



*City of Bristol
Planning Commission*

*REGULAR MEETING — MONDAY, MAY 18, 2026
CITY HALL — MEETING ROOM 3-1 — THIRD 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/89048250853?pwd=AxigHOHtDNRAPHGrKJy6zOzEOnx343.1>

Meeting ID:

890 4825 0853

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Public Participation
4. Approval of Minutes
 - a. Regular Meeting - April 27, 2026
5. Receipt of New Applications
 - a. Application #448 — Revision to an Approved Site Plan to build a 20,670 s.f. addition to an existing 20,000 s.f. building at 425 Lake Avenue; Assessor's Map 3, Lot 5A; I (General Industrial) zone; Fruit Farm, LLC, owner/applicant.
 - b. Application #447 — Revision to an Approved Site Plan for the addition of 29 parking spaces at 175 Century Drive; Assessor's Map 4, Lot 15; IP-1 (Industrial Park) zone; 175 Century Drive, LLC, owner; Allan Borghesi, Borghesi Building and Engineering Co. Inc., applicant.

6. Public Hearings
 - a. Application #446 — Site Plan for the development of a Wholesale or Distribution Facility consisting of two buildings totaling 20,000 s.f., inclusive of an on-site training facility at 236 Business Park Drive; Assessor's Map 3, Lot 8; IP-1 (Industrial Park) zone; South East Bristol Properties, LLC, applicant/owner
7. New Business
8. Zoning Commission Referrals
 - 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. AZR 26-01 — Pursuant to Article IV, Section 17.1.4.C. - Referral to the Planning Commission for a review 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. AZR 26-02 — Pursuant to Article IV, Section 17.1.4.C. - Referral to the Planning Commission for a review 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 #50 – Zoning Map and Parking Amendments; Initiated by: Bristol Zoning Commission.
9. Community Development Block Grant Program
 - a. Annual Action Plan Year 52 – 2026-2027
10. City Council and Other Referrals
 - a. FY 2026-2027
Capital Budget
 - b. C.G.S. 8-24 Referral:
Stafford Avenue — Map 45, Lot 37-2
 - c. C.G.S. 8-24 Referral:
81 Church Avenue — Map 43, Lot 22
11. Staff Reports
 - a. 2028 Bristol Plan of Conservation and Development (POCD)

b. Subdivision Status Report — May 2026

12. Communications

13. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, June 22, 2026

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY APRIL 27, 2026**

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall
Council Chambers
111 North Main Street
First Floor

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	John Soares (Vice Chairman)	X	
	Christopher Nardi, Secretary	X	
	Jon Pose	X	
	Tracey Bacchus	X	
ALTERNATE MEMBERS:	Kiana Small	X	
	Greg Klimek	X	
	DeWayne Wynn	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	William Stango, P.E., City Engineer		X

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

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, May 18, 2026.

1. Call to Order
2. Public Participation

Michel Dudko, 116 Lewis Rd., wanted to comment on Application #446 this evening because the comments may be too late for next month's meeting. Mr. Dudko informed the Commission he was at the January Economic and Community Development meeting and Lot 8 contamination was discussed. Mr. Dudko explained a meeting he attended 8 years ago and the mayor was in attendance. Mr. Dudko noted at that meeting the mayor had a long discussion with the ConnDEEP about cadmium. Mr. Dudko noted if the buildings are built on the underground contaminated swales that needed to be discussed.

3. Approval of Minutes

- a. Regular Meeting — March 23, 2026

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares with alternate Commissioner Small to vote on the March 23, 2026, regular meeting minutes.

MOTION: Move to approve the minutes of the March 23, 2026, regular meeting.

By: Soares

Seconded: Bacchus.

For: Nardi, Bacchus, Pose, Soares and Small.

Against: None.

Abstain: None.

Chairman Veits designated regular Commissioners Pose, Nardi, Bacchus, Soares and Veits as voting members this evening.

4. Receipt of New Applications

- a. Application #445 — Site Plan for a Fitness Club at 231 Century Drive; Assessor's Map 4, Lot 13 & 14; IP-1 (Industrial Park) zone; Bristol Boys and Girls Club Association, Inc., applicant; Tomed Enterprises, LLC, owner.

Chairman Veits designated regular Commissioners Pose, Nardi, Bacchus, Soares and Veits to vote on Application #445.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained this was a permitted use in existing zone on the existing use on the property. Attorney Ziogas said a Variance was approved for the parking area. The attorney noted that no changes would be made to the Site Plan except may some cosmetics to restripe the parking lot. Attorney Ziogas requested the item be relocated to New Business on the agenda and to possibly take action on the application.

MOTION: Move that Application #445 be moved to New Business on tonight's agenda.

By: Bacchus

Seconded: Nardi.

For: Pose, Nardi, Bacchus, Soares and Veits.

Against: None.

Abstain: None.

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

- b. Application #446 — Site Plan for the development of a Wholesale or Distribution Facility consisting of two buildings totaling 20,000 s.f., inclusive of an on-site training facility at 236 Business Park Drive; Assessor's Map 3, Lot 8; IP-1 (Industrial Park) zone; South East Bristol Properties, LLC, applicant/owner.

Chairman Veits designated regular Commissioners Pose, Nardi, Bacchus, Soares and Veits to vote on Application #446.

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant, was on Business Park Dr., and was one of the original lots on Business Park Dr. Attorney Furey indicated the applicant had purchased two lots to the north of the lot that were a portion of the property from Superior Companies. The attorney indicated there were two 10,000 sq. ft. buildings planned to be constructed. Attorney Furey noted one building would be constructed on the frontage and one building to be constructed in the future to the rear of the property.

The attorney noted there had been a lagoon in the upper northwest corner of the property that remediation going on for the past 10 years in the northwest corner of the site. Attorney Furey said the remediation had been finished. Attorney Furey noted comments were not received yet and requested the application be accepted and schedule for the June meeting. The attorney stated a public hearing was not required because it was an allowed use.

Staff recommended a public hearing for the application.

The attorney disagreed a public hearing was needed because it was a bad policy.

MOTION: Move to schedule a Public Hearing on Application #446 for the May 18, 2026, Regular Meeting of the Commission. (NOTE: This is the third Monday of May due to the Memorial Day Holiday.)

By: Soares

Seconded: Bacchus.

For: Pose, Nardi, Bacchus, Soares and Veits.

Against: None.

Abstain: None.

The application is scheduled for public hearing.

5. City Council and Other Referrals

- a. C.G.S. 8-24 Referral:
Ambler Road — Map 60, Lot 15

Chairman Veits designated regular Commissioners Pose, Nardi, Bacchus, Soares and Veits to vote on Application #446.

Mr. Flanagan read into the record the memorandum received from Attorney Jeffrey Steeg regarding the C.G.S. 8-24 report request to purchase the 6.2-acre lot to increase the Hoppers Preserve area. The City Planner reminded the Commission of the applications reviewed a few months ago to redevelop a lot in the area, but this was not that parcel. Staff thought this was a good opportunity to acquire this land and improve the protection of open spaces in this sensitive area.

MOTION: Motion to send a positive referral to the City Council for the C.G.S. 8-24 referral for:

1. Ambler Road — Map 60, Lot 15.

"The Planning Commission finds that the C.G.S. 8-24 referral, to acquire the property on Ambler Road, Map 60, Lot 15 as open space, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

By: Bacchus

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

6. Zoning Commission Referrals

- 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.

Chairman Veits designated regular Commissioners Pose, Nardi, Bacchus, Soares and Veits to vote on Application #2558.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reviewed the request for an adaptive reuse of an existing non-residential building to allow 55 dwelling units under the current Zoning Regulations. Attorney Ziogas indicated the project was located at the old O'Connell School that was designed by the same developer.

The attorney pointed out the property owner was having problems leasing the units for 55 and older tenants. Attorney Ziogas described the problems that has occurred with the financial institution. The attorney presumed the deterioration of the neighborhood was the main problem and the vacancy problem with tenants younger than 55 years old not qualified under the existing approval.

Attorney Ziogas verified the bank wants to change the designation of the building to an unrestricted complex to tenants younger than 55 years old. The attorney requested the Commission approve the application. Attorney Ziogas reported the Site Plan would not change.

The City Planner noted the building has 55,000 sq. ft. and complied with the Adaptive Reuse of the Regulations so the Regulation would work for the applicant. Mr. Flanagan indicated this was a unique situation and Staff supports the plan.

The Commission commented this was a good plan and this plan would improve it for potential purchasers to utilize the property for the needed tenants for the building.

MOTION: Motion 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.

By: Soares

Seconded: Nardi.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

7. New Business

- a. Application #445 — Site Plan for a Fitness Club at 231 Century Drive; Assessor's Map 4, Lot 13 & 14; IP-1 (Industrial Park) zone; Bristol Boys and Girls Club Association, Inc., applicant; Tomed Enterprises, LLC, owner.

Chairman Veits designated regular Commissioners Pose, Nardi, Bacchus, Soares and Veits to vote on Application #2558.

The City Planner reminded the Commission Application #445 was added from Receipt of New Applications to New Business.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained the application was for the Bristol Boys and Girls Club for the request for approval of the use as a Fitness Club. Attorney Ziogas said there was a couple of foundations that have donated funds to purchase the property to be used for gymnastics. The attorney indicated the applicant current building and site has insufficient parking for a modern-day space for young persons.

Attorney Ziogas noted the new building would allow for up to 5 times the space versus the existing building and 52 parking spaces. The attorney indicated the property did not need much work. Attorney Ziogas said the parking spaces would be added to the rear of the building and the loading dock would be converted to 4 parking spaces.

The attorney verified the applicant received an approval from the Zoning Board of Appeals for a Variance to reduce parking from 120 spaces to 52 spaces. Attorney Ziogas summarized that the parking spaces would be restriped. The attorney requested approval for the application. Attorney Ziogas commented the facility usually has the clients dropped off and picked up.

Mr. Flanagan reviewed that Staff needed to finish the comments to provide to the applicants and the attorney.

MOTION: Move that Application #445 be approved 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: Bacchus

Seconded: Pose.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is approved.

1. Staff Reports

- a. 2028 Bristol Plan of Conservation and Development (POCD)

The City Planner stated the City was funding this project. Mr. Flanagan noted the project may be scheduled with some special meetings online via Zoom or could be added onto agendas with less items. Commissioner Klimek preferred the 2028 Bristol Plan of Conservation and Development (POCD) rewrite meeting be done in person versus on Zoom meetings. The City Planner noted that meeting rooms can be challenging to reserve for the Commission.

- b. S.B. 25-01— Housing Legislation adopted by the CT General Assembly in 2025.

Mr. Flanagan indicated the Governor had signed S.B. 25-01 Bill in the Fall 2025.
He said that the Commission would review the referral from Zoning at their next meeting.

- c. Subdivision Status Report — April 2026

Mr. Flanagan stated that four subdivision bonds were renewed over the past few months.

9. Communications

10. Adjournment

Motion was made by Commissioner Soares to adjourn.
Motion seconded by Commissioner Nardi.
Motion carried 5-0.

The meeting adjourned at 6:42 P.M.

These minutes represent the proceedings of the meeting.
This meeting was recorded.

Respectfully submitted,
Nancy King

William Veits
Chairman
City Planning Commission

Application #448

For Office Use Only	
APPLICATION NO.	<u>448</u>
DATE FILED:	<u>5/12/26</u>
DECISION DATE:	_____
DECISION:	_____

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR REVISION TO AN APPROVED SITE PLAN**

The undersigned Applicant hereby applies for approval of a revision to a previously approved Site Plan.

Address or Location of the Property: 425 LAKE AVE

Assessor's Map No.: 3 Assessor's Lot No.(s): 5A Zone of the Property: I

Title of approved Site Plan: LOT 5A (#425) LAKE AVE

Date of original Site Plan approval: JULY 29, 2015

Nature of proposed revision:
TO ADD A 20,670 SQ. FT. ADDITION

Reason for proposed revision:
TO ADD STORAGE SPACE TO EXPAND BUSINESS OPERATIONS

Other comments:

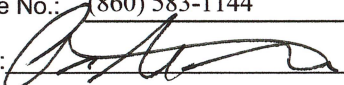
NOTE: Section 8-3(g) of the Connecticut General Statutes requires that, if an application for a Site Plan involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: FRUIT FARM LLC

Address: 435 LAKE AVE City: BRISTOL State: CT Zip: 06010

Telephone No.: (860) 583-1144 E-Mail: _____

Signature:  Signature – (Printed/Typed) TONY SPOSATO

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) – make checks payable to "City of Bristol"
- six paper copies and one digital copy of the revised Site Plan
- any other data and drawings as may be required

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

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. **448**

Address or location of property: 425 LAKE AVE

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: ARCHITECTURAL BUILDING SERVICES GC LLC

Address: 556 PLAINVILLE AVE City: FARMINGTON State: CT Zip: 06085

Telephone No.: 860-675-8080 E-Mail: _____

Narrative

ARCHITECTURAL BUILDING SERVICES

GENERAL CONTRACTORS, LLC

Commercial - Industrial - Residential

556 Plainville Avenue
Farmington, CT 06085

Phone 860-675-8080

May 7, 2026

City of Bristol Planning Dept.

111 N. Main Street,

Bristol, CT 06483

PROJECT: FRUIT FARM LLC

LOCATION: LOT 5A (425) Lake Ave Bristol Ct. 06010

Narrative

SCOPE OF WORK: Build an addition to an existing 20,000 square foot building, 10,000 originally
Built in 2015 and an additional 10,000 square feet added in 2020.

DISCRIPTION: The addition will be of the same color as the existing building the metal siding will
match the existing build as well.

ADDITION SIZE: 20,670 square feet to bring the total square footage to 40,670.

BUILDING USE: To add storage space to expand business operation.

PARKING: 7- parking spaces will be added to the existing site plan

-

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH



Manisha Juthani, MD
Commissioner

Ned Lamont
Governor
Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

To review the entire Public Act 21-121 please see the following link:

<https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF>

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



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



Stormwater Permit Information for Developers and Contractors

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

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

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

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

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

Drainage Calculations

DRAINAGE COMPUTATIONS
FACILITIES EXPANSION PLAN
20,080 S.F. BUILDING AND PARKING

425 Lake Avenue
Bristol, CT
May 6, 2026

Prepared For:
Architectural Building Services, LLC
Robert Palazzo
556 Plainville Avenue
Farmington, CT 06032

Prepared by:
R.R. Hiltbrand Engineers & Surveyors, LLC
575 North Main Street
Bristol, CT 06010
rrhilt@aol.com

Drainage Summary

The project is located at #425 Lake Avenue (Lot 5A), being a rear lot. This is a revision to an approved site plan, being a 20,080 s.f. building addition with associated bituminous parking and accessway. The site is accessed through #435 Lake Avenue (PEPCO) with filed ingress and egress easements. The area of development consists of a mostly maintained lawn area which is gently sloped from 1-4% west to east. Site soils are Hinckley (HSG A) sand and gravel which are deep, very well to excessively drained soils, and have no apparent groundwater to 8 feet in depth. Soil permeabilities are generally 50-100 feet per day. Given these sub-surface conditions, this site lends perfectly to underground detention and infiltration.

The original building and parking lot storm drainage systems were designed for 1" of rainfall (from a storage standpoint) and to date have shown no overflows or failures since their installation in 2016 (and subsequent expansion in 2020). Since that time, the Connecticut Stormwater Quality Manual has revised the required Water Quality Volume (WQV) from 1" to 1.3". With this in mind, the proposed storm drainage facilities were designed to the new WQV. The roof leaders are connected into a similar 24" CPP (perforated) @ 0% and stone trench system to promote infiltration. The new roof leader system is an expansion of the original system and includes a 12" CPP connection at the northeast corner of the existing building so the entire system works as one. This design stores 1.6" of rainfall over the entire roof area (existing and proposed) and will drain in less than 12 hours after a rain event.

A HydroCAD analysis was completed to obtain an understanding of what storm event the roof leader system and the proposed galley system for the expanded parking lot would mitigate. HydroCAD tends to over design detention volumes for small drainage areas (less than 5 acres). For the purposes of this analysis, an infiltration rate of 8.27 in/hr (± 16.5 feet per day) was utilized from the Rawl's Table as the Connecticut Stormwater Quality Manual allows this table to be used for A and B class soils without the need for onsite testing. This is a very conservative number compared to our experience with the site soils observed in the previous 2 phases of building construction for this site.

The analysis indicates that the roof leader system completely stores and infiltrates the 10 year storm without overtopping. This is consistent with how the existing site is functioning along with the fact that roof gutter and leader systems can not typically contain the 25 year rainfall intensity without overtopping. If an infiltration rate of 25 feet/day were utilized, the system can mitigate the 25 year storm, and at 50 feet/day the system mitigates the 100-year storm. Both rates are plausible given the excessive draining ability of the sub-soils.

The galley system for the proposed parking lot completely stores and infiltrates the 100-year storm event at an infiltration rate of 8.27 in/hr.

Summary for Pond 10P: UG 24" PIPE

[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=426)

Inflow Area = 0.920 ac, 100.00% Impervious, Inflow Depth = 5.45" for 10-yr event
 Inflow = 5.35 cfs @ 12.03 hrs, Volume= 0.418 af
 Outflow = 0.66 cfs @ 11.61 hrs, Volume= 0.418 af, Atten= 88%, Lag= 0.0 min
 Discarded = 0.66 cfs @ 11.61 hrs, Volume= 0.418 af

Routing by Dyn-Stor-Ind method, Time Span= 0.01-25.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 253.66' @ 12.59 hrs Surf.Area= 0.079 ac Storage= 0.096 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 31.4 min (777.4 - 745.9)

Volume	Invert	Avail.Storage	Storage Description
#1	251.00'	0.042 af	4.00'W x 860.00'L x 3.00'H Prismatic 0.237 af Overall - 0.097 af Embedded = 0.140 af x 30.0% Voids
#2	251.50'	0.062 af	24.0" Round Pipe Storage Inside #1 L= 860.0' 0.097 af Overall - 3.0" Wall Thickness = 0.062 af
		0.104 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	251.00'	8.270 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.66 cfs @ 11.61 hrs HW=251.03' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.66 cfs)

Summary for Pond 12P: Galleys

[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=270)

Inflow Area = 0.100 ac, 100.00% Impervious, Inflow Depth = 8.82" for 100-yr event
 Inflow = 0.84 cfs @ 12.03 hrs, Volume= 0.073 af
 Outflow = 0.08 cfs @ 18.04 hrs, Volume= 0.073 af, Atten= 90%, Lag= 360.9 min
 Discarded = 0.08 cfs @ 18.04 hrs, Volume= 0.073 af

Routing by Dyn-Stor-Ind method, Time Span= 0.01-25.00 hrs, dt= 0.01 hrs / 2
 Peak Elev= 250.14' @ 12.84 hrs Surf.Area= 0.009 ac Storage= 0.021 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
 Center-of-Mass det. time= 70.0 min (809.0 - 739.0)

Volume	Invert	Avail.Storage	Storage Description
#1	245.60'	0.009 af	10.00'W x 26.00'L x 5.00'H Prismatic 0.030 af Overall x 30.0% Voids
#2	246.60'	0.013 af	Concrete Galley 4x8x4 x 6 Inside= 42.0"W x 43.0"H => 12.47 sf x 7.50'L = 93.6 cf Outside= 52.8"W x 48.0"H => 15.20 sf x 8.00'L = 121.6 cf 6 Chambers in 2 Rows
		0.022 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	245.60'	8.270 in/hr Exfiltration over Surface area

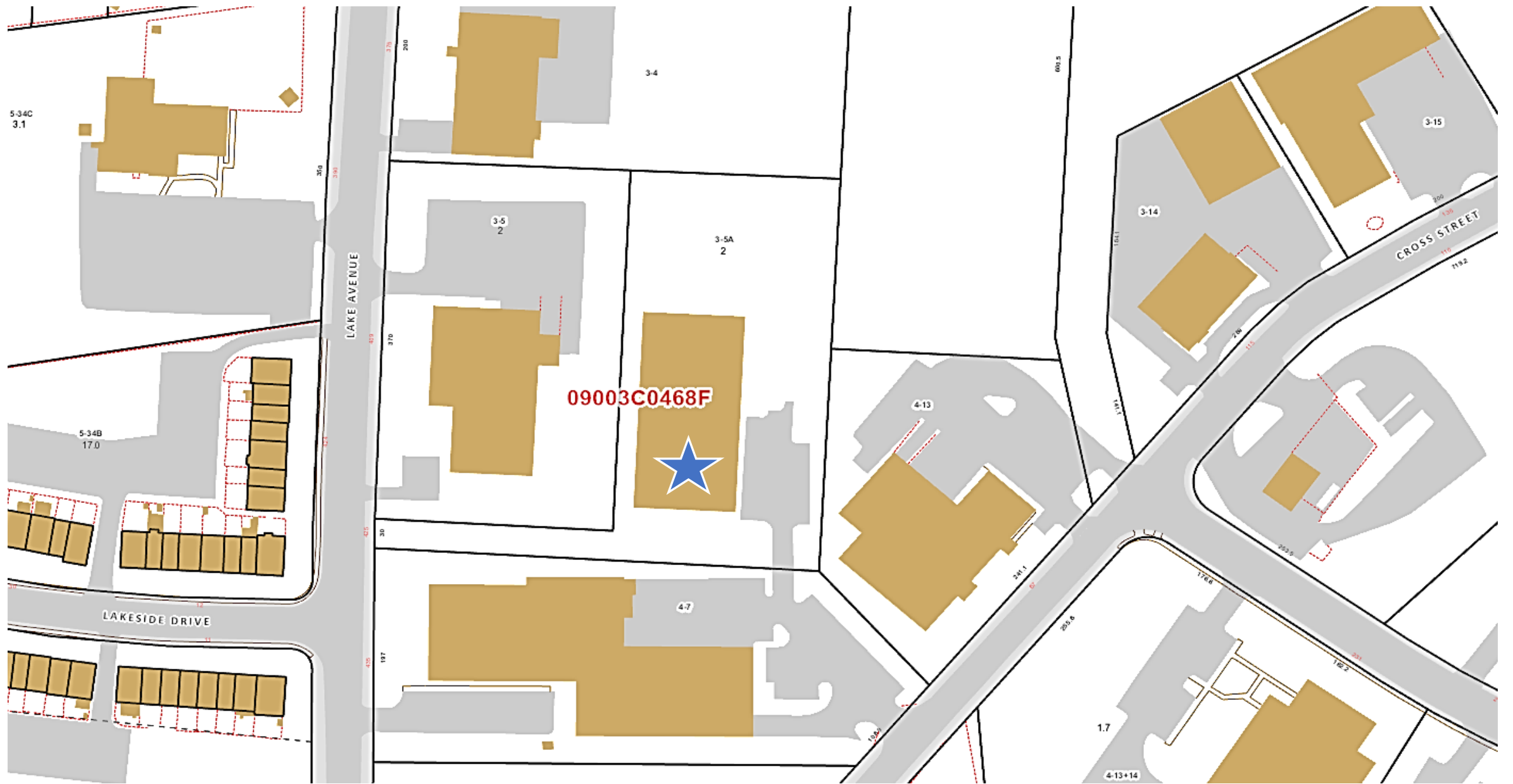
Discarded OutFlow Max=0.08 cfs @ 18.04 hrs HW=246.60' (Free Discharge)

↑ **1=Exfiltration** (Exfiltration Controls 0.08 cfs)

Various GIS and Google Maps



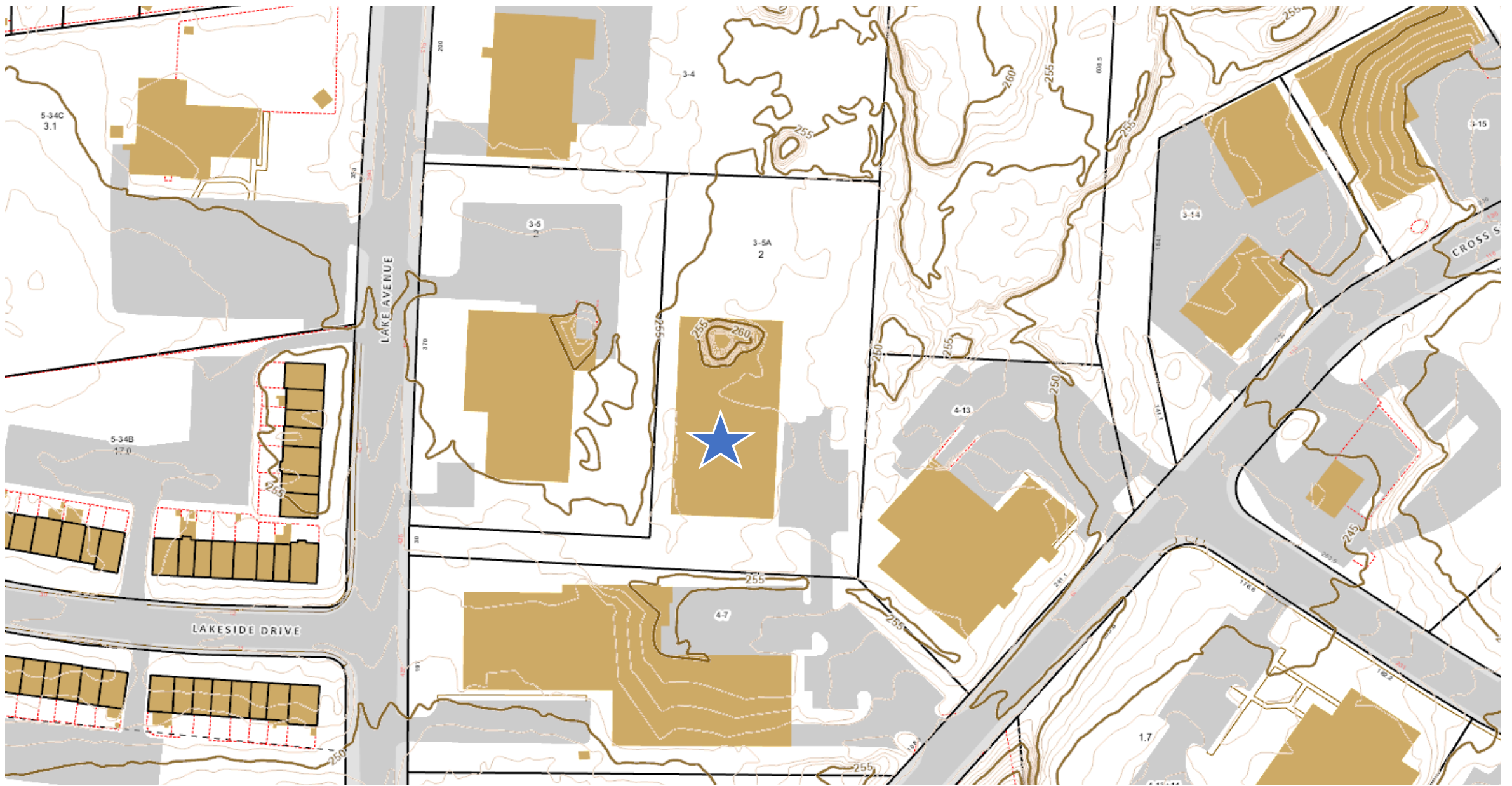
425 Lake Ave – Location
Map 3, Lot 5A



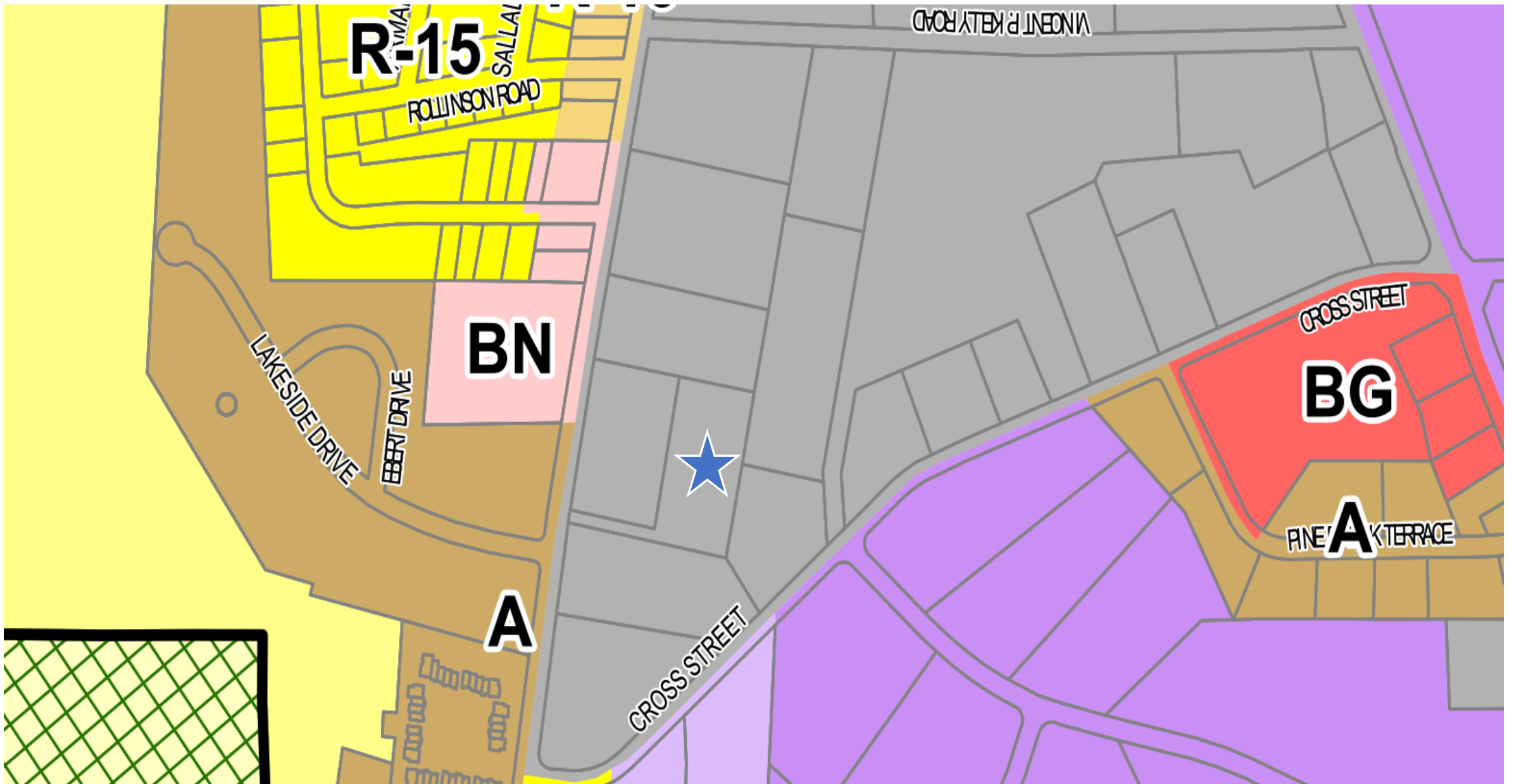
425 Lake Ave – Floodplain
Map 3, Lot 5A



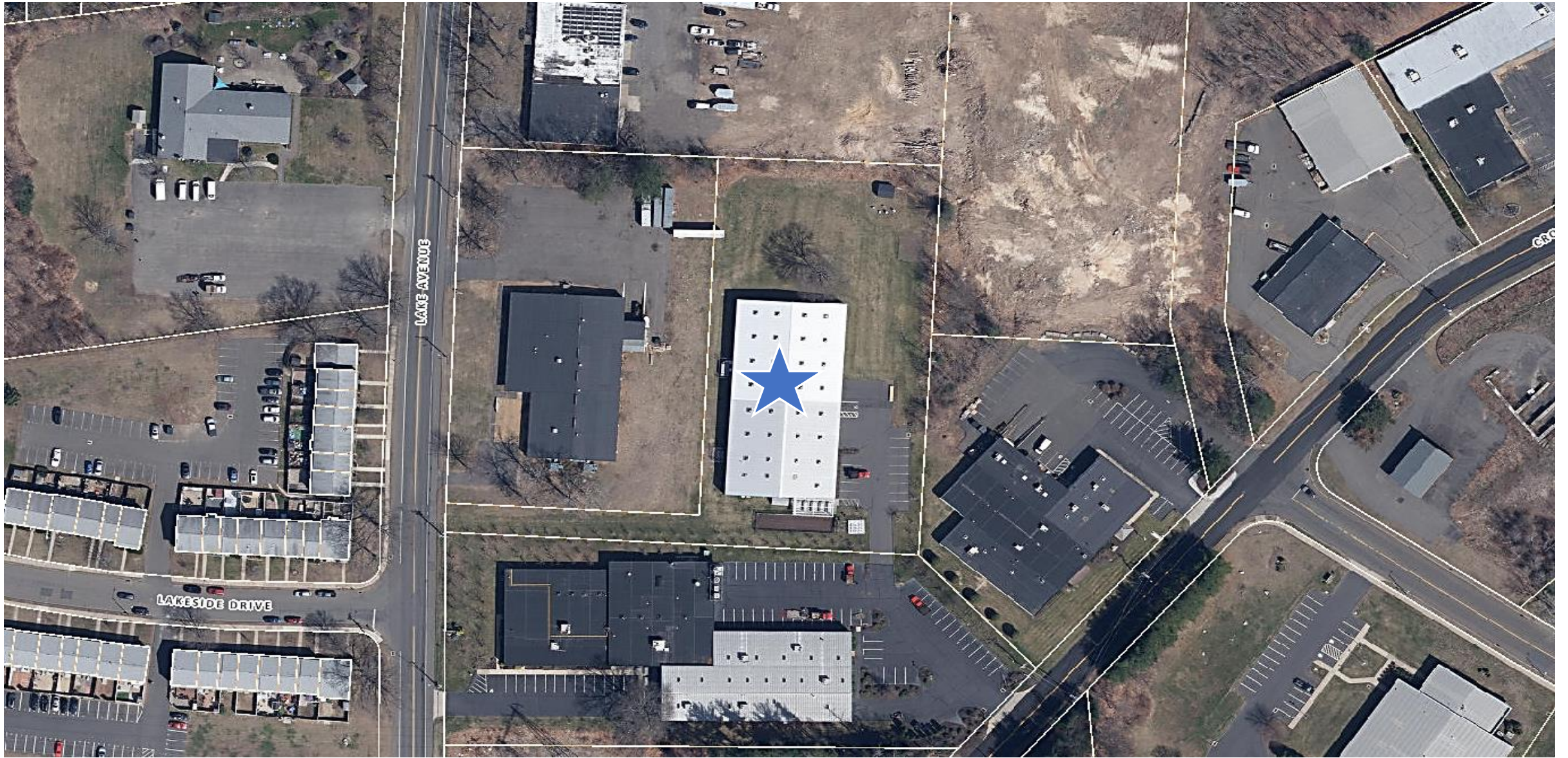
425 Lake Ave – IWWA and Upland Review
Map 3, Lot 5A



425 Lake Ave – Topography
Map 3, Lot 5A



425 Lake Ave – Zoning
Map 3, Lot 5A

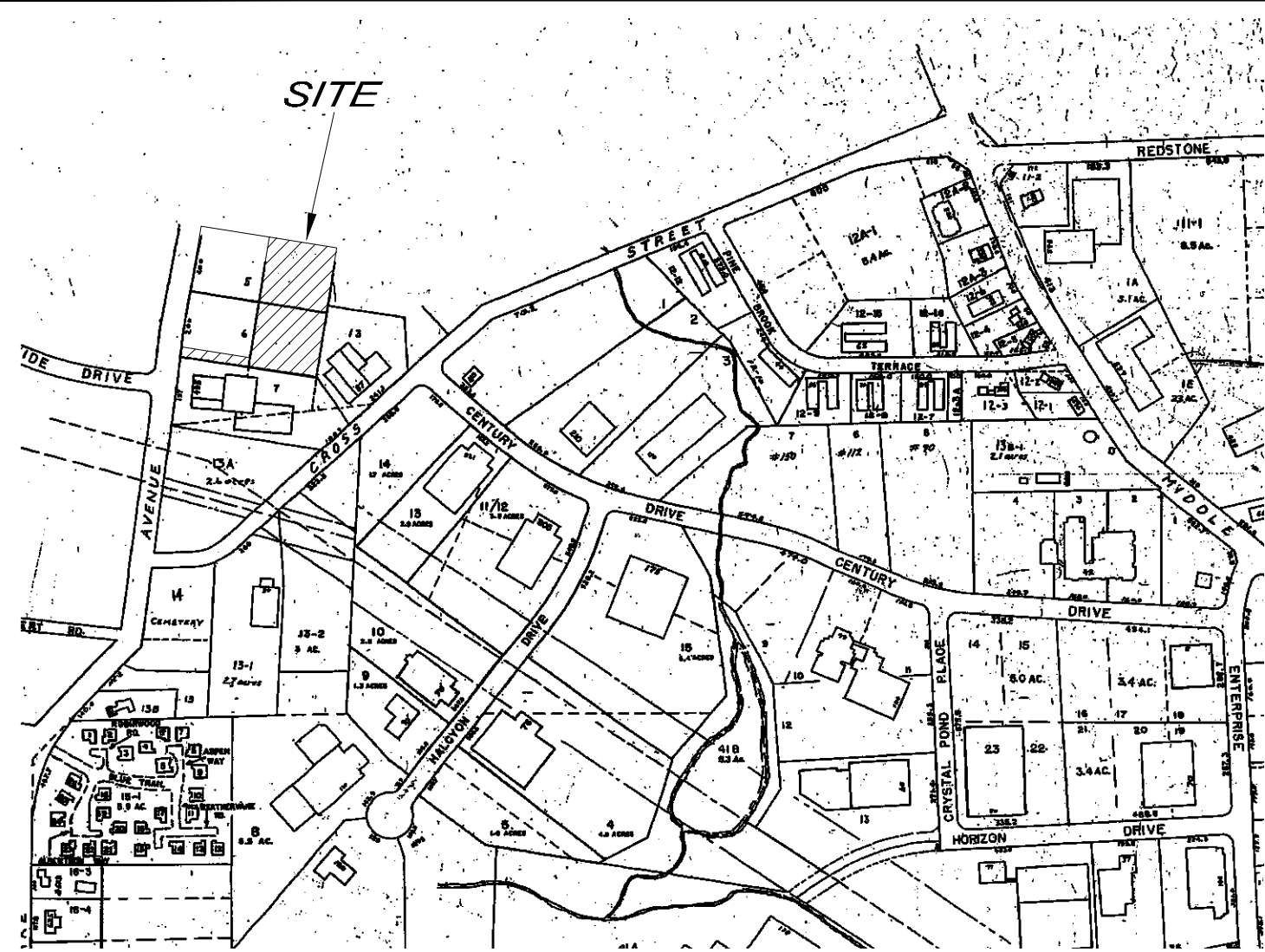


425 Lake Ave – Aerial 2023
Map 3, Lot 5A



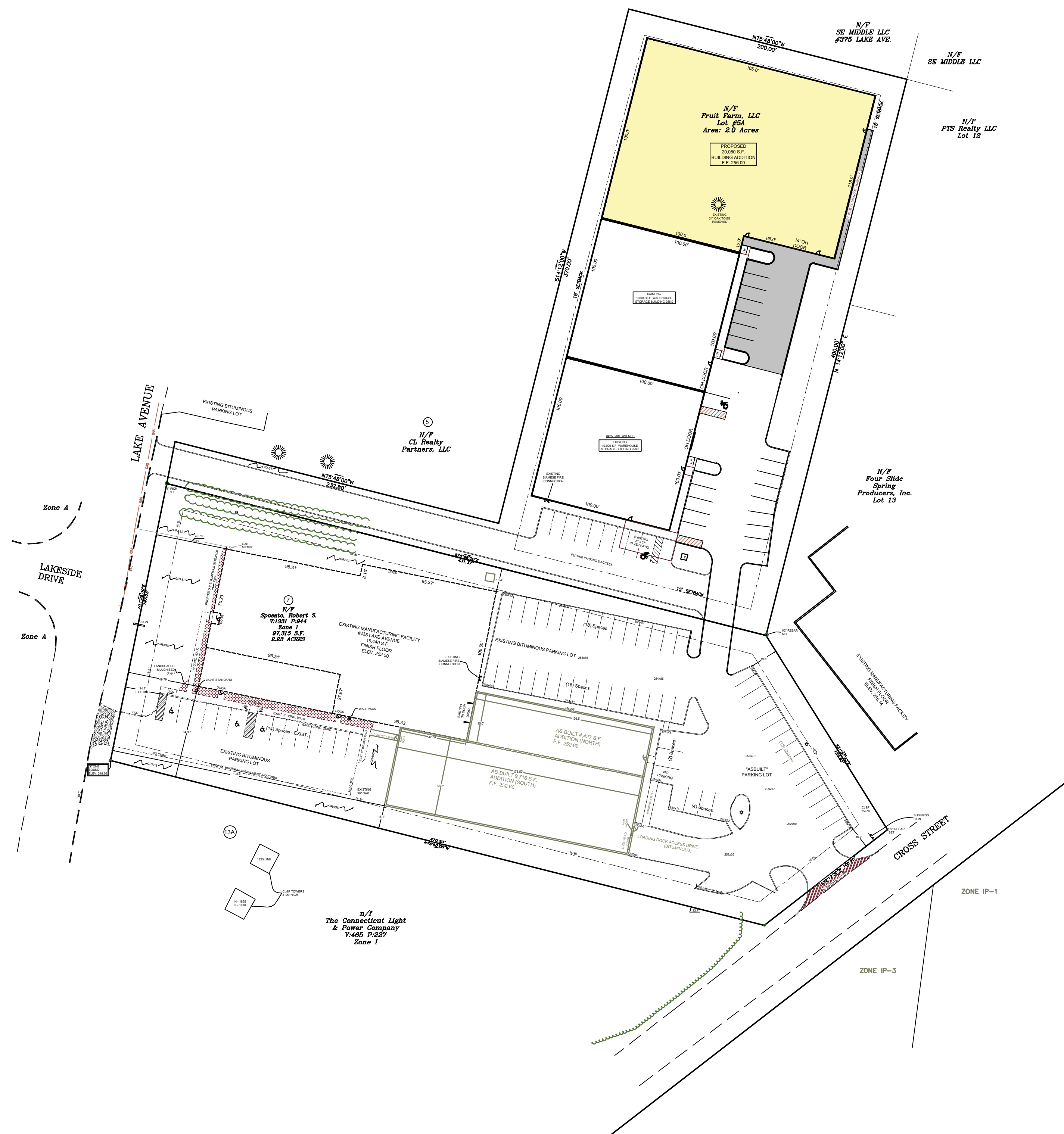
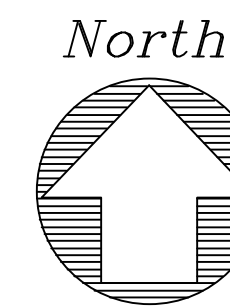
425 Lake Ave – 2025
Map 3, Lot 5A

Plan Set



SITE LOCATION PLAN
SCALE - 1" = 500'±

Lot 5A (#425) Lake Avenue Bristol, Connecticut Building Expansion 2026



OVERALL PLAN
SCALE - 1" = 50'±

Application #422 - Revision to an Approved Site Plan
for Storage Building for Manufacturing Facility.
Approved: May 27, 2020

REVISIONS:
05-06-26; Submittal Drawings

PREPARED FOR: Fruit Farm, LLC
435 Lake Avenue
Bristol, CT 06010



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

SURVEY NOTES:

1. This map has been prepared pursuant to 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. The type of survey performed is an Improvement Location Survey and is intended to depict the position of site improvements to applicable zoning setback requirements.
3. The survey is a Dependent Resurvey.
4. The map conforms to the Horizontal Accuracy of a Class A-2 Survey.
5. The map conforms to the Vertical Accuracy of a Class T-2 Survey.
6. Basis for North is Map Reference No. 1.

MAP REFERENCES:

1. Map of Lots #7 & #13 Showing Revised Property Line Lake Ave. & Cross St., Bristol, Conn. Owned by DeLaval Turbine California, Inc. and Fourslide Spring Products Inc. Scale 1" = 40' Dated June 29, 1977 A.F. Lepore, Jr. & Assoc. Civil Engineers
2. Plan Prepared for Robert Lorange, 409 Lake Avenue, Bristol, CT, Property Boundary Survey Free Cut Plan, Scale 1"=40', 2-15-2007, Rev. to 12-09-2011, Sheet 1 of 5, Meehan & Goodin, A-2 Survey

GENERAL NOTES:

1. Assessors Map 3 Lot 5A
2. Zone I
3. Lot Area 2.0 Acres
4. Based on City of Bristol Wetlands Mapping There are no Inland Wetlands within 100 ft. of the site

ZONING TABLE LOT 5A (ZONE I)		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	25,000 S.F.	86,962 S.F.
MINIMUM LOT WIDTH	100 FT	400 FT
MINIMUM FRONT YARD (OPPOSITE A RESIDENTIAL ZONE)	15 FT	17.0 FT
MINIMUM SIDE YARD	15 FT	21.0 FT
MINIMUM REAR YARD	15 FT	23.0 FT
MAXIMUM BUILDING HEIGHT	35 FT	24 FT
MAXIMUM BUILDING COVERAGE	50%	46.09%
BUILDING & IMPERVIOUS COVERAGE	N/A	73.40%

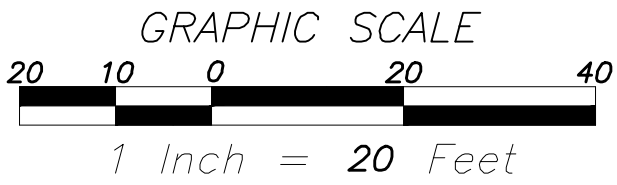
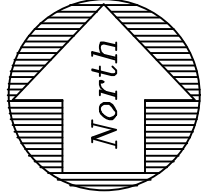
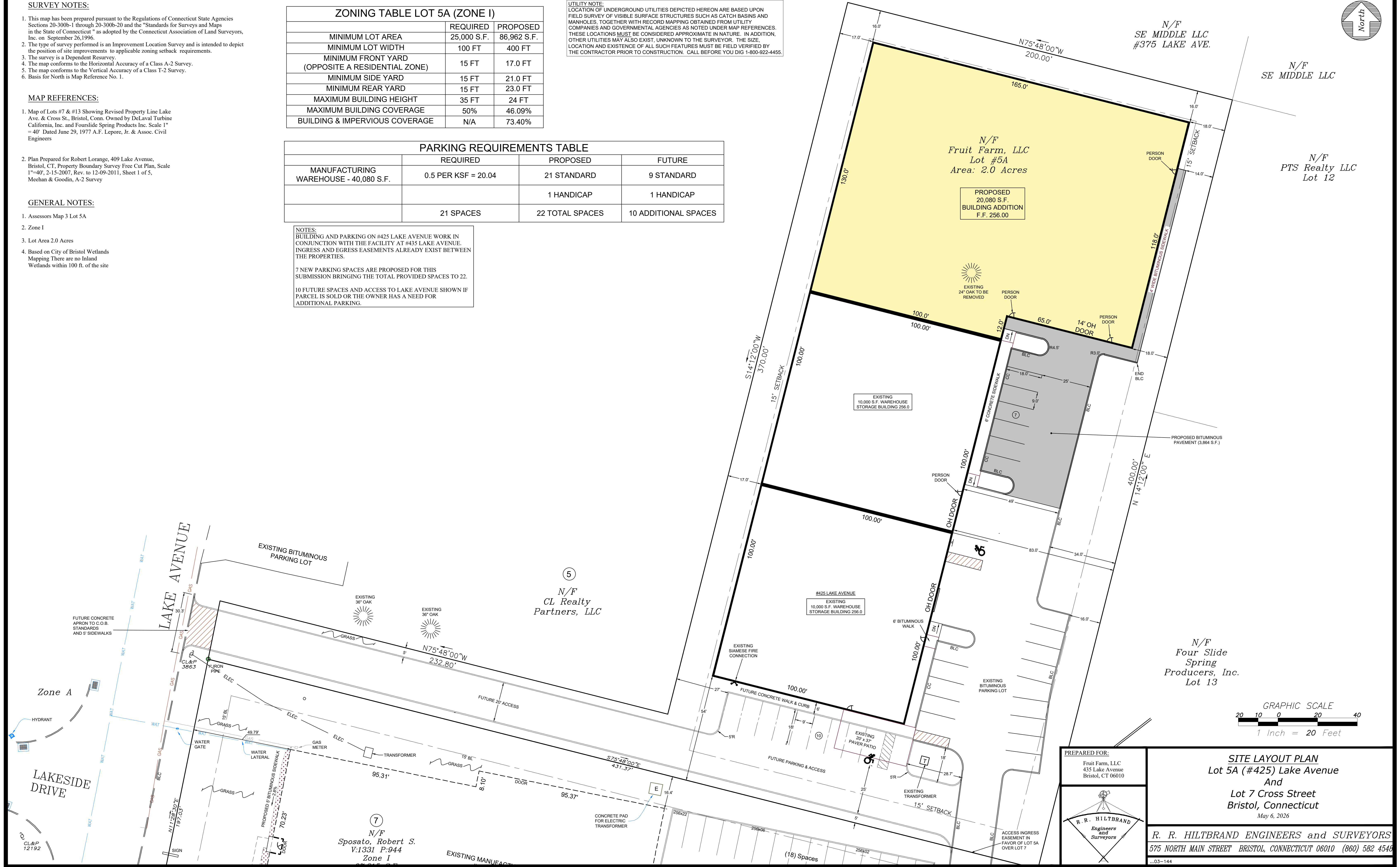
UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES. THESE LOCATIONS MUST BE CONSIDERED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

PARKING REQUIREMENTS TABLE			
	REQUIRED	PROPOSED	FUTURE
MANUFACTURING WAREHOUSE - 40,080 S.F.	0.5 PER KSF = 20.04	21 STANDARD	9 STANDARD
		1 HANDICAP	1 HANDICAP
	21 SPACES	22 TOTAL SPACES	10 ADDITIONAL SPACES

NOTES:
BUILDING AND PARKING ON #425 LAKE AVENUE WORK IN CONJUNCTION WITH THE FACILITY AT #435 LAKE AVENUE. INGRESS AND EGRESS EASEMENTS ALREADY EXIST BETWEEN THE PROPERTIES.

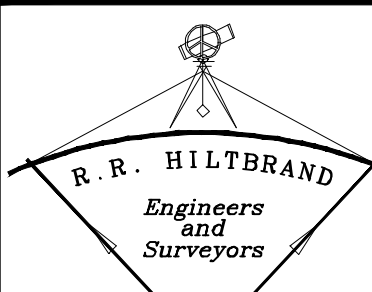
7 NEW PARKING SPACES ARE PROPOSED FOR THIS SUBMISSION BRINGING THE TOTAL PROVIDED SPACES TO 22.

10 FUTURE SPACES AND ACCESS TO LAKE AVENUE SHOWN IF PARCEL IS SOLD OR THE OWNER HAS A NEED FOR ADDITIONAL PARKING.



PREPARED FOR:

Fruit Farm, LLC
435 Lake Avenue
Bristol, CT 06010



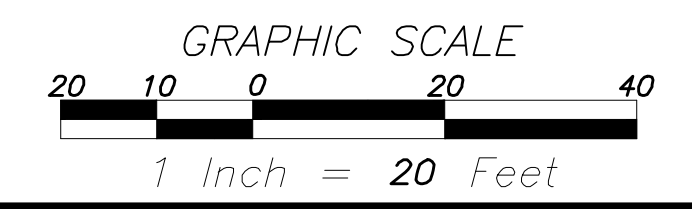
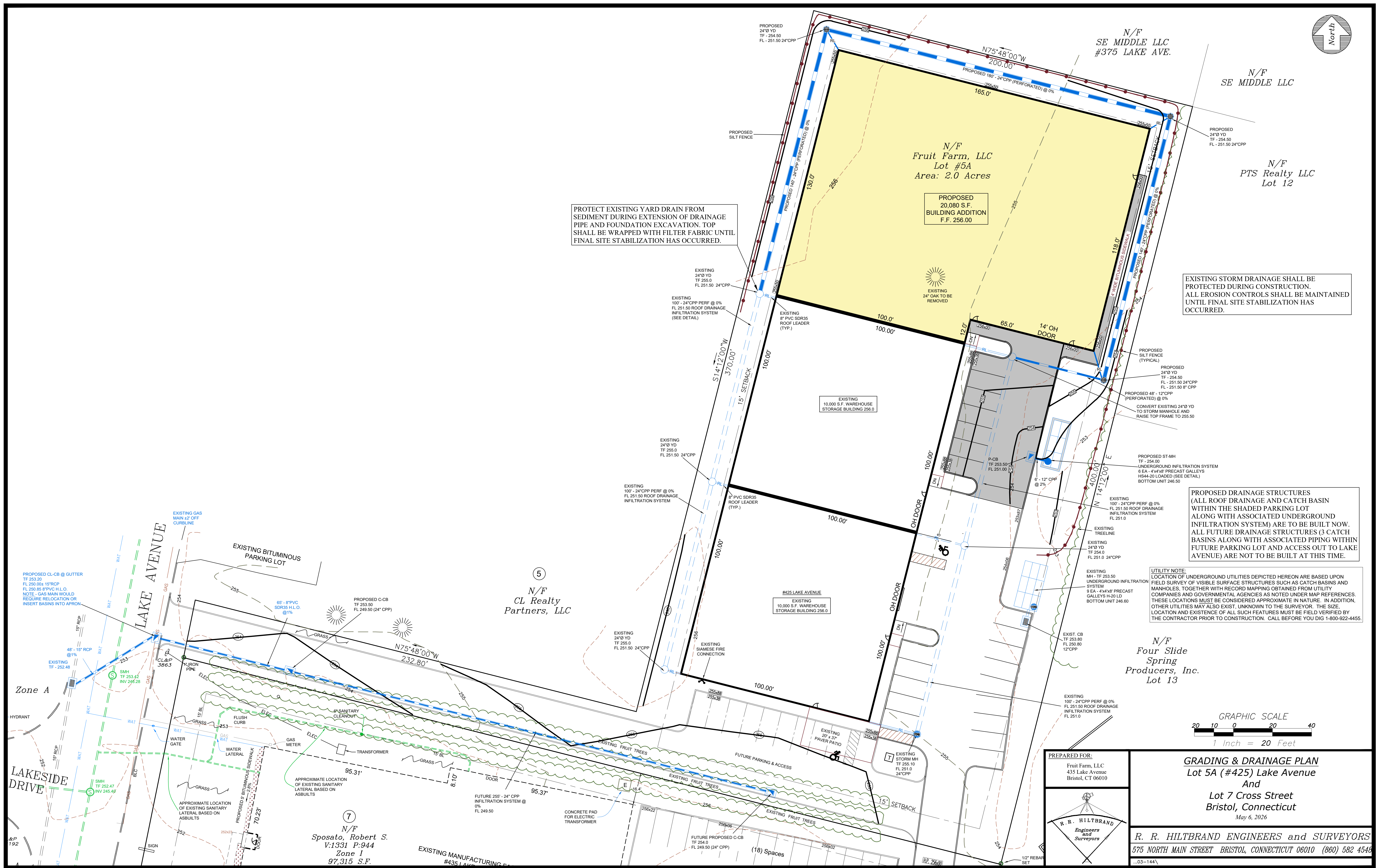
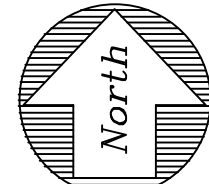
SITE LAYOUT PLAN
Lot 5A (#425) Lake Avenue
And
Lot 7 Cross Street
Bristol, Connecticut

May 6, 2026

R. R. HILTBRAND ENGINEERS and SURVEYORS

575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4546

...03-144



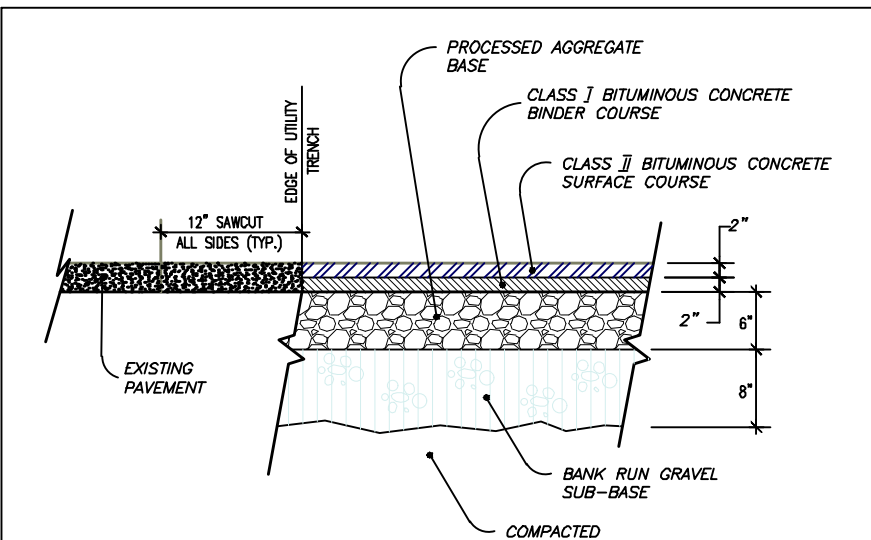
PREPARED FOR:

Fruit Farm, LLC
435 Lake Avenue
Bristol, CT 06010

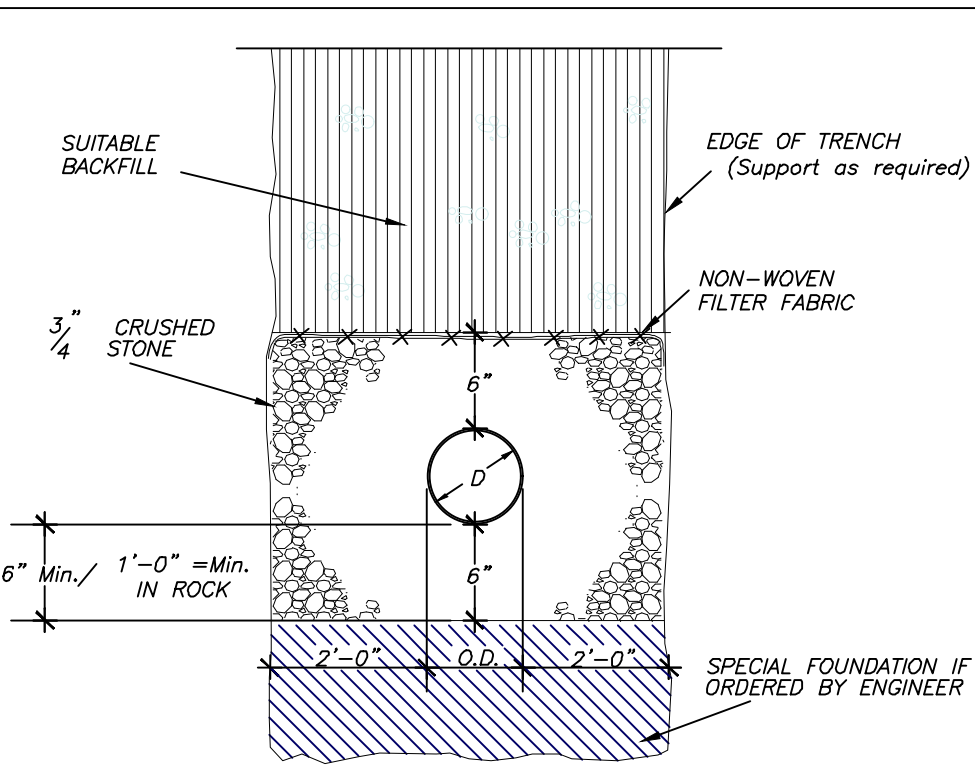
GRADING & DRAINAGE PLAN
Lot 5A (#425) Lake Avenue
And
Lot 7 Cross Street
Bristol, Connecticut
May 6, 2026

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4546
...03-144\

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



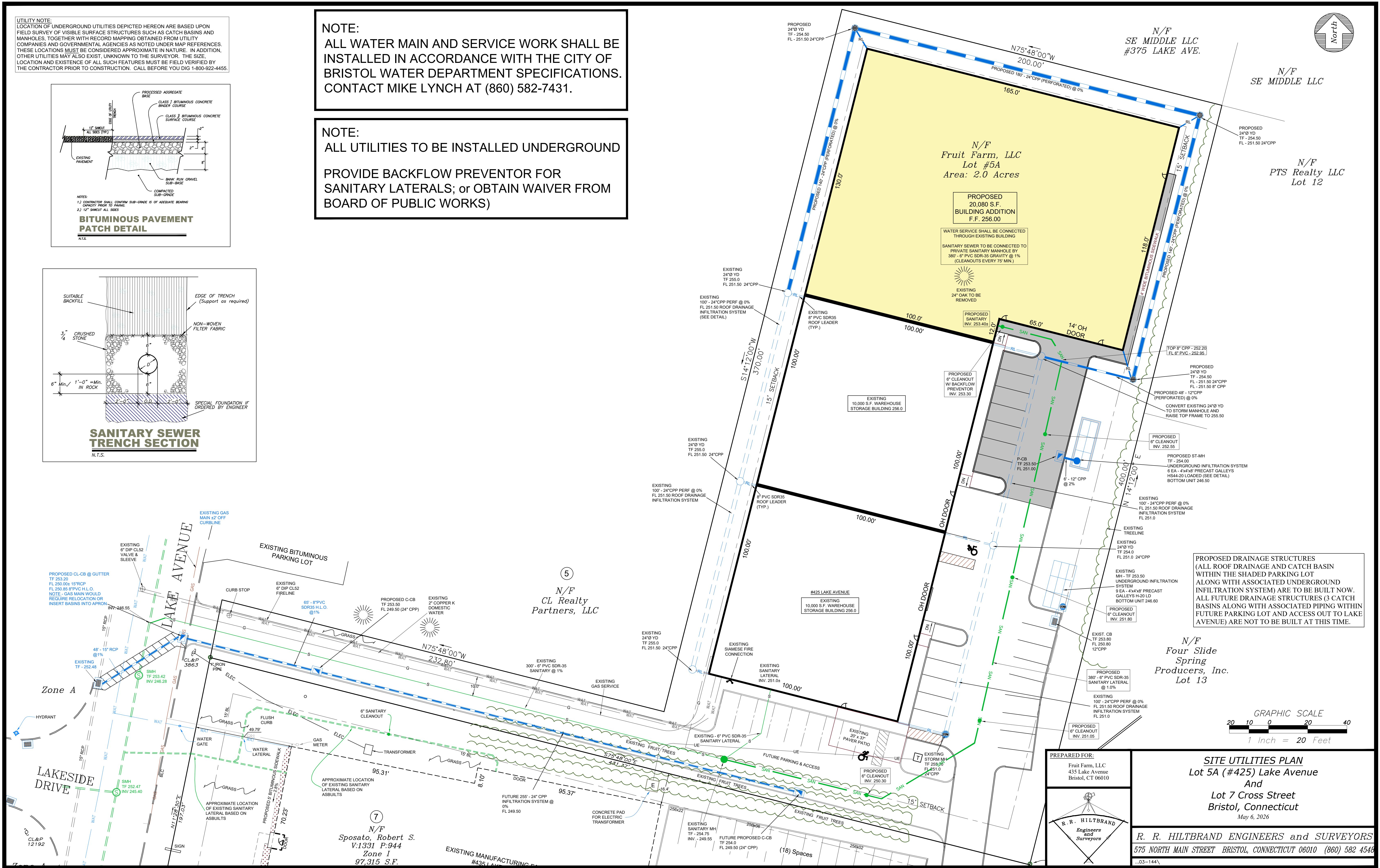
BITUMINOUS PAVEMENT
PATCH DETAIL
N.T.S.



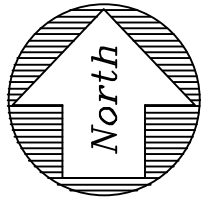
SANITARY SEWER
TRENCH SECTION
N.T.S.

NOTE:
ALL WATER MAIN AND SERVICE WORK SHALL BE
INSTALLED IN ACCORDANCE WITH THE CITY OF
BRISTOL WATER DEPARTMENT SPECIFICATIONS.
CONTACT MIKE LYNCH AT (860) 582-7431.

NOTE:
ALL UTILITIES TO BE INSTALLED UNDERGROUND
PROVIDE BACKFLOW PREVENTOR FOR
SANITARY LATERALS; or OBTAIN WAIVER FROM
BOARD OF PUBLIC WORKS)



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



N/F
SE MIDDLE LLC
#375 LAKE AVE.

N/F
SE MIDDLE LLC

N/F
PTS Realty LLC
Lot 12

N/F
Fruit Farm, LLC
Lot #5A
Area: 2.0 Acres

PROPOSED
20,080 S.F.
BUILDING ADDITION
F.F. 256.00

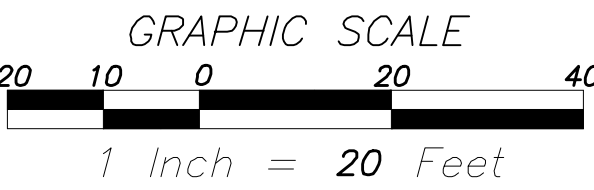


EXISTING
24" OAK TO BE
REMOVED

PLANTING TABLE (FOR 20,080 S.F. BUILDING 2016)			
	SPECIES	QUANTITY	SIZE
A	FRUIT TREE (SELECTED BY OWNER)	4 EA.	2" CALIPER

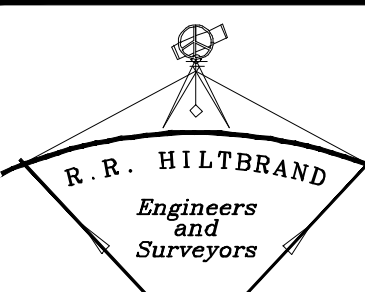
⑤
N/F
CL Realty
Partners, LLC

N/F
Four Slide
Spring
Producers, Inc.
Lot 13



PREPARED FOR:

Fruit Farm, LLC
435 Lake Avenue
Bristol, CT 06010

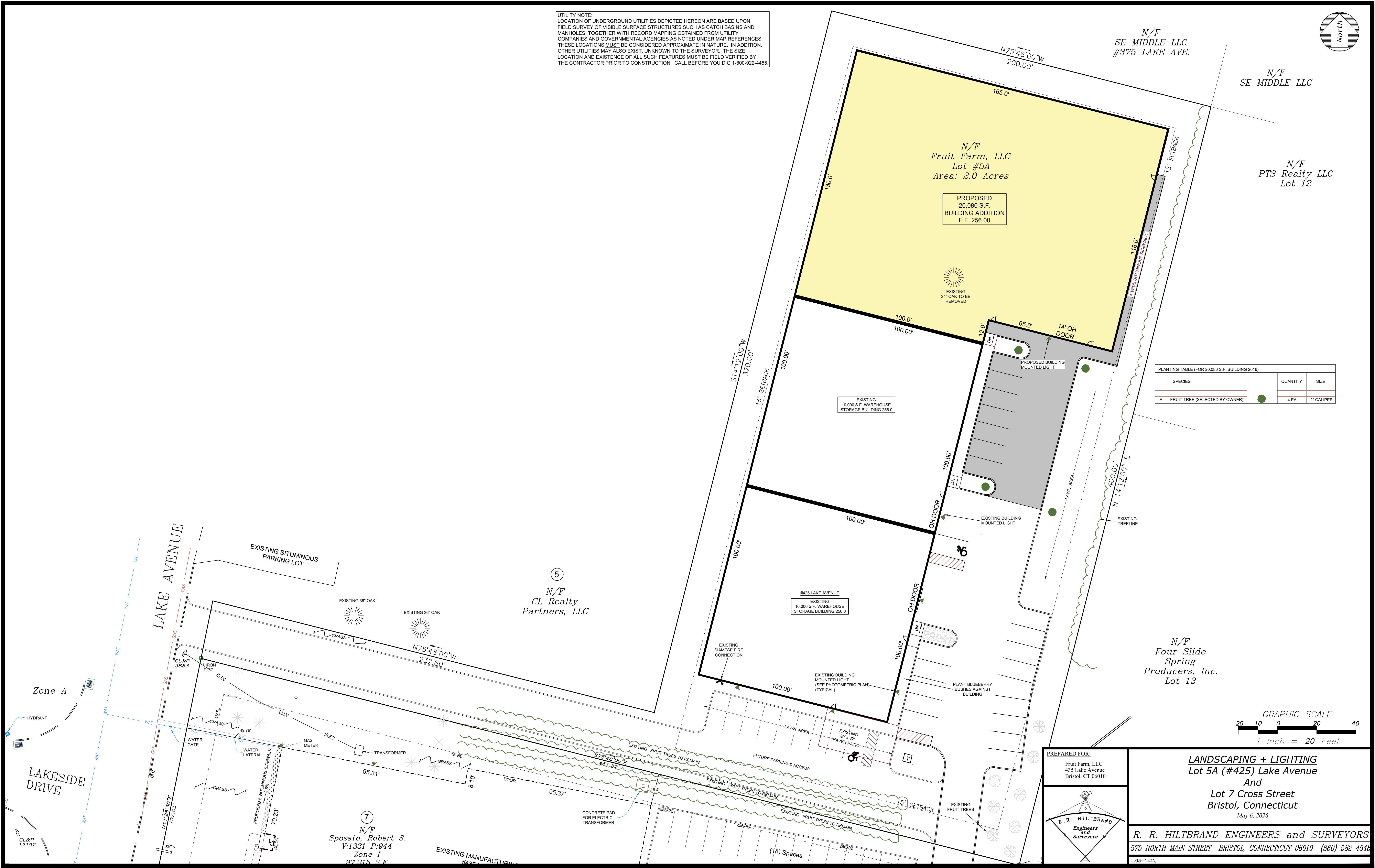


LANDSCAPING + LIGHTING
Lot 5A (#425) Lake Avenue
And
Lot 7 Cross Street
Bristol, Connecticut
May 6, 2026

R. R. HILTBAND ENGINEERS and SURVEYORS

575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4546

...03-144\





4'x4x4' PRECAST CONCRETE LEACHING CHAMBER FOR UNDERGROUND STORAGE

NOTES: NATIVE SAND & GRAVEL

1.) CONTRACTOR SHALL CONFIRM SUB-GRADE IS OF ADEQUATE BEARING CAPACITY PRIOR TO PAVING.

2.) 10" PROCESSED GRAVEL BASE or 12" BANKRUN GRAVEL BASE.

BITUMINOUS PAVEMENT DETAIL

CONCRETE CURB AND SIDEWALK

BITUMINOUS LIP CURBING

1. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOR MORE DETAILED INFORMATION, SEE ASD TECHNICAL NOTE 2.120, "STORM WATER DETENTION/RETENTION SYSTEM DESIGN".

DESIGN REFERENCE:

SEDIMENT & EROSION CONTROL BASED ON 2002 CONNECTICUT GUIDELINES
FOR SOIL EROSION AND SEDIMENT CONTROL, D.E.P. BULLETIN 34 BY THE
CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

Erosion & Sediment Controls and Stabilization Practices

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

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

Off Site Vehicle Tracking

Stabilized construction entrances will be installed at all proposed entrances.

Installation, Maintenance and Inspection Procedures of Erosion & Sediment Controls

A. General–

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

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

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

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

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

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

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

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

B. Filters –

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

Physical Property Test Requirements

Filtering Efficiency ASTM 5.41 75% minimum

Grab Tensile Strength ASTM D4632 100lbs.

Elongation & Failure ASTM D4632 15%

Puncture Strength ASTM 4833 50 lbs.

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

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

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

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

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

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

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

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

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

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

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

Sequence of Installation

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

Maintenance

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

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

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

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

C. Mulching

1. Timing

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

- a. Apply mulch prior to any storm event.

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

- b. Required mulching within a specified time period.

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

2. Guidelines for winter mulch application.

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

3. Maintenance

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

D. Temporary Grass Cover

1. Seedbed Preparation

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

2. Seeding

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

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

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

3. Maintenance

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

E. Permanent Grass Cover

1. Seedbed Preparation

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

2. Seeding

- a. Utilize Creeping Red Fescue (Pennlawn, Wintergreen)

Redtop (Strecker, Common)

Tall Fescue (Kentucky 31 or Smooth Bromegrass (Saratoga, Lincoln)

Lbs./1,000 Sq. Ft.

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

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

F. Storm Drain Inlet Protection

1. Straw Bale Inlet Structure

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

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

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

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

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

- F. Stabilized Construction Entrance

1. Specifications

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

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

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

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

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

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

2. Maintenance

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

Timing of Controls/ Measures

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

Waste Disposal

- A. Waste Materials

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

- B. Hazardous Waste

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

- C. Sanitary Waste

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

Spill Prevention

A. Material Management Practices

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

Good Housekeeping:

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

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

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

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

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

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

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

Hazardous Products:

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

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

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

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

B. Product Specific Practices

The following product specific practices will be followed on site:

Petroleum Products:

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

Fertilizers:

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

Paints:

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

Concrete Trucks:

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

C. Spill Control Practices

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

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

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

- All spills will be cleaned up immediately after discovery.

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

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

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

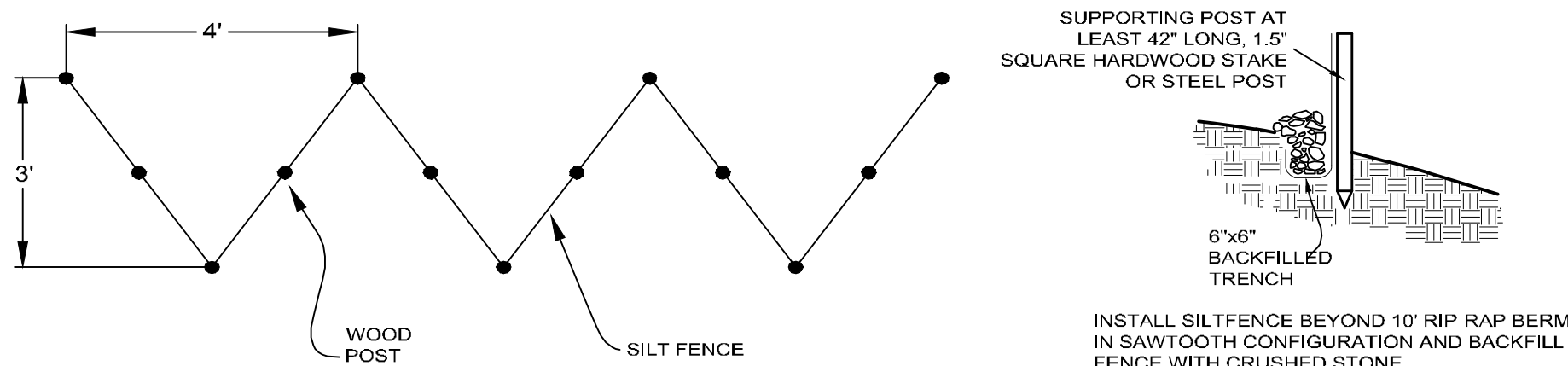
- The site superintendent responsible for day to day operations will be the spill prevention and cleanup coordinator.

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

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

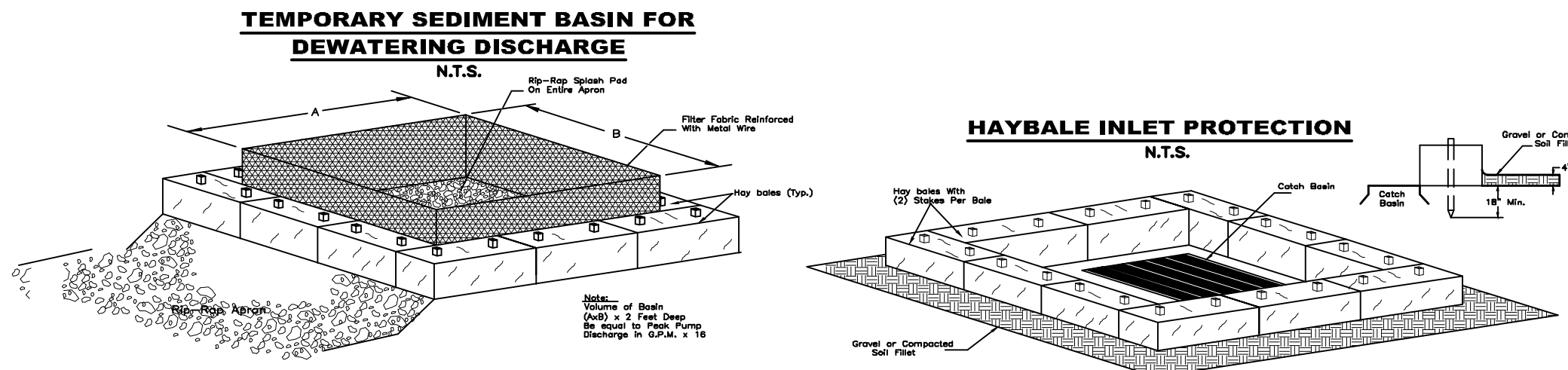
Contingency Erosion Plan

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



SAWTOOTH SILT FENCE DETAIL

n.t.s.

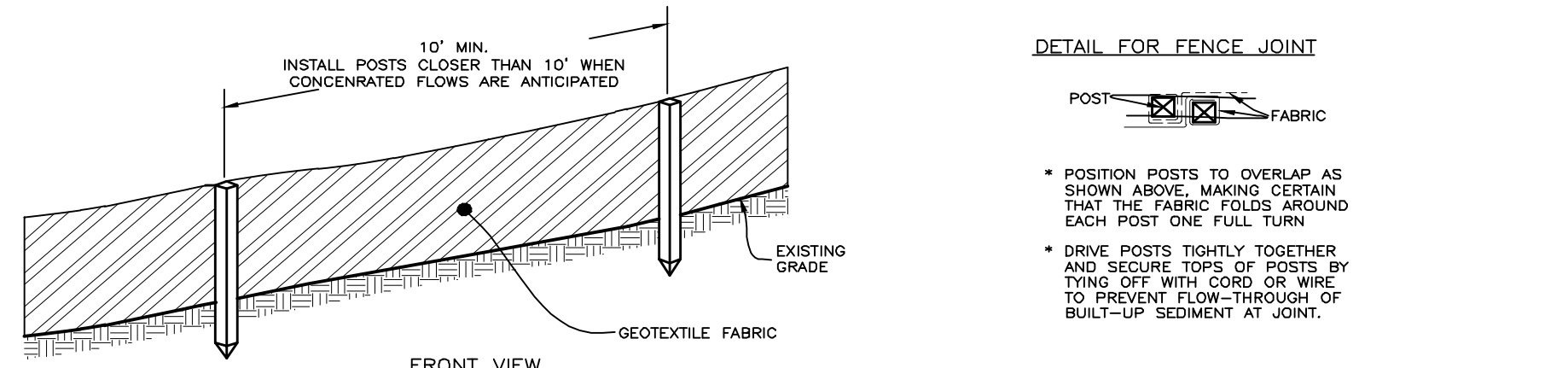


TEMPORARY SEDIMENT BASIN FOR DEWATERING DISCHARGE

N.T.S.

HAYBALE INLET PROTECTION

N.T.S.



DETAIL FOR FENCE JOINT

N.T.S.

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

SILT FENCE

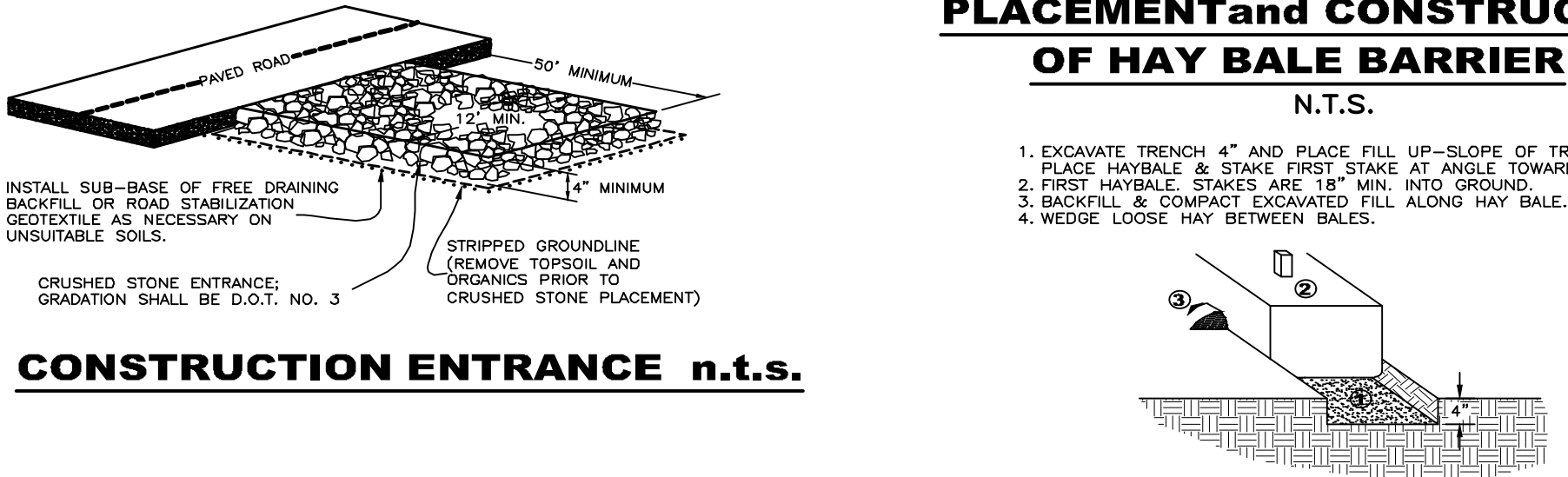
N.T.S.

1. The geotextile fabric shall meet the design criteria for silt fences, of the '2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL'.
2. The height of the barrier shall not exceed 30 inches above grade.
3. Posts shall be spaced a maximum of (10) feet apart at the barrier location and driven securely into the ground (Min. 12 inches). When extra strength fabric is used without the wire support fence, post spacing shall be as the manufacturer recommends.
4. A trench shall be excavated approx. (6) inches wide by (6) inches deep along the line of the posts and upslope from the barrier in accordance with recommendations. But not before the uphill surface has been permanently stabilized.
5. The fabric shall not extend more than (30) inches above the original ground surface, and will extend a minimum of (6) inches into the trench. Filter fabric shall not be stapled to existing trees.
6. The trench shall be backfilled and soil compacted over the filter fabric.
7. Filter barriers shall be removed when they have served their useful purpose.
8. Filter barriers shall be inspected immediately after each rainfall, and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
9. Should the fabric decompose or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
10. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier.
11. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required, shall be dressed to conform to the existing grade, prepared and seeded.

PLACEMENT and CONSTRUCTION OF HAY BALE BARRIER

N.T.S.

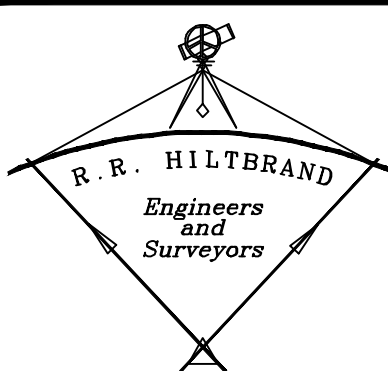
1. EXCAVATE TRENCH 4" and PLACE FILL UP-SLOPE OF TRENCH.
2. PLACE HAYBALE & STAKE FIRST STAKE AT ANGLE TOWARDS
3. FIRST HAYBALE, STAKES ARE 18" MIN. INTO GROUND.
4. BACKFILL & COMPACT EXCAVATED FILL ALONG HAY BALE.
5. WEDGE LOOSE HAY BETWEEN BALES.



CONSTRUCTION ENTRANCE n.t.s.

PREPARED FOR:

Fruit Farm, LLC
435 Lake Avenue
Bristol, CT 06010



SEDIMENT & EROSION DETAILS

Lot 5A (#425) Lake Avenue

And

Lot 7 Cross Street

Bristol, Connecticut

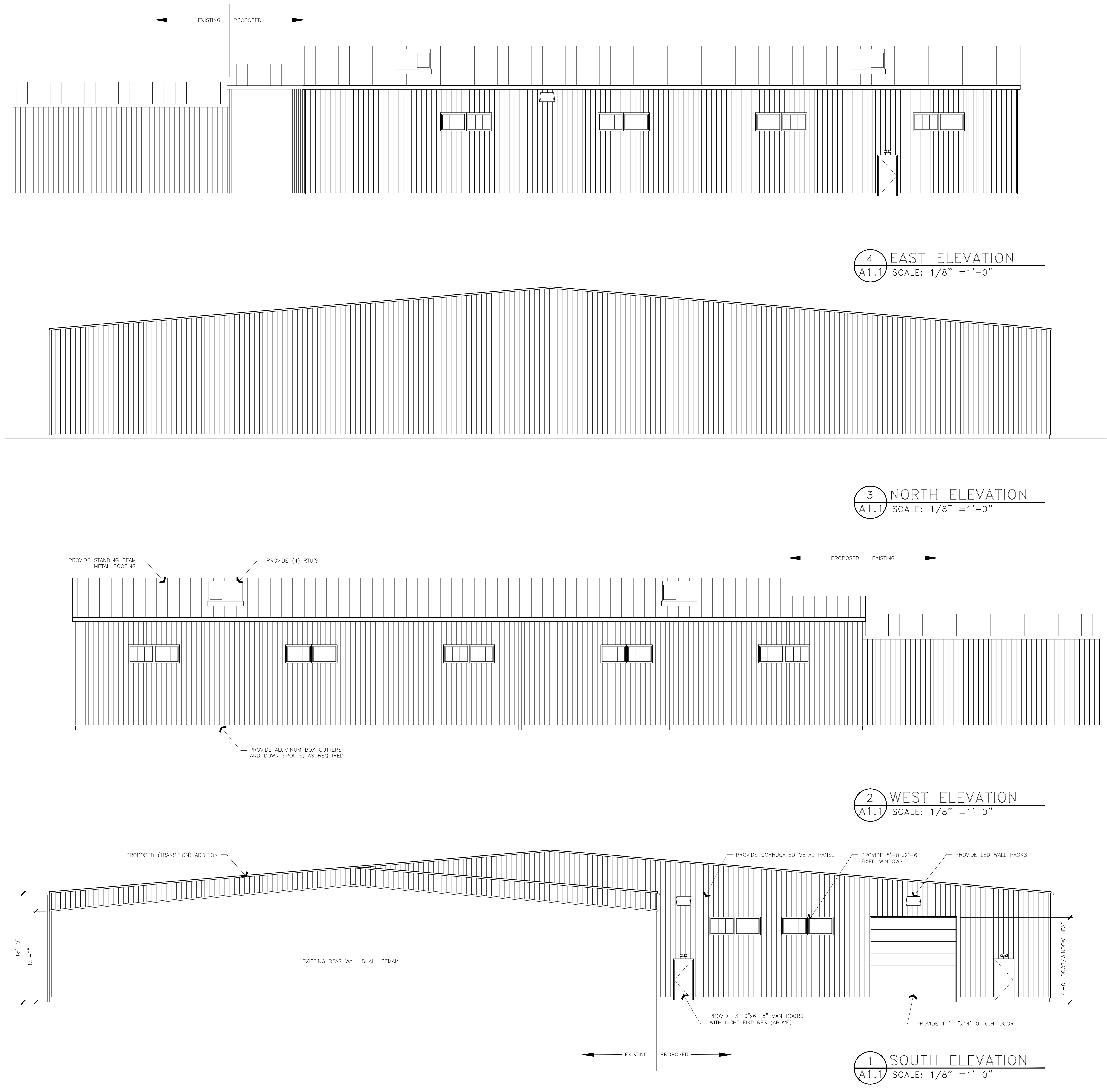
May 6, 2026

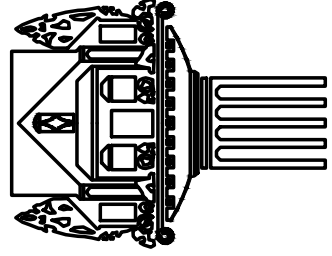
R. R. HILTBRAND ENGINEERS and SURVEYORS

575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4546

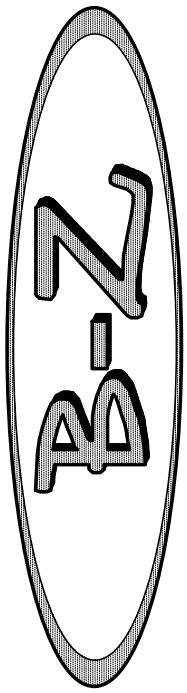
...03-144\

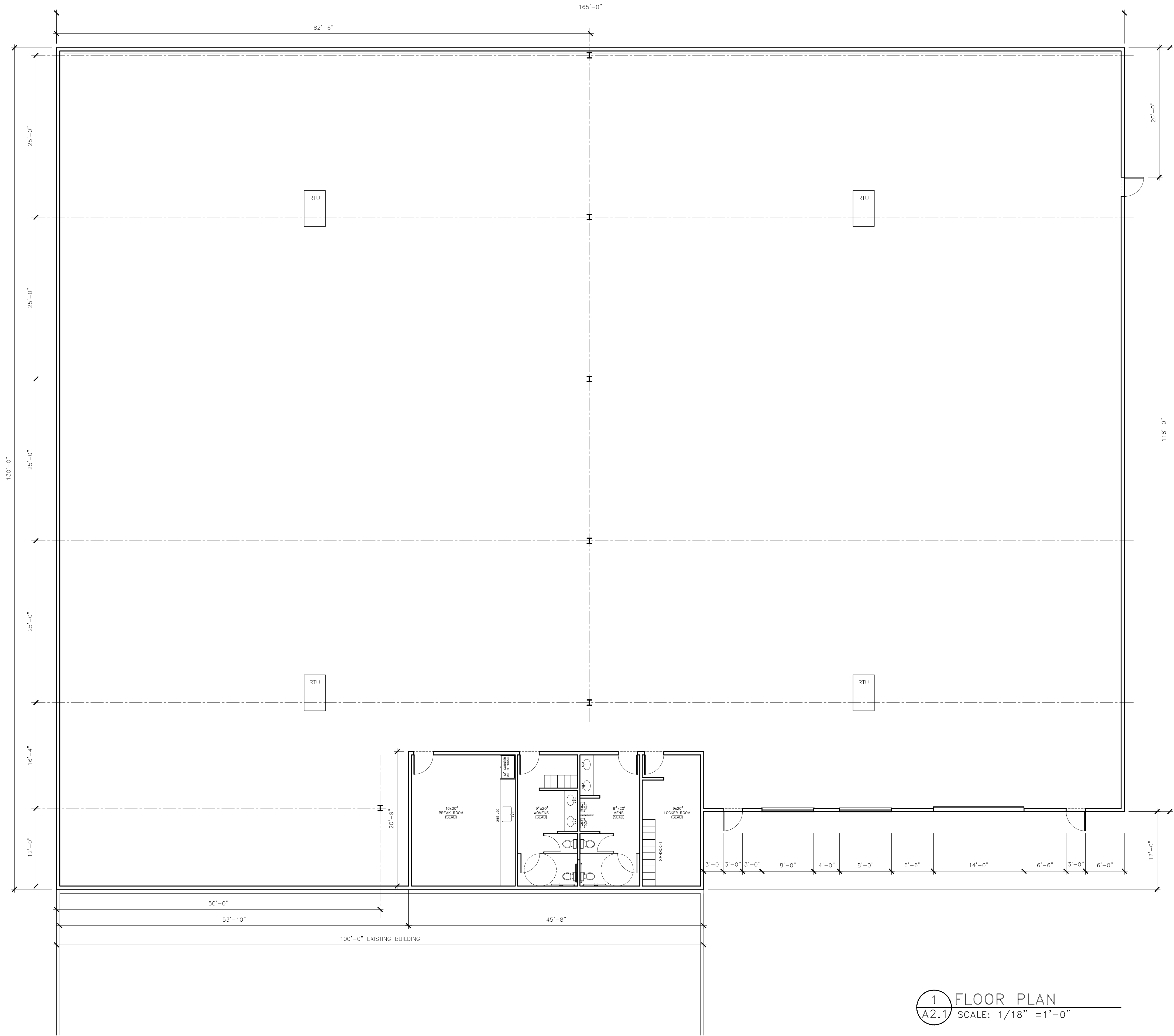
Elevation Drawings



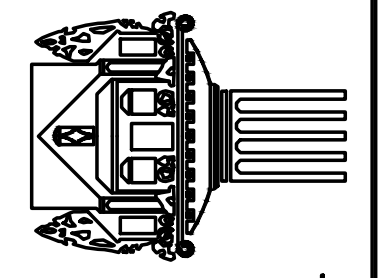


**ARCHITECTURAL BUILDING
SERVICES
GENERAL CONTRACTORS**
Designers - Builders
860-675-8080
Robert Palazzo Farmington, CT

DESIGNER	 (860) 877-2402 SOUTHINGTON, CT		
PROJECT	BUILDING ADDITION LOT #5A LAKE AVENUE LOT #7 CROSS STREET BRISTOL, CONNECTICUT		
REVISIONS			
DATE	MAY 06, 2026		
DRAWN	DCZ		
SCALE	1/4" = 1'-0"		
FILE	FFR1.DWG		
SHEET TITLE	PROPOSED BUILDING ELEVATIONS		
SHEET NO.	A1.1		

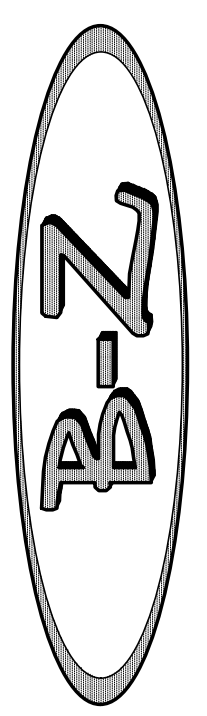


1 FLOOR PLAN
A2.1 SCALE: 1/18" = 1'-0"



ARCHITECTURAL BUILDING
SERVICES
GENERAL CONTRACTORS
Designers - Builders
860-675-8080
Robert Palazzo Farmington, CT

DESIGN



(860) 877-2402
SOUTHINGTON, CT

PROJECT

BUILDING ADDITION
LOT #5A LAKE AVENUE
LOT #7 CROSS STREET
BRISTOL, CONNECTICUT

REVISIONS

DATE	MAY 06, 2026
DRAWN	DCZ
SCALE	1/4" = 1'-0"
FILE	FFR1.DWG

SHEET TITLE

PROPOSED
FLOOR PLAN

SHEET NO.

A2.1

Application #447

For Office Use Only	
APPLICATION NO.	<u>447</u>
DATE FILED:	<u>5/12/26</u>
DECISION DATE:	_____
DECISION:	_____

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR REVISION TO AN APPROVED SITE PLAN**

The undersigned Applicant hereby applies for approval of a revision to a previously approved Site Plan.

Address or Location of the Property: 175 Century Drive (Bauer)

Assessor's Map No.: 4 Assessor's Lot No.(s): 15 Zone of the Property: IP

Title of approved Site Plan: Bauer Howden Inc. SP-2

Date of original Site Plan approval: 5/6/1999 and 9/14/2021

Nature of proposed revision:

Additional parking (29 spaces) - the new paving will be on the perimeter of the present parking using existing drainage.

Reason for proposed revision:

The Company has expanded and employed additional personnel.

Other comments:

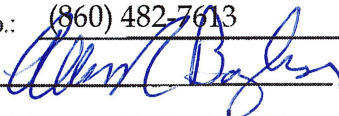
NOTE: Section 8-3(g) of the Connecticut General Statutes requires that, if an application for a Site Plan involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: Allan Borghesi, Borghesi Building & Eng. Co., Inc.

Address: 2155 East Main Street City: Torrington State: CT Zip: 06790

Telephone No.: (860) 482-7613 E-Mail: _____

Signature:  Signature - (Printed/Typed) Allan Borghesi

CHECK ONE: ☐ owner ☒ other (specify): Engineer

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

Name: 175 Century Drive LLC

Address: 175 Century Drive City: Bristol State: CT Zip: 06010

Telephone No.: (860) 583-9100 E-Mail: _____

Signature:  Signature - (Printed/Typed) Louis Auletta

The following shall be included as part of this application:

- filing fee - \$310 (includes \$60 State fee) - make checks payable to "City of Bristol"
- six paper copies and one digital copy of the revised Site Plan
- any other data and drawings as may be required

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

BZC/BPC - 08/17

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH



Manisha Juthani, MD
Commissioner

Ned Lamont
Governor
Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

To review the entire Public Act 21-121 please see the following link:

<https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF>

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



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



Stormwater Permit Information for Developers and Contractors

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

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

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

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

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

Narrative

Borghesi

Building & Engineering Co., Inc.

May 14, 2026

City of Bristol
Planning & Zoning
111 North Main Street
Bristol, Connecticut 06010

Attention: Robert Flanagan

Reference: Bauer - 175 Century Drive - Bristol, Connecticut

Dear Robert,

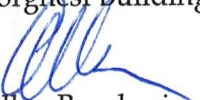
This is a narrative of the revision to the parking we added to Bauer (175 Century Drive in Bristol). To accommodate the needs of the building owner and address their additional employees, we attempted to provide additional parking with the minimal added pavement area.

The first area of additional parking that was added were the previously approved four (4) spaces on the entry off of Halcyon Drive. The original print provided for one hundred and fourteen (114) spaces installed with nine (9) deferred spaces (123 total). The proposed site plan now shows one hundred and fifty-three (153) spaces (an increase of 30 spaces).

This provides the parking the owner was hoping to achieve. We also added eight (8) trees in the newly created islands to enhance the site.

If you have any questions or require additional information, please feel free to contact me.

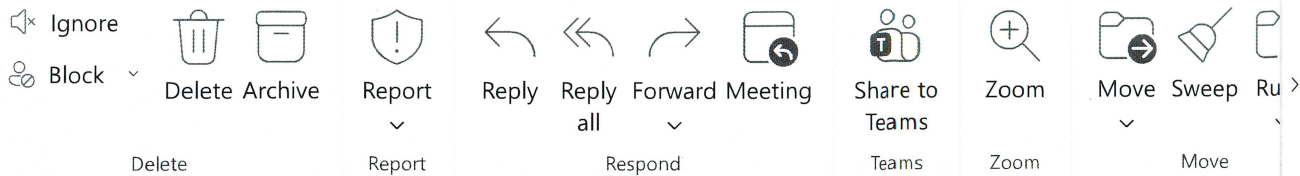
Respectfully submitted,
Borghesi Building & Engineering Company, Inc.



Allan Borghesi
Chairman

ENGINEERS · DESIGNERS · CONTRACTORS
2155 East Main Street Torrington, CT 06790 860-482-7613 FAX 860-482-5082

Floodplain Email w/ City Engineer



RE: Bauer building parking expansion with plantings

CC: William Stango

! High importance

 Scan_20260504-133422.pdf
8 MB

 Scan2026-05-04_134016.pdf
676 KB

3 attachments (11 MB)  Save all to OneDrive - Borghesi Building & Engineering Co  Download all

Good Morning Again Allan:

As we just discussed, the proposed area of work appears to be within the Floodplain on the property. You will need a review by our City Engineer, Bill Stango (860-584-6111); he is also copied on this email.

Once you have successfully navigated the Floodplain matter to the satisfaction of the Mr. Stango, you can apply to Planning.

Please find attached a Revision to An Approved Site Plan application; you will need to complete this application.

This would be heard by the Planning Commission on May 18 at 6:00 PM, as a New Business item. My goal would be to have you obtain an approval at the May meeting – again, once the Floodplain matter is resolved.

You should submit the application, 6 copies of the plan, and a check for \$310 by noon tomorrow at our offices in City Hall.

We also need all of the submissions digitally as well.

As a courtesy, we have looked through our digital files for past applications; please see the links below:

1. <https://www.bristolct.gov/DocumentCenter/View/51694/1946---175-CENTURY-DR-BORGHESI-BUILDING-ENGINEERING-CO-INC>
2. <https://www.bristolct.gov/DocumentCenter/View/51693/FLOOD-PLAIN-APPLICATION-99---10--100-175-CENTURY-DRIVE-LOTS-15-16>
3. <https://www.bristolct.gov/DocumentCenter/View/51692/428---175-CENTURY-DRIVE-SITE-PLAN>

I would encourage you to reach out to Bill Stango, and make sure to copy me on those emails. If you have any further questions for me, please reach out anytime – I'm here to help.

Thanks.

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

Plan Set

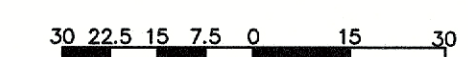


New Work
Print
=

N/F CITY OF BRISTOL
VOL 828 P 716

SITE PLAN

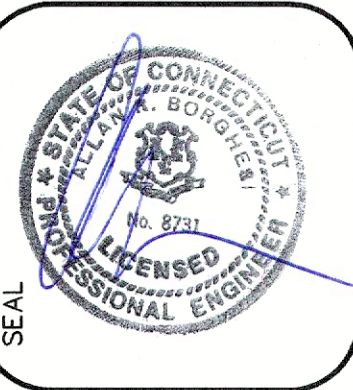
SCALE: 1"=30'



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COPYRIGHT, ALL RIGHTS RESERVED. NO PART OF
THIS WORK MAY BE USED, REPRODUCED, DISTRIBUTED,
DISPLAYED, OR OTHERWISE COMMUNICATED IN ANY FORM
OR BY ANY OTHER MEANS WITHOUT THE PRIOR, WRITTEN
CONSENT OF BORGHESI BUILDING & ENGINEERING CO., INC.

P:\Drawings\MISC\Bauer Howden 2026\Bauer Addition 2026 SP.dwg 4/27/2026 11:40:24 AM EST

Borghesi
Building & Engineering Co., Inc.



2010

BAUER ADDITION
175 CENTURY DRIVE, BRISTOL, CT

DRAWN BY	D.A.N.	APPROVED BY	J.H.P.
DATE	04/27/26	SCALE	AS NOTED

SHEET NO.

SP 2

PLANTING LEGEND				
KEY	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE
ZSGV_8	8	Zelkova Serrata 'Green Vase'	Green Vase Zelkova	3" col., B&B

PLANTING NOTES:

- 1) ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- 2) PLANTING SOIL MIX SHALL CONSIST OF LOAM THOROUGHLY INCORPORATED WITH COMPOST PROPORTIONED 5 CY:1 CY ALONG WITH AN ORGANIC STARTER FERTILIZER AT RECOMMENDED RATES.
- 3) MULCH FOR PLANTING BEDS & TREE SAUCERS TO BE AGED, DOUBLE GROUND PINE BARK APPLIED AT A DEPTH OF THREE (3) INCHES.
- 4) ALL OTHER DISTURBED AREAS, NOT COVERED BY BUILDINGS, PAVEMENT, ETC., SHALL BE GRADED & SEEDED TO LAWN, MEADOW, WILDFLOWER, ETC., AS DIRECTED BY THE OWNER.
- 5) LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE. PROPER LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- 6) SHADE TREES SHALL HAVE A BRANCHING HEIGHT OF FIVE (5') MINIMUM.

BENCHMARK
TOP OF PIN
ELEV.=234.61

NEW H.C. PARKING W/
PARKING SIGN & WHEEL
STOPS

#175 CENTURY DRIVE
N/F 175 CENTURY DRIVE LLC
VOL 1455 P 853

EXISTING BUILDING
FF = 229.60

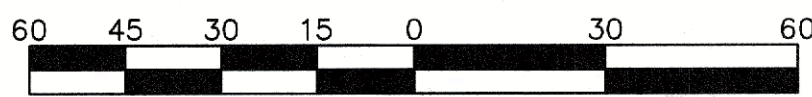
EXISTING BUILDING ADDITION
FF ELEV = 229.60

#99 CENTURY DRIVE
N/F OTIS ELEVATOR COMPANY
VOL 807 P 710

New
Landscape
Plan

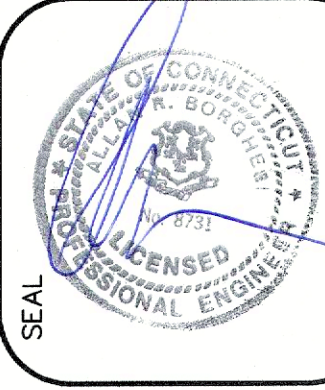
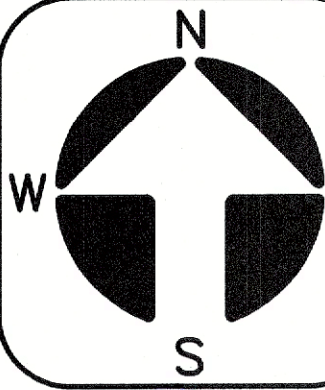
LANDSCAPE, LIGHTING,
& LAYOUT PLAN

SCALE: 1" = 30'



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OR BY ANY OTHER MEANS WITHOUT THE PRIOR, WRITTEN
CONSENT OF BORGHESI BUILDING & ENGINEERING CO., INC.

Borghesi
Building & Engineering Co., Inc.



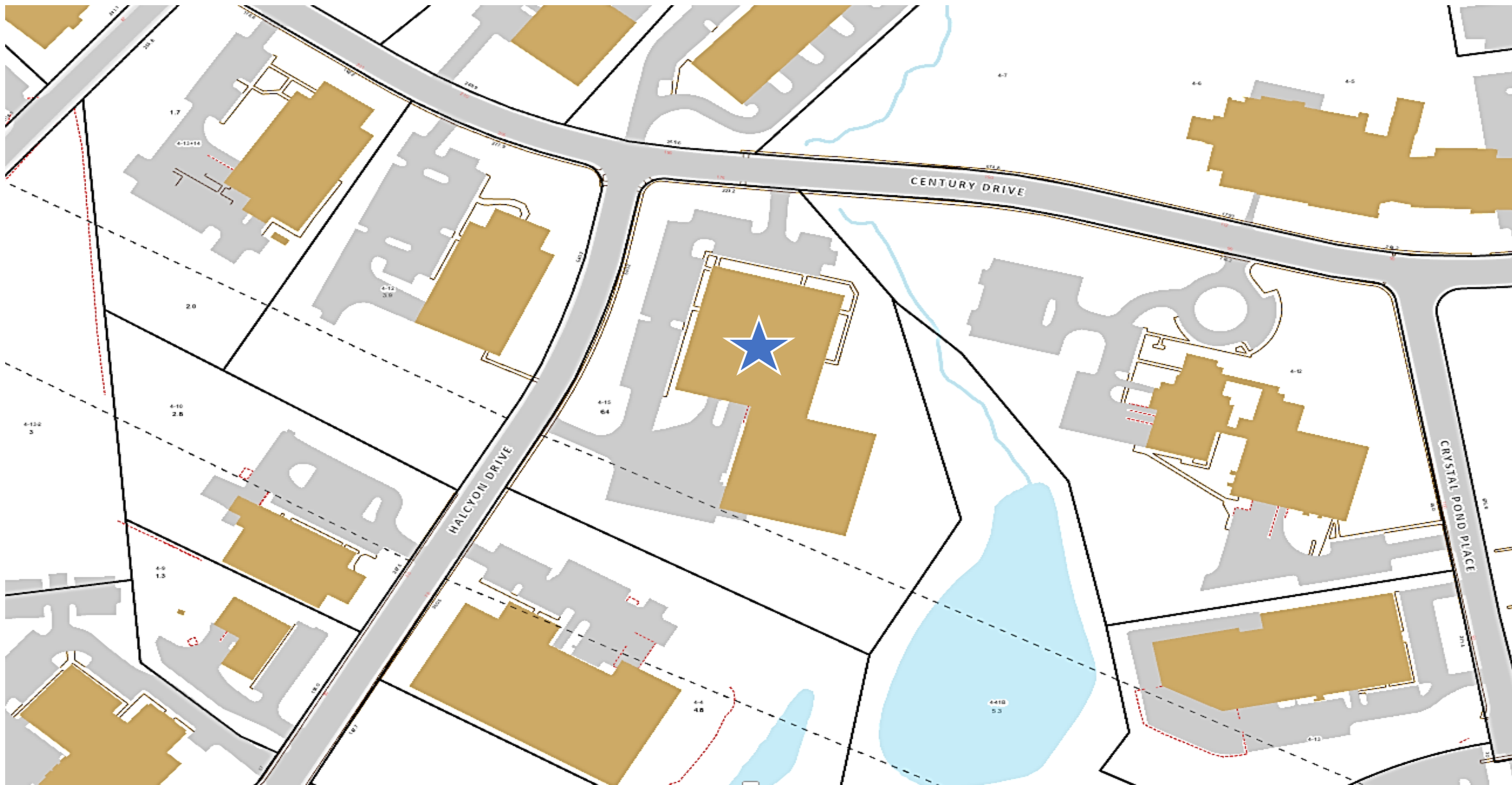
REVISIONS

PROJECT
BAUER ADDITION
175 CENTURY DRIVE, BRISTOL, CT

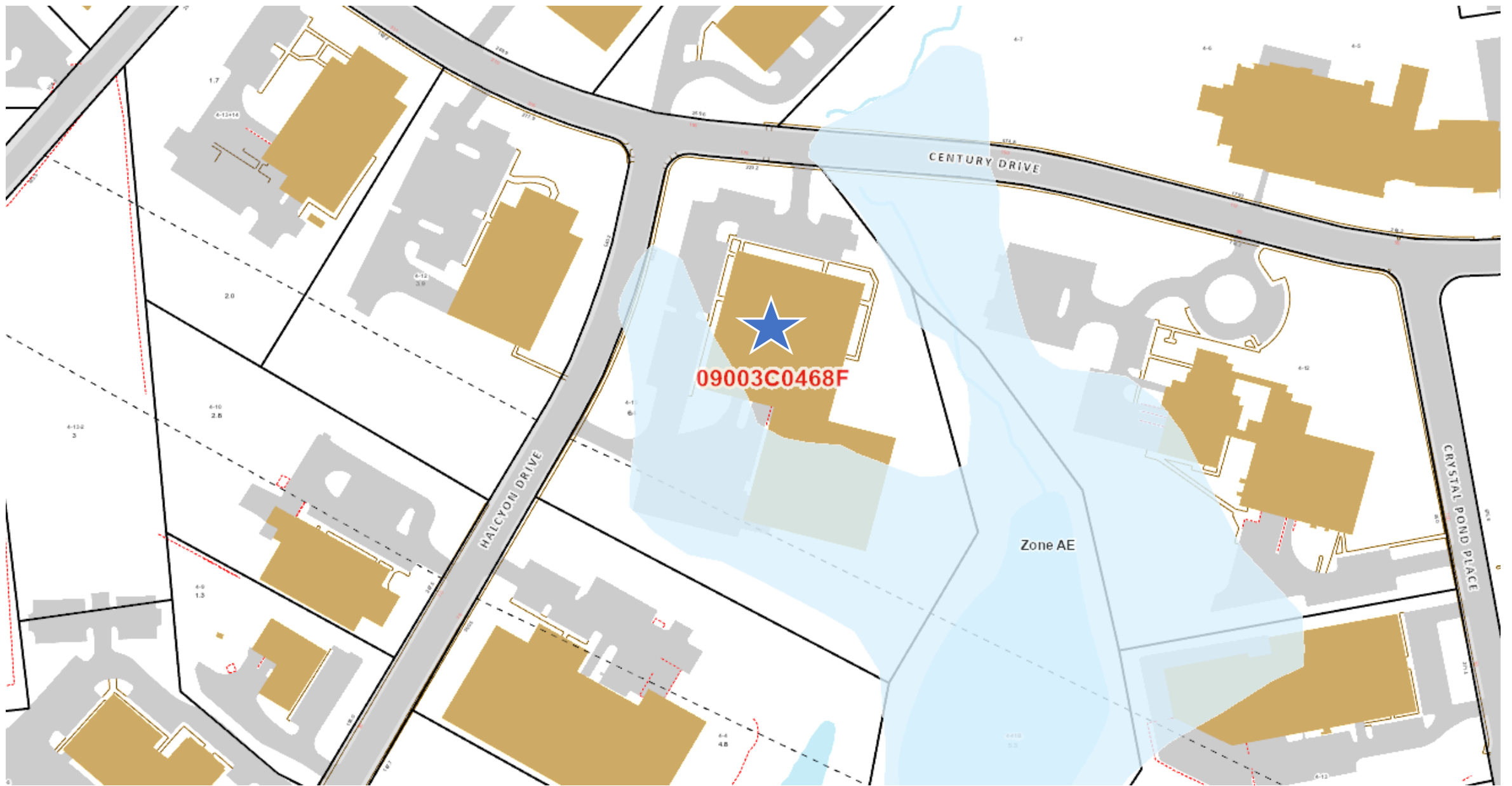
DRAWN BY	G.T.A.	APPROVED BY	J.H.P.
DATE	04-27-26	SCALE	AS NOTED
2155 EAST MAIN STREET TORRINGTON, CT 06790 860-482-7613/WEB: WWW.BORGHESIBUILDING.COM			

SHEET NO.
SP3

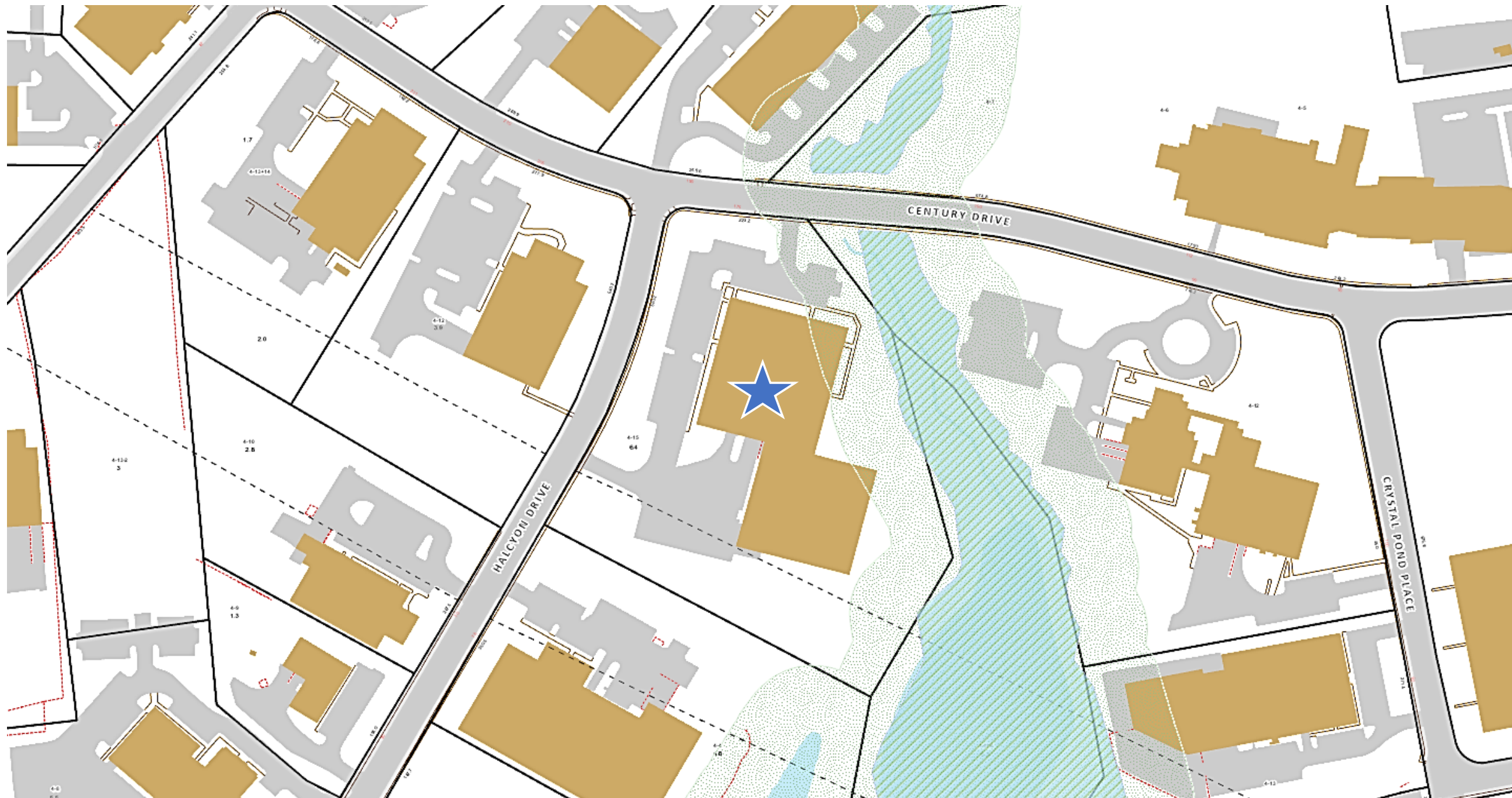
Various GIS and Google Maps



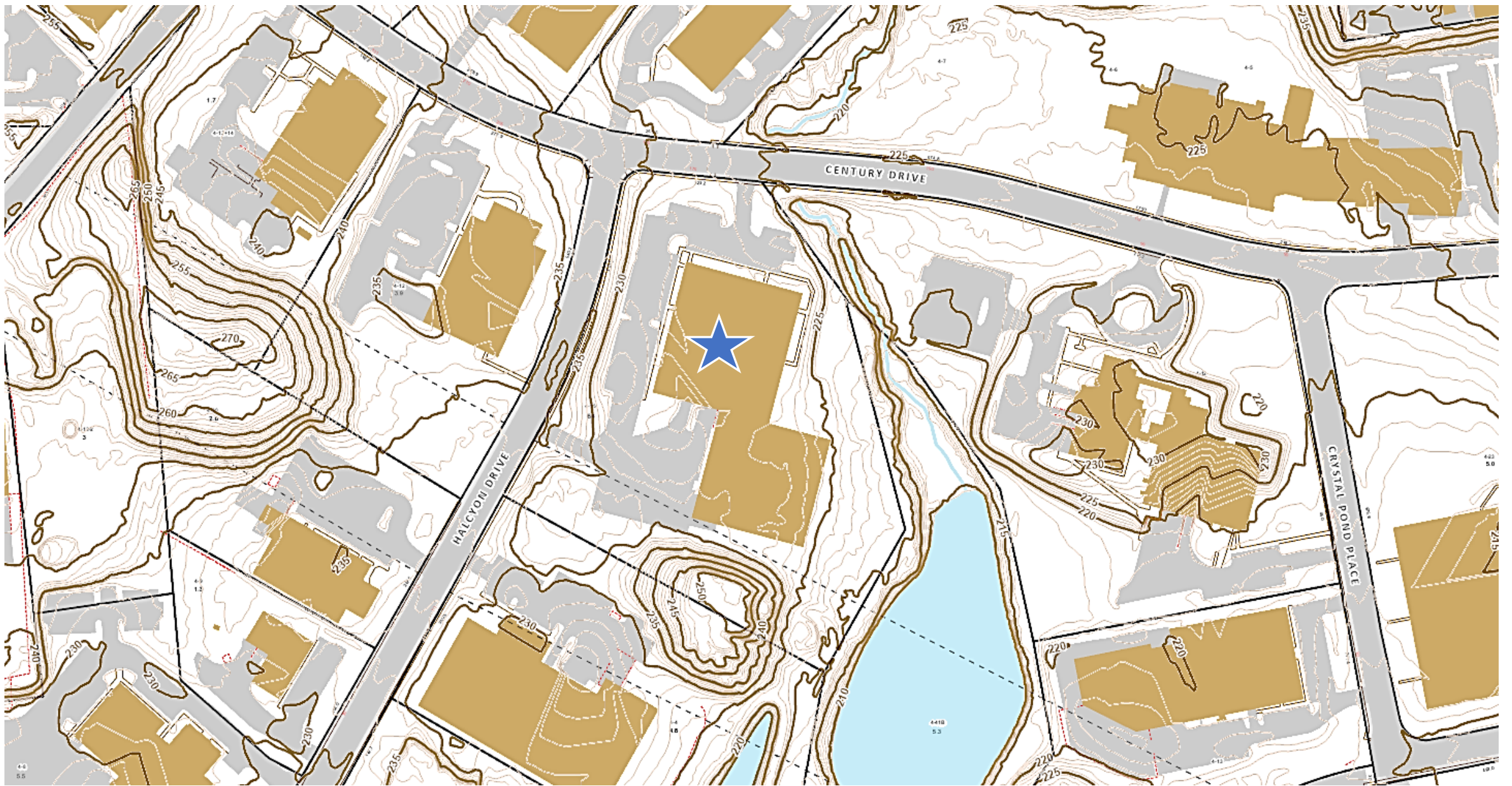
175 Century Drive – Location
Map 4, Lot 15



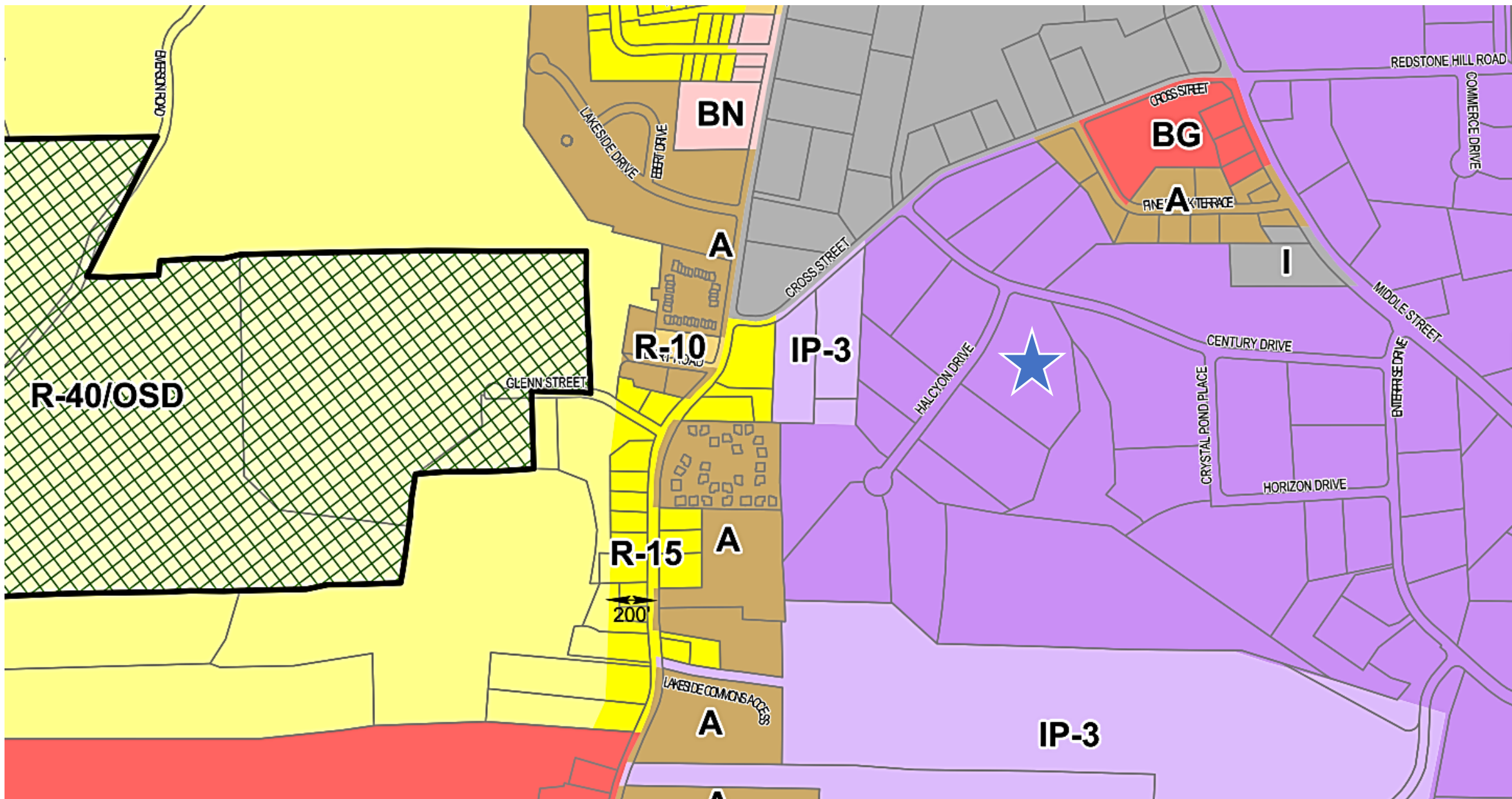
175 Century Drive – Floodplain
Map 4, Lot 15



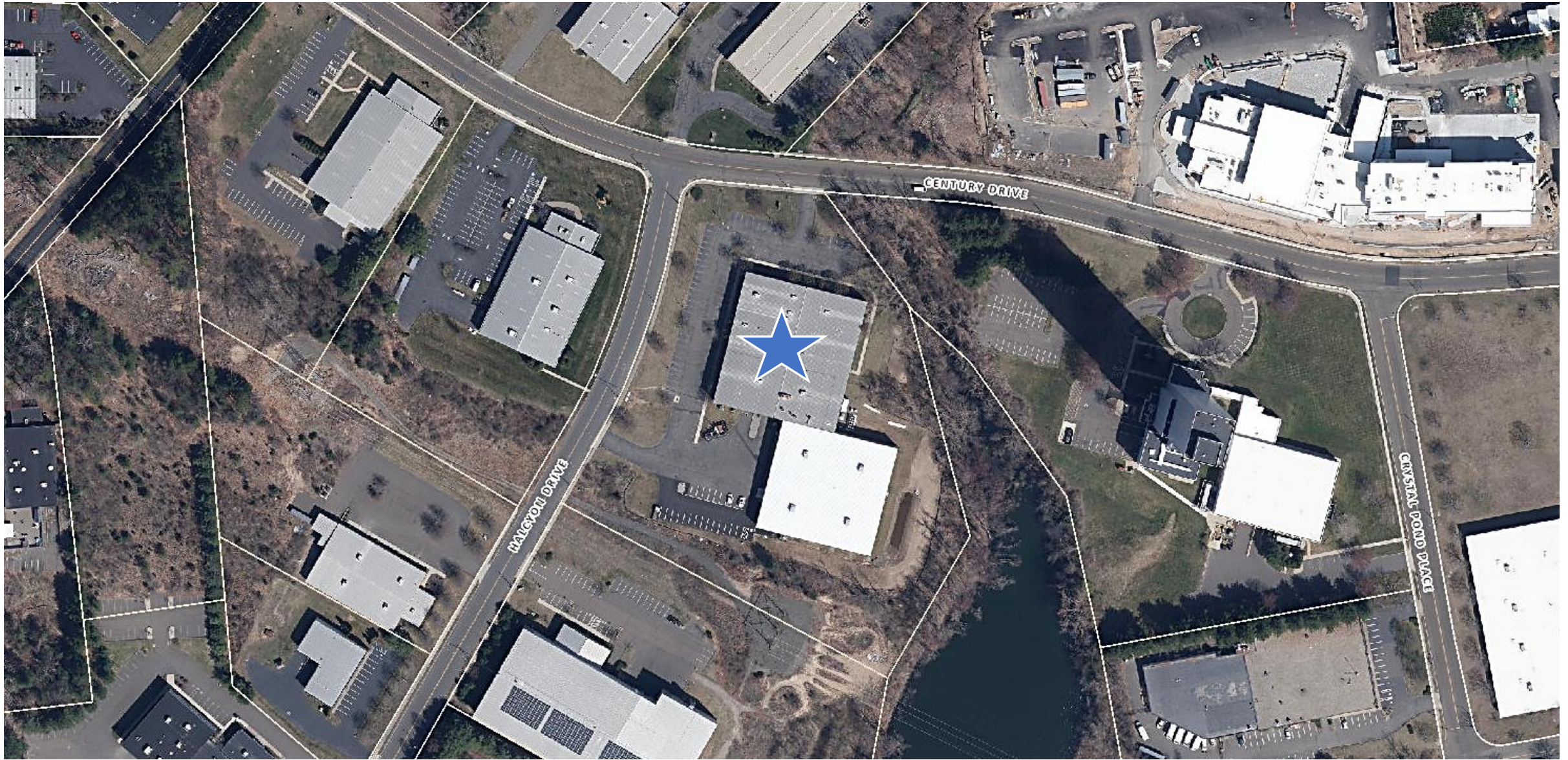
175 Century Drive – Inland Wetlands and Upland Review
Map 4, Lot 15



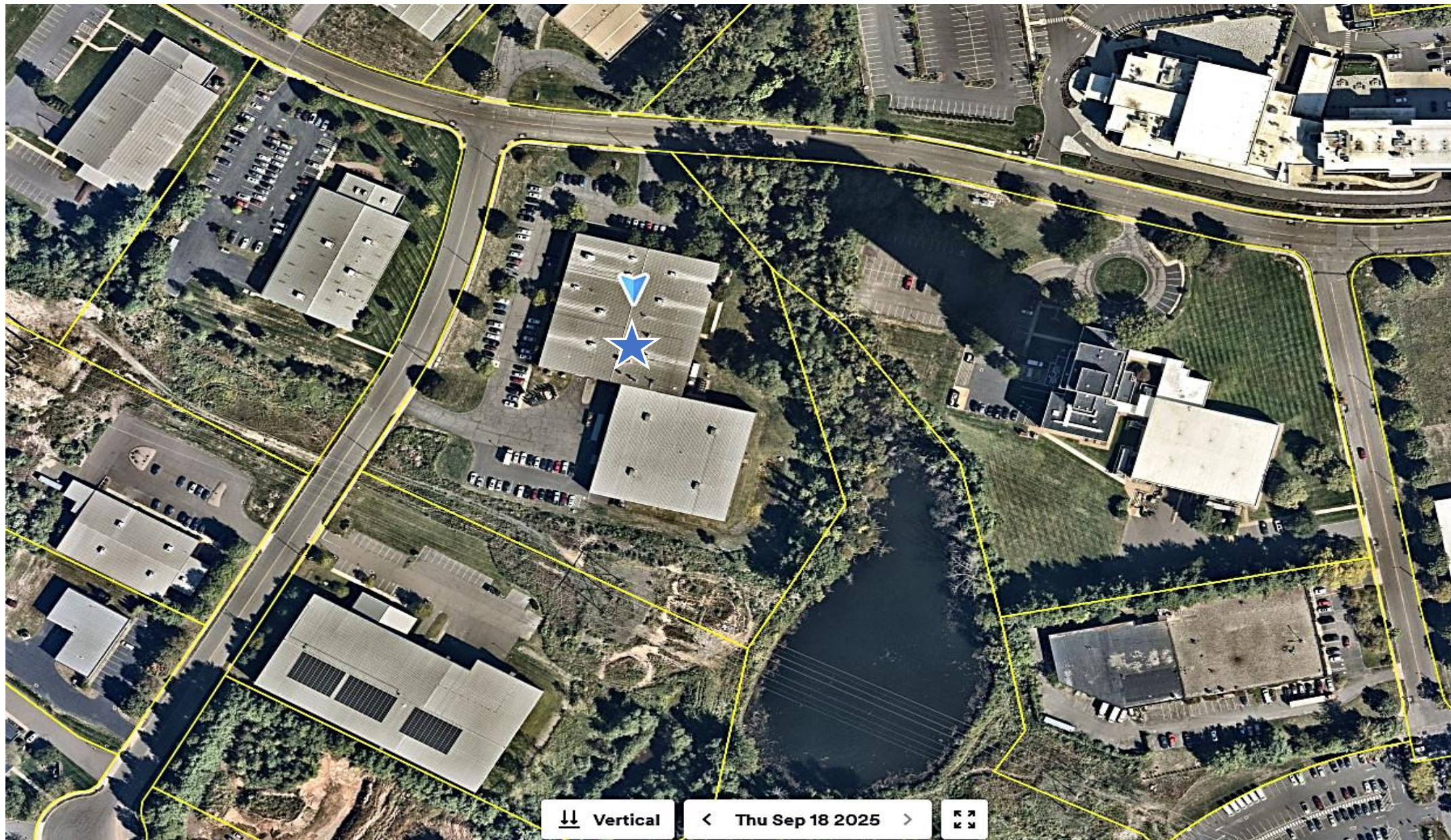
175 Century Drive – Topography
Map 4, Lot 15



175 Century Drive – Topography
Map 4, Lot 15



175 Century Drive – Aerial 2023
Map 4, Lot 15



175 Century Drive – Aerial 2025
Map 4, Lot 15

Application #446

236 Business
Park Drive

For Office Use Only	
APPLICATION NO.	446
DATE FILED:	4/16/26
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:

Wholesale or Distribution Facility, a ☒ permitted use [] Special Permit use
under Section(s) Section IV 4.2 of the Bristol Zoning Regulations.

Address or Location of the Property: Lot 8 Business Park Drive

Assessor's Map No.: 3 Assessor's Lot No.(s): 8

Zone of the Property: IP-1 Size of the Property (in acres or square feet): 7.65 acres

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 April 16, 2026 [] no

Other comments: See narrative on page 2.

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: South East Bristol Properties, LLC

Address: 5 Merriman Drive City: Burlington State: Ct Zip: 06013

Telephone No.: 860-841-7083 E-Mail:

Signature: [Signature] Signature – (Printed/Typed) Authorized Agent

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

The following shall be included as part of this application:

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

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

LUO – 01/24

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 446

Address or location of property: _____ Lot 8 Business Park Drive

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

Narrative:

The facility will be used for storage and distribution of off site traffic control programs for active construction sites for contractors, municipalities, and utilities (such as Eversource). Training for the installation and transportation of the amenities associated with the programs will occur on site approximately four times per year.

Employees: On site 6-10. Off site 85, most part time.

On a training day approximately 25 employees will be present.

Hours of operation: 9AM - 5PM Monday through Friday

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 Esq

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

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

Stormwater Permit Information for Developers and Contractors

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

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

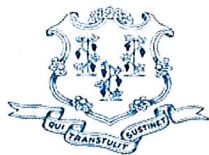
If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil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

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

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

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

DATE: October 14, 2021

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

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

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

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

To review the entire Public Act 21-121 please see the following link:

<https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF>

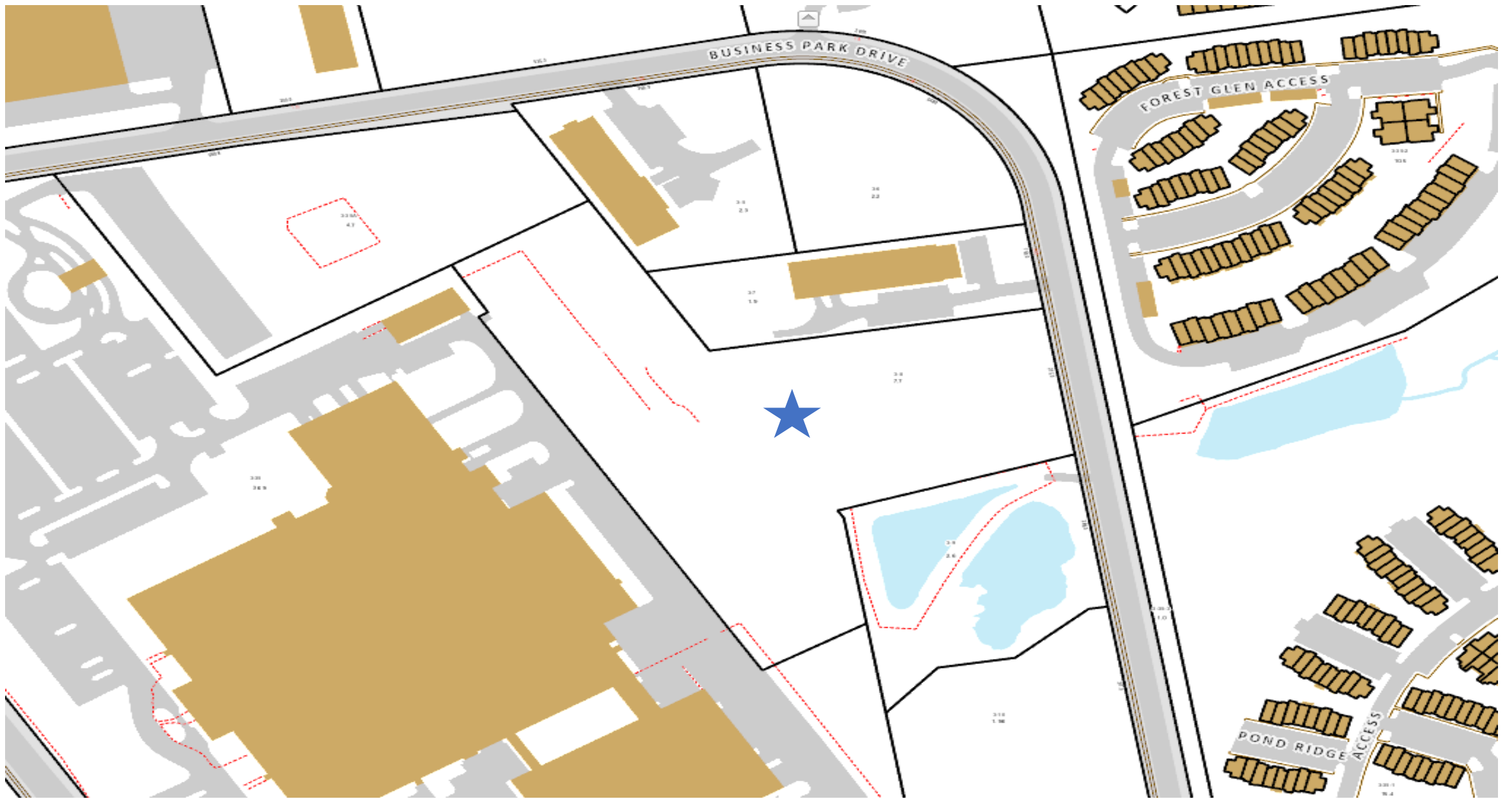
c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health



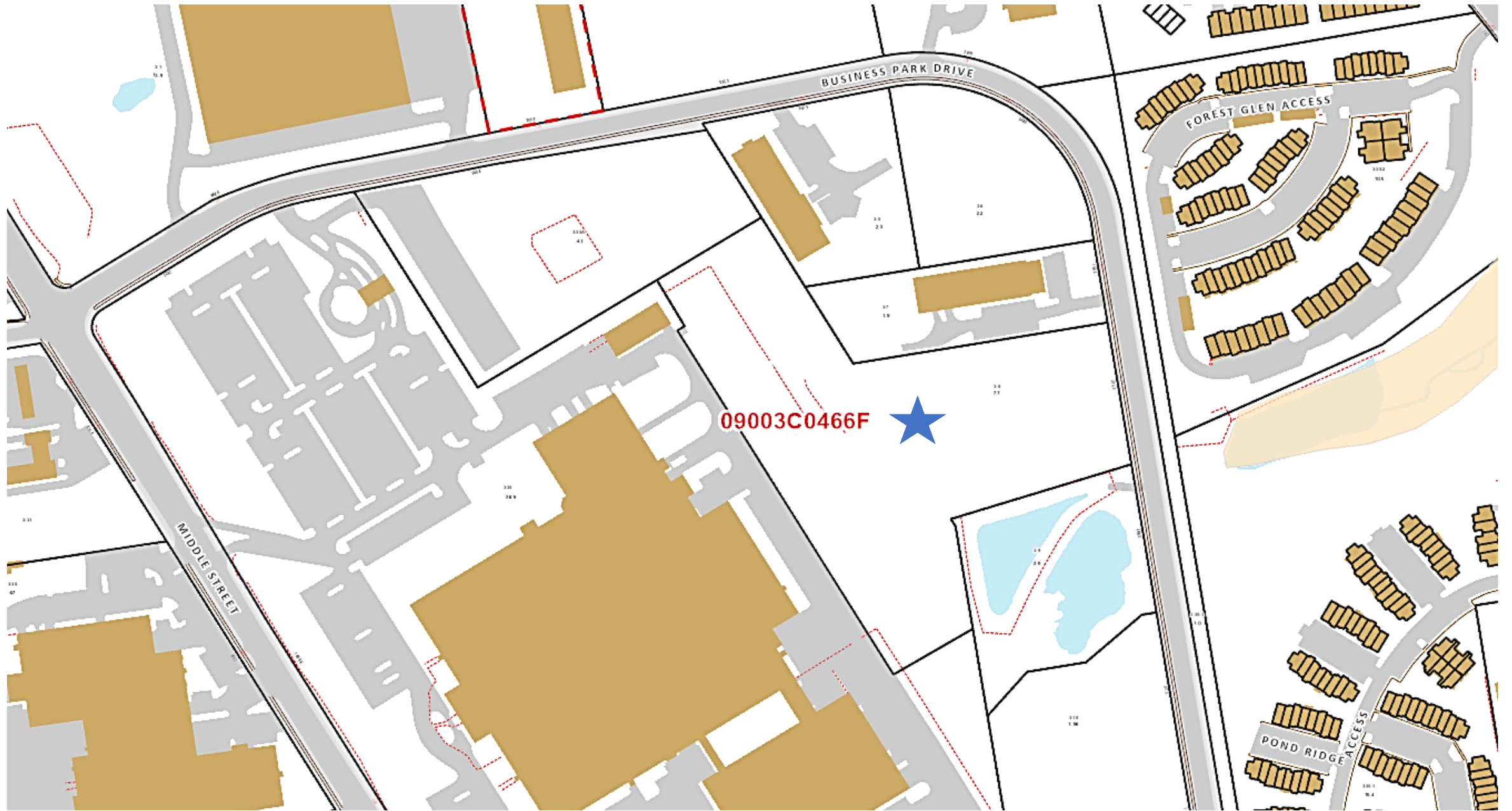
Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer



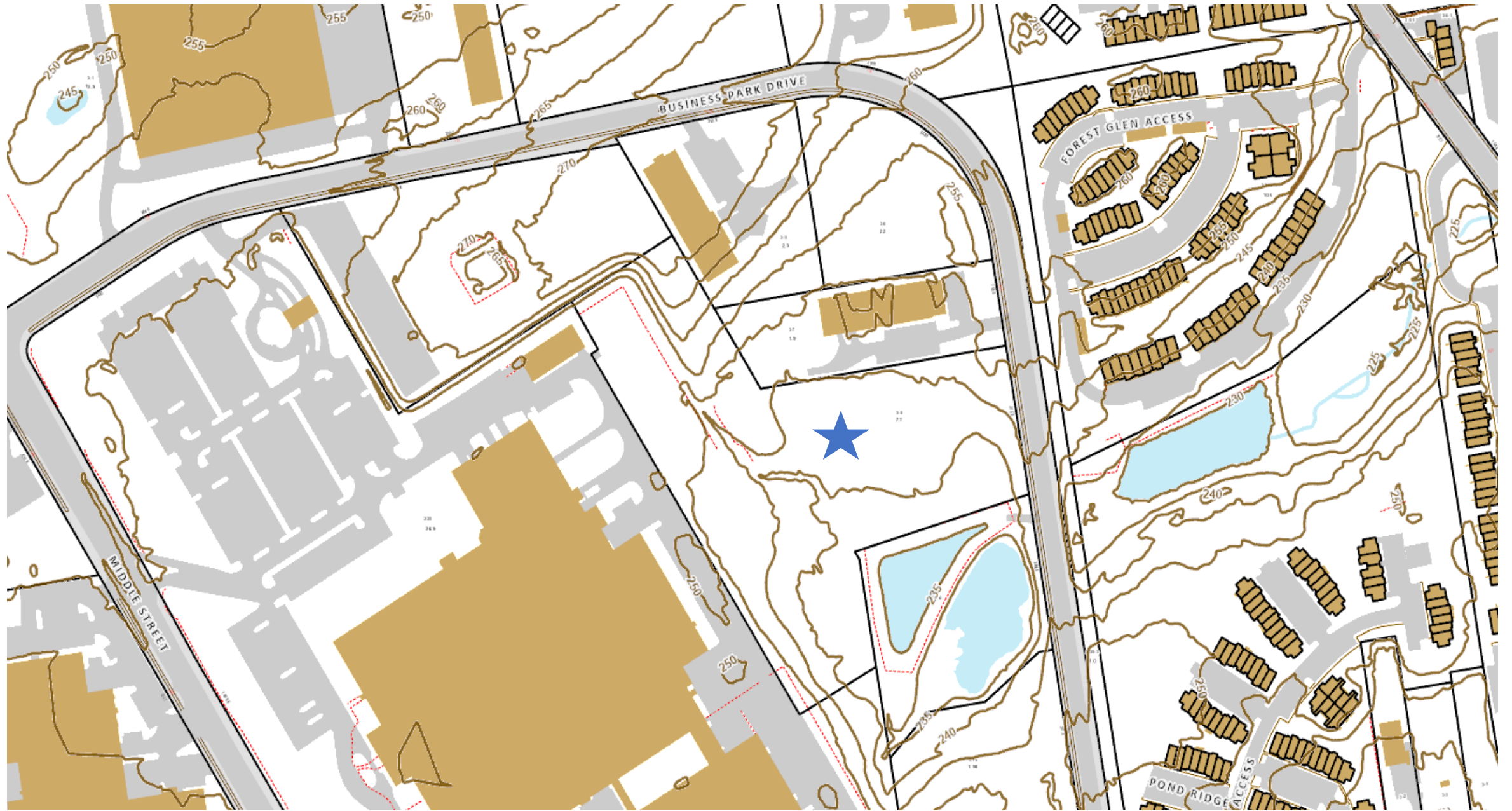
Various GIS and Google Maps



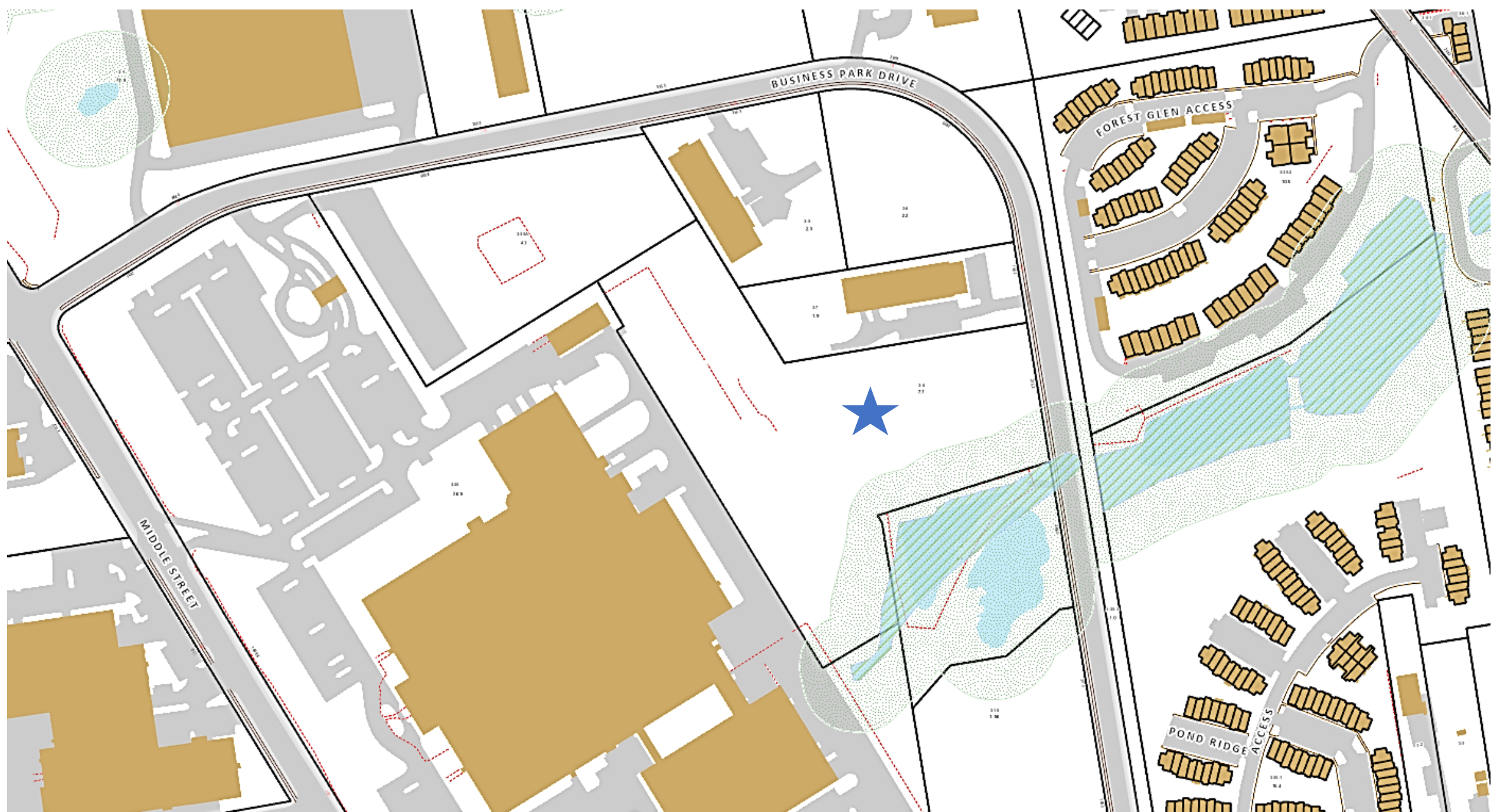
236 Business Park Drive – Location
Map 3, Lot 8



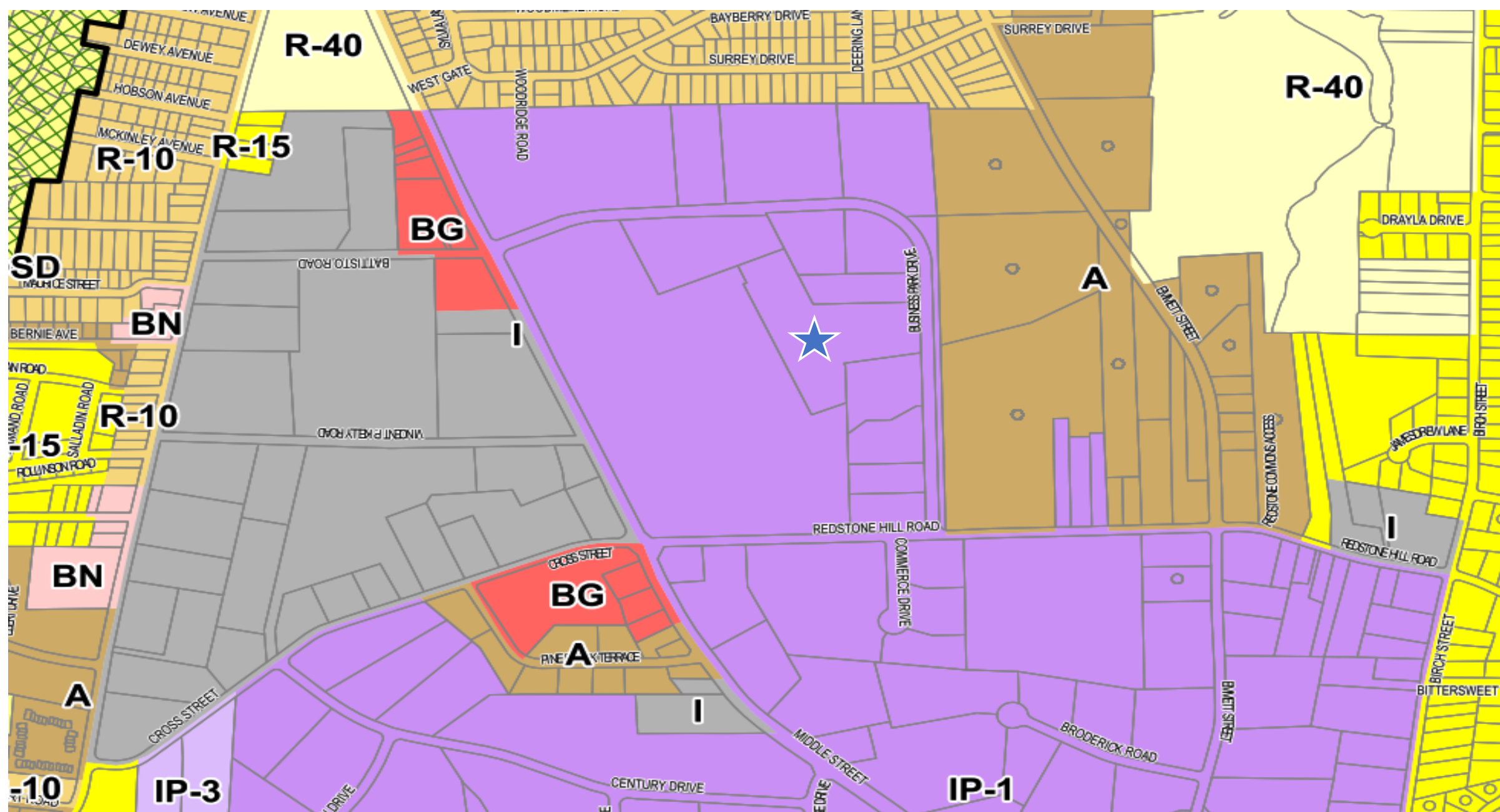
236 Business Park Drive – Floodplain
Map 3, Lot 8



236 Business Park Drive – Topography
Map 3, Lot 8



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



236 Business Park Drive – Zoning – IP-1
Map 47, Lot 5A



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

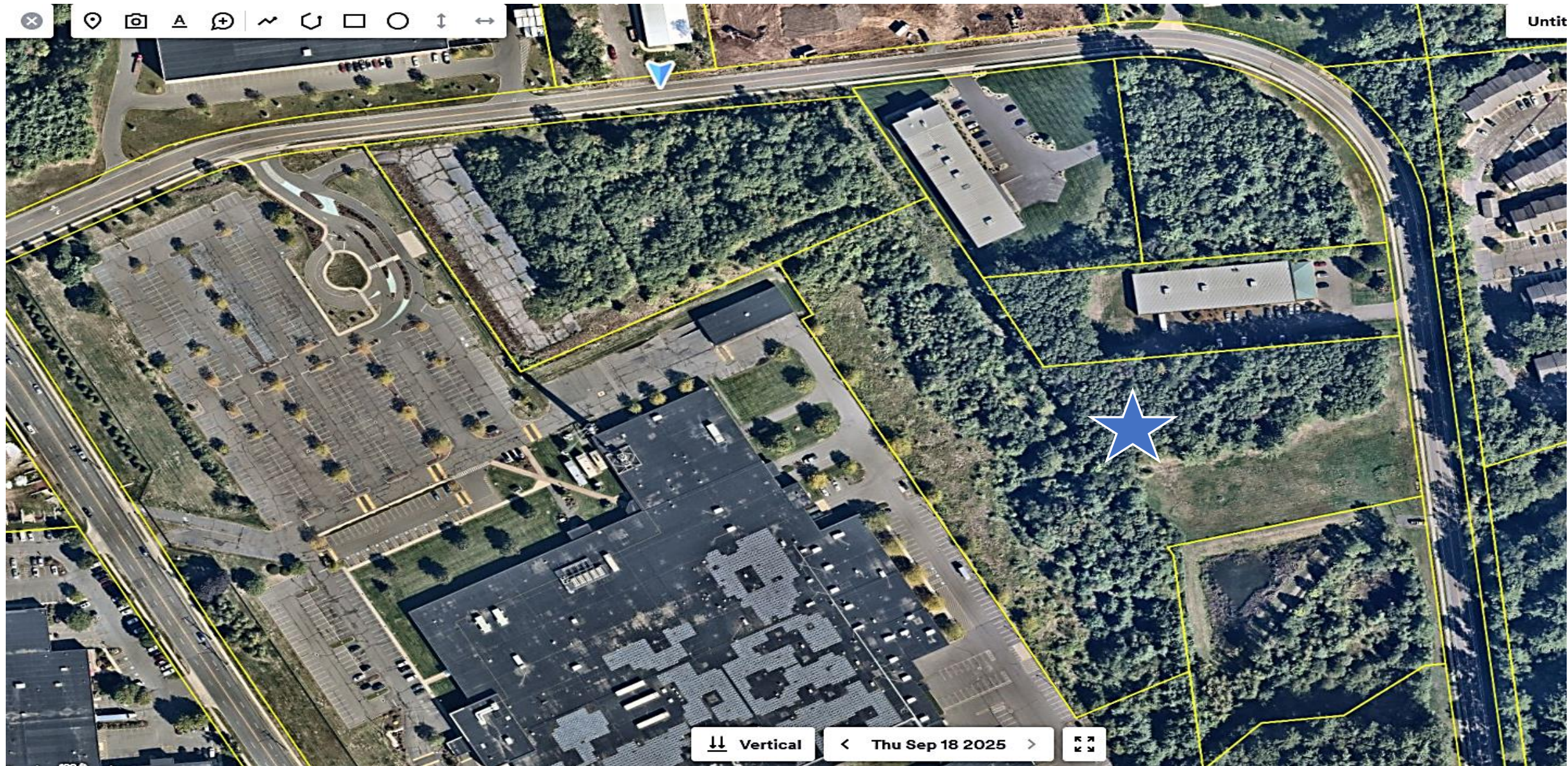


Powerhouse Gy

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



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



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

Site Plan Comments Rev. 5/18/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 446

SITE PLAN: Site Plan for the development of a Wholesale or Distribution Facility consisting of two buildings totaling 20,000 s.f., inclusive of an on-site training facility at 236 Business Park Drive
Plans Dated: 4/7/25 (latest revision); Date of Committee Review: May 7, 2026 (first review);
Engineering (first review) May 18, 2026

ENGINEERING/PUBLIC WORKS (William Stango):

1. Site Layout Plan: 10' is too narrow for a standard garbage truck to navigate. Dumpster pad enclosure detail indicates 12' wide pad. Consider adding extra room to allow for clearance off loading dock.
2. Site Layout Plan: Add notes clarifying that approval for this structure is not being proposed or requested as part of this application / site plan.
3. Site Layout Plan: Adjust stop bar to allow for proper site line around parked vehicles in the adjacent stalls.
4. Grading and Drainage Plan: Add spot grade
5. Grading and Drainage Plan: Spot elevations indicate >2% cross slope across handicap parking spaces. Revise accordingly.
6. Grading and Drainage Plan: Add spot grade to show drainage away from curb.
7. Grading and Drainage Plan: Add 2' sump.
8. Grading and Drainage Plan: Indicate flow arrows toward yard drains.
9. Grading and Drainage Plan: Is this line running flat? Please clarify intent.
10. Grading and Drainage Plan: Indicate flow arrows toward yard drains.
11. Grading and Drainage Plan: Add 2' sump.

Please respond in writing. See attached PDF markup which corresponds to these comments.

CITY PLANNER (Robert Flanagan):

1. Indicate address of proposed buildings on the cover sheet of plan.
2. The Boundary Line Survey Sheets 1 and 2 are unclear. Provide an additional Site Plan Layout sheet that shows the entire parcel and the development proposed, on one sheet.
3. The proposed minimum lot area is listed as 333,517 sq. ft. on the Site Plan. Provide clarification as to how that proposed minimum lot area was calculated.
4. The future building shown on the plan does not have any engineering associated with the footprint. Staff suggests labeling this as a future use. If an approval is granted, the approval motion will be for the building at 236.
5. The applicant should offer comment of the need to provide EV infrastructure.
6. Provide a listing of LID features and show compliance with the Regulations.
7. Does the Photometric Diagram provided comply with Article III, Section 11.2 of the Zoning Regulations.

8. All drive aisles may be 24' ft. with two-way traffic. Provide dimensions for all drive aisles.
9. Will there be dedicated employee and/or visitor parking? Show on plan.
10. The maximum driveway opening width is 30 feet. The applicant has proposed 75' ft.
See Article III, Section 12.3 of the Zoning Regulations.
11. List in the parking table the 6 spaces for utility trucks.
12. Parking table lists “distribution and storage” and then list proposed parking as “2 handicap”.
Provide explanation for this entry in the chart
13. The height of proposed building listed on Zoning Table does not match elevation drawings submitted; correct discrepancy.
14. Final As-Built for each building required prior to C.O. being issued.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

Building

1. No comments

ZEO

1. Since the Site Plan is not including “future building”, it should just be taken off the plan altogether.
Signing off on this would seem like we are approving the location of the future building on this plan.
2. Same thing for the “future access” since we do not have a provision like we do for future parking.
3. Will there be a free-standing sign by the road? Please put it on the plan if so.
4. Please label the existing vegetation that will remain on the landscape plan – preserving as much as possible.
All trees within the front and side setback lines could probably be preserved for this development.
 - o Section 11.1.2.B: The development of the site shall conserve as much of the natural terrain and existing vegetation as possible, shall preserve sensitive environmental land features such as steep slopes, wetlands and large rock outcroppings, and shall preserve public scenic views and historically significant features.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. No issues or concerns with Police Department. Two ADA parking spaces is adequate.

FIRE MARSHAL (Kristopher Lambert):

1. No comments.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. There is a 2” domestic, 6” fire and Sewer service, 6” PVC, stubbed onto the property.
2. All Bristol Water and Sewer rules and regulations apply.
3. If the proposed future building requires water and sewer service, they would need to be separate,

independent of the existing services.

Sewer

4. The sewer connection fee is based on the water meter size.

Water

5. The water service cost is based on the buildings Sq. Ft.

BRISTOL BURLINGTON HEALTH DISTRICT (Marco Palmieri and Erica Mikulak)

1. No comments.

Plan Set

PROPOSED DISTRIBUTION FACILITY

*Lot 8 - Business Park Drive
Bristol, Connecticut*



PROJECT LOCATION

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

ISSUE LOG:

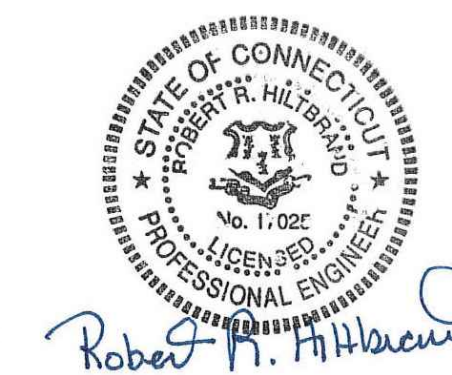
SUBMITTALS / REVISIONS:
Initial Submittal; 04-07-26

APPROVALS:

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

PREPARED FOR:

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



ENGINEER:

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

NOTES:

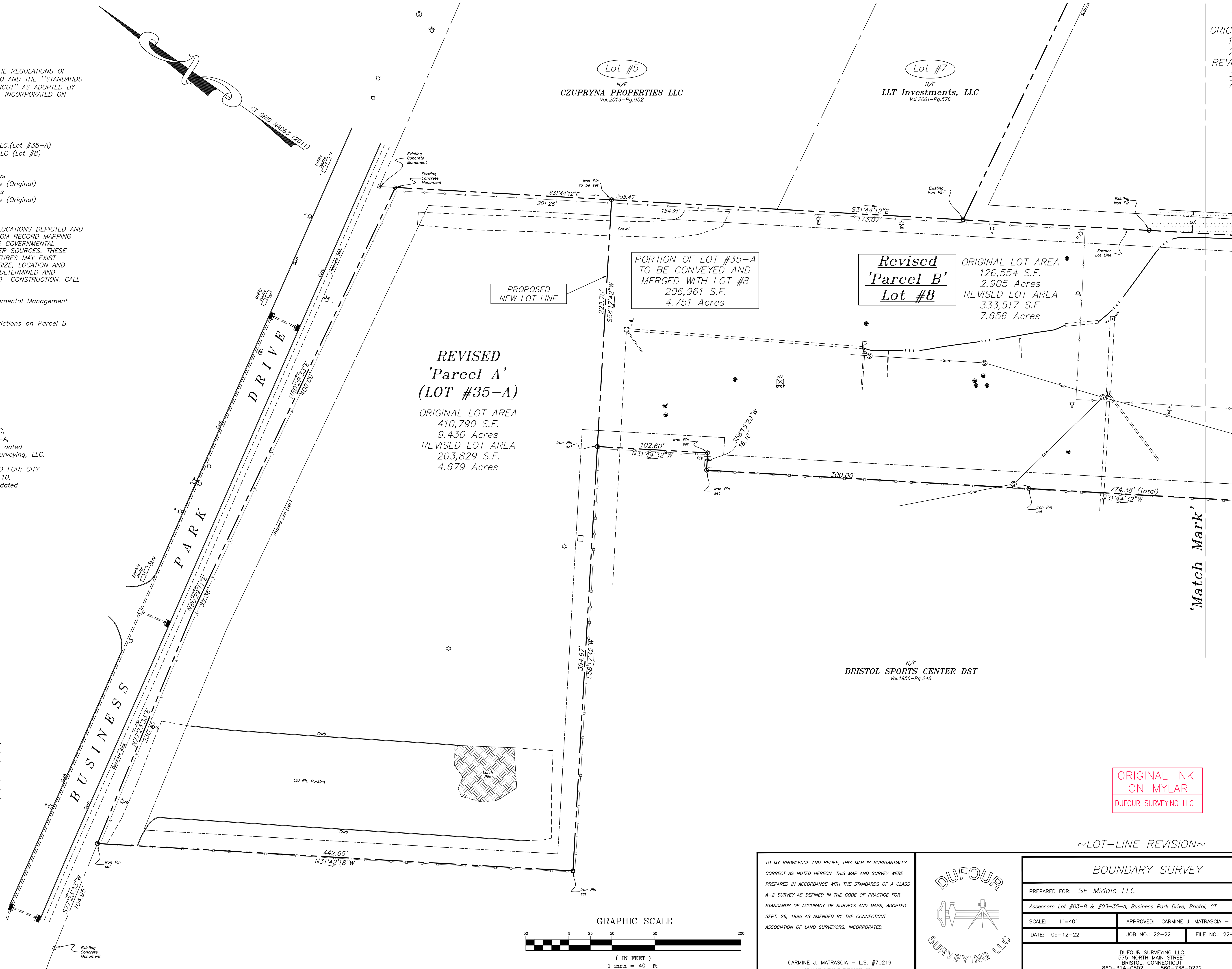
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
2. TYPE OF SURVEY = LOT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

MAP REFERENCES :

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

LEGEND

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



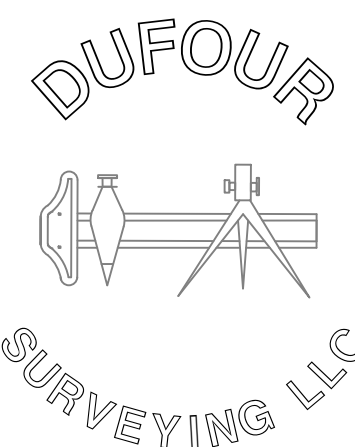
ORIGINAL INK
ON MYLAR
DUFOUR SURVEYING LLC

~LOT-LINE REVISION~

Sheet 1 of 2

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

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



BOUNDARY SURVEY

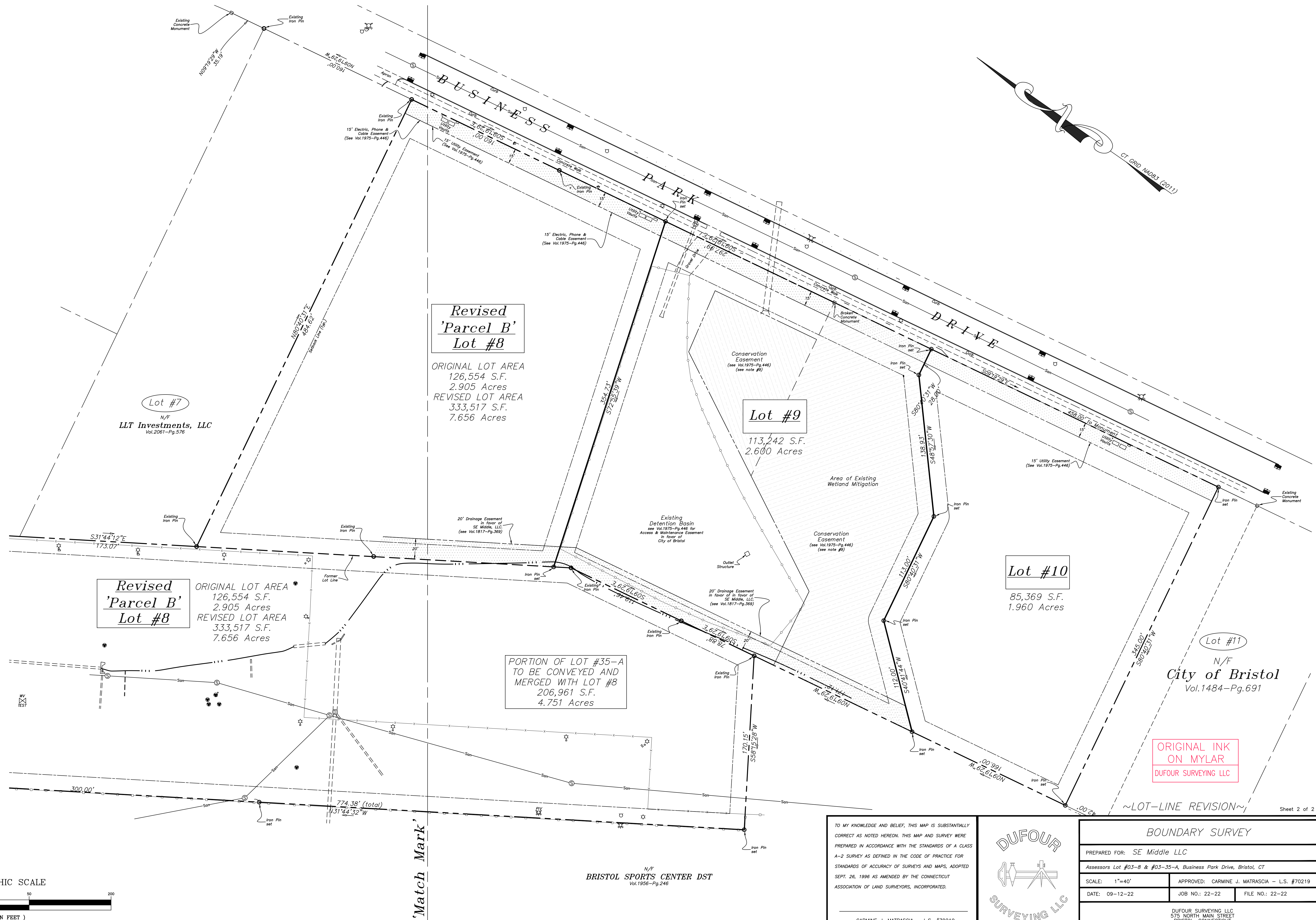
PREPARED FOR: SE Middle LLC

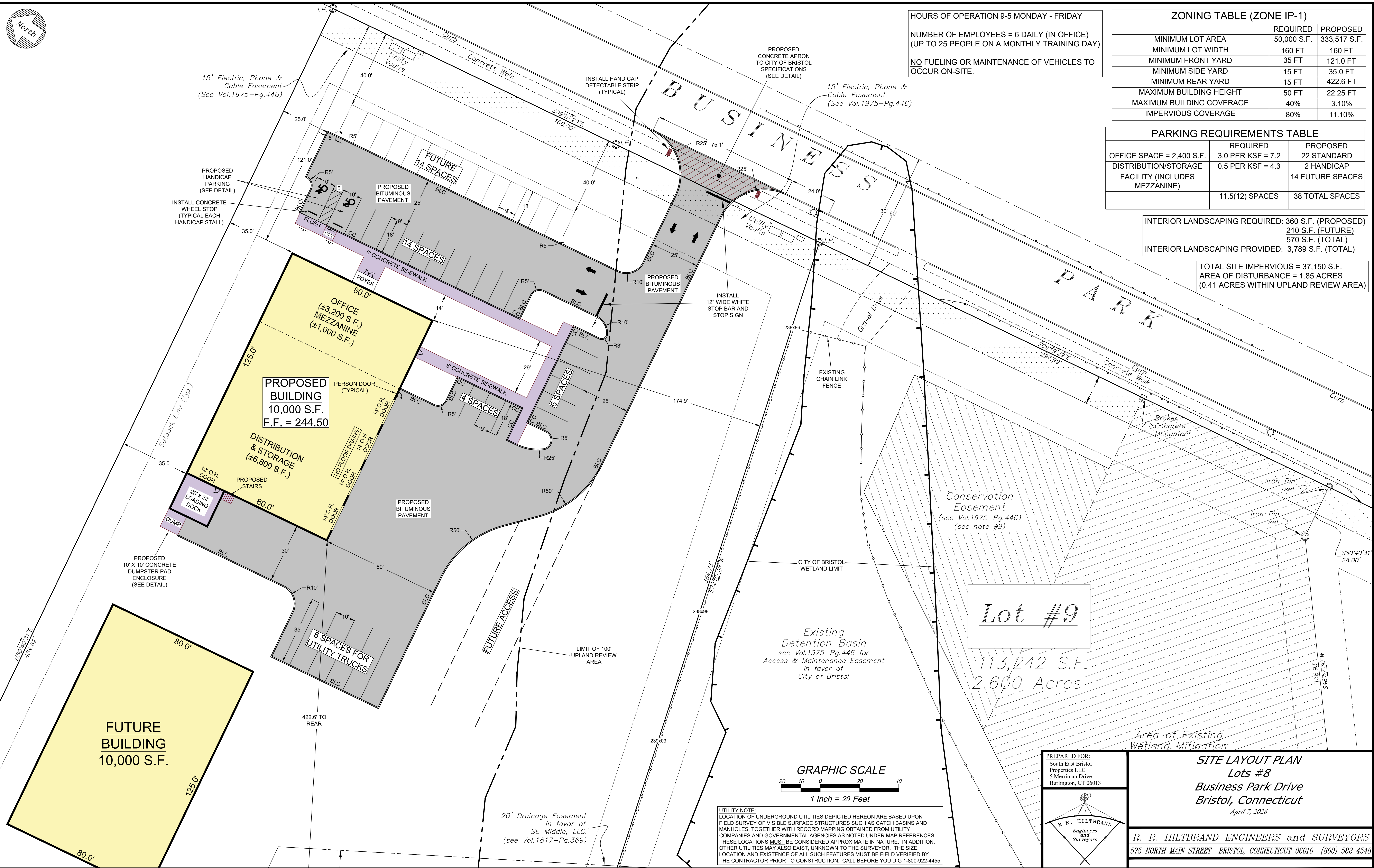
Assessors Lot #03-8 & #03-35-A, Business Park Drive, Bristol, CT

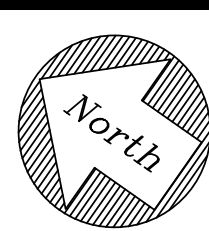
SCALE: 1"=40' APPROVED: CARMINE J. MATRASCIA - L.S. #70219

DATE: 09-12-22 JOB NO.: 22-22 FILE NO.: 22-22

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







SITE SOILS:
WINDSOR LOAMY SAND - HSG-A

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

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

DISTRIBUTION
& STORAGE
(±6,800 S.F.)

6 SPACES FOR
UTILITY TRUCKS

FUTURE
BUILDING
10,000 S.F.

PROPOSED
LIMIT OF
CLEARING
(TYPICAL)

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

PROPOSED
WATER QUALITY
BASIN

LIMIT OF 100'
UPLAND REVIEW
AREA

GRAPHIC SCALE



1 Inch = 20 Feet

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

WATER QUALITY VOLUME CALCULATION
(FOR AREA OF DISTURBANCE)

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

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

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

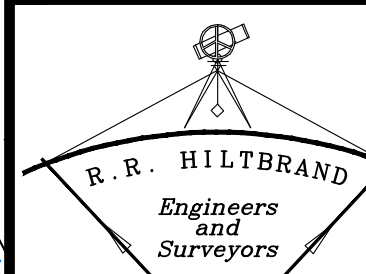
PROPOSED WATER QUALITY BASIN SHALL
BE INSPECTED TWICE ANNUALLY FOR EROSION
AND GROWTH OF INVASIVES. ANY INVASIVE
SPECIES SHALL BE REMOVED PROMPTLY.
BASIN SLOPES SHALL BE MOWED TWICE
ANNUALLY (MINIMUM).

Lot #9

113,242 S.F.
2.600 Acres

Area of Existing
Wetland Mitigation

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



GRADING AND DRAINAGE PLAN

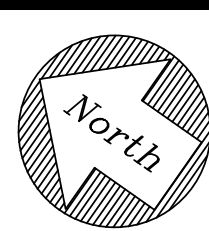
Lots #8

Business Park Drive
Bristol, Connecticut

April 7, 2026

R. R. HILTBAND ENGINEERS and SURVEYORS

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



WATER NOTES:
1. 6" FIRE SERVICE HAS NO CONNECTION FEES, BUT MUST BE PRESSURE TESTED, BACTERIA TESTED AND FLUSHED.
2. MINIMUM 3" SEPARATION REQUIRED BETWEEN 6" FIRE SERVICE AND 2" DOMESTIC SERVICE.

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

PROPOSED ELECTRIC TRANSFORMER (FINAL LOCATION TO BE COORDINATED WITH EVERSOURCE).

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

DISTRIBUTION & STORAGE
(±6,800 S.F.)

6 SPACES FOR UTILITY TRUCKS

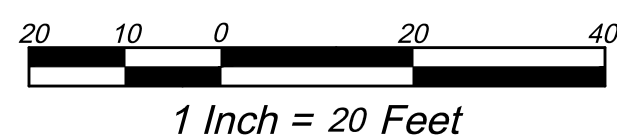
FUTURE BUILDING
10,000 S.F.

PROPOSED WATER QUALITY BASIN

LIMIT OF 100' UPLAND REVIEW AREA

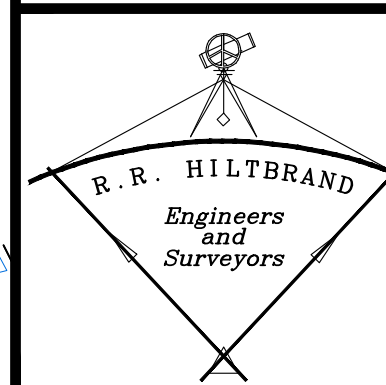
20' Drainage Easement in favor of SE Middle, LLC.
(see Vol.1817-Pg.369)

GRAPHIC SCALE



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

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



SITE UTILITIES PLAN

Lots #8
Business Park Drive
Bristol, Connecticut

April 7, 2026

R. R. HILTBAND ENGINEERS and SURVEYORS

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

Area of Existing Wetland Mitigation

Lot #9

113,242 S.F.
2.600 Acres

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

CITY OF BRISTOL WETLAND LIMIT

Existing Detention Basin
see Vol.1975-Pg.446 for Access & Maintenance Easement in favor of City of Bristol

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

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

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

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

CB
T.F.=246.8
Inv.=242.3 15"RCP (E)
Inv.=241.8 24"RCP (N)
Inv.=237.8 24"RCP (S)
Sump=236.6±

CB
T.F.=
Inv.=
Sump=

Manhole
T.F.=243.5
Inv.=237.8

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

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

F.L.=230.4

Manhole
T.F.=242.7

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

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

CB
T.F.=246.8
Inv.=242.3 15"RCP (E)
Inv.=241.8 24"RCP (N)
Inv.=237.8 24"RCP (S)
Sump=236.6±

CB
T.F.=
Inv.=
Sump=

Manhole
T.F.=243.5
Inv.=237.8

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

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

F.L.=230.4

Manhole
T.F.=242.7

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

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

CB
T.F.=246.8
Inv.=242.3 15"RCP (E)
Inv.=241.8 24"RCP (N)
Inv.=237.8 24"RCP (S)
Sump=236.6±

CB
T.F.=
Inv.=
Sump=

Manhole
T.F.=243.5
Inv.=237.8

CB
T.F.=244.4
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Sump=235.4±

F.L.=230.4

Manhole
T.F.=242.7

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T.F.=241.9
Inv.=237.0 15"RCP (S)
Inv



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

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

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

DISTRIBUTION
& STORAGE
(±6,800 S.F.)



✓ FUTURE
BUILDING
10,000 S.F.

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

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

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 Sump=236.5±

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Inv.=237.2 15"RCP (N)
Sump=237.0±

Manhole
— T.F. = 243.5
Iny. = 237.8

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

2

Lot #9

113,242 S.F.
2.600 Acres

{ Area of Existing
{ Wetland Mitigation

EROSION & SEDIMENTATION CONTROL PLAN

*Lots #8
Business Park Drive
Bristol, Connecticut*

April 7, 2026

R. R. HILTBAND ENGINEERS and SURVEYORS

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

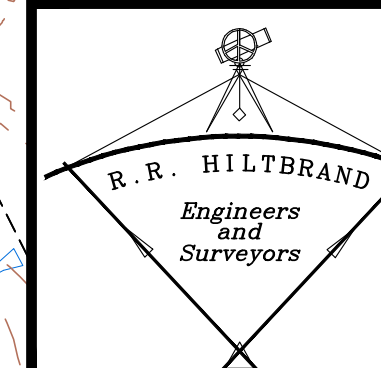
GRAPHIC SCALE



1 Inch = 20 Feet

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

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



DESIGN REFERENCE:

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

Erosion & Sediment Controls and Stabilization Practices

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

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

Off Site Vehicle Tracking

Stabilized construction entrances will be installed at all proposed entrances.

Installation, Maintenance and Inspection Procedures of Erosion & Sediment Controls

A. General-

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

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

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

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

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

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

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

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

B. Filters -

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

Physical Property Test Requirements

Filtering Efficiency ASTM 5.41 75% minimum

Grab Tensile Strength ASTM D4632 100lbs.

Elongation & Failure ASTM D4632 15%

Puncture Strength ASTM 4833 50 lbs.

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

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

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

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

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

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

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

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

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

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

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

Sequence of Installation

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

Maintenance

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

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

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

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

C. Mulching

1. Timing

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

- a. Apply mulch prior to any storm event.

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

- b. Required mulching within a specified time period.

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

2. Guidelines for winter mulch application.

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

3. Maintenance

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

D. Temporary Grass Cover

1. Seedbed Preparation

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

2. Seeding

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

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

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

3. Maintenance

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

E. Permanent Grass Cover

1. Seedbed Preparation

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

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

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

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

F. Storm Drain Inlet Protection

1. Straw Bale Inlet Structure

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

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

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

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

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

F. Stabilized Construction Entrance

1. Specifications

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

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

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

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

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

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

2. Maintenance

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

Timing of Controls/ Measures

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

Waste Disposal

A. Waste Materials

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

B. Hazardous Waste

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

C. Sanitary Waste

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

Spill Prevention

A. Material Management Practices

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

Good Housekeeping:

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

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

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

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

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

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

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

Hazardous Products:

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

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

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

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

B. Product Specific Practices

The following product specific practices will be followed on site:

Petroleum Products:

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

Fertilizers:

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

Paints:

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

Concrete Trucks:

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

C. Spill Control Practices

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

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

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

- All spills will be cleaned up immediately after discovery.

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

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

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

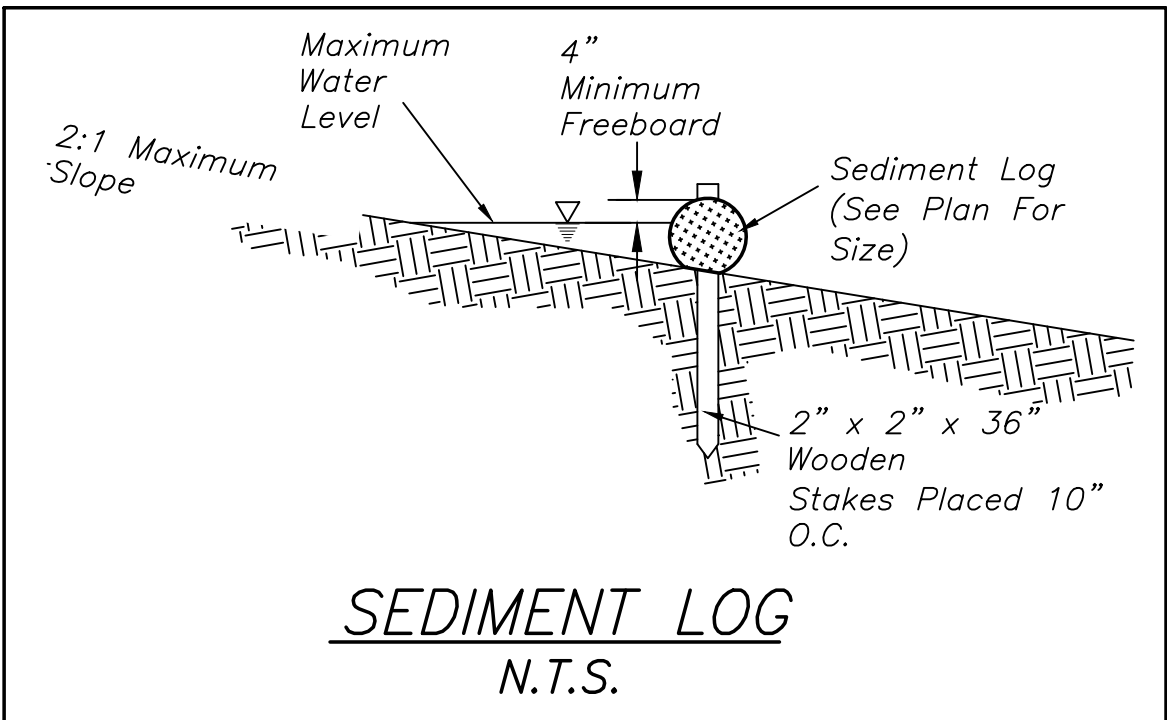
- The site superintendent responsible for day to day operations will be the spill prevention and cleanup coordinator.

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

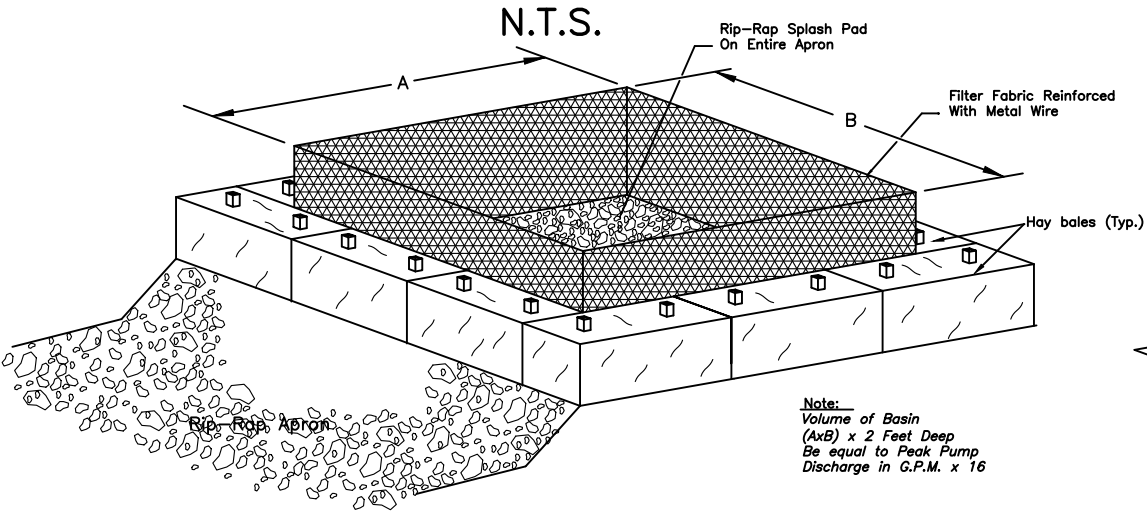
are assigned the responsibility for implementing this erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and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

Contingency Erosion Plan

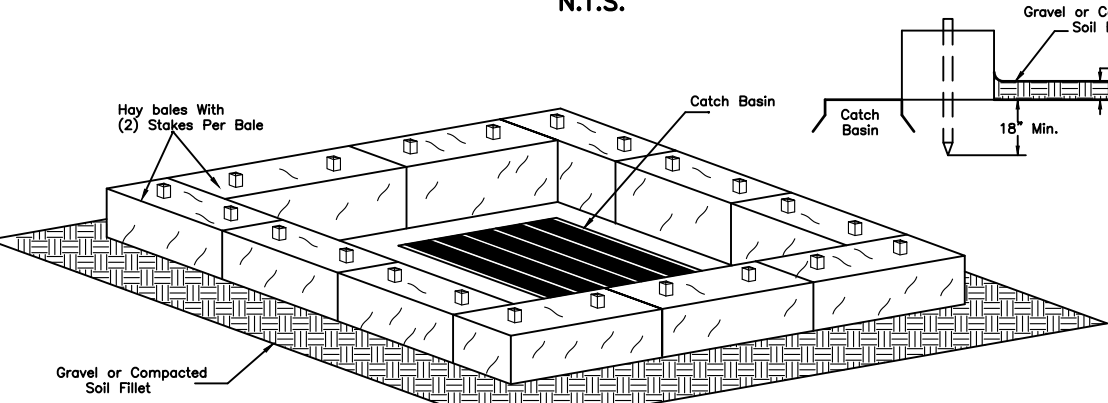
Should unforeseen erosion or sedimentation problems arise, the design engineer of record. (R.R. Hiltbrand Engineers & Surveyors) and the local enforcement agent shall be notified immediately. An inspection of the affected area(s) shall be promptly performed. A remedial action plan shall be formulated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



TEMPORARY SEDIMENT BASIN FOR DEWATERING DISCHARGE



HAYBALE INLET PROTECTION



DETAIL FOR FENCE JOINT



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

SILT FENCE

N.T.S.

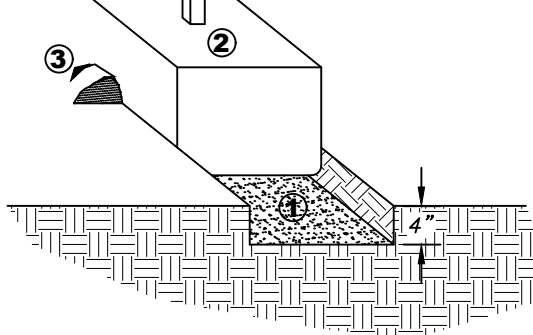
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES, OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
2. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 30 INCHES ABOVE GRADE.
3. POSTS SHALL BE SPACED A MAXIMUM OF (10) FEET APART AT THE BARRIER LOCATION AND DRIVEN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

PLACEMENTand CONSTRUCTION

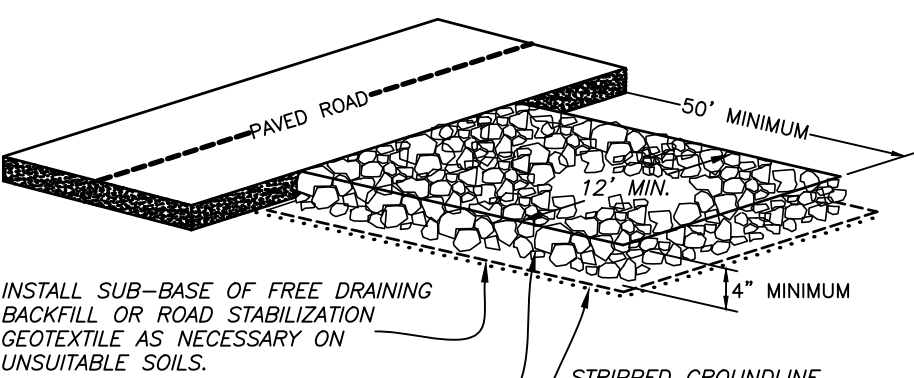
OF HAY BALE BARRIER

N.T.S.

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



CONSTRUCTION ENTRANCE n.t.s.



Responsible Person:

KEN GALLUP
860-841-7083

SEDIMENT AND EROSION CONTROL SEQUENCE:

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

Maintenance of Erosion and Sediment Controls

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

EROSION & SEDIMENTATION

CONTROL - NOTES & DETAILS

Lots #8

Business Park Drive

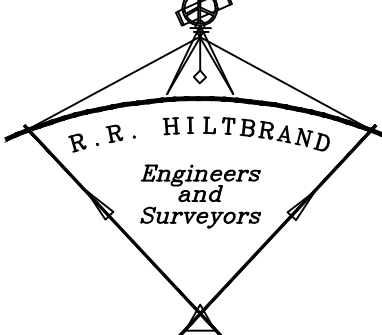
Bristol, Connecticut

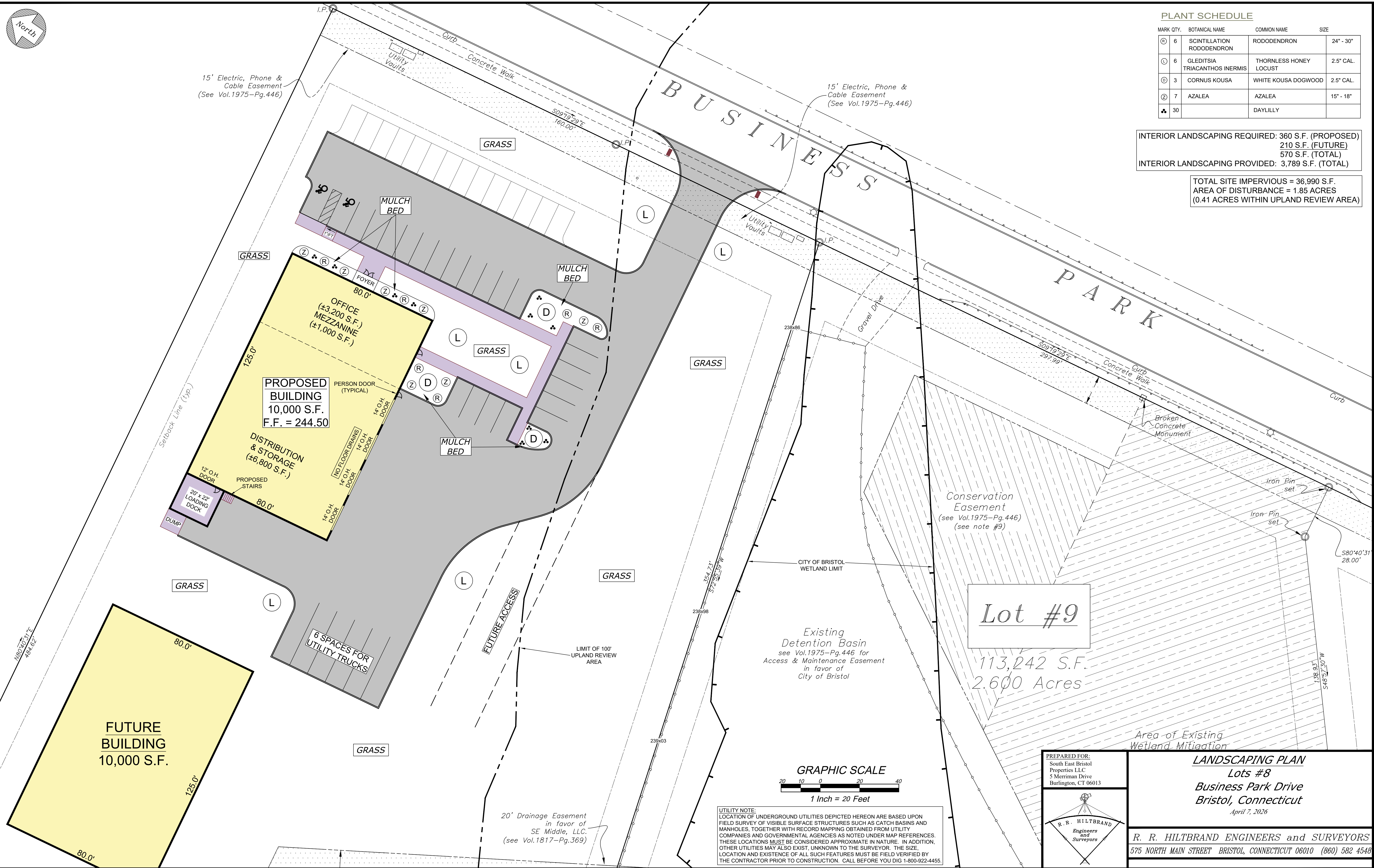
April 7, 2026

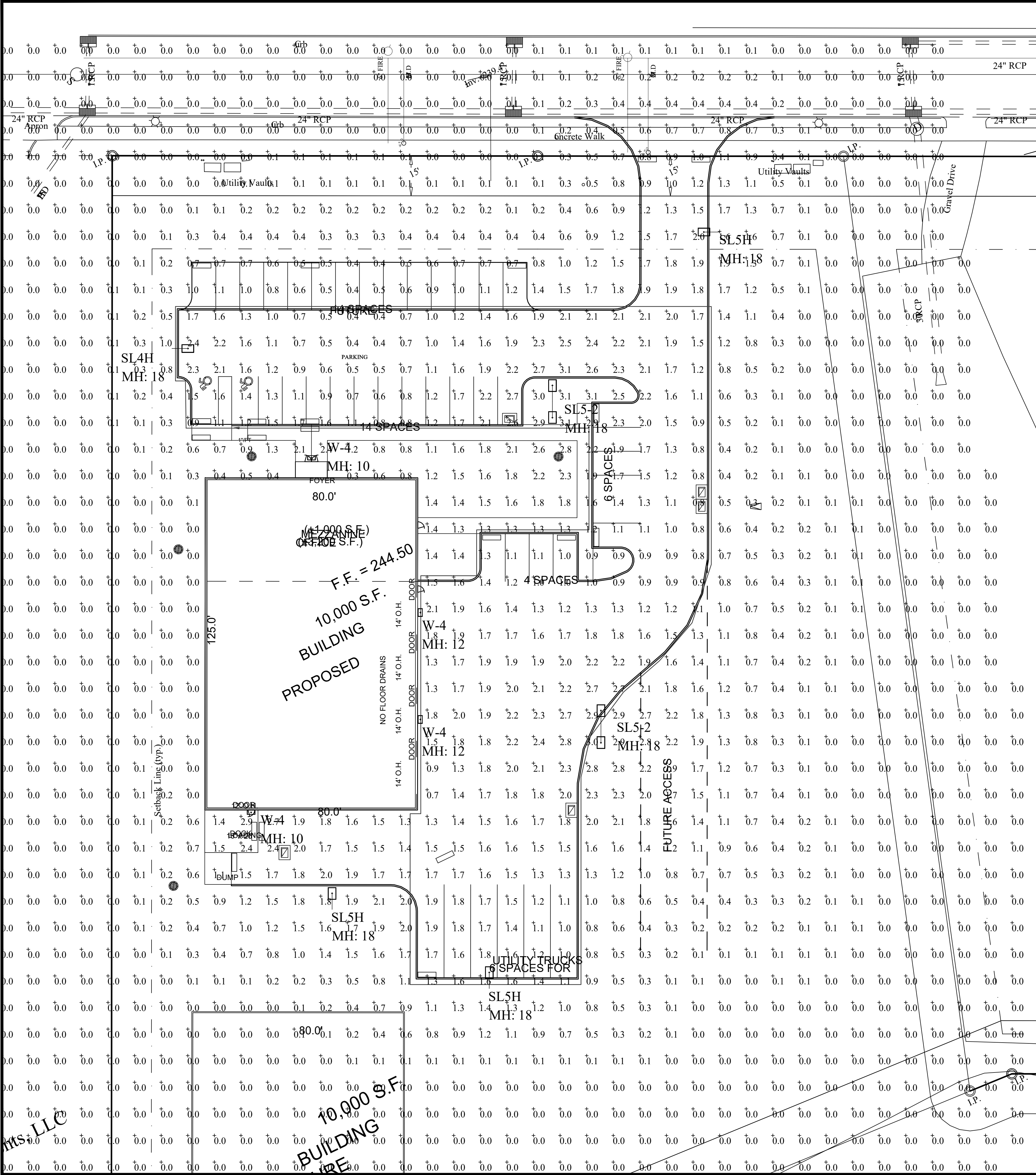
R. R. HILTBRAND ENGINEERS and SURVEYORS

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

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







Filename: Lots #8 - Business Park Drive - Site Lighting - Bristol - REV 1.AGI

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description
[Symbol]	1	SL4H	Single	7288	67.7927	0.900	B1-U0-G2	18	Lithonia DSX1 LED P2
[Symbol]	2	SL5-2	Back-Back	12719	102.17	0.900	B4-U0-G3	18	Lithonia DSX1 LED P3
[Symbol]	3	SL5H	Single	8640	102.1727	0.900	B2-U0-G2	18	Lithonia DSX1 LED P3
[Symbol]	4	W-4	Single	2001	14.58	0.900	B1-U0-G1	10, 12	Lithonia DSXW1 P2

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
SITE	Illuminance	Fc	0.32	3.1	0.0	N.A.
PARKING	Illuminance	Fc	1.57	3.1	0.4	3.93

Greg Loda
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067

Website: www.lightingaffiliates.com
Voice Number: (860) 721-1171 x 219
Email: gloda@lightingaffiliates.com





D-Series Size 1 LED Area Luminaire

Specifications

EPK: 0.02 1/2" (6.35 mm)
Length: 22 3/4" (581 mm)
Width: 14 5/8" (371 mm)
Height H1: 7 5/8" (194 mm)
Height H2: 2 7/8" (73 mm)
Weight: 34 lbs (15 kg)

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 62% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOILT SPA NLTAR2 PIRHN DBBD

Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description
[Symbol]	1	SL4H	Single	7288	67.7927	0.900	B1-U0-G2	18	Lithonia DSX1 LED P2
[Symbol]	2	SL5-2	Back-Back	12719	102.17	0.900	B4-U0-G3	18	Lithonia DSX1 LED P3
[Symbol]	3	SL5H	Single	8640	102.1727	0.900	B2-U0-G2	18	Lithonia DSX1 LED P3
[Symbol]	4	W-4	Single	2001	14.58	0.900	B1-U0-G1	10, 12	Lithonia DSXW1 P2



FEATURES & SPECIFICATIONS

INTRODUCTION — These specifications are for DSX standards only. Square Straight Steel is a general purpose light pole for up to 30 feet mounting heights. This pole provides a robust yet cost effective option for mounting lights and landscaping.

CONSTRUCTION — Pole shaft: The pole shaft is of uniform diameter and wall thickness and is made of a suitable grade, hot rolled, commercial quality steel tubing with a minimum yield of 50,000 PSI (345 MPa) in a 100% yield strength (100% YS). Shaft cover: pole caps with 1/4" thick high strength aluminum alloy extrusions (6061-T6) and 1/4" thick stainless steel covers. Pole cap: The pole cap is of uniform diameter and wall thickness and is made of a suitable grade, hot rolled, commercial quality steel tubing with a minimum yield of 50,000 PSI (345 MPa) in a 100% yield strength (100% YS). Pole top: The pole top is of uniform diameter and wall thickness and is made of a suitable grade, hot rolled, commercial quality steel tubing with a minimum yield of 50,000 PSI (345 MPa) in a 100% yield strength (100% YS). Pole top: The pole top is of uniform diameter and wall thickness and is made of a suitable grade, hot rolled, commercial quality steel tubing with a minimum yield of 50,000 PSI (345 MPa) in a 100% yield strength (100% YS).

ANCHOR BASE POLES

SQUARE STRAIGHT STEEL

ACCESSORIES

NOTES

1 Pole available with 100, 125, 150, 175 or 200' height. Pole not available with 250' height.

2 Pole available with 100, 125, 150, 175 or 200' height. Pole not available with 250' height.

3 Pole available with 100, 125, 150, 175 or 200' height. Pole not available with 250' height.

4 Pole available with 100, 125, 150, 175 or 200' height. Pole not available with 250' height.

5 Pole available with 100, 125, 150, 175 or 200' height. Pole not available with 250' height.

6 Pole available with 100, 125, 150, 175 or 200' height. Pole not available with 250' height.

7 Pole available with 100, 125, 150, 175 or 200' height. Pole not available with 250' height.

8 Pole available with 100, 125, 150, 175 or 200' height. Pole not available with 250' height.

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10 Pole available with 100, 125, 150, 175 or 200' height. Pole not available with 250' height.

11 Pole available with 100, 125, 150, 175 or 200' height. Pole not available with 250' height.

12 Pole available with 100, 125, 150, 175 or 200' height. Pole not available with 250' height.



D-Series Size 1 LED Wall Luminaire

Specifications

Width: 13-3/4" (349 mm)
Depth: 10" (254 mm)
Height: 6-3/8" (163 mm)

Back Box (BBW, E20WC)

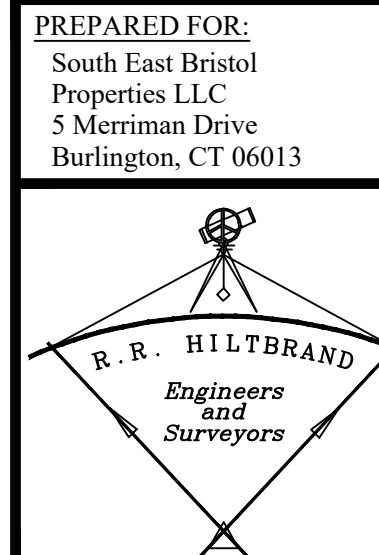
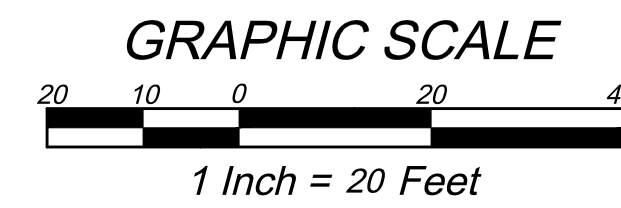
Width: 13-3/4" (349 mm)
Depth: 4" (102 mm)
Height: 6-3/8" (163 mm)

Introduction
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOILT SRM DBBD

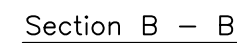
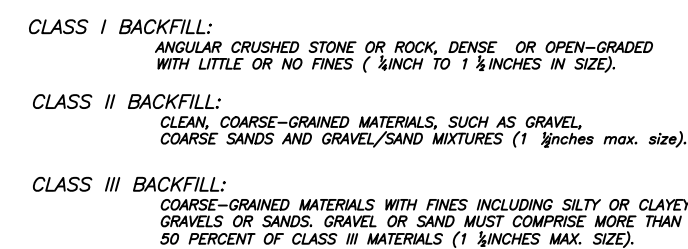
Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description
[Symbol]	1	SL4H	Single	7288	67.7927	0.900	B1-U0-G2	18	Lithonia DSX1 LED P2
[Symbol]	2	SL5-2	Back-Back	12719	102.17	0.900	B4-U0-G3	18	Lithonia DSX1 LED P3
[Symbol]	3	SL5H	Single	8640	102.1727	0.900	B2-U0-G2	18	Lithonia DSX1 LED P3
[Symbol]	4	W-4	Single	2001	14.58	0.900	B1-U0-G1	10, 12	Lithonia DSXW1 P2



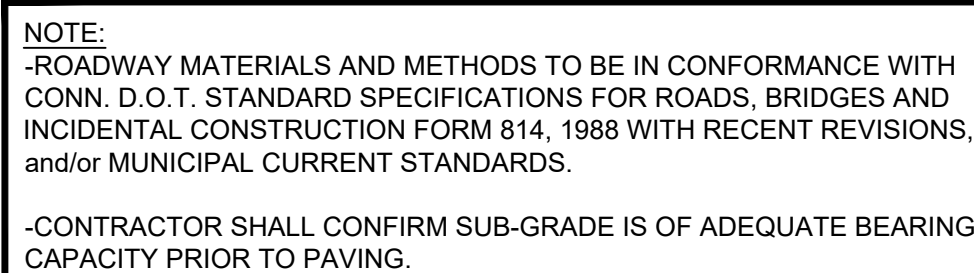
SITE LIGHTING PLAN
Lots #8
Business Park Drive
Bristol, Connecticut
April 7, 2026

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

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



n. t. s.

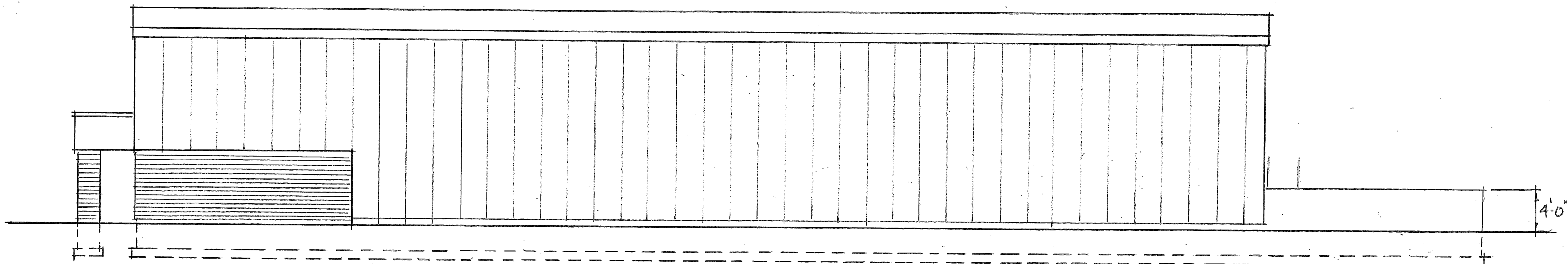


SCALE: N.T.S.

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

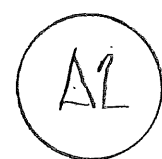
R. R. HILTBAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4546

Elevation Drawings

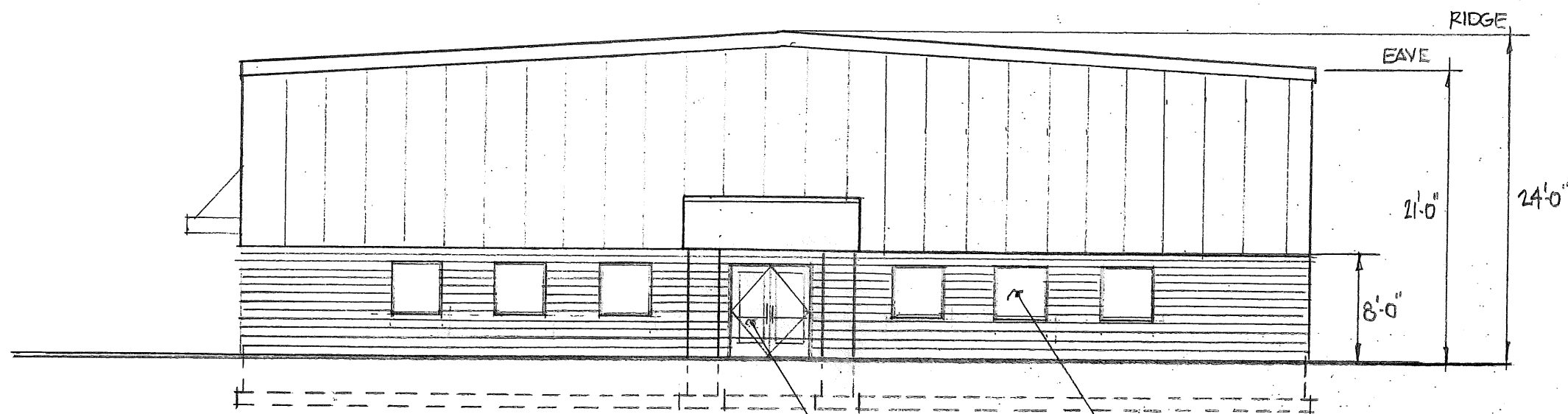


NORTH ELEVATION

RCSS SCHEDULING



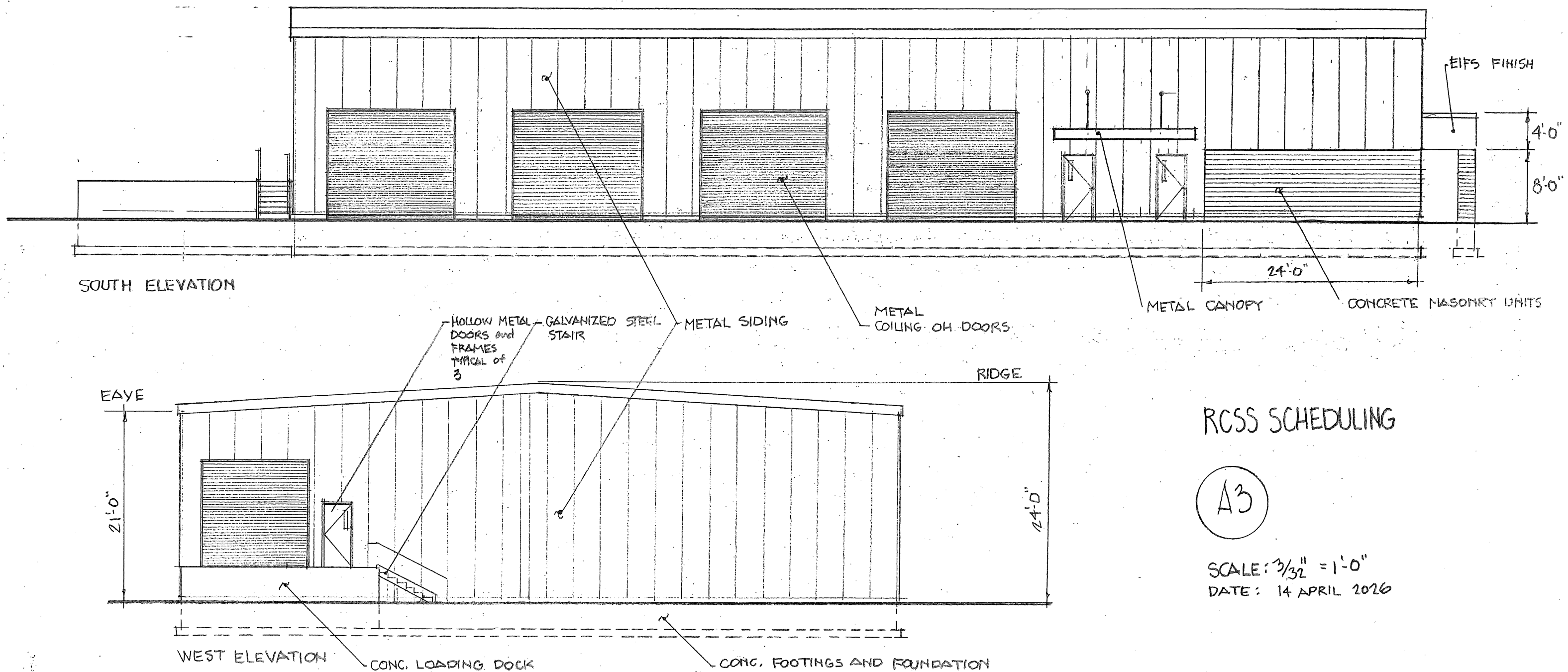
SCALE: $\frac{3}{32}$ " = 1'-0"
DATE: 14 APRIL 2016



EAST ELEVATION

ALUMINUM STOREFRONT
DOORS

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



RCSS SCHEDULING

A3

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



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 Map 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.

Application #2564

Change of Zone

Lot 34 + 33A
East Main St.

For Office Use Only	
APPLICATION NO.	<u>2564</u>
DATE FILED:	<u>4/29/26</u>
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

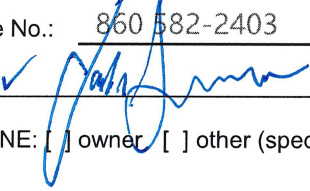
Size of the Property (in acres or square feet): 2.59 ac Extension of a like zone? ☐ yes ☐ no

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

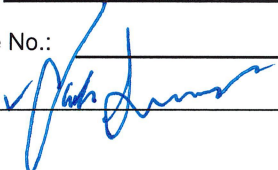
Reason for the proposed zone change:
extension of a like zone. This property carries with it a variance to allow heavy equipment more suitable to an industrial use

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!

**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: _____

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

RECEIVED

2026 MAY -4 PM 2:22

TOWN AND CITY CLERK
BRISTOL, CT

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.

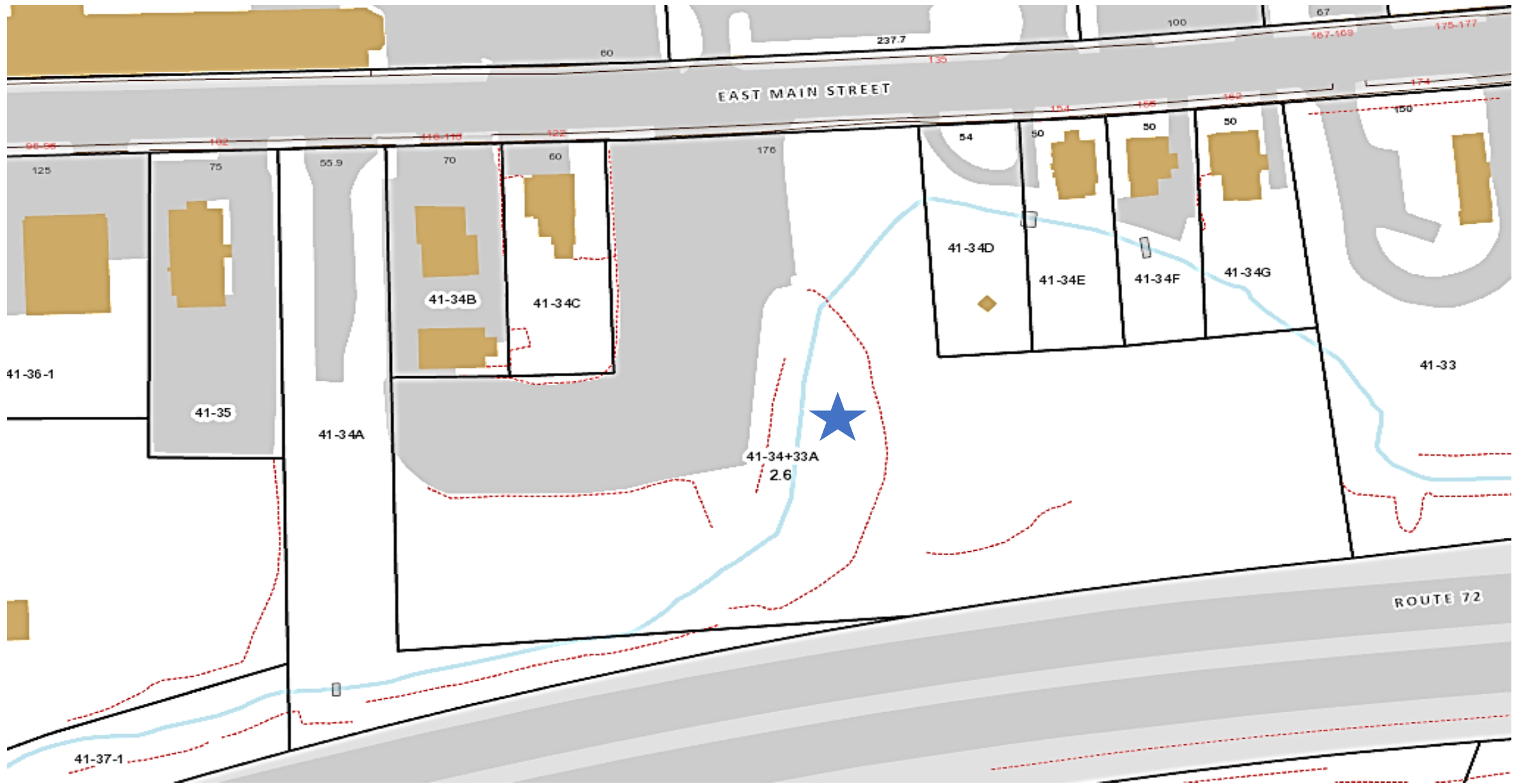
Initiated by: Calco Construction, applicant.

Tentative Hearing Date: June 8, 2026

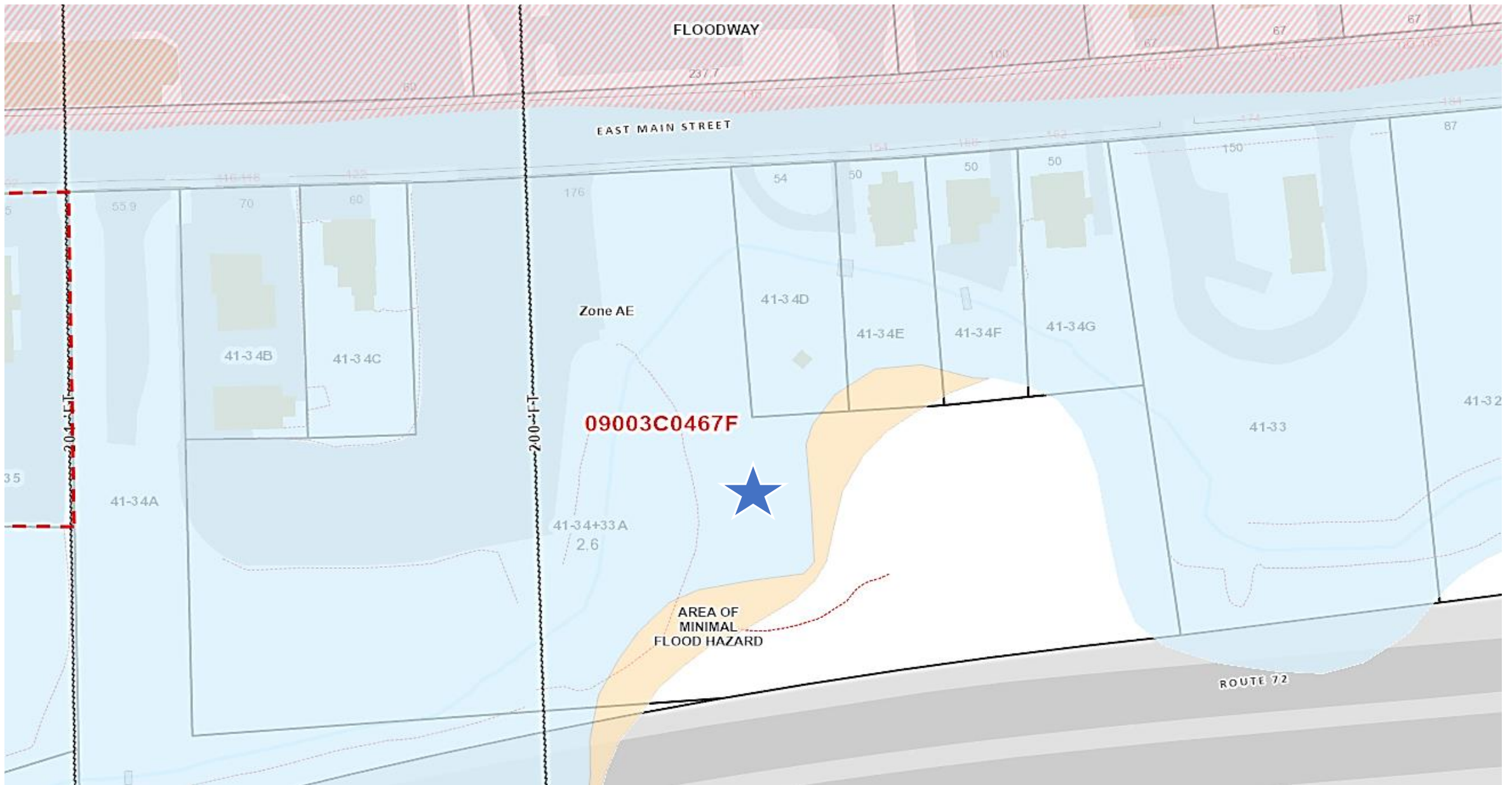
For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

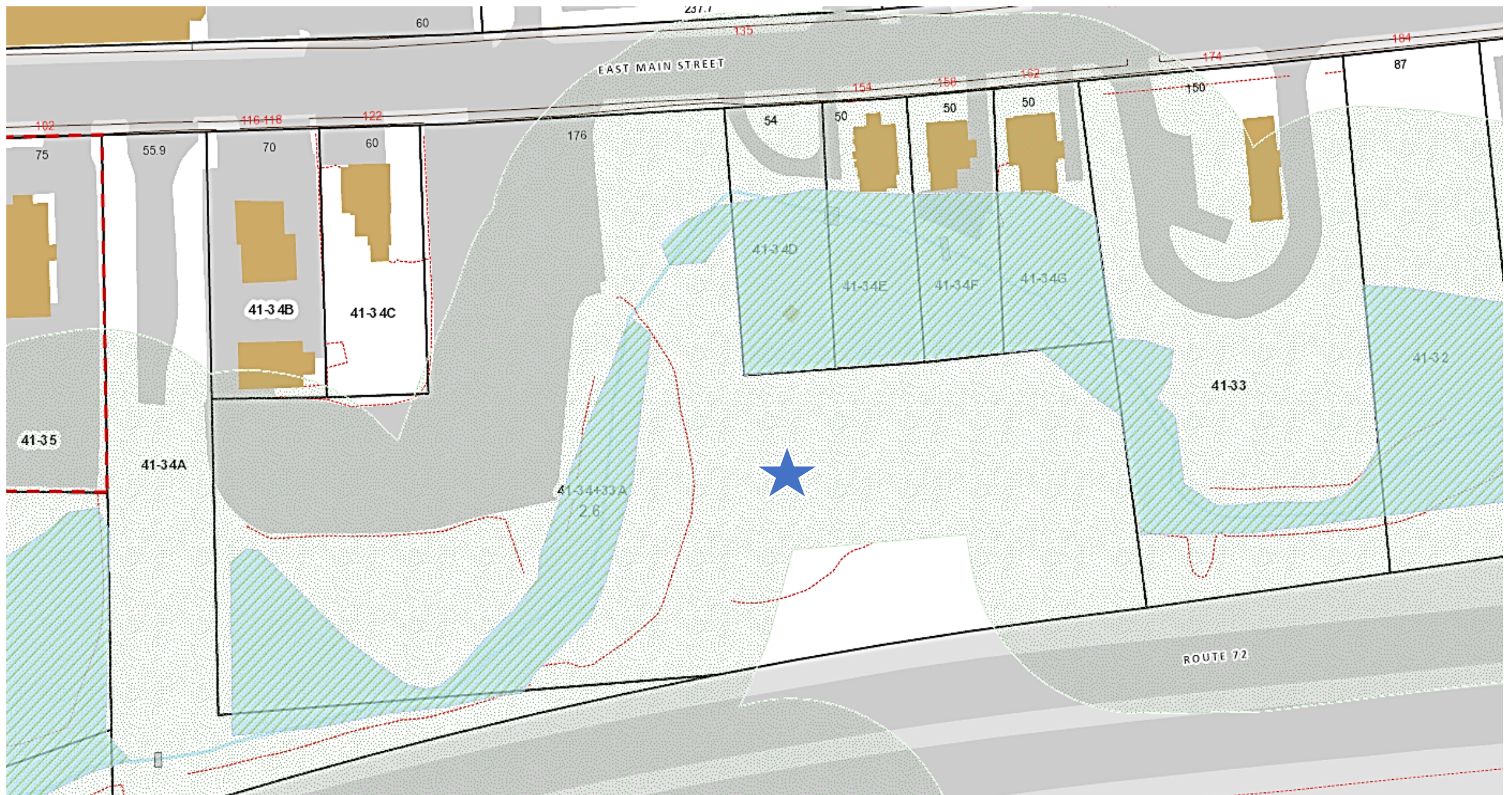
Various Maps



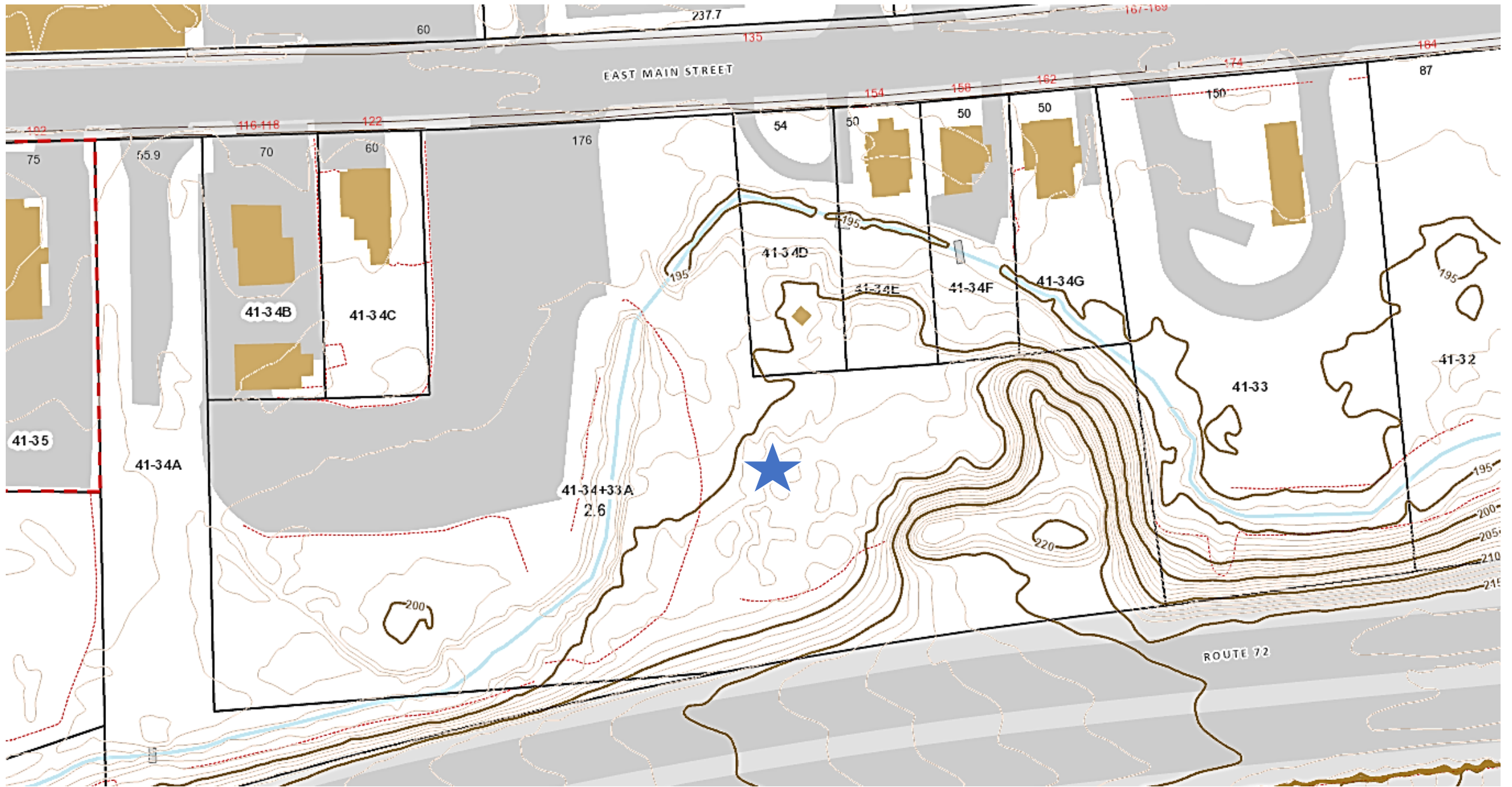
Lots 34 & 33A East Main Street – Location
Map 41, Lot 34 & 33A



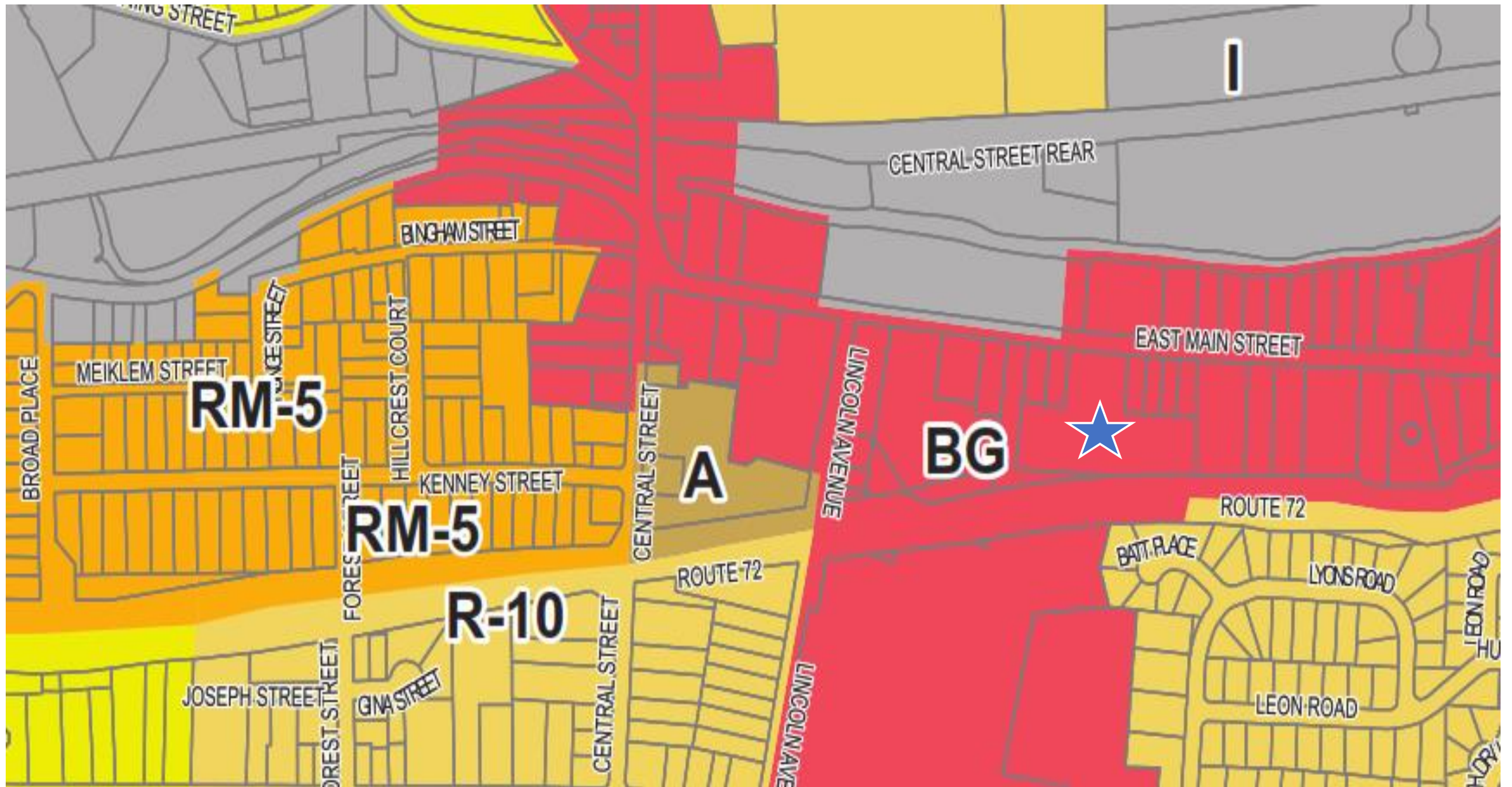
Lots 34+33A East Main Street – Floodplain
Map 41, Lot 34+33A



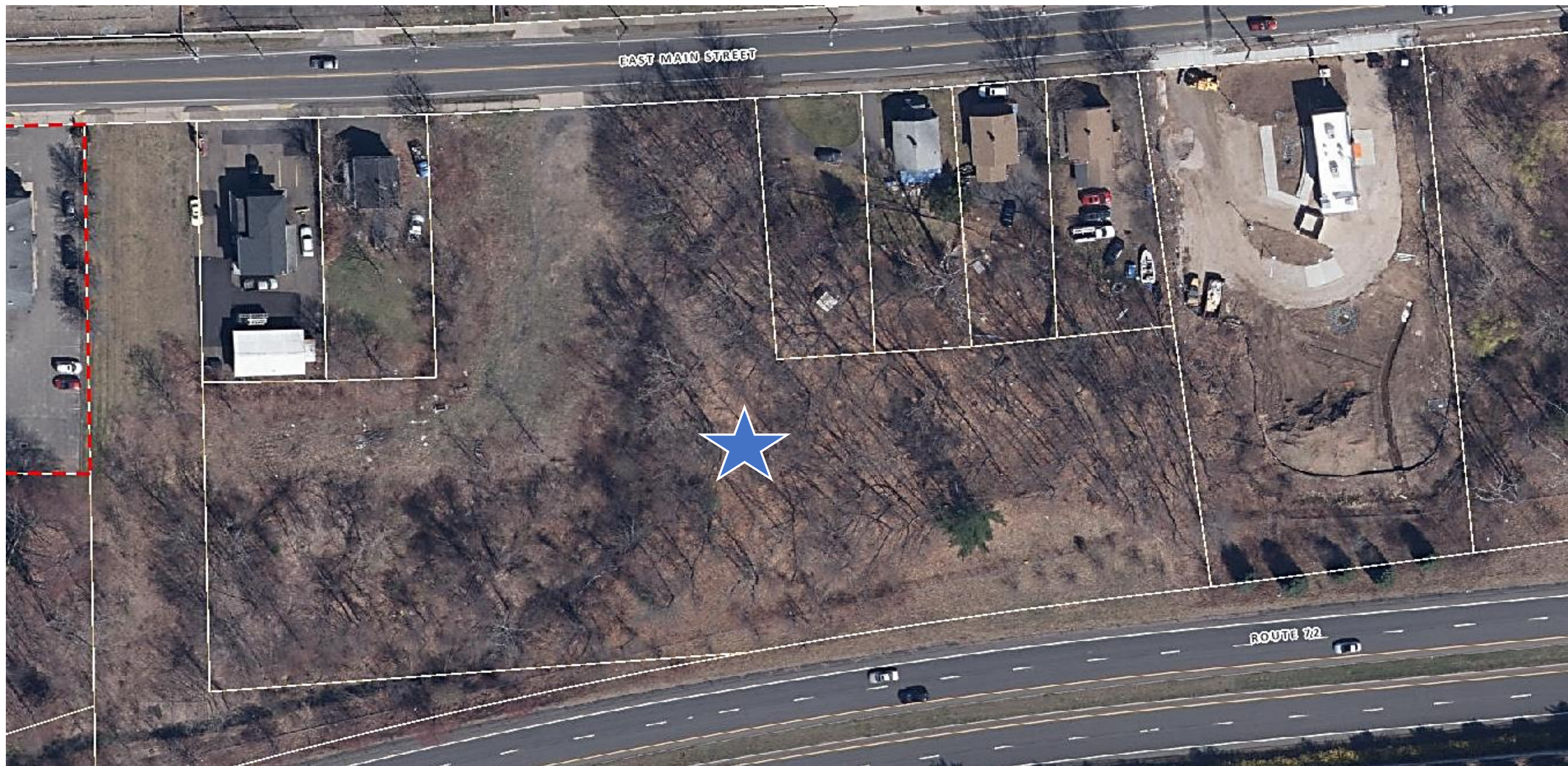
Lots 34 + 33A East Main Street – Wetlands and Upland Review
Map 41, Lot 34+33A



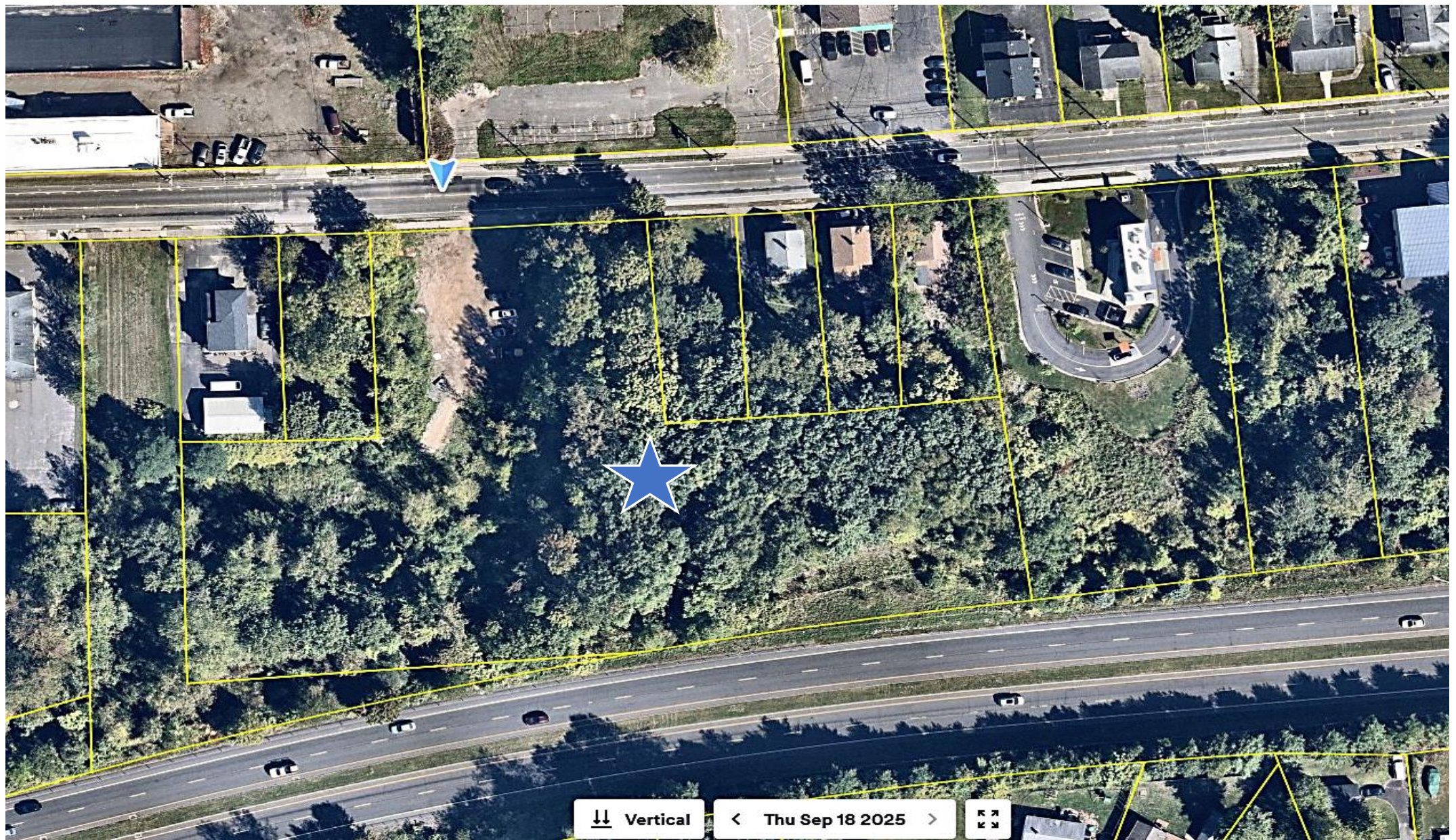
Lots 34+33A East Main Street – Topography
Map 41, Lot 34+33A



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



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

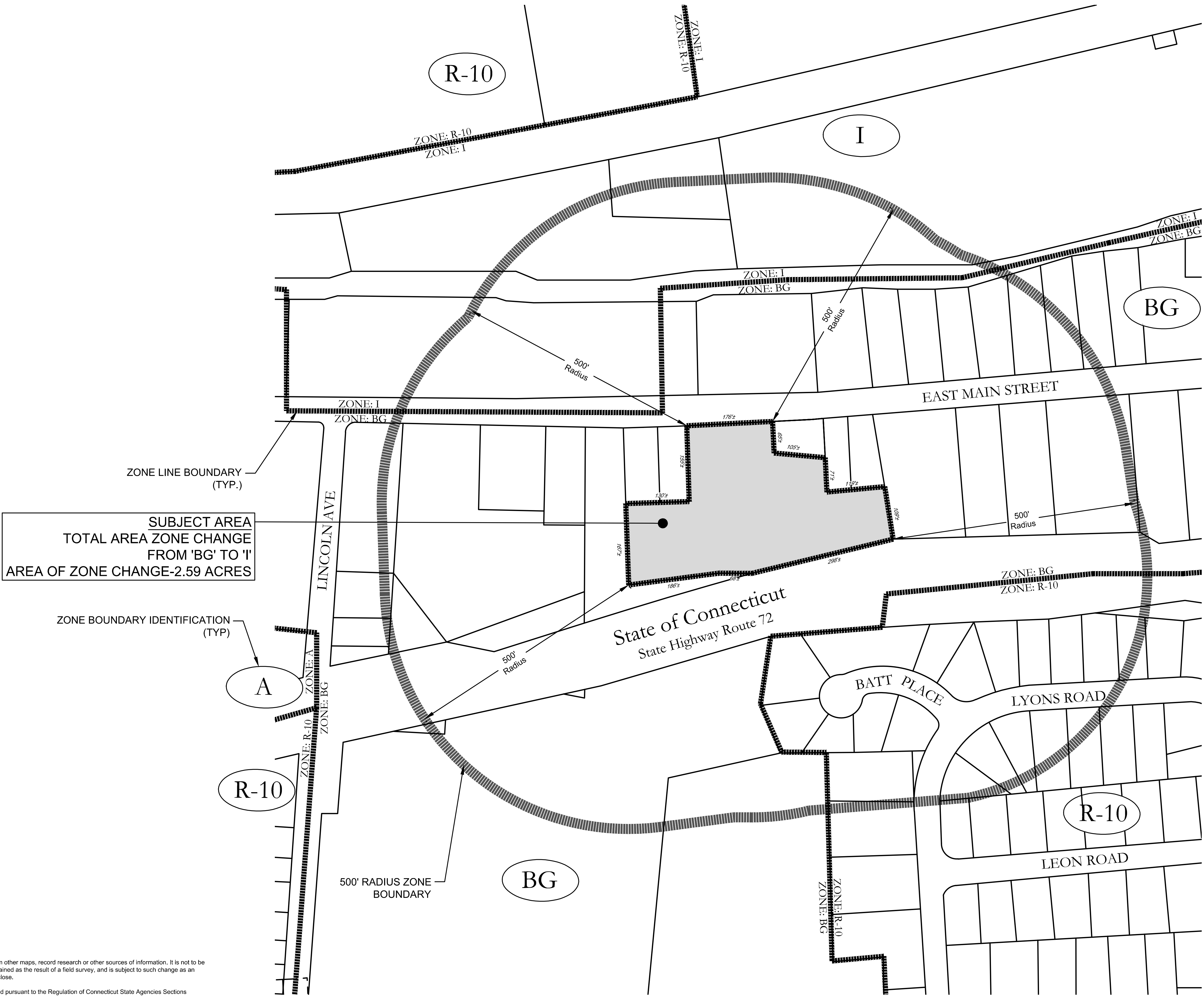


Lots 34 & 33A East Main Street – Aerial 2025
Map 41, Lot 34 & 33A

Proposed Zoning Map Amendment

“BG” to “I”

DRAWING NAME: P:\Land Projects\2706-Calc Construction, Inc.-33-14 East Main Street, Bristol, CT\2706-Zone Change Area Mapping - LAYOUT1.dwg PLOT DATE: May 01, 2026 - 02:26m OPERATING NCS&S&S&S



SUBJECT AREA
TOTAL AREA ZONE CHANGE
FROM 'BG' TO 'I'
AREA OF ZONE CHANGE-2.59 ACRES

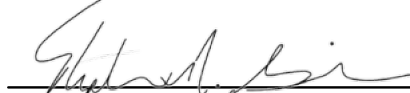
ZONE BOUNDARY IDENTIFICATION
(TYP)

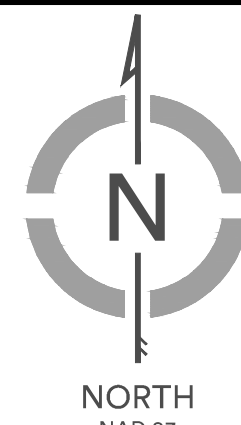
ZONE LINE BOUNDARY
(TYP.)

500' RADIUS ZONE
BOUNDARY

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



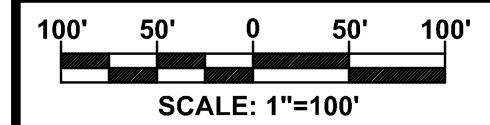
COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROPOSED ZONE CHANGE

Lot 34+33A, Lot 34D, & 154 East Main Street - Bristol, CT

PREPARED FOR:
CALCO CONSTRUCTION, INC.

PROJECT:		Drawn By: NMS	
Date:	March 25, 2026	Revisions:	
		Date:	
		Descriptions:	
		3/26/26	Removed Abutters List
		4/13/26	Rev. Zone Change Area per Lot Line Rev.
		5/1/26	Removed Parcel ID Numbers



Sheet Description:

**ZONE CHANGE
AREA MAP**

Sheet #:

1 OF 1



Know what's below.
Call before you dig.



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.

AZR 26-01
Recommendation #49
Middle Housing Amendment

To comply with
Public Act No. 25-1



City of Bristol Public Act 25-1 Zoning Compliance Update

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



AZR 26-01

5/11/26

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. Type of Construction. Middle housing projects may include new construction, additions to existing buildings, or the redevelopment of existing buildings.
- B. Number of Units. No fewer than 2 and no more than 9 dwelling units shall be permitted per lot except that cottage clusters shall have no fewer than 4 and no more than 9 dwelling units per lot.
- C. Building Configuration. Only one middle housing building, one group of attached dwellings, or one cottage cluster is permitted per lot. No other residential uses are permitted.
- D. Lot Standards. Middle housing residential within the RT-5 shall be subject to the following lot standards:

Standard	
1. Minimum Lot Area (sf) ^A	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 (%) ^B	80
^A Cottage clusters shall require a minimum lot size of one-acre.	
^B See Sections 10.6 and 15.8 for options for increasing the maximum impervious coverage.	

- E. Open Space and Amenities. A minimum of 100 square feet of usable open space per dwelling unit shall be provided for residents. Such open space may be provided as private or common space and may include balconies, courtyards, terraces, porches, patios, or rooftop amenity areas.
- F. 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



AZR 26-01

5/11/26

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. Type of Construction. Mixed-use middle housing projects may include new construction, additions to existing buildings, or the redevelopment of existing buildings.
- B. Number of Units. No fewer than 2 and no more than 9 dwelling units shall be permitted per lot.
- C. Building Configuration. Only one building per lot may contain residential units.
- D. Location of Residential Units. Dwelling units shall not be located on or below the first floor.
- E. Ground Floor Non-Residential Use. The first floor shall be reserved primarily for non-residential uses and shall be limited to those uses allowed in the zone in which the mixed-use middle housing building is located. 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.
- F. Entrances and Circulation.
 - 1. Separate and clearly defined entrances shall be provided for residential and commercial uses.
 - 2. Both residential and non-residential use entrances shall be designed and located to provide direct access from a public street, sidewalk, or other pedestrian way.
 - 3. Internal circulation shall be designed to minimize conflicts between residents, patrons, employees, and service functions.
- G. Open Space and Amenities. A minimum of 100 square feet of usable open space per dwelling unit shall be provided for residents. Such open space may be provided as private or common space and may include balconies, courtyards, terraces, porches, patios, or rooftop amenity areas.
- H. Equipment 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 definition of cottage cluster to Section 18 Zoning Terminology Definitions as follows:

Cottage Cluster: A grouping of at least 4 detached housing units that are located around a common open area.

6. 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 non-residential use.

Residential, Middle Housing: A residential building or group of attached dwelling units containing 2 to 9 units, or a single cottage cluster containing 4 to 9 units, with each unit served by either a common exterior entrance or a separate exterior entrance.



AZR 26-01
5/11/26

7. 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.

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

16.3.12 Procedure

Except for middle housing residential and mixed-use middle housing projects, ~~t~~The 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: 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

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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

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
<i>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:</i>		
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@bristolct.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

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington
 Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers
 South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region



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

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- 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

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- 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:

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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

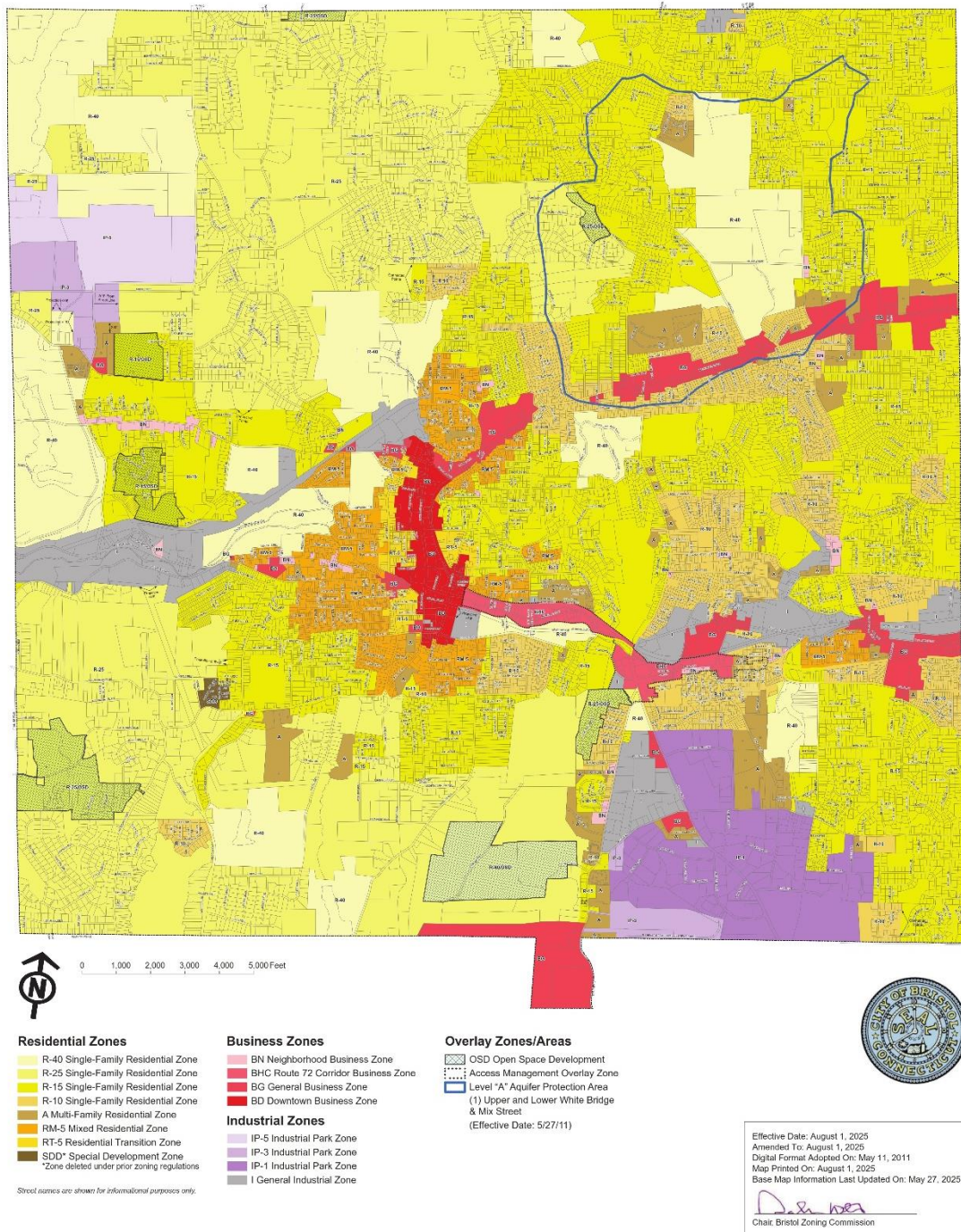
With Amendments Through: December 15, 2025

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 26-01
Recommendation #49
Middle Housing Amendment

To comply with
Public Act No. 25-1



City of Bristol Public Act 25-1 Zoning Compliance Update

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



AZR 26-01

5/11/26

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. Type of Construction. Middle housing projects may include new construction, additions to existing buildings, or the redevelopment of existing buildings.
- B. Number of Units. No fewer than 2 and no more than 9 dwelling units shall be permitted per lot except that cottage clusters shall have no fewer than 4 and no more than 9 dwelling units per lot.
- C. Building Configuration. Only one middle housing building, one group of attached dwellings, or one cottage cluster is permitted per lot. No other residential uses are permitted.
- D. Lot Standards. Middle housing residential within the RT-5 shall be subject to the following lot standards:

Standard	
1. Minimum Lot Area (sf) ^A	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 (%) ^B	80
^A Cottage clusters shall require a minimum lot size of one-acre.	
^B See Sections 10.6 and 15.8 for options for increasing the maximum impervious coverage.	

- E. Open Space and Amenities. A minimum of 100 square feet of usable open space per dwelling unit shall be provided for residents. Such open space may be provided as private or common space and may include balconies, courtyards, terraces, porches, patios, or rooftop amenity areas.
- F. 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



AZR 26-01

5/11/26

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. Type of Construction. Mixed-use middle housing projects may include new construction, additions to existing buildings, or the redevelopment of existing buildings.
- B. Number of Units. No fewer than 2 and no more than 9 dwelling units shall be permitted per lot.
- C. Building Configuration. Only one building per lot may contain residential units.
- D. Location of Residential Units. Dwelling units shall not be located on or below the first floor.
- E. Ground Floor Non-Residential Use. The first floor shall be reserved primarily for non-residential uses and shall be limited to those uses allowed in the zone in which the mixed-use middle housing building is located. 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.
- F. Entrances and Circulation.
 - 1. Separate and clearly defined entrances shall be provided for residential and commercial uses.
 - 2. Both residential and non-residential use entrances shall be designed and located to provide direct access from a public street, sidewalk, or other pedestrian way.
 - 3. Internal circulation shall be designed to minimize conflicts between residents, patrons, employees, and service functions.
- G. Open Space and Amenities. A minimum of 100 square feet of usable open space per dwelling unit shall be provided for residents. Such open space may be provided as private or common space and may include balconies, courtyards, terraces, porches, patios, or rooftop amenity areas.
- H. Equipment 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 definition of cottage cluster to Section 18 Zoning Terminology Definitions as follows:

Cottage Cluster: A grouping of at least 4 detached housing units that are located around a common open area.

6. 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 non-residential use.

Residential, Middle Housing: A residential building or group of attached dwelling units containing 2 to 9 units, or a single cottage cluster containing 4 to 9 units, with each unit served by either a common exterior entrance or a separate exterior entrance.



AZR 26-01
5/11/26

7. 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.

8. Amend Section 16.3.12 as follows (text to be removed in ~~strike through~~, text to be added in red):

16.3.12 Procedure

Except for middle housing residential and mixed-use middle housing projects, ~~t~~The 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

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
<i>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:</i>		
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@bristolct.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

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington
 Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers
 South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region



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

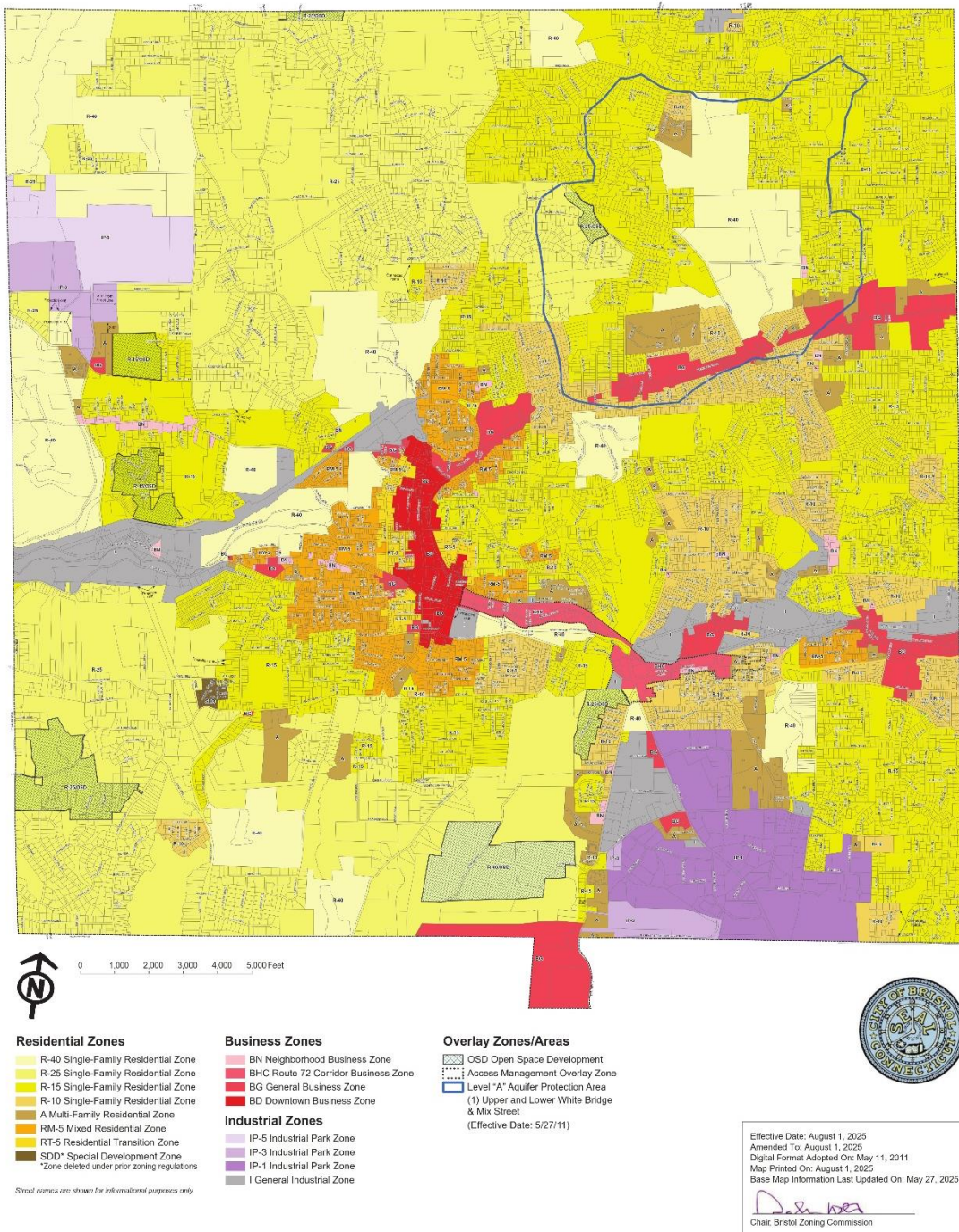
With Amendments Through: December 15, 2025

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





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 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.

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

To comply with
Public Act No. 25-1



City of Bristol Public Act 25-1 Zoning Compliance Update

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.

4/30/26



AZR 26-02

5/11/26

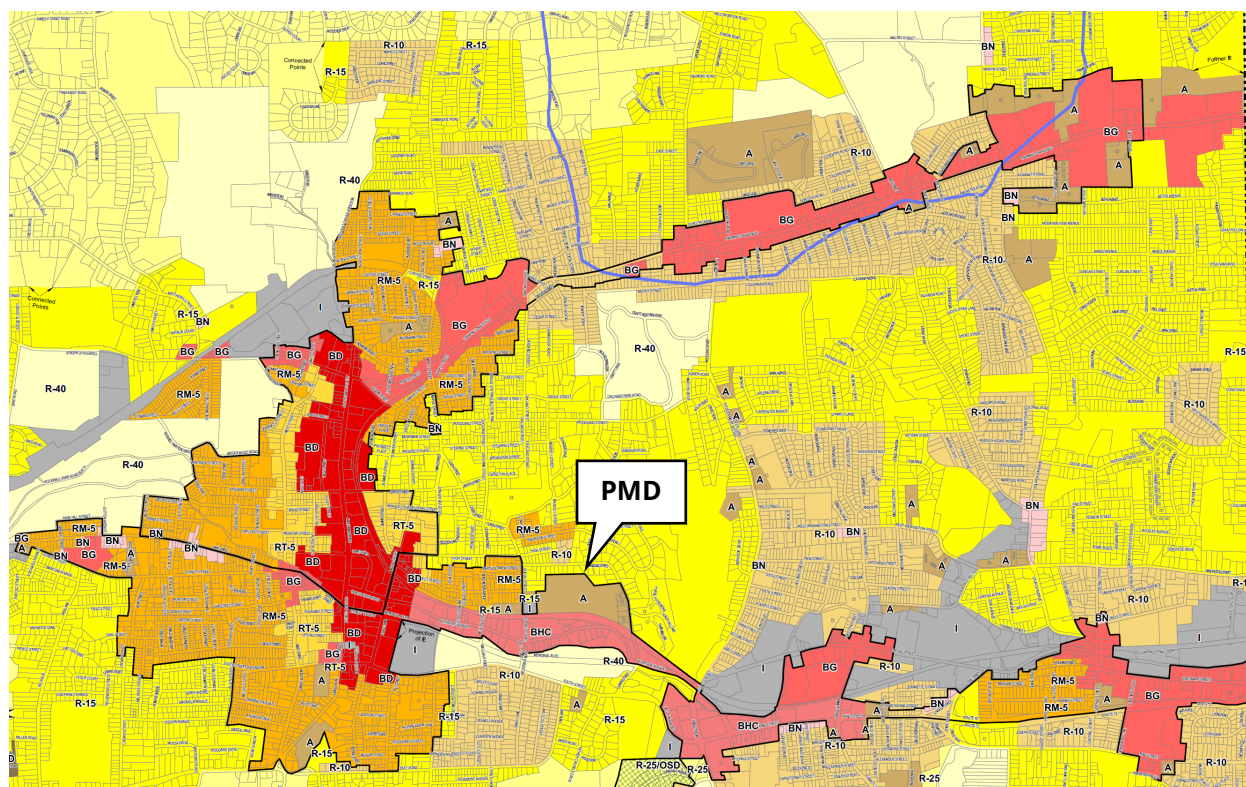
Recommended Zoning Amendments:

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



AZR 26-02
5/11/26

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).



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.



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.
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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.



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:

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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
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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

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
<i>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:</i>		
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@bristolct.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

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington
 Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers
 South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region



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**
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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

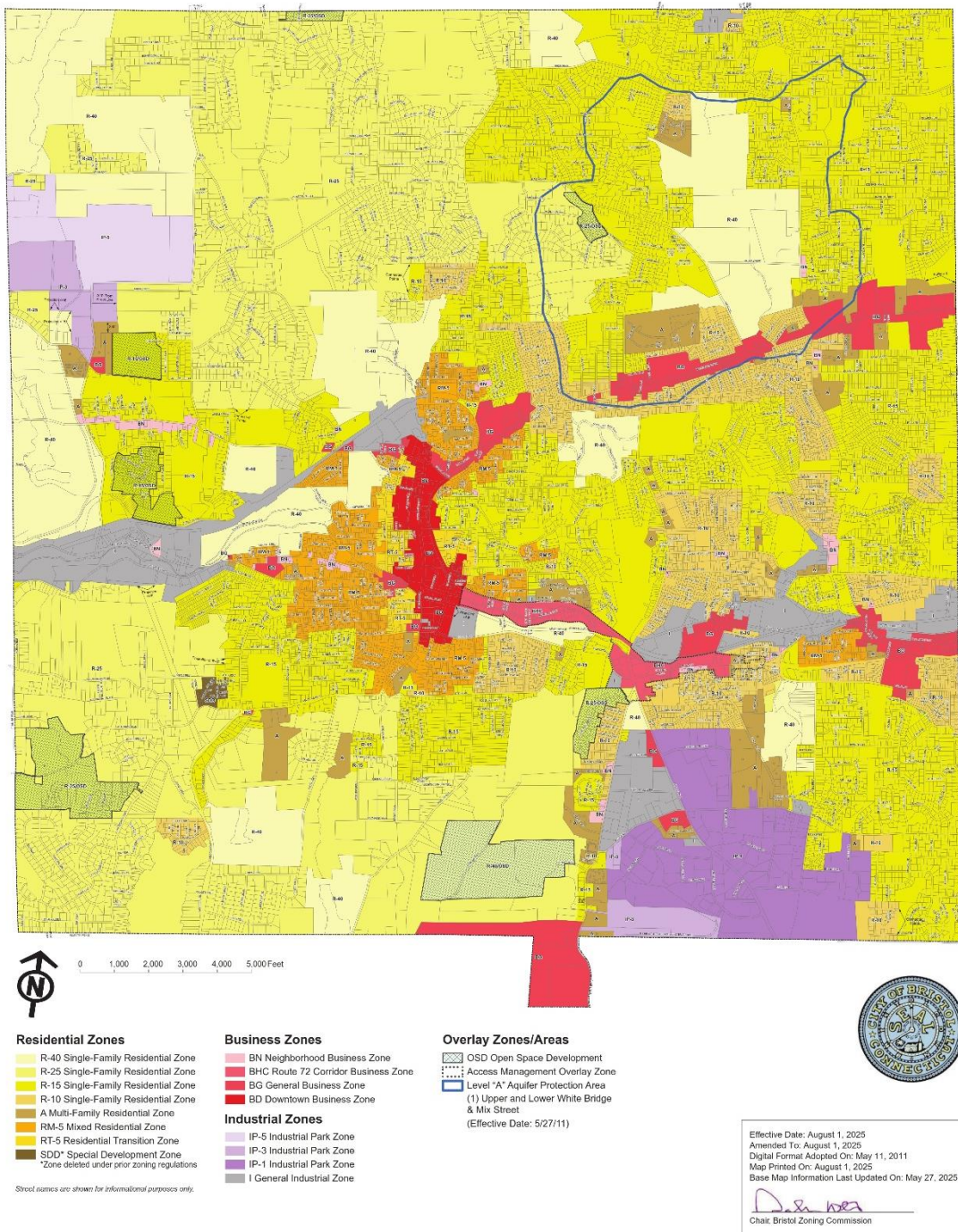
With Amendments Through: December 15, 2025

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



City of Bristol Public Act 25-1 Zoning Compliance Update

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.

4/30/26



AZR 26-02

5/11/26

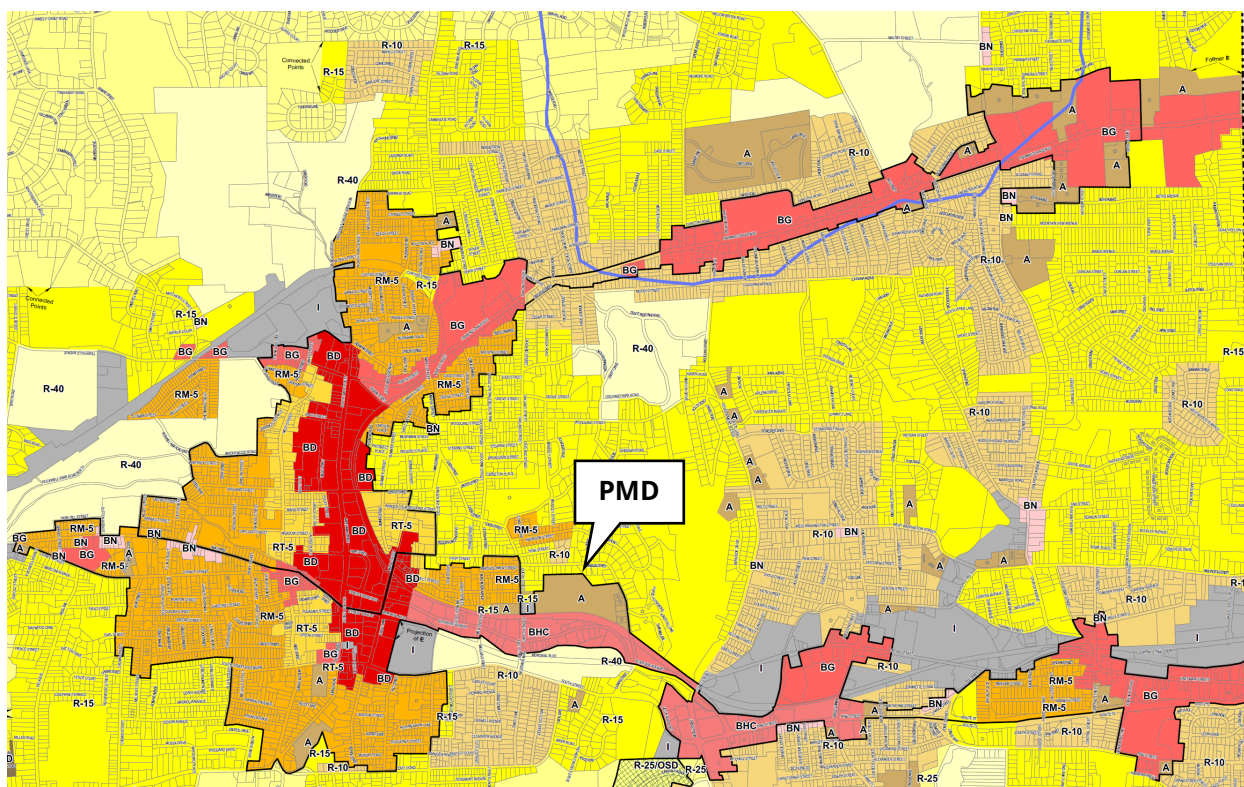
Recommended Zoning Amendments:

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



AZR 26-02
5/11/26

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

13.16 Parking Needs Assessment

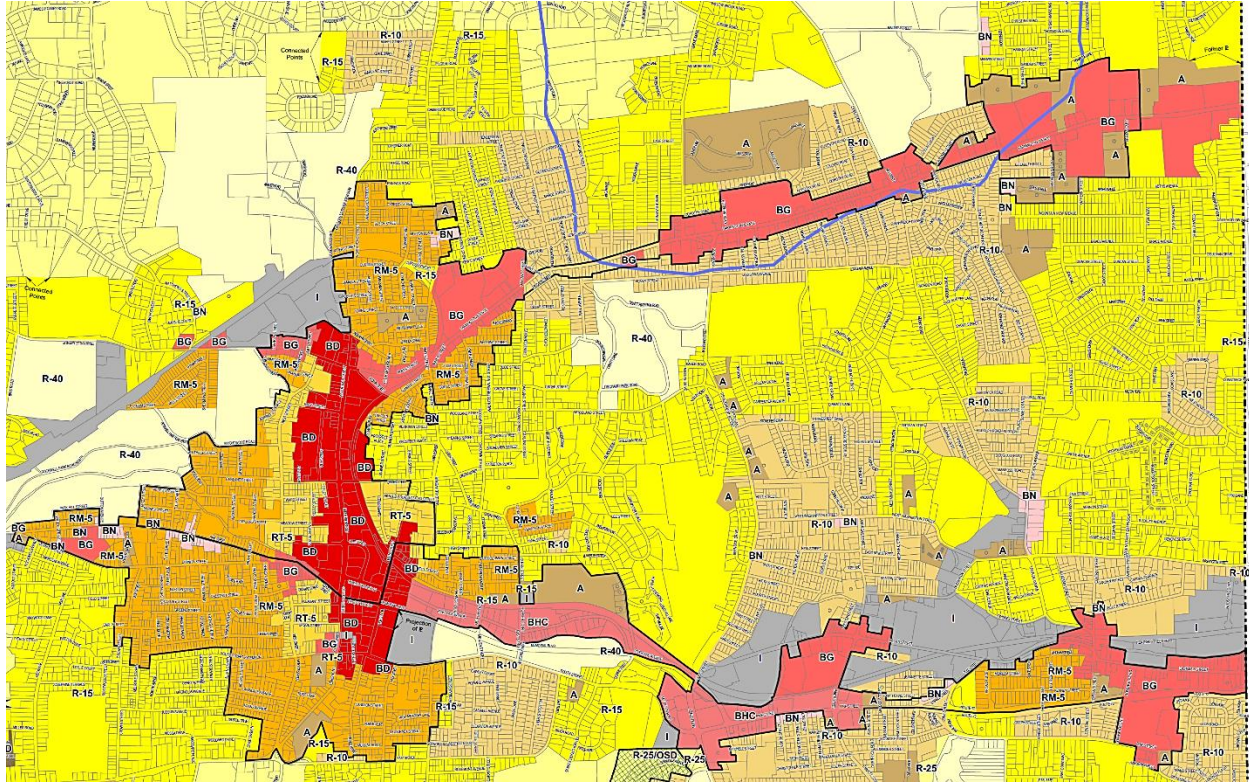
As an alternative to the residential parking requirements of Section 13.2, an applicant may submit a parking needs assessment for the subject property. If the assessment demonstrates that fewer spaces are sufficient to meet anticipated demand, the Commission or authorized reviewing official may approve 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).

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
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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:

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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
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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

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
<i>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:</i>		
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@bristolct.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.
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CRCOG-2017

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A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region



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:

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Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: June 8, 2026

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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:

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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:

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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.

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

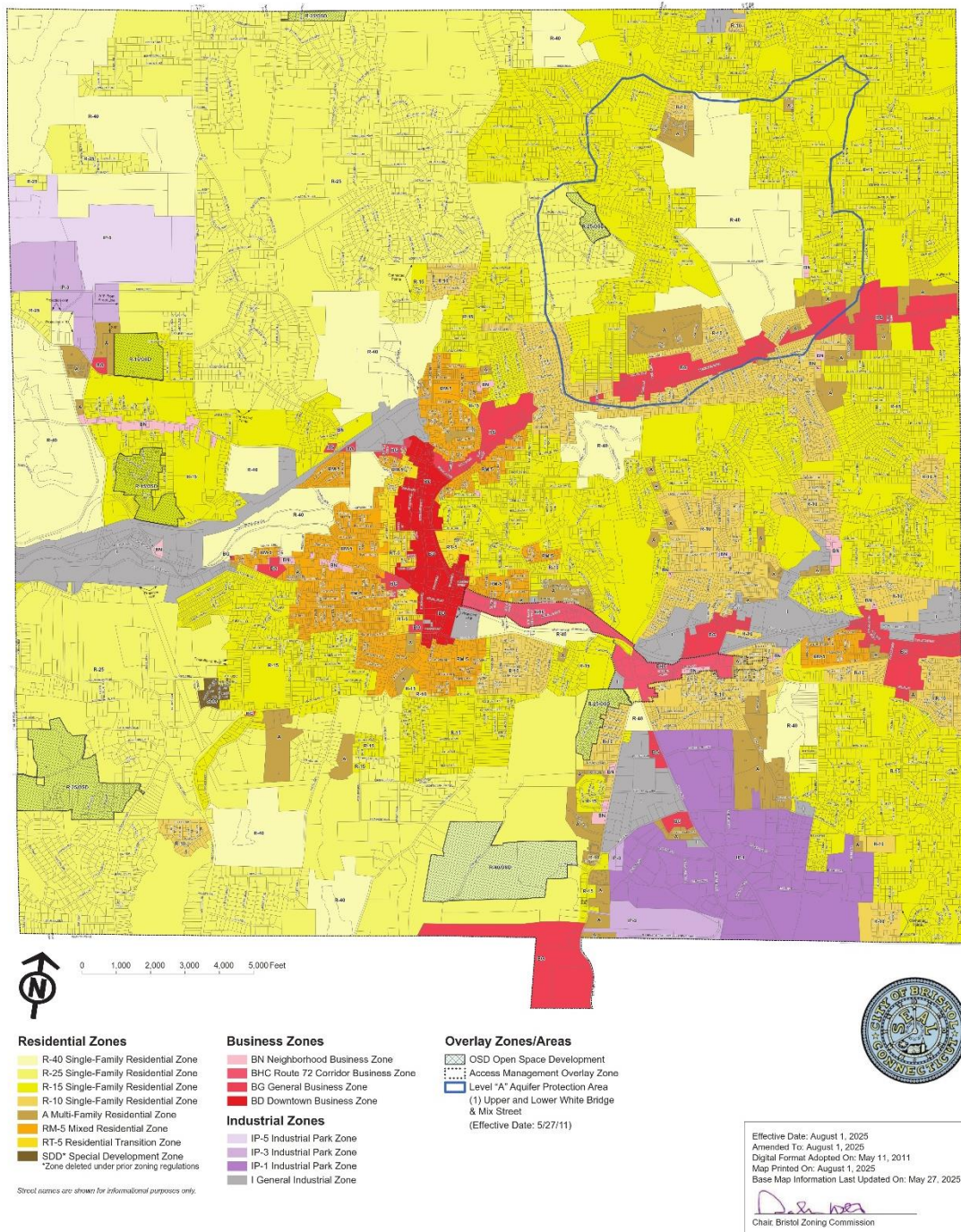
With Amendments Through: December 15, 2025

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





ECONOMIC & COMMUNITY DEVELOPMENT

DATE: May 2, 2026

TO: Bristol Planning Commission
Robert Flanagan, Bristol City Planner

FM: Dawn Leger, Grants Administrator

RE: CDBG Annual Action Plan for 2026-27
Community Development Block Grant Program

BACKGROUND

The U.S. Department of Housing and Urban Development (HUD) depends upon states and units of local government to administer funds for the primary objective of developing viable urban communities throughout the country. This objective is achieved by addressing decent housing, suitable living environments, and expanded economic opportunities, principally for low- and moderate-income persons. Each state and unit of local government creates its own plans for accomplishments. However, as part of this process, HUD asks each recipient to verify that its Annual Action Plan (AAP) is consistent with the City's adopted Plan of Conservation and Development.

The City of Bristol established its 5-Year Consolidated Plan for 2025-2029 last year, with goals and objectives based upon input from Bristol residents and representatives of community organizations. Bristol is allocated Community Development Block Grant (CDBG) dollars each year by federal formula which must be expended in accordance with these goals set in the Consolidated Plan. The AAP, including the annual allocation of CDBG funds, is recommended by the CDBG Policy Committee for approval by the full Economic and Community Development Board. This recommendation is forwarded for approval to the Bristol City Council and Board of Finance, for submission to HUD for its review in July.

For the year 2026-2027, the HUD allocation is \$542,226. The AAP budget includes estimated Program Income of \$39,290 and Reprogrammed Funds of \$5,000 for a grand total of \$586,516 available for programming and administration. A complete listing of the Public Service awards recommended by the CDBG Policy Committee is attached. The CDBG Policy Committee has chosen not to fund any Public Facilities projects unless they are identified as critical emergency capital expenditures that are necessary to maintain safe operation of the organization.

ACTION REQUESTED

To direct the City Planner to write a letter affirming that the proposed CDBG Annual Action Plan for 2026-27 for the City of Bristol as recommended by the CDBG Policy Committee is consistent with the goals of Bristol's Plan of Conservation and Development as revised in April 2018.

2026-2027 Recommended CDBG Allocations

Public Service Grants	Recommended Award
Bristol Boys & Girls Club / ImagineNation STEAM	\$20,000
BristolWORKS!	\$3,000
Grace Community Food Pantry	\$1,233
Prudence Crandall - Shelter services	\$10,000
Salvation Army Bristol Corps	\$17,100
Shepard Meadows Therapeutic Riding	\$2,000
St. Vincent DePaul Homeless Shelter	\$23,000
YWCA New Britain - SACS	\$3,000
Fair Housing	\$2,000
Total Public Service Allocations Year 52:	\$81,333
Housing Rehab Program	\$272,423
Planning & Administration	\$103,440
Support Staff	\$129,320
CDBG Allocation Total:	\$505,183
Including program income & reprogram funds:	\$44,290
Grand Total:	\$586,516



111 North Main Street | Bristol, Connecticut 06010 | Phone: 860.584.6130

May 4, 2025

Planning Commission
City Hall
Bristol, Connecticut 06010

Dear Chairman Viets:

At the regular Board of Finance Meeting held on **April 28, 2026** the following motion was passed and referred to the **Planning Commission** for action:

“To adopt the Capital Budget for fiscal year 2026-2027 totaling \$35,950,750.”

Sincerely,

A handwritten signature in black ink, which appears to read 'Diane M. Waldron'. The signature is fluid and cursive, written in a professional style.

Diane M. Waldron
Board of Finance Clerk

2026-2027 CAPITAL BUDGET
CAPITAL IMPROVEMENT & STRATEGIC PLANNING COMMITTEE - APPROVED MARCH 3, 2026
BOARD OF FINANCE - APRIL 28, 2026

Department	Request Title	Project Total	Total To Date	Bonding	Cash	Grants	LOCIP	Other	Total 2027	Total Future
Education	Security Upgrades	\$ 3,350,000	\$ 2,000,000	\$ 1,350,000					\$ 1,350,000	\$ -
	Bristol Eastern High School - Roof and Mechanicals	\$ 33,280,000		\$ 3,328,000					\$ 3,328,000	\$ 29,952,000
	Bristol Central High School - Roof and Mechanicals	\$ 30,900,000	\$ 8,800,000	\$ 2,210,000					\$ 2,210,000	\$ 19,890,000
		\$ -								
Fire Department	Fire Headquarters Renovations	\$ 3,000,000		\$ 250,000					\$ 250,000	\$ 2,750,000
	Municipal Police & Fire Training Center	\$ 12,000,000		\$ 2,000,000		\$ 3,150,000			\$ 5,150,000	\$ 6,850,000
		\$ -								
Information Systems	City Wide Phone System	\$ 700,000					\$ 700,000		\$ 700,000	\$ -
		\$ -								
Parks & Recreation	Rockwell Park Pavilion & Gazebo Roof Replacements	\$ 100,000			\$ 100,000				\$ 100,000	\$ 100,000
	Page Park Revitalization	\$ 19,550,000	\$ 10,650,000	\$ 8,900,000					\$ 8,900,000	
	Hoppers-Birge & Robert Property Park Dam & Trail Improvements	\$ 250,000		\$ 250,000					\$ 250,000	\$ 2,250,000
	Municipal Golf Course Purchase	\$ 5,500,000		\$ 5,500,000					\$ 5,500,000	
Police Department	Public Safety Communications Systems	\$ 12,200,000		\$ 350,000					\$ 350,000	\$ 11,850,000
Public Works										
	Mellen Street Culvert Replacement (South St & Mem Blvd)	\$ 1,879,060	\$ 199,060	\$ 780,000		\$ 900,000			\$ 1,680,000	\$ -
	Andrews Street Culvert	\$ 1,750,000	\$ 1,137,250	\$ 306,375		\$ 306,375			\$ 612,750	\$ -
	Police Court Complex	\$ 11,500,000	\$ 3,100,000	\$ 3,000,000					\$ 3,000,000	\$ 5,400,000
	East Road Drainage Improvements	\$ 575,000		\$ 575,000					\$ 575,000	\$ -
	Manross Library Roof Replacement	\$ 110,000						\$ 110,000	\$ 110,000	\$ -
	Plan of Conservation and Development Update	\$ 155,000			\$ 155,000				\$ 155,000	\$ 100,000
	Public Works Garage Master Plan	\$ 7,250,000		\$ 250,000					\$ 250,000	\$ 7,000,000
	Collins Road Storm Drainage	\$ 310,000		\$ 310,000					\$ 310,000	\$ -
	Field Street Culvert	\$ 1,600,000	\$ 430,000	\$ 370,000		\$ 800,000			\$ 1,170,000	\$ -
Total Departments		\$ 145,959,060	\$ 26,316,310	\$ 29,729,375	\$ 255,000	\$ 5,156,375	\$ 700,000	\$ 110,000	\$ 35,950,750	\$ 86,142,000

Bristol Central High School - Roof and Mechanicals

Project Number: 26C05
Total Budgeted Capital Costs: \$11,010,000
Total Budgeted Funding Sources: \$11,010,000

Department: Education
Type: Building and Land Improvements
Teams: BOE
Timeline: 07/31/2026 to 12/29/2028

Request description:

Engineering fees to create the scope of work as well as estimating fees for rooftop mechanicals are requested in FY27. This will give the BOE the ability to present more accurate costs for the mechanical project, which will consist of removal of the existing rooftop mechanicals and replacing them with current energy-efficient rooftop units. The request this year is for \$2,210,000 and the following year there will be a request for hard costs for replacement. We will explore the HVAC IAQ grant through the state to help mitigate the replacement costs.

Capital Costs	Historical Budgeted	FY2027	FY2028	Total Budgeted
Planning				\$0
Design	\$800,000	\$2,210,000		\$3,010,000
Engineering				\$0
Repairs/Improvements	\$8,000,000		\$0	\$8,000,000
Construction/Maintenance				\$0
Furniture and Fixtures				\$0
Other				\$0
Total	\$8,800,000	\$2,210,000	\$0	\$11,010,000

Funding Source	Historical Budgeted	FY2027	FY2028	Total Budgeted
Bonding	\$4,800,000	\$2,210,000	\$0	\$7,010,000
Cash				\$0
Grants	\$4,000,000		\$0	\$4,000,000
LOCIP				\$0
RIF				\$0
Other				\$0
Total	\$8,800,000	\$2,210,000	\$0	\$11,010,000

Additional Information

Type of Project Replacement
Benefit to the Community This project will help with the existing IAQ challenges. In addition, it will help mitigate the mold issues that have been experienced over the last three summers. This will also provide conditioned air for all the existing space in the building. The existing units will be replaced with high-efficiency equipment that will better serve the operational budget.

Bristol Eastern High School - Roof and Mechanicals

Total Budgeted Capital Costs: \$3,328,000.00
Total Budgeted Funding Sources: \$3,328,000.00

Department: Education
Type: Building and Land Improvements

Teams: BOE
Timeline: 07/31/2025 to 12/31/2030

Request description:

Engineering fees to create a scope of work as well as estimating fees are requested for FY2027. This will give the BOE the ability to present more accurate costs for the roof and mechanical project, which will consist of removal of the existing roof and mechanicals and replacing it with a 90 mil rubber membrane roof with a 30-year warranty. The current roof is at the end of its useful life and is out of warranty; therefore, all repairs are at the expense of the BoE. This project will also replace the existing mechanicals with current energy-efficient rooftop units. The request for 2027 is for \$3.2M and the following year's request is an estimate for hard costs for replacement.

Capital Costs	FY2027	FY2028	Total Budgeted
Planning			\$0
Design			\$0
Engineering	\$3,328,000		\$3,328,000
Repairs/Improvements		\$0	\$0
Construction/Maintenance			\$0
Furniture and Fixtures			\$0
Other			\$0
Total	\$3,328,000	\$0	\$3,328,000

Funding Source	FY2027	FY2028	Total Budgeted
Bonding	\$3,328,000	\$0	\$3,328,000
Cash			\$0
Grants		\$0	\$0
LOCIP			\$0
RIF			\$0
Other			\$0
Total	\$3,328,000	\$0	\$3,328,000

Additional Information

Type of Project Replacement
Benefit to the Community This project will help with the existing IAQ challenges. In addition, it will help mitigate the mold issues that have been experienced over the last three summers. This will also provide conditioned air for all the existing space in the building. The existing units will be replaced with high-efficiency equipment that will better serve the operational budget.

Security Upgrades

Total Budgeted Capital Costs: \$1,350,000.00
Total Budgeted Funding Sources: \$1,350,000.00

Department: Education
Type: CIP Form - Other Improvements

Teams: BOE
Timeline: 07/01/2026 to 06/30/2027

Request description:

A design professional was hired to provide a scope of work and an estimate for security camera upgrades throughout the school district. This request will supplement funding approved in FY2024 and will allow the remainder of the schools to have security upgrades and provide parity and equity across the district.

Capital Costs	FY2027	Total Budgeted
Planning		\$0
Design		\$0
Engineering		\$0
Repairs/Improvements	\$1,350,000	\$1,350,000
Construction/Maintenance		\$0
Furniture & Fixtures		\$0
Other		\$0
Total	\$1,350,000	\$1,350,000

Funding Source	FY2027	Total Budgeted
Cash		\$0
Bonding	\$1,350,000	\$1,350,000
LOCIP		\$0
Grants		\$0
RIF		\$0
Total	\$1,350,000	\$1,350,000

Additional Information

Type of Project: Other
Benefit to the Community: Upgrades to the security cameras will increase the safety in all of our schools. This will allow better lines of sight in many cases. In addition to replacing failing cameras, new cameras will be installed. The increased security will tie into the existing system.

Fire Headquarters Renovations

Total Budgeted Capital Costs: \$250,000.00
Total Budgeted Funding Sources: \$250,000.00

Department: Fire Department
Type: Building and Land Improvements

Timeline: 10/01/2024 to 10/01/2025

Request description:

The renovation/updating of Headquarters is long overdue. This firehouse has had little in the way of updating since its construction in 1963. Headquarters had its HVAC system upgraded 3 years ago, but the bathrooms, bunk room and locker room were not touched. The bunk room needs to have individual rooms constructed due to the hiring of females, the bathroom needs updating and expansion to accommodate females, and the exercise room needs to be relocated to the south side of the building in a room of adequate space and height to accommodate all personnel. By removing the non-loadbearing walls on the #2 floor, it would allow for the expansion of the bathroom and bunk room, while providing space for training activities in the house.

Headquarters is 4,650 sq.' for the main building. Depending on design and cost, the exercise room would be 900 sq.' and if we added a second floor above the offices, it would add an additional 1,200 sq.' for a total of 6,750 sq.'

Capital Costs	FY2027	FY2028	Total Budgeted
Planning			\$0
Design	\$250,000		\$250,000
Engineering			\$0
Repairs/Improvements			\$0
Construction/Maintenance		\$0	\$0
Furniture and Fixtures		\$0	\$0
Other			\$0
Total	\$250,000	\$0	\$250,000

Funding Source	FY2027	FY2028	Total Budgeted
Bonding	\$250,000	\$0	\$250,000
Cash			\$0
Grants			\$0
LOCIP			\$0
RIF			\$0
Other			\$0
Total	\$250,000	\$0	\$250,000

Additional Information

Type of Project: Refurbishment

Benefit to the Community: By maintaining and updating our critical infrastructure to 2024 standards, we are prolonging the serviceable lifespan beyond 60-70 years of our firehouses. This has an impact on future construction needs, thus reducing the burden on the taxpaying community. Alleviating the need to bond in excess of \$10 million for the construction of new firehouses is a fiscally and operationally prudent action to take. The community can take pride in knowing the City is worthwhile caretakers of their money. Headquarters is 4,650 sq.' for the main building. Depending on design and cost, the exercise room would be 900 sq.' and if we added a second floor above the offices, it would add an additional 1,200 sq.' for a total of 6,750 sq.'

Municipal Police and Fire Training Center

Total Budgeted Capital Costs: \$5,150,000.00
Total Budgeted Funding Sources: \$5,150,000.00

Department: Fire Department
Type: Building and Land Improvements

Timeline: 01/04/2027 to 01/08/2029

Request description:

By creating the DeMonte-Hamzy Police and Fire Municipal Training Facility, Bristol will become the center for innovative, effective, and cutting-edge training for both law enforcement and firefighting. There is no such facility in Connecticut and New England. This would truly be a regional asset, drawing trainees from across Connecticut and New England and double as an economic driver for the City. The uniqueness of this project and specialized training potential will draw trainees that will require hotel lodging and restaurants to dine in. In an effort to recruit Bristol residents to explore a career in firefighting or law enforcement, this facility would be a beacon to Bristol high school students looking to explore a career in public safety.

Overview of the Candidate Physical Ability Test (CPAT) The Candidate Physical Ability Test (CPAT) is a comprehensive evaluation system designed to gauge the physical fitness and capabilities of firefighter candidates. Its primary objective is to ensure that all aspiring firefighters possess the physical prowess needed to effectively and safely complete essential tasks in the line of duty. The CPAT was developed to create an equitable and objective selection process for fire departments, guaranteeing a diverse pool of candidates capable of meeting the physical requirements necessary during their recruit school training.

Core Components of CPAT The CPAT program encompasses several key components aimed at achieving its primary goals:

1. Recruiting a Diverse Candidate Pool: Encouraging candidates from a wide range of backgrounds to participate in the CPAT evaluation process, thus promoting diversity within the firefighting profession.
2. Mentoring and Preparing Physically Qualified Candidates: Providing candidates with the necessary support and guidance in physical fitness training and education to help them adequately prepare for the test.
3. Validating CPAT for the Fire Service: Ensuring that the CPAT test remains a reliable and accurate measure of a firefighter's physical capabilities.
4. Orientation & Practice Sessions: Offering orientation and practice sessions to candidates, familiarizing them with the test format and expectations.

This training facility with a proposed name, Demonte Hamzy Municipal Police and Fire Training Facility, would provide not only Bristol Police Department but their regional SWAT Team and surrounding police departments and State Police with an area to meet the requirements of the established police accountability bill.

Core Components of Demonte Hamzy Municipal Training Facility This facility will encompass several key components to achieve its goals:

- A 50 yard range able to accommodate up to 25 shooters.
- A matted training room to conduct defensive tactics, including Baton, LOCKUP, BJJ, OC, Taser.
- A classroom to host out of state classes.
- A two leveled structure to conduct active shooter training where the walls are moveable and rooms/hallways can be changed to provide endless variations during training.

Capital Costs	FY2027	FY2028	Total Budgeted
Planning			\$0
Design			\$0
Engineering			\$0
Repairs/Improvements			\$0
Construction/Maintenance	\$5,150,000	\$0	\$5,150,000
Furniture and Fixtures			\$0
Other			\$0
Total	\$5,150,000	\$0	\$5,150,000

Funding Source	FY2027	FY2028	Total Budgeted
Bonding	\$2,000,000	\$0	\$2,000,000
Cash			\$0
Grants	\$3,150,000		\$3,150,000
LOCIP			\$0
RIF			\$0
Other			\$0
Total	\$5,150,000	\$0	\$5,150,000

Additional Information

Type of Project New Construction

Benefit to the Community This facility will provide cutting-edge training for both fire and police. This will serve as a recruitment and training tool to expose Bristol residents to careers in public safety. On the police side, this facility will train police officers in active shooter scenario response with fire department support. This will also relieve the burden on the Police Department in acquiring range time to comply with the Police Accountability Law. This will lead to a safer and more secure community and protect our officers.

City Wide Phone System

Total Budgeted Capital Costs: \$700,000.00
Total Budgeted Funding Sources: \$700,000.00

Department: Information Systems
Type: Computers and Related Equipment

Request description:

This request seeks funding to replace the City of Bristol and Bristol Board of Education's existing phone systems with a single, modern, unified communications platform. The current Cisco-based system has become increasingly expensive and difficult to support, with rising annual licensing costs, costly hardware refresh cycles, and ongoing reliance on third-party support. Additionally, much of the existing handset inventory is more than 12 years old and well beyond the expected service life for high-use electronic equipment. The impending need to replace the bulk of the handset fleet in the City represents a huge cost in and of itself, especially if we were to stay with Cisco. Replacing the current system would provide all City departments with new, standardized handsets; significantly reduce or eliminate dependence on third-party support; and lower ongoing operating expenses. A unified system shared between the City and the Board of Education would also simplify administration, improve interoperability, and establish a sustainable, long-term communications platform.

Capital Costs	FY2027	Total Budgeted
Equipment	\$400,000	\$400,000
Installation	\$300,000	\$300,000
Other		\$0
Total	\$700,000	\$700,000

Funding Source	FY2027	Total Budgeted
Bonding		\$0
Cash	\$0	\$0
LOCIP	\$700,000	\$700,000
Grants		\$0
RIF		\$0
Other		\$0
Total	\$700,000	\$700,000

Additional Information

New Purchase or Replacement
Benefit to the Community

Replacement

A reliable phone system is critical to daily City operations, school safety, after-hours communications, and emergency services. With the exception of the City's 911 operations, which are supported by a separate system, the existing phone infrastructure is relied upon across all municipal and educational functions. Replacing the current system will improve reliability, reduce service disruptions, and ensure consistent access for residents and staff. The proposed system will also provide significant financial benefit to the community. Ongoing support and licensing costs are projected to be reduced by approximately half, with additional savings realized through lower hardware refresh and maintenance expenses. Over a five year period, these reductions are expected to result in savings of approximately \$380,000, allowing city resources to be redirected toward essential public services. By consolidating the City and Board of Education onto a single, modern platform, this investment promotes efficiency, improves coordination, and strengthens the long-term resiliency of the community's communications infrastructure while delivering measurable value to taxpayers.

Hoppers-Birge & Robert Property Park Dam & Trail Improvements

Total Budgeted Capital Costs: \$250,000.00
Total Budgeted Funding Sources: \$250,000.00

Department: Parks & Recreation
Type: Building and Land Improvements

Timeline: 08/03/2026 to 08/02/2027

Request description:

The Hoppers-Birge Nature Preserve is a 270-acre passive park that includes an extensive trail system, pond, and geological glacier kettles. Abutting this park is Roberts Property, a 17-acre passive park that serves as an off-leash dog park and walking trail for residents. The goal of this project is to create a community/neighborhood-endorsed plan and to engage in site improvements that will revitalize the park and establish a high-quality passive space with trails and outdoor educational elements to be used by residents and neighbors. The development of this plan for Hoppers, Birge, and Roberts aligns with the priority of Bristol residents to enhance existing passive spaces within the city as described in the 2020 City Wide Parks Master Plan: (<http://bprycs-project-portal.constantcontactsites.com/masterplan>). It will also address long-standing safety concerns about the trails and current boardwalks. The importance of these trail systems has only increased as a result of Covid and will remain a high priority for residents. This initial request is to hire a design firm that will work with neighbors and city stakeholders to develop a site plan for improvements at Hoppers-Birge Pond and Roberts Property Park planned to be implemented in a future year. From the plan, improvements to the site will include: Fixing/clearing trails, Establishing bridges and walking space, Provide boat ramp access to the water, Improvement to parking lots, Engineering the boardwalk to prevent washout, Removing invasive species, Habitat restoration for the endangered grasshopper sparrow, Design for repair and replacement of the Hoppers-Birge Dam, which has been rated POOR and needs to be fixed per CT-DEEP. This Capital Improvement Project is directly linked to improvements recommended in the Parks, Recreation, Youth & Community Services 2020 Master Plan (pg. 195-202, 301-306): (<http://bprycs-project-portal.constantcontactsites.com/masterplan>). The plan was completed with community input, including stakeholder focus groups, interviews, online surveys, a statistically valid survey mailed to Bristol residents, site analysis, market analysis, and additional needs assessment tools to help set department priorities over the next 5-10 years.

Capital Costs	Historical Budgeted	FY2027	FY2028	Total Budgeted
Planning		\$0	\$125,000	\$125,000
Design		\$0	\$125,000	\$125,000
Engineering				\$0
Repairs/Improvements			\$0	\$0
Construction/Maintenance				\$0
Furniture and Fixtures				\$0
Other				\$0
Total		\$0	\$250,000	\$0
				\$250,000

Funding Source	Historical Budgeted	FY2027	FY2028	Total Budgeted
Bonding		\$0	\$250,000	\$0
Cash				\$250,000
Grants				\$0
LOCIP				\$0
RIF				\$0
Other				\$0
Total		\$0	\$250,000	\$0
				\$250,000

Additional Information

Type of Project: New Construction
Benefit to the Community: To create an enhanced and safe passive outdoor recreation space to allow more people to get outdoors and experience the health benefits associated with public parks

Municipal Public Golf Course

Total Budgeted Capital Costs: \$5,500,000.00
Total Budgeted Funding Sources: \$5,500,000.00

Department: Parks & Recreation
Type: CIP Form - Other Improvements

Timeline: 07/01/2026 to 07/01/2027

Request description:

For years, Chippanee Country Club provided a private, family-oriented club experience with a challenging and fun, top-notch 18-hole golf course. The golf course offers stunning views of the hills and valleys of Bristol and surrounding towns. In 2025, the owners of Chippanee Golf Club announced that they are looking to sell the course to private development. At this time, the City of Bristol is proposing a \$5.5 million dollar capital request for the purchase and acquisition of the Chippanee Golf Club. The City believes this is a major community asset that should be preserved for use by future generations. We also believe this has the potential to be a revenue-producing facility that provides a new recreational opportunity for the community. The golf course would be owned and operated by the City of Bristol Department of Parks, Recreation, Youth and Community Services and could be managed through the general fund or as a special revenue fund.

Capital Costs	FY2027	Total Budgeted
Planning		\$0
Design		\$0
Engineering		\$0
Repairs/Improvements		\$0
Construction/Maintenance		\$0
Furniture & Fixtures		\$0
Other	\$5,500,000	\$5,500,000
Total	\$5,500,000	\$5,500,000

Funding Source	FY2027	Total Budgeted
Cash		\$0
Bonding	\$5,500,000	\$5,500,000
LOCIP		\$0
Grants		\$0
RIF		\$0
Total	\$5,500,000	\$5,500,000

Additional Information

Type of Project: Other
Benefit to the Community: Saving an important recreational amenity for the community which improves the health, quality of life and economic vitality of Bristol. It also preserves open green space in an urban environment.

Page Park Revitalization

Project Number: 22C03
Total Budgeted Capital Costs: \$19,550,000
Total Budgeted Funding Sources: \$19,550,000

Department: Parks & Recreation
Type: CIP Form - Other Improvements

Timeline: 07/01/2026 to 12/31/2027

Request description:

Page Park is a large 80+ acre community park with a number of recreational amenities, including an award-winning 18-hole disc golf course, a newly renovated community pool, an accessible playground, the Perry J. Spinelli Pavilion indoor rental facility, tennis courts, and more. In 2007, the City developed site plans and moved forward with renovations of Rockwell Park, Stocks Playground and Brackett Park. Due to lack of funding at the time, the Page Park renovations were never completed and poor site conditions, including erosion issues, collapsing pond retaining walls, traffic hazards, lack of parking spaces and a formalized parking plan remain a concern for the Parks Department. As a result, renovations of Page Park were a priority for the 2020 City Wide Parks Master Plan and a site plan was created through an extensive community engagement process. In November 2021, a contract was awarded to Weston and Sampson to develop design and construction documents aligned with the findings from the Master Plan, as well as administer phase 1 of construction. To date, phase 1 of the project has been completed, which includes: (4) pickleball courts with lighting, Pickleball & Tennis Complex Pavilion/Shade Structure (20) Car Parking Lot on DeWitt Page Park Road (50) Car Parking Lot at Disac Golf Course on DeWitt Drive, Orchard Road Trail Paving, Page Park Pond Retaining Wall Installation & Spillway Removal, Westminster Road Trail Development, Pedestrian Walkways, Sidewalks Paved. We have \$3 million still available for phase 2 which is expected to go out to bid in January 2026 with construction beginning in spring 2026. Phase 2 includes: Perry J. Spinelli Pavilion Access Road (60) Car Parking Lot and Round About Turn Around. We are seeking funding for phase 3 of the project, which includes major features listed below. These project aspects are being bid as alternates with phase 2, so we will have exact costs this winter. Funding has been frozen on this project for the last two fiscal years, which is why this amount is significant. Continued delay in funding will result in increased project costs. Pending complete funding in FY27, we would be able to award the contract in early summer and have phase 3 continue seamlessly in summer/fall 2026. Phase 3 includes: Playground, Splash Park, Restroom, Construction Great Lawn (2) Basketball Courts with bleachers and lighting, Page Park Pond Fishing Piers (60) Car Parking Lot at King Street Entrance, Disc Golf Holes Modified and Replaced. Full details are available at the new Parks Project Portal: (<http://bprycs-project-portal.constantcontactsites.com/>). This Capital Improvement Project is directly linked to improvements recommended in the Parks, Recreation, Youth & Community Services 2020 Master Plan: Master Plan - BPRYCS - PROJECT PORTAL (constantcontactsites.com). The plan was completed with community input including stakeholder focus groups, interviews, online surveys, a statistically valid survey mailed to Bristol residents, site analysis, market analysis, and additional needs assessment tools to help set department priorities over the next 5-10 years.

Capital Costs	Historical Budgeted	FY2027	Total Budgeted
Planning			\$0
Design	\$500,000		\$500,000
Engineering			\$0
Repairs/Improvements			\$0
Construction/Maintenance	\$10,150,000	\$8,900,000	\$19,050,000
Furniture & Fixtures			\$0
Other			\$0
Total	\$10,650,000	\$8,900,000	\$19,550,000

Funding Source	Historical Budgeted	FY2027	Total Budgeted
Cash			\$0
Bonding	\$10,650,000	\$8,900,000	\$19,550,000
LOCIP			\$0
Grants			\$0
RIF			\$0
Total	\$10,650,000	\$8,900,000	\$19,550,000

Additional Information

Type of Project New Construction
Benefit to the Community A fully realized renovation to one of Bristol's two major community parks will provide increased opportunity for physical wellness and social connection, while also increasing community sustainability and resiliency through decreased flooding events and pedestrian safety. The park will become a destination for not only residents of Bristol but visitors from across the region and state, which will bring increased tourism to Bristol.

Rockwell Park Pavilion & Gazebo Roof Replacements

Total Budgeted Capital Costs: \$100,000.00
Total Budgeted Funding Sources: \$100,000.00

Department: Parks & Recreation
Type: Building and Land Improvements

Timeline: 07/01/2026 to 12/31/2026

Request description:

This CIP request is for roof replacements on all pavilions and gazebos at Rockwell Park. The conditions vary from poor to really poor. Our recommendation is to complete them all at one time, but we have itemized the price quotes for each building below. Bathhouse- \$47,103.22Bathroom 1- \$8,125.53Comfort Sation-23,348.73Mrs. Rockwell- \$58,743.48Open Field Gazebo- 12,010.86Summer House-\$38,210.89

Capital Costs	FY2027	FY2028	Total Budgeted
Planning			\$0
Design			\$0
Engineering			\$0
Repairs/Improvements	\$100,000	\$0	\$100,000
Construction/Maintenance			\$0
Furniture and Fixtures			\$0
Other			\$0
Total	\$100,000	\$0	\$100,000

Funding Source	FY2027	FY2028	Total Budgeted
Bonding			\$0
Cash	\$100,000	\$0	\$100,000
Grants			\$0
LOCIP			\$0
RIF			\$0
Other			\$0
Total	\$100,000	\$0	\$100,000

Additional Information

Type of Project: Refurbishment
 Benefit to the Community: Improve conditions of facilities that are heavily used and rented by the community

Public Safety Communications Systems

Total Budgeted Capital Costs: \$350,000.00
Total Budgeted Funding Sources: \$350,000.00

Department: Police Department
Type: Computers and Related Equipment

Teams: Police Department

Request description:

Design and planning costs, equipment, materials, installation costs, engineering or other consultant fees, legal fees for the Public Safety Communications System Upgrade. This estimated cost was projected based on today's costs with an addition to adjust for inflation.

Capital Costs	FY2027	FY2028	Total Budgeted
Equipment		\$0	\$0
Installation			\$0
Other	\$350,000		\$350,000
Total	\$350,000	\$0	\$350,000

Funding Source	FY2027	FY2028	Total Budgeted
Bonding	\$350,000	\$0	\$350,000
Cash			\$0
LOCIP			\$0
Grants			\$0
RIF			\$0
Other			\$0
Total	\$350,000	\$0	\$350,000

Additional Information

New Purchase or Replacement Replacement
Benefit to the Community .

Andrews Street Culvert

Project Number: 24C08
Total Budgeted Capital Costs: \$1,750,000.00
Total Budgeted Funding Sources: \$1,750,000.00

Department: Public Works
Type: Roadways
Teams: Public Works
Timeline: 05/01/2027 to 11/30/2027

Request description:

The existing structure carrying Andrews Street over an unnamed stream consists of a 6-foot-wide concrete slab superstructure supported on a combination of stone masonry and reinforced-concrete abutments. The culvert is situated partially within the public right-of-way and partially on private property; therefore, the project scope will be limited to the portion owned by the City. A structural inspection completed in 2017 by Prime Engineering identified multiple deficiencies, including deterioration to the approach pavement, substructure, wingwalls, stream channel, and guiderail systems. In addition to these structural concerns, the culvert is also likely undersized from a hydraulic standpoint when evaluated against current design standards. The City has received commitment to funding through the State Local Bridge Program, which will reimburse 50 percent of eligible project costs. The proposed scope includes full replacement of the City-owned portion of the culvert, together with associated roadway and safety improvements. The project budget includes comprehensive engineering services for permitting and design, as well as construction and inspection costs necessary to complete the full replacement. 10% Contingency has also been budgeted into this project to account for additional work that may arise during final design. Completion of this project will restore structural integrity, increase hydraulic capacity, improve roadway safety, and ensure long-term reliability of this critical crossing.

Capital Costs	Historical Budgeted	FY2027	Total Budgeted
Planning			\$0
Design			\$0
Engineering	\$1,137,250		\$1,137,250
Land/Right-of-way			\$0
Construction/Maintenance		\$612,750	\$612,750
Other			\$0
Total	\$1,137,250	\$612,750	\$1,750,000

Funding Source	Historical Budgeted	FY2027	Total Budgeted
Bonding	\$493,625	\$306,375	\$800,000
Cash			\$0
LOCIP			\$0
Grants	\$493,625	\$306,375	\$800,000
RIF			\$0
Other	\$150,000		\$150,000
Total	\$1,137,250	\$612,750	\$1,750,000

Additional Information

Benefit to Community Completion of this project will restore structural integrity, increase hydraulic capacity, improve roadway safety, and ensure long-term reliability of this critical crossing.
Type of Project Other

Collins Road Storm Drainage

Total Budgeted Capital Costs: \$310,000.00
Total Budgeted Funding Sources: \$310,000.00

Department: Public Works
Type: Roadways

Teams: Public Works
Timeline: 07/01/2025 to 11/17/2027

Request description:

The goal of this project is to prevent stormwater from overtopping the roadway and flowing onto private property. The proposed work involves extending and upsizing the existing drainage outfall near 87 Collins Road. The current 12-inch RCP outfall will be replaced with approximately 450 feet of 24-inch RCP, extending to Coppermine Brook. This extension will require easements from the City of New Britain and the owner of 87 Collins Road, as well as the necessary wetlands permits. The project budget will cover construction costs and the restoration of the surrounding area.

Capital Costs

	FY2027	Total Budgeted
Planning		\$0
Design		\$0
Engineering		\$0
Land/Right-of-way		\$0
Construction/Maintenance	\$310,000	\$310,000
Other		\$0
Total	\$310,000	\$310,000

Funding Source

	FY2027	Total Budgeted
Bonding	\$310,000	\$310,000
Cash		\$0
LOCIP		\$0
Grants		\$0
RIF		\$0
Other		\$0
Total	\$310,000	\$310,000

Additional Information

Benefit to Community The public benefit of this project is the reduction of flooding risk on Collins Road, which will protect both the roadway infrastructure and nearby private properties. By preventing water runoff from overtopping the roadway, the project will improve safety, minimize property damage, and enhance the overall stormwater management in the area.

Type of Project Other

East Road Drainage Improvements

Total Budgeted Capital Costs: \$575,000.00
Total Budgeted Funding Sources: \$575,000.00

Department: Public Works
Type: Roadways

Teams: Public Works
Timeline: 05/01/2026 to 11/30/2026

Request description:

The City has identified a recurring drainage issue along East Road in which stormwater is exceeding the capacity of the existing drainage system during moderate rain events. Field investigation and preliminary calculations, supported by resident-provided video, indicated City-owned catch basins surcharging and roadway runoff overtopping onto adjacent private property. A preliminary hydraulic analysis confirmed that the downstream portion of the storm drainage piping is undersized when evaluated against current design standards. To address this condition, the project proposes the construction of a supplemental outlet to increase overall system capacity. The scope of work includes installation of approximately 620 linear feet of 42-inch reinforced concrete pipe, beginning at the surcharging catch basin and discharging to an appropriate downstream location. Additional work will include roadway and sidewalk restoration, curb replacement, turf repair, erosion and sedimentation controls, management of groundwater and stormwater during construction, and limited utility test pits or relocations, as required. Design will be completed by City forces, with public bidding anticipated following plan completion in early spring. Construction is expected to commence on or about May 1 and continue through one construction season, concluding in late fall. The preliminary cost estimate includes allowances for contingency (12 percent) and minor incidental items (6 percent), which will be further refined during final design. Upon completion, this project will reduce roadway flooding, improve public safety, and lessen stormwater impacts to properties along East Road.

Capital Costs	FY2027	Total Budgeted
Planning		\$0.00
Design		\$0
Engineering		\$0
Land/Right-of-way		\$0
Construction/Maintenance	\$575,000	\$575,000
Other		\$0
Total	\$575,000	\$575,000

Funding Source	FY2027	Total Budgeted
Bonding	\$575,000	\$575,000
Cash		\$0
LOCIP		\$0
Grants		\$0
RIF		\$0
Other		\$0
Total	\$575,000	\$575,000

Additional Information

Benefit to Community Upon completion, this project will reduce roadway flooding, improve public safety, and lessen stormwater impacts to properties along East Road.

Type of Project Other

Field Street Culvert

Project Number: 22C07
Total Budgeted Capital Costs: \$1,600,000.00
Total Budgeted Funding Sources: \$1,600,000.00

Department: Public Works
Type: Roadways
Teams: Public Works
Timeline: 07/02/2025 to 09/15/2027

Request description:

The current structure, which carries Field Street over an Unnamed stream, consists of an 8-ft wide concrete slab superstructure supported on stone-masonry abutments. A structural inspection conducted by Cardinal Engineering Associates in 2022 indicated several deficiencies including the superstructure, substructure, channel protection, and guiderail treatments. Additionally, the structure is likely to be hydraulically undersized based on current design standards. This project has been approved for funding under the State Local Bridge Funding Program, which provides 50% compensation for project costs. The scope of the proposed project will include full replacement of the existing culvert and reconstruction of 80-ft of sanitary sewer along Peck Lane. The proposed budget includes comprehensive engineering services for permitting and design as well as the associated construction costs for the full replacement of the existing structure.

Capital Costs	Historical Budgeted	FY2027	Total Budgeted
Planning			\$0
Design			\$0
Engineering	\$430,000	\$1,170,000	\$1,600,000
Land/Right-of-way			\$0
Construction/Maintenance			\$0
Other			\$0
Total	\$430,000	\$1,170,000	\$1,600,000

Funding Source	Historical Budgeted	FY2027	Total Budgeted
Bonding	\$430,000	\$370,000	\$800,000
Cash			\$0
LOCIP			\$0
Grants		\$800,000	\$800,000
RIF			\$0
Other			\$0
Total	\$430,000	\$1,170,000	\$1,600,000

Additional Information

Benefit to Community This project will improve the structural integrity of the roadway and culvert to ensure safe travel on Field St. The proposed culvert replacement will also improve hydraulics and mitigate roadway flooding. The project includes replacement of sanitary and water mains within the project area. The sanitary sewer is currently located within the current (exposed). Relocation of the sanitary sewer consists of replacing a portion of the sewer on Peck Lane.

Type of Project Other

Manross Library Roof Replacement

Total Budgeted Capital Costs: \$110,000.00
Total Budgeted Funding Sources: \$110,000.00

Department: Public Works
Type: Building and Land Improvements

Teams: Public Works
Timeline: 07/01/2026 to 11/18/2026

Request description:

Replacement of the Manross Library roof.

Capital Costs	Historical Budgeted	FY2027	Total Budgeted
Planning			\$0
Design			\$0
Engineering			\$0
Repairs/Improvements		\$0	\$110,000
Construction/Maintenance			\$0
Furniture and Fixtures			\$0
Other			\$0
Total		\$0	\$110,000

Funding Source	FY2027	Total Budgeted
Bonding		\$0
Cash		\$0
Grants		\$0
LOCIP		\$0
RIF		\$0
Other	\$110,000	\$110,000
Total	\$110,000	\$110,000

Additional Information

Type of Project Replacement
Benefit to the Community The existing roof on the Manross Library is currently leaking. The replacement will maintain the public usage of the space.

Mellen Street Culvert Replacement (South St & Mem Blvd)

Project Number: 24C07
Total Budgeted Capital Costs: \$1,880,000.00
Total Budgeted Funding Sources: \$1,879,060.00

Department: Public Works
Type: Roadways
Teams: Public Works
Timeline: 11/13/2024 to 07/12/2028

Request description:

Replace the existing 8-foot wide stone culvert with a new precast concrete culvert. The existing culvert rating is 67% due to poor substructure and superstructure conditions. ADT 2800. Culvert replacement is eligible for funding under the State/Local bridge program (50%).

Capital Costs	Historical Budgeted	FY2027	Total Budgeted
Planning			\$0
Design			\$0
Engineering	\$200,000		\$200,000
Land/Right-of-way			\$0
Construction/Maintenance		\$1,680,000	\$1,680,000
Other			\$0
Total	\$200,000	\$1,680,000	\$1,880,000

Funding Source	Historical Budgeted	FY2027	Total Budgeted
Bonding		\$780,000	\$780,000
Cash			\$0
LOCIP			\$0
Grants	\$39,530	\$900,000	\$939,530
RIF	\$120,000		\$120,000
Other	\$39,530		\$39,530
Total	\$199,060	\$1,680,000	\$1,879,060

Additional Information

Benefit to Community The culvert is in a deteriorated condition. Failure will impact (impede) the travel route of Mellen St between South St and Memorial Blvd. In addition, the proposed culvert replacement will improve stream hydraulics and limit local flooding of the adjacent BOE athletic field.

Type of Project Other

Plan of Conservation and Development (POCD) Update

Total Budgeted Capital Costs: \$155,000.00
Total Budgeted Funding Sources: \$155,000.00

Department: Public Works
Type: CIP Form - Other Improvements

Teams: Public Works
Timeline: 07/01/2026 to 01/01/2028

Request description:

The Bristol Planning Commission is charged, by statute, with writing a Plan of Conservation and Development (POCD) every ten years. Sec. 8-23. Preparation, amendment or adoption of plan of conservation and development. (a)(1) At least once every ten years, the commission shall prepare or amend and shall adopt a plan of conservation and development for the municipality. Following adoption, the commission shall regularly review and maintain such plan. The commission may adopt such geographical, functional or other amendments to the plan or parts of the plan, in accordance with the provisions of this section, as it deems necessary. The commission may, at any time, prepare, amend and adopt plans for the redevelopment and improvement of districts or neighborhoods which, in its judgment, contain special problems or opportunities or show a trend toward lower land values. The purpose of the POCD process is to identify positive changes that should be undertaken in Bristol in order to meet community needs, preserve community character, and enhance the overall quality of life. The POCD process is also designed to anticipate the future and guide the growth and physical development of Bristol. It is proactive and not simply reactive to events. It seeks to create a vision or roadmap of what Bristol can be physically, economically, and socially. It can be considered a 'blueprint' for the physical development of Bristol. While the POCD is prepared and adopted by the Planning Commission, the process is inclusive and comprehensive so that all topics can be considered, and all people interested in the future of Bristol can participate. The update will be a city-wide review involving all departments, with the Planning Commission leading the effort. The last POCD process began in March 2014 and ended June 2015. In 2018, the POCD was amended (with the approval of CT-OPM) to include the Route 6 Corridor Study; that amendment reset the ten-year statutory clock from 2025 to 2028. In 2015, we obtained an appropriation of \$61,000 and Planimetrics was selected for that effort. I expect our new process will take between 16–18 months to complete, beginning on July 1, 2026, once funding has been approved. Our current plan expires on April 1, 2028.

Capital Costs	FY2027	FY2028	Total Budgeted
Planning	\$155,000	\$0	\$155,000
Design			\$0
Engineering			\$0
Repairs/Improvements			\$0
Construction/Maintenance			\$0
Furniture & Fixtures			\$0
Other			\$0
Total	\$155,000	\$0	\$155,000

Funding Source	FY2027	FY2028	Total Budgeted
Cash	\$155,000	\$0	\$155,000
Bonding	\$0		\$0
LOCIP			\$0
Grants			\$0
RIF			\$0
Total	\$155,000	\$0	\$155,000

Additional Information

Type of Project: Other
Benefit to the Community: The purpose of the POCD process is to identify positive changes that should be undertaken in Bristol in order to meet community needs, preserve community character, and enhance the overall quality of life.

Police Court Complex/Parking Garage

Project Number: 24C06
Total Budgeted Capital Costs: \$6,100,000
Total Budgeted Funding Sources: \$6,100,000

Department: Public Works
Type: Building and Land Improvements
Teams: Public Works
Timeline: 09/16/2026 to 11/14/2029

Request description:

Phase I: Replacement of MEP (mechanical, electrical and plumbing) systems. MEP upgrade of the Police Court Complex heating and electrical systems consists of replacing the 2 existing steam boilers with 2 hot water boilers as well as replacement of the existing air handling unit (AHU). Due to construction phasing, MEP work also includes modifications to install new coils in the AHU in order to allow units to operate on hot water until new AHU units can be installed. The engineering associated with the project is essentially complete. The project was bid in 2023 at a cost of \$5,298,000. A BOF appropriation of \$3,100,000 is currently in place. Due to budget overruns, the project was suspended. The updated project would consist of incorporating value engineering and increasing the plumbing renovation components of the project. The project will include repairs to all wall and ceiling disturbed as part of the project, along with painting of the disturbed rooms. Total Phase I Est cost \$6,100,000 (additional appropriation of \$2,700,000 required) Phase II: Renovation of parking garage (structural). Engineering and construction. To date a detailed study containing a cost estimate has been completed by Desman Associated. The project will include engineering design & construction. Total Phase II \$8,500,000. Existing Appropriation \$3,100,000 account 3023015-491002-24C11

Capital Costs	Historical Budgeted	FY2027	FY2029	Total Budgeted
Planning				\$0
Design		\$300,000		\$300,000
Engineering				\$0
Repairs/Improvements				\$0
Construction/Maintenance	\$3,100,000	\$2,700,000	\$0	\$5,800,000
Furniture and Fixtures				\$0
Other				\$0
Total	\$3,100,000	\$3,000,000	\$0	\$6,100,000

Funding Source	Historical Budgeted	FY2027	FY2029	Total Budgeted
Bonding	\$3,100,000	\$3,000,000	\$0	\$6,100,000
Cash				\$0
Grants				\$0
LOCIP				\$0
RIF				\$0
Other				\$0
Total	\$3,100,000	\$3,000,000	\$0	\$6,100,000

Additional Information

Type of Project Refurbishment

Benefit to the Community The Police Complex heating system is in an extreme deteriorated state and is at risk of being non-operational. DPW vendors have made repairs, however parts are extremely difficult to obtain. The boiler is steam, which is older technology. The proposed project will replace the existing steam boiler with a water boiler and associated mechanical systems. The proposed project will also include renovation of the Police Complex parking garage levels. The concrete is deteriorated and water infiltrates through the concrete decking. The project will consist of an engineering design and structural improvements, that may necessitate the full replacement of concrete slabs and installation of an impervious membrane to prevent water infiltration into the concrete and leaking through the upper garage level. The design of the HVAC improvements is complete. The project was bid a 2019, however the submitted bid substantially exceeded available funding. DPW proposal is to complete the project in two phases, a HVAC and package garage rehabilitation phase. The funding request consists of an additional appropriation of \$3,000,000 that would be added to the current \$3,100,000 appropriation. The FY2026-27 funding request will cover engineering to rebid HVAC improvement, HVAC construction costs and engineering of parking garage renovations. Phase II funding will consist of parking garage renovation construction costs.

Public Works Garage Master Plan

Total Budgeted Capital Costs: \$250,000.00
Total Budgeted Funding Sources: \$250,000.00

Department: Public Works
Type: Roadways

Teams: Public Works
Timeline: 08/19/2026 to 05/17/2028

Request description:

Planning for a Public Works Garage Master Plan - include the Public Works Garage Storage Building Project & Truck Wash Project (previously submitted) Construct a multi-use prefabricated metal building at the Department of Public Works (DPW) V.P. Kelly Road facility. A proposed 200 ft. x 60 ft. x 20 ft. high building will be used as a Police Department vehicle impoundment area, for DPW storage and two future DPW fleet maintenance bays. The existing DPW storage building is deteriorated and not secure. Construct a dedicated truck wash bay station that would service DPW, Water/Sewer, Fire and the Police Department. The wash bay will be located within a new dedicated building located at DPW's V.P. Kelly Road operation facility. The system will be equipped with an undercarriage system and will be automated to service other departments. DPW is currently washing vehicles within the DPW Street facility. Construction of a dedicated automated wash bay will improve washing and improve environmental controls. It is estimated that regular washing of vehicles extends life on average 3-5 years. The City of Norwich currently has a similar truck wash along with Waterbury. The Town of Litchfield and City of New Britain have received funding and are currently in the design phase for a truck wash.

Capital Costs	FY2027	FY2028	Total Budgeted
Planning			\$0
Design	\$250,000		\$250,000
Engineering			\$0
Land/Right-of-way			\$0
Construction/Maintenance		\$0	\$0
Other			\$0
Total	\$250,000	\$0	\$250,000

Funding Source	FY2027	FY2028	Total Budgeted
Bonding	\$250,000	\$0	\$250,000
Cash			\$0
LOCIP			\$0
Grants			\$0
RIF			\$0
Other			\$0
Total	\$250,000	\$0	\$250,000

Additional Information

Benefit to Community

The proposed building will be used by the Department of Public Works (DPW) and the Police Department. The proposed building will replace the existing DPW Fleet storage building (existing wooden building in deteriorating condition) and will be used for general storage and a future mechanics' bay (2). The Police Department will use the building to store impounded vehicles and detective vehicles in a secure area. The purchase value (accumulated cost at the time of purchase) of DPW existing fleet is approximately 16.7 million, with depreciation of the current value as approximately 4 million. Recent City expenditures for new DPW vehicles and equipment have been approximately \$850,000. One of the primary reasons for the replacement of DPW vehicles is body and frame conditions. The Department currently cleans vehicles within the existing Street Division operation building located on V.P. Kelly Drive. The facility is equipped with a sediment/ oil water separator, a model set of stairs and a portable undercarriage sprayer to clean vehicles. As a result, trucks are cleaned in the open, the ladder poses safety concerns and the water pressure from the undercarriage sprayer is low. A dedicated wash bay would allow DPW to improve cleaning and protect the City's investment. Extending the service life of DPW's existing fleet by 5% would equate to \$42,500/year (\$850,000 X 5%). In addition, the wash facility can be used by other City Departments, such as Fire & Police. The proposed facility would be similar to Waterbury's and New Britain's.

Type of Project

Other

C.G.S. 8-24 - Stafford Avenue

From: Jeffrey Steeg

Sent: Tuesday, May 5, 2026 3:31 PM

To: Robert Flanagan <RobertFlanagan@bristolct.gov>

Subject: CGS Section 8-24 on city owned property known as Lot 37-2 on Map 45 Stafford Avenue

Robert; The Real Estate Committee also voted to refer to the Planning Commission the above city owned lot for an CGS 8-24 report. My understanding is someone made an inquiry to see if it was available for sale by the city. I have attached the Tax Assessor's card along with GIS pictures. I note the city has owned this property since 1949.

Jeff

STAFFORD AVE

Location STAFFORD AVE

Mblu 45 / 37-2 / 1

Acct# 0242950

Owner CITY OF BRISTOL

Assessment \$141,820

Appraisal \$202,600

PID 20481

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$202,600	\$202,600
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$141,820	\$141,820

Owner of Record

Owner CITY OF BRISTOL
Co-Owner
Address 111 NORTH MAIN ST
BRISTOL, CT 06010

Sale Price \$0
Certificate 1
Book & Page 0252/0211
Sale Date 04/29/1949

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
CITY OF BRISTOL	\$0	1	0252/0211	04/29/1949

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes

Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Attic	
Bsmt	
Bsmt Gar	
Fireplaces_2	
Fin Bsmt	
Fin Bsmt Qual	
Num Park	
Fireplaces	
MHP	
Fndtn Cndtn	
Basement	

Building Photo



0242950 03/13/2016

<https://images.vgsi.com/photos2/BristolCTPhotos/A00\05\10\89.JPG>

Building Layout

[\(ParcelSketch.ashx?pid=20481&bid=20481\)](#)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
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Land

Land Use

Use Code 901V
Description Municipal Lnd
Zone R-15
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 6.8
Frontage 140
Depth
Assessed Value \$141,820
Appraised Value \$202,600

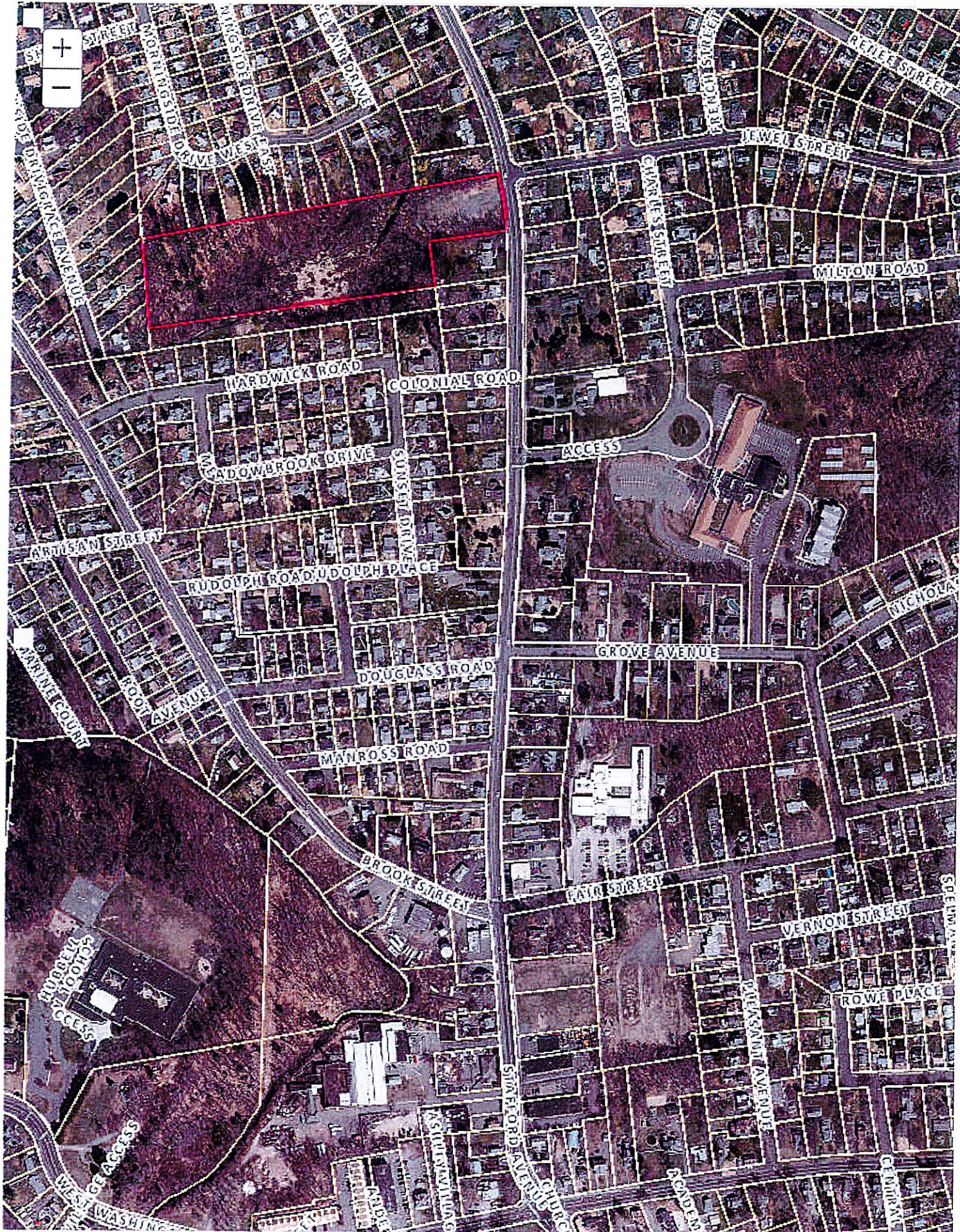
Outbuildings

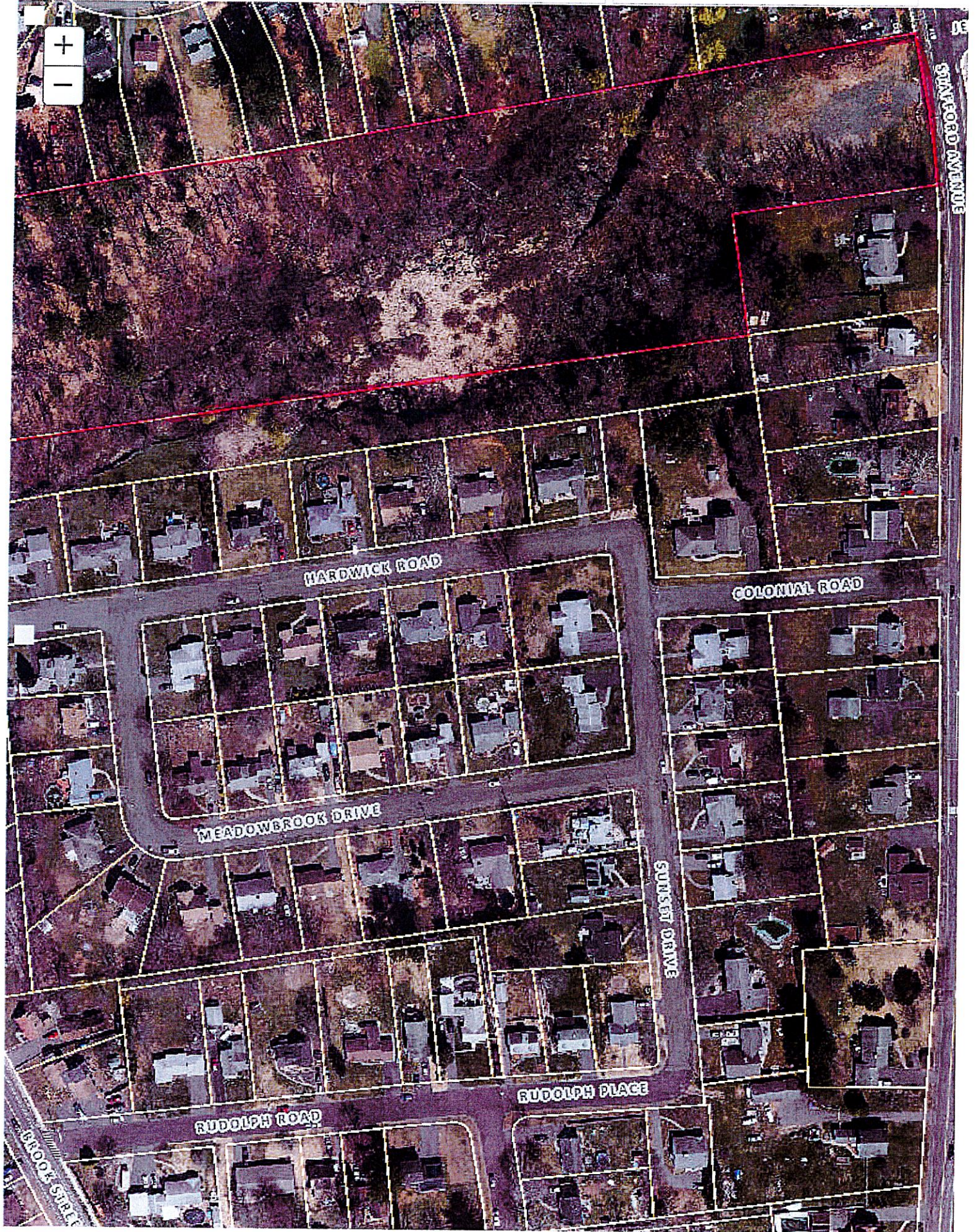
Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$202,600	\$202,600
2024	\$0	\$202,600	\$202,600
2023	\$0	\$202,600	\$202,600

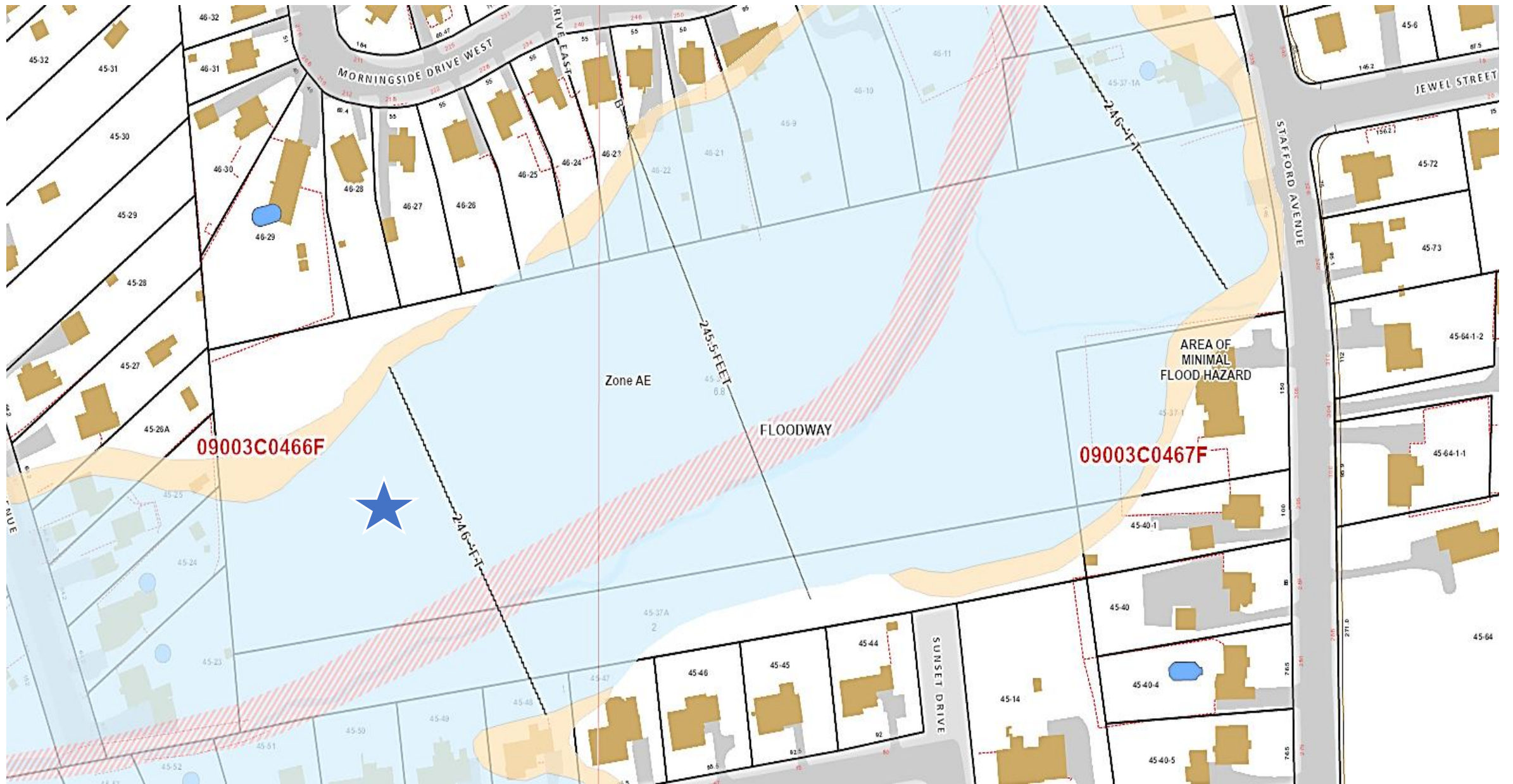
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$141,820	\$141,820
2024	\$0	\$141,820	\$141,820
2023	\$0	\$141,820	\$141,820



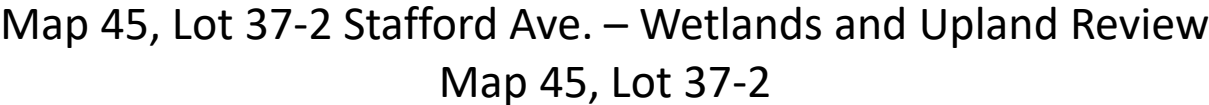


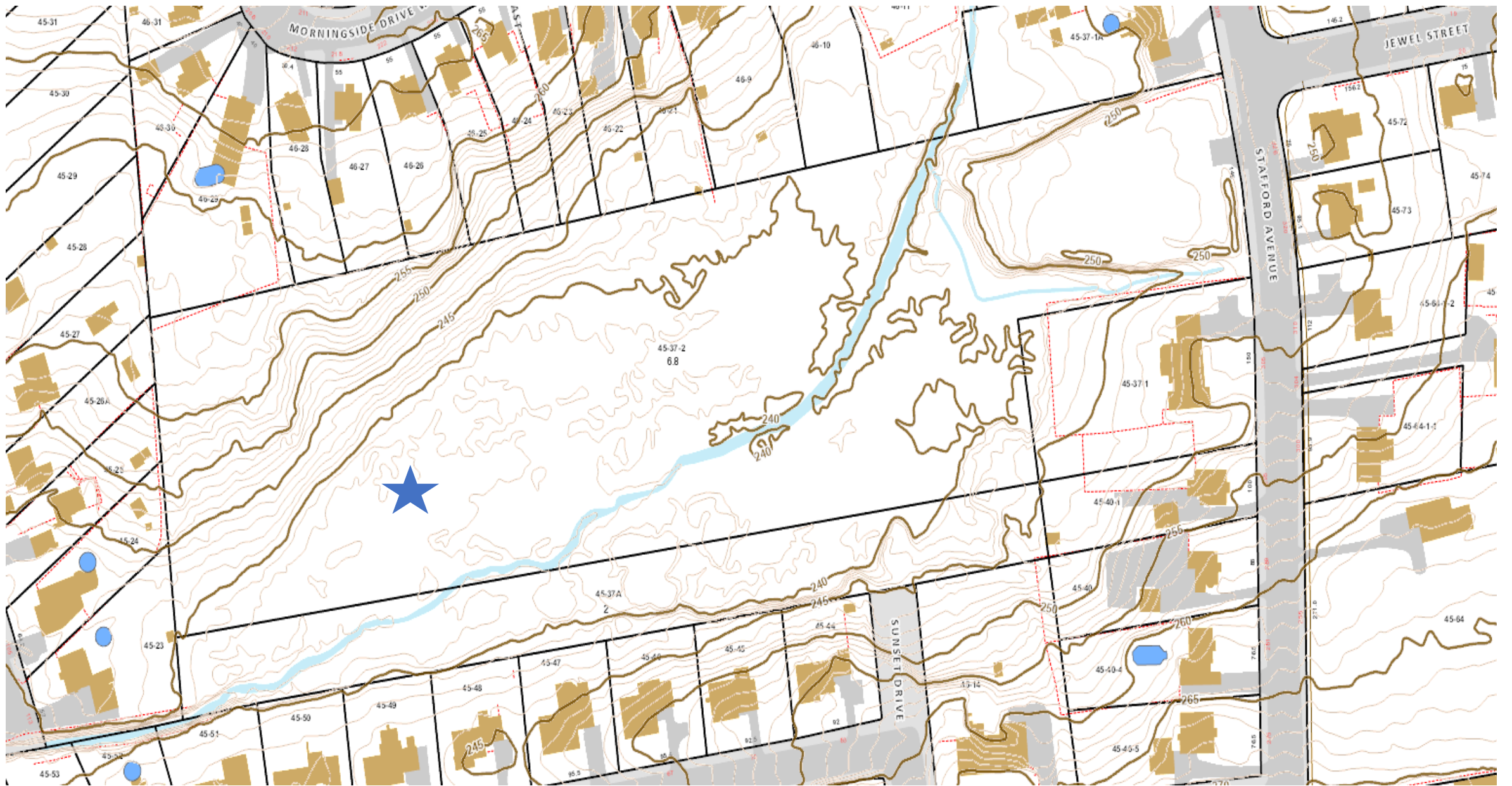


Map 45, Lot 37-2 Stafford Ave. – Location
Map 45, Lot 37-2

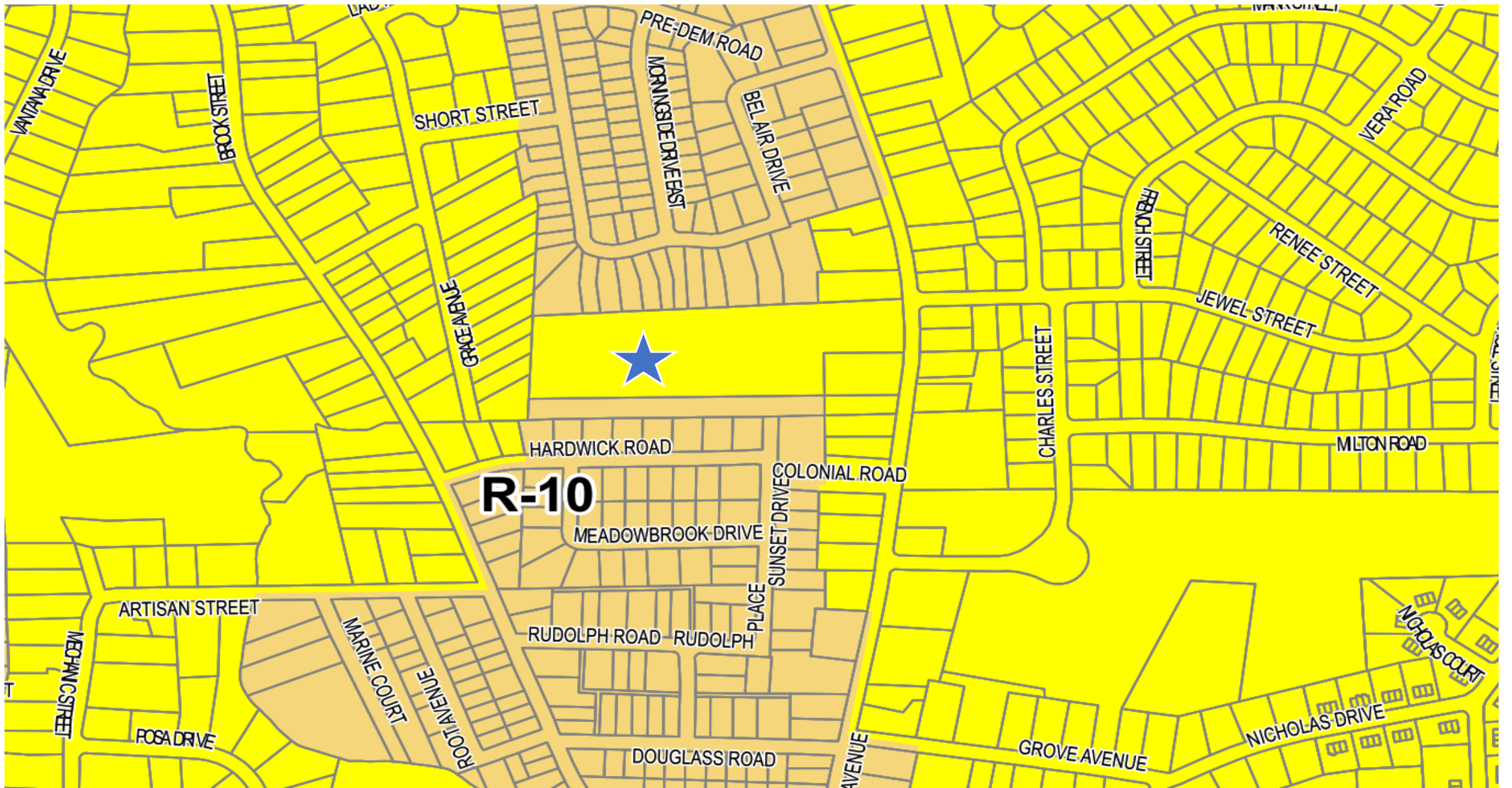


Map 45, Lot 37-2 Stafford Ave. – Floodplain
Map 45, Lot 37-2

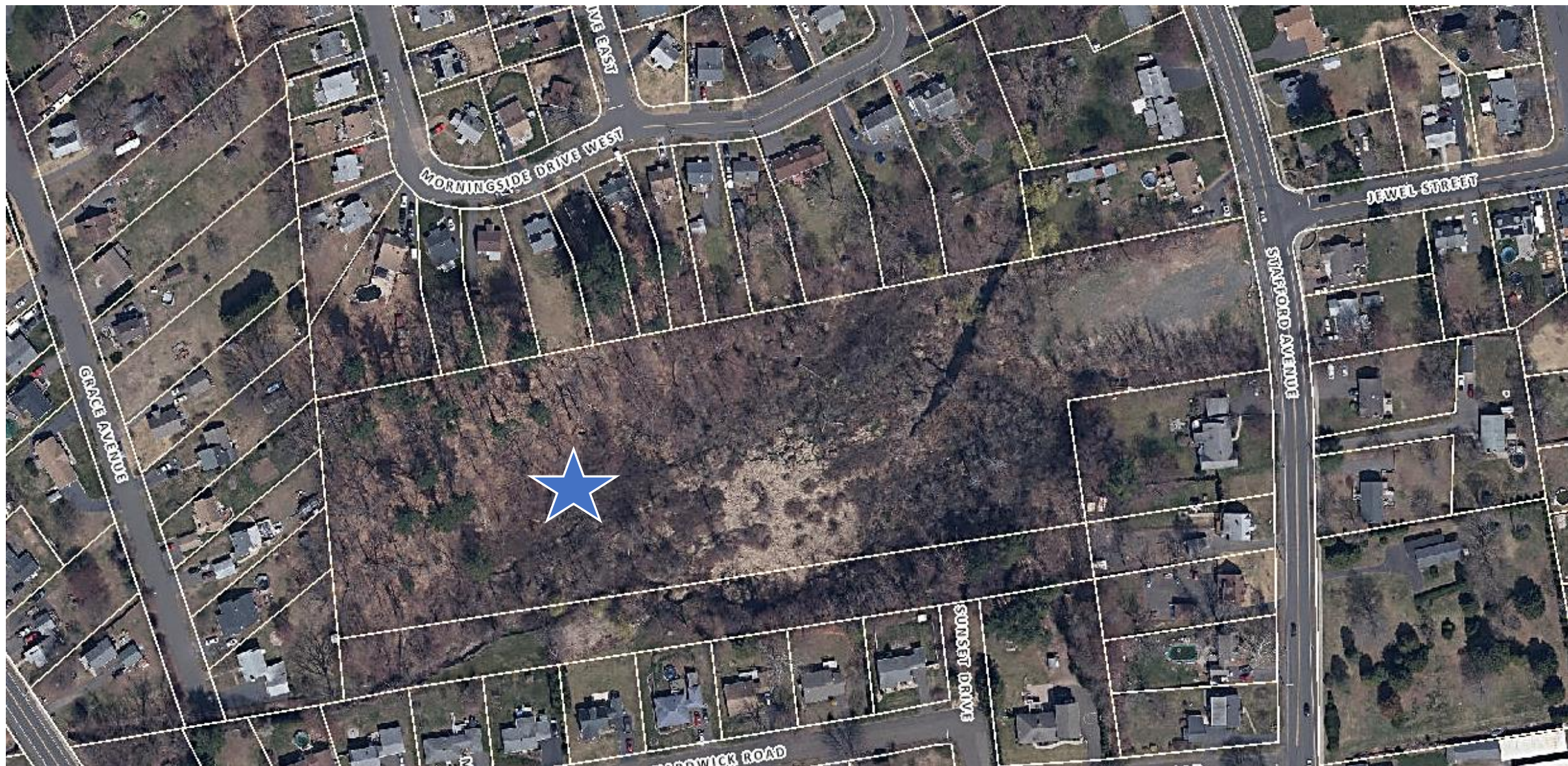




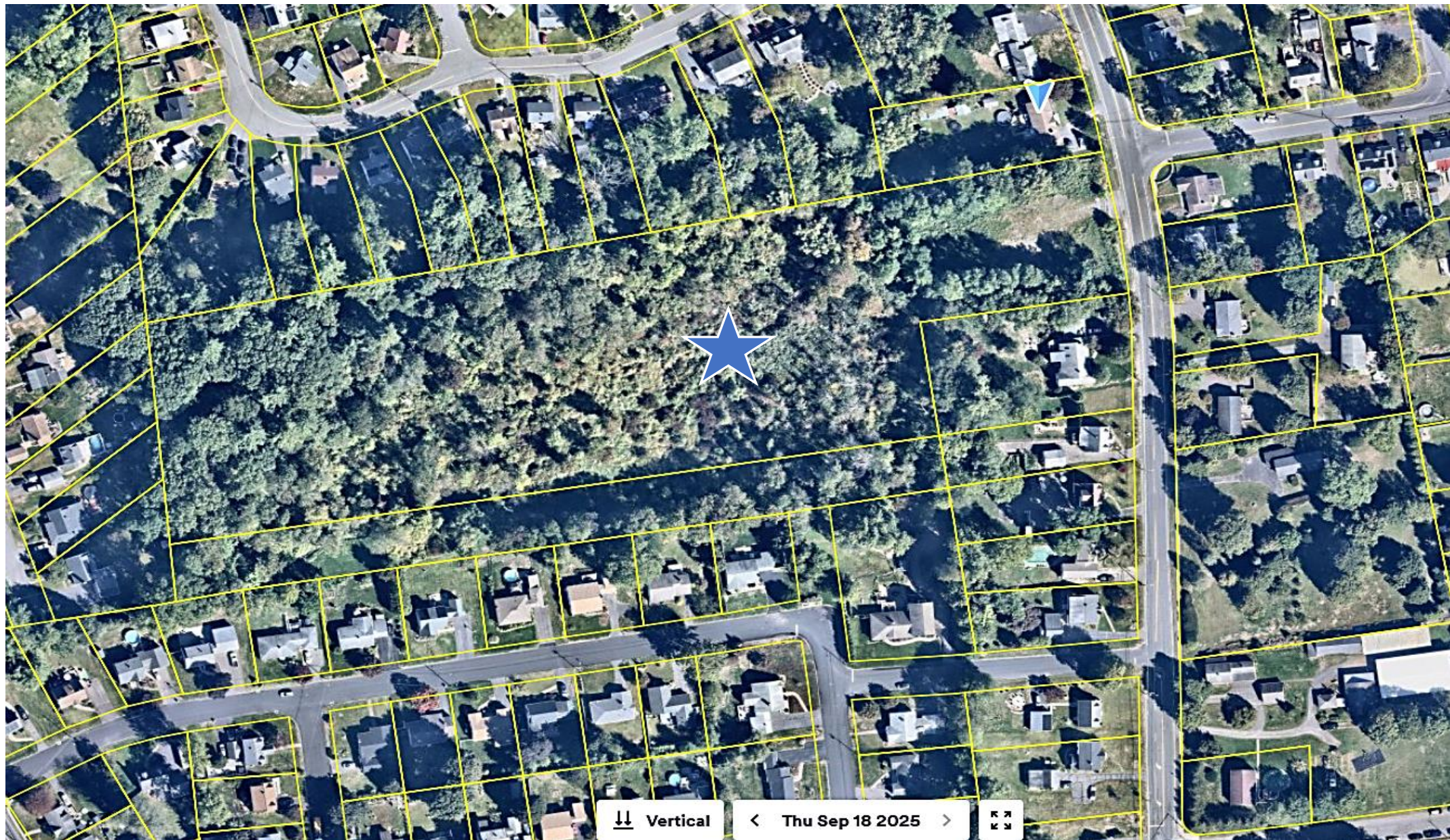
Map 45, Lot 37-2 Stafford Ave. – Topography
Map 45, Lot 37-2



Map 45, Lot 37-2 Stafford Ave. – Zoning Map
Map 45, Lot 37-2



Map 45, Lot 37-2 Stafford Ave. – Zoning Map
Map 45, Lot 37-2



Map 45, Lot 37-2 Stafford Ave. – Zoning Map
Map 45, Lot 37-2

C.G.S. 8-24 - 81 Church Ave.

From: Jeffrey Steeg <

Sent: Tuesday, May 5, 2026 3:21 PM

To: Robert Flanagan <RobertFlanagan@bristolct.gov>

Subject: CGS Section 8-24 Planning Commission Report - Eversource request for gas distribution easement for 81 Church Avenue (Map 43, Lot 22)

Hi Robert; At last night's meeting, the Real Estate Committee voted to refer to the Planning Commission an CGS 8-24 report on a proposed gas distribution easement request from Eversource. The city owned property is 81 Church Avenue (Map 43, Lot22, the old firehouse #3). Please schedule this matter for the next Planning Commission Meeting. Thanks!

Jeff

NOT TO SCALE



S:

WORK ASSOCIATED WITH IT WAS PERFORMED BY A CONTRACTOR, LLC, PURSUANT TO A CONTRACT BETWEEN EVERSOURCE ENERGY AND INFRASTRUCTURE, DATED 02/17/20.

ON THE SUBJECT PARCEL IS DATED SEPTEMBER 1961 IN DEED BOOK 437, PAGE 110 AT THE CITY TOWN CLERK'S OFFICE.

OTHER HEREON REFER TO CONNECTICUT STATE SYSTEM, NAD83, ELEVATIONS DEPICTED HEREON AND ARE BASED UPON GPS OBSERVATIONS.

INFORMATION REFERENCED HEREON WAS TAKEN FROM THE CITY TOWN CLERK'S DATA AS OF THE DATE.

FORMATION DEPICTED HEREON IS BASED ON MAP A, & S AND COMPLETED WITH BOUNDARY TO BE IN THE FIELD.

ESTIMATION HAS NOT BEEN PERFORMED BY A CONTRACTOR, LLC, DUE TO THE FACT THAT NO EXCAVATION IS TO BE CONDUCTED.

ITEMS DEPICTED HEREON ARE BASED UPON 1) RECOVERED IN THE FIELD AT TIME OF SURVEY, AND TO THE ACCURACY OF THE THEIR LOCATION COORDINATES HAVE BEEN REVIEWED.

RESULT OF A FIELD SURVEY CONDUCTED BY A CONTRACTOR, LLC, ON FEBRUARY & MARCH.

YES:

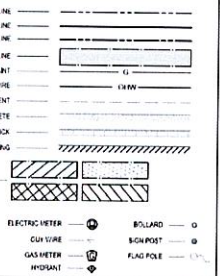
JAP SHOWING SITE FOR ENGINE CO. NO. 3 CITY 1 AVE, DATED AUGUST 1961, PREPARED BY C.M. LEBLANC AND RECORDED AT THE BRISTOL, CT, CLERK'S OFFICE AS FILE 31-12.

JAP SHOWING EASEMENT AREA TO BE GRANTED TO LIGHT AND POWER COMPANY ACROSS THE CITY OF BRISTOL, CT, JOHN A. SENESE & LUCAS, FEBRUARY 1990, PREPARED BY AGUSTINE F. SCORIO AT THE BRISTOL, CONNECTICUT TOWN FILE 1201.

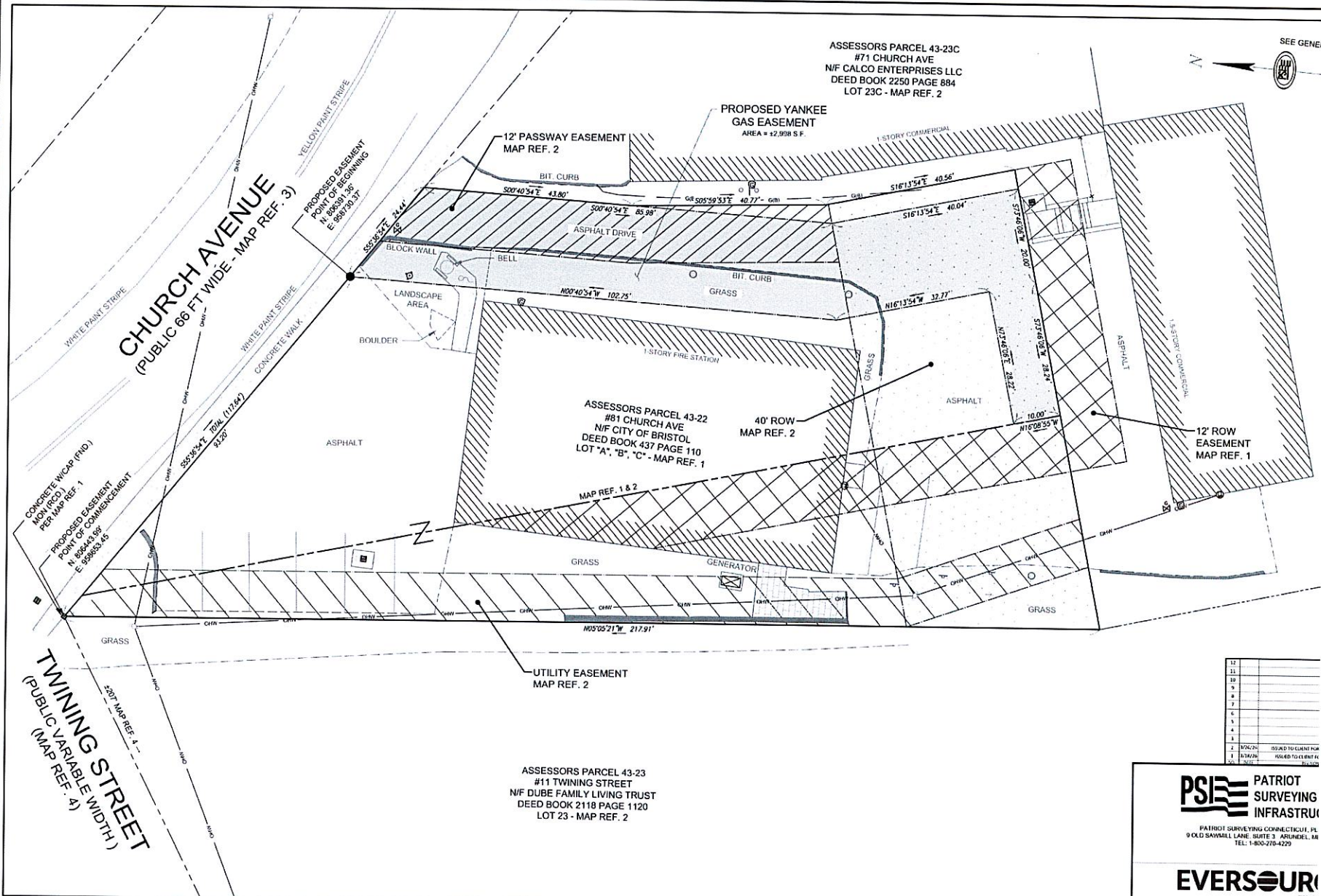
JAP OF LOT #23, CHURCH AVE, BRISTOL, CT, BY JOHN A. SENESE FROM BRIGLEY REALTY, D. JULY 1983, PREPARED BY LEBLANC & RECORDED AT THE BRISTOL, CONNECTICUT TOWN FILE 854.

JAP SHOWING PROPOSED SUBDIVISION OF THE PROPERTY OF THE SESSIONS CLOCK CO., DATED PREPARED BY A.C. LEBLANC AND RECORDED AT BRISTOL TOWN CLERK'S OFFICE AS FILE 21.

TOWN AT FORESTVILLE FIRE STATION CHURCH, 1961, PREPARED BY C.M. FRENCH, CITY WOOD AT THE BRISTOL, CONNECTICUT TOWN FILE 34-12.



1 INCH = 10 FEET



SURVEYOR'S CERTIFICATION

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B.1 THROUGH 20-300B.20, AS REVISED. IT IS AN EASEMENT MAP, BOUNDARY DETERMINATION CATEGORY ORIGINAL SURVEY, CLASS G-1. OPINIONS AS TO EXISTING BOUNDARIES ARE CATEGORY DETERMINED RESURVEY TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CONNOR R. HILL, LS #70545

DATE

RECORD OWNER:
ASSESSORS PARCEL 43-22
#81 CHURCH AVE
BRISTOL, CT

CITY OF BRISTOL
DEED BOOK 437 PAGE 110
LOT "A", "B", "C" - MAP REF. 1

FILE: EASEMENT MAP
DEPICTING EASEMENT AREA TO BE
YANKEE GAS SERVICES COMPANY dba EVER
ACROSS THE PROPERTY OF
CITY OF BRISTOL
#81 CHURCH AVE
BRISTOL, CT
FILE NO. W25161

DATE	FILE	CHRG	FILE	APP
02/12/2020	03/17/20			
DATE	FILE	CHRG	FILE	APP
02/12/2020	03/17/20			
DATE	FILE	CHRG	FILE	APP
02/12/2020	03/17/20			

PSI PATRIOT SURVEYING
INFRASTRUCTURE
PATRIOT SURVEYING CONNECTICUT, LLC
9 OLD SAWMILL LANE, SUITE 3 ARUNDEL, MD
TEL: 1-800-278-4229

EVERSOURCE
ENERGY

GAS DISTRIBUTION EASEMENT

For a valuable consideration, receipt of which is acknowledged, _____, hereinafter collectively called Grantor, grants unto Yankee Gas Services Company dba Eversource Energy, a specially chartered Connecticut corporation with offices in Connecticut, its successors and assigns (Grantee), with WARRANTY COVENANTS, the non-exclusive perpetual right to construct, operate, maintain, repair, replace, relocate, remove and rebuild, across, under and through those portions of the Grantor's lands described herein (Easement Area(s)), distribution systems for gas, consisting of pipes, valves, cabinets, meters, vaults fixtures and other appurtenances useful for providing gas services and for any other purpose connected with the services or operations of a Public Service Company as defined in the Connecticut General Statutes (Facilities), including underground pipes running from such Facilities and Easement Area(s) to any structures on the Grantor's lands (Services); the right to provide gas service to the Grantor and to others including abutters by means of the same, and the non-exclusive right to enter and cross other land of the Grantor's for the purpose of inspecting, maintaining, repairing, replacing, relocating, rebuilding or removing said Facilities and Services. Together also with the non-exclusive right, after consultation with the Grantor, when practicable, to trim and keep trim, cut and remove such trees or shrubbery as in the reasonable judgment of the Grantee are necessary to maintain said Facilities, Services and appurtenances.

Said Easement Area is located on the Grantor's land shown as _____ on the _____ side of _____ in the City of Bristol, Connecticut, as more particularly described on a map entitled **"Easement Map Depicting Easement Area to be Granted to Yankee Gas Services Company dba Eversource Energy Across the property of 81 Church Street"** which map has been on or will be filed in the office of the town clerk of said City of Bristol Connecticut.

The Grantor agrees and acknowledges that Grantee shall have the right, with the necessary materials, vehicles, personnel and equipment, to access Grantor's lands including the Easement Areas and to locate, install and operate its Facilities and Services within and from the aforementioned Easement Areas. Grantor further agrees and acknowledges that, except with the written permission of the Grantee no building, structure, or other improvement or obstruction shall be located upon or within the bounds of the Easement and Services Areas, with the exception of: low growth minimal rooting plantings; impervious or other suitable cover for drive, walk and parking areas; or temporary/portable surface facilities such as trash dumpsters. Grantor further agrees that nothing shall be attached, at any time, to any property of the Grantee installed by virtue of this Easement. To facilitate the installation, inspection, repair, replacement, relocation, removal, rebuilding or maintenance of its Facilities and Services, the Grantee may in its reasonable judgment, at its option and without liability to and at the expense of the Grantor, remove and dispose of any of the aforesaid made or installed subsequent to the date hereunder which are contrary to the provisions of this Easement. In such event, Grantee shall, at the sole expense of the Grantor, restore the area disturbed to substantially the same condition as existed prior to such work.

By acceptance of this Easement, for as long as and to the extent that Grantee's Facilities, together with all Services and appurtenances located on the Grantor's lands pursuant to this Easement are used to provide gas distribution and service, but subject to the other provisions of this Easement, the Grantee shall install, repair, replace and maintain such Facilities, Services and appurtenances at its own expense. With regard to any installation, repair, replacement or maintenance (Restorations) of said Facilities, Services and appurtenances, the Grantee shall promptly restore the area disturbed to substantially the same condition as existed prior to such Restorations provided, however, that such other restoration shall not include any structures, other improvements or plantings made or installed contrary to the provisions of this Easement. Any relocation of said Facilities and/or Services caused by any action on the part of the Grantor shall be at the sole cost of the Grantor.

Any Easement Area herein described and granted, or any interest therein or part thereof, may be assigned by the Grantee, wholly, jointly or in part, to any communication company, public service company or to an entity associated with or succeeding to Grantee's business, and the Grantor hereby agrees to and ratifies any such assignment and acknowledges that the interest so assigned may be utilized by said assignee.

The terms "Grantor" and "Grantee" shall include lessees, heirs, executors, administrators, successors and assigns where the context so requires or permits.

If any third party having an interest in the Grantor's lands, as the same are represented herein, shall initiate an action that will adversely affect Grantee's rights and Easement interests as herein granted, then Grantor, at its sole cost and expense, shall pursue and acquire any legal remedies or instruments as may be required by the Grantee to secure Grantee's Easement interests. Grantor shall defend, indemnify and hold harmless the Grantee from and against any and all claims, costs, expenses, judgments, losses or liabilities whatsoever, including reasonable legal fees, arising from such actions.

File No. W25161 / CT-1078
Please Return to: Tina Antolio
ROW Dept.
Eversource Energy
107 Selden Street
Berlin, CT 06037

TO HAVE AND TO HOLD the premises unto it, the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this ____ day of _____,
2026.

Signed, sealed and delivered in the presence of:

Witness

Witness

Witness

Witness

_____(L.S.)

_____(L.S.)

ACKNOWLEDGMENT

STATE OF _____

S.S. _____

COUNTY OF _____

On this ____ day of _____, 2026 before me, the undersigned officer, personally appeared _____ who acknowledged him/herself to be the person whose name is subscribed to the within instrument and acknowledged that they, being duly authorized to do so, executed the same for the purposes therein contained as said Grantor's free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and the official seal.

Notary Public - Seal Required
My Commission Expires _____

STATE OF _____

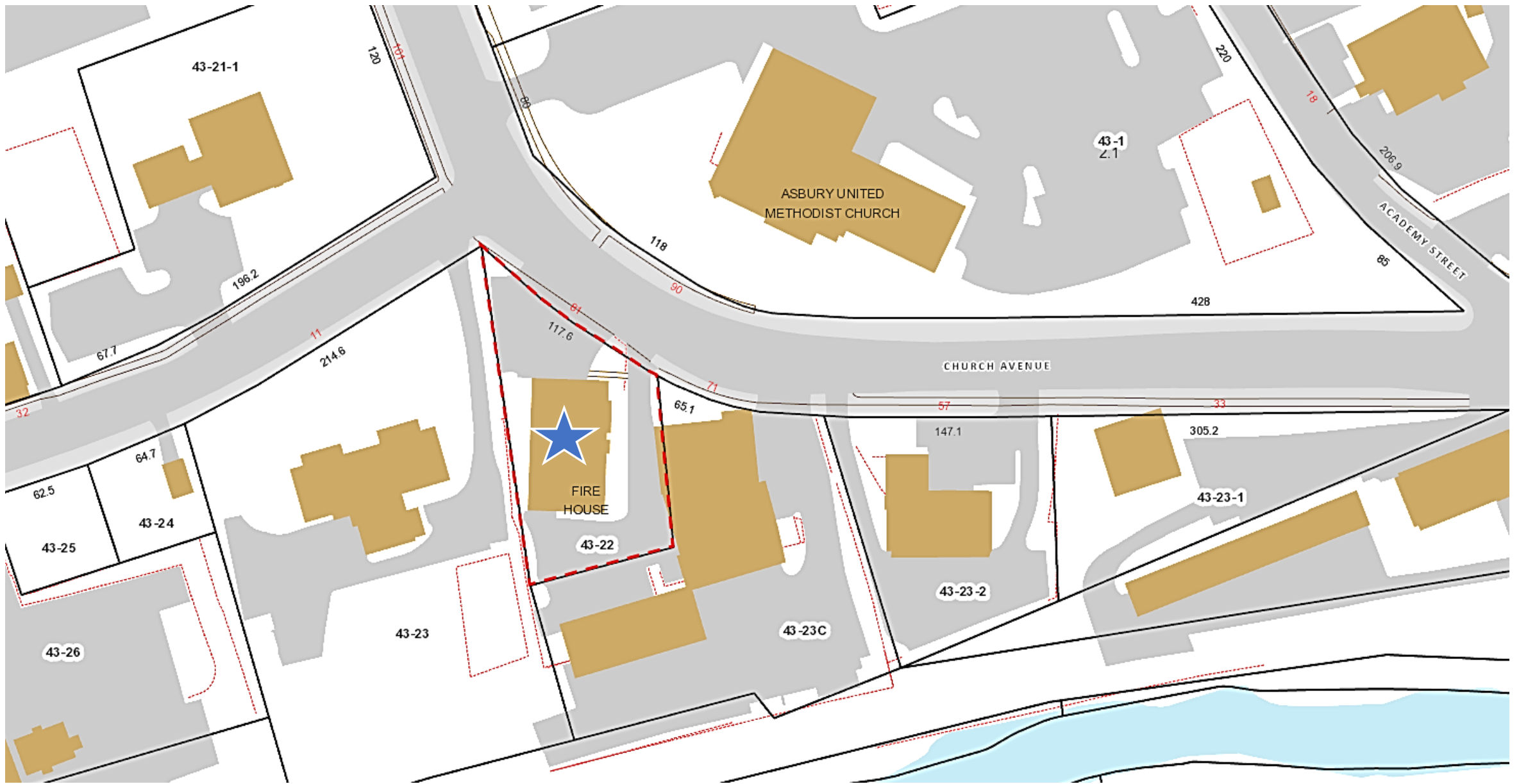
S.S. _____

COUNTY OF _____

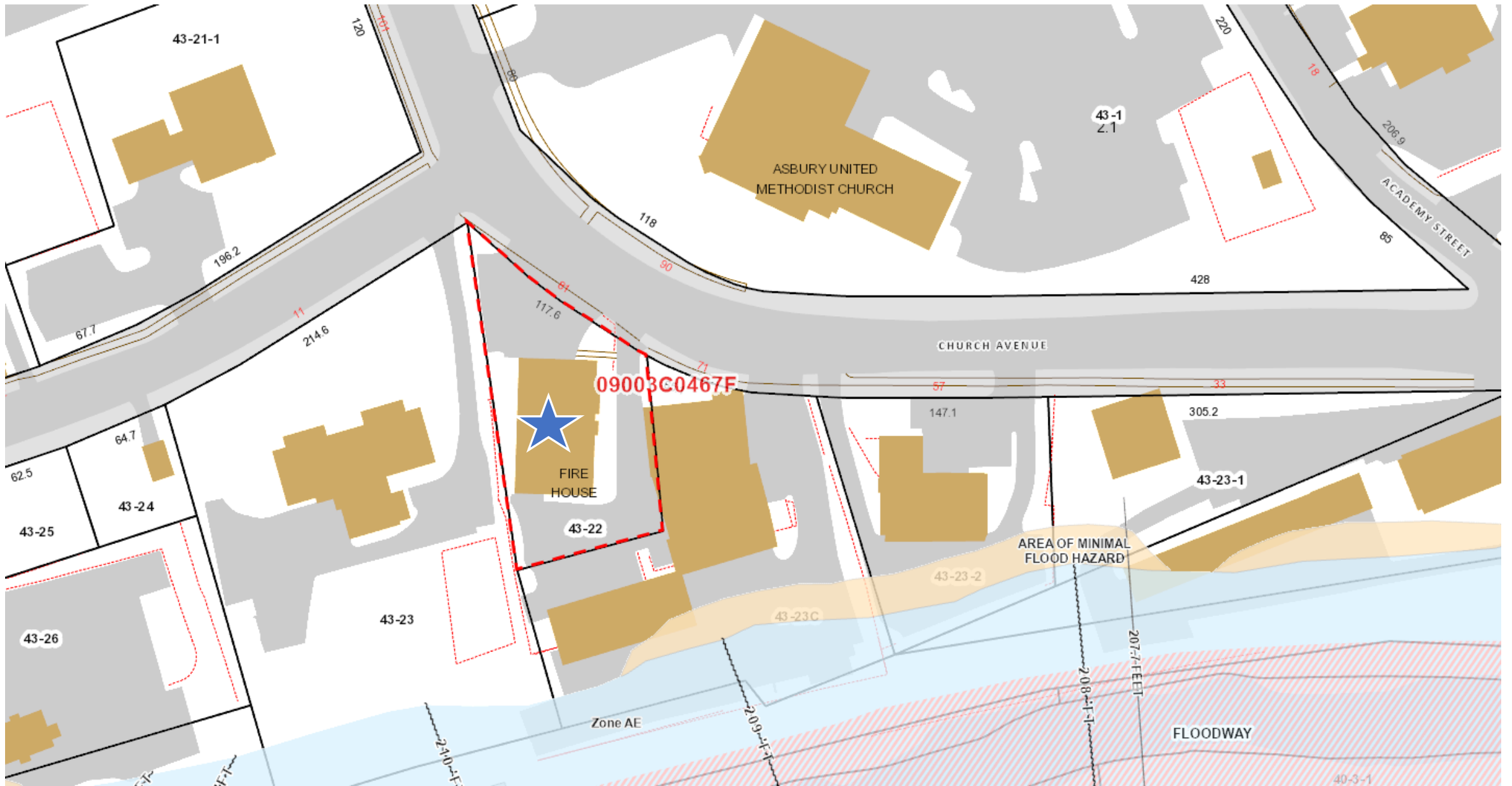
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Notary Public - Seal Required
My Commission Expires _____



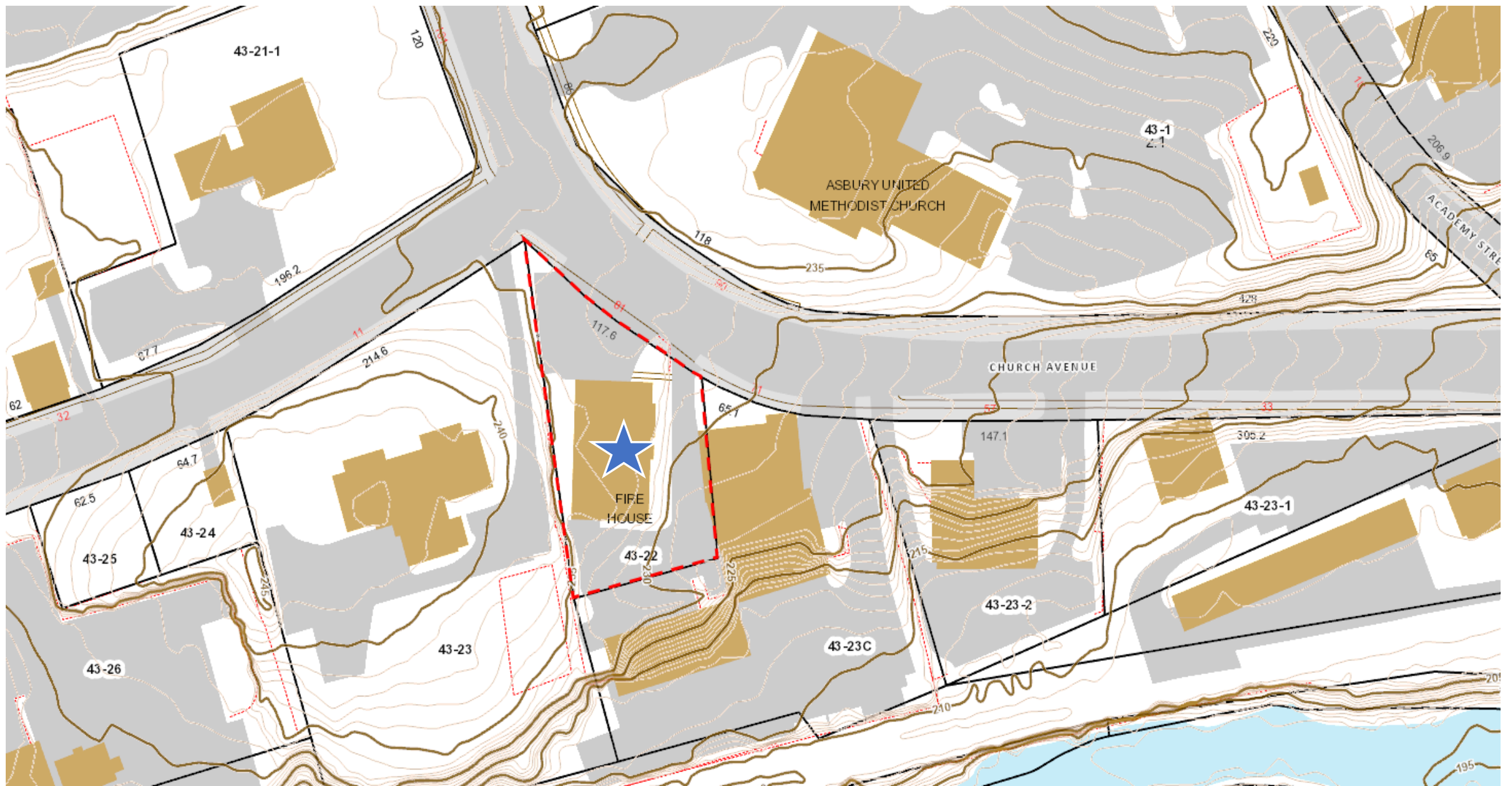
81 Church Ave. – Location
Map 43, Lot 22



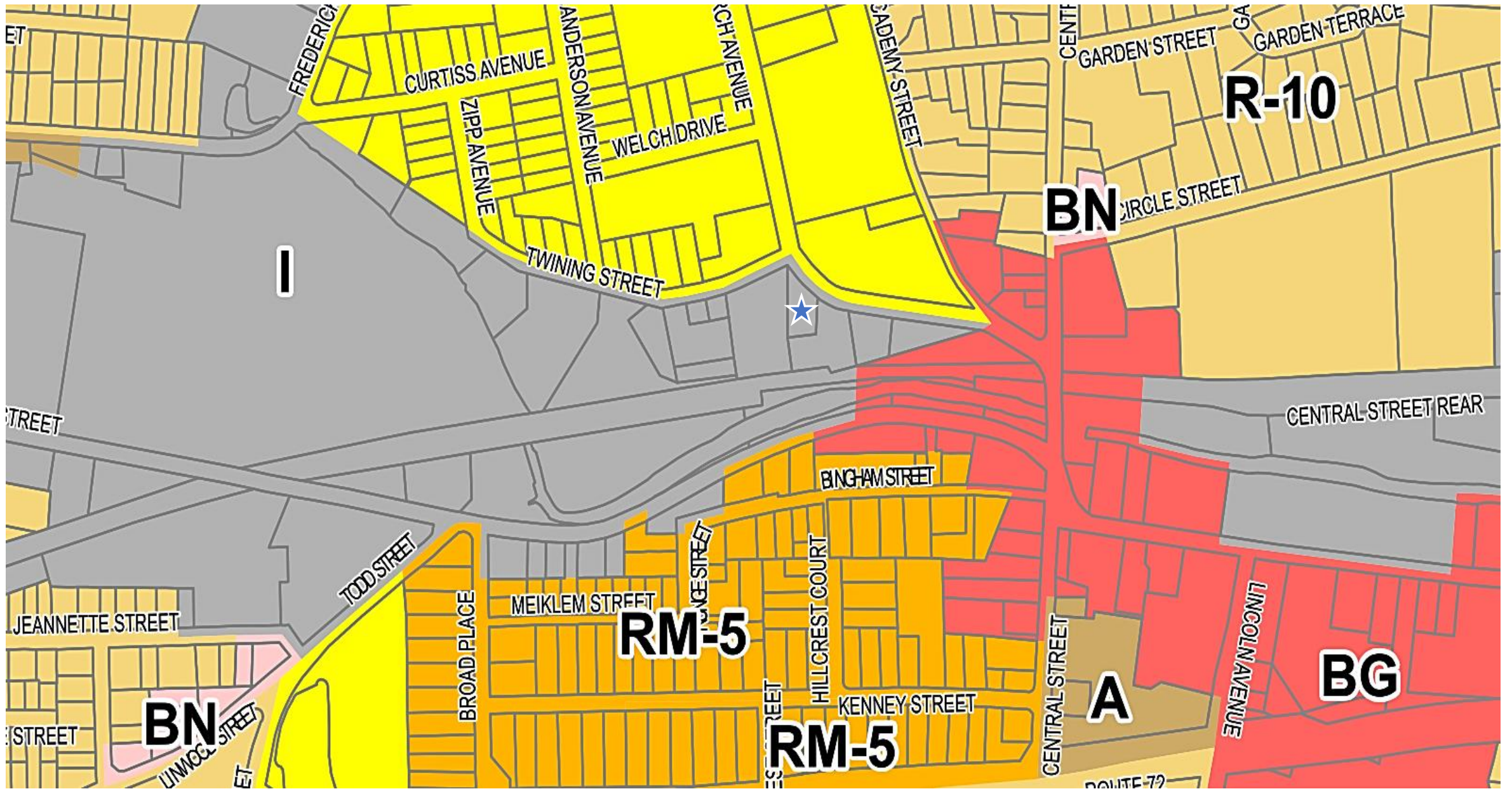
81 Church Ave. – Floodplain
Map 43, Lot 22



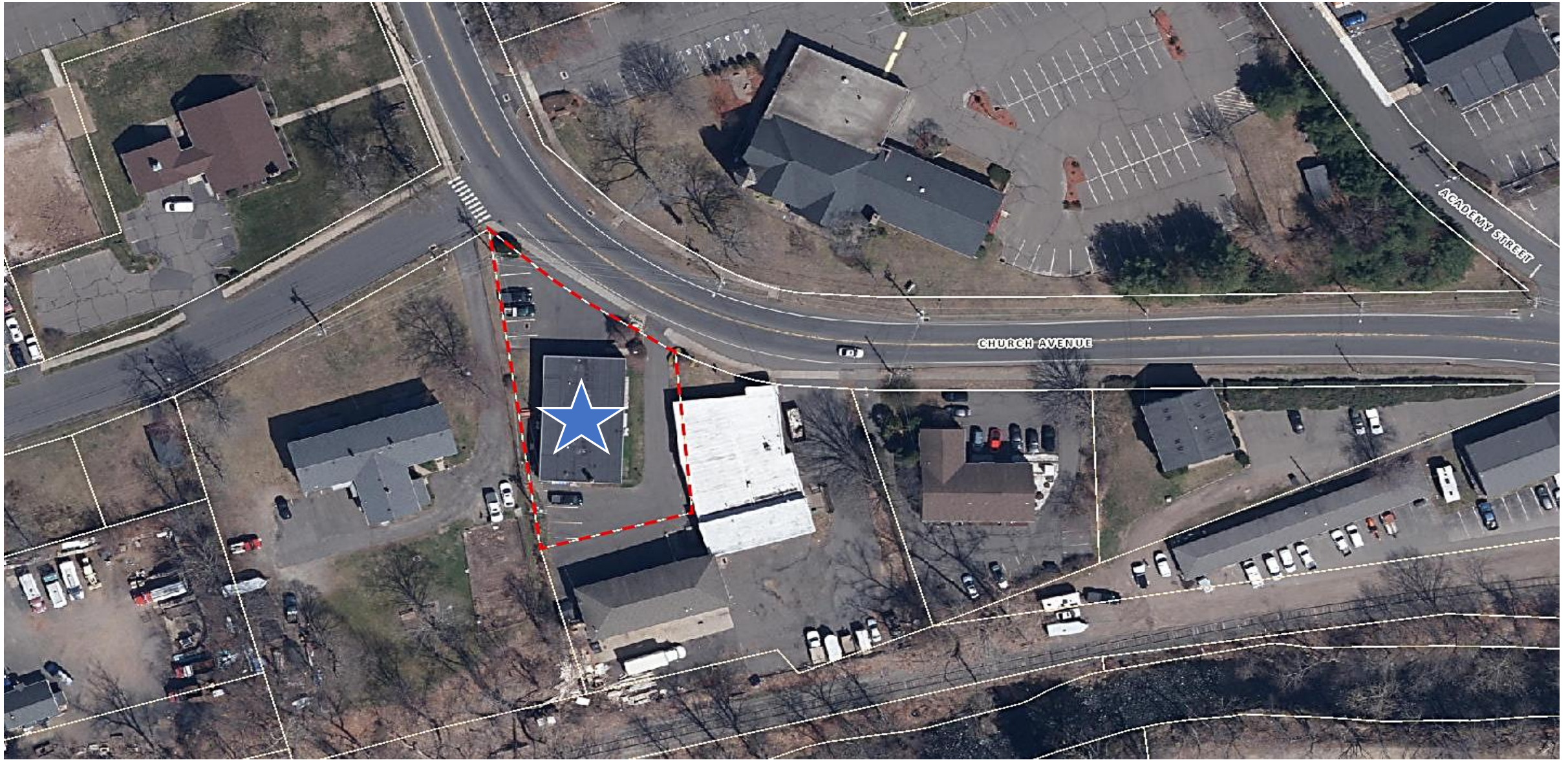
81 Church Ave. – Inland Wetlands and Upland Review
Map 43, Lot 22



81 Church Ave. – Topography
Map 43, Lot 22



81 Church Ave. – Zoning – I (General Industrial)
Map 43, Lot 22



81 Church Ave. – Aerial - 2023
Map 43, Lot 22



81 Church Ave. – Aerial - 2025
Map 43, Lot 22

BRISTOL

2015 Plan of Conservation and Development

Hyperlink For Full Plan:

<https://www.bristolct.gov/DocumentCenter/View/6668/Bristol-POCD-Effective-063015-RFS>

**Planning Commission
City of Bristol, CT**

Revised April 1, 2018

