

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY MAY 4, 2026**

By: Chairman Rooks

Time: 6:30 P.M.

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

ROLL CALL:

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

Chairman Rooks designated regular Commissioners Robinson, Carros, Massaro, Valentino, and Klimek with alternate Commissions Bridges and Jarboe alternating to vote for each application.

1. Call to Order

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

2. Public Participation

Michael Dudko, 116 Lewis Street, tried to address the commission regarding an application and was informed he could speak during the application.

Karina Smith, SOMAK Property Management, we manage Saddlebrook Unit Owners Association, my comment is pertaining to the, it appears to be at least monthly, but it looks like 3 times monthly inland wetland, application inspections of sites with active applications. I'd like to, formally request to either please join an inspection, or please, schedule a time to meet on-site with Inland Wetlands to understand the ins and outs of the application for Saddlebrook Unit Owners Association.

William Stango, P.E., City of Bristol, requested Karina reach out to him during working hours to better understand her request.

3. Approval of Minutes

a. Regular Meeting – April 6, 2026

MOTION: Move to approve the minutes of the April 6, 2026, regular meeting, as written.

By: Klimek

Seconded: Robinson

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

Against: None.
Abstained: None.

Motion passed.

4. Public Hearings
There were no public hearings.
5. Receipt of New Applications
 - a. Application #2071 — Wetlands application for the development of a Wholesale or Distribution Facility consisting of two buildings totaling 20,000 s.f., inclusive of an onsite training facility at 236 Business Park Drive; Assessor's Map 3, Lot 8; South East Bristol Properties, LLC, applicant/owner.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Applications
- c. Plan (Electronic Copy Only)
- d. GIS and Google Maps (8 Pgs.)
- e. Elevation Drawings

Chairman Rooks asked if the application was complete

William Stango, P.E. City Engineer, stated that it is a complete application

MOTION: Move to receive Application #2071.

By: Massaro

Seconded: Klimek

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

Against: None.

Abstained: None.

The application is received.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant addressed the Commission regarding Lot 8 at 236 Business Park Drive. The applicant's business places traffic safety devices in the road for road construction. They Design it, it gets approved by local and state authorities. They train their staff to go out and install and maintain them on a daily basis. The building will distribute the materials as well as office and a small training facility where they bring in some of their staff quarterly and train the to do the work. No intensive manufacturing or anything of that nature. Work will be done in the upland review area and the City's man-made detention basin. They will also install a water quality basin on the edge of their property that will then drain into the City's detention basin. He also stated that any environmental issues have been vetted and highly scrutinized by independent, licensed environmental professionals.

William Stango, P.E., City of Bristol, stated he would support this project as an insignificant activity. As Atty. Fury stated water will be detained in an existing detention basin, owned and maintained by the City. Speaking to Ray prior to this meeting, that was what the basin was initially designed for. The applicant is providing water quality, water quality basin, and through looking at the preliminary sizing of it, it is in compliance with the stormwater quality manual of the state of Connecticut. The one request I would have for the applicant is to, install a A manhole at the property line, or just before the property line, between the city's property, just after the, inlet structure.

Michael Dudko, 116 Lewis Street, addressed the commission regarding the cadmium presence underneath lot 8. He stated that DEEP is aware of this and involved in this. I informed the ECD meeting in January and let them know about it. I would like this to be handled the right way. To find out if it is clean enough to do construction work there. My concern is where the future building goes. I am concerned about construction workers safety.

William Stango, P.E., City of Bristol, thank you for your testimony. Just to be clear for the Commission, per the existing wetlands regulations of the City of Bristol, the scope of this commission is to, regulate wetlands, and how construction activities might impact the wetlands, any potential contamination on the site. Outside of the wetlands, outside of the Upland review area, is outside of the scope of this commission, as per, the existing regulations of the City of Bristol. Thank you.

Attorney Timothy Furey, 43 Bellevue Ave., stated that if the DEEP feels a property is unsafe or contaminated, they put conservation restrictions over those pieces as they did with a portion of land on Middle Street. No one else spoke in favor of the application. No one spoke against the application.

Commissioner Klimek stated I fully agree with our city engineer. Knowing Mr. Stango, I'm sure he's picked this apart every which way it could be picked apart. I agree, this should definitely be a non-significant activity. There is no manufacturer, there is nothing being leaked out, there's no chemicals. Basically, this is a storage facility. It's going to have a small training facility. I know the type of work this outfit does. I've seen them on numerous sites throughout the city and surrounding towns. So, I would be happy to make a motion to declare this a non-significant activity.

MOTION: Move to declare Application #2071 a non-significant activity.

By: Klimek

Seconded: Robinson

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

The application was declared a non-significant activity.

MOTION: Move to approve Application #2071 — Wetlands application for the development of a Wholesale or Distribution Facility consisting of two buildings totaling 20,000 s.f., inclusive of an onsite training facility at 236 Business Park Drive; Assessor's Map 3, Lot 8; South East Bristol Properties, LLC, applicant/owner, in accordance with the plot plan and information submitted with standard stipulations and an installation of a man hole as laid out by City Engineer William Stango, P.E.

By: Valentino

Seconded: Massaro

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

The application is approved.

- a. Application 2072 — Wetlands application for a 475 sq. ft. addition to an existing structure; excavate foundation, backfill, frame structure, and grading within the upland review area at 34 Donovan Court; Assessor's Map 8, Lot 14; Gary Sassu, owner/Robert Krzeminski, applicant.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Applications
- c. Plan (Electronic Copy Only)
- d. GIS and Google Maps (8 Pgs.)
- e. Elevation Drawings

Chairman Rooks asked if the application was complete

William Stango, P.E. City Engineer, stated that it is a complete application

MOTION: Move to receive Application #2072.

By: Klimek

Seconded: Robinson

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

Against: None.

Abstained: None.

The application is received.

Robert Krzeminski, Applicant, proposed addition of 475 sq ft through the existing structure, the garage addition will consist of laundry room and bathroom and 1 car garage. We don't excavate below the frost level. Any water running off the run to new gutters will be connected to the City's catch basin. Laviero Construction does all the excavation and they will be in charge of the cleanup and grass seeding.

William Stango, P.E. City Engineer, Through the chair, I have reviewed the plan by Cole Engineering. The applicant is proposing a small addition, retaining wall, and with the proposed grades, it does look like they will not be changing. If anything, they'll be cutting, a few feet Where an existing concrete retaining wall exists, so they will not be filling within the upland review area. With this project, I would recommend it be treated as an insignificant activity, and just work with city staff on finding a suitable location for any stockpiled material during construction.

MOTION: Move to declare Application #2072 a non-significant activity.

By: Robinson

Seconded: Massaro

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

Against: None.

Abstained: None.

The application was declared a non-significant activity.

MOTION: Move to approve Application 2072 — Wetlands application for a 475 sq. ft. addition to an existing structure; excavate foundation, backfill, frame structure, and grading within the upland review area at 34 Donovan Court; Assessor's Map 8, Lot 14; Gary Sassu, owner/Robert Krzeminski, applicant, in accordance with the plot plan and information submitted with standard stipulations.

By: Robinson

Seconded: Carros

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

Against: None.

Abstained: None.

The application is approved.

6. Old Business

Motion made by Klimek to move Item 9a up to Old Business, seconded by Robinson.

9. Communications

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

Chairman Rooks designated regular Commissioners Klimek, Duquette, Robinson, Carros, Massaro, Valentino and Rooks with alternate Commissioners Longo, Bridges and Jarboe to vote on the a. Discussion of remediation work associated with Disc Golf Hole #16 at Page Park, 641 & 649 King Street; Assessor's Map 37, Lots 134 & 135; City of Bristol Parks, Recreation, Youth and Community Services, applicant.

The Commission received the following items in their electronic packets:

- a. Memorandum dated April 30, 2026, from Sarah Larson to Zachary Fisk, Chairman, regarding IWWA Complaint, Page Park Disc Golf, 641 and 649 King St., Assessor's Map 37, Lots 134 & 135
- b. Photographs (1 Pg.)
- c. Map of Overall Existing Conditions Plan

The Commission received the following items in their electronic packets **PREVIOUSLY**:

- a. E-mail dated March 31, 2026, from Sarah Larson, regarding Staff Reports
- b. Memorandum dated March 31, 2026, from Sarah Larson, regarding IWWA Complaint – Page Park Disc Golf
- c. E-mail dated March 17, 2026, from Robert Flanagan to Sarah Larson, regarding IWWA Complaint referral Page Park Disc Golf
- d. Complaint page from Katharine Becker, Enforcement, Compliance and Regulatory Assistance

Sarah Larson, Deputy Superintendent, Park and Recreation, addressed the commission and provided a memo as well as photos on the remediation of the stream bank that was modified by a community member. She also included a map of how the golf disc course at Page Park impacts or overlays over the wetlands and upland review area.

The Chair requested that the Log used as a bridge needs to be removed as well as it is impeding the flow of water and if we ever get a flood that thing is going down the river.

William Stango, P.E. City Engineer, Through the chair, if I can make a recommendation, I do think it is, you know, prudent to remove any obstructions put within the waterway. Looking at it as a long, ongoing type of battle, I think it might be proactive to put a sign by parking areas, encouraging people not to modify the course. and giving them an outlet, perhaps the parks number, on where they could suggest improvements. That way we could have more control over any improvements to the course, instead of residents feeling like they need to take it upon themselves. I'm sure parks already has places where people can make their comments heard, but perhaps to make it right, well known and well, seen in the parking areas. That might, deter people from trying to take these, weekend projects on, on their own.

Chairman Rooks requested an update in 2 months.

Chairman Rooks also brought up the other Old Business of work being done on Perkins Street near the water.

7. New Business
None

8. Staff Reports

a. IWWA Report – April 2026 (4 pages)

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

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

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

By: Massaro

Seconded: Robinson

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

The report is filed.

10. Conservation Topics

11. Adjournment

MOTION: Move to adjourn at 7:23 P.M.

By: Klimek

Seconded: Robinson

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

The meeting adjourned.

This meeting was recorded.

Respectfully submitted,
Janet Little

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

Daniel Massaro, Secretary