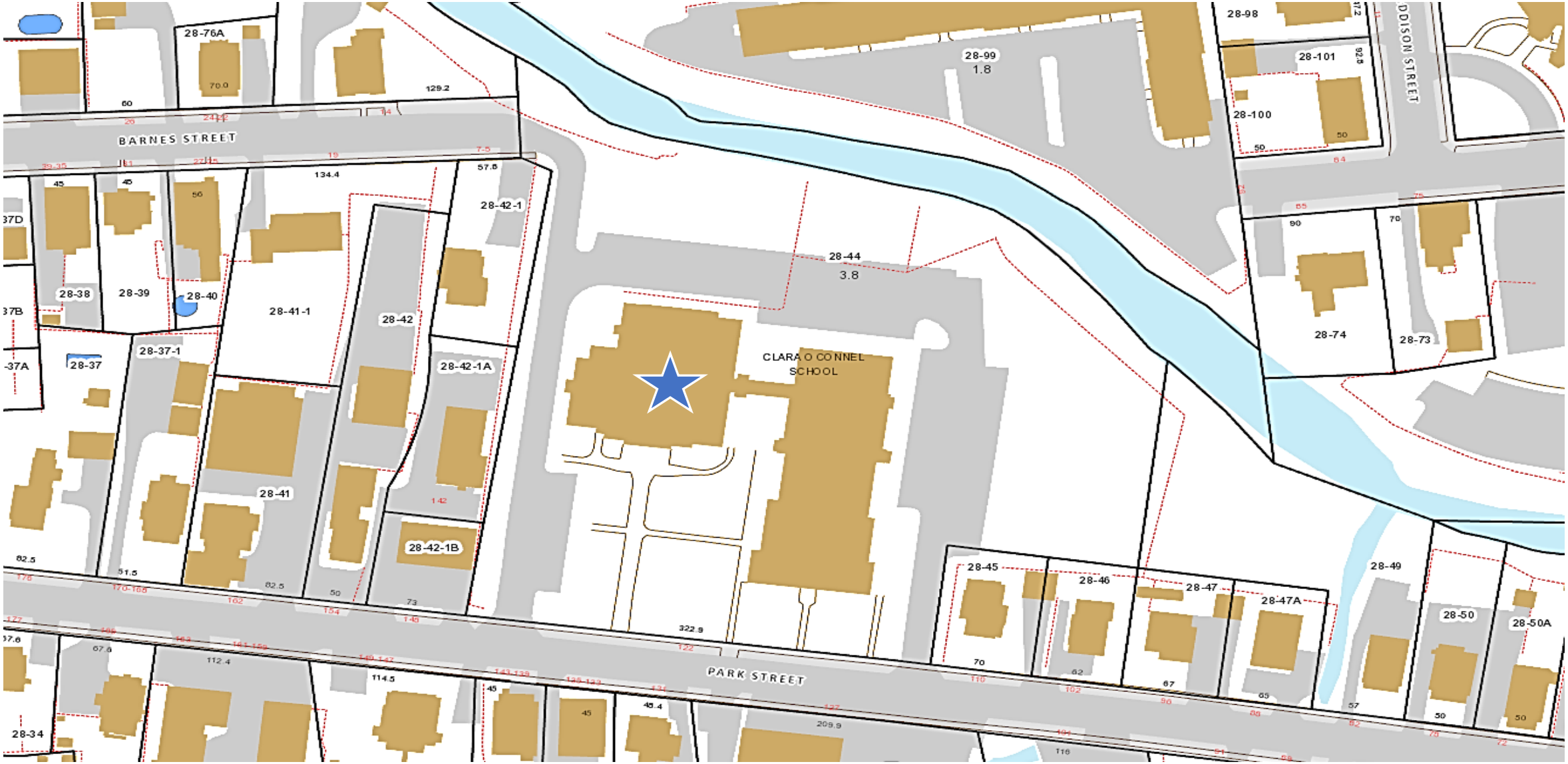
Thank you for the opportunity to be of service. Please forward any questions, concerns, or suggestions about our report directly to its author: Jason Goodwin, at jgoodwin@newbanksboston.com or 617.848.0497.

Respectfully submitted,
Newbanks/Boston Construction Consulting Services, Inc.

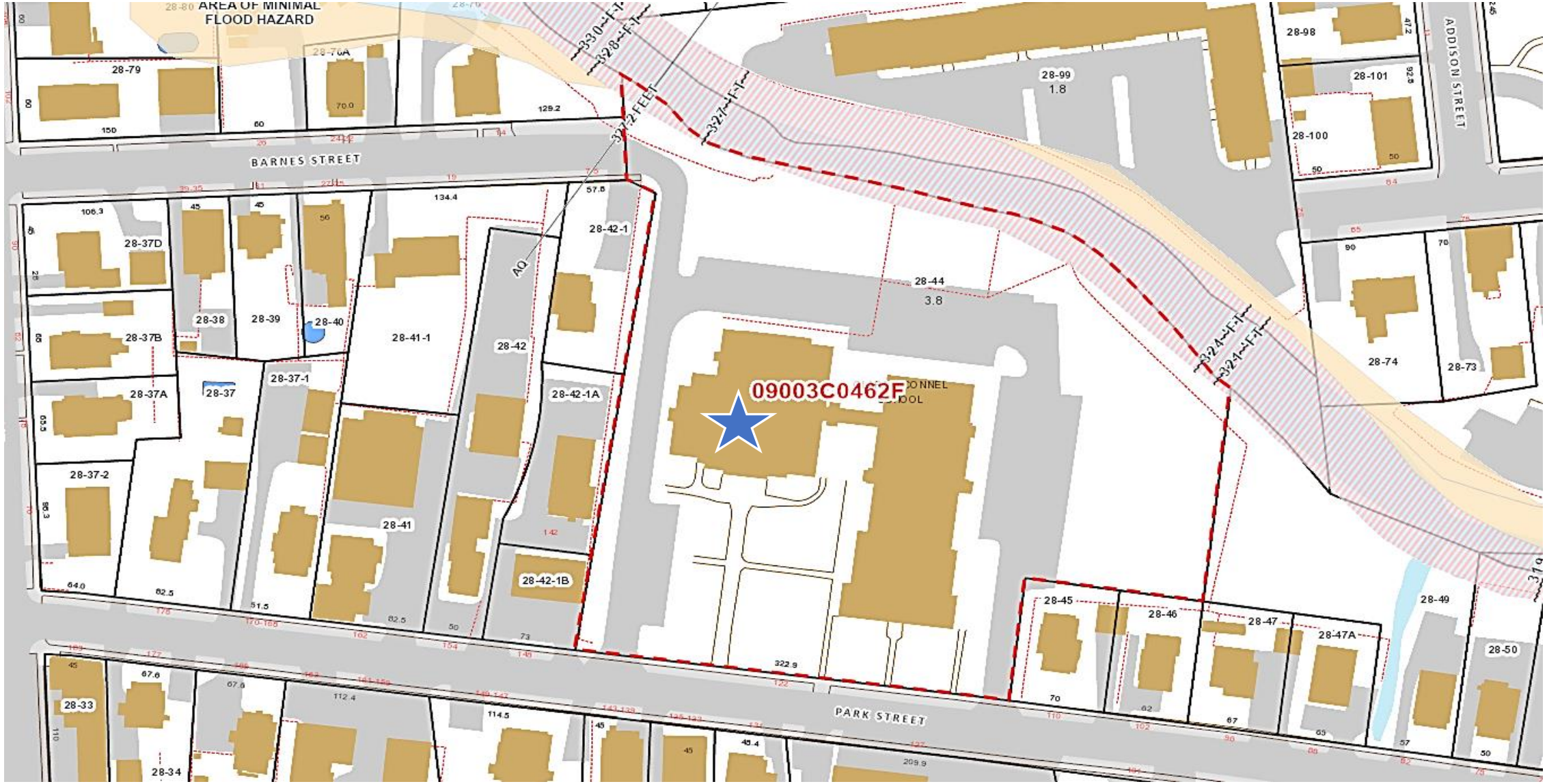
Obadiah R. Dart
Managing Partner

Jason Goodwin
Senior Associate

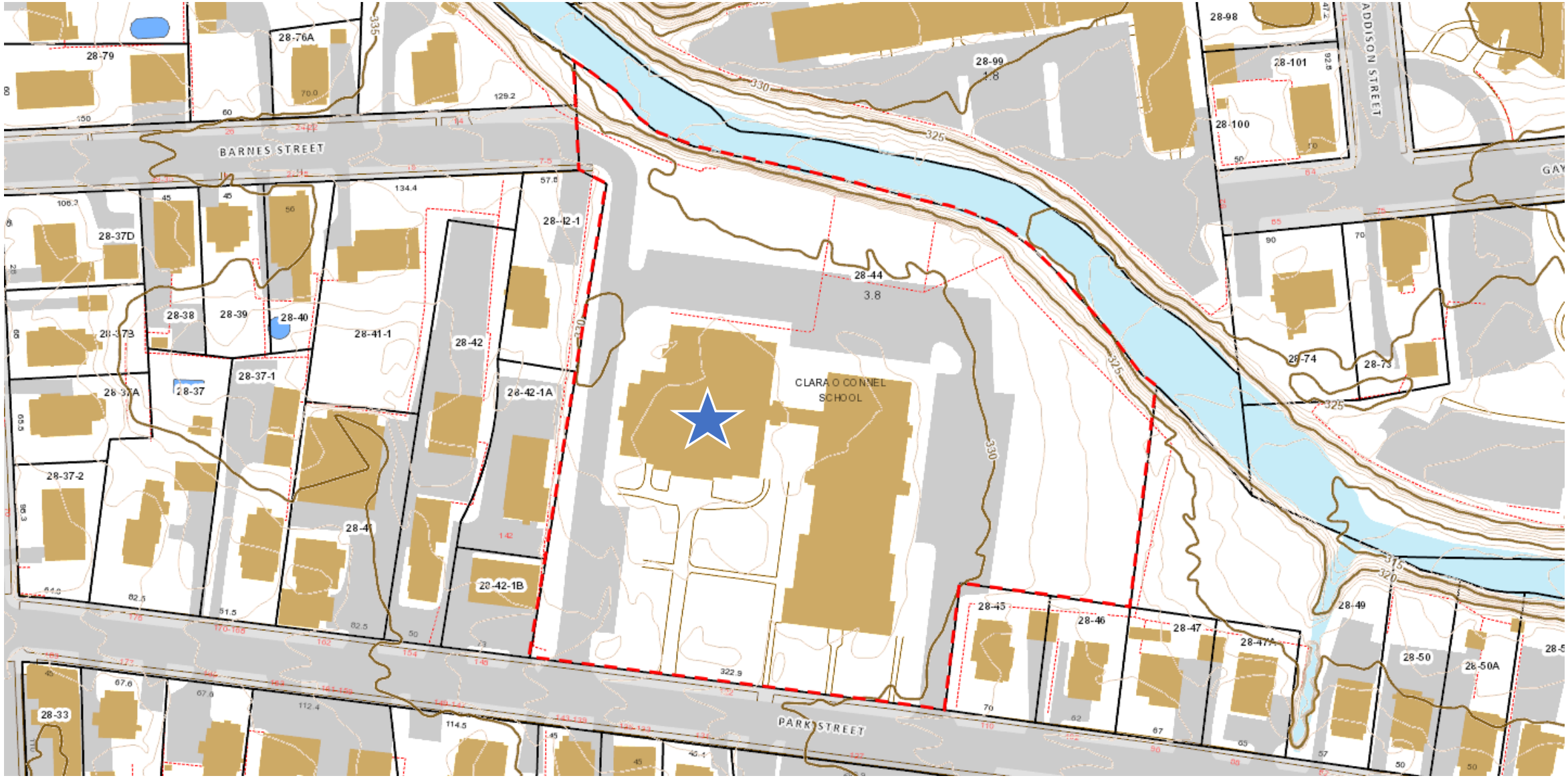
Various GIS and Google Maps



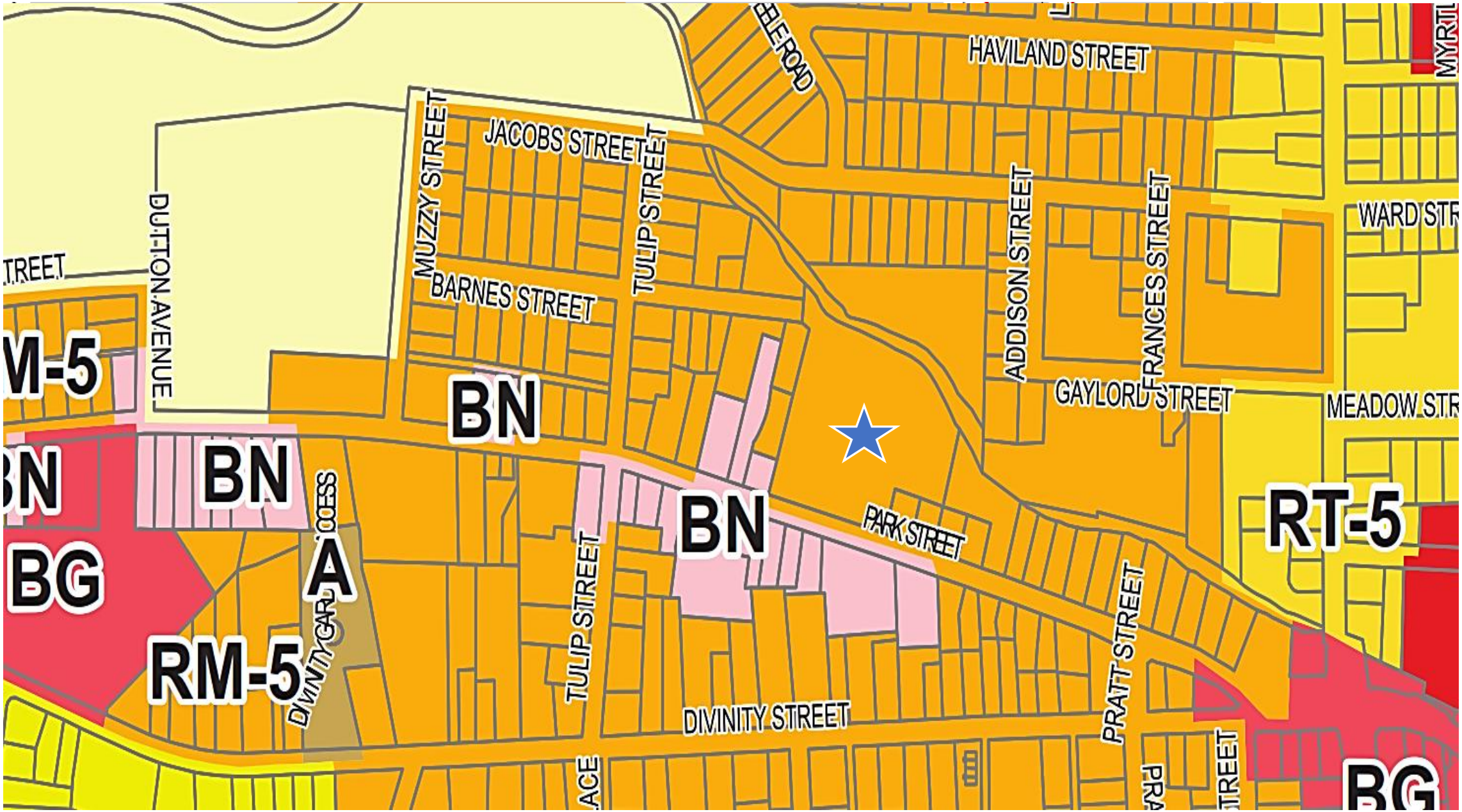
122 Park Street – Location
Map 28, Lot 44



122 Park Street – Floodplain
Map 28, Lot 44



122 Park Street – Topography
Map 28, Lot 44



122 Park Street – Zoning – RM-5
Map 28, Lot 44



122 Park Street – Aerial
Map 28, Lot 44



122 Park Street – Google Earth
Map 28, Lot 44



122 Park Street – Google Earth
Map 28, Lot 44

App. #2277

2020 Plan Revision to add Solar Panels

Hyperlink:

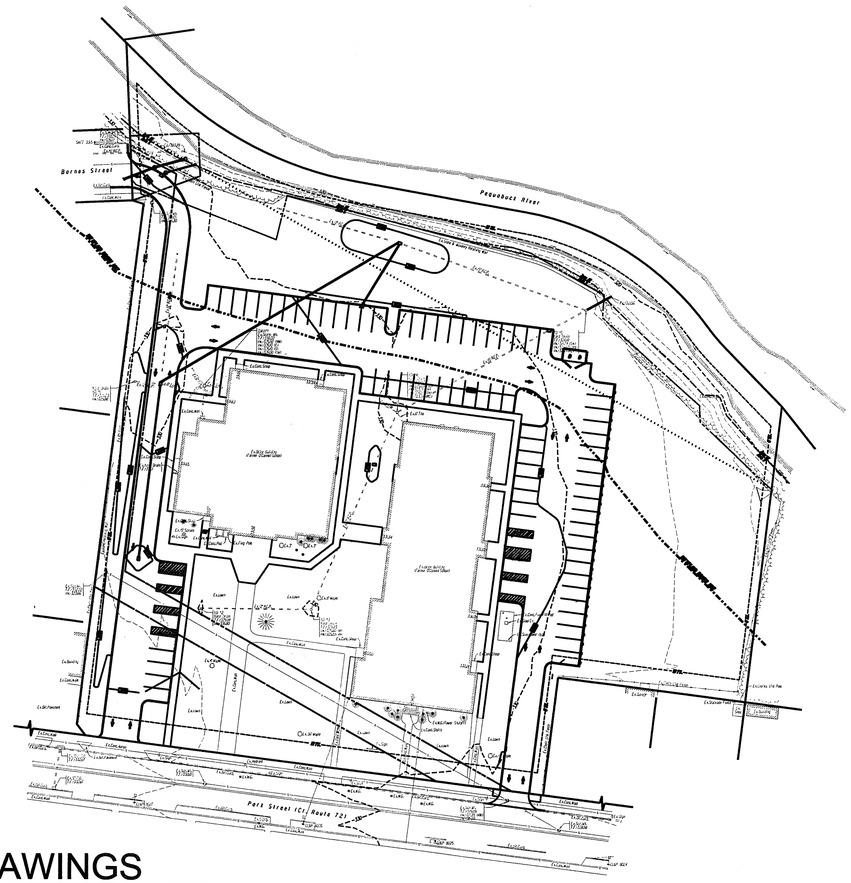
https://www.bristolct.gov/DocumentCenter/View/51516/App-2227_Approved-Plan-REVISION

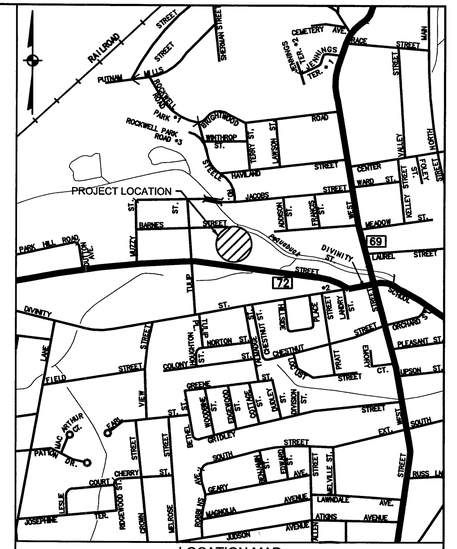
Plan Set
Original
(2015)

O'CONNELL PLACE

2015 Original Approval

122 PARK STREET
BRISTOL, CONNECTICUT
MAY 12, 2015





LOCATION MAP
(SCALE 1"=800')

LIST OF REVISIONS		
1	6-22-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-11-15
2	7-6-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-30-15
3	11-30-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 7-14-15
4	1-13-16	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 12-15-15
REV.	DATE	REVISION DESCRIPTION

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- W APPROX. LOC. EX. WATER MAIN
- S APPROX. LOC. EX. SEWER MAIN
- G APPROX. LOC. EX. GAS MAIN
- 100' UPLAND REVIEW LINE
- FLOOD HAZARD LINE
- EXISTING CHAIN LINK FENCE
- EXISTING TREE LINE
- CURBING (TYPE AS NOTED)
- PROPOSED TIMBER RAILING
- SEDIMENTATION AND EROSION CONTROL FENCE
- WHITE PAINTED DIRECTIONAL ARROW
- EXISTING BITUMINOUS CONCRETE TO BE REMOVED

LIST OF DRAWINGS

1	COVER SHEET
2-3	EXISTING CONDITIONS AND REMOVALS
4-5	LAYOUT, SIGNS AND PAVEMENT MARKINGS
6-7	GRADING, UTILITIES AND SEDIMENTATION AND EROSION CONTROL
8-9	MISCELLANEOUS NOTES AND DETAILS
L1.1	LANDSCAPE
L1.2	LIGHTING
HWY_910_02	STANDARD DRAWING (CONNDOT)

CITY OF BRISTOL, CONNECTICUT

This Site Plan has been approved by the Zoning Commission of the City of Bristol, CT.

Brian Skinner Chairman/~~Secretary~~

7/15/15 Date

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Plan shall be completed by 7/15/20. Failure to complete all such work by that date shall result in automatic expiration of the approval of this Site Plan.

Prepared For:

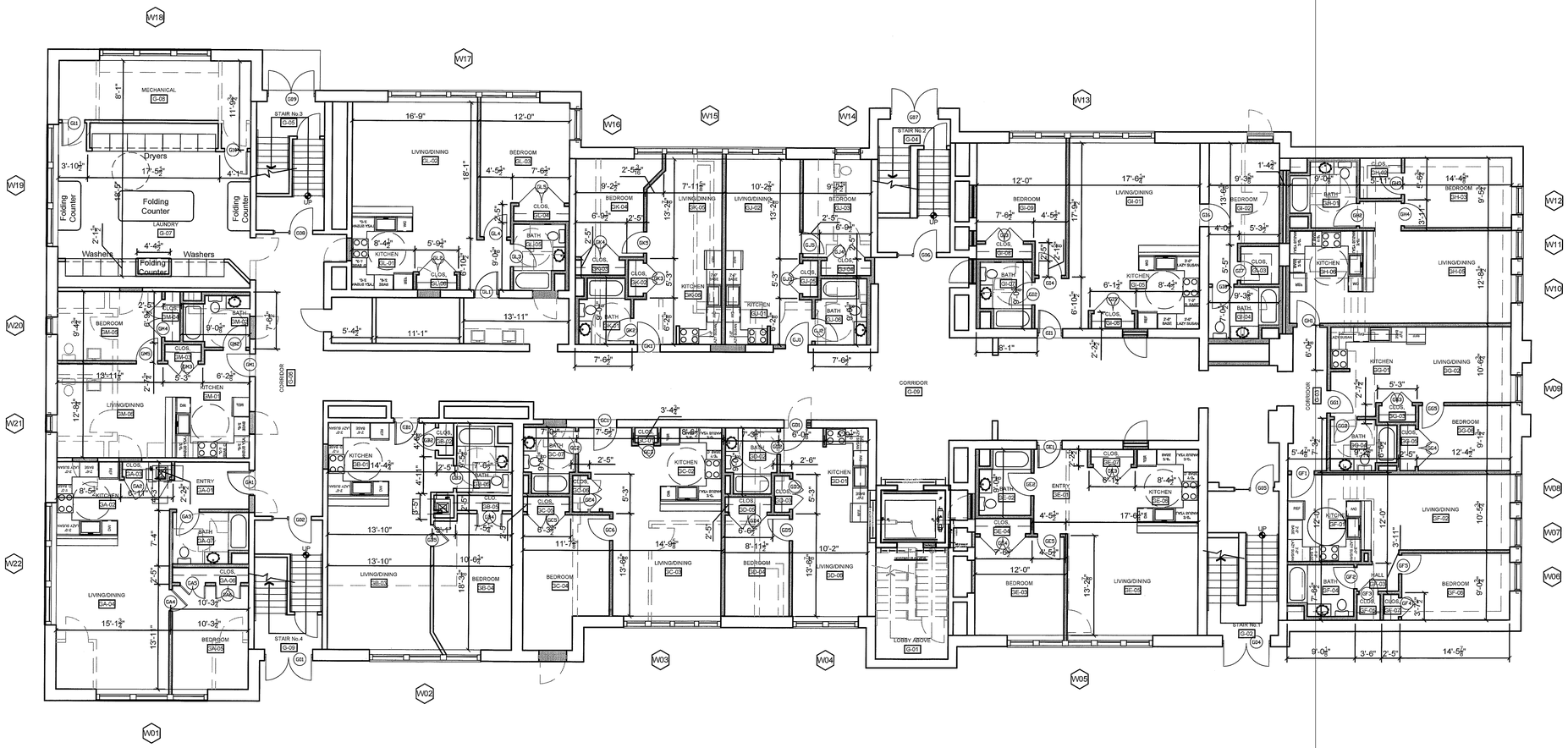
Bristol Enterprises LLC
50 North Street
Litchfield, CT 06795

Surveyor/Civil Engineer

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

Architect: Landscape and Lighting

Associated Architects, LLC
37 Northwest Drive
Plainville, Conn. 06062
(860) 747-2801



1 / A1.1 BASEMENT-PROPOSED

SCALE: 1/8" = 1'-0"

Revisions

ISSUE LOG

- 02/03/15 - EXISTING CONDITIONS
- 05/01/2015 - HISTORIC SUBMITTAL
- 10/07/2015 - FOR PRICING

△⁰ THIS SHEET WAS NOT INCLUDED IN THE PRELIMINARY SUBMISSION

△* INDICATES NO REVISIONS WERE MADE TO THIS SHEET

MECHANICAL / ELECTRICAL CONSULTANT:

STRUCTURAL CONSULTANT:

Associated Architects, LLC
OF CENTRAL CONNECTICUT
-ESTABLISHED 1960-
37 NORTHWEST DRIVE ▪ PLAINVILLE, CONNECTICUT 06062
p: 860.747.2801 ▪ f: 860.747.2814

This drawing is the property of the Architect; has been prepared specifically for the Owner for this project at this site, and is not to be used for any other purpose, location, or owner, without consent of the Architect.

BLDG. NORTH

CHARLES R. WYSE NO. 2532 REGISTERED ARCHITECT STATE OF CONNECTICUT

OWNER/DEVELOPER:

O'Connell School

120 Park Street
Bristol, Ct. 06107

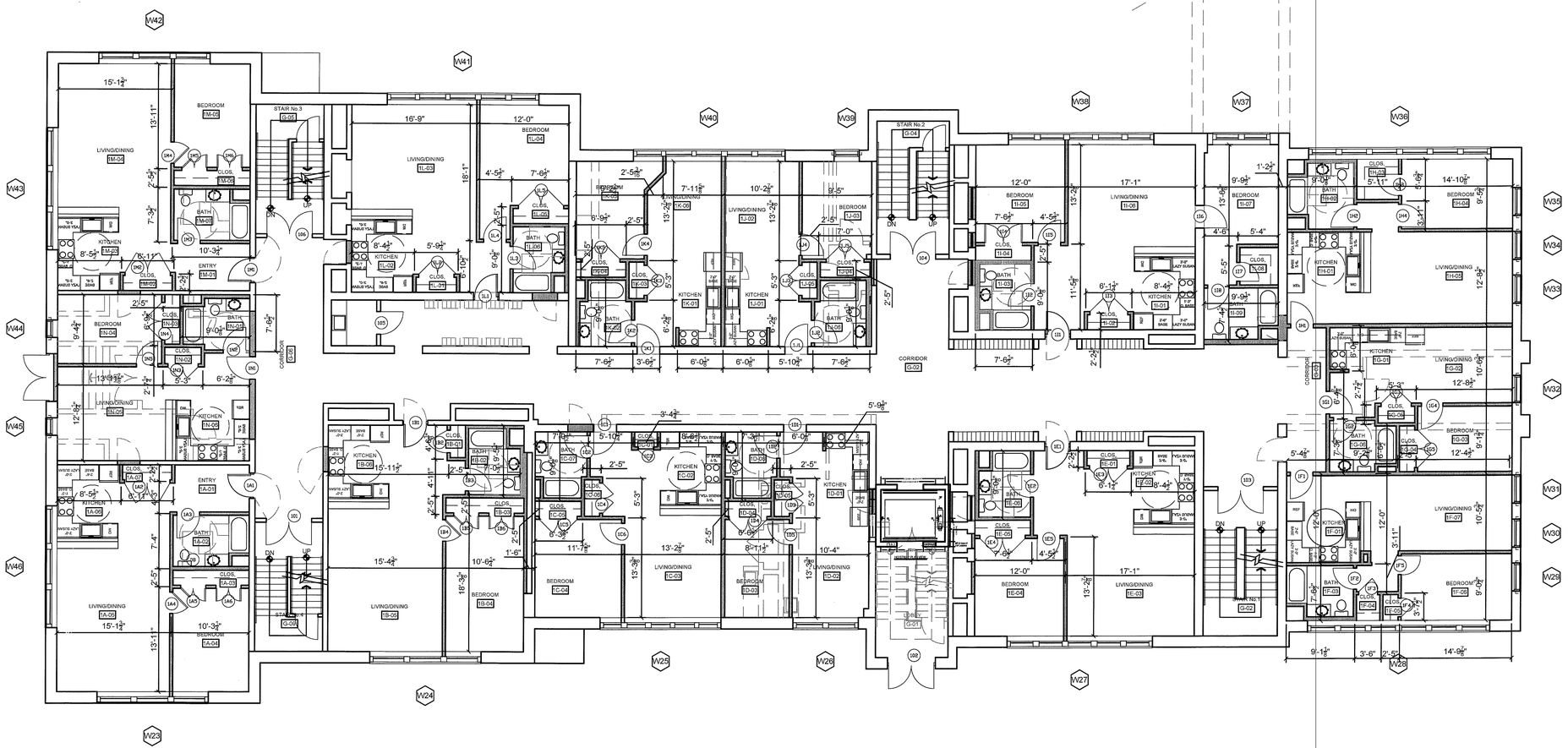
Associated Architects P.C. Project No.: 15009

PROPOSED BASEMENT PLAN

Date: -/-/2015
Scale: AS NOTED
Drawn: JMS
Checked: CRC

A1.1

CAD:



1 A1.2 FIRST FLOOR-PROPOSED

SCALE: 1/8" = 1'-0"

Revisions

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STRUCTURAL CONSULTANT:

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BLDG. NORTH

STATE OF CONNECTICUT
CHARLES R. NYBERG
NO. 25321
REGISTERED ARCHITECT

OWNER/DEVELOPER:

O'Connell School

120 Park Street
Bristol, Ct. 06107

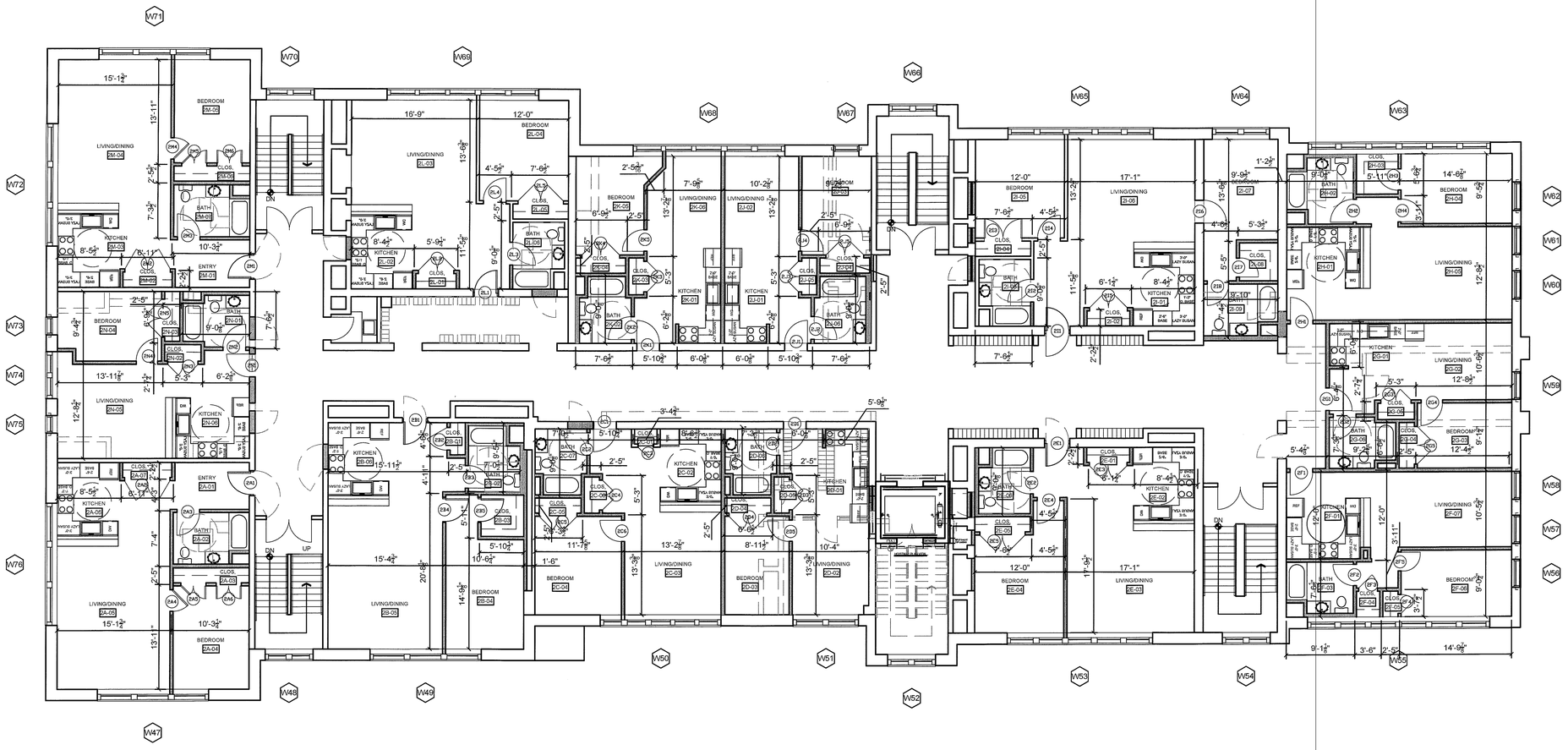
Associated Architects P.C. Project No.: 15009

PROPOSED FIRST FLR PLAN

Date:	-/-/2015
Scale:	AS NOTED
Drawn:	JMS
Checked:	CRC

A1.2

CAD:



1 A1.3 SECOND FLOOR-PROPOSED

SCALE: 1/8" = 1'-0"

Revisions

ISSUE LOG

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BLDG. NORTH

STATE OF CONNECTICUT · CHARLES R. NYDEN · NO. 25321 · REGISTERED ARCHITECT

OWNER/DEVELOPER:

O'Connell School

120 Park Street
Bristol, Ct. 06107

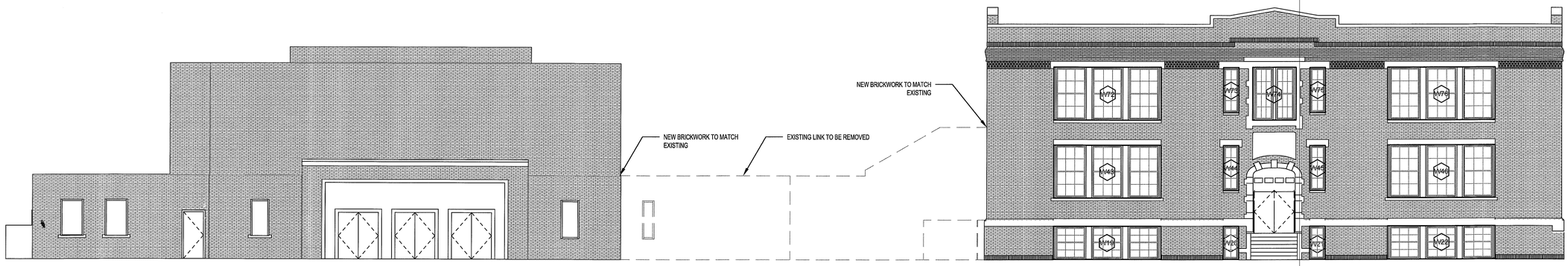
Associated Architects P.C. Project No.: 15009

PROPOSED SECOND FLR PLAN

Date: -/-/2015
Scale: AS NOTED
Drawn: JMS
Checked: CRC

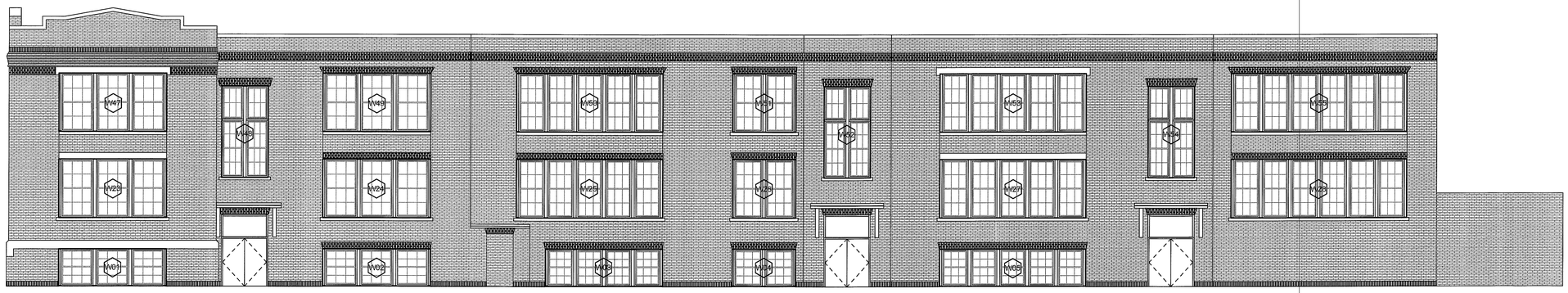
A1.3

CAD:



1 A2.1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 A2.1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

Revisions

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MECHANICAL / ELECTRICAL CONSULTANT:

STRUCTURAL CONSULTANT:

Associated Architects, LLC
OF CENTRAL CONNECTICUT
-ESTABLISHED 1960-
37 NORTHWEST DRIVE • PLAINVILLE, CONNECTICUT 06062
p: 860.747.2801 ▪ f: 860.747.2814

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BLDG. NORTH

STATE OF CONNECTICUT CHARLES R. NYKAZA NO. 25321 REGISTERED ARCHITECT

OWNER/DEVELOPER:

O'Connell School

120 Park Street
Bristol, Ct. 06107

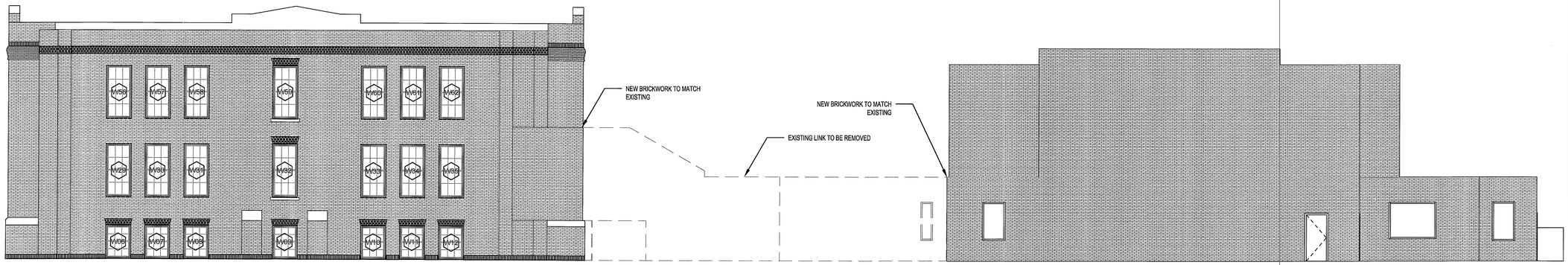
Associated Architects P.C. Project No.: 15009

ELEVATIONS

Date: -/-/2015
Scale: AS NOTED
Drawn: JMS
Checked: CRC

A2.1

CAD:



1 / A2.2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



1 / A2.2 WEST ELEVATION

SCALE: 1/8" = 1'-0"

Revisions

ISSUE LOG

02/03/15 - EXISTING CONDITIONS

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MECHANICAL / ELECTRICAL CONSULTANT:

STRUCTURAL CONSULTANT:

Associated Architects, LLC
OF CENTRAL CONNECTICUT
-ESTABLISHED 1960-
37 NORTHWEST DRIVE ▲ PLAINVILLE, CONNECTICUT 06062
p: 860.747.2801 ▲ f: 860.747.2814

This drawing is the property of the Architect; has been prepared specifically for the Owner for this project at this site, and is not to be used for any other purpose, location, or owner, without consent of the Architect.

BLDG. NORTH

STATE OF CONNECTICUT CHARLES R. AYRES NO. 25324 REGISTERED ARCHITECT

OWNER/DEVELOPER:

O'Connell School

120 Park Street
Bristol, Ct. 06107

Associated Architects P.C. Project No.: 15009

ELEVATIONS

Date: -/-/2015
Scale: AS NOTED
Drawn: JMS
Checked: CRC

A2.2

CAD:

NOTES:

1. ASSESSORS MAP: 28
   ASSESSORS LOT: 44
2. PROPERTY ADDRESS: 122 PARK STREET
3. OWNER NAME: CITY OF BRISTOL
4. PREPARED FOR: BRISTOL ENTERPRISES LLC
5. ZONE: R-15/RM
6. LOT AREA = 172,386+/- S.F. (3.957+/- ACRES)
7. ALL ITEMS NOT NOTED TO BE REMOVED SHALL REMAIN.
8. THERE ARE NO WETLANDS ON THE PROPERTY PER CITY OF BRISTOL WETLAND MAPS.
   - NEAREST ACTIVITY TO WATERCOURSE: 10 FT.
   - AREA DISTURBED WITHIN 100' UPLAND REVIEW AREA: 0.80 ACRES
   - FILL PLACED WITHIN UPLAND REVIEW AREA: MATCH EXISTING GRADE +/-
   - (AREAS W/ BIT. TO BE REMOVED SHALL BE TOPSOILED, SEEDED AND MULCHED)
9. EXISTING CONTOURS AT 2' INTERVALS
10. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 PRIOR TO THE COMMENCEMENT OF ANY WORK
11. PROPOSED USE: ELDERLY HOUSING/COMMUNITY CENTER
12. PARKING CALCULATION: ELDERLY HOUSING - 1 PER DWELLING UNIT

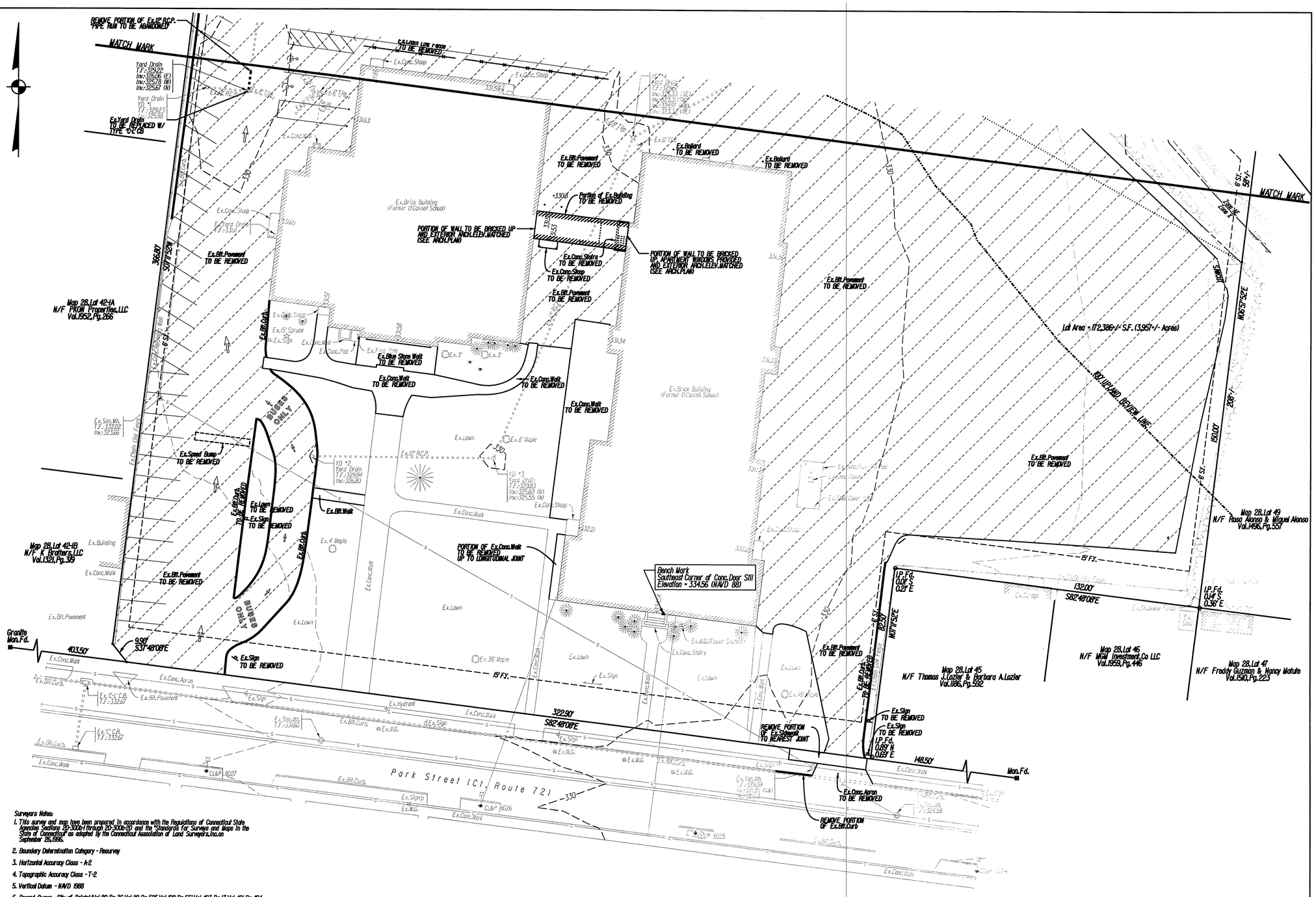
    41 UNITS @ 1 SPACE PER DWELLING UNIT = 41 SPACES REQ'D
    BASEMENT: 13 DWELLING UNITS
    FIRST FLOOR: 14 DWELLING UNITS
    SECOND FLOOR: 14 DWELLING UNITS

    38 SPACES AVAILABLE FOR A USE T.B.D. AT A LATER DATE

    TOTAL REQ'D PARKING: 41 SPACES
    PARKING PROVIDED: 79 SPACES — EXISTING NUMBER OF PARKING SPACES = 84
13. EXISTING BUILDING SERVICED BY PUBLIC WATER AND SEWER.
14. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
15. LANDSCAPE AND LIGHTING PLAN TO BE PROVIDED BY OTHERS.

DATA TABLE

	REQUIRED/ ALLOWED	EXISTING/SUBMITTED
MINIMUM LOT AREA,IN SQUARE FEET	5,000 S.F.-7,000 S.F.	172,386 S.F.+/-
MINIMUM LOT FRONTAGE	50'	322.90'
MINIMUM FRONT YARD	15'	49.9'
MINIMUM SIDE YARD (each)	6'	47.9'
MINIMUM REAR YARD	15'	141.2'
MAX. BUILDING HEIGHT	35'	38'
MAX. BUILDING COVERAGE	40%	14.5%
NO. OF PARKING SPACES	NA	79 SPACES



Map References:

1. Sketch Showing Portion of Lavitera Property, Bristol, Conn., Scale 1"=20', July 1959, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
2. Map Showing Resubdivision of Land Owned by William R. Hasselriis, M & 22-24 Barnes St., Bristol, Conn., Scale 1"=20', Jan. 13, 1986, Revised Feb. 18, 1986, Robert C. Green, L.S.
3. Portions of Property of Amadeo Caverly, Bristol, Conn., Scale 1"=50', November 1956, Revised Nov. 26, 1956, W.C. Lefevre, C.E.
4. Plan of Land Prepared for Ken Incorporated, Gaylord Street, Bristol, Connecticut, Scale 1"=20', November 30, 1987, Revised Feb. 4, 1988, Revised Feb. 8, 1988, Flinn Survey
5. Portion of Land of Real Laverla, Bristol, Conn., May 1961, Scale 1"=40', W.C. Lefevre, C.E.
6. Map Showing Property Belonging to School District No. 3, Park Street, Bristol, Conn., Scale 1"=40', Dec. 1922, Sperry & Buell, Inc.
7. Sketch of Land Belonging to Frederick Herold, Bristol, Conn., Scale 1"=50', July 1913, Carleton W. Buell, C.E.
8. Map Property of Francis L. Lombardi & Amadeo Caverly, Bristol, Conn., Scale 1"=40', June 1959, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
9. Map Showing Park St. School Property, Bristol, Conn., Scale 1"=100', 1948, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
10. Pequabuck River Channel Improvements, Bristol, Connecticut, Scale 1"=40', June 2, 1961, Project No. 7-319, Anderson-Nichols Associates
11. Sketch of Land Belonging to Frederick Herold, Bristol, Conn., Scale 1"=50' 1911, Sperry & Buell, Inc.
12. Proposed Subdivision of Land of Amadeo Caverly, Bristol, Conn., Scale 1"=50', November 1959, W.C. Lefevre, C.E.
13. Layout of Lots, Hickory Park, Bristol, Conn., Owned by Adrian J. Muzzy, Scale 100 feet to the Inch, Oct. 1960, A. William Sperry, Civil Engineer and Surveyor
14. Park Street field rods provided by the City of Bristol Engineering Department

Surveyors Notes:

1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Vertical Datum - NAVD 1988
6. Record Owner - City of Bristol (Vol.80, Pg.36, Vol.110, Pg.505, Vol.192, Pg.551, Vol.403, Pg.13, Vol.401, Pg.494 & Vol.400, Pg.371)
7. Total Lot Area - 172,386+/- S.F. (3.957+/- Acres)
8. Zone - R-15/RM
9. Based on City of Bristol wetland mapping, there are no wetlands on the subject property
10. Based on Flood Insurance Rate Map, Hartford County, Connecticut (All Jurisdictions), Panel 462 of 675, Map Number 09003C0462F, Effective Date: September 26, 2008 the parcel lies within: Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone AE (Base Flood elevations determined)

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

APPLICATION NUMBER: 2196	APPLICATION NUMBER: 2197
SPECIAL PERMIT: HOUSING FOR THE ELDERLY	SITE PLAN: HOUSING FOR THE ELDERLY
GRANTED: JULY 15, 2015	GRANTED: JULY 15, 2015

APPROVED

REV.	DATE	REVISION DESCRIPTION
1	6-23-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-11-15
2	7-6-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-30-15
3	11-30-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 7-14-15
4	1-13-16	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 12-15-15

DESIGNER/DRAFTER:

CHECKED BY:

SCALE IN FEET — SCALE 1"=20'
0 20 40

SURVEYOR SIGNATURE/BLOCK:

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

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

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

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. P.E.N. 0025292 — LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:

IMPROVEMENT LOCATION SURVEY - PROPOSED
FOR
O'CONNELL PLACE
122 PARK STREET
BRISTOL, CONNECTICUT

DRAWING NO.: EX-001

DRAWING TITLE: EXISTING CONDITIONS AND REMOVALS

SHEET NO.: 2

NOTES:

1. ASSESSORS MAP: 28
   ASSESSORS LOT: 44
2. PROPERTY ADDRESS: 122 PARK STREET
3. OWNER NAME: CITY OF BRISTOL
4. PREPARED FOR: BRISTOL ENTERPRISES LLC
5. ZONE: R-15/RM
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12. PARKING CALCULATION: ELDERLY HOUSING - 1 PER DWELLING UNIT

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    BASEMENT: 13 DWELLING UNITS
    FIRST FLOOR: 14 DWELLING UNITS
    SECOND FLOOR: 14 DWELLING UNITS

    38 SPACES AVAILABLE FOR A USE T.B.D. AT A LATER DATE

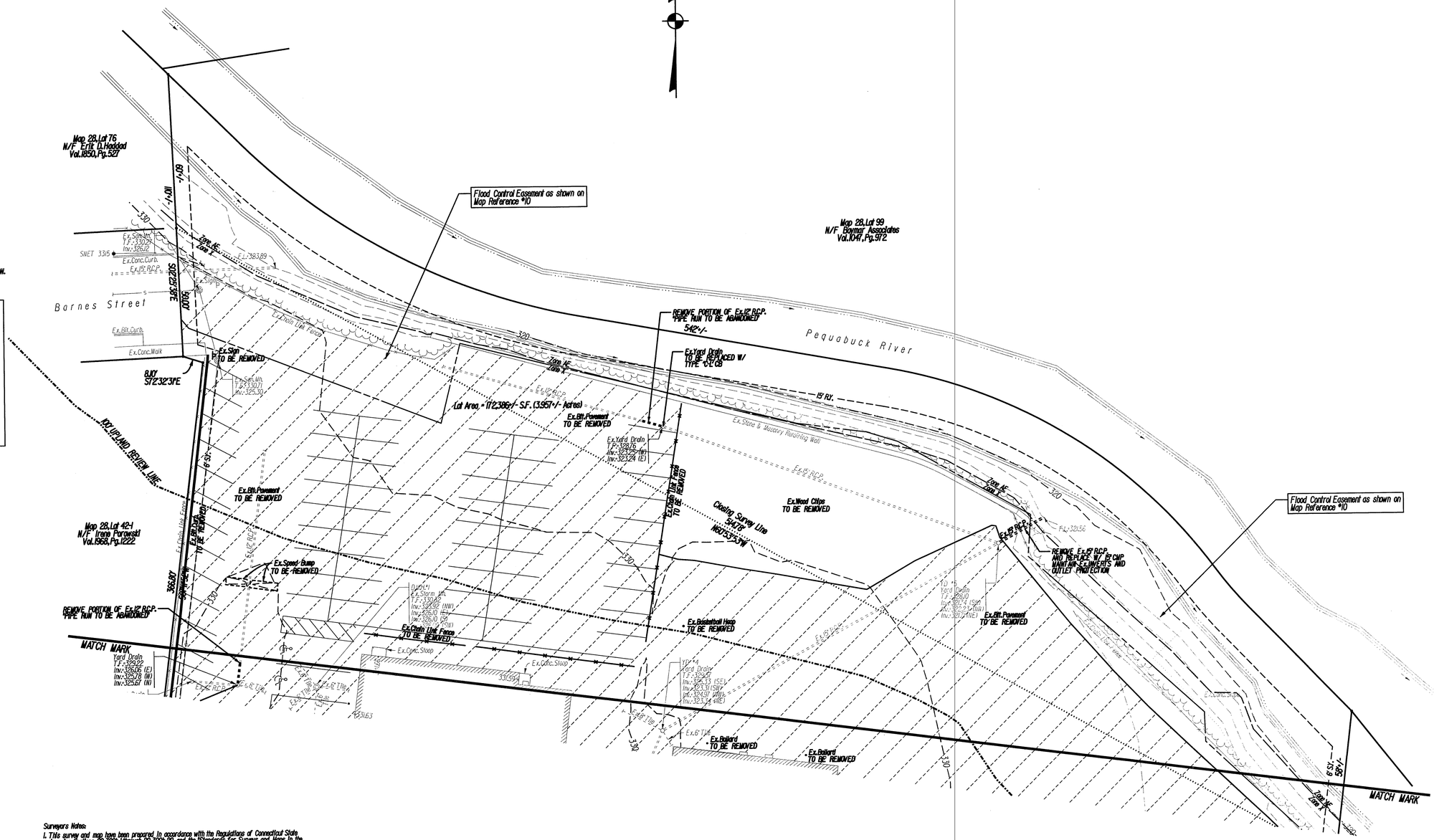
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Map References:

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2. Map Showing Resubdivision of Land Owned by William R. Hasselrick, II & 22-24 Barnes St., Bristol, Conn., Scale 1"=20', Jan. 13, 1986, Revised Feb. 18, 1986, Robert C. Green, L.S.
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5. Portion of Land of Rosi Laverio, Bristol, Conn., May 1961, Scale 1"=40', W.C. Lafferra, C.E.
6. Map Showing Property Belonging to School District No. 3, Park Street, Bristol, Conn., Scale 1"=40', Dec. 1922, Sperry & Buell, Inc.
7. Sketch of Land Belonging to Frederick Herald, Bristol, Conn., Scale 1"=50', July 1913, Carleton W. Buell, C.E.
8. Map Property of Francis L. Lombardi & Amadeo Caverly, Bristol, Conn., Scale 1"=40', June 1959, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Prennig, City Engineer
9. Map Showing Park St. School Property, Bristol, Conn., Scale 1"=100', 1948, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Prennig, City Engineer
10. Pequabuck River Channel Improvements, Bristol, Connecticut, Scale 1"=40', June 2, 1961, Project No. 1-315, Anderson-Nichols Associates
11. Sketch of Land Belonging to Frederick Herald, Bristol, Conn., Scale 1"=50' 1911, Sperry & Buell, Inc.
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14. Park Street Field notes provided by the City of Bristol Engineering Department

Surveyors Notes:

1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
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5. Vertical Datum - NAVD 1988
6. Record Owner - City of Bristol (Vol. 80, Pg. 36, Vol. 110, Pg. 505, Vol. 192, Pg. 55, Vol. 403, Pg. 13, Vol. 401, Pg. 494 & Vol. 400, Pg. 377)
7. Total Lot Area - 172,386+/- S.F. (3.957+/- Acres)
8. Zone - R-15/RM
9. Based on City of Bristol wetland mapping, there are no wetlands on the subject property
10. Based on Flood Insurance Rate Map, Hartford County, Connecticut (All Jurisdictions), Panel 462 of 675, Map Number 09003C0462F, Effective Date: September 26, 2008, the parcel lies within Zone X, (Areas determined to be outside the 0.2% annual chance floodplain) and Zone AE (Base Flood elevations determined)

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

APPLICATION NUMBER: 2196	APPLICATION NUMBER: 2197
SPECIAL PERMIT: HOUSING FOR THE ELDERLY	SITE PLAN: HOUSING FOR THE ELDERLY
GRANTED: JULY 15, 2015	GRANTED: JULY 15, 2015

APPROVED

REV.	DATE	REVISION DESCRIPTION
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DESIGNER/DRAFTER:

CHECKED BY:

SCALE IN FEET SCALE 1"=20'
0 20 40

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026295 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY - PROPOSED FOR
O'CONNELL PLACE
122 PARK STREET
BRISTOL, CONNECTICUT

DRAWING TITLE:
EXISTING CONDITIONS AND REMOVALS

DRAWING NO.
EX-002

SHEET NO.
3

NOTES:

1. ASSESSORS MAP: 28
ASSESSORS LOT: 44
2. PROPERTY ADDRESS: 122 PARK STREET
3. OWNER NAME: CITY OF BRISTOL
4. PREPARED FOR: BRISTOL ENTERPRISES LLC
5. ZONE: R-15/RM
6. LOT AREA = 172,386+/- S.F. (3.957+/- ACRES)
7. ALL ITEMS NOT NOTED TO BE REMOVED SHALL REMAIN.
8. THERE ARE NO WETLANDS ON THE PROPERTY PER CITY OF BRISTOL WETLAND MAPS.
   - NEAREST ACTIVITY TO WATERCOURSE: 40 FT.
   - AREA DISTURBED WITHIN 100' UPLAND REVIEW AREA: 0.80 ACRES
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9. EXISTING CONTOURS AT 2' INTERVALS
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11. PROPOSED USE: ELDERLY HOUSING/COMMUNITY CENTER
12. PARKING CALCULATION: ELDERLY HOUSING - 1 PER DWELLING UNIT

    41 UNITS @ 1 SPACE PER DWELLING UNIT = 41 SPACES REQ'D
    BASEMENT: 13 DWELLING UNITS
    FIRST FLOOR: 14 DWELLING UNITS
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    38 SPACES AVAILABLE FOR A USE T.B.D. AT A LATER DATE

    TOTAL REQ'D PARKING: 41 SPACES
    PARKING PROVIDED: 79 SPACES — EXISTING NUMBER OF PARKING SPACES = 84

13. EXISTING BUILDING SERVICED BY PUBLIC WATER AND SEWER.
14. CONTRACTOR SHALL VERFIY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
15. LANDSCAPE AND LIGHTING PLAN TO BE PROVIDED BY OTHERS.

DATA TABLE

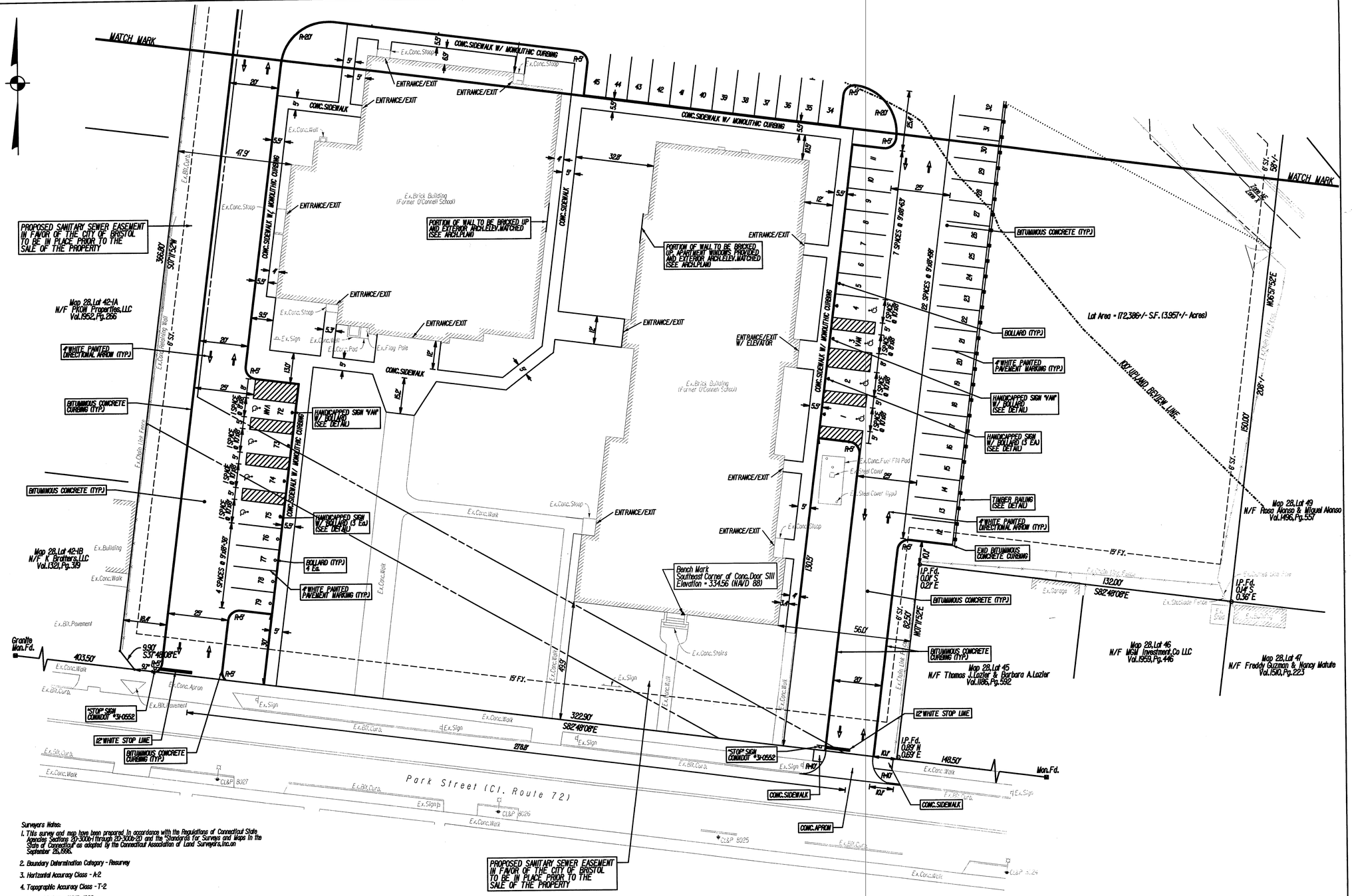
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MINIMUM FRONT YARD	15'	49.9'
MINIMUM SIDE YARD (each)	6'	47.9'
MINIMUM REAR YARD	15'	141.2'
MAX. BUILDING HEIGHT	35'	38'
MAX. BUILDING COVERAGE	40%	14.5%
NO. OF PARKING SPACES	NA	79 SPACES

GENERAL NOTES FOR SITE PLANS (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING THE INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A GRAVITY BACK FLOW PREVENTER. (BUILDING SEWERS AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 22-19(1) OF THE CODE OF ORDINANCES - CITY OF BRISTOL)
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5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
6. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
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14. Park Street Field notes provided by the City of Bristol Engineering Department



Surveyors Notes:

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5. Vertical Datum - NAVD 1988
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8. Zone - R-15/RM
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SPECIAL PERMIT: HOUSING FOR THE ELDERLY
GRANTED: JULY 15, 2015

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SITE PLAN: HOUSING FOR THE ELDERLY
GRANTED: JULY 15, 2015

APPROVED

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Surveyors and Engineers

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

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY - PROPOSED FOR
O'CONNELL PLACE
122 PARK STREET
BRISTOL, CONNECTICUT

DRAWING NO.: PLN-001

DRAWING TITLE: LAYOUT & SIGNS

SHEET NO.: 4

NOTES:

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   ASSESSORS LOT: 44
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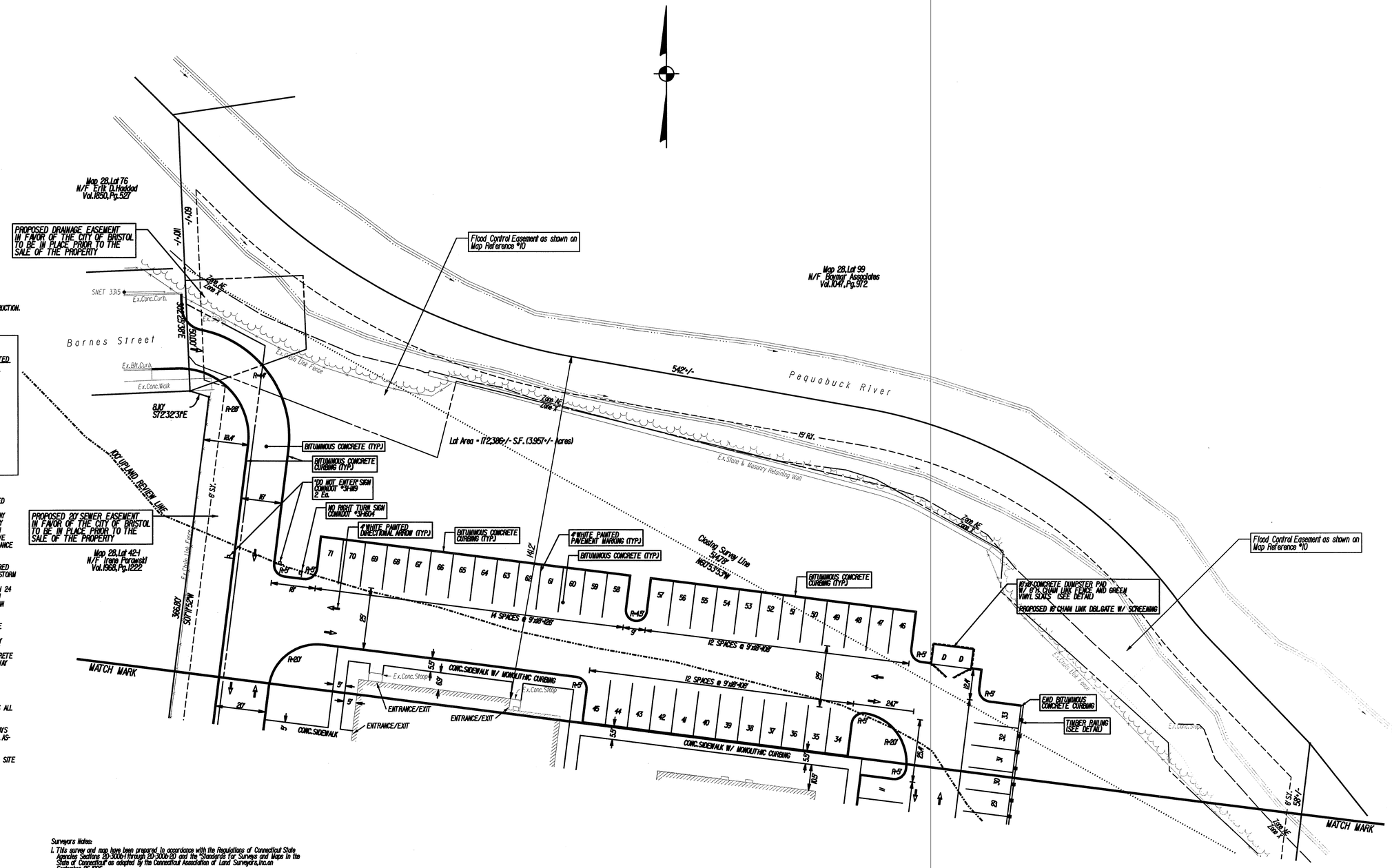
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DESIGNER/DRAFTER:

CHECKED BY:

SCALE IN FEET — SCALE 1"=20'
0 — 20 — 40

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

STATE OF CONNECTICUT — ROBERT C. GREEN — No. 16230 — LICENSED LAND SURVEYOR

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

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0026092 (LICENSED) PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

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IMPROVEMENT LOCATION SURVEY - PROPOSED
FOR
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122 PARK STREET
BRISTOL, CONNECTICUT

DRAWING NO.: PLN-002

DRAWING TITLE: LAYOUT & SIGNS

SHEET NO.: 5

NOTES:

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    SECOND FLOOR: 14 DWELLING UNITS

    38 SPACES AVAILABLE FOR A USE T.B.D. AT A LATER DATE

    TOTAL REQ'D PARKING: 41 SPACES — EXISTING NUMBER OF PARKING SPACES = 84
    PARKING PROVIDED: 79 SPACES
13. EXISTING BUILDING SERVICED BY PUBLIC WATER AND SEWER.
14. CONTRACTOR SHALL VERFIY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
15. LANDSCAPE AND LIGHTING PLAN TO BE PROVIDED BY OTHERS.

DATA TABLE

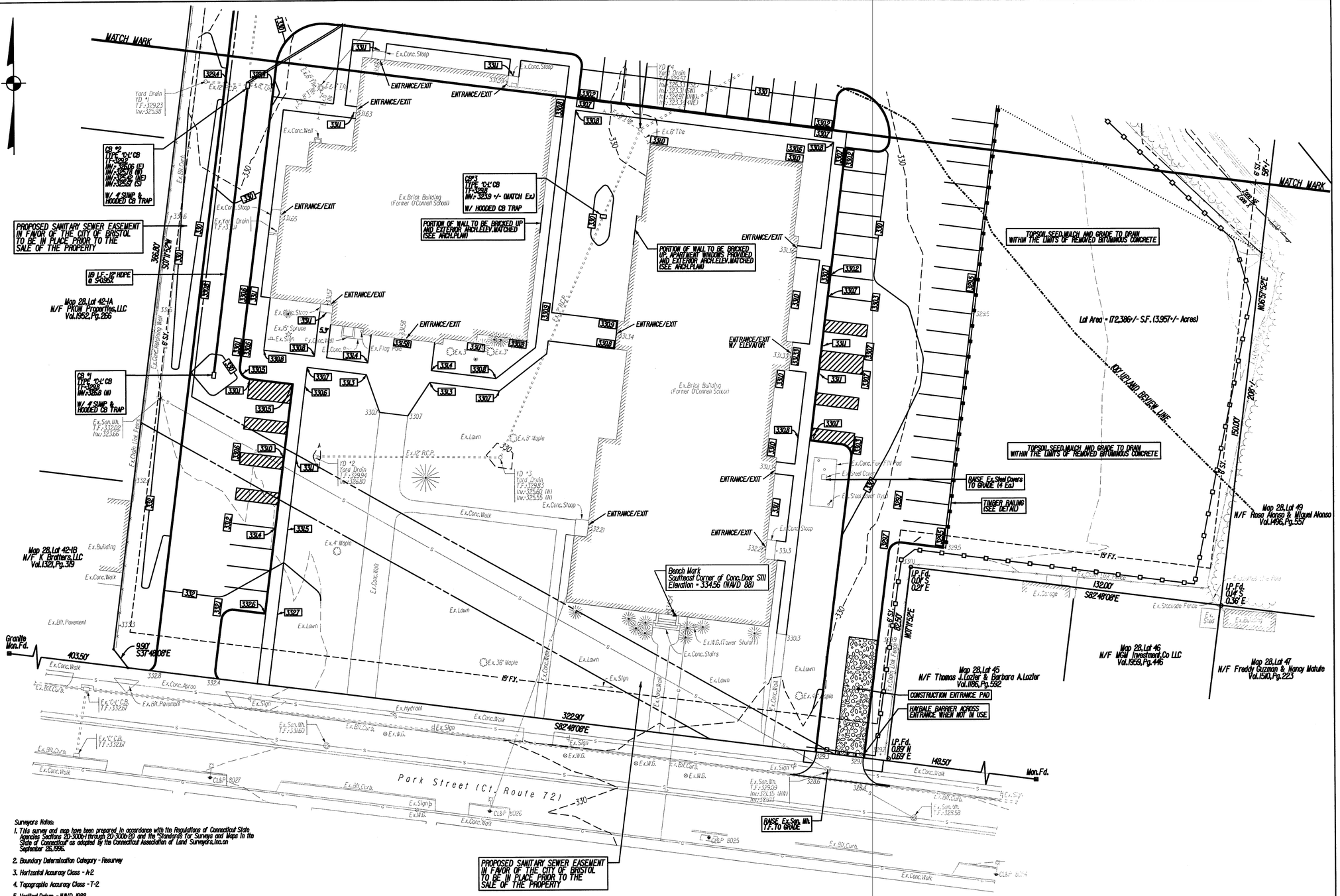
	REQUIRED/ ALLOWED	EXISTING/SUBMITTED
MINIMUM LOT AREA IN SQUARE FEET	5,000 S.F.-7,000 S.F.	172,386 S.F.+/-
MINIMUM LOT FRONTAGE	50'	322.90'
MINIMUM FRONT YARD	15'	49.9'
MINIMUM SIDE YARD (each)	6'	47.9'
MINIMUM REAR YARD	15'	141.2'
MAX. BUILDING HEIGHT	35'	38'
MAX. BUILDING COVERAGE	40%	14.5%
NO. OF PARKING SPACES	NA	79 SPACES

GENERAL NOTES FOR SITE PLANS (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING THE INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A GRAVITY BACK FLOW PREVENTER. (BUILDING SEWERS AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 22-191) OF THE CODE OF ORDINANCES - CITY OF BRISTOL)
2. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONNECTION AND/OR INSTALLATION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.
3. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.
4. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/WEO.
5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
6. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
7. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK, IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

Map References:

1. Sketch Showing Portion of Laviero Property, Bristol, Conn., Scale 1"=20', July 1959, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
2. Map Showing Resubdivision of Land Owned by William R. Hasselriis, 14 & 22-24 Barnes St., Bristol, Conn., Scale 1"=20', Jan. 13, 1986, Revised Feb. 18, 1986, Robert C. Green, L.S.
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8. Map Property of Francis L. Lombardi & Amadeo Coverly, Bristol, Conn., Scale 1"=40', June 1959, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
9. Map Showing Park St. School Property, Bristol, Conn., Scale 1"=100', 1948, Engineering Department, City of Bristol, Bristol, Connecticut, C.M. Pfennig, City Engineer
10. Pequabuck River Channel Improvements, Bristol, Connecticut, Scale 1"=40', June 2, 1961, Project No. 7-315, Anderson-Nichols Associates
11. Sketch of Land Belonging to Frederick Herald, Bristol, Conn., Scale 1"=50' 1911, Sperry & Buell, Inc.
12. Proposed Subdivision of Land of Amadeo Coverly, Bristol, Conn., Scale 1"=50', November 1959, W.C. Lefevre, C.E.
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14. Park Street field notes provided by the City of Bristol Engineering Department


MATCH MARK
MATCH MARK
Ex.Conc.Stoop
ENTRANCE/EXIT
ENTRANCE/EXIT
ENTRANCE/EXIT
Ex.6" Tile
Yard Drain T.F.=329.23 Inv.=325.98
CB #2 Type "D-4" CB T.F.=332.8 INV.=328.06 (E) INV.=328.18 (W) INV.=328.26 (S) W/ 4' SUMP & HOODED CB TRAP
PROPOSED SANITARY SEWER EASEMENT IN FAVOR OF THE CITY OF BRISTOL TO BE IN PLACE PRIOR TO THE SALE OF THE PROPERTY
89 LF - 12" HDPE @ S=0.952
Map 28, Lot 42-1A N/F FKOM Properties, LLC Vol.1552, Pg.256
CB #1 Type "D-4" CB T.F.=329.8 INV.=325.8 (W) W/ 4' SUMP & HOODED CB TRAP
Ex.Sch.Wk. T.F.=332.02 Inv.=322.38
Ex.Bldg.Line
Ex.Bldg.Corner
Ex.Conc.Walk
Ex.Building
Map 28, Lot 42-1B N/F K Brothers, LLC Vol.132, Pg.319
Ex.Bit.Pavement
Granite Mon.Fd.
403.50'
S37°48'08"E
9.90'
Ex.Conc.Apron
Ex.Bit.Curb
Ex.Bit.Pavement
Ex.Sign
Ex.Hydrant
Ex.Conc.Walk
Ex.Sch.Wk. T.F.=331.60
Ex.W.G.
Ex.Bit.Curb
Ex.Sign
Ex.C.B. T.F.=332.67
Ex.Bit.Curb
Ex.Conc.Walk
Park Street (Ct. Route 72)
C.L.&P. #8027
C.L.&P. #8026
C.L.&P. #8025
C.L.&P. #8024
Ex.Conc.Walk
Ex.Bit.Curb
Ex.Conc.Walk
Ex.Conc.Walk
Ex.Conc.Walk

NOTES:

1. ASSESSORS MAP: 28
   ASSESSORS LOT: 44
2. PROPERTY ADDRESS: 122 PARK STREET
3. OWNER NAME: CITY OF BRISTOL
4. PREPARED FOR: BRISTOL ENTERPRISES LLC
5. ZONE: R-15/RM
6. LOT AREA = 172,386+/- S.F. (3.957+/- ACRES)
7. ALL ITEMS NOT NOTED TO BE REMOVED SHALL REMAIN.
8. THERE ARE NO WETLANDS ON THE PROPERTY PER CITY OF BRISTOL WETLAND MAPS.
   - NEAREST ACTIVITY TO WATERCOURSE: 10 FT.
   - AREA DISTURBED WITHIN 100' UPLAND REVIEW AREA: 0.80 ACRES
   - FILL PLACED WITHIN UPLAND REVIEW AREA: MATCH EX.GRADE +/-
   - (AREAS W/ BIT. TO BE REMOVED SHALL BE TOPSOILED, SEEDED AND MULCHED)
9. EXISTING CONTOURS AT 2' INTERVALS
10. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION, THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG AT 1-800-922-4455 PRIOR TO THE COMMENCEMENT OF ANY WORK
11. PROPOSED USE: ELDERLY HOUSING/COMMUNITY CENTER
12. PARKING CALCULATION: ELDERLY HOUSING - 1 PER DWELLING UNIT

    41 UNITS @ 1 SPACE PER DWELLING UNIT = 41 SPACES REQ'D
    BASEMENT: 13 DWELLING UNITS
    FIRST FLOOR: 14 DWELLING UNITS
    SECOND FLOOR: 14 DWELLING UNITS

    38 SPACES AVAILABLE FOR A USE T.B.D. AT A LATER DATE

    TOTAL REQ'D PARKING: 41 SPACES — EXISTING NUMBER OF PARKING SPACES = 84
    PARKING PROVIDED: 79 SPACES

13. EXISTING BUILDING SERVICED BY PUBLIC WATER AND SEWER
14. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
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MAX. BUILDING HEIGHT	35'	38'
MAX. BUILDING COVERAGE	40%	14.5%
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14. Park Street field notes provided by the City of Bristol Engineering Department

Surveyors Notes:

1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Vertical Datum - NAVD 1988
6. Record Owner - City of Bristol (Vol. 80, Pg. 36, Vol. 110, Pg. 505, Vol. 182, Pg. 551, Vol. 403, Pg. 13, Vol. 401, Pg. 494 & Vol. 400, Pg. 377)
7. Total Lot Area - 172,386+/- S.F. (3.957+/- Acres)
8. Zone - R-15/RM
9. Based on City of Bristol wetland mapping, there are no wetlands on the subject property
10. Based on Flood Insurance Rate Map, Hartford County, Connecticut (All Jurisdictions), Panel 462 of 575, Map Number 0900370462F - Effective Date: September 26, 2008 the parcel lies within: Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone AE (Base flood elevations determined)

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

APPLICATION NUMBER: 2196 SPECIAL PERMIT: HOUSING FOR THE ELDERLY GRANTED: JULY 15, 2015	APPLICATION NUMBER: 2197 SITE PLAN: HOUSING FOR THE ELDERLY GRANTED: JULY 15, 2015

APPROVED

REV.	DATE	REVISION DESCRIPTION
1	6-23-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-11-15
2	7-6-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-30-15
3	11-30-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 7-14-15
4	1-13-16	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 12-15-15

DESIGNER/DRAFTER:

CHECKED BY:

SCALE IN FEET — SCALE 1"=20' (0, 20, 40)

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

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

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

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY - PROPOSED FOR
O'CONNELL PLACE
122 PARK STREET
BRISTOL, CONNECTICUT

DRAWING NO.: GRA-001

DRAWING TITLE: GRADING, UTILITIES AND EROSION CONTROL

SHEET NO.: 7

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS:MINIMIZATION OF SOIL EXPOSURE,CONTROL OF RUNOFF,SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.

2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.

3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED.THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT 1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.

4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.

5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.

6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS,TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER,ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.

8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.

9. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1'VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS.

10. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4"TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS.

11. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE,OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.

12. TEMPORARY PERVIOUS BARRIERS,USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES,SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.

13. TED LAZARUS OR HIS DULY AUTHORIZED AGENT (860) 203-998-7855 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.

14. TED LAZARUS OR HIS DULY AUTHORIZED AGENT (860) 203-998-7855 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION 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 OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.

15. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED.AN ADDITIONAL REFERENCE IS THE 1994 COMNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

THE SIDE SLOPES SHALL NOT EXCEED A SLOPE GREATER THAN 2:1. STOCKPILES THAT WILL NOT BE USED WITHIN 30 DAYS SHOULD BE SEEDED AND MULCHED.A SEDIMENTATION FENCE SHALL BE INSTALLED APPROX.10FT FROM THE TOE OF SLOPE.

IF THE TOPSOIL STOCKPILE LOCATION IS RELOCATED,IT SHALL BE LOCATED SO AS NOT TO OBSTRUCT THE NATURAL DRAINAGE PATTERN OF THE SITE.IT SHALL BE LOCATED AS FAR AS PRACTICAL FROM ANY WETLANDS,WATER COURSES, DRAINAGE WAYS AND STEEP SLOPES.IF THE LOCATION IS DOWNGRADIENT FROM A LONG SLOPE,CONVERT RUNOFF AROUND THE STOCKPILE.

CONSTRUCTION ENTRANCE PAD:

THE CONSTRUCTION ENTRANCE SHALL BE KEPT CLEAN OF ANY DEBRIS OR CONSTRUCTION MATERIALS.A PERIODIC TOP DRESSING OF STONE SHALL BE ADDED AS MAY BE REQUIRED TO KEEP THE ENTRANCE PAD WORKING EFFECTIVELY.IF A SEDIMENT SPILL OCCURS ON THE ROAD,IT SHALL BE CLEANED UP IMMEDIATELY.

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF .05 INCHES OR MORE.IF A FAILURE OCCURS,REPAIR OR REPLACE THE FENCE WITHIN 24 HRS.ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP.AFTER THE TRAVELWAY HAS BEEN PAVED,PERIODIC SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.

CONSTRUCTION SEQUENCE

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING.(REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455.
3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONE.
4. INSTALL CONSTRUCTION ENTRANCE PAD.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE E&S PLAN.
6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD.CHIP BRUSH AND SLASH,STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.
7. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
8. REMOVE ALL ITEMS PER EXISTING CONDITIONS AND REMOVALS PLAN.
9. MAKE ALL CUTS AND FILLS REQUIRED AND ESTABLISH SUBGRADE FOR THE SITE.
10. INSTALL DRAINAGE SYSTEM AND ANY UTILITIES TO THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.
11. PREPARE SUB-BASE,SLOPES,PARKING AREAS,SHOULDER AREAS,ACCESS DRIVES AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
12. INSTALL PROCESS AGGREGATE IN AREAS TO BE PAVED.
13. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
14. FINE GRADE,RAKE,SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
15. COMPLETE THE BALANCE OF THE SITE WORK AND STABILIZE ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.
16. WHEN ALL OTHER WORK HAS BEEN COMPLETED,REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
17. INSTALL FINAL COURSE OF PAVEMENT.
18. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

EROSION AND SEDIMENTATION CONTROL NOTES (CONT.)

SEED BED PREPARATION:

REMOVE STONES LARGER THAN 2".
APPLY LIMESTONE AT 90#/1000 SF.
WORK LIME AND FERTILIZER INTO SOIL.

SEED APPLICATION:

APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER.LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED.SEEDING SHOULD BE DONE BETWEEN APRIL 1ST AND JUNE 1ST. IF SEEDING CANNOT BE DONE DURING THESE TIMES,REFER TO MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

SEED MIX:

CREEPING RED FESCUE 40#/ACRE
TALL FESCUE 20#/ACRE

MULCHING:

IMMEDIATELY FOLLOWING SEEDING,MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1 1/2 TO 2 TONS/ACRE. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP &DOWN. MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2-3 INTO SOIL SURFACE.

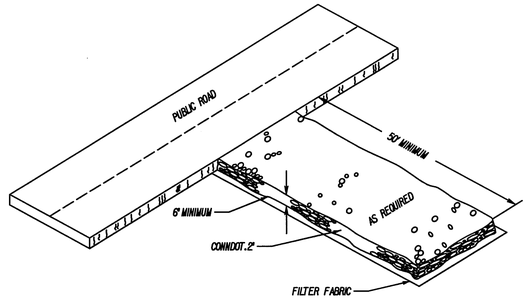
TREE PROTECTION:

LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES. THE AREA ADJACENT TO AND TREES THAT ARE TO BE PROTECTED,WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF TREES THAT ARE TO REMAIN.IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.

(THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL)

OPERTATION AND MAINTENANCE PLAN (POST-CONSTRUCTION)

1. ALL CATCH BASINS SUMPS SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12 INCHES OF THE OUTLET PIPE INVERT,NOT LESS THAN ONCE PER YEAR.THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
2. ALL PAVED AREAS SHALL BE SWEPT TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING, AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.
3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES.(USE ONLY ORGANIC FERTILIZER)
4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2 " OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.



CONSTRUCTION ENTRANCE
NOT TO SCALE

Manufactured by:
Agri Drain CORPORATION
PO Box 458 • 1462 340th Street • Adair, Iowa 50002
Phone: 1-800-232-4742 • Fax: 1-800-282-3353
www.agridrain.com • email: info@agridrain.com

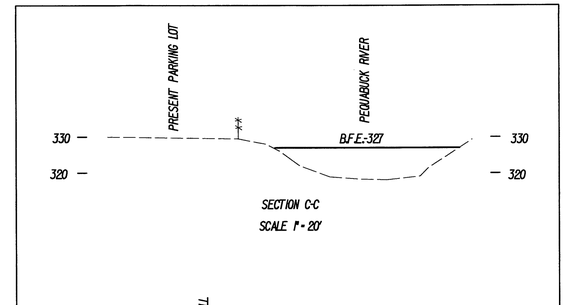
Heavy Duty Flap Gates®

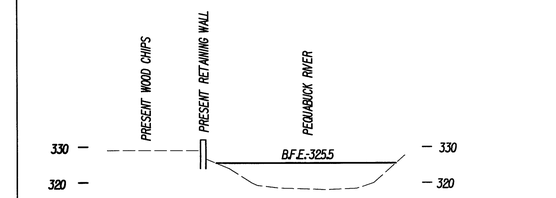
Stainless steel bolt hinges ensure years of trouble-free service.

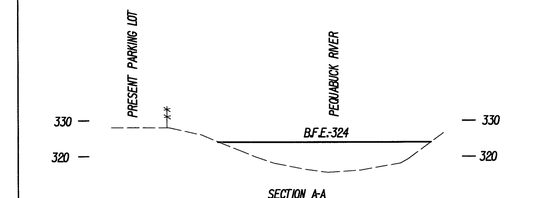


- Designed for use on PVC and CMP.
- Not designed for use on corrugated plastic tubing.
- Constructed of rugged 5/16" steel material with a durable powder coat finish.
- Dual-hinged for better performance.
- Flap Gates do not have a gasket and are not watertight.

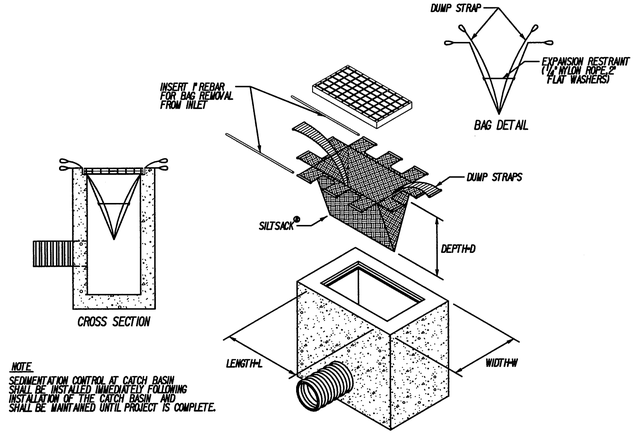
Size	Width of Flap	Range of Measurements for OD of PVC & CMP Pipe
6"	10" x 10"	6" to 7.1255"
8"	12" x 12"	8" to 9.1255"
10"	14 1/2" x 14 1/2"	10" to 11.1255"
12"	18" x 16"	12.25" to 14"
15"	21" x 21"	15.25" to 17"
18"	24" x 24"	18.25" to 20"
21"	27" x 27"	21" to 23"
24"	30" x 30"	24" to 26"
30"	36" x 36"	29.75" to 32"
36"	42" x 42"	35.75" to 38"





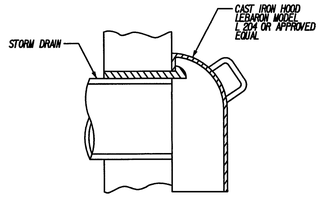


X-SECTION'S THRU RIVER W/ B.F.E.

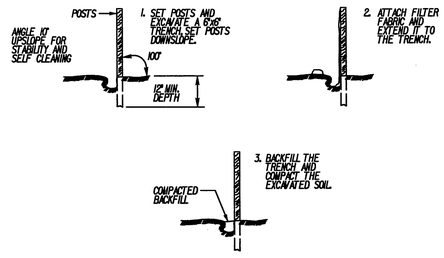


NOTE
SEDIMENTATION CONTROL AT CATCH BASIN SHALL BE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF THE CATCH BASIN AND SHALL BE MAINTAINED UNTIL PROJECT IS COMPLETE.

SEDIMENTATION CONTROL AT CATCH BASIN
(NOT TO SCALE)



HOODED CATCH BASIN TRAP
NOT TO SCALE



PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER
NOT TO SCALE

APPROVED

REV.	DATE	REVISION DESCRIPTION
1	6-23-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-11-15
2	7-6-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 6-30-15
3	11-30-15	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 7-14-15
4	1-13-16	SITE PLAN REVIEW COMMITTEE, STAFF COMMENTS DATED 12-15-15

DESIGNER/DRAFTER:
CHECKED BY:
SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

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

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

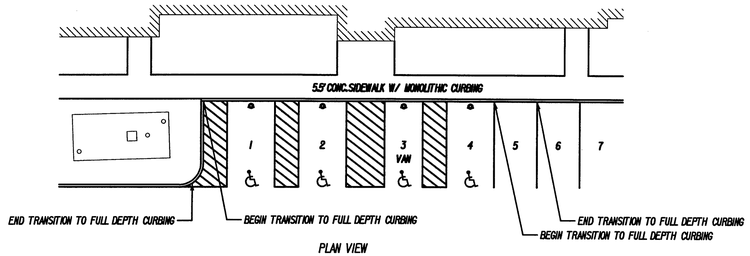
ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY - PROPOSED
FOR
O'CONNELL PLACE
122 PARK STREET
BRISTOL, CONNECTICUT

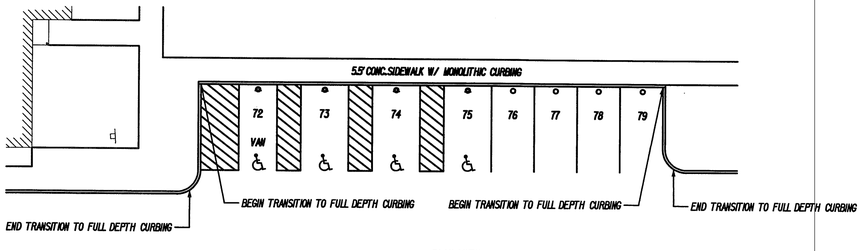
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DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS

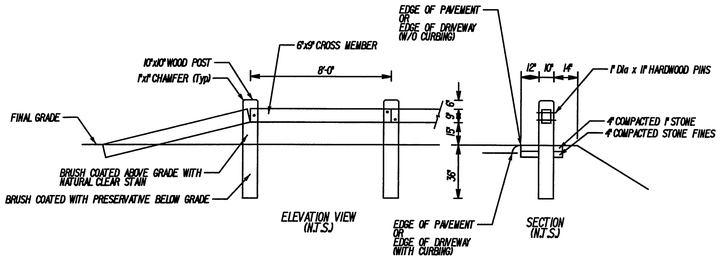
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PAVEMENT TRANSITION DETAIL
NO CURBING TO FULL DEPTH CURBING
(NOT TO SCALE)

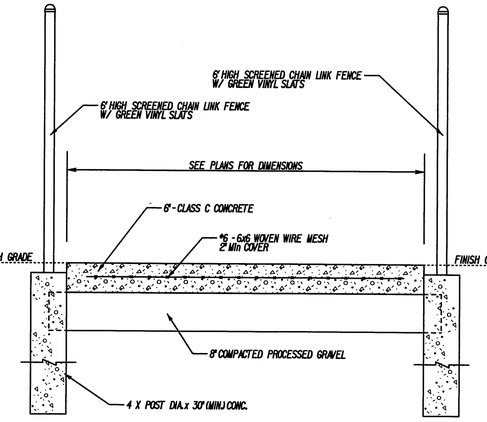


PAVEMENT TRANSITION DETAIL
NO CURBING TO FULL DEPTH CURBING
(NOT TO SCALE)



NOTES:
1. COMMERCIAL LUMBER GRADE No.1 OR BETTER
2. ROUGH SAWN (NON-PLANED) OR S4S (SURFACE FOUR SIDE) SOUND YELLOW PINE WITH NOMINAL DIMENSIONS AS INDICATED ON THE PLANS. VARIATIONS IN THE SIZE OF ANY DIMENSIONS SHALL NOT BE MORE THAN +/-1/4"
3. ALL TIMBER COMPONENTS SHALL BE PRESSURE TREATED WITH ACZA CONFORMING TO AWPA STANDARD "P5" TO A MINIMUM WET RETENTION OF .060 lb/cu/ft IN THE ASSAY ZONE IN ACCORDANCE WITH AWPA STANDARD C4
4. ALL TIMBER COMPONENTS SHALL BE FREE OF EXCESS PRESERVATIVE AND SOLVENT AT THE CONCLUSION OF THE TREATING PROCESS.

TIMBER RAILING DETAILS



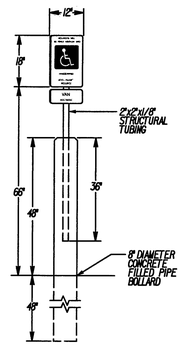
DUMPSTER PAD DETAIL
NOT TO SCALE



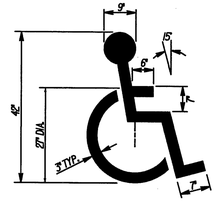
HANDICAPPED PARKING SIGN DETAIL (VAN)
NOT TO SCALE



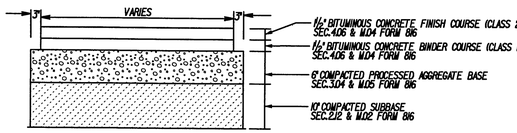
HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE



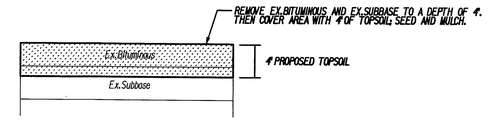
HANDICAPPED SIGN/BOLLARD
NOT TO SCALE



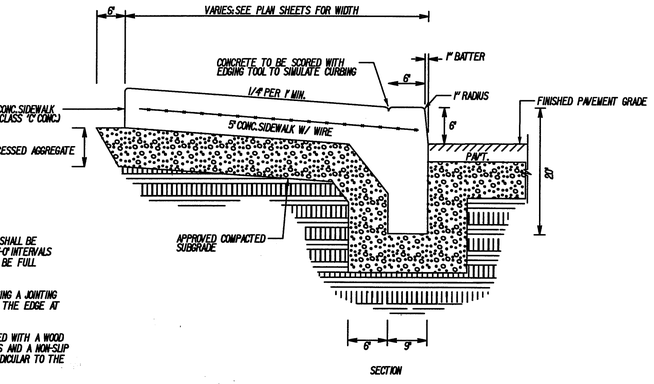
HANDICAPPED PARKING SPACE MARKING
NOT TO SCALE



BITUMINOUS DRIVEWAY AND PARKING LOT PAVEMENT DETAIL
NOT TO SCALE

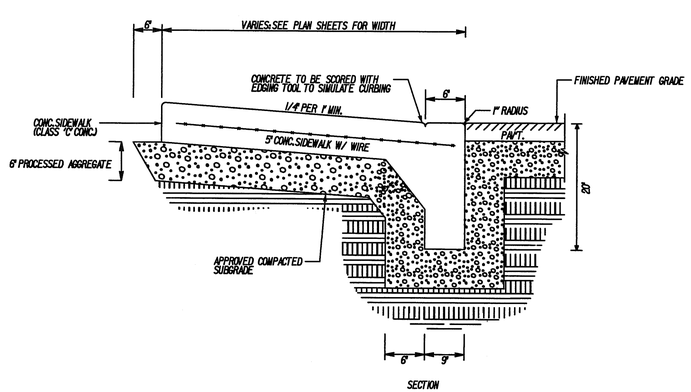


AREA'S OF REMOVED BITUMINOUS CONCRETE TO BE TOPSOILED, SEEDED AND MULCHED
NOT TO SCALE

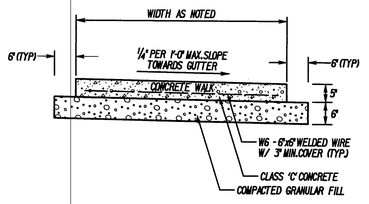


NOTES:
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A ½" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE SHALL BE FINISHED WITH A WOOD FLOAT OR BY OTHER APPROVED MEANS AND A NON-SLIP LIGHT BROOM FINISH APPLIED PERPENDICULAR TO THE EDGE OF WALK.
4. OUTSIDE EDGES AND ALL JOINTS SHALL BE EDGED WITH A ¼" RADIUS EDGING TOOL.

MONOLITHIC CONCRETE CURB AND SIDEWALK W/ 6" CURB REVEAL
NOT TO SCALE



MONOLITHIC CONCRETE CURB AND SIDEWALK W/ NO CURB REVEAL
NOT TO SCALE



NOTES:
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4. OUTSIDE EDGES AND ALL JOINTS SHALL BE EDGED WITH A ¼" RADIUS EDGING TOOL.

CONCRETE SIDEWALK
NOT TO SCALE

APPROVED

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DESIGNER/DRAFTER:
CHECKED BY:
SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026295 LICENSED PROFESSIONAL ENGINEER

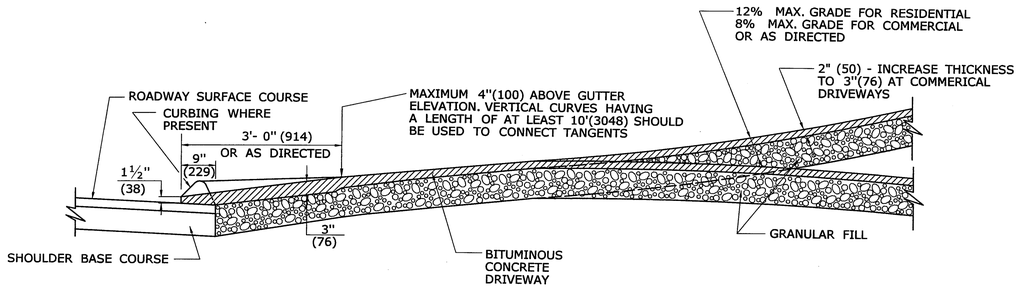
ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY - PROPOSED
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O'CONNELL PLACE
122 PARK STREET
BRISTOL, CONNECTICUT

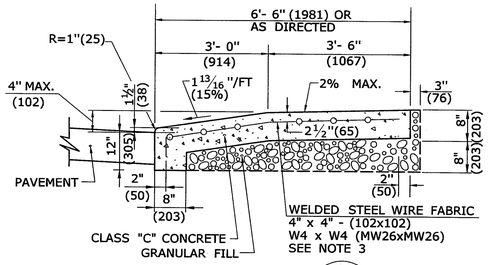
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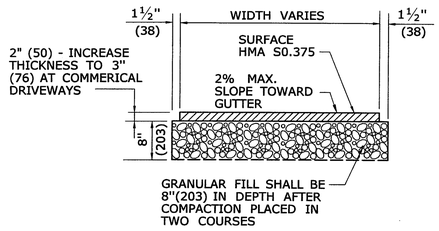
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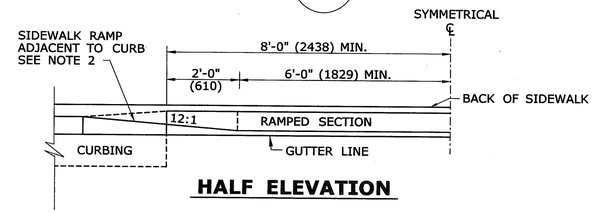
SECTION A



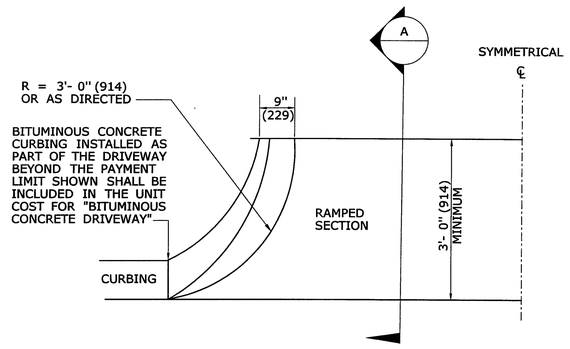
SECTION B



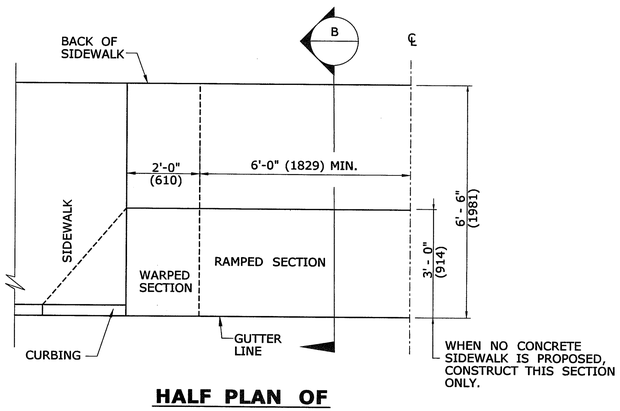
TYPICAL SECTION
BITUMINOUS CONCRETE
SIDEWALK AND DRIVE



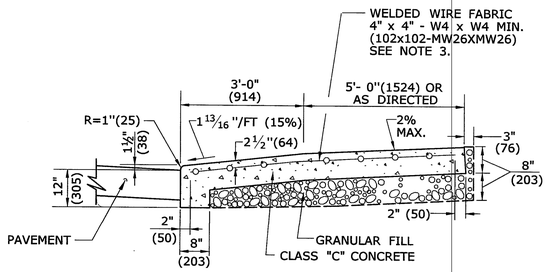
HALF ELEVATION



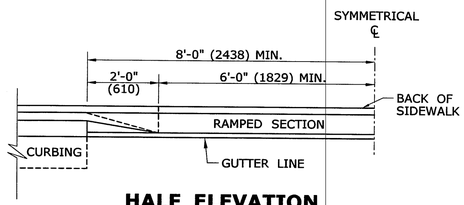
HALF BITUMINOUS CONCRETE
DRIVEWAY PLAN



HALF PLAN OF
CONCRETE DRIVEWAY RAMP WHERE
SIDEWALK ADJOINS CURBING



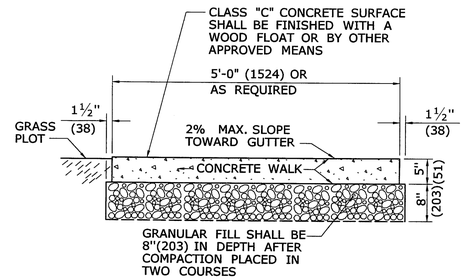
SECTION C



HALF ELEVATION

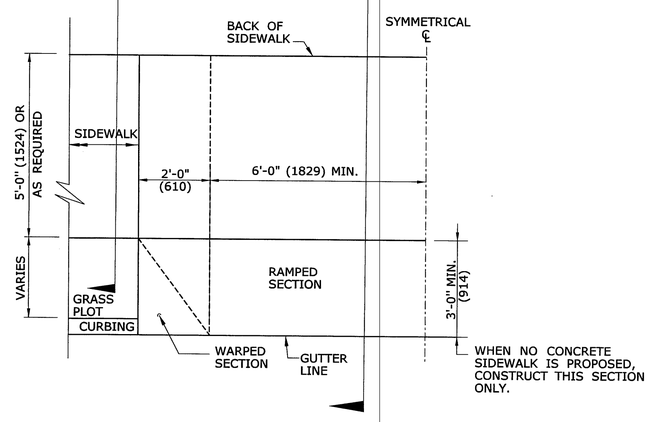
GENERAL NOTES:

1. DRIVEWAY ENTRANCE SHALL BE A MINIMUM OF 12' (3658) WIDE, EXCLUDING CURBING WHEN PRESENT.
2. SIDEWALK RAMPS SHALL BE A MINIMUM OF 36" (914) TO 40" (1016) MAXIMUM, WITH A MAXIMUM SLOPE OF 12:1. THERE SHALL BE NO LIP AT THE DRIVEWAY SIDEWALK INTERFACE.
3. WELDED WIRE FABRIC MATS WITH REINFORCING AT CLOSER SPACING MAY BE USED.



SECTION D

5' (1524) WIDE CONCRETE
SIDEWALK WITH GRASS PLOT



HALF PLAN OF
CONCRETE DRIVEWAY RAMP WHERE
CURB IS SEPARATED FROM
SIDEWALK BY GRASS PLOT

ALL METRIC DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED

REV.	DATE	REVISION DESCRIPTION
1	6/01/10	REVISED BORDER TITLE
2	6/01/10	REVISED HALF ELEVATION DETAILS
3	1/12	REVISE 2% MAX. SLOPE NOTE
-	-	-
-	-	-
-	-	-

THE INFORMATION, INCLUDING ESTIMATED QUANTITIES OF WORK, SHOWN ON THESE SHEETS IS BASED ON LIMITED INVESTIGATIONS BY THE STATE AND IS IN NO WAY WARRANTED TO INDICATE THE CONDITIONS OF ACTUAL QUANTITIES OF WORK WHICH WILL BE REQUIRED.

Plotted Date: 1/9/2012

NOT TO SCALE

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

Filename: Jan2012.dgn Model: HW-921_01

SUBMITTED BY:	NAME/DATE/TIME:
	Leo Fontaine 2012.01.13 13:14:45 -05'00'
APPROVED BY:	NAME/DATE/TIME:
	James H. Norman 2012.01.26 15:32:44 -05'00'

CTDOT STANDARD SHEET

OFFICE OF ENGINEERING

STANDARD SHEET TITLE: DRIVEWAY RAMPS AND SIDEWALKS

STANDARD SHEET NO.: HW-921_01

APPROVED
7856 -10

LANDSCAPE NOTES:

1.) THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN.

2.) ALL PLANTS AND MATERIALS SHALL BE APPROVED BY THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO ARRIVAL ON SITE.

3.) THE CONTRACTOR SHALL LOCATE, VERIFY, AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.

4.) NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER.

5.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE (INCLUDING EXISTING TO REMAIN) FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF THE PLANTING.

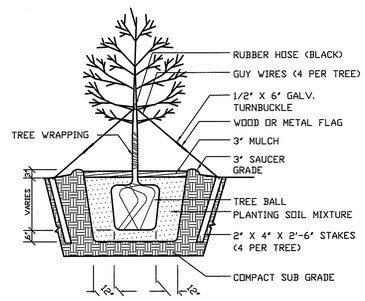
7.) ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE FOUR (4) INCHES OF LOAM AND SEED.

8.) THREE (3) INCHES OF BARK MULCH SHALL BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB.

9.) PROVIDE AN APPROVED WEED BARRIER UNDER ALL BARK MULCH.

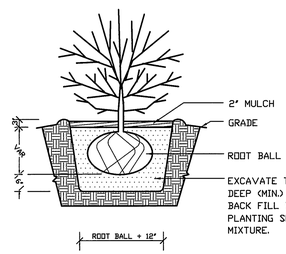
10.) PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE, AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEE PERIOD.

11.) ALL PLANTING SHALL CONFORM TO STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION - LATEST EDITION.



3 L1.1 TREE PLANTING

NO SCALE



4 L1.1 SHRUB PLANTING

NO SCALE

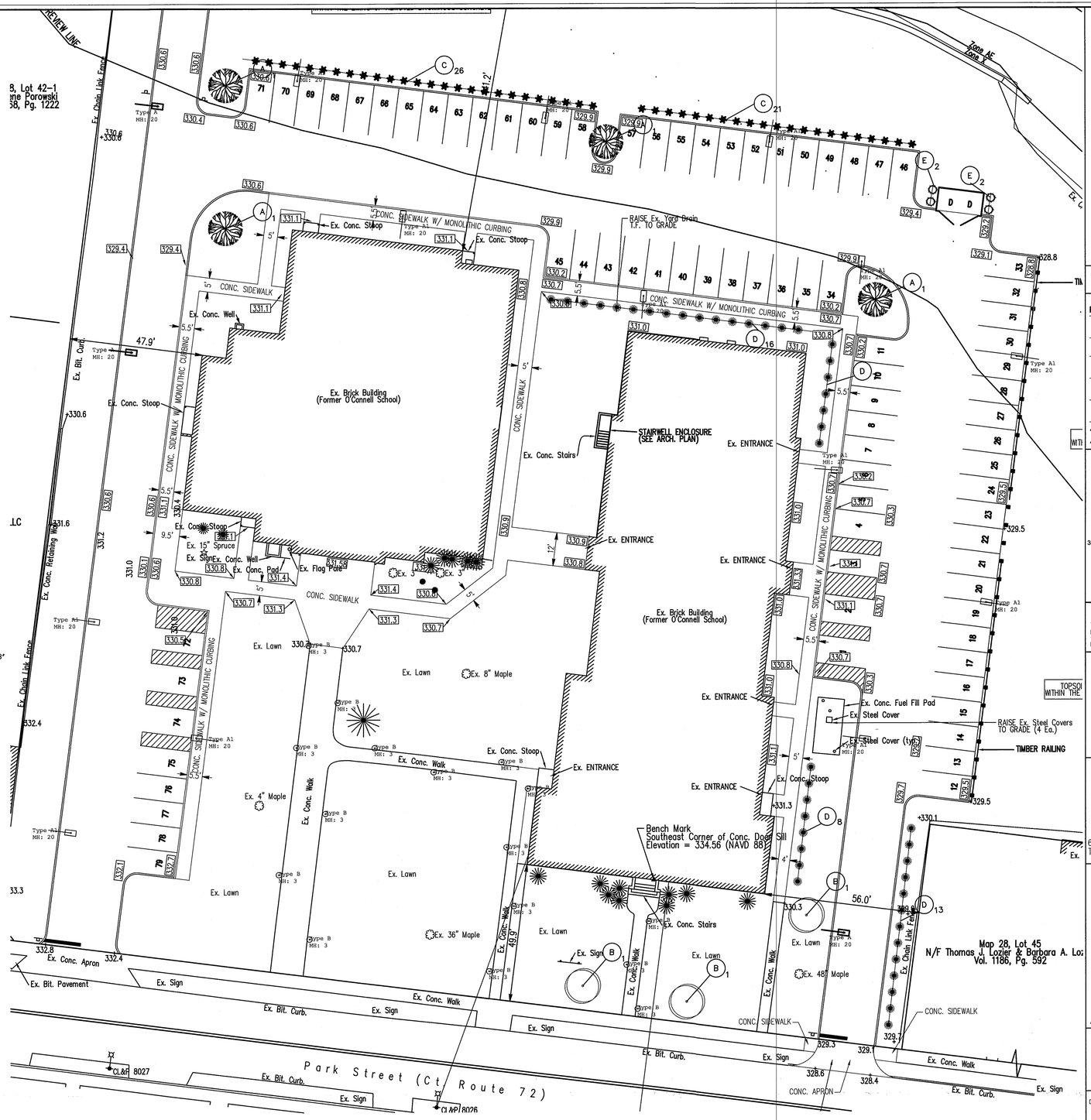
PLANT SCHEDULE - OVERALL SITE

MARK	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SYMBOL
A	4	ACER RUBRUM ' ARMSTRONG	'ARMSTRONG' RED MAPLE	2.5" CAL.	B & B	
B	3	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	2.5" CAL.	B & B	
C	47	FOUNTAIN GRASS	PENNISETUM ALOPIECUROIDES	1 GAL.		
D	44	JUNIPERUS CHINSIS 'SEAGREEN'	SEAGREEN JUNIPER	18"-24" HIGH	36" O.C.	
E	4		EMERALD ARBORVITAE	4'-6' HIGH	B & B	

SEE SITE LIGHTING PLAN L1.2 FOR FIXTURE DESCRIPTION

• BOLLARD LIGHT

o-o POLE MOUNTED LIGHT



1 L1.1 LANDSCAPING PLAN

1" = 20'-0"

Revisions

ISSUE LOG

FOR SITE PLAN APPROVAL - 06/01/2015

△* THIS SHEET WAS NOT INCLUDED IN THE PRELIMINARY SUBMISSION

△x INDICATES NO REVISIONS WERE MADE TO THIS SHEET

Associated Architects, LLC
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STATE OF CONNECTICUT
CHARLES R. TWARDZIK
NO. 25321
REGISTERED ARCHITECT

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

O'CONNELL PLACE
APARTMENT RENOVATION
122 PARK STREET
BRISTOL, CT 06010

Associated Architects P.C. Project No.: 15009

SITE LANDSCAPING PLAN

Date: 06/01/2015
Scale: AS NOTED
Drawn: JMS
Checked: CRN

L1.1

CAD:

APPROVED

STREETWORKS energy solutions

DESCRIPTION

The Traditionaire LED outdoor luminaire displays the old-fashioned charm of traditional area lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Traditionaire LED tastefully complements the architectural and environmental design of parks and roadways. The high-lumen downlight configuration uses Cooper Lighting's patented LightBAR™ technology to deliver uniform and efficient illumination to pedestrian and roadway applications.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Hinged (stainless steel hinge pins) die-cast aluminum housing and cover with cupola. 3G vibration tested to ensure strength of construction and longevity in application.

Optics
Choice of several patented, high-efficiency AccuLED Optics™ elements manufactured from injection-molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. The AccuLED Optics system create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

Electrical
LED drivers are potted and equipped with heat sinks for optimal performance and prolonged life. Standard drivers feature electronic universal voltage (120V-277V/50-60Hz), greater than 0.90 power factor, and operating temperature range from -30°C to +40°C. Includes surge protection for transient line surges up to 10kV. Standard three-position tunnel-type terminal block. System is rated for 90% lumen maintenance at 60,000 hours (compliant with IESNA TM-21).

Mounting
Self-aligning pole-top fitter for 3" O.D. pole tops or vertical tenons. Square headed 1-1/4" polymer coated mounting bolts with a lock nut.

Finish
Cast components finished in a Super durable black TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.

Warranty
Five-year warranty.

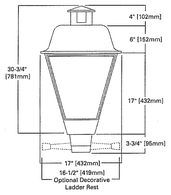


UTLD
TRADITIONAIRE
LED DOWNLIGHT

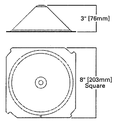
Solid State LED

DECORATIVE POST TOP LUMINAIRE

DIMENSIONS



OPTIONAL BIRD CONE



CERTIFICATION DATA
-30°C to 40°C Ambient Temperature Range
LM79/LM80 Compliant
DesignLights Consortium® Qualified*

EPA
Effective Projected Area:
2.3 Sq. Ft.

SHIPPING DATA
Approximate Net Weight:
37 lbs. (17 kgs.)

Cooper Lighting by EATON

*www.designlights.org

TDS160059EN
2015-04-13 09:01:29

LIGMAN LIGHTING USA

LUMINAIRE SPECIFICATION

Head Office: Tel: 503-645-0500
7144 NW Progress Ct Fax: 503-645-8100
Hillsboro, Oregon 97124
www.ligmanlightingusa.com

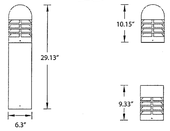
IP55 : Suitable for Wet Locations
IK08 : Impact Resistant (Vandal Resistant)

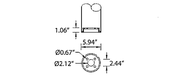


UCN-10237

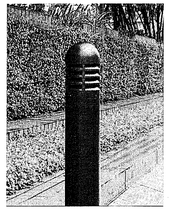
Concord bollard LED

A decorative bollard with a symmetrical light distribution with options of energy saving LED, compact fluorescent, metal halide and high pressure sodium lamps. Developed to compliment the Concord range of pillar light, and wall light luminaires. Designed for various applications including entrances, gardens, precincts and pathways.
Extruded aluminum column and low copper content die cast housing with high corrosion resistance. Stainless steel screws. Durable silicone rubber gasket and opal glass diffuser. Housing is treated with a chemical chromatized protection before powder coating, ensuring high corrosion resistance. Integral control gear.





Mounting detail



Physical Data
Length: 6.3"
Height: 28.3"/29.13"
Weight: 15.6 lbs

Lamp
☐ 40w - 2201m - White - LED

LED Color (Please Specify)
☐ W27 - 2700K
☐ W30 - 3000K
☐ W40 - 4000K

Voltage (Please Specify)
☐ 120V
☐ 277V
☐ Other _____

Options (Please Specify)
Color (Please Specify)

☐ 01-Black - RAL 9011
☐ 02- Dark Grey - RAL 7043
☐ 03-White - RAL 9003
☐ 04 - Metallic Silver - RAL 9006
☐ 05-Matt Silver - RAL 9006
☐ 07- Custom - RAL _____
☐ 06-Bronze - RAL 6014



Top Style



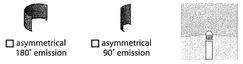
☐ D - Dome ☐ F - Flat

Mounting Accessories



☐ Anchor Bolt Kit
☐ Specify Custom Height _____ ft

Light Shields



☐ asymmetrical 180° emission
☐ asymmetrical 90° emission

Ordering Example : UCN - 10237 - White - 40w - W30 - 120v - Options

PROJECT: _____ DATE: _____
TYPE: _____ QUANTITY: _____ NOTE: _____

Rev: 11/13

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information.
Due to the continual improvements in LED technology data and components may change without notice.

ETL Intertek



Luminaire Schedule						
Qty	Symbol	Label	Description	Arrangement	Total Lamp Lumens	LLF
4		Type A	UTLDB03LEDEUSL2	SINGLE	N.A.	0.900
13		Type A1	UTLDB03LEDEUSL3	SINGLE	N.A.	0.900
16		Type B	UCN-10237-W40	SINGLE	N.A.	0.900

LIGHTING PLAN NOTES:
1. PROPOSED LIGHT LOCATIONS ARE ALL NEW.

1 / L1.2 SITE LIGHTING PLAN
1" = 20'-0"

Revisions
ISSUE LOG

FOR SITE PLAN APPROVAL – 06/01/2015

△A THIS SHEET WAS NOT INCLUDED IN THE PRELIMINARY SUBMISSION
△B INDICATES NO REVISIONS WERE MADE TO THIS SHEET

Associated Architects, LLC
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STATE OF CONNECTICUT
CHARLES R. ANDBERG
NO. 2932
REGISTERED ARCHITECT

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

O'CONNELL PLACE
APARTMENT RENOVATION
122 PARK STREET
BRISTOL, CT 06010

Associated Architects P.C. Project No.: 15009

SITE LIGHTING PLAN

Date: 06/01/2015
Scale: AS NOTED
Drawn: JMS
Checked: CRN

L1.2

CAD:

APPROVED

Application #2561

360 King Street

For Office Use Only
APPLICATION NO. 2561
DATE FILED: 4-1-26
DECISION DATE:
DECISION:

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article II - Section 4.1 of the Bristol Zoning Regulations for the following Special Permit use: Religious Organization or Insitution

Address or Location of the Property: 360 King Street

Assessor's Map No.: 47 Assessor's Lot No.(s): 5A

Zone of the Property: R-10 Size of the Property (in acres or square feet): 73,333 S.F.

Reason for the Special Permit: The operation of a Mosque

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

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

Other comments: No physical improvements to the outside of the facility are currently proposed

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

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

Name: Islamic Cultural Center of Bristol Inc.

Address: 360 King Street City: Bristol State: Ct Zip: 06010

Telephone No.: 860-794-2877 E-Mail:

Signature: _____ *Signature – (Printed/Typed)* Timothy W. Furey authorized agent

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

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

Name: Skytop Enterprises, LLC

Address: 359 Broad St City: Bristol State: Ct Zip: 06010

Telephone No.: 860-506-4480 E-Mail:

Signature: _____ *Signature – (Printed/Typed)* Timothy W. Furey authorized agent

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2561

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 360 King Street

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

Narrative

The applicants intent is to operate a small Islamic Mosque. They anticipate attendance by approximately fifteen (15) people five (5) times a day each day for prayers. Each Friday at noon they anticipate approximately fifty (50) people many of which come together for the largest prayer service. The community may have an occasional cultural event but in no event would there be exterior music or call to prayer.

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Timothy W. Furey

Address: 43 Bellevue Ave City: Bristol State: Ct Zip: 06010

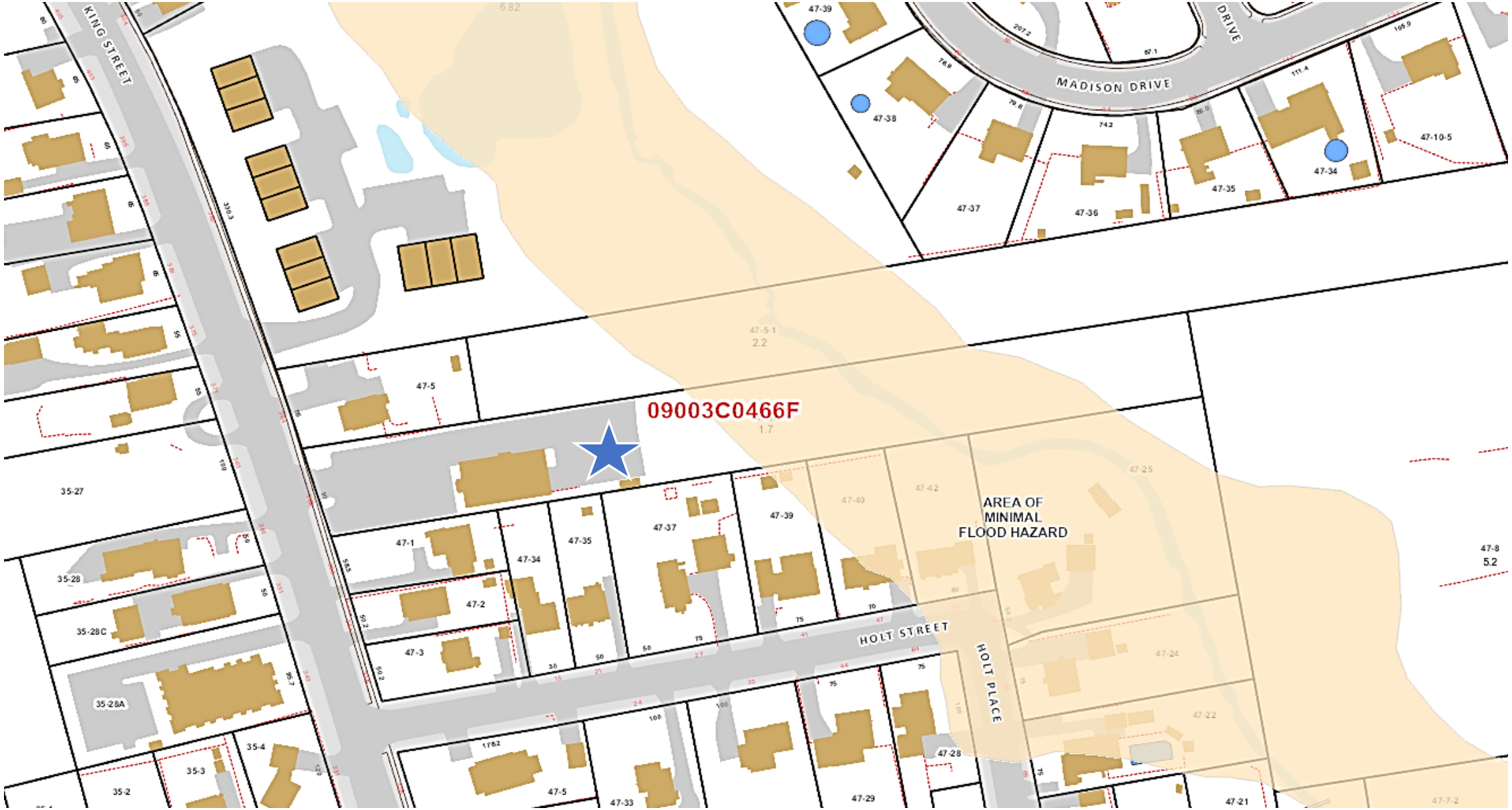
Telephone No.: 860-589-4343 E-Mail _____

08/17 - LUO

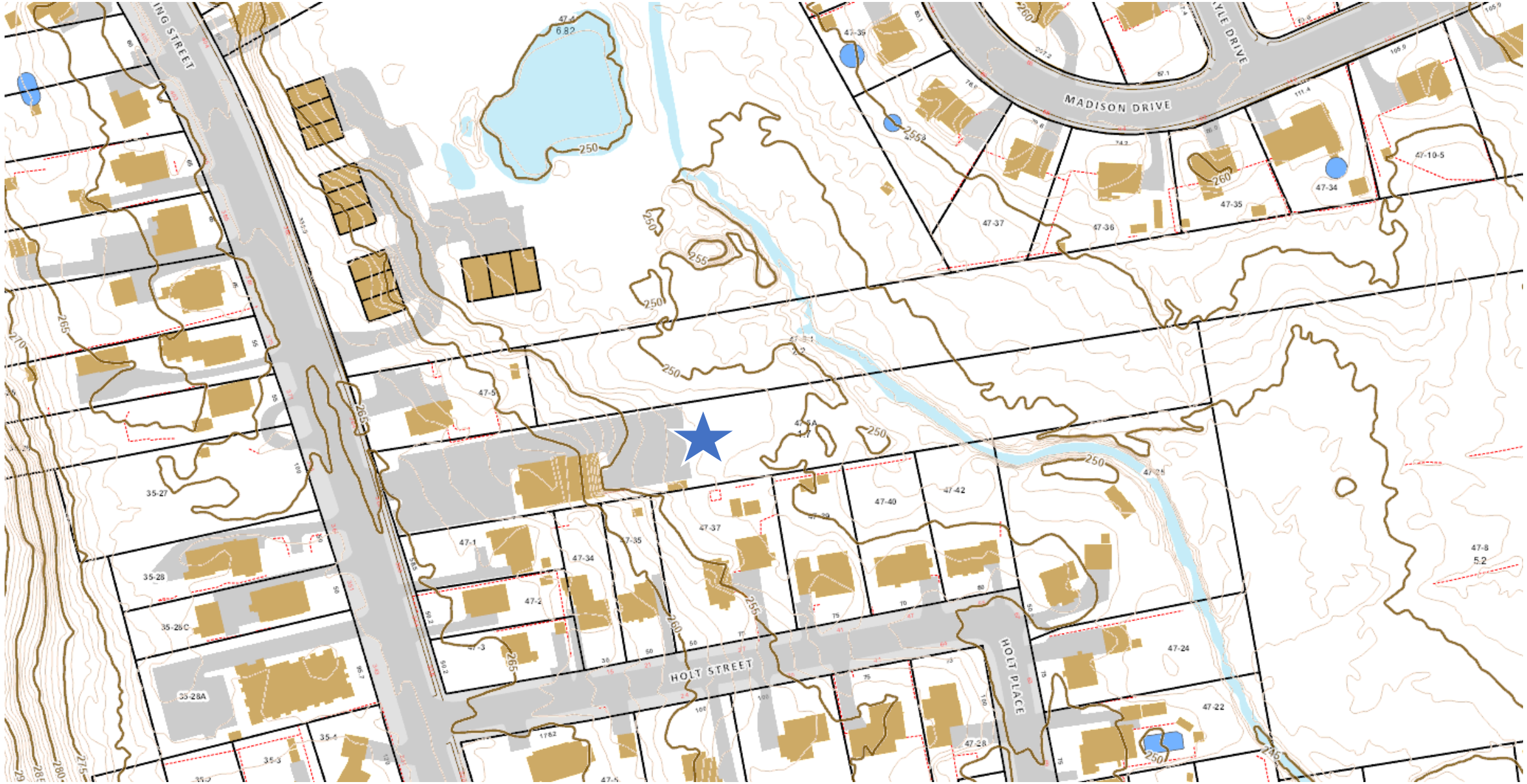
Various GIS and Google Maps



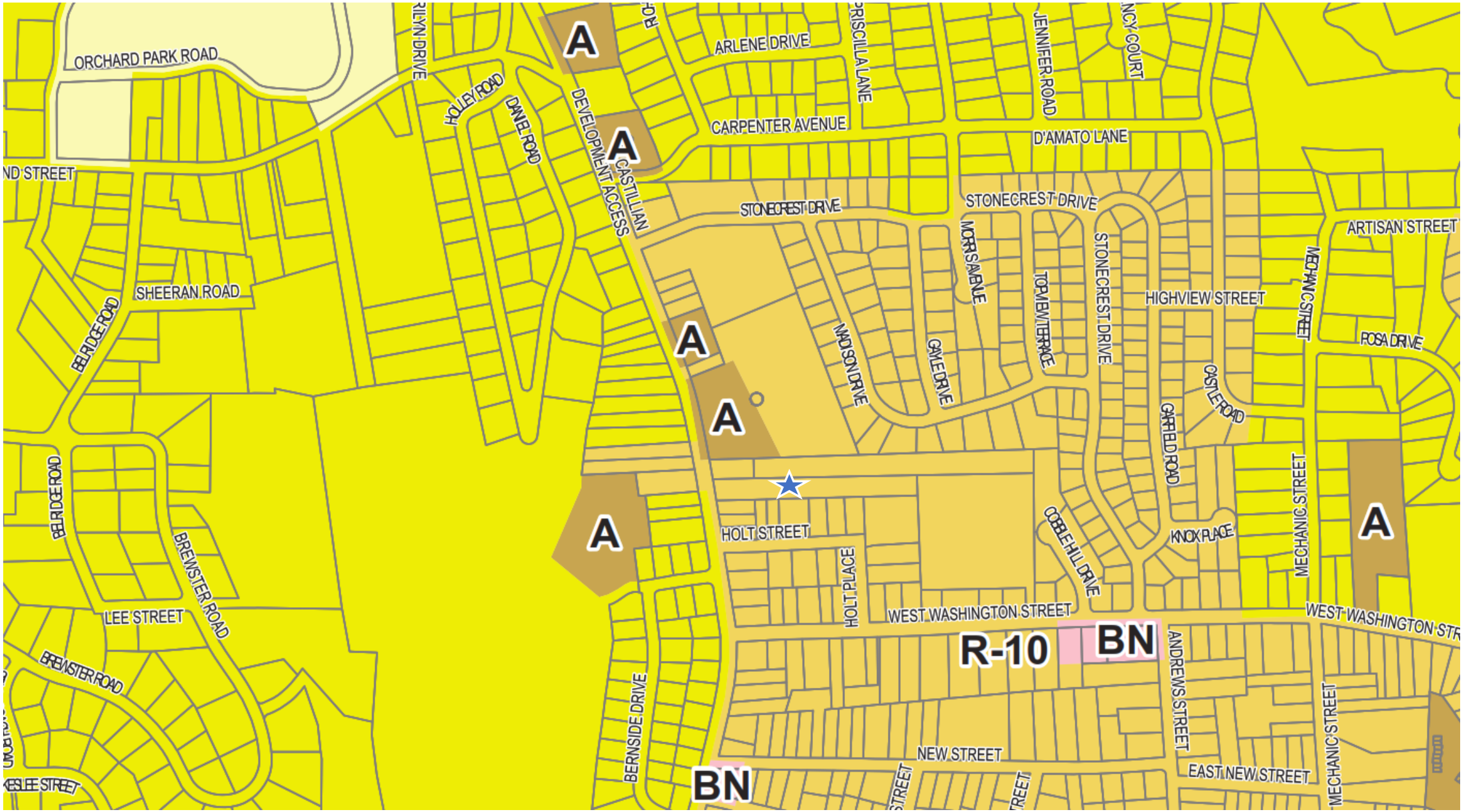
360 King Street – Location
Map 47, Lot 5A



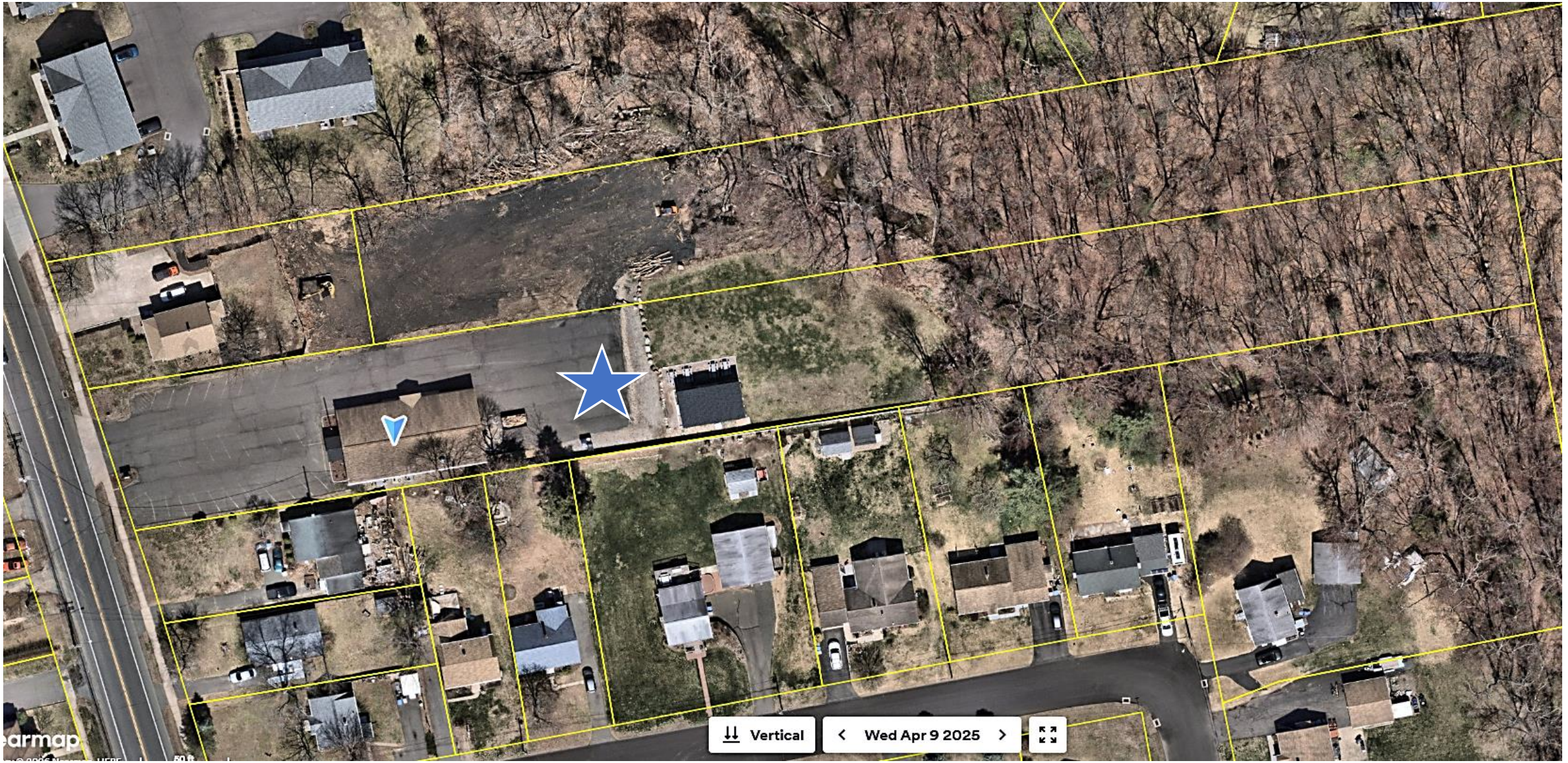
360 King Street – Floodplain
Map 47, Lot 5A



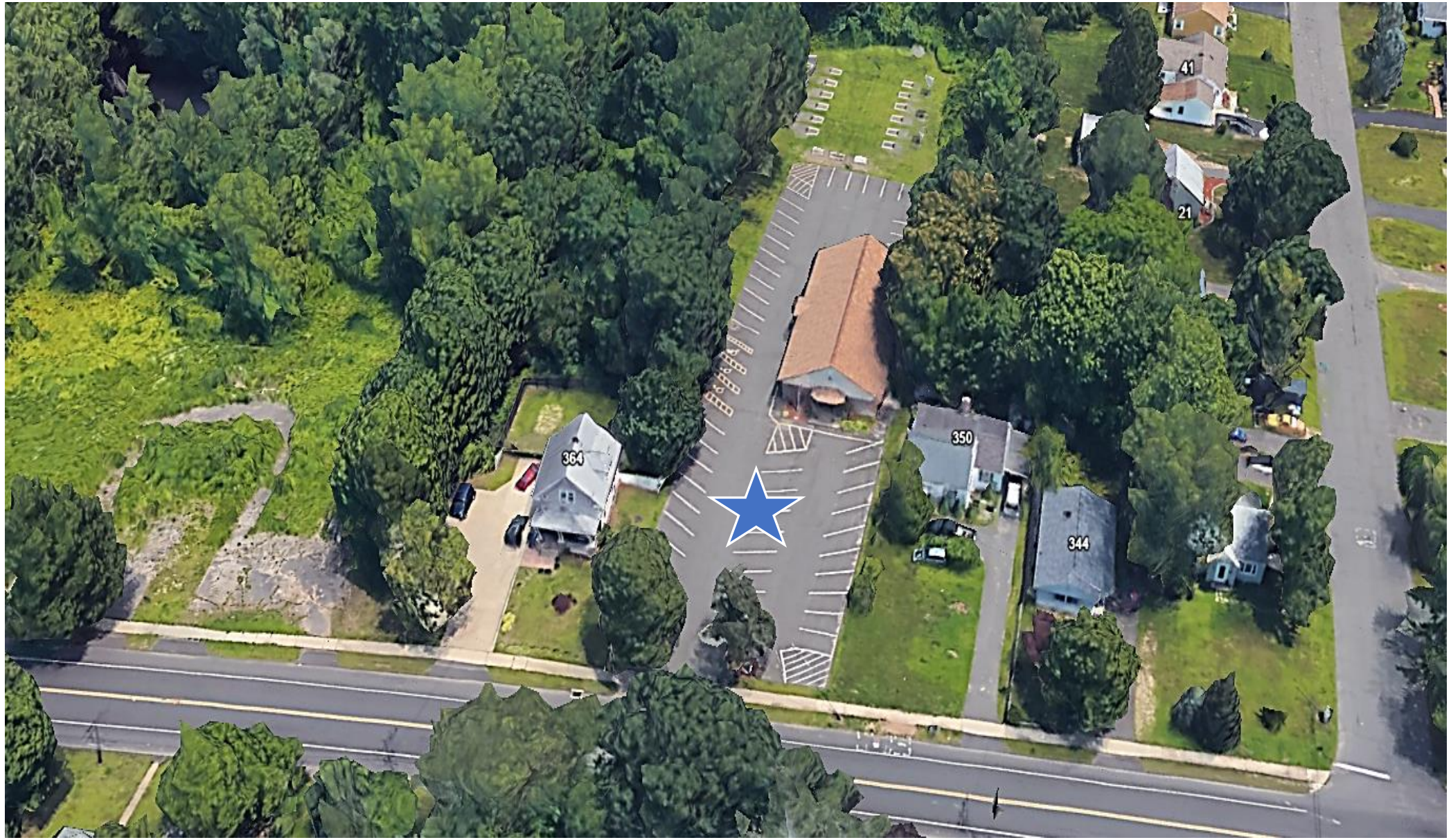
360 King Street – Topography
Map 47, Lot 5A



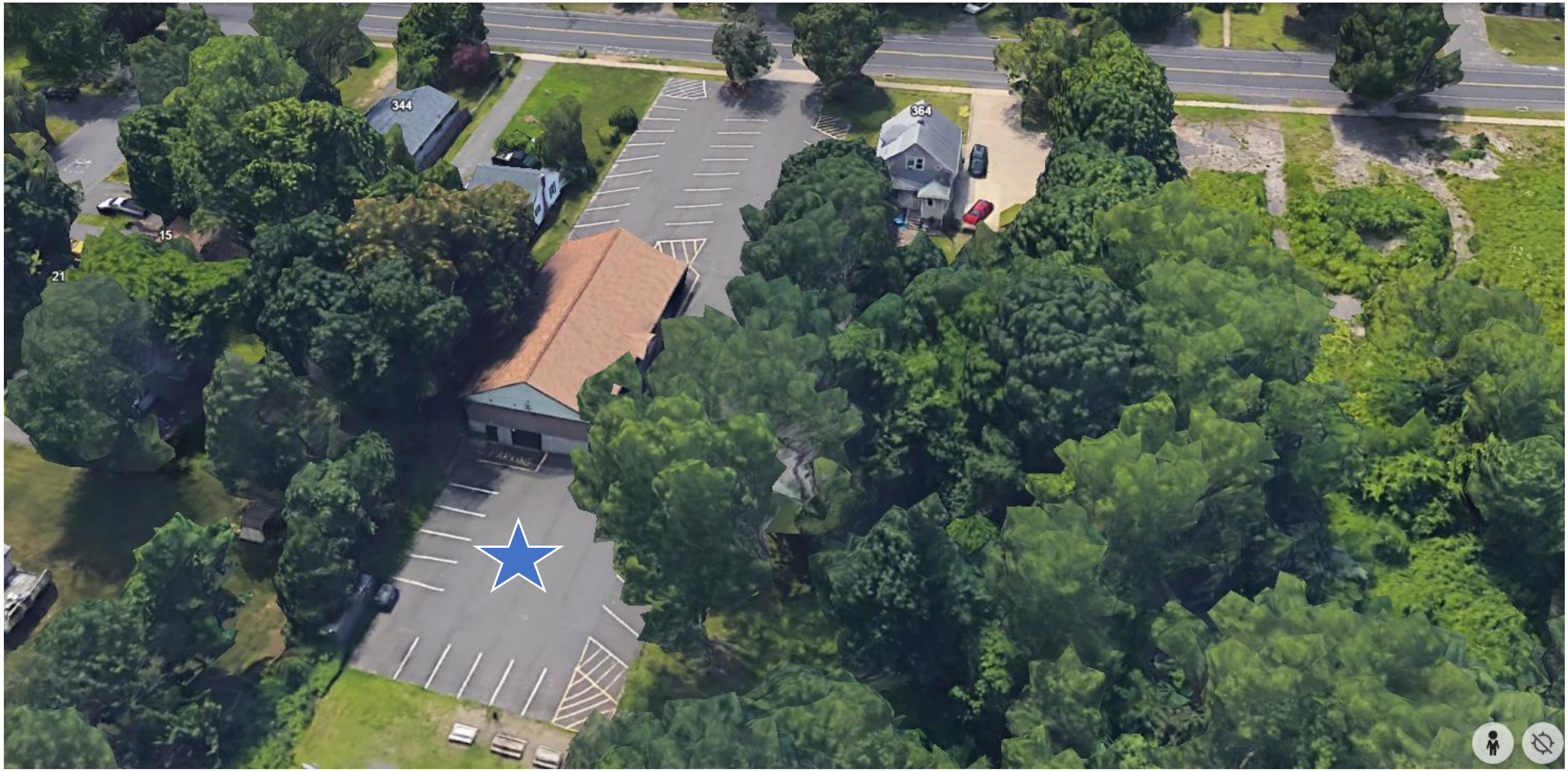
360 King Street – Zoning – R-10
Map 47, Lot 5A



360 King Street – Aerial
Map 47, Lot 5A



360 King Street – Google Earth
Map 47, Lot 5A



360 King Street – Google Earth
Map 47, Lot 5A

Site Plan

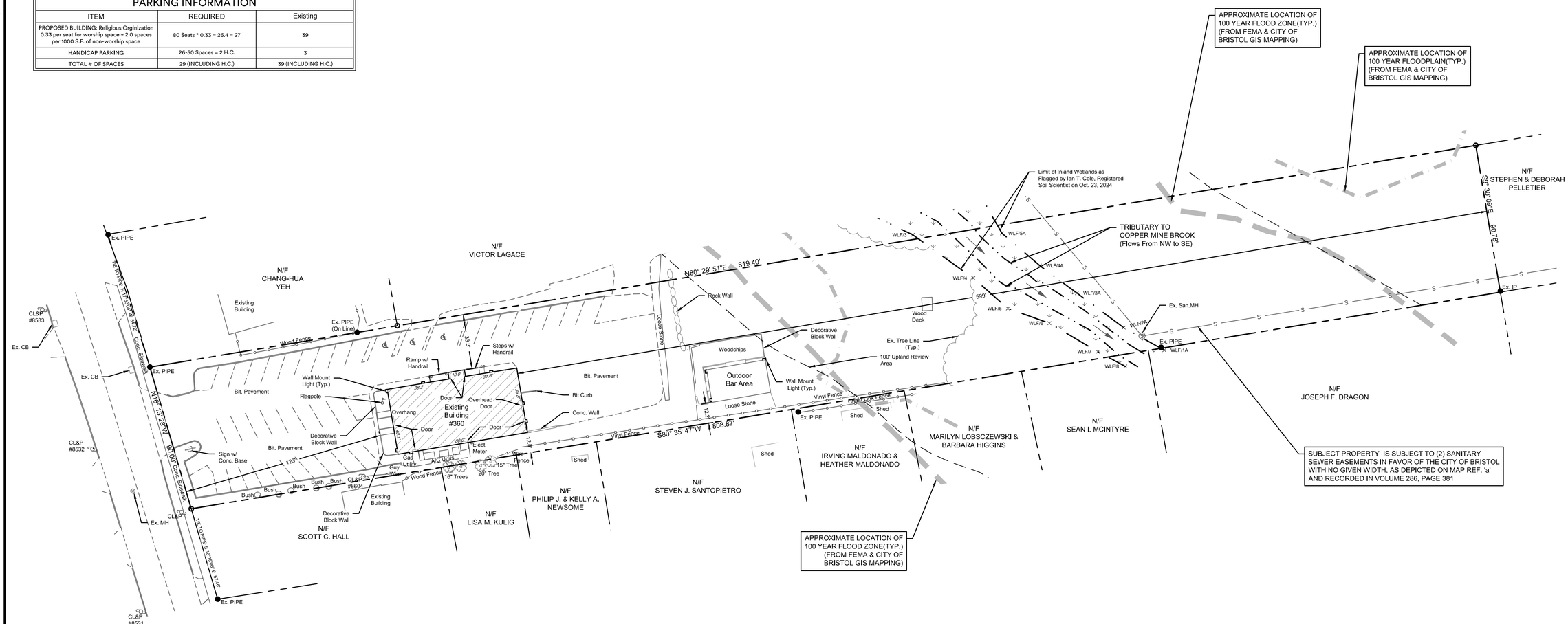
ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	R-10	R-10
PROPOSED USE	Commercial/Industrial	Religious Organization
LOT AREA	10,000 S.F.	73,333 S.F.
LOT FRONTAGE	85 FT	90 FT
FRONT YARD SETBACK	20 FT	123 FT
SIDE YARD SETBACK	8 FT	12.4 FT
REAR YARD SETBACK	20 FT	599 FT
MAX. BUILDING HEIGHT	35 FT	< 35FT
MAX. BUILDING COVERAGE	35%	5.49%
MAX. IMPERVIOUS COVERAGE	75%	30.08%

PARKING INFORMATION		
ITEM	REQUIRED	Existing
PROPOSED BUILDING: Religious Orginization 0.33 per seat for worship space + 2.0 spaces per 1000 S.F. of non-worship space	80 Seats * 0.33 = 26.4 = 27	39
HANDICAP PARKING	26-50 Spaces = 2 H.C.	3
TOTAL # OF SPACES	29 (INCLUDING H.C.)	39 (INCLUDING H.C.)

NOTE: CHANGE OF USE FROM BANQUET HALL TO RELIGIOUS CENTER PROPOSED

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing/Proposed treeline
- = Existing edge of pavement
- = Proposed curbed pavement
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Proposed catch basin
- = Proposed manhole
- = Existing/ Proposed water line
- = Existing/ Proposed sewer line
- = Existing contour
- = Existing spot elevation
- = Proposed contour
- = Proposed spot elevation
- = Deep test pit location
- = Percolation test location
- = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe



SITE PLAN NOTES:

1. Owner: Skytop Enterprises, LLC.
2. Applicant: Mohammad Kabir
3. Street #: 360 King Street
4. Area of Parcel: 73,333 S.F., 1.68 Acres
5. Parcel is zoned: R-10
6. Present use: Commercial
7. Proposed use: Religious Orginization
8. Wetlands are present per Field Delineation and location .
9. Site to be serviced by local water and sewer.
10. All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
11. Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated March 30, 2024, and amended to date.
12. All site work shall conform to specifications as outlined in C.D.O.T. Form 819, dated 2024 and amended to date.
13. Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
14. Maximum earth slopes shall be two feet horizontal to one foot vertical.
15. All areas disturbed by construction to be restored with 4" of loam and seeded.
16. All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
17. No roof drains proposed.
18. All Catch Basins\Inlets shall be cleaned prior to occupancy.
19. Underground fuel tanks are prohibited.
20. Sanitary service connection for domestic\office waste only. No industrial waste shall be discharged.
21. Water service sizing to be determined by the Local Water Department upon receipt of all pertinent water fixture data.
22. Local Planning and Engineering Departments to be notified 24 hours before site grading begins.
23. Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
24. All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
25. No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
26. Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.
27. Per State Law (PA 22-25), requires all parking lots greater than 30 spaces to provide LEVEL 2 EV Charging Stations for at least 10% of the approved spaces.

NORTH
NAD 83

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

PROJECT:
ISLAMIC CULTURAL CENTER
360 KING STREET- BRISTOL, CONNECTICUT

PREPARED FOR:
MOHAMMAD KABIR

Date: March 10, 2026
Drawn By: NMS

Revisions:	Descriptions:
Date:	
3/11/26	Rev. Per Attn. Review

30' 15' 0 15' 30'
SCALE: 1"=30'

Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Sheet Description:
SITE LAYOUT PLAN

Sheet #:
C1

COLE #2476

F:\PROJECTS\2024\2476 Islamic Cultural Center-360 King Street, Bristol CT\Dwg\2476-C1.dwg LAYOUT1 C1 PLOT DATE: Mar 11, 2026 - 12:32pm XREFS:NONE NAMED:

DRAWING NAME: P:\Land Projects - 24\NA-Misc. Colonial Cons-360 King Street, Bristol CT.dwg, 24"x36", 1:1(scale), Existing - 24x36.dwg, LAYOUT: S1, PLOT DATE: Mar 01, 2026 - 1:08pm, OPERATOR: NickSalerno

SURVEY NOTES:

1. 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 August 29, 2019.

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

4. Class of accuracy:
Horizontal: A-2
Vertical: T-2 & T-D (East of Wetlands)

5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

6. Map References:

a) "Property Survey land of Victor Lagace, 364 King Street, Hartford County, Bristol, Connecticut; Scale:1"=50'; Dated: 7/18/1995; Last Revised: 9/26/2001 by Robert J. Wodowski." Filed as Map 94 L at the B.L.R.

b) "Property Survey, Lot 8 and a Portion of Lot 5A, Prepared for Stephen & Deborah Pelletier, Rear of 360 King Street, Bristol, Connecticut; Scale:1"=40'; Dated: 12-17-2013 by Dufour Surveying LLC."

7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.

8. Zone: R-10

9. Owner: Skytop Enterprises, LLC.

10. City of Bristol Assessors Map #47 Lot #5A

11. Filed in Volume 2238, Page 609 of the City Clerk's office.

12. Contour interval is 1 foot.

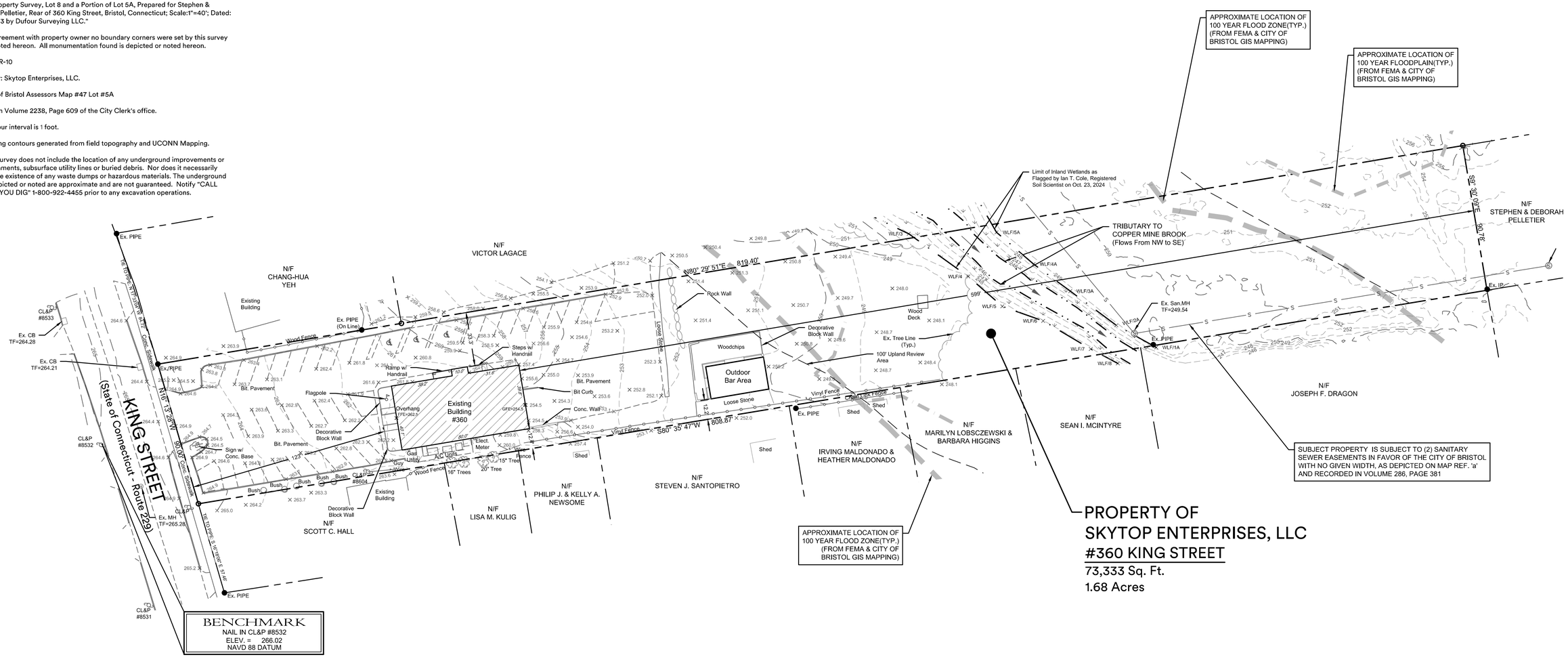
13. Existing contours generated from field topography and UCONN Mapping.

14. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

LEGEND

= Existing utility pole
= Existing light pole
= Existing fire hydrant
= Existing water valve
= Existing gas valve
= Existing underground pipe
= Existing edge of pavement
= Existing bituminous concrete lip curb
= Existing well
= Existing catch basin
= Existing drainage manhole
= Existing sanitary manhole
= Existing utility box
= Existing contour
x000.0 = Existing spot elevation
= Existing iron pin
= Existing drill hole
= Existing monument

NAD 83



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

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

project #2476A drawn by: NMS

Revisions	
Date:	Descriptions:

PROPERTY & TOPOGRAPHIC SURVEY MAP

PREPARED FOR

Mohammad Kabir

360 King Street - Bristol, Connecticut

March 5, 2026 Scale: 1" = 30'

30' 15' 0 15' 30'

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

Sheet #: S1

Application #2553

For Office Use Only
APPLICATION NO. 2553
DATE FILED: 12/10/25
DECISION DATE:
DECISION:

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

motor vehicle repair or service facility, a [ ] permitted use [✓] Special Permit use

under Section(s) article II 4.2 of the Bristol Zoning Regulations.

Address or Location of the Property: 16 Andrews Street

Assessor's Map No.: 38 Assessor's Lot No.(s): 62 & 84

Zone of the Property: I Size of the Property (in acres or square feet): .53 ac

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

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

Other comments: wetlands approval application # 1970 April 6, 2022.

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

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

Name: 16 Andrews Street LLC

Address: 16 Andrews Street City: Bristol State: CT Zip: 06010

Telephone No.: 203 819 9892 E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Vilazoim SADRIU

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 08/17

For Office Use Only
APPLICATION NO. 2553

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 16 Andrews Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Ziogas Jr.

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

28-day Time Extension

Granted by Applicant

From: James Ziogas
Sent: Tuesday, April 14, 2026 7:54 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: 16 Andrews Street.

Robert

We consent to an extension of our time for extension of the public hearing until the May 11, 2026 meeting

Thank you.

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

Waiver Request for Buffer

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

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

May 4, 2026

Bristol Zoning Commission
111 North Main Street
Bristol, CT 06010

Re: application 2553 site plan 16 Andrews Street, Bristol, CT.

Dear Commissioners:

Pursuant to section 11.1.4 of the Zoning Regulations we are requesting a waiver of the 20 foot buffer requirement. We have provided a 10 foot buffer along with a 6 vinyl decorative fence and the planting of arborvitaes along areas of the property lines where we abut residential properties. The fencing and plantings are designed to provide adequate and effective screening.

Sincerely

James Ziogas Jr.

James Ziogas, Jr.

Applicant's Narrative

Project Overview

The applicant seeks **Special Permit and Site Plan Approval** to establish a motor vehicle repair or service facility at 16 Andrews Street. The property is located within the **Industrial Zone (I)**, where the proposed use is permitted subject to Special Permit and Site Plan review under Section 4.2 of the Bristol Zoning Regulations.

The site currently consists of a motor vehicle repair or service facility that predates the requirements of a special permit. However, the expansion of the use on additional land and the construction of a small addition necessitates the requirement for a new special permit and associated site plan.

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

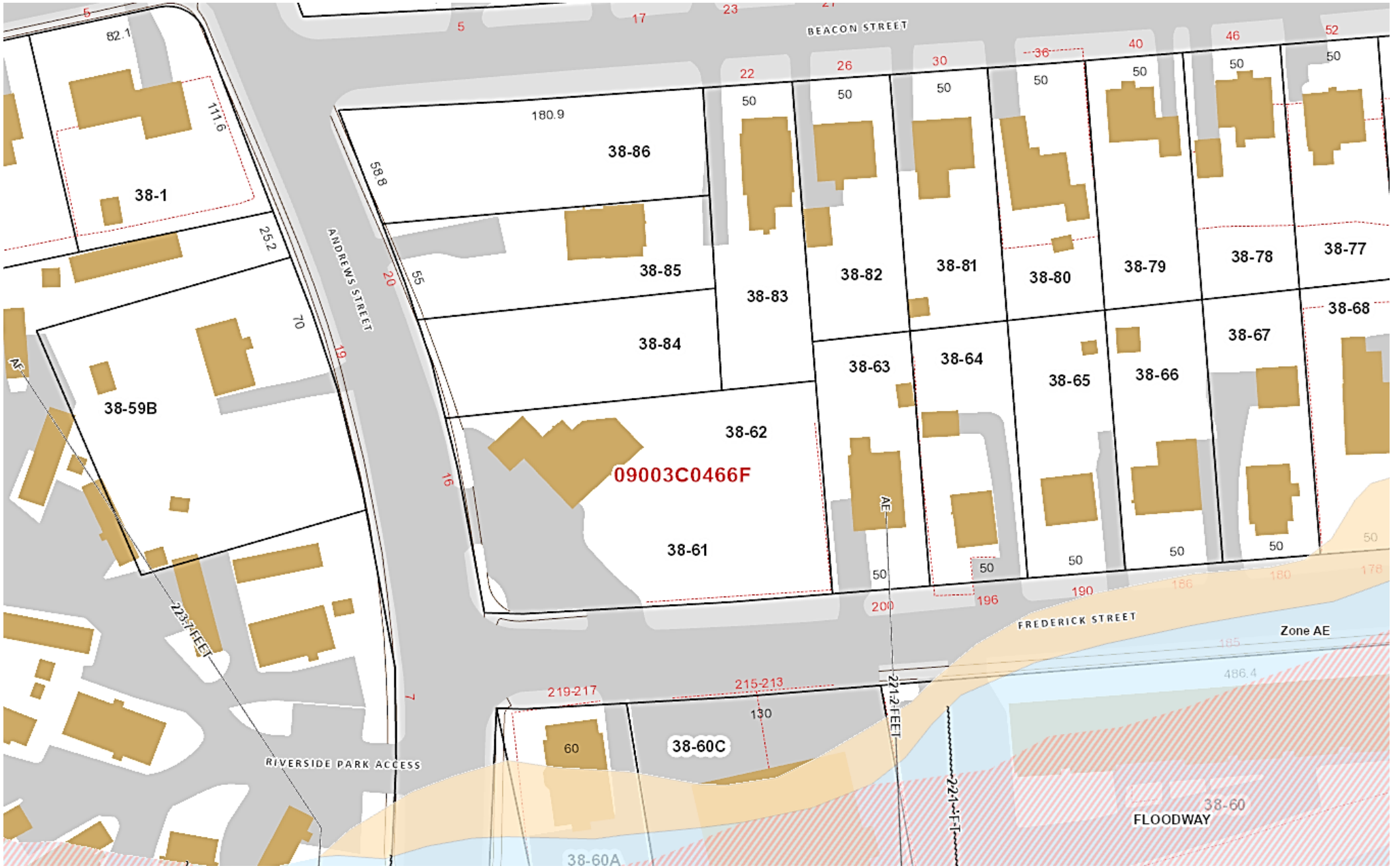
c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

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

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

Various GIS Maps



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



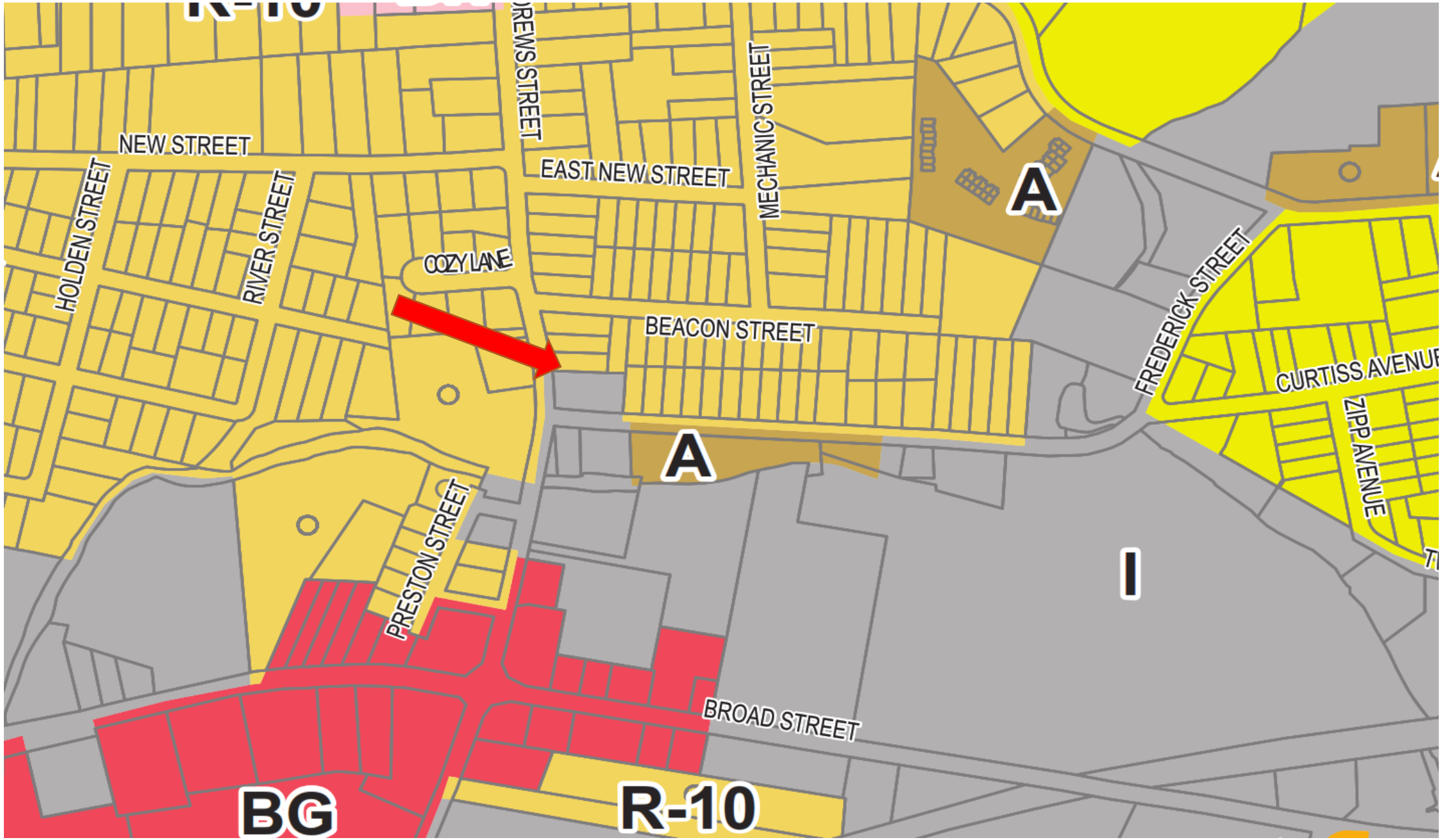
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



Current Owner Purchases Property: July 2015

16 Andrews Street

April 2015 – 4 Vehicles On-Site



16 Andrews Street

September 2025 – 64 total vehicles; 43 Vehicles On-site/21 Vehicles in Residential zone.

ZEO Enforcement 11/24/20

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50983/2020-Enforcement

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda

ZEO Enforcement 10/29/25

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50984/2025-Enforcement

Site Plan Comments 5/11/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #2553

SITE PLAN: 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales *Plans Dated: November 24, 2025. Date of Committee Reviews: January 29, 2026 (first review);* 1st Review Revised: March 5, 2026; April 30, 2026 (2nd Review); May 11, 2026 (2nd Review Wrap-Up)

ENGINEERING/PUBLIC WORKS (William Stango):

1. The applicant shall complete all required documentation to properly abandon the portion of the City right-of-way (ROW) located in the southwest corner of the lot.

3/31/26 Applicant Response: We have requested guidance from the city of Bristol, It is our belief that the city council has to vote to abandon that section of Frederick and Andrews Street or in the alternative execute a quit claim deed. The are in question does not impact our site plan, as this area is not contemplated in the update to the plan.

4/30/26 City Response: Comment addressed.

2. The applicant shall show the current City-mapped wetlands linework on all existing conditions plans. Refer to the 2025 Wetlands Regulations.

3/31/26 Applicant Response: Wetland's boundary shown on survey and demo plan.

4/30/26 City Response: Comment addressed.

3. Provide a general narrative describing the proposed water quality structures, including how they will be maintained and the proposed maintenance schedule.

3/31/26 Applicant Response: Strom system maintenance package added.

4/30/26 City Response: Comment addressed.

CITY PLANNER (Robert Flanagan):

1. Obtain formal wetlands determination from City Engineer.

3/31/26 Applicant Response: We have provided the wetland approval of our application #1970 granted on April 6, 2022.

4/14/26 City Response: The IWWA Boundary changed App. 1970 in 2022.

2. Two Special Permits are required: one for vehicle repair/service and one for vehicles for sale.

3/31/26 Applicant Response: Acknowledged and applied for.

4/14/26 City Response: Comment addressed.

3. The applications list lot numbers for two properties when only one is required (due to lot merger). Indicate the proper map and lot number for the property on the application forms.

3/31/26 Applicant Response: Revised.

4/14/26 City Response: Comment addressed.

4. Indicate on the cover sheet of the Plan Set the application numbers, approval dates, and nature of all Special Permits, Site Plans, Zone Change and Variance applications associated with this property.

3/31/26 Applicant Response: Revised see T-1 title sheet

4/14/26 City Response: Comment addressed.

5. A revised narrative that provides an explanation of the unregulated expansion of the non-conforming uses on-site, is requested.

3/31/26 Applicant Response: Revised and submitted

4/14/26 City Response: Comment addressed.

6. The Zoning Data table provided is incomplete; applicant should add missing zoning standards applicable to this property to the table. See the Zoning Regulations as a guide.

3/31/26 Applicant Response: Revised Sheet C-2

4/14/26 City Response: Comment addressed.

7. How many vehicles are proposed for repair?

3/31/26 Applicant Response: 4 spaces- sheet C-2 notes

4/14/26 City Response: 6 visitor spaces have now been assigned for the total number of vehicles for repair.

5/5/26 Applicant Response: There are 4 vehicle spaces for repair. There are 8 total visitor spaces. 6 spaces on the south lot and 2 on the north lot. Labeled with a V (except the accessible space). 4 spaces are repair and 4 are sales. See site use notes #1 and below in the Parking notes.

5/10/26 City Response: Comment remains; this parking count conflicts with a previous approval. Special Permit Application #2557 had 6 visitor spaces assigned for repair; the applicant needs to have the Site Plan reflect the approval already granted.

5/11/26 Applicant Response: The parking layout and count have been updated to show 6 Repair spaces and 4 Visitor spaces. The Accessible space has the striping on the left thereby allowing for > 6' from the building for the spaces and maneuverability into the service bay adjacent.

5/11/26 City Response: Comment addressed.

8. How many vehicles are proposed for sale?

3/31/26 Applicant Response: 35-sheet c-s notes

4/14/26 City Response: Plan narrative calls out 42; revise plan and show 35; correct discrepancy.

5/5/26 Applicant Response: There are 35 vehicles for sale. 27 on the south lot and 8 on the north lot (inventory spaces labeled with an I). See site use notes #2 and below in the Parking notes.

5/11/26 City Response: Final count is: 33 vehicles for sale; 6 for Repair; 4 Visitor and 4 for Employees. Comment addressed.

9. How many vehicles are proposed for visitor/clients?

3/31/26 Applicant Response: 12- sheet C-2 notes

4/14/26 City Response: 6 are shown on plan; correct discrepancy.

5/5/26 Applicant Response: The parking layout and count have been updated to show 6 Repair spaces and 4 Visitor spaces. The Accessible space has the striping on the left thereby allowing for > 6' from the building for the spaces and maneuverability into the service bay adjacent.

5/10/26 City Response: Final count is: 33 vehicles for sale; 6 for Repair; 4 Visitor and 4 for Employees. Comment addressed.

10. How many accessible spaces are proposed?

3/31/26 Applicant Response: 1-sheet C-2

4/14/26 City Response: Comment addressed.

11. How many employee spaces are proposed?

3/31/26 Applicant Response: 4- sheet C-2

4/14/26 City Response: 5 are shown on plan; correct discrepancy.

5/5/26 Applicant Response: There are 4 employee spaces. Labeled with an E, located in the north lot.

5/10/26 City Response: Comment addressed.

12. Provide landscaping, buffers and screening.

3/31/26 Applicant Response: Revised – sheet C-2

4/14/26 City Response: Applicants attorney will need to request a waiver of the 20' ft. landscaped buffer.

13. Required buffer to single-family residential not met to surrounding properties located at: 20 Andrews Street, 22 Beacon Street & 200 Fredrick Street. Landscaping and screening are required within the buffer for Residential zones; no structures or paving is allowed.

3/31/26 Applicant Response: The plan is designed in accordance with section 13.7.1 B. in business or industrial zone: within 10 feet of any side yard or rear yard that abuts a residential zone".

4/14/26 City Response: ***11.1.4 Buffers***

A. A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone.

B. The buffer shall be a minimum of 20 feet in width.

C. The buffer shall be comprised of deciduous and evergreen trees and shrubs of such species, height and spacing as, in the judgment of the Commission, will effectively screen the use from the view of adjoining properties.

D. No structures or paving shall be permitted within the buffer.

E. The Commission may allow screening complying with Section 11.1.3 to be substituted for all or a portion of the landscaped buffer if, in its judgment, such screening will effectively buffer the use from the view of adjoining properties.

14. Provide spot elevations on plan.

3/31/26 Applicant Response: Revised- sheet C-3

4/14/26 City Response: Comment addressed.

15. Provide traffic directional arrows.

3/31/26 Applicant Response: Revised- sheet C- 2

4/14/26 City Response: Provide directional arrows.

5/5/26 Applicant Response: There are three sets of directional arrows. See sheet C-2.

5/10/26 City Response: Comment addressed.

16. Provide dimensions of all driveways at street opening.

3/31/26 Applicant Response: Revised- sheet C- 2

4/14/26 City Response: Comment remains.

5/5/26 Applicant Response: Dimensions of 30.31' at the southern driveway and 24.0' at the northern driveway on Andrews Street are shown on C-2. Dimensions between the aprons at the gutter line can be added to the plan.

5/10/26 City Response: Comment addressed.

17. Provide separation distance between existing and proposed driveways on the same lot. 100 feet is required.

3/31/26 Applicant Response: Variance granted by Zoning Board of appeals dated March 3, 2026.

4/14/26 City Response: Comment addressed.

18. Provide hours of operation.

3/31/26 Applicant Response: M-Saturday 7am to 7 pm. Sheet C-2 site use notes

4/14/26 City Response: Comment addressed.

19. Label building's primary entrance/exit door(s) on Site Plan.

3/31/26 Applicant Response: Revised- sheet 1-1 C-1 & 2

4/14/26 City Response: Comment addressed.

20. New building addition constructed within the minimum rear yard (no land use approvals/building permits have been issued.) All work done on the building addition was done without approval.

3/31/26 Applicant Response: Building modified to confirm to setback regulations. Building permit has been applied for. See sheet C-2

4/14/26 City Response: Comment addressed.

21. Parking shown for display/sale within minimum front yard and within existing driveway/curb cut on Fredrick Street.

3/31/26 Applicant Response: Revised and driveway cut on Frederick is eliminated.

4/14/26 City Response: Comment addressed.

22. 24 vehicle parking spaces for sale within minimum front yard and a portion of the minimum rear yard on Fredrick Street.

3/31/26 Applicant Response: Revised.

4/14/26 City Response: Comment addressed.

23. 15 vehicle parking spaces for sale within the minimum side yard abutting 16 Andrews Street.

3/31/26 Applicant Response: Revised.

4/14/26 City Response: Comment addressed.

24. 2 vehicle parking spaces for sale within the minimum rear yard at 16 Andrews Street.

3/31/26 Applicant Response: Revised.

4/14/26 City Response: Comment addressed.

25. 8 parking spaces for sale within required sight visibility triangle at the intersection of Fredrick and Andrews Street(s).

3/31/26 Applicant Response: Revised.

4/14/26 City Response: Comment addressed.

26. Parking spaces for sale in front of building entryway requires 6 feet separation distance.

3/31/26 Applicant Response: Revised.

4/14/26 City Response: Comment addressed.

27. Provide parking calculation for both motor vehicle sales and service and show conformance to required parking.

3/31/26 Applicant Response: Revised sheet C-2.

4/14/26 City Response: Comment addressed.

28. Parking space width shown as 8' should be 9' for all spaces.

3/31/26 Applicant Response: All parking spaces for visitors and employees are 9 feet wide. Inventory spaces are 8 feet wide as they are employee parked and do not qualify as public parking spaces.

4/14/26 City Response: Comment addressed.

29. Provide photometric diagram for exterior lighting. A luminaire schedule along with pole heights should be included with this information. Additionally, a note should be added that all lights will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

3/31/26 Applicant Response: Revised sheet SL-1 & 2

4/14/26 City Response: There appears to be a minor amount of light spillage onto the adjacent residential parcel on Frederick Street, Applicant should offer comment.

5/5/26 Applicant Response: The lighting designer can revise and/ or comment on this area.

5/10/26 City Response: Comment remains.

30. What safety measures/best management practices are being proposed that prevent environmental contamination from spills on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damage caused by the spillage of fluids and add the applicable notes and details to the plan.

3/31/26 Applicant Response: Sheet C-2 site use notes #9

4/14/26 City Response: Comment addressed.

5/5/26 Applicant Response: The storm drainage flows through Water Quality Units before it's discharged.
See sheet C-2 Site Use Notes #9.

5/10/26 City Response: Comment addressed.

31. Will all vehicles on-site be in working and running condition? Will there be any non-operable motor vehicles on-site?

3/31/26 Applicant Response: There will be no junk vehicles, but the nature of the auto repair business may result in some vehicles be inoperable when they arrive but operable upon repair.

4/14/26 City Response: Comment addressed.

32. Provide dumpster enclosure and appropriate landscape screening. How is refuse currently being handled?

3/31/26 Applicant Response: Revised sheet C-2 use notes 11

4/14/26 City Response: Where is the dumpster located? Comment remains.
5/5/26 Applicant Response: Dumpster pad and wall enclosure is directly behind the building on the north side. It is screened on three sides by the building and wall. Liberty recycling is contracted to handle refuse. See sheet C-2 Site Use Notes #11.

5/10/26 City Response: Comment addressed.
33. What are the applicants plans to manage waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material on site? Will there be outside storage of these items? If not, the applicant should place a note on the plan indicating that none of the items above will be stored outside.

3/31/26 Applicant Response: Dumpster provided. Sheet C-2

4/14/26 City Response: Where is the dumpster located? Comment remains.

5/5/26 Applicant Response: Dumpster pad and wall enclosure is directly behind the building on the north side. It is screened on three sides by the building and wall. Liberty recycling is contracted to handle refuse. See sheet C-2 Site Use Notes #11.

5/10/26 City Response: Comment addressed.

New Comments 5/1/26
34. Add note to plan that all driveway areas will be bituminous paving as required by the Zoning Regulations.

5/5/26 Applicant Response: Note to be added to the Site Use Notes stating bituminous paving as required by zoning regulations. See sheet C-2 plan view for layout text "bituminous pavement".

5/10/26 City Response: Comment addressed.

35. Demolition hatching is indicated on the plan in two areas. What is being demolished?

5/5/26 Applicant Response: See sheet C-1 plan view for demo text stating pavement to be removed for storm, grading, 10' inside property line, removal from slope, etc. Areas in both the north and south lots as hatched.

5/10/26 City Response: Comment addressed.

BUILDING/ZONING ENFORCEMENT (Richard Brown) - 030526
1. There are notes of "Pics " taken for some areas … I would like to see them.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

2. 2021 IBC Code references, not included.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

3. Engineers or Architects stamp for said drawings.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

4. Calculations for all beams used for approval.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

5. Brackets used for attachments of beams for approval.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

6. Attachment of an LVL to common DF lumber is not allowed.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

7. New header cut into existing CMU wall for new opening, calcs required for beam and jack studs.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

8. Roof rafters are undersized. 2” x 10” has a Max span of 17’-7”.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

9. These are comments after the fact. The building would need to have areas exposed to verify such conditions are accurate or sufficient to hold the structural aspect of the building.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

10. The property is undergoing a hearing for the building being on another property and will await the decision to move forward. The permit is has been stopped due to unknown circumstances. If you could potentially forward this email to the owner, it would be appreciated.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

Site Plan – 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales Plans Dated: November 24, 2025
Date of Committee Reviews: January 29, 2026 (First Review); 1st Review Revised: March 5, 2026; April 30, 2026 (2nd Review); 5/10/26 – (2nd Review Wrap-Up).

ZEO (Brandon Peate)

1. This appears to require a variance.

3/31/26 Applicant Response: Variance granted.

4/30/26 City Response: Comment addressed.

2. Has the deed been filed to merge the properties?

3/31/26 Applicant Response: Yes.
4/30/26 City Response: Comment addressed.

3. Has the Zone Change been finalized on the second parcel?

3/31/26 Applicant Response: Yes.

4/30/26 City Response: Comment addressed.

4. Section 11.1.4.1: "A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone." The arborvitaes provided might need to be double stacked.

3/31/26 Applicant Response: Fencing and landscaping have been added sheet C-1 acknowledged

4/30/26 City Response: The northern arborvitae row should be relocated to the correct property. It should also be bigger. 11.1.4 23 Buffers A. A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone. B. The buffer shall be a minimum of 20 feet in width.

5/5/26 Applicant Response: The 10' buffer is per section 13.7.1.B. A 6' Solid Vinyl Fence has been added around the entire rear and side property lines and abutters. Additional arborvitae have been provided inside the fence. This provides a year-round solid screening that can reach upwards of 15' upon the bushes reaching maturity.

5/10/26 City Response: The parking areas are to be paved bituminous pavement. The compacted gravel isn't to be used for future parking. The bituminous parking will have painted park striping. See sheet C-2 for park striping, dimensions and labels.

5. Cars should be parked in approved locations according to the Site Plan. I will inspect the property prior to the hearing.

3/31/26 Applicant Response: See sheet C-2.

4/30/26 City Response: The compacted gravel should have labeled parking spaces if it is to be used for parking.13.7.4 Pavement Marking Standards A. All parking spaces shall be delineated by painted lines, except for parking spaces in driveways which serve single- or two-family dwellings.

5/5/26 Applicant Response: The 10' buffer is per section 13.7.1.B. A 6' Solid Vinyl Fence has been added around the entire rear and side property lines and abutters. Additional arborvitae have been provided inside the fence. This provides a year-round solid screening that can reach upwards of 15' upon the bushes reaching maturity.

5/10/26 City Response: Response pending.

6. Section 13.7.5.B.2: "Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips."

3/31/26 Applicant Response: Revised C-2 site use, 6,7, & 8

4/30/26 City Response: Comment acknowledged.

7. It looks like there are parking spots right along a concrete walk near Andrews and Frederick Street.

3/31/26 Applicant Response: Revised sheet C-2

4/30/26 City Response: Comment acknowledged.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)
The Police Department Traffic Division has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):
No comments at this time.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Rob Longo)
I do not see any change in water or sewer for this project so we would have no comment.
If there is a change, please let me know.

BRISTOL/BURLINGTON HEALTH DISTRICT (Marco Palmieri/Eric Mikulak)
Since this motor vehicle repair or service facility is and will continue to be served by a community water supply and public sewers (both from Bristol), BBHD does not have any oversite, but BBHD would like to confirm the following:

1. That the storage and management of new/used motor vehicle oils, fluids and/or tires are not creating a nuisance or hazard.

3/31/26 Applicant Response: Acknowledged- sheet C-2 site use notes #12.

4/30/26 City Response: BBHD is satisfied with their response, as noted (#12 & #13) on the plan, to our concerns.

2. If any below grade sumps for hydraulic fluid car lift exist, assure they have leak prevention or spill containment measures in place.

3/31/26 Applicant Response: Acknowledged- sheet C-2 site use notes #13.

4/30/26 City Response: BBHD is satisfied with their response, as noted (#12 & #13) on the plan, to our concerns.

Both of the above are requirements of either DEEP, DMV or both. Unfortunately, we are learning that there may not be any follow-up from either agency, so now is the time to make sure these measures are in place.

The proper storage of tires and/or hazardous chemicals are issues that I could enforce under my authority, if need be.

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

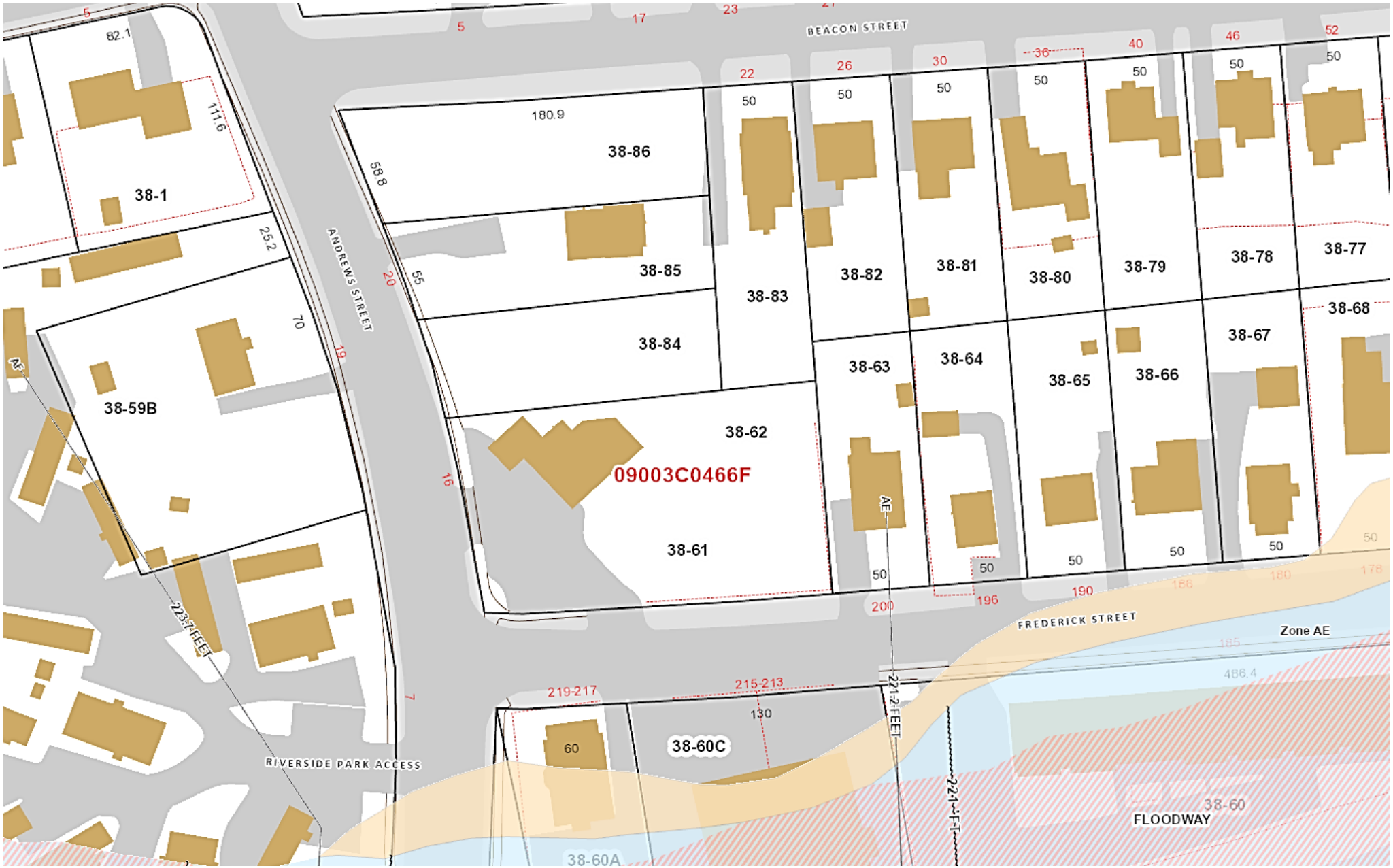
Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50598/16-Andrews-St-Drainage-Report---North-Parking-Lot-11-24-25

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WETHERSFIELD, CT 06109



Site Plan



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



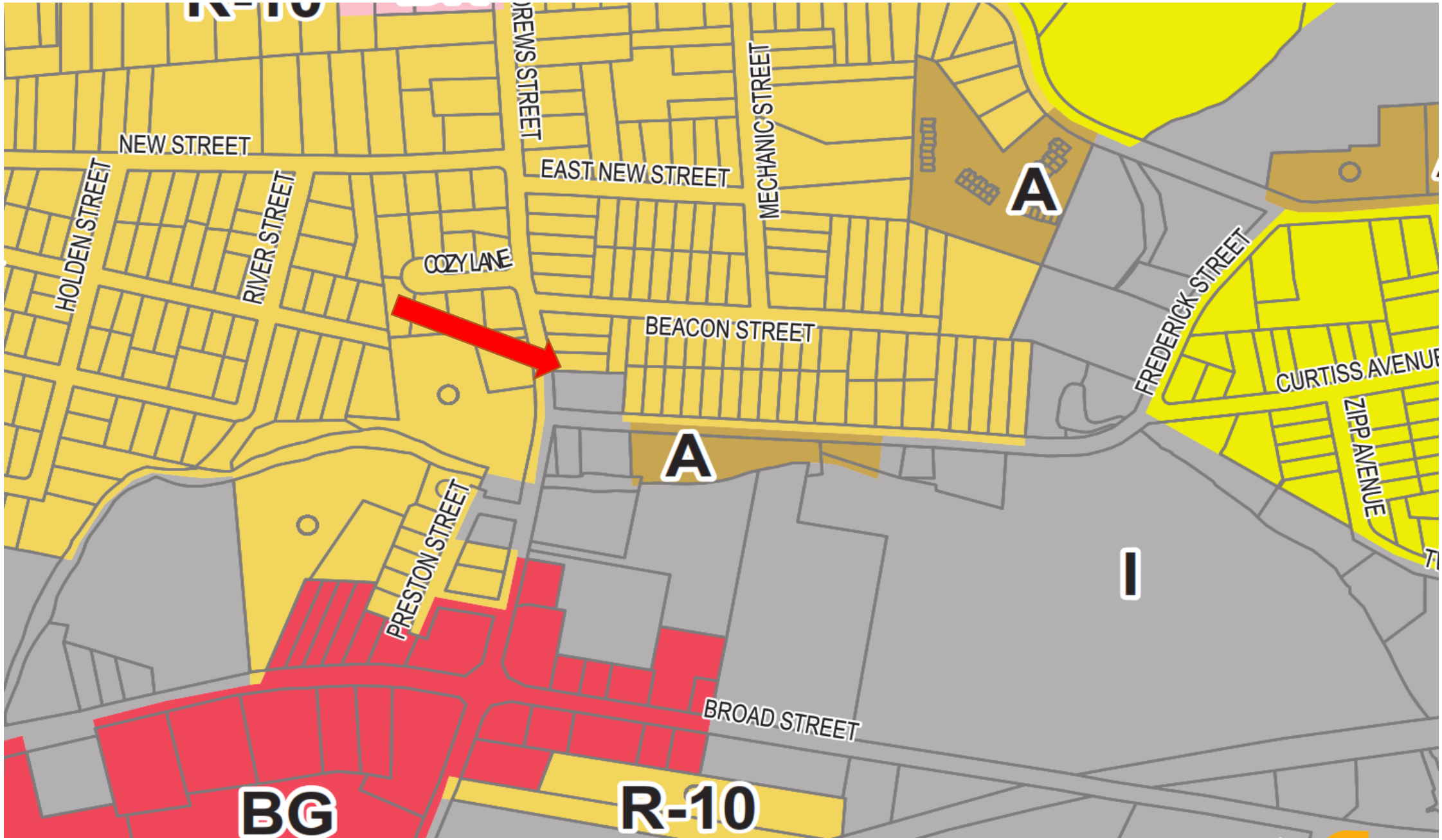
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



Current Owner Purchases Property: July 2015

16 Andrews Street

April 2015 – 4 Vehicles On-Site



16 Andrews Street

September 2025 – 64 total vehicles; 43 Vehicles On-site/21 Vehicles in Residential zone.

ZEO Enforcement 11/24/20

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50983/2020-Enforcement

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda

ZEO Enforcement 10/29/25

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50984/2025-Enforcement

Site Plan Comments 1/29/26

Revised 3/5/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #2553

SITE PLAN: 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales *Plans Dated: November 24, 2025. Date of Committee Reviews: January 29, 2026 (first review)*

ENGINEERING/PUBLIC WORKS (William Stango):

1. The applicant shall complete all required documentation to properly abandon the portion of the City right-of-way (ROW) located in the southwest corner of the lot.

2. The applicant shall show the current City-mapped wetlands linework on all existing conditions plans. Refer to the 2025 Wetlands Regulations.

3. Provide a general narrative describing the proposed water quality structures, including how they will be maintained and the proposed maintenance schedule.

CITY PLANNER (Robert Flanagan):

1. Obtain formal wetlands determination from City Engineer.

2. Two Special Permits are required: one for vehicle repair/service and one for vehicles for sale.

3. The applications list lot numbers for two properties when only one is required (due to lot merger). Indicate the proper map and lot number for the property on the application forms.

4. Indicate on the cover sheet of the Plan Set the application numbers, approval dates, and nature of all Special Permits, Site Plans, Zone Change and Variance applications associated with this property.

5. A revised narrative that provides an explanation of the unregulated expansion of the non-conforming uses on-site, is requested.

6. The Zoning Data table provided is incomplete; applicant should add missing zoning standards applicable to this property to the table. See the Zoning Regulations as a guide.

7. How many vehicles are proposed for repair?

8. How many vehicles are proposed for sale?

9. How many vehicles are proposed for visitor/clients?

10. How many accessible spaces are proposed?

11. How many employee spaces are proposed?

12. Provide landscaping, buffers and screening.

13. Required buffer to single-family residential not met to surrounding properties located at: 20 Andrews Street, 22 Beacon Street & 200 Fredrick Street. Landscaping and screening are required within the buffer for Residential zones; no structures or paving is allowed.

14. Provide spot elevations on plan.

15. Provide traffic directional arrows.

16. Provide dimensions of all driveways at street opening.

17. Provide separation distance between existing and proposed driveways on the same lot. 100 feet is required.

18. Provide hours of operation.

19. Label building's primary entrance/exit door(s) on Site Plan.

20. New building addition constructed within the minimum rear yard (no land use approvals/building permits have been issued.) All work done on the building addition was done without approval.

21. Parking shown for display/sale within minimum front yard and within existing driveway/curb cut on Fredrick Street.

22. 24 vehicle parking spaces for sale within minimum front yard and a portion of the minimum rear yard on Fredrick Street.

23. 15 vehicle parking spaces for sale within the minimum side yard abutting 16 Andrews Street.

24. 2 vehicle parking spaces for sale within the minimum rear yard at 16 Andrews Street.

25. 8 parking spaces for sale within required sight visibility triangle at the intersection of Fredrick and Andrews Street(s).

26. Parking spaces for sale in front of building entryway requires 6 feet separation distance.

27. Provide parking calculation for both motor vehicle sales and service and show conformance to required parking.

28. Parking space width shown as 8' should be 9' for all spaces.

29. Provide photometric diagram for exterior lighting. A luminaire schedule along with pole heights should be included with this information. Additionally, a note should be added that all lights will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

30. What safety measures/best management practices are being proposed that prevent environmental contamination from spills on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damage caused by the spillage of fluids and add the applicable notes and details to the plan.

31. Will all vehicles on-site be in working and running condition? Will there be any non-operable motor vehicles on-site?

32. Provide dumpster enclosure and appropriate landscape screening. How is refuse currently being handled?

33. What are the applicants plans to manage waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material on site? Will there be outside storage of these items? If not, the applicant should place a note on the plan indicating that none of the items above will be stored outside.

BUILDING/ZONING ENFORCEMENT (Richard Brown) - 030526

1. There are notes of "Pics " taken for some areas … I would like to see them.
2. 2021 IBC Code references, not included.
3. Engineers or Architects stamp for said drawings.
4. Calculations for all beams used for approval.
5. Brackets used for attachments of beams for approval.
6. Attachment of an LVL to common DF lumber is not allowed.
7. New header cut into existing CMU wall for new opening, calcs required for beam and jack studs.
8. Roof rafters are undersized. 2" x 10" has a Max span of 17'-7".
9. These are comments after the fact. The building would need to have areas exposed to verify such conditions are accurate or sufficient to hold the structural aspect of the building.
10. The property is undergoing a hearing for the building being on another property and will await the decision to move forward. The permit is has been stopped due to unknown circumstances. If you could potentially forward this email to the owner, it would be appreciated.

ZEO (Brandon Peate)

1. This appears to require a variance.
2. Has the deed been filed to merge the properties?
3. Has the Zone Change been finalized on the second parcel?
4. Section 11.1.4.1: "A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone." The arborvitaes provided might need to be double stacked.
5. Cars should be parked in approved locations according to the Site Plan. I will inspect the property prior to the hearing.
6. Section 13.7.5.B.2: "Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips."
7. It looks like there are parking spots right along a concrete walk near Andrews and Frederick Street.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

The Police Department Traffic Division has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):

No comments at this time.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Rob Longo)
I do not see any change in water or sewer for this project so we would have no comment.
If there is a change, please let me know.

BRISTOL/BURLINGTON HEALTH DISTRICT (Marco Palmieri/Eric Mikulak)
Since this motor vehicle repair or service facility is and will continue to be served by a community water supply and public sewers (both from Bristol), BBHD does not have any oversite, but BBHD would like to confirm the following:

1. That the storage and management of new/used motor vehicle oils, fluids and/or tires are not creating a nuisance or hazard.
2. If any below grade sumps for hydraulic fluid car lift exist, assure they have leak prevention or spill containment measures in place.

Both of the above are requirements of either DEEP, DMV or both. Unfortunately, we are learning that there may not be any follow-up from either agency, so now is the time to make sure these measures are in place.

The proper storage of tires and/or hazardous chemicals are issues that I could enforce under my authority, if need be.

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

Hyperlink for Full Report:

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TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109



STORM SYSTEM MAINTENANCE PROGRAM

Quick Auto Sales & Repair

16 Andrews Street

North and South Parking Lot Improvements

Bristol, CT 06010

March 23, 2026

TORRES ENGINEERING, INC.

63 REED DRIVE

Wethersfield, CT 06109

Storm System Maintenance Program

OVERALL SITE RUNOFF

Silt fence or hay bale barriers shall be installed around the Site, perpendicular to the direction of flow and slope, as shown on the plans, and maintained clean throughout the construction phase of the project.

An "Overall Site Runoff Maintenance Log" (see Appendix) shall be implemented every two weeks, during construction and after every rainfall. Any silt, sand, debris, etc., shall be removed from the barriers and stockpiled in a properly protected area or removed from the site to an acceptable dumping site as approved by the local authorities.

STORMWATER TREATMENT SYSTEM

The Stormwater Treatment system shall be the combination of catch basin with “Hoods” in parking lot catch basins, Water Quality Units and the bottom of the underground Detention Structure “Isolator Row” within the StormTech SC-740 and MC-7200 Chamber Systems.

STORM SYSTEM

Maintenance Program During Construction

All catch basins shall be cleaned and cleared of debris, sand or silt on a biweekly basis. Debris shall be removed from the site along with other construction debris. Silt and sand may be spread in flat or level areas later to be top-soiled or graded. The Detention Structure shall be protected after installation, to contain any silt or sediment within the pipes, before they enter the structure.

Silt fence or hay bale protection shall be repaired as needed and noted above. Accumulated silt shall be removed or spread per the Erosion Control Plan on the construction documents (see "Storm System Maintenance Log" in the Appendix).

Post Construction Stormwater Management

Maintenance of Catch Basins with Elbow "Hoods"

It is recommended that each installation be serviced at least three times a year.

Recommended timing of service:

1. For areas of a definite rainy season: Prior to, during and following the rainy season.
2. For areas subject to year round rainfall: on a recurring basis (at least three times a year).
3. For areas with winter snow and summer rain: Prior to and just after the snow season and during the summer rain season.

Service Procedures:

1. The catch basin grate shall be removed and set to one side. The catch basin shall be visually inspected for defects and possible illegal dumping. If illegal dumping has occurred, the proper authorities and property owner representative shall be notified as soon as practicable.
2. Using an industrial vacuum, the collected material shall be removed from the basin sumps.
3. When all the collected materials have been removed, the elbows shall be inspected for blockage. Major defects shall be noted and replacements installed.
4. If grates are damaged, they shall be replaced.

DETENTION SYSTEM

The detention system may be installed, only during a dry spell in the weather. The contractor must schedule the work as to the predicted rainfall to avoid working during a rainstorm.

The storm system shall be installed from the Proposed Catch Basins, to the Water Quality Unit then north to the Detention System. The elbow shall be installed in the catch basin right away to protect the Detention System.

After the Detention System is installed, inspection and maintenance shall be as follows (see Appendix for maintenance log).

Inspection/Maintenance Frequency

The Detention Systems must be cleaned and maintained. Underground systems may be maintained more cost effectively if these simple guidelines are followed. Inspection should be performed at a minimum of once per year. Cleaning should be done at the discretion of individuals responsible to maintain proper storage and flow. While maintenance can generally be performed year round, it should be scheduled during a relatively dry season.

Pre-inspection

A Post-installation inspection should be performed to allow the Owner to measure the invert prior to accumulation of sediment. This survey will allow the monitoring of sediment build-up without requiring access to the detention system.

The following is the recommended procedure for pre-inspections:

1. Locate the riser section or cleanouts of the detention system. The riser will typically be 10”-8”inches in diameter or larger and the cleanouts are usually 4, 6 or 8 inches in diameter.

2. Remove the lid of the riser or cleanouts.

3. Insert a measuring device into the opening and make note to a point of reference on the stick or string. (This is done so that sediment build-up can be determined in the future without having to enter the system.)

Inspection/Maintenance

The detention systems should be inspected at a minimum of one time a year or after major rain events if necessary.

The following is the recommended procedure to inspect system in service:

1. Locate the riser section of the retention/detention system. The riser will typically be 10” to 8” in diameter or larger.

2. Remove the lid from the riser.

3. Measure the sediment build up at each riser and cleanout location. Only certified confined space entry personnel having appropriate equipment should be permitted to enter the Detention System.

4. Inspect each manifold, all laterals, and outlet pipes for sediment build up, obstructions, or other problems. Obstructions should be removed at this time.

5. If measured sediment build up is between 5% - 20% of the tank, cleaning should be considered; if sediment build up exceeds 20%, cleaning should be performed at the earliest opportunity. A thorough cleaning of the system shall be performed by the manufactures equipment and manual methods.

MAINTENANCE OF WATER QUALITY UNIT, SEE MAINTENANCE GUIDE

Barracuda® Max & Barracuda Maintenance Guide

One of Barracuda's advantages is the ease of maintenance. Like any system that collects pollutants, the Barracuda must be maintained for continued effectiveness. Maintenance is a simple procedure performed using a vacuum truck or similar equipment. The systems were designed to minimize the volume of water removed during routine maintenance, reducing disposal costs.

Contractors can access the pollutants stored in the manhole through the manhole cover. This allows them to gain vacuum hose access to the bottom of the manhole to remove sediment and trash. There is no confined space entry necessary for inspection or maintenance.

The entire maintenance procedure typically takes 2 to 4 hours, depending on the system's size, the captured material, and the vacuum truck's capacity.

Local regulations may apply to the maintenance procedure. Safe and legal disposal of pollutants is the responsibility of the maintenance contractor. Maintenance should be performed only by a qualified contractor.

Inspection and Cleaning Cycle

Periodic inspection is needed to determine the need for and frequency of maintenance. You should begin inspecting as soon as construction is complete and then on an annual basis. Typically, the system needs to be cleaned every 1-3 years.

Excessive oils, fuels or sediments may reduce the maintenance cycle. Periodic inspection is important.

Determining When to Clean

To determine the sediment depth, the maintenance contractor should lower a stadia rod into the manhole until it contacts the top of the captured sediment and mark that spot on the rod. Then push the probe through to the bottom of the sump and mark that spot to determine sediment depth.

Maintenance should occur when the sediment has reached the levels indicated in the Storage Capacity Chart.

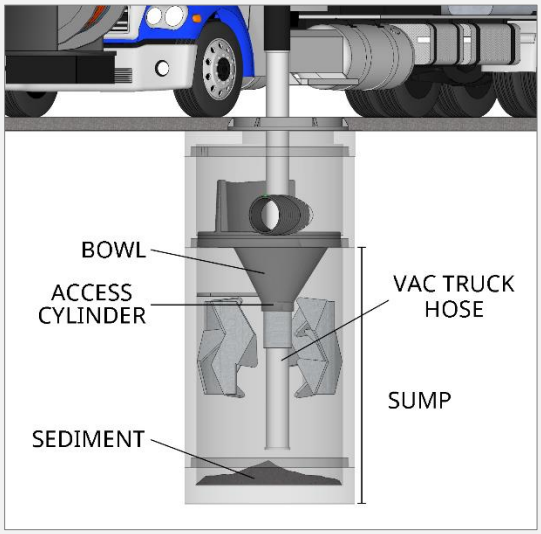
Barracuda Storage Capacities

Model	Manhole Diameter in. (mm)	Total System Volume Gallons (Liters)	Treatment Chamber Capacity Gallons (Liters)	Standard Sediment Capacity (20" depth) Yards^3 (meters^3)	NJDEP Sediment Capacity (50% of standard depth) Yards^3 (meters^3)
S3	36 (900)	264 (999)	212 (803)	0.44 (0.34)	0.22 (0.17)
S4	48 (1200)	665 (2517)	564 (2135)	0.78 (0.60)	0.39 (0.30)
S6	72 (1800)	1497 (5667)	1269 (4804)	1.75 (1.34)	0.88 (0.67)
S8	96 (2400)	4196 (15884)	3835 (14517)	3.10 (2.37)	1.55 (1.19)

Maintenance Instructions

1. Remove the manhole cover to provide access to the pollutant storage. Pollutants are stored in the sump, below the bowl assembly visible from the surface. Access this area through the 8" (200 mm), 10" (250 mm), 15" (375 mm) or 20" (500 mm) diameter access cylinder.
2. Use a vacuum truck or other similar equipment to remove all water, debris, oils and sediment. See figure 1.
3. Use a high pressure hose to clean the manhole of all the remaining sediment and debris. Then, use the vacuum truck to remove the water.
4. Fill the cleaned manhole with water until the level reaches the invert of the outlet pipe.
5. Replace the manhole cover.
6. Dispose of the polluted water, oils, sediment and trash at an approved facility.
   a. Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for authority to discharge the liquid.
   b. Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.
   c. Additional local regulations may apply to the maintenance procedure.

Figure 1



ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com
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MAINTENANCE OF CATCH BASINS WITH ELBOW HOODS

INSPECTION & MAINTENANCE LOG

Catch Basin No.			**Location:**		
Date	**Maintenance Personnel**	**Inspect CB Frame/ Grate**	**Inspect CB* Sump Clean/Ok**	**Inspect Elbow Hood Replace/Ok**	**Comments**

* The Basins should be cleaned out of trapped debris, etc.

STORM SYSTEM and WATER QUALITY UNIT MAINTENANCE LOG

Date	Maintenance Personnel	Structure No.	Conditions Comment	Recommended Work	Work Completed/Date

DETENTION SYSTEM MAINTENANCE LOG

Date	Maintenance Personnel	Riser No.	Sediment Build-up Depth	Manifold No./ Condition	Barrel No./ Condition	Recommended Work	Work Completed/Date

Site Plan 5/11/26

SITE IMPROVEMENTS

AT

16 ANDREWS STREET

IN THE CITY OF

BRISTOL, CONNECTICUT

CONTENTS	
T-1	TITLE SHEET
1-1	SURVEY PLAN
C-1	DEMOLITION PLAN
C-2	LAYOUT PLAN
C-3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C-4	DETAILS
C-5	DETAILS
C-6	DETAILS
SL-1	EXISTING SITE LIGHTING
SL-2	NEW SITE LIGHTING

FILINGS:

SPECIAL PERMIT # 2522 MOTOR VEHICLE REPAIR AND SERVICE

SPECIAL PERMIT # 2554 MOTOR VEHICLE SALES

SITE PLAN APPROVAL # 2533 FOR MOTOR VEHICLE REPAIRS, SERVICE AND SALES

ZONING VARIANCE # 3827 TO ALLOW TWO DRIVEWAYS WITHIN 100 FEET OF EACH OTHER

Date: MAR. 24, 2026 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.

	Revision	Date:
1.	CITY COMMENTS	05-11-26

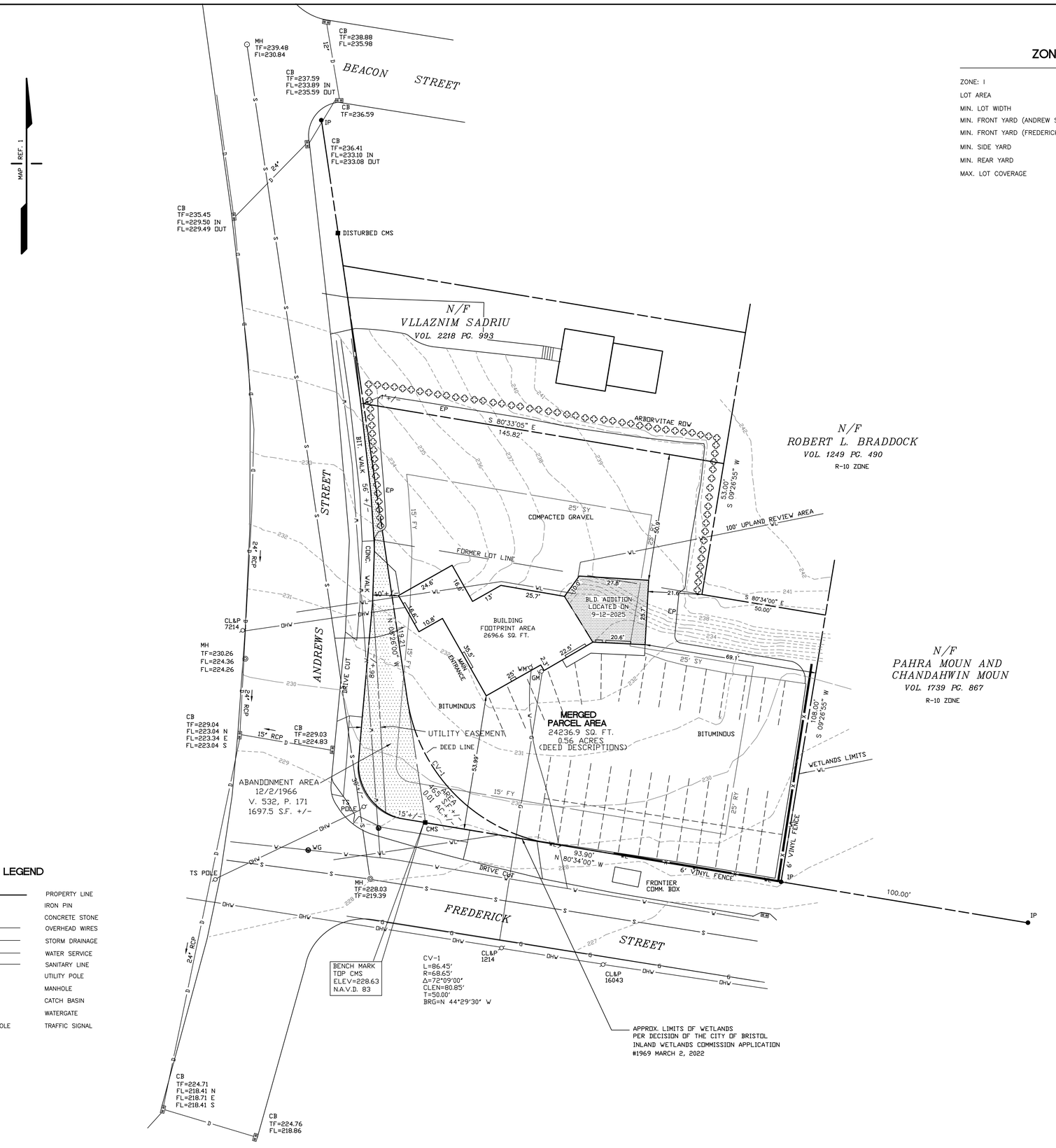
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TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · RONALD D. TORRES · No. 13809 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

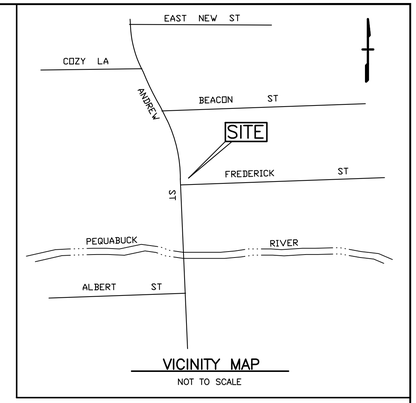
TITLE SHEET

SHEET NO.
T-1



ZONING DATA

ZONE: I	REQUIRED	PROVIDED
LOT AREA	25000 SF	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)



VICINITY MAP

NOT TO SCALE

FLOOD NOTE

SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 09003C0466F EFFECTIVE DATE SEPTEMBER 26, 2008.

FLOOD ZONE "X" : AREAS OF MINIMAL FLOOD HAZARD

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE 1
3. VERTICAL INFORMATION BASED ON N.A.V.D.88 DATUM.
4. THE STREET LINE ALONG THE ABANDONMENT SHOWN HEREON IS BASED ON +/- DIMENSIONS DEPICTED ON MAP REFERENCE 3. THE STREET LINE ALONG ANDREW STREET AND FREDERICK STREET ALONG THE ABANDONMENT MAY BE SUBJECT TO CHANGES THAT RESULT FROM FINAL MAPPING AND MONUMENTATION BY THE CITY OF BRISTOL.
5. UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATED VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF SURVEY. THERE MAY EXIST ON SITE OR ADJACENT TO UTILITIES UNKNOWN TO THE UNDERSIGNED.
6. THERE ARE 39 STRIPED PARKING SPACES ON SITE.
7. SUBJECT PARCEL IS LOCATED IN AN I ZONE. (ZONE CHANGE APPROVED OCTOBER, 2023.)
8. THE PARCEL DESCRIBED IN V. 2252 P.1089 HAS BEEN MERGED WITH THE PARCEL TO THE SOUTH KNOWN AS #16 ANDREW STREET.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "BEACON HEIGHTS OWNED AND DEVELOPED BY JACOB ROSENBLATT BRISTOL, CONN. MAY 1925 SCALE 1"=100' " BY SPERRY & BUELL, INC.
2. "MAP SHOWING STREET LINES OF MECHANIC STREET, BEACON STREET AND EAST NEW STREET BRISTOL, CONN. SCALE 1"=100' DEC. 1942" BY ENGINEERING DEPARTMENT CITY OF BRISTOL C.M. PFENNIG CITY ENGINEER
3. "MAP SHOWING PORTION OF HIGHWAY TO BE ABANDONED BROAD STREET AREA BRISTOL, CONN. SCALE: 1"=40' OCT. 1966" BY CITY OF BRISTOL, BRISTOL, CONNECTICUT RICHARD SALMON, CITY ENGINEER REV.FEB. 1967

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDAY AND TOPOGRAPHIC SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, VERTICAL T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO 16 ANDREW STREET, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT DAHN, L.L.S. 14651

LEGEND

PROPERTY LINE	
IP	IRON PIN
CMS	CONCRETE STONE
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
S	SANITARY LINE
	UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
WG	WATERGATE
TS POLE	TRAFFIC SIGNAL

0' 20' 40' 60'

SCALE: 1" = 20'

REVISION	DATE
SURVEY UPDATE / TOPOGRAPHY	12-04-23
UPDATE TOPOGRAPHY & UTILITIES	5-20-24
LOCATE BUILDING ADDITION	9-12-25

SEAL & SIGNATURE:

NOTE:

THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

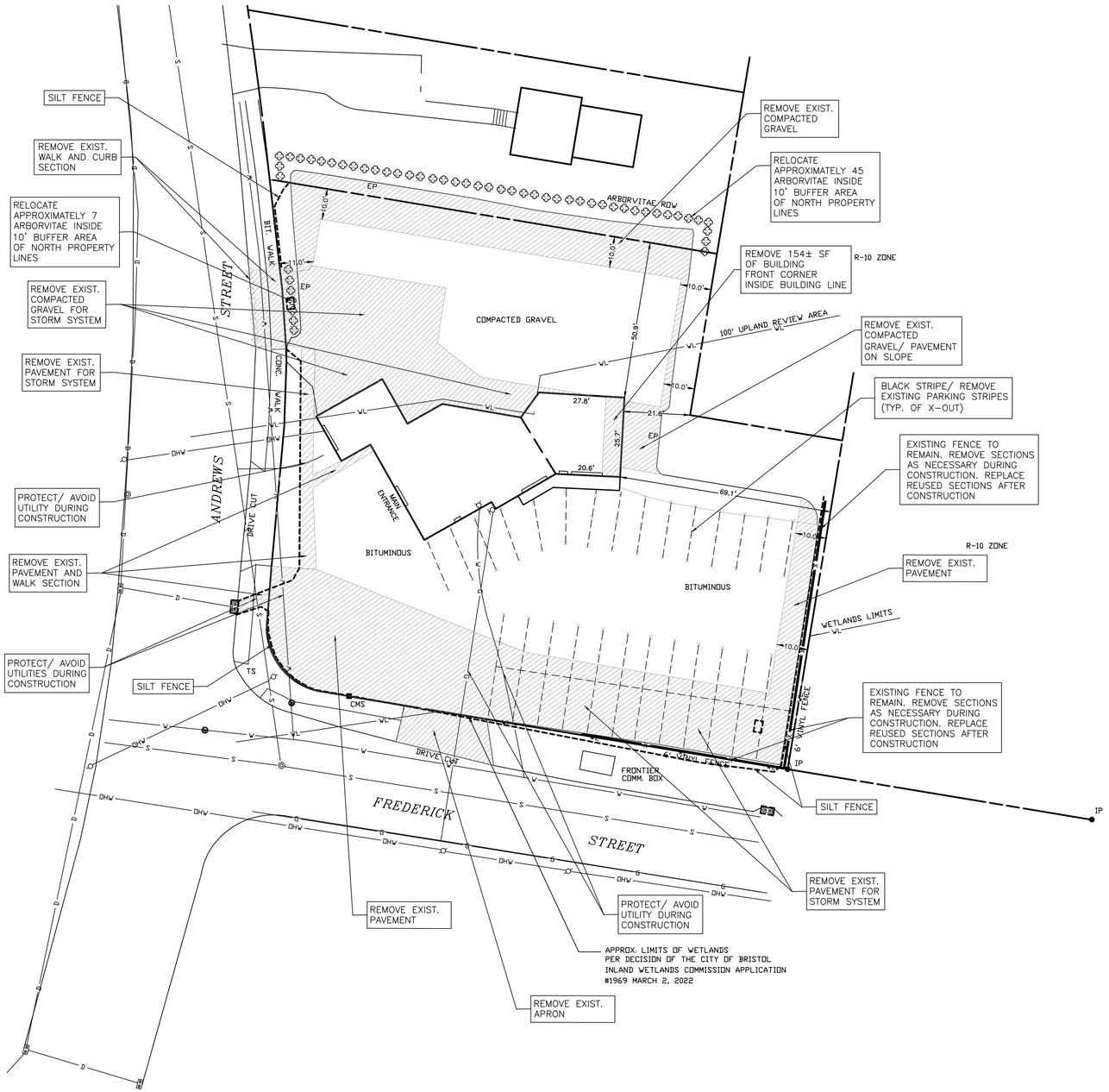
PLAN PREPARED FOR

16 ANDREWS STREET, LLC

16 ANDREWS STREET BRISTOL, CONN.

IMPROVEMENT LOCATION SURVEY
PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 2023-124	ACAD: 2023-124.DWG
DATE: 05-12-2021	DRAFT: KRN	DISK NO.:	SHEET NO. 1 OF 1



SITE DEMOLITION :

1. ALL SITE DEMOLITION/CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.

3. INSTALL SILT FENCE OR HAY BALES AROUND ALL BASINS.

4. SIGNS, STRUCTURES, UTILITIES, WALKS, LIGHTS, AND HYDRANTS THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

5. TREES WITHIN THE CONSTRUCTION AREA THAT ARE TO REMAIN SHALL BE PROTECTED.

6. THE CONSTRUCTION ENTRANCE SHALL BE OFF OF THE DRIVE TO THE WEST OF THE PROPERTY AND NO OTHER ENTRANCE SHALL BE USED.

LEGEND

- PROPERTY LINE
- 228 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- 220.4_x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
- (TYP.) TYPICAL
- V.I.F. VERIFY IN THE FIELD
- CB CATCH BASIN
- MH MAN HOLE
- BCLC BITUMINOUS CURB
- WQU WATER QUALITY UNIT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- PL PROPERTY LINE
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3 / C-5 DETAIL NUMBER/ SHEET
- 5 / AW LANDSCAPING NUMBER/ TYPE
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT
- NEW COMPACTED GRAVEL
- EXISTING ARBORVITAE
- NEW EVERGREENS OR SHRUBS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: MAR. 24, 2026	Scale: 1" = 20'
Drawn: D.T.	Checked: D.T.
Revision	Date:
1. CITY COMMENTS	05-11-26

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT — DONALD D. TORRES — No. 11800 — REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DEMOLITION PLAN

SHEET NO.
C-1

GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. TORRES ENGINEERING, INC. MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

SITE USE NOTES:

1. THERE ARE TWO (2) SERVICE BAYS. SIX PARKING SPACES ARE PROVIDED FOR VEHICLE REPAIR.

2. THERE ARE THIRTY-THREE (33) VEHICLES FOR SALE. ONE (1) PARKING SPACE IS PROVIDED FOR INVENTORY VEHICLES. THERE IS 700 SQUARE FEET OF OFFICE SPACE. THREE (3) PARKING SPACES ARE PROVIDED FOR OFFICE SPACE. THERE IS NOT ANY INDOOR DISPLAY AREA.

3. ONE (1) VAN ACCESSIBLE PARKING SPACE IS PROVIDED PER FOURTEEN (14) TOTAL PARKING SPACES.

4. HOURS OF OPERATION: 8:00 AM – 6:00 PM MONDAY TO FRIDAY
9:00 AM – 6:00 PM SATURDAY
9:00 AM – 6:00 PM SUNDAY

5. EXISTING BUILDING ADDITION TO BE 576.04 SQUARE FEET. REBUILT INSIDE THE MINIMUM REAR BUILDING LINE. WORK TO BE DONE ACCORDING TO THE CITY'S BUILDING DEPARTMENT, REGULATIONS, AND STANDARDS.

6. THERE IS 1,570 SQUARE FEET OF LANDSCAPED AREA WITHIN THE TEN (10) FOOT BUFFER AREA SURROUNDING THE NORTHERN PARKING LOT.

7. THERE IS 1,819 SQUARE FEET OF LANDSCAPED AREA WITHIN THE TEN (10) FOOT BUFFER AREA SURROUNDING THE SOUTHERN PARKING LOT.

8. THERE IS 767 SQUARE FEET OF LAWN AREA WITHIN VISIBILITY SIGHT TRIANGLE AT THE INTERSECTION OF FREDRICK AND ANDREWS STREETS. NO TREES, FENCING, STRUCTURES, OR CARS TO BE PARKED WITHIN THE VISIBILITY SIGHT TRIANGLE.

9. THE NORTHERN AND SOUTHERN PARKING LOT STORM DRAINAGE FLOWS THROUGH WATER QUALITY UNITS BEFORE IT'S DETAINED AND DISCHARGES OUT TO THE STORM SYSTEMS ON ANDREWS AND FREDRICK STREETS.

10. CARS FOR SALE ARE IN WORKING CONDITION. VEHICLES NEEDED FOR REPAIR WILL BE PARKED (FOUR (4) MAXIMUM) ONLY PRIOR TO BEING MOVED INTO THE BAYS FOR REPAIR.

11. SCRAP AND WASTE MATERIALS ARE NOT TO BE STORED OUTSIDE. LIBERTY RECYCLING IS CONTRACTED FOR REMOVAL OF SUCH ITEMS.

12. THERE IS NO STORAGE OF USED MOTOR OIL OR FLUIDS. OUTSIDE STORAGE OF TIRES IS PROHIBITED UNLESS OTHERWISE APPROVED.

13. SPECIAL CONTAINERS ARE USED TO COLLECT ALL USED MOTOR OILS. OIL IS SOLD TO AND PICKED UP BY WASTE MANAGEMENT COMPANIES FOR RE-USE SECONDARY PURPOSING.

PARKING

MOTOR VEHICLE SALES OR RENTAL OR LEASING:

700 SF OF OFFICE = .7x3=2.1 SPACES = 3 VISITOR SPACES REQUIRED
(3.0 PER KSF OF INDOOR OFFICE AND DISPLAY)

5,234 SF INVENTORY = 5.234x.15= .78 SPACES= 1 VISITOR SPACE REQUIRED
(0.15 PER KSF OF OUTDOOR DISPLAY)

MOTOR VEHICLE REPAIR OF SERVICE FACILITY:

3 SERVICE BAYS = 6 SPACES REQUIRED

700 SF OF OFFICE = .7x3=2.1 SPACES = INCLUDED – SEE ABOVE
(3.0 PER KSF OF INDOOR OFFICE AND DISPLAY)

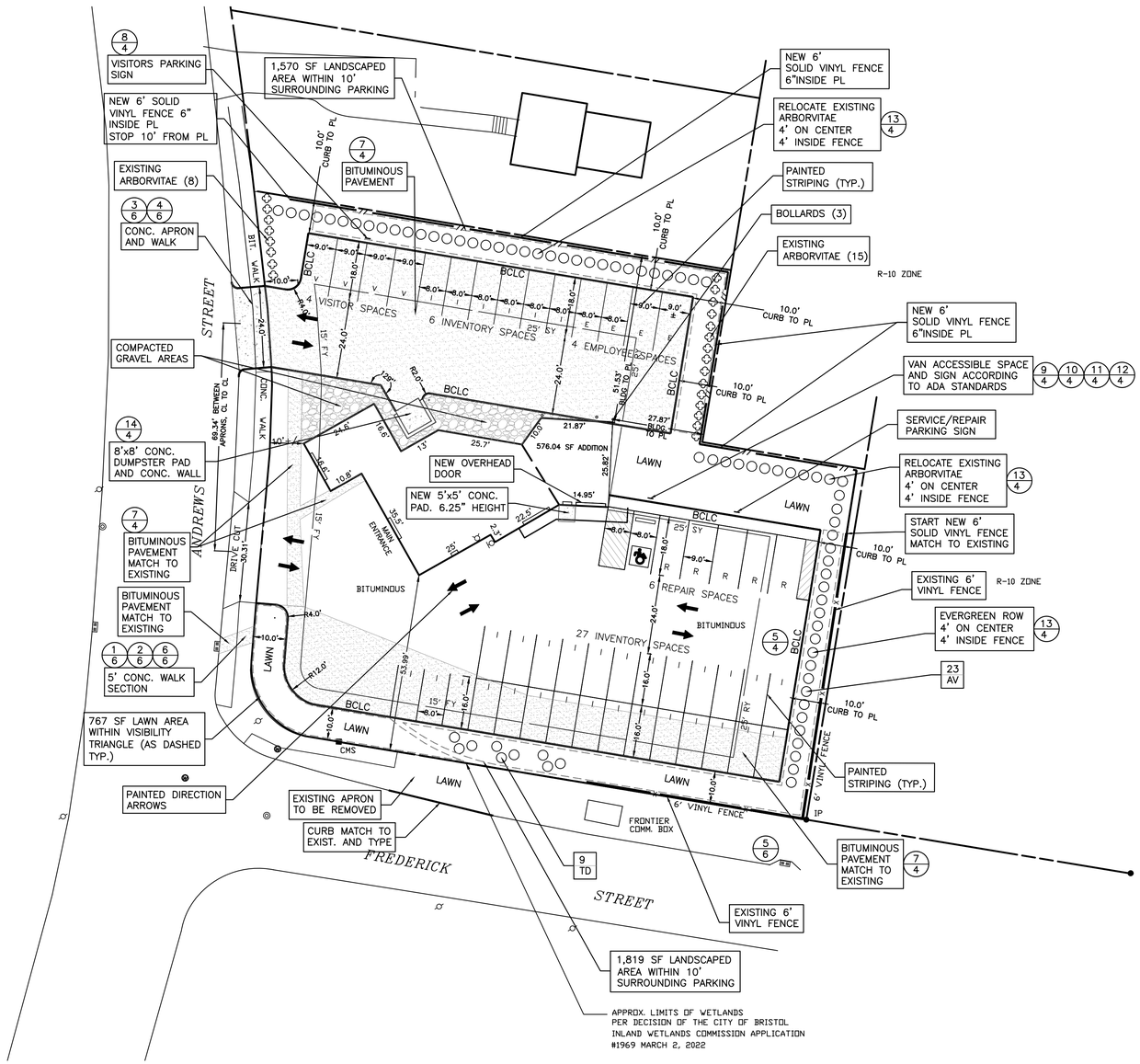
6 REPAIR SPACES
4 VISITOR SPACES
4 EMPLOYEE SPACES
(INCLUDING A VAN ACCESSIBLE SPACE)
14 TOTAL PARKING SPACES

33 INVENTORY SPACES

ALL VISITOR, REPAIR AND ACCESSIBLE PARKING SPACES ARE EIGHTEEN (18) FEET LONG x NINE (9) FEET WIDE.
INVENTORY SPACES ON THE NORTH LOT ARE EIGHTEEN (18) FEET LONG x EIGHT (8) FEET WIDE. INVENTORY SPACES ON THE SOUTH LOT ARE SIXTEEN FEET (16) FEET LONG x EIGHT (8) FEET WIDE. SOUTH LOT INVENTORY SPACES ARE DOUBLE STACKED. ALL INVENTORY VEHICLES ARE PARKED AND MOVED BY EMPLOYEES ONLY.

ALL PARKING SPACES ARE GREATER THAN SIX (6) FEET AWAY FROM THE BUILDING AND ENTRANCES. ACCESSIBLE SPACE HAS STRIPING ON THE LEFT. PROVIDING > 6' FROM THE BUILDING TO THE PARKING SPACE.

PARKING SPACE SYMBOLS:
E = EMPLOYEE PARKING SPACES
I = INVENTORY PARKING SPACES
V = VISITOR PARKING SPACES
R = REPAIR PARKING SPACES



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AV	23	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5'-6' HT.
TD	9	TAXUS DENSIFORMIS	DENSE YEW	24"-34" SPR.

1. AS CONSTRUCTION PROCEEDS, FIND GRADE AND SEED OR SOD AS SOON AS POSSIBLE TO REDUCE RUNOFF.
2. ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHER IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A DEPTH OF 6" AND SEEDED. PLANT BEDS SHALL BE TOPSOILED TO A DEPHT OF 12".
3. IN ALL SHRUB BEDS TO RECEIVE MASS PLANTING, PROVIDE PINE BARK MULCH AS DETAILED. ESTABLISH A NEAT, SMOOTH EDGE BETWEEN MULCH AND LAWN.
4. ADJUSTMENTS IN THE LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO LOCATIONS OR UTILITIES. ADJUSTMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
5. PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWING; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE DRAWING PREVAILS OVER THE PLANT LIST.

ZONING DATA

ZONE: I SCHEDULE	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA (SQ. FT.)	25,000	26,400	26,400
MINIMUM LOT FRONTAGE (FT.)	N/A	N/A	N/A
MINIMUM LOT WIDTH (FT.)	100	161	161
MINIMUM FRONT YARD ON A STATE HIGHWAY (FT.)	50	N/A	N/A
MINIMUM FRONT YARD ON A CITY STREET (FT.)	15	10±*	10±*
MAXIMUM FRONT YARD (FT)	N/A	N/A	N/A
MINIMUM FRONT YARD ON A CITY STREET OPOSITE A RESIDENTIAL ZONE (FT.)	15	10±*	10±*
MINIMUM SIDE YARD (FT)	15	50.9	51.53
MINIMUM SIDE YARD ABUTTING A RESIDENTIAL ZONE (FT.)	25	50.9	51.53
MINIMUM REAR YARD (FT)	15	21.6	27.87
MINIMUM REAR YARD ABUTTING A RESIDENTIAL ZONE (FT.)	25	21.6*	27.87
MAXIMUM BUILDING HEIGHT (FT.)	50	< 50' EXISTING	< 50' EXISTING
MAXIMUM BUILDING COVERAGE (%)	50	10.2	9.6
MAXIMUM IMPERVIOUS COVERAGE (%)	90	91.05*	71

* DENOTES EXISTING NON-CONFORMING

LEGEND

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- 228 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- 220.4x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
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- 3 / C-5 DETAIL NUMBER/ SHEET
- 5 / AW LANDSCAPING NUMBER/ TYPE
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT
- NEW COMPACTED GRAVEL
- EXISTING ARBORVITAE
- NEW EVERGREENS OR SHRUBS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Date: MAR. 24, 2026	Scale: 1" = 20'
Drawn: D.T.	Checked: D.T.
Revision	Date:
1. CITY COMMENTS	05-11-26

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
DONALD O. TORRES
No. 13855
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

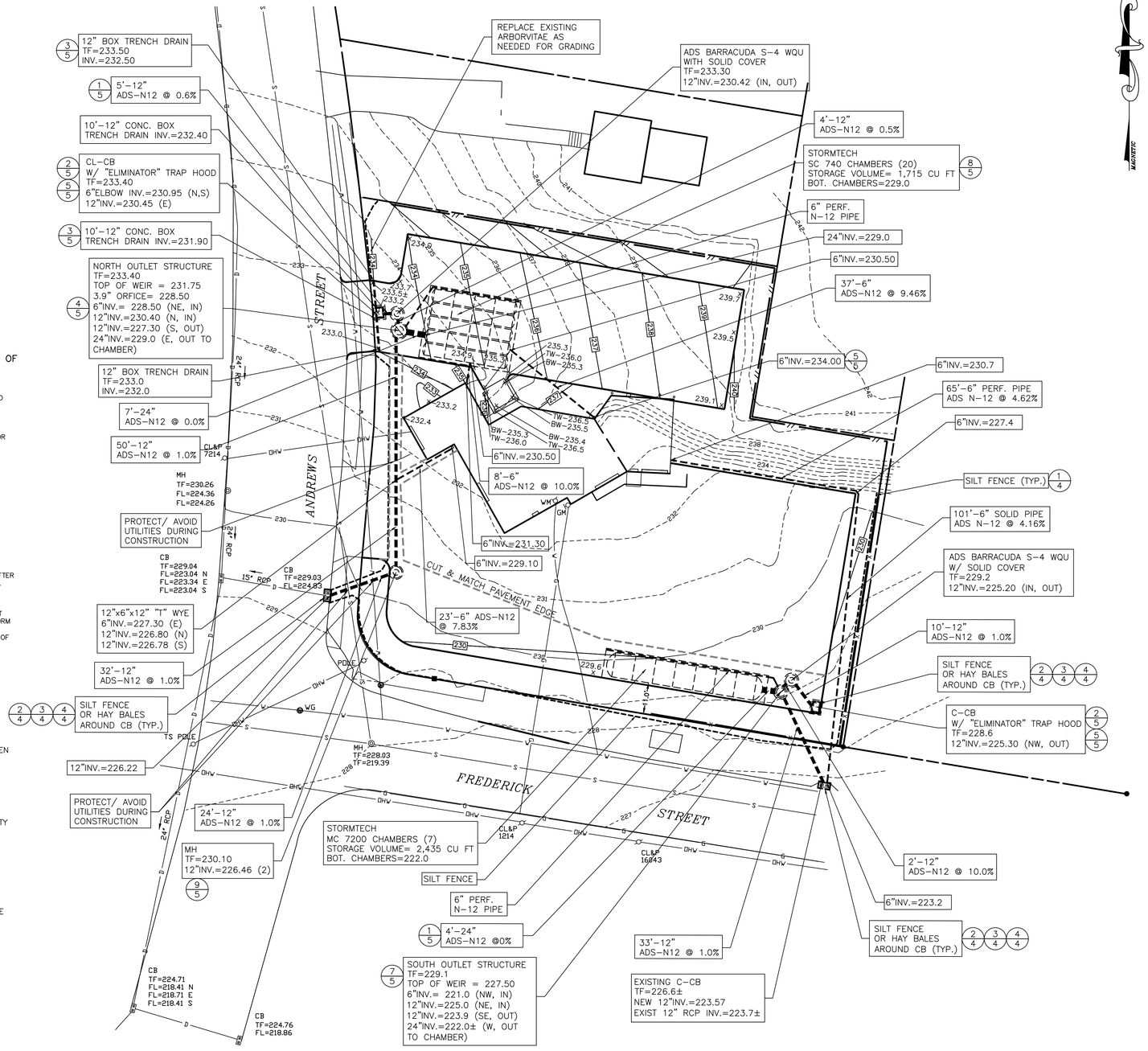
SHEET NO.
C-2

SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF EROSION CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION DOWNHILL AND AROUND THE LIMITS OF CONSTRUCTION. INSTALL HAY BALES OR SILT FENCE AROUND EXISTING CB'S AND YD'S. DEMOLITION TO BEGIN.
2. INSTALLATION OF UTILITIES TO BEGIN. SILT FENCE TO BE ADJUSTED OR ADDED AS NEEDED DURING CONSTRUCTION.
3. INSTALL APRON, PARKING, CONC. PADS, WALL AND CURBS.
4. INSTALL FINAL GRADING. SILT FENCE TO BE CHECKED AND/ OR REINSTALLED AFTER GRADING IS STARTED.
5. PARKSTRIPING. INCLUDING ACCESSIBLE SPACE ACCORDING TO ADA STANDARDS.
6. INSTALL RELOCATED ARBORVITAE, LANDSCAPING, AND LAWN AREAS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.
8. ROADWAYS, SIDEWALKS AND ABUTTING ROADS TO BE CLEARED OF SILT AND DIRT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED, AND CLEANED, OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

GENERAL UTILITY NOTES

1. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
2. STORM DRAINAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BRISTOL.
3. SANITARY SEWER AND WATER SERVICES SHALL MEET THE REQUIREMENTS OF THE CITY.
4. GAS SERVICE SHALL BE ACCORDING TO CNG STANDARDS AND REQUIREMENTS.
5. ANY ELECTRICAL, TELEPHONE, CABLE, AND COMMUNICATIONS SERVICE SHALL MEET THE REQUIREMENTS OF EVERSOURCE OR THE INDIVIDUAL UTILITY COMPANY.
6. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.
7. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AS DIRECTED BY THE CITY.





LEGEND

- PROPERTY LINE
- 228 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- 220.4x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
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- 3/C-5 DETAIL NUMBER/ SHEET
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- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT
- NEW COMPACTED GRAVEL
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- NEW EVERGREENS OR SHRUBS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: MAR. 24, 2026	Scale: 1" = 20'
Drawn: D.T.	Checked: D.T.
Revision	Date:
1. CITY COMMENTS	05-11-26

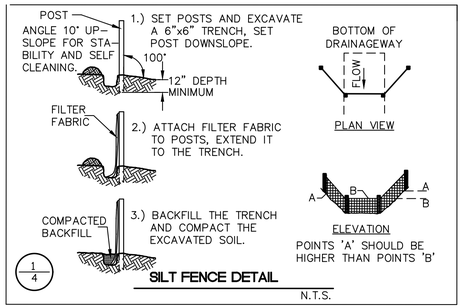
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT — RONALD D. TORRES — No. 11902 — REGISTERED PROFESSIONAL ENGINEER

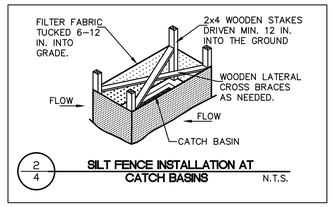
SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

GRADING, UTILITIES, AND EROSION CONTROL PLAN

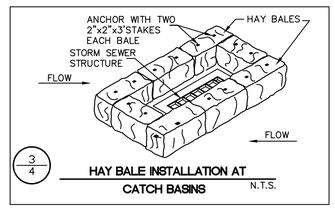
SHEET NO.
C-3



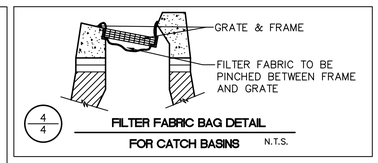
1/4 **SILT FENCE DETAIL** N.T.S.



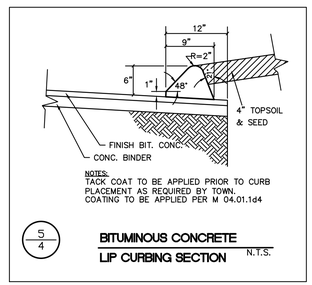
2/4 **SILT FENCE INSTALLATION AT CATCH BASINS** N.T.S.



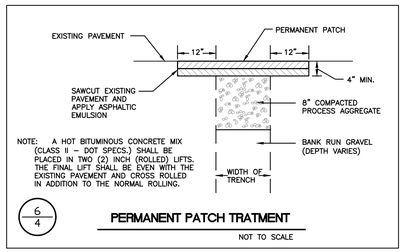
3/4 **HAY BALE INSTALLATION AT CATCH BASINS** N.T.S.



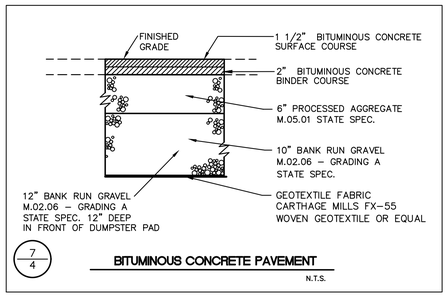
4/4 **FILTER FABRIC BAG DETAIL FOR CATCH BASINS** N.T.S.



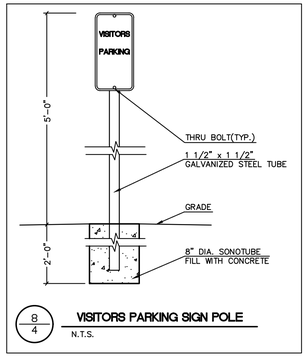
5/4 **BITUMINOUS CONCRETE LIP CURBING SECTION** N.T.S.



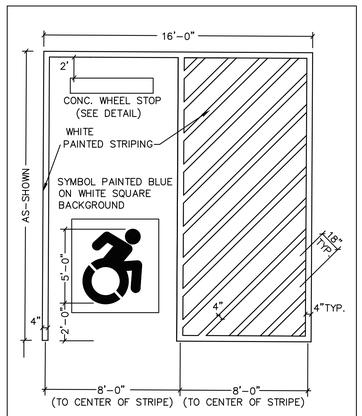
6/4 **PERMANENT PATCH TRATMENT** NOT TO SCALE



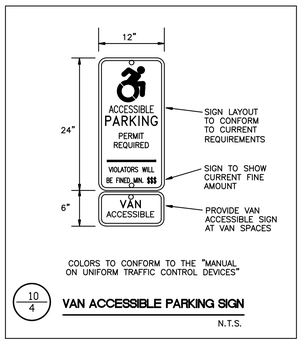
7/4 **BITUMINOUS CONCRETE PAVEMENT** N.T.S.



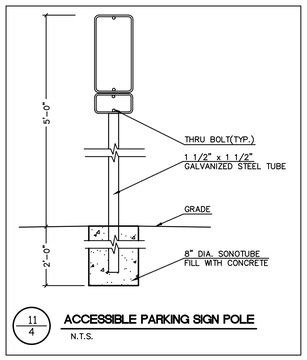
8/4 **VISITORS PARKING SIGN POLE** N.T.S.



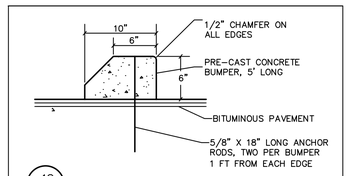
9/4 **VAN ACCESSIBLE PARKING** N.T.S.



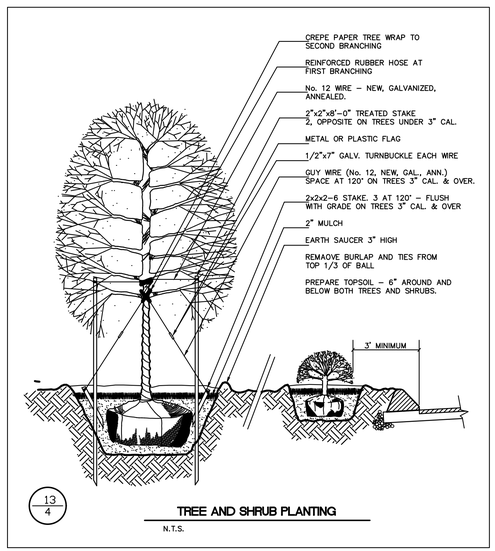
10/4 **VAN ACCESSIBLE PARKING SIGN** N.T.S.



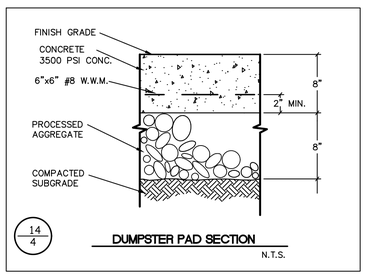
11/4 **ACCESSIBLE PARKING SIGN POLE** N.T.S.



12/4 **WHEEL STOP DETAIL** N.T.S.



13/4 **TREE AND SHRUB PLANTING** N.T.S.



14/4 **DUMPSTER PAD SECTION** N.T.S.

Date: MAR. 24, 2026 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.

No.	Revision	Date:
1.	CITY COMMENTS	05-11-26

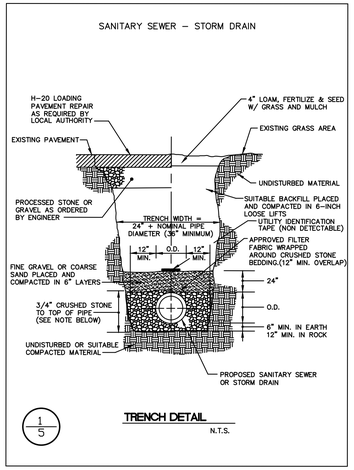
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · DONALD D. TORRES · No. 11808 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

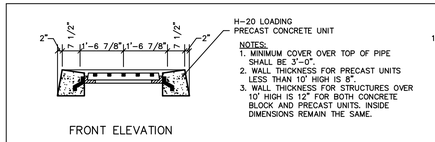
SHEET NO.
C-4



1/5

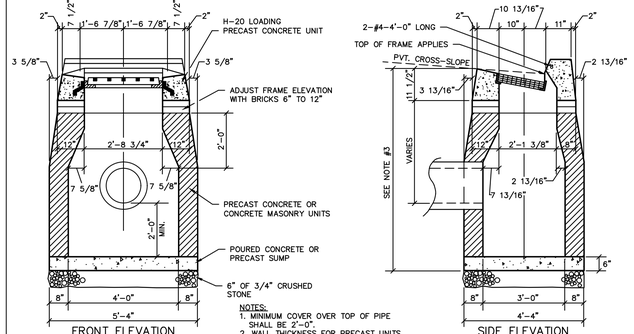
TRENCH DETAIL

N.T.S.



TYPE "C-L" CATCH BASIN

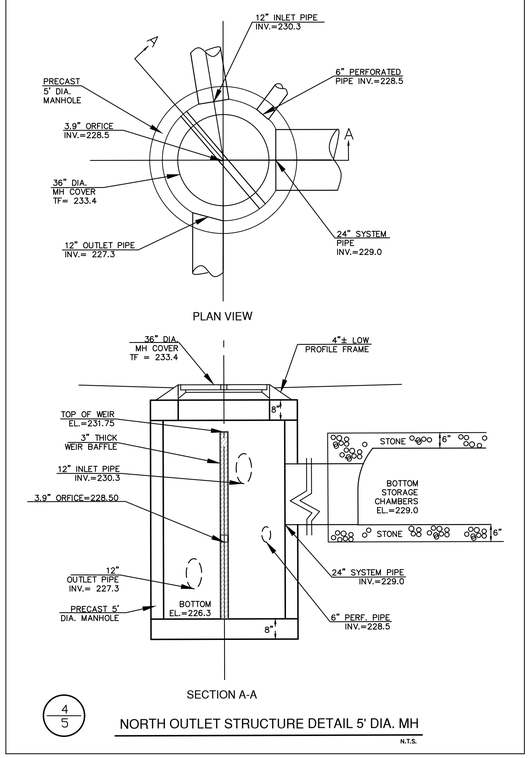
FRAME AND GRATE N.T.S.



5/5

CATCH BASIN DETAIL

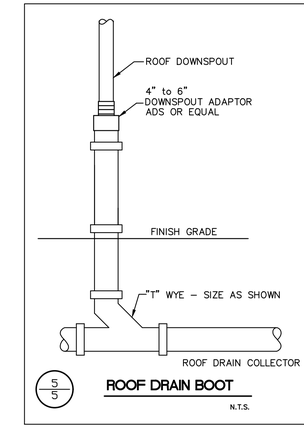
WITH C-CB FRAME AND GRATE N.T.S.



4/5

NORTH OUTLET STRUCTURE DETAIL 5' DIA. MH

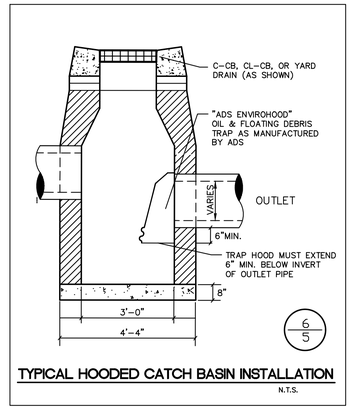
N.T.S.



5/5

ROOF DRAIN BOOT

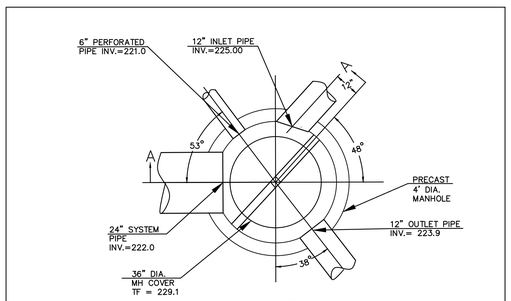
N.T.S.



6/5

TYPICAL HOODED CATCH BASIN INSTALLATION

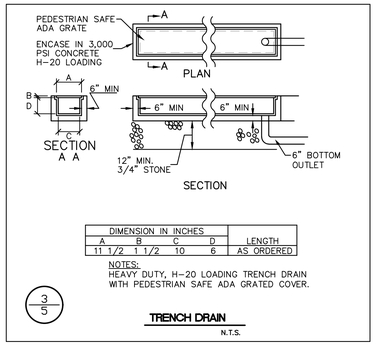
N.T.S.



7/5

SOUTH OUTLET STRUCTURE DETAIL - 4' DIA. MH

N.T.S.



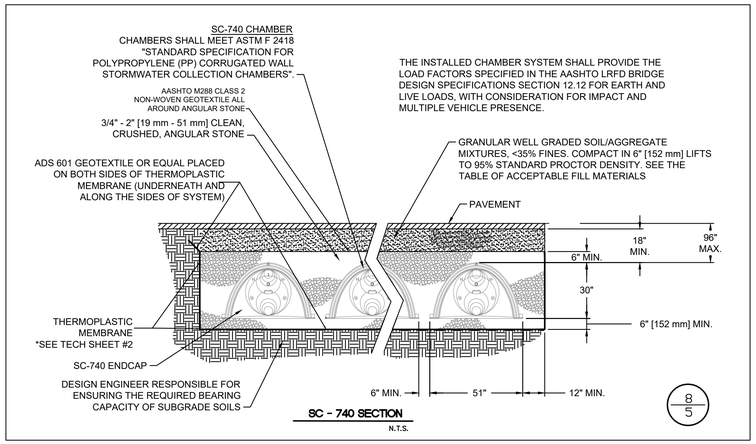
DIMENSION IN INCHES				
A	B	C	D	LENGTH
11 1/2	1 1/2	10	6	AS ORDERED

NOTES:
HEAVY DUTY, H-20 LOADING TRENCH DRAIN WITH PEDESTRIAN SAFE ADA GRATED COVER.

3/5

TRENCH DRAIN

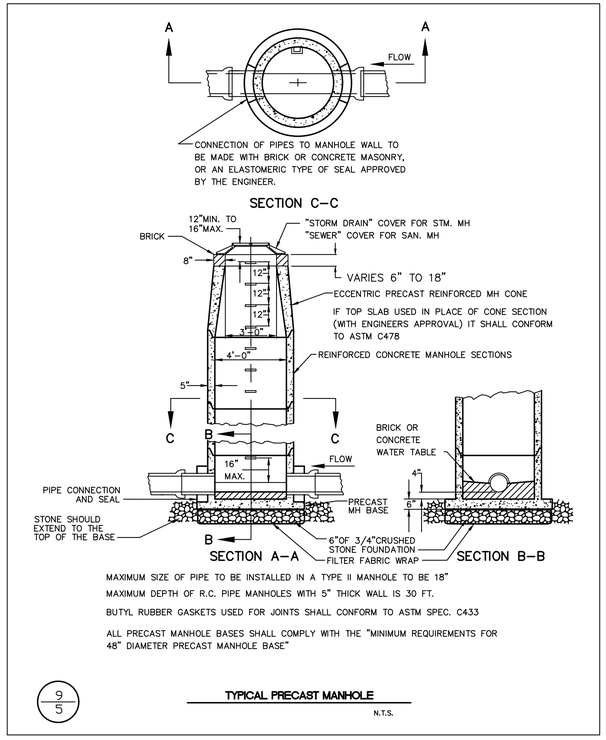
N.T.S.



8/5

SC - 740 SECTION

N.T.S.



9/5

TYPICAL PRECAST MANHOLE

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: MAR. 24, 2026
Drawn: D.T.

No.	Revision	Date:
1.	CITY COMMENTS	05-11-26

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
DONALD D. TORRES
No. 13808
REGISTERED PROFESSIONAL ENGINEER

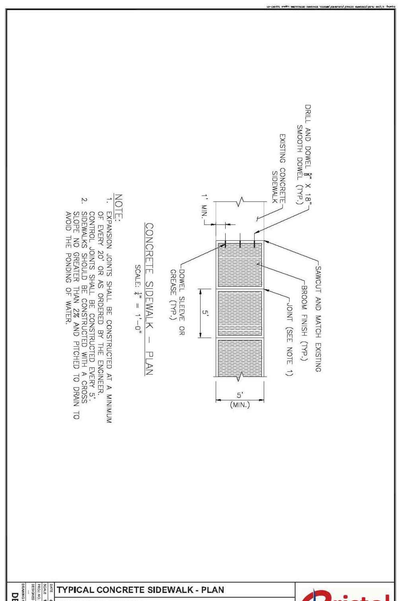
SITE IMPROVEMENTS

16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

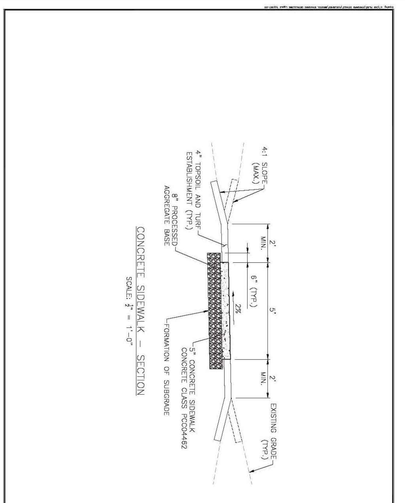
SHEET NO.
C-5

1/6



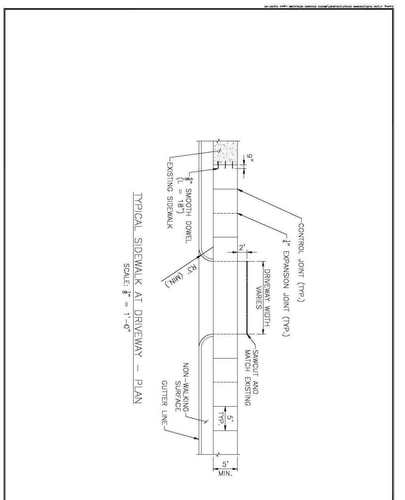
TYPICAL CONCRETE SIDEWALK - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 01

2/6



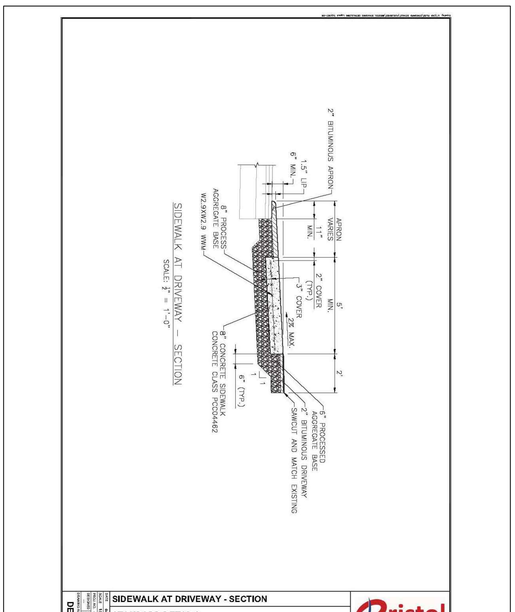
TYPICAL CONCRETE SIDEWALK - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 03

3/6



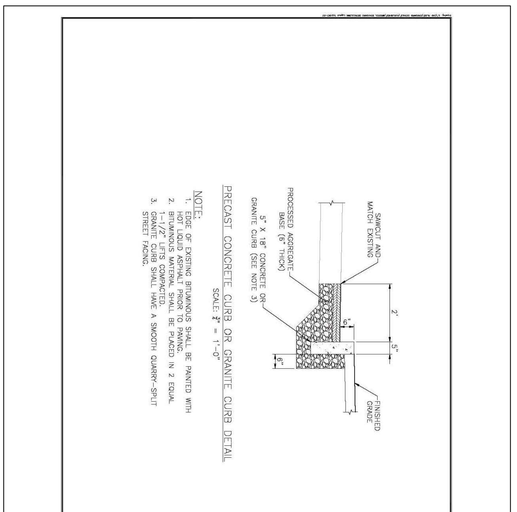
SIDEWALK AT DRIVEWAY - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 05

4/6



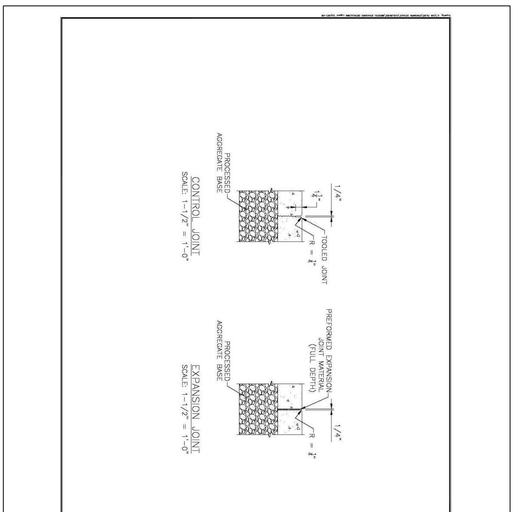
SIDEWALK AT DRIVEWAY - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 06

5/6



PRECAST CONCRETE OR GRANITE CURB
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 07

6/6



TYPICAL SIDEWALK JOINTS
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 08

SHEET NO.
C-6

DETAILS

SITE IMPROVEMENTS

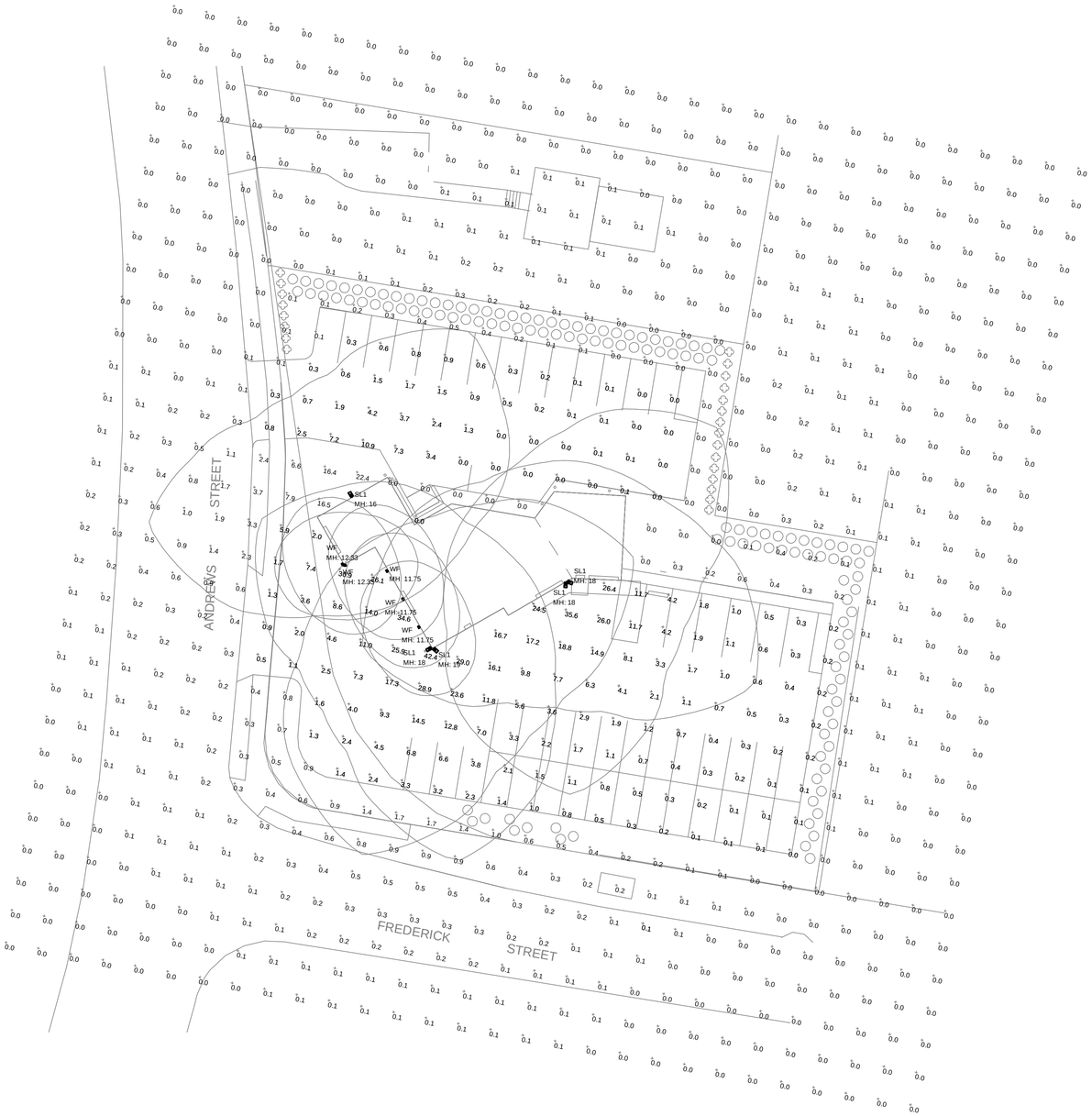
16 ANDREWS STREET

BRISTOL, CONNECTICUT

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

Date: MAR. 24, 2026	Scale: 1" = 20'
Drawn: D.T.	Checked: O.T.

Revision	Date:
1. CITY COMMENTS	05-11-26



JOB NAME: 16 ANDREWS ST - BRISTOL, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE FIXTURE LABELS
APPS: LED
SALES: RT
SPECIFIER: TORRES ENGINEERING

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
5	SL1	Single	30928	200	0.850	B4-U0-G4	EXISTING ADJUSTABLE LED SHOEBOX - 200W - TYPE III - 5000K - APPROX 26000 LUMENS / MOUNTED AFG TO TOF
5	WF	Single	5650	44.52	0.691	B3-U3-G1	EXISTING 50W FLOOD LIGHT - APPROX 6000 LUMENS / MOUNTED AFG TO TOF

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	0	1.14	42.4	0.0	N.A.	N.A.
PARKING LOT	0	4.67	42.4	0.0	N.A.	N.A.

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

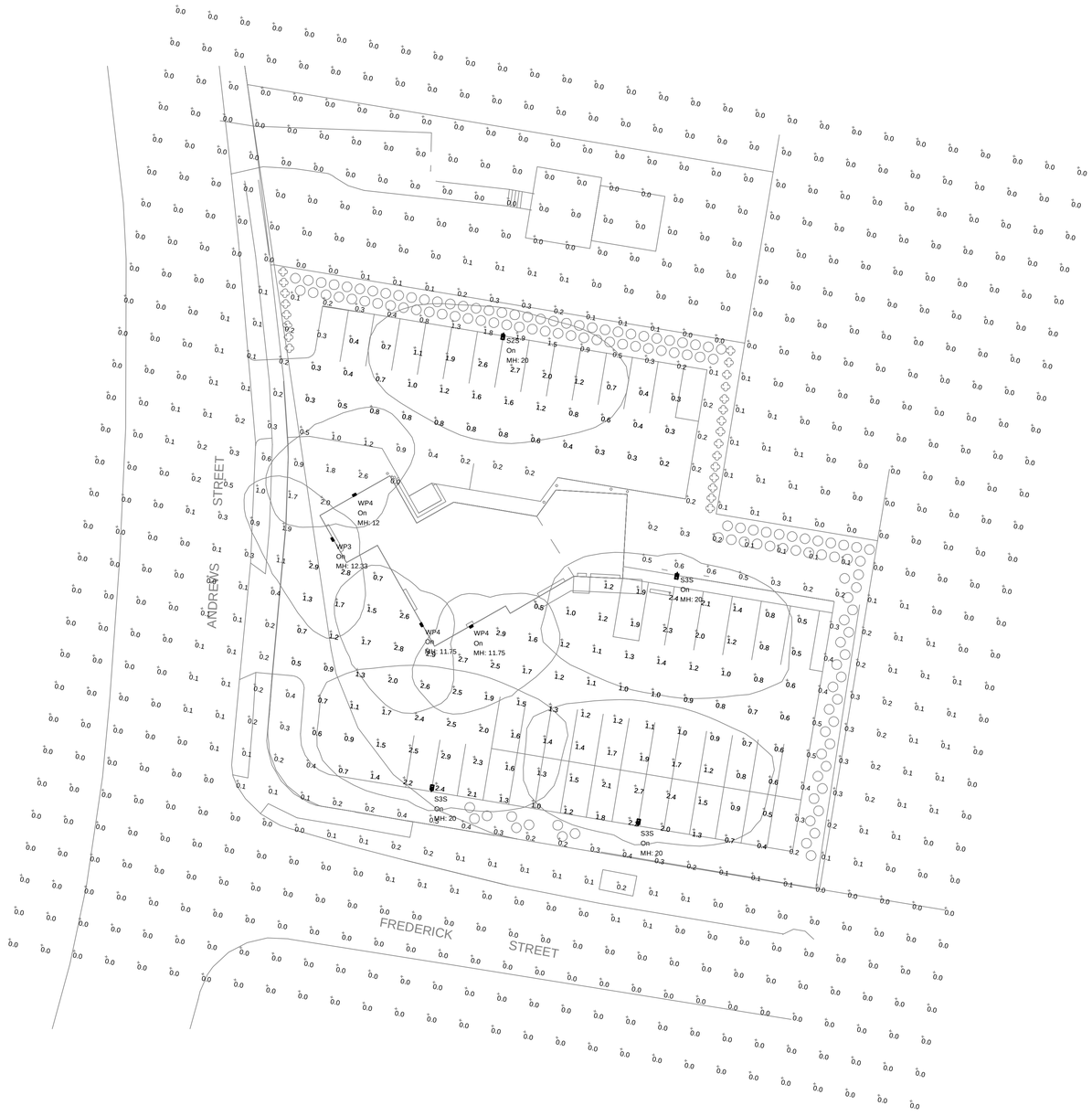
APEX
LIGHTING SOLUTIONS
20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:
16 ANDREWS ST
BRISTOL, CT

DRAWING TITLE:
EXISTING SITE LIGHTING
PHOTOMETRIC CALCULATION

FILE NAME: 2026-02-18 SL-1 16 ANDREWS ST - BRISTOL, CT - LED.dwg

SCALE : 1"=20'-0"
DATE: 2/19/26
DRAWN BY: LED
SHEET:
SL-1



JOB NAME: 16 ANDREWS ST - BRISTOL, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE FIXTURE LABELS
APPS: LED
SALES: RT
SPECIFIER: TORRES ENGINEERING

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	S2S	Single	5354	41.88	0.900	B1-U0-G1	GARDCO OPF-S-A01-730-T2M-AR1-UNV-FINISH-OPF-S-HIS-1 / MOUNTED TO SSS-CB-4-11-20-D1-DT5-FINISH
3	S3S	Single	5449	41.88	0.900	B1-U0-G2	GARDCO OPF-S-A01-730-T3M-AR1-UNV-FINISH-OPF-S-HIS-1 / MOUNTED TO SSS-CB-4-11-20-D1-DT5-FINISH
1	WP3	Single	2457	22.3	0.900	B1-U0-G1	STONCO LPW16-20-WW-G3-3-UNV-FINISH / WALL MOUNTED AFG TO TOF
3	WP4	Single	2425	22.3	0.900	B1-U0-G1	STONCO LPW-16-20-WW-G3-4-UNV-FINISH / WALL MOUNTED AFG TO TOF

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	0	0.30	2.9	0.0	N.A.	N.A.
PARKING LOT	0	1.33	2.9	0.2	6.65	14.50

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

APEX LIGHTING SOLUTIONS
20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:
16 ANDREWS ST
BRISTOL, CT

DRAWING TITLE:
NEW SITE LIGHTING
PHOTOMETRIC CALCULATION

SCALE : 1"=20'-0"
DATE: 2/20/26
DRAWN BY: LED
SHEET:
SL-2

FILE NAME: 2026-02-20 SL-2 16 ANDREWS ST - BRISTOL, CT - LED.dwg

Application #2554

For Office Use Only	
APPLICATION NO.	2554
DATE FILED:	1-15-26
DECISION DATE:	
DECISION:	

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

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

Address or Location of the Property: 16 Andrews Street

Assessor's Map No.: 38 Assessor's Lot No.(s): 61/5

Zone of the Property: I Size of the Property (in acres or square feet): .56 ac

Reason for the Special Permit: To expand the existing use for repair and service of motor vehicles.

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

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

Other comments: This site has been an exisiting sales facility for many years and the applicant has added a parcel of land to the site and is seeking to incorpate it into the use. See wetlands approval letter dated April 14,2022

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

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

Name: 16 Andrews Street LLC

Address: 16Andrews Street City: Bristol State: CT Zip: 06010

Telephone No.: 203 819-9892 E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Vilaznim Sadrieu

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

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

Name: Same

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

28-day Time Extension

Granted by Applicant

From: James Ziogas
Sent: Tuesday, April 14, 2026 7:54 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: 16 Andrews Street.

Robert

We consent to an extension of our time for extension of the public hearing until the May 11, 2026 meeting

Thank you.

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

Applicant's Narrative

Project Overview

The applicant seeks **Special Permit and Site Plan Approval** to establish a motor vehicle repair or service facility at 16 Andrews Street. The property is located within the **Industrial Zone (I)**, where the proposed use is permitted subject to Special Permit and Site Plan review under Section 4.2 of the Bristol Zoning Regulations.

The site currently consists of a motor vehicle repair or service facility that predates the requirements of a special permit. However, the expansion of the use on additional land and the construction of a small addition necessitates the requirement for a new special permit and associated site plan.

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

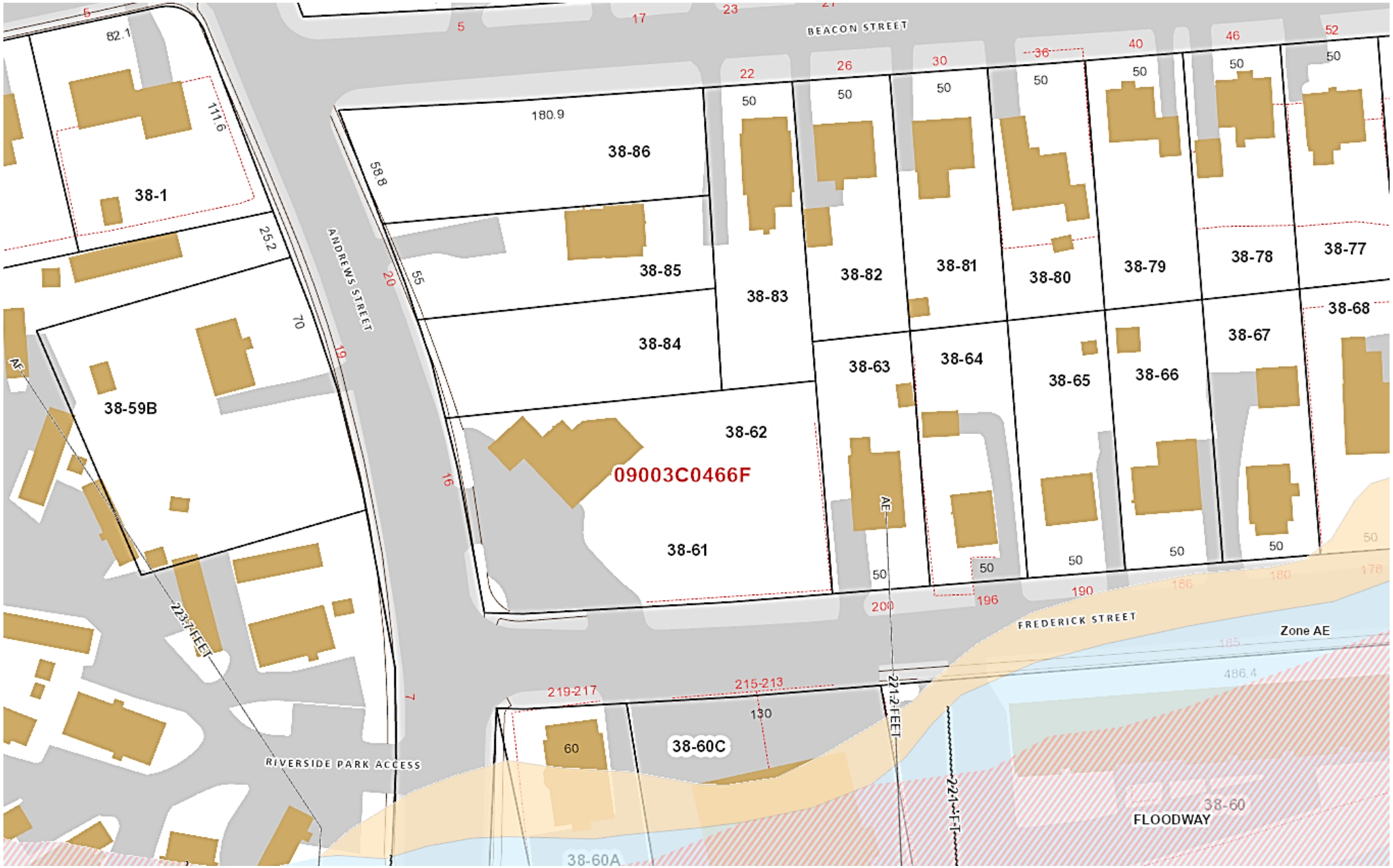
c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

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

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

Various GIS Maps



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



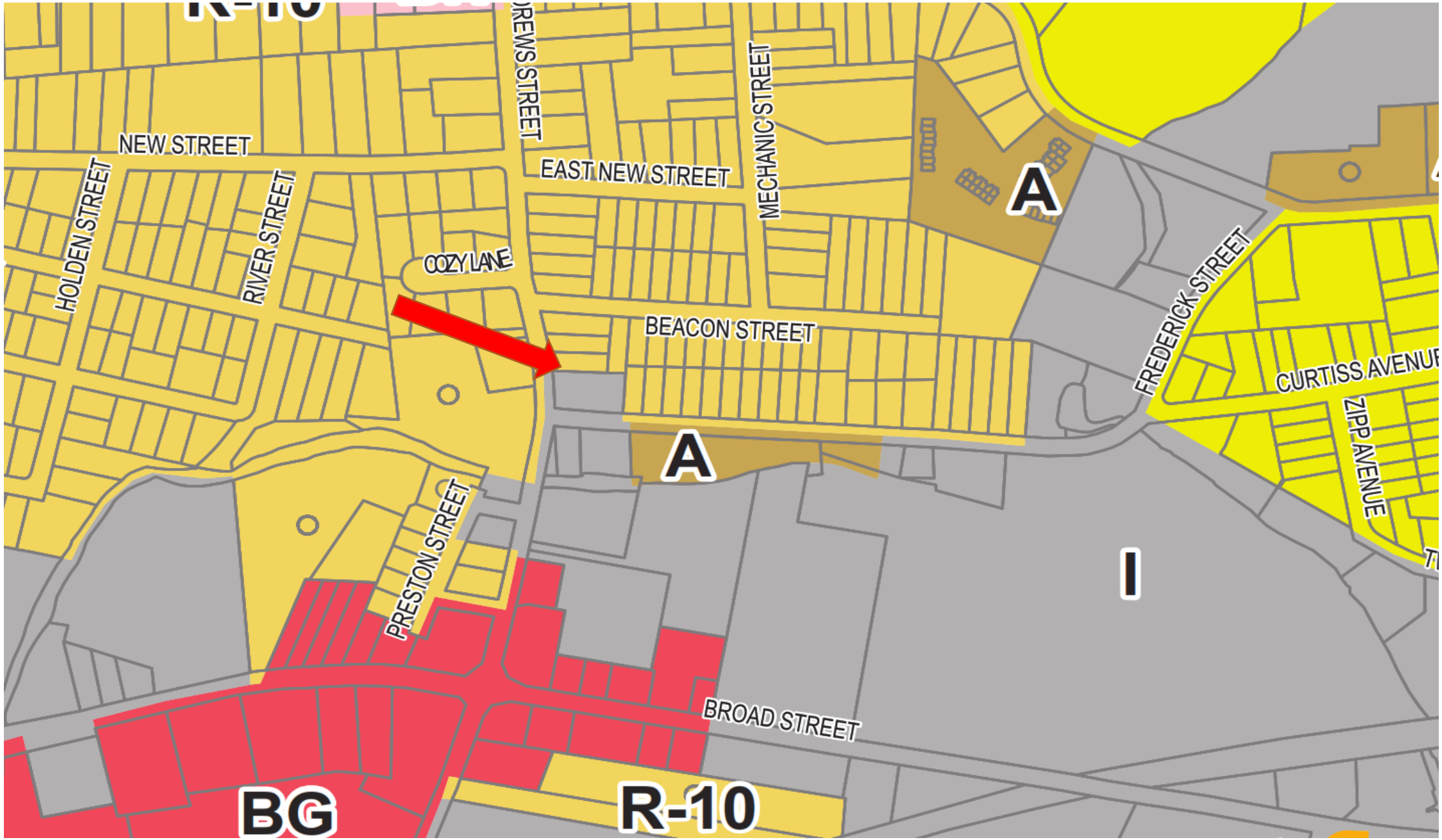
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



Current Owner Purchases Property: July 2015

16 Andrews Street

April 2015 – 4 Vehicles On-Site



16 Andrews Street

September 2025 – 64 total vehicles; 43 Vehicles On-site/21 Vehicles in Residential zone.

ZEO Enforcement 11/24/20

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50983/2020-Enforcement

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda

ZEO Enforcement 10/29/25

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50984/2025-Enforcement

Site Plan Comments 5/11/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #2553

SITE PLAN: 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales *Plans Dated: November 24, 2025. Date of Committee Reviews: January 29, 2026 (first review);* 1st Review Revised: March 5, 2026; April 30, 2026 (2nd Review); May 11, 2026 (2nd Review Wrap-Up)

ENGINEERING/PUBLIC WORKS (William Stango):

1. The applicant shall complete all required documentation to properly abandon the portion of the City right-of-way (ROW) located in the southwest corner of the lot.

3/31/26 Applicant Response: We have requested guidance from the city of Bristol, It is our belief that the city council has to vote to abandon that section of Frederick and Andrews Street or in the alternative execute a quit claim deed. The are in question does not impact our site plan, as this area is not contemplated in the update to the plan.

4/30/26 City Response: Comment addressed.

2. The applicant shall show the current City-mapped wetlands linework on all existing conditions plans. Refer to the 2025 Wetlands Regulations.

3/31/26 Applicant Response: Wetland's boundary shown on survey and demo plan.

4/30/26 City Response: Comment addressed.

3. Provide a general narrative describing the proposed water quality structures, including how they will be maintained and the proposed maintenance schedule.

3/31/26 Applicant Response: Strom system maintenance package added.

4/30/26 City Response: Comment addressed.

CITY PLANNER (Robert Flanagan):

1. Obtain formal wetlands determination from City Engineer.

3/31/26 Applicant Response: We have provided the wetland approval of our application #1970 granted on April 6, 2022.

4/14/26 City Response: The IWWA Boundary changed App. 1970 in 2022.

2. Two Special Permits are required: one for vehicle repair/service and one for vehicles for sale.

3/31/26 Applicant Response: Acknowledged and applied for.

4/14/26 City Response: Comment addressed.

3. The applications list lot numbers for two properties when only one is required (due to lot merger). Indicate the proper map and lot number for the property on the application forms.

3/31/26 Applicant Response: Revised.

4/14/26 City Response: Comment addressed.

4. Indicate on the cover sheet of the Plan Set the application numbers, approval dates, and nature of all Special Permits, Site Plans, Zone Change and Variance applications associated with this property.

3/31/26 Applicant Response: Revised see T-1 title sheet

4/14/26 City Response: Comment addressed.

5. A revised narrative that provides an explanation of the unregulated expansion of the non-conforming uses on-site, is requested.

3/31/26 Applicant Response: Revised and submitted

4/14/26 City Response: Comment addressed.

6. The Zoning Data table provided is incomplete; applicant should add missing zoning standards applicable to this property to the table. See the Zoning Regulations as a guide.

3/31/26 Applicant Response: Revised Sheet C-2

4/14/26 City Response: Comment addressed.

7. How many vehicles are proposed for repair?

3/31/26 Applicant Response: 4 spaces- sheet C-2 notes

4/14/26 City Response: 6 visitor spaces have now been assigned for the total number of vehicles for repair.

5/5/26 Applicant Response: There are 4 vehicle spaces for repair. There are 8 total visitor spaces. 6 spaces on the south lot and 2 on the north lot. Labeled with a V (except the accessible space). 4 spaces are repair and 4 are sales. See site use notes #1 and below in the Parking notes.

5/10/26 City Response: Comment remains; this parking count conflicts with a previous approval. Special Permit Application #2557 had 6 visitor spaces assigned for repair; the applicant needs to have the Site Plan reflect the approval already granted.

5/11/26 Applicant Response: The parking layout and count have been updated to show 6 Repair spaces and 4 Visitor spaces. The Accessible space has the striping on the left thereby allowing for > 6' from the building for the spaces and maneuverability into the service bay adjacent.

5/11/26 City Response: Comment addressed.

8. How many vehicles are proposed for sale?

3/31/26 Applicant Response: 35-sheet c-s notes

4/14/26 City Response: Plan narrative calls out 42; revise plan and show 35; correct discrepancy.

5/5/26 Applicant Response: There are 35 vehicles for sale. 27 on the south lot and 8 on the north lot (inventory spaces labeled with an I). See site use notes #2 and below in the Parking notes.

5/11/26 City Response: Final count is: 33 vehicles for sale; 6 for Repair; 4 Visitor and 4 for Employees. Comment addressed.

9. How many vehicles are proposed for visitor/clients?

3/31/26 Applicant Response: 12- sheet C-2 notes

4/14/26 City Response: 6 are shown on plan; correct discrepancy.

5/5/26 Applicant Response: The parking layout and count have been updated to show 6 Repair spaces and 4 Visitor spaces. The Accessible space has the striping on the left thereby allowing for > 6' from the building for the spaces and maneuverability into the service bay adjacent.

5/10/26 City Response: Final count is: 33 vehicles for sale; 6 for Repair; 4 Visitor and 4 for Employees. Comment addressed.

10. How many accessible spaces are proposed?

3/31/26 Applicant Response: 1-sheet C-2

4/14/26 City Response: Comment addressed.

11. How many employee spaces are proposed?

3/31/26 Applicant Response: 4- sheet C-2

4/14/26 City Response: 5 are shown on plan; correct discrepancy.

5/5/26 Applicant Response: There are 4 employee spaces. Labeled with an E, located in the north lot.

5/10/26 City Response: Comment addressed.

12. Provide landscaping, buffers and screening.

3/31/26 Applicant Response: Revised – sheet C-2

4/14/26 City Response: Applicants attorney will need to request a waiver of the 20' ft. landscaped buffer.

13. Required buffer to single-family residential not met to surrounding properties located at: 20 Andrews Street, 22 Beacon Street & 200 Fredrick Street. Landscaping and screening are required within the buffer for Residential zones; no structures or paving is allowed.

3/31/26 Applicant Response: The plan is designed in accordance with section 13.7.1 B. in business or industrial zone: within 10 feet of any side yard or rear yard that abuts a residential zone".

4/14/26 City Response: ***11.1.4 Buffers***

A. A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone.

B. The buffer shall be a minimum of 20 feet in width.

C. The buffer shall be comprised of deciduous and evergreen trees and shrubs of such species, height and spacing as, in the judgment of the Commission, will effectively screen the use from the view of adjoining properties.

D. No structures or paving shall be permitted within the buffer.

E. The Commission may allow screening complying with Section 11.1.3 to be substituted for all or a portion of the landscaped buffer if, in its judgment, such screening will effectively buffer the use from the view of adjoining properties.

14. Provide spot elevations on plan.

3/31/26 Applicant Response: Revised- sheet C-3

4/14/26 City Response: Comment addressed.

15. Provide traffic directional arrows.

3/31/26 Applicant Response: Revised- sheet C- 2

4/14/26 City Response: Provide directional arrows.

5/5/26 Applicant Response: There are three sets of directional arrows. See sheet C-2.

5/10/26 City Response: Comment addressed.

16. Provide dimensions of all driveways at street opening.

3/31/26 Applicant Response: Revised- sheet C- 2

4/14/26 City Response: Comment remains.

5/5/26 Applicant Response: Dimensions of 30.31' at the southern driveway and 24.0' at the northern driveway on Andrews Street are shown on C-2. Dimensions between the aprons at the gutter line can be added to the plan.

5/10/26 City Response: Comment addressed.

17. Provide separation distance between existing and proposed driveways on the same lot. 100 feet is required.

3/31/26 Applicant Response: Variance granted by Zoning Board of appeals dated March 3, 2026.

4/14/26 City Response: Comment addressed.

18. Provide hours of operation.

3/31/26 Applicant Response: M-Saturday 7am to 7 pm. Sheet C-2 site use notes

4/14/26 City Response: Comment addressed.

19. Label building's primary entrance/exit door(s) on Site Plan.

3/31/26 Applicant Response: Revised- sheet 1-1 C-1 & 2

4/14/26 City Response: Comment addressed.

20. New building addition constructed within the minimum rear yard (no land use approvals/building permits have been issued.) All work done on the building addition was done without approval.

3/31/26 Applicant Response: Building modified to confirm to setback regulations. Building permit has been applied for. See sheet C-2

4/14/26 City Response: Comment addressed.

21. Parking shown for display/sale within minimum front yard and within existing driveway/curb cut on Fredrick Street.

3/31/26 Applicant Response: Revised and driveway cut on Frederick is eliminated.

4/14/26 City Response: Comment addressed.

22. 24 vehicle parking spaces for sale within minimum front yard and a portion of the minimum rear yard on Fredrick Street.

3/31/26 Applicant Response: Revised.

4/14/26 City Response: Comment addressed.

23. 15 vehicle parking spaces for sale within the minimum side yard abutting 16 Andrews Street.

3/31/26 Applicant Response: Revised.

4/14/26 City Response: Comment addressed.

24. 2 vehicle parking spaces for sale within the minimum rear yard at 16 Andrews Street.

3/31/26 Applicant Response: Revised.

4/14/26 City Response: Comment addressed.

25. 8 parking spaces for sale within required sight visibility triangle at the intersection of Fredrick and Andrews Street(s).

3/31/26 Applicant Response: Revised.

4/14/26 City Response: Comment addressed.

26. Parking spaces for sale in front of building entryway requires 6 feet separation distance.

3/31/26 Applicant Response: Revised.

4/14/26 City Response: Comment addressed.

27. Provide parking calculation for both motor vehicle sales and service and show conformance to required parking.

3/31/26 Applicant Response: Revised sheet C-2.

4/14/26 City Response: Comment addressed.

28. Parking space width shown as 8' should be 9' for all spaces.

3/31/26 Applicant Response: All parking spaces for visitors and employees are 9 feet wide. Inventory spaces are 8 feet wide as they are employee parked and do not qualify as public parking spaces.

4/14/26 City Response: Comment addressed.

29. Provide photometric diagram for exterior lighting. A luminaire schedule along with pole heights should be included with this information. Additionally, a note should be added that all lights will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

3/31/26 Applicant Response: Revised sheet SL-1 & 2

4/14/26 City Response: There appears to be a minor amount of light spillage onto the adjacent residential parcel on Frederick Street, Applicant should offer comment.

5/5/26 Applicant Response: The lighting designer can revise and/ or comment on this area.

5/10/26 City Response: Comment remains.

30. What safety measures/best management practices are being proposed that prevent environmental contamination from spills on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damage caused by the spillage of fluids and add the applicable notes and details to the plan.

3/31/26 Applicant Response: Sheet C-2 site use notes #9

4/14/26 City Response: Comment addressed.

5/5/26 Applicant Response: The storm drainage flows through Water Quality Units before it's discharged.
See sheet C-2 Site Use Notes #9.

5/10/26 City Response: Comment addressed.

31. Will all vehicles on-site be in working and running condition? Will there be any non-operable motor vehicles on-site?

3/31/26 Applicant Response: There will be no junk vehicles, but the nature of the auto repair business may result in some vehicles be inoperable when they arrive but operable upon repair.

4/14/26 City Response: Comment addressed.

32. Provide dumpster enclosure and appropriate landscape screening. How is refuse currently being handled?

3/31/26 Applicant Response: Revised sheet C-2 use notes 11

4/14/26 City Response: Where is the dumpster located? Comment remains.
5/5/26 Applicant Response: Dumpster pad and wall enclosure is directly behind the building on the north side. It is screened on three sides by the building and wall. Liberty recycling is contracted to handle refuse. See sheet C-2 Site Use Notes #11.

5/10/26 City Response: Comment addressed.
33. What are the applicants plans to manage waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material on site? Will there be outside storage of these items? If not, the applicant should place a note on the plan indicating that none of the items above will be stored outside.

3/31/26 Applicant Response: Dumpster provided. Sheet C-2

4/14/26 City Response: Where is the dumpster located? Comment remains.

5/5/26 Applicant Response: Dumpster pad and wall enclosure is directly behind the building on the north side. It is screened on three sides by the building and wall. Liberty recycling is contracted to handle refuse. See sheet C-2 Site Use Notes #11.

5/10/26 City Response: Comment addressed.

New Comments 5/1/26
34. Add note to plan that all driveway areas will be bituminous paving as required by the Zoning Regulations.

5/5/26 Applicant Response: Note to be added to the Site Use Notes stating bituminous paving as required by zoning regulations. See sheet C-2 plan view for layout text "bituminous pavement".

5/10/26 City Response: Comment addressed.

35. Demolition hatching is indicated on the plan in two areas. What is being demolished?

5/5/26 Applicant Response: See sheet C-1 plan view for demo text stating pavement to be removed for storm, grading, 10' inside property line, removal from slope, etc. Areas in both the north and south lots as hatched.

5/10/26 City Response: Comment addressed.

BUILDING/ZONING ENFORCEMENT (Richard Brown) - 030526
1. There are notes of "Pics " taken for some areas … I would like to see them.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

2. 2021 IBC Code references, not included.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

3. Engineers or Architects stamp for said drawings.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

4. Calculations for all beams used for approval.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

5. Brackets used for attachments of beams for approval.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

6. Attachment of an LVL to common DF lumber is not allowed.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

7. New header cut into existing CMU wall for new opening, calcs required for beam and jack studs.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

8. Roof rafters are undersized. 2” x 10” has a Max span of 17’-7”.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

9. These are comments after the fact. The building would need to have areas exposed to verify such conditions are accurate or sufficient to hold the structural aspect of the building.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

10. The property is undergoing a hearing for the building being on another property and will await the decision to move forward. The permit is has been stopped due to unknown circumstances. If you could potentially forward this email to the owner, it would be appreciated.

3/31/26 Applicant Response: No response.

4/30/26 City Response: Comment remains.

Site Plan – 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales Plans Dated: November 24, 2025
Date of Committee Reviews: January 29, 2026 (First Review); 1st Review Revised: March 5, 2026; April 30, 2026 (2nd Review); 5/10/26 – (2nd Review Wrap-Up).

ZEO (Brandon Peate)

1. This appears to require a variance.

3/31/26 Applicant Response: Variance granted.

4/30/26 City Response: Comment addressed.

2. Has the deed been filed to merge the properties?

3/31/26 Applicant Response: Yes.
4/30/26 City Response: Comment addressed.

3. Has the Zone Change been finalized on the second parcel?

3/31/26 Applicant Response: Yes.

4/30/26 City Response: Comment addressed.

4. Section 11.1.4.1: "A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone." The arborvitaes provided might need to be double stacked.

3/31/26 Applicant Response: Fencing and landscaping have been added sheet C-1 acknowledged

4/30/26 City Response: The northern arborvitae row should be relocated to the correct property. It should also be bigger. 11.1.4 23 Buffers A. A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone. B. The buffer shall be a minimum of 20 feet in width.

5/5/26 Applicant Response: The 10' buffer is per section 13.7.1.B. A 6' Solid Vinyl Fence has been added around the entire rear and side property lines and abutters. Additional arborvitae have been provided inside the fence. This provides a year-round solid screening that can reach upwards of 15' upon the bushes reaching maturity.

5/10/26 City Response: The parking areas are to be paved bituminous pavement. The compacted gravel isn't to be used for future parking. The bituminous parking will have painted park striping. See sheet C-2 for park striping, dimensions and labels.

5. Cars should be parked in approved locations according to the Site Plan. I will inspect the property prior to the hearing.

3/31/26 Applicant Response: See sheet C-2.

4/30/26 City Response: The compacted gravel should have labeled parking spaces if it is to be used for parking.13.7.4 Pavement Marking Standards A. All parking spaces shall be delineated by painted lines, except for parking spaces in driveways which serve single- or two-family dwellings.

5/5/26 Applicant Response: The 10' buffer is per section 13.7.1.B. A 6' Solid Vinyl Fence has been added around the entire rear and side property lines and abutters. Additional arborvitae have been provided inside the fence. This provides a year-round solid screening that can reach upwards of 15' upon the bushes reaching maturity.

5/10/26 City Response: Response pending.

6. Section 13.7.5.B.2: "Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips."

3/31/26 Applicant Response: Revised C-2 site use, 6,7, & 8

4/30/26 City Response: Comment acknowledged.

7. It looks like there are parking spots right along a concrete walk near Andrews and Frederick Street.

3/31/26 Applicant Response: Revised sheet C-2

4/30/26 City Response: Comment acknowledged.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)
The Police Department Traffic Division has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):
No comments at this time.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Rob Longo)
I do not see any change in water or sewer for this project so we would have no comment.
If there is a change, please let me know.

BRISTOL/BURLINGTON HEALTH DISTRICT (Marco Palmieri/Eric Mikulak)
Since this motor vehicle repair or service facility is and will continue to be served by a community water supply and public sewers (both from Bristol), BBHD does not have any oversite, but BBHD would like to confirm the following:

1. That the storage and management of new/used motor vehicle oils, fluids and/or tires are not creating a nuisance or hazard.

3/31/26 Applicant Response: Acknowledged- sheet C-2 site use notes #12.

4/30/26 City Response: BBHD is satisfied with their response, as noted (#12 & #13) on the plan, to our concerns.

2. If any below grade sumps for hydraulic fluid car lift exist, assure they have leak prevention or spill containment measures in place.

3/31/26 Applicant Response: Acknowledged- sheet C-2 site use notes #13.

4/30/26 City Response: BBHD is satisfied with their response, as noted (#12 & #13) on the plan, to our concerns.

Both of the above are requirements of either DEEP, DMV or both. Unfortunately, we are learning that there may not be any follow-up from either agency, so now is the time to make sure these measures are in place.

The proper storage of tires and/or hazardous chemicals are issues that I could enforce under my authority, if need be.

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

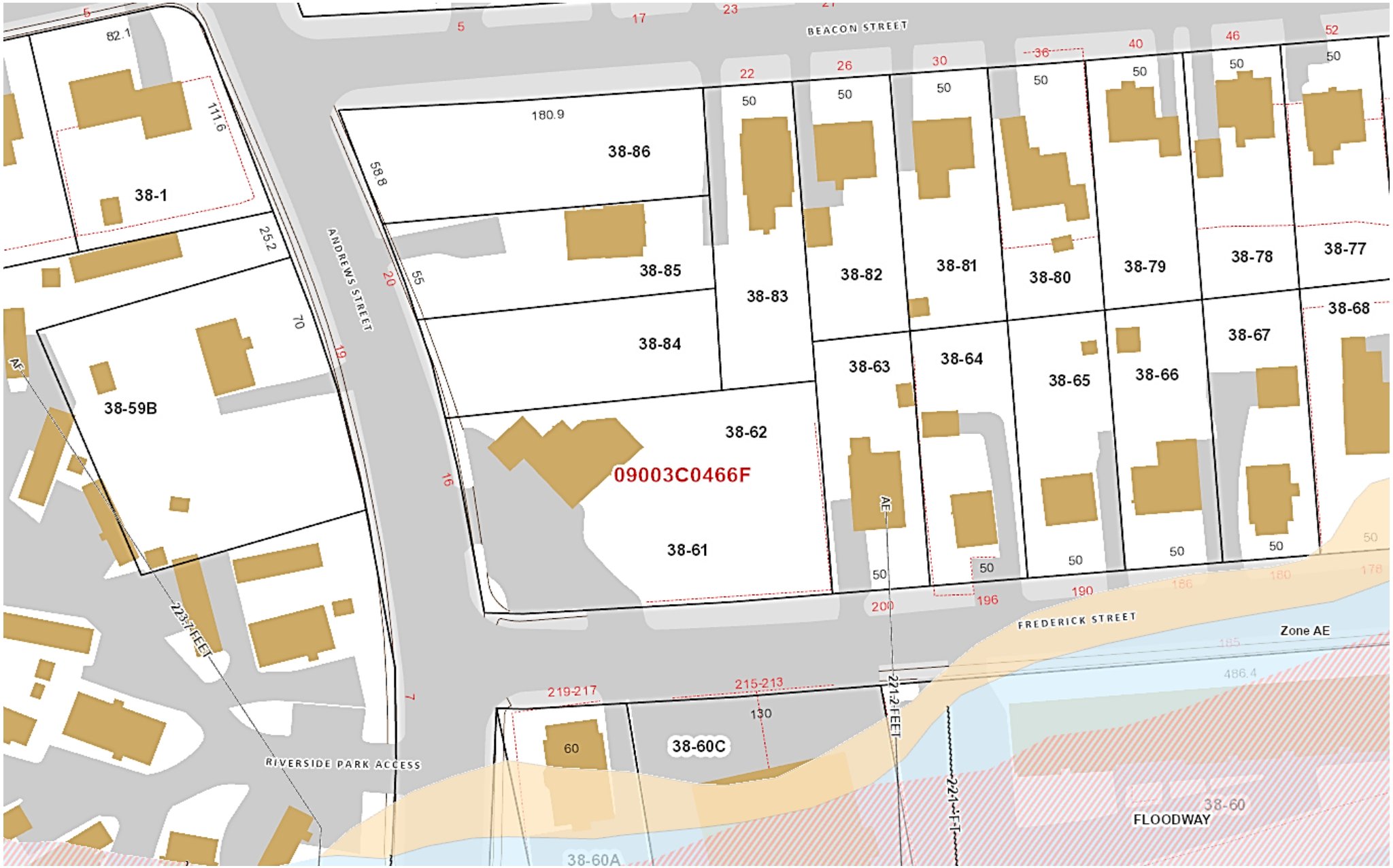
Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50598/16-Andrews-St-Drainage-Report---North-Parking-Lot-11-24-25

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109



Site Plan



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



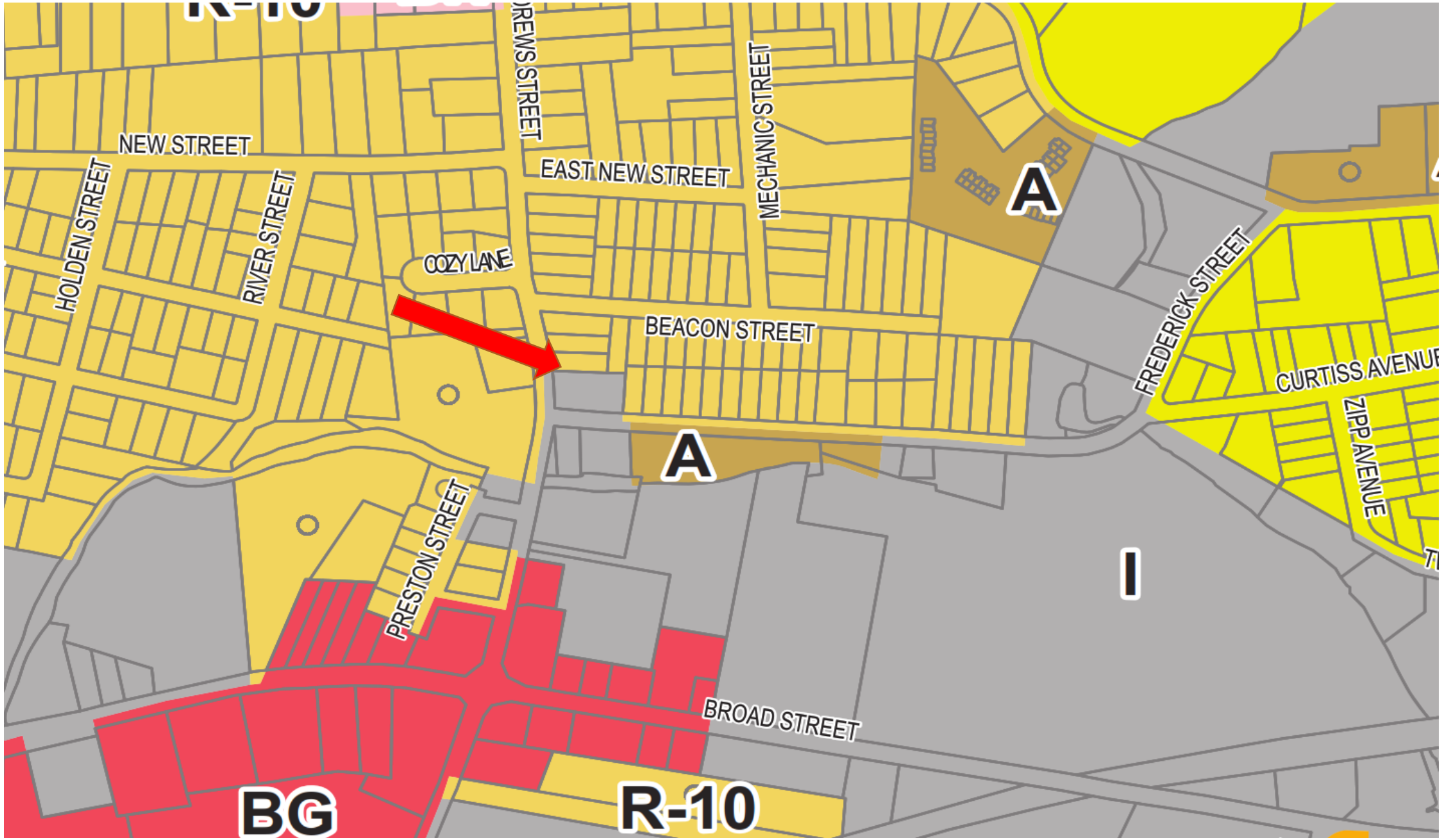
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



Current Owner Purchases Property: July 2015

16 Andrews Street

April 2015 – 4 Vehicles On-Site



16 Andrews Street

September 2025 – 64 total vehicles; 43 Vehicles On-site/21 Vehicles in Residential zone.

ZEO Enforcement 11/24/20

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50983/2020-Enforcement

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda

ZEO Enforcement 10/29/25

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50984/2025-Enforcement

Site Plan Comments 1/29/26 Revised 5/11/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #2553

SITE PLAN: 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales *Plans Dated: November 24, 2025. Date of Committee Reviews: January 29, 2026 (first review)*

ENGINEERING/PUBLIC WORKS (William Stango):

1. The applicant shall complete all required documentation to properly abandon the portion of the City right-of-way (ROW) located in the southwest corner of the lot.

2. The applicant shall show the current City-mapped wetlands linework on all existing conditions plans. Refer to the 2025 Wetlands Regulations.

3. Provide a general narrative describing the proposed water quality structures, including how they will be maintained and the proposed maintenance schedule.

CITY PLANNER (Robert Flanagan):

1. Obtain formal wetlands determination from City Engineer.

2. Two Special Permits are required: one for vehicle repair/service and one for vehicles for sale.

3. The applications list lot numbers for two properties when only one is required (due to lot merger). Indicate the proper map and lot number for the property on the application forms.

4. Indicate on the cover sheet of the Plan Set the application numbers, approval dates, and nature of all Special Permits, Site Plans, Zone Change and Variance applications associated with this property.

5. A revised narrative that provides an explanation of the unregulated expansion of the non-conforming uses on-site, is requested.

6. The Zoning Data table provided is incomplete; applicant should add missing zoning standards applicable to this property to the table. See the Zoning Regulations as a guide.

7. How many vehicles are proposed for repair?

8. How many vehicles are proposed for sale?

9. How many vehicles are proposed for visitor/clients?

10. How many accessible spaces are proposed?

11. How many employee spaces are proposed?

12. Provide landscaping, buffers and screening.

13. Required buffer to single-family residential not met to surrounding properties located at: 20 Andrews Street, 22 Beacon Street & 200 Fredrick Street. Landscaping and screening are required within the buffer for Residential zones; no structures or paving is allowed.

14. Provide spot elevations on plan.

15. Provide traffic directional arrows.

16. Provide dimensions of all driveways at street opening.

17. Provide separation distance between existing and proposed driveways on the same lot. 100 feet is required.

18. Provide hours of operation.

19. Label building's primary entrance/exit door(s) on Site Plan.

20. New building addition constructed within the minimum rear yard (no land use approvals/building permits have been issued.) All work done on the building addition was done without approval.

21. Parking shown for display/sale within minimum front yard and within existing driveway/curb cut on Fredrick Street.

22. 24 vehicle parking spaces for sale within minimum front yard and a portion of the minimum rear yard on Fredrick Street.

23. 15 vehicle parking spaces for sale within the minimum side yard abutting 16 Andrews Street.

24. 2 vehicle parking spaces for sale within the minimum rear yard at 16 Andrews Street.

25. 8 parking spaces for sale within required sight visibility triangle at the intersection of Fredrick and Andrews Street(s).

26. Parking spaces for sale in front of building entryway requires 6 feet separation distance.

27. Provide parking calculation for both motor vehicle sales and service and show conformance to required parking.

28. Parking space width shown as 8' should be 9' for all spaces.

29. Provide photometric diagram for exterior lighting. A luminaire schedule along with pole heights should be included with this information. Additionally, a note should be added that all lights will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

30. What safety measures/best management practices are being proposed that prevent environmental contamination from spills on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damage caused by the spillage of fluids and add the applicable notes and details to the plan.

31. Will all vehicles on-site be in working and running condition? Will there be any non-operable motor vehicles on-site?

32. Provide dumpster enclosure and appropriate landscape screening. How is refuse currently being handled?

33. What are the applicants plans to manage waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material on site? Will there be outside storage of these items? If not, the applicant should place a note on the plan indicating that none of the items above will be stored outside.

BUILDING/ZONING ENFORCEMENT (Richard Brown) - 030526

1. There are notes of "Pics " taken for some areas … I would like to see them.
2. 2021 IBC Code references, not included.
3. Engineers or Architects stamp for said drawings.
4. Calculations for all beams used for approval.
5. Brackets used for attachments of beams for approval.
6. Attachment of an LVL to common DF lumber is not allowed.
7. New header cut into existing CMU wall for new opening, calcs required for beam and jack studs.
8. Roof rafters are undersized. 2" x 10" has a Max span of 17'-7".
9. These are comments after the fact. The building would need to have areas exposed to verify such conditions are accurate or sufficient to hold the structural aspect of the building.
10. The property is undergoing a hearing for the building being on another property and will await the decision to move forward. The permit is has been stopped due to unknown circumstances. If you could potentially forward this email to the owner, it would be appreciated.

ZEO (Brandon Peate)

1. This appears to require a variance.
2. Has the deed been filed to merge the properties?
3. Has the Zone Change been finalized on the second parcel?
4. Section 11.1.4.1: "A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone." The arborvitaes provided might need to be double stacked.
5. Cars should be parked in approved locations according to the Site Plan. I will inspect the property prior to the hearing.
6. Section 13.7.5.B.2: "Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips."
7. It looks like there are parking spots right along a concrete walk near Andrews and Frederick Street.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

The Police Department Traffic Division has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):

No comments at this time.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Rob Longo)
I do not see any change in water or sewer for this project so we would have no comment.
If there is a change, please let me know.

BRISTOL/BURLINGTON HEALTH DISTRICT (Marco Palmieri/Eric Mikulak)
Since this motor vehicle repair or service facility is and will continue to be served by a community water supply and public sewers (both from Bristol), BBHD does not have any oversite, but BBHD would like to confirm the following:

1. That the storage and management of new/used motor vehicle oils, fluids and/or tires are not creating a nuisance or hazard.
2. If any below grade sumps for hydraulic fluid car lift exist, assure they have leak prevention or spill containment measures in place.

Both of the above are requirements of either DEEP, DMV or both. Unfortunately, we are learning that there may not be any follow-up from either agency, so now is the time to make sure these measures are in place.

The proper storage of tires and/or hazardous chemicals are issues that I could enforce under my authority, if need be.

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50598/16-Andrews-St-Drainage-Report---North-Parking-Lot-11-24-25

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109



STORM SYSTEM MAINTENANCE PROGRAM

Quick Auto Sales & Repair

16 Andrews Street

North and South Parking Lot Improvements

Bristol, CT 06010

March 23, 2026

TORRES ENGINEERING, INC.

63 REED DRIVE

Wethersfield, CT 06109

Storm System Maintenance Program

OVERALL SITE RUNOFF

Silt fence or hay bale barriers shall be installed around the Site, perpendicular to the direction of flow and slope, as shown on the plans, and maintained clean throughout the construction phase of the project.

An "Overall Site Runoff Maintenance Log" (see Appendix) shall be implemented every two weeks, during construction and after every rainfall. Any silt, sand, debris, etc., shall be removed from the barriers and stockpiled in a properly protected area or removed from the site to an acceptable dumping site as approved by the local authorities.

STORMWATER TREATMENT SYSTEM

The Stormwater Treatment system shall be the combination of catch basin with “Hoods” in parking lot catch basins, Water Quality Units and the bottom of the underground Detention Structure “Isolator Row” within the StormTech SC-740 and MC-7200 Chamber Systems.

STORM SYSTEM

Maintenance Program During Construction

All catch basins shall be cleaned and cleared of debris, sand or silt on a biweekly basis. Debris shall be removed from the site along with other construction debris. Silt and sand may be spread in flat or level areas later to be top-soiled or graded. The Detention Structure shall be protected after installation, to contain any silt or sediment within the pipes, before they enter the structure.

Silt fence or hay bale protection shall be repaired as needed and noted above. Accumulated silt shall be removed or spread per the Erosion Control Plan on the construction documents (see "Storm System Maintenance Log" in the Appendix).

Post Construction Stormwater Management

Maintenance of Catch Basins with Elbow "Hoods"

It is recommended that each installation be serviced at least three times a year.

Recommended timing of service:

1. For areas of a definite rainy season: Prior to, during and following the rainy season.
2. For areas subject to year round rainfall: on a recurring basis (at least three times a year).
3. For areas with winter snow and summer rain: Prior to and just after the snow season and during the summer rain season.

Service Procedures:

1. The catch basin grate shall be removed and set to one side. The catch basin shall be visually inspected for defects and possible illegal dumping. If illegal dumping has occurred, the proper authorities and property owner representative shall be notified as soon as practicable.
2. Using an industrial vacuum, the collected material shall be removed from the basin sumps.
3. When all the collected materials have been removed, the elbows shall be inspected for blockage. Major defects shall be noted and replacements installed.
4. If grates are damaged, they shall be replaced.

DETENTION SYSTEM

The detention system may be installed, only during a dry spell in the weather. The contractor must schedule the work as to the predicted rainfall to avoid working during a rainstorm.

The storm system shall be installed from the Proposed Catch Basins, to the Water Quality Unit then north to the Detention System. The elbow shall be installed in the catch basin right away to protect the Detention System.

After the Detention System is installed, inspection and maintenance shall be as follows (see Appendix for maintenance log).

Inspection/Maintenance Frequency

The Detention Systems must be cleaned and maintained. Underground systems may be maintained more cost effectively if these simple guidelines are followed. Inspection should be performed at a minimum of once per year. Cleaning should be done at the discretion of individuals responsible to maintain proper storage and flow. While maintenance can generally be performed year round, it should be scheduled during a relatively dry season.

Pre-inspection

A Post-installation inspection should be performed to allow the Owner to measure the invert prior to accumulation of sediment. This survey will allow the monitoring of sediment build-up without requiring access to the detention system.

The following is the recommended procedure for pre-inspections:

1. Locate the riser section or cleanouts of the detention system. The riser will typically be 10”-8”inches in diameter or larger and the cleanouts are usually 4, 6 or 8 inches in diameter.

2. Remove the lid of the riser or cleanouts.

3. Insert a measuring device into the opening and make note to a point of reference on the stick or string. (This is done so that sediment build-up can be determined in the future without having to enter the system.)

Inspection/Maintenance

The detention systems should be inspected at a minimum of one time a year or after major rain events if necessary.

The following is the recommended procedure to inspect system in service:

1. Locate the riser section of the retention/detention system. The riser will typically be 10” to 8” in diameter or larger.

2. Remove the lid from the riser.

3. Measure the sediment build up at each riser and cleanout location. Only certified confined space entry personnel having appropriate equipment should be permitted to enter the Detention System.

4. Inspect each manifold, all laterals, and outlet pipes for sediment build up, obstructions, or other problems. Obstructions should be removed at this time.

5. If measured sediment build up is between 5% - 20% of the tank, cleaning should be considered; if sediment build up exceeds 20%, cleaning should be performed at the earliest opportunity. A thorough cleaning of the system shall be performed by the manufactures equipment and manual methods.

MAINTENANCE OF WATER QUALITY UNIT, SEE MAINTENANCE GUIDE

Barracuda® Max & Barracuda Maintenance Guide

One of Barracuda's advantages is the ease of maintenance. Like any system that collects pollutants, the Barracuda must be maintained for continued effectiveness. Maintenance is a simple procedure performed using a vacuum truck or similar equipment. The systems were designed to minimize the volume of water removed during routine maintenance, reducing disposal costs.

Contractors can access the pollutants stored in the manhole through the manhole cover. This allows them to gain vacuum hose access to the bottom of the manhole to remove sediment and trash. There is no confined space entry necessary for inspection or maintenance.

The entire maintenance procedure typically takes 2 to 4 hours, depending on the system's size, the captured material, and the vacuum truck's capacity.

Local regulations may apply to the maintenance procedure. Safe and legal disposal of pollutants is the responsibility of the maintenance contractor. Maintenance should be performed only by a qualified contractor.

Inspection and Cleaning Cycle

Periodic inspection is needed to determine the need for and frequency of maintenance. You should begin inspecting as soon as construction is complete and then on an annual basis. Typically, the system needs to be cleaned every 1-3 years.

Excessive oils, fuels or sediments may reduce the maintenance cycle. Periodic inspection is important.

Determining When to Clean

To determine the sediment depth, the maintenance contractor should lower a stadia rod into the manhole until it contacts the top of the captured sediment and mark that spot on the rod. Then push the probe through to the bottom of the sump and mark that spot to determine sediment depth.

Maintenance should occur when the sediment has reached the levels indicated in the Storage Capacity Chart.

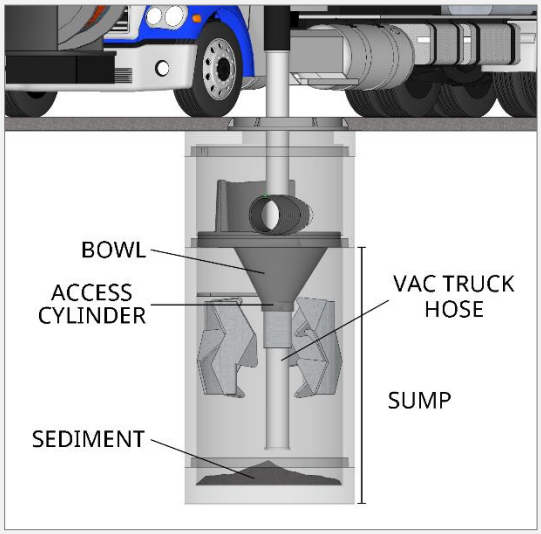
Barracuda Storage Capacities

Model	Manhole Diameter in. (mm)	Total System Volume Gallons (Liters)	Treatment Chamber Capacity Gallons (Liters)	Standard Sediment Capacity (20" depth) Yards^3 (meters^3)	NJDEP Sediment Capacity (50% of standard depth) Yards^3 (meters^3)
S3	36 (900)	264 (999)	212 (803)	0.44 (0.34)	0.22 (0.17)
S4	48 (1200)	665 (2517)	564 (2135)	0.78 (0.60)	0.39 (0.30)
S6	72 (1800)	1497 (5667)	1269 (4804)	1.75 (1.34)	0.88 (0.67)
S8	96 (2400)	4196 (15884)	3835 (14517)	3.10 (2.37)	1.55 (1.19)

Maintenance Instructions

1. Remove the manhole cover to provide access to the pollutant storage. Pollutants are stored in the sump, below the bowl assembly visible from the surface. Access this area through the 8" (200 mm), 10" (250 mm), 15" (375 mm) or 20" (500 mm) diameter access cylinder.
2. Use a vacuum truck or other similar equipment to remove all water, debris, oils and sediment. See figure 1.
3. Use a high pressure hose to clean the manhole of all the remaining sediment and debris. Then, use the vacuum truck to remove the water.
4. Fill the cleaned manhole with water until the level reaches the invert of the outlet pipe.
5. Replace the manhole cover.
6. Dispose of the polluted water, oils, sediment and trash at an approved facility.
    a. Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for authority to discharge the liquid.
    b. Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.
    c. Additional local regulations may apply to the maintenance procedure.

Figure 1



ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com
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MAINTENANCE OF CATCH BASINS WITH ELBOW HOODS

INSPECTION & MAINTENANCE LOG

Catch Basin No.			**Location:**		
Date	**Maintenance Personnel**	**Inspect CB Frame/ Grate**	**Inspect CB* Sump Clean/Ok**	**Inspect Elbow Hood Replace/Ok**	**Comments**

* The Basins should be cleaned out of trapped debris, etc.

STORM SYSTEM and WATER QUALITY UNIT MAINTENANCE LOG

Date	Maintenance Personnel	Structure No.	Conditions Comment	Recommended Work	Work Completed/Date

DETENTION SYSTEM MAINTENANCE LOG

Date	Maintenance Personnel	Riser No.	Sediment Build-up Depth	Manifold No./ Condition	Barrel No./ Condition	Recommended Work	Work Completed/Date

Site Plan 5/11/26

SITE IMPROVEMENTS

AT

16 ANDREWS STREET

IN THE CITY OF

BRISTOL, CONNECTICUT

CONTENTS	
T-1	TITLE SHEET
1-1	SURVEY PLAN
C-1	DEMOLITION PLAN
C-2	LAYOUT PLAN
C-3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C-4	DETAILS
C-5	DETAILS
C-6	DETAILS
SL-1	EXISTING SITE LIGHTING
SL-2	NEW SITE LIGHTING

FILINGS:

SPECIAL PERMIT # 2522 MOTOR VEHICLE REPAIR AND SERVICE

SPECIAL PERMIT # 2554 MOTOR VEHICLE SALES

SITE PLAN APPROVAL # 2533 FOR MOTOR VEHICLE REPAIRS, SERVICE AND SALES

ZONING VARIANCE # 3827 TO ALLOW TWO DRIVEWAYS WITHIN 100 FEET OF EACH OTHER

Date: MAR. 24, 2026 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.

	Revision	Date:
1.	CITY COMMENTS	05-11-26

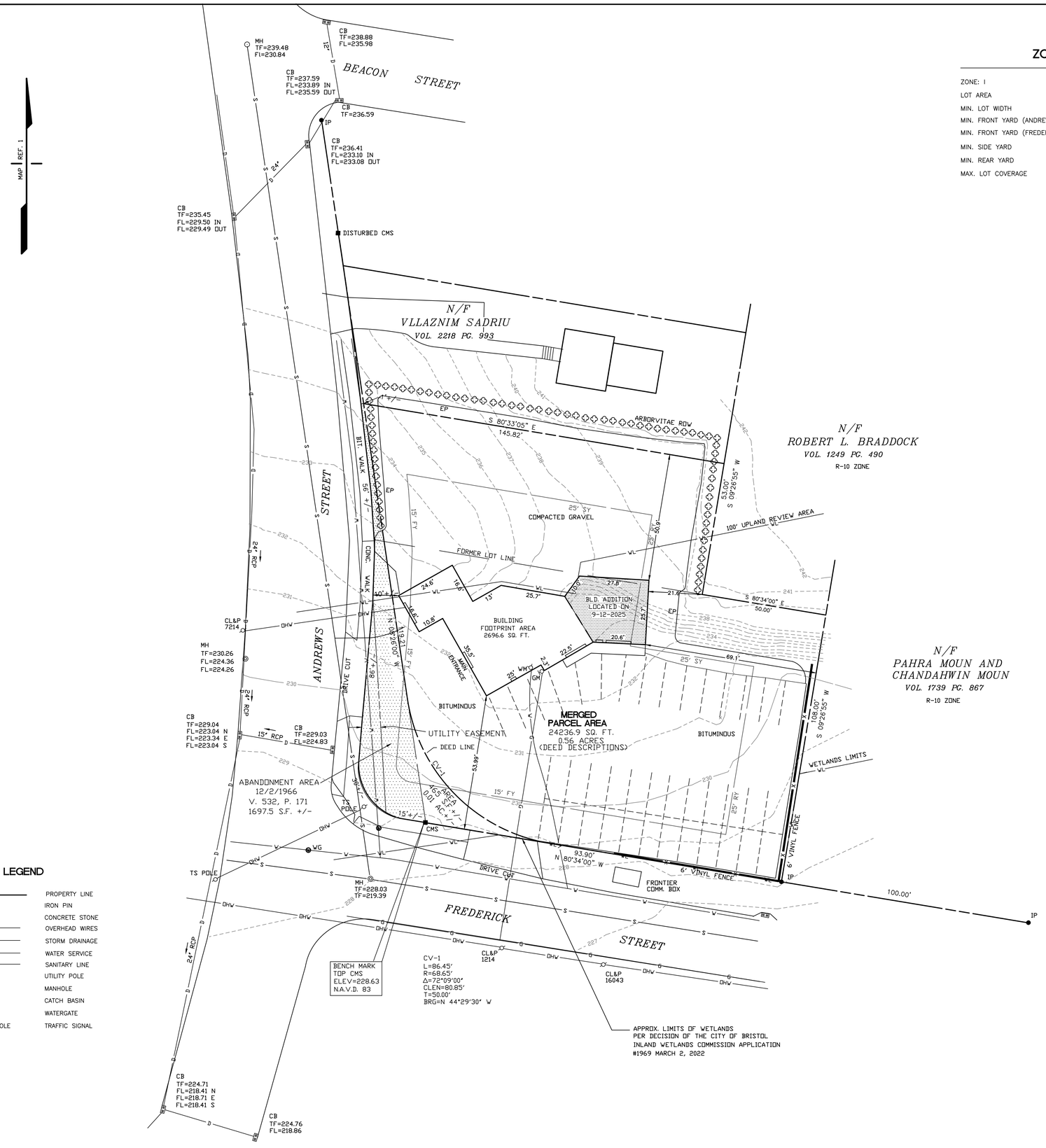
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TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · RONALD D. TORRES · No. 13809 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

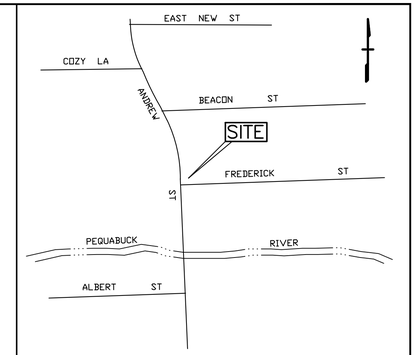
TITLE SHEET

SHEET NO.
T-1



ZONING DATA

ZONE: I	REQUIRED	PROVIDED
LOT AREA	25000 SF	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)



VICINITY MAP

NOT TO SCALE

FLOOD NOTE

SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 09003C0466F EFFECTIVE DATE SEPTEMBER 26, 2008.

FLOOD ZONE "X" : AREAS OF MINIMAL FLOOD HAZARD

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE 1
3. VERTICAL INFORMATION BASED ON N.A.V.D.88 DATUM.
4. THE STREET LINE ALONG THE ABANDONMENT SHOWN HEREON IS BASED ON +/- DIMENSIONS DEPICTED ON MAP REFERENCE 3. THE STREET LINE ALONG ANDREW STREET AND FREDERICK STREET ALONG THE ABANDONMENT MAY BE SUBJECT TO CHANGES THAT RESULT FROM FINAL MAPPING AND MONUMENTATION BY THE CITY OF BRISTOL.
5. UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATED VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF SURVEY. THERE MAY EXIST ON SITE OR ADJACENT TO UTILITIES UNKNOWN TO THE UNDERSIGNED.
6. THERE ARE 39 STRIPED PARKING SPACES ON SITE.
7. SUBJECT PARCEL IS LOCATED IN AN I ZONE. (ZONE CHANGE APPROVED OCTOBER, 2023.)
8. THE PARCEL DESCRIBED IN V. 2252 P.1089 HAS BEEN MERGED WITH THE PARCEL TO THE SOUTH KNOWN AS #16 ANDREW STREET.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "BEACON HEIGHTS OWNED AND DEVELOPED BY JACOB ROSENBLATT BRISTOL, CONN. MAY 1925 SCALE 1"=100' " BY SPERRY & BUELL, INC.
2. "MAP SHOWING STREET LINES OF MECHANIC STREET, BEACON STREET AND EAST NEW STREET BRISTOL, CONN. SCALE 1"=100' DEC. 1942" BY ENGINEERING DEPARTMENT CITY OF BRISTOL C.M. PFENNIG CITY ENGINEER
3. "MAP SHOWING PORTION OF HIGHWAY TO BE ABANDONED BROAD STREET AREA BRISTOL, CONN. SCALE: 1"=40' OCT. 1966" BY CITY OF BRISTOL, BRISTOL, CONNECTICUT RICHARD SALMON, CITY ENGINEER REV.FEB. 1967

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDAY AND TOPOGRAPHIC SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, VERTICAL T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO 16 ANDREW STREET, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT DAHN, L.L.S. 14651

LEGEND

PROPERTY LINE	
IP	IRON PIN
CMS	CONCRETE STONE
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
S	SANITARY LINE
	UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
WG	WATERGATE
TS POLE	TRAFFIC SIGNAL

0' 20' 40' 60'

SCALE: 1" = 20'

REVISION	DATE
SURVEY UPDATE / TOPOGRAPHY	12-04-23
UPDATE TOPOGRAPHY & UTILITIES	5-20-24
LOCATE BUILDING ADDITION	9-12-25

SEAL & SIGNATURE:

NOTE:

THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

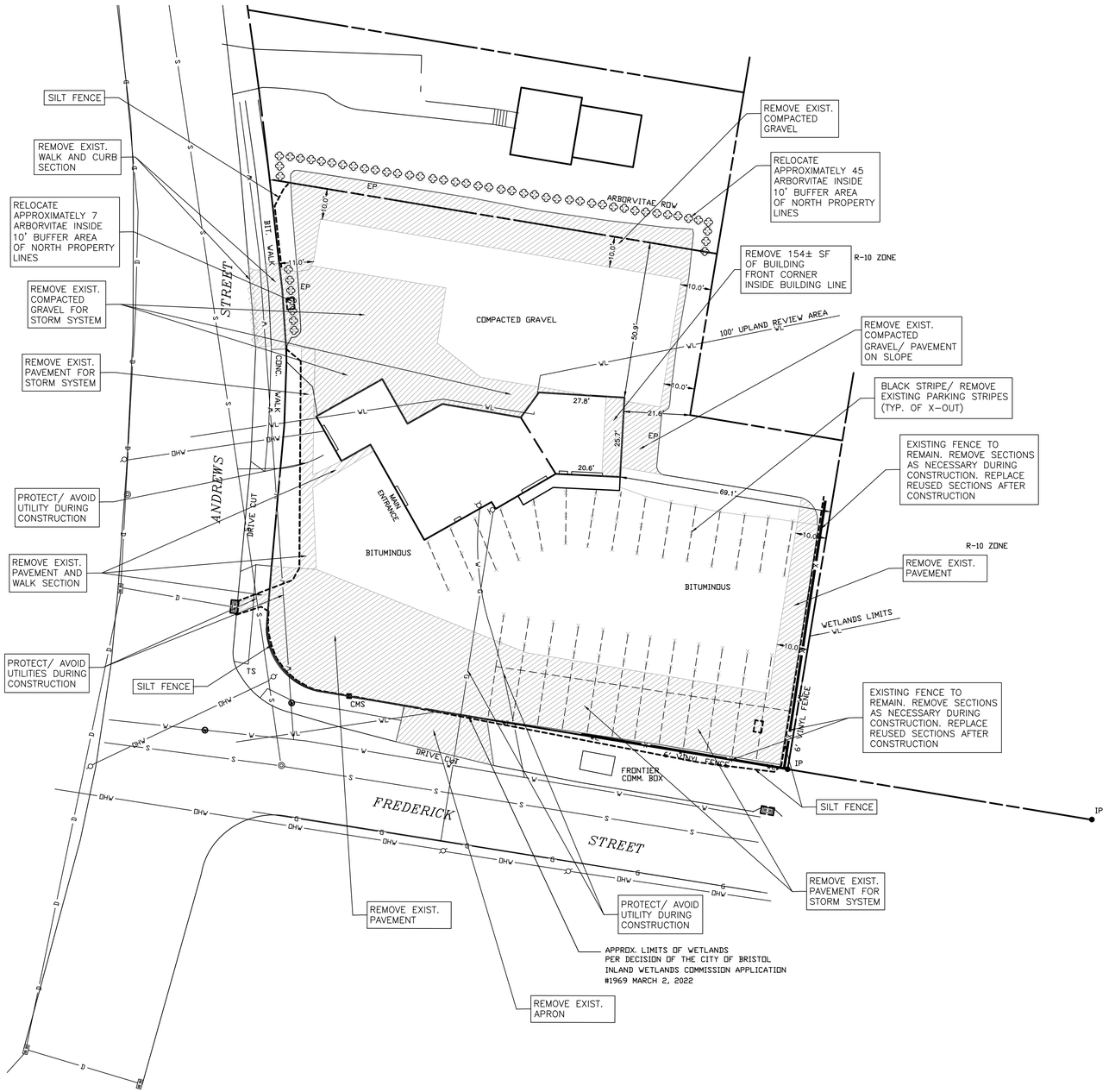
PLAN PREPARED FOR

16 ANDREWS STREET, LLC

16 ANDREWS STREET BRISTOL, CONN.

IMPROVEMENT LOCATION SURVEY
PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 2023-124	ACAD: 2023-124.DWG
DATE: 05-12-2021	DRAFT: KRN	DISK NO.:	SHEET NO. 1 OF 1


SILT FENCE
REMOVE EXIST. WALK AND CURB SECTION
RELOCATE APPROXIMATELY 7 ARBORVITAE INSIDE 10' BUFFER AREA OF NORTH PROPERTY LINES
REMOVE EXIST. COMPACTED GRAVEL FOR STORM SYSTEM
REMOVE EXIST. PAVEMENT FOR STORM SYSTEM
PROTECT/ AVOID UTILITY DURING CONSTRUCTION
REMOVE EXIST. PAVEMENT AND WALK SECTION
PROTECT/ AVOID UTILITIES DURING CONSTRUCTION
SILT FENCE
REMOVE EXIST. COMPACTED GRAVEL
RELOCATE APPROXIMATELY 45 ARBORVITAE INSIDE 10' BUFFER AREA OF NORTH PROPERTY LINES
REMOVE 154± SF OF BUILDING FRONT CORNER INSIDE BUILDING LINE
R-10 ZONE
100' UPLAND REVIEW AREA
REMOVE EXIST. COMPACTED GRAVEL/ PAVEMENT ON SLOPE
BLACK STRIPE/ REMOVE EXISTING PARKING STRIPES (TYP. OF X-OUT)
EXISTING FENCE TO REMAIN. REMOVE SECTIONS AS NECESSARY DURING CONSTRUCTION. REPLACE REUSED SECTIONS AFTER CONSTRUCTION
R-10 ZONE
REMOVE EXIST. PAVEMENT
WETLANDS LIMITS
EXISTING FENCE TO REMAIN. REMOVE SECTIONS AS NECESSARY DURING CONSTRUCTION. REPLACE REUSED SECTIONS AFTER CONSTRUCTION
SILT FENCE
REMOVE EXIST. PAVEMENT FOR STORM SYSTEM
PROTECT/ AVOID UTILITY DURING CONSTRUCTION
REMOVE EXIST. PAVEMENT
APPROX. LIMITS OF WETLANDS PER DECISION OF THE CITY OF BRISTOL INLAND WETLANDS COMMISSION APPLICATION #1969 MARCH 2, 2022
REMOVE EXIST. APRON
ANDREWS STREET
FREDERICK STREET
ARBORVITAE ROW
COMPACTED GRAVEL
BITUMINOUS
BITUMINOUS
BIT. WALK
CONC. WALK
DRIVE CUT
MAIN ENTRANCE
DRIVE CUT
CMS
TS
FRONTIER COMM. BOX
6' VINYL FENCE
6' VINYL FENCE
EP
IP
IP
VL
OHV
S
W
G
D
27.8'
21.6'
25.7'
20.6'
69.1'
50.9'
10.0'
10.0'
10.0

GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. TORRES ENGINEERING, INC. MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

SITE USE NOTES:

1. THERE ARE TWO (2) SERVICE BAYS. SIX PARKING SPACES ARE PROVIDED FOR VEHICLE REPAIR.

2. THERE ARE THIRTY-THREE (33) VEHICLES FOR SALE. ONE (1) PARKING SPACE IS PROVIDED FOR INVENTORY VEHICLES. THERE IS 700 SQUARE FEET OF OFFICE SPACE. THREE (3) PARKING SPACES ARE PROVIDED FOR OFFICE SPACE. THERE IS NOT ANY INDOOR DISPLAY AREA.

3. ONE (1) VAN ACCESSIBLE PARKING SPACE IS PROVIDED PER FOURTEEN (14) TOTAL PARKING SPACES.

4. HOURS OF OPERATION: 8:00 AM – 6:00 PM MONDAY TO FRIDAY
9:00 AM – 6:00 PM SATURDAY
9:00 AM – 6:00 PM SUNDAY

5. EXISTING BUILDING ADDITION TO BE 576.04 SQUARE FEET. REBUILT INSIDE THE MINIMUM REAR BUILDING LINE. WORK TO BE DONE ACCORDING TO THE CITY'S BUILDING DEPARTMENT, REGULATIONS, AND STANDARDS.

6. THERE IS 1,570 SQUARE FEET OF LANDSCAPED AREA WITHIN THE TEN (10) FOOT BUFFER AREA SURROUNDING THE NORTHERN PARKING LOT.

7. THERE IS 1,819 SQUARE FEET OF LANDSCAPED AREA WITHIN THE TEN (10) FOOT BUFFER AREA SURROUNDING THE SOUTHERN PARKING LOT.

8. THERE IS 767 SQUARE FEET OF LAWN AREA WITHIN VISIBILITY SIGHT TRIANGLE AT THE INTERSECTION OF FREDRICK AND ANDREWS STREETS. NO TREES, FENCING, STRUCTURES, OR CARS TO BE PARKED WITHIN THE VISIBILITY SIGHT TRIANGLE.

9. THE NORTHERN AND SOUTHERN PARKING LOT STORM DRAINAGE FLOWS THROUGH WATER QUALITY UNITS BEFORE IT'S DETAINED AND DISCHARGES OUT TO THE STORM SYSTEMS ON ANDREWS AND FREDRICK STREETS.

10. CARS FOR SALE ARE IN WORKING CONDITION. VEHICLES NEEDED FOR REPAIR WILL BE PARKED (FOUR (4) MAXIMUM) ONLY PRIOR TO BEING MOVED INTO THE BAYS FOR REPAIR.

11. SCRAP AND WASTE MATERIALS ARE NOT TO BE STORED OUTSIDE. LIBERTY RECYCLING IS CONTRACTED FOR REMOVAL OF SUCH ITEMS.

12. THERE IS NO STORAGE OF USED MOTOR OIL OR FLUIDS. OUTSIDE STORAGE OF TIRES IS PROHIBITED UNLESS OTHERWISE APPROVED.

13. SPECIAL CONTAINERS ARE USED TO COLLECT ALL USED MOTOR OILS. OIL IS SOLD TO AND PICKED UP BY WASTE MANAGEMENT COMPANIES FOR RE-USE SECONDARY PURPOSING.

PARKING

MOTOR VEHICLE SALES OR RENTAL OR LEASING:

700 SF OF OFFICE = .7x3=2.1 SPACES = 3 VISITOR SPACES REQUIRED
(3.0 PER KSF OF INDOOR OFFICE AND DISPLAY)

5,234 SF INVENTORY = 5.234x.15= .78 SPACES= 1 VISITOR SPACE REQUIRED
(0.15 PER KSF OF OUTDOOR DISPLAY)

MOTOR VEHICLE REPAIR OF SERVICE FACILITY:

3 SERVICE BAYS = 6 SPACES REQUIRED

700 SF OF OFFICE = .7x3=2.1 SPACES = INCLUDED – SEE ABOVE
(3.0 PER KSF OF INDOOR OFFICE AND DISPLAY)

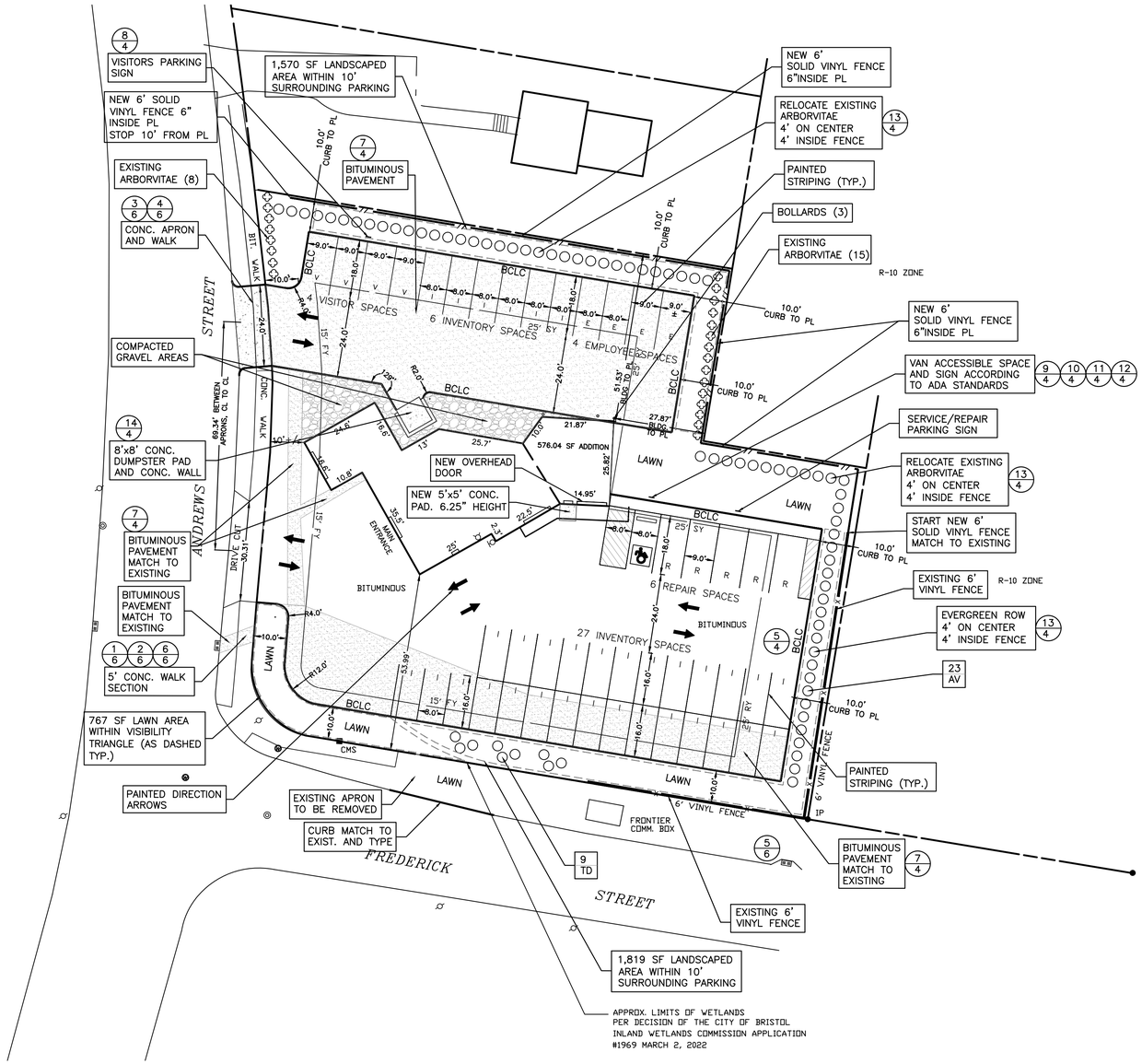
6 REPAIR SPACES
4 VISITOR SPACES
4 EMPLOYEE SPACES
(INCLUDING A VAN ACCESSIBLE SPACE)
14 TOTAL PARKING SPACES

33 INVENTORY SPACES

ALL VISITOR, REPAIR AND ACCESSIBLE PARKING SPACES ARE EIGHTEEN (18) FEET LONG x NINE (9) FEET WIDE.
INVENTORY SPACES ON THE NORTH LOT ARE EIGHTEEN (18) FEET LONG x EIGHT (8) FEET WIDE. INVENTORY SPACES ON THE SOUTH LOT ARE SIXTEEN FEET (16) FEET LONG x EIGHT (8) FEET WIDE. SOUTH LOT INVENTORY SPACES ARE DOUBLE STACKED. ALL INVENTORY VEHICLES ARE PARKED AND MOVED BY EMPLOYEES ONLY.

ALL PARKING SPACES ARE GREATER THAN SIX (6) FEET AWAY FROM THE BUILDING AND ENTRANCES. ACCESSIBLE SPACE HAS STRIPING ON THE LEFT. PROVIDING > 6' FROM THE BUILDING TO THE PARKING SPACE.

PARKING SPACE SYMBOLS:
E = EMPLOYEE PARKING SPACES
I = INVENTORY PARKING SPACES
V = VISITOR PARKING SPACES
R = REPAIR PARKING SPACES



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AV	23	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5'-6' HT.
TD	9	TAXUS DENSIFORMIS	DENSE YEW	24"-34" SPR.

1. AS CONSTRUCTION PROCEEDS, FIND GRADE AND SEED OR SOD AS SOON AS POSSIBLE TO REDUCE RUNOFF.
2. ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHER IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A DEPTH OF 6" AND SEEDED. PLANT BEDS SHALL BE TOPSOILED TO A DEPHT OF 12".
3. IN ALL SHRUB BEDS TO RECEIVE MASS PLANTING, PROVIDE PINE BARK MULCH AS DETAILED. ESTABLISH A NEAT, SMOOTH EDGE BETWEEN MULCH AND LAWN.
4. ADJUSTMENTS IN THE LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO LOCATIONS OR UTILITIES. ADJUSTMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
5. PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWING; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE DRAWING PREVAILS OVER THE PLANT LIST.

ZONING DATA

ZONE: I SCHEDULE	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA (SQ. FT.)	25,000	26,400	26,400
MINIMUM LOT FRONTAGE (FT.)	N/A	N/A	N/A
MINIMUM LOT WIDTH (FT.)	100	161	161
MINIMUM FRONT YARD ON A STATE HIGHWAY (FT.)	50	N/A	N/A
MINIMUM FRONT YARD ON A CITY STREET (FT.)	15	10±*	10±*
MAXIMUM FRONT YARD (FT)	N/A	N/A	N/A
MINIMUM FRONT YARD ON A CITY STREET OPOSITE A RESIDENTIAL ZONE (FT.)	15	10±*	10±*
MINIMUM SIDE YARD (FT)	15	50.9	51.53
MINIMUM SIDE YARD ABUTTING A RESIDENTIAL ZONE (FT.)	25	50.9	51.53
MINIMUM REAR YARD (FT)	15	21.6	27.87
MINIMUM REAR YARD ABUTTING A RESIDENTIAL ZONE (FT.)	25	21.6*	27.87
MAXIMUM BUILDING HEIGHT (FT.)	50	< 50' EXISTING	< 50' EXISTING
MAXIMUM BUILDING COVERAGE (%)	50	10.2	9.6
MAXIMUM IMPERVIOUS COVERAGE (%)	90	91.05*	71

* DENOTES EXISTING NON-CONFORMING

LEGEND

- PROPERTY LINE
- 228 EXISTING CONTOUR
- 220 PROPOSED CONTOUR
- 220.4x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
- (TYP.) TYPICAL
- V.I.F. VERIFY IN THE FIELD
- CB CATCH BASIN
- MH MAN HOLE
- BCLC BITUMINOUS CURB
- WQU WATER QUALITY UNIT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- PL PROPERTY LINE
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3 / C-5 DETAIL NUMBER/ SHEET
- 5 / AW LANDSCAPING NUMBER/ TYPE
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT
- NEW COMPACTED GRAVEL
- EXISTING ARBORVITAE
- NEW EVERGREENS OR SHRUBS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Date: MAR. 24, 2026	Scale: 1" = 20'
Drawn: D.T.	Checked: D.T.
Revision	Date:
1. CITY COMMENTS	05-11-26

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
DONALD O. TORRES
No. 13855
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

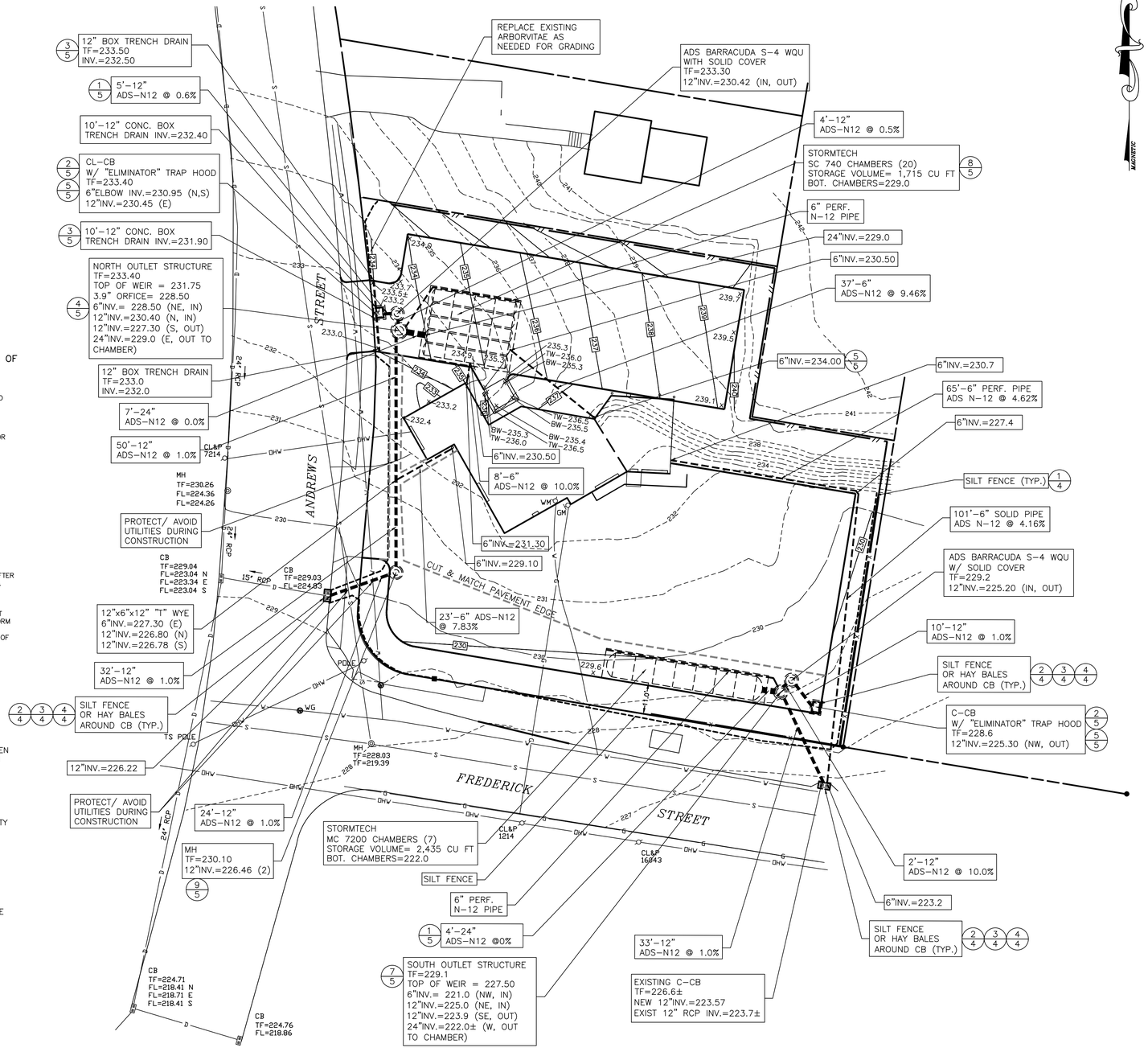
SHEET NO.
C-2

SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF EROSION CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION DOWNHILL AND AROUND THE LIMITS OF CONSTRUCTION. INSTALL HAY BALES OR SILT FENCE AROUND EXISTING CB'S AND YD'S. DEMOLITION TO BEGIN.
2. INSTALLATION OF UTILITIES TO BEGIN. SILT FENCE TO BE ADJUSTED OR ADDED AS NEEDED DURING CONSTRUCTION.
3. INSTALL APRON, PARKING, CONC. PADS, WALL AND CURBS.
4. INSTALL FINAL GRADING. SILT FENCE TO BE CHECKED AND/ OR REINSTALLED AFTER GRADING IS STARTED.
5. PARKSTRIPING. INCLUDING ACCESSIBLE SPACE ACCORDING TO ADA STANDARDS.
6. INSTALL RELOCATED ARBORVITAE, LANDSCAPING, AND LAWN AREAS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.
8. ROADWAYS, SIDEWALKS AND ABUTTING ROADS TO BE CLEARED OF SILT AND DIRT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED, AND CLEANED, OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

GENERAL UTILITY NOTES

1. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
2. STORM DRAINAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BRISTOL.
3. SANITARY SEWER AND WATER SERVICES SHALL MEET THE REQUIREMENTS OF THE CITY.
4. GAS SERVICE SHALL BE ACCORDING TO CNG STANDARDS AND REQUIREMENTS.
5. ANY ELECTRICAL, TELEPHONE, CABLE, AND COMMUNICATIONS SERVICE SHALL MEET THE REQUIREMENTS OF EVERSOURCE OR THE INDIVIDUAL UTILITY COMPANY.
6. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.
7. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AS DIRECTED BY THE CITY.



LEGEND

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- 220 PROPOSED CONTOUR
- 220.4x PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
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- 3/C-5 DETAIL NUMBER/ SHEET
- 5/AW LANDSCAPING NUMBER/ TYPE
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT
- NEW COMPACTED GRAVEL
- EXISTING ARBORVITAE
- NEW EVERGREENS OR SHRUBS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: MAR. 24, 2026	Scale: 1" = 20'
Drawn: D.T.	Checked: D.T.
Revision	Date:
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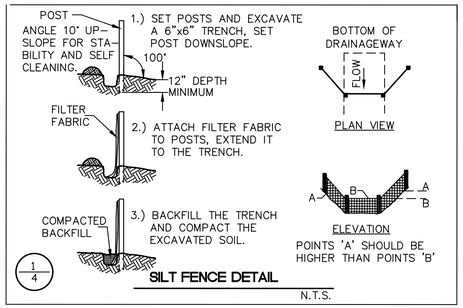
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT — RONALD D. TORRES — No. 11903 — REGISTERED PROFESSIONAL ENGINEER

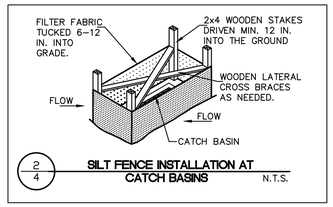
SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

GRADING, UTILITIES, AND EROSION CONTROL PLAN

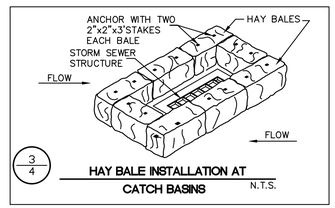
SHEET NO.
C-3



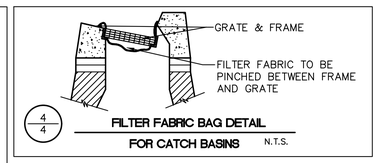
1/4 **SILT FENCE DETAIL** N.T.S.



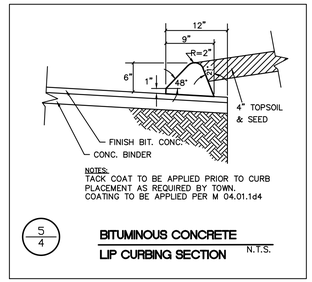
2/4 **SILT FENCE INSTALLATION AT CATCH BASINS** N.T.S.



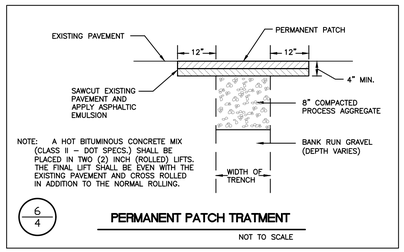
3/4 **HAY BALE INSTALLATION AT CATCH BASINS** N.T.S.



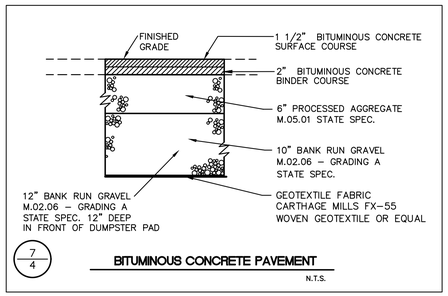
4/4 **FILTER FABRIC BAG DETAIL FOR CATCH BASINS** N.T.S.



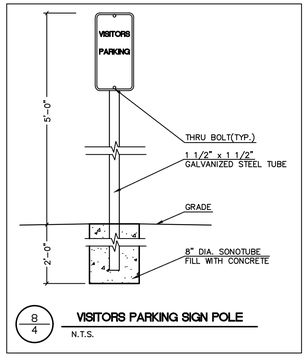
5/4 **BITUMINOUS CONCRETE LIP CURBING SECTION** N.T.S.



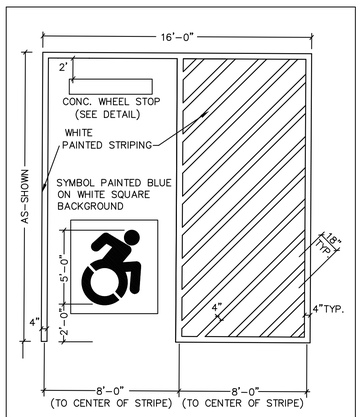
6/4 **PERMANENT PATCH TRATMENT** NOT TO SCALE



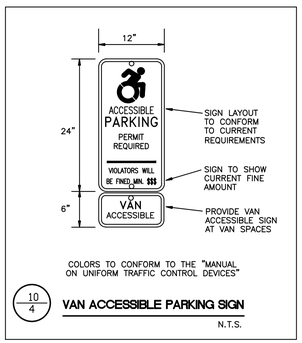
7/4 **BITUMINOUS CONCRETE PAVEMENT** N.T.S.



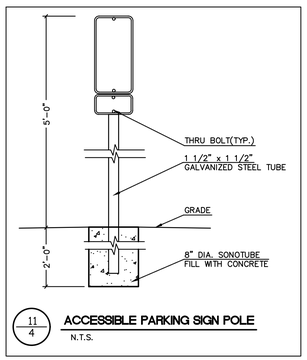
8/4 **VISITORS PARKING SIGN POLE** N.T.S.



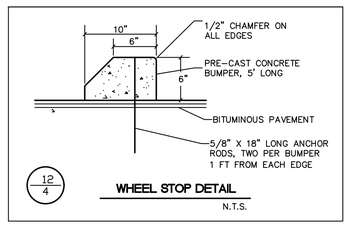
9/4 **VAN ACCESSIBLE PARKING** N.T.S.



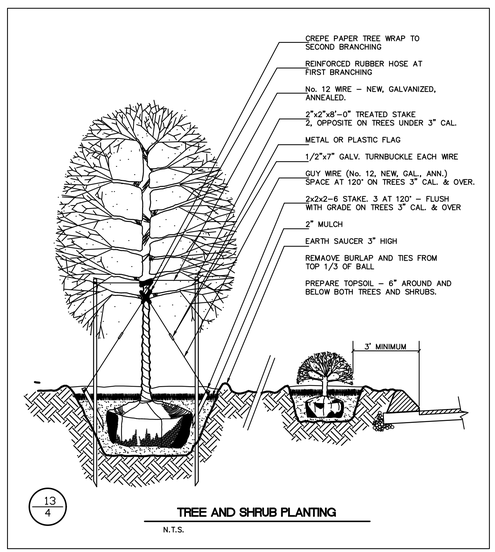
10/4 **VAN ACCESSIBLE PARKING SIGN** N.T.S.



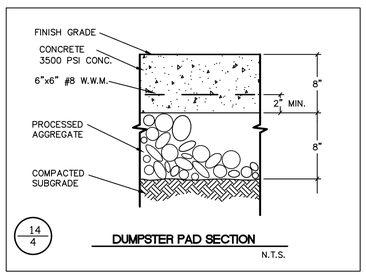
11/4 **ACCESSIBLE PARKING SIGN POLE** N.T.S.



12/4 **WHEEL STOP DETAIL** N.T.S.



13/4 **TREE AND SHRUB PLANTING** N.T.S.



14/4 **DUMPSTER PAD SECTION** N.T.S.

Date: MAR. 24, 2026 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.

No.	Revision	Date:
1.	CITY COMMENTS	05-11-26

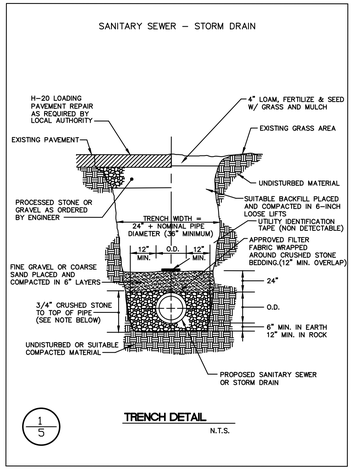
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · DONALD D. TORRES · No. 11808 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

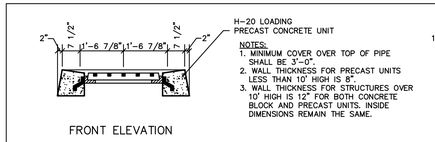
SHEET NO.
C-4



1/5

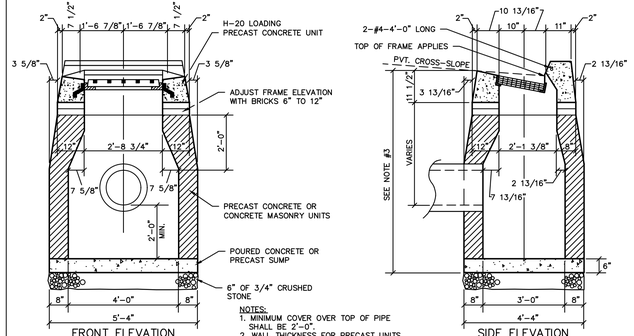
TRENCH DETAIL

N.T.S.



TYPE "C-L" CATCH BASIN

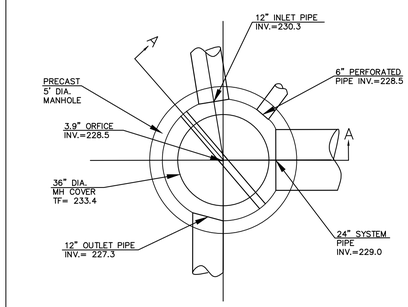
FRAME AND GRATE N.T.S.



5/5

CATCH BASIN DETAIL

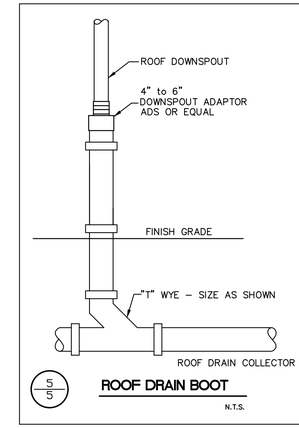
WITH C-CB FRAME AND GRATE N.T.S.



4/5

NORTH OUTLET STRUCTURE DETAIL 5' DIA. MH

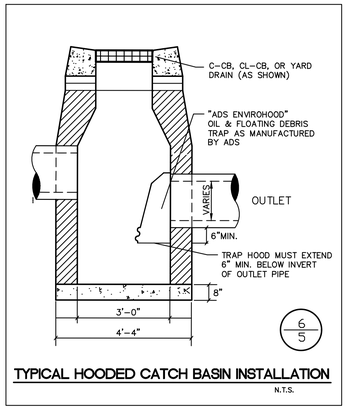
N.T.S.



5/5

ROOF DRAIN BOOT

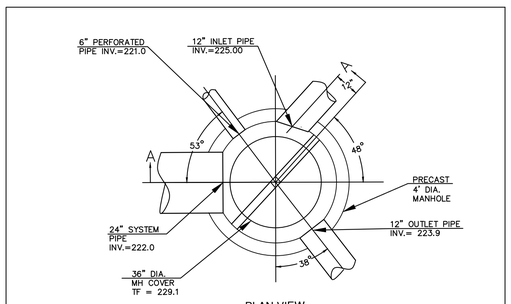
N.T.S.



6/5

TYPICAL HOODED CATCH BASIN INSTALLATION

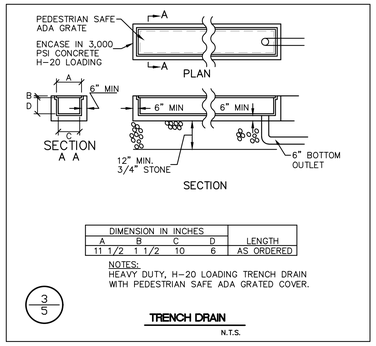
N.T.S.



7/5

SOUTH OUTLET STRUCTURE DETAIL - 4' DIA. MH

N.T.S.



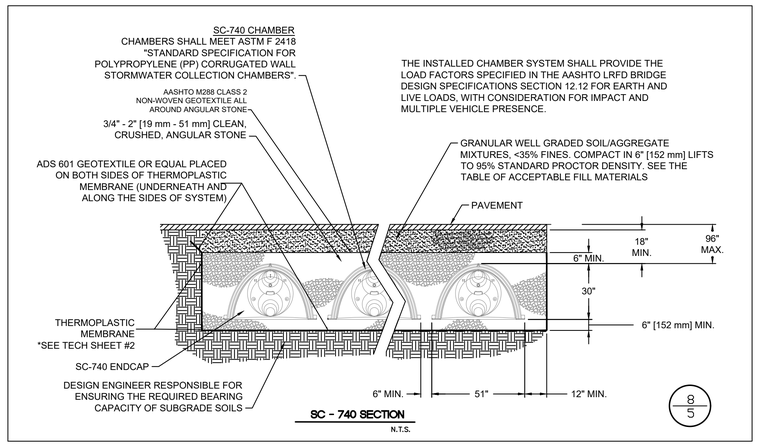
DIMENSION IN INCHES				
A	B	C	D	LENGTH
11 1/2	1 1/2	10	6	AS ORDERED

NOTES:
HEAVY DUTY, H-20 LOADING TRENCH DRAIN WITH PEDESTRIAN SAFE ADA GRATED COVER.

3/5

TRENCH DRAIN

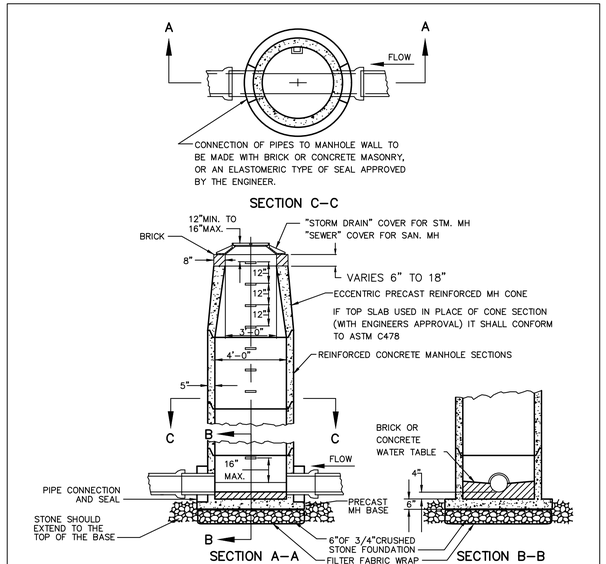
N.T.S.



8/5

SC - 740 SECTION

N.T.S.



9/5

TYPICAL PRECAST MANHOLE

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: MAR. 24, 2026
Drawn: D.T.

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TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
DONALD D. TORRES
No. 13808
REGISTERED PROFESSIONAL ENGINEER

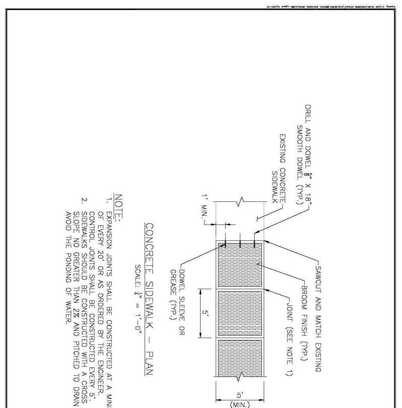
SITE IMPROVEMENTS

16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

SHEET NO.
C-5

1/6

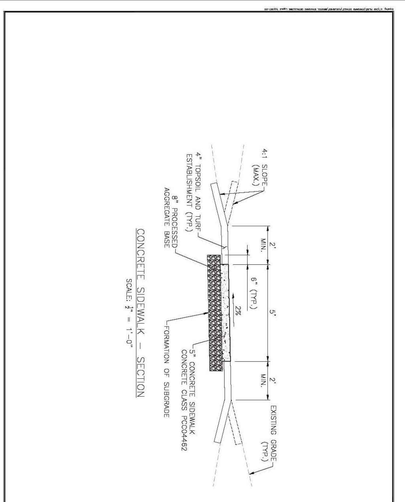


CONCRETE SIDEWALK — PLAN
SCALE: 1" = 1'-0"

NOTE:
1. SIDEWALK JOINTS SHALL BE CONSTRUCTED AT A MINIMUM CONTROL JOINTS SHALL BE INSTALLED AT EVERY 20' OF ENTRY 22' OR AS DIRECTED BY THE ENGINEER.
2. SLOPE TO BE CONSTRUCTED WITH EXPOSED AGGREGATE SLOPE NO GREATER THAN 2% AND PITCHED TO DRAIN TO AVOID THE PONDING OF WATER.

TYPICAL CONCRETE SIDEWALK - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 01

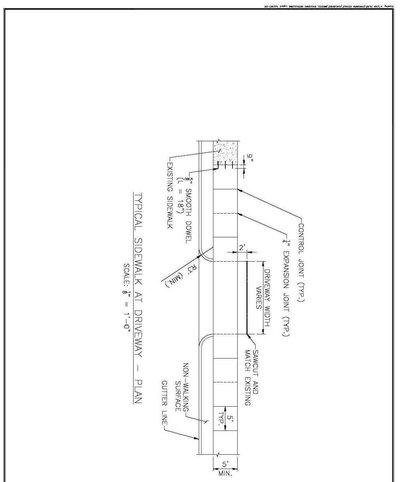
2/6



CONCRETE SIDEWALK — SECTION
SCALE: 1" = 1'-0"

TYPICAL CONCRETE SIDEWALK - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 03

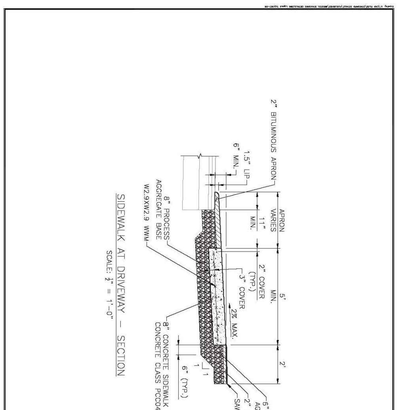
3/6



TYPICAL SIDEWALK AT DRIVEWAY — PLAN
SCALE: 1" = 1'-0"

SIDEWALK AT DRIVEWAY - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 05

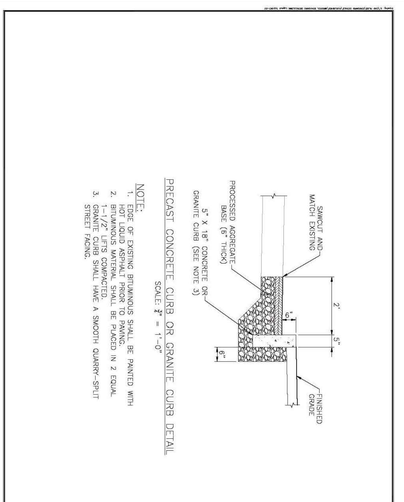
4/6



SIDEWALK AT DRIVEWAY — SECTION
SCALE: 1" = 1'-0"

SIDEWALK AT DRIVEWAY - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 06

5/6

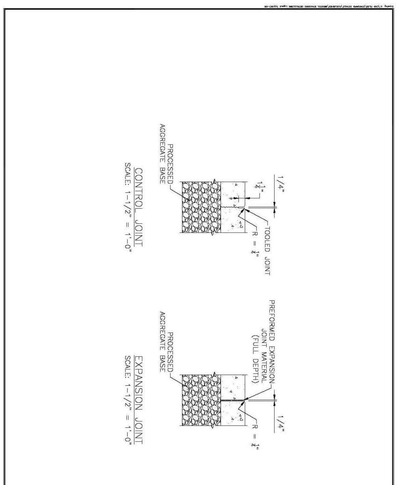


PRECAST CONCRETE CURB OR GRANITE CURB DETAIL
SCALE: 1" = 1'-0"

NOTE:
1. EDGE OF EXISTING BITUMINOUS SHALL BE PAINTED WITH BITUMINOUS MATERIAL PRIOR TO PLACEMENT.
2. BITUMINOUS MATERIAL SHALL BE PLACED IN 2 EQUAL LIFTS.
3. GRANITE CURB SHALL HAVE A SMOOTH QUARRY-SPLIT STREET FACING.

PRECAST CONCRETE OR GRANITE CURB
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 07

6/6



CONTROL JOINT
SCALE: 1"=1/2" = 1'-0"

EXPANSION JOINT
SCALE: 1"=1/2" = 1'-0"

TYPICAL SIDEWALK JOINTS
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 08

SHEET NO.
C-6

DETAILS

SITE IMPROVEMENTS

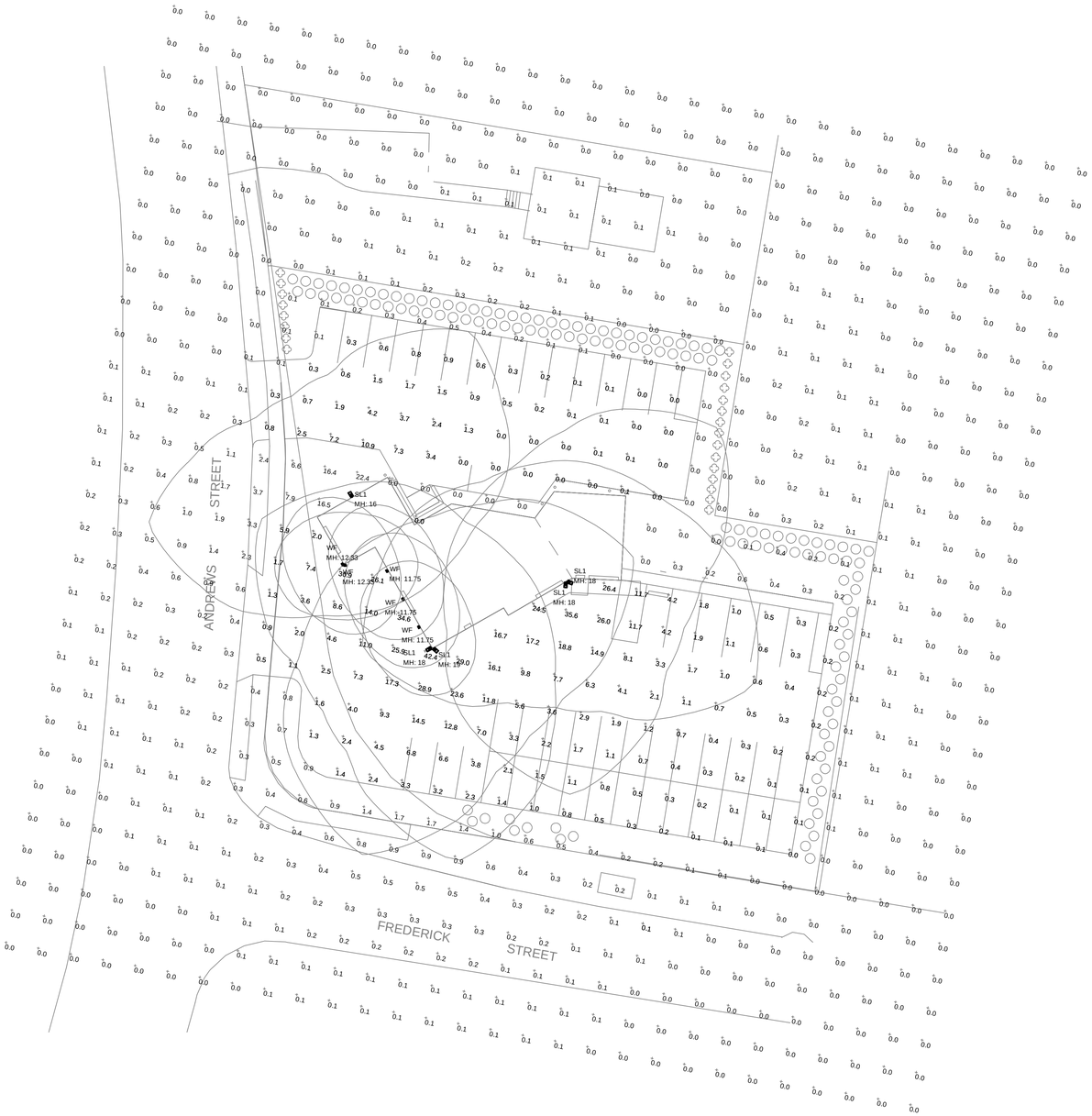
16 ANDREWS STREET

BRISTOL, CONNECTICUT

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

Date: MAR. 24, 2026	Scale: 1" = 20'
Drawn: D.T.	Checked: O.T.

Revision	Date:
1. CITY COMMENTS	05-11-26



JOB NAME: 16 ANDREWS ST - BRISTOL, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE FIXTURE LABELS
APPS: LED
SALES: RT
SPECIFIER: TORRES ENGINEERING

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
5	SL1	Single	30928	200	0.850	B4-U0-G4	EXISTING ADJUSTABLE LED SHOEBOX - 200W - TYPE III - 5000K - APPROX 26000 LUMENS / MOUNTED AFG TO TOF
5	WF	Single	5650	44.52	0.691	B3-U3-G1	EXISTING 50W FLOOD LIGHT - APPROX 6000 LUMENS / MOUNTED AFG TO TOF

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	0	1.14	42.4	0.0	N.A.	N.A.
PARKING LOT	0	4.67	42.4	0.0	N.A.	N.A.

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

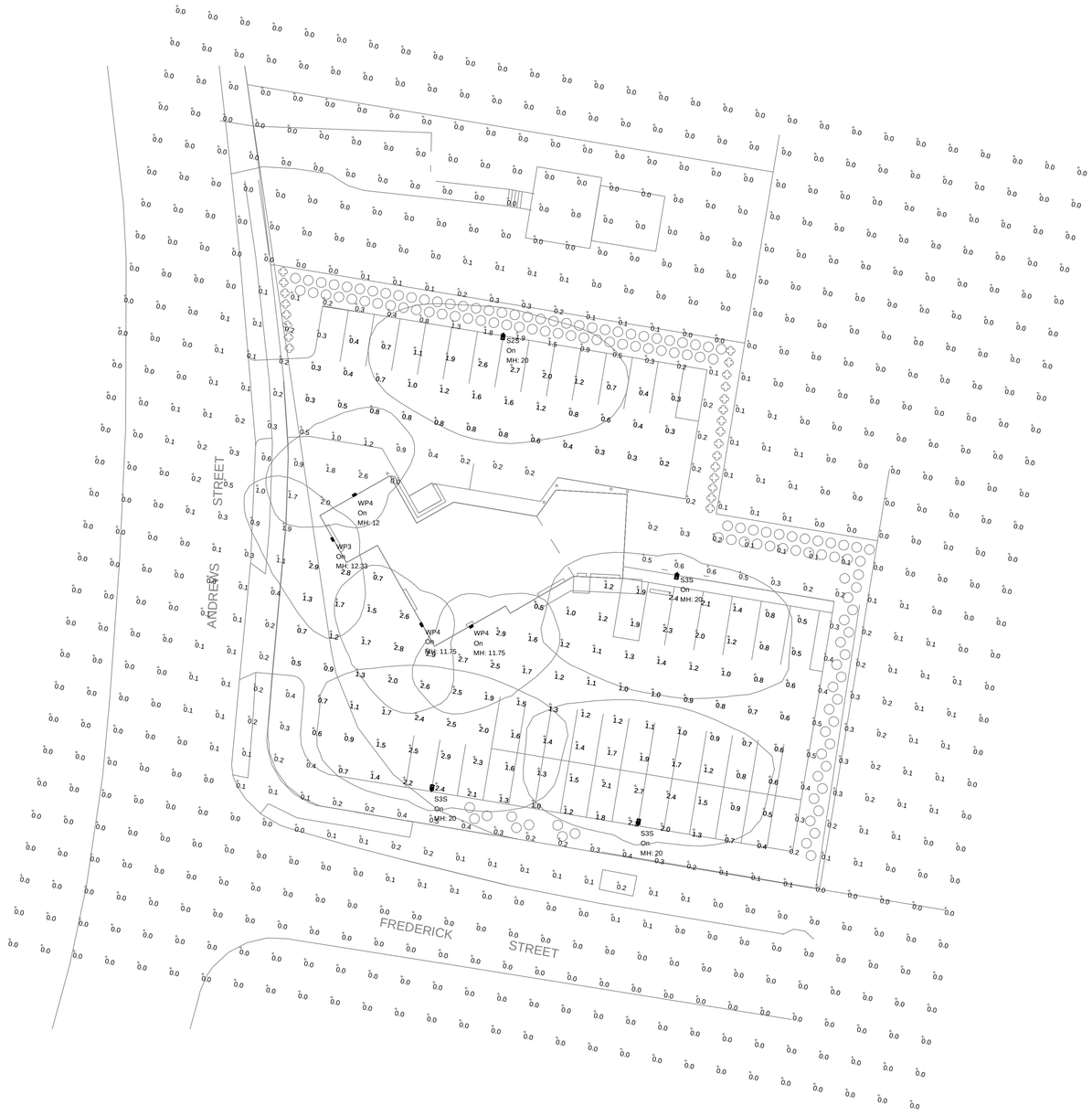
APEX LIGHTING SOLUTIONS
20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:
16 ANDREWS ST
BRISTOL, CT

DRAWING TITLE:
EXISTING SITE LIGHTING
PHOTOMETRIC CALCULATION

FILE NAME: 2026-02-18 SL-1 16 ANDREWS ST - BRISTOL, CT - LED.dwg

SCALE : 1"=20'-0"
DATE: 2/19/26
DRAWN BY: LED
SHEET:
SL-1



JOB NAME: 16 ANDREWS ST - BRISTOL, CT
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE FIXTURE LABELS
APPS: LED
SALES: RT
SPECIFIER: TORRES ENGINEERING

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	S2S	Single	5354	41.88	0.900	B1-U0-G1	GARDCO OPF-S-A01-730-T2M-AR1-UNV-FINISH-OPF-S-HIS-1 / MOUNTED TO SSS-CB-4-11-20-D1-DT5-FINISH
3	S3S	Single	5449	41.88	0.900	B1-U0-G2	GARDCO OPF-S-A01-730-T3M-AR1-UNV-FINISH-OPF-S-HIS-1 / MOUNTED TO SSS-CB-4-11-20-D1-DT5-FINISH
1	WP3	Single	2457	22.3	0.900	B1-U0-G1	STONCO LPW16-20-WW-G3-3-UNV-FINISH / WALL MOUNTED AFG TO TOF
3	WP4	Single	2425	22.3	0.900	B1-U0-G1	STONCO LPW-16-20-WW-G3-4-UNV-FINISH / WALL MOUNTED AFG TO TOF

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	0	0.30	2.9	0.0	N.A.	N.A.
PARKING LOT	0	1.33	2.9	0.2	6.65	14.50

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

APEX LIGHTING SOLUTIONS
20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:
16 ANDREWS ST
BRISTOL, CT

DRAWING TITLE:
NEW SITE LIGHTING
PHOTOMETRIC CALCULATION

SCALE : 1"=20'-0"
DATE: 2/20/26
DRAWN BY: LED
SHEET:
SL-2

FILE NAME: 2026-02-20 SL-2 16 ANDREWS ST - BRISTOL, CT - LED.dwg

2026 ZONING ENFORCEMENT REPORT

The following complaints were investigated by the Zoning Enforcement Officer. This report also includes the number of abatements, citations, and permits issued by the Bristol Building Department for the current month. For comparison, data from the previous year is also listed for each complaint type and category.

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	**0**	**3**	**10**	**8**									**21**
Year (24):	3	8	4	13	13	5	14	13	7	8	3	8	99
Illegal Business:	**1**	**2**	**9**	**4**									**16**
Year (24):	2	1	5	3	1	1	2	5	4	1	5	3	33
Lack of Permit:	**7**	**9**	**13**	**11**									**40**
Year (24):	11	4	14	17	12	18	7	15	12	7	9	11	137
Accessory Structure:	**1**	**2**	**1**	**2**									**6**
Year (24):	0	2	0	4	4	3	2	0	3	1	2	4	25
Illegal Fence:	**1**	**2**	**5**	**7**									**15**
Year (24):	1	0	6	7	0	2	2	8	4	5	1	2	38
Illegal Sign:	**0**	**0**	**2**	**4**									**6**
Year (24):	2	2	11	10	7	3	2	3	3	2	2	3	50
Fowl:	**0**	**0**	**1**	**3**									**4**
Year (24):	0	0	2	2	2	0	1	6	0	2	1	0	16
Blight:	**8**	**3**	**23**	**16**									**50**
Year (24):	6	10	14	19	14	40	32	15	22	7	4	16	199
Lighting:	**0**	**2**	**0**	**0**									**2**
Year (24):	0	0	0	0	1	0	0	0	0	0	2	0	3
Site Plan:	**1**	**0**	**0**	**3**									**4**
Year (24):	2	1	2	1	0	1	1	2	1	2	1	1	15
Illegal Rentals:	**2**	**0**	**0**	**2**									**4**
Year (24):	2	1	4	1	10	3	2	3	1	2	1	2	32
Miscellaneous:	**1**	**1**	**1**	**1**									**4**
Year (24):	2	0	2	5	5	7	11	4	5	1	3	1	46
2025 TOTAL:	**22**	**24**	**65**	**50**									**161**
Year (24):	31	29	64	82	69	83	76	74	62	30	34	51	685
ABATEMENTS:	**0**	**0**	**1**	**0**									**1**
Year (24):	0	1	0	0	0	0	0	1	0	0	0	0	2
CITATIONS:	**12**	**8**	**18**	**19**									**57**
Year (24):	15	12	10	2	11	35	20	10	32	13	13	12	185
PERMITS ISSUED:	242	204	322	369									**1137**
Year (24):	240	215	297	320	389	359	377	361	404	427	298	345	4032

Respectfully submitted,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer
May 5th, 2026

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MARIA THEAM
LEGAL ADMINISTATIVE ASSISTANT

City of Bristol

BRISTOL, CONNECTICUT 06010

Office of Corporation Counsel

CITY HALL
111 NORTH MAIN STREET
BRISTOL, CONNECTICUT 06010
Tel. (860) 584-6150
CorpCounsel@bristolct.gov

TO: Robert Flanagan, City Planner

FROM: Thomas W. Conlin, Assistant Corporation Counsel TWC

RE: Request to City Zoning Commission to Create a City-wide Prohibition of Vape Shops

DATE: April 22, 2026

Mr. Flanagan, at the March 10, 2026 City Council meeting, several persons, including the Bristol-Burlington Health District Director, Marco Palmeri, Lieutenant Eric Hanson of the Bristol Police Department, and Iris White, Superintendent of Schools gave testimony regarding the harmful and pernicious effects of vaping products on persons in the Bristol community, especially our youth. As you are aware, throughout the fall of 2025 many community members appeared before the Ordinance Committee to express their dismay at the proliferation of vape shops in the City. The City Council would once again urge the Zoning Commission to take up and consider the subject of vape shops and, now that so many have located in Bristol, prohibit them altogether.

I have attached the minutes of the March 10, 2026 City Council meeting, a letter from the Superintendent of Schools, and a sample/draft of proposed zoning regulations for your consideration. I am also at your disposal to discuss this in person. Please contact me with any questions. Thank you.

DRAFT ZONING REGULATION

SECTION 5___ SMOKE SHOPS, VAPE SHOPS, TOBACCO STORES

_____ (effective _____) All Smoke Shops, Tobacco Stores and Vape Shops as defined below of these Zoning Regulations are prohibited in all zoning districts in the City of Bristol.

SMOKE SHOP – (effective _____) A retail establishment where twenty percent (20%) or more of the retail area is dedicated to the sale of tobacco and related products containing tobacco, nicotine, cannabis, (THC/CBD), flavorings, including E-cigarettes, and paraphernalia and/or contains areas of the consumption of smokeable products.

VAPE SHOP – (effective _____) A device designed for the purpose of inhaling and exhaling vapor containing nicotine, cannabis (THC/CBD), and/or flavorings. Vaporizers include, but are not limited to, E-cigarettes, vapes, vape pen, dab pens, dab rigs, tanks, mods, pod-mods, hookah pens and electronic nicotine delivery systems (ENDS).

TOBACCO – (effective _____) Any product containing, made or derived from tobacco or nicotine that is intended for human consumption, whether smoked, chewed, absorbed, dissolved, inhaled, snorted, sniffed or ingested by any other means, including, but not limited to, cigarettes, cigars, chewing or pipe tobacco, snuff, electronic cigarettes, electronic cigars, electronic pens, electronic nicotine delivery systems or any other product or device that relies on vaporization or aerosolization; tobacco product also includes any component, part or accessory used in the consumption of a tobacco product such as filters, rolling papers, pipes, e-cigarettes, e-cigars, e-pipes, vape pens, e-hookahs and liquids used in the electronic smoking devices, whether or not they contain nicotine. Tobacco products shall not include drugs, devised or combination products approved by the United States Food and Drug Administration as a tobacco cessation product that is marketed and sold exclusively for the approved purpose.

TOBACCO STORES (effective _____) See Smoke Shop definition.

DRAFT

MARCH 10, 2026

The regular meeting of the City Council was held on Tuesday, March 10, 2026 in the City Hall Council Chambers, 111 North Main Street at 7:15 p.m. Present: Mayor Zoppo-Sassu; Council Members Dickau, Hahn, Kelley, Rosengren, Seymour, and Tyler.

1. CALL TO ORDER

Families participating in the Hydrant Hero program were recognized by Mayor Zoppo-Sassu, Council Members, Fire Chief Hart and Deputy Fire Chief Correll. The program encouraged families to get involved in the community by shoveling out fire hydrants during the snowstorm.

Mayor Zoppo-Sassu spoke about Civic Engagement month and the fulfillment of being involved in the community.

2. APPROVAL OF MINUTES

On motion of Council Member Hahn and seconded by Council Member Rosengren, it was unanimously voted: To approve the minutes of the regular City Council meeting held on February 10, 2026.

On motion of Council Member Hahn and seconded by Council Member Rosengren, it was unanimously voted: To move agenda items 12 and 13, "Resignations" and "Appointments" to be taken up prior to "Public Participation."

12. RESIGNATIONS

Zachary Fisk – Inland/Wetlands Commission
Leonard Lamothe – Board of Park Commissioners
Keith Elder – Bristol Historic District Commission – Sec. 2-9
George Irving – Commission on Aging
Ryan Bodley – Storm Water Trust Commission as voting member. Will remain on as Deputy Treasurer in a non-voting role.

On motion of Council Member Tyler and seconded by Council Member Dickau, it was unanimously voted: To accept the resignations and send letters of thanks.

13. APPOINTMENTS

a. The following appointments were presented:

Commission on Aging
Ellen McCusker – Reappointment – term to 3/29.
Confirming motion by Council Member Tyler.
Motion passed in voice vote.

Hilary Zbikowski – Reappointment – term to 3/29.
Confirming motion by Council Member Tyler.
Motion passed in voice vote.

Cathy Duck – Reappointment – term to 3/29.
Confirming motion by Council Member Tyler.

UNAPPROVED

Motion passed in voice vote.

Frank Peronace – Appointment – term to 3/27.
Replaced George Irving.
Confirming motion by Council Member Seymour.
Motion passed in voice vote.

Bristol Early Childhood Collaborative
Janelle Cintolo – Appointment as Parent Ambassador – term to 8/26.
Confirming motion by Council Member Dickau.
Motion passed in voice vote.

Board of Ethics
John Bellemare – Reappointment – term to 3/29.
Confirming motion by Council Member Hahn, District 1.
Motion passed in voice vote.

Bruce Barton – Reappointment – term to 3/29.
Confirming motion by Council Member Kelley, District 2.
Motion passed in voice vote.

Board of Park Commissioners
Jonathan Bradley – Appointment – term to 12/27.
Replaced Leonard Lamothe.
Confirming motion by Council Member Hahn.
Motion passed in voice vote.

Julie Metzroth – Appointment – term to 12/28.
Replaced Cecilia Garay.
Confirming motion by Council Member Dickau.
Motion passed in voice vote.

Inland Wetlands Commission
Greg Klimek – Appointment as regular member – term to 5/26.
Replaced Zachary Fisk.
Confirming motion by Council Member Rosengren.
Motion passed in voice vote.

Erik Jarboe – Appointment as alternate member – term to 5/27.
Replaced Greg Klimek.
Confirming motion by Council Member Rosengren.
Motion passed in voice vote.

Storm Water Trust Commission
Michael Dumas – Appointment – term to 3/29.
Replaced Ryan Bodley.
Confirming motion by Council Member Rosengren.
Motion passed in voice vote.

UNAPPROVED

Acting Mayor
Erick Rosengren – Mayoral Appointment

3. PUBLIC PARTICIPATION

Jackie McCauley, 19 Spring St. – Mrs. McCauley stated that the bright lights from the vape shop near her home are on almost constantly and that people double park in the road to patronize the shop. She also stated that vaping products are too easily accessible for children.

Dr. Tom Ward, 125 Southdown Dr. – Dr. Ward stated that the vape shops in town are not helping parents protect kids from addiction and the shops sell things other than vaping materials. He would like to see something done about this issue.

Erik Madsen, 70 Oak Hill Dr. – He spoke on behalf of the Friends of the Hoppers and expressed that they would like to see a stand-alone Bristol Conservation Commission. He also stated that this idea was sent in an email which outlined general responsibilities for a Conservation Commission.

On motion of Council Member Hahn and seconded by Council Member Dickau, it was unanimously voted: To refer this matter, with the email, to the Ordinance Committee.

MaryAnn Sirois, 362 Shrub Rd. – Ms. Sirois provided the history of the "Painted Islands" grant program and the proposed construction on Shrub Rd. She requested that the City not go through with the $2,000,000 construction project of widening Shrub Rd., and suggested moving the sidewalks instead.

Penny Critchley, 35 Vernon St. – Ms. Critchley would like EMS to be stationed in the Forestville section of town, especially an ambulance.

Marco Palmieri, BBHD Director – Mr. Palmieri stated that vape shops are associated with nuisance complaints, loitering, blight and crime; and, too many illegal substances and materials are too easily accessible to youth. Mr. Palmieri and his undercover staff member were able to purchase numerous banned products at various stores throughout the city, which he presented at the meeting. Mr. Palmieri asked that an ordinance be created to allow his department to license, inspect, and regulate vape shops, convenience stores, and tobacco shops, which will improve the quality of life for Bristol residents.

Lt. Eric Hanson, Bristol Police Dept. – Lt. Hanson encouraged limiting the number of vape shops in town. The P.D. has found some shops to be selling products to underaged youth and some sell cannabis products that they are not licensed to sell. He stated that other state agencies have powers and abilities to regulate these types of businesses that the police department does not have. He expressed that help from the Bristol-Burlington Health District would be an asset in preventing a crime before it happens.

Kyle Meccariello, Real Estate Manager for the D'Amato family – Mr. Meccariello stated that they support any kind of moratorium or limitation on vape shops in the city.

UNAPPROVED

Iris White
Superintendent of Schools

Mary Hawk
Deputy Superintendent of Schools

BRISTOL BOARD OF EDUCATION
P.O. Box 450 · 129 Church Street
BRISTOL, CT 06011- 0450
(860) 584-7000 · Fax (860) 584-7611

March 10, 2026

Dear Members of the Bristol City Council,

I am writing to express my strong support for any measures the Council may consider that would place additional restrictions on vape shop locations and strengthen enforcement of laws regarding the sale of vaping products to minors in our community.

As educators and community partners, we share a common concern about the growing impact of vaping—both nicotine and THC—on the health, well-being, and academic engagement of Bristol's youth. Despite significant efforts within our schools to combat this issue, student access to vaping products continues to undermine those efforts.

Over the past several years, our district has implemented multiple strategies to address vaping in schools, including wanding procedures and the installation of vape detection sensors. While these tools have helped identify some incidents and deter certain behaviors, they cannot fully address the root of the problem: the ease with which students can obtain these products.

Unfortunately, we are now seeing students whose dependence on vaping appears so strong that they struggle to get through the school day without finding opportunities to use these devices. In some cases, students secretly step out or seek secluded areas to "hit" their vapes. Increasingly, however, we are also seeing students become more brazen, using devices openly in hallways and even in classrooms. Our security cameras frequently capture incidents in the hallways, and students often report witnessing the behavior in classrooms as well.

While our staff responds promptly and appropriately whenever incidents are identified, we recognize that we are likely addressing only a small fraction of the activity. When vaping products are readily accessible to students outside of school—particularly when retail locations operate in very close proximity to our buildings—it becomes an incredibly difficult battle for schools to fight alone.

For this reason, I strongly support proposals to impose reasonable zoning restrictions on vape retailers. These types of common-sense safeguards would help reduce the concentration of retailers and limit students' easy access during and after the school day.

Limiting the proximity of these businesses to schools would significantly strengthen the work educators, families, and community leaders are already doing to protect our students. Any steps the Council can take to reduce youth access to these products will have a meaningful impact on student health, school engagement, and the overall well-being of our community.

Thank you for your time and for your continued commitment to the health and safety of Bristol's young people. My administrators and I would be happy to speak with you in more depth regarding this issue.

Sincerely,

Iris White

Iris White
Superintendent of Schools