



City of Bristol
Aquifer Protection Agency

SPECIAL MEETING — MONDAY, JUNE 8, 2026
CITY HALL — CITY COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:30 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/85107412853?pwd=xXaBm7nRKMvkOXoibPhbDds4Y5O8AG.1>

Meeting ID:

851 0741 2853

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. Special Meeting - December 8, 2025
3. New Business
 - a. Application #APA-2026-01 – Determination of regulatory status for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy building with site improvements including milling, paving, curbing, replacement of storm structures and sidewalk repairs at 345 Mix Street; Assessor's Map 53, Lot 140; R-15 (Single-Family Residential) zone; Bristol Board of Education, applicant.
4. Adjournment

**BRISTOL AQUIFER PROTECTION AGENCY
MINUTES
SPECIAL MEETING OF MONDAY DECEMBER 8, 2025**

By: David White, Chairman Time: 6:38 P.M.

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

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Richard Harlow	X	
	Richard Goodwin (Secretary)	X	
	John LaFreniere	X	
	Sara Mangiafico	X	
ALTERNATE MEMBERS:	Peter Caruso	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

1. Call to Order

Acting Chairman White called the meeting to order at 6:38 P.M.

Per the order of Chairman White, the meeting was called to order at 6:38 P.M.

2. Approval of Minutes

a. Special Meeting — October 20, 2025

Chairman White designated regular Agency Members Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the minutes of the October 20, 2025, special meeting.

MOTION: Move to approve the minutes of the October 20, 2025, special meeting.

By: Harlow

Seconded: Mangiafico.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

3. New Business

- a. Application #APA3-2511-01 – Request for renewal of registration for the following existing regulated activities: 1. Underground storage of oil, petroleum, or hazardous material; underground transmission of oil, petroleum, or hazardous material and 2. Dispensing of oil or petroleum for the purpose of retail, wholesale or fleet use at Fas-Mart Store No. 300; 1053 Farmington Avenue; Map 53, Lot 142; BG (General Business) zone. GPM Investments (Amanda Gapski) registrant; Fas-Mart No. 300, station operator.

The Agency acknowledged receipt of the following items in their electronic packets: a map entitled "1053 Farmington Avenue – Location Map 53 – Lot 142"; a map entitled "1053 Farmington Avenue – Aquifer Protection Map 53 – Lot 142"; a map entitled "1053 Farmington Avenue – Floodplain; Inland Wetlands and Upland Review Map 53 – Lot 142"; a map entitled "1053 Farmington Avenue – Zoning Map 53 – Lot 142"; a map entitled "1053 Farmington Avenue – Topography Map 53 – Lot 142"; a map entitled "1053 Farmington Avenue – Aerial Map 53 – Lot 142";

a plan entitled "Materials Management Plan, Fas-Mart 300, 1053 Farmington Avenue, Bristol, CT, 06010, dated November 23, 2025; Prepared by Crawford Environmental Services, Inc., 1701 Shenandoah Avenue, NW, Roanoke, VA 24017, prepared for GPM Investments, LLC, Mr. Rolfe Lann, Vice President of Environmental, 8565 Magellan Parkway, Suite 400, Richmond, VA 23227."

Daniel Fisher, operations manager, representing the applicant, explained there were no concerns with the property in the past 5 years because the tanks were fairly new at the property.

Mr. Flanagan requested the names of the employees who have been trained in spill prevention and mitigation from Mr. Fisher because the names were not on the application. The City Planner noted that the evidence of the spill training was sent in a digital spreadsheet format and that was acceptable to staff. If the application is approved, the certificate would be mailed to the main office but he would bring a certificate to the office on Farmington Ave. to post. Mr. Flanagan indicated Staff recommended approval of the registration for renewal.

Chairman White designated regular Agency Members Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #APA3-2511-01.

MOTION: I move that the Bristol Aquifer Protection Agency accept the renewal of Application #APA3-2511-01 a renewal registration as complete with Section 8 of the City of Bristol's Aquifer Protection Area Regulations for/with the following regulated activity:

The property is located in the "Upper White's Bridge/Lower White's Bridge/Mix Street" Aquifer Protection Area at 1053 Farmington Avenue; Assessor's Map 53; Lot 142; BG (General Business) zone; GPN Investments, FAS-Market #300, registrant and Amanda Gapski, FAS-Mart #300, station operator.

The new expiration date of this registration is: December 9, 2030.

1. FAS-Mart #300 – 1053 Farmington Avenue; Assessor's Map 53, Lot 142.

By: Goodwin

Seconded: Harlow.

For: Harlow, Goodwin, LaFreniere, Mangiafico and White.

Against: None.

Abstained: None.

ADJOURNMENT

Chairman White designated regular Agency Members Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the adjournment.

MOTION: Move to adjourn at 6:46 P.M.

By: White

Seconded: Harlow.

For: Harlow, Goodwin, LaFreniere, Mangiafico and White.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

Aquifer Determination Application

APA-2026-01

345

Mix Street

Determination of Regulatory Status

City of Bristol CT

Aquifer Protection Area Program

OFFICE USE ONLY	
Form No.	APA-2026-01
APA Name	UWB/LWB/MS
Date of Receipt	3/23/26
Determination	
Determination Date	

This form will be used by the City of Bristol's Aquifer Protection Agency to

determine whether or not any of the activities currently being conducted on your property are subject to the regulatory requirements of the city's Aquifer Protection Area Program. Please complete this form and return it to:

City of Bristol Aquifer Protection Agency
c/o Land Use Office
City Hall, 111 North Main St.
Bristol CT 06010

Questions? Please call the city's Land Use Office at (860) 584-6225.

PART 1 (please print all responses)

Name of person completing this form: Ryan Scrittorale, P.E.

Name of business/facility: City of Bristol - Edgewood School

Address/location of business/facility: 345 Mix Street, Bristol, CT 06010

Telephone # of business/facility: 860-584-7016

E-Mail address of business/facility:

(If business does not have an e-mail address, provide e-mail address of contact person)

Briefly describe the type of business(es) conducted at this address/location:

Public School

PART 2

Check off [] each activity below if it's currently being conducted at the business/facility identified in Part 1.

(A)	☐	Underground storage of oil, petroleum, or hazardous material; underground transmission of oil, petroleum, or hazardous material ☐ Underground storage tank containing #2 fuel oil
(B)	☐	Dispensing of oil or petroleum for retail, wholesale, or fleet use
(C)	☐	On-site storage of hazardous materials for wholesale sale
(D)	☐	Repair or maintenance of vehicles; repair or maintenance of internal combustion engines of vehicles (including boats, snow blowers and lawnmowers) ☐ Involves the use, storage, or disposal of hazardous materials (including solvents, lubricants, paints, brake fluids, transmission fluids, or the generation of hazardous wastes)
(E)	☐	Salvage operations of metal or vehicle parts
(F)	☐	Wastewater discharges to ground water other than domestic sewage and storm water
(G)	☐	Car or truck washing ☐ wastewater is disposed of through a legal connection to the public sanitary sewer
(H)	☐	Production or refining of chemicals
(I)	☐	Clothes cleaning service (dry cleaner); cloth cleaning service ☐ Involves the use, storage, or disposal of hazardous materials (including dry-cleaning solvents)
(J)	☐	Industrial laundry service ☐ Involves the cleaning of clothes or cloth contaminated by hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(K)	☐	Generation of electrical power by means of fossil fuels (e.g., power plants)

(LIST CONTINUES ON PAGE 2)

(L)	☐	Production of electronic boards, electrical components, or other electrical equipment ☐ Involves the use, storage, or disposal of hazardous materials ☐ Involves metal plating, degreasing of parts or equipment, or etching operations
(M)	☐	Embalming or crematory services ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(N)	☐	Furniture stripping operations ☐ Involves the use, storage, or disposal of hazardous materials
(O)	☐	Furniture finishing operations ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(P)	☐	Storage, treatment or disposal of hazardous waste under a RCRA permit
(Q)	☐	Biological or chemical testing, analysis or research ☐ Involves the use, storage, or disposal of hazardous materials ☐ wastewater is disposed of through a legal connection to the public sanitary sewer
(R)	☐	Pest control services which involve the storage, mixing, or loading of pesticides or other hazardous materials
(S)	☐	Photographic finishing ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(T)	☐	Production or fabrication of metal products, including metal cleaning or degreasing with industrial solvents, metal plating, or metal etching ☐ Involves the use, storage, or disposal of hazardous materials
(U)	☐	Printing, plate making, lithography, photoengraving, or gravure ☐ Involves the use, storage, or disposal of hazardous materials
(V)	☐	Accumulation or storage of waste oil, anti-freeze or spent lead-acid batteries as part of a recycling facility under a state DEP General Permit
(W)	☐	Production of rubber, resin cements, elastomers, or plastic ☐ Involves the use, storage, or disposal of hazardous materials
(X)	☐	Storage of de-icing chemicals for retail sale or for de-icing parking lots, access drives, etc. ☐ Such chemicals are stored in a weather-tight, water-proof structure
(Y)	☐	Accumulation, storage, handling, recycling, disposal, reduction, processing, burning, transfer or composting of solid waste under a state DEP permit (solid waste facility, landfill, transfer station, composting facility, processing center)
(Z)	☐	Dying, coating or printing of textiles; tanning or finishing of leather ☐ Involves the use, storage, or disposal of hazardous materials
(AA)	☐	Production of wood veneer, plywood, reconstituted wood or pressure-treated wood ☐ Involves the use, storage, or disposal of hazardous materials
(BB)	☐	Pulp production processes that involve bleaching

Check here ☒ if none of the activities listed in Part 2 above have been checked off, and proceed to Part 5 below.

PART 3

For each activity checked off in Part 2 that involves the use or storage of hazardous materials, indicate the activity's letter code and which of the following hazardous materials is used/stored as part of that activity.

	Activity Code: _____	Activity Code: _____	Activity Code: _____	Activity Code: _____
Solvents	☐	☐	☐	☐
Heavy metals	☐	☐	☐	☐
Petroleum products (inc. Used Oil)	☐	☐	☐	☐
Pesticides	☐	☐	☐	☐
Fertilizers	☐	☐	☐	☐
Road salt; other de-icers	☐	☐	☐	☐
Other (specify): _____	☐	☐	☐	☐

PART 4

Check off [] all of the statements below that apply to the activities you checked off in Part 2.

- ☐ The activity is conducted at a residence without compensation.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity involves the on-site use or storage of not more than 2.5 gallons of each type of hazardous material at any one time and the total of all hazardous materials on-site does not exceed 55 gallons at any one time.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity is an agricultural activity regulated pursuant to Section 22a-354m(d) of the Connecticut General Statutes.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity satisfies ALL the following conditions:

1. The activity takes place solely within an enclosed building in an area with an impermeable floor.
2. The activity involves no more than 10% of the floor area of the building in which it takes place.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. All waste waters generated by the activity are disposed of through a legal connection to the public sanitary sewer.
5. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of hazardous materials.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity solely involves the use of lubricating oil and satisfies ALL of the following conditions:

1. The activity does not involve the cleaning of metals with chlorinated solvents at the facility.
2. The activity takes place solely within an enclosed building in an area with an impermeable floor.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of such lubricating oil and associated hazardous waste.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

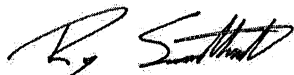
- ☐ The activity involves the dispensing of oil or petroleum from an above-ground storage tank or tanks with an aggregate volume of not more than 2,000 gallons and satisfies ALL of the following conditions:

1. The activity takes place solely on a paved surface which is covered by a roof.
2. The above-ground storage tank (or tanks) is a double-walled tank with overfill alarms.
3. All associated piping is either above-ground or has secondary containment.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

PART 5

I hereby certify that this form has been completed to the best of my ability and that the information contained herein accurately represents the nature and extent of activities currently being conducted at the business/facility identified in Part 1 above which may be subject to the regulatory requirements of the city's Aquifer Protection Area Program.



Signature

3/23/2026

Date

Site Plan Application #2560

345
Mix Street

For Office Use Only	
APPLICATION NO.	2560
DATE FILED:	4/11/26
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:

Civic Facility, Public School (Edgewood), a ☐ permitted use ☒ Special Permit use
under Section(s) 4.1 of the Bristol Zoning Regulations.

Address or Location of the Property: 345 Mix Street

Assessor's Map No.: 53 Assessor's Lot No.(s): 140

Zone of the Property: R-15 Size of the Property (in acres or square feet): 15.9 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 3/26/2026 ☐ no

Other comments: _____

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: Board of Education, Tara Landon

Address: 129 Church Street City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-7016 E-Mail: _____

Signature: Tara Landon Signature – (Printed/Typed) Tara Landon

CHECK ONE: ☐ owner ☒ other (specify): Operation & Facilities Director

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

Name: City of Bristol

Address: 111 North Main Street City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-6250 E-Mail: _____

Signature: Ellen Zoppo-Sassu Signature – (Printed/Typed) Mayor Ellen Zoppo-Sassu

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. 2560

Address or location of property: _____ 345 Mix Street

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

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Ziogas

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

Telephone No.: 860-584-2384 E-Mail: _____

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. **2560**

Address or location of property: _____ 345 Mix Street _____

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

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Benesch - Ryan Scrittorale, PE

Address: 200 Glastonbury Blvd., Suite 201 City: Glastonbury State: CT Zip: 06033

Telephone No.: 860-494-4361 E-Mail: _____

Narrative

March 26, 2026

Mr. Robert Flanagan
City Planner
111 North Main Street
Bristol, Connecticut 06010

RE: **Edgewood Pre-K Academy Project Narrative**

Dear Mr. Flanagan:

The Edgewood Pre-K Academy project consists of a full gut renovation of the existing Edgewood Pre-K Academy building. The existing building was built in 1956 as an elementary school for the City of Bristol. Previous additions and renovations were completed in 1963 and 1985; however, it has remained mostly unchanged since the 1985 renovations. Over the years as the school system expanded, Edgewood stopped being used as an elementary school. The building was repurposed into the Pre-K Academy housing the Pre-K system for the entire city. In February of 2025 a substantial roof failure caused multiple entry points into the building causing a large amount of water damage throughout the classrooms and corridors. The Pre-K program has been temporarily relocated, and the building has remained vacant since the roof failure.

This gut renovation project will not only replace the roof and damaged components, the building configuration will be updated to better serve the Pre-K curriculum versus the old elementary school layout. The building footprint will remain the same, however the interior demising walls will be removed to reconfigure classrooms allowing for fewer overall classrooms that are larger and more functional for Pre-K learning. The project will also reconfigure spaces such as the library which is not needed in a Pre-K curriculum into specialty support offices.

The site layout remains largely the same keeping its current configuration and traffic patterns. The parking lots and drive aisles will be updated to meet current zoning regulations. The play areas will be updated and excess paved areas that are around the building will be removed / reduced. The revisions to the site layout will decrease the overall impervious coverage on site. Site drainage will be updated to include hydrodynamic separators for water quality. The site is entirely within the Aquifer Protection Area. Storage of hazardous materials and fueling of vehicles will not be permitted on site during construction. Appropriate erosion control measures are proposed in accordance with the CT DEEP Guidelines for Soil Erosion and Sediment Control. Proposed disturbance is limited to areas on site which were previously disturbed. On site lighting and landscaping will be upgraded. Utilities will be replaced and brought up to current standards. Applications are being filed for a Wetlands Permit, Flood Plain Permit, Special Permit, Aquifer Protection Permit and a Site Plan Permit. While the Aquatic Center is located on the same property, no work is proposed on that portion of the property.

The project will be completed in three main phases. The first phase is a demolition and abatement phase. The second phase is the reconstruction of the building. The third phase will be the final outfit of furniture and technology into the space. Site work is proposed in each of the three phases.

The footprint of the building remains the same at approximately 40,000 square feet. It will house a maximum of 278 children in a mix of full day and half day enrollments. It is a single story building in a Mid-Century Modern design. A large portion of the exterior is floor to ceiling storefront wall assemblies with metal panel inserts at the

base. These will be removed and replaced with a brick veneer on metal stud wall construction and new storefront wall assemblies. The existing brick facades will remain and be repaired and insulated from the interior side. The existing brick is a beige brick that we will match in some areas and then accent with a different color brick in others. A metal panel parapet will be added to accommodate additional roof insulation needed for energy code and proper drainage. To better emphasize the main entrance a new angled roof bump out with clerestory windows will be added to the building. The existing building was constructed with very low floor to ceiling heights, this bump out will allow for a taller more welcoming entry while also helping to signal where the main entrance is on the exterior of the building.

Design and construction documents for the project are scheduled to be done by early summer 2026. This would allow demolition and abatement to begin mid-to-late summer and roll right into full reconstruction of the building. The full construction is scheduled to be finished by mid-summer of 2027 to allow furniture and teacher move in for the start of the 2027 school year in August.

If you have any questions or concerns, I will be present at the upcoming April 13, 2026 meeting of the Zoning Commission to present the plan and answer any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Scrittorale".

Ryan Scrittorale, PE
Senior Project Manager

DEEP Email

From: Fahnestock, Melissa <Melissa.Fahnestock@ct.gov>
Sent: Monday, June 1, 2026 1:47 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Czapla, Kim <Kim.Czapla@ct.gov>; Mostowy, Melissa <Melissa.Mostowy@ct.gov>
Subject: Re: APA Determination - 345 Mix Street - School Renovation

Hi Robert,

I reviewed the APA Determination and workplan. They will just need to implement the Best Management Practices for Temporary Construction (attached), which it looks like they're already aware of. No other comments or concerns.

Thanks!
Melissa F

Melissa Fahnestock (she/her)

Environmental Analyst II
Water Quantity Unit
Water Planning and Management Division
Bureau of Water Protection and Land Reuse
Connecticut Department of Energy & Environmental Protection
79 Elm Street, Hartford, CT 06106-5127
p: 860.424.3785 | Melissa.Fahnestock@ct.gov

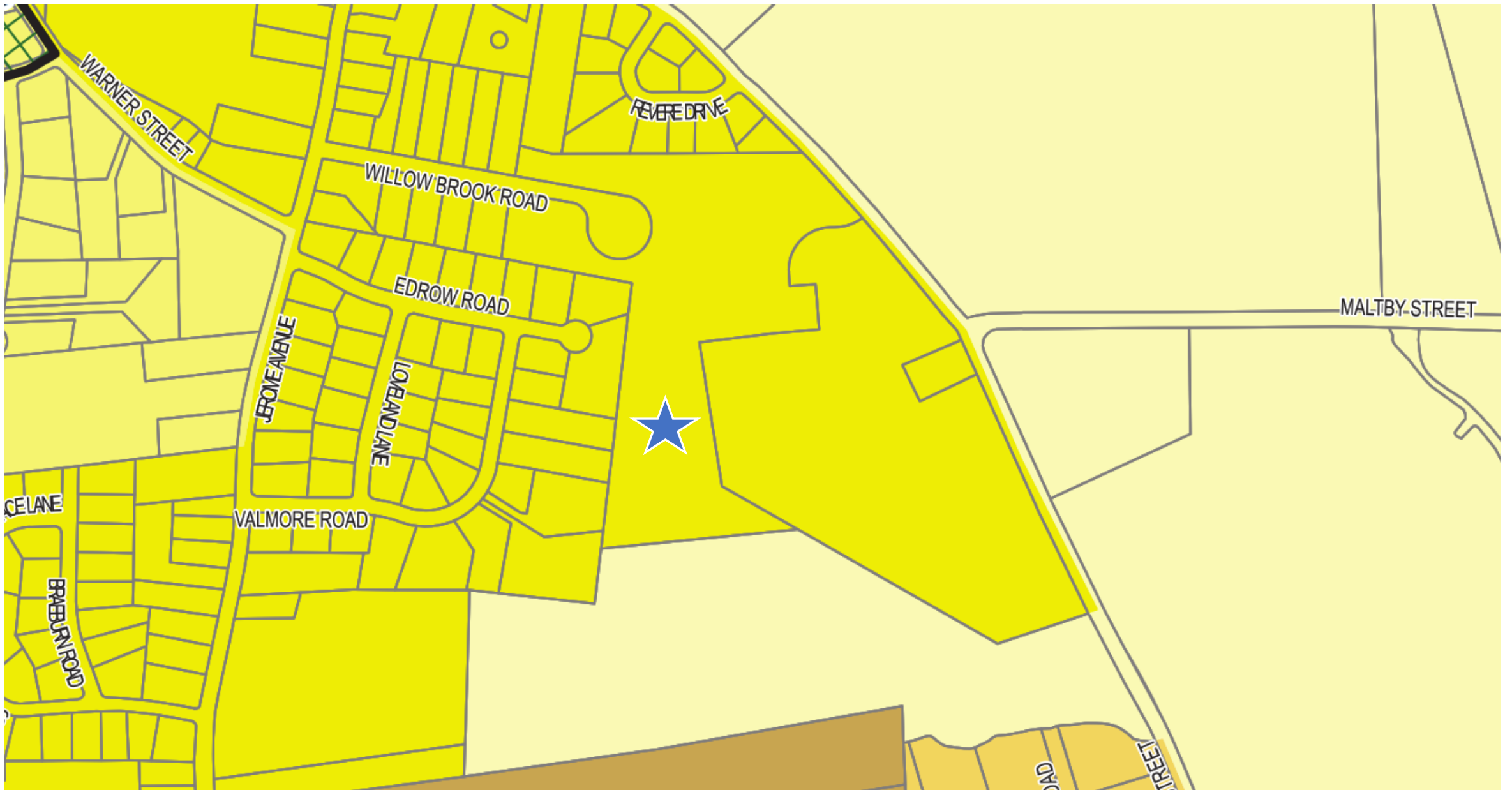


*Conserving, improving, and protecting our natural resources and environment;
Ensuring a clean, affordable, reliable, and sustainable energy supply.*

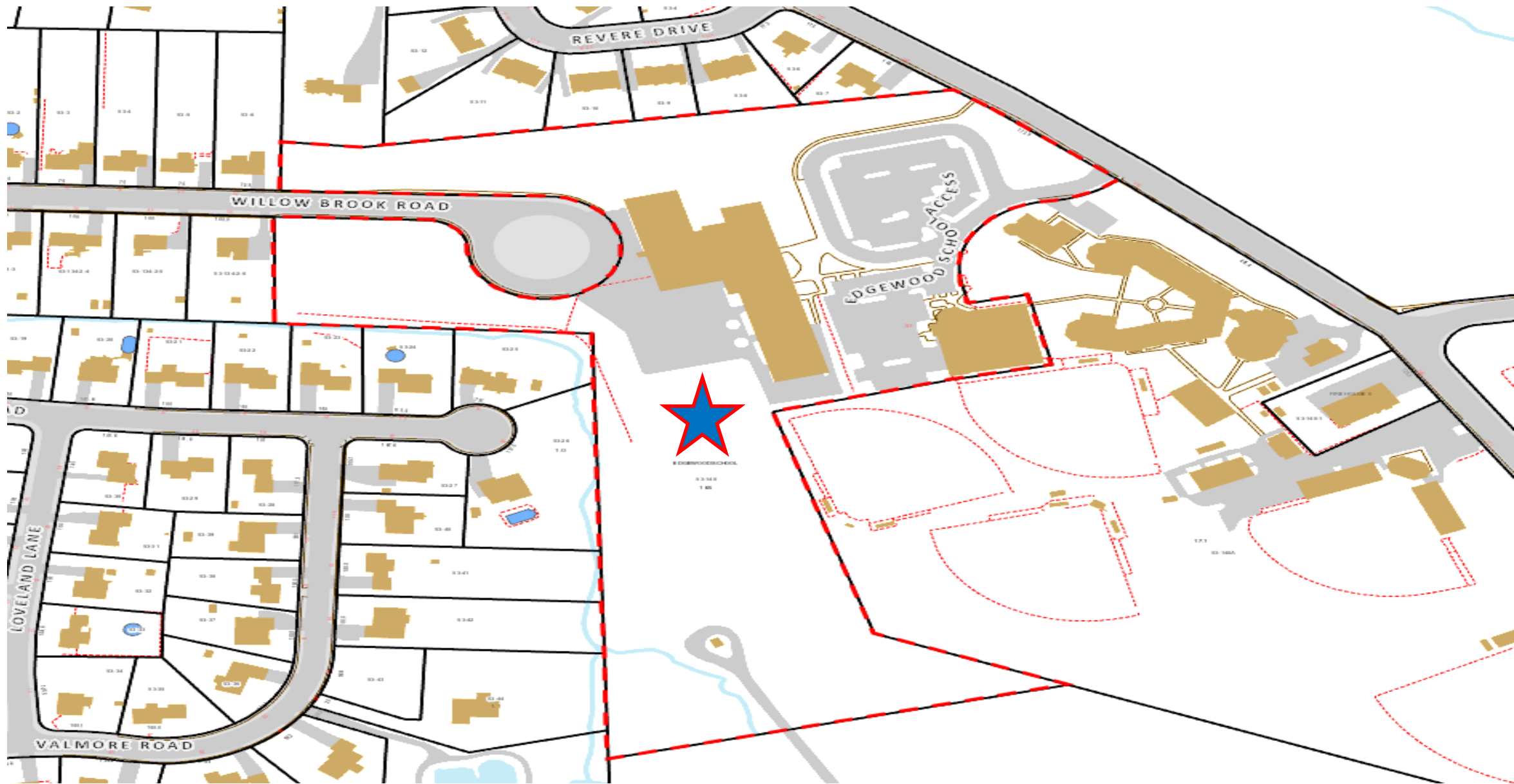


portal.ct.gov/DEEP

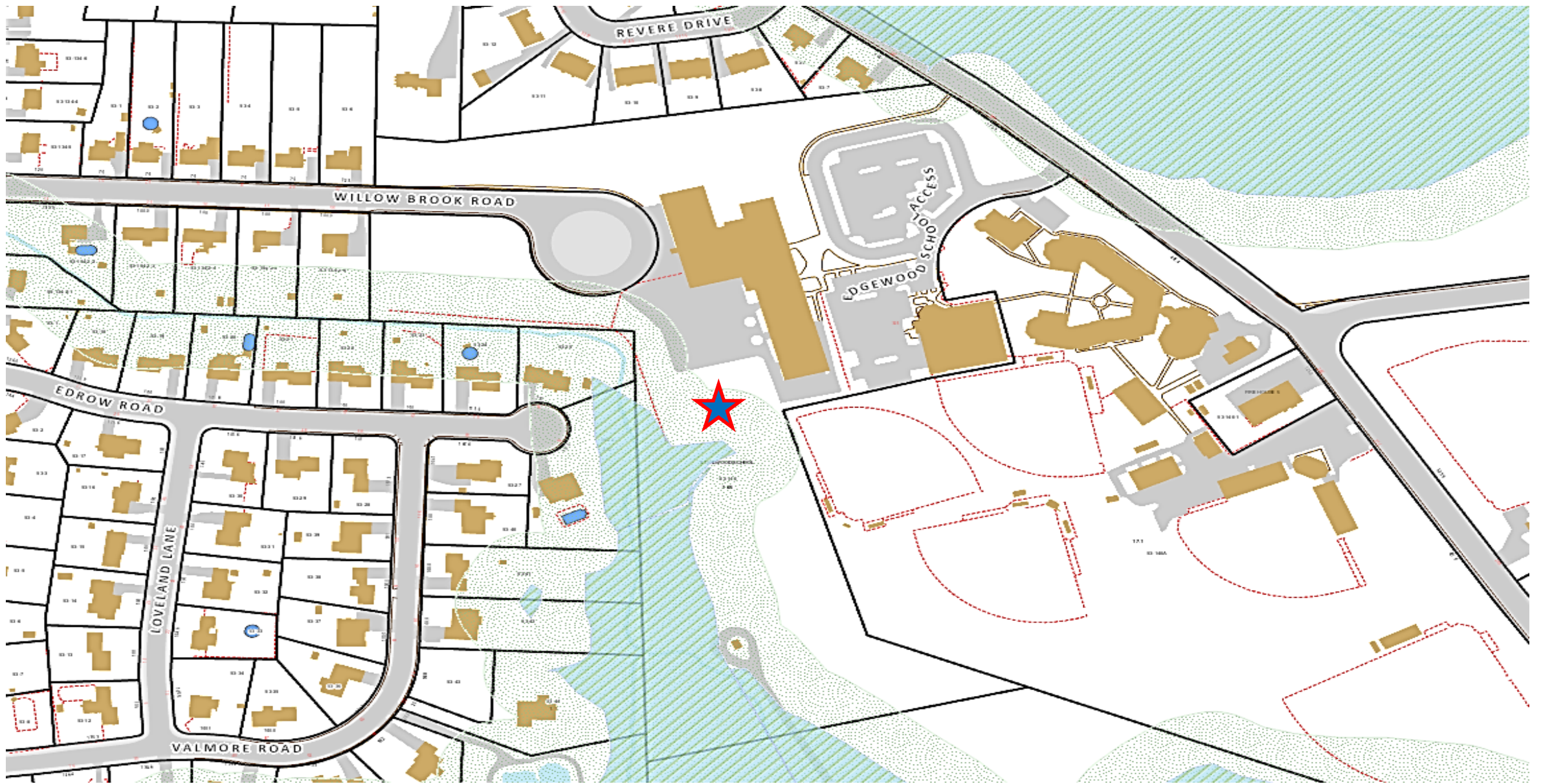
Various GIS and Google Maps



345 Mix Street – Zoning – R-15
Map 53, Lot 140



345 Mix Street – Location
Map 53 Lot 140



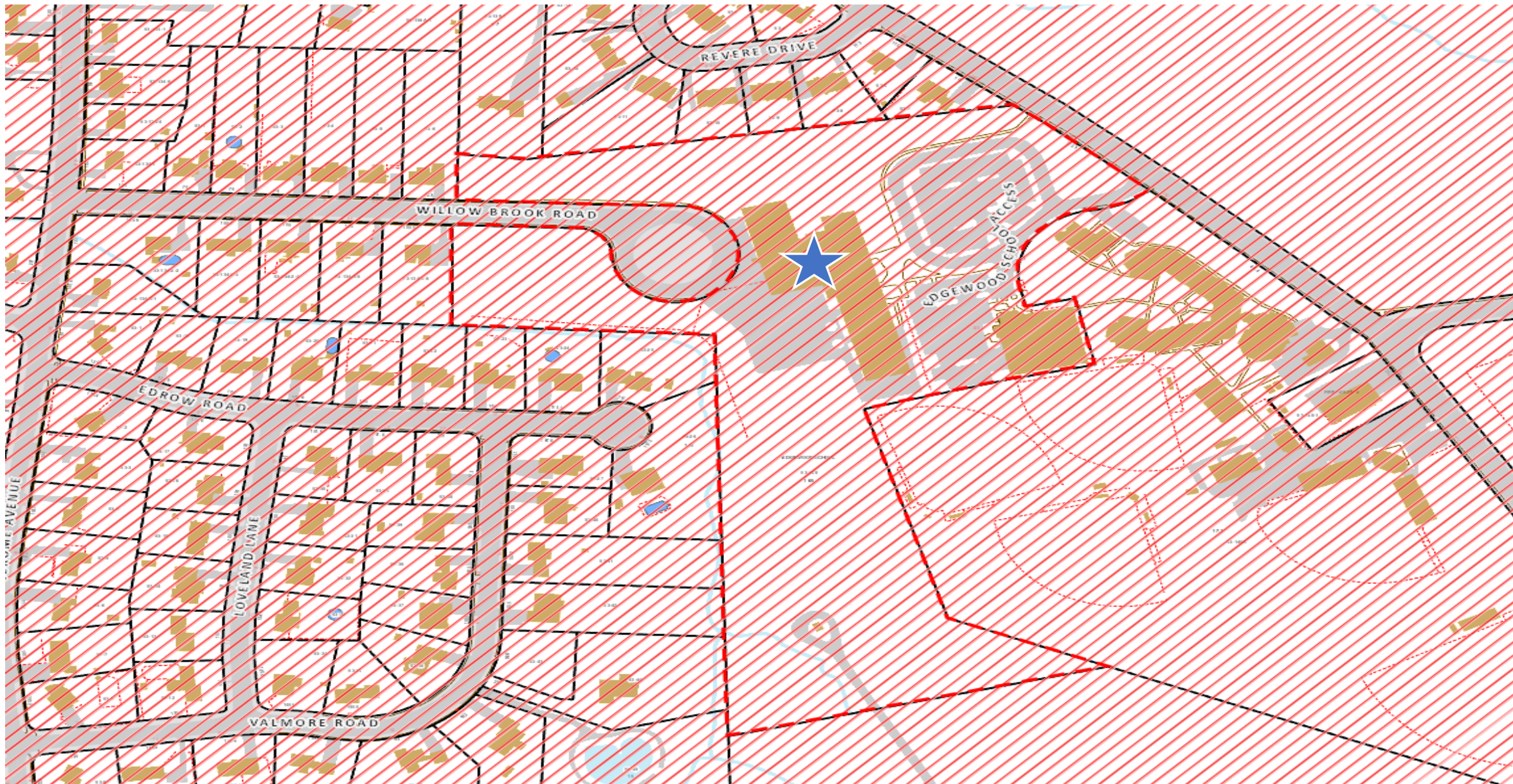
345 Mix Street – Inland Wetlands and Watercourses
Map 53 Lot 140



345 Mix Street – Floodplain
Map 53 Lot 140



345 Mix Street – Topography
Map 53 Lot 40



345 Mix Street – Aquifer Protection
Map 53, Lot 140



345 Mix Street – Aerial 2023
Map 53 Lot 140



345 Mix Street – Aerial 2023
Map 53 Lot 140

Stormwater Management Report

Stormwater Management Report

Edgewood Pre-K Academy

325 and 345 Mix Street, Bristol, CT

Prepared For:

City of Bristol

111 North Main Street
Bristol, CT 06010

Prepared By:

Benesch

200 Glastonbury Boulevard, Suite 201
Glastonbury, CT 06033

www.benesch.com

P 860-633-8341



Issued:

March 2026



Hyperlink for Full Report:

<https://www.bristolct.gov/DocumentCenter/View/51481/0726-500158---Stormwater-Management-Report---Edgewood-Pre-K-Academy>

Plan Set

RENOVATIONS TO:

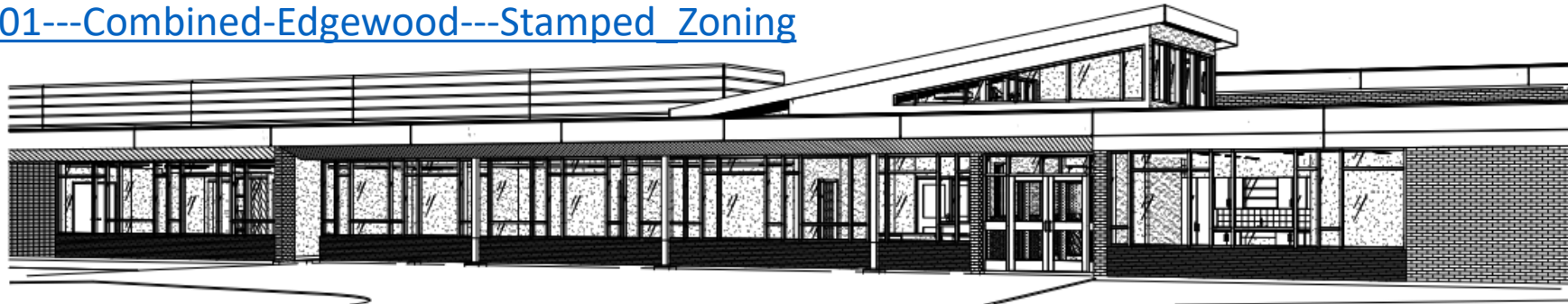
EDGEWOOD PRE-K ACADEMY

345 MIX STREET BRISTOL, CT 06010

STATE PROJECT NUMBER: 017-0090 RNV

Hyperlink for Full Plan Updated (Zoning):

https://www.bristolct.gov/DocumentCenter/View/51512/2026-04-01---Combined-Edgewood---Stamped_Zoning



INLAND WETLANDS AND WATERCOURSES AGENCY/FLOOD PLAIN
ZONING COMMISSION
AQUIFER PROTECTION AGENCY
MARCH 26, 2026

PROJECT TEAM:

CIVIL ENGINEER: BERNSON
200 GLASTONBURY BOULEVARD, SUITE 201
GLASTONBURY, CT 06033

LANDSCAPE ARCHITECT: BERNSON
200 GLASTONBURY BOULEVARD, SUITE 201
GLASTONBURY, CT 06033

STRUCTURAL ENGINEER: MC-DESIGN ASSOCIATES, A CM2 COMPANY
750 OLD MAIN STREET #202
ROCKY HILL, CT 06067

MEP ENGINEER: MC-DESIGN ASSOCIATES, A CM2 COMPANY
750 OLD MAIN STREET #202
ROCKY HILL, CT 06067

TECHNOLOGY: U'AGOSIIMO ASSOCIATES
477 MAIN STREET, SUITE 210B
MONROE, CT 06468

POOD SERVICE: CHARLIE McGAHAN ASSOCIATES, INC.
181 WEST MAIN STREET
GEORGETOWN, MA 01833

LIST OF DRAWINGS:

CS COVER SHEET
SV.01 BOUNDARY SURVEY
SV.02 TOPOGRAPHIC SURVEY
SV.03 TOPOGRAPHIC SURVEY
SV.04 TOPOGRAPHIC SURVEY
SV.05 TOPOGRAPHIC SURVEY
C0.0 OVERALL SITE PLAN
C0.1 INLAND WETLANDS, FLOODWAY & FLOODPLAIN IMPACT PLAN
C0.2 AQUIFER PROTECTION PLAN
C1.0 DEMOLITION, EROSION & SEDIMENTATION CONTROL PLAN (WEST)
C1.1 DEMOLITION, EROSION & SEDIMENTATION CONTROL PLAN (EAST)
C1.2 EROSION & SEDIMENTATION CONTROL DETAILS
C1.3 EROSION & SEDIMENTATION CONTROL NOTES
C2.0 LAYOUT & MATERIALS PLAN (WEST)
C2.1 LAYOUT & MATERIALS PLAN (EAST)
C2.2 TURNING MOVEMENT PLAN
C2.3 BUS & PARENT DROP OFF PLAN
C3.0 GRADING, DRAINAGE & UTILITY PLAN (WEST)
C3.1 GRADING, DRAINAGE & UTILITY PLAN (EAST)
C4.0 PLANTING PLAN (WEST)
C4.1 PLANTING PLAN (EAST)
C4.2 PLANTING DETAILS
C5.0 PHOTOMETRIC PLAN (WEST)
C5.1 PHOTOMETRIC PLAN (EAST)
C6.0-C6.7 SITE DETAILS
C6.1 SITE DETAILS
A1.01 P&Z OVERALL PLAN
A1.02 OVERALL ROOF PLAN
A3.01-3.02 EXTERIOR ELEVATIONS
A4.01 3D VIEWS

QA+M
architecture
Quisenberry Arcari Malik

195 Scott Swamp Road
Farmington, CT 06032
www.qamarch.com

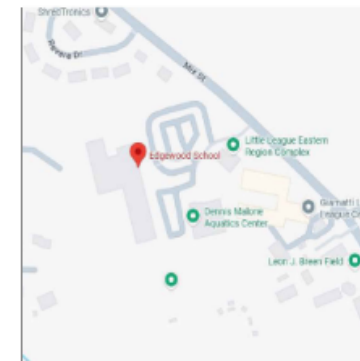


NOT FOR CONSTRUCTION
ISSUED FOR REVIEW ONLY

TRUE NORTH:

PROJECT NORTH:

LOCATION MAP:



25064 EDGEWOOD PRE-K ACADEMY