City of Bristol
Zoning Commission

REGULAR MEETING — MONDAY, JUNE 8, 2026
CITY HALL — CITY COUNCIL CHAMBERS - FIRST FLOOR
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:
Zoom Meeting link:
https://bristolct-gov.zoom.us/j/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. Pledge of Allegiance

3. Approval of Minutes

   a. Regular Meeting — May 11, 2026

4. Receipt of New Applications

   a. Application #2565 — Change of Zone from BG (General Business) zone to I (General Industrial) zone at 398 and 406 Broad Street; Assessor's Map 39, Lots 105 and 138-140; Paul Laferriere, applicant/owner.

   b. Application #2566 — Proposed Text Amendment to the Zoning Regulations to amend Article II - Section 4.2, Principal Use Summary Table to add "Bus Yard" as a Site Plan Application (SPA) use in the IP-5 (Industrial Park) zone. Attorney James Ziogas, applicant.

   c. Application #2567 — Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

d. Application #2568 — Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

e. Application #2569 — Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lot 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

f. Application #2570 — Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lots 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

5. Public Hearings

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

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

c. 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.

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

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

6. Old Business

    a. Application #2462 – Site Plan for a 152,000 s.f. mixed-use development at 100 and 130 North Main Street; Map 30, Lot 5 and Map 26 Lot 7; BD (Downtown Business) zone; Carrier Construction Incorporated, applicant – Phase 2 Bond Release Requested.

    b. Application #2517 — 2026 Annual Report for a Special Permit for the Removal of Earth Materials at 165 Warner Street; Assessor's Map 55, Lot 49; R-25/OSD (Single-Family Residential/Open Space Development Overlay) zone; DB Homes, LLC applicant.

    c. Application #2405 and #2450 — Site Plan for fuel oil and heating fuel oil storage facility 351 Minor Street; Map 66; Lot 263-2; Christopher Armstrong, applicant — Request to Extend Site Plan Approval to June 9, 2031.

7. New Business

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

8. Staff Reports

    a. May 2026 — ZEO Report

9. Communications

10. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, July 13, 2026

BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY MAY 11, 2026

CALL TO ORDER:

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

ROLL CALL:

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

1. Call to Order

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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, June 8, 2026.

Chairman White explained that alternate Commissioner Caruso would be a voting member on all the business this evening in place of Commissioner Goodwin with his absence this evening.

2. Pledge of Allegiance

3. Approval of Minutes

   a. Regular Meeting — April 13, 2026

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on the April 13, 2026, regular meeting minutes.

Commissioner LaFreniere noted a correction was needed on Page 7 for the approval of Application #2557 has approval for Application #2552 and should be Application #2557.

MOTION: Move to approve the minutes of the April 13, 2026, regular meeting, as amended.

By: Harlow Seconded: Mangiafico.

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

4. Receipt of New Applications

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

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2564.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained the application needs to be referred to the Planning Commission and then the Zoning Commission would conduct a public hearing.

Mr. Flanagan requested the application be scheduled for a public hearing at the June 8, 2026, regular meeting.

MOTION: Move that Application #2564 be accepted and scheduled for a Public Hearing for the June 8, 2026 Regular meeting of the Zoning Commission.

By: Mangiafico Seconded: Harlow.

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

The application is scheduled for public hearing.

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

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #AZR 26-01.

Robert Flanagan, City Planner stated both Applications #AZR 26-01 and #AZR 26-02 were prepared by Staff and a public hearing should be scheduled for the June 8, 2026, regular meeting for a potential effective date of July 1, 2026. Mr. Flanagan said this item was for the Zoning Regulations amendments to be compliant for the new State laws approved in 2025 to comply with the effective date of July 1, 2026. The City Planner indicated 2 of the 3 Regional Planning agencies responded with positive referrals.

MOTION: Move that Application AZR 26-01 be accepted and scheduled for a Public Hearing for the June 8, 2026, Regular meeting of the Zoning Commission.

By: Mangiafico Seconded: Harlow.

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

The application is scheduled for public hearing.

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

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #AZR 26-02.

Mr. Flanagan noted this application has an additional amendment to the Zoning Map and the Parking Regulations. The City Planner mentioned 2 of the 3 Regional Planning agencies responded with positive referrals.

MOTION: Move that Application AZR 26-02 be accepted and scheduled for a Public Hearing for the June 8, 2026, Regular meeting of the Zoning Commission.

By: Mangiafico Seconded: Harlow.

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

The application is scheduled for public hearing.

5. Public Hearings

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

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2558.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reviewed the presentation and comments from the April meeting. Attorney Ziogas explained the prior approval in 2015 when the school was converted to dwelling units for tenants 55 years old and older. The attorney said the project was unsuccessful because of no demand for these units due to the uses in the area. Attorney Ziogas indicated the property is now in receivership controlled by a bank. The attorney noted the bank needed someone to invest in the site for the plan to be successful.

Attorney Ziogas noted the applicant's request is to revise the units for various aged tenants to be feasible. The attorney verified the exterior of the property would remain as it exists. Attorney Ziogas indicated there were existing tenants in the building under 55 years old that was the only way for the building to function. Attorney Ziogas indicated if approved this would allow the existing tenants to remain in the building and to hopefully find a new investor for the building. The attorney reviewed the positive referral by the Planning Commission.

Commission inquiries: The attorney commented there are 45 tenants and half were under 55 years old and half were over 55 years old.

The following persons spoke in favor of the application: Leonard Lamothe, 90 Tulip St. Mr. Lamothe was in favor of the application because it was nice building that should be saved. The resident said the tenants were nice people. Mr. Lamothe thought it would create more problems for the west end if the building was turned in a Section 8 housing.

No one spoke against the application.

The hearing is closed.

By: Mangiafico Seconded: Harlow.

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

MOTION: Move to approve Application #2558 — Special Permit for the Adaptive Re-use of Existing Non- Residential Building to allow 55 dwelling units at 122 Park Street; Assessor's Map 28, Lot 44; RM-5 (Mixed-Residential) zone, applicant with the following stipulations:

1. This Special Permit shall authorize the use of the property located at 122 Park Street; Assessor's Map 28, Lot 44 for the Adaptive Re-use of Existing Non- Residential Building to allow 55 dwelling units.

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

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

By: Mangiafico Seconded: Harlow.

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

The application is approved with stipulations.

The following item was added for later in the agenda under New Business:

Discussion on with applicant: Application #2462 – Site Plan for a 152,000 s.f. mixed use development at 100 and 130 North Main Street; Map 30, Lot 5 and Map 26 Lot 7; BD (Downtown Business) zone; Carrier Construction Incorporated, applicant.

MOTION: Move to add the Discussion on with applicant: Application #2462 – Site Plan for a 152,000 s.f. mixed use development at 100 and 130 North Main Street; Map 30, Lot 5 and Map 26 Lot 7; BD (Downtown Business) zone; Carrier Construction Incorporated, applicant, under New Business this evening.

By: Harlow Seconded: Mangiafico.

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

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

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2561.

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant, noted the corporation and property owner were in attendance this evening. Attorney Furey explained the building was previously used for a Knights of Columbus in 1986 for religious services and events. The attorney said the prior owner converted the building to a banquet hall for events. Attorney Furey noted the facility would have services similar to the Knights of Columbus.

The attorney reported there would be smaller groups during the week and larger groups of 50 people on Fridays and weekends. Attorney Furey noted there would be some exterior music and prayer that is a less intense use than the Knights of Columbus. The attorney pointed out there would be no alcohol served.

Attorney Furey reviewed the commercial uses in the area. The attorney said the site has City sewer and water services. Attorney Furey noted there was no need to go near the rear yard with inland wetlands or near the neighbor's property. Attorney Furey reviewed the percentages of the proposed building coverage, impervious surface and 39 parking spaces. The attorney's view was this was an appropriate use of the property.

Commission inquiries: Attorney Furey indicated the same signage or a reduced signage may be used so the clients could find the facility. The attorney said the outdoor bar remained on the property that had permits but would only be used for a seating area.

Mr. Flanagan stated that Staff supported this application.

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

The hearing is closed.

By: Mangiafico Seconded: Harlow.

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

MOTION: Move to approve Application #2561 — Special Permit for a Religious Organization at 360 King Street, Assessor's Map 47, Lot 5A; R-10 (Single-Family Residential) zone; Islamic Cultural Center of Bristol, Inc, applicant, with the following stipulations:

1. This Special Permit shall authorize the use of the property located at 360 King St, Assessor's Map 28, Lot 44 for a Religious Organization.

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

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

By: Mangiafico Seconded: Harlow.

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

The application is approved with stipulations.

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

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2561.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, verified that the applicant worked hard to finalize the plans that are ready to be approved this evening possibly. Attorney Ziogas noted the two lots were merged into one lot. The attorney indicated the property received an approval for a Variance and one of the driveways on Frederick St. would be closed. Attorney Ziogas noted all the comments have been addressed as of this morning.

The attorney indicated there would be 6 repair parking spaces, 4 visitor parking spaces, 4 employee parking spaces and inventory parking spaces. Attorney Ziogas reviewed the request by a neighbor for screening to the side-yard and that Commission has the discretion for appropriate screening. The attorney noted the existing vinyl fence would have an additional fence installed and some arborvitaes would be planted. Attorney Ziogas claimed there were never any problems with the neighbors with exception to the vehicles.

The attorney went over the concerns of over stacking the inventory and no building permit for the building expansion. Attorney Ziogas verified part of the building had to be removed and reconstructed to make the building compliant. The attorney said this is a motor vehicle repair and sales facility with business hours of 7:00 A.M. to 7:00 P.M. with no Sundays. Attorney Ziogas said there would be no towing of vehicles.

The City Planner clarified that 98% of the comments were addressed but a few comments remained. Mr. Flanagan specified the building was constructed into the setback so a time limit of 6-months was given to bring the property into compliance. The City Planner noted the applicant was required to return to the Commission in 6-months with a compliant as-built plan. Mr. Flanagan noted the applicant has requested a waiver from the 20 ft. buffer. The City Planner noted the applicant has worked with Staff and the plan was able to be approved.

Commission inquiries: Attorney Ziogas said the vinyl fence would be similar but the existing fence would be replaced if it is not in good condition. The attorney verified the applicant owned the house to the north and property line was fixed for the house. Attorney Ziogas said the trees planted for the house to the north would be relocated to the business property.

Mr. Flanagan reviewed the documents for the application.

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

The hearing #2553 is closed.

By: Mangiafico Seconded: Harlow.

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

MOTION: Move that Application #2553 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. Pursuant to Section 11.1.4.E., and as requested by the applicant, the Commission will allow the required landscaped buffer to be reduced to 10' ft. as depicted on the last Site Plan revision dated 5/11/26 with the plan entitled "Site Improvements, 16 Andrews Street, Bristol, CT", because such screening will effectively buffer the use from the view of adjoining properties.

3. The 576.04 s.f. garage addition built into the rear yard setback without the benefit of a zoning permit or building department approval, shall be brought into compliance with the setback requirements of the zone within 6 months of the date of this approval. The applicant shall return to the November 2026 Zoning Commission meeting and provide an As-Built drawing showing the building addition has been brought into compliance.

4. With the exception of the 576.04 s.f. garage addition, all site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy/Completion is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations.

By: Mangiafico Seconded: Harlow.

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

The application #2553 is approved with stipulations.

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

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2554.

The City Planner said he spoke to the applicant's attorney this morning to verify the correct amounts. Mr. Flanagan stated this Special Permit would allow for 33 vehicles for sale, 4 visitor parking spaces and 4 employee parking spaces.

The City Planner reviewed the documents for the application.

The hearing #2554 is closed.

By: Mangiafico Seconded: Harlow.

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

MOTION: Move that Application #2554 be approved with the following stipulations:

1. This Special Permit shall authorize the use of the property located at 16 Andrews Street; Assessor's Map 38, Lots 61/5 to allow:

    a. 33 motor vehicles for sale.
    b. 4 spaces are for visitors
    c. 4 spaces are for employees

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

3. The Zoning Commission shall conduct a review of the Special Permit within 6 months (November 2026) from the date of approval.

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

By: Mangiafico Seconded: Harlow.

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

The Application #2554 is approved with stipulations.

6. Old Business

There was no old business.

Item 7.a., New Business, was resumed at this time.

7. New Business

    a. Discussion on with applicant: Application #2462 – Site Plan for a 152,000 s.f. mixed use development at 100 and 130 North Main Street; Map 30, Lot 5 and Map 26 Lot 7; BD (Downtown Business) zone; Carrier Construction Incorporated, applicant.

The City Planner explained the applicant is ready to finish the project across the street from City Hall. Mr. Flanagan said there is a $202,000 bond in place for the remaining items. The City Planner reviewed the status of the site. Mr. Flanagan noted tenants started moving in the building on April 1, 2026. The City Planner stated Mr. Talmadge would review the deviations from the landscaping plan. Mr. Flanagan commented he is inspecting the site regularly.

Charles Talmadge, 225 North Main St., representing the applicant, pointed out sometimes multi-family units go in different directions during applications. The consultant specified 51 of the 52 units are occupied and the commercial units in Phase 2 are occupied. Mr. Talmadge agreed with the bond in place that would be requested to be released soon. He indicated the largest change was the installed fence versus the arborvitaes near the McDonald's because of the noise level of the ordering system.

Mr. Talmadge noted the correct number of trees were installed on the property. Mr. Talmadge detailed the 3rd dumpster and fence needed for one of the restaurants. Mr. Talmadge verified 14 parking spaces would be reserved for the new pizza restaurant.

Commission inquiries: Mr. Talmadge verified in Phase 1 and 2 there were 4 residential units in each building. The consultant reviewed the businesses in the commercial phase of the project. Mr. Talmadge clarified the 14 parking spaces near the new pizza restaurant were more specifically for the retail area and the pizza restaurant.

8. Staff Reports

a. April 2026 - ZEO Report

The City Planner said the Commission may contact the ZEO for any concerns.

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

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on the Corporation Counsel Memo dated April 22, 2026 — City Council Request to the Zoning Commission: Review of Vape Shops.

Chairman White read into the record the memorandum dated April 22, 2026.

Commissioner Harlow would like to have a better understanding of the memorandum from Corporation Counsel in conjunction with the State Regulations of what the Commission can and cannot review. The member did not think it was within the Commission's authority to review this item. Commissioner Harlow's view was the legislative officials had to review this and change the Regulations similar to alcohol establishments.

Raymond Rogozinski, P.E., Director of Public Works, said he attended the Ordinance Committee and spoke with the Corporation Counsel Office that felt the Zoning Commission had a role in this process. The director requested the Corporation Counsel to be invited to the next Zoning meeting.

The City Planner would discuss additional ideas at the next meeting.
Mr. Flanagan recommended to keep this item on the agenda for next month for discussion.

MOTION: Move to continue the discussion to the June 8, 2026, regular meeting of the Zoning Commission. This item should be placed first on the June agenda.

By: Mangiafico Seconded: Harlow.

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

The discussion is continued to the June meeting.

9. Adjournment

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on the adjournment.

MOTION: Move to adjourn at 7:12 P.M.

By: Mangiafico Seconded: Harlow.

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

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

John LaFreniere, Secretary

DRAFT

Application #2565

Change of Zone

398 & 406 Broad St.

For Office Use Only	
APPLICATION NO.	2565
DATE FILED:	5/14/26
DECISION DATE:	
DECISION:	

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

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

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

Address or Location of the Property: 398 and 406 Broad

Assessor's Map No.: 39 Assessor's Lot No.(s): 105 and 138-140

Size of the Property (in acres or square feet): .33 Acre Total Extension of a like zone? [✓] yes [ ] no

Minimum lot area requirement of the proposed zone: 25,000 SF

Reason for the proposed zone change:
To Allow uses consistent to those on neighboring properties

Other comments:

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

Name: Paul Laferriere

Address: 150 Lynn Road City: Bristol State: CT Zip: 06010

Telephone No.: (860)877-6368 E-Mail:

Signature: Signature – (Printed/Typed) Paul Laferriere

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

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

Name: Same as Applicant

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed) Paul Laferriere

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2565

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 398 and 406 Broad

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: Development Planning Solutions LLC

Address: 225 North Main Street City: Bristol State: CT Zip: 06010

Telephone No.: (860)506-4268 E-Mail: _____

08/17 - LUO

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 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 #2565

Proposal: Change of Zone from BG (General Business) zone to I (General Industrial) zone at 398 and 406 Broad Street; Assessor's Map 39, Lots 105 and 138-140; Paul Laferriere, applicant/owner.

Initiated by: Paul Laferriere, applicant/owner.
Tentative Hearing Date: July 13, 2026

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

Referral
To
Town
&
City Clerk

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 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 #2565

Proposal: Change of Zone from BG (General Business) zone to I (General Industrial) zone at 398 and 406 Broad Street; Assessor's Map 39, Lots 105 and 138-140; Paul Laferriere, applicant/owner.

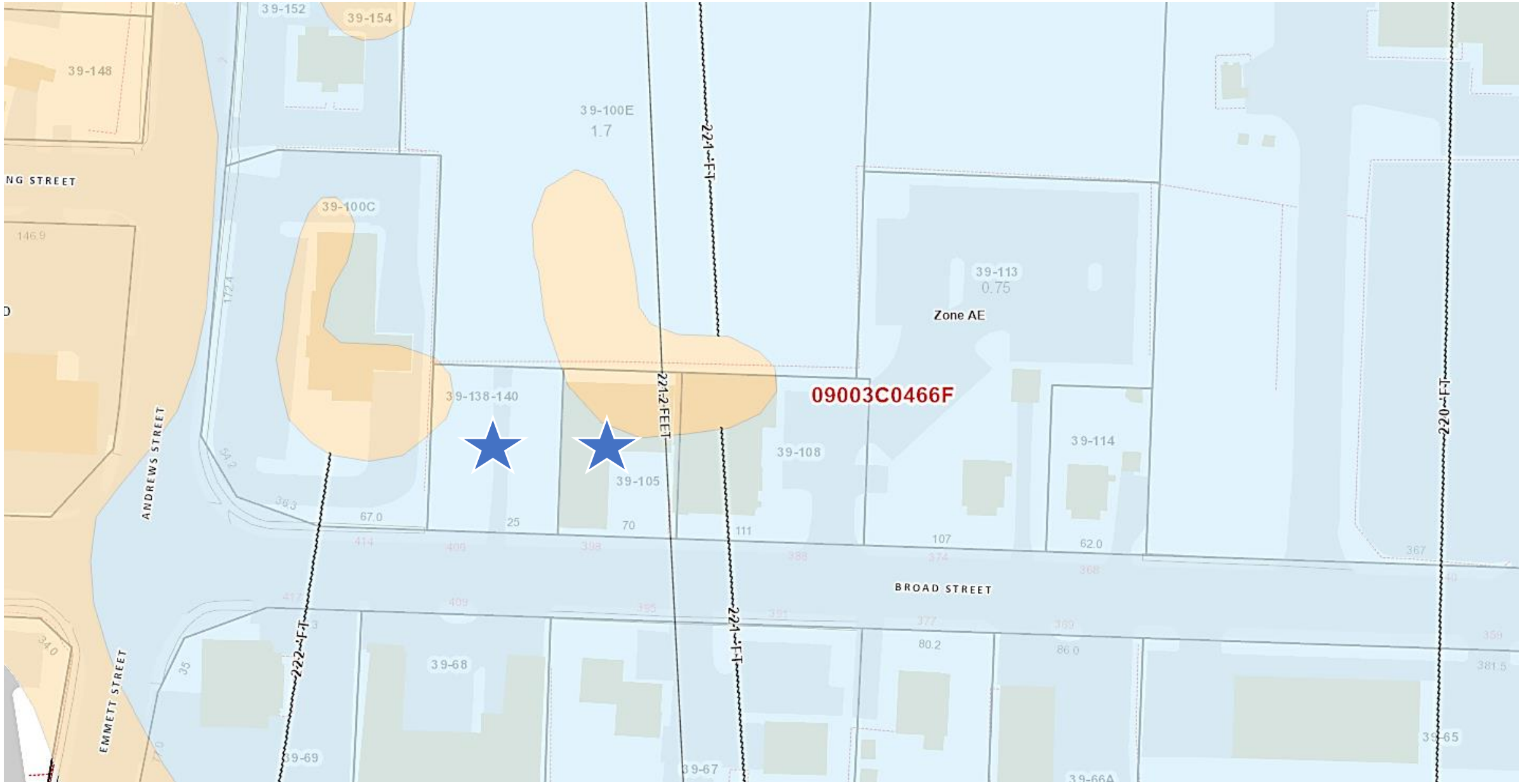
Initiated by: Paul Laferriere, applicant/owner.
Tentative Hearing Date: July 13, 2026

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

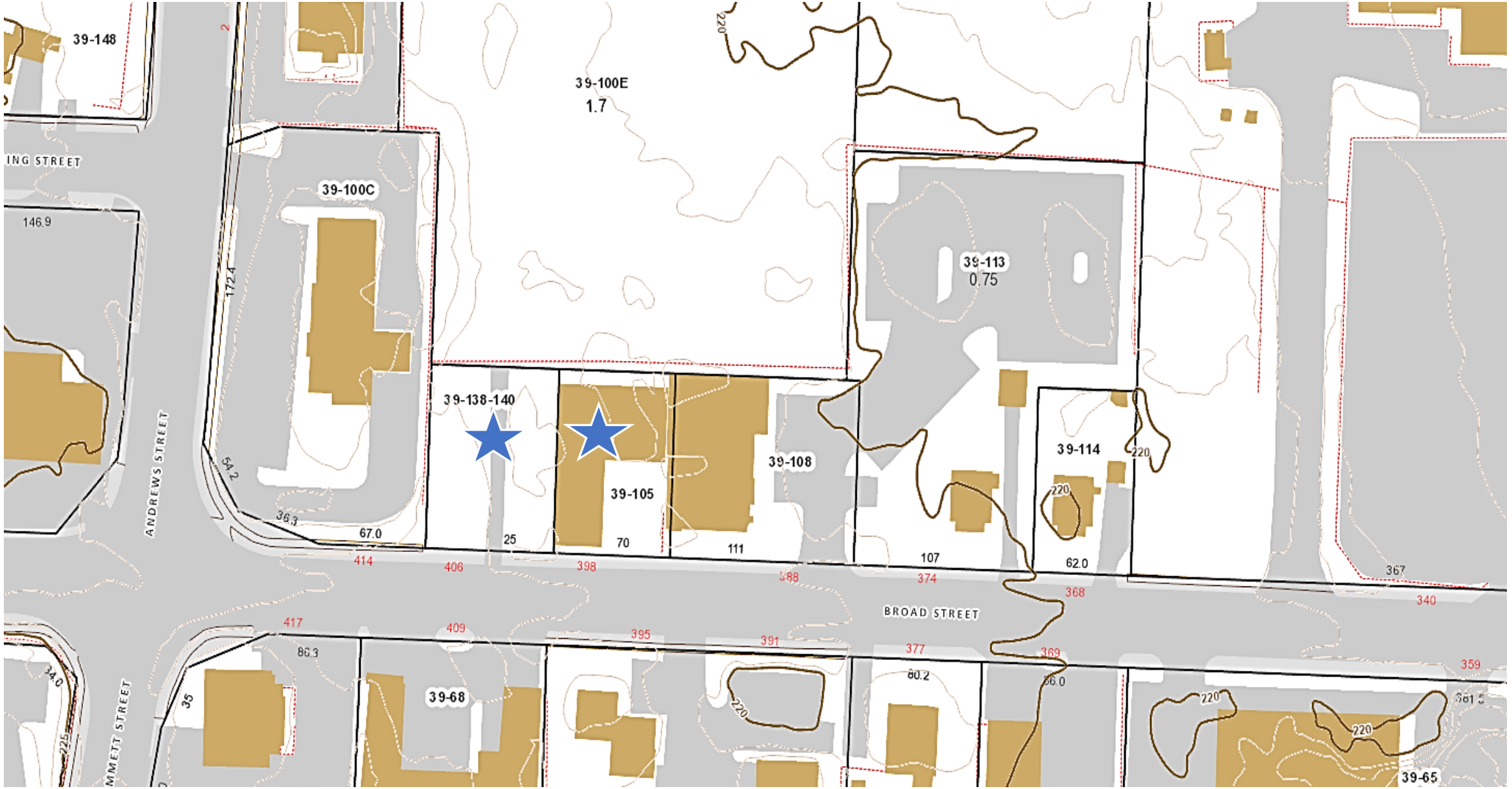
Various
GIS
and
Google Maps



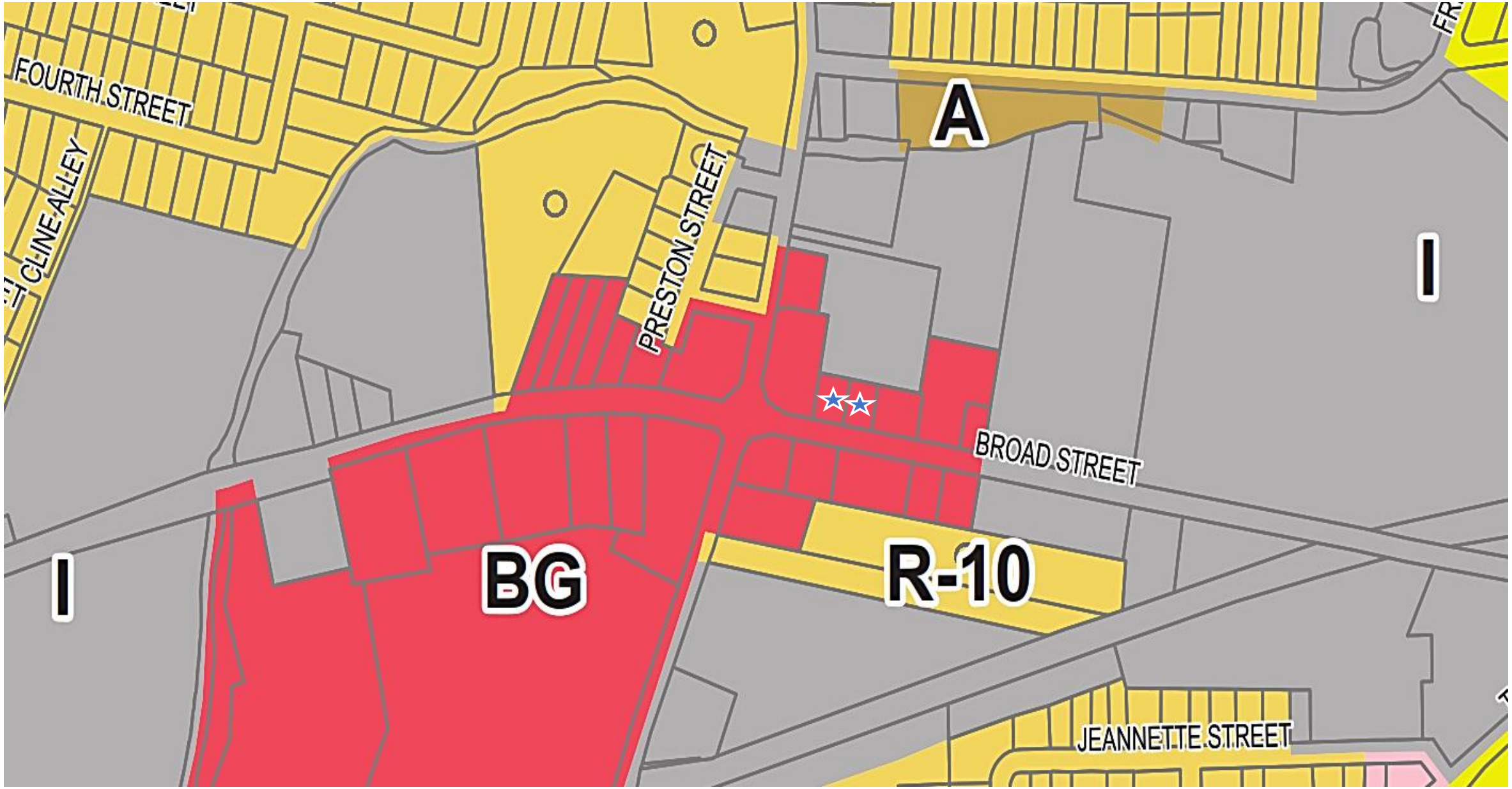
398 & 406 Broad Street – Location
Map 39, Lot 105 & 138-140



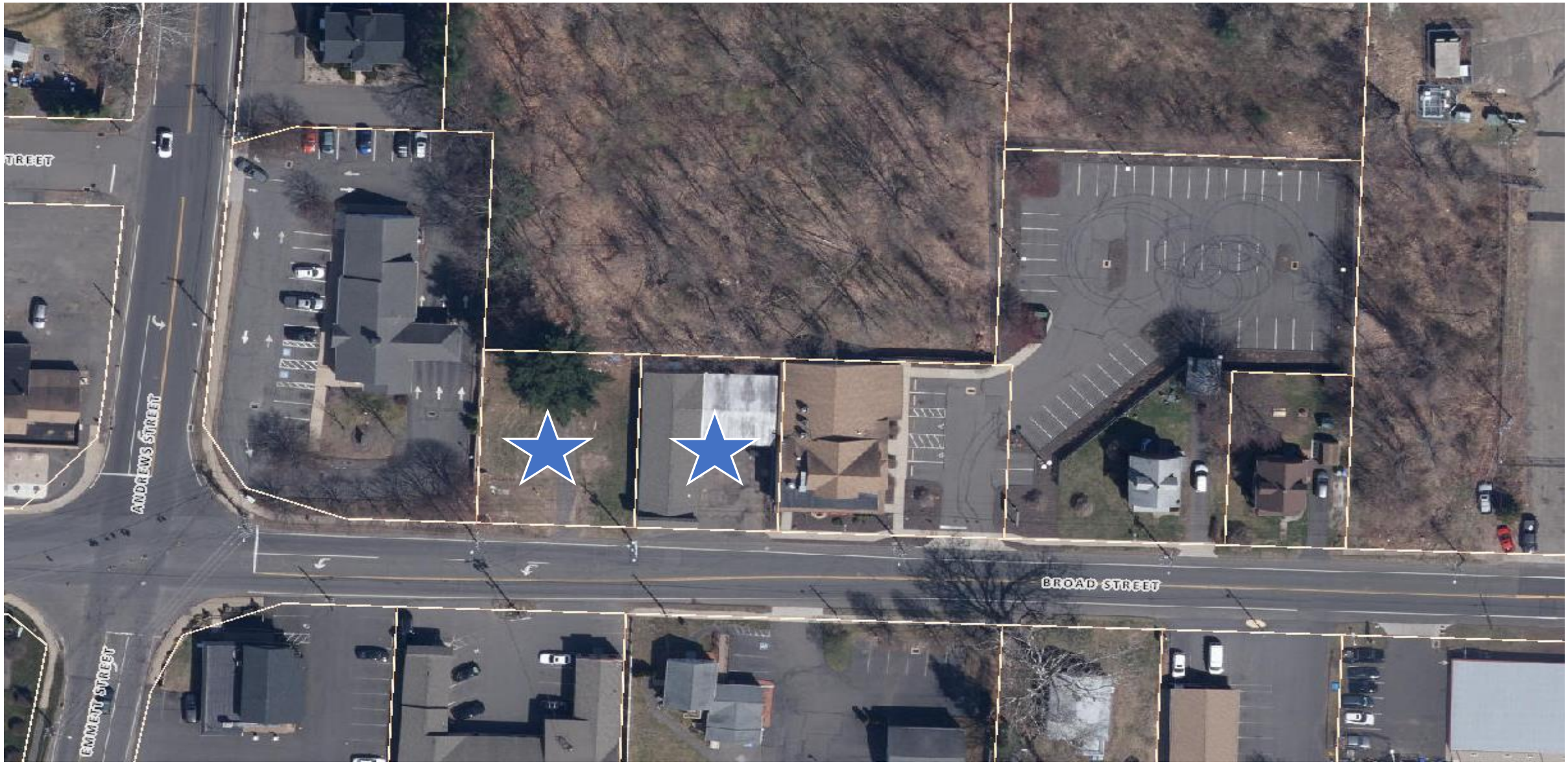
398 & 406 Broad Street – Floodplain
Map 39, Lot 105 & 138-140



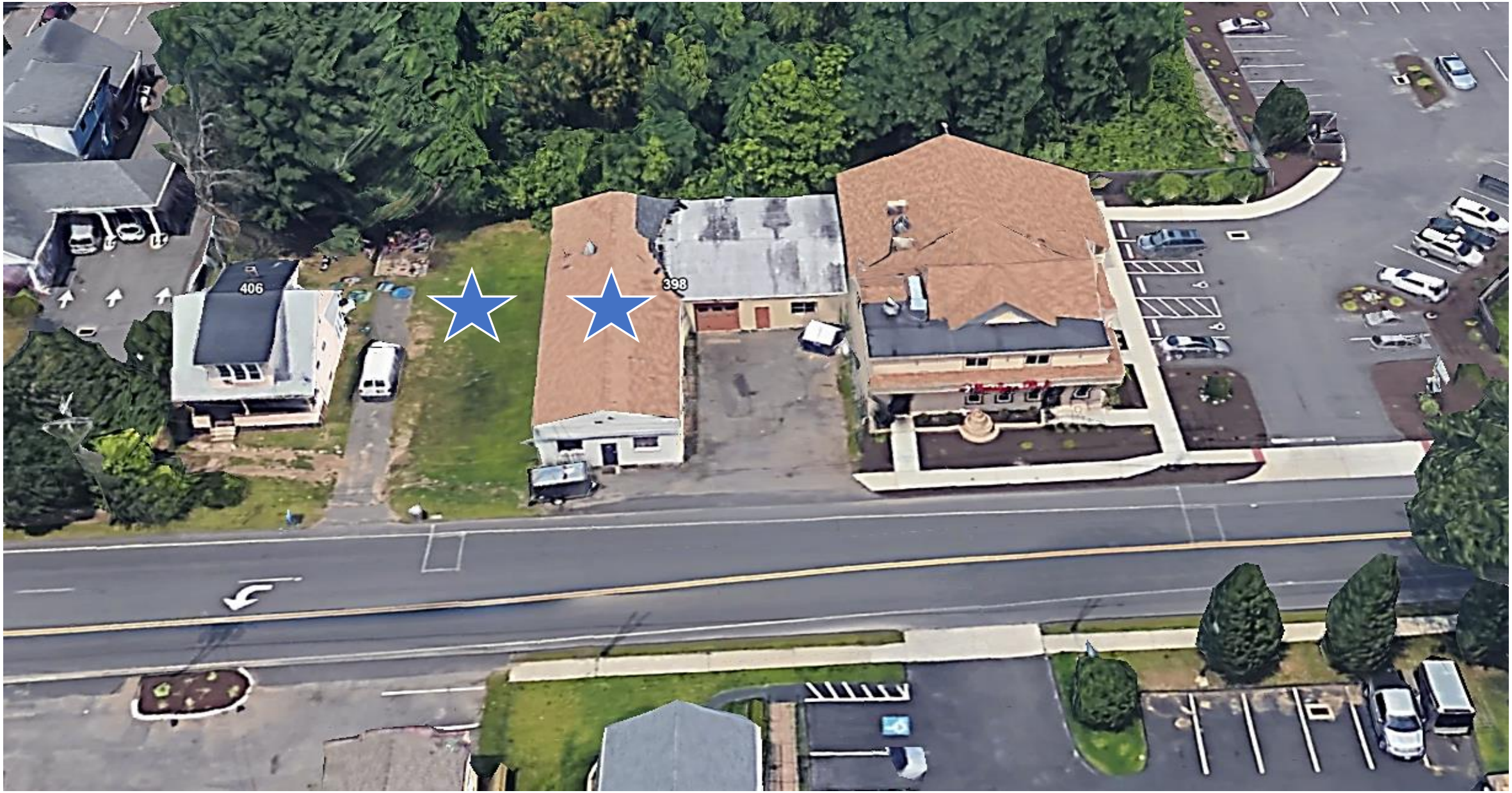
398 & 406 Broad Street – Topography
Map 39, Lot 105 & 138-140



398 & 406 Broad Street – Zoning – BG (General Business) zone
Map 39, Lot 105 & 138-140

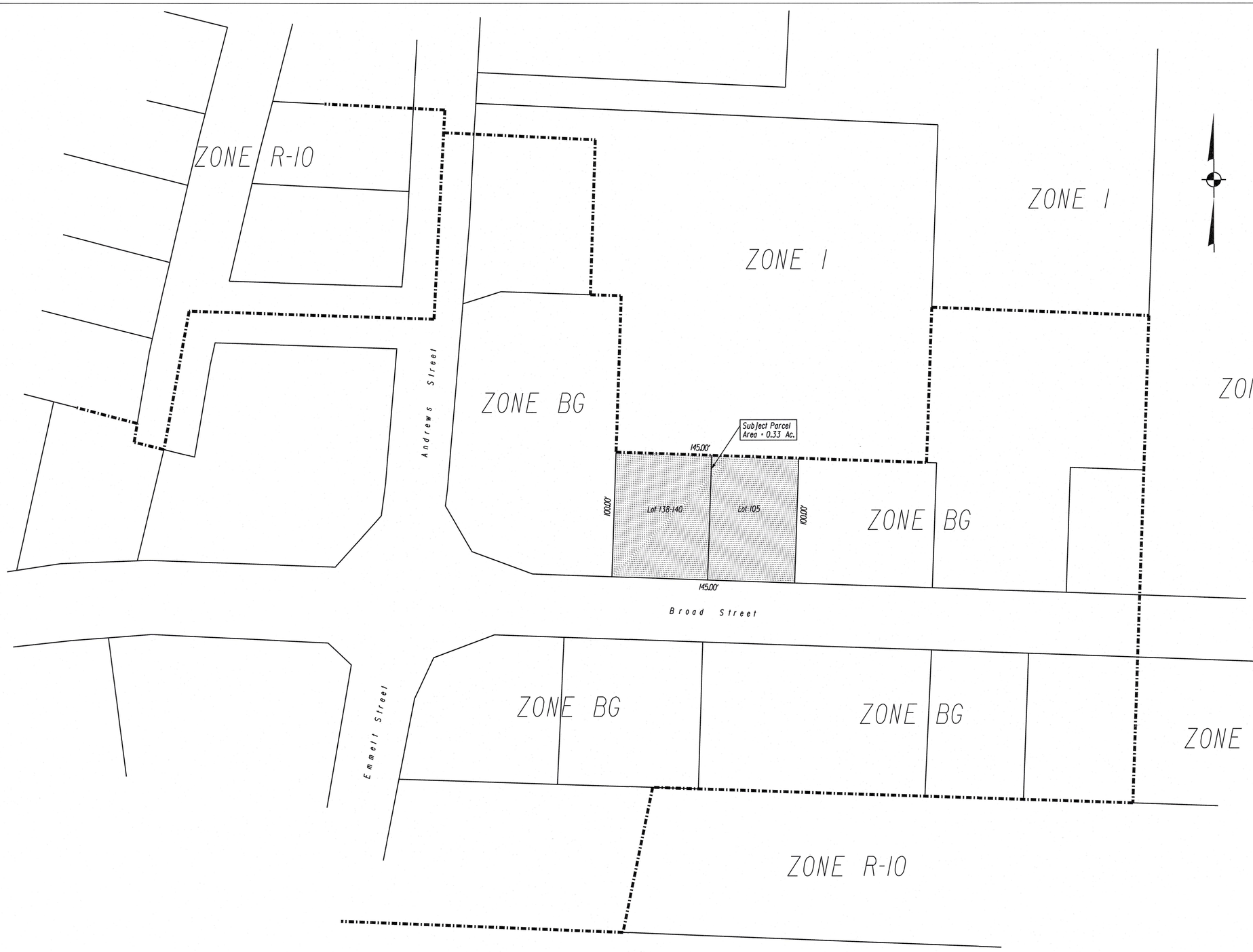


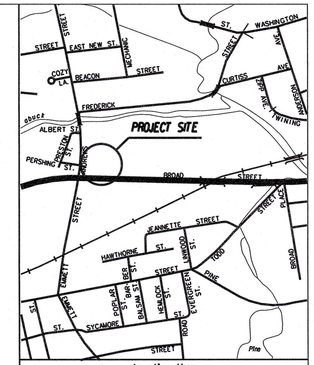
398 & 406 Broad Street – Aerial 2023
Map 39, Lot 105 & 138-140



398 & 406 Broad Street – Google Earth
Map 39, Lot 105 & 138-140

Zone Change Map (Proposed)





Zone Change Map

BG to I

Assessors Map 39 Lot 138-140

&

Assessors Map 39 Map 105

Broad Street

Bristol, Connecticut

Scale 1"=40' April 24, 2026

40 0 20 40

Scale in Feet

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

Robert C Green

SURVEYORS NOTES

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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.

IT IS A ZONE CHANGE MAP BASED ON A COMPILATION PLAN AND CONFORMS TO A HORIZONTAL ACCURACY CLASS D AND A VERTICAL ACCURACY CLASS N/A.

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 CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

STATE OF CONNECTICUT ROBERT C. GREEN No. 12877 LICENSED LAND SURVEYOR

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

Application #2566

Text Amendment

IP-5 zone

Application # 2566

May 26, 2026

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

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

May 26, 2026

David White, Chairman
Bristol Zoning Commission
111 North Main Street
Bristol, CT 06010

Re: Proposed Text amendment

Dear Mr. Chairman:

We are requesting an amendment to the current zoning regulations section 4.2. Under the subtitle Bus Yard. We are requesting that a "Bus Yard" be allowed as an SPA use. (Site Plan Application), in the IP-5 zone.

Please place this request on your agenda for June 8, 2026.

Sincerely

James Ziogas Jr.

James Ziogas, Jr.

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Text Amendment 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 text amendment to the Zoning Regulations are hereby referred to the Planning Commission for a report:

Application #2566

Proposal: Proposed Text Amendment to the Zoning Regulations to amend Article II - Section 4.2, Principal Use Summary Table to add "Bus Yard" as a Site Plan Application (SPA) use in the IP-5 (Industrial Park) zone.

Initiated by: Attorney James Ziogas, applicant.
Tentative Hearing Date: July 13, 2026

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

Referral
To
Town
&
City Clerk

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

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

Application #2566

Proposal: Proposed Text Amendment to the Zoning Regulations to amend Article II - Section 4.2, Principal Use Summary Table to add "Bus Yard" as a Site Plan Application (SPA) use in the IP-5 (Industrial Park) zone.

Initiated by: Attorney James Ziogas, applicant.
Tentative Hearing Date: July 13, 2026

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

Referral
To
Plymouth

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: June 1, 2026

TO: Town Clerk - Plymouth

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 #2566

Proposal: Proposed Text Amendment to the Zoning Regulations to amend Article II - Section 4.2, Principal Use Summary Table to add "Bus Yard" as a Site Plan Application (SPA) use in the IP-5 (Industrial Park) zone.

Initiated by: Attorney James Ziogas, applicant.
Tentative Hearing Date: July 13, 2026

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

Referral to NVCOG

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 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 #2566

Proposal: Proposed Text Amendment to the Zoning Regulations to amend Article II - Section 4.2, Principal Use Summary Table to add "Bus Yard" as a Site Plan Application (SPA) use in the IP-5 (Industrial Park) zone.

Initiated by: Attorney James Ziogas, applicant.
Tentative Hearing Date: July 13, 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 #2567

Earth Removal

Special Permit

For Office Use Only	
APPLICATION NO.	2567
DATE FILED:	5/28/26
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article III section 15.2 of the Bristol Zoning Regulations for the following Special Permit use: earth removal in excess of 400 cubic yards.

Address or Location of the Property: lot 214 Grassy Road

Assessor's Map No.: 20 Assessor's Lot No.(s): 214

Zone of the Property: R-40 Size of the Property (in acres or square feet): 40,000 s.f.

Reason for the Special Permit: to construct a residential home on lot and remove approximatley 2100 yards of material.

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

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

Other comments: Wetlands approval was granted on 2/5/26

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: H & T Holdings LLC

Address: 145 Burlington Ave City: Bristol State: CT Zip: 06010

Telephone No.: 860250-6160 E-Mail: _____

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

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

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

Name: same

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

Narrative

NARRATIVE FOR Lot 214 GRASSY ROAD

The applicant submits the following plan for the development of a single family home on lot 214 Grassy road. The applicant is proposing the removal of the excess material, from the lot in the approximate amount of 2100 cubic yards of material. The material will be removed and the area restored in approximately 30-45 days. The hours of operation will be limited to 7 am to 5 pm Monday through Friday only. No holidays or weekends. The appropriate sediment control measures will be taken, including silt fences back up by haybales and silt fences. Upon the completion of the removal and restoration, the applicant will construct a foundation for a single family home.

CT DPH Notification

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

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

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2567 & 2568

Pursuant Article IV, Section 16.2.5.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2567 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lot 214.

Application #2567 - Special Permit for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

****

Pursuant Article IV, Section 16.3.11.A. of the Zoning Regulations, the Zoning Commission refers Site Plan Application #2568 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214.

Application 2568 - Site Plan for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at 45 Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

Anticipated Public Hearing Date: August 10, 2026

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

POCD

Scenic Resources

Code Enforcement

The Code Enforcement Committee is a collaboration of officials from 14 City departments who work together to:

- enforce the City's Property Maintenance Code, and
- work collaboratively in key neighborhoods on multi-faceted code problems.

The Committee seeks to improve the quality of life and the health, safety and welfare of the city by:

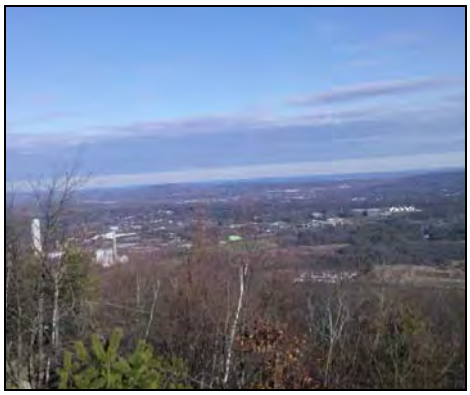
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators and occupants as to their responsibilities, and
- using established procedures, when necessary, to inspect, enforce, and issue penalties if compliance is not reached.

6.1.5. Scenic Resources

There are a number of scenic areas within Bristol and several vantage points offering spectacular views.

These scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.

Scenic View From South Mountain



6.1.6. Property Maintenance

In recent years, the City of Bristol has been active in addressing issues related to property maintenance (sometimes called "blight'). The City Council has established a property maintenance code and has established a Code Enforcement Committee (see sidebar) to address these situations. The general approach involves:

- Preventing or minimizing adverse conditions,
- Improving or rehabilitating adverse conditions (including building removal if other approaches are not successful), and
- Re-purposing the property to improve the neighborhood.

The City of Bristol should continue its property maintenance and rehabilitation efforts, as well as its on-going code enforcement efforts.

6.1.7. Community Design

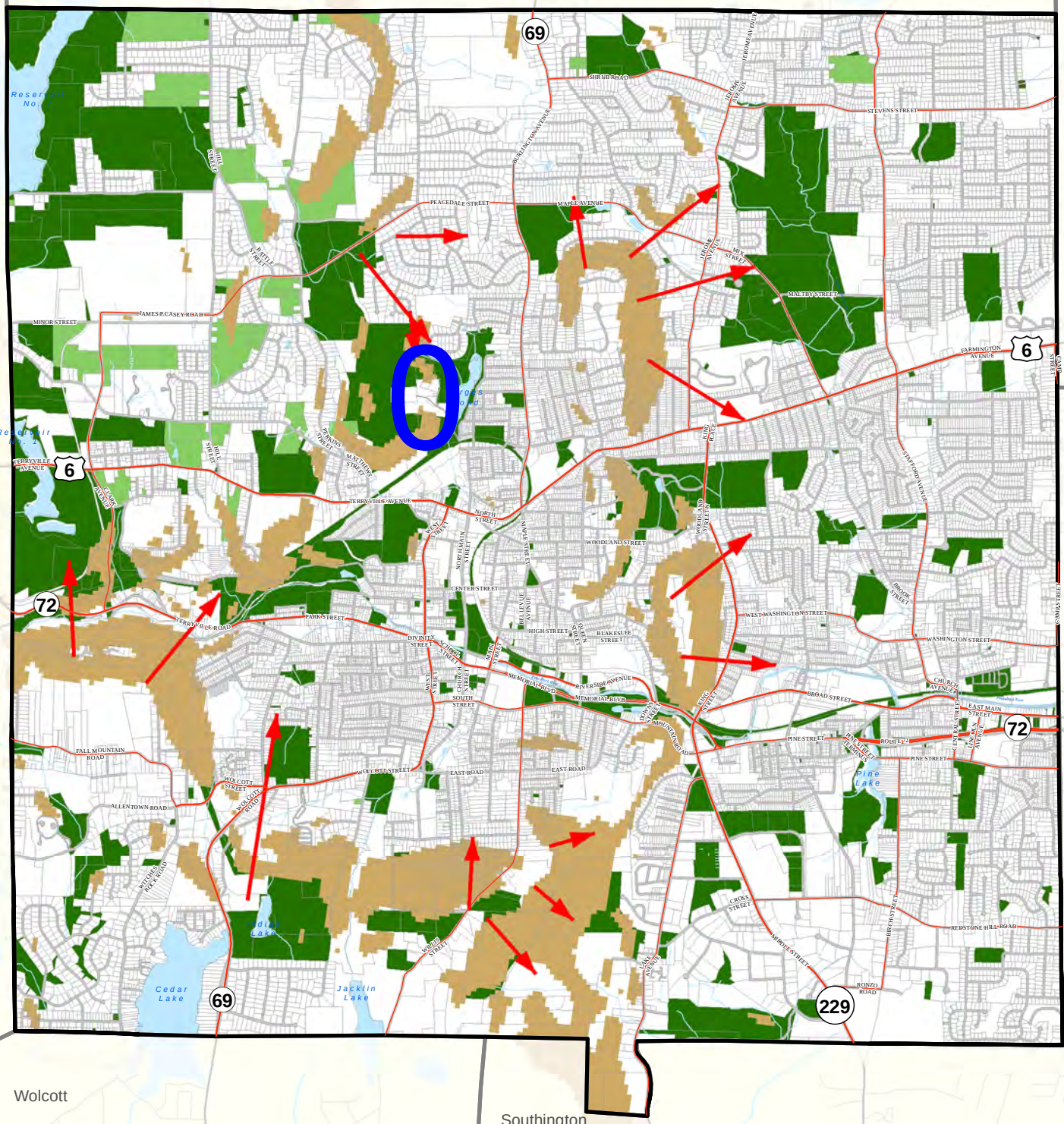
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission may update regulations for lighting, landscaping, and other issues, as appropriate.

In the future, the City of Bristol may choose to revisit the establishment of a city-wide design review process and/or establish "village districts" (as authorized by CGS Section 8-2j) in specific areas such as downtown Bristol or Forestville.

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

Support community resources which enhance the quality of life within Bristol.

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

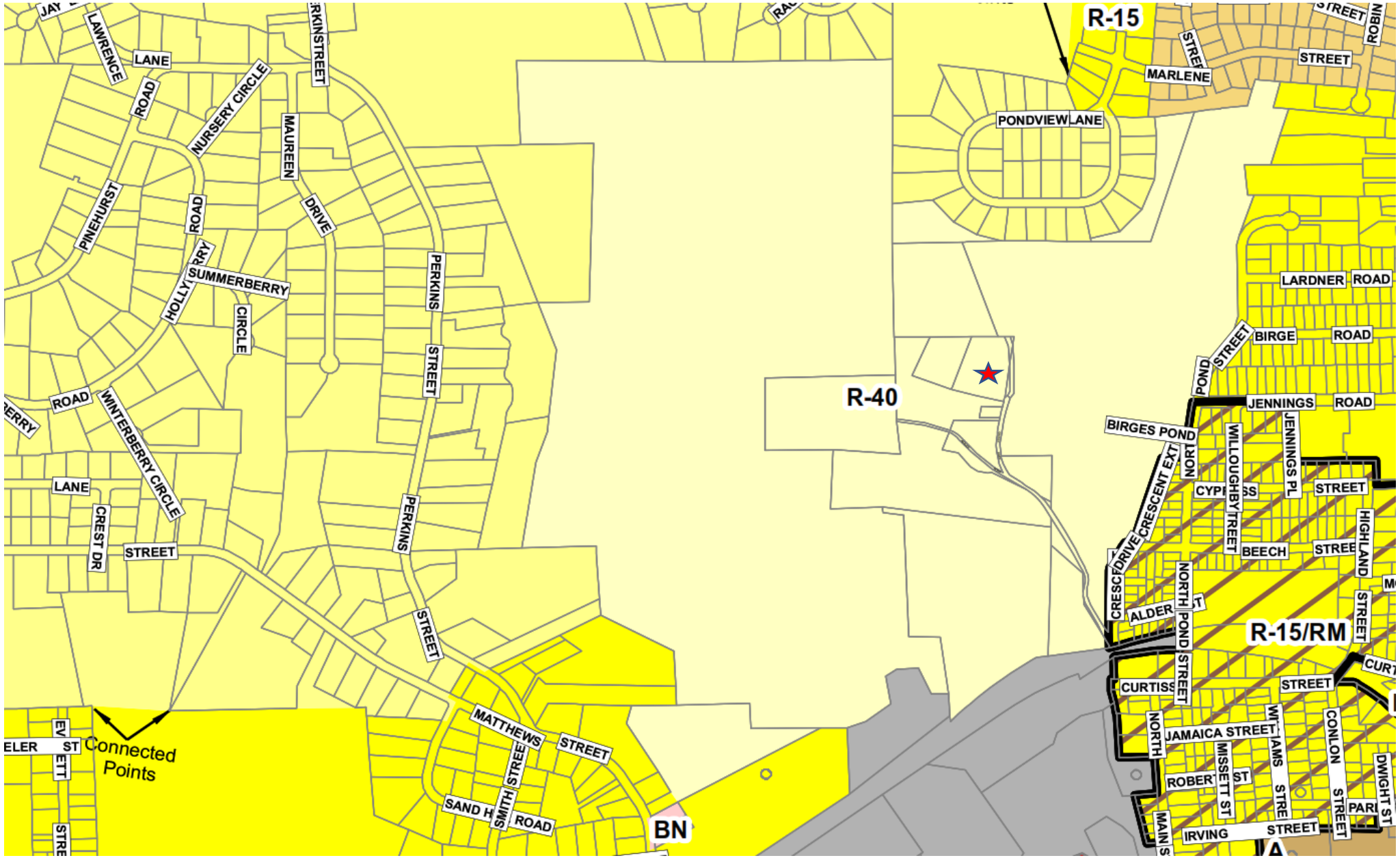
Encourage buildings and sites to be designed to reflect the overall character of Bristol.

Various Maps:

GIS
Google
and
Applicant



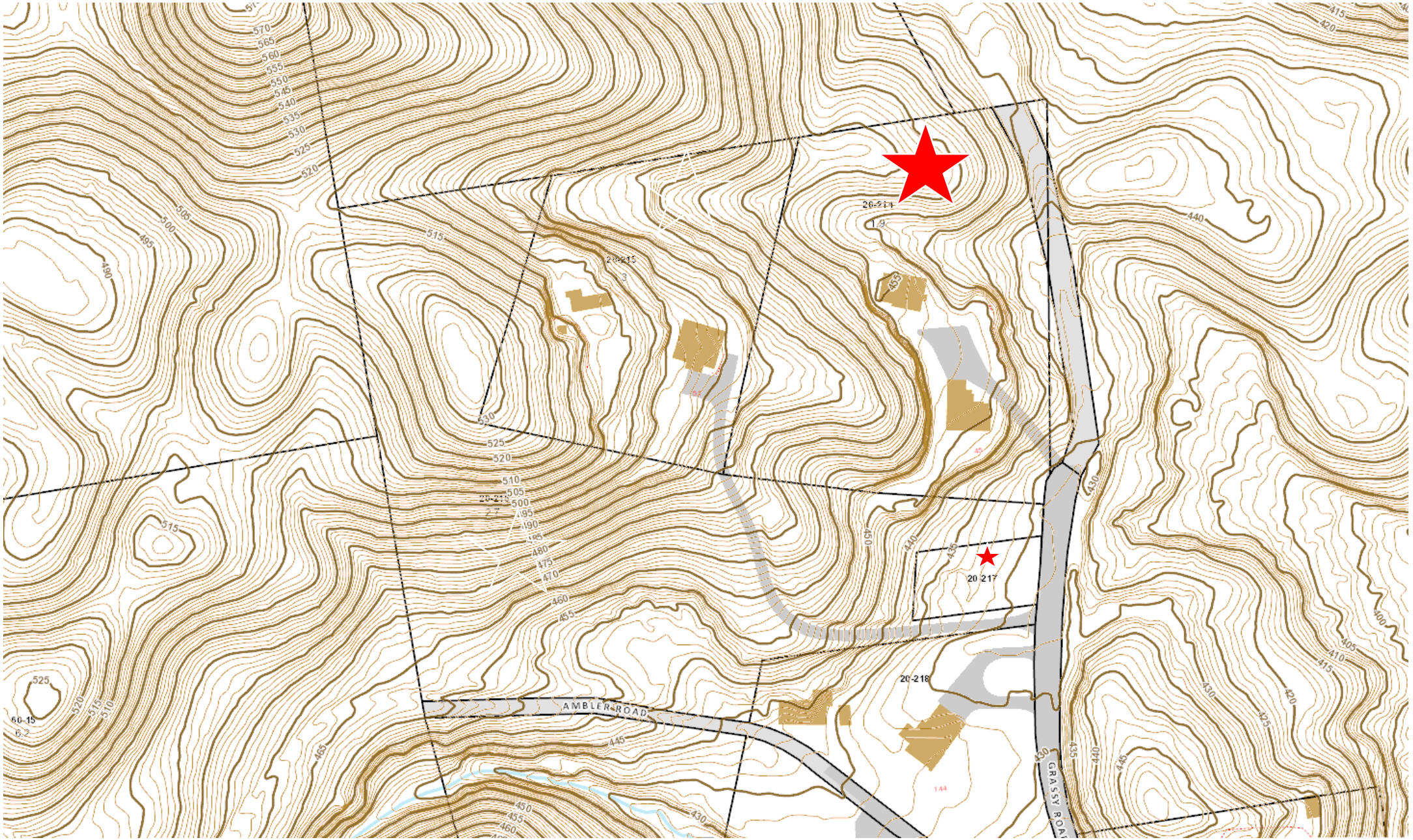
App. 2567 & 2568 - Location
Special Permit & Site Plan – Earth Removal



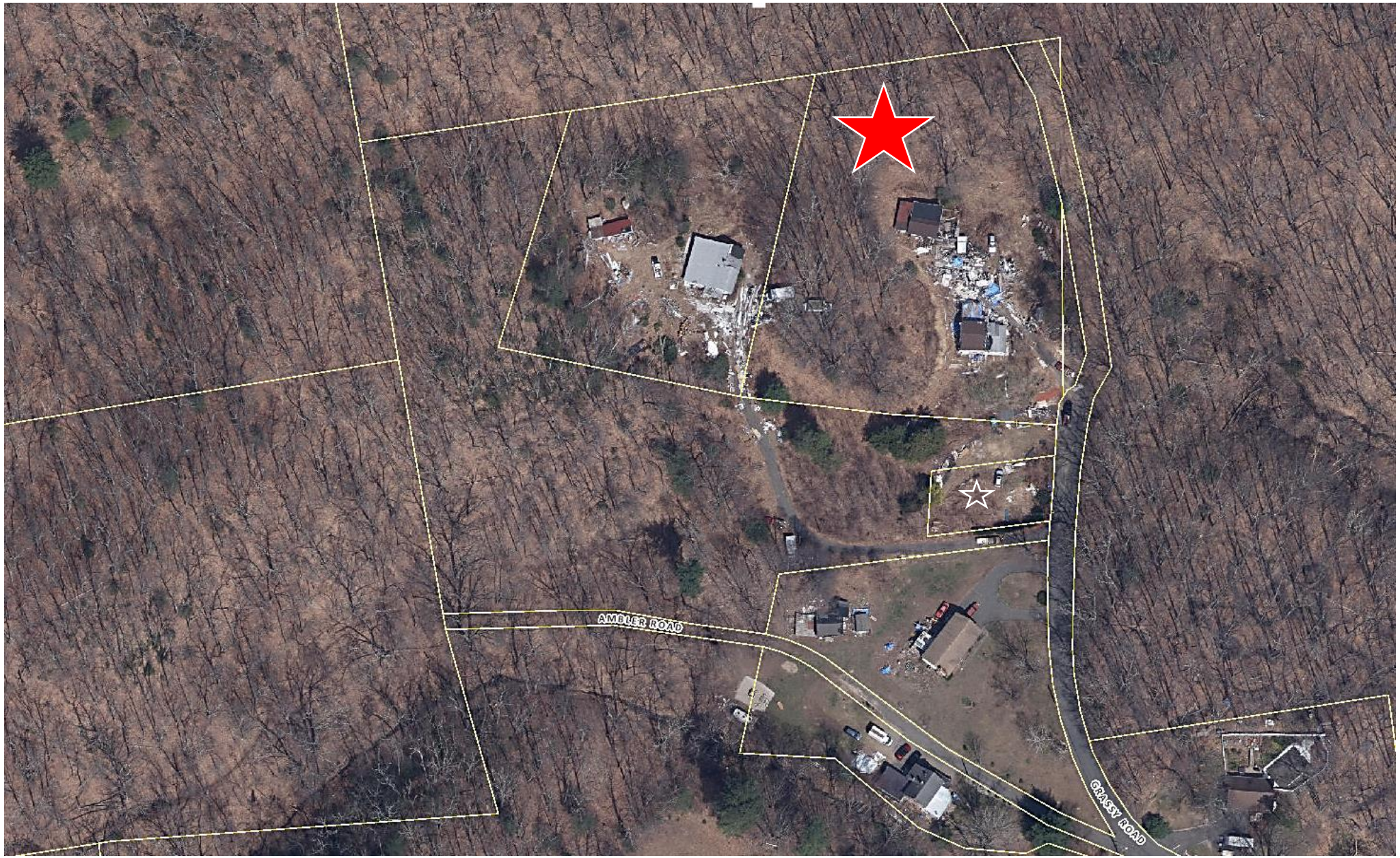
App. 2567 & 2568 – Zoning – R-40
Special Permit & Site Plan – Earth Removal



App. 2567 & 2568 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



App. 2567 & 2568 - Existing Topography
Special Permit & Site Plan – Earth Removal



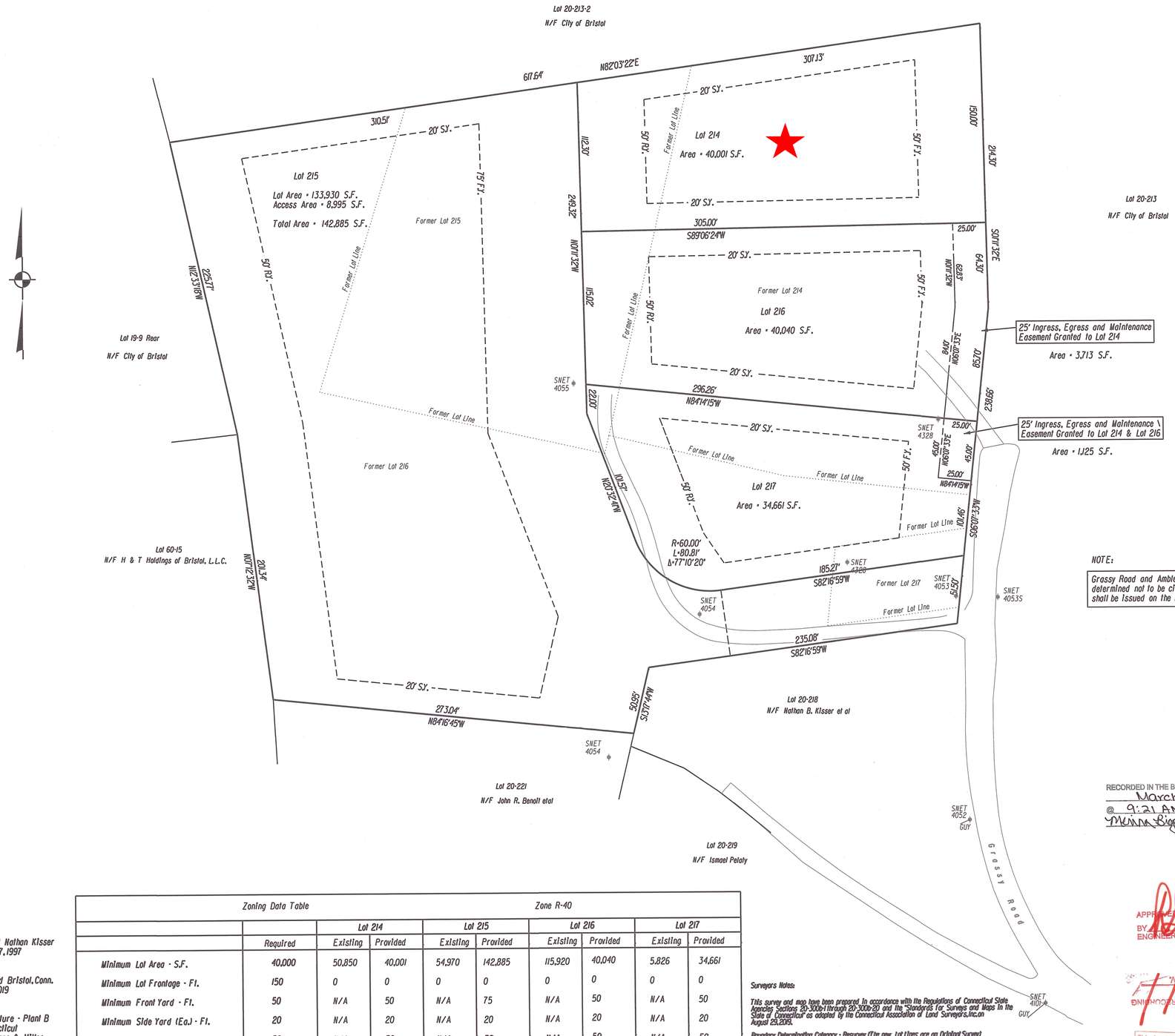
App. 2567 & 2568 – Aerial
Special Permit & Site Plan – Earth Removal



App. 2567 & 2568 –Aerial
Special Permit & Site Plan – Earth Removal

First Cut Map

Recorded 3/6/26



NOTE:

Grassy Road and Ambler Road from the intersection of Crescent Drive, have been determined not to be city accepted streets and therefore no building permits shall be issued on the lots shown here at this time.

Map Reference:

1. Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17, 1997 David C. Hintz R. L. S.
2. Plan Prepared for Jason A. Browne 3 Ambler Road Bristol, Conn. Perimeter Survey Scale 1" = 40' Rev. to July 22, 2019 Meehan & Goodin Engineers & Surveyors
3. Property of General Motors Corporation New Departure - Plant B Crescent Drive & North Pond Street Bristol, Connecticut Scale 1" = 100' Rev. to February 12, 1973 Close, Jensen & Miller Engineers and Surveyors
4. Boundary Map for John & Cheryl Benoit 1 Ambler Road Bristol, Conn. Scale 1" = 40' July 20, 1988 Kratzert, Jones & Assoc. Inc.
5. Map of Lots 218, 219 & 220 Owned by Charlotte G. Koskoff Ambler Road and Grassy Road Bristol, Conn. Scale 1" = 40' June, 1971 Armand DiMeo, C. E. Registered Land Surveyor.

Zoning Data Table	Zone R-40								
		Lot 214		Lot 215		Lot 216		Lot 217	
	Required	Existing	Provided	Existing	Provided	Existing	Provided	Existing	Provided
Minimum Lot Area - S.F.	40,000	50,850	40,001	54,970	142,885	115,920	40,040	5,826	34,661
Minimum Lot Frontage - Ft.	150	0	0	0	0	0	0	0	0
Minimum Front Yard - Ft.	50	N/A	50	N/A	75	N/A	50	N/A	50
Minimum Side Yard (Ea.) - Ft.	20	N/A	20	N/A	20	N/A	20	N/A	20
Minimum Rear Yard - Ft.	50	N/A	50	N/A	50	N/A	50	N/A	50
Maximum Building Height - Ft.	35	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Maximum Building Coverage - %	20	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Maximum Impervious Coverage - %	60	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2018.

Boundary Determination Category - Resurvey (This new lot lines are an Original Survey)

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Zone - R-40

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

No record of Public Right of Way found.

Planimetric features shown in part from other available mapping sources.

RECORDED IN THE BRISTOL LAND RECORDS ON
March 6, 2026
@ 9:21 AM MAP# Q-771
Melissa Biggs ACTING TOWN CLERK

APPROVED FOR RECORDING
BY ENGINEERING DIV.
3/13/26

APPROVED FOR RECORDING
BY ENGINEERING DIV.

This drawing produced in accordance with state filing regulations. This is an original ink drawing.
Produced by:
ROBERT GREEN ASSOCIATES, LLC

Property Survey

Map Showing Lot Line Revision

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Grassy Road

Bristol, Conn.

Scale 1" = 40' March 3, 2026
Rev. March 5, 2026

40 0 20 40
Scale In Feet

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

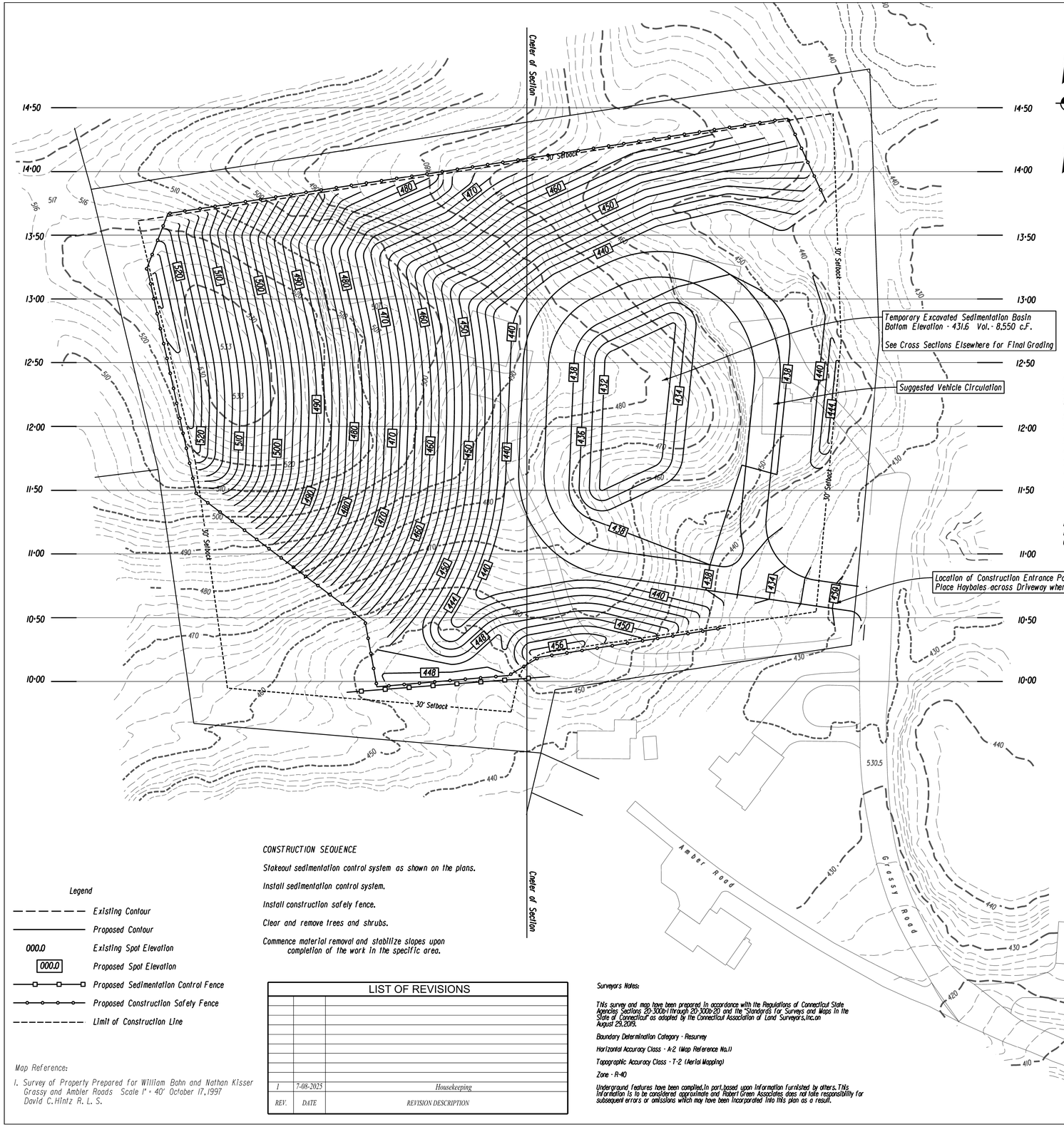
Robert C Green

STATE OF CONNECTICUT
ROBERT C. GREEN
No. 12877
LICENSED
LAND SURVEYOR

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

Concept Plan

Depicting Proposed Grades from 2025 Application



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

1. Use sedimentation control fencing or hay bales to control soil erosion and to control sediment in the reverse bench swales. Controls are to be placed at the end of each bench and at points along each bench as determined by field conditions to be necessary to control sediment and erosion. For specific details for the instgllation of erosion and sedimentation controls refer to "guidelines for Soil Erosion and Sediment Control,2002 as revised" published by the Connecticut Department of Energy & Environmental Protection.
2. Sedimentation Control system is to be installed as shown on these plans.
3. Topsoil shall be stockpiled on site. If topsoil is to be stockpiled for more than 30 days,temporary soil stabilization measures shall be applied immediately.
4. The developer shall visually inspect and maintain all sedimentation control systems after each storm event.The contractor shall also inspect and maintain the sedimentation control system before forecast heavy rains or as directed by the Town.
5. Left Blank Intentionally
6. Topsoil shall be placed to a minimum compacted depth of four (4) inches. Immediately after the topsoil is placed,it shall be bonded to the subsoil by operating a tracked vehicle up and down,not across,the slope. The top 2" of this topsoiled area shall then be raked and seeded with an appropriate seed mix to establish permanent cover. Temporary mulching or temporary vegetative cover shall be used if the exposed area is in need of stabilization and the permanent vegetative cover season has past. Areas of temporary vegetative cover or temporary mulching shall have permanent cover established as soon as seasonally possible.
7. If final grading is to be delayed for more than 30 days after land disturbance activities cease,temporary soil stabilization measures shall be applied immediately.
8. The following sections from the D.E.P. publication titled "Guidelines for Soil Erosion and Sedimentation Control,2002 as revised" are specifically added to this specification:
   - *Chapter 6 - Temporary Vegetative Cover
   - *Chapter 6 - Permanent Vegetative Cover
   - *Chapter 7 - Topsoiling
   - *Chapter 9 - Sediment Barriers
9. Robert Tabacco at (860) 230-6160,or his assigns,shall notify the planning and the Engineering Department at least 24 hours prior to the start of any construction activity.
10. Robert Tabacco at (860) 250-6160,or his assigns,shall inspect the temporary sedimentation basin once a week or after each rain event of 1/2 or more. Any sediment shall be removed and properly disposed of in an appropriate location

ADDITIONAL NOTES:

SIGNIFICANT STORAGE OF FUEL AND MAINTENANCE CHEMICAL FLUIDS FOR EXCAVATION VEHICLES AND EQUIPMENT SHOULD BE OFF-SITE. IF POSSIBLE.

MOVABLE FUEL STORAGE TANKS SHOULD BE STORED ON AN IMPERVIOUS SURFACE. IF POSSIBLE,THEY SHOULD BE STORED IN A SECURE AREA.

SPILL RESPONSE EQUIPMENT SHOULD BE AVAILABLE ON-SITE FOR SPILLS AND LEAKS.

THE CONTRACTOR SHALL PREPARE A SPILL CONTROL PLAN FOR THIS SITE AND SUBMIT THE PLAN TO THE BRISTOL ZONING ENFORCEMENT OFFICER. THIS PLAN SHALL IDENTIFY THE EMERGENCY CONTAINMENT MATERIALS THAT ARE AVAILABLE ON-SITE.THE PLAN MUST CONTAIN THE EMERGENCY COODINATOR (NAME AND CONTACT TELEPHONE NUMBER), SITE SUPERVISOR (NAME AND CONTACT TELEPHONE NUMBER). THIS PLAN SHALL INCLUDE SPILL

PREVENTION PROCEDURES (STORAGE PRACTICES,MATERIAL HANDLING,INSPECTION FREQUENCY), SPILL RESPONSE PROCEDURES (NOTIFICATION,CONTAINMENT, CLEANUP AND DOCUMENTATION OF THE RESPONSE (DATE,TIME, LOCATION,TYPE AND QUANTITY OF SPILL) AND THE ACTIONS THAT WERE TAKEN.

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

Total Area - 257,576 S.F.or 5.91 Ac.
Area Disturbed - 178,100 S.F.or 4.1 Ac.

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

Approximate Quantity of Material to be Removed - 145,000 C.Y.

Land Disturbance shall be limited to no more than 1 Acre at a time. Restabilization will be scheduled as soon as possible

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

Safety Fence shall be installed along to perimeter of the site excavation

Place a Construction Entrance Pad as shown on the Plan

Hours of Operation : 7:00 AM to 5:00 PM Monday thru Friday,and Saturday from 8:00 AM to 12:00 Noon.. No Activity will occur on Sundays or Legal Holidays.

Anticipated Duration - 24 Months

Applicable warning signs to be placed on North Pond Road as directed by the City of Bristol Engineering Department

The proposed excavation and removal shall not result in the creation of any sharp pits,depressions, soil erosion,depress land values, drainage and sewerage problems or other conditions that would impare the use of the property in accordance with the City of Bristol Zoning Regulations,and further provided that such excavation or removal will be in harmony with the general purpose and intent of the Zoning Regulations.

No Grading to occur within 30' of a Property Line

All site work shall conform to specifications of the City of Bristol

Developer is responsible for correcting any unforseen field conditions

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

Commence material removal and stabilize slopes upon completion of the work in the specific area.

Legend

- *Existing Contour*
- *Proposed Contour*
- *000.0 Existing Spot Elevation*
- *000.0 Proposed Spot Elevation*
- *Proposed Sedimentation Control Fence*
- *Proposed Construction Safety Fence*
- *Limit of Construction Line*

Map Reference:

1. Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17,1997 David C.Hintz R. L. S.

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors,Inc.on August 29,2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Site Grading Plan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

JOSEPH M. GREEN P.E.
REG.NO.0026292

Sheet 3 of 6

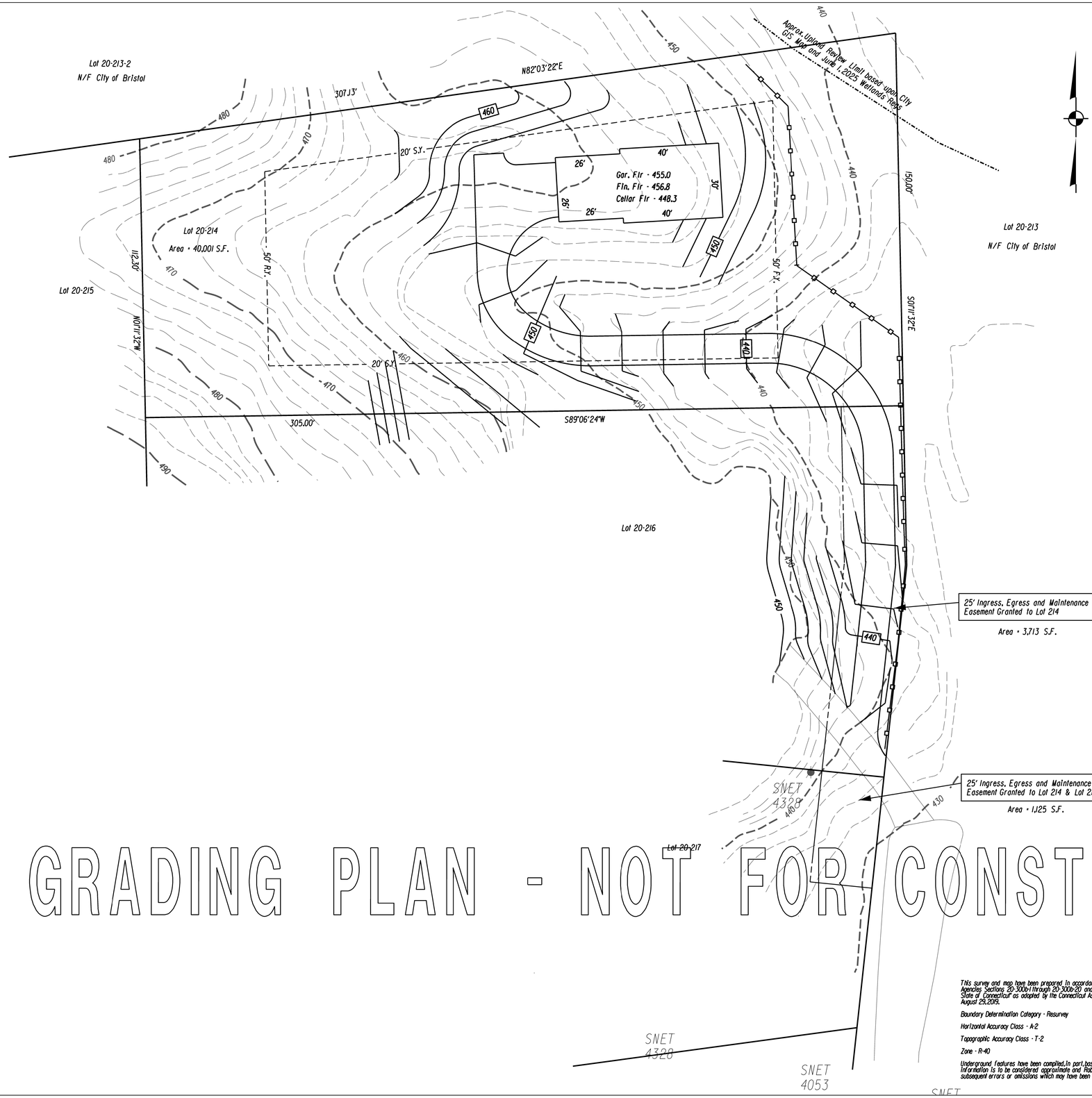
STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

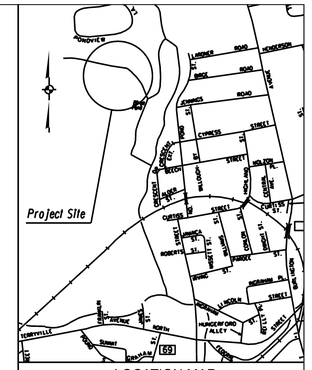
STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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

2026
Submitted Map

“Not For Construction”





GRADING PLAN - NOT FOR CONSTRUCTION

Zoning Location Survey

Site Plan House

Assessors Lot 20-214

owned by

H & T Holdings of Bristol, L. L. C.

Grassy Road

Bristol, Conn.

Scale 1" = 20' April 2, 2026

20 0 10 20

Scale In Feet

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2

Topographic Accuracy Class - T-2

Zone - R-40

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

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

JOSEPH M. GREEN P.E.
REG. NO. 0026292

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

STATE OF CONNECTICUT ROBERT C. GREEN No. 12877 LICENSED LAND SURVEYOR

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

Application #2568

Earth Removal

Site Plan

For Office Use Only	
APPLICATION NO.	2568
DATE FILED:	5/28/26
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:

EARTH REMOVAL IN EXCESS OF 400 YARDS, a [ ] permitted use [ ] Special Permit use

under Section(s) Article III Section 15.2.4. of the Bristol Zoning Regulations.

Address or Location of the Property: lot 214 Grassy Road

Assessor's Map No.: 20 Assessor's Lot No.(s): Lot 214

Zone of the Property: R-40 Size of the Property (in acres or square feet): 40,500 s.f.

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

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

Other comments: Wetlands approved 2/5/26

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: H & T Holdings LLC

Address: 126 Burlington Ave. City: Bristol State: CT Zip: 06010

Telephone No.: 860 2506160 E-Mail: _____

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

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

Narrative

NARRATIVE FOR Lot 214 GRASSY ROAD

The applicant submits the following plan for the development of a single family home on lot 214 Grassy road. The applicant is proposing the removal of the excess material, from the lot in the approximate amount of 2100 cubic yards of material. The material will be removed and the area restored in approximately 30-45 days. The hours of operation will be limited to 7 am to 5 pm Monday through Friday only. No holidays or weekends. The appropriate sediment control measures will be taken, including silt fences back up by haybales and silt fences. Upon the completion of the removal and restoration, the applicant will construct a foundation for a single family home.

CT DPH Notification

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

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

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

Stormwater Permit Information

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

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2567 & 2568

Pursuant Article IV, Section 16.2.5.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2567 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lot 214.

Application #2567 - Special Permit for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

****

Pursuant Article IV, Section 16.3.11.A. of the Zoning Regulations, the Zoning Commission refers Site Plan Application #2568 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214.

Application 2568 - Site Plan for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at 45 Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

Anticipated Public Hearing Date: August 10, 2026

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

POCD

Scenic Resources

Code Enforcement

The Code Enforcement Committee is a collaboration of officials from 14 City departments who work together to:

- enforce the City's Property Maintenance Code, and
- work collaboratively in key neighborhoods on multi-faceted code problems.

The Committee seeks to improve the quality of life and the health, safety and welfare of the city by:

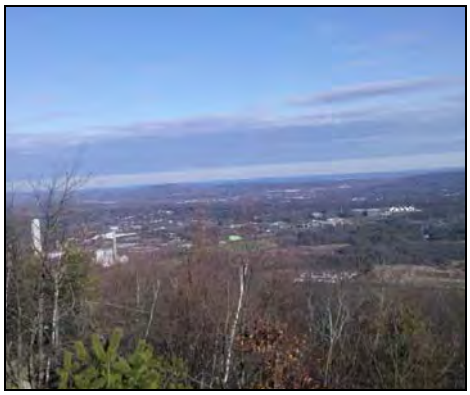
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators and occupants as to their responsibilities, and
- using established procedures, when necessary, to inspect, enforce, and issue penalties if compliance is not reached.

6.1.5. Scenic Resources

There are a number of scenic areas within Bristol and several vantage points offering spectacular views.

These scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.

Scenic View From South Mountain



6.1.6. Property Maintenance

In recent years, the City of Bristol has been active in addressing issues related to property maintenance (sometimes called "blight'). The City Council has established a property maintenance code and has established a Code Enforcement Committee (see sidebar) to address these situations. The general approach involves:

- Preventing or minimizing adverse conditions,
- Improving or rehabilitating adverse conditions (including building removal if other approaches are not successful), and
- Re-purposing the property to improve the neighborhood.

The City of Bristol should continue its property maintenance and rehabilitation efforts, as well as its on-going code enforcement efforts.

6.1.7. Community Design

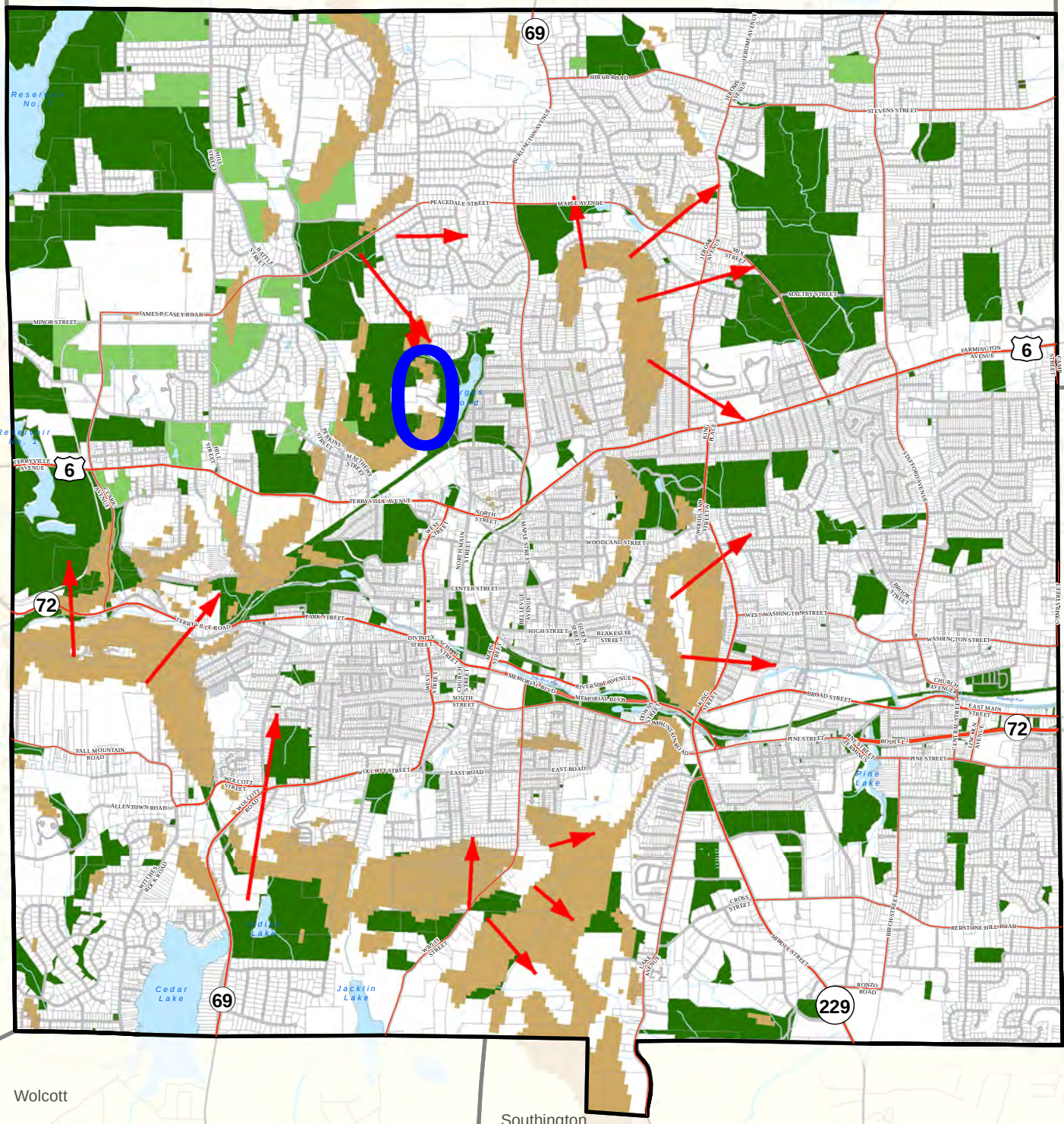
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission may update regulations for lighting, landscaping, and other issues, as appropriate.

In the future, the City of Bristol may choose to revisit the establishment of a city-wide design review process and/or establish "village districts" (as authorized by CGS Section 8-2j) in specific areas such as downtown Bristol or Forestville.

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

Support community resources which enhance the quality of life within Bristol.

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

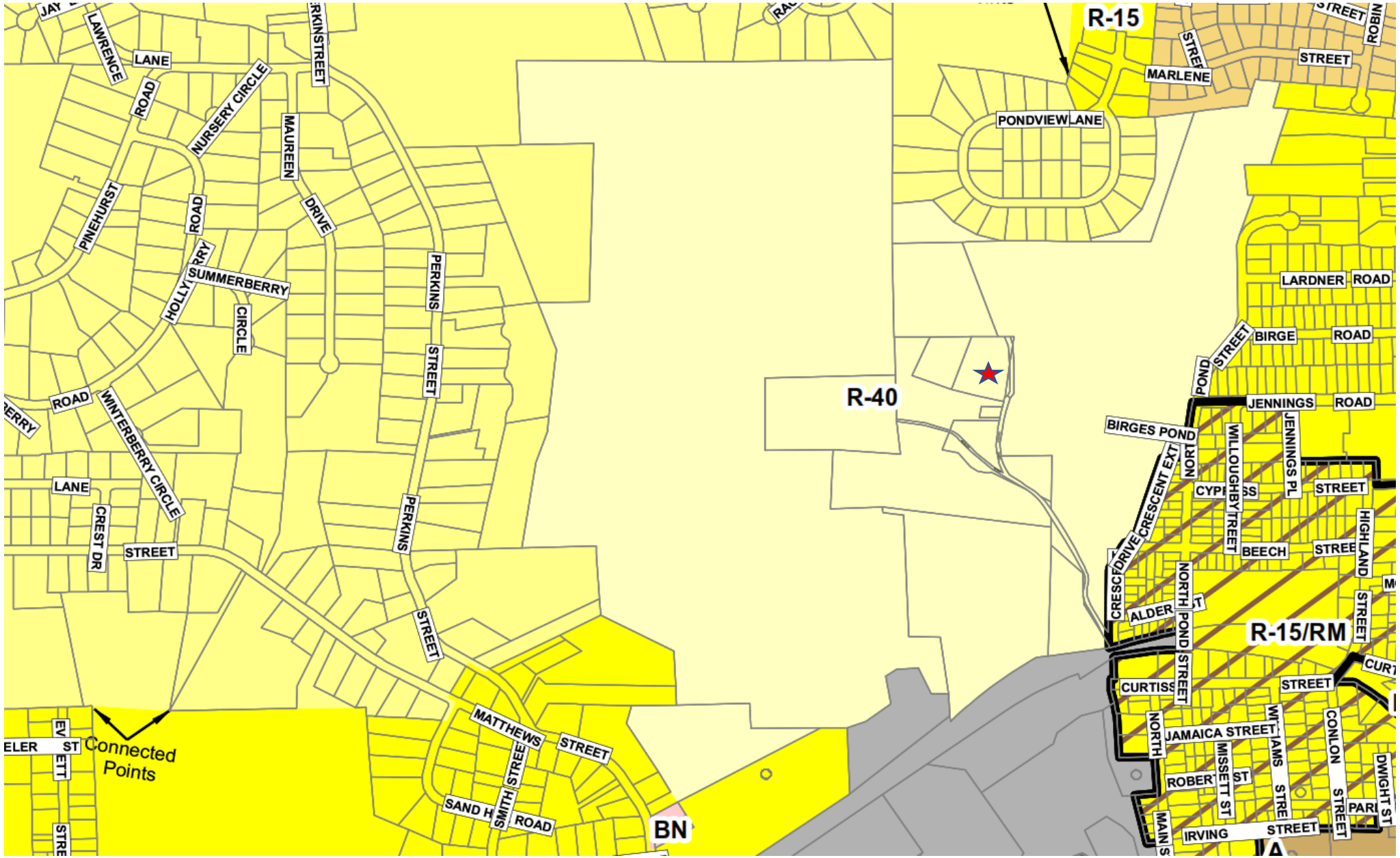
Encourage buildings and sites to be designed to reflect the overall character of Bristol.

Various Maps:

GIS
Google
and
Applicant



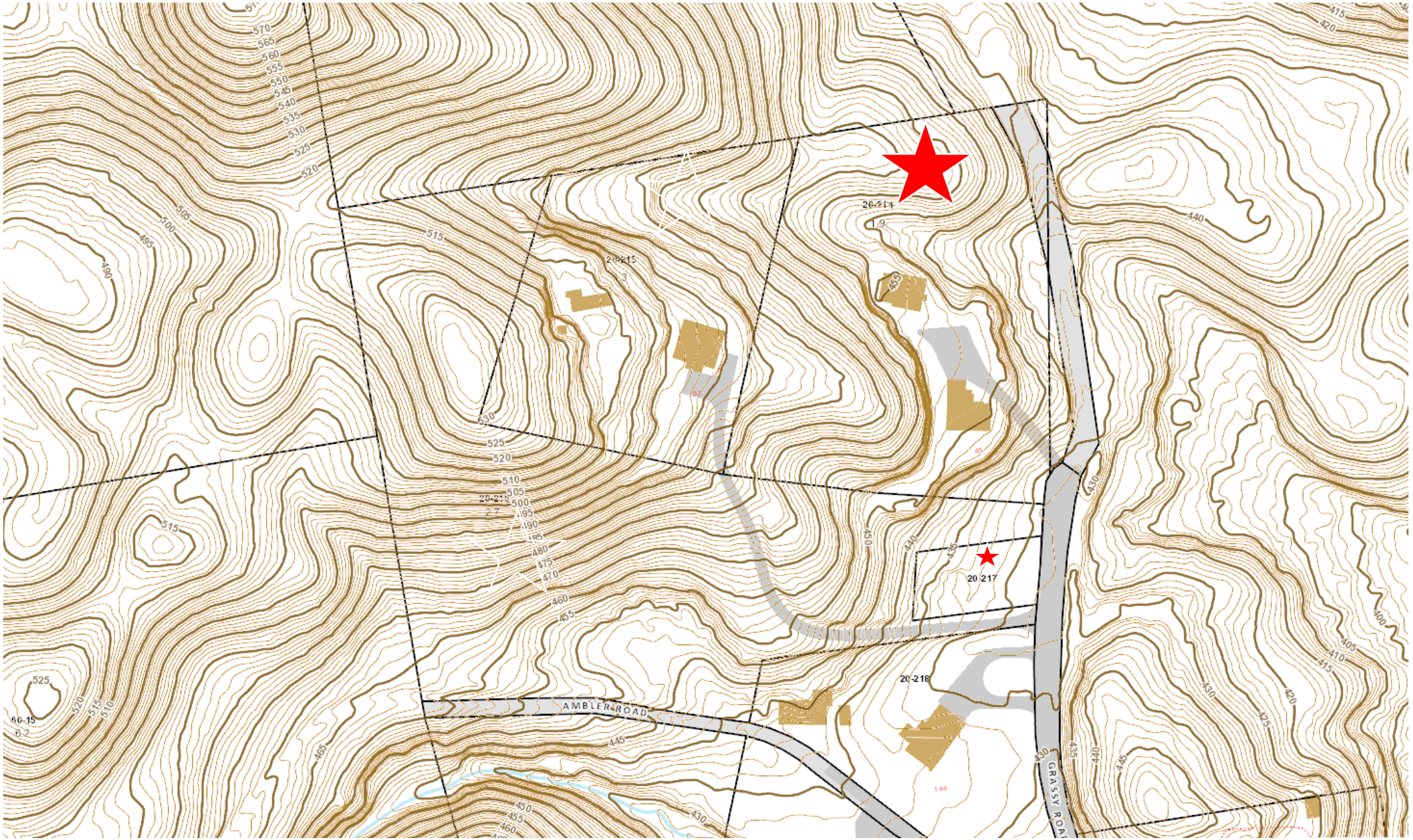
App. 2567 & 2568 - Location
Special Permit & Site Plan – Earth Removal



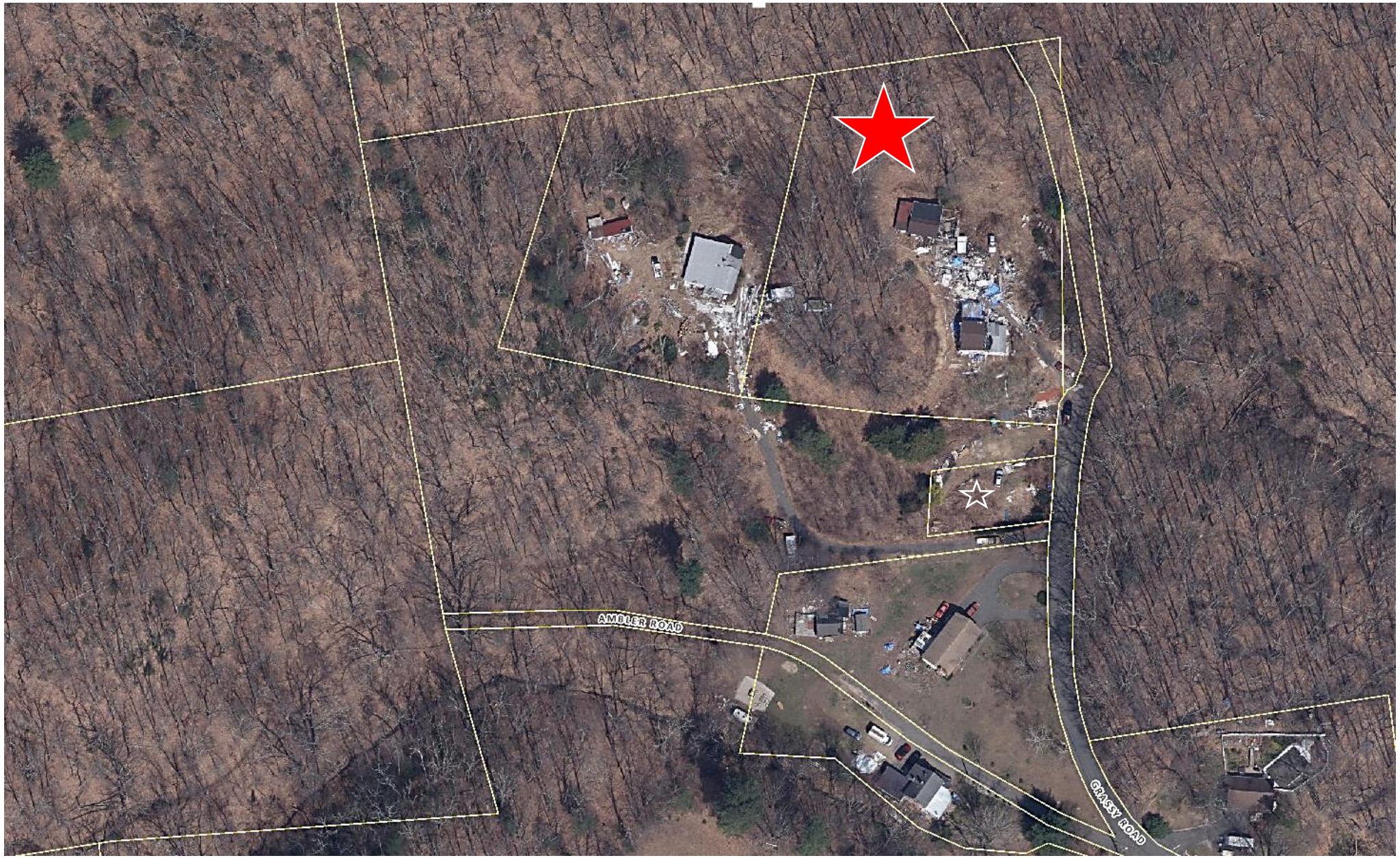
App. 2567 & 2568 – Zoning – R-40
Special Permit & Site Plan – Earth Removal



App. 2567 & 2568 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



App. 2567 & 2568 - Existing Topography
Special Permit & Site Plan – Earth Removal



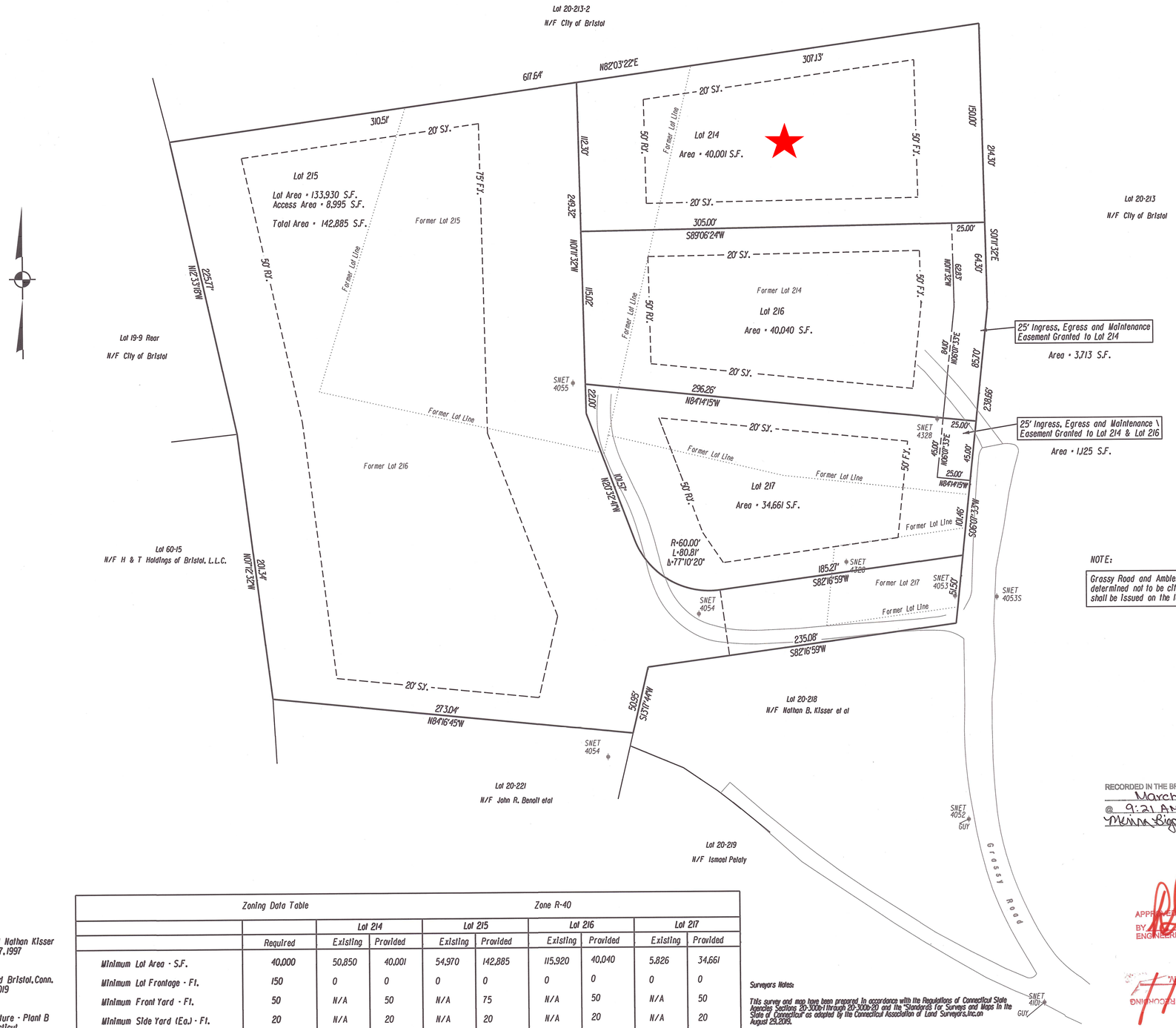
App. 2567 & 2568 – Aerial
Special Permit & Site Plan – Earth Removal



App. 2567 & 2568 –Aerial
Special Permit & Site Plan – Earth Removal

First Cut Map

Recorded 3/6/26



NOTE:

Grassy Road and Ambler Road from the intersection of Crescent Drive, have been determined not to be city accepted streets and therefore no building permits shall be issued on the lots shown here at this time.

Map Reference:

1. Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17, 1997 David C. Hintz R. L. S.
2. Plan Prepared for Jason A. Browne 3 Ambler Road Bristol, Conn. Perimeter Survey Scale 1" = 40' Rev. to July 22, 2019 Meehan & Goodin Engineers & Surveyors
3. Property of General Motors Corporation New Departure - Plant B Crescent Drive & North Pond Street Bristol, Connecticut Scale 1" = 100' Rev. to February 12, 1973 Close, Jensen & Miller Engineers and Surveyors
4. Boundary Map for John & Cheryl Benoit 1 Ambler Road Bristol, Conn. Scale 1" = 40' July 20, 1988 Kratzert, Jones & Assoc. Inc.
5. Map of Lots 218, 219 & 220 Owned by Charlotte G. Koskoff Ambler Road and Grassy Road Bristol, Conn. Scale 1" = 40' June, 1971 Armand DiMeo, C. E. Registered Land Surveyor.

Zoning Data Table	Zone R-40								
		Lot 214		Lot 215		Lot 216		Lot 217	
	Required	Existing	Provided	Existing	Provided	Existing	Provided	Existing	Provided
Minimum Lot Area - S.F.	40,000	50,850	40,001	54,970	142,885	115,920	40,040	5,826	34,661
Minimum Lot Frontage - Ft.	150	0	0	0	0	0	0	0	0
Minimum Front Yard - Ft.	50	N/A	50	N/A	75	N/A	50	N/A	50
Minimum Side Yard (Ea.) - Ft.	20	N/A	20	N/A	20	N/A	20	N/A	20
Minimum Rear Yard - Ft.	50	N/A	50	N/A	50	N/A	50	N/A	50
Maximum Building Height - Ft.	35	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Maximum Building Coverage - %	20	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Maximum Impervious Coverage - %	60	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2018.

Boundary Determination Category - Resurvey (The new lot lines are on Original Survey)

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Zone - R-40

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

No record of Public Right of Way found.

Planimetric features shown in part from other available mapping sources.

RECORDED IN THE BRISTOL LAND RECORDS ON
March 6, 2026
@ 9:21 AM MAP# Q-771
Melissa Biggs Acting TOWN CLERK

APPROVED FOR RECORDING BY ENGINEERING DIV. 3/13/26

APPROVED FOR RECORDING BY ENGINEERING DIV.

This drawing produced in accordance with state filing regulations. This is an original ink drawing.
Produced by:
ROBERT GREEN ASSOCIATES, LLC

Property Survey

Map Showing Lot Line Revision

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Grassy Road

Bristol, Conn.

Scale 1" = 40' March 3, 2026
Rev. March 5, 2026

40 0 20 40
Scale In Feet

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

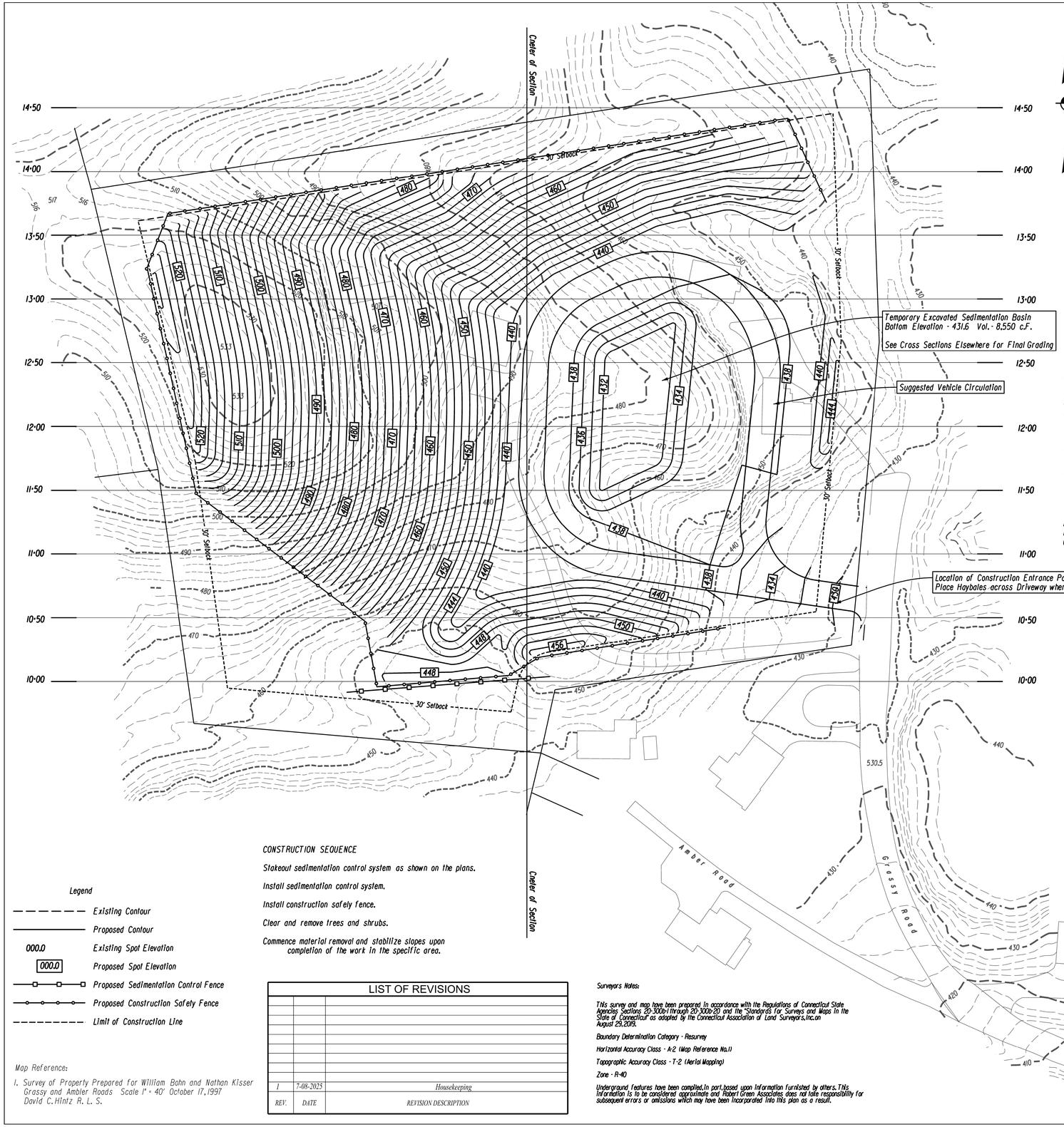
Robert C Green

STATE OF CONNECTICUT ROBERT C. GREEN No. 12877 LICENSED LAND SURVEYOR

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

Concept Plan

Depicting Proposed Grades from 2025 Application



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

1. Use sedimentation control fencing or hay bales to control soil erosion and to control sediment in the reverse bench swales. Controls are to be placed at the end of each bench and at points along each bench as determined by field conditions to be necessary to control sediment and erosion. For specific details for the instqllation of erosion and sedimentation controls refer to "guidelines for Soil Erosion and Sediment Control,2002 as revised" published by the Connecticut Department of Energy & Environmental Protection.
2. Sedimentation Control system is to be installed as shown on these plans.
3. Topsoil shall be stockpiled on site. If topsoil is to be stockpiled for more than 30 days,temporary soil stabilization measures shall be applied immediately.
4. The developer shall visually inspect and maintain all sedimentation control systems after each storm event.The contractor shall also inspect and maintain the sedimentation control system before forecast heavy rains or as directed by the Town.
5. Left Blank Intentionally
6. Topsoil shall be placed to a minimum compacted depth of four (4) inches. Immediately after the topsoil is placed,it shall be bonded to the subsoil by operating a tracked vehicle up and down,not across,the slope. The top 2" of this topsoiled area shall then be raked and seeded with an appropriate seed mix to establish permanent cover. Temporary mulching or temporary vegetative cover shall be used if the exposed area is in need of stabilization and the permanent vegetative cover season has past. Areas of temporary vegetative cover or temporary mulching shall have permanent cover established as soon as seasonally possible.
7. If final grading is to be delayed for more than 30 days after land disturbance activities cease,temporary soil stabilization measures shall be applied immediately.
8. The following sections from the D.E.P. publication titled "Guidelines for Soil Erosion and Sedimentation Control,2002 as revised" are specifically added to this specification:
   - *Chapter 6 - Temporary Vegetative Cover
   - *Chapter 6 - Permanent Vegetative Cover
   - *Chapter 7 - Topsoiling
   - *Chapter 9 - Sediment Barriers
9. Robert Tabacco at (860) 250-6160,or his assigns,shall notify the planning and the Engineering Department at least 24 hours prior to the start of any construction activity.
10. Robert Tabacco at (860) 250-6160,or his assigns,shall inspect the temporary sedimentation basin once a week or after each rain event of 1/2 or more. Any sediment shall be removed and properly disposed of in an appropriate location

ADDITIONAL NOTES:

SIGNIFICANT STORAGE OF FUEL AND MAINTENANCE CHEMICAL FLUIDS FOR EXCAVATION VEHICLES AND EQUIPMENT SHOULD BE OFF-SITE. IF POSSIBLE.

MOVABLE FUEL STORAGE TANKS SHOULD BE STORED ON AN IMPERVIOUS SURFACE. IF POSSIBLE,THEY SHOULD BE STORED IN A SECURE AREA.

SPILL RESPONSE EQUIPMENT SHOULD BE AVAILABLE ON-SITE FOR SPILLS AND LEAKS.

THE CONTRACTOR SHALL PREPARE A SPILL CONTROL PLAN FOR THIS SITE AND SUBMIT THE PLAN TO THE BRISTOL ZONING ENFORCEMENT OFFICER. THIS PLAN SHALL IDENTIFY THE EMERGENCY CONTAINMENT MATERIALS THAT ARE AVAILABLE ON-SITE.THE PLAN MUST CONTAIN THE EMERGENCY COODINATOR (NAME AND CONTACT TELEPHONE NUMBER), SITE SUPERVISOR (NAME AND CONTACT TELEPHONE NUMBER). THIS PLAN SHALL INCLUDE SPILL

PREVENTION PROCEDURES (STORAGE PRACTICES,MATERIAL HANDLING,INSPECTION FREQUENCY), SPILL RESPONSE PROCEDURES (NOTIFICATION,CONTAINMENT, CLEANUP AND DOCUMENTATION OF THE RESPONSE (DATE,TIME, LOCATION,TYPE AND QUANTITY OF SPILL) AND THE ACTIONS THAT WERE TAKEN.

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

Total Area - 257,576 S.F.or 5.91 Ac.
Area Disturbed - 178,100 S.F.or 4.1 Ac.

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

Approximate Quantity of Material to be Removed - 145,000 C.Y.

Land Disturbance shall be limited to no more than 1 Acre at a time. Restabilization will be scheduled as soon as possible

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

Safety Fence shall be installed along to perimeter of the site excavation

Place a Construction Entrance Pad as shown on the Plan

Hours of Operation : 7:00 AM to 5:00 PM Monday thru Friday,and Saturday from 8:00 AM to 12:00 Noon.. No Activity will occur on Sundays or Legal Holidays.

Anticipated Duration - 24 Months

Applicable warning signs to be placed on North Pond Road as directed by the City of Bristol Engineering Department

The proposed excavation and removal shall not result in the creation of any sharp pits,depressions, soil erosion,depress land values, drainage and sewerage problems or other conditions that would impare the use of the property in accordance with the City of Bristol Zoning Regulations,and further provided that such excavation or removal will be in harmony with the general purpose and intent of the Zoning Regulations.

No Grading to occur within 30' of a Property Line

All site work shall conform to specifications of the City of Bristol

Developer is responsible for correcting any unforseen field conditions

Legend

- *Existing Contour*
- *Proposed Contour*
- *000.0 Existing Spot Elevation*
- *000.0 Proposed Spot Elevation*
- *Proposed Sedimentation Control Fence*
- *Proposed Construction Safety Fence*
- *Limit of Construction Line*

Map Reference:

1. *Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17,1997 David C.Hintz R. L. S.*

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

Commence material removal and stabilize slopes upon completion of the work in the specific area.

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors,Inc.on August 29,2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Site Grading Plan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

JOSEPH M. GREEN P.E.
REG.NO.0026292

Sheet 3 of 6

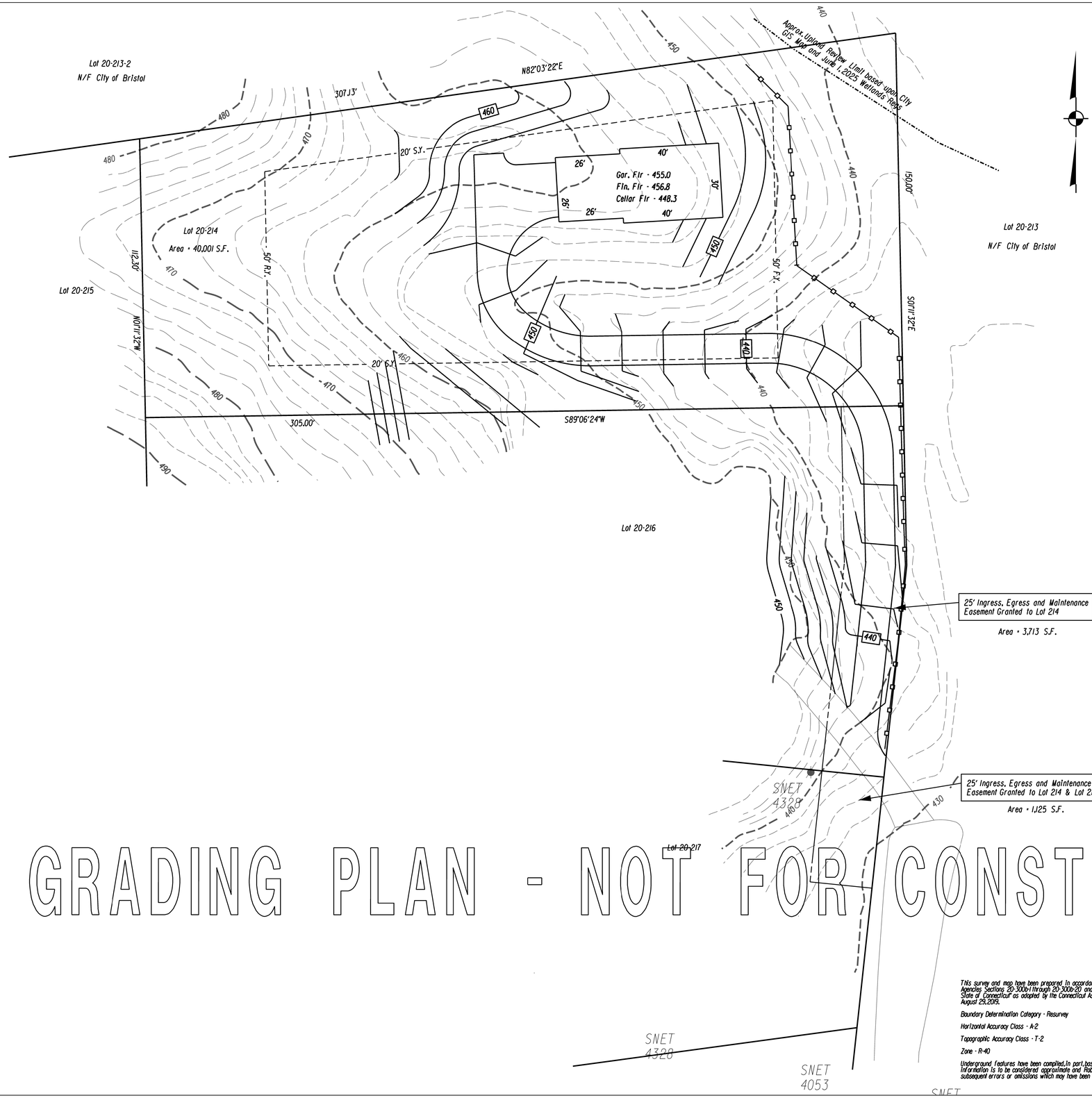
STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

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

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

2026
Submitted Map

“Not For Construction”



GRADING PLAN - NOT FOR CONSTRUCTION

Zoning Location Survey

Site Plan House

Assessors Lot 20-214

owned by

H & T Holdings of Bristol, L. L. C.

Grassy Road

Bristol, Conn.

Scale 1" = 20' April 2, 2026

20 0 10 20

Scale In Feet

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2

Topographic Accuracy Class - T-2

Zone - R-40

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

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

JOSEPH M. GREEN P.E.
REG. NO. 0026292

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

STATE OF CONNECTICUT ROBERT C. GREEN No. 12877 LICENSED LAND SURVEYOR

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

Application #2569

Earth Removal

Special Permit

For Office Use Only
APPLICATION NO. 2569
DATE FILED: 5/28/26
DECISION DATE:
DECISION:

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article III section 15.2 of the Bristol Zoning Regulations for the following Special Permit use: earth removal in excess of 400 cubic yards.

Address or Location of the Property: lot 216 Grassy Road

Assessor's Map No.: 20 Assessor's Lot No.(s): 216

Zone of the Property: R-40 Size of the Property (in acres or square feet): 40,000 s.f.

Reason for the Special Permit: to construct a residential home on lot and remove approximatley 4,500.00 yards of material.

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

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

Other comments: Wetlands approval was granted on 2/5/26

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: H & T Holdings LLC

Address: 145 Burlington Ave City: Bristol State: CT Zip: 06010

Telephone No.: 860250-6160 E-Mail:

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

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

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

Name: same

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

Telephone No.: _____ E-Mail:

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

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

BZC – 08/17

Narrative

NARRATIVE FOR Lot 216 GRASSY ROAD

The applicant submits the following plan for the development of a single family home on lot 216 Grassy road. The applicant is proposing the removal of the excess material, from the lot in the approximate amount of 4500 cubic yards of material. The material will be removed and the area restored in approximately 30-45 days. The hours of operation will be limited to 7 am to 5 pm Monday through Friday only. No holidays or weekends. The appropriate sediment control measures will be taken, including silt fences back up by haybales and silt fences. Upon the completion of the removal and restoration, the applicant will construct a foundation for a single family home.

CT DPH Notification

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

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

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

Stormwater Permit Information

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

Revised March 23, 2017

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2569 & 2570

Pursuant Article IV, Section 16.2.5.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2569 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lot 214.

Application 2569 - Special Permit for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lot 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

****

Pursuant Article IV, Section 16.3.11.A. of the Zoning Regulations, the Zoning Commission refers Site Plan Application #2570 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214.

Application 2570 - Site Plan for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lots 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

Anticipated Public Hearing Date: August 10, 2026

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

POCD

Scenic Resources

Code Enforcement

The Code Enforcement Committee is a collaboration of officials from 14 City departments who work together to:

- enforce the City's Property Maintenance Code, and
- work collaboratively in key neighborhoods on multi-faceted code problems.

The Committee seeks to improve the quality of life and the health, safety and welfare of the city by:

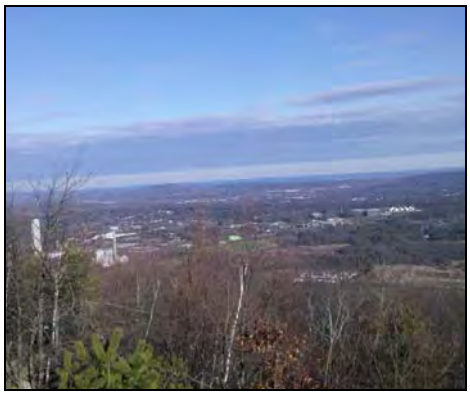
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators and occupants as to their responsibilities, and
- using established procedures, when necessary, to inspect, enforce, and issue penalties if compliance is not reached.

6.1.5. Scenic Resources

There are a number of scenic areas within Bristol and several vantage points offering spectacular views.

These scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.

Scenic View From South Mountain



6.1.6. Property Maintenance

In recent years, the City of Bristol has been active in addressing issues related to property maintenance (sometimes called "blight'). The City Council has established a property maintenance code and has established a Code Enforcement Committee (see sidebar) to address these situations. The general approach involves:

- Preventing or minimizing adverse conditions,
- Improving or rehabilitating adverse conditions (including building removal if other approaches are not successful), and
- Re-purposing the property to improve the neighborhood.

The City of Bristol should continue its property maintenance and rehabilitation efforts, as well as its on-going code enforcement efforts.

6.1.7. Community Design

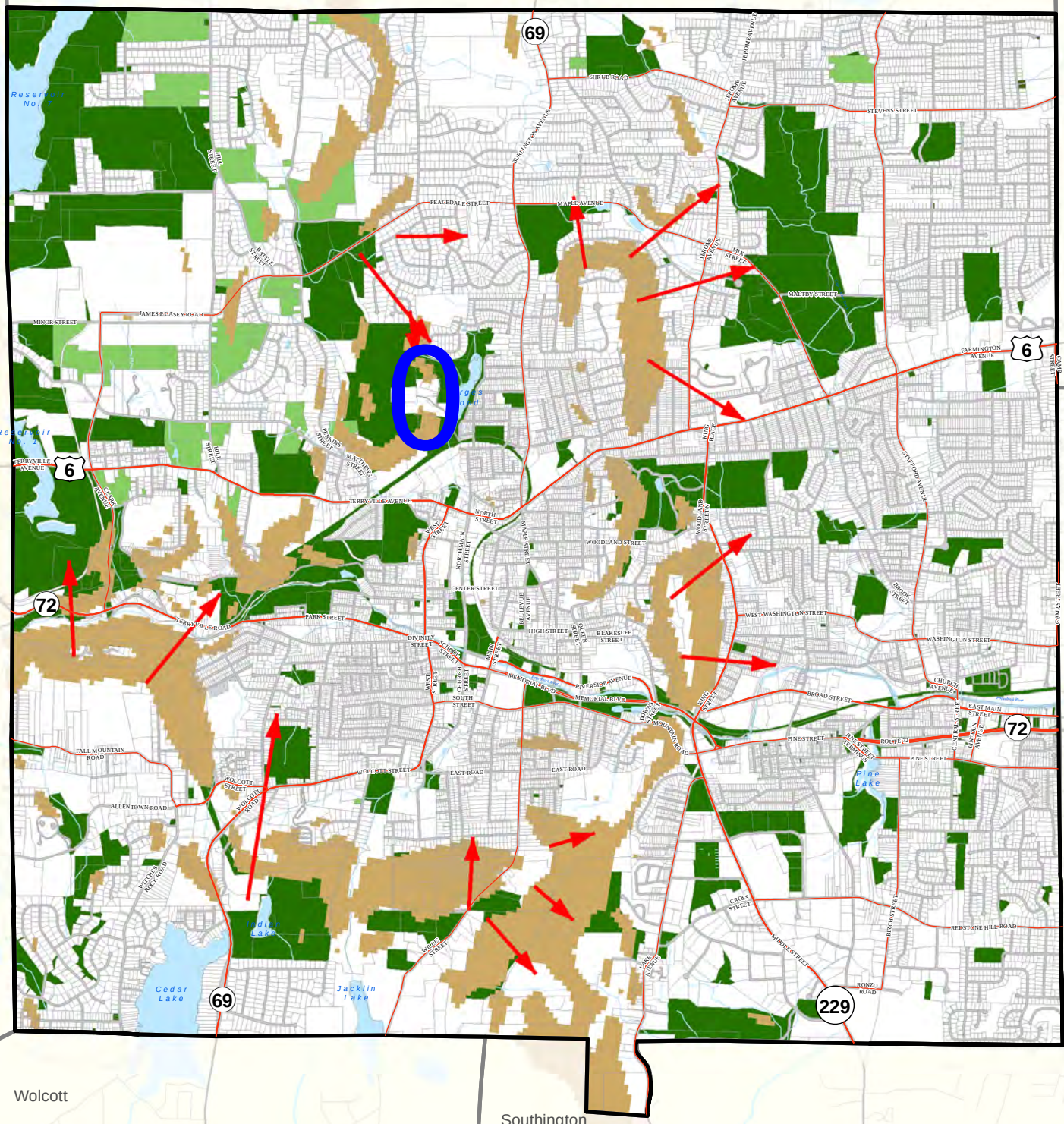
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission may update regulations for lighting, landscaping, and other issues, as appropriate.

In the future, the City of Bristol may choose to revisit the establishment of a city-wide design review process and/or establish "village districts" (as authorized by CGS Section 8-2j) in specific areas such as downtown Bristol or Forestville.

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

Support community resources which enhance the quality of life within Bristol.

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

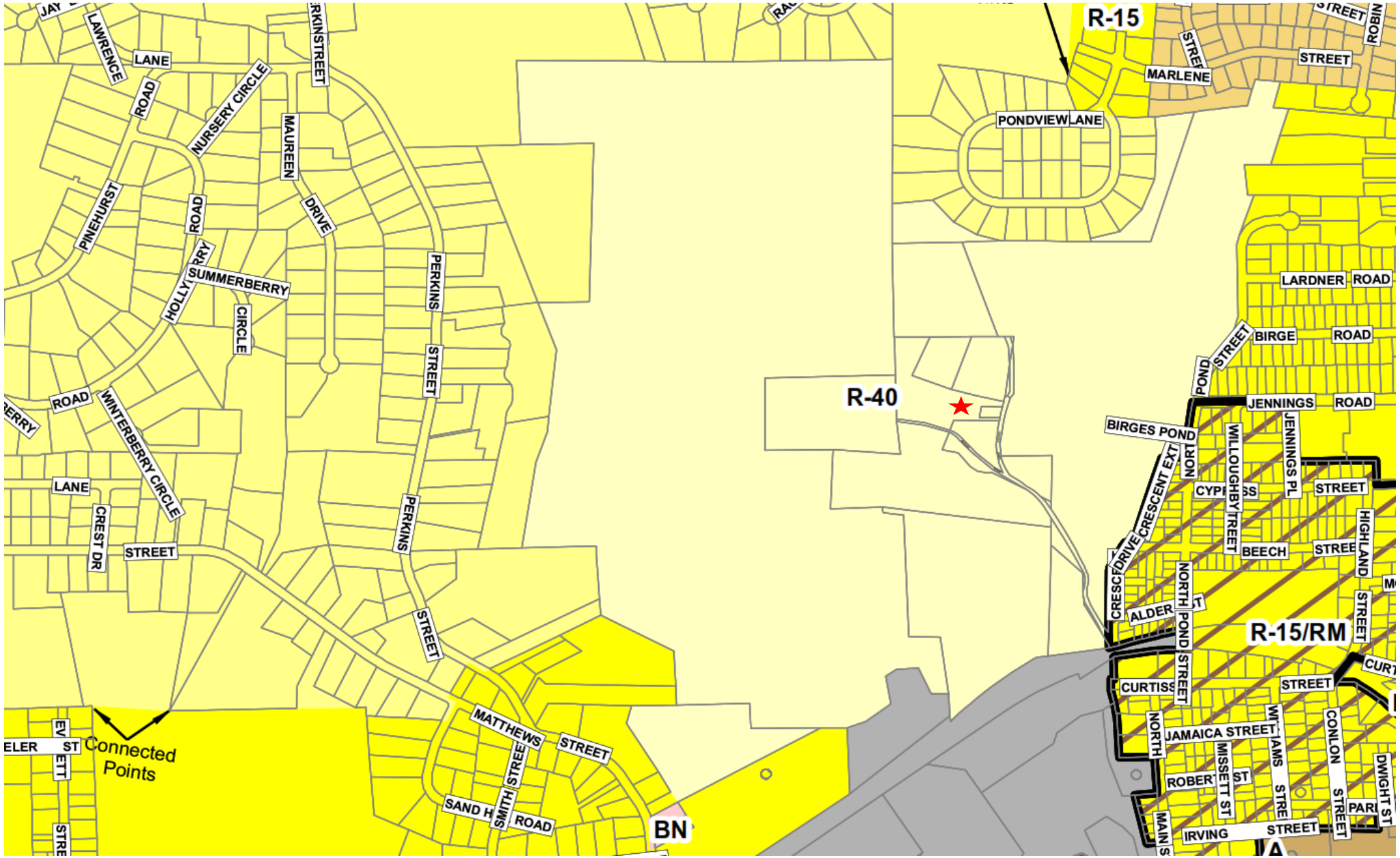
Encourage buildings and sites to be designed to reflect the overall character of Bristol.

Various Maps:

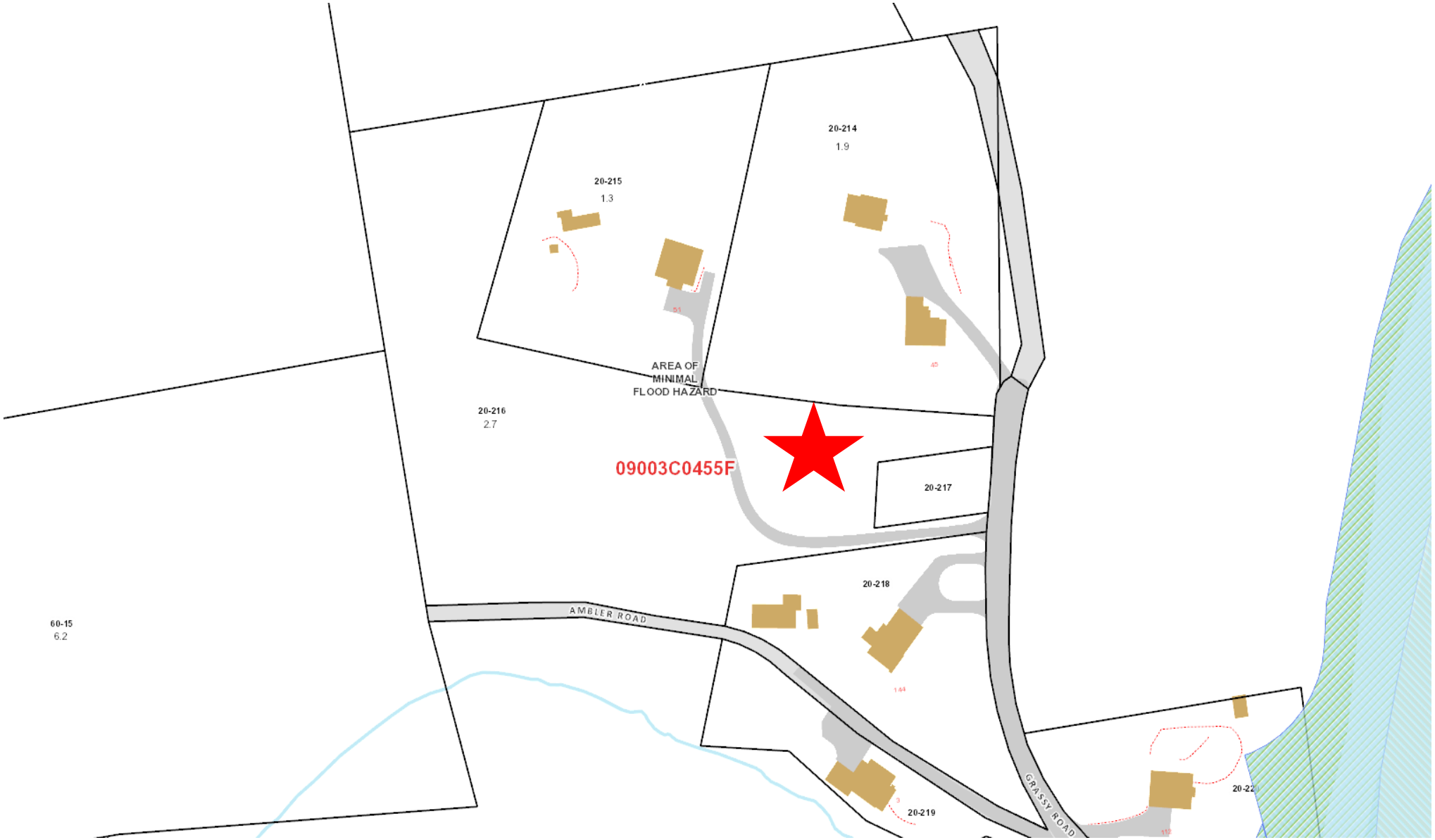
GIS
Google
and
Applicant



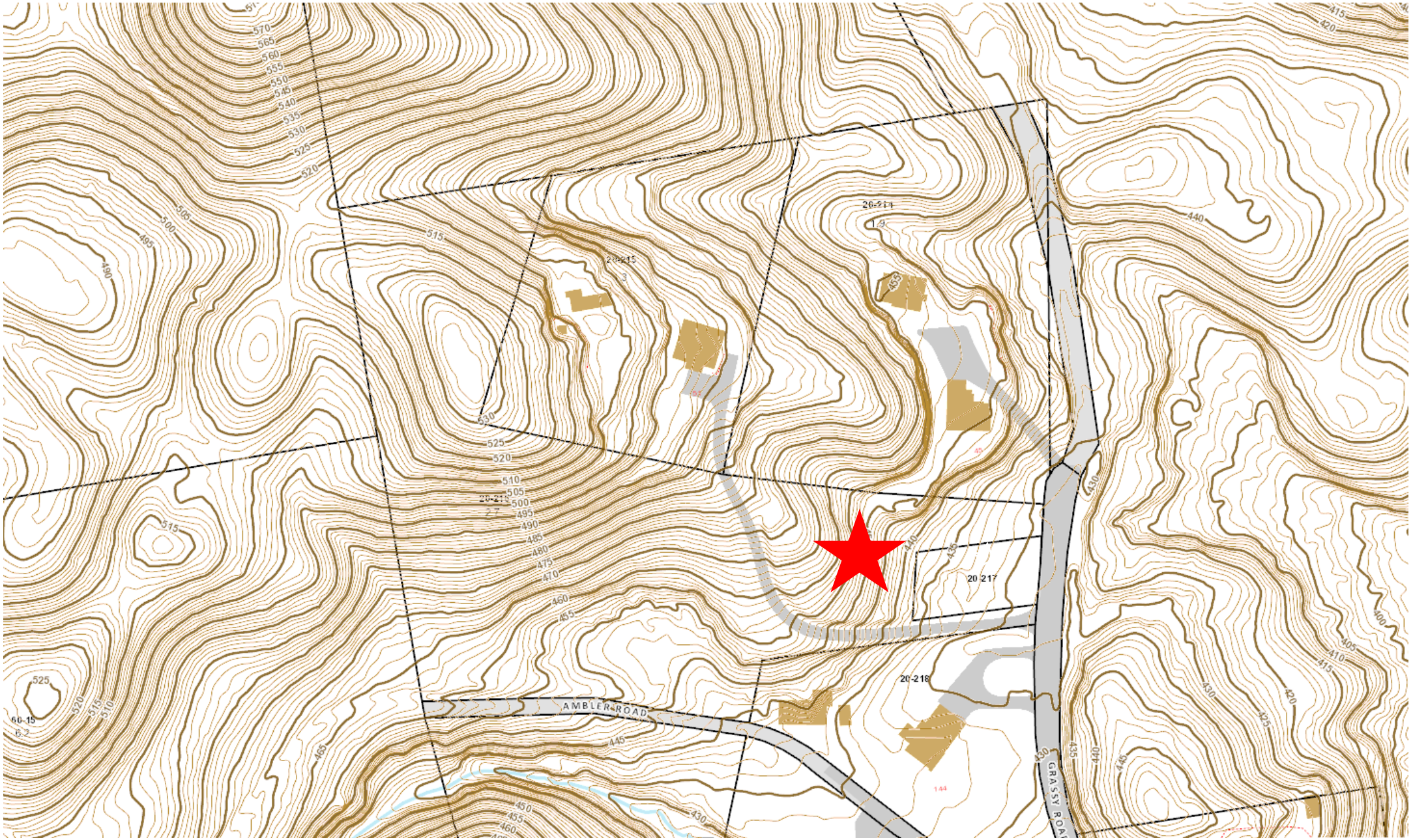
App. 2569 & 2570 - Location
Special Permit & Site Plan – Earth Removal



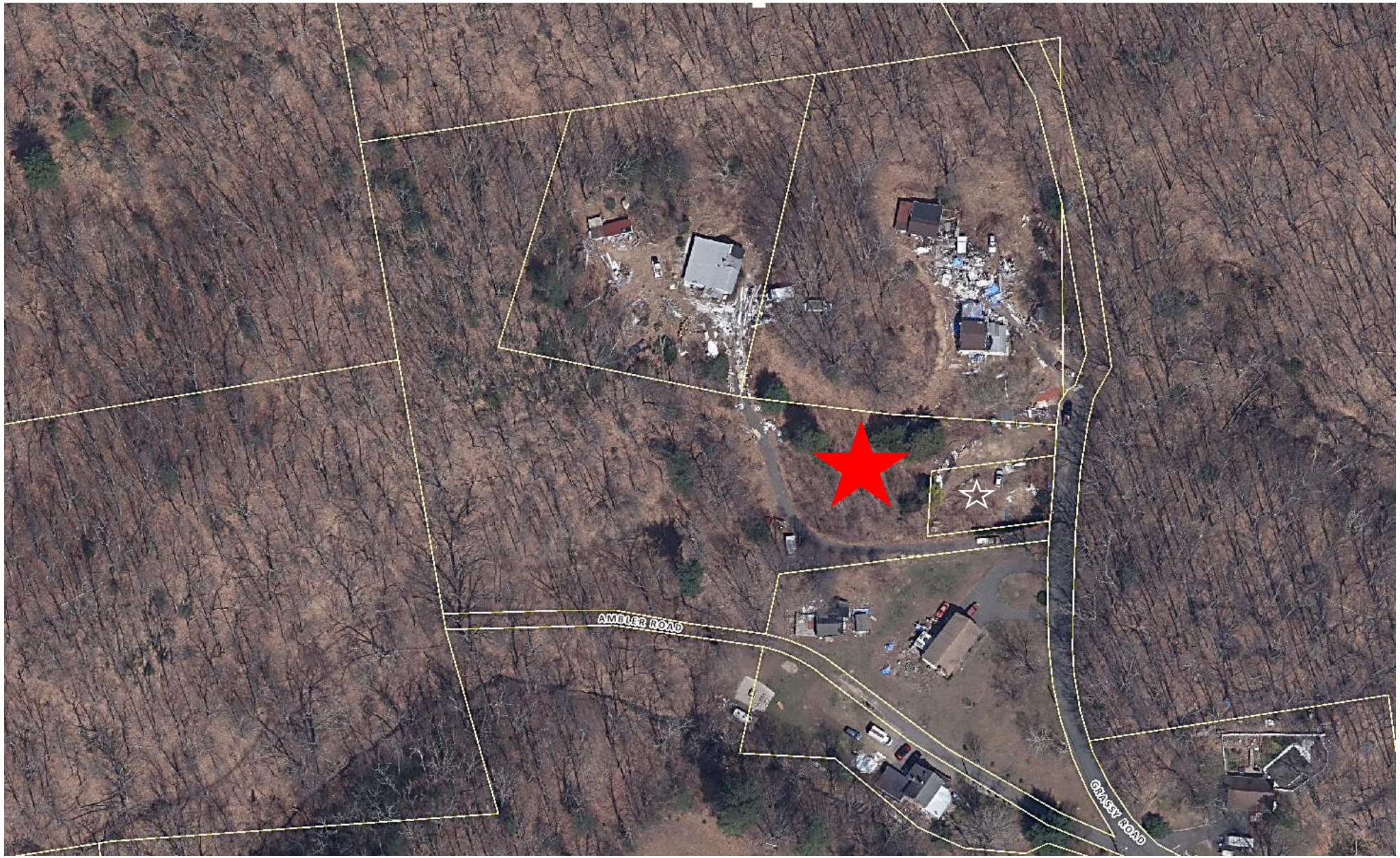
App. 2569 & 2570 – Zoning – R-40
Special Permit & Site Plan – Earth Removal



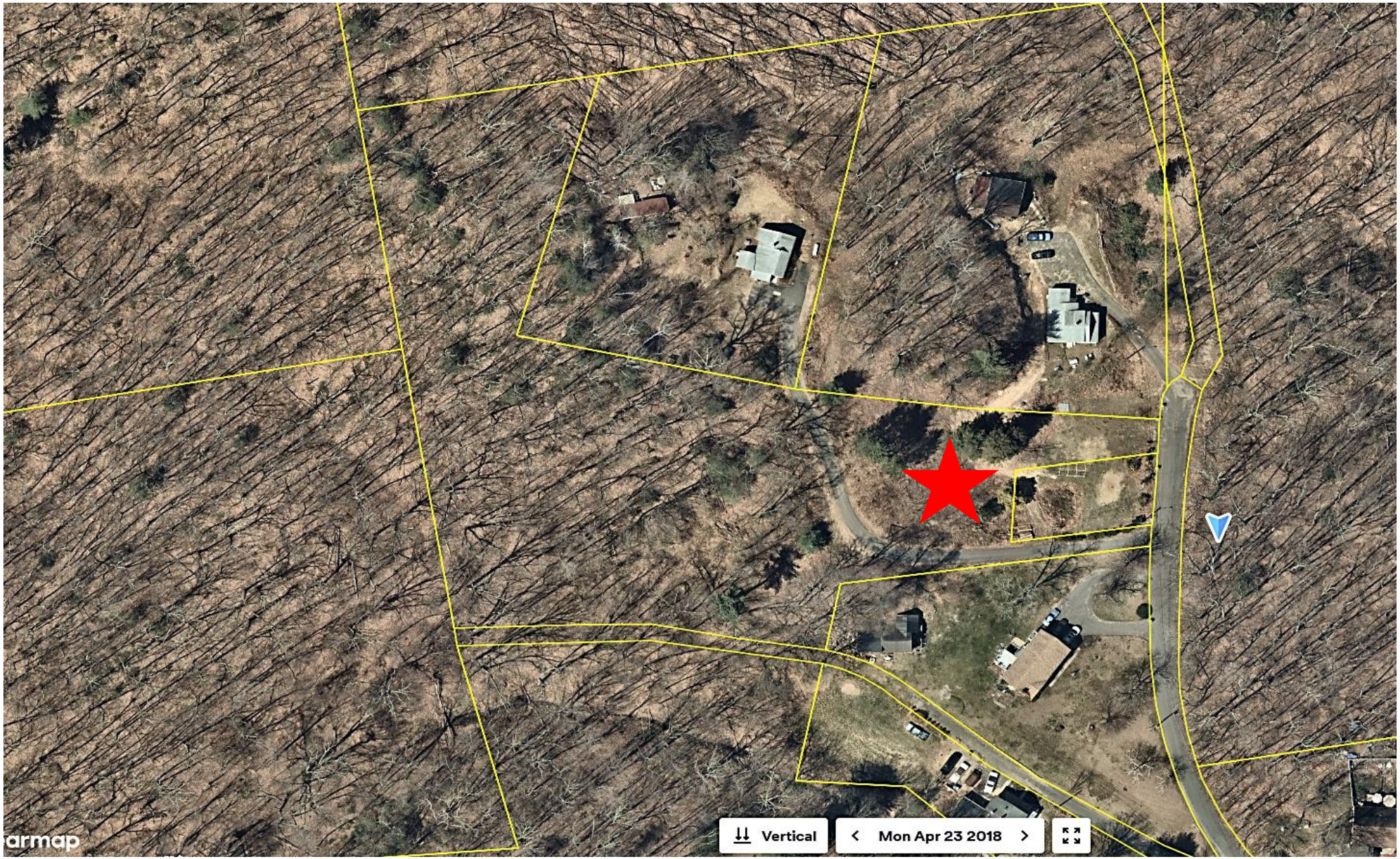
App. 2569 & 2570 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



App. 2569 & 2570 - Existing Topography
Special Permit & Site Plan – Earth Removal



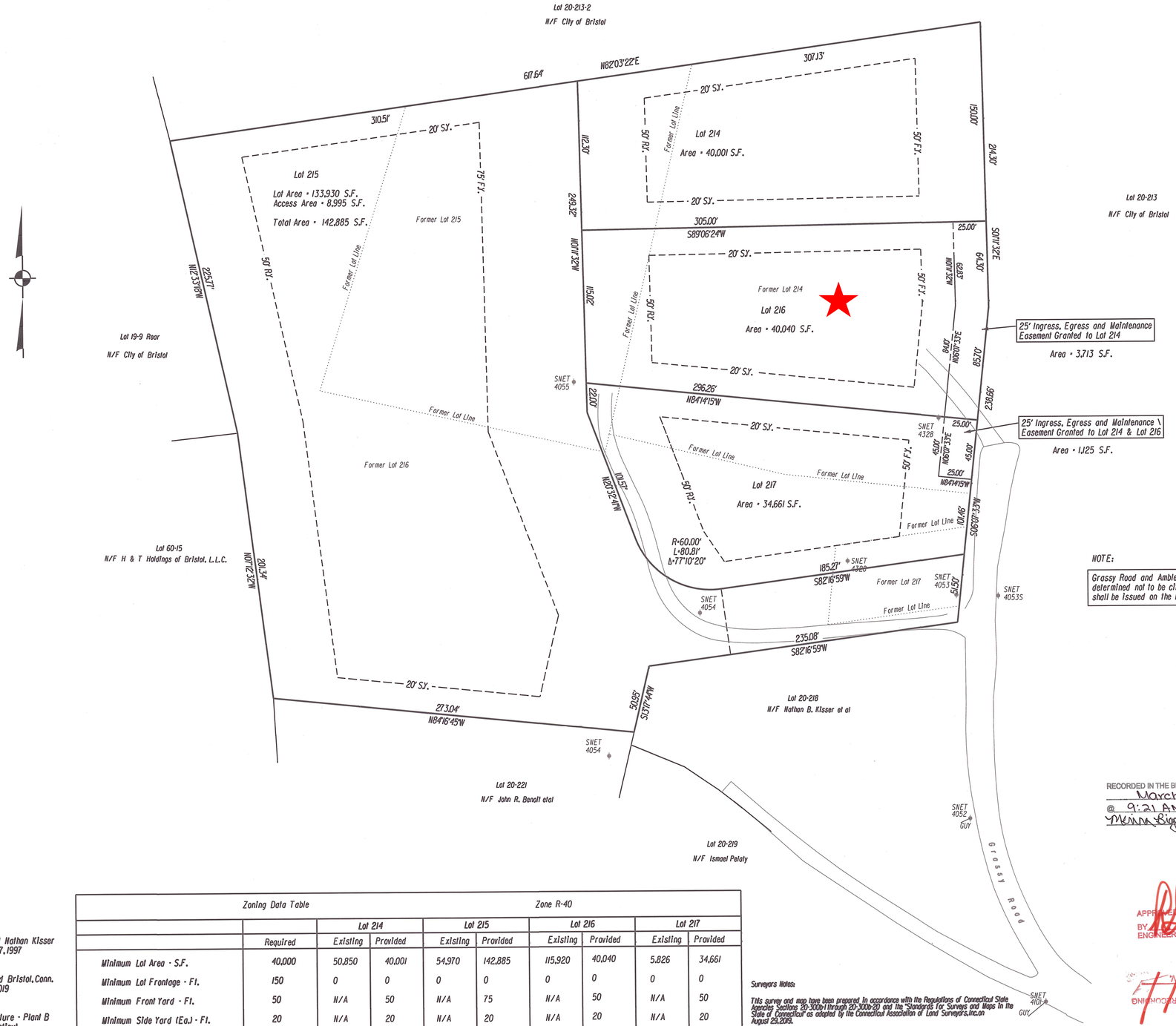
App. 2569 & 2570 – Aerial
Special Permit & Site Plan – Earth Removal

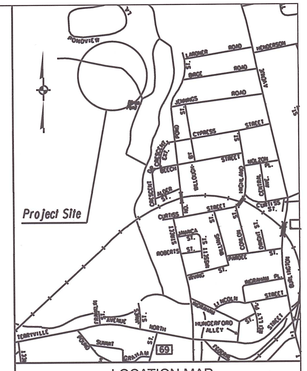


App. 2569 & 2570 –Aerial
Special Permit & Site Plan – Earth Removal

First Cut Map

Recorded 3/6/26





NOTE:

Grassy Road and Ambler Road from the intersection of Crescent Drive, have been determined not to be city accepted streets and therefore no building permits shall be issued on the lots shown here of this time.

Property Survey

Map Showing Lot Line Revision

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Grassy Road

Bristol, Conn.

Scale 1" = 40' March 3, 2026
Rev. March 5, 2026

40 0 20 40
Scale In Feet

RECORDED IN THE BRISTOL LAND RECORDS ON
March 6, 2026
@ 9:21 AM MAP# Q-771
Meena Biggs ACTING TOWN CLERK

APPROVED FOR RECORDING
BY
ENGINEERING DIV.
3/6/26

APPROVED FOR RECORDING
BY
ENGINEERING DIV.

This drawing produced in accordance with state filing regulations. This is an original ink drawing.
Produced by:
ROBERT GREEN ASSOCIATES, LLC

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

Robert C. Green

STATE OF CONNECTICUT
ROBERT C. GREEN
No. 12677
LICENSED
LAND SURVEYOR

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

Map Reference:

1. Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17, 1997 David C. Hintz R. L. S.
2. Plan Prepared for Jason A. Browne 3 Ambler Road Bristol, Conn. Perimeter Survey Scale 1" = 40' Rev. to July 22, 2019 Meehan & Goodin Engineers & Surveyors
3. Property of General Motors Corporation New Departure - Plant B Crescent Drive & North Pond Street Bristol, Connecticut Scale 1" = 100' Rev. to February 12, 1973 Close, Jensen & Miller Engineers and Surveyors
4. Boundary Map for John & Cheryl Benoit 1 Ambler Road Bristol, Conn. Scale 1" = 40' July 20, 1988 Kratzert, Jones & Assoc. Inc.
5. Map of Lots 218, 219 & 220 Owned by Charlotte G. Kostoff Ambler Road and Grassy Road Bristol, Conn. Scale 1" = 40' June, 1971 Armand DiMeo, C. E. Registered Land Surveyor.

Zoning Data Table	Zone R-40								
		Lot 214		Lot 215		Lot 216		Lot 217	
	Required	Existing	Provided	Existing	Provided	Existing	Provided	Existing	Provided
Minimum Lot Area - S.F.	40,000	50,850	40,001	54,970	142,885	115,920	40,040	5,826	34,661
Minimum Lot Frontage - Ft.	150	0	0	0	0	0	0	0	0
Minimum Front Yard - Ft.	50	N/A	50	N/A	75	N/A	50	N/A	50
Minimum Side Yard (Ea.) - Ft.	20	N/A	20	N/A	20	N/A	20	N/A	20
Minimum Rear Yard - Ft.	50	N/A	50	N/A	50	N/A	50	N/A	50
Maximum Building Height - Ft.	35	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Maximum Building Coverage - %	20	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Maximum Impervious Coverage - %	60	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards For Surveys and Maps In the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

Boundary Determination Category - Resurvey (The new Lot Lines are an Original Survey)

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Zone - R-40

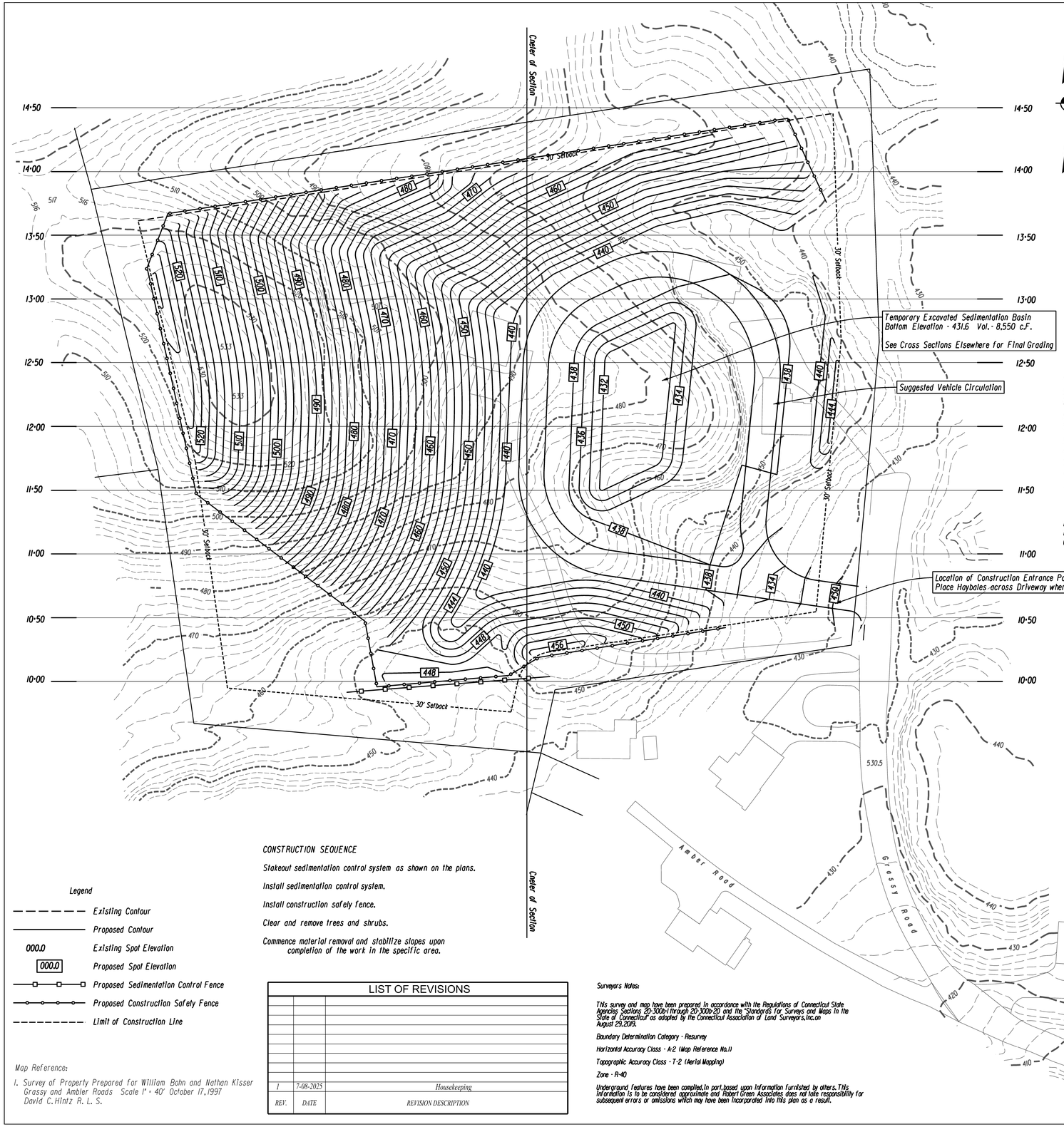
Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

No record of Public Right of Way found.

Planimetric features shown in part from other available mapping sources.

Concept Plan

Depicting Proposed Grades from 2025 Application



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

1. Use sedimentation control fencing or hay bales to control soil erosion and to control sediment in the reverse bench swales. Controls are to be placed at the end of each bench and at points along each bench as determined by field conditions to be necessary to control sediment and erosion. For specific details for the instgllation of erosion and sedimentation controls refer to 'guidelines for Soil Erosion and Sediment Control,2002 as revised' published by the Connecticut Department of Energy & Environmental Protection.
2. Sedimentation Control system is to be installed as shown on these plans.
3. Topsoil shall be stockpiled on site. If topsoil is to be stockpiled for more than 30 days,temporary soil stabilization measures shall be applied immediately.
4. The developer shall visually inspect and maintain all sedimentation control systems after each storm event.The contractor shall also inspect and maintain the sedimentation control system before forecast heavy rains or as directed by the Town.
5. Left Blank Intentionally
6. Topsoil shall be placed to a minimum compacted depth of four (4) inches. Immediately after the topsoil is placed,it shall be bonded to the subsoil by operating a tracked vehicle up and down,not across,the slope. The top 2" of this topsoiled area shall then be raked and seeded with an appropriate seed mix to establish permanent cover. Temporary mulching or temporary vegetative cover shall be used if the exposed area is in need of stabilization and the permanent vegetative cover season has past. Areas of temporary vegetative cover or temporary mulching shall have permanent cover established as soon as seasonably possible.
7. If final grading is to be delayed for more than 30 days after land disturbance activities cease,temporary soil stabilization measures shall be applied immediately.
8. The following sections from the D.E.P. publication titled 'Guidelines for Soil Erosion and Sedimentation Control,2002 as revised' are specifically added to this specification:
   - *Chapter 6 - Temporary Vegetative Cover*
   - *Chapter 6 - Permanent Vegetative Cover*
   - *Chapter 7 - Topsoiling*
   - *Chapter 9 - Sediment Barriers*
9. Robert Tabacco at (860) 230-6160,or his assigns,shall notify the planning and the Engineering Department at least 24 hours prior to the start of any construction activity.
10. Robert Tabacco at (860) 250-6160,or his assigns,shall inspect the temporary sedimentation basin once a week or after each rain event of 1/2 or more. Any sediment shall be removed and properly disposed of in an appropriate location

ADDITIONAL NOTES:

SIGNIFICANT STORAGE OF FUEL AND MAINTENANCE CHEMICAL FLUIDS FOR EXCAVATION VEHICLES AND EQUIPMENT SHOULD BE OFF-SITE. IF POSSIBLE.

MOVABLE FUEL STORAGE TANKS SHOULD BE STORED ON AN IMPERVIOUS SURFACE. IF POSSIBLE,THEY SHOULD BE STORED IN A SECURE AREA.

SPILL RESPONSE EQUIPMENT SHOULD BE AVAILABLE ON-SITE FOR SPILLS AND LEAKS.

THE CONTRACTOR SHALL PREPARE A SPILL CONTROL PLAN FOR THIS SITE AND SUBMIT THE PLAN TO THE BRISTOL ZONING ENFORCEMENT OFFICER. THIS PLAN SHALL IDENTIFY THE EMERGENCY CONTAINMENT MATERIALS THAT ARE AVAILABLE ON-SITE.THE PLAN MUST CONTAIN THE EMERGENCY COODINATOR (NAME AND CONTACT TELEPHONE NUMBER), SITE SUPERVISOR (NAME AND CONTACT TELEPHONE NUMBER). THIS PLAN SHALL INCLUDE SPILL

PREVENTION PROCEDURES (STORAGE PRACTICES,MATERIAL HANDLING,INSPECTION FREQUENCY), SPILL RESPONSE PROCEDURES (NOTIFICATION,CONTAINMENT, CLEANUP AND DOCUMENTATION OF THE RESPONSE (DATE,TIME, LOCATION,TYPE AND QUANTITY OF SPILL) AND THE ACTIONS THAT WERE TAKEN.

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

Total Area - 257,576 S.F.or 5.91 Ac.
Area Disturbed - 178,100 S.F.or 4.1 Ac.

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

Approximate Quantity of Material to be Removed - 145,000 C.Y.

Land Disturbance shall be limited to no more than 1 Acre at a time. Restabilization will be scheduled as soon as possible

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

Safety Fence shall be installed along to perimeter of the site excavation

Place a Construction Entrance Pad as shown on the Plan

Hours of Operation : 7:00 AM to 5:00 PM Monday thru Friday,and Saturday from 8:00 AM to 12:00 Noon.. No Activity will occur on Sundays or Legal Holidays.

Anticipated Duration - 24 Months

Applicable warning signs to be placed on North Pond Road as directed by the City of Bristol Engineering Department

The proposed excavation and removal shall not result in the creation of any sharp pits,depressions, soil erosion,depress land values, drainage and sewerage problems or other conditions that would impare the use of the property in accordance with the City of Bristol Zoning Regulations,and further provided that such excavation or removal will be in harmony with the general purpose and intent of the Zoning Regulations.

No Grading to occur within 30' of a Property Line

All site work shall conform to specifications of the City of Bristol

Developer is responsible for correcting any unforseen field conditions

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

Commence material removal and stabilize slopes upon completion of the work in the specific area.

Legend

- *Existing Contour*
- *Proposed Contour*
- *000.0 Existing Spot Elevation*
- *000.0 Proposed Spot Elevation*
- *Proposed Sedimentation Control Fence*
- *Proposed Construction Safety Fence*
- *Limit of Construction Line*

Map Reference:

1. *Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17,1997 David C.Hintz R. L. S.*

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors,Inc.on August 29,2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Site Grading Plan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

Joseph M. Green

JOSEPH M. GREEN P.E.
REG.NO.0026292

Sheet 3 of 6

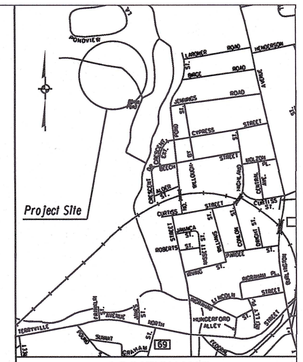
STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

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

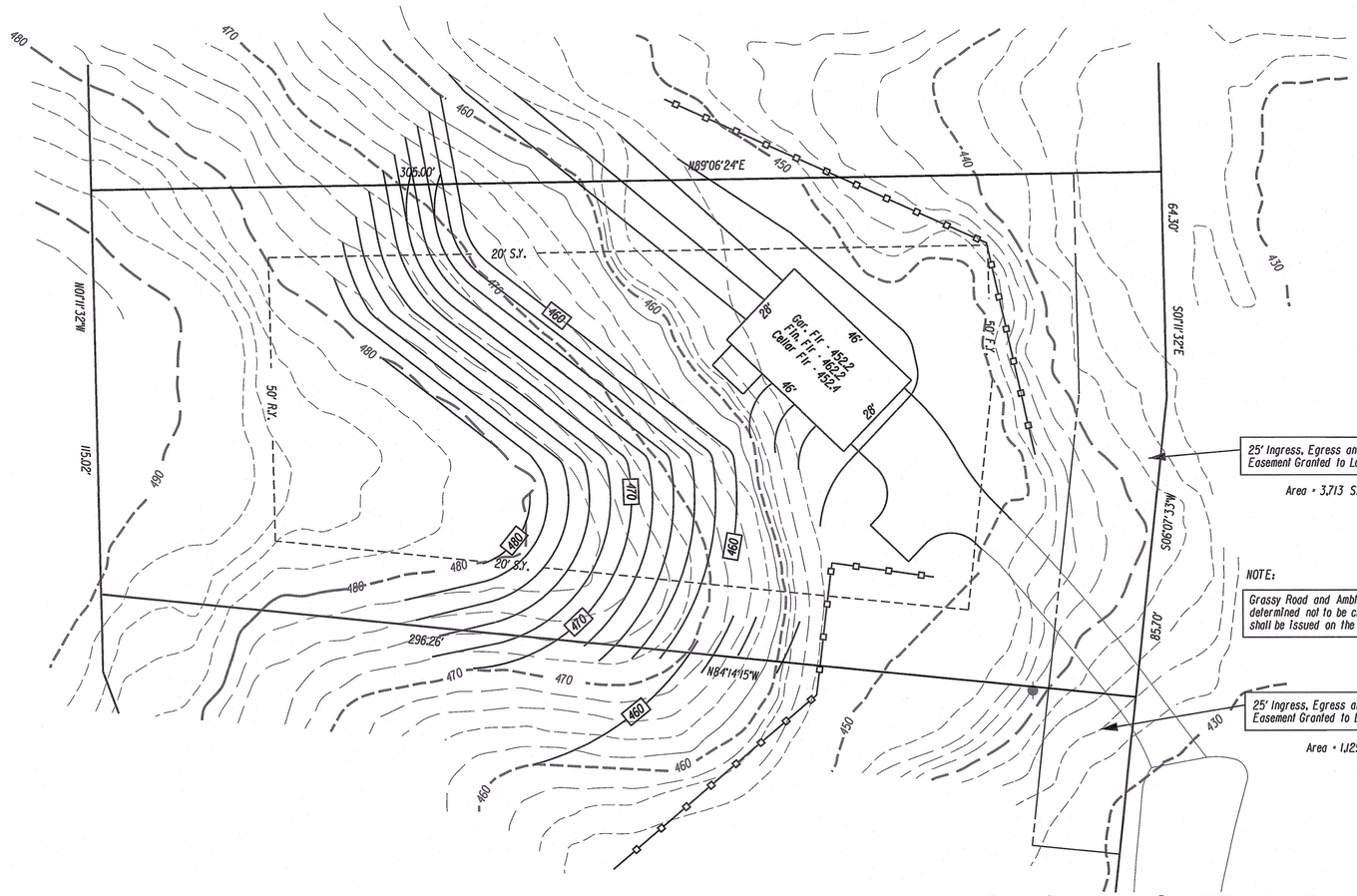
Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville,Conn.06786
Phone: (860)-589-0135
Fax: (860)-589-1342

2026
Submitted Map

“Not For Construction”



LOCATION MAP
(SCALE 1"=1000')



25' Ingress, Egress and Maintenance Easement Granted to Lot 214

Area = 3,713 S.F.

NOTE:

Grassy Road and Ambler Road from the intersection of Crescent Drive, have been determined not to be city accepted streets and therefore no building permits shall be issued on the lots shown here at this time.

25' Ingress, Egress and Maintenance \ Easement Granted to Lot 214 & Lot 216

Area = 1,125 S.F.

Zoning Location Survey

Site Plan House

Assessors Lot 20-216

owned by

H & T Holdings of Bristol, L. L. C.

Grassy Road

Bristol, Conn.

Scale 1" = 20' April 2, 2026

20 0 10 20

Scale In Feet

GRADING PLAN - NOT FOR CONSTRUCTION

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

Joseph M. Green

JOSEPH M. GREEN P.E.
REG. NO. 0026292

Robert C. Green

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2003.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2

Topographic Accuracy Class - T-2

Zone - R-40

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PE.LS 0026292 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT ROBERT C. GREEN No. 12877 LICENSED LAND SURVEYOR

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

Application #2570

Earth Removal

Site Plan

For Office Use Only	
APPLICATION NO.	2570
DATE FILED:	5/28/26
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:

EARTH REMOVAL IN EXCESS OF 400 YARDS, a [ ] permitted use [ ] Special Permit use

under Section(s) Article III Section 15.2.4. of the Bristol Zoning Regulations.

Address or Location of the Property: lot 216 Grassy Road

Assessor's Map No.: 20 Assessor's Lot No.(s): Lot 216

Zone of the Property: R-40 Size of the Property (in acres or square feet): 40,500 s.f.

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

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

Other comments: Wetlands approved 2/5/26

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: H & T Holdings LLC

Address: 126 Burlington Ave. City: Bristol State: CT Zip: 06010

Telephone No.: 860 2506160 E-Mail: _____

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

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

Narrative

NARRATIVE FOR Lot 216 GRASSY ROAD

The applicant submits the following plan for the development of a single family home on lot 216 Grassy road. The applicant is proposing the removal of the excess material, from the lot in the approximate amount of 4500 cubic yards of material. The material will be removed and the area restored in approximately 30-45 days. The hours of operation will be limited to 7 am to 5 pm Monday through Friday only. No holidays or weekends. The appropriate sediment control measures will be taken, including silt fences back up by haybales and silt fences. Upon the completion of the removal and restoration, the applicant will construct a foundation for a single family home.

CT DPH Notification

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

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

Revised March 23, 2017

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2569 & 2570

Pursuant Article IV, Section 16.2.5.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2569 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lot 214.

Application 2569 - Special Permit for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lot 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

****

Pursuant Article IV, Section 16.3.11.A. of the Zoning Regulations, the Zoning Commission refers Site Plan Application #2570 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214.

Application 2570 - Site Plan for Earth Removal in excess of 400 cubic yards under Article III, Section 15.2.4. of the Zoning Regulations associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lots 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

Anticipated Public Hearing Date: August 10, 2026

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

POCD

Scenic Resources

Code Enforcement

The Code Enforcement Committee is a collaboration of officials from 14 City departments who work together to:

- enforce the City's Property Maintenance Code, and
- work collaboratively in key neighborhoods on multi-faceted code problems.

The Committee seeks to improve the quality of life and the health, safety and welfare of the city by:

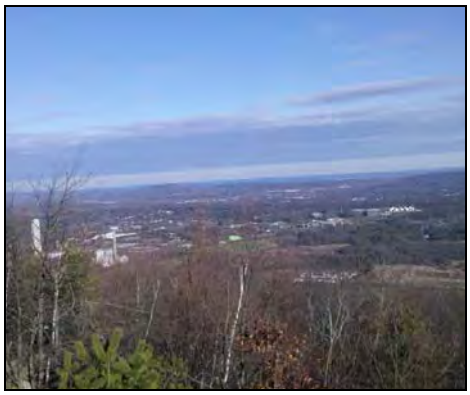
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators and occupants as to their responsibilities, and
- using established procedures, when necessary, to inspect, enforce, and issue penalties if compliance is not reached.

6.1.5. Scenic Resources

There are a number of scenic areas within Bristol and several vantage points offering spectacular views.

These scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.

Scenic View From South Mountain



6.1.6. Property Maintenance

In recent years, the City of Bristol has been active in addressing issues related to property maintenance (sometimes called "blight'). The City Council has established a property maintenance code and has established a Code Enforcement Committee (see sidebar) to address these situations. The general approach involves:

- Preventing or minimizing adverse conditions,
- Improving or rehabilitating adverse conditions (including building removal if other approaches are not successful), and
- Re-purposing the property to improve the neighborhood.

The City of Bristol should continue its property maintenance and rehabilitation efforts, as well as its on-going code enforcement efforts.

6.1.7. Community Design

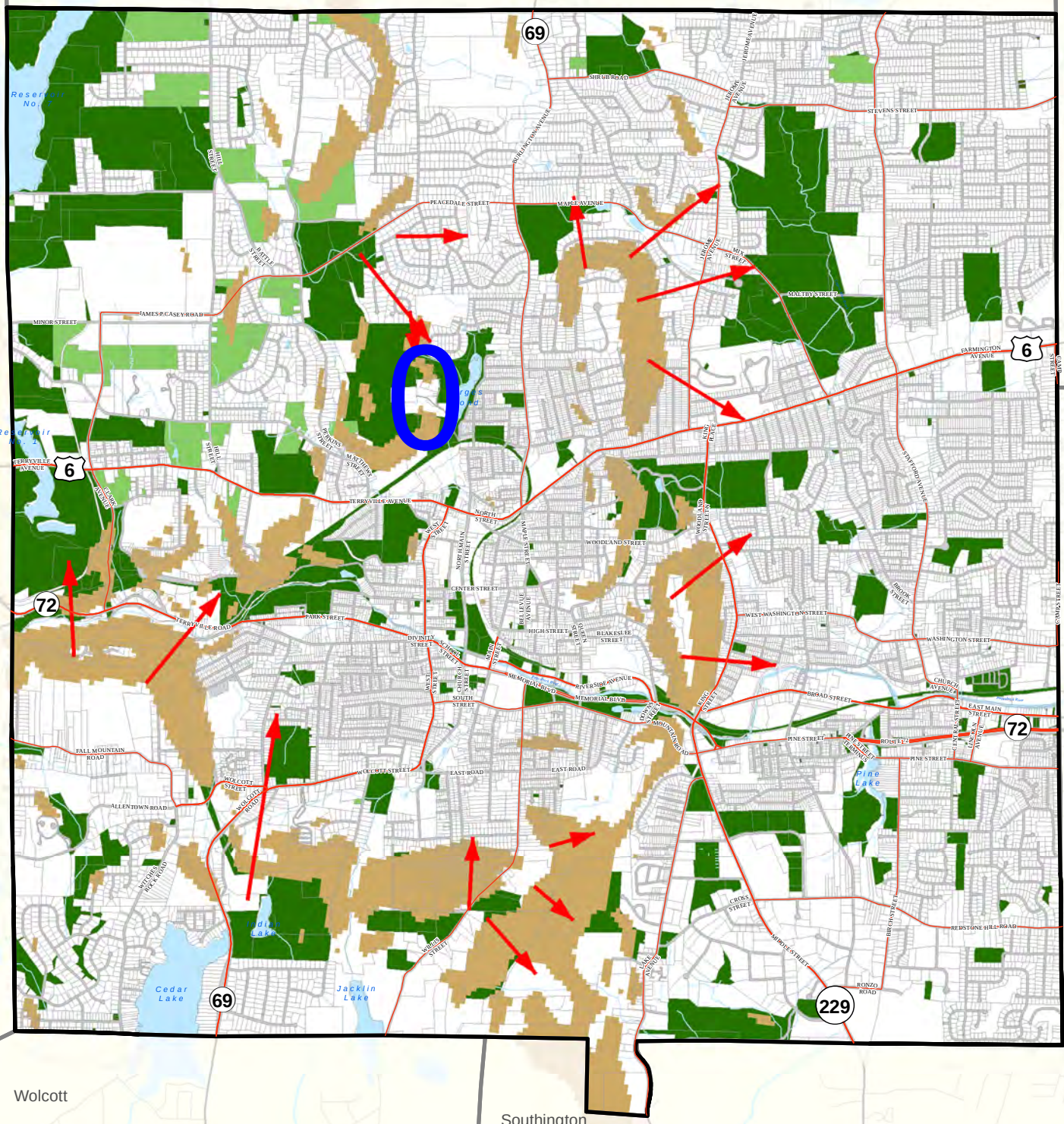
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission may update regulations for lighting, landscaping, and other issues, as appropriate.

In the future, the City of Bristol may choose to revisit the establishment of a city-wide design review process and/or establish "village districts" (as authorized by CGS Section 8-2j) in specific areas such as downtown Bristol or Forestville.

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

Support community resources which enhance the quality of life within Bristol.

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

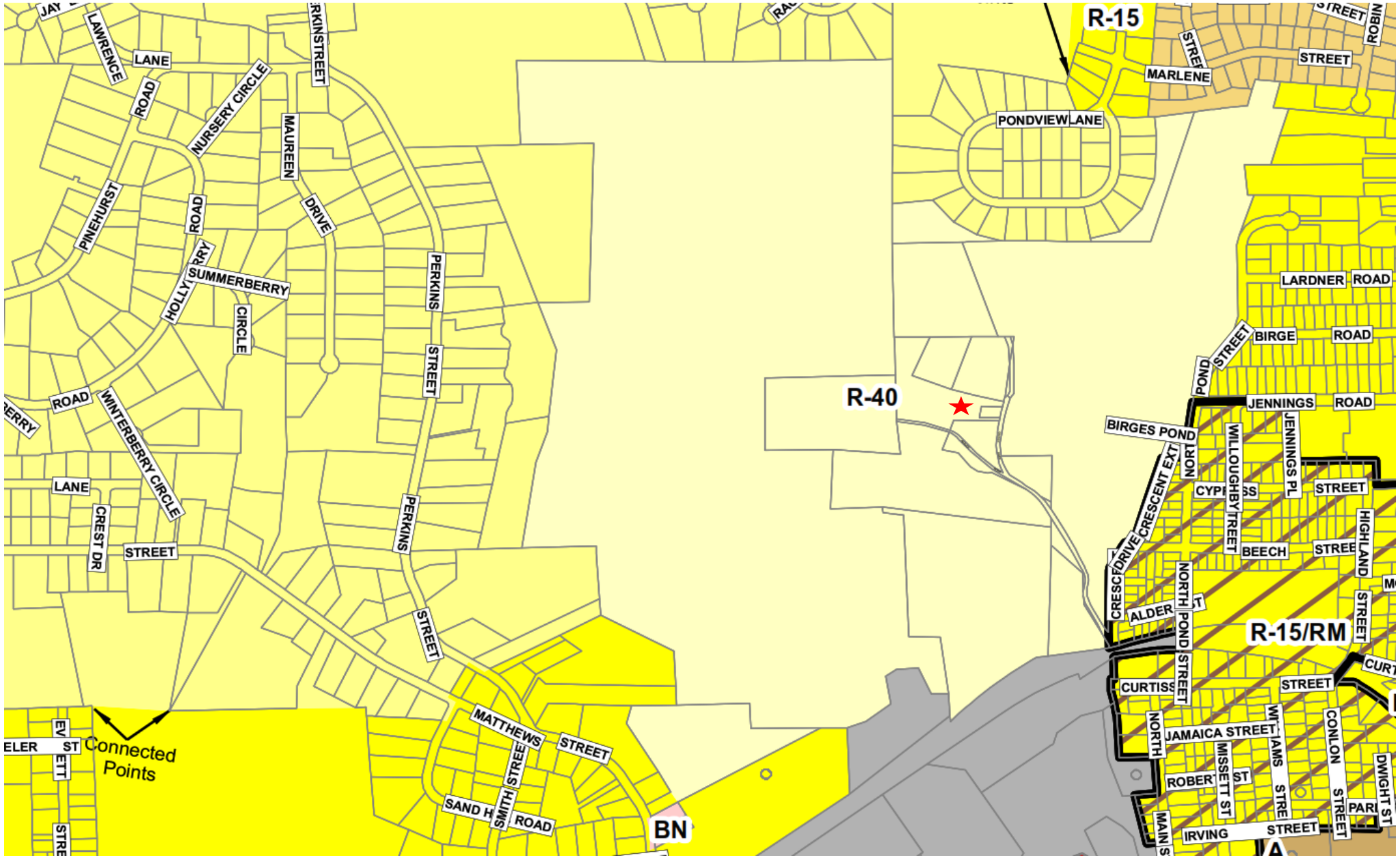
Encourage buildings and sites to be designed to reflect the overall character of Bristol.

Various Maps:

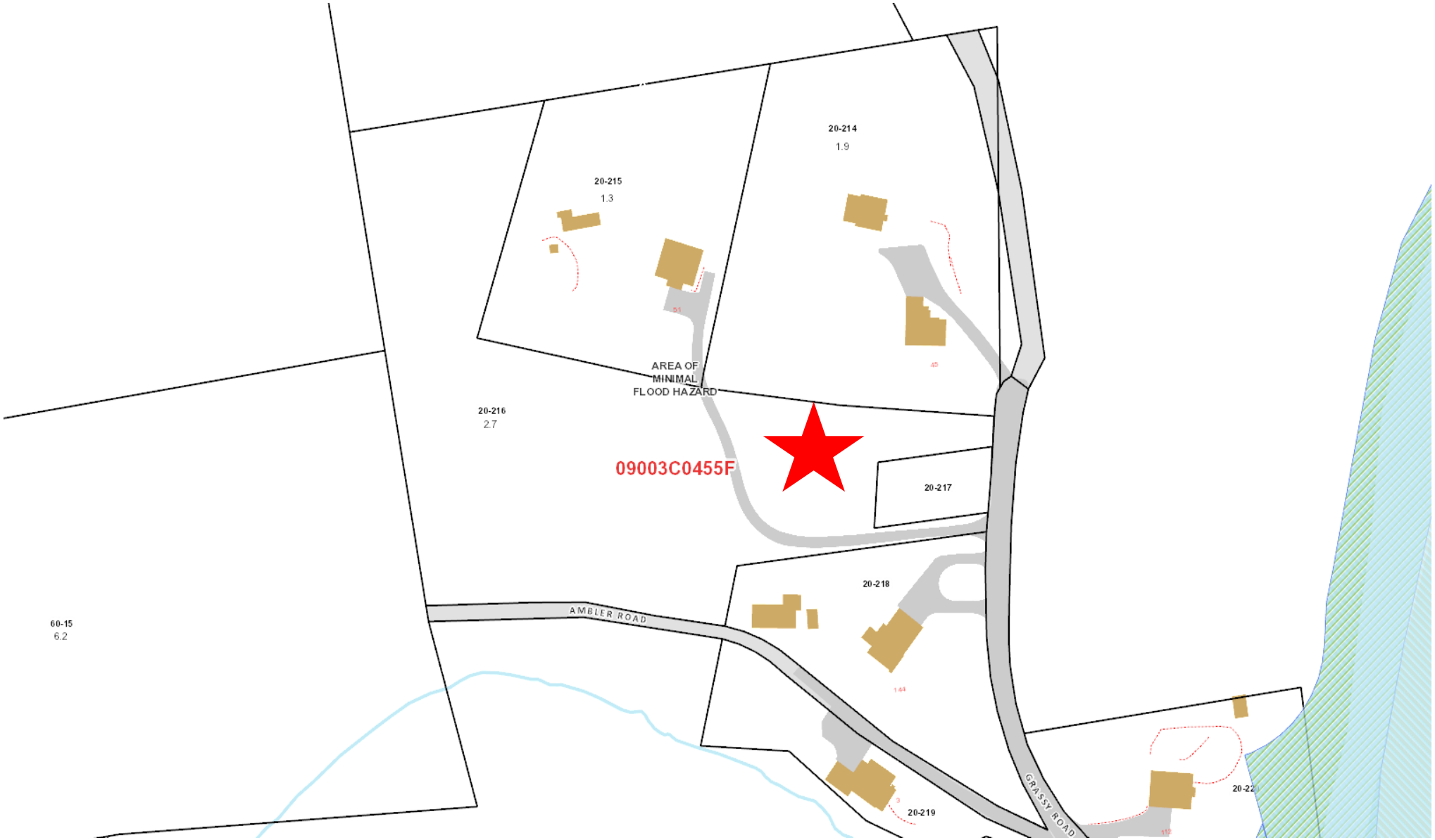
GIS
Google
and
Applicant



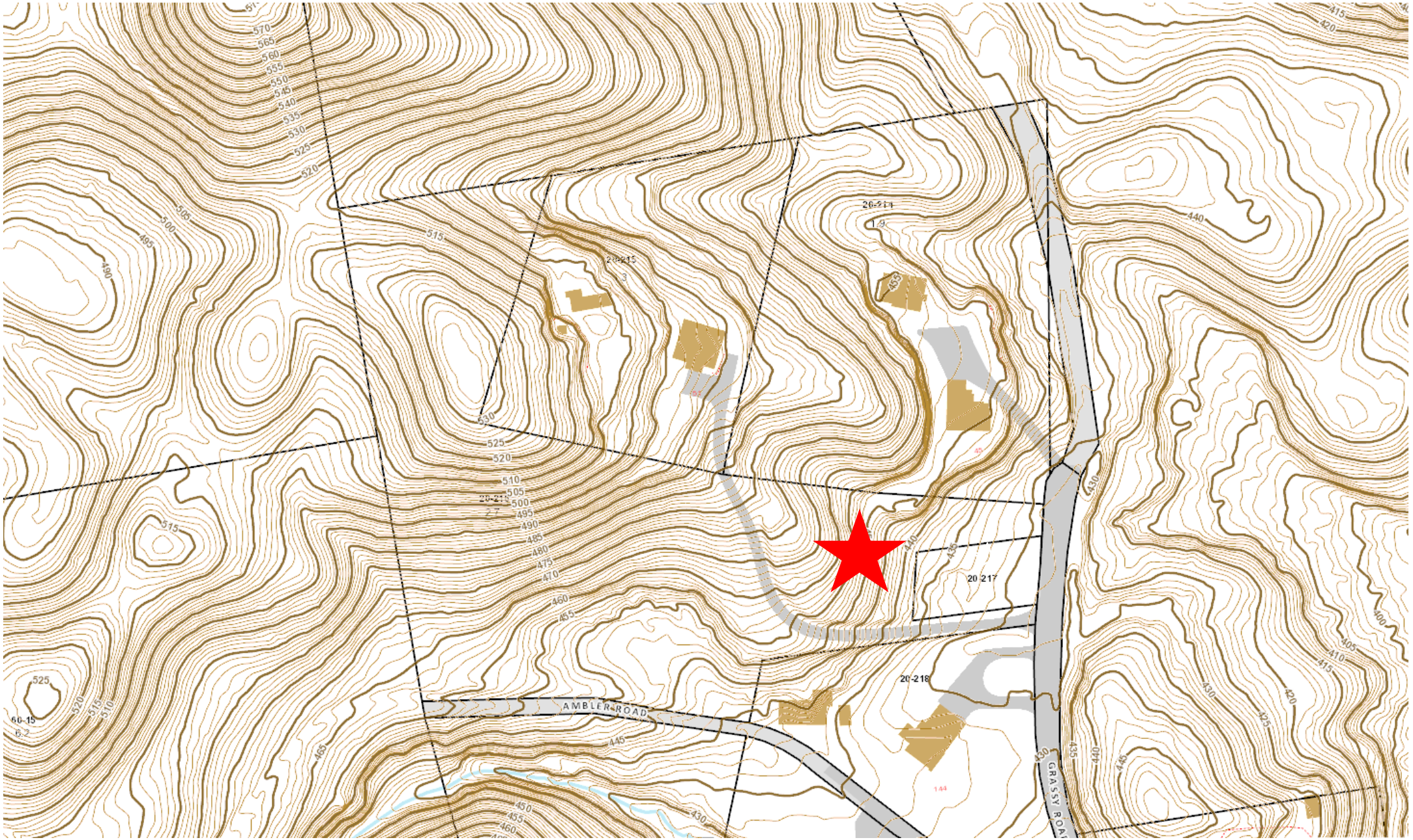
App. 2569 & 2570 - Location
Special Permit & Site Plan – Earth Removal



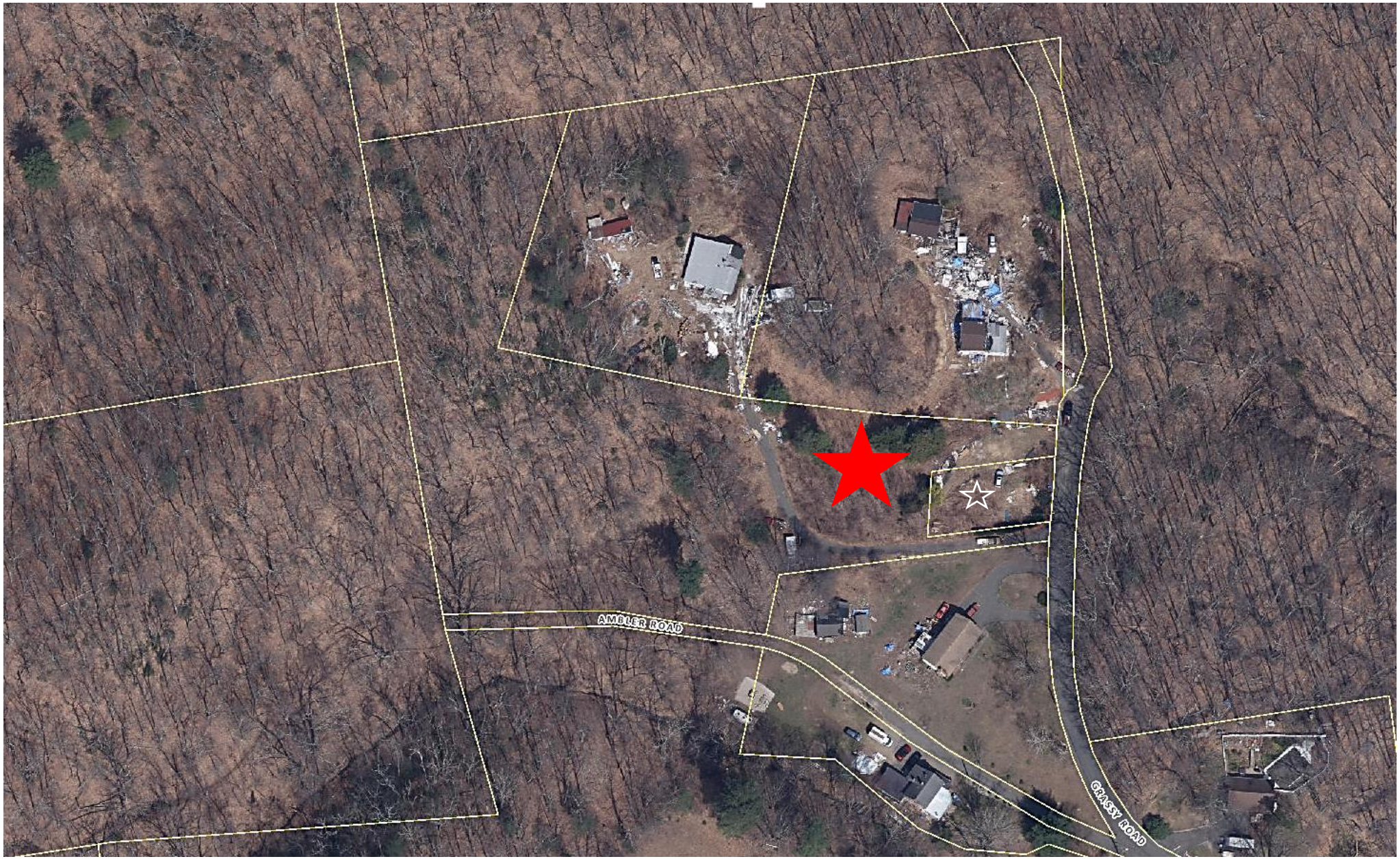
App. 2569 & 2570 – Zoning – R-40
Special Permit & Site Plan – Earth Removal



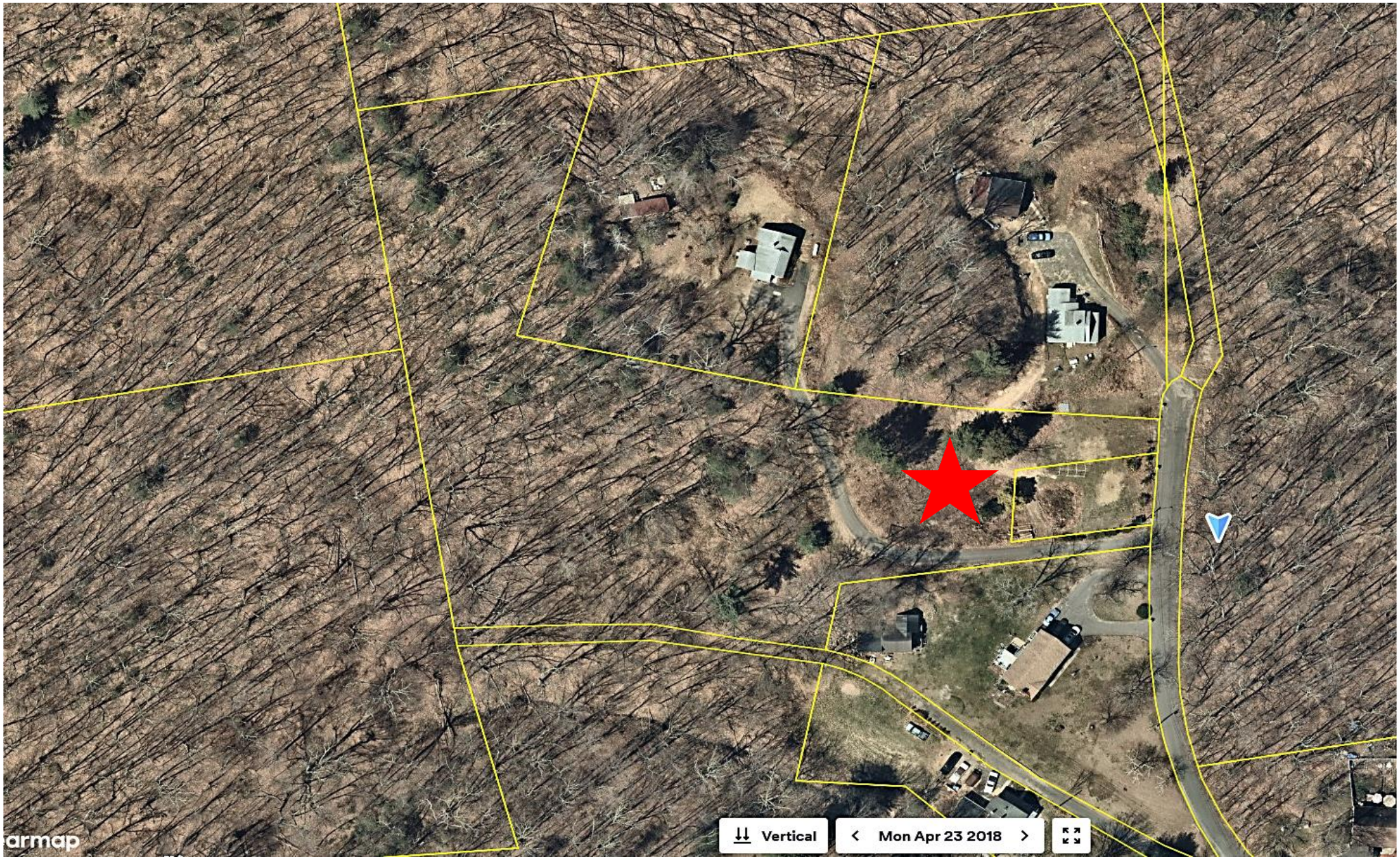
App. 2569 & 2570 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



App. 2569 & 2570 - Existing Topography
Special Permit & Site Plan – Earth Removal



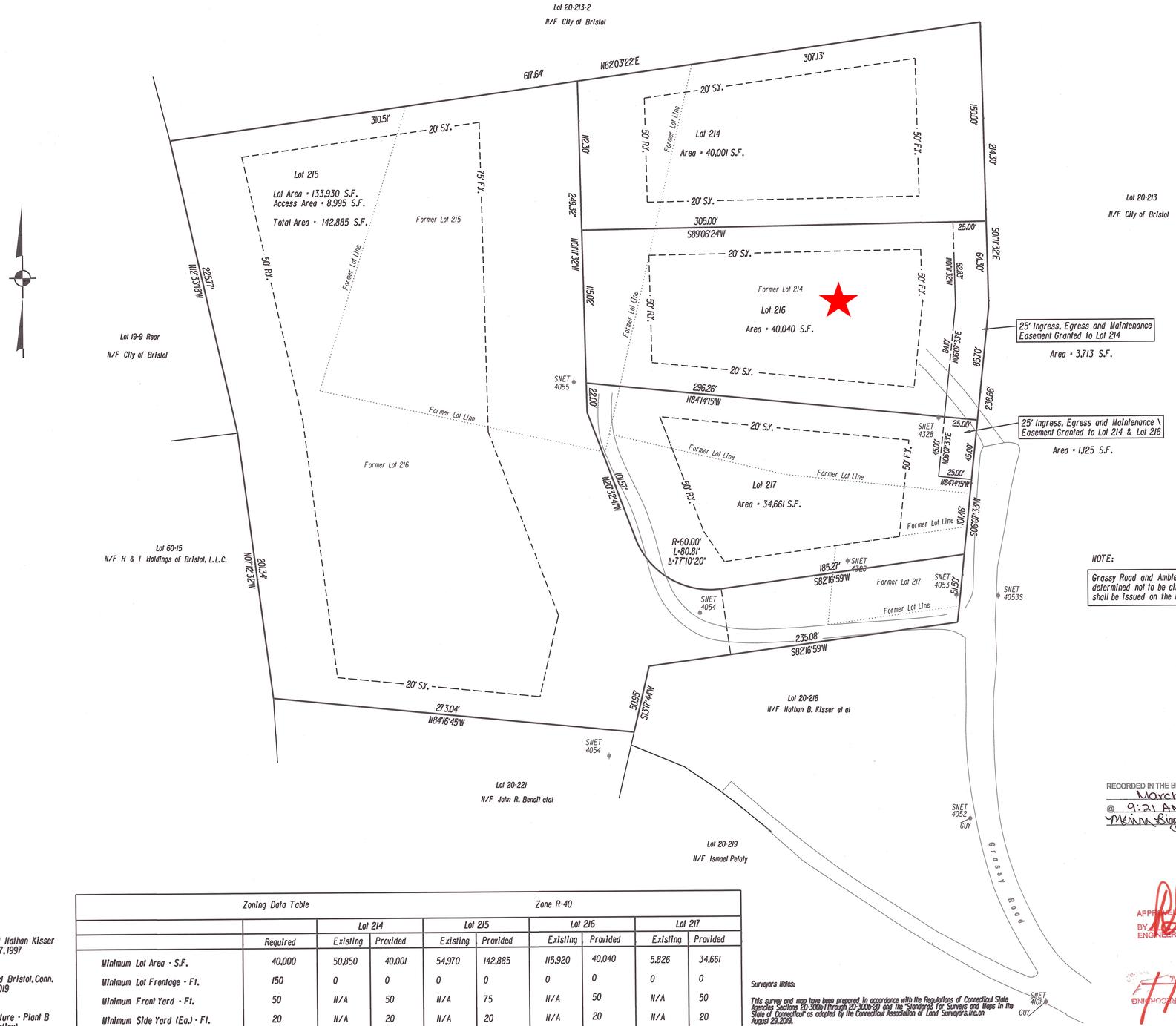
App. 2569 & 2570 – Aerial
Special Permit & Site Plan – Earth Removal



App. 2569 & 2570 –Aerial
Special Permit & Site Plan – Earth Removal

First Cut Map

Recorded 3/6/26



NOTE:

Grassy Road and Ambler Road from the intersection of Crescent Drive, have been determined not to be city accepted streets and therefore no building permits shall be issued on the lots shown here of this time.

Map Reference:

1. Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17, 1997 David C. Hintz R. L. S.
2. Plan Prepared for Jason A. Browne 3 Ambler Road Bristol, Conn. Perimeter Survey Scale 1" = 40' Rev. to July 22, 2019 Meehan & Goodin Engineers & Surveyors
3. Property of General Motors Corporation New Departure - Plant B Crescent Drive & North Pond Street Bristol, Connecticut Scale 1" = 100' Rev. to February 12, 1973 Close, Jensen & Miller Engineers and Surveyors
4. Boundary Map for John & Cheryl Benoit 1 Ambler Road Bristol, Conn. Scale 1" = 40' July 20, 1988 Kratzert, Jones & Assoc. Inc.
5. Map of Lots 218, 219 & 220 Owned by Charlotte G. Kostoff Ambler Road and Grassy Road Bristol, Conn. Scale 1" = 40' June, 1971 Armand DiMeo, C. E. Registered Land Surveyor.

Zoning Data Table	Zone R-40								
		Lot 214		Lot 215		Lot 216		Lot 217	
	Required	Existing	Provided	Existing	Provided	Existing	Provided	Existing	Provided
Minimum Lot Area - S.F.	40,000	50,850	40,001	54,970	142,885	115,920	40,040	5,826	34,661
Minimum Lot Frontage - Ft.	150	0	0	0	0	0	0	0	0
Minimum Front Yard - Ft.	50	N/A	50	N/A	75	N/A	50	N/A	50
Minimum Side Yard (Ea.) - Ft.	20	N/A	20	N/A	20	N/A	20	N/A	20
Minimum Rear Yard - Ft.	50	N/A	50	N/A	50	N/A	50	N/A	50
Maximum Building Height - Ft.	35	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Maximum Building Coverage - %	20	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Maximum Impervious Coverage - %	60	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards For Surveys and Maps In the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

Boundary Determination Category - Resurvey (The new Lot Lines are an Original Survey)

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Zone - R-40

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

No record of Public Right of Way found.

Planimetric features shown in part from other available mapping sources.

RECORDED IN THE BRISTOL LAND RECORDS ON
March 6, 2026
@ 9:21 AM MAP# Q-771
Mona Riggs ACTING TOWN CLERK

APPROVED FOR RECORDING
BY
ENGINEERING DIV.
3/4/26

APPROVED FOR RECORDING
BY
ENGINEERING DIV.

This drawing produced in accordance with state filing regulations. This is an original ink drawing.
Produced by:
ROBERT GREEN ASSOCIATES, LLC

Property Survey

Map Showing Lot Line Revision

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Grassy Road

Bristol, Conn.

Scale 1" = 40' March 3, 2026
Rev. March 5, 2026

40 0 20 40
Scale In Feet

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

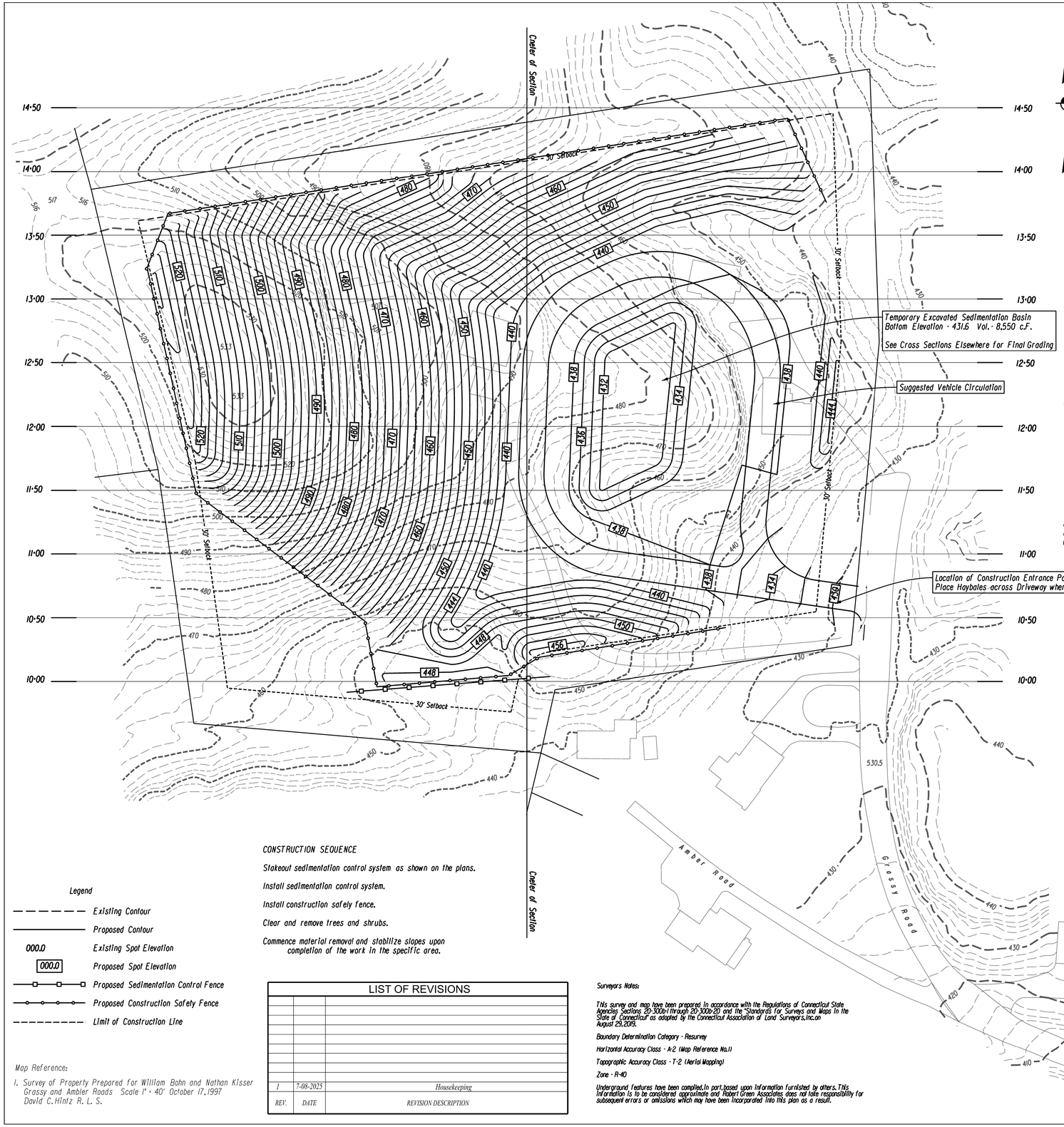
Robert C. Green

STATE OF CONNECTICUT
ROBERT C. GREEN
No. 12677
LICENSED LAND SURVEYOR

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

Concept Plan

Depicting Proposed Grades from 2025 Application



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

1. Use sedimentation control fencing or hay bales to control soil erosion and to control sediment in the reverse bench swales. Controls are to be placed at the end of each bench and at points along each bench as determined by field conditions to be necessary to control sediment and erosion. For specific details for the instqllation of erosion and sedimentation controls refer to "guidelines for Soil Erosion and Sediment Control,2002 as revised" published by the Connecticut Department of Energy & Environmental Protection.
2. Sedimentation Control system is to be installed as shown on these plans.
3. Topsoil shall be stockpiled on site. If topsoil is to be stockpiled for more than 30 days,temporary soil stabilization measures shall be applied immediately.
4. The developer shall visually inspect and maintain all sedimentation control systems after each storm event.The contractor shall also inspect and maintain the sedimentation control system before forecast heavy rains or as directed by the Town.
5. Left Blank Intentionally
6. Topsoil shall be placed to a minimum compacted depth of four (4) inches. Immediately after the topsoil is placed,it shall be bonded to the subsoil by operating a tracked vehicle up and down,not across,the slope. The top 2" of this topsoiled area shall then be raked and seeded with an appropriate seed mix to establish permanent cover. Temporary mulching or temporary vegetative cover shall be used if the exposed area is in need of stabilization and the permanent vegetative cover season has past. Areas of temporary vegetative cover or temporary mulching shall have permanent cover established as soon as seasonally possible.
7. If final grading is to be delayed for more than 30 days after land disturbance activities cease,temporary soil stabilization measures shall be applied immediately.
8. The following sections from the D.E.P. publication titled "Guidelines for Soil Erosion and Sedimentation Control,2002 as revised" are specifically added to this specification:
   - *Chapter 6 - Temporary Vegetative Cover
   - *Chapter 6 - Permanent Vegetative Cover
   - *Chapter 7 - Topsoiling
   - *Chapter 9 - Sediment Barriers
9. Robert Tabacco at (860) 250-6160,or his assigns,shall notify the planning and the Engineering Department at least 24 hours prior to the start of any construction activity.
10. Robert Tabacco at (860) 250-6160,or his assigns,shall inspect the temporary sedimentation basin once a week or after each rain event of 1/2 or more. Any sediment shall be removed and properly disposed of in an appropriate location

ADDITIONAL NOTES:

SIGNIFICANT STORAGE OF FUEL AND MAINTENANCE CHEMICAL FLUIDS FOR EXCAVATION VEHICLES AND EQUIPMENT SHOULD BE OFF-SITE. IF POSSIBLE.

MOVABLE FUEL STORAGE TANKS SHOULD BE STORED ON AN IMPERVIOUS SURFACE. IF POSSIBLE,THEY SHOULD BE STORED IN A SECURE AREA.

SPILL RESPONSE EQUIPMENT SHOULD BE AVAILABLE ON-SITE FOR SPILLS AND LEAKS.

THE CONTRACTOR SHALL PREPARE A SPILL CONTROL PLAN FOR THIS SITE AND SUBMIT THE PLAN TO THE BRISTOL ZONING ENFORCEMENT OFFICER. THIS PLAN SHALL IDENTIFY THE EMERGENCY CONTAINMENT MATERIALS THAT ARE AVAILABLE ON-SITE.THE PLAN MUST CONTAIN THE EMERGENCY COODINATOR (NAME AND CONTACT TELEPHONE NUMBER), SITE SUPERVISOR (NAME AND CONTACT TELEPHONE NUMBER). THIS PLAN SHALL INCLUDE SPILL

PREVENTION PROCEDURES (STORAGE PRACTICES,MATERIAL HANDLING,INSPECTION FREQUENCY), SPILL RESPONSE PROCEDURES (NOTIFICATION,CONTAINMENT, CLEANUP AND DOCUMENTATION OF THE RESPONSE (DATE,TIME, LOCATION,TYPE AND QUANTITY OF SPILL) AND THE ACTIONS THAT WERE TAKEN.

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

Total Area - 257,576 S.F.or 5.91 Ac.
Area Disturbed - 178,100 S.F.or 4.1 Ac.

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

Approximate Quantity of Material to be Removed - 145,000 C.Y.

Land Disturbance shall be limited to no more than 1 Acre at a time. Restabilization will be scheduled as soon as possible

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

Safety Fence shall be installed along to perimeter of the site excavation

Place a Construction Entrance Pad as shown on the Plan

Hours of Operation : 7:00 AM to 5:00 PM Monday thru Friday,and Saturday from 8:00 AM to 12:00 Noon.. No Activity will occur on Sundays or Legal Holidays.

Anticipated Duration - 24 Months

Applicable warning signs to be placed on North Pond Road as directed by the City of Bristol Engineering Department

The proposed excavation and removal shall not result in the creation of any sharp pits,depressions, soil erosion,depress land values, drainage and sewerage problems or other conditions that would impare the use of the property in accordance with the City of Bristol Zoning Regulations,and further provided that such excavation or removal will be in harmony with the general purpose and intent of the Zoning Regulations.

No Grading to occur within 30' of a Property Line

All site work shall conform to specifications of the City of Bristol

Developer is responsible for correcting any unforseen field conditions

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

Commence material removal and stabilize slopes upon completion of the work in the specific area.

Legend

- *Existing Contour*
- *Proposed Contour*
- *000.0 Existing Spot Elevation*
- *000.0 Proposed Spot Elevation*
- *Proposed Sedimentation Control Fence*
- *Proposed Construction Safety Fence*
- *Limit of Construction Line*

Map Reference:

1. Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17,1997 David C.Hintz R. L. S.

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors,Inc.on August 29,2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Site Grading Plan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

JOSEPH M. GREEN P.E.
REG.NO.0026292

Sheet 3 of 6

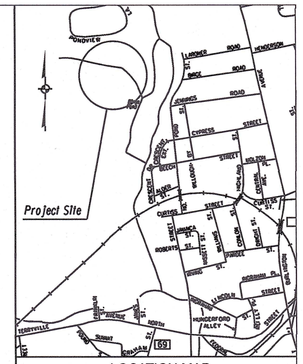
STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

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

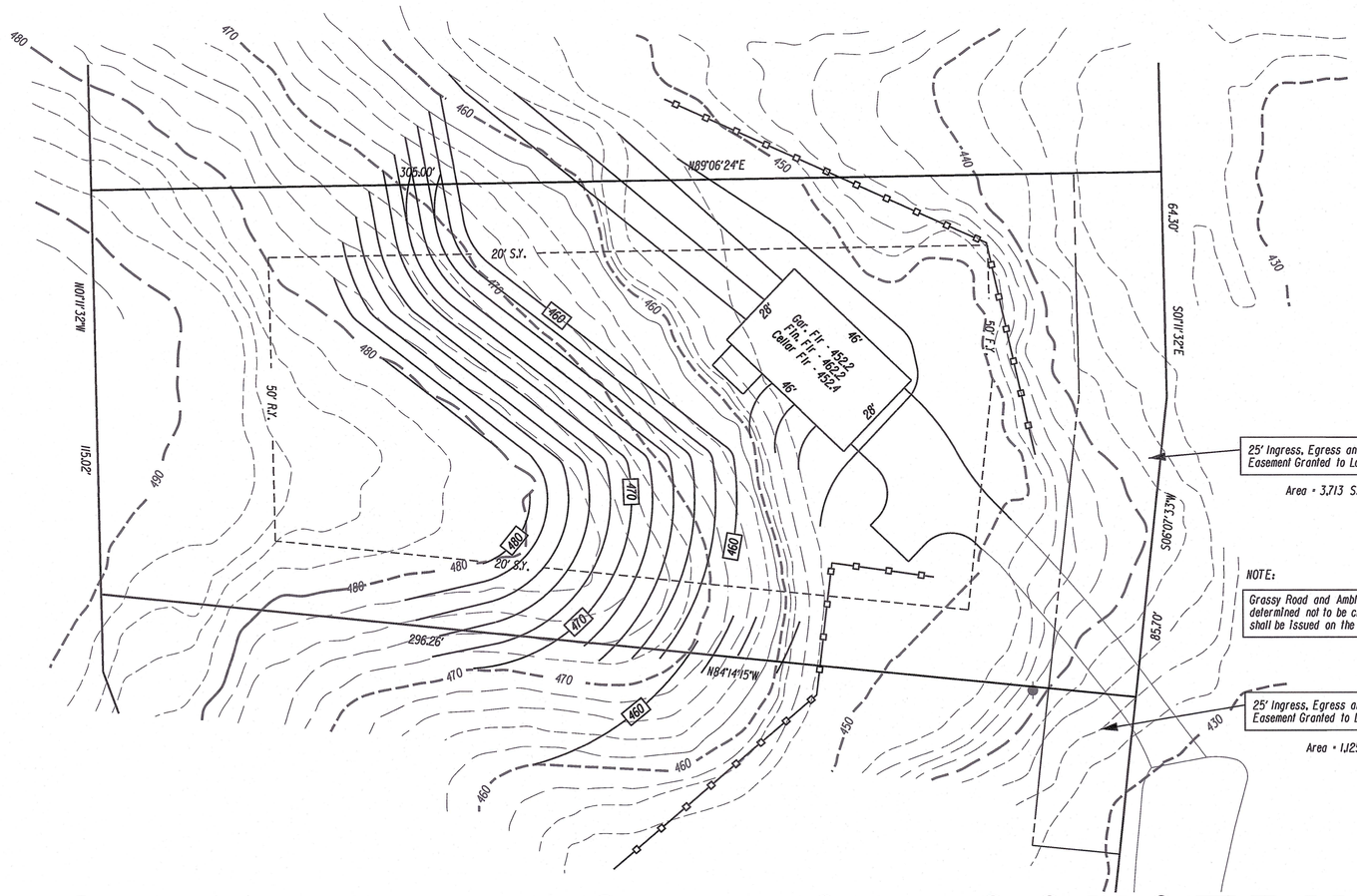
Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville,Conn.06786
Phone: (860)-589-0135
Fax: (860)-589-1342

2026
Submitted Map

“Not For Construction”



LOCATION MAP
(SCALE 1"=1000')



NOTE:

Grassy Road and Ambler Road from the intersection of Crescent Drive, have been determined not to be city accepted streets and therefore no building permits shall be issued on the lots shown here at this time.

GRADING PLAN - NOT FOR CONSTRUCTION

Zoning Location Survey

Site Plan House

Assessors Lot 20-216

owned by

H & T Holdings of Bristol, L. L. C.

Grassy Road

Bristol, Conn.

Scale 1" = 20' April 2, 2026

20 0 10 20

Scale In Feet

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

Joseph M. Green

JOSEPH M. GREEN P.E.
REG. NO. 0026292

Robert C. Green

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2003.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2

Topographic Accuracy Class - T-2

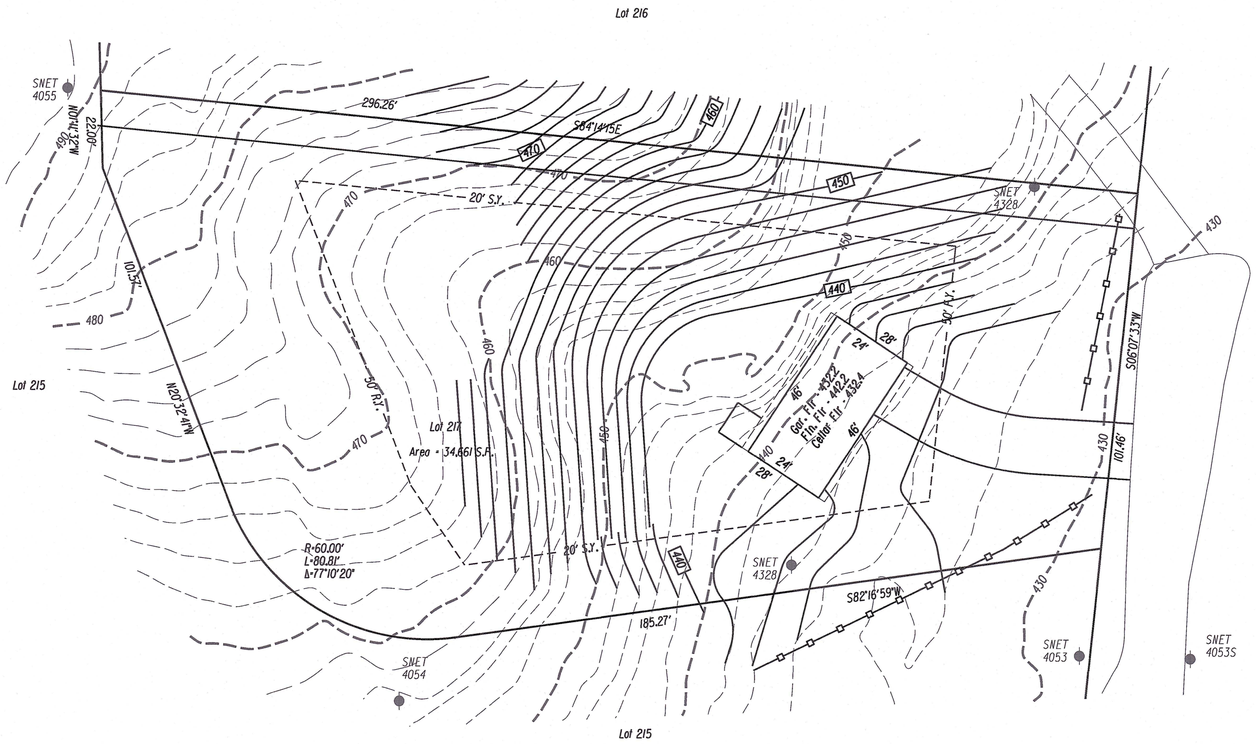
Zone - R-40

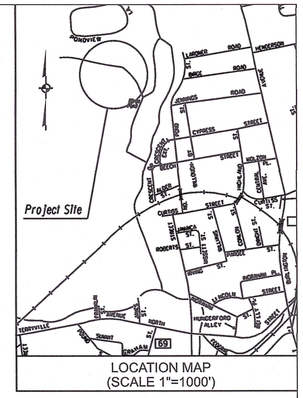
Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

STATE OF CONNECTICUT JOSEPH M. GREEN No. PE.LS 0026292 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT ROBERT C. GREEN No. 12877 LICENSED LAND SURVEYOR

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





Area = 1,125 S.F.

N/F City of Bristol
Lot 20-213

NOTE:

Grassy Road and Ambler Road from the intersection of Crescent Drive, have been determined not to be city accepted streets and therefore no building permits shall be issued on the lots shown here at this time.

GRADING PLAN - NOT FOR CONSTRUCTION

Zoning Location Survey

Site Plan House

Assessors Lot 20-217

owned by

H & T Holdings of Bristol, L. L. C.

Grassy Road

Bristol, Conn.

Scale 1" = 20' April 2, 2026

20 0 10 20
Scale In Feet

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 23, 2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2

Topographic Accuracy Class - T-2

Zone - R-40

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

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

Joseph M. Green
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Robert C. Green

STATE OF CONNECTICUT JOSEPH M. GREEN No. P.E.N.0026292 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT ROBERT C. GREEN No. 12877 LICENSED LAND SURVEYOR

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

Special Permit Application

#2559

345 Mix Street

For Office Use Only	
APPLICATION NO.	2559
DATE FILED:	4/1/26
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article 2, Section 4.1 of the Bristol Zoning Regulations for the following Special Permit use: Civic Facility - Public School

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

Reason for the Special Permit: Although the existing facility has operated as a Public School since 1957, there is no record of a Special Permit for the property.

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 3/26/26 [ ] 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: City of Bristol 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): Operations & Facilities Manager

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2559

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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 Avenue City: Bristol State: CT Zip: 06033

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

1/24 - LUO

For Office Use Only
APPLICATION NO. 2559

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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: rscrittorale@benesch.com

08/17 - LUO

Narrative

200 Glastonbury Blvd., Suite 201
Glastonbury, CT 06033
www.benesch.com
P 860-633-8341

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,

Ryan Scrittorale, PE
Senior Project Manager

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2560

SITE PLAN: Site Plan for complete renovation of the Edgewood Pre-K Academy at 345 Mix Street
Plans Dated: 11/2025; Date of Committee Review: 5/4/26 (first review) Revised June 4, 2026

ENGINEERING/PUBLIC WORKS (William Stango):

1. No response.

CITY PLANNER (Robert Flanagan):

1. Indicate application number, approval date, and nature of IWWA approval associated with this project.

2. Indicate application numbers, approval dates, and nature of Special Permit and Site Plan associated with this project.

3. The applicant should offer comment of the need to provide EV infrastructure.

4. Provide a listing of the LID features planned for on-site.

5. The Photometric Diagram sheets have been reviewed. Sheet C 5.0 Photometric Plan (West) shows no illumination on the west side of the building. Applicant should provide an explanation as to why this area is not illuminated.

6. Does the Photometric Diagram provided comply with Article III, Section 11.2 of the Zoning Regulations?

7. All drive aisles may be 24' ft. with two-way traffic. Provide dimensions for all drive aisles.

8. Staff notes the details on Sheet C6.1 for accessible spaces. The dimensions of accessible spaces should also be shown on the overall plan.

9. Will there be dedicated employee and/or visitor parking? Show on plan.

10. Indicate dimensions and radii of all parking lot islands.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

Building

1. No comments

ZEO

1. No comments.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. No comments or concerns at this time.

FIRE MARSHAL (Kristopher Lambert):

1. I've had several conversations with the architect on this project.
   Nothing outstanding.

WATER DEPARTMENT (Paul Keegan/Rob Longo)
Water:

1. The building currently has a 4" Cast iron service to the building. The plan calls for a 4" Ductile iron Service, which means the old 4" CIP would need to be disconnected at the main.

2. Calls for new 6" Fire Service.

3. Plan calls for tapping sleeves, can discuss cutting in new Tee for both services.

4. Plan accounts for everything else

Sewer:

1. Plan doesn't call for any change in sewer service, if that changes, al Bristol Water and Sewer rules and regulations apply.

BRISTOL BURLINGTON HEALTH DISTRICT (Marco Palmieri and Erica Mikulak)
BBHD reviewed the plans for the kitchen/cafeteria and nurses' office.

1. The only question we have is regards to the location, size and type of grease trap/AGRU for the kitchen.

Additional Comment Sent on 6/4/25:

2. I wanted to send you both an email regarding the Edgewood School renovation plans. The Bristol-Burlington Health District conducted their plan review process regarding the school cafeteria/kitchen area and school nurses office. We are satisfied with the proposed plans that our office received and can move forward with approvals. Our only items that we had questions on are the following:

- What is the approximate location, size and type of grease trap/AGRU for the kitchen?
- What ceiling and tile material is being proposed throughout the kitchen area?

Prior to construction starting, if possible, we would like these questions to be addressed and answered. I want to be clear this will not hold up our review and BBHD has completed this.

Site Plan Responses 5/28/26

200 Glastonbury Blvd., Suite 201
Glastonbury, CT 06033
www.benesch.com
P 860-633-8341

May 28, 2026

Robert M. Flanagan, AICP
City Planner
City of Bristol
111 North Main Street
Bristol, CT 06010

RE: **Site Plan for Complete Renovation of the Edgewood Pre-K Academy at 345 Mix Street**
Plans Dated: 11/2025; Date of Committee Review: 5/4/26 (first review)

Dear Mr. Flanagan:

We are writing in response to the Site Plan Review Committee's Staff Comments from May 4, 2026, for the above-referenced project. Our response immediately follows each of the items and is reproduced in *italics font*.

ENGINEERING/PUBLIC WORKS (William Stango):

1. No response

   Benesch Response: No comment required.

CITY PLANNER (Robert Flanagan):

1. Indicate application number, approval date, and nature of IWWA approval associated with this project.

   Benesch Response: Application numbers and approval date for IWWA approval has been added to the Cover Sheet.

2. Indicate application numbers, approval dates, and nature of Special Permit and Site Plan associated with this project.

   Benesch Response: Application numbers have been added for the Special Permit and Site Plan applications. Approval date shall be added on the final submittal set.

3. The applicant should offer comment of the need to provide EV infrastructure.

   Benesch Response: A Level II dual charging station is to be provided as part of the current proposal. While the installation of infrastructure for future charging stations is required, the charging stations may be installed at a later date.

4. Provide a listing of LID features planned for on-site.

   Benesch Response: The recently installed bio-retention basin is being left in place. Impervious coverage is being reduced with the removal of asphalt areas and minor reconfiguration of the parking area.

Hydrodynamic separators are being proposed to replace existing structures in order to improve water quality discharges.

5. The Photometric Diagram sheets have been reviewed. Sheet C 5.0 Photometric Plan (West) shows no illumination on the west side of the building. Applicant should provide an explanation as to why this area is not illuminated.

   Benesch Response: Wall packs and existing lights which are located on utility poles are not indicated on the Photometric Plan.

6. Does the Photometric Diagram provided comply with Article III, Section 11.2 of the Zoning Regulations?

   Benesch Response: When considering the existing lights to remain and proposed lighting in the form of light poles and wall packs, the lighting will comply with the Zoning Regulations.

7. All drive aisles may be 24 feet with two-way traffic. Provide dimensions for all drive aisles.

   Benesch Response: Drive aisle dimensions have been added.

8. Staff notes the details on Sheet C6.1 for accessible spaces. The dimensions of accessible spaces should also be shown on the overall plan.

   Benesch Response: Dimensions of accessible spaces have been added and are also noted in the details.

9. Will there be dedicated employee and/or visitor parking? Show on plan.

   Benesch Response: There will not be dedicated employee or visitor parking.

10. Indicate dimensions and radii of all parking lot islands.

    Benesch Response: Additional dimensions have been added to the radii of all parking islands.

BUILDING/ZONING ENFORCEMENT (Richard Brown/Brandon Peate):

Building:

1. No comments.

   Benesch Response: Acknowledged.

ZEO:

1. No comments.

   Benesch Response: Acknowledged.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette):

1. No comments or concerns at this time.

   Benesch Response: Acknowledged.

FIRE MARSHAL (Kristopher Lambert):

1. No response.

   Benesch Response: Acknowledged.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Water:

1. The building currently has a four-inch Cast Iron Service to the building. The plan calls for a four-inch Ductile Iron Service, which means the old four-inch CIP would need to be disconnected at the main.

   Benesch Response: The existing lateral will be disconnected per Water Department standards.

2. Calls for new six-inch Fire Service.

   Benesch Response: Acknowledged.

3. Plan calls for tapping sleeves, can discuss cutting in new Tee for both services.

   Benesch Response: Acknowledged.

4. Plan accounts for everything else.

   Benesch Response: Acknowledged.

Sewer:

1. Plan doesn't call for any change in sewer service, if that changes, all Bristol Water and Sewer rules and regulations apply.

   Benesch Response: After a recent inspection of the existing sewer lateral, the applicant is proposing to shift the lateral to the south side of the building. The inspection indicated root infiltration, sediment deposits and groundwater infiltration. The lateral will be blocked at the manhole and filled with flowable fill. The updated design proposes a connection with an inside drop to an existing manhole as indicated on Sheet C3.1.

BRISTOL BURLINGTON HEALTH DISTRICT (Marco Palmeri and Erica Mikulak)

BBHD reviewed the plans for the kitchen/cafeteria and nurses' office.

1. The only question we have is in regard to the location, size and type of grease trap/AGRU for the kitchen.

   Benesch Response: An exterior 1,000 gallon grease trap is proposed on the south side of the building.

Please feel free to call (860-494-4361) or email me at rscrittorale@benesch.com with any questions. Please note that there have been no changes to the Stormwater Management Report since the previous submittal.

Respectfully Submitted,

Alfred Benesch & Company



Ryan G. Scrittorale, PE
Senior Project Manager

cc: File: 0726-500158.00

From: Levesque, Nancy <NLevesque@benesch.com>
Sent: Thursday, June 4, 2026 10:39 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; James Ziogas <jziogas@ziogaslaw.com>
Cc: Scrittorale, Ryan <RScrittorale@benesch.com>; Mike Lane <mlane@qamarch.com>
Subject: RE: Edgewood Plan Review

Good morning,

In response to the Health Dept. comments:

- What is the approximate location, size and type of grease trap/AGRU for the kitchen?
  Currently a 1,000 gallon grease trap is proposed on the south side of the building. In an effort to reduce costs, the use of an AGRU in place of the grease trap is being considered as well as shifting the sewer lateral from the south side of the building to the west. Any modifications will be submitted to City Staff for final approval.

- What ceiling and tile material is being proposed throughout the kitchen area?
  The following is a link to the ceiling material Kitchen Ceiling – USG Clean Room sheetrock lay in gypsum ceiling panels with ClimaPlus [usg.com]
  Flooring will be a resinous epoxy rather than tile. See attached file for floor treatment.

Please let us know if you have any questions or require additional information.

Thanks,

Nancy Levesque, PE
Technical Manager

nlevesque@benesch.com
direct: 860-494-4103 **mobile:** 203-641-4663 **office:** 860-633-8341



---

benesch

From: Robert Flanagan <RobertFlanagan@bristolct.gov>
Sent: Thursday, June 4, 2026 9:22 AM
To: James Ziogas <jziogas@ziogaslaw.com>
Cc: Scrittorale, Ryan <RScrittorale@benesch.com>; Levesque, Nancy <NLevesque@benesch.com>
Subject: FW: Edgewood Plan Review

This (below) came in yesterday while I was away from the office.
We will incorporate into our comments for the project.

I sawed that none of you were copied, so I wanted to send this along.
Thanks.

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

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5).
A copy of this message and any reply will be retained by the City of Bristol and will be accessible to the public unless exempted by law.

From: Erica Mikulak <EricaMikulak@bristolct.gov>
Sent: Wednesday, June 3, 2026 1:02 PM
To: taralandon@bristolk12.org; Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Richard Brown <RichardBrown@bristolct.gov>; Marco Palmeri <MarcoPalmeri@bristolct.gov>; Vanessa Baker <VanessaBaker@bristolct.gov>; Mary Looney <MaryLooney@bristolct.gov>; Devin Flores <DevinFlores@bristolct.gov>
Subject: Edgewood Plan Review

Hello Tara and Robert,

I wanted to send you both an email regarding the Edgewood School renovation plans. The Bristol-Burlington Health District conducted their plan review process regarding the school cafeteria/kitchen area and school nurses office. We are satisfied with the proposed plans that our office received and can move forward with approvals. Our only items that we had questions on are the following:

- What is the approximate location, size and type of grease trap/AGRU for the kitchen?
- What ceiling and tile material is being proposed throughout the kitchen area?

Prior to construction starting, if possible we would like these questions to be addressed and answered. I want to be clear this will not hold up our review and BBHD has completed this.

Regards,

Erica Mikulak, MPH, BSc.
Sanitarian/Housing Code Enforcement Official
Bristol-Burlington Health District
240 Stafford Avenue
Bristol, CT 06010
(860) 584-7682

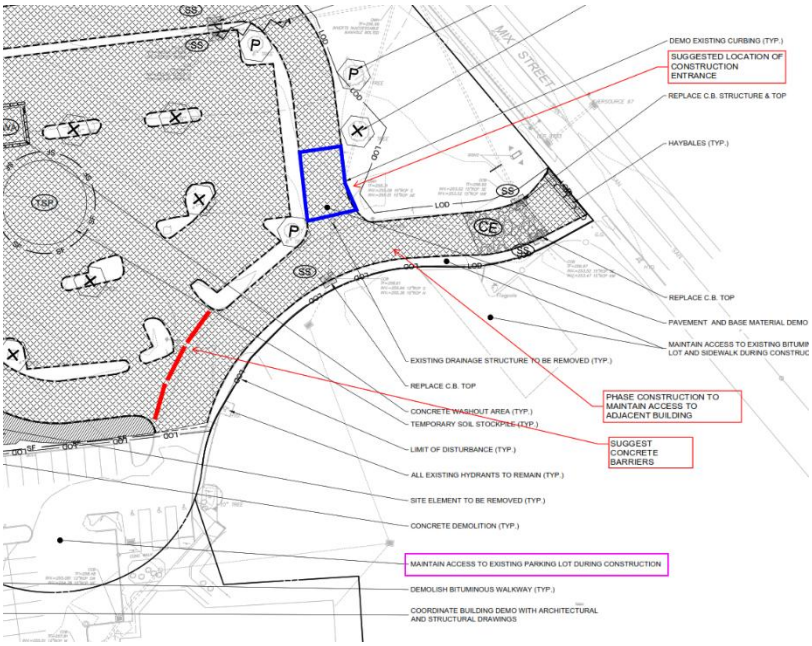
From: William Stango <WilliamStango@bristolct.gov>
Sent: Friday, June 5, 2026 1:03 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Edgewood Pre-K Site Plan Comments

C-01

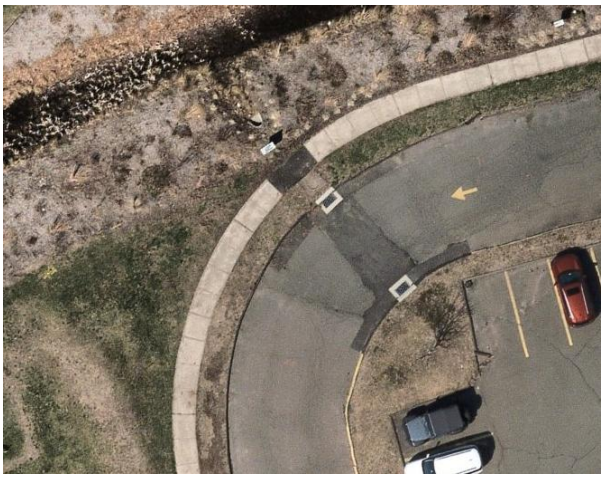
- Stockpile area shall be located outside of the floodplain.
- Turn on floodplain linework.

C-02

- Notes say to maintain access to aquatic center during construction however the proposed plan details a construction entrance and haybales installed. This work should be done in phases and the accessway should be left paved for as long as is practicable to allow for continuous access. Suggest showing construction entrance at the start of the turn around



- Exist drainage to bioswale not picked up in survey. Existing drainage to be protected and cleaned post construction.



- FYI, exist gas service line runs parallel to bioswale.

C-1.3

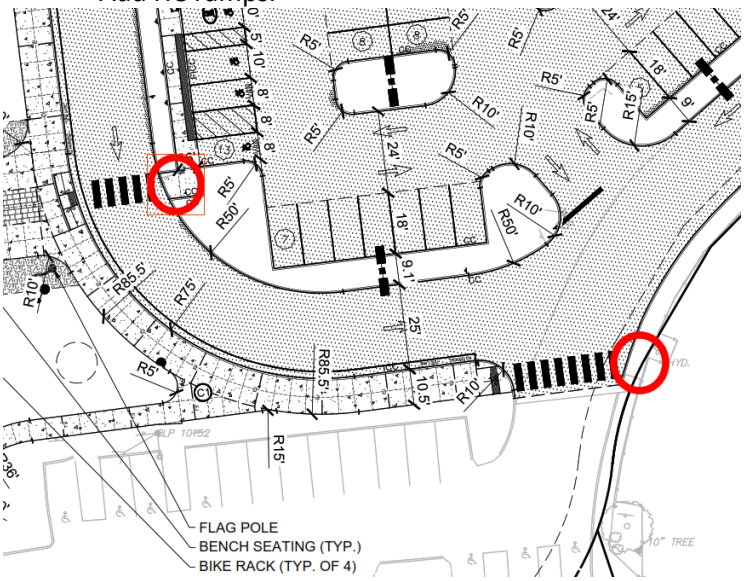
- Need post construction maintenance plan for all stormwater control structures and BMP's.

C-2.0

- Trike storage shall be located out of the floodplain.
- Provide detail for "Cable Rail Fence"
- Clarify location of "Chain Link Fence"

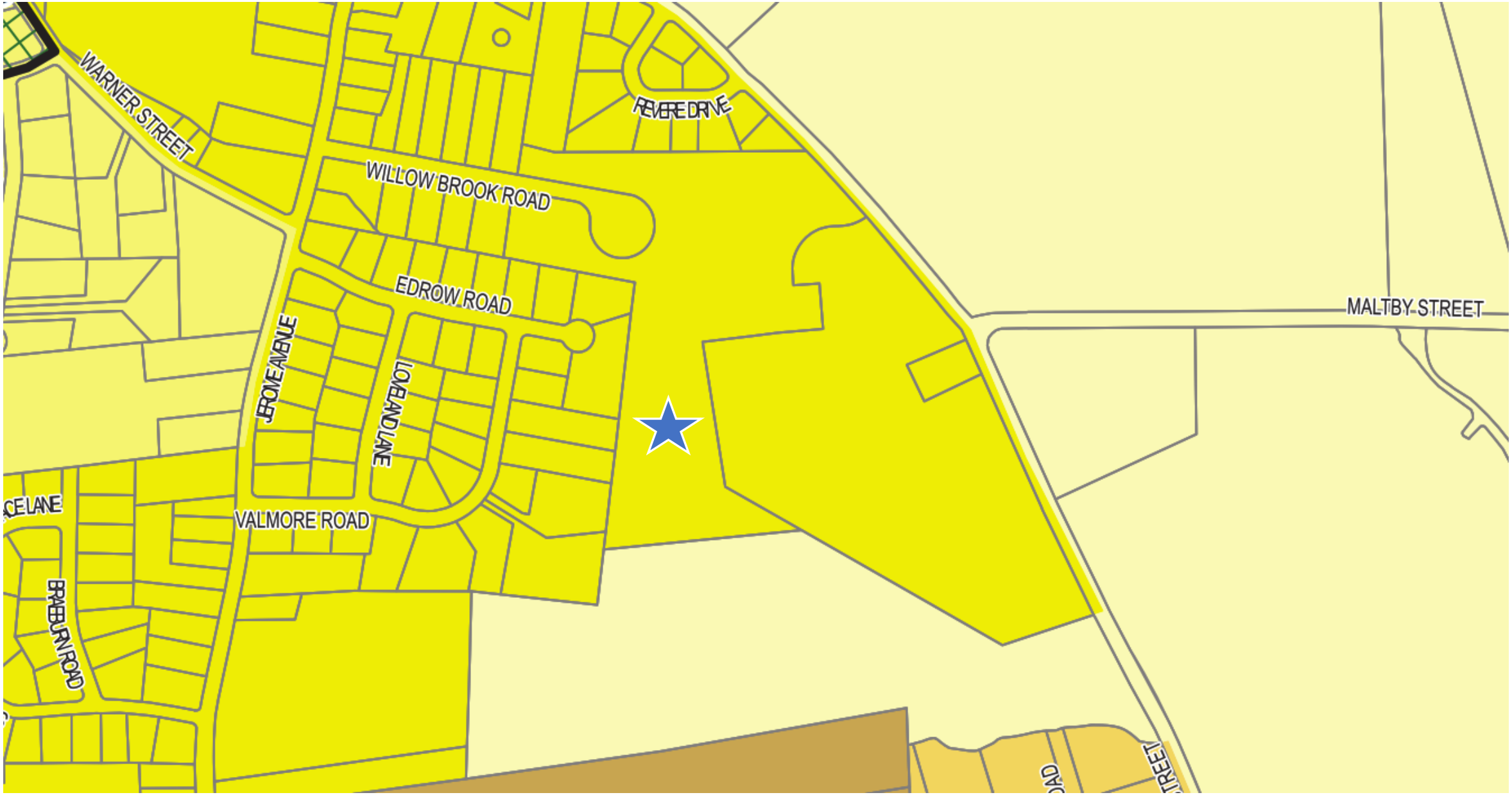
C-2.1

- Add HC ramps.

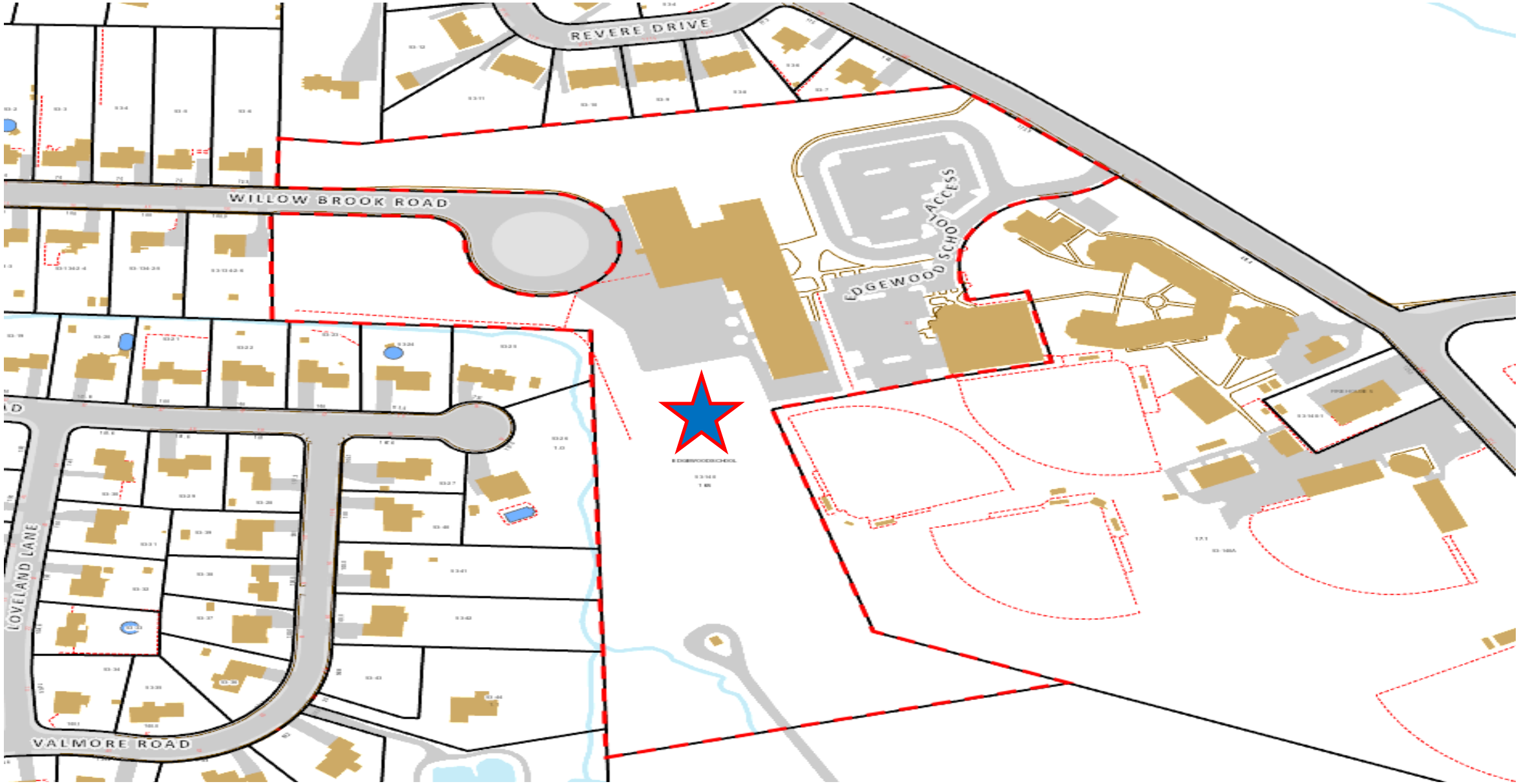


Billy R. Stango, P.E.
Department of Public Works
City Engineer
860.584.6111
williamstango@bristolct.gov

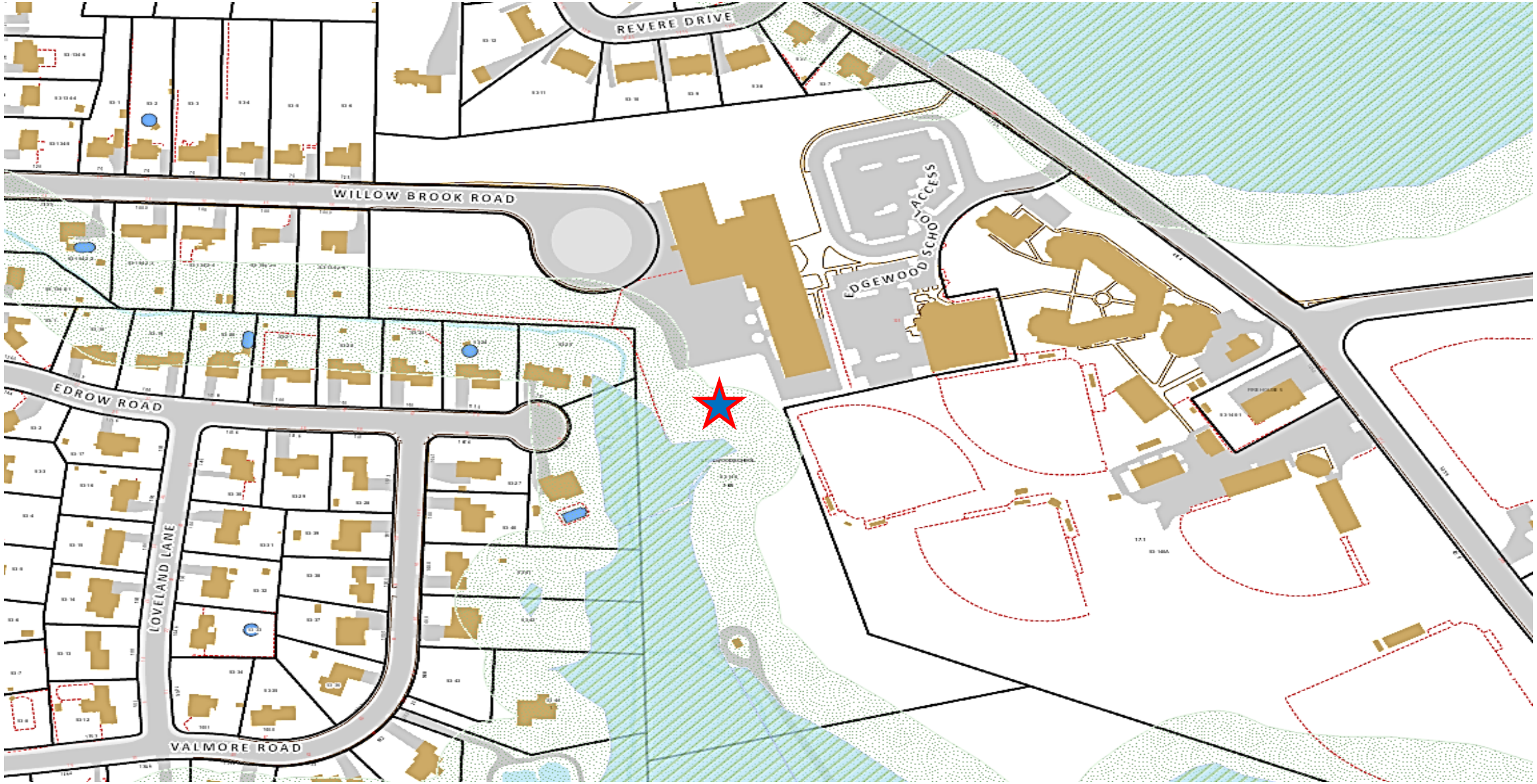
Various GIS and Google Maps



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

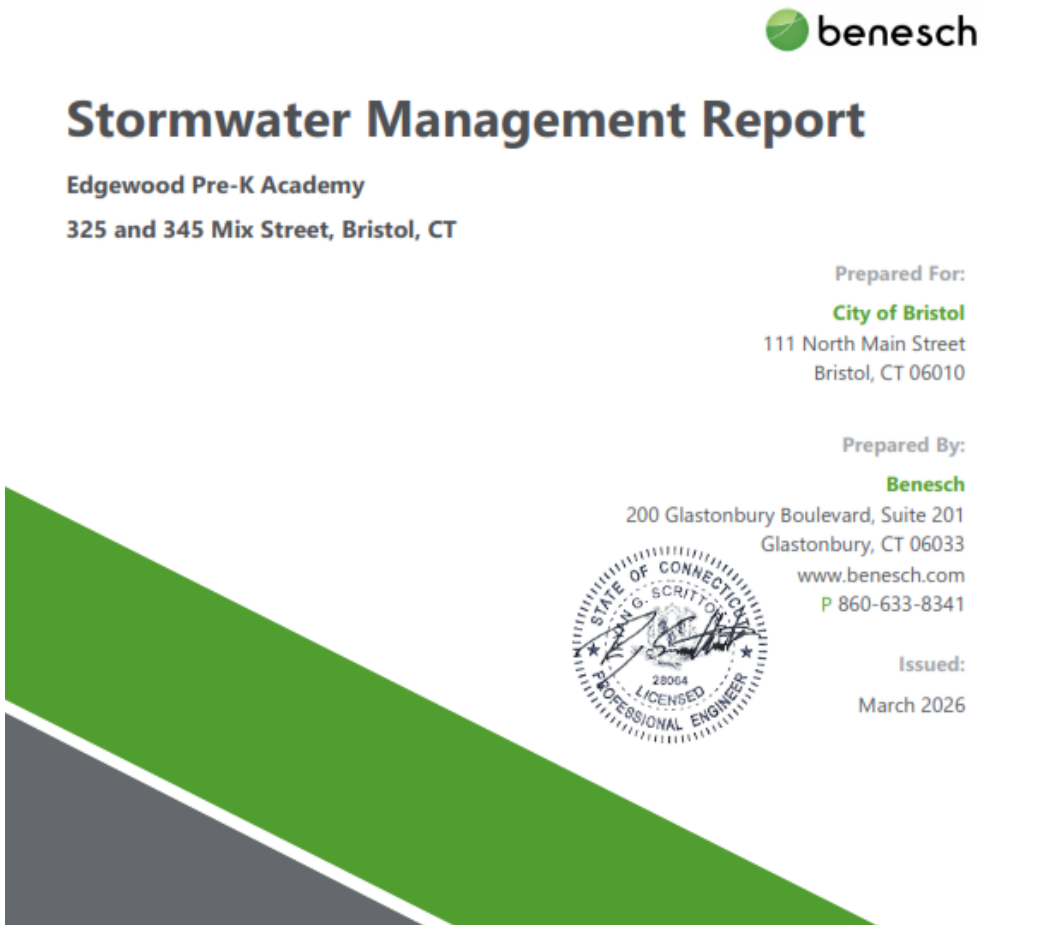


345 Mix Street – Aerial 2023
Map 53 Lot 140



345 Mix Street – Aerial 2023
Map 53 Lot 140

Stormwater Management Report



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

Plan Set

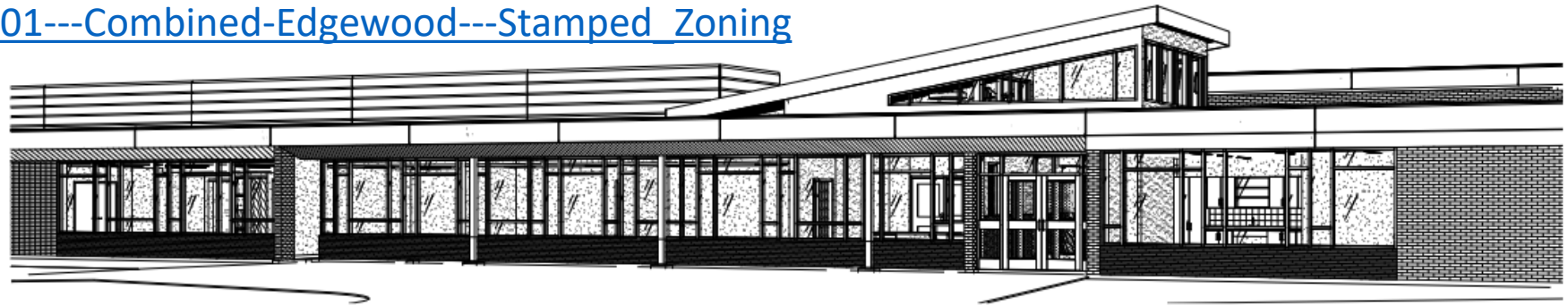
RENOVATIONS TO:

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:	BENESCH 200 GLASTONBURY BOULEVARD, SUITE 201 GLASTONBURY, CT 06033
LANDSCAPE ARCHITECT:	BENESCH 200 GLASTONBURY BOULEVARD, SUITE 201 GLASTONBURY, CT 06033
STRUCTURAL ENGINEER:	M2-DESIGN ASSOCIATES, A CM2 COMPANY 750 OLD MAIN STREET #202 ROCKY HILL, CT 06067
MEP ENGINEER:	M2-DESIGN ASSOCIATES, A CM2 COMPANY 750 OLD MAIN STREET #202 ROCKY HILL, CT 06067
TECHNOLOGY:	D'AGOSTINO ASSOCIATES 477 MAIN STREET, SUITE 2108 MONROE, CT 06468
FOOD SERVICE:	CHASTNEE McGRATH ASSOCIATES, INC. 161 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
C8.1	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
QuisenberryArcariMalik
195 Scott Swamp Road
Farmington, CT 06032
www.qamarch.com

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW ONLY

TRUE NORTH: N

PROJECT NORTH: N

LOCATION MAP:



25064 EDGEWOOD PRE-K ACADEMY

Site Plan Application

#2560

345 Mix Street

For Office Use Only	
APPLICATION NO.	2560
DATE FILED:	4/1/26
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: taralandon@bristolk12.org

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: mayorsoffice@bristolct.gov

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

For Office Use Only
APPLICATION NO. 2560

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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: jziogas@ziogaslaw.com

08/17 - LUO

For Office Use Only
APPLICATION NO. 2560

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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: rscrittorale@benesch.com

08/17 - LUO

Narrative

200 Glastonbury Blvd., Suite 201
Glastonbury, CT 06033
www.benesch.com
P 860-633-8341

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,

Ryan Scrittorale, PE
Senior Project Manager

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2560

SITE PLAN: Site Plan for complete renovation of the Edgewood Pre-K Academy at 345 Mix Street
Plans Dated: 11/2025; Date of Committee Review: 5/4/26 (first review)

ENGINEERING/PUBLIC WORKS (William Stango):

1. No response.

CITY PLANNER (Robert Flanagan):

1. Indicate application number, approval date, and nature of IWWA approval associated with this project.

2. Indicate application numbers, approval dates, and nature of Special Permit and Site Plan associated with this project.

3. The applicant should offer comment of the need to provide EV infrastructure.

4. Provide a listing of the LID features planned for on-site.

5. The Photometric Diagram sheets have been reviewed. Sheet C 5.0 Photometric Plan (West) shows no illumination on the west side of the building. Applicant should provide an explanation as to why this area is not illuminated.

6. Does the Photometric Diagram provided comply with Article III, Section 11.2 of the Zoning Regulations?

7. All drive aisles may be 24' ft. with two-way traffic. Provide dimensions for all drive aisles.

8. Staff notes the details on Sheet C6.1 for accessible spaces. The dimensions of accessible spaces should also be shown on the overall plan.

9. Will there be dedicated employee and/or visitor parking? Show on plan.

10. Indicate dimensions and radii of all parking lot islands.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

Building

1. No comments

ZEO

1. No comments.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. No comments or concerns at this time.

FIRE MARSHAL (Kristopher Lambert):

1. I've had several conversations with the architect on this project.
   Nothing outstanding.

WATER DEPARTMENT (Paul Keegan/Rob Longo)
Water:

1. The building currently has a 4" Cast iron service to the building. The plan calls for a 4" Ductile iron Service, which means the old 4" CIP would need to be disconnected at the main.

2. Calls for new 6" Fire Service.

3. Plan calls for tapping sleeves, can discuss cutting in new Tee for both services.

4. Plan accounts for everything else

Sewer:

1. Plan doesn't call for any change in sewer service, if that changes, al Bristol Water and Sewer rules and regulations apply.

BRISTOL BURLINGTON HEALTH DISTRICT (Marco Palmieri and Erica Mikulak)
BBHD reviewed the plans for the kitchen/cafeteria and nurses' office.

1. The only question we have is regards to the location, size and type of grease trap/AGRU for the kitchen.

Site Plan Responses 5/28/26

200 Glastonbury Blvd., Suite 201
Glastonbury, CT 06033
www.benesch.com
P 860-633-8341

May 28, 2026

Robert M. Flanagan, AICP
City Planner
City of Bristol
111 North Main Street
Bristol, CT 06010

RE: **Site Plan for Complete Renovation of the Edgewood Pre-K Academy at 345 Mix Street**
Plans Dated: 11/2025; Date of Committee Review: 5/4/26 (first review)

Dear Mr. Flanagan:

We are writing in response to the Site Plan Review Committee's Staff Comments from May 4, 2026, for the above-referenced project. Our response immediately follows each of the items and is reproduced in *italics font*.

ENGINEERING/PUBLIC WORKS (William Stango):

1. No response

   Benesch Response: No comment required.

CITY PLANNER (Robert Flanagan):

1. Indicate application number, approval date, and nature of IWWA approval associated with this project.

   Benesch Response: Application numbers and approval date for IWWA approval has been added to the Cover Sheet.

2. Indicate application numbers, approval dates, and nature of Special Permit and Site Plan associated with this project.

   Benesch Response: Application numbers have been added for the Special Permit and Site Plan applications. Approval date shall be added on the final submittal set.

3. The applicant should offer comment of the need to provide EV infrastructure.

   Benesch Response: A Level II dual charging station is to be provided as part of the current proposal. While the installation of infrastructure for future charging stations is required, the charging stations may be installed at a later date.

4. Provide a listing of LID features planned for on-site.

   Benesch Response: The recently installed bio-retention basin is being left in place. Impervious coverage is being reduced with the removal of asphalt areas and minor reconfiguration of the parking area.

Hydrodynamic separators are being proposed to replace existing structures in order to improve water quality discharges.

5. The Photometric Diagram sheets have been reviewed. Sheet C 5.0 Photometric Plan (West) shows no illumination on the west side of the building. Applicant should provide an explanation as to why this area is not illuminated.

   Benesch Response: Wall packs and existing lights which are located on utility poles are not indicated on the Photometric Plan.

6. Does the Photometric Diagram provided comply with Article III, Section 11.2 of the Zoning Regulations?

   Benesch Response: When considering the existing lights to remain and proposed lighting in the form of light poles and wall packs, the lighting will comply with the Zoning Regulations.

7. All drive aisles may be 24 feet with two-way traffic. Provide dimensions for all drive aisles.

   Benesch Response: Drive aisle dimensions have been added.

8. Staff notes the details on Sheet C6.1 for accessible spaces. The dimensions of accessible spaces should also be shown on the overall plan.

   Benesch Response: Dimensions of accessible spaces have been added and are also noted in the details.

9. Will there be dedicated employee and/or visitor parking? Show on plan.

   Benesch Response: There will not be dedicated employee or visitor parking.

10. Indicate dimensions and radii of all parking lot islands.

    Benesch Response: Additional dimensions have been added to the radii of all parking islands.

BUILDING/ZONING ENFORCEMENT (Richard Brown/Brandon Peate):

Building:

1. No comments.

   Benesch Response: Acknowledged.

ZEO:

1. No comments.

   Benesch Response: Acknowledged.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette):

1. No comments or concerns at this time.

   Benesch Response: Acknowledged.

FIRE MARSHAL (Kristopher Lambert):

1. No response.

   Benesch Response: Acknowledged.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Water:

1. The building currently has a four-inch Cast Iron Service to the building. The plan calls for a four-inch Ductile Iron Service, which means the old four-inch CIP would need to be disconnected at the main.

   Benesch Response: The existing lateral will be disconnected per Water Department standards.

2. Calls for new six-inch Fire Service.

   Benesch Response: Acknowledged.

3. Plan calls for tapping sleeves, can discuss cutting in new Tee for both services.

   Benesch Response: Acknowledged.

4. Plan accounts for everything else.

   Benesch Response: Acknowledged.

Sewer:

1. Plan doesn't call for any change in sewer service, if that changes, all Bristol Water and Sewer rules and regulations apply.

   Benesch Response: After a recent inspection of the existing sewer lateral, the applicant is proposing to shift the lateral to the south side of the building. The inspection indicated root infiltration, sediment deposits and groundwater infiltration. The lateral will be blocked at the manhole and filled with flowable fill. The updated design proposes a connection with an inside drop to an existing manhole as indicated on Sheet C3.1.

BRISTOL BURLINGTON HEALTH DISTRICT (Marco Palmeri and Erica Mikulak)

BBHD reviewed the plans for the kitchen/cafeteria and nurses' office.

1. The only question we have is in regard to the location, size and type of grease trap/AGRU for the kitchen.

   Benesch Response: An exterior 1,000 gallon grease trap is proposed on the south side of the building.

Please feel free to call (860-494-4361) or email me at rscrittorale@benesch.com with any questions. Please note that there have been no changes to the Stormwater Management Report since the previous submittal.

Respectfully Submitted,

Alfred Benesch & Company



Ryan G. Scrittorale, PE
Senior Project Manager

cc: File: 0726-500158.00

From: Levesque, Nancy <NLevesque@benesch.com>
Sent: Thursday, June 4, 2026 10:39 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; James Ziogas <jziogas@ziogaslaw.com>
Cc: Scrittorale, Ryan <RScrittorale@benesch.com>; Mike Lane <mlane@qamarch.com>
Subject: RE: Edgewood Plan Review

Good morning,

In response to the Health Dept. comments:

- What is the approximate location, size and type of grease trap/AGRU for the kitchen?
  Currently a 1,000 gallon grease trap is proposed on the south side of the building. In an effort to reduce costs, the use of an AGRU in place of the grease trap is being considered as well as shifting the sewer lateral from the south side of the building to the west. Any modifications will be submitted to City Staff for final approval.

- What ceiling and tile material is being proposed throughout the kitchen area?
  The following is a link to the ceiling material Kitchen Ceiling – USG Clean Room sheetrock lay in gypsum ceiling panels with ClimaPlus [usg.com]
  Flooring will be a resinous epoxy rather than tile. See attached file for floor treatment.

Please let us know if you have any questions or require additional information.

Thanks,

Nancy Levesque, PE
Technical Manager

nlevesque@benesch.com
direct: 860-494-4103 **mobile:** 203-641-4663 **office:** 860-633-8341



---

benesch

From: Robert Flanagan <RobertFlanagan@bristolct.gov>
Sent: Thursday, June 4, 2026 9:22 AM
To: James Ziogas <jziogas@ziogaslaw.com>
Cc: Scrittorale, Ryan <RScrittorale@benesch.com>; Levesque, Nancy <NLevesque@benesch.com>
Subject: FW: Edgewood Plan Review

This (below) came in yesterday while I was away from the office.
We will incorporate into our comments for the project.

I sawed that none of you were copied, so I wanted to send this along.
Thanks.

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

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5).
A copy of this message and any reply will be retained by the City of Bristol and will be accessible to the public unless exempted by law.

From: Erica Mikulak <EricaMikulak@bristolct.gov>
Sent: Wednesday, June 3, 2026 1:02 PM
To: taralandon@bristolk12.org; Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Richard Brown <RichardBrown@bristolct.gov>; Marco Palmeri <MarcoPalmeri@bristolct.gov>; Vanessa Baker <VanessaBaker@bristolct.gov>; Mary Looney <MaryLooney@bristolct.gov>; Devin Flores <DevinFlores@bristolct.gov>
Subject: Edgewood Plan Review

Hello Tara and Robert,

I wanted to send you both an email regarding the Edgewood School renovation plans. The Bristol-Burlington Health District conducted their plan review process regarding the school cafeteria/kitchen area and school nurses office. We are satisfied with the proposed plans that our office received and can move forward with approvals. Our only items that we had questions on are the following:

- What is the approximate location, size and type of grease trap/AGRU for the kitchen?
- What ceiling and tile material is being proposed throughout the kitchen area?

Prior to construction starting, if possible we would like these questions to be addressed and answered. I want to be clear this will not hold up our review and BBHD has completed this.

Regards,

Erica Mikulak, MPH, BSc.
Sanitarian/Housing Code Enforcement Official
Bristol-Burlington Health District
240 Stafford Avenue
Bristol, CT 06010
(860) 584-7682

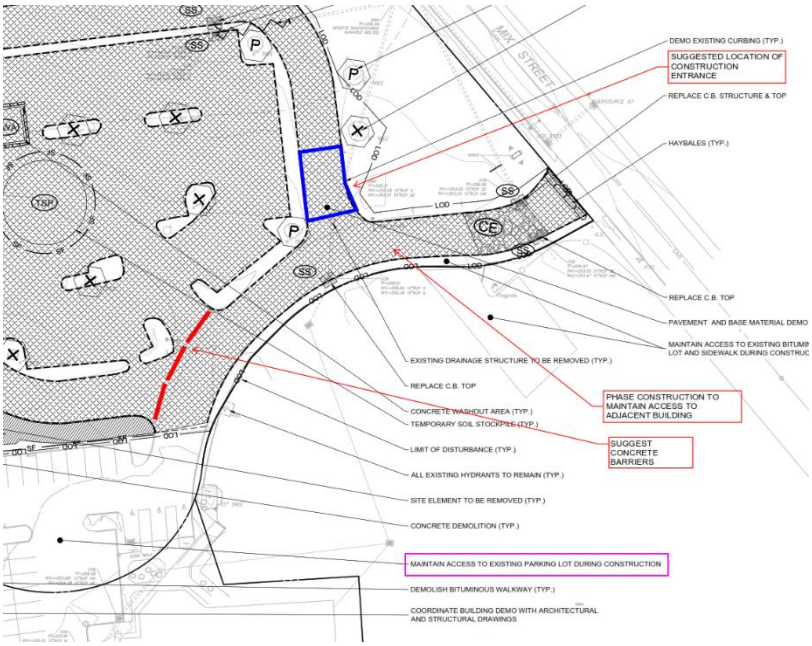
From: William Stango <WilliamStango@bristolct.gov>
Sent: Friday, June 5, 2026 1:03 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Edgewood Pre-K Site Plan Comments

C-01

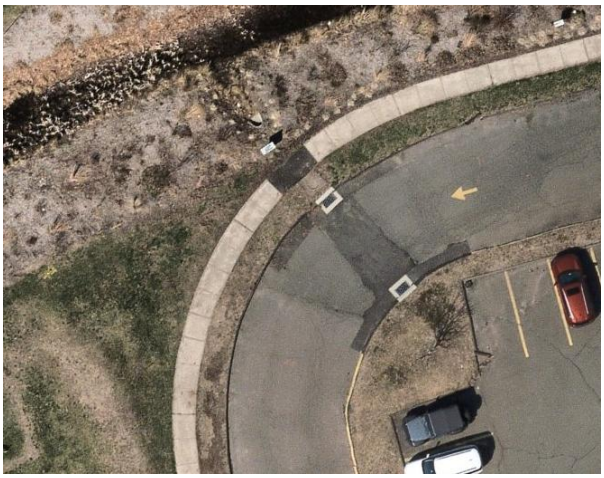
- Stockpile area shall be located outside of the floodplain.
- Turn on floodplain linework.

C-02

- Notes say to maintain access to aquatic center during construction however the proposed plan details a construction entrance and haybales installed. This work should be done in phases and the accessway should be left paved for as long as is practicable to allow for continuous access. Suggest showing construction entrance at the start of the turn around



- Exist drainage to bioswale not picked up in survey. Existing drainage to be protected and cleaned post construction.



- FYI, exist gas service line runs parallel to bioswale.

C-1.3

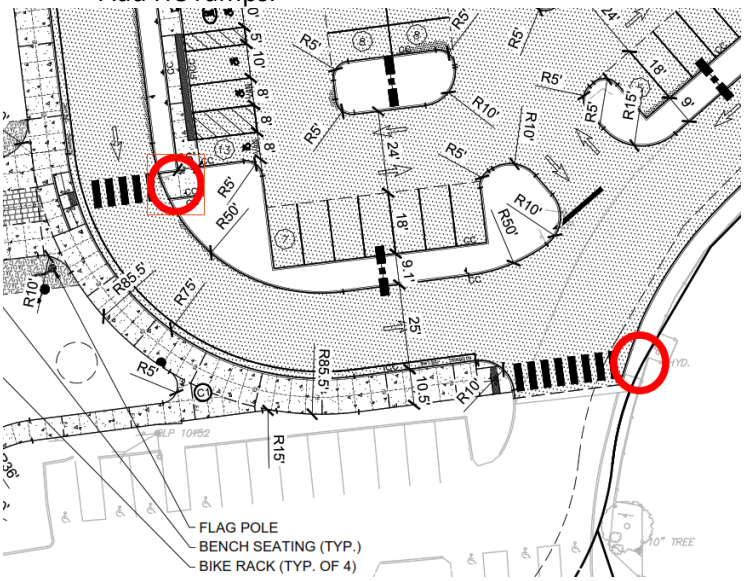
- Need post construction maintenance plan for all stormwater control structures and BMP's.

C-2.0

- Trike storage shall be located out of the floodplain.
- Provide detail for "Cable Rail Fence"
- Clarify location of "Chain Link Fence"

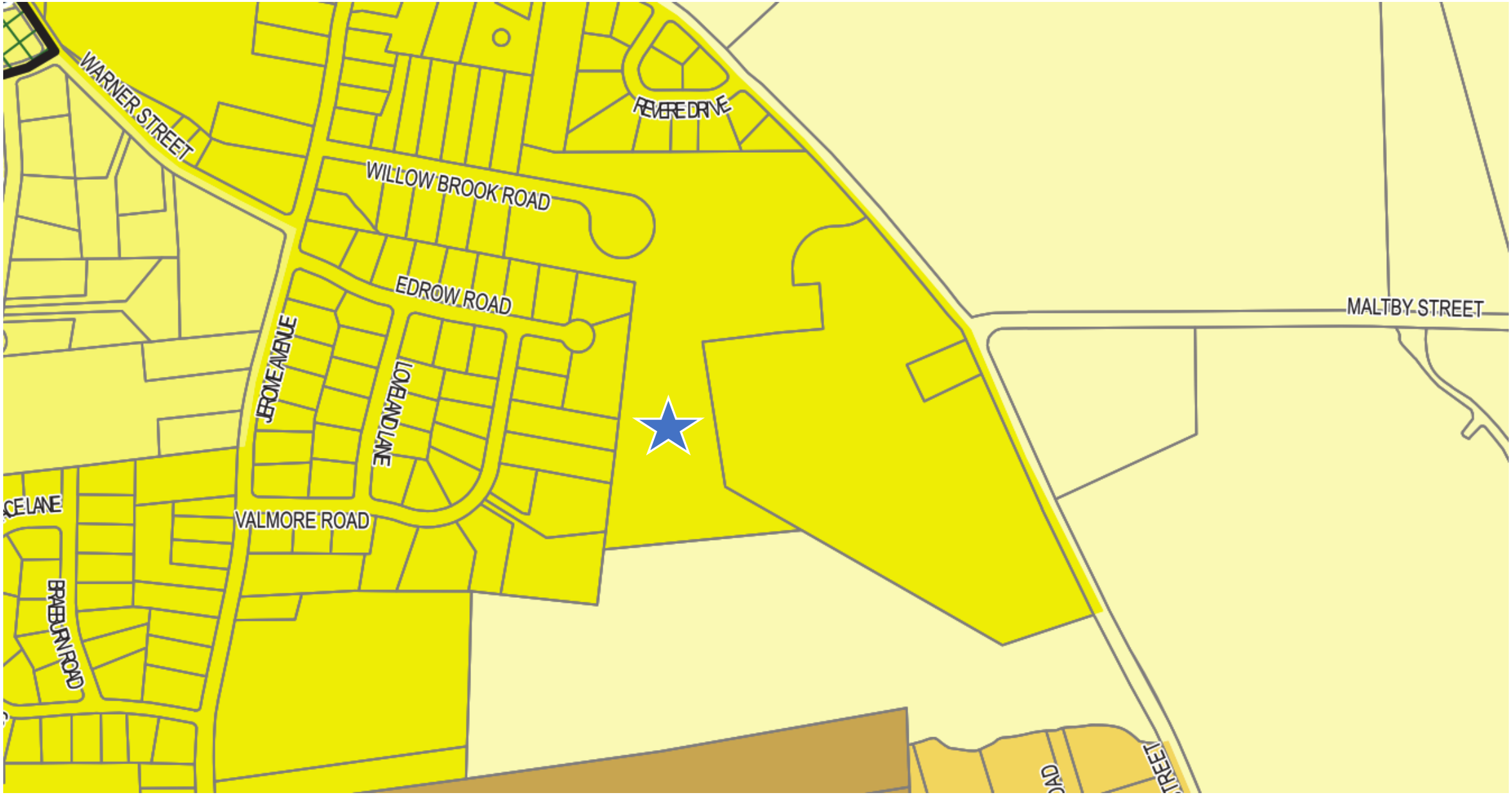
C-2.1

- Add HC ramps.

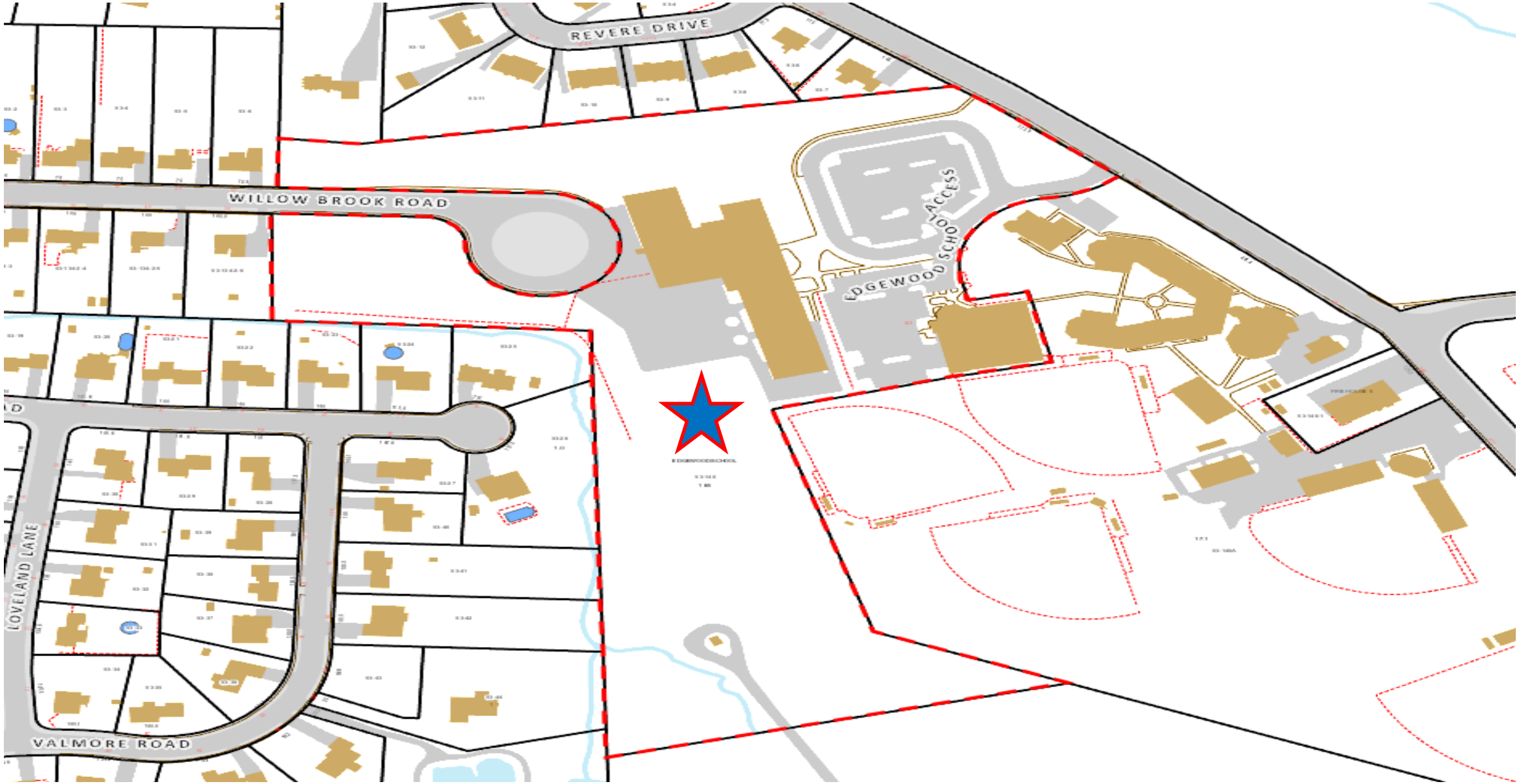


Billy R. Stango, P.E.
Department of Public Works
City Engineer
860.584.6111
williamstango@bristolct.gov

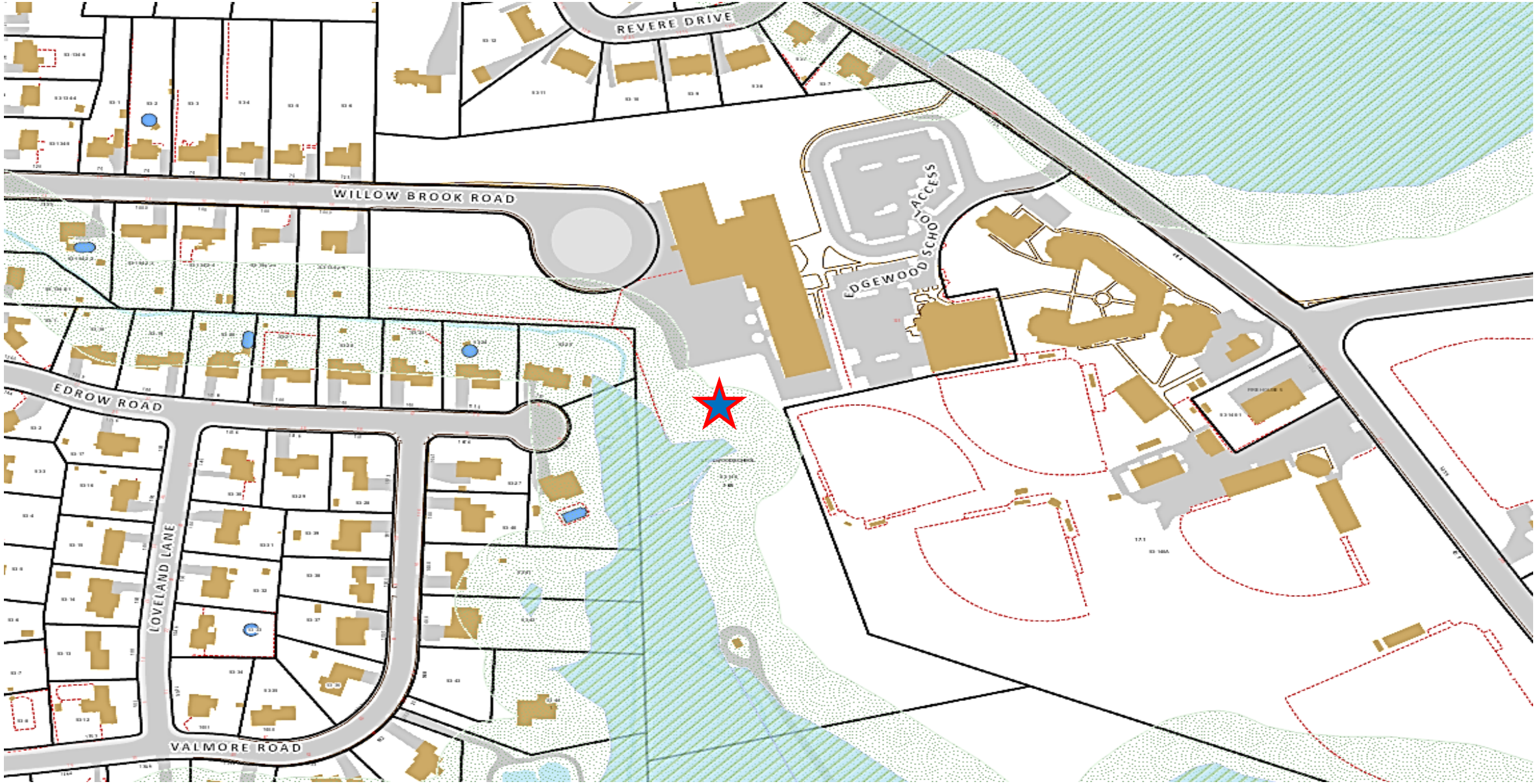
Various GIS and Google Maps



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

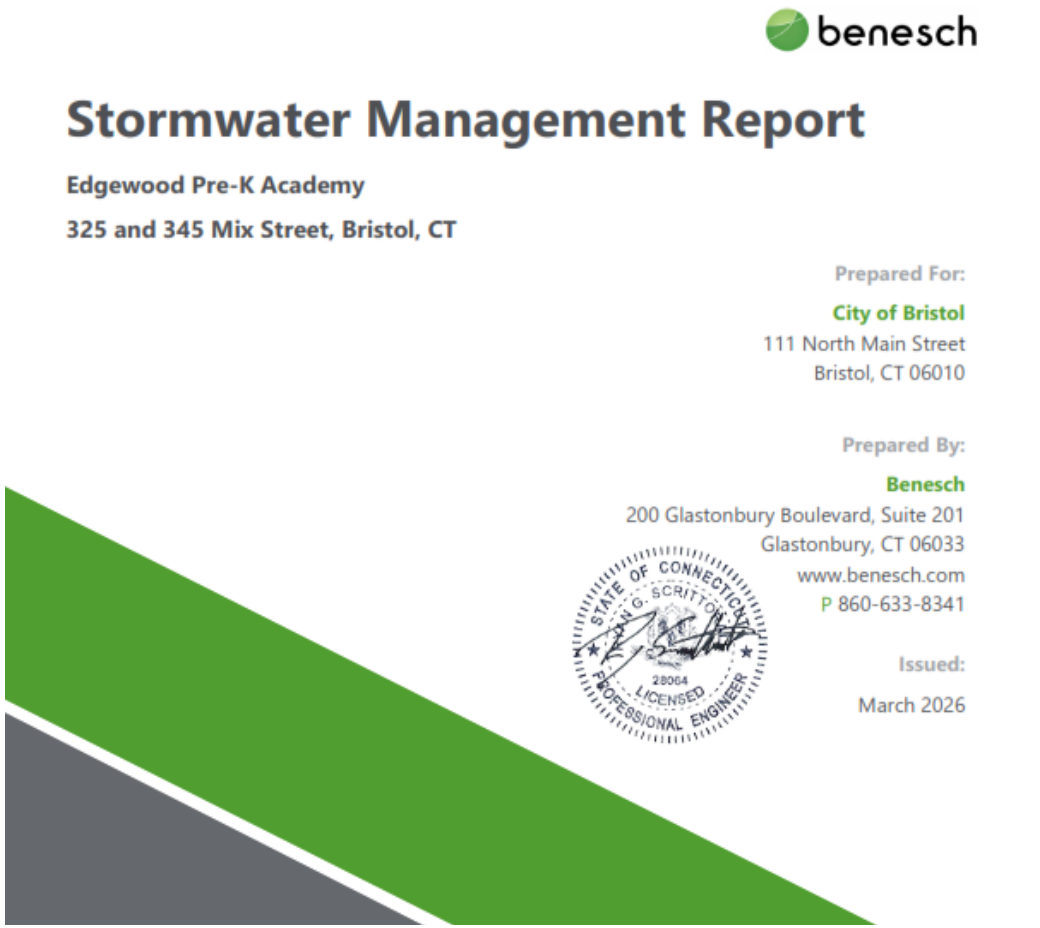


345 Mix Street – Aerial 2023
Map 53 Lot 140



345 Mix Street – Aerial 2023
Map 53 Lot 140

Stormwater Management Report



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

Plan Set

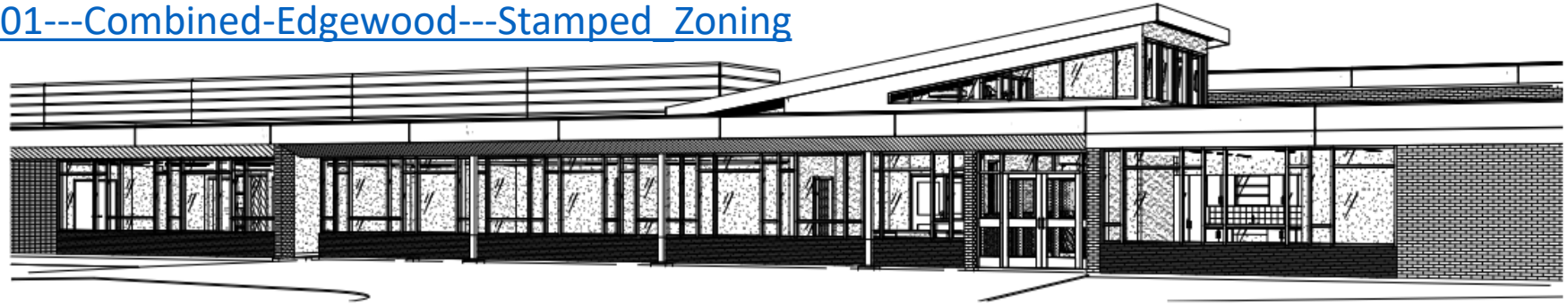
RENOVATIONS TO:

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:	BENESCH 200 GLASTONBURY BOULEVARD, SUITE 201 GLASTONBURY, CT 06033
LANDSCAPE ARCHITECT:	BENESCH 200 GLASTONBURY BOULEVARD, SUITE 201 GLASTONBURY, CT 06033
STRUCTURAL ENGINEER:	M2-DESIGN ASSOCIATES, A CM2 COMPANY 750 OLD MAIN STREET #202 ROCKY HILL, CT 06067
MEP ENGINEER:	M2-DESIGN ASSOCIATES, A CM2 COMPANY 750 OLD MAIN STREET #202 ROCKY HILL, CT 06067
TECHNOLOGY:	D'AGOSTINO ASSOCIATES 477 MAIN STREET, SUITE 2108 MONROE, CT 06468
FOOD SERVICE:	CHASTNEE McGRATH ASSOCIATES, INC. 161 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
C8.1	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
QuisenberryArcariMalik
195 Scott Swamp Road
Farmington, CT 06032
www.qamarch.com

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW ONLY

TRUE NORTH: N

PROJECT NORTH: N

LOCATION MAP:



25064 EDGEWOOD PRE-K ACADEMY

Application #2564

Change of Zone

Lot 34 + 33A East Main St.

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

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

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

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

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

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

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

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

Reason for the proposed zone change:

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

Other comments:

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

Name: Calco Construction

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

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

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

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

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

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

Address: same as above City: State: Zip:

Telephone No.: E-Mail:

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

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

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

BZC – 08/17

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

For Office Use Only
APPLICATION NO. 2564

Address or location of property: _____

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: Brianna Senese

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Ziogas

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Narrative

NARRATIVE FOR EAST MAIN STREET

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

1. The Property Already Functions as an Industrial Use

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

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

2. The Zone Change Eliminates Nonconformities and Reduces Regulatory Conflict

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

Rezoning to I:

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

3. The Zone Change Is Consistent With the Bristol POCD

The Bristol Plan of Conservation & Development encourages:

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

- **Promoting compatible land-use transitions**

4. No Negative Impacts to Surrounding Properties

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

Conclusion

The requested zone change from BG to I is:

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

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

Town and City Clerk Referral

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

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.

Planning Commission Response

City of Bristol

BRISTOL, CONNECTICUT 06010
Planning Commission

DATE: May 19, 2026

TO: Zoning Commission

FROM: Bristol Planning Commission

Re: 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.

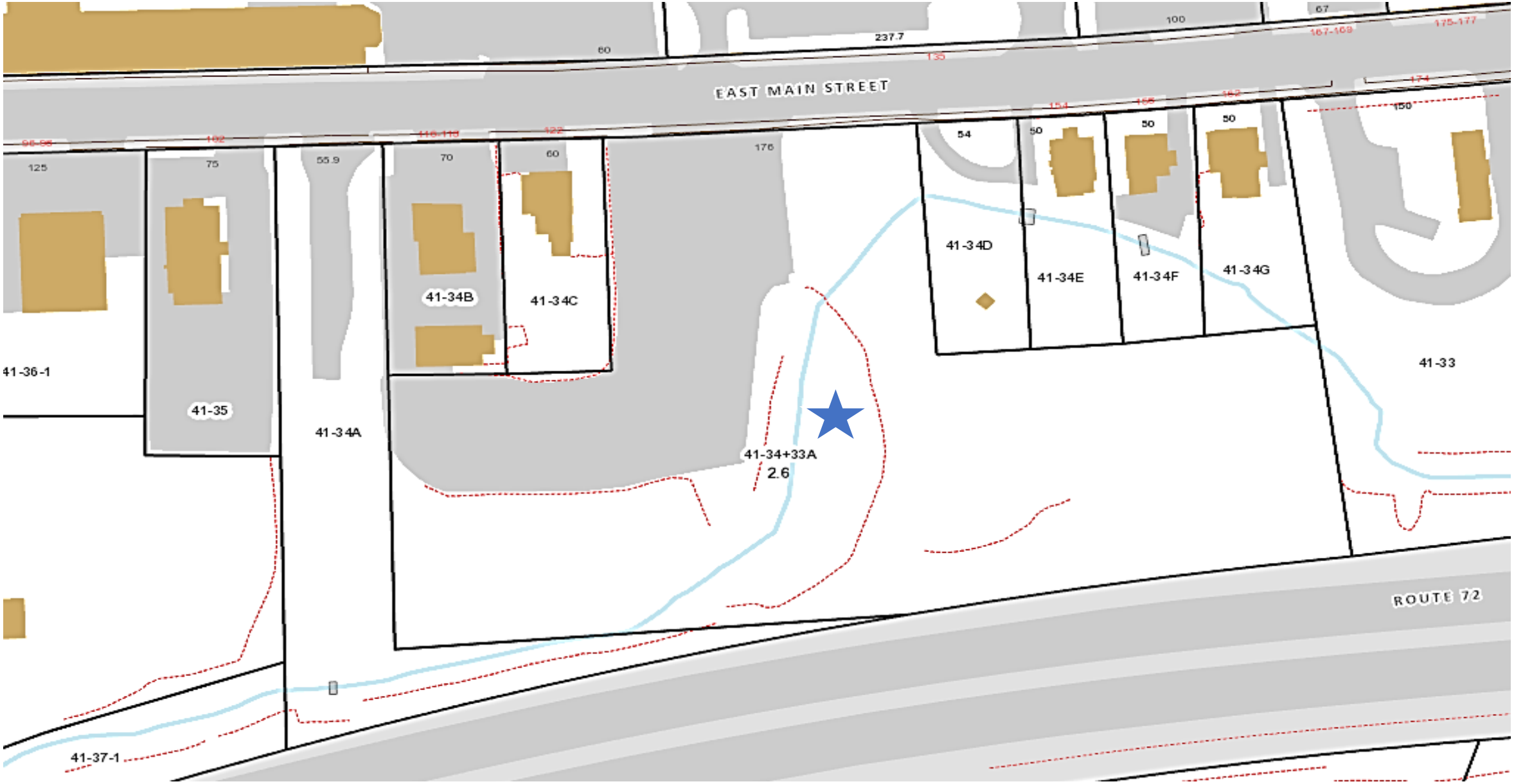
The Bristol Planning Commission, at its meeting of May 18, 2026, approved the following motion with respect to the above captioned item:

*"To send a **positive referral** to the Zoning Commission for: 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, because the Planning Commission finds that the proposed Amendment to the Zoning Map, as presented, is consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018."*

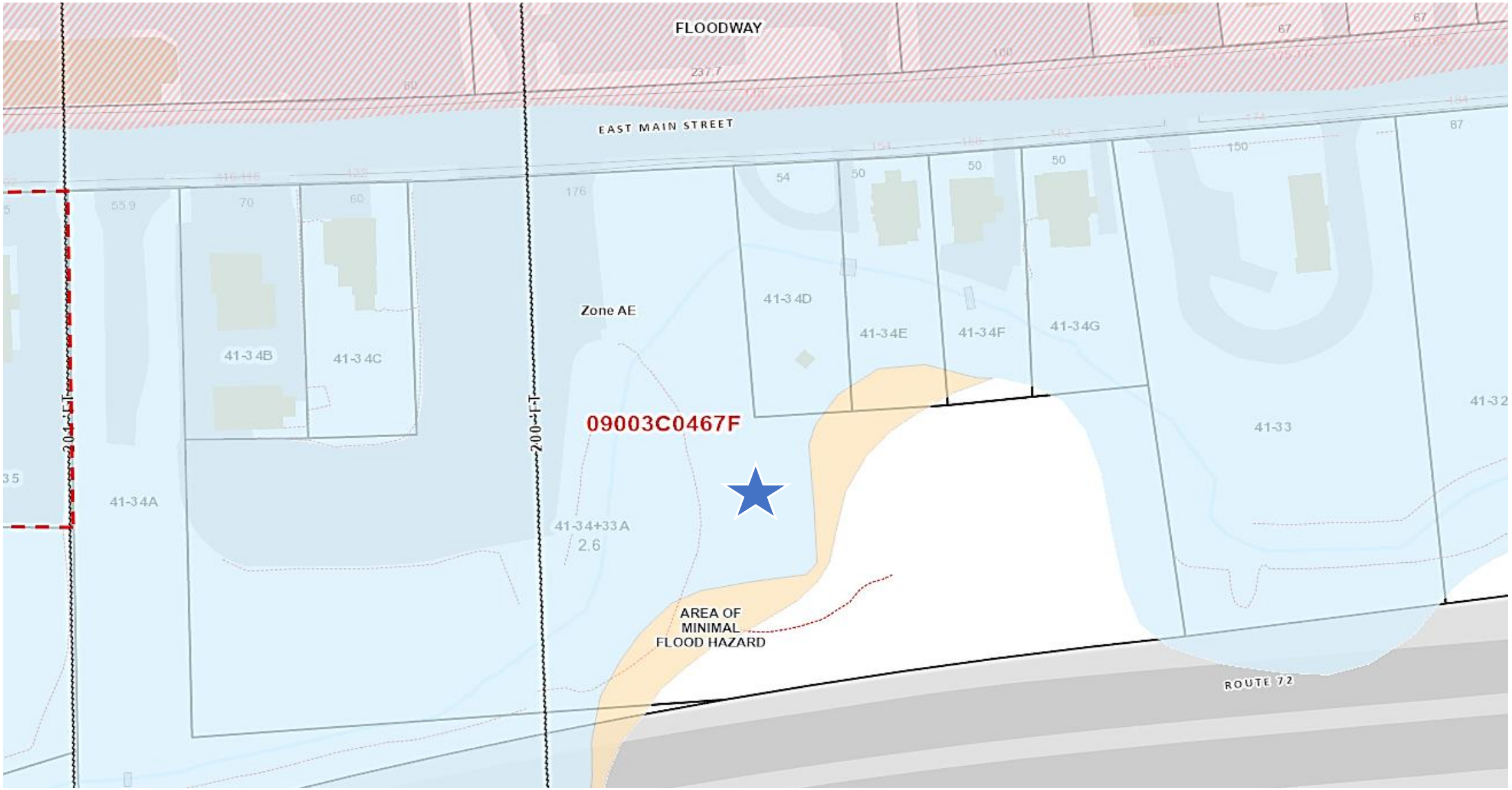
For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Cc: Attorney James Ziogas (via e-mail)
John Senese, Calco Construction (via e-mail)
Brianna Senese (via e-mail)

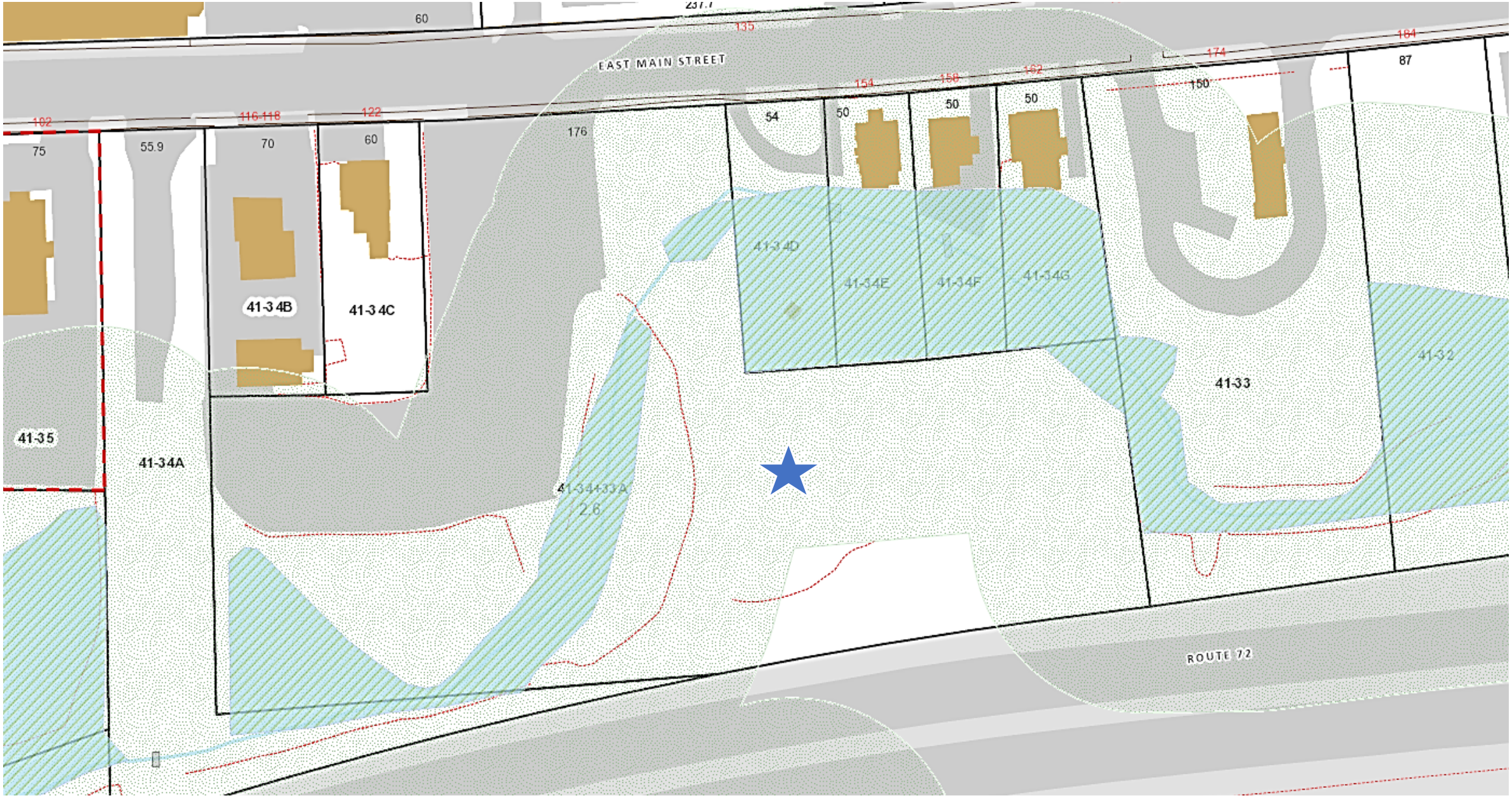
Various Maps



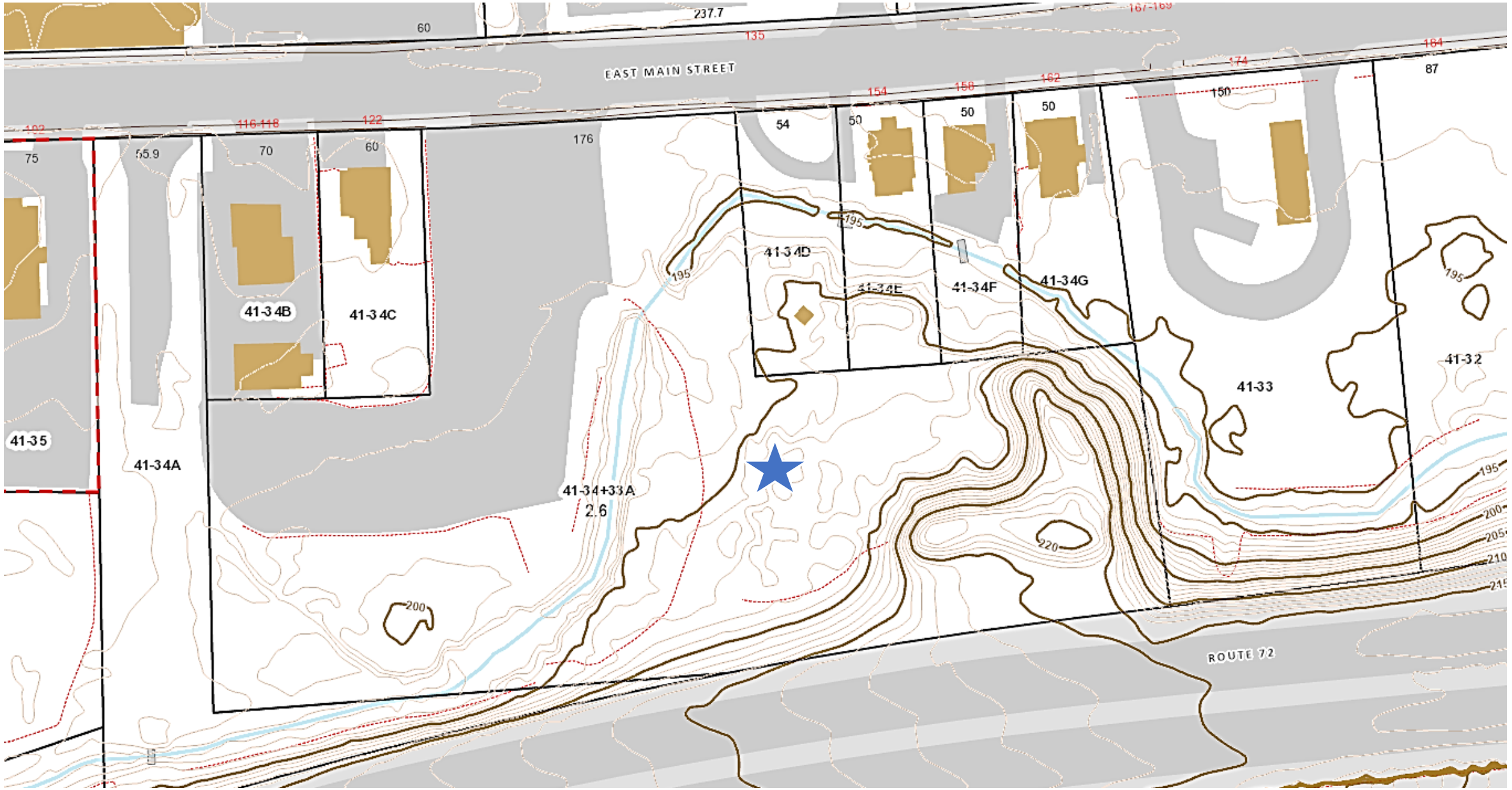
Lots 34 & 33A East Main Street – Location
Map 41, Lot 34 & 33A



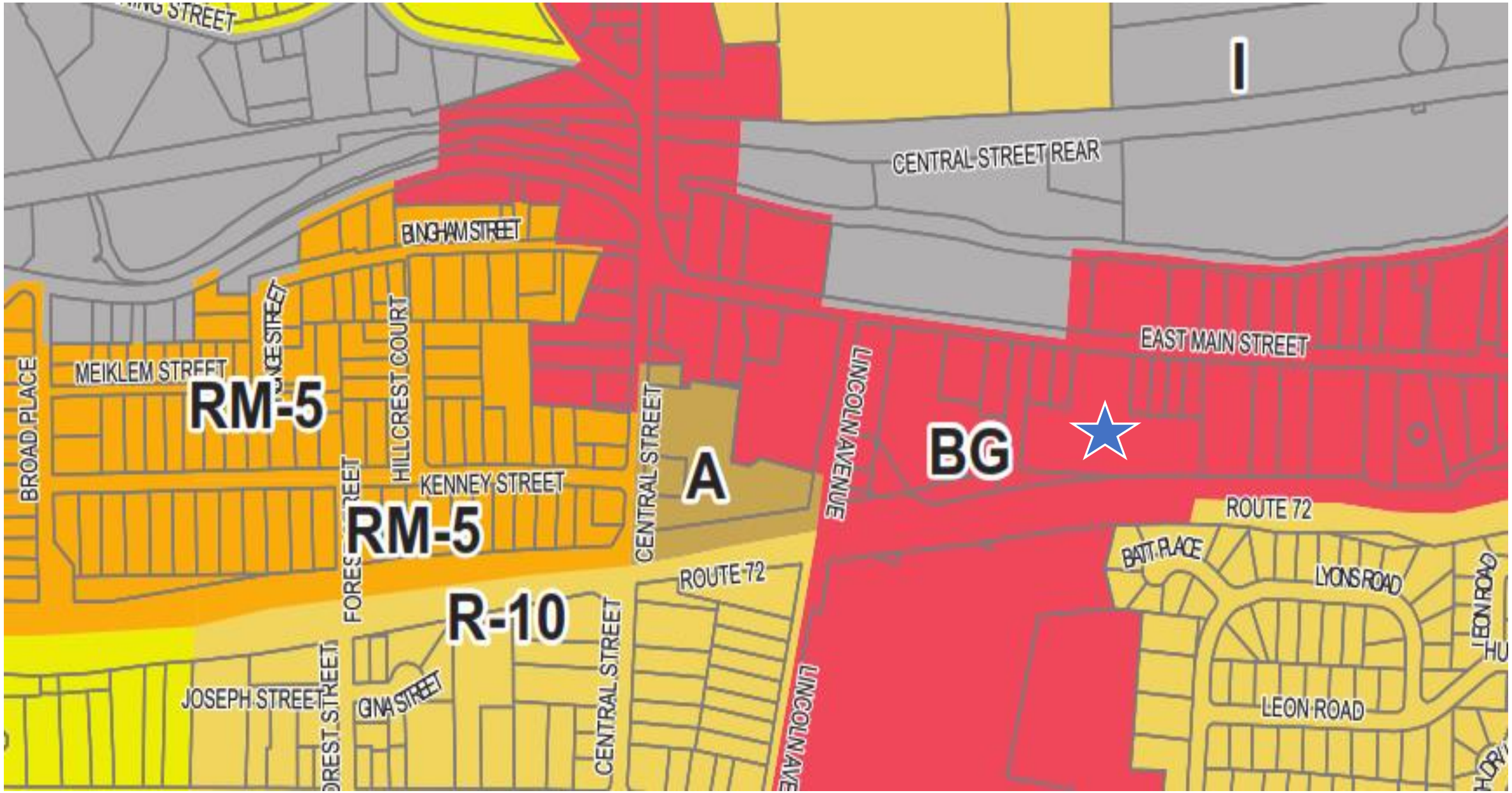
Lots 34+33A East Main Street – Floodplain
Map 41, Lot 34+33A



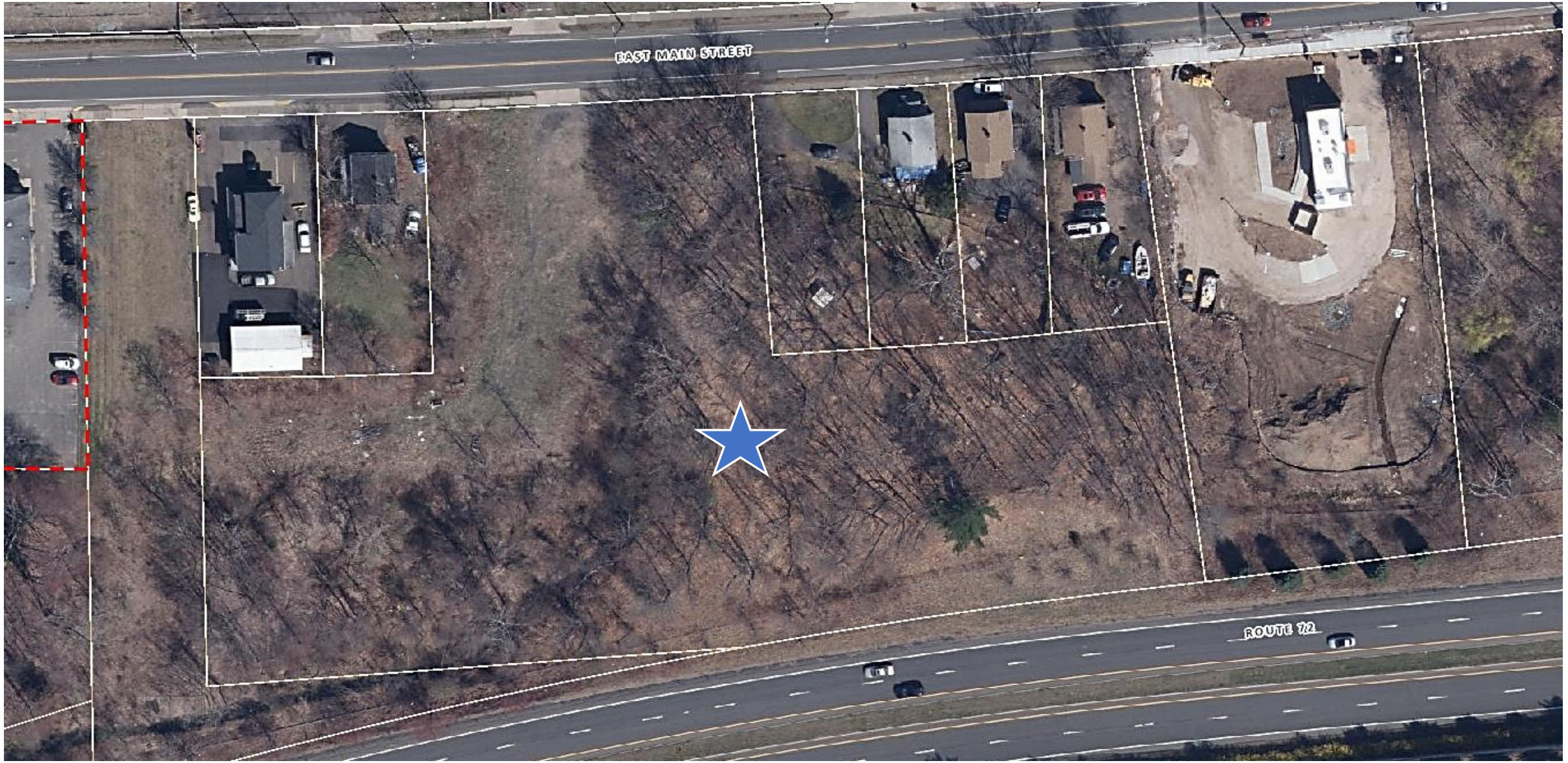
Lots 34 + 33A East Main Street – Wetlands and Upland Review
Map 41, Lot 34+33A



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

Revised Zoning Map Amendment May 28, 2026

“BG” to “I”

DRAWING NAME: P:\ Land Projects\2706c Calco Construction, Inc\ 33-34 East Main Street, Bristol CT \dwg\2706c - LLR - Lot Merger.dwg LAYOUT: LLR PLOT DATE: Mar 18 2026 - 1:19pm OPERATOR: NickSchwenn

LEGEND

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

NOTE:
#154 EAST MAIN STREET TO RECEIVE LOT LINE REVISION AND REMAINDER OF AREA TO BE COMBINED ONTO LOT #34 + 33A EAST MAIN STREET

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

4. Class of accuracy:
Horizontal: A-2

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

6. Map References:

a) "Plan of Land Property of Sessions Clock Co., in Bristol, Conn.; Scale:1"=40'; Dated: Nov. 5, 1951 by Adrian M. Matthews." Filed as Vol. 268, Page 55 at the B.L.R..

b) "Right of Way Survey, City of Bristol, Map Showing Land Acquired from 33-34 East Main Street Associates L.L.C., by The State of Connecticut Department of Transportation Relocation of Route 72; Scale:1"=500'; Dated: February 2001."

c) "Property Survey, Land of City of Bristol, 172-176 East Main Street, Bristol, Connecticut; Scale:1"=20'; Dated: 02/06/06 by The LRC Group." Filed as Map 0-51 at the B.L.R..

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

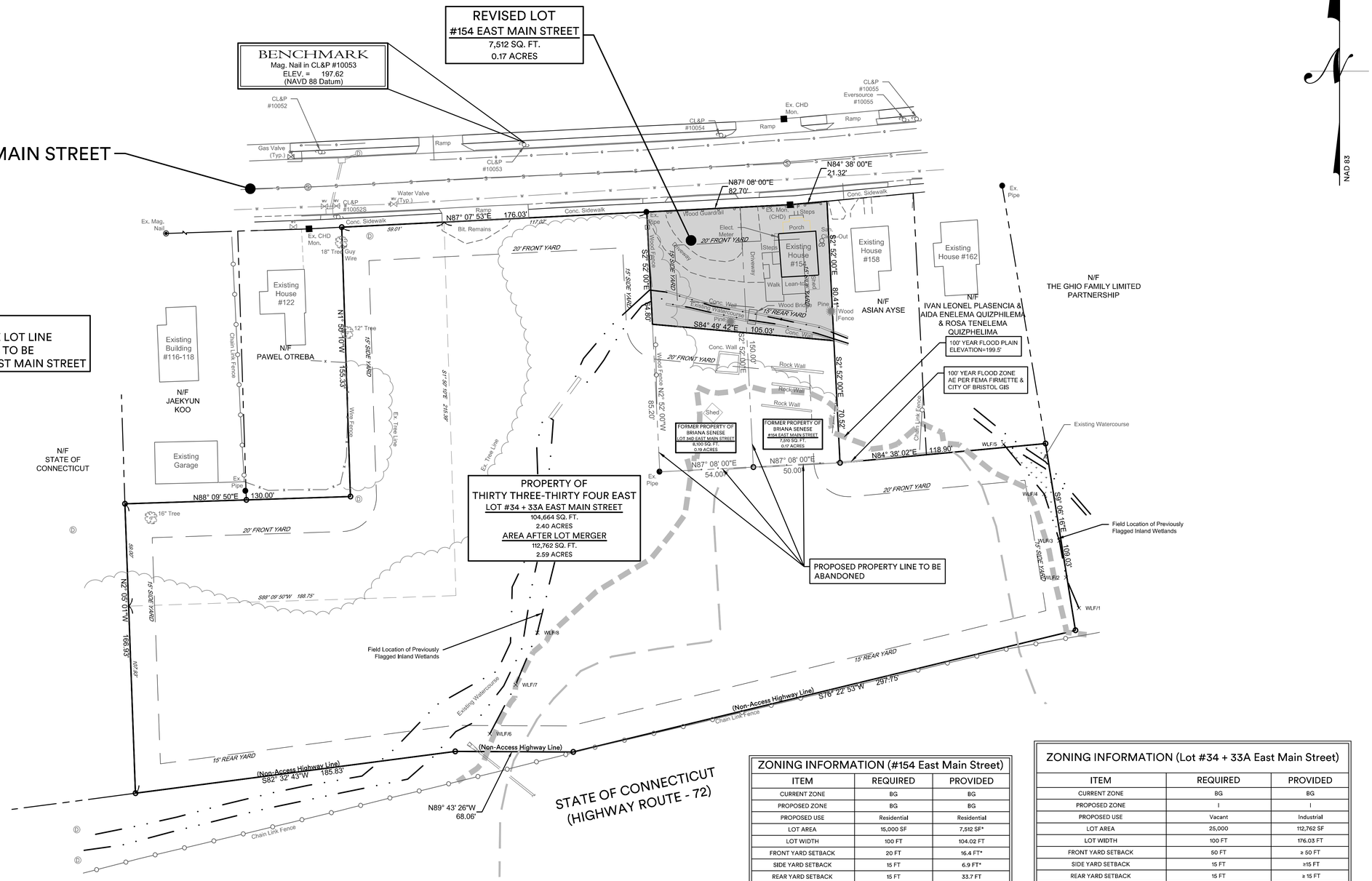
8. Zone: BG

9. Owners:
Briana Senese (Lot 34D & 154 East Main Street)
Thirty-Three-Thirty Four East Main Street Assc, LLC(Lot 34+33A East Main Street)

10. City of Bristol Assessors Map #41 Lots #34+33A, 34D & 34E

11. Filed in Volume at the City Clerk's office as:
(Lot 34+33A East Main Street) - Volume 1237, Page 996
(Lot 34D & 154 East Main Street) - Volume 2299, Page 321-323

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



ZONING INFORMATION (#154 East Main Street)		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	BG	BG
PROPOSED ZONE	BG	BG
PROPOSED USE	Residential	Residential
LOT AREA	15,000 SF	7,512 SF*
LOT WIDTH	100 FT	104.02 FT
FRONT YARD SETBACK	20 FT	16.4 FT*
SIDE YARD SETBACK	15 FT	6.9 FT*
REAR YARD SETBACK	15 FT	33.7 FT
MAX. BUILDING HEIGHT	40 FT	≤ 40 FT
MAX. BUILDING COVERAGE	35 %	± 7.9%
MAX. IMPERVIOUS COVERAGE	75%	± 28.8 %

* = Existing non-conforming

ZONING INFORMATION (Lot #34 + 33A East Main Street)		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	BG	BG
PROPOSED ZONE	I	I
PROPOSED USE	Vacant	Industrial
LOT AREA	25,000	112,762 SF
LOT WIDTH	100 FT	176.03 FT
FRONT YARD SETBACK	50 FT	≥ 50 FT
SIDE YARD SETBACK	15 FT	≥15 FT
REAR YARD SETBACK	15 FT	≥ 15 FT
MAX. BUILDING HEIGHT	50 FT	≤ 50 FT
MAX. BUILDING COVERAGE	50%	≤ 50%
MAX. IMPERVIOUS COVERAGE	90%	≤ 90%

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

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

project #2706 drawn by: NMS

Revisions	
Date:	Descriptions:
4/14/26	Misc. Revisions
4/22/26	Fixed Parcel Closure
5/28/26	Added Zoning Tables

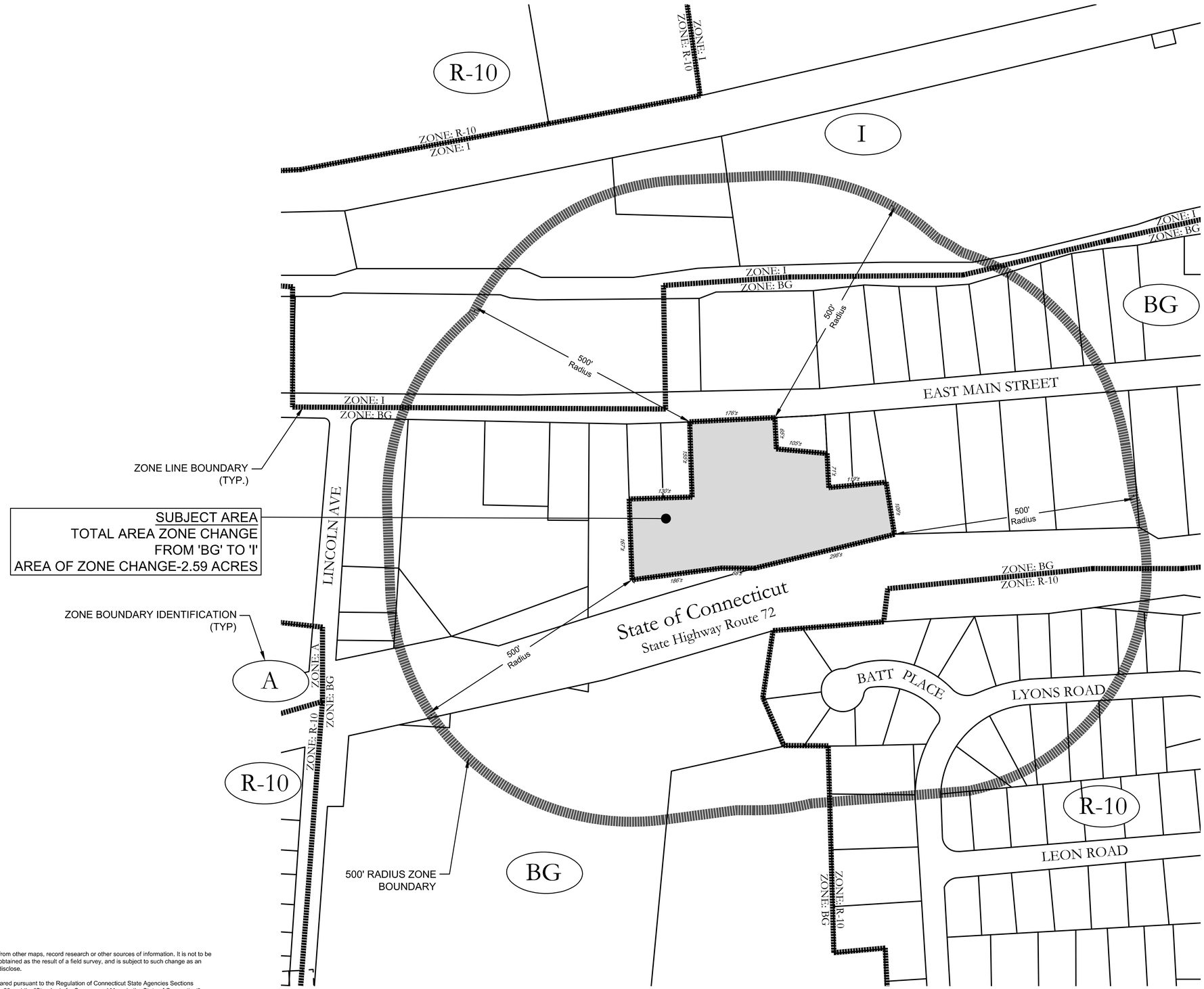
PROPERTY SURVEY MAP
DEPICTING LOT MERGER OF LOT 34+33A & LOT 34D AND LOT LINE REVISION FOR 154 EAST MAIN STREET
PREPARED FOR
CALCO CONSTRUCTION, INC.
Lot 34+33A, Lot 34D, & 154 East Main Street - Bristol, Connecticut
April 13, 2026 Scale: 1" = 30'
30' 15' 0 15' 30'

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

Sheet #:
LLR

Proposed Zoning Map Amendment

“BG” to “I”



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

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

NORTH
NAD 83

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

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

PREPARED FOR:
CALCO CONSTRUCTION, INC.

Date: March 25, 2026 Drawn By: NMS

Revisions:	
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

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

Sheet Description:
ZONE CHANGE AREA MAP

Sheet #:
1 OF 1

COLE #2706

AZR 26-01
Recommendation #49
Middle Housing Amendment

To comply with
Public Act No. 25-1

Date: 4/24/26

Recommendation 49: Middle Housing Amendment

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

Description: This recommended amendment does the following:

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

Geographic Extents: Townwide

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

Recommended Zoning Amendments:

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

Continued on next page

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.

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 ~~strikethrough~~, text to be added in red):

16.3.12 Procedure

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

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #AZR 26-01

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

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

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

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

City of Bristol

BRISTOL, CONNECTICUT 06010
Planning Commission

DATE: May 19, 2026

TO: Zoning Commission

FROM: Bristol Planning Commission

Re: 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.

The Bristol Planning Commission, at its meeting of May 18, 2026, approved the following motion with respect to the above captioned item:

"To send a positive referral to the Zoning Commission for Application #AZR 26-01, referral of proposed amendments contained in Recommendation #49 to the Bristol Zoning Regulations. The Planning Commission finds that the Zoning Commission referral App. AZR-26-01, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

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

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
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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 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

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

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS

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

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

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

NATURE OF PROPOSED CHANGE:

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

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

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

MATERIAL SUBMITTED HEREWITH:

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

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

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

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

CRCOG-2017

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #AZR 26-01

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

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

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

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

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #AZR 26-01

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

1. **Recommendation #49** – Middle Housing Text Amendments
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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.

Regional COG Land Use Referral Response

for zoning, subdivision, and POCD actions per CT General Statutes

Statutory Response Window (Days) - Zoning (30)/Subdivision (30)/POCD (65)

Municipality	Bristol
Referral Type	Zoning Referral
Hearing Date	June 8, 2026
Date Received	May 1, 2026
Referral Contact	R. Flanagan
Response Date	May 1, 2026

Project Summary

Referral Description: Various zoning modifications relating to parking and housing to comply with PA25-1 – Housing Growth

NHCOG Regional Impact Assessment and Review Comments

Regional Plan Consistency:
The staff of the Northwest Hills Council of Governments (NHCOG) find no apparent conflict with regional plans or policies.

Further Considerations/Staff Recommendations: None

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.

NAUGATUCK VALLEY
COUNCIL of GOVERNMENTS
49 Leavenworth Street, 3rd Floor, Waterbury, CT 06702 · 203-757-0535 · 203-735-8688 · nvcogct.gov

STAFF REFERRAL REPORT

TO: Bristol Zoning Commission, Mayor of Bristol, and City Planner

FROM: Emely Ricci, Community Planner II, NVCOG, 49 Leavenworth Street, 3rd floor, Waterbury (203) 757-0535

DATE: May 11, 2026

NVCOG FILE NO.:	BRIS-56-05012026-Z
MUNICIPALITY:	City of Bristol
DATE RECEIVED:	May 01, 2026
TYPE OF REFERRAL:	Text Amendment
DATE OF PUBLIC HEARING:	June 08, 2026
APPLICANT:	Bristol Zoning Commission

DESCRIPTION OF PROPOSAL:

The City of Bristol Zoning Commission has proposed text amendments to the Bristol Zoning Regulations. These amendments will modify:

- ***Article II, Section 4.1 Principle Use Summary Table: Residential Districts*** by adding a "Residential, Middle Housing" as a *Principle Use* only for the RT-5 zone through a Site Plan Application (SPA) approval. It is prohibited in all other zones.
- ***Article II, Section 4.3 Use Specific Regulations*** by adding a new section "4.3.24 Middle Housing Residential" that specifies regulations regarding middle housing residential (# of units, building configurations, lot standards, open space and amenities, and equipment and service areas).
- ***Article II, Section 4.3 Use Specific Regulations*** by adding a new section "4.3.25 Mixed-Use Middle Housing" that specifies regulations regarding mixed-use middle housing (type of construction, # of units, building configuration, location of residential units, ground floor non-residential uses, entrances and circulation, open space and amenities, and equipment and service areas).
- ***Article II, Section 5.1 Accessory Use Summary Table: Residential Districts*** by adding "Residential, Middle Housing" as an *Accessory Use* for the BN, BG, BD, and BHC zones through a Site Plan Application (SPA) approval. It is prohibited in all other zones.
- ***Article IV, Section 16.3.1 Purpose*** by adding language to the section that in addition to the Site Plan procedures, the approval process is intended to satisfy the summary review requirement of CGS Sec. 8-2r.

- ***Article IV, Section 16.3.12 Procedure*** by adding language at the beginning of the section specifying that middle housing residential and mixed-use middle housing projects are the exception of not requiring a public hearing for Site Plan approval.
- ***Article V, Section 18 Zoning Terminology Definitions*** by adding a new definition of "Cottage Cluster: A grouping of at least 4 detached housing units that are located around a common open area."
- ***Article V, Section 19 Use Definitions*** by adding definitions:
    - "Mixed-Use Middle Housing: A building containing between 2 and 9 dwelling units and a non-residential use.", and
    - "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."

STAFF RECOMMENDATION:

NVCOG Staff finds the proposed **text amendments** change to not be regionally significant and not have intermunicipal impact.

* * * * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

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

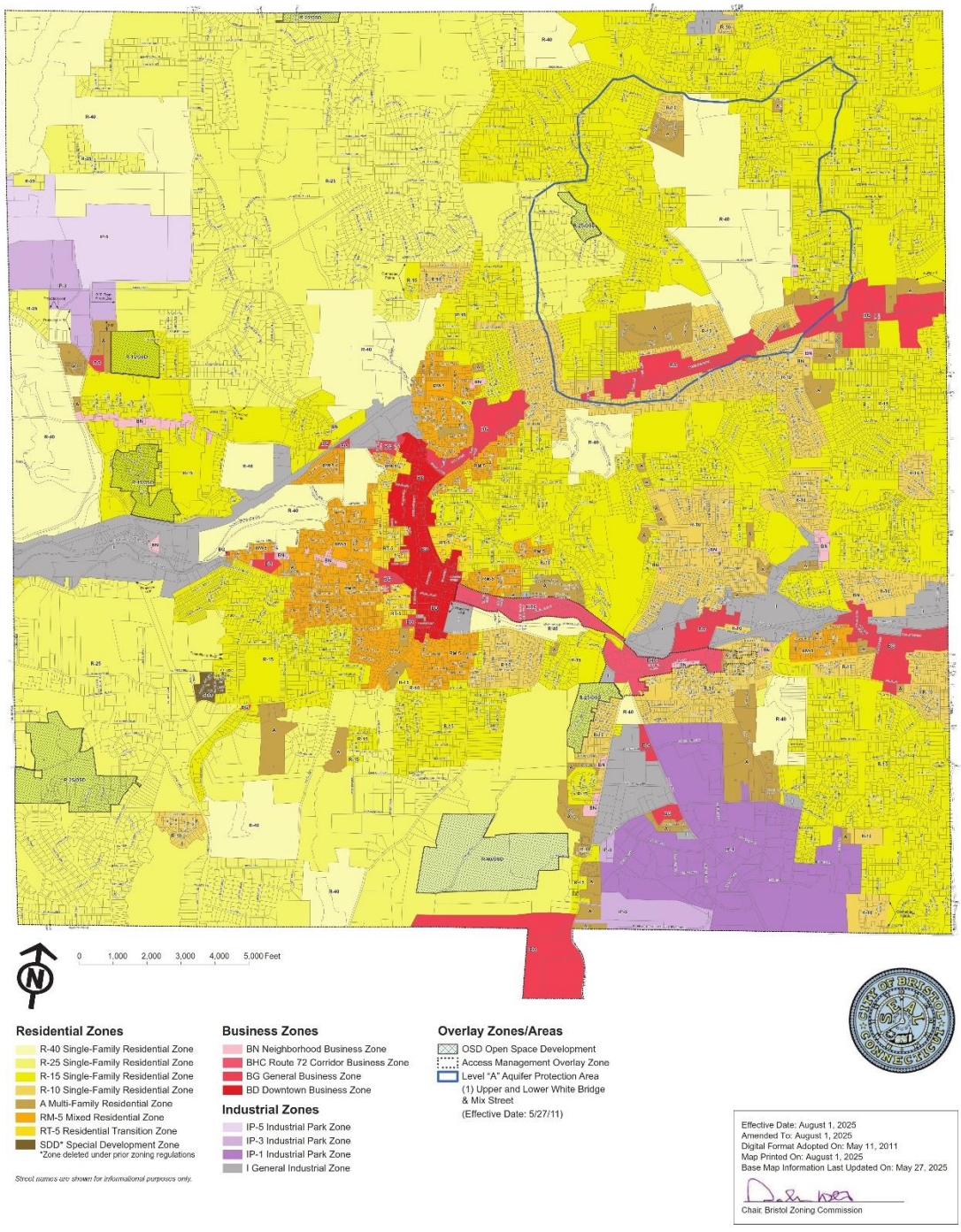
With Amendments Through: December 15, 2025

Date of Initial Adoption of Zoning: March 17, 1931

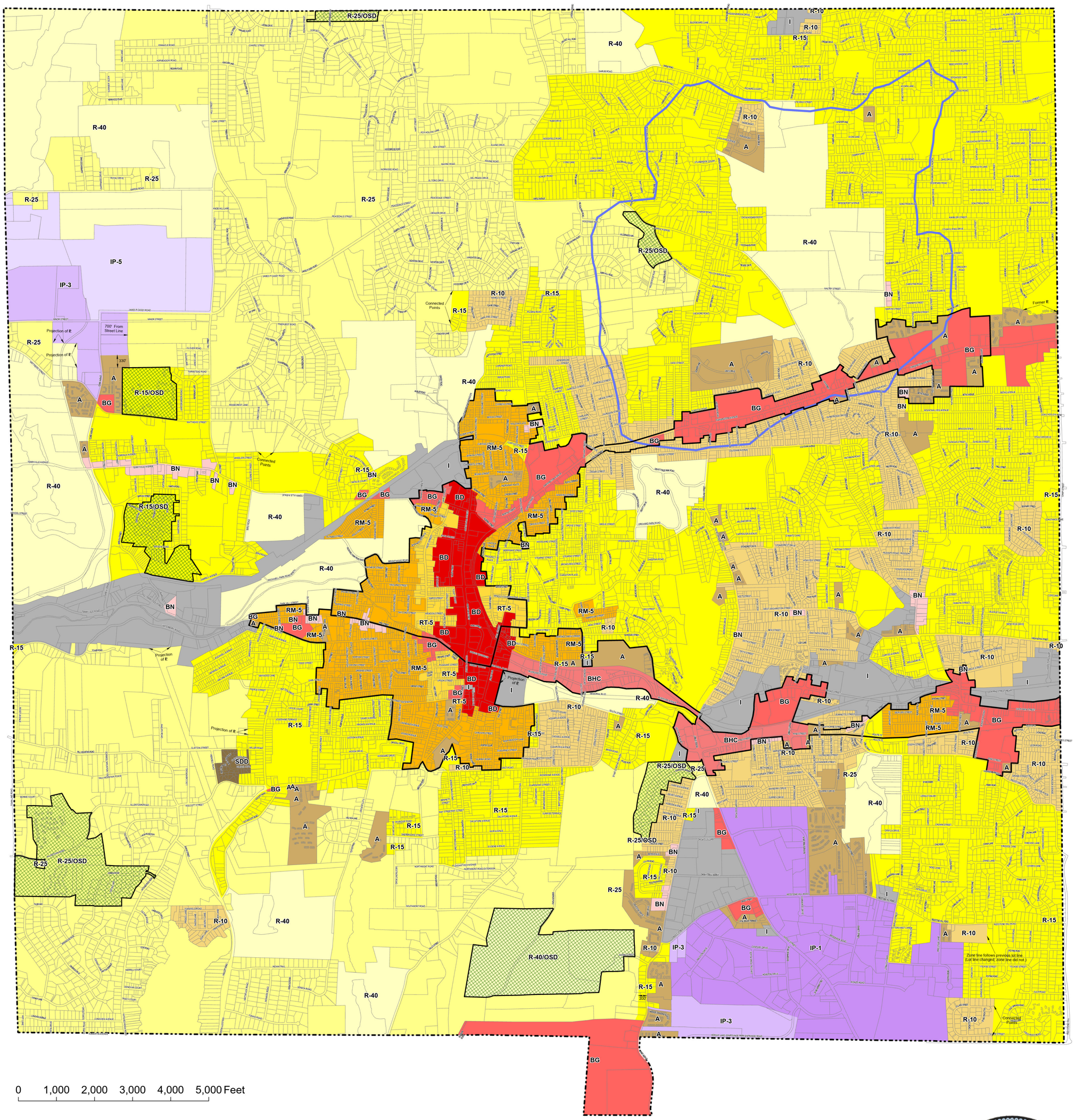
Hyperlink for the Bristol Zoning Map:

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

ZONING MAP OF THE CITY OF BRISTOL, CONNECTICUT



ZONING MAP OF THE CITY OF BRISTOL, CONNECTICUT



Residential Zones

- R-40 Single Family Residential Zone
- R-25 Single Family Residential Zone
- R-15 Single Family Residential Zone
- R-10 Single Family Residential Zone
- A Multi-Family Residential Zone
- RM-5 Mixed Residential Zone
- RT-5 Residential Transitional Zone
- SDD* Special Development Zone
  *Zone deleted under prior zoning regulations

Street names are shown for informational purposes only.

Business Zones

- BN Neighborhood Business Zone
- BHC Route 72 Corridor Business Zone
- BG General Business Zone
- BD Downtown Business Zone

Industrial Zones

- IP-5 Industrial Park Zone
- IP-3 Industrial Park Zone
- IP-1 Industrial Park Zone
- I General Industrial Zone

Overlay Zones/Areas

- OSD Open Space Development
- Level "A" Aquifer Protection Area
  (1) Upper and Lower White Bridge & Mix Street
  (Effective Date: 5/27/11)
- Parking Management District

Effective Date: July 1, 2026
Amended To: July 1, 2026
Digital Format Adopted On: May 11, 2011
Map Printed On: June 2, 2026
Base Map Information Last Updated On: February 26, 2026

Chair, Bristol Zoning Commission

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

To comply with
Public Act No. 25-1

Date: 4/24/26

Recommendation 50: Parking Amendment

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

Description: This recommended amendment does the following:

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

Geographic Extents: Townwide

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

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

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

AZR 26-02
5/11/26

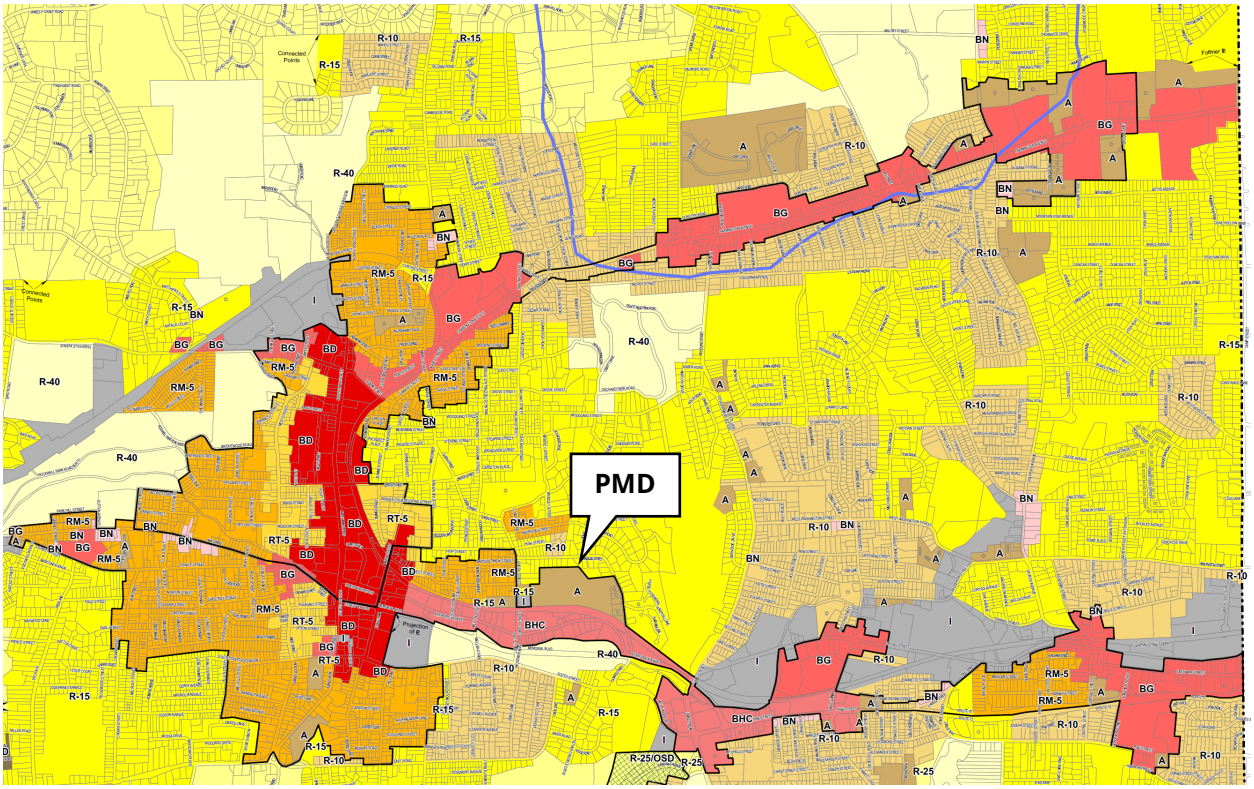
Recommended Zoning Amendments:

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

9.2 PMD – Parking Management District

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

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



Continued on next page

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

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

Continued on next page

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

13.16 Parking Needs Assessment

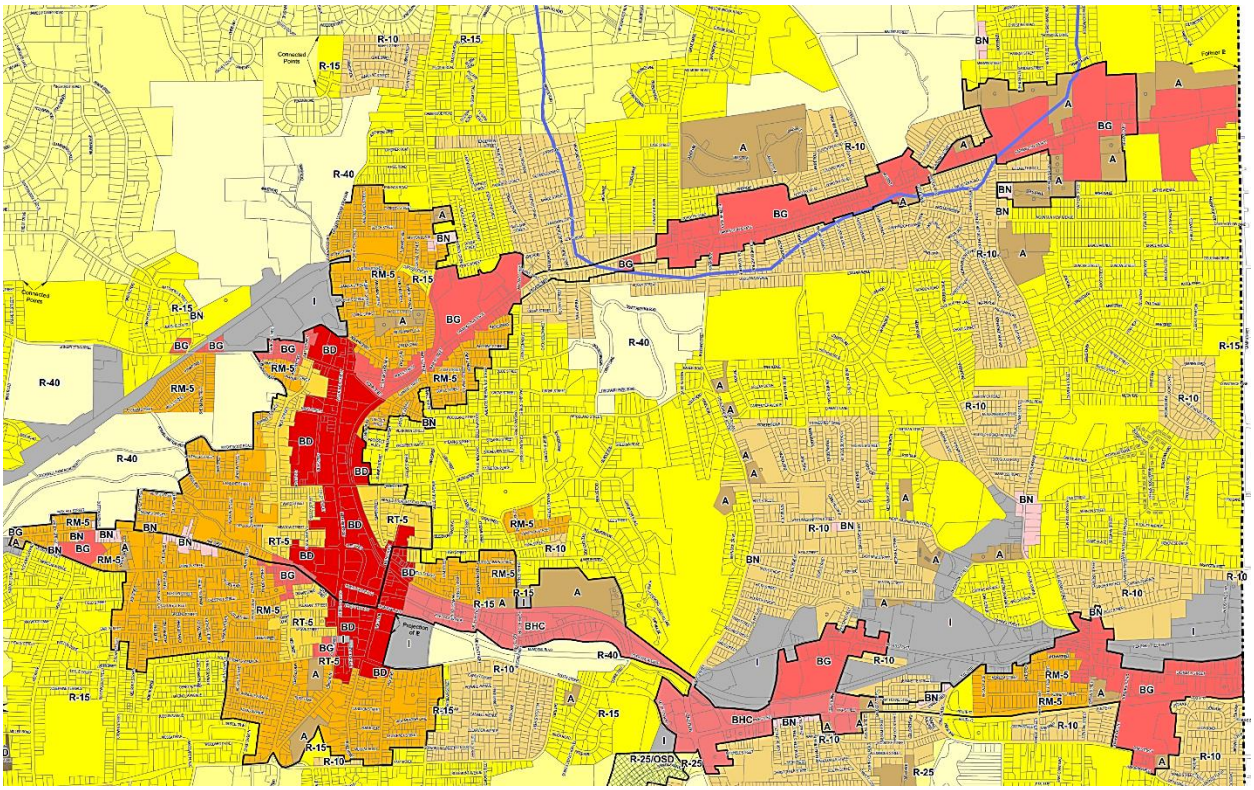
As an alternative to the residential parking requirements of Section 13.2, an applicant may submit a parking needs assessment for the subject property. If the assessment demonstrates that fewer spaces are sufficient to meet anticipated demand, the Commission or authorized reviewing official may approve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

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

AZR 26-02
5/1/26

Hyperlink for Proposed Zoning Map:

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



City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

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

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

Application #AZR 26-02

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

1. **Recommendation #50** – Parking 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
Planning Commission

DATE: May 19, 2026

TO: Zoning Commission

FROM: Bristol Planning Commission

Re: 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.

The Bristol Planning Commission, at its meeting of May 18, 2026, approved the following motion with respect to the above captioned item:

"To send a positive referral to the Zoning Commission for Application #AZR 26-02, referral of proposed amendments contained in Recommendation #50 to the Bristol Zoning Regulations and the Bristol Zoning Map. The Planning Commission finds that the Zoning Commission referral App. AZR-26-02, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

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

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

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

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: May 1, 2026

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Map

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

Application #AZR 26-02

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

1. **Recommendation #50** – Parking Requirements and Zoning Map
   a. Creates a Parking Management District (PMD) overlay district and amends the official zoning map to include the overlay district.
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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

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

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS

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

FROM:
- ☑ Zoning Commission
- ☐ Planning and Zoning Commission
- ☐ City or Town Council (acting as Zoning Commission)

Municipality: Bristol

TO: Capitol Region Council of Governments
Policy Development & Planning Department
241 Main Street
Hartford, CT 06106

Date of Referral: 5/1/26

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

NATURE OF PROPOSED CHANGE:

☑ Adoption of amendment of **ZONING MAP** for any area within 500 feet of another Capitol Region Municipality. **Attach map showing proposed change.**

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

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

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

MATERIAL SUBMITTED HEREWITH:

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

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

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

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

CRCOG-2017

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

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

FROM: Bristol Zoning Commission

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

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

Application #AZR 26-02

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

1. **Recommendation #50** – Parking Requirements and Zoning Map
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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: 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.

Regional COG Land Use Referral Response

for zoning, subdivision, and POCD actions per CT General Statutes

Statutory Response Window (Days) - Zoning (30)/Subdivision (30)/POCD (65)

Municipality	Bristol
Referral Type	Zoning Referral
Hearing Date	June 8, 2026
Date Received	May 1, 2026
Referral Contact	R. Flanagan
Response Date	May 1, 2026

Project Summary

Referral Description: Various zoning modifications relating to parking and housing to comply with PA25-1 – Housing Growth

NHCOG Regional Impact Assessment and Review Comments

Regional Plan Consistency:
The staff of the Northwest Hills Council of Governments (NHCOG) find no apparent conflict with regional plans or policies.

Further Considerations/Staff Recommendations: None

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: May 1, 2026

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Map

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

Application #AZR 26-02

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

1. **Recommendation #50** – Parking Requirements and Zoning Map
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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.

NAUGATUCK VALLEY
COUNCIL of GOVERNMENTS
49 Leavenworth Street, 3rd Floor, Waterbury, CT 06702 · 203-757-0535 · 203-735-8688 · nvcogct.gov

STAFF REFERRAL REPORT

TO: Bristol Zoning Commission, Mayor of Bristol, and City Planner

FROM: Emely Ricci, Community Planner II, NVCOG, 49 Leavenworth Street, 3rd floor, Waterbury (203) 757-0535

DATE: May 11, 2026

NVCOG FILE NO.:	BRIS-55-05012026-Z
MUNICIPALITY:	City of Bristol
DATE RECEIVED:	May 01, 2026
TYPE OF REFERRAL:	Zone Map Change AND Text Amendment
DATE OF PUBLIC HEARING:	June 08, 2026
APPLICANT:	Bristol Zoning Commission

DESCRIPTION OF PROPOSAL:

The City of Bristol Zoning Commission has proposed to amend the Zoning Map of the City of Bristol by creating a new overlay district and applying it to the Zoning Map. The overlay districts would create 2 areas on the zoning map as designated Parking Management Districts (PMD). The PMDs would cover:

- The entirety of the Downtown Business Zone (BD), Route 72 Corridor Business Zone (BHC), and Residential Transition Zone (RT-5); as well as
- Portions of the General Business Zone (BG), Mixed Residential Zone (RM-5), Neighborhood Business Zone (BN), Multi-Family Residential Zone (A), Single Family Residential Zone (R-10), and Single-Family Residential Zone (R-15).

The City of Bristol Zoning Commission has proposed text amendments to the Bristol Zoning Regulations. These amendments will modify:

- ***Article II, Section 9 Floating and Overlay Zone Standards*** by adding a new section "9.2 PMD – Parking Management District" and its outlined description defining it as an overlay district with reference to its intended purpose, parking requirements, and to Connecticut Public Act No. 25-1.
- ***Article III, Section 13. 2 Amount of Off-Street Parking Required*** by modifying the parking requirement table under the *Residential Uses* heading by adding in two new line items, "Residential, Middle Housing," and "Mixed- Use Middle Housing." In addition to replacing the minimum parking space regulations from items *Community Residence* through *Unified Residential Development* with new requirements based on CT Public Act No. 25-1.

- ***Article III, Section 13. 2 Amount of Off-Street Parking Required*** by adding a new section "13.16 Parking Needs Assessment" that outlines that the applicant may submit a parking needs assessment as part of their application. It outlines further the purpose, framework used, and information to be included in such an assessment.

STAFF RECOMMENDATION:

NVCOG Staff finds the proposed **zone map change** to not be regionally significant and not have intermunicipal impact.

NVCOG Staff finds the proposed **text amendments** change to not be regionally significant and not have intermunicipal impact.

* * * * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

BRIS-55-05012026-Z

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

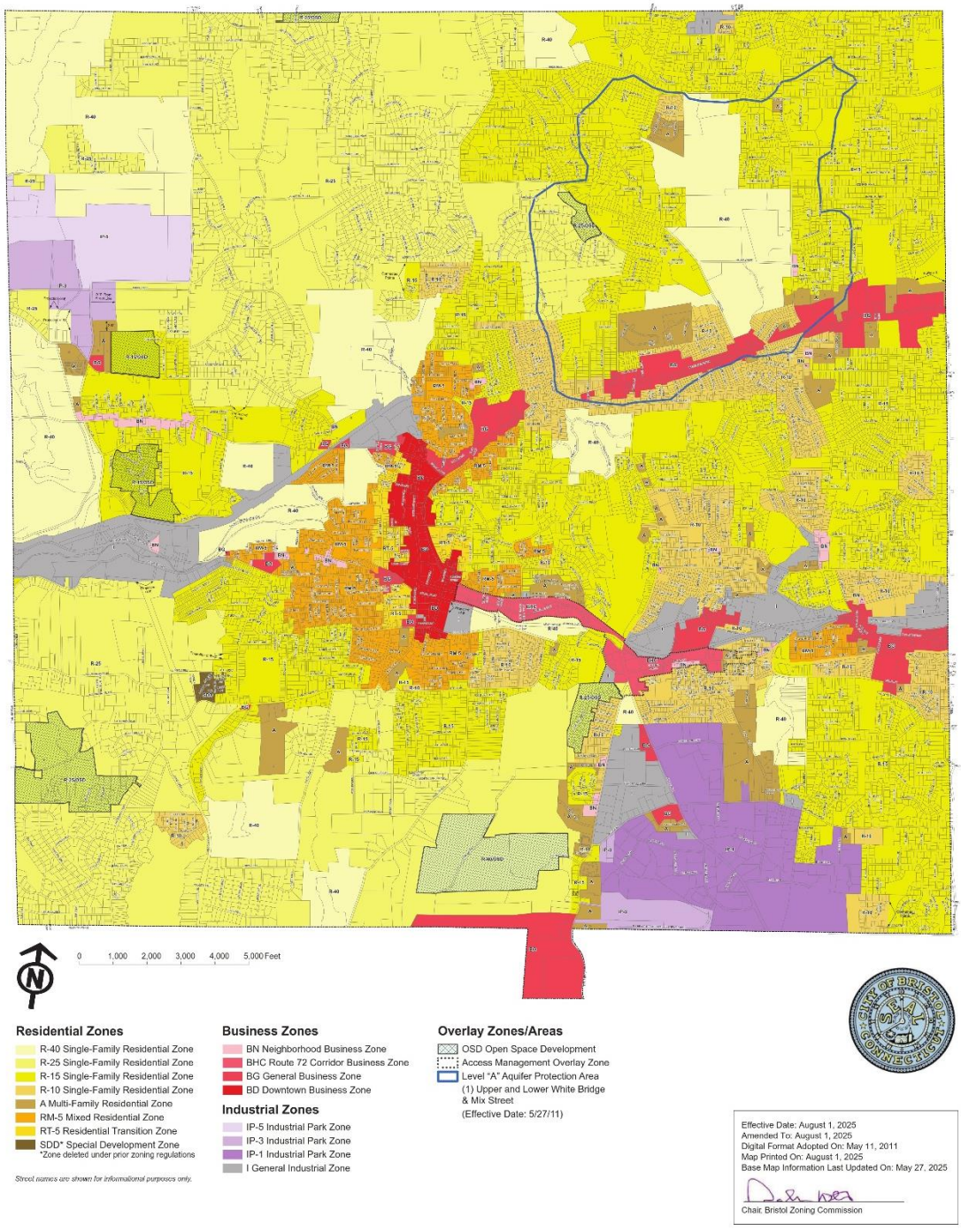
With Amendments Through: December 15, 2025

Date of Initial Adoption of Zoning: March 17, 1931

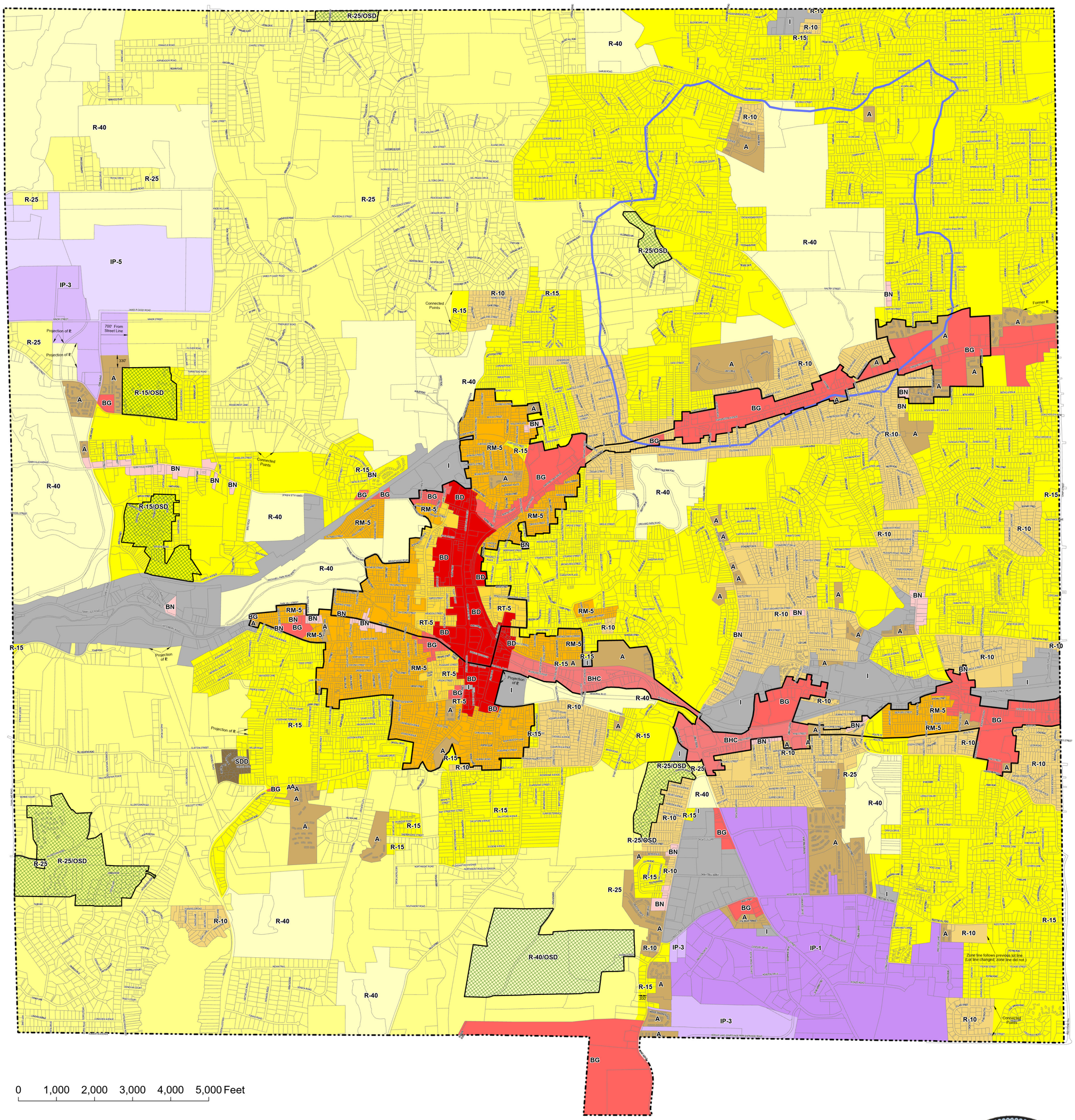
Hyperlink for the Bristol Zoning Map:

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

ZONING MAP OF THE CITY OF BRISTOL, CONNECTICUT



ZONING MAP OF THE CITY OF BRISTOL, CONNECTICUT



Residential Zones

- R-40 Single Family Residential Zone
- R-25 Single Family Residential Zone
- R-15 Single Family Residential Zone
- R-10 Single Family Residential Zone
- A Multi-Family Residential Zone
- RM-5 Mixed Residential Zone
- RT-5 Residential Transitional Zone
- SDD* Special Development Zone
  *Zone deleted under prior zoning regulations

Street names are shown for informational purposes only.

Business Zones

- BN Neighborhood Business Zone
- BHC Route 72 Corridor Business Zone
- BG General Business Zone
- BD Downtown Business Zone

Industrial Zones

- IP-5 Industrial Park Zone
- IP-3 Industrial Park Zone
- IP-1 Industrial Park Zone
- I General Industrial Zone

Overlay Zones/Areas

- OSD Open Space Development
- Level "A" Aquifer Protection Area
  (1) Upper and Lower White Bridge & Mix Street
  (Effective Date: 5/27/11)
- Parking Management District

Effective Date: July 1, 2026
Amended To: July 1, 2026
Digital Format Adopted On: May 11, 2011
Map Printed On: June 2, 2026
Base Map Information Last Updated On: February 26, 2026

Chair, Bristol Zoning Commission

APPLICATION: #3782

VARIANCE OF THE BUILD-TO-LINE TO ALLOW FOR THE CONSTRUCTION OF A MIXED USE DEVELOPMENT

GRANTED: APRIL 5, 2022

APPLICATION: #3792

VARIANCE OF 1) BUILD TO LINE (MAXIMUM OF 10 FT.) AND 2) BUILDING FRONTAGE-LOT FRONTAGE RATION (MIN. OF 65%) TO ALLOW FOR THE CONSTRUCTION OF A 152,000 S.F. MIX USED DEVELOPMENT.

GRANTED: FEBRUARY 7, 2023

APPLICATION: #2460

SPECIAL PERMIT FOR PARKING ON A SEPARATE LOT UNDER THE SAME OWNERSHIP WITHIN 500 FEET OF THE BUILDING ENTRANCE FOR A 152,000 S.F. MIXED USED DEVELOPMENT.

GRANTED: FEBRUARY 22, 2023

APPLICATION: #2461

SPECIAL PERMIT TO REDUCE THE BASELINE NUMBER OF OFF STREET PARKING SPACES FOR A 152,000 S.F. MIXED USE DEVELOPMENT.

GRANTED: FEBRUARY 22, 2023

APPLICATION: #2462

SITE PLAN FOR 152,000 S.F. MIXED USE DEVELOPMENT

GRANTED: FEBRUARY 22, 2023

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
4	6-16-23	ADDED DRAINAGE EASEMENT AS SHOWN ON MAP REF. #7
3	5-15-23	SITE PLAN REVIEW STAFF COMMENTS 2/21/23 (2nd REVIEW), RETAINING WALL LOCATION
2	2-13-23	SITE PLAN REVIEW STAFF COMMENTS 1/27/23 (1st REVIEW)
1	1-27-23	REVISED PROPERTY LINES

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- COM APPROX. LOCATION EXISTING COMMUNICATION LINE
- W PROPOSED 6" D.I.P. WATER MAIN
- WS (8" DOM) PROPOSED 8" D.I.P. DOMESTIC WATER SERVICE
- WS (4" FIRE) PROPOSED 4" D.I.P. WATER SERVICE
- GS PROPOSED GAS SERVICE
- ES PROPOSED ELECTRIC CONNECTION
- U PROPOSED 4" PERF. PVC UNDERDRAIN
- RL PROPOSED ROOF LEADER CONNECTION
- SAWCUT SAWCUT LINE
- SEDIMENTATION AND EROSION CONTROL FENCE
- WHITE PAINTED PAVEMENT ARROW
- ACCESSIBLE ROUTE

CENTER SQUARE VILLAGE

NORTH MAIN STREET AND HOPE STREET

BRISTOL, CONNECTICUT

ASSESSORS MAP/LOT'S: 30/5, 26/6, 26/7 & 26/8

DECEMBER 13, 2022



LOCATION MAP
(SCALE 1"=800')

LIST OF DRAWINGS

1	COVER SHEET		
2	PROPERTY & TOPOGRAPHIC SURVEY	L1.0	LIGHTING PLAN
3	GENERAL NOTES	L2.0	LANDSCAPING PLAN
4	SITE REMOVALS PLAN		BUILDING ELEVATIONS (BUILDING #1)
5	CONSTRUCTION PHASING PLAN		1st FLOOR PLAN (BUILDING #1)
6	OVERALL SITE PLAN		2nd-4th FLOOR PLAN (BUILDING #1)
7-8	LAYOUT PLAN		BUILDING ELEVATIONS (BUILDING #2)
9-10	SIGNS AND PAVEMENT MARKINGS PLAN		1st FLOOR PLAN (BUILDING #2)
11-12	DRAINAGE AND UTILITIES PLAN		2nd-4th FLOOR PLAN (BUILDING #2)
13-14	GRADING PLAN		11 CAR GARAGE ELEVATIONS (GARAGE #1)
15-16	EROSION AND SEDIMENTATION CONTROL PLAN		11 CAR GARAGE PLAN (GARAGE #1)
17-20	CROSS SECTIONS		7 CAR GARAGE ELEVATIONS (GARAGE #2)
21-25	MISCELLANEOUS NOTES AND DETAILS		7 CAR GARAGE ELEVATIONS (GARAGE #2)
26-28	CITY OF BRISTOL STREETSCAPE DETAILS		CARPORT ELEVATIONS
29	VEHICLE TURNING AND SIDEWALK CLOSURE PLAN		CARPORT PLAN

App. 2462

CITY OF BRISTOL, CONNECTICUT

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

Chairman/Secretary

2/22/23 Date

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Plan shall be completed by 2/22/28 Failure to complete all such work by that date shall result in automatic expiration of the approval of this Site Plan.

Applicant:

Carrier Construction Inc.
161 Birch Street, Suite B
Southington, CT 06489
(860) 222-7098

Surveyor/Civil Engineer:

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

Landscaping:

Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
(860) 506-4268

Lighting:

Wattsaver Lighting Products
22 Thomas Street
East Hartford, CT 06108
(860) 282-1822

APPROVED

D | P | S
DEVELOPMENT PLANNING SOLUTIONS LLC.

CELEBRATING 10 YEARS

May 26, 2026

Robert Flanagan
City Planner
City of Bristol Connecticut
111 North Main Street
Bristol Ct, 06010

RE: Request for the release of the bond for Center Square Village Phase II

Dear Mr. Flanagan,

I am writing on behalf of **CENTRE SQUARE VILLAGE LLC** and **CARRIER CONSTRUCTION INCORPORATED** which has substantially completed the construction of Center Square Village Phase II at 130 North Main Street. In accordance with a letter sent to the city on March 10th a bond in the amount of **$201,242.00** was posted as part of the Issuance of a Temporary Certificate of Occupancy.

At this time the remaining site work associated with the bond has been completed. The **CENTER SQUARE VILLAGE LLC** and **CARRIER CONSTRUCTION INCORPORATED** is requesting the release of the remaining funds so that this project can be closed out.

Please advise as to the next steps needed to bring this request to completion.

Sincerely,

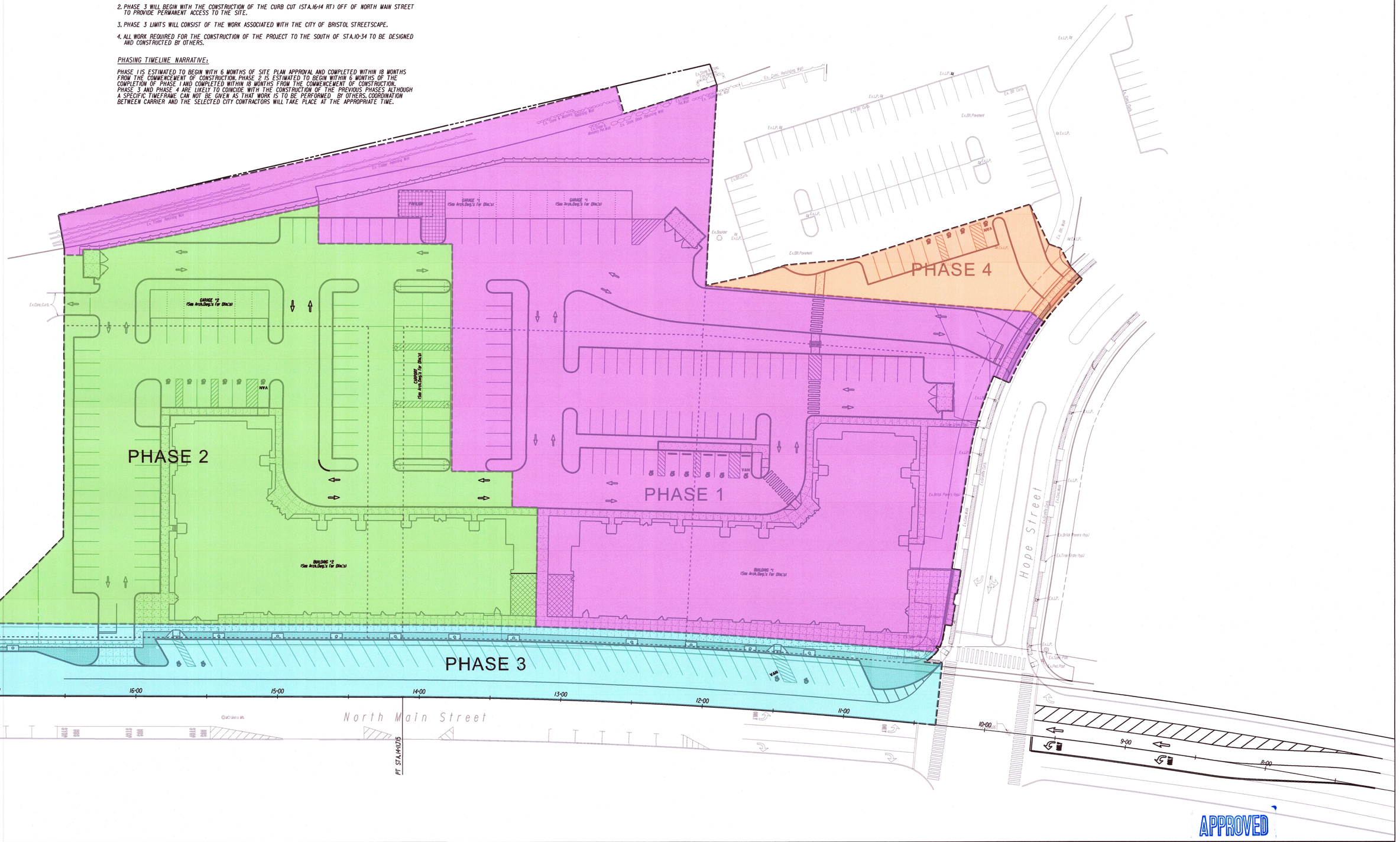
Charlie Talmadge
President, Development Planning Solutions LLC
225 North Main Street Suite 207
Bristol Ct, 06010
(860) 506-4268
charlie@developmentplanningsolutions.com

CONSTRUCTION PHASING NOTES:

1. PHASE 3 AND 4 TO BE CONSTRUCTED BY OTHERS.
2. PHASE 3 WILL BEGIN WITH THE CONSTRUCTION OF THE CURB CUT (STA.16+14 RT) OFF OF NORTH MAIN STREET TO PROVIDE PERMANENT ACCESS TO THE SITE.
3. PHASE 3 LIMITS WILL CONSIST OF THE WORK ASSOCIATED WITH THE CITY OF BRISTOL STREETSCAPE.
4. ALL WORK REQUIRED FOR THE CONSTRUCTION OF THE PROJECT TO THE SOUTH OF STA.10+34 TO BE DESIGNED AND CONSTRUCTED BY OTHERS.

PHASING TIMELINE NARRATIVE:

PHASE 1 IS ESTIMATED TO BEGIN WITH 6 MONTHS OF SITE PLAN APPROVAL AND COMPLETED WITHIN 18 MONTHS FROM THE COMMENCEMENT OF CONSTRUCTION. PHASE 2 IS ESTIMATED TO BEGIN WITHIN 6 MONTHS OF THE COMPLETION OF PHASE 1 AND COMPLETED WITHIN 18 MONTHS FROM THE COMMENCEMENT OF CONSTRUCTION. PHASE 3 AND PHASE 4 ARE LIKELY TO COINCIDE WITH THE CONSTRUCTION OF THE PREVIOUS PHASES ALTHOUGH A SPECIFIC TIMEFRAME CAN NOT BE GIVEN AS THAT WORK IS TO BE PERFORMED BY OTHERS. COORDINATION BETWEEN CARRIER AND THE SELECTED CITY CONTRACTORS WILL TAKE PLACE AT THE APPROPRIATE TIME.



APPROVED

REV.	DATE	REVISION DESCRIPTION
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1	1-27-23	REVISED PROPERTY LINES

DATE: DECEMBER 13, 2022

SCALE: SCALE IN FEET 0 30 60 SCALE 1"=30'

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

ENGINEER SIGNATURE/BLOCK: Joseph M. Green

STATE OF CONNECTICUT JOSEPH M. GREEN No. PLN.0008722 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE: SITE PLAN
CENTER SQUARE VILLAGE
NORTH MAIN STREET AND HOPE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 30 / 5 , 26/6, 26/7 & 26/8

DRAWING TITLE: CONSTRUCTION PHASING PLAN

DRAWING NO. PHASE-001

SHEET NO. 5

Surveyors Notes: 1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards For Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

2. Boundary Determination Category - Resurvey; the property lines as depicted does not present a property/boundary opinion and was taken from map reference *1 & *7

3. Horizontal Accuracy Class - A-2

4. Topographic Accuracy Class - T-2

5. Vertical Datum - NAVD 1988

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

7. Based on Flood Insurance Rate Map, Hartford County, Connecticut (All Jurisdictions), Panel 462 of 675, Map Number 09003C0462F, Effective Date: September 26, 2008 the parcels lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood)

8. Parcel may be subject to possible effects of use restriction as set forth in Warranty Deed from William Linstead to S.A.Weldon & Son dated April 5, 1884 and recorded in Vol. 42, Pg. 31 of the Bristol Land Records.

9. Parcel is subject to possible effects of a Shopping Center Easement Agreement between Maria Ottaviano and Michael Petrani and McDonald's Corporation dated June 12, 1989 and recorded in Vol. 961, Pg. 684 of the Bristol Land Records, as modified by Easement Agreement between Bristol Centre Mall Limited Partnership and McDonald's Corporation dated December 14, 1990 and recorded in Vol. 1033, Pg. 329 of the Bristol Land Records.

10. Parcel is subject to a Negative Pledge Agreement between the State of Connecticut and the City of Bristol, recorded July 21, 2006 and recorded in Vol. 1692, Pg. 1109 of the Bristol Land Records, and as ammended in Vol. 1933, Pg. 788 of the Bristol Land Records, and as ammended in Vol. 1983, Pg. 14 of the Bristol Land Records.

11. Parcel is subject to a variance as described in Vol. 1918, Pg. 752 of the Bristol Land Records.

12. Parcel is subject to variances as granted per application numbers 3782, 3792, 2460, 2461 & 2462

Access and Sign Easement Agreement as described in a deed between The City of Bristol and McDonald's Real Estate Company recorded April 15, 2013 and recorded in Vol. 1933, Pg. 810 of the Bristol Land Records.

Assessors Map 26, Lot P-1
N/F Thomas C. Zipp, LLC.

Assessors Map 26, Lot C-1
N/F McDonald's Real Estate Company

Assessor Map 26, Lot 7
Area - 88,841 S.F. (2.040 Acres)

Assessor Map 30, Lot 5
Area - 114,950 S.F. (2.639 Acres)

Assessors Map 30, Lot 9
N/F City of Bristol

Electric Distribution Easement as described in a deed from Center Square Village, LLC to The Connecticut Light and Power Company dba Eversource Energy dated July 2, 2024 and recorded in Vol. 2289, Pg. 308 of the Bristol Land Records.

Drainage Easement as shown on Map Reference *7

Electric Distribution Easement as described in a deed from The City of Bristol to The Connecticut Light and Power Company d/b/a Eversource Energy dated June 14, 2019 and recorded in Vol. 2114, Pg. 342 of the Bristol Land Records.

Bench Mark
Top of Conc. Monument
Elevation - 314.55 (NAVD 1988)

Utility Easement as shown on Map Reference *2

Electric Easement as contained in a deed from the Bristol Central Realty Company to The Connecticut Light and Power Company dated August 25, 1966 and recorded in Vol. 520, Pg. 239 of the Bristol Land Records.

Utility Easement as contained in a deed from the City of Bristol to The Connecticut Light and Power Company dba Eversource Energy recorded April 10, 2018 in Vol. 2077, Pg. 436 of the Bristol Land Records.

Utility Easement Agreement as described in a deed between The City of Bristol and McDonald's Real Estate Company recorded April 15, 2013 and recorded in Vol. 1933, Pg. 810 of the Bristol Land Records.

North Main Street
Variable Width R.O.W.

Hope Street
Variable Width R.O.W.

Improvement Location Survey - Record

Assessor Map 30, Lot 5 & Lot 7

Owned By

Centre Square Village, LLC

100 North Main Street & Hope Street

Bristol, Connecticut

Scale 1"=30'

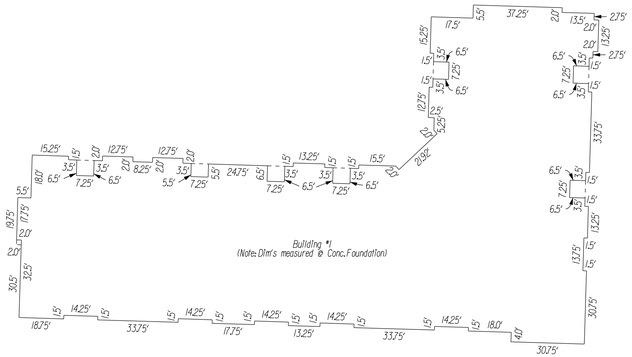
March 23, 2026
Rev. March 24, 2026
Rev. May 11, 2026

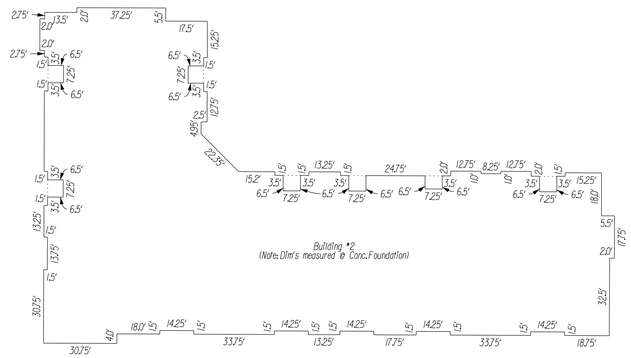
Sheet 1 of 2

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

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

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





Map References: 1. Resubdivision Map, "Centre Square Resubdivision", North Main Street, Riverside Avenue & Main Street, Bristol, Connecticut, Prepared For The City of Bristol, Scale 1"=60', June 5, 2017, Milone & MacBroom, Inc.

2. Bristol Center Redevelopment Area, Conn. R-38, Bristol, Connecticut, Disposition of Block C, Scale 1"=50', Dec. 9, 1965, Revised March 31, 1969, Anderson-Nichols

3. Map Showing Proposed Utility Easement In Favor of McDonald's Real Estate Company Across the Property of The City of Bristol, 150 North Main Street, City of Bristol, Connecticut, Scale 1"=40', February 28, 2013, Revised March 7, 2013, Control Point Associates, Inc.

4. Map Showing Proposed Site Access and Sign Easement In Favor of McDonald's Real Estate Company Across the Property of the City of Bristol, 150 North Main Street, City of Bristol, Connecticut, Scale 1"=40', March 1, 2013, Revised March 7, 2013, Control Point Associates, Inc.

5. Compilation Plan, Easements to be Acquired/Released, Property of City of Bristol, 111 North Main St., Bristol, Ct., Scale 1"=60, 12-26-2017, Eversource Energy

6. Easement Map, Depicting Easement Area to be Granted to The Connecticut Light and Power Company d/b/a Eversource Energy Across the Property of The City of Bristol, North Main Street and Riverside Avenue, Bristol, Connecticut, CL&P File No. W18865, Scale 1"=60', February 14, 2019, Revised 3-04-2019, Revised 05-17-2019, Milone & MacBroom, Inc.

7. Property Survey, Map Showing Revision to Lot Lines, Current Assessor's Lots 5, 6, 7, 8 & 9 to Proposed Assessor's Lot 5, 7 & 9, Owned by The City of Bristol, North Main Street, Hope Street & Main Street, Bristol, Connecticut, Scale 1"=40', May 12, 2023, Robert Green Associates, L.L.C.

8. Easement Map Depicting Easement Area to be Granted To The Connecticut Light and Power Company d/b/a Eversource Energy, Across the Property of Center Square Village, LLC, 100-130 North Main Street, Bristol, Connecticut, Scale 1"=30', June 19, 2024, June 20, 2024, CL&P File No. W24054, Robert Green Associates, L.L.C.

9. Property Survey, Map Showing Portions of Property, Assessor Map 26, Lot P-1 Owned By Thomas C. Zipp, L.L.C., To be Conveyed to and Merged with Assessor Map 26, Lot 5 & Lot 7 Owned by Centre Square Village, LLC, North Main Street & Center Street, Bristol, Connecticut, Scale 1"=20', August 21, 2023, Revised July 16, 2024, Robert Green Associates, L.L.C.

TABLE OF BUILDING FORM STANDARDS
Zone: BD-1

		Building #1 Proposed	Building #1 As-Built
Sec. VI.C.5.b.(1)	floor area ratio (.6 min)		
	gross floor area of buildings (sq. ft.)	76,607 s.f.*	81,076 s.f.
	total lot area (sq. ft.)	108, 641 s.f.	114,950 s.f.
	ratio of floor area to lot area (.60 required)	0.71**	0.71
Sec. VI.C.5.b (2)	build-to line (10 ft. min.; 25 ft. max for up to 50% of building wall		
	total length of building wall (ft.)	237.25' (N. Main Street) 138.75' (Hope Street	237.25' (N. Main Street) 138.75' (Hope Street
	portion of building wall up to 10-ft. build-to-line (ft.)	107.2' (N. Main Street) 0' (Hope Street)	107.2' (N. Main Street) 0' (Hope Street)
	portion of building wall up to 10-ft. build-to-line (%)	45% (N. Main Street) 0% (Hope Street)	45% (N. Main Street) 0% (Hope Street)
	portion of building wall between 10-ft. build to line and 25 ft. (ft.)	130.05' (N. Main Street) 13.35' (Hope Street)	130.05' (N. Main Street) 13.35' (Hope Street)
	portion of building wall between 10-ft. build to line and 25 ft. (%)	55% (N. Main Street) 10% (Hope Street)	55% (N. Main Street) 10% (Hope Street)
	greatest setback from front lot line (ft.)	13.85' (N. Main Street) 40.86' (Hope Street)	14.35' (N. Main Street) 40.86' (Hope Street)
Sec. VI.C.5.b.(5)	building fenestration ("glazing")* (65 % min.)		
	total area of building wall* (sq. ft.)	1892 sq. ft. (N. Main Street) 356 sq. ft. (Hope Street)	1892 sq. ft. (N. Main Street) 346 sq. ft. (Hope Street)
	portion of building wall cotaining glazing* (sq. ft.)	1312 sq. ft. (N. Main Street) 264 sq. ft. (Hope Street)	1349 sq. ft. (N. Main Street) 225 sq. ft. (Hope Street)
	portion of building wall cotaining glazing* (%)	69% (N. Main Street) 72% (Hope Street)	71% (N. Main Street) 65% (Hope Street)
	* measured between 2ft and 10ft. above street grade		
Sec. VI.C.5.b.(6)	building frontage to lot frontage (65% min.)		
	total length of building wall (building frontage) (ft.)	237.25' (N. Main Street) 138.75' (Hope Street	237.25' (N. Main Street) 138.75' (Hope Street
	total length of front line (ft.)	253.09' (N. Main Street) 213.78' (Hope Street)	253.09' (N. Main Street) 213.78' (Hope Street)
	ratio of building frontage to lot frontage	85% (N. Main Street) 55% (Hope Street)	85% (N. Main Street) 55% (Hope Street)

* Error on site plan as submitted. Proposed gross floor area - 81,060 S.F.
** Error on site plan as submitted. Proposed ratio of floor to lot area - 0.75

BUILDING HEIGHTS:

BUILDING "1": MAX. BUILDING HEIGHT - 57.5'

GARAGE "1": AVG. HEIGHT - 14.3'

PARKING CALCULATION:

PROPOSED USE: 52 UNITS (MULTI-FAMILY DWELLING)
2,585 S.F. (RETAIL)
5,204 S.F. (RESTAURANT)

"BASELINE" PARKING REQUIREMENT: MULTI FAMILY DWELLING: 1.5 PER DWELLING UNIT - 52 UNITS x 1.5 - 78 SPACES
RETAIL: 3 PER 1,000 S.F. OF GROSS FLOOR AREA - 12,585/1000 x 3 - 8 SPACES
RESTAURANT: 1 PER 200 S.F. OF GROSS FLOOR AREA - 2,204 / 200 - 26 SPACES

TOTAL "BASELINE" PARKING REQUIRED: 112 SPACES

PARKING PROVIDED: 81 ON-SITE SPACES
10 SPACES OF MUNICIPAL PARKING WITHIN 500' OF BUILDING "1 (UNDER CONSTRUCTION)
21 STREET SPACES

TABLE OF BUILDING FORM STANDARDS
Zone: BD-1

		Building #2 Proposed	Building #2 As-Built
Sec. VI.C.5.b.(1)	floor area ratio (.6 min)		
	gross floor area of buildings (sq. ft.)	76,607 s.f.*	81,286 s.f.
	total lot area (sq. ft.)	84,094 s.f.	88, 841 s.f.
	ratio of floor area to lot area (.60 required)	0.91**	0.91
Sec. VI.C.5.b (2)	build-to line (10 ft. min.; 25 ft. max for up to 50% of building wall		
	total length of building wall (ft.)	237.25'	237.25'
	portion of building wall up to 10-ft. build-to-line (ft.)	237.25'	237.25'
	portion of building wall up to 10-ft. build-to-line (%)	100%	100%
	portion of building wall between 10-ft. build to line and 25 ft. (ft.)	0'	0'
	portion of building wall between 10-ft. build to line and 25 ft. (%)	0%	0%
	greatest setback from front lot line (ft.)	7.43'	8.60'
Sec. VI.C.5.b.(5)	building fenestration ("glazing")* (65 % min.)		
	total area of building wall* (sq. ft.)	1892 sq. ft.	1892 sq. ft.
	portion of building wall cotaining glazing* (sq. ft.)	1312 sq. ft.	1312 sq. ft.
	portion of building wall cotaining glazing* (%)	69%	69%
	* measured between 2ft and 10ft. above street grade		
Sec. VI.C.5.b.(6)	building frontage to lot frontage (65% min.)		
	total length of building wall (building frontage) (ft.)	237.25'	237.25'
	total length of front line (ft.)	386.16'	386.16'
	ratio of building frontage to lot frontage	61.40%	61.40%

* Error on site plan as submitted. Proposed gross floor area - 81,286 S.F.
** Error on site plan as submitted. Proposed ratio of floor to lot area - 0.97

BUILDING HEIGHTS:

BUILDING "2": MAX. BUILDING HEIGHT - 57.5'

GARAGE "2": AVG. HEIGHT - 14.3'

PARKING CALCULATION:

PROPOSED USE: 52 UNITS (MULTI-FAMILY DWELLING)
2,585 S.F. (RETAIL)
5,204 S.F. (RESTAURANT)

"BASELINE" PARKING REQUIREMENT: MULTI FAMILY DWELLING: 1.5 PER DWELLING UNIT - 52 UNITS x 1.5 - 78 SPACES
RETAIL: 3 PER 1,000 S.F. OF GROSS FLOOR AREA - 12,585/1000 x 3 - 8 SPACES
RESTAURANT: 1 PER 200 S.F. OF GROSS FLOOR AREA - 2,204 / 200 - 26 SPACES

TOTAL "BASELINE" PARKING REQUIRED: 112 SPACES

PARKING PROVIDED: T.B.D.

Improvement Location Survey - Record

Assessor Map 30, Lot 5 & Lot 7

Owned By

Centre Square Village, LLC

100 North Main Street & Hope Street

Bristol, Connecticut

Scale 1"=30' March 23, 2026

Sheet 2 of 2

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

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

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

Surveyors Notes: 1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

2. Boundary Determination Category - Resurvey; the property lines as depicted does not present a property/boundary opinion and was taken from map reference *1 & *7

3. Horizontal Accuracy Class - A-2

4. Topographic Accuracy Class - T-2

5. Vertical Datum - NAVD 1988

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

7. Based on Flood Insurance Rate Map, Hartford County, Connecticut (All Jurisdictions), Panel 462 of 675, Map Number 09003C0462F, Effective Date: September 26, 2008 the parcels lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood)

8. Parcel may be subject to possible effects of use restriction as set forth in Warranty Deed from William Olmstead to S.A.Weldon & Son dated April 5, 1884 and recorded in Vol. 42, Pg. 31 of the Bristol Land Records.

9. Parcel is subject to possible effects of a Shopping Center Easement Agreement between Maria Ottaviano and Michael Petrani and McDonald's Corporation dated June 12, 1989 and recorded in Vol. 961, Pg. 684 of the Bristol Land Records, as modified by Easement Agreement between Bristol Centre Mall Limited Partnership and McDonald's Corporation dated December 14, 1990 and recorded in Vol. 1033, Pg. 329 of the Bristol Land Records.

10. Parcel is subject to a Negative Pledge Agreement between the State of Connecticut and the City of Bristol, recorded July 21, 2006 and recorded in Vol. 1692, Pg. 1109 of the Bristol Land Records, and as ammended in Vol. 1933, Pg. 788 of the Bristol Land Records, and as ammended in Vol. 1983, Pg. 14 of the Bristol Land Records.

11. Parcel is subject to a variance as described in Vol. 1918, Pg. 752 of the Bristol Land Records.

12. Parcel is subject to variances as granted per application numbers 3782, 3792, 2460, 2461 & 2462

Access and Sign Easement Agreement as described in a deed between The City of Bristol and McDonald's Real Estate Company recorded April 15, 2013 and recorded in Vol. 1933, Pg. 810 of the Bristol Land Records.

Assessors Map 26, Lot P-1
N/F Thomas C. Zipp, LLC.

Assessors Map 26, Lot C-1
N/F McDonald's Real Estate Company

Assessor Map 26, Lot 7
Area = 88,841 S.F. (2.040 Acres)

Assessor Map 30, Lot 5
Area = 114,950 S.F. (2.639 Acres)

Assessors Map 30, Lot 9
N/F City of Bristol

Electric Distribution Easement as described in a deed from Center Square Village, LLC to The Connecticut Light and Power Company dba Eversource Energy dated July 2, 2024 and recorded in Vol. 2289, Pg. 308 of the Bristol Land Records.

Drainage Easement as shown on Map Reference *7

Electric Distribution Easement as described in a deed from The City of Bristol to The Connecticut Light and Power Company d/b/a Eversource Energy dated June 14, 2019 and recorded in Vol. 2114, Pg. 342 of the Bristol Land Records.

Utility Easement as shown on Map Reference *2

Electric Easement as contained in a deed from the Bristol Central Realty Company to The Connecticut Light and Power Company dated August 25, 1966 and recorded in Vol. 520, Pg. 239 of the Bristol Land Records.

Utility Easement as contained in a deed from the City of Bristol to The Connecticut Light and Power Company dba Eversource Energy recorded April 10, 2018 in Vol. 2077, Pg. 436 of the Bristol Land Records.

Utility Easement Agreement as described in a deed between The City of Bristol and McDonald's Real Estate Company recorded April 15, 2013 and recorded in Vol. 1933, Pg. 810 of the Bristol Land Records.

Bench Mark
Top of Conc. Monument
Elevation = 314.55 (NAVD 1988)

North Main Street
Variable Width R.O.W.

Hope Street
Variable Width R.O.W.

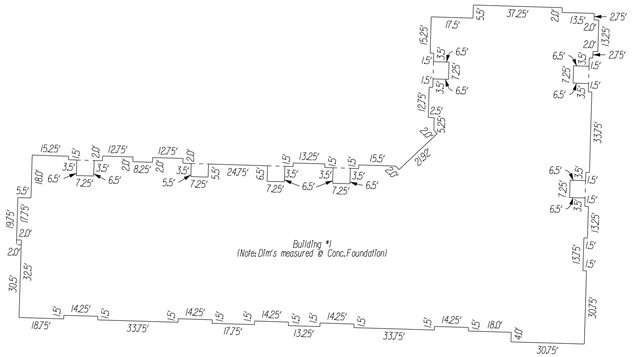
Improvement Location Survey - Record
Assessor Map 30, Lot 5 & Lot 7
Owned By
Centre Square Village, LLC
100 North Main Street & Hope Street
Bristol, Connecticut
Scale 1"=30' March 23, 2026
Rev. March 24, 2026

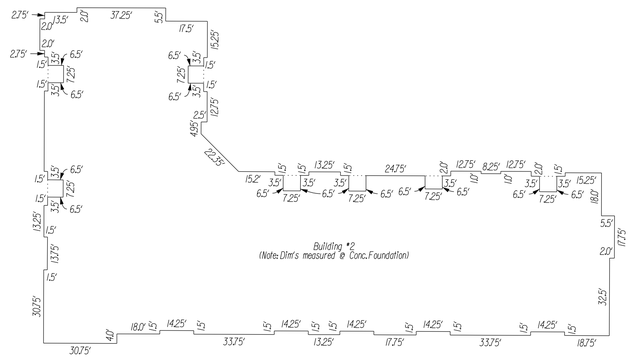
Sheet 1 of 2

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

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

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





Map References: 1. Resubdivision Map, "Centre Square Resubdivision", North Main Street, Riverside Avenue & Main Street, Bristol, Connecticut, Prepared For The City of Bristol, Scale 1"=60', June 5, 2017, Milone & MacBroom, Inc.

2. Bristol Center Redevelopment Area, Conn. R-38, Bristol, Connecticut, Disposition of Block C, Scale 1"=50', Dec. 9, 1965, Revised March 31, 1969, Anderson-Nichols

3. Map Showing Proposed Utility Easement In Favor of McDonald's Real Estate Company Across the Property of The City of Bristol, 150 North Main Street, City of Bristol, Connecticut, Scale 1"=40', February 28, 2013, Revised March 7, 2013, Control Point Associates, Inc.

4. Map Showing Proposed Site Access and Sign Easement In Favor of McDonald's Real Estate Company Across the Property of the City of Bristol, 150 North Main Street, City of Bristol, Connecticut, Scale 1"=40', March 1, 2013, Revised March 7, 2013, Control Point Associates, Inc.

5. Compilation Plan, Easements to be Acquired/Released, Property of City of Bristol, 111 North Main St., Bristol, Ct., Scale 1"=60, 12-26-2017, Eversource Energy

6. Easement Map, Depicting Easement Area to be Granted to The Connecticut Light and Power Company d/b/a Eversource Energy Across the Property of The City of Bristol, North Main Street and Riverside Avenue, Bristol, Connecticut, CL&P File No. W18865, Scale 1"=60', February 14, 2019, Revised 3-04-2019, Revised 05-17-2019, Milone & MacBroom, Inc.

7. Property Survey, Map Showing Revision to Lot Lines, Current Assessor's Lots 5, 6, 7, 8 &9 to Proposed Assessor's Lot's 5, 7 &9, Owned by The City of Bristol, North Main Street, Hope Street & Main Street, Bristol, Connecticut, Scale 1"=40', May 12, 2023, Robert Green Associates, L.L.C.

8. Easement Map Depicting Easement Area to be Granted To The Connecticut Light and Power Company d/b/a Eversource Energy, Across the Property of Center Square Village, LLC, 100-130 North Main Street, Bristol, Connecticut, Scale 1"=30', June 19, 2024, June 20, 2024, CL&P File No. W24054, Robert Green Associates, L.L.C.

9. Property Survey, Map Showing Portions of Property, Assessor Map 26, Lot P-1 Owned By Thomas C. Zipp, L.L.C., To be Conveyed to and Merged with Assessor Map 26, Lot 5 & Lot 7 Owned by Centre Square Village, LLC, North Main Street & Center Street, Bristol, Connecticut, Scale 1"=20', August 21, 2023, Revised July 16, 2024, Robert Green Associates, L.L.C.

TABLE OF BUILDING FORM STANDARDS
Zone: BD-1

		Building #1 Proposed	Building #1 As-Built
Sec. VI.C.5.b.(1)	floor area ratio (.6 min)		
	gross floor area of buildings (sq. ft.)	76,607 s.f.*	81,076 s.f.
	total lot area (sq. ft.)	108, 641 s.f.	114,950 s.f.
	ratio of floor area to lot area (.60 required)	0.71**	0.71
Sec. VI.C.5.b (2)	build-to line (10 ft. min.; 25 ft. max for up to 50% of building wall		
	total length of building wall (ft.)	237.25' (N. Main Street) 138.75' (Hope Street	237.25' (N. Main Street) 138.75' (Hope Street
	portion of building wall up to 10-ft. build-to-line (ft.)	107.2' (N. Main Street) 0' (Hope Street)	107.2' (N. Main Street) 0' (Hope Street)
	portion of building wall up to 10-ft. build-to-line (%)	45% (N. Main Street) 0% (Hope Street)	45% (N. Main Street) 0% (Hope Street)
	portion of building wall between 10-ft. build to line and 25 ft. (ft.)	130.05' (N. Main Street) 13.35' (Hope Street)	130.05' (N. Main Street) 13.35' (Hope Street)
	portion of building wall between 10-ft. build to line and 25 ft. (%)	55% (N. Main Street) 10% (Hope Street)	55% (N. Main Street) 10% (Hope Street)
	greatest setback from front lot line (ft.)	13.85' (N. Main Street) 40.86' (Hope Street)	14.35' (N. Main Street) 40.86' (Hope Street)
Sec. VI.C.5.b.(5)	building fenestration ("glazing")* (65 % min.)		
	total area of building wall* (sq. ft.)	1892 sq. ft. (N. Main Street) 356 sq. ft. (Hope Street)	1892 sq. ft. (N. Main Street) 346 sq. ft. (Hope Street)
	portion of building wall cotaining glazing* (sq. ft.)	1312 sq. ft. (N. Main Street) 264 sq. ft. (Hope Street)	1349 sq. ft. (N. Main Street) 225 sq. ft. (Hope Street)
	portion of building wall cotaining glazing* (%)	69% (N. Main Street) 72% (Hope Street)	71% (N. Main Street) 65% (Hope Street)
	* measured between 2ft and 10ft. above street grade		
Sec. VI.C.5.b.(6)	building frontage to lot frontage (65% min.)		
	total length of building wall (building frontage) (ft.)	237.25' (N. Main Street) 138.75' (Hope Street	237.25' (N. Main Street) 138.75' (Hope Street
	total length of front line (ft.)	253.09' (N. Main Street) 213.78' (Hope Street)	253.09' (N. Main Street) 213.78' (Hope Street)
	ratio of building frontage to lot frontage	85% (N. Main Street) 55% (Hope Street)	85% (N. Main Street) 55% (Hope Street)

* Error on site plan as submitted. Proposed gross floor area - 81,060 S.F.
** Error on site plan as submitted. Proposed ratio of floor to lot area - 0.75

BUILDING HEIGHTS:

BUILDING "1": MAX. BUILDING HEIGHT - 57.5'

GARAGE "1": AVG. HEIGHT - 14.3'

PARKING CALCULATION:

PROPOSED USE: 52 UNITS (MULTI-FAMILY DWELLING)
2,585 S.F. (RETAIL)
5,204 S.F. (RESTAURANT)

"BASELINE" PARKING REQUIREMENT: MULTI FAMILY DWELLING: 1.5 PER DWELLING UNIT - 52 UNITS x 1.5 - 78 SPACES
RETAIL: 3 PER 1,000 S.F. OF GROSS FLOOR AREA - 12,585/1000 x 3 - 8 SPACES
RESTAURANT: 1 PER 200 S.F. OF GROSS FLOOR AREA - 2,204 / 200 - 26 SPACES

TOTAL "BASELINE" PARKING REQUIRED: 112 SPACES

PARKING PROVIDED: 81 ON-SITE SPACES
10 SPACES OF MUNICIPAL PARKING WITHIN 500' OF BUILDING "1 (UNDER CONSTRUCTION)
21 STREET SPACES

TABLE OF BUILDING FORM STANDARDS
Zone: BD-1

		Building #2 Proposed	Building #2 As-Built
Sec. VI.C.5.b.(1)	floor area ratio (.6 min)		
	gross floor area of buildings (sq. ft.)	76,607 s.f.*	81,286 s.f.
	total lot area (sq. ft.)	84,094 s.f.	88, 841 s.f.
	ratio of floor area to lot area (.60 required)	0.91**	0.91
Sec. VI.C.5.b (2)	build-to line (10 ft. min.; 25 ft. max for up to 50% of building wall		
	total length of building wall (ft.)	237.25'	237.25'
	portion of building wall up to 10-ft. build-to-line (ft.)	237.25'	237.25'
	portion of building wall up to 10-ft. build-to-line (%)	100%	100%
	portion of building wall between 10-ft. build to line and 25 ft. (ft.)	0'	0'
	portion of building wall between 10-ft. build to line and 25 ft. (%)	0%	0%
	greatest setback from front lot line (ft.)	7.43'	8.60'
Sec. VI.C.5.b.(5)	building fenestration ("glazing")* (65 % min.)		
	total area of building wall* (sq. ft.)	1892 sq. ft.	1892 sq. ft.
	portion of building wall cotaining glazing* (sq. ft.)	1312 sq. ft.	1312 sq. ft.
	portion of building wall cotaining glazing* (%)	69%	69%
	* measured between 2ft and 10ft. above street grade		
Sec. VI.C.5.b.(6)	building frontage to lot frontage (65% min.)		
	total length of building wall (building frontage) (ft.)	237.25'	237.25'
	total length of front line (ft.)	386.16'	386.16'
	ratio of building frontage to lot frontage	61.40%	61.40%

* Error on site plan as submitted. Proposed gross floor area - 81,286 S.F.
** Error on site plan as submitted. Proposed ratio of floor to lot area - 0.97

BUILDING HEIGHTS:

BUILDING "2": MAX. BUILDING HEIGHT - 58.3'

GARAGE "2": AVG. HEIGHT - 14.1'

CARPORT AVG. HEIGHT - 14.8'

PARKING CALCULATION:

PROPOSED USE: 52 UNITS (MULTI-FAMILY DWELLING)
2,585 S.F. (RETAIL)
5,204 S.F. (RESTAURANT)

"BASELINE" PARKING REQUIREMENT: MULTI FAMILY DWELLING: 1.5 PER DWELLING UNIT - 52 UNITS x 1.5 - 78 SPACES
RETAIL: 3 PER 1,000 S.F. OF GROSS FLOOR AREA - 12,585/1000 x 3 - 8 SPACES
RESTAURANT: 1 PER 200 S.F. OF GROSS FLOOR AREA - 2,204 / 200 - 26 SPACES

TOTAL "BASELINE" PARKING REQUIRED: 112 SPACES

PARKING PROVIDED: T.B.D.

Improvement Location Survey - Record

Assessor Map 30, Lot 5 & Lot 7

Owned By

Centre Square Village, LLC

100 North Main Street & Hope Street

Bristol, Connecticut

Scale 1"=30' March 23, 2026
Rev. March 24, 2026

Sheet 2 of 2

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

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

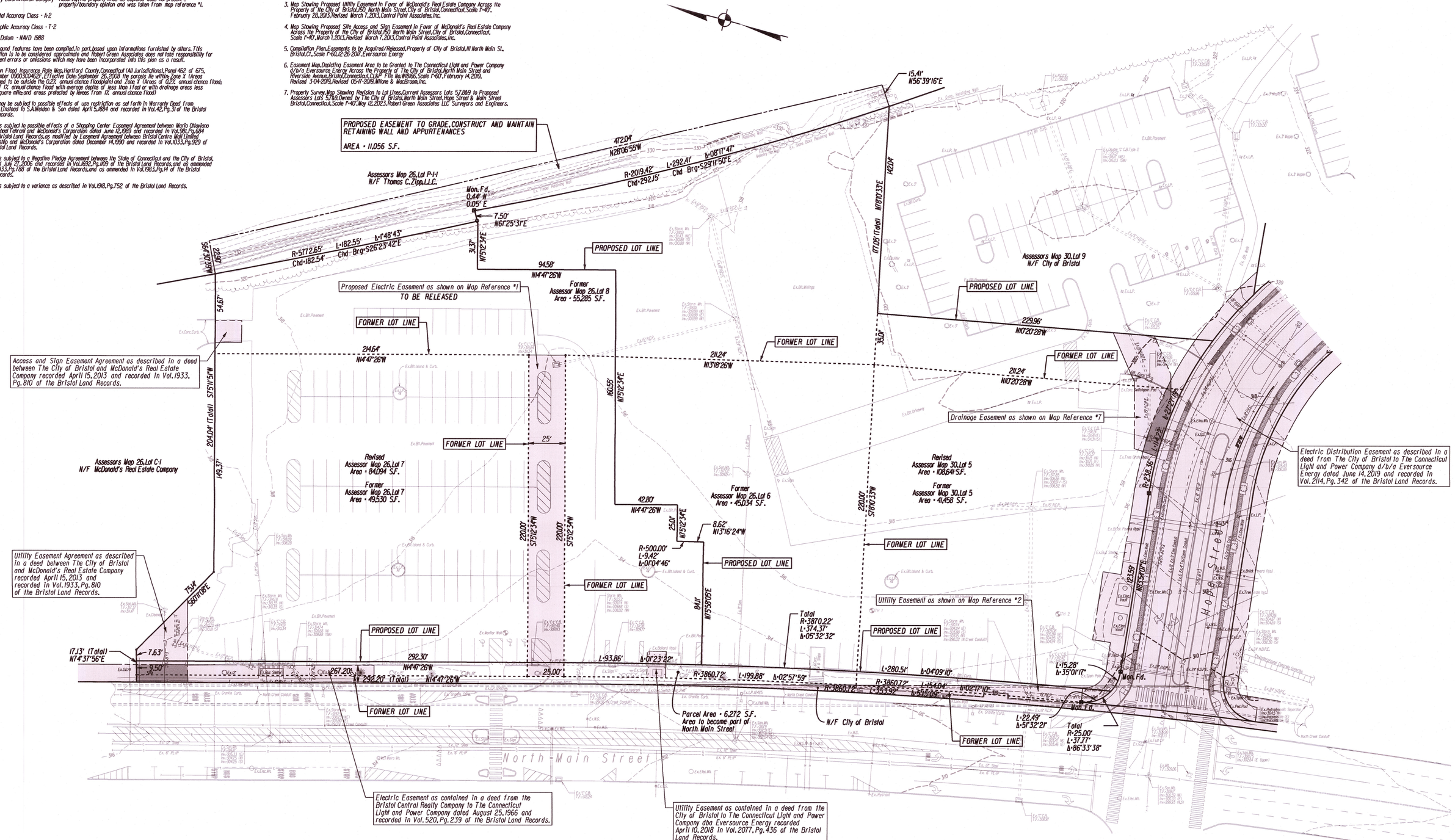
Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860)-589-0135
Fax: (860)-589-1342

Surveyors Notes:

1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2018.
2. Boundary Determination Category - Resurvey; the property lines as depicted does not present a property/boundary opinion and was taken from map reference #1.
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Vertical Datum - NAVD 1988
6. Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.
7. Based on Flood Insurance Rate Map, Hartford County, Connecticut (All Jurisdictions), Panel 462 of 675, Map Number 09003C0462F, Effective Date: September 26, 2008 the parcels lie within: Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood)
8. Parcel may be subject to possible effects of use restriction as set forth in Warranty Deed from William Lindsted to S.A.Weldon & Son dated April 5, 1884 and recorded in Vol. 42, Pg. 31 of the Bristol Land Records.
9. Parcel is subject to possible effects of a Shopping Center Easement Agreement between Mario Ottaviano and Michael Tehrani and McDonald's Corporation dated June 12, 1989 and recorded in Vol. 981, Pg. 684 of the Bristol Land Records, as modified by Easement Agreement between Bristol Centre Mall Limited Partnership and McDonald's Corporation dated December 14, 1990 and recorded in Vol. 1033, Pg. 929 of the Bristol Land Records.
10. Parcel is subject to a Negative Pledge Agreement between the State of Connecticut and the City of Bristol, recorded July 27, 2006 and recorded in Vol. 1692, Pg. 109 of the Bristol Land Records, and as amended in Vol. 1933, Pg. 788 of the Bristol Land Records, and as ammended in Vol. 1983, Pg. 14 of the Bristol Land Records.
11. Parcel is subject to a variance as described in Vol. 1918, Pg. 752 of the Bristol Land Records.

Map Reference:

1. Resubdivision Map, "Centre Square Resubdivision", North Main Street, Riverside Avenue & Main Street, Bristol, Connecticut, Prepared for The City of Bristol, Scale 1"=60', June 5, 2017, Milone & MacBroom, Inc.
2. Bristol Center Redevelopment Area, Conn. R-38, Bristol, Connecticut, Disposition of Block C, Scale 1"=50', Dec. 9, 1965, Revised March 31, 1969, Anderson-Nichols
3. Map Showing Proposed Utility Easement In Favor of McDonald's Real Estate Company Across the Property of The City of Bristol, 150 North Main Street, City of Bristol, Connecticut, Scale 1"=40', February 28, 2013, Revised March 7, 2013, Control Point Associates, Inc.
4. Map Showing Proposed Site Access and Sign Easement In Favor of McDonald's Real Estate Company Across the Property of The City of Bristol, 150 North Main Street, City of Bristol, Connecticut, Scale 1"=40', March 1, 2013, Revised March 7, 2013, Control Point Associates, Inc.
5. Compilation Plan, Easements to be Acquired/Released, Property of City of Bristol, 111 North Main St., Bristol, Ct., Scale 1"=60', 12-26-2017, Eversource Energy
6. Easement Map, Depicting Easement Area to be Granted to The Connecticut Light and Power Company d/b/a Eversource Energy, Across the Property of The City of Bristol, North Main Street and Riverside Avenue, Bristol, Connecticut, CL&P File No. W18166, Scale 1"=60', February 14, 2019, Revised 3-04-2019, Revised 05-17-2019, Milone & MacBroom, Inc.
7. Property Survey Map Showing Revision to Lot Lines, Current Assessors Lots 57/89 to Proposed Assessors Lots 57/89, Owned by The City of Bristol, North Main Street, Hope Street & Main Street Bristol, Connecticut, Scale 1"=40', May 12, 2023, Robert Green Associates LLC Surveyors and Engineers.



APPROVED

REV.	DATE	REVISION DESCRIPTION
4	6-16-23	ADDED DRAINAGE EASEMENT AS SHOWN ON MAP REF. #7
3	5-15-23	SITE PLAN REVIEW STAFF COMMENTS 2/21/23 (2nd REVIEW), RETAINING WALL LOCATION
2	2-13-23	SITE PLAN REVIEW STAFF COMMENTS 1/27/23 (1st REVIEW)
1	1/27/2023	REVISED PROPERTY LINES

DATE: DECEMBER 13, 2022

SCALE: SCALE IN FEET, SCALE 1"=30', 0, 30, 60

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

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

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

PROJECT TITLE:
SITE PLAN
CENTER SQUARE VILLAGE
NORTH MAIN STREET AND HOPE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 30 / 5 , 26/6, 26/7 & 26/8

DRAWING NO.: V-001

DRAWING TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NO.: 2

GENERAL NOTES:

1. ASSESSORS MAP/LOT: 30/5, 26/6, 26/7 & 26/8
2. PROPERTY ADDRESS: NORTH MAIN STREET
3. OWNER NAME: CITY OF BRISTOL
4. PREPARED FOR: CARRIER CONSTRUCTION INC.
5. ZONE: BD-1
6. ASSESSORS LOT 5 REVISED AREA = 108,641 S.F.
   ASSESSORS LOT 7 REVISED AREA = 84,094 S.F.
7. BASED ON THE CITY OF BRISTOL INLAND WETLAND AND WATER COURSES MAPS, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
8. BASED ON FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 462 OF 675, MAP NUMBER 09003C0462F, EFFECTIVE DATE: SEPTEMBER 26, 2008 THE PARCEL LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
9. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA
10. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS
11. PROPOSED BUILDING TO BE SERVICED BY PUBLIC WATER AND SEWER
12. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE, ALL UTILITIES MAY NOT BE SHOWN, THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK, WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.
13. CONTRACTOR SHALL VERFIY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION
14. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 818) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.
15. ANY WALLS OVER 3FT IN HEIGHT WILL REQUIRE DESIGN BY A PROFESSIONAL ENGINEER FOR BUILDING DEPT. SUBMITTAL.
16. RETAINING WALLS OVER 3 FT IN HEIGHT WILL REQUIRE SHOP DRAWINGS STAMPED BY A LICENSED ENGINEER AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

PARKING CALCULATION:

PROPOSED USE: 104 UNITS (MULTI-FAMILY DWELLING)
5,170 S.F. (RETAIL)
10,408 S.F. (RESTAURANT)

"BASELINE" PARKING REQUIREMENT: MULTI FAMILY DWELLING: 1.5 PER DWELLING UNIT = 104 UNITS x 1.5 = 156 SPACES

RETAIL: 3 PER 1,000 S.F. OF GROSS FLOOR AREA = (5,170/1000) x 3 = 16 SPACES

RESTAURANT: 1 PER 200 S.F. OF GROSS FLOOR AREA = 10,408 / 200 = 52 SPACES

TOTAL "BASELINE" PARKING REQUIRED: 224 SPACES

PARKING PROPOSED: 187 ON-SITE SPACES
72 SPACES OF MUNICIPAL PARKING WITHIN 500' OF BUILDING *1
36 SPACES OF MUNICIPAL PARKING WITHIN 500' OF BUILDING *2
46 STREET SPACES

TABLE OF BUILDING FORM STANDARDS
Zone: BD-1

		Building #1	Building #2
Sec. VI.C.5.b.(1)	floor area ratio (.6 min)		
	gross floor area of buildings (sq. ft.)	76,607 s.f.	76,607 s.f.
	total lot area (sq. ft.)	108, 641 s.f.	84,094 s.f.
	ratio of floor area to lot area (.60 required)	0.71	0.91
Sec. VI.C.5.b (2)	build-to line (10 ft. min.; 25 ft. max for up to 50% of building wall		
	total length of building wall (ft.)	237.25' (N. Main Street) 138.75' (Hope Street	237.25'
	portion of building wall up to 10-ft. build-to-line (ft.)	107.2' (N. Main Street) 0' (Hope Street)	237.25'
	portion of building wall up to 10-ft. build-to-line (%)	45% (N. Main Street) 0% (Hope Street)	100%
	portion of building wall between 10-ft. build to line and 25 ft. (ft.)	130.05' (N. Main Street) 13.35' (Hope Street)	0'
	portion of building wall between 10-ft. build to line and 25 ft. (%)	55% (N. Main Street) 10% (Hope Street)	0%
	greatest setback from front lot line (ft.)	13.85' (N. Main Street) 40.86' (Hope Street)	7.43'
Sec. VI.C.5.b.(5)	building fenestration ("glazing")* (65 % min.)		
	total area of building wall* (sq. ft.)	1892 sq. ft. (N. Main Street) 356 sq. ft. (Hope Street)	1892 sq. ft.
	portion of building wall cotaining glazing* (sq. ft.)	1312 sq. ft. (N. Main Street) 264 sq. ft. (Hope Street)	1312 sq. ft.
	portion of building wall cotaining glazing* (%)	69% (N. Main Street) 72% (Hope Street)	69%
	* measured between 2ft and 10ft. above street grade		
Sec. VI.C.5.b.(6)	building frontage to lot frontage (65% min.)		
	total length of building wall (building frontage) (ft.)	237.25' (N. Main Street) 138.75' (Hope Street	237.25'
	total length of front line (ft.)	253.09' (N. Main Street) 213.78' (Hope Street)	386.16'
	ratio of building frontage to lot frontage	85% (N. Main Street) 55% (Hope Street)	61.4%

BUILDING HEIGHTS:

BUILDING *1: MAX. AVG. BUILDING HEIGHT NOT TO EXCEED 60' TO TOP OF PARAPET

BUILDING *2: MAX. AVG. BUILDING HEIGHT NOT TO EXCEED 60' TO TOP OF PARAPET

GARAGE *1: AVG. HEIGHT = 14.5'

GARAGE *2: AVG. HEIGHT = 14.5'

CARPORT: AVG. HEIGHT = 16'

CONSTRUCTION SEQUENCE:

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE TOWN STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455.
3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.
4. INSTALL CONSTRUCTION ENTRANCE PAD.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE E&S PLAN.
6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD CHIP BRUSH AND SLASH, STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.
7. REMOVE ALL ITEMS PER REMOVALS PLAN.
8. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS, EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
9. MAKE ALL CUTS AND FILLS REQUIRED, ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF THE BUILDING FOR THE CONSTRUCTION ACTIVITIES.
10. BEGIN CONSTRUCTION OF THE BUILDING.
11. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
12. INSTALL ALL UTILITIES AND DRAINAGE SYSTEMS TO WITHIN 5 FEET OF THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.
13. PREPARE SUB-BASE, SLOPES, PARKING AREAS, SHOULDER AREAS, ACCESS DRIVES AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
14. INSTALL PROCESS AGGREGATE IN PARKING AREAS.
15. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
16. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
17. UPON SUBSTANTIAL COMPLETION OF THE BUILDING, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.
18. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
19. INSTALL FINAL COURSE OF PAVEMENT.
20. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

OPERATION AND MAINTENANCE PLAN (POST CONSTRUCTION)

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

INSPECTION AND MAINTENANCE GUIDELINES STORMWATER QUALITY MEASURES AND UNDERGROUND DETENTION SYSTEMS

1. THE CATCHBASIN SYSTEM SHOULD BE INSPECTED MONTHLY IN THE FIRST YEAR AND TWICE-A-YEAR (APRIL AND OCTOBER) THEREAFTER TO CHECK INLETS AND OUTLETS FOR CLOGGING AND TO REMOVE ANY DEBRIS AS REQUIRED.
2. INSPECTION AND MAINTENANCE FOR THE STORMWATER QUALITY CHAMBER SHALL BE PER THE GUIDELINES PUBLISHED BY THE MANUFACTURER.

   https://www.contechs.com/Portals/0/Documents/MaIntenance%20Guides/CDS-MaIntenance-Guide.pdf?ver-2018-05-31-143259-453

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES, PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO INDENTIFY AND VERIGY ALL LOCATIONS WHERE UTILITIES MAY BE ECOUNTERED, WHETHER SHOWN ON AN EXISTING CONDITIONS DRAWING OR NOT.
2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES, COVERS, GRATES, ETC. TO REMAIN IN USE, SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESARY.
4. EXISTING BITUMINOUS PAVEMENT NOTED TO BE REMOVED SHALL BE DEMOLISHED, STOCKPILED, PULVERIZED AND INSPECTED BY A MATERIALS INSPECTOR PRIOR TO ANY USE AS RECLAIMED MATERIAL. RECLAIMED MATERIALS MEETING THE TESTING REQUIREMENTS MAY BE USED AS OR BE INCLUDED IN SUB-BASE MATERIALS FOR NEW PAVEMENTS. ALL REMAINING PAVEMENT MATERIAL THAT IS TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.
5. ANY SITE FEATURE NOT LABELED AS BEING REMOVED, REPLACED, ETC. IS INTENDED TO REMAIN.
6. DURING THE PRECONSTRUCTION MEETING. THE CONTRACTOR, ENGINEER AND CITY SHALL DETERMINE A SUITABLE STOCKPILE LOCATIONS.
7. SIDEWALKS TO BE REPLACED SHALL BE REPLACED TO THE NEAREST JOINT.
8. ALL ASPHALT AND CONCRETE MATERIALS SHALL BE REMOVED TO FULL DEPTH WHERE LANDSCAPED AREAS ARE PROPOSED OR WHERE NEW CONSTRUCTION IS PROPOSED.
9. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.
2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.
3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.
3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
4. ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS PITCH.

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE.
2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.
3. ALL YARD DRAINS SHALL BE "NYLOPLAST DRAIN BASINS" (OR APPROVED EQUAL) WITH THE STANDARD D.I. FRAME AND GRATE UNLESS OTHERWISE NOTED ON THE PLANS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.
5. ALL WATERMAIN AND SERVICE WORK TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS, INCLUDING BACKFLOW PREVENTION SPECIFICATIONS. PRIOR TO THE START OF CONSTRUCTION CONTACT PAUL KEEGAN FOR ALL WATERMAIN AND SERVICE WORK AND BRYAN ROBERTS FOR ALL SEWER MAIN AND SERVICE WORK, BOTH AT THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT (860) 582-7431.
6. FINAL WATER SERVICE SIZES TO BE DETERMINED BY THE OWNERS MECHANICAL ENGINEER ONCE ALL PERTINENT WATER FIXTURE DATA HAS BEEN RECEIVED.
7. A TEST HOLE SHALL BE DUG BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION TO CONFIRM EXISTING WATER SERVICE SIZES OFF OF HOPE STREET AND PROVIDE TO THE CITY AND ENGINEER.
8. ONCE THE OWNERS MECHANICAL ENGINEER HAS DETERMINED THE MAX GPM TO BE SUPPLIED TO THE BUILDING, THE BRISTOL WATER AND SEWER DEPARTMENT WILL THEN DETERMINE THE METER SIZE.
9. FIRE SERVICES SHALL HAVE A BACKFLOW PREVENTER.
10. FINAL FIRE HYDRANT LOCATION AND INSTALLATION SHALL BE DETERMINED BY THE CITY OF BRISTOL WATER DEPARTMENT. A NEW HYDRANT SHALL BE INSTALLED AT THE NEW LOCATION AND THE OLD HYDRANT RETURNED TO THE BRISTOL WATER DEPARTMENT.
11. ALL SERVICE TAPS TO BE DONE BY THE BRISTOL WATER AND SEWER DEPARTMENT.
12. ALL FEES MUST BE PAID BEFORE ANY WORK CAN BE SCHEDULED. ALL WATER TAPS TO BE DONE BY BRISTOL WATER DIVISION.
13. WHEN SEWER AND WATER ARE WITHIN 10' HORIZONTALLY, THE WATER MAIN SHALL BE LOCATED IN A SEPARATE TRENCH OR ON AN UNDISTURBED SHELF AND AT LEAST 12" HORIZONTALLY (IR RECOMMENDED), MEASURED EDGE TO EDGE AND 18" ABOVE THE TOP OF THE SEWER, MEASURED FROM CROWN TO INVERT. FINAL LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.
14. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

GENERAL NOTES FOR SITE PLANS "CITY OF BRISTOL" (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE BRISTOL WATER AND SEWER DEPARTMENT WILL BE REQUIRED PRIOR TO CONNECTING INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A BACK FLOW PREVENTER WILL BE REQUIRED ON THE SEWER LATERAL IN ACCORDANCE WITH BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS.
2. A TEST PIT SHALL BE REQUIRED TO DETERMINE WHERE THE 8" EXISTING SANITARY LINE TERMINATES ON THE PROPERTY. IT WILL BE CAPPED PRIOR TO THE INSTALLATION OF THE SUBSURFACE STORM DRAINAGE SYSTEM.
3. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.
4. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.
5. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/WMEO.
6. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES; BOTH DURING AND AFTER CONSTRUCTION.
7. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
8. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK AND/OR CURBING IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1½" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.
6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS, TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.
   A) SEED BED PREPARATION:
      - REMOVE STONES LARGER THAN 2"
      - APPLY LIMESTONE AT 90# / 1000 S.F.
      - WORK LIME AND FERTILIZER INTO SOIL
   B) SEED APPLICATION:
      - APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER, LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
      - IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.
   C) SEED MIX:
      - CREEPING RED FESCUE 45# / ACRE
      - TALL FESCUE 20# / ACRE
   D) MULCHING:
      - IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE SPREAD MULCH BY HAND OR MULCH BLOWER.
      - PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2" - 3" INTO SOIL SURFACE.
   E) TREE PROTECTION:
      - LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES. THE AREA ADJACENT TO, AND TREES THAT ARE TO BE PROTECTED, WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT, OR AS DIRECTED BY THE ENGINEER.
10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE, THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.
11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED, THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.: 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g. CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.
12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
14. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
15. CHARLIE TALMADGE OR HIS DULY AUTHORIZED AGENT (860) 506-4268 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
16. CHARLIE TALMADGE OR HIS DULY AUTHORIZED AGENT (860) 506-4268 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

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

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

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

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

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

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

TREE PROTECTION:

TREES TO BE PROTECTED WILL BE IDENTIFIED AND CLEARLY MARKED. CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT AREA THAT MAY CAUSE DAMAGE TO THE TREE SHALL BE LIMITED AND TRUNK ARMORING PROVIDED.

TEMPORARY SEDIMENT TRAP:

INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24HRS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED STORAGE, DEWATER AND REMOVE SEDIMENTS TO A SUITABLE AREA AND RESTORE THE SEDIMENT TRAP TO ITS ORIGINAL DIMENSIONS.

THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING AREA HAS BEEN STABILIZED.

APPROVED

REV.	DATE	REVISION DESCRIPTION
4	6-16-23	ADDED DR

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED,IN PART,BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE.THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO INDENTIFY AND VERIGY ALL LOCATIONS WHERE UTILITIES MAY BE ECOUNTERED, WHETHER SHOWN ON AN EXISTING CONDITIONS DRAWING OR NOT.

2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

3. MANHOLES,CATCH BASINS,CLEANOUTS,VALVE BOXES,FRAMES,COVERS,GRATES,ETC.TO REMAIN IN USE, SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESARY.

4. EXISTING BITUMINOUS PAVEMENT NOTED TO BE REMOVED SHALL BE DEMOLISHED,STOCKPILED,PULVERIZED AND INSPECTED BY A MATERIALS INSPECTOR PRIOR TO ANY USE AS RECLAIMED MATERIAL. RECLAIMED MATERIALS MEETING THE TESTING REQUIREMENTS MAY BE USED AS OR BE INCLUDED IN SUB-BASE MATERIALS FOR NEW PAVEMENTS. ALL REMAINING PAVEMENT MATERIAL THAT IS TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.

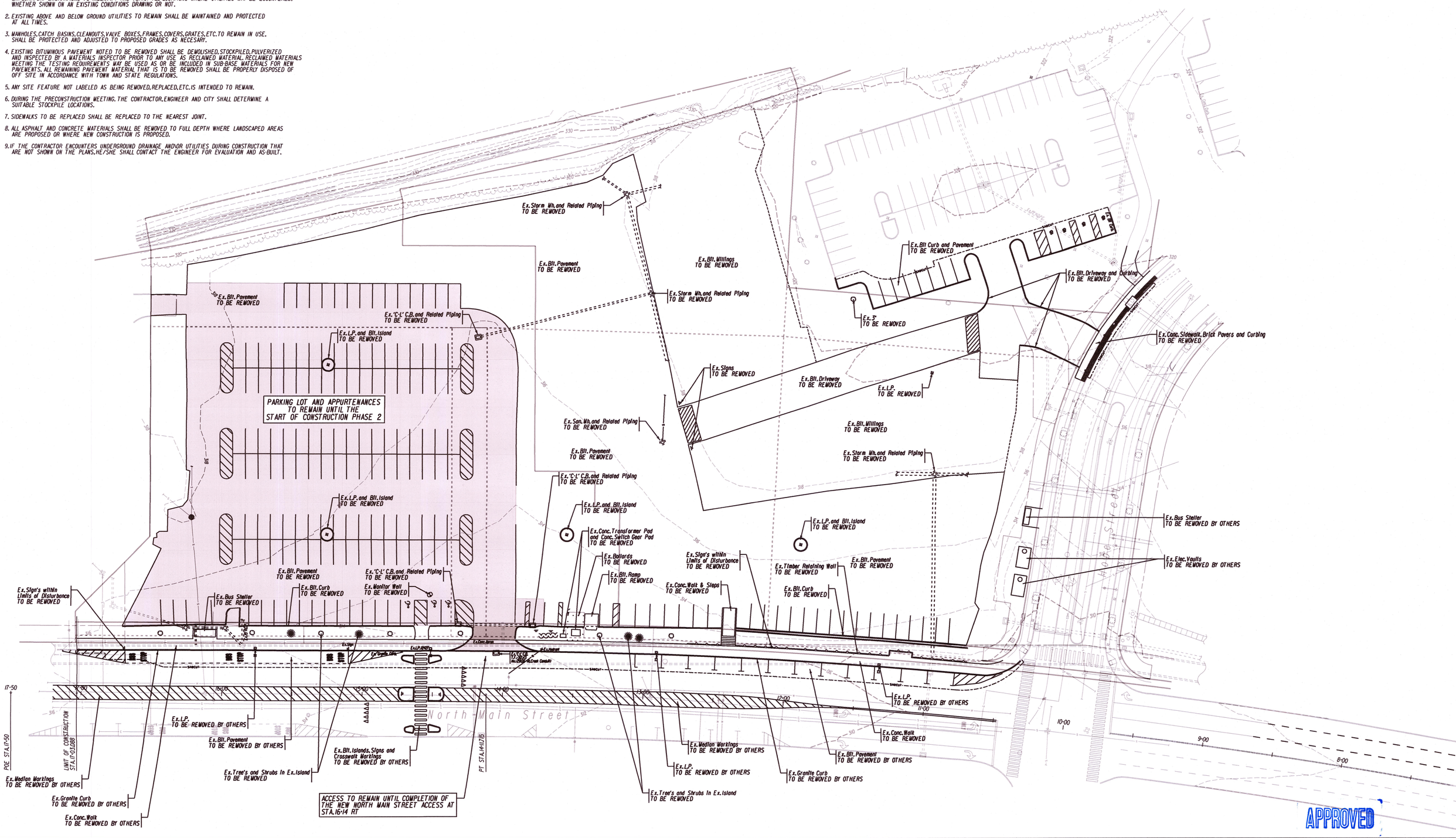
5. ANY SITE FEATURE NOT LABELED AS BEING REMOVED,REPLACED,ETC.IS INTENDED TO REMAIN.

6. DURING THE PRECONSTRUCTION MEETING. THE CONTRACTOR,ENGINEER AND CITY SHALL DETERMINE A SUITABLE STOCKPILE LOCATIONS.

7. SIDEWALKS TO BE REPLACED SHALL BE REPLACED TO THE NEAREST JOINT.

8. ALL ASPHALT AND CONCRETE MATERIALS SHALL BE REMOVED TO FULL DEPTH WHERE LANDSCAPED AREAS ARE PROPOSED OR WHERE NEW CONSTRUCTION IS PROPOSED.

9. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS,HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.



REV.	DATE	REVISION DESCRIPTION
4	6-16-23	ADDED DRAINAGE EASEMENT AS SHOWN ON MAP REF. #7
3	5-15-23	SITE PLAN REVIEW STAFF COMMENTS 2/21/23 (2nd REVIEW), RETAINING WALL LOCATION
2	2-13-23	SITE PLAN REVIEW STAFF COMMENTS 1/27/23 (1st REVIEW)
1	1-27-23	REVISED PROPERTY LINES

DATE: DECEMBER 13, 2022

SCALE: SCALE IN FEET SCALE 1"=30' (0, 30, 60)

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

ENGINEER SIGNATURE/BLOCK: Joseph M. Green

STATE OF CONNECTICUT JOSEPH M. GREEN No. 11,016 LICENSED PROFESSIONAL ENGINEER

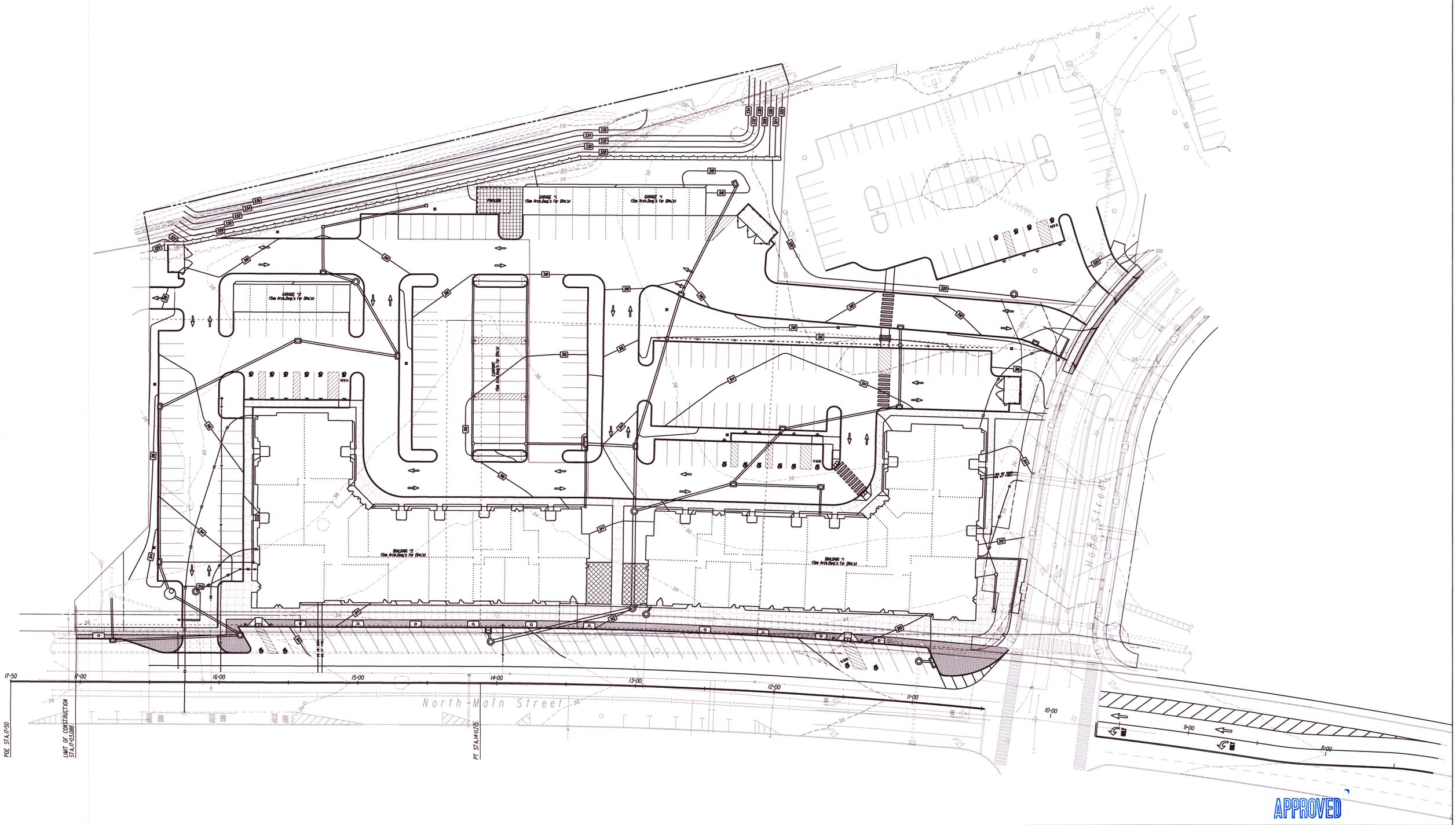
PROJECT TITLE:
SITE PLAN
CENTER SQUARE VILLAGE
NORTH MAIN STREET AND HOPE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 30 / 5 , 26/6, 26/7 & 26/8

DRAWING NO.: RMV-001

DRAWING TITLE: SITE REMOVALS PLAN

SHEET NO.: 4



REV.	DATE	REVISION DESCRIPTION
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1	1-27-23	REVISED PROPERTY LINES

DATE: DECEMBER 13, 2022

SCALE: SCALE IN FEET 0 30 60 SCALE 1"=30'

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

ENGINEER SIGNATURE/BLOCK: Joseph M. Green

STATE OF CONNECTICUT JOSEPH M. GREEN No. PLN.0008/32 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE: SITE PLAN

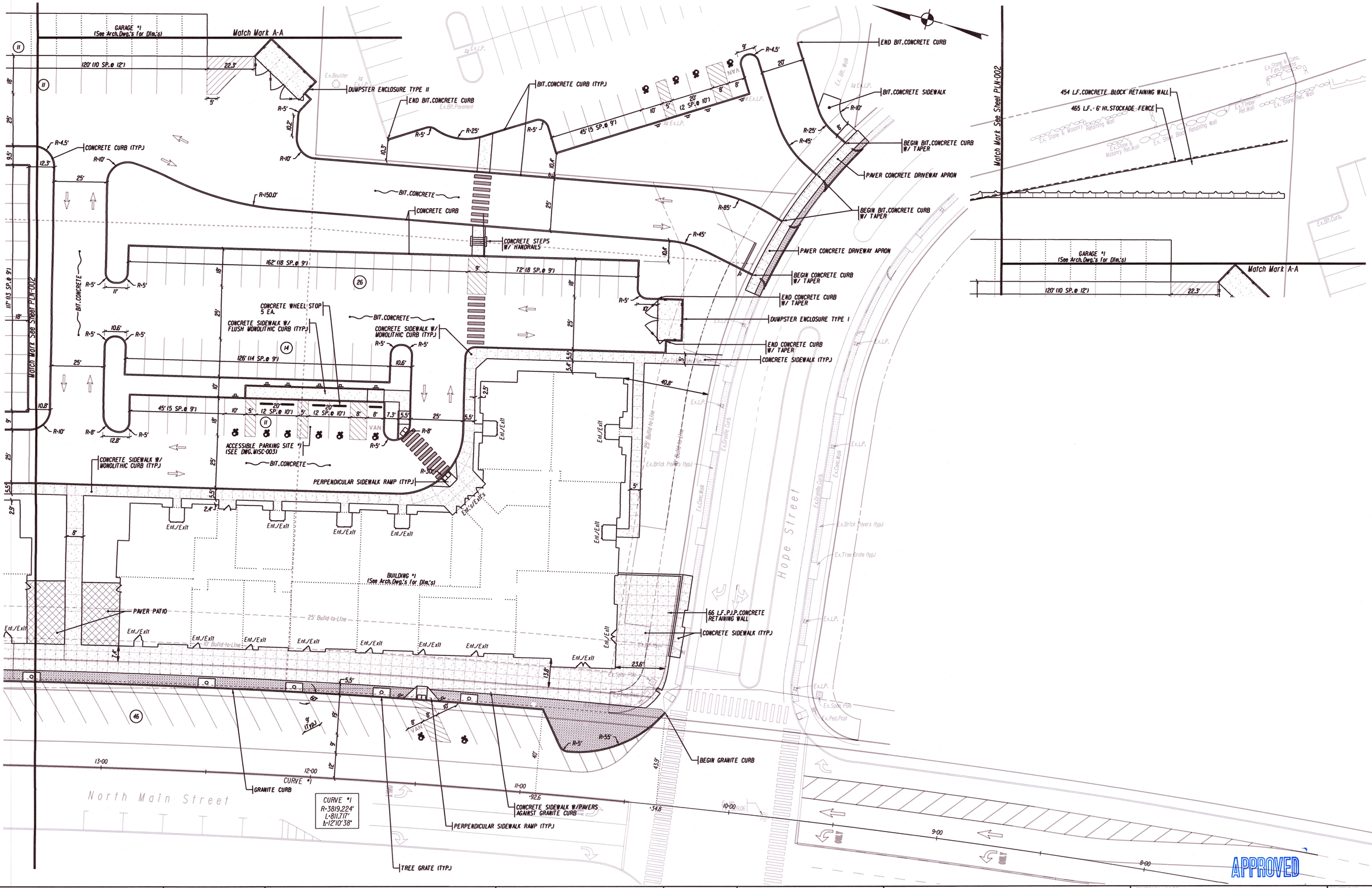
CENTER SQUARE VILLAGE
NORTH MAIN STREET AND HOPE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 30 / 5 , 26/6, 26/7 & 26/8

DRAWING NO. OSP-001

DRAWING TITLE: OVERALL SITE PLAN

SHEET NO. 6



REV.	DATE	REVISION DESCRIPTION
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2	2-13-23	SITE PLAN REVIEW STAFF COMMENTS 1/27/23 (1st REVIEW)
1	1-27-23	REVISED PROPERTY LINES

DATE: DECEMBER 13, 2022

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

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

ENGINEER SIGNATURE/BLOCK: Joseph M. Green

STATE OF CONNECTICUT JOSEPH M. GREEN No. PLN.0008732 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE: SITE PLAN

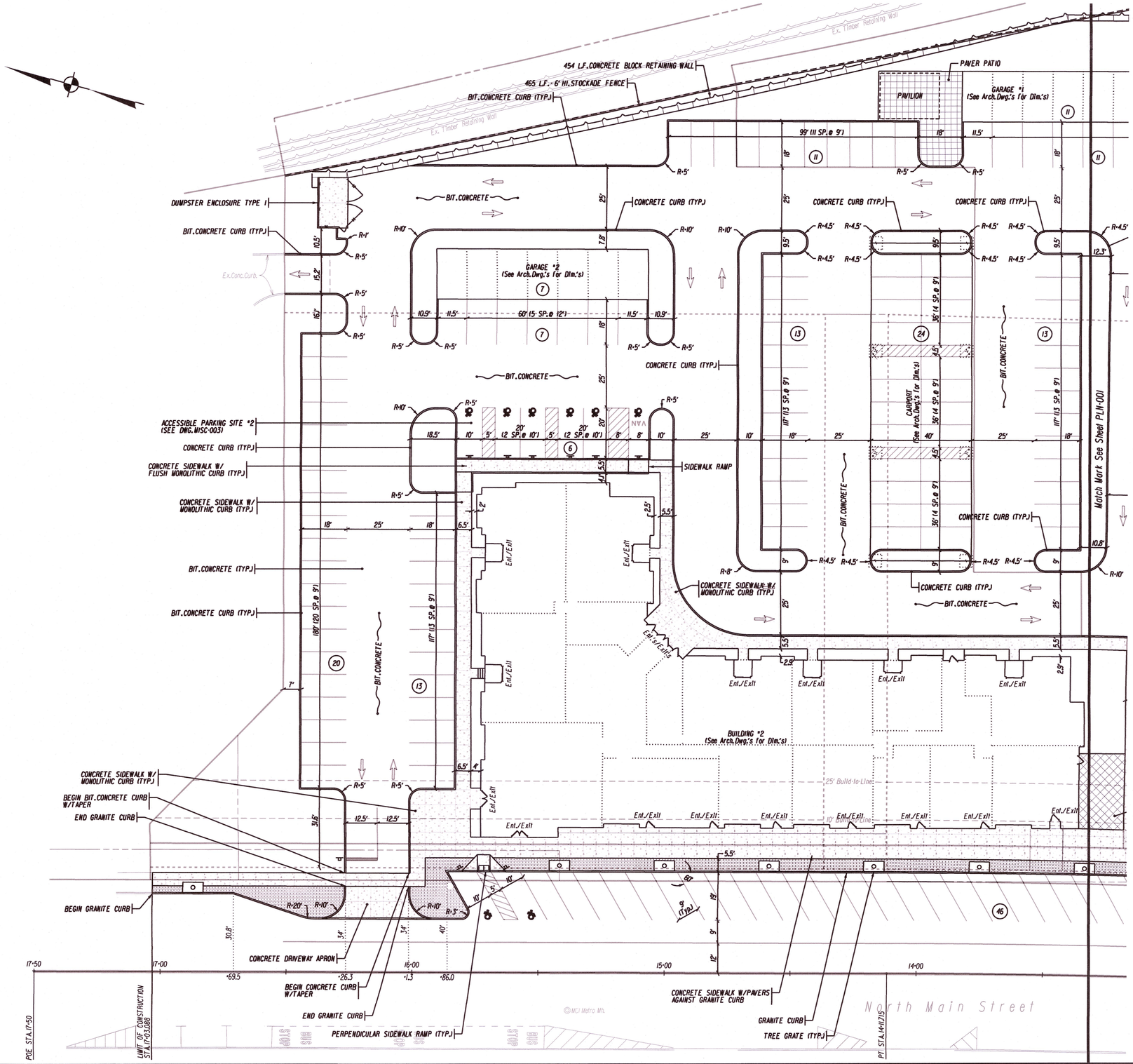
CENTER SQUARE VILLAGE
NORTH MAIN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 30 / 5 , 26/6, 26/7 & 26/8

DRAWING NO. PLN-001

DRAWING TITLE: LAYOUT PLAN

SHEET NO. 7



APPROVED

REV.	DATE	REVISION DESCRIPTION
4	6-16-23	ADDED DRAINAGE EASEMENT AS SHOWN ON MAP REF. #7
3	5-15-23	SITE PLAN REVIEW STAFF COMMENTS 2/21/23 (2nd REVIEW), RETAINING WALL LOCATION
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1	1-27-23	REVISED PROPERTY LINES

DATE: DECEMBER 13, 2022

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

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

ENGINEER SIGNATURE/BLOCK: Joseph M. Green

STATE OF CONNECTICUT JOSEPH M. GREEN No. PLN 0008732 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE: SITE PLAN
CENTER SQUARE VILLAGE
NORTH MAIN STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT: 30 / 5 , 26/6, 26/7 & 26/8

DRAWING NO. PLN-002

DRAWING TITLE: LAYOUT PLAN

SHEET NO. 8

City of Bristol

BRISTOL, CONNECTICUT 06010

Performance Bond Transmittal

DATE: March 26, 2026

TO: Ryan Bodley, Deputy Treasurer

FROM: Robert M. Flanagan, City Planner

RE: Application #2462 – PHASE 2 – Site Plan for a 152,000 s.f. mixed use development 100 North Main Street and 130 North Main Street; Map 30, Lot 5 and Map 26 Lot 7; BD-1 (Downtown Business) zone; Centre Square Village, LLC owner; Carrier Construction Incorporated, applicant.

Enclosed for your safekeeping is the following performance bond, submitted in compliance with one of the stipulations of the above-referenced Site Plan which was approved by Zoning Commission on February 22, 2023.

Type of Bond:	Treasurer's Check
Check #:	029620
Issued by:	Northwest Community Bank
Date:	March 25, 2026
Amount:	$201,242.89

cc: Richard Brown, Chief Building Inspector (w/ enclosure)

SITE INSPECTION REPORT
CITY OF BRISTOL, CT
LAND USE OFFICE

Application #2462

Project/Developer: 152,000 sq. ft. Mixed Use

Location: 130 North Main Street – Phase 2

Date of Inspection: 3/25/26

Purpose of Inspection: determine status of site improvements prior to issuance of Temp. Certificate of Occupancy

Site Work	Completed? Yes	No	N/A	Notes/Comments
pavement		X		Final course of pavement in Phase 2 not complete
curbing	X			
parking spaces	X			Final course of pavement in Phase 2 not complete
h-cap parking space(s)		X		Signs missing from h/c spaces behind 130 North Main.
pavement markings		X		Final course of pavement in Phase 2 not complete
traffic/directional signage		X		Stop bar and sign missing from Phase 2.
sidewalk(s)/ramp(s)	X			
final grading	X			
loaming/seeding		X		Landscaping not complete for Phase 2.
lighting	X			
trash enclosure	X			Extra enclosure noted in the field.
drainage	X			
landscaping		X		See attached list.

Other Notes:

$201,242.89 bond held for uncompleted site improvements.
See attached itemized list/invoices for detailed breakdown of missing items.
Patios at 130 North require final review/approval of revised plans.
Directional arrows missing on asphalt.
Handicap spots missing signage.
Curbing missing near McDonald's entrance.
New dumpster adjacent to storm drain in the rear.

Bond Required? ❑ No ❑X Yes

Robert M. Flanagan
3/25/26

Robert M. Flanagan – City Planner

cc: Richard Brown - Building Official

Bond Review

From: William Stango <WilliamStango@bristolct.gov>
Sent: Monday, March 16, 2026 10:33 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: RE: Bond Estimate Review

The proposed bond amount looks appropriate.

Thanks,

Billy R. Stango, P.E.
Department of Public Works
City Engineer
860.584.6111
williamstango@bristolct.gov

<image001.png>

From: Robert Flanagan <RobertFlanagan@bristolct.gov>
Sent: Thursday, March 12, 2026 4:13 PM
To: William Stango <WilliamStango@bristolct.gov>
Subject: Bond Estimate Review
Importance: High

Good Afternoon Bill:

Please find attached the bond estimate for Phase 2 – 100/130 North Main Street.
I looked over the landscaping quantities proposed and they appear to match the plan.

If you could review/offer comment and suggest any price adjustments that the applicant needs to make.

Here is a link to the approved plan:
https://www.bristolct.gov/DocumentCenter/View/51127/CentreSquare

Thanks.

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

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5).
A copy of this message and any reply will be retained by the City of Bristol and will be accessible to the public unless exempted by law.

D | P | S
DEVELOPMENT PLANNING SOLUTIONS LLC.

CELEBRATING 10 YEARS

March 10, 2026

Robert Flanagan, City Planner
City of Bristol Connecticut
111 North Main Street
Bristol Ct, 06010

RE: Request for Temporary Certificate of Occupancy for Phase II Centre Square Village

Dear Mr. Flanagan,

Please allow this letter to serve as our request for the first Temporary Certificate of Occupancy for the second phase of the Centre Square Village Project as well as an outline of the outstanding items for the purposes of bonding. At present, due to weather conditions, the remaining items can not be appropriately completed until spring conditions.

The remaining items, and their proposed bond amounts are as follows:

1.	Paver Patios at retail spaces	$ 50,000.00
2.	Planters with Blue Juniper at 3-foot spacing	$ 29,750.00
3.	Concrete Sidewalks	$ 15,000.00
4.	Curbing between Buildings	$ 2,700.00
5.	Grading and Topsoil	$ 12,000.00
6.	Pavement Markings and Signs	$ 3,800.00
7.	Asphalt Paving	$ 62,018.00
8.	Landscaping and Planting	$ 25,974.89
	Total Proposed Bond	$201,242.89

Please see the attached estimates from our contractors which serve as the basis for this proposal.

Sincerely,

Charlie Talmadge
President, Development Planning Solutions LLC
225 North Main Street Suite 207
Bristol Ct, 06010
(860) 506-4268
charlie@developmentplanningsolutions.com

3/10/26

Gino Carrier, President — Date
Carrier Construction, Inc.

CONSTANTINE
Paving & Sealing
Glastonbury, CT

100 Kreiger Ln Unit D
Glastonbury CT 06033
P. 860 633 7004
F. 860 633 4173
www.constantinepaving.com

SUBMITTED TO	ATTENTION	PHONE	DATE
Carrier Excavating Inc	Carrier Excavating Inc	(860) 818-7749	08/01/2025

BILLING ADDRESS	JOB LOCATION
360 B Queen Street #385, Southington, Connecticut, 064	North Main & Hope Street, Bristol, Connecticut, 06010

CUSTOMER EMAIL	SALESMAN/REP	JOB NUMBER
ericc@bycarrier.com	Bill Constantine III	CPS-11390

At your request, we will submit the following :

Scope of Work	Price
Estimated quantity 4780 SY	
Fine grade - 1 inch from grade +/- 4780 SY.	$10,957.00 done
Supply and install 2 inch binder class 1 $128.00 x 550 ton	$70,400.00 done
Tax on material only	$2,933.00 done
Supply and install 1.5 inch top class 2 $134.50 x 412 ton	$55,414.00
Tax on material only	$2,302.00
Supply and install RS-1 tack if needed add + $4,302.00	
Not responsible for: Permits, staking, engineering, project layout, saw cutting, traffic control/ signage, asphalt escalation, damage to unmarked private utilities, structure heights and adjustments, testing, parking lot cleaning or sweeping, no other work other than what is specified, all work to be completed in 1 mobilization, changes in scope and quantities can result in price change, units to be verified upon completion.	
Asphalt escalation based on current material cost as of 8/1/25. (CT DOT index $545.00/liquid ton)	
Subtotal	**$142,006.00**
N/A% applicable tax	**$0.00**
Total	**$142,006.00**

bond

total bond $62,018.00

We propose hereby to finish material and labor completed in accordance with the above specification for the sum of:

Dollars $142,006.00

Payment to be made as follows: Payment is due in full upon substantial completion of the agreement, unless otherwise agreed to in writing. Buyer shall be responsible for all cost of collection, including a reasonable attorney's fee in the event the agreement is referred to an attorney at law for collection. Interest shall begin to accrue upon substantial completion on any sums not paid at the rate of 1% per month which is an annual rate of 12%

Payment due prior to start of job	Payment due 1 week prior to MOB	Payment due upon completion
N/A	N/A	100%

All materials are guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. A 1-year workmanship warranty is provided. Any alterations or deviations from the above specifications will

Signature :

William Constantine Jr.

3/10/26

Country Gardens of Bristol
Est. 1978
Landscape Contractors & Property Maintenance
DESIGN • INSTALL • MAINTAIN

COUNTRY GARDENS of Bristol, LLC.

600 Middle Street Bristol, CT 06011-0394
Email: jake@countrygardensbristol.com
Website: www.countrygardensbristol.com

Telephone (860) 584-8997

March 5th, 2026

Eric Carrier
Carrier Excavating, Inc.
36 Welch Road
Southington, CT 06489

Via Email: carrierexc@gmail.com

Office: (860) 628-0432
Mobile: (860) 818-7749

Centre Square phase 2

Our landscaping quote totals $25,974.89 6.35% tax included, for the following:

1. Furnish and install plants per schedule for phase 2 listed below
   25 emerald arborvitae
   8 Bradford Pear
   2 Colorado Blue Spruce
   2 Yellow Rhododendron
   17 Delaware Azalea
   20 Japanese Boxwood
   8 Columnar English Oak
   1 Japanese Lilac
   23 Daylily
2. Furnish and install 26 yards of pine bark mulch.

Notes: Quote valid for 60 days.
Plants subject to availability.
Screened topsoil per specifications to finish grade provided and installed by others.
Excludes tree staking/guying and weed fabric under bark mulch.

Please contact me if you have any questions. Thank you for the opportunity to quote this project.

Sincerely,

Jake Desmarais

Jake Desmarais, Estimator/ Foreman

3/10/26

Carrier Excavating, Inc.
360-B Queen St. #385
Southington, CT 06489
Office: 860.628.0432
www.byCarrier.com

PROPOSAL

Date
3/5/2026

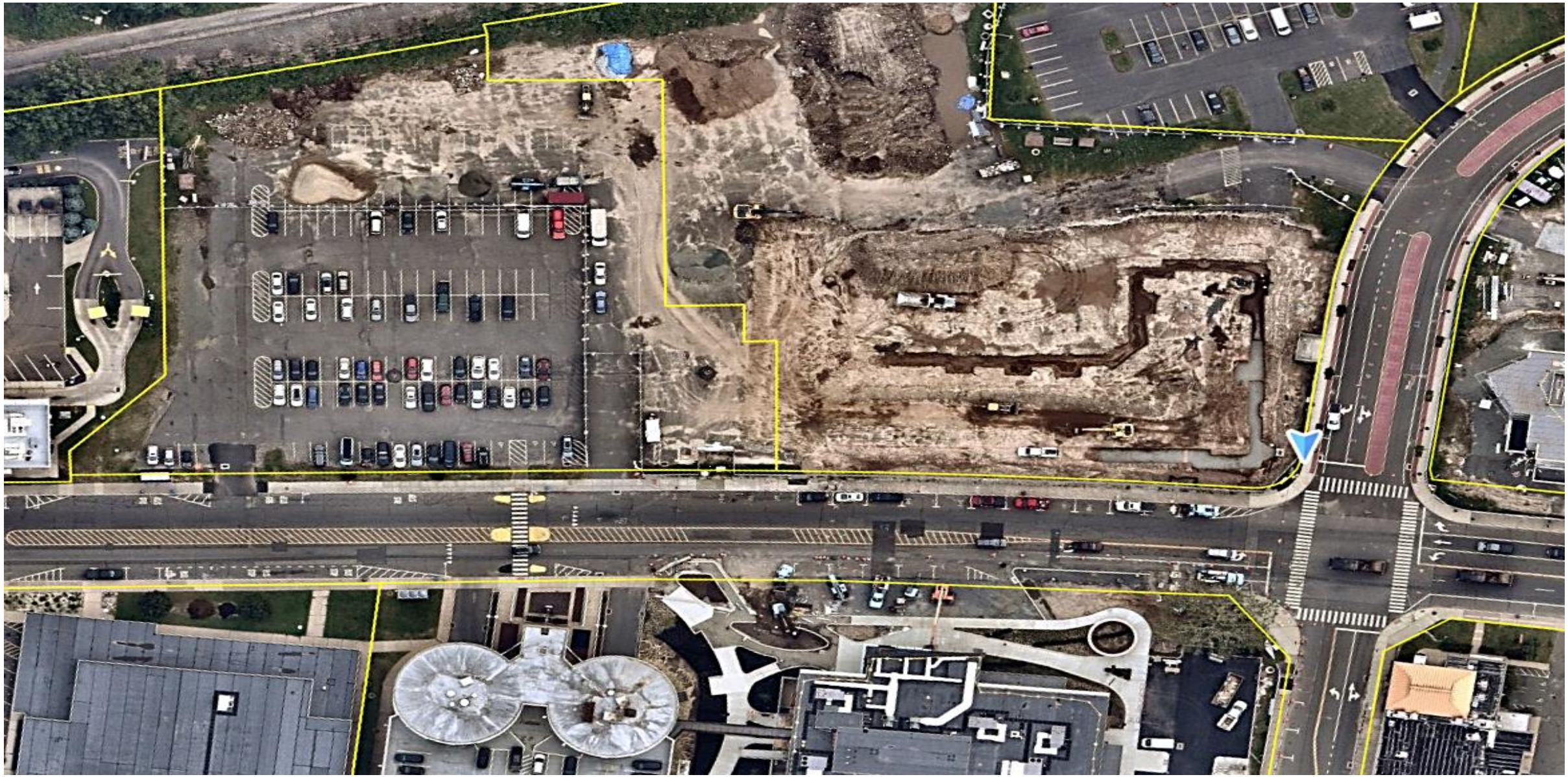
Customer Name
Carrier Construction, Inc. P.O. Box 1842 Bristol, CT 06010

Project
Center Square Bld. 2 130 North Main St. Bristol, CT

Price for Labor & Equipment	
Pavers around retail area	
2,000 sq. ft. x $25.00	**$50,000.00**
Planter with Blue Juniper 3 ft. on center	
85 L. F. x $350.00	**$29,750.00**
Front of building concrete sidewalks	
1,250 sq. ft. x $12.00	**$15,000.00**
Sidewalk with monolithic curb between buildings	
150 sq. ft. x $18.00	**$ 2,700.00**
Subgrade and topsoil Bld. 2	**$12,000.00**
Pavement markings and signs	**$3,800.00**
Accounts over 30 days past due will be charged 1.5% per month on the past due balance.	
Total	**$113,250.00**

Acceptance of Proposal: Eric Carrier Date: 3/10/26

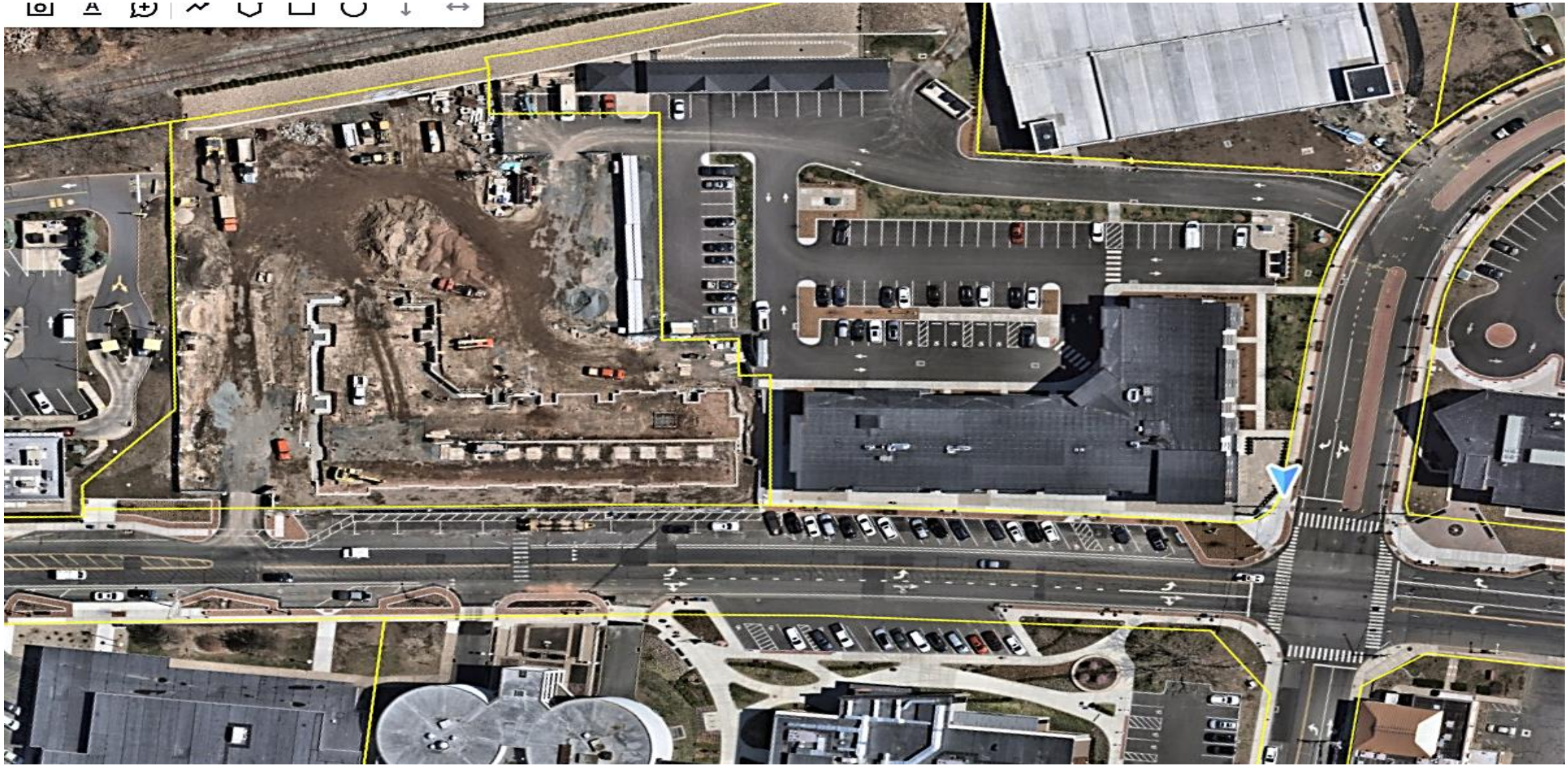
Signature: _____ Date: 3/10/26



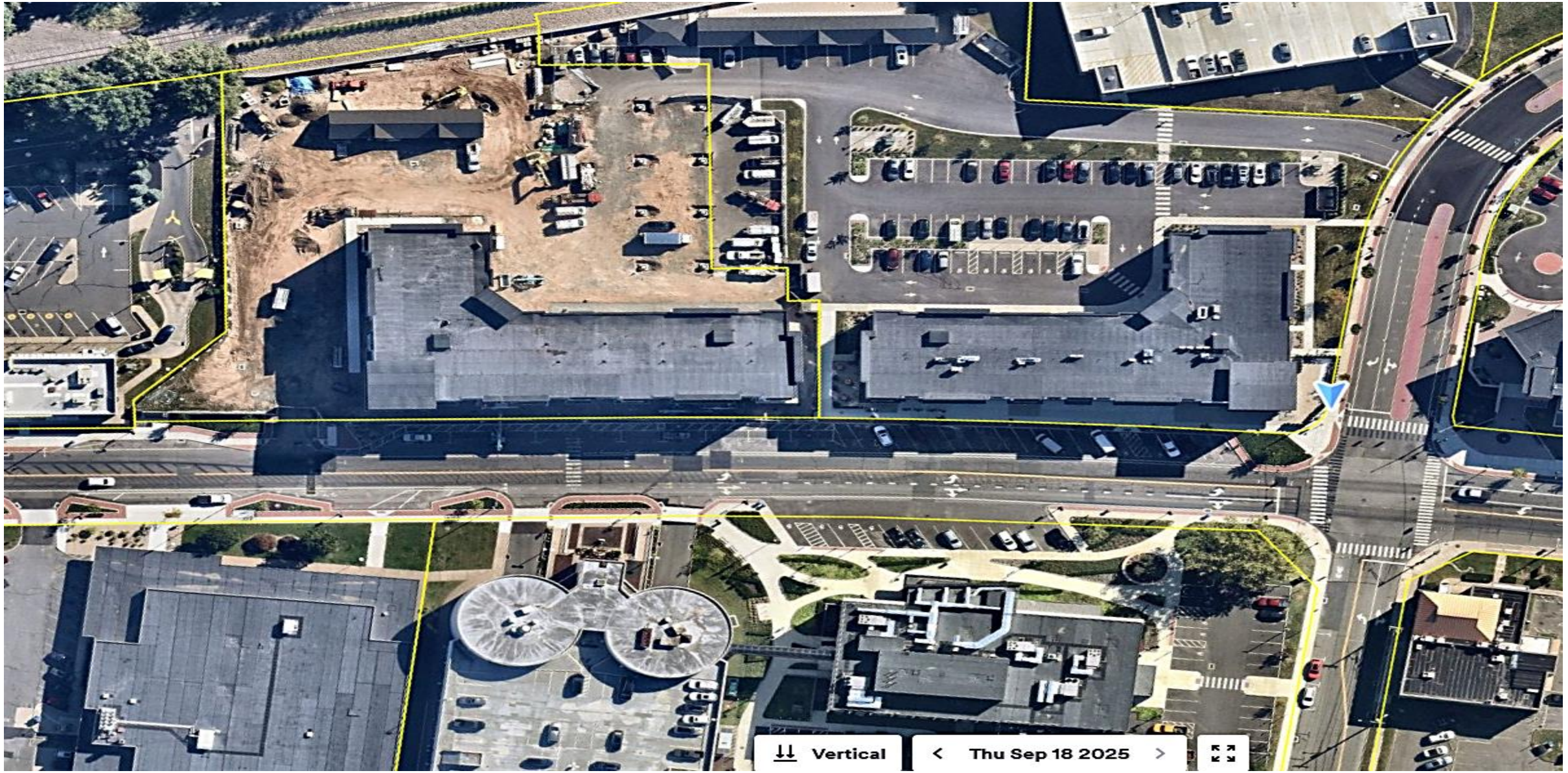
100/130 North Main Street – Aerial – September 2023



100/130 North Main Street – Aerial – April 2024



100/130 North Main Street – Aerial – April 2025



100/130 North Main Street – Aerial – September 2025

For Office Use Only	
APPLICATION NO.	2517
DATE FILED:	12/30/24
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 15.2.4 of the Bristol Zoning Regulations for the following Special Permit use: EARTH REMOVAL IN EXCESS OF 400 CUBIC YARDS

Address or Location of the Property: 165 WARNER ST

Assessor's Map No.: 55 Assessor's Lot No.(s): 49

Zone of the Property: R-25/OSD Size of the Property (in acres or square feet): 0.4 AC/ 17,600 S.F

Reason for the Special Permit: REMOVAL OF EXCESS MATERIAL FROM THE LOT TO PROVIDE FOR A FEASIBLE BUILDING ENVELOPE FOR THE CONSTRUCTION OF A NEW HOME ON THE LOT

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

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

Other comments: WETLAND COMMISISON APPROVED THE ISSUANCE OF A WETLANDS PERMIT FOR THE PROPERTY 10-6-2021 APPROVING THE REMOVAL OF EXCESS MATERIAL FROM THE LOT.

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: DB HOMES, LLC

Address: PO BOX 9495 City: Bristol State: CT Zip: 06011

Telephone No.: 860-302-0035 E-Mail: _____

Signature: Kevin P DellaBianca *Signature – (Printed/Typed)* KEVIN P. DELLABIANCA

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)* _____

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2517

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 165 WARNER ST

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

APPLICATION #2323 FOR A SPECIAL PERMIT FOR EARTH REMOVAL WAS APPROVED ON AUGUST 15, 2019 BUT THE PRIOR APPLICANT NEVER WENT FORWARD WITH THE PROJECT

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: Mark Ziogas

Address: 88 Valley St City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-4121 E-Mail: _____

08/17 - LUO

Application #2517 Earth Removal

Special Permit

2026 Yearly Report

MARK ZIOGAS

ATTORNEY AT LAW

88 VALLEY STREET, 2ND FLOOR

P.O. BOX 1197, BRISTOL, CT 06011-1197

mziogas@csmzllc.com

Phone (860) 589-4121 FAX (860) 589-4966

June 2, 2026

Robert Flanagan
Zoning Commission
111 Main Street
Bristol, CT 065010

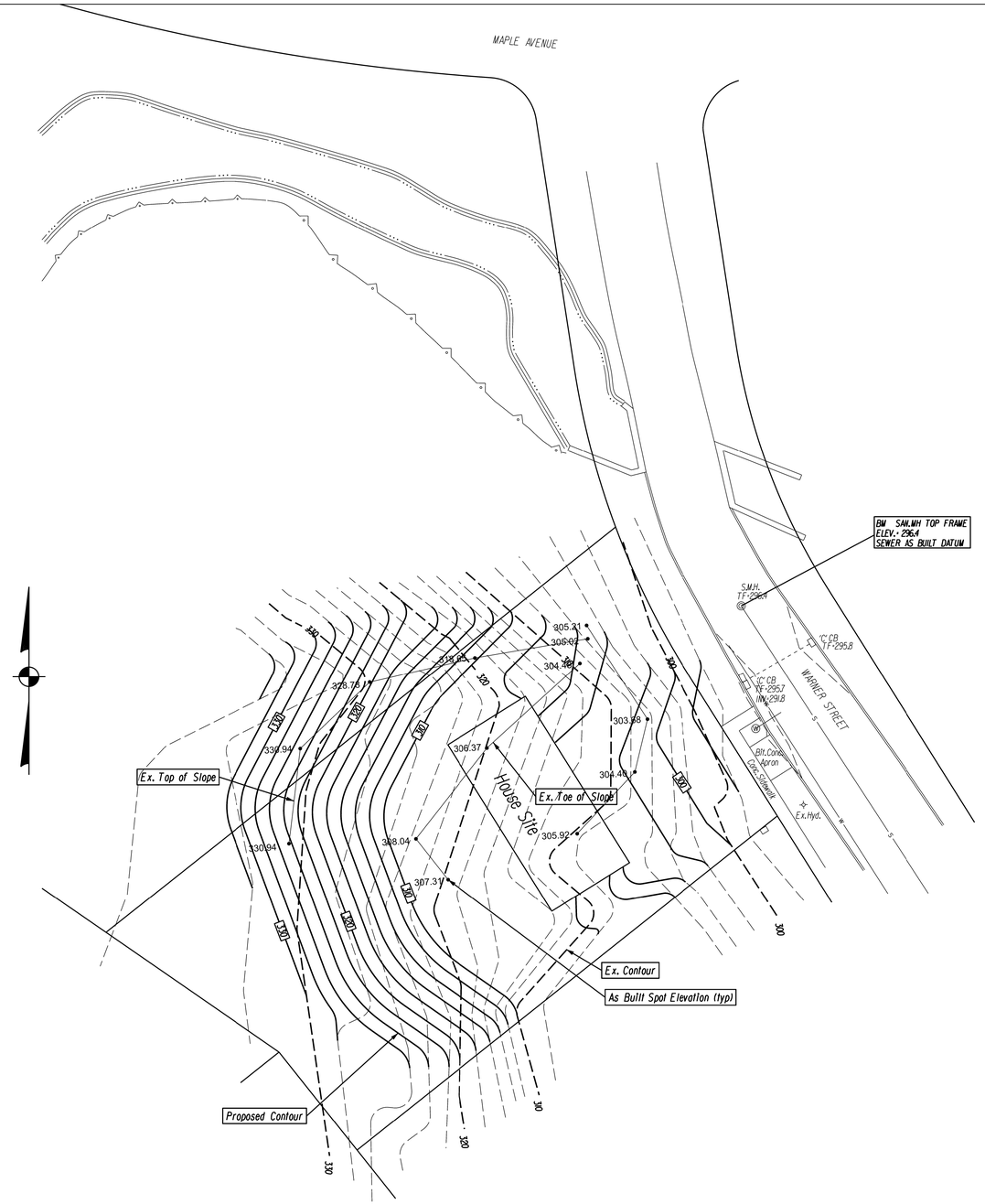
Re: 165 Warner Street Application 2517

Dear Robert:

Enclosed is the progress as built for the above location. It shows the pre-construction contours, design contours, as built spot elevations and the Top & Toe of slopes, all labeled. Now that we have the contours we can see that the project still needs some additional grading to comply with the approved plan. The additional grading should be completed shortly.

Very Truly Yours,

Mark Ziogas
MZ/alr



GRADING AS BUILT - PROGRESS

ASSESSORS LOT 49

PREPARED FOR

DB HOMES, LLC

165 WARNER STREET

BRISTOL, CONN.

SCALE 1" = 20' June 1, 2026

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

Robert C. Green

STATE OF CONNECTICUT
ROBERT C. GREEN
No. 12877
LICENSED
LAND SURVEYOR

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

Public Hearing Extension to: 4/14/25

35-day Public Hearing Extension to April 14, 2025

MARK ZIOGAS

ATTORNEY AT LAW

88 VALLEY STREET, 2ND FLOOR

P.O. BOX 1197, BRISTOL, CT 06011-1197

mziogas@csmzllc.com

Phone (860) 589-4121 FAX (860) 589-4966

March 10, 2025

Zoning Commission
111 Main Street
Bristol, CT 065010

Re: Warner Street Application 2517

Dear Commissioners:

Please extend the above application for an additional 35 days in order to give the engineer additional time to revise the plans.

Very Truly Yours,

Mark Ziogas
MZ/alr

Narrative

Earth Removal Narrative - 165 Warner

The applicant is looking to build a house on the lot. The lot has a sand bank which will need to be excavated in order to get a building envelope sufficient to construct the house. Approximately 3,800 cubic yards will need to be removed from the site. The appropriate soil and erosion control measures will be installed during excavation and construction. This site had previously been approved for excavation in 2019, but the owner never went forward with the project. This is one of the only remaining lots in left in the subdivision that has not been built on, so removing the sand pile and replacing it with new construction will be a welcomed addition to the neighborhood.

Bond Email 4/14/25

From: Robert Green Associates <green@rga-ct.com>
Sent: Monday, April 14, 2025 3:14 PM
To: Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>
Subject: RE: Warner Street - Bristol

Tony

Please see attached cost breakdown back up.

1. Sedimentation Control Fence 350 l.f. @ $4.00 /lf
   = $1400.00
2. Construction Entrance Pad 1 Ec @ 1000.00
   = $1,000.00
3. Topsoil, Seed eand Mulch 1,800 s.y. @
   $2.00/s.y.= $3,600.00
4. Erosion Control Matting 500 s.y. @ $4.00/s/y/
   = $2,000.00

SUBTOTAL $ 8,000.00
Biding and Contract Admin 15% - $1,200.00

TOTAL 9,200.00 say $ $10,000.00

Joseph M. Green, P.E.
Robert Green Associates, L.L.C.
6 Old Waterbury Road
Terryville, Connecticut 06786
Phone: (860) 589-0135
Fax: (860) 589-1342
Email: green@rga-ct.com

Laviero Letter 4/3/25

MARTIN LAVIERO
CONTRACTORS - BRISTOL, CT

Telephone (860) 589-7579
Fax (860) 585-6651

Thursday, April 3, 2025

Attorney Mark Ziogas
88 Valley St
Bristol, CT 06010

Re: Warner Street Earth Removals

Mark,

Martin Laviero Contractor, inc. has provided your client, Kevin Dellabianca with a proposal to remove earth materials and perform excavation services for a proposed residential project on Warner St. in Bristol, CT. Limited fueling of equipment will take place on the site. We do not expect any spilling of fuel however in the event that a fuel spill occurs, our trucks are equipped with spill kits for minor spills.

Should you have any questions, please do not hesitate to contact me

Thank you

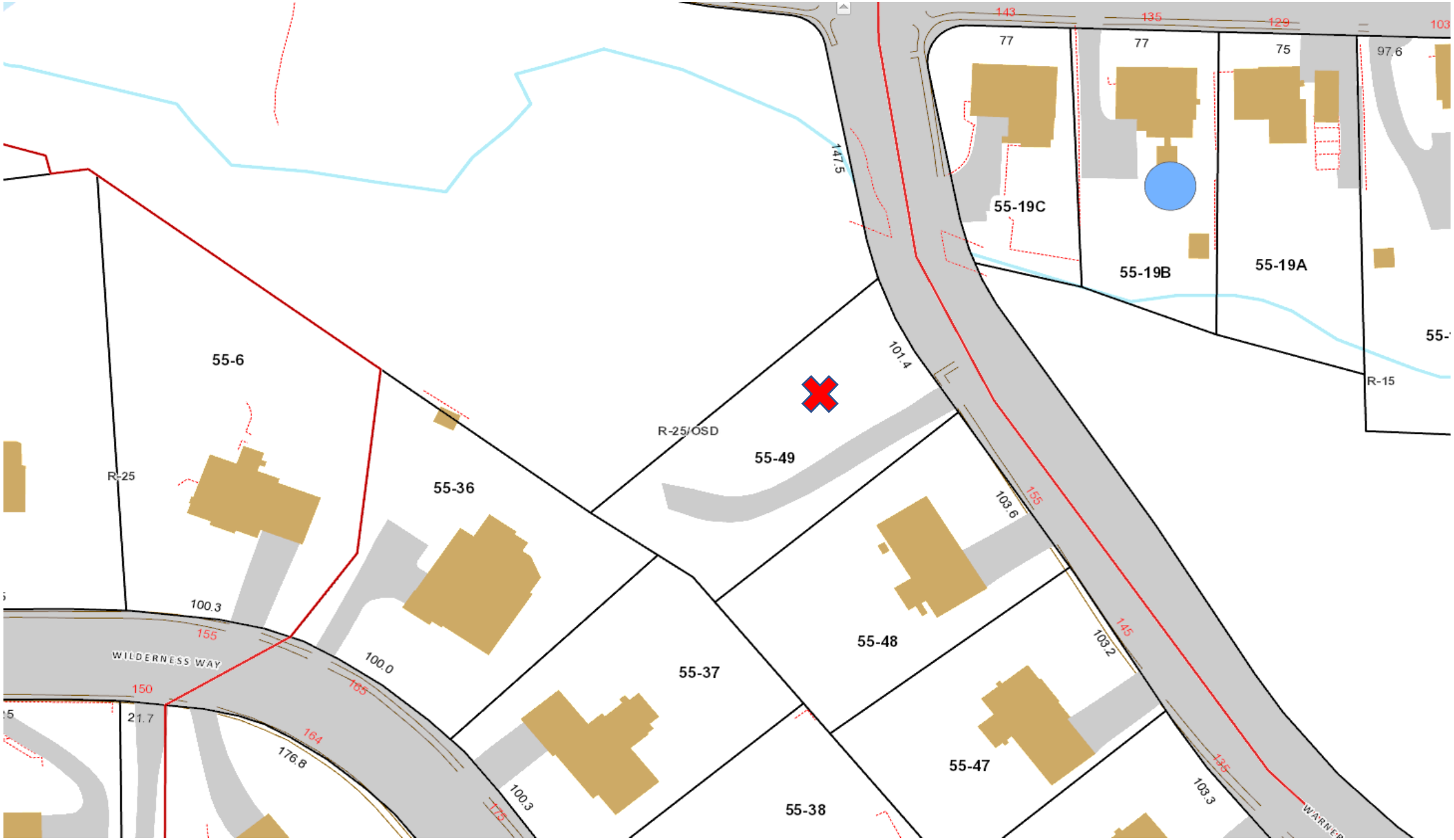


Daniel Levesque
Vice President, Operations

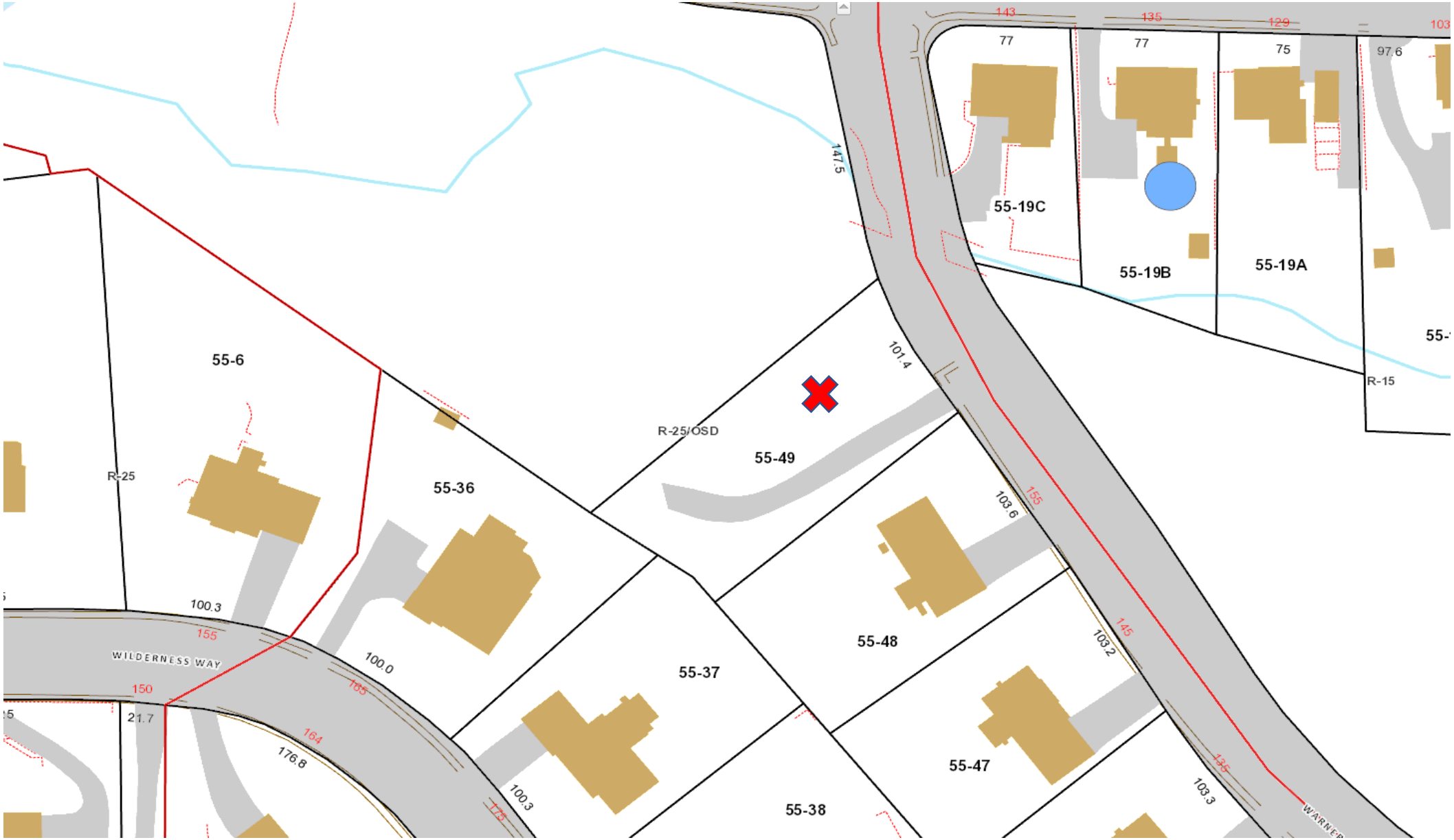
GIS and Google Maps



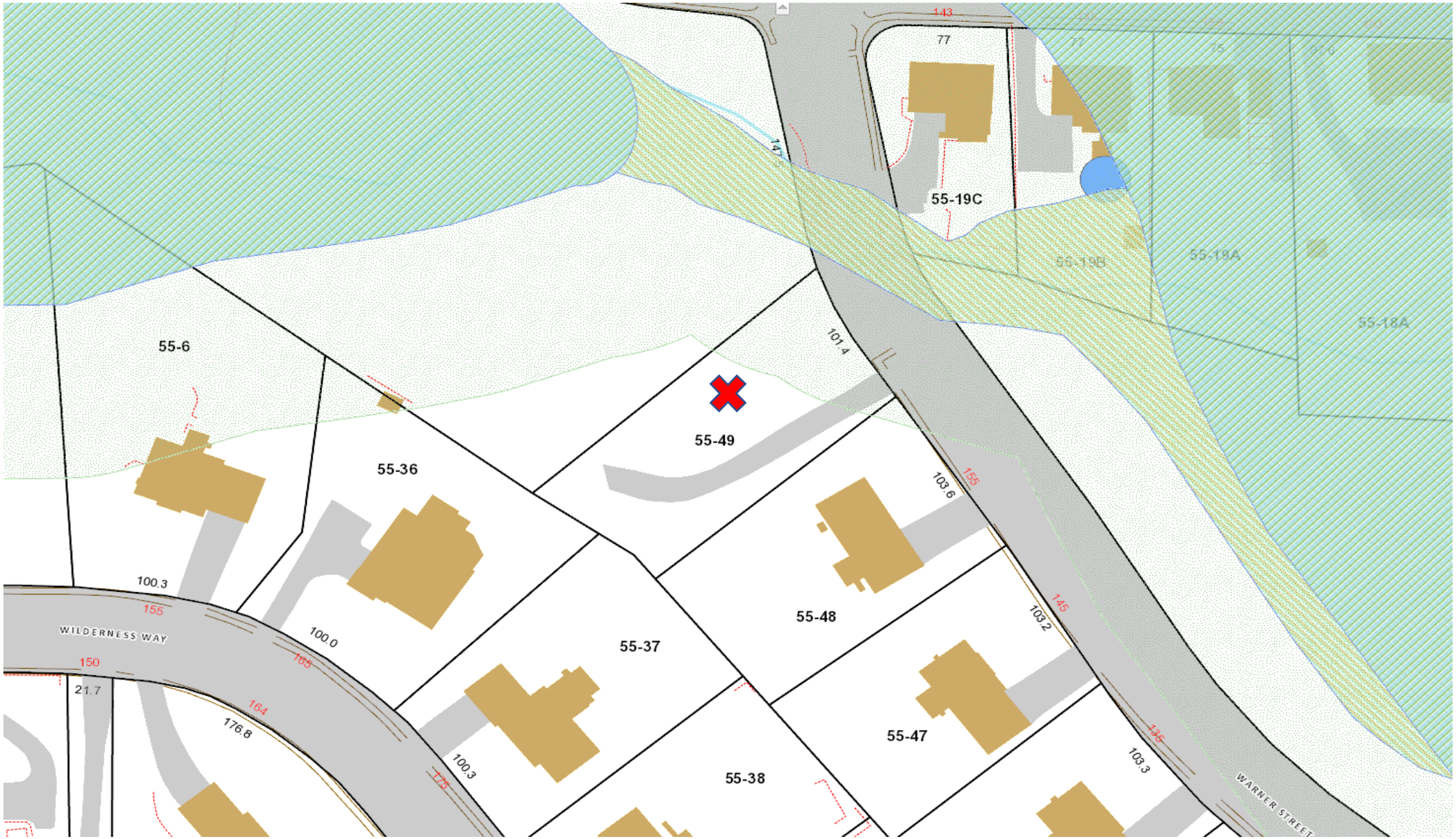
App. 2517 – 165 Warner Street – Map 55 & Lot 49
Aerial View – Bristol GIS



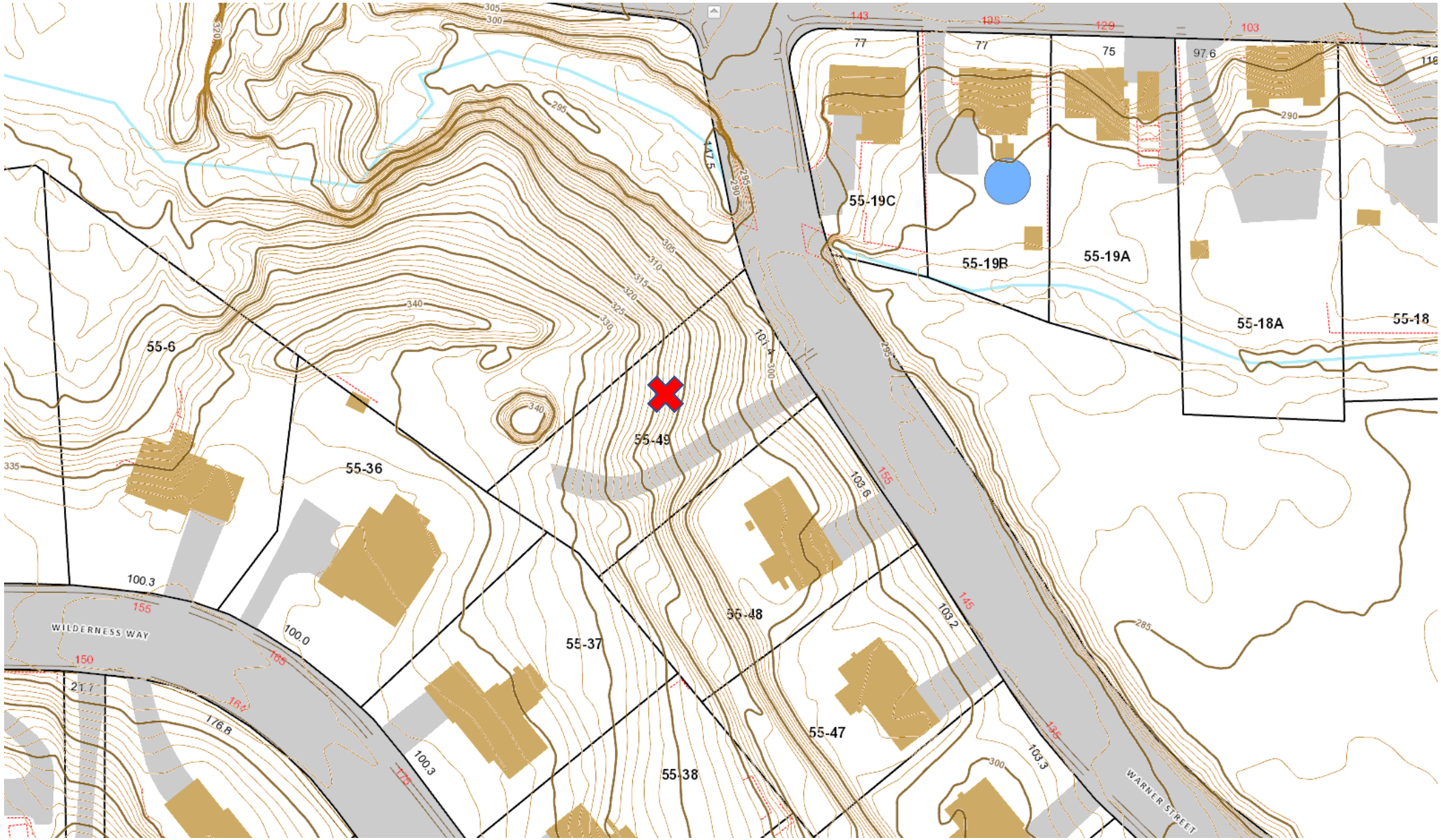
165 Warner Street – Map 55 & Lot 49
Location Map – Bristol GIS



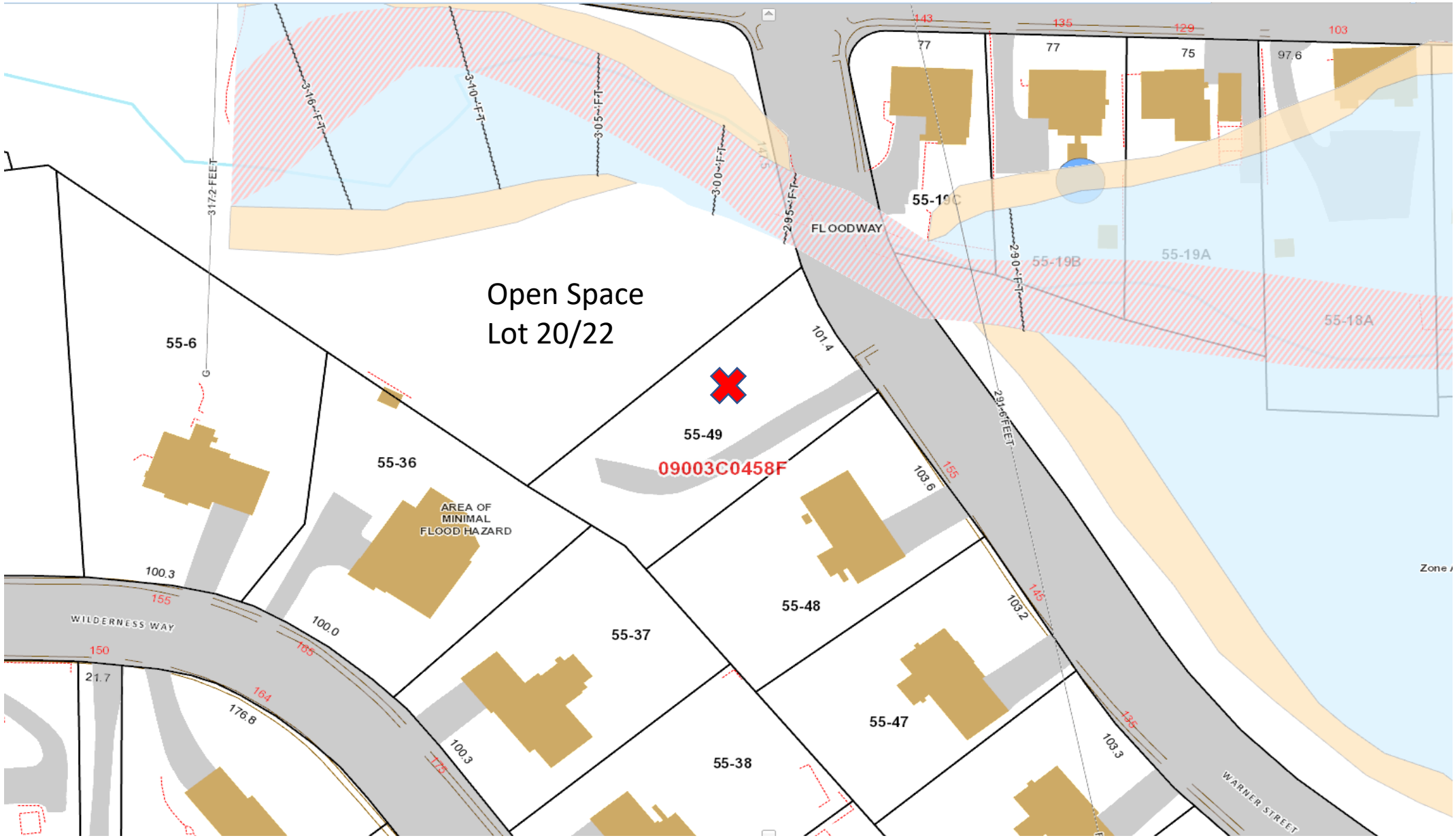
165 Warner Street – Map 55 & Lot 49
Zoning Map (R-25/OSD) – Bristol GIS



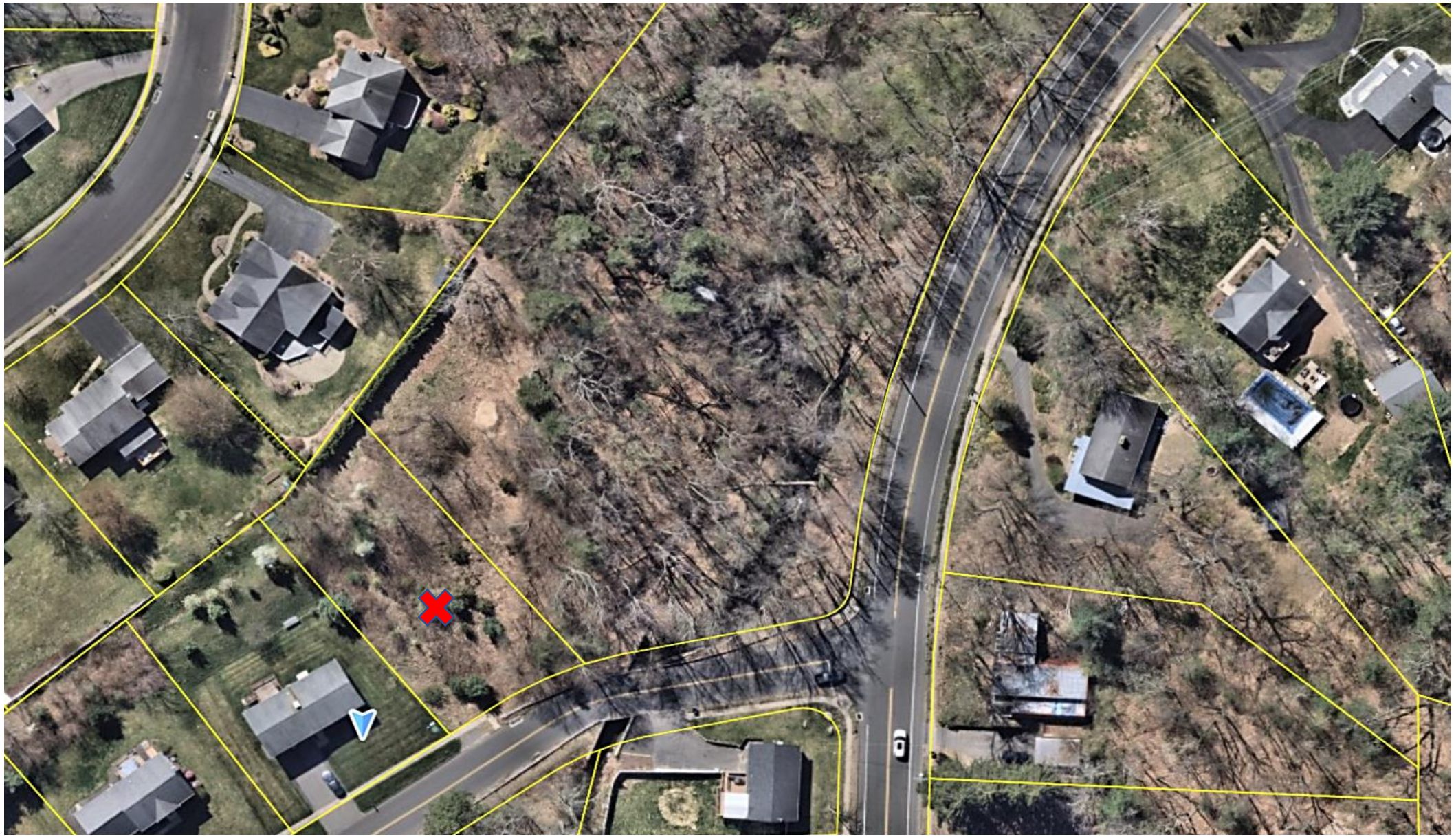
165 Warner Street – Map 55 & Lot 49
Inland Wetlands & Upland Review – Bristol GIS



App. 2517 – 165 Warner Street – Map 55 & Lot 49
Topography –Bristol GIS



App. 2517 – 165 Warner Street – Map 55 & Lot 49
Floodplain – Bristol GIS

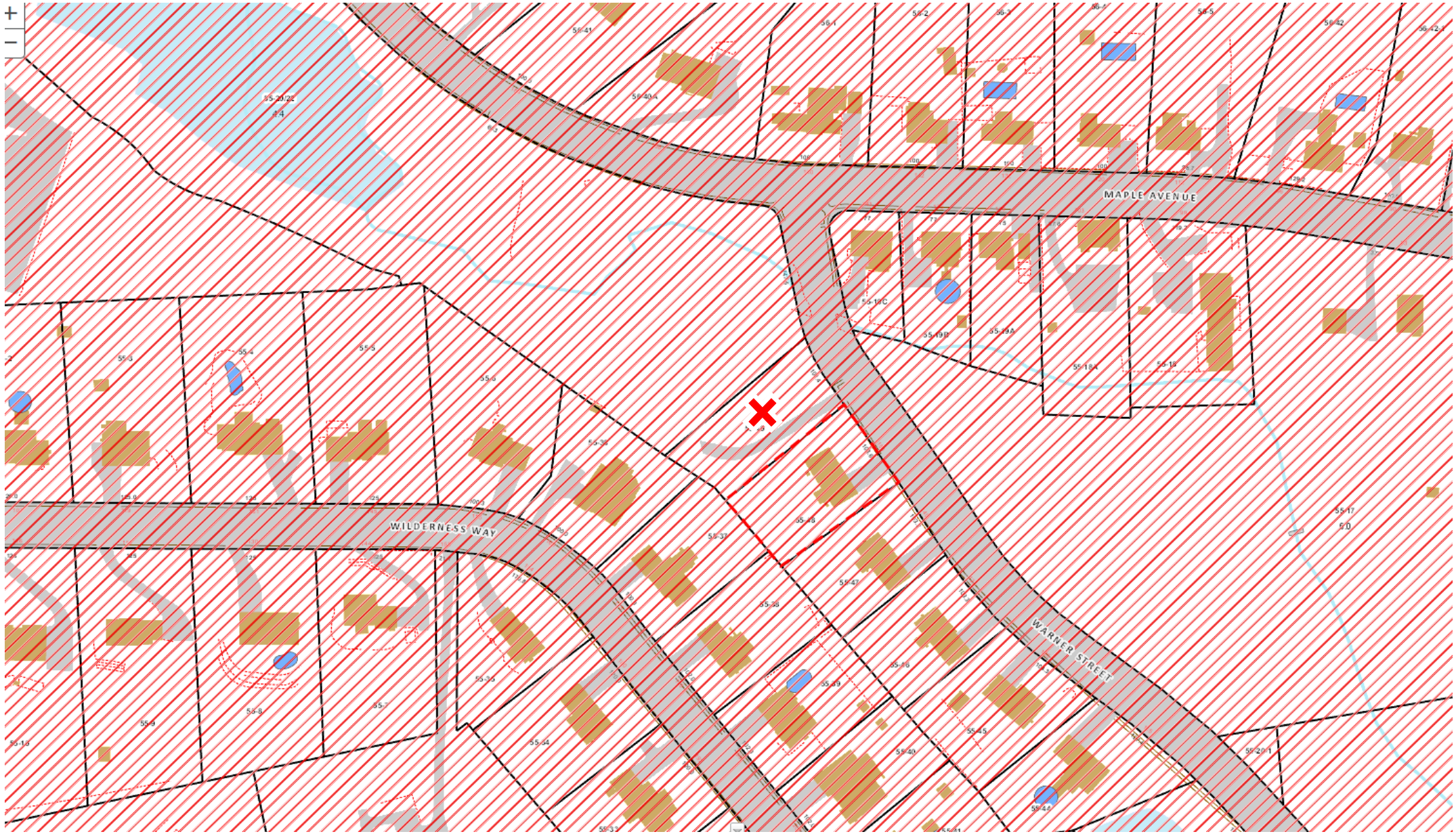


App. 2517 – 165 Warner Street – Map 55 & Lot 49
NearMap Aerial – Bristol GIS



App. 2517 – 165 Warner Street – Map 55 & Lot 49
Google Earth Aerial – Bristol GIS

Aquifer Protection Area Determination 2/10/25



App. 2517 – 165 Warner Street – Map 55 & Lot 49
Aquifer Protection – Bristol GIS

City of Bristol
BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

February 12, 2025

DB Homes, LLC
PO Box 9495
Bristol, CT 06010
Attention: Kevin DellaBianca

Re: Application #APA-2025-02 – Determination of regulatory status for the Removal of Earth Materials at 165 Warner Street; Assessor's Map 55, Lot 49; R-25/OSD (Single- Family Residential/Open Space Development Overlay) zone; DB Homes, LLC, applicant.

Dear Mr. DellaBianca:

This is to inform you that at its special meeting of February 10, 2025, the Bristol Aquifer Protection Agency received the "Determination of Regulatory Status" form that was recently submitted for the above captioned item.

Based upon a review of the information provided, a determination has been made by the Agency that the proposal for earth removal activities needed to prepare the site for the construction of a single-family home, within the Aquifer Protection Area, are temporary in nature and are not subject to the provisions of the City of Bristol Aquifer Protection Area (APA) Regulations.

However, the Agency did specify in its motion that the refueling of any construction vehicles and equipment, will be done in compliance with the Best Management Practices within the Aquifer Protection Area.

Attached to this letter is the Aquifer Protection Area Best Management practices:
1. Temporary Construction and Reconstruction Operations in Aquifer Protection Areas.
2. Controlling Stormwater from Parking Lots in Aquifer Protection Areas

If you or your contractor have any questions regarding this determination, the BMP's above or the Aquifer Protection Area Program, please call me at 860-584-6225.

Very truly yours,

Robert M. Flanagan

Robert M. Flanagan, AICP
City Planner

cc: Connecticut Department of Energy and Environmental Protection (via email)
Connecticut Department of Public Health (via-email)
City of Bristol Water Department (via-email)
City of New Britain Water Department (via-email)
Attorney M. Ziogas – Applicant Representative (via-email)

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas

Issues and Concerns
Potential groundwater quality concerns include stormwater, fuel, and other maintenance chemicals associated with vehicles, machinery, and equipment.

Guidance/Recommendations
For the protection of ground water quality at construction operations in aquifer protection areas, DEEP recommends the following:

Temporary Construction Measures

- Significant fuel, chemical or other hazardous materials storage and handling, including fueling of construction vehicles, should be located outside well field area and aquifer protection area.
- No repair or maintenance of construction vehicles or washing of construction vehicles is permitted within the aquifer protection area.
- Any necessary temporary storage should be aboveground, protected from rainfall, and on an impervious containment surface.
- An emergency spill and response plan should be developed, including coordination with the water supplier.
- The site access should be adequately secured at all times to prohibit any unauthorized disposal of waste materials.

Stormwater Pollution Prevention Measures:

- Ways to minimize pollutant load (sand, salt, etc.) should be examined.
- Deicing management areas should be established including low salt use areas, alternative chemical or sand methods.
- Wellhead protection signs shall be posted in clear visibility of the highway at the entrance and exit points of the aquifer protection area and at ½ mile intervals.

Drainage System Design Criteria:

- Select best management practices from the DEEP stormwater manual based on treatment effectiveness and low groundwater pollution potential.

- Sheetflow and swale collection is encouraged, where possible, outside of immediate well field area.
- Catch basins and curbs should be used in immediate wellhead area to divert and control runoff and spills away from wellhead.
- Dry wells or similar subsurface leaching structures should not be used for stormwater disposal from paved or other areas that have high potential to pollute groundwater; existing structures which have high potential to pollute groundwater should be removed or converted.
- Gross particle/oil separators (swirl concentrator type) may be used for pretreatment of consecutive catch basins. Deep catch basins (minimum 4' deep and tight construction, with baffles, may also be used).
- Stormwater discharge points shall outlet to aboveground land surface or basin type structures. Significant or critical discharge points should have a basin designed with a forebay (tight soil or lined) capable of containing an 8,000-10,000 gallon spill volume and 3-6 feet above water table, 4 feet above bedrock.
- Potential strategic groundwater monitoring should be considered.

For questions or more information, please contact the Aquifer Protection Area Program at 860-424-3040 or visit our website at www.ct.gov/deep/aquiferprotection.

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Controlling Stormwater from Parking Lots in Aquifer Protection Areas

(1) Do not use direct infiltration structures (galleries, drywells, trenches) as these do not allow for attenuation of salt or other soluble compounds that may be contained in parking lot runoff.

(2) Non-structural measures to dissipate and treat runoff are encouraged, including sheetflow from uncurbed pavement and vegetated swales/basins. These provide an opportunity for volatilization of volatile organic compounds to the extent possible before the stormwater can infiltrate into the ground.

(3) If a stormwater collection system must be installed, it should discharge to an above-ground outlet point (swales, detention/retention basins or surface waters).

(a) Any catch basins installed should have deep sumps to trap sediments and hoods to trap oil and grease.

(b) If more than 1 acre of pavement drains to a common discharge point, a gross particle separator should also be installed. Advanced designs for gross particle separators have been developed, such as Vortechnics, Downstream Defender and Stormceptor, that the Department believes are very effective in retaining medium to coarse grained sediments as well as floatables. The last type of separator is designed to treat runoff from areas up to approximately 1 acre in size, while the former two can be sized to accommodate flow from larger areas. It is recommended that the appropriate variety of this or similar type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area.

(4) Provisions should be made for the periodic maintenance that will be required to insure continued effectiveness of these control measures.

For more information regarding the design of stormwater collection systems, contact Chris Stone of the DEEP's Stormwater Permitting & Enforcement Division at (860) 424-3850.

Letter and Photos

From: Erik Madsen <emadsen2004@yahoo.com>
Sent: Monday, February 10, 2025 6:03 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Application 2517 and APA-2025-02

Robert Flanagan,

Please include this letter of opposition to Application 2517 and APA-2025-02.

The reasons for opposition are as follows:
1. See attached photo that shows that the legal notice sign is one third concealed by a snow bank and is therefore not in compliance with the notification regulation
2. Lot 20/22 is Open Space as a condition of many other homes built in the OSD zone. As it is Open Space it should not be encroached 50' within to disrupt it's wildlife, vegetation, topsoil, sand, and gravel. Rather lot 20/22 should have full protected buffer status in it's entirety.
3. The applicant dispassionately refers to lot 49 as a pile of sand in need of removal. I beg to differ as this lot is extremely close to the natural cold running Polkville AVE Brook and the mining of sand on one or both lots will negatively impact the integrity of the brook wetland by narrowing the wildlife corridor, removing vegetation that keeps the brook cool, creating present and future erosion concerns, altering the collection and filtration of ground water, and the potential risks of introducing hazardous chemicals into the groundwater and brook due to construction and residential activities.
4. The nearby Polkville AVE Brook is perhaps the most stunningly beautiful brook landscape in the city of Bristol that one can easily view by walking or driving by. The clearing of vegetation, the earth removal, and the building of a residence will greatly diminish this prized natural landscape in Bristol that has been painted and photographed.
5. The application will harm or eliminate the native brook trout in the stream and pose risk to other cold stream wildlife.
6. This activities so close to the Polkville AVE Brook pose excessive risks for the APA which supplies drinking water to both Bristol and New Britain.

Sincerely,
Erik Madsen
70 Oak Hill DR
Bristol, CT 06010


NOTICE OF HEARING
THIS PROPERTY
PURPOSE: Special Permit #2517
Removal of Earth Material
PLACE: City Hall

Site Plan Comments 4/10/25

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2517

SPECIAL PERMIT: Application #2517 – Special Permit for Earth Removal at 165 Warner; Assessor's Map 55 & 49, Lot 49; R-25 (Single- Family Residential) zone; DB Homes, LLC, applicant. *Plans Dated: December 9, 2024; Date of Committee Review: February 6, 2025 (first review); April 10, 2025 (second review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):
Inland Wetlands:

This application was previously approved as application 1784 on June 15, 2015 with the following stipulations:

1. Standard stipulations.

2. Flag clearing limits adjacent to wetlands prior to performing any work, contact Engineering Division for field review of site conditions.

   4/3/25 Applicant Response: Will do.

   4/10/25 City Response: Comment addressed.

3. Provide yard drains on north and south side of driveway.

   4/9/25 Applicant Response: Yard drains were not required on the original approved site plans. Further review of the overland flow from the property indicates that runoff currently flows to the west gutterline of Warner Street. Runoff from the future site grading to Warner Street will be reduced by 10% as the area of the house roof is proposed to be directed underground to replenish ground water. The majority of the site runoff will be intercepted by the house proposed on this site. This flow will be slowed as it traverses to the southeast on a grade of 1.5% before continuing northeasterly beside the house and its driveway to the western gutterline of Warner Street. Very little overland flow from the rear of 165 Wilderness Way will flow to the rear of the house as the current contours divert other flows to the properties on either side of Lot 49. The smaller remaining watershed will flow northeasterly along the north side of the house, then continues overland to the western gutterline of Warner Street. The discharges from each side of the house meet at the low point of Warner Street and flow into the existing double catchbasin in the road. None of this flow passes in front of any other property on Warner Street.

   4/10/25 City Response: Was not familiar with drainage calculations that showed a net reduction in runoff from the site. The elimination of the drains would be acceptable provided the engineering calculations are submitted as part of the land use submittal.

4. Install silt fence prior to performing any work.

   4/3/25 Applicant Response: Will do.

   4/10/25 City Response: Comment addressed.

Special Permit Earth Removal.

5. Provide a staged removal plan, recommend a turning area for trucks, so they do not back into Warner Street. Are stockpiling areas proposed?

   4/3/25 Applicant Response: Trucks will back into the lot from Warner Street. A construction worker will provide flagging services to alert traffic to the truck's movement. A 45-foot square space will be used on the property to store topsoil removed for the excavation activity. The location of this topsoil space will move on the property as the excavation progresses. An excavated material stockpile (EMS) will also be moved around on the site as needed. The EMS will consist of approximately 25 cubic yards at any one time as space is limited.

4/10/25 City Response: Comment addressed include on plans.

6. Provide soil and erosion control plan in accordance with the State Stormwater Quality Manual and Guidelines for Soil Erosion and Sediment Control related to comment one.

   4/3/25 Applicant Response: Done.

   4/10/25 City Response: Comment addressed.

7. Install advanced warning signs 100 feet in advance of the excavation site access.

   4/3/25 Applicant Response: Done.

   4/10/25 City Response: Comment addressed.

8. Provide Traffic Control Plan.

   4/3/25 Applicant Response: "Trucks Entering" have been added to the plans on Warner Street. A construction worker will provide flagging services to alert traffic to the truck's movement.

   4/10/25 City Response: Comment addressed; however, this treatment is subject to PD final approval.

9. This work requires excavation on lot 20/22, is that owner included on the application?

   4/3/25 Applicant Response: The owner of Lot 20/22 filed a Right of Access and Earth Removal Agreement on the Bristol Land Records on November 7, 2017. This may be found in Book 2069, Page 803. The extent of the excavation is identical to that shown on the Approved Site Plan for Lot 49 dated April 8, 2015 which was prepared for Daniel P. Sutula. Mr. Sutula is still the owner of Lot 20/22.

   4/10/25 City Response: Comment addressed. Once plans are finalized a bond is required under Section 15.2.6(D) and in accordance with Section 16.3.16, bond to be developed by applicants engineer and approved by the City of Bristol Engineering Department.

ASSISTANT CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. How many trucks are expected on-site at one time? How long will the earth removal process take? How many trips are expected?

   4/3/25 Applicant Response: One truck is expected to be on the site at any one time. It is anticipated that this site would generate 10 truck trips per day of 15 CY each for a removal rate of about 150 CY/day. 26 workdays are anticipated for the material removal (about 2 months). Actual duration is dependent upon weather and mechanical limitations.

   4/10/25 City Response: Comment addressed.

2. Provide details including depth and areas of excavation. Illustrate details of the earth removal operation within the plan set.

   4/3/25 Applicant Response: See Sheet 7, cross sections for this information.

   4/10/25 City Response: Comment addressed.

3. Provide cover sheet with application numbers and approval dates.

4/3/25 Applicant Response: Done.

4/10/25 City Response: Comment addressed. When approved, add the approval date to the cover sheet for the final plan set.

4. Separate existing and proposed conditions on separate plan sheets.

   4/3/25 Applicant Response: Done.

   4/10/25 City Response: Comment addressed.

5. Provide grading easement for the adjacent Lot 20/22 for staff review.

   4/3/25 Applicant Response: See the Right of Access and Earth Removal document – Response to Engineering Comment 9.

   4/10/25 City Response: Comment addressed.

6. Provide a proposed bond to be approved by Engineering per Section 16.3.16. The Special Permit for earth removal will not become effective until a bond has been posted.

   4/3/25 Applicant Response: Will do.

   4/10/25 City Response: Please provide bond estimate with unit prices and total.

7. Submit cross sections of the earth removal area per Section 15.2.4.B.(4).

   4/3/25 Applicant Response: Done.

   4/10/25 City Response: Comment addressed.

8. Provide a soil and erosion control plan per Section 15.2.4.B.(5).

   4/3/25 Applicant Response: Done.

   4/10/25 City Response: Comment addressed.

9. Provide details of truck access and stockpile locations.

   4/3/25 Applicant Response: Access will be in the vicinity of the proposed driveway for the house. No substantive stockpiles proposed (see response to Engineering 5).

   4/10/25 City Response: Comment addressed.

10. A buffer of 100 feet from the abutting residential property lines is required unless the Commission finds that a lesser buffer area is sufficient per Section 15.2.5.3 and agrees to reduce the area.

    4/3/25 Applicant Response: The excavation was approved in 2015. The property is just 100 feet wide.

    4/10/25 City Response: Comment addressed.

11. The buffer area shall remain undisturbed for the duration and shall not be used for any purpose per Section 15.2.5.B.1. including:
    a. Vehicular access to other portions of the site.

    b. The parking or storage of equipment, machinery, or vehicles.

    c. The location of any buildings or structures such as sanitary facilities or temporary field offices; or,

    d. The excavation, processing, stockpiling or storage of any earth materials.

    4/3/25 Applicant Response: These requirements cannot be achieved because the 100-foot buffer area encompasses the entire property.

    4/10/25 City Response: Comment addressed.
12. Indicate the proposed buffer on the plan.

    4/3/25 Applicant Response: Will do.

    4/10/25 City Response: While it is understood that a 100-foot buffer cannot be met, it does not appear that there is any buffer proposed. Please identify the dimension you are requesting for a "waiver" from this requirement.

13. Upon completion of the project the earth removal operation all disturbed areas of the property, except rock exposed by excavation, shall be covered with a minimum of four inches of topsoil. Such topsoil shall be evenly spread over the disturbed area, fertilized and planted with a ground cover suitable to prevent erosion and to hold all slopes. At any time prior to the completion of the earth removal operation, the Zoning Enforcement Officer may require that those areas of the property where excavation has been completed be final graded, covered with a minimum of four inches of topsoil, and seeded to establish a ground cover.

    4/3/25 Applicant Response: A note will be added to the plans conveying this information to the Contractor.

    4/10/25 City Response: Comment addressed.

14. Provide details of topsoil stockpiles.

    4/3/25 Applicant Response: Will do.

    4/10/25 City Response: Comment addressed.

15. The special permit for earth removal will be valid for 3 years for the date of issuance.

    4/3/25 Applicant Response: Understood.

    4/10/25 City Response: Comment addressed.

New Comment –

16. The property in question is located within the Level "A" Aquifer Protection Area for the City of Bristol.
    a. The applicant should prepare an emergency spill and response plan for the construction activities, which includes coordination with the water supplier.

    4/3/25 Applicant Response: The following statement can be added to the Sheet 3 notes to address this late comment:

"SIGNIFICANT STORAGE OF FUEL AND MAINTENANCE CHEMICAL FLUIDS FOR EXCAVATION VEHICLES AND EQUIPMENT SHOULD BE OFF-SITE. IF NECESSARY, MOVABLE FUEL STORAGE TANKS SHOULD BE STORED ON AN IMPERVIOUS SURFACE. IF POSSIBLE, THEY SHOULD BE STORED IN A SECURE AREA. SPILL RESPONSE EQUIPMENT SHOULD BE AVAILABLE ON-SITE FOR SPILLS AND LEAKS."

4/10/25 City Response: Comment addressed.

b. Both Aquifer Protection Best Management Practice guidance sheets for construction and parking lots will be made part of the final plan set.

4/3/25 Applicant Response: Considering the work proposed on this site, CT DEEP's Appendix 14.4.8 Best Management Practice Recommendations for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas seem to align best with the work being proposed on this site. The Notes mentioned in the response to Comment 16a were prepared using this guide document.

4/10/25 City Response: Add best management practice sheets for both scenarios to the plan set.

BUILDING/ZONING ENFORCEMENT (Richard Brown)

1. No comments submitted (1/6/25)

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. The plan does not seem to address my predecessor's comments regarding safety measures around the hay bale used for cover the catch basin. I believe that the goal of sediment capture can be achieved by other means, such as a sediment bag or silt sack, therefore not needing a hay bale on a roadway.

4/3/25 Applicant Response: Done – Sheet 5.

4/10/25 City Response: PD concerns are addressed.

FIRE MARSHAL (Kristopher Lambert):

1. No fire comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

These comments are not necessary for earth removal but are intended for the construction of the house.

Water comments:

1. There is a 1" stub on the property.
2. Call the office for pricing to bring water into the house when you're ready
3. Permit required by licensed plumber.
4. All work needs 4 days min for scheduling.

4/3/25 Applicant Response: Notes will be added on Sheet 4.

4/10/25 City Response: Bristol Water and Sewer have identified the comments added to Sheet 4 of the plan.

Sewer Comments:

5. There is no sewer lateral on the property

6. There needs to be a Wye cut in

7. Permit required by licensed plumber

8. All work needs 4 days min for scheduling

4/3/25 Applicant Response: Notes will be added on Sheet 4.

4/10/25 City Response: Bristol Water and Sewer have identified the comments added to Sheet 4 of the plan.

Requirement to Register Application with DPH

From: Robert Flanagan <RobertFlanagan@bristolct.gov>
Sent: Monday, December 30, 2024 2:53 PM
To: Mark Ziogas <mziogas@CSMZLLC.COM>
Cc: Andrew Armstrong <AndrewArmstrong@bristolct.gov>; Nancy King <NancyKing@bristolct.gov>
Subject: CT DPH Notification - Website

Good Afternoon Mark:

The property on Warner Street (Map 55 Lot 49) is located within a Drinking Water Watershed and Aquifer Protection.

As far as I can see, the application requires a notification to:

1. CT DPH
2. New Britain Water

Here is the online link for those notifications:
https://portal.ct.gov/dph/drinking-water/dws/project-notification-form

It is an online form, where you can add my email address and I will be copied.
FYI: These notifications must occur within 7 days of filing the application.

CT DPH (map link – if you need it):
https://maps.ct.gov/portal/apps/View/index.html?appid=6a340817f7d648d589ebbcc3a699edda

Let me know if you need any further guidance.
Thanks.

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

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5).
A copy of this message and any reply will be retained by the City of Bristol and will be accessible to the public unless exempted by law.

Application Registration w/DPH

From: Microsoft Power Apps and Power Automate <microsoft@powerapps.com>
Sent: Tuesday, December 31, 2024 11:38 AM
To: Mark Ziogas <mziogas@csmzllc.com>
Subject: Acknowledgement of Submission to CTDPH

This email is being sent automatically to confirm the submission of a project notification form to the Connecticut Department of Public Health pursuant to Connecticut General Statutes Section 8-3i and/or 22a-42f.

A project notification form is required to be completed and submitted to the Department of Public Health when an application, petition, request or plan is located in a Drinking Water Source Watershed or Aquifer Protection Area.

Thank you for your submission. If you have any questions, please send an email to dph.sourceprotection@ct.gov.

Please enter the docket number/application ID for this application, petition, request or plan, if applicable:

What municipal entity is this application, petition, request or plan being submitted to?["Zoning Commission"]

Is the location associated with the proposed application, petition, request or plan in a drinking water watershed?Yes

Is the location associated with the proposed application, petition, request or plan in an Aquifer Protection Area?
Excavating approximately 3880 cy of material from the site in order to construct a residential dwelling

Does this application include a petition or proposal to change the regulations, boundaries or classifications of zoning districts?No

Please enter a brief description of the project or proposal:
Excavating approximately 3880 cy of material from the site in order to construct a residential dwelling

Please enter the date of the application, petition, request or plan:
2024-12-30

What is the size of the area to be disturbed?
less than 5 acres

Is any part of this project located within 50 feet of a wetland, stream, pond, lake or reservoir?Yes

What type of use is this application, petition, request or plan proposing?Residential

How will this project be provided a potable water supply?Connection to existing public water supply

How will domestic waste be handled?
Sanitary Sewer (currently available to project location)

If the proposed project is 1) not located on single family residential property and 2) will utilize a new well for drinking water supply, a Public Water Supply (PWS) Screening Application should be submitted to the Department of Public Health. Was a PWS Screening Application submitted?This proposal does not include the development of an onsite water source and/or is a single family residence

Applicant Name:
DB Homes, LLC

Applicant email address:
mziogas@csmzllc.com

Street address or intersection of application, petition, request or plan:
Lot 49 Warner St Bristol, CT 06010

Enter Project Longitude/Latitude:

Is there any other information relevant to the Department's review of this application, petition, request or plan? If so, please enter in the space below:

If you would like a confirmation of this submission to be sent to the town, please enter the email address you would like it to be sent to in the field below:
mziogas@csmzllc.com

If you want to unsubscribe from these emails, please use this form.

Email Requesting Aquifer Protection BMP's

From: Andrew Armstrong <AndrewArmstrong@bristolct.gov>
Sent: Thursday, February 20, 2025 9:17 AM
To: mziogas@CSMZLLC.COM
Cc: Robert Flanagan <RobertFlanagan@bristolct.gov>; kevinbianca@sbcglobal.net; green@rga-ct.com
Subject: Additional Review Comment - 165 Warner Street

Good Morning Mark:

There is an additional comment that has been generated for 165 Warner Street – Earth Removal:

17. The property in question is located within the Level "A" Aquifer Protection Area for the City of Bristol.

a. The applicant should prepare an emergency spill and response plan for the construction activities, which includes coordination with the water supplier.

b. Both Aquifer Protection Best Management Practice guidance sheets for construction and parking

lots will be made part of the final plan set.

We need assurances that the contractor is aware of the sensitive nature of this area – and the safeguards added to the plan.

Rather than wait until we receive responses from Robert Green, we wanted to reach out now and get this comment back to you today.

Let me know if you have any questions.

Thanks.

Aquifer Protection BMP's

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas

Issues and Concerns
Potential groundwater quality concerns include stormwater, fuel, and other maintenance chemicals associated with vehicles, machinery, and equipment.

Guidance/Recommendations
For the protection of ground water quality at construction operations in aquifer protection areas, DEEP recommends the following:

Temporary Construction Measures

- Significant fuel, chemical or other hazardous materials storage and handling, including fueling of construction vehicles, should be located outside well field area and aquifer protection area.
- No repair or maintenance of construction vehicles or washing of construction vehicles is permitted within the aquifer protection area.
- Any necessary temporary storage should be aboveground, protected from rainfall, and on an impervious containment surface.
- An emergency spill and response plan should be developed, including coordination with the water supplier.
- The site access should be adequately secured at all times to prohibit any unauthorized disposal of waste materials.

Stormwater Pollution Prevention Measures:

- Ways to minimize pollutant load (sand, salt, etc.) should be examined.
- Deicing management areas should be established including low salt use areas, alternative chemical or sand methods.
- Wellhead protection signs shall be posted in clear visibility of the highway at the entrance and exit points of the aquifer protection area and at ½ mile intervals.

Drainage System Design Criteria:

- Select best management practices from the DEEP stormwater manual based on treatment effectiveness and low groundwater pollution potential.

- Sheetflow and swale collection is encouraged, where possible, outside of immediate well field area.
- Catch basins and curbs should be used in immediate wellhead area to divert and control runoff and spills away from wellhead.
- Dry wells or similar subsurface leaching structures should not be used for stormwater disposal from paved or other areas that have high potential to pollute groundwater; existing structures which have high potential to pollute groundwater should be removed or converted.
- Gross particle/oil separators (swirl concentrator type) may be used for pretreatment of consecutive catch basins. Deep catch basins (minimum 4' deep and tight construction, with baffles, may also be used).
- Stormwater discharge points shall outlet to aboveground land surface or basin type structures. Significant or critical discharge points should have a basin designed with a forebay (tight soil or lined) capable of containing an 8,000-10,000 gallon spill volume and 3-6 feet above water table, 4 feet above bedrock.
- Potential strategic groundwater monitoring should be considered.

For questions or more information, please contact the Aquifer Protection Area Program at 860-424-3040 or visit our website at www.ct.gov/deep/aquiferprotection.

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Controlling Stormwater from Parking Lots in Aquifer Protection Areas

(1) Do not use direct infiltration structures (galleries, drywells, trenches) as these do not allow for attenuation of salt or other soluble compounds that may be contained in parking lot runoff.

(2) Non-structural measures to dissipate and treat runoff are encouraged, including sheetflow from uncurbed pavement and vegetated swales/basins. These provide an opportunity for volatilization of volatile organic compounds to the extent possible before the stormwater can infiltrate into the ground.

(3) If a stormwater collection system must be installed, it should discharge to an above-ground outlet point (swales, detention/retention basins or surface waters).

(a) Any catch basins installed should have deep sumps to trap sediments and hoods to trap oil and grease.

(b) If more than 1 acre of pavement drains to a common discharge point, a gross particle separator should also be installed. Advanced designs for gross particle separators have been developed, such as Vortechnics, Downstream Defender and Stormceptor, that the Department believes are very effective in retaining medium to coarse grained sediments as well as floatables. The last type of separator is designed to treat runoff from areas up to approximately 1 acre in size, while the former two can be sized to accommodate flow from larger areas. It is recommended that the appropriate variety of this or similar type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area.

(4) Provisions should be made for the periodic maintenance that will be required to insure continued effectiveness of these control measures.

For more information regarding the design of stormwater collection systems, contact Chris Stone of the DEEP's Stormwater Permitting & Enforcement Division at (860) 424-3850.

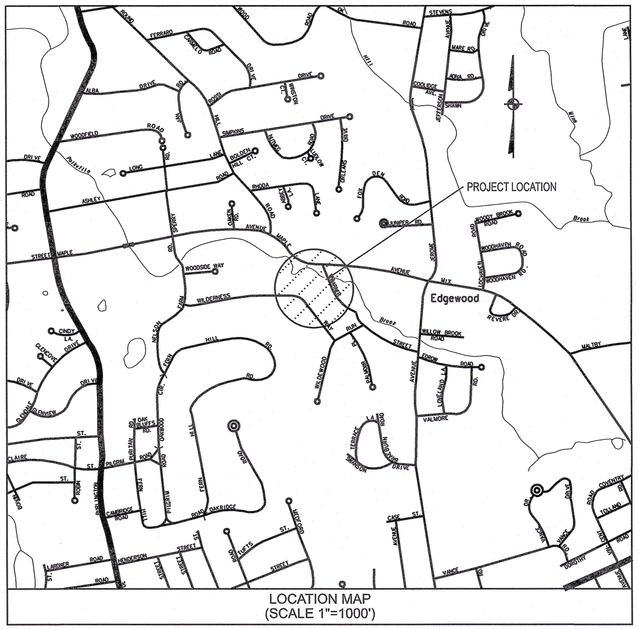
Approved Plan

SPECIAL PERMIT FOR EARTH REMOVAL
165 WARNER STREET
BRISTOL, CONNECTICUT
DECEMBER 9, 2024
ASSESSORS MAP 55 LOT 49

APPLICATION: 2517

SPECIAL PERMIT FOR EARTH REMOVAL

GRANTED: APRIL 14, 2025



LOCATION MAP
(SCALE 1"=1000')

CITY OF BRISTOL, CONNECTICUT

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

Chairman/Secretary

8/7/25 Date

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Plan shall be completed by April 14, 2028. Failure to complete all such work by that date shall result in automatic expiration of the approval of this Site Plan.

LIST OF REVISIONS		
4	7-29-25	CITY STAFF COMMENTS - THIRD REVIEW
3	7-16-25	CITY STAFF COMMENTS - SECOND REVIEW
2	4-08-25	CITY STAFF COMMENTS - FIRST REVIEW
1	4-02-25	CITY STAFF COMMENTS - FIRST REVIEW
REV.	DATE	REVISION DESCRIPTION

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- PROPOSED 6" FOUNDATION DRAIN
- S PROPOSED 6" PVC (SDR-35) SEWER LATERAL
- W PROPOSED 1" DOMESTIC WATER SERVICE
- E PROPOSED ELECTRIC SERVICE
- RL PROPOSED ROOF LEADER CONNECTION
- SEDIMENTATION AND EROSION CONTROL FENCE
- WETLAND LIMIT
- TREELINE

LIST OF DRAWINGS

1 COVER SHEET
2 PROPERTY & TOPOGRAPHIC SURVEY
3 EXCAVATION & GRADING PLAN
4 ZONING LOCATION SURVEY - PLOT PLAN FOR HOUSE
5 EROSION AND SEDIMENTATION CONTROL
6 MISCELLANEOUS NOTES AND DETAILS
7 SUPPLEMENTAL MAP SHOWING CROSS SECTIONS

Applicant:

DB HOMES, LLC
WARNER STREET
BRISTOL, CONN.

Surveyor/Civil Engineer:

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

APPROVED

NOTES

ASSESSORS MAP 55

LOT 49

ZONE R-25

AREA OF WETLANDS ON PROPERTY - 0.0 Ac

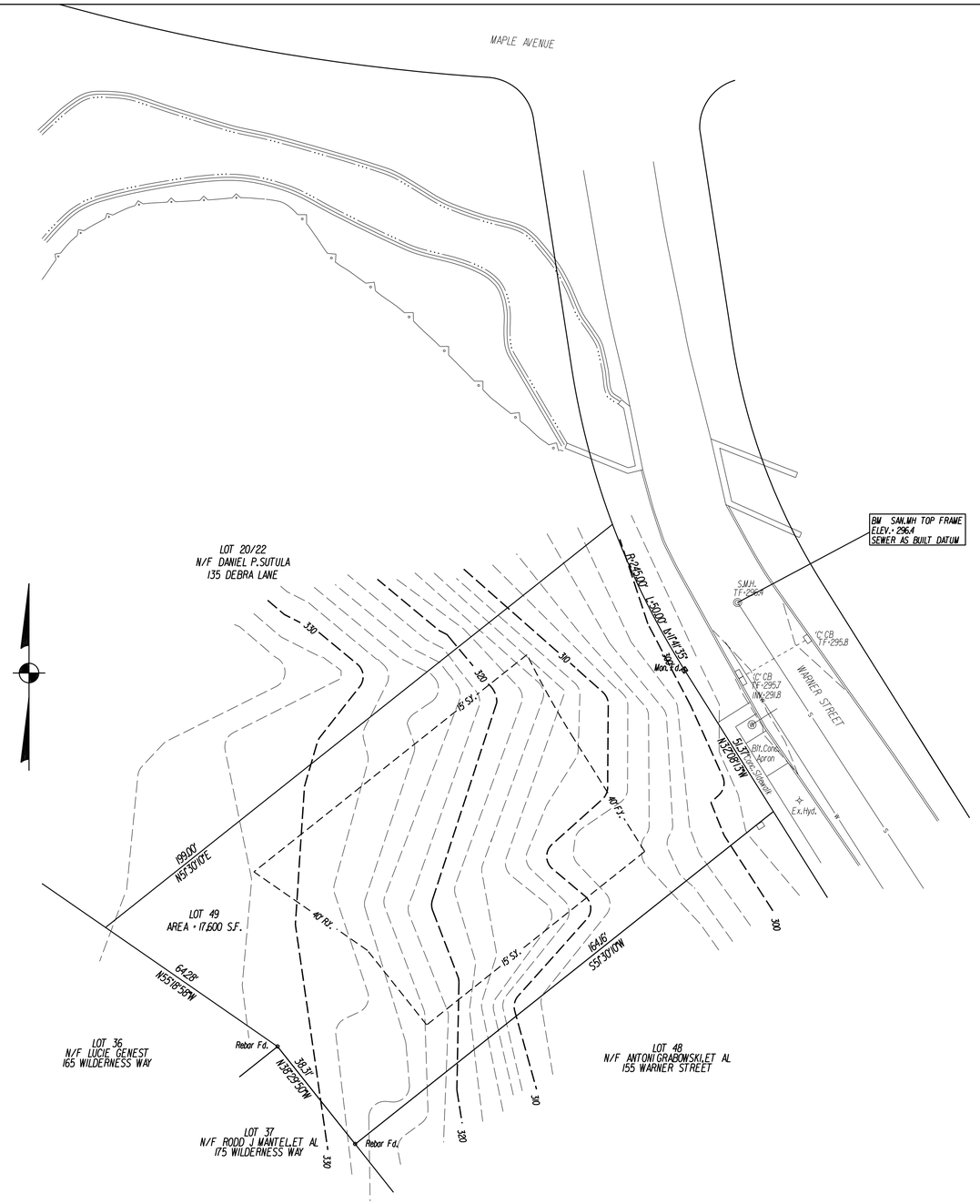
AREA OF WETLANDS DISTURBED - 0.0 Ac

FILL PLACED IN WETLANDS - 0.0 C.Y.

AREA OF ACTIVITY WITH 100' OF WETLANDS - 0.11 Ac

ESTIMATED TOTAL MATERIAL REMOVED FOR PROJECT - 3,800 C.Y.

WETLANDS SHOWN ARE AS DEPICTED ON MAP REFERENCE



BOUNDARY AND TOPOGRAPHIC SURVEY

SPECIAL PERMIT FOR EARTH REMOVAL

ASSESSORS LOT 49

PREPARED FOR

DB HOMES, LLC

165 WARNER STREET

BRISTOL, CONN.

SCALE 1" = 20' DECEMBER 9, 2024

REV. APRIL 2, 2025

REV. APRIL 8, 2025

REV. JULY 16, 2025

REV. JULY 29, 2025

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

JOSEPH M. GREEN P.E.
REG. NO. 0026292

SHEET 2 OF 7

APPROVED

SURVEYOR'S NOTES

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

STATE OF CONNECTICUT ROBERT C. GREEN No. 12877 LICENSED LAND SURVEYOR

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

MAP REFERENCE:

SUBDIVISION OF LOTS 20 & 22 AND A PORTION OF LOT 21 AND RESUBDIVISION OF LOT 6 WARNER STREET BRISTOL, CONNECTICUT TO BE DEVELOPED BY DANIEL P. SUTULA SCALE 1" = 40' Rev. To 10-7-96 LEPORE ASSOCIATES, INC.

NOTES

ASSESSORS MAP 55

LOT 49

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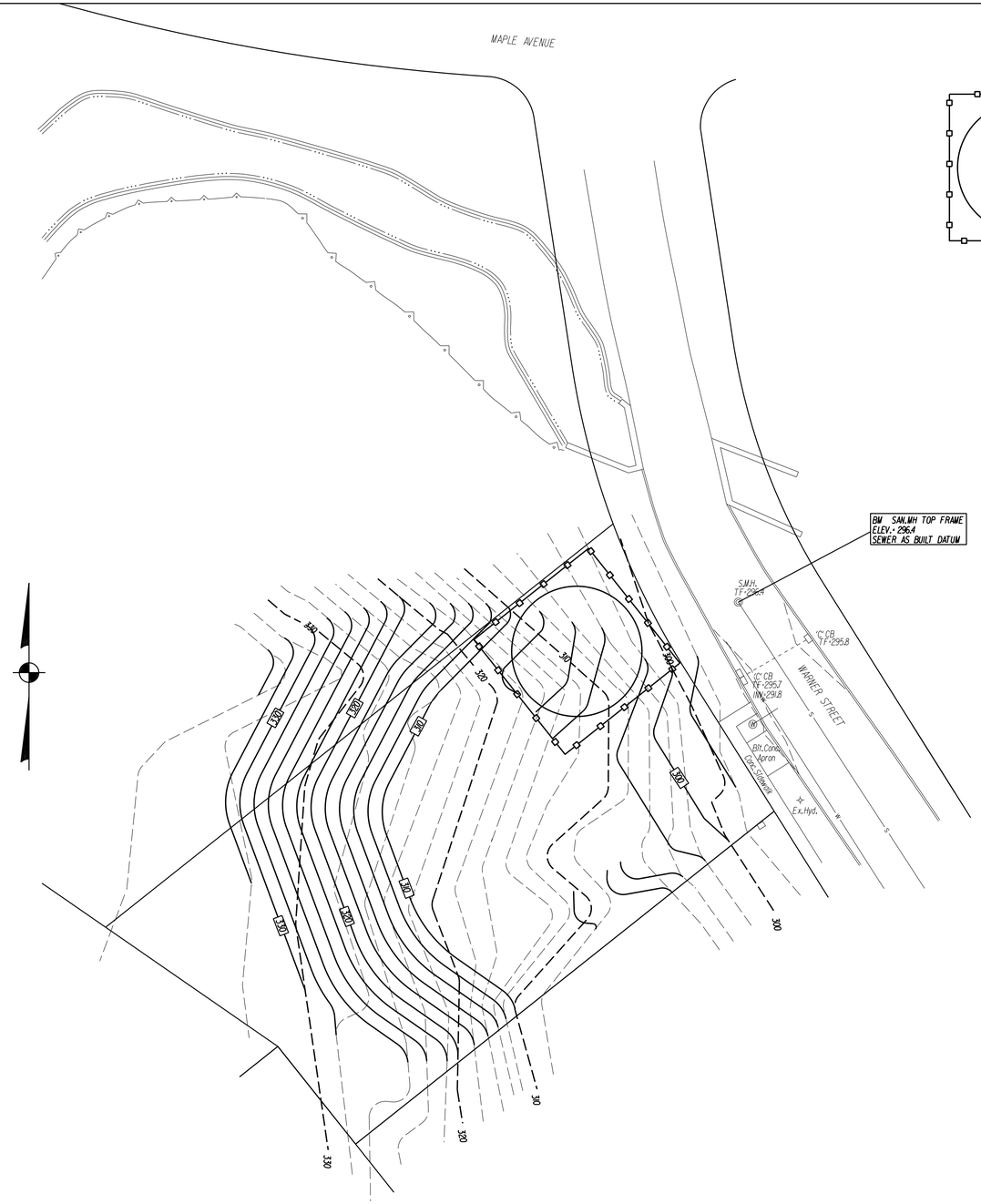

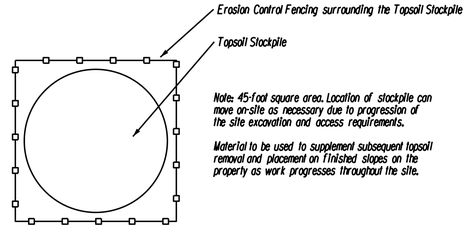

Topsoil Stockpile
(Not to Scale)

NOTES:

THE REQUIREMENT PER SECTION 15.2.5.B.1 THAT A 100 FT BUFFER TO A RESIDENTIAL PROPERTY BE UNDISTURBED CAN NOT BE MET DUE TO THE SIZE OF THIS PROPERTY. THE MINIMUM BUFFER AREA TO ADJOINING RESIDENTIAL PROPERTIES IS ZERO FEET.

TRUCK ACCESS SHALL UTILIZE EXISTING DRIVEWAY APRON TO THE PROPERTY OFF WARNER STREET.

TOPSOIL STOCKPILE CAN BE RELOCATED ON-SITE AS NEEDED.

EXCAVATED MATERIAL STOCKPILE CONSISTING OF APPROXIMATELY 25 CY OF MATERIAL CAN BE STAGED ON-SITE FOR LOADING THE NEXT TRUCK.

TRUCKS WILL BACK INTO THE PROPERTY FROM WARNER STREET. A CONSTRUCTION WORKER SHALL PROVIDE FLAGGING SERVICES ON WARNER STREET TO ALERT TRAFFIC TO THE TRUCK BACKING INTO THE PROPERTY.

UPON COMPLETION OF THE EARTH REMOVAL OPERATION, ALL DISTURBED AREAS OF THE PROPERTY, EXCEPT ROCK EXPOSED BY THE EXCAVATION, SHALL BE COVERED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL. SUCH TOPSOIL SHALL BE EVENLY SPREAD OVER THE DISTURBED AREA, FERTILIZED AND PLANTED WITH A GROUND COVER SUITABLE TO PREVENT EROSION AND TO HOLD ALL SLOPES. AT ANY TIME PRIOR TO COMPLETION OF THE EARTH REMOVAL OPERATION, THE ZONING ENFORCEMENT OFFICER MAY REQUIRE THAT THOSE AREAS OF THE PROPERTY WHERE EXCAVATION HAS BEEN COMPLETED, BE FINAL GRADED, COVERED WITH A MINIMUM OF FOUR INCHES OF TOPSOIL, AND SEEDED TO ESTABLISH A GROUND COVER.

EMERGENCY TELEPHONE NUMBER FOR NOTIFYING THE BRISTOL WATER DEPARTMENT IS (860) 583-6504.

EXCAVATION AND GRADING PLAN

SPECIAL PERMIT FOR EARTH REMOVAL

ASSESSORS LOT 49

PREPARED FOR

DB HOMES, LLC

165 WARNER STREET

BRISTOL, CONN.

SCALE 1" = 20' DECEMBER 9, 2024

REV. APRIL 2, 2025

REV. APRIL 8, 2025

REV. JULY 16, 2025

REV. JULY 29, 2025

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Joseph M. Green

JOSEPH M. GREEN P.E.
REG. NO. 0026292

Robert C. Green

SHEET 3 OF 7

APPROVED

SURVEYOR'S NOTES

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

STATE OF CONNECTICUT — ROBERT C. GREEN — No. 12877 — LICENSED LAND SURVEYOR

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

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Rev. To 10-7-96 LEPORE ASSOCIATES, INC.

NOTES

ASSESSORS MAP 55

LOT 49

ZONE R-25

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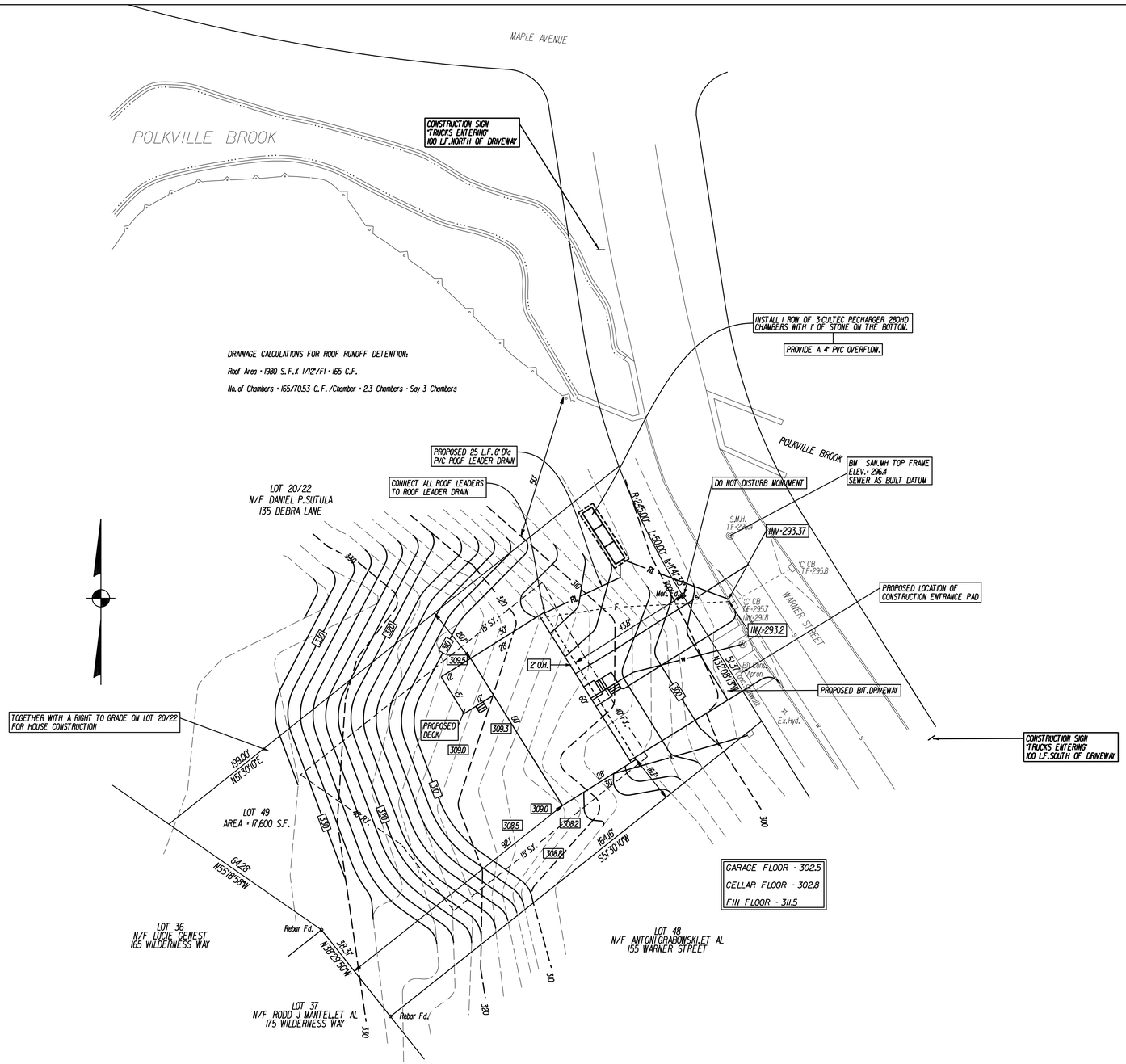

NOTES:

BRISTOL WATER DEPARTMENT

1. THERE IS AN EXISTING 1" STUB ON THE PROPERTY
2. CALL OFFICE FOR PRICING TO BRING WATER INTO THE HOUSE WHEN READY
3. PERMIT REQUIRED BY A LICENSED PLUMBER
4. ALL WORK NEEDS 4 DAYS WIN. FOR SCHEDULING

BRISTOL SEWER DEPARTMENT

1. THERE IS NO SEWER LATERAL ON THE PROPERTY
2. THERE NEEDS TO BE A WYE CUT IN
3. PERMIT NEEDED BY A LICENSED PLUMBER
4. ALL WORK NEEDS 4 DAYS WIN. FOR SCHEDULING

SITE PLAN

SPECIAL PERMIT FOR EARTH REMOVAL

ASSESSORS LOT 49

PREPARED FOR

DB HOMES, LLC

165 WARNER STREET

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JOSEPH M. GREEN P.E.
REG. NO. 0026292

SHEET 4 OF 7

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NOTES

ASSESSORS MAP 55

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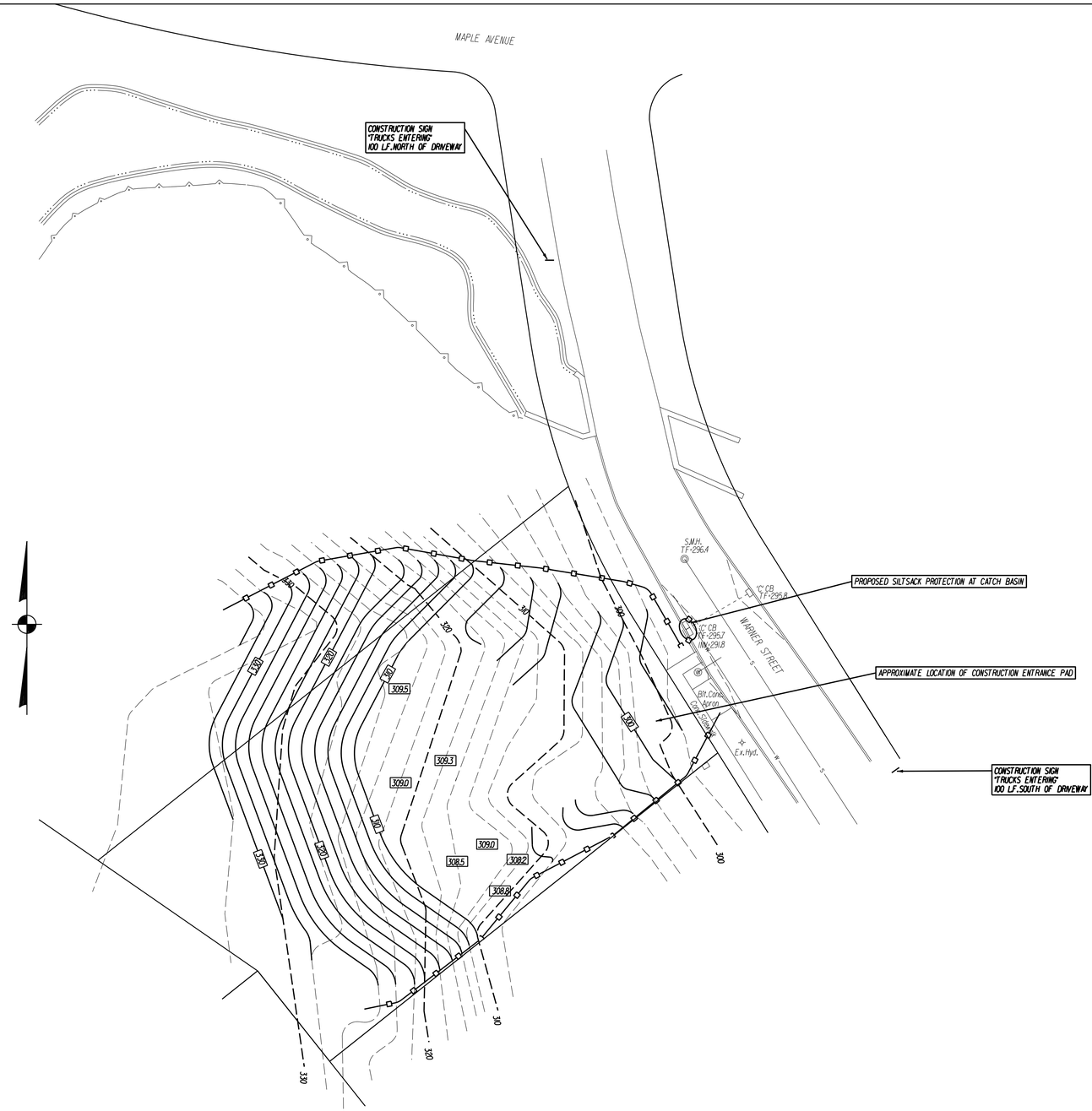

EROSION AND SEDIMENTATION CONTROL PLAN

SPECIAL PERMIT FOR EARTH REMOVAL

ASSESSORS LOT 49

PREPARED FOR

DB HOMES, LLC

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ROBERT C. GREEN

SHEET 5 OF 7

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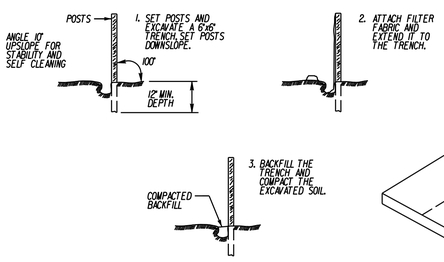
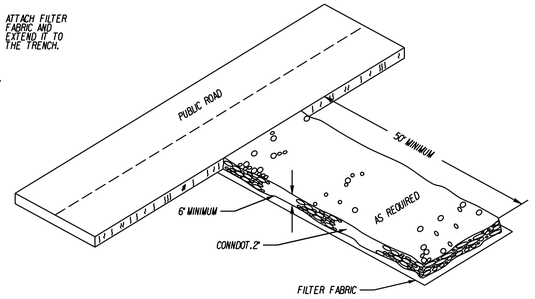


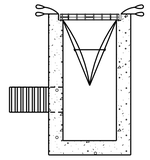
PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE

NOT TO SCALE

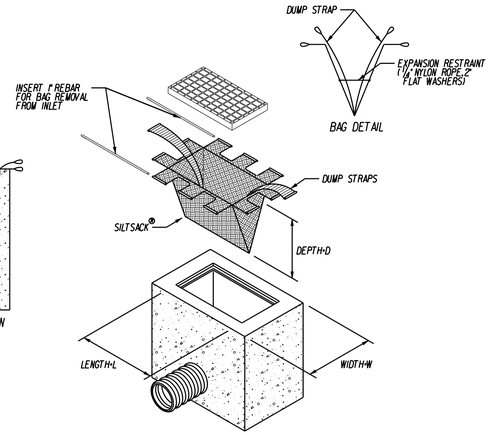


CONSTRUCTION ENTRANCE PAD

NOT TO SCALE



CROSS SECTION



SEDIMENTATION CONTROL AT CATCH BASIN

(NOT TO SCALE)

Connecticut Department of ENERGY & ENVIRONMENTAL PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas

Issues and Concerns
Potential groundwater quality concerns include stormwater, fuel, and other maintenance chemicals associated with vehicles, machinery, and equipment.

Guidance/Recommendations
For the protection of ground water quality at construction operations in aquifer protection areas, DEEP recommends the following:

Temporary Construction Measures

- Significant fuel, chemical or other hazardous materials storage and handling, including fueling of construction vehicles, should be located outside well field area and aquifer protection area.
- No repair or maintenance of construction vehicles or washing of construction vehicles is permitted within the aquifer protection area.
- Any necessary temporary storage should be aboveground, protected from rainfall, and on an impervious containment surface.
- An emergency spill and response plan should be developed, including coordination with the water supplier.
- The site access should be adequately secured at all times to prohibit any unauthorized disposal of waste materials.

Stormwater Pollution Prevention Measures:

- Ways to minimize pollutant load (sand, salt, etc.) should be examined.
- Deicing management areas should be established including low salt use areas, alternative chemical or sand methods.
- Wellhead protection signs shall be posted in clear visibility of the highway at the entrance and exit points of the aquifer protection area and at ½ mile intervals.

Drainage System Design Criteria:

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For questions or more information, please contact the Aquifer Protection Area Program at 860-424-3040 or visit our website at www.ct.gov/deep/aquiferprotection.

MISCELLANEOUS DETAILS
SPECIAL PERMIT FOR EARTH REMOVAL
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JOSEPH M. GREEN P.E.
REG. NO. 0026292

SHEET 6 OF 7

APPROVED

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

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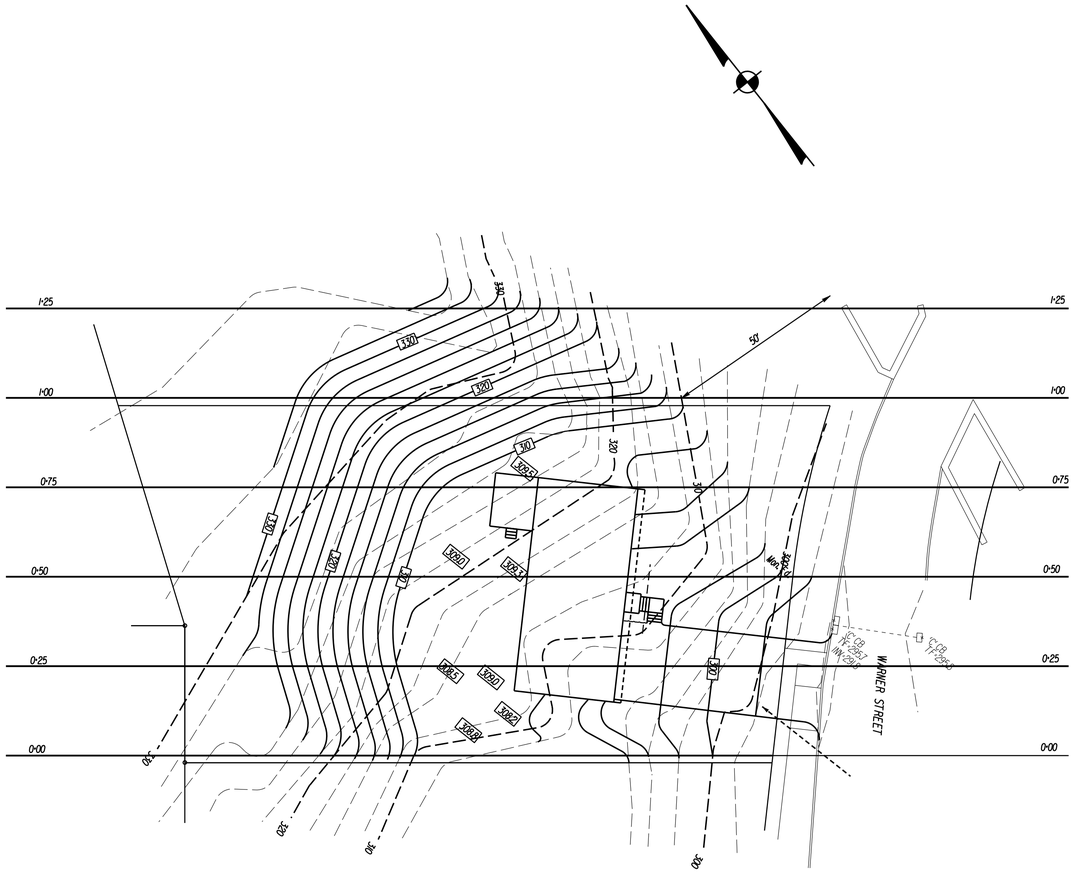

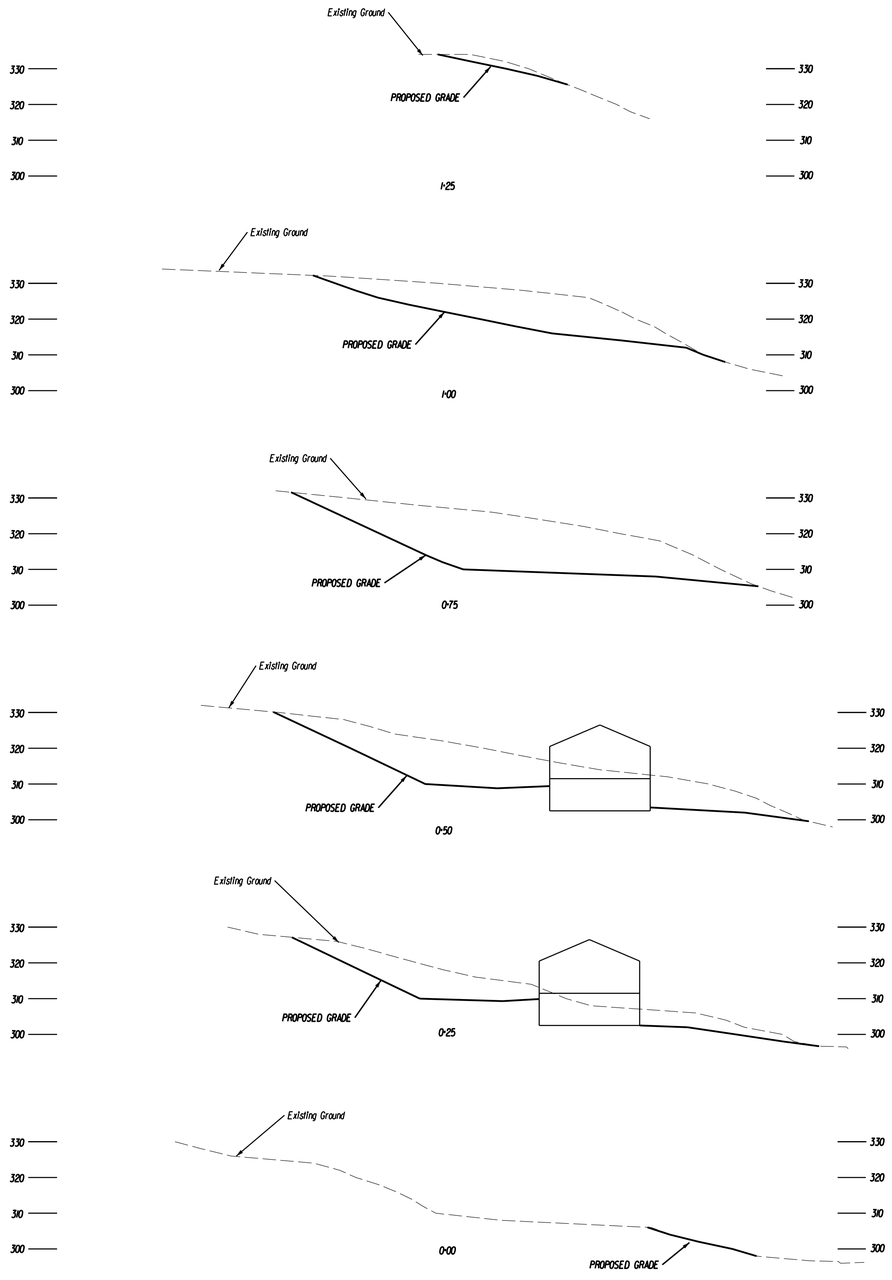

MATERIAL TO BE REMOVED

FROM CROSS SECTION DATA	3,434.3 C.Y.	
CONTINGENCY (10%)	343.4	
TOTAL	3,777.7	Say 3,800 C.Y.

SUPPLEMENTAL MAP
SHOWING CROSS SECTIONS
SPECIAL PERMIT FOR EARTH REMOVAL
ASSESSORS LOT 49
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SHEET 7 OF 7

APPROVED

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

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

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

TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL

May 18, 2026

David White, Chairman
Bristol Zoning Commission
111 North Main Street
Bristol, CT 06010

Re: Site Plan application 2405 Armstrong Oil

Dear Chairman White:

On behalf of my client Armstrong Oil and Chris Armstrong we are a seeking a renewal of the Site Plan approval referenced above. While my client has performed a great deal of site work, the project is not near completion and thus our request for an extension of 5 years.

Please place this request on your agenda for June 8, 2026, under old business.

Sincerely

James Ziogas Jr.

James Ziogas, Jr.

For Office Use Only	
APPLICATION NO.	2450
DATE FILED:	11/1/22
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: 351 Minor Street, Bristol, CT 06010

Assessor's Map No.: 66 Assessor's Lot No.(s): 263-2 Zone of the Property: IP-3

Title of approved Site Plan: Fuel Transfer Facility

Date of original Site Plan approval: June 9, 2021

Nature of proposed revision:

Add Phase Map

Reason for proposed revision:

To provide continuing coordination with the railroad

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.

Name: Christopher M Armstrong

Address: 113 North Riverside Avenue City: Terryville State: CT Zip: 06786

Telephone No.: 860-302-5607 E-Mail:

Signature: Christopher M Armstrong *Signature – (Printed/Typed)* Christopher M. Armstrong

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"
- seven copies 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

Armstrong Oil & Propane, LLC
58 East Main Street, Terryville, CT 06786
Phone: (860) 582-7700 | Fax: (860) 261-5182
HOD# 1060 LIC# HTG.0308184-S7

Re: Fuel Transfer Facility
351 Minor Street
Bristol, CT 06010

The reason we would like to phase our project into two phases is simply to be able to move forward and start our project.

Pan Am was the original rail company that Robert Green Associates was working with on drawing and engineering for rail spur approvals. Since then, Pan Am Railroad Company has sold to CSX Railroad Company which has delayed the approval process.

Because we are at the mercy of the new CSX Railroad Company's approval, we would like to complete the rail spur in the 2nd phase of our project.

The 1st phase of the project would entail everything but the rail spur installation. We have a lot of preliminary things we could be working on while waiting for CSX's approvals – clearing, grubbing, sitework infrastructure, etc.

From: Nancy Levesque
Sent: Tuesday, November 8, 2022 3:22 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: 351 Minor St

Good afternoon,

At the November 7, 2022 Inland Wetlands meeting, the applicant's representative for 351 Minor St, Brian Cunningham, PE of Robert Green Associates presented the phasing plan for the site. The Inland Wetlands Commission concurred that the phasing of the site would not impact the approval of the application as long as the first phase could be constructed and operate independently. The Commission was assured that the Phase 1 could be constructed and operate independently. Modification to wetlands permit # 1908 is not required.

Sincerely,

Nancy Levesque, PE
Department of Public Works
City Engineer
860.584.6105
nancylevesque@bristolct.gov

From: Nancy Levesque
Sent: Tuesday, November 8, 2022 3:38 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: RE: 351 Minor Street - Phasing Plan

The only outstanding engineering comment remains which indicates the requirement for approval from the railroad. While approval from the railroad is pending, phasing the project would keep the stipulation in place for Phase 2 while allowing the applicant to construct Phase 1. Phase 1 should be able to operate and function completely without Phase 2 needing to be built.

From: Robert Flanagan
Sent: Tuesday, November 8, 2022 9:31 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Nancy King <NancyKing@bristolct.gov>
Subject: 351 Minor Street - Phasing Plan

Good Morning Site Plan Review:

Please follow this link for a revised plan for 351 Minor Street:
https://ct-bristol.civicplus.com/DocumentCenter/View/38470/App-2450_For-Agenda

The applicant is proposing a phasing plan so that he can begin full development of his site and then receive approval of his plan for the rail spur from the railroad civil engineering review.

The last plan we reviewed (earlier this year) is here:
https://ct-bristol2.civicplus.com/DocumentCenter/View/38564/RevisedPlan_351-Minor-St_060722

The last set of review comments is attached from June is attached.

If possible, I'd like to have your comments by Monday, November 14, 2022 at Noon.
The Zoning Commission meeting is that evening.

Thanks.

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

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5). A copy of this message and any reply will be retained by the City of Bristol and will be accessible to the public unless exempted by law.

From: Patrick Krajewski
Sent: Tuesday, November 8, 2022 3:39 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: RE: 351 Minor Street - Phasing Plan

PD sees no issues with the plan.

Lieutenant P. Krajewski
Bristol Police Department
131 North Main Street
Bristol, Connecticut 06010
Phone: 860 584-3030
PatrickKrajewski@BristolCT.gov

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient, please contact the sender by replying to this e-mail and destroy all copies of the original message, including any attachments.

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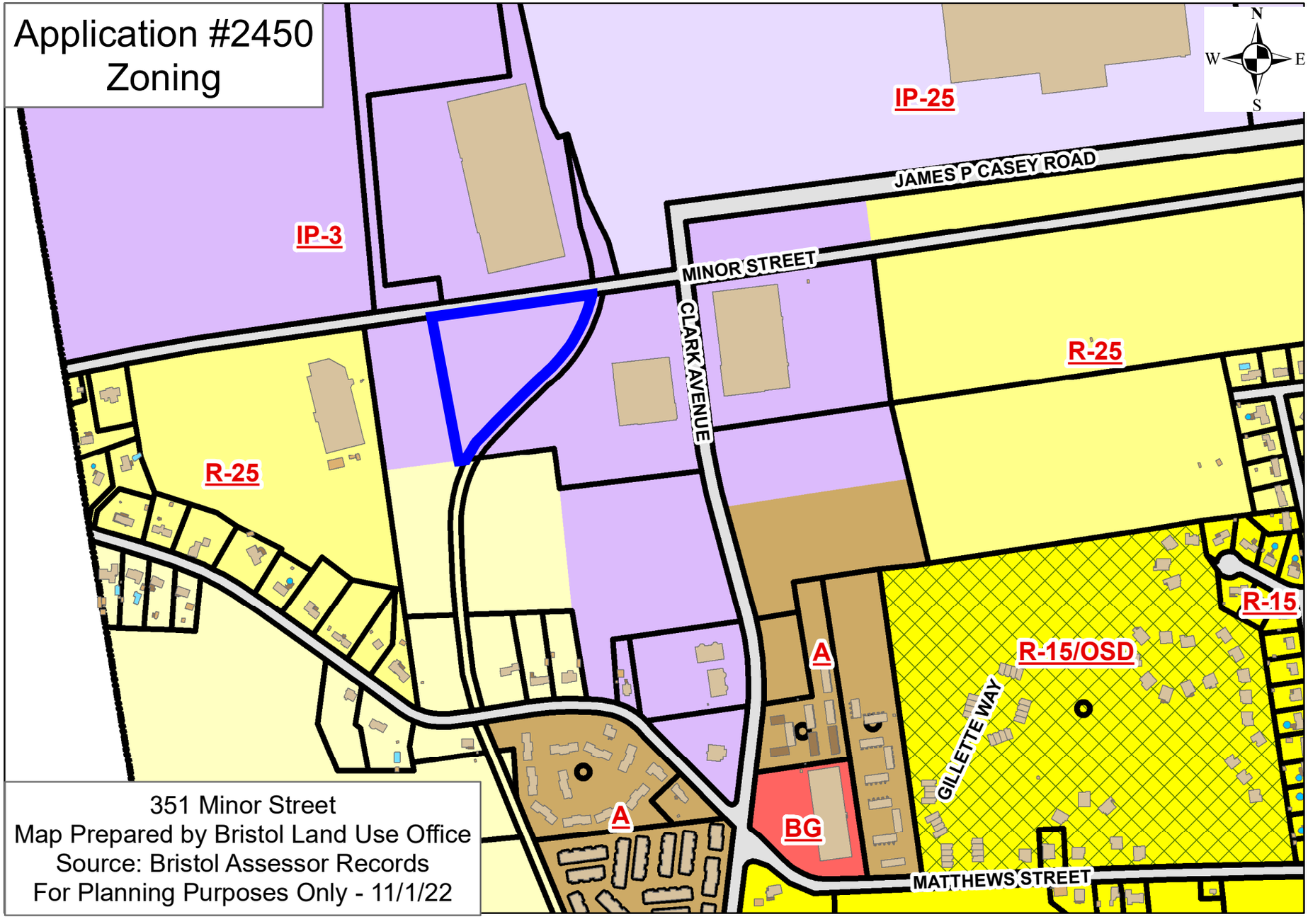
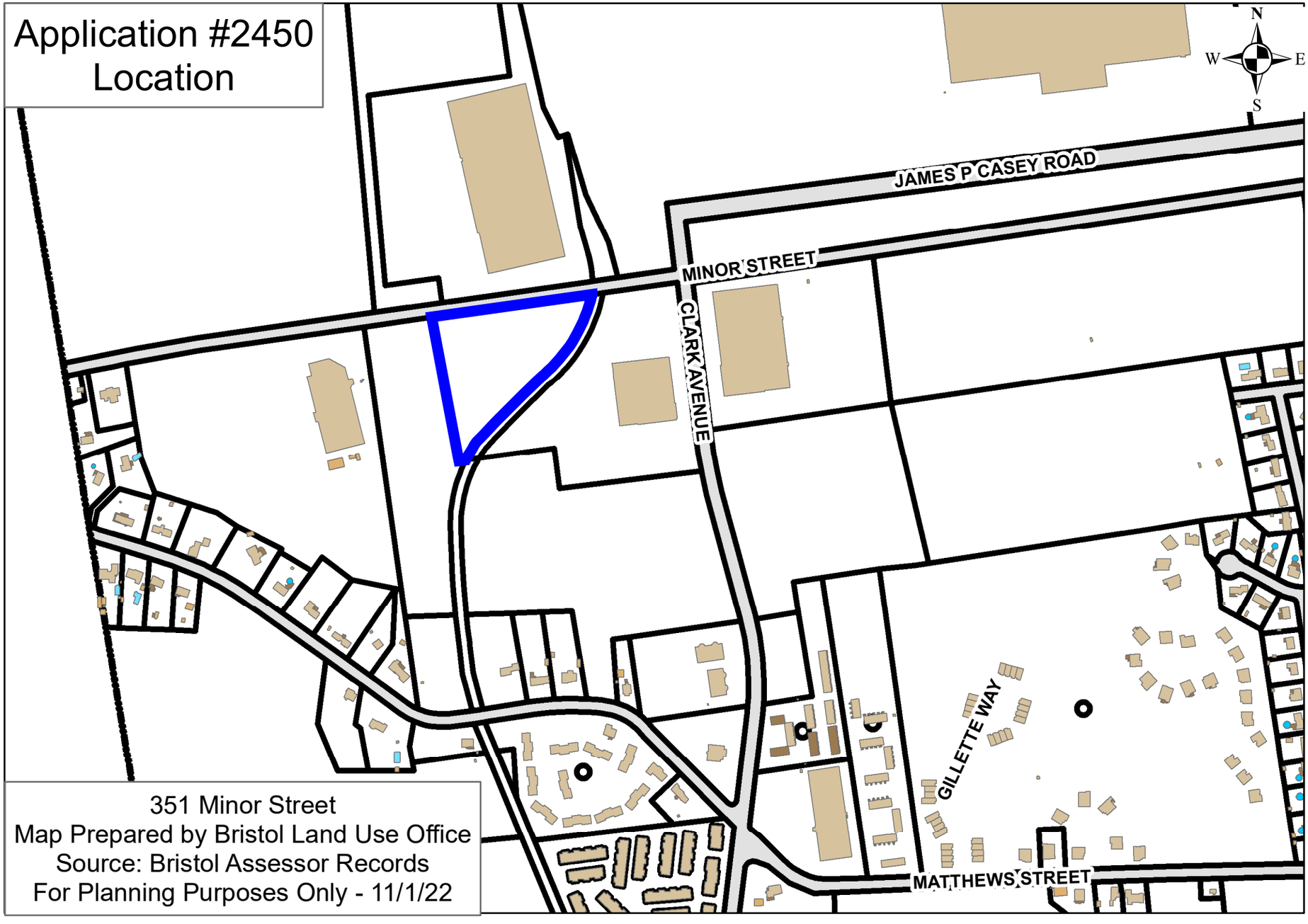
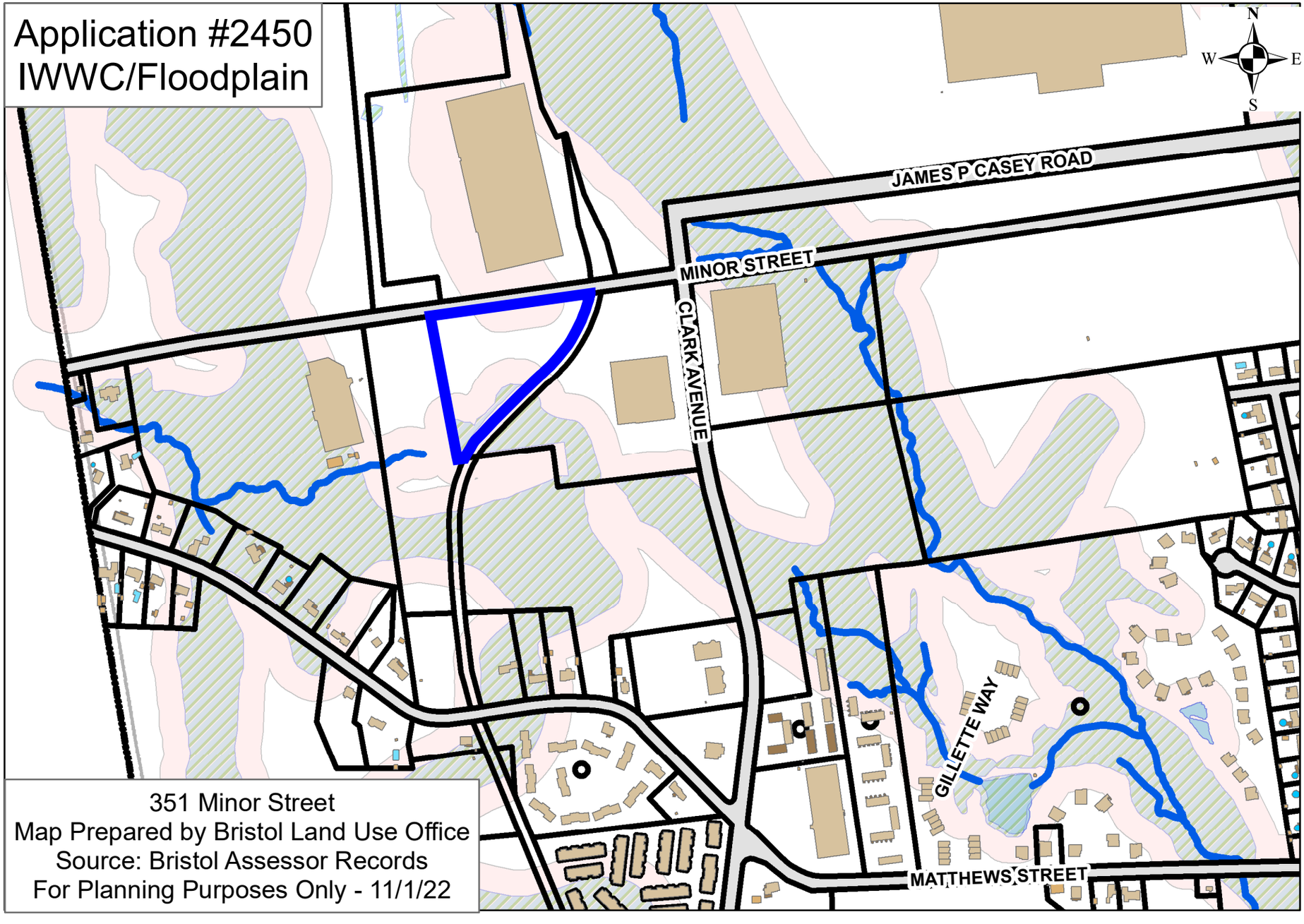

Application #2450
Zoning
IP-25
JAMES P CASEY ROAD
IP-3
MINOR STREET
CLARK AVENUE
R-25
R-25
R-15
R-15/OSD
A
A
BG
GILLETTE WAY
MATTHEWS STREET
N
W
E
S
351 Minor Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 11/1/22


Application #2450
Location
JAMES P CASEY ROAD
MINOR STREET
CLARK AVENUE
GILLETTE WAY
MATTHEWS STREET
N
W
E
S
351 Minor Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 11/1/22


Application #2450
IWWC/Floodplain
N
W
E
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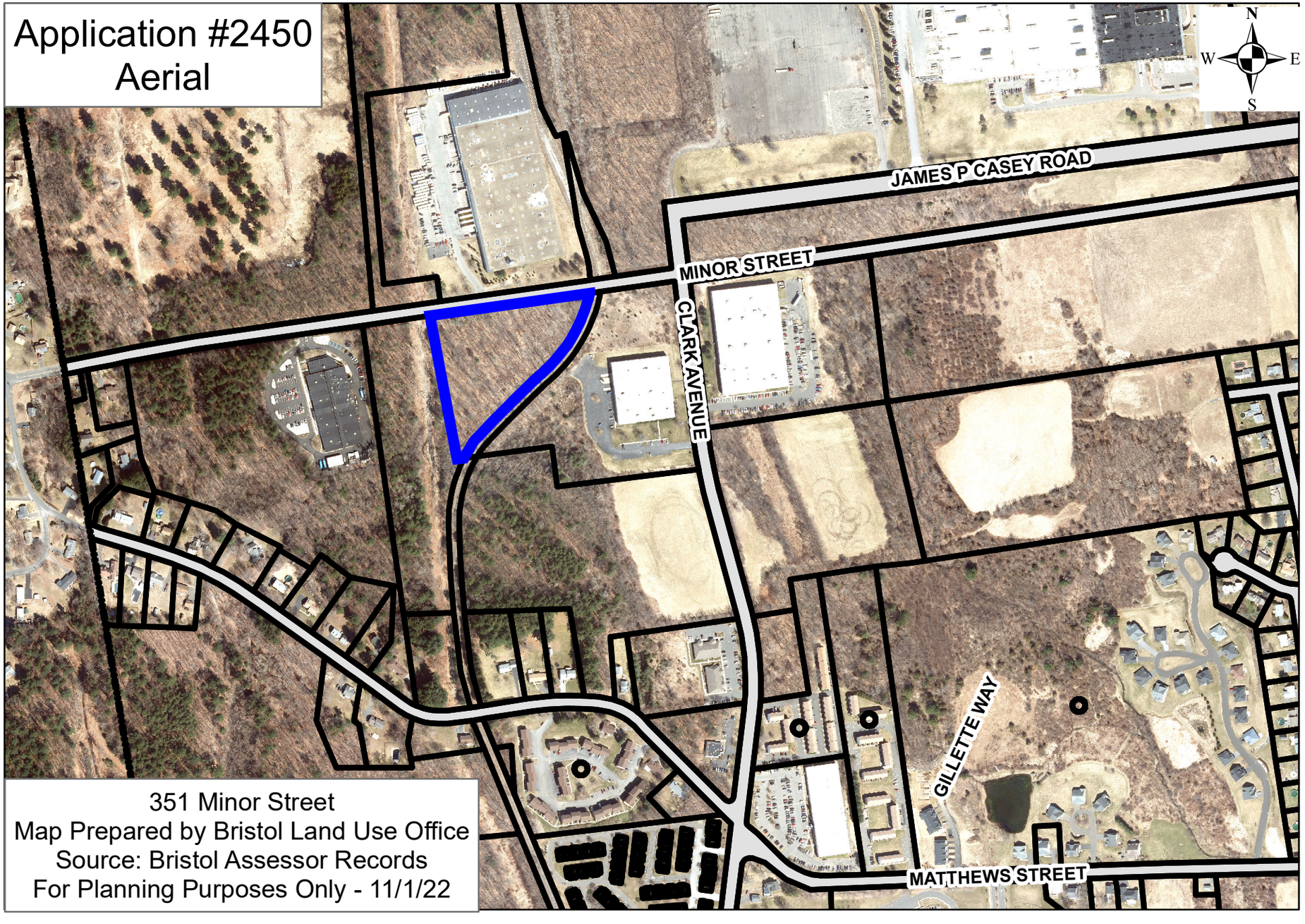
JAMES P CASEY ROAD
MINOR STREET
CLARK AVENUE
GILLETTE WAY
MATTHEWS STREET
351 Minor Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 11/1/22


Application #2450
Aerial
JAMES P CASEY ROAD
MINOR STREET
CLARK AVENUE
GILLETTE WAY
MATTHEWS STREET
N
W
E
S
351 Minor Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 11/1/22

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Sent: Tuesday, November 8, 2022 3:22 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
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Sincerely,

Nancy Levesque, PE
Department of Public Works
City Engineer
860.584.6105
nancylevesque@bristolct.gov

Approved Plan from May 2021 for 351 Minor Street:

https://ct-bristol2.civicplus.com/DocumentCenter/View/38569/5---App-2405_ForAgenda_Revised060821

Site Plan Comments from May 2021:

https://ct-bristol2.civicplus.com/DocumentCenter/View/38570/351-Minor-St_3rdreview

Minutes from May 2021:

https://ct-bristol2.civicplus.com/DocumentCenter/View/38571/06-09minutes_Rev1

SITE PLAN - FUEL TRANSFER FACILITY

LOT 263-2
351 MINOR STREET
BRISTOL, CONNECTICUT
AUGUST 17, 2020

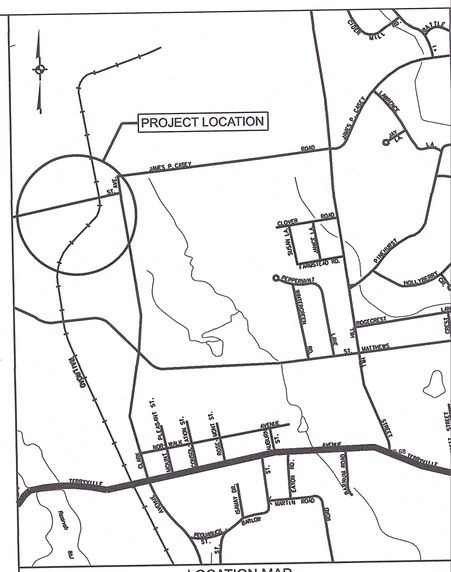
LIST OF REVISIONS		
7	5-16-23	INCORPORATE STAFF, RAILROAD COMMENTS & ADD SHEET 23
6	11-17-22	INCORPORATE STAFF COMMENTS
5	10-24-22	ADD PHASE MAP
4	9-23-22	CSX RAILROAD REVISIONS
3	5-26-22	ADD RAILROAD SPUR DESIGN
2	09-13-21	INCORPORATE STAFF COMMENTS
1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION
REV.	DATE	REVISION DESCRIPTION

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- W APPROX. LOCATION EXISTING WATER MAIN
- WS PROPOSED 1" COPPER WATER SERVICE
- WS (6" FIRE) PROPOSED 6" D.I.P. FIRE SERVICE
- S APPROX. LOCATION EXISTING SEWER MAIN
- SS PROPOSED 6" PVC (SDR-35) SEWER LATERAL
- G APPROX. LOCATION EXISTING GAS MAIN
- GS PROPOSED GAS SERVICE
- ES PROPOSED ELECTRIC SERVICE
- COM PROPOSED TEL./COMM. SERVICE
- RL PROPOSED 8" PVC ROOF LEADER CONNECTION
- U PROPOSED UNDERDRAIN
- PROPOSED RB 350 RAILING
- EXISTING TREE LINE
- PROPOSED TREE LINE
- CURBING (TYPE AS NOTED)
- SEDIMENTATION AND EROSION CONTROL FENCE
- PAVEMENT ARROW
- APPROXIMATE WETLAND LIMITS
- 100' UPLAND REVIEW LINE
- STONEWALL

LIST OF DRAWINGS

1	COVER SHEET
2 - 3	PROPERTY & TOPOGRAPHIC SURVEY
3A	PHASE MAP
4	GENERAL NOTES
5 - 6	LAYOUT, SIGNS AND PAVEMENT MARKINGS
7 - 8	GRADING
9 - 10	DRAINAGE AND UTILITIES
11 - 12	EROSION AND SEDIMENTATION CONTROL
13 - 18	MISCELLANEOUS NOTES AND DETAILS
19	LANDSCAPING
20	ILLUMINATION
21-23	RAILROAD PLAN/PROFILE AND MISC. DETAILS



LOCATION MAP
(SCALE 1"=1000')

APPLICATION: #1908

WETLANDS PERMIT FOR CONSTRUCTION OF OFFICE, GARAGE, BULK OIL AND PROPANE FACILITY

GRANTED: DECEMBER 2, 2020

APPLICATION: #2405

SITE PLAN FOR FUEL OIL AND HEATING FUEL STORAGE FACILITY

GRANTED: JUNE 9, 2021

APPLICATION: #2404

SPECIAL PERMIT FOR FUEL OIL AND HEATING FUEL STORAGE FACILITY

GRANTED: JUNE 9, 2021

APPLICATION: #1832

REQUEST FOR WETLAND BOUNDARY CHANGE

GRANTED: NOVEMBER 20, 2017

#2450 phasing plan
11/14/22
Approved
CITY OF BRISTOL, CONNECTICUT

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

Chairman/~~Secretary~~

6/9/23
Date

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Plan shall be completed by 6/9/26. Failure to complete all such work by that date shall result in automatic expiration of the approval of this Site Plan.

App. #2405 and App. #2450
351 Minor Street
Fuel Oil and Heating Fuel Storage Facility

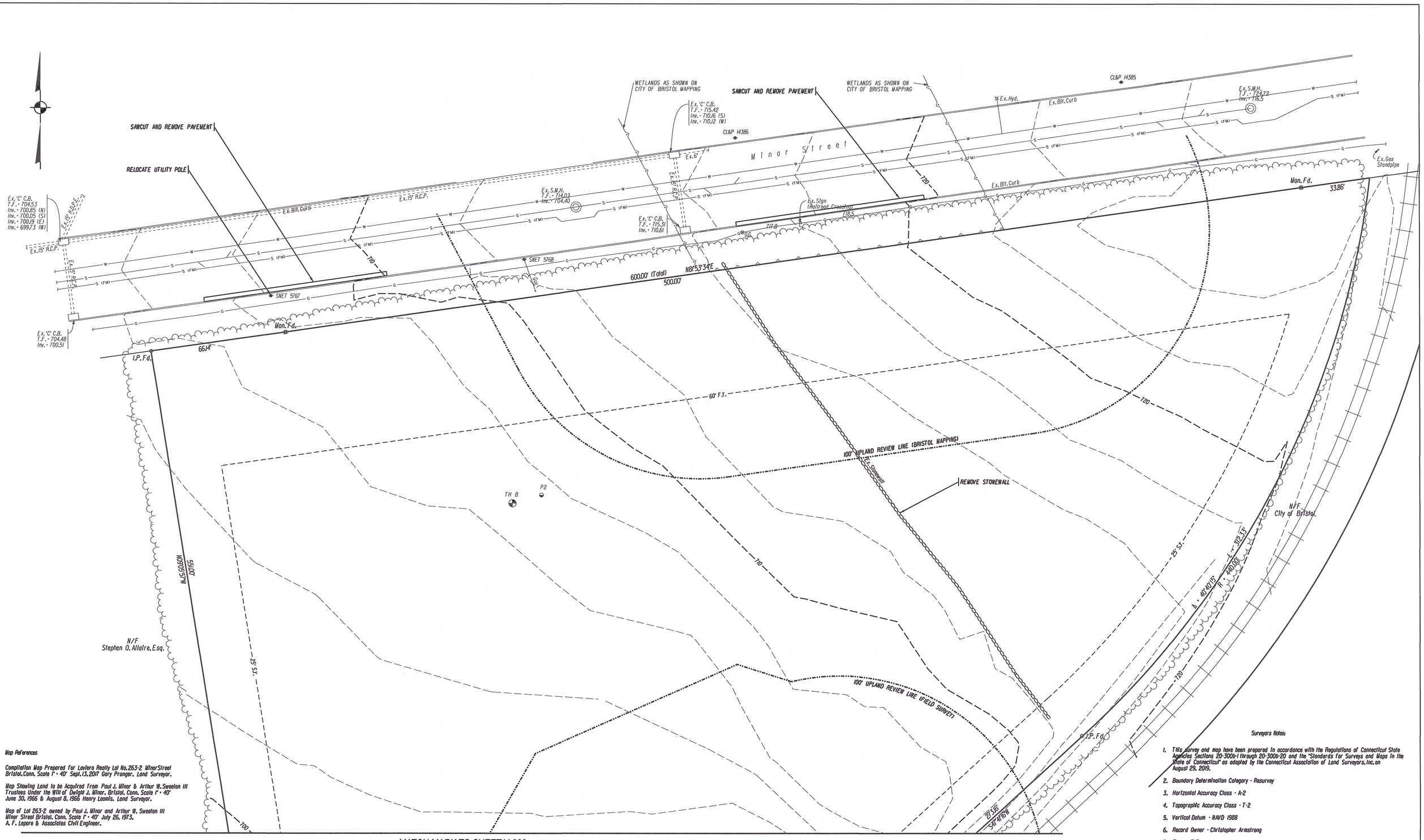
Prepared For:

Christopher Armstrong
PO Box. 81
Terryville, CT 06786

Surveyor/Civil Engineer

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

APPROVED



MATCH MARK TO SHEET V-002

Map References

1. Compilation Map Prepared for Lavlera Realty Lot No. 263-2 Minor Street Bristol, Conn. Scale 1" = 40' Sept. 13, 2017 Gary Pranger, Land Surveyor.
2. Map Showing Land to be Acquired From Paul J. Minor & Arthur W. Sweaton III Trustees Under the Will of Dwight J. Minor, Bristol, Conn. Scale 1" = 40' June 30, 1966 & August 8, 1966 Henry Loomis, Land Surveyor.
3. Map of Lot 263-2 owned by Paul J. Minor and Arthur W. Sweaton III Minor Street Bristol, Conn. Scale 1" = 40' July 26, 1973, A. F. Lepore & Associates Civil Engineer.

Surveyors Notes:

1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.
2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Vertical Datum - NAVD 1988
6. Record Owner - Christopher Armstrong
7. Zone - IP-3
8. Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

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1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION

DATE: AUGUST 17, 2020

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

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

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0008230 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

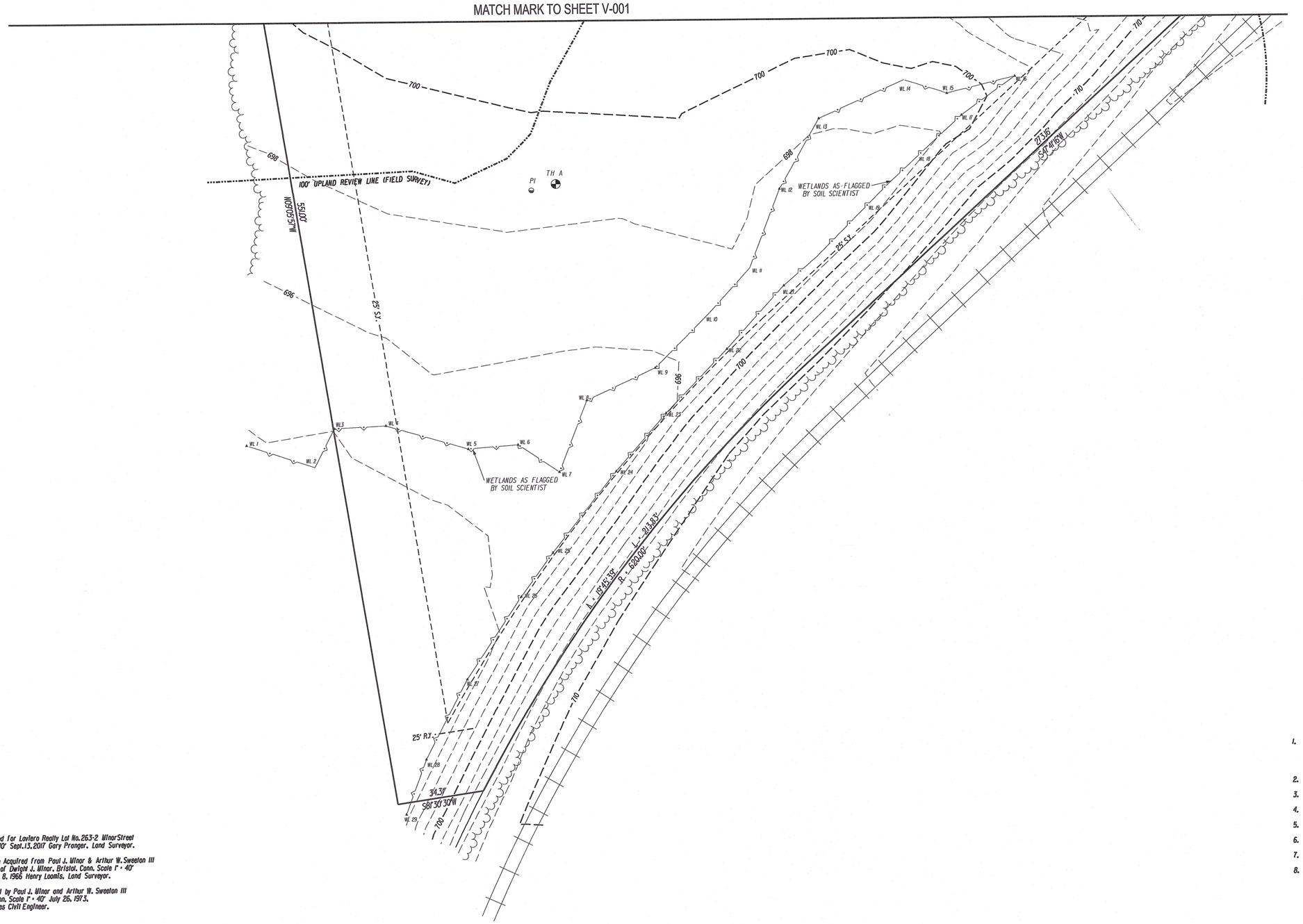
APPROVED

DRAWING NO.: V-001

DRAWING TITLE: PROPERTY & TOPOGRAPHIC SURVEY

SHEET NO.: 2

MATCH MARK TO SHEET V-001



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DATE: AUGUST 17, 2020

SCALE:

SCALE IN FEET: 0 20 40 — SCALE 1"=20'

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

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026232 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:

FUEL TRANSFER FACILITY

351 MINOR STREET

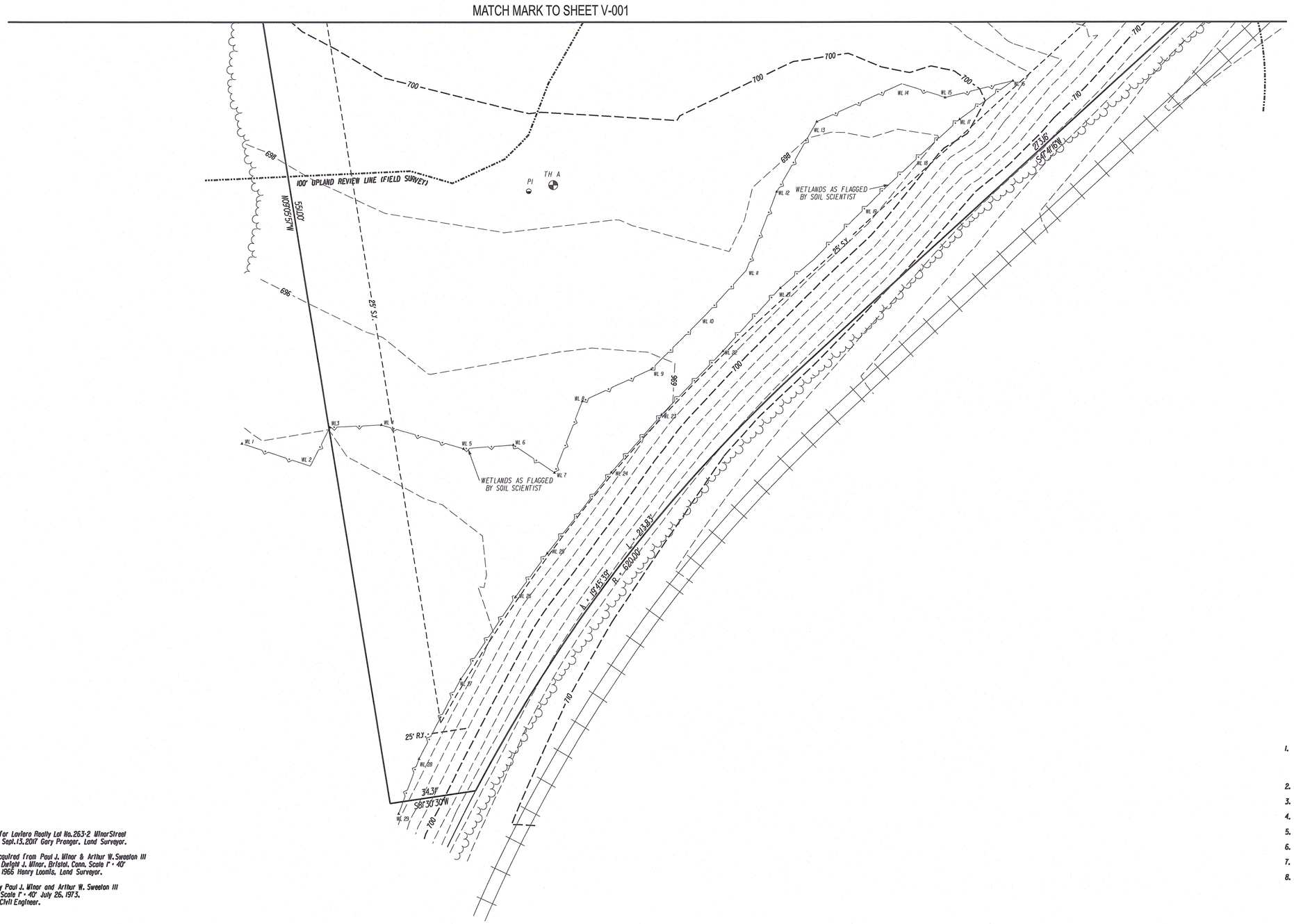
BRISTOL, CONN.

APPROVED

DRAWING TITLE: PROPERTY & TOPOGRAPHIC SURVEY

DRAWING NO. V-002

SHEET NO. 3



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

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0026230 — LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:

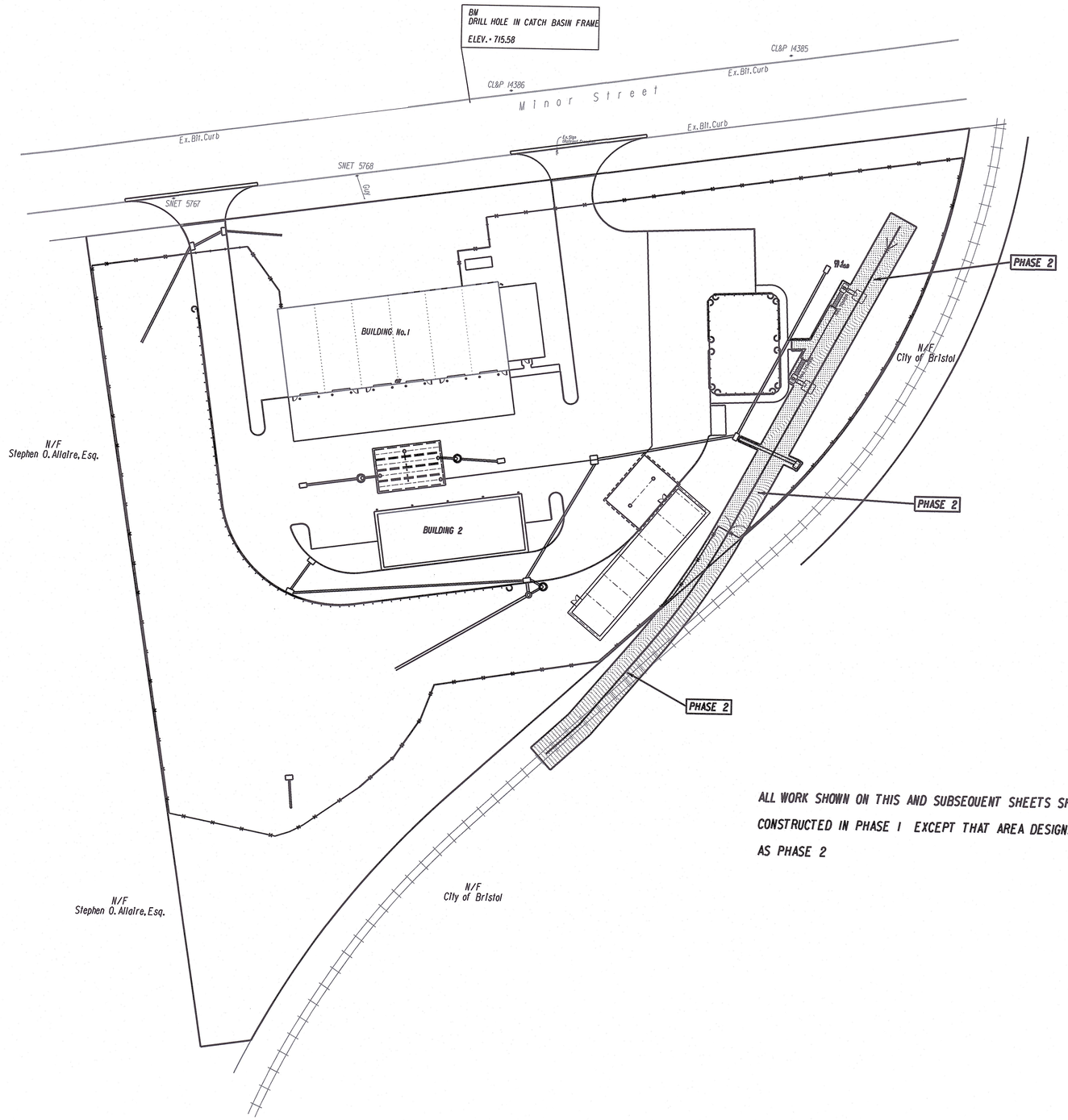
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

APPROVED

DRAWING TITLE: PROPERTY & TOPOGRAPHIC SURVEY

DRAWING NO. V-002

SHEET NO. 3



ALL WORK SHOWN ON THIS AND SUBSEQUENT SHEETS SHALL BE CONSTRUCTED IN PHASE I EXCEPT THAT AREA DESIGNATED AS PHASE 2

DATE	REVISION DESCRIPTION
5-16-23	INCORPORATE STAFF C, RAILROAD COMMENTS & ADD SHEET 23
11-17-22	INCORPORATE STAFF COMMENTS
10-24-22	ADD PHASE MAP

DATE: OCTOBER 24, 2022

SCALE: SCALE IN FEET — SCALE 1"=40' (0, 40, 80)

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

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

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Surveyors and Engineers

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0008230 — LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

APPROVED

DRAWING TITLE: PHASE MAP

DRAWING NO. PH-001

SHEET NO. 3A

GENERAL NOTES:

1) ASSESSORS MAP: 66 LOT: 263-2

2) PROPERTY ADDRESS: 351 MINOR STREET

3) RECORD OWNER: CHRISTOPHER ARMSTRONG

4) PREPARED FOR: CHRISTOPHER ARMSTRONG

5) LOT 263-2 AREA = 4.46 ACRES

6) TOTAL AREA OF MAPPED WETLANDS/WATERCOURSES ON SITE: 0.296 ACRES
AREA OF WETLANDS/WATERCOURSES TO BE DISTURBED: 0.017 ACRES (735 S.F.)
LINEAR FEET OF STREAM TO BE ALTERED: 0 FT
AREA OF WETLANDS/WATERCOURSES TO BE CREATED: 0 ACRES
AREA OF ACTIVITY WITHIN 100' BUFFER ZONE: 1.67 ACRES (72758 S.F.)
AREA OF PROPOSED MITIGATION OF DIRECT WETLAND IMPACT 0.034 ACRES (1483 S.F.)

WETLANDS SHOWN ARE AS FLAGGED IN THE FIELD BY DAVID LORD SOILS SCIENTIST.

7) PROPERTY SERVICED BY PUBLIC WATER AND SEWER.

8) EXISTING CONTOURS AT 2' INTERVALS

9) THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION, THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "811" PRIOR TO THE COMMENCEMENT OF ANY WORK.

10) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

11) TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 818) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.

PARKING CALCULATION:

BUILDING No.1

PROPOSED USE: OFFICE/MAINTENANCE GARAGE

PARKING REQUIRED: 1/750 S.F.GFA OR 1/1.25 EMPLOYEES ON LARGEST SHIFT, WHICHEVER IS GREATER)

10,000 S.F. / 750 = 13.3 - SAY 14 SPACES

PARKING PROVIDED: 14 SPACES

BUILDING No.2

PARKING FOR INVENTORY ONLY - N/A

DATA TABLE ZONE IP - 3

	REQUIRED	PROVIDED	
		BUILDING No.1	BUILDING No.2
MINIMUM LOT AREA	3 Ac.	4.46 Ac.	4.46 Ac.
MINIMUM LOT WIDTH	250'	600'	600'
MINIMUM FRONT YARD ON A CITY STREET	60'	64'	209.39'
MINIMUM SIDE YARD	25'	119.9'	87.68'
MINIMUM REAR YARD	25'	N/A	N/A
MAXIMUM BUILDING HEIGHT	50'	See Arch.Dwgs	See Arch.Dwgs
MAXIMUM BUILDING COVERAGE - COMBINED ALL BUILDINGS	30%	7%	
NO. OF PARKING SPACES	14	14	

CONSTRUCTION SEQUENCE

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE CITY STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG at 811).
3. THE CONTRACTOR IS REQUIRED TO PROVIDE THE SOURCE AND QUALITY OF ALL FILL MATERIAL.
4. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.
5. INSTALL CONSTRUCTION ENTRANCE PAD.
6. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE E&S PLAN.
7. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD CHIP BRUSH AND SLASH, STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.
8. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
9. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE TOPSOIL AREA, PARKING AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOTPRINT OF THE BUILDING FOR THE CONSTRUCTION ACTIVITIES.
10. BEGIN CONSTRUCTION OF THE BUILDINGS.
11. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
12. INSTALL ALL UTILITIES AND DRAINAGE SYSTEMS TO WITHIN 5 FEET OF THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.
13. PREPARE SUB-BASE, SLOPES, PARKING AREAS, SHOULDER AREAS, ACCESS DRIVES AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
14. INSTALL PROCESS AGGREGATE IN DRIVEWAYS AND PARKING AREAS.
15. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
16. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
17. UPON SUBSTANTIAL COMPLETION OF THE BUILDING, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.
18. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
19. INSTALL FINAL COURSE OF PAVEMENT.
20. REVIEW ALL VEGETATED SURFACES AND RESTABILIZE (TOPSOIL, SEED, AND MULCH) AS NEEDED. ALSO, TOPSOIL, SEED AND MULCH THE AREA BETWEEN THE CURBING AND PREVIOUSLY STABILIZED SURFACES.
21. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

OPERATION AND MAINTENANCE PLAN (POST-CONSTRUCTION)

1. ALL DRAINAGE SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12 INCHES OF THE OUTLET PIPE INVERT. NOT LESS THAN ONCE PER YEAR. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
2. ALL PAVED AREAS SHALL BE SWEPT TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING, AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.
3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. USE ONLY ORGANIC FERTILIZER)
4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2 " OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
5. A WRITTEN REPORT WILL BE PREPARED ANNUALLY BY SOIL RESOURCE CONSULTANTS TO DOCUMENT THE MONITORING INSPECTIONS. COPIES OF THE WRITTEN INSPECTION REPORT (WITH PHOTOS) SHALL BE FORWARDED BY OCTOBER 1 TO THE BRISTOL INLAND WETLAND COMMISSION. THE REPORT SHALL INCLUDE: 1) AN OVRALL ASSESSMENT OF THE WETLAND PLANT COMMUNITY ESTABLISHMENT; 2) THE PERCENT ESTABLISHMENT OF GROUND COVER OR HERBACEOUS VEGETATION; AND 3) THE TYPES AND NUMBERS OF ANY DEAD OR FAILING TREES AND SHRUBS AS WELL AS DOCUMENTING THEIR REPLACEMENT.

INSPECTION AND MAINTENANCE GUIDELINES FOR THE STORMWATER DETENTION BASINS

INSPECTIONS:

THE BASIN SHOULD BE INSPECTED TWICE A YEAR (APRIL AND OCTOBER) FOR THE FIRST 3 YEARS, AND AFTER EVERY LARGE STORM. THE FREQUENCY OF THE INSPECTIONS CAN BE ADJUSTED UPWARD OR DOWNWARD BASED ON THE RESULTS OF THESE INITIAL INSPECTIONS. THE INSPECTIONS SHOULD INCLUDE A THOROUGH VISUAL CHECK OF THE FOLLOWING:

1. ACCUMULATION OF SEDIMENT OR DEBRIS THAT BLOCK THE DETENTION BASIN INLETS.
2. ACCUMULATION OF LEAVES AND GRASS CLIPPINGS.
3. EROSION, SETTLEMENT, OR SLOPE FAILURE OF THE BASIN SIDES THAT BLOCK THE DETENTION BASIN INLETS.
4. ALGAE GROWTH, STAGNANT POOLS, OR NOXIOUS ODORS.
5. SEEPAGE AT THE TOE OF THE BASIN.
6. EROSION OF THE INLET SWALE LININGS.
7. EVIDENCE OF VANDALISM.
8. EVIDENCE OF STRUCTURAL DAMAGE DUE TO WILDFIRE, OR INVASIVE PLANT SPECIES.

THE INSPECTIONS SHOULD DOCUMENT ANY INCREASE IN THE ACCUMULATION OF SEDIMENT, EROSION OF THE BASIN FLOOR, HEALTH OF THE BASIN VEGETATION, AND THE CONDITION OF THE SWALE LININGS FOR USE IN SUBSEQUENT INSPECTIONS.

ROUTINE MAINTENANCE:

ROUTINE MAINTENANCE IS TO BE PERFORMED BASED ON THE CONCLUSIONS OF EACH INSPECTION. TYPICAL ROUTINE MAINTENANCE IS EXPECTED TO CONSIST OF THE FOLLOWING:

1. DEBRIS (LEAVES, GRASS CLIPPINGS, ETC.) AND LITTER REMOVAL.
2. SILT AND SEDIMENT REMOVAL, ESPECIALLY IN FRONT OF THE DETENTION BASIN OUTLET INLETS.
3. BRUSH CUTTING UP TO TWO TIMES PER YEAR.

NON-ROUTINE MAINTENANCE:

NON-ROUTINE MAINTENANCE WILL BE BASED ON THE RESULTS OF THE INSPECTIONS. WORK THAT MAY BE REQUIRED WOULD CONSIST OF:

1. EROSION AND STRUCTURAL REPAIR.
2. SEDIMENT REMOVAL AND DISPOSAL.
3. NUISANCE CONTROL.
4. RE-ESTABLISHMENT OF THE BOTTOM SURFACE FOR INFILTRATION.
5. DEWATERING OF THE BASIN.

REMOVAL NOTES:

1. ANY SITE FEATURE NOT LABELED AS BEING REMOVED, REPLACED, ETC. IS INTENDED TO REMAIN.
2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. DURING THE PRECONSTRUCTION MEETING, THE CONTRACTOR, ENGINEER AND TOWN SHALL DETERMINE A SUITABLE LOCATION FOR THE TOPSOIL STOCKPILE.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.
2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.
3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.
3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
4. ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS PITCH.

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE FOR TYPE 'C' CATCH BASINS.
2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.
3. DETENTION SYSTEM SHALL HAVE 1 EACH FEED CONNECTOR (3) BETWEEN ROWS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.
5. ALL PROPOSED UTILITY SERVICES ARE TO BE UNDERGROUND.
6. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 22-191(F) OF THE CODE OF ORDINANCES - CITY OF BRISTOL.
7. WATER SERVICE WORK TO BE INSTALLED IN ACCORDANCE WITH THE BRISTOL WATER DEPARTMENT SPECIFICATIONS (CITY OF BRISTOL WATER DEPARTMENT RULES AND REGULATIONS). CONTACT MIKE LYNCH AT THE CITY OF BRISTOL WATER DEPARTMENT AT (860) 582-7431 OR EMAIL TO MLYNCH@BRISTOLCT.GOV PRIOR TO THE START OF CONSTRUCTION.
8. SERVICE TAP TO BE DONE BY THE CITY OF BRISTOL WATER DEPARTMENT.
9. WHEN SEWER AND WATER ARE WITHIN 10' HORIZONTALLY, THE WATER MAIN SHALL BE LOCATED IN A SEPARATE TRENCH OR ON AN UNDISTURBED SHELF AND AT LEAST 12" HORIZONTALLY (18" RECOMMENDED), MEASURED EDGE TO EDGE AND 18" ABOVE THE TOP OF THE SEWER, MEASURED FROM CROWN TO INVERT. FINAL LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.
10. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

GENERAL NOTES FOR SITE PLANS "CITY OF BRISTOL" (AS APPLICABLE)

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

INSPECTION AND MAINTENANCE GUIDELINES FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEMS

MAINTENANCE GUIDELINES:

1. THE OWNER SHALL KEEP A MAINTENANCE LOG DETAILING ANY EVENT(S) WHICH WOULD HAVE AN EFFECT ON THE SYSTEM'S OPERATIONAL CAPACITY.
2. THE OPERATION AND MAINTENANCE PROCEDURE SHALL BE REVIEWED PERIODICALLY AND CHANGED TO MEET SITE CONDITIONS.
3. MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW APPLICABLE OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS.
4. DEBRIS REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

MINOR MAINTENANCE FREQUENCY (CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE DEBRIS AS REQUIRED):

1. MONTHLY IN THE FIRST YEAR
2. SPRING AND FALL
3. ONE YEAR AFTER COMMISSIONING AND EVERY THIRD YEAR THEREAFTER.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.
6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RE-STABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS, TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.
   A) SEED BED PREPARATION:
      - REMOVE STONES LARGER THAN 2"
      - APPLY LIMESTONE AT 90# / 1000 S.F.
      - WORK LIME AND FERTILIZER INTO SOIL
   B) SEED APPLICATION:
      - APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER, LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
      - IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.
   C) SEED MIX: (SEE SITE LANDSCAPE PLAN)
   D) MULCHING:
      - IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE SPREAD MULCH BY HAND OR MULCH BLOWER.
      - PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2" - 3" INTO SOIL SURFACE.
   E) TREE PROTECTION:
      - LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES. THE AREA ADJACENT TO AND TREES THAT ARE TO BE PROTECTED, WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT, OR AS DIRECTED BY THE ENGINEER.
10. STOCKPILE LOCATIONS SHALL BE DETERMINED DURING THE PRECONSTRUCTION MEETING AND PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE, THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.
11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED, THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ. : 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g. CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.
12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
14. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
15. CHRISTOPHER ARMSTRONG OR HIS DULY AUTHORIZED AGENT (860) 302-5607 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
16. CHRISTOPHER ARMSTRONG OR HIS DULY AUTHORIZED AGENT (860) 302-5607 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

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

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

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

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

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

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

TREE PROTECTION:

TREES TO BE PROTECTED WILL BE IDENTIFIED AND CLEARLY MARKED. CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT AREA THAT MAY CAUSE DAMAGE TO THE TREE SHALL BE LIMITED AND TRUNK ARMORING PROVIDED.

REV.	DATE	REVISION DESCRIPTION
7	5-16-23	INCORPORATE STAFF RAILROAD COMMENTS & ADD SHEET 23
6	11-17-22	INCORPORATE STAFF COMMENTS
5	10-24-22	ADD PHASE MAP
4	9-23-22	CSX RAILROAD REVISIONS
3	5-26-22	ADD RAILROAD SPUR DESIGN
2	09-13-21	INCORPORATE STAFF COMMENTS
1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION

DATE: AUGUST 17, 2020

NOT TO SCALE

SURVEYOR SIGNATURE BLOCK:

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

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

Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-7342
Surveyors and Engineers

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0028235 — LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE BLOCK:

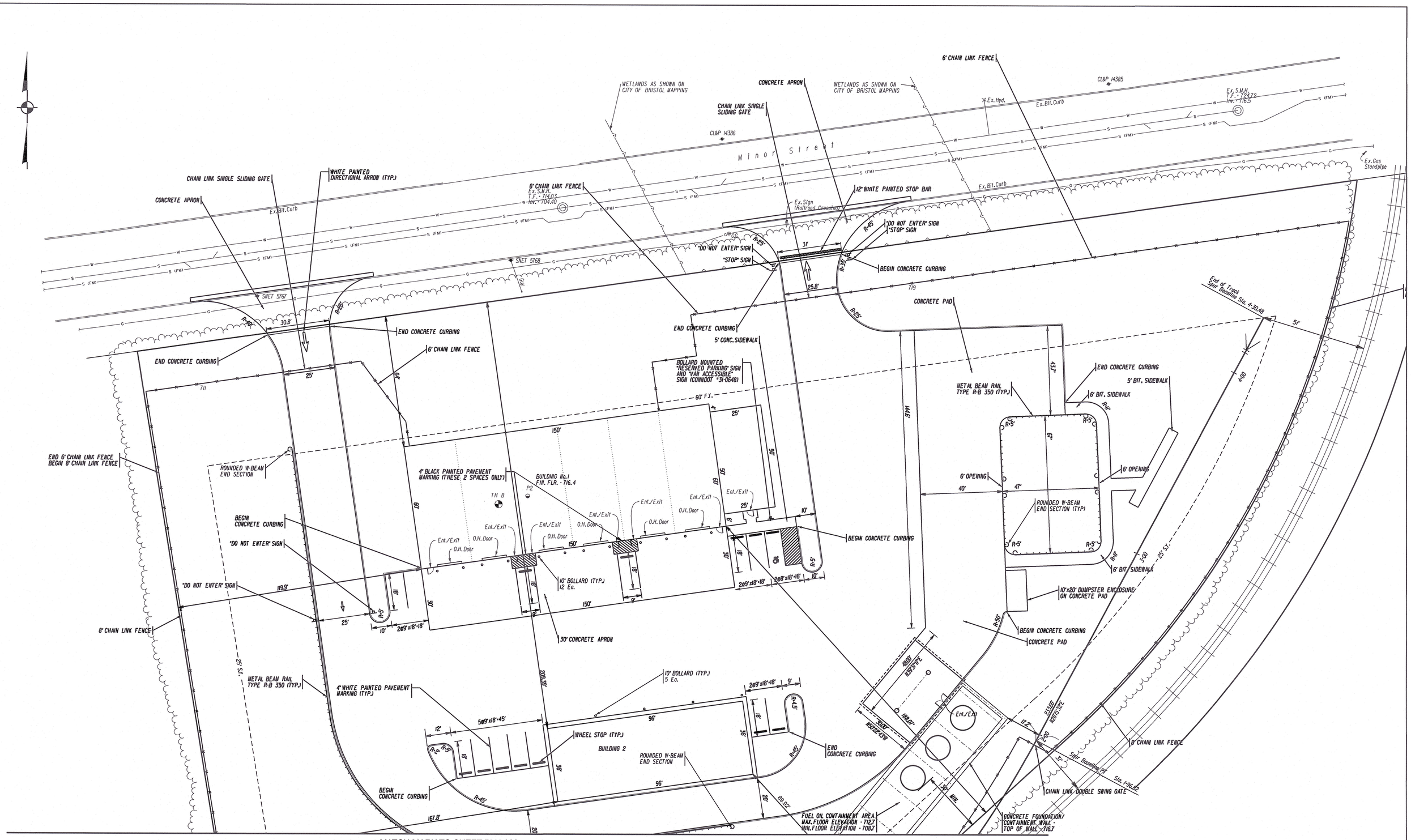
PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

APPROVED

DRAWING NO.: NOTES-001

DRAWING TITLE: GENERAL NOTES

SHEET NO.: 4



MATCH MARK TO SHEET PLN-002

REV.	DATE	REVISION DESCRIPTION
7	5-16-23	INCORPORATE STAFF, RAILROAD COMMENTS & ADD SHEET 23
6	11-17-22	INCORPORATE STAFF COMMENTS
5	10-24-22	ADD PHASE MAP
4	9-23-22	CSX RAILROAD REVISIONS
3	5-26-22	ADD RAILROAD SPUR DESIGN
2	09-13-21	INCORPORATE STAFF COMMENTS
1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION

DATE: AUGUST 17, 2020

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

SURVEYOR SIGNATURE/BLOCK:

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

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0028232 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:

FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

APPROVED

DRAWING NO. PLN-001

DRAWING TITLE: LAYOUT, SIGNS & PAVEMENT MARKINGS

SHEET NO. 5

MATCH MARK TO SHEET PLN-001

209.39'

20'

69.92'

FUEL OIL CONTAINMENT AREA - FLOOR ELEVATION - MAXIMUM 712.7; MINIMUM 708.7

CONCRETE FOUNDATION/CONTAINMENT WALL - TOP OF WALL - 716.7

74.92'

SPUR Baseline Sta. 0+00.00

METAL BEAM RAIL TYPE R-B350 (TYP.)

PI

TH A

WETLANDS AS FLAGGED BY SOIL SCIENTIST

25' S.Y.

WL 1
WL 2
WL 3
WL 4
WL 5
WL 6
WL 7
WL 8
WL 9
WL 10
WL 11
WL 12
WL 13
WL 14
WL 15
WL 16
WL 17
WL 18
WL 19
WL 20
WL 21
WL 22
WL 23
WL 24
WL 25
WL 26
WL 27
WL 28
WL 29

WETLANDS AS FLAGGED BY SOIL SCIENTIST

67.83'

MAINTAIN

07°59'07"

35.00'

202.01'

N47°23'23"E

Industrial Park Baseline Station Sta. 96+65.00

Industrial Park Baseline Station Sta. 97+23.23

Industrial Park Baseline Station Sta. 98+00.00

99.00'

25' R.Y.

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DATE: AUGUST 17, 2020

SCALE:

SCALE IN FEET — SCALE 1"=20'

0 20 40

SURVEYOR SIGNATURE/BLOCK:

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Surveyors and Engineers

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0020020 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

Joseph M. Green

PROJECT TITLE:

FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

APPROVED

DRAWING TITLE: LAYOUT , SIGNS & PAVEMENT MARKINGS

DRAWING NO. PLN-002

SHEET NO. 6

BM
DRILL HOLE IN CATCH BASIN FRAME
ELEV. = 715.58

WETLANDS AS SHOWN ON CITY OF BRISTOL MAPPING

WETLANDS AS SHOWN ON CITY OF BRISTOL MAPPING

EAST HOUSE

CB 10 TF=710.48

CB 11 TF=710.42

BUILDING No.1 FIN. FLR. = 716.4

GRADE TO DRAIN

100' UPLAND REVIEW LINE (BRISTOL MAPPING)

100' UPLAND REVIEW LINE (FIELD SURVEY)

TRANSPORT

30K PROPANE TANK

RAIL TOWER

GRADE TO DRAIN

Grid of Track Shot Sunset Sta. 4+30.48

CB 4 TF=715.0

CB 3 TF=715.0

CB 2 TF=715.0

CB 5 TF=715.0

CB 7 TF=714.2

CB 1 TF=714.36

CB 9 TF=714.6

CB 8 TF=714.5

CS-4-2 TF=714.8

CS-4-3 TF=714.8

CS-4-1 TF=714.7

BUILDING 2

ENT. JEAN

215585 NORFOLK

P.240

137.

Spur Baseline Prf

Sta. 1+96.82

MATCH MARK TO SHEET GRA-002

REV.	DATE	REVISION DESCRIPTION
7	5-16-23	INCORPORATE STAFF, RAILROAD COMMENTS & ADD SHEET 23
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DATE: AUGUST 17, 2020

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

SURVEYOR SIGNATURE/BLOCK:
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Surveyors and Engineers

STATE OF CONNECTICUT JOSEPH M. BREEN No. PEN.0028232 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

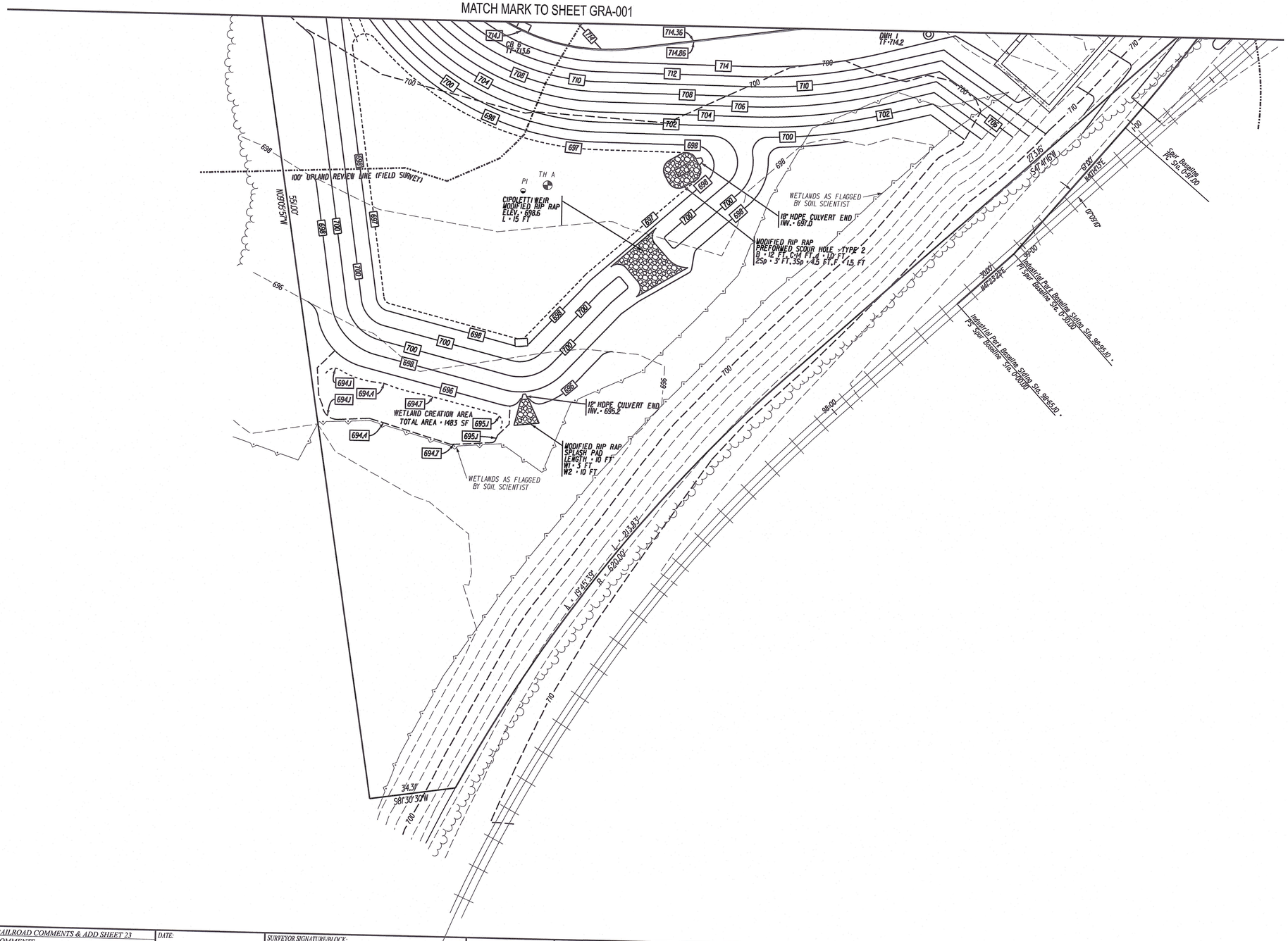
APPROVED

DRAWING TITLE: GRADING

DRAWING NO. GRA-001

SHEET NO. 7

MATCH MARK TO SHEET GRA-001



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DATE: AUGUST 17, 2020

SCALE:

SCALE IN FEET — SCALE 1"=20'

0 20 40

SURVEYOR SIGNATURE/BLOCK:

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Surveyors and Engineers
6 Old Waterbury Rd
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Terryville, CT. 06786
Fax: (860)-589-1342

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0006232 — LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:

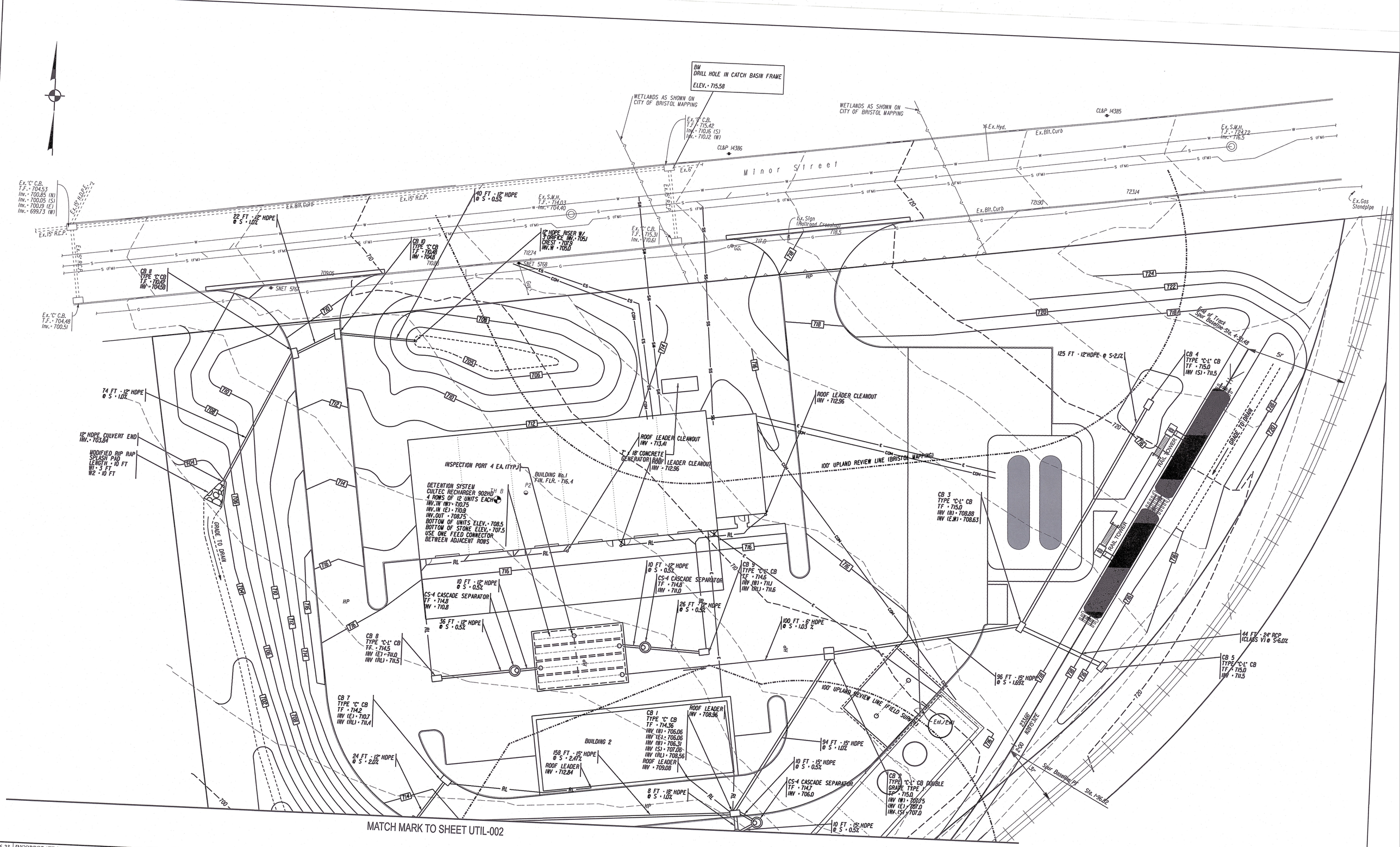
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

APPROVED

DRAWING TITLE: GRADING

DRAWING NO. GRA-002

SHEET NO. 8



6-23	INCORPORATE STAFF, RAILROAD COMMENTS & ADD SHEET 23
7-22	INCORPORATE STAFF COMMENTS
4-22	ADD PHASE MAP
3-22	CSX RAILROAD REVISIONS
2-22	ADD RAILROAD SPUR DESIGN
9-21	INCORPORATE STAFF COMMENTS
1-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION
TE	REVISION DESCRIPTION

DATE: AUGUST 17, 2020

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

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Terryville, CT. 06786 Fax: (860)-589-1342
Surveyors and Engineers

STATE OF CONNECTICUT JOSEPH M. BRUEN No. PEN.0008032 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

APPROVED

DRAWING TITLE: DRAINAGE & UTILITIES

DRAWING NO. UTIL-001

SHEET NO. 9

MATCH MARK TO SHEET UTIL-001



REV.	DATE	REVISION DESCRIPTION
7	5-16-23	INCORPORATE STAFF, RAILROAD COMMENTS & ADD SHEET 23
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1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION

DATE: AUGUST 17, 2020

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

SURVEYOR SIGNATURE/BLOCK:

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

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Phone: (860)-589-0135 Fax: (860)-589-1342
Surveyors and Engineers

STATE OF CONNECTICUT · JOSEPH M. GREEN IV · No. PEN.0026232 · LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

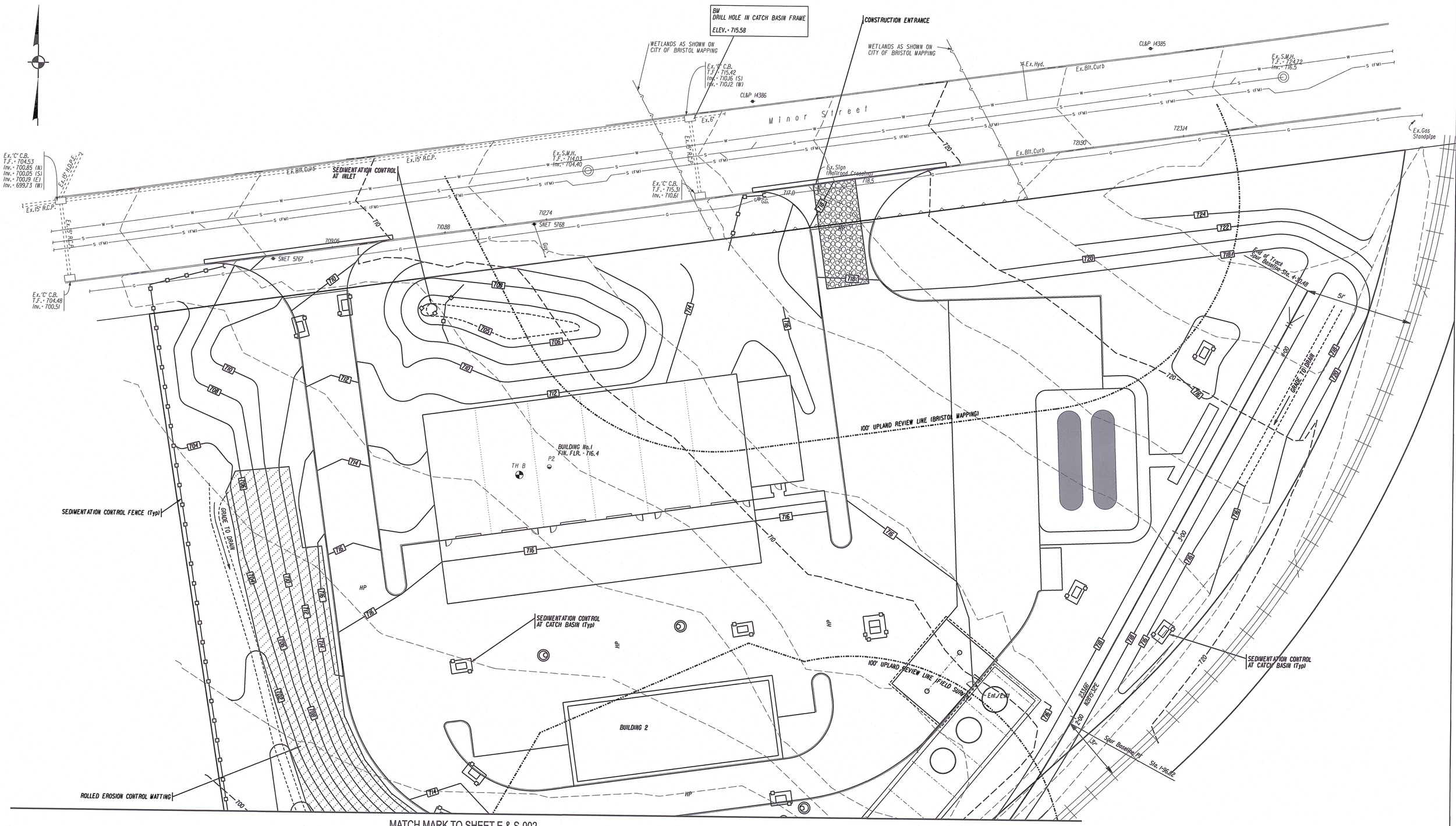
PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

APPROVED

DRAWING TITLE: DRAINAGE & UTILITIES

DRAWING NO. UTIL-002

SHEET NO. 10



MATCH MARK TO SHEET E & S-002

REV.	DATE	REVISION DESCRIPTION
7	5-16-23	INCORPORATE STAFF, RAILROAD COMMENTS & ADD SHEET 23
6	11-17-22	INCORPORATE STAFF COMMENTS
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1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION

DATE: AUGUST 17, 2020

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

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

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0008232 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE: FUEL TRANSFER FACILITY 351 MINOR STREET BRISTOL, CONN.

APPROVED

DRAWING NO. E & S-001

DRAWING TITLE: EROSION & SEDIMENTATION CONTROL

SHEET NO. 11

MATCH MARK TO SHEET E & S-001



REV.	DATE	REVISION DESCRIPTION
7	5-16-23	INCORPORATE STAFF, RAILROAD COMMENTS & ADD SHEET 23
6	11-17-22	INCORPORATE STAFF COMMENTS
5	10-24-22	ADD PHASE MAP
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1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION

DATE: AUGUST 17, 2020

SCALE:

SCALE IN FEET — SCALE 1"=20'

0 — 20 — 40

SURVEYOR SIGNATURE/BLOCK:

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

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Surveyors and Engineers
6 Old Waterbury Rd — Terryville, CT. 06786
Phone: (860)-589-0135 — Fax: (860)-589-7342

STATE OF CONNECTICUT — JOSEPH M. GREEN — No. PEN.0026232 — LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:

FUEL TRANSFER FACILITY

351 MINOR STREET

BRISTOL, CONN.

APPROVED

DRAWING TITLE: EROSION & SEDIMENTATION CONTROL

DRAWING NO. E & S-002

SHEET NO. 12

TEST HOLE DATA (2-12-2020)

TEST HOLE A

0-5" TOPSOIL AND FOREST LITTER
5-19 ORANGE/BROWN FINE SANDY LOAM
19-60 OLIVE SILTY SAND

MOTTLING @ 19"
WATER @ 19"
NO OBSERVED LEDGE

TEST HOLE B

0-6" TOPSOIL AND FOREST LITTER
6-18 ORANGE/BROWN FINE SANDY LOAM
18-72 OLIVE SILTY SAND

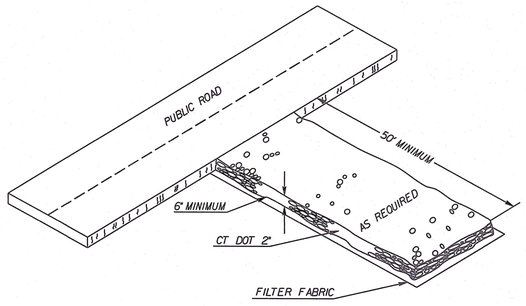
MOTTLING @ 18"
WATER @ 18"
NO OBSERVED LEDGE

PERCOLATION TEST (2-13-2020)

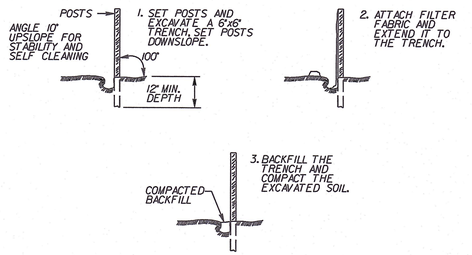
P1		P2	
DEPTH - 17"		DEPTH - 17"	
11:00	4 3/4	11:02	3 3/4
11:10	5 1/4	11:12	5
11:20	6	11:22	5 1/2
11:30	6 1/2	11:32	6
11:40	6 7/8	11:42	6 1/2
11:50	7 1/8	11:52	6 3/4
12:00	7 3/8	12:02	7

PERCOLATION RATE

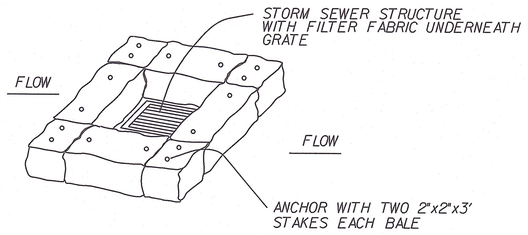
P1 - 40 MIN/INCH
P2 - 40 MIN/INCH



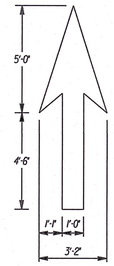
CONSTRUCTION ENTRANCE



PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER

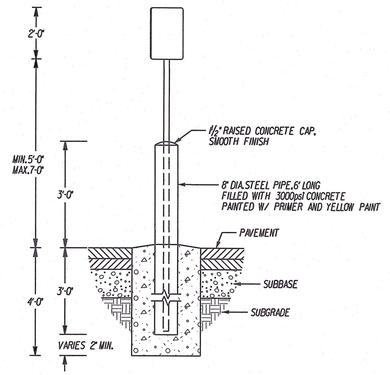


HAY BALE INSTALLATION AT CATCH BASINS



125 S.F.

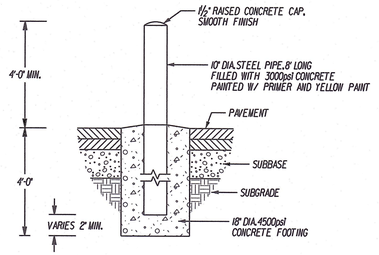
PAVEMENT ARROW DETAIL (WHITE)
NOT TO SCALE



NOTES:

1. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST VERSION.
2. BOLTS SHALL NOT PROTRUDE MORE THAN ¾" BEYOND THE NUT WHEN TIGHT, BUT SHALL FULLY ENGAGE ALL THREADS ON THE NUT.

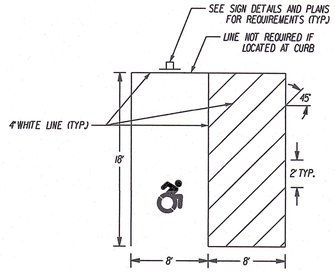
SIGN BOLLARD
NOT TO SCALE



BOLLARD
NOT TO SCALE



SYMBOL OF ACCESS PARKING SPACE MARKING (TO COMPLY WITH CT.P.A.#16-78)
NOT TO SCALE



VAN ACCESSIBLE

NOTE: MINIMUM HATCHED AREA DIMENSIONS SHOWN CANNOT BE SHARED WITH MULTIPLE PARKING SPACES

PARKING STALLS FOR HANDICAPPED
NOT TO SCALE

R1-1

STOP

LEGEND - WHITE
BACKGROUND - RED

AREA (SQ. FT)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
5.19	30	31-0552	1	.080

SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS

RESERVED PARKING PERMIT REQUIRED

VIOLATORS WILL BE FINED $100 MINIMUM

LEGEND - WHITE
BACKGROUND - BLUE

AREA (SQ. FT)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
2.00	12X24		1	.080

VAN ACCESSIBLE

AREA (SQ. FT)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
	12X6	31-0648		.080

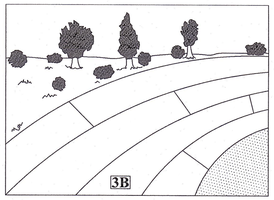
R5-1

*

DO NOT ENTER

LEGEND - WHITE
BACKGROUND - WHITE
CIRCLE - RED

AREA (SQ. FT)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
6.25	30X30	31-1119	1	.080
16.00	48X48	31-1121	2	.100



REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" (15cm) DEEP x 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" (30cm) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 - 12.5cm) OVERLAP DEPENDING ON THE RECPs TYPE.
5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE RECPs WIDTH.

*NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.

ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION
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DATE: AUGUST 17, 2020

NOT TO SCALE

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

Robert Green Associates L.L.C.
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0133 Fax: (860)-589-1342
Surveyors and Engineers

STATE OF CONNECTICUT JOSEPH M. GREEN LIC. NO. PEN.0026205 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE BLOCK:
Joseph M. Green

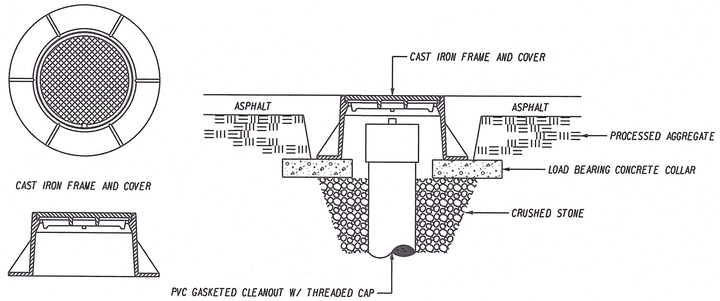
PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

APPROVED

DRAWING TITLE:
MISCELLANEOUS NOTES & DETAILS

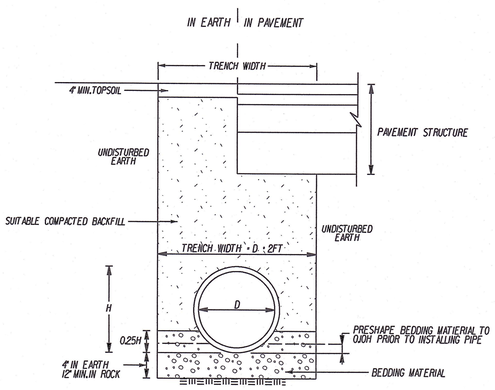
DRAWING NO.
MISC-001

SHEET NO.
13

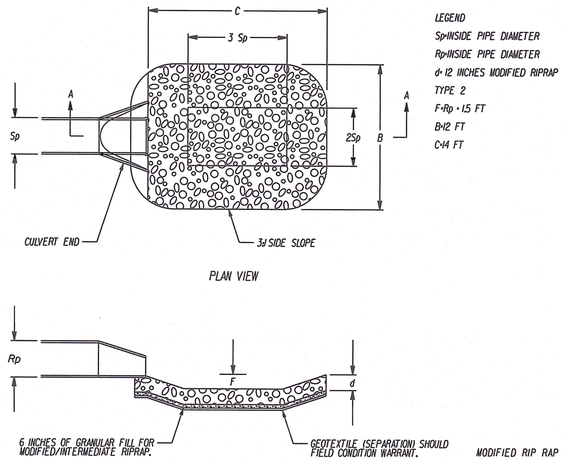


NOTE: CLEANOUT FRAME AND COVER SHALL MEET H-20 LOADING REQUIREMENTS

CAST IRON COVER AND FRAME FOR PVC CLEANOUT IN ASPHALT
NOT TO SCALE

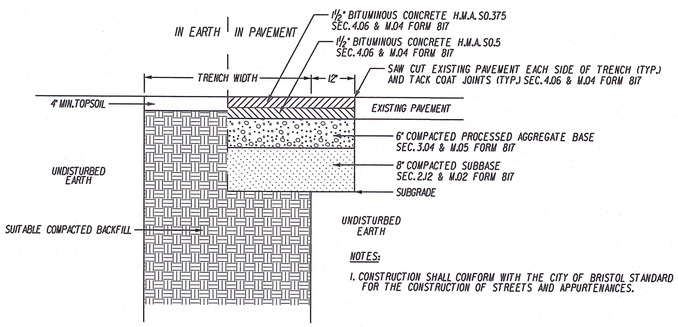


R.C.P. TRENCH SECTION
(NOT TO SCALE)



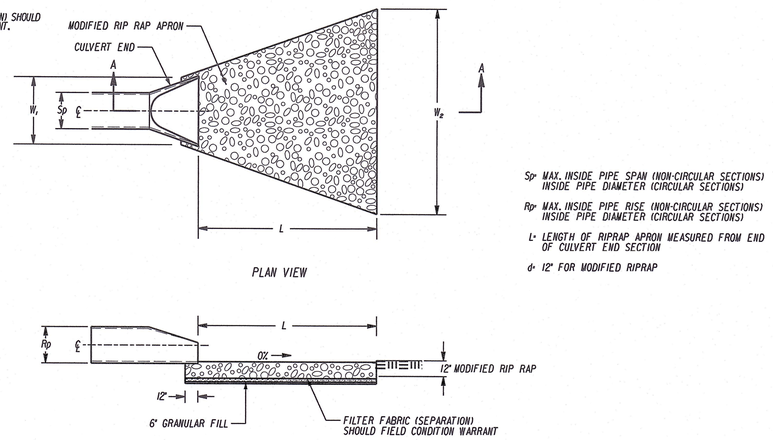
LEGEND
Sp=INSIDE PIPE DIAMETER
Rp=INSIDE PIPE DIAMETER
d= 12 INCHES MODIFIED RIPRAP TYPE 2
F=Rp + 1.5 FT
B=12 FT
C=14 FT

TYPE 2 PREFORMED SCOUR HOLE
(NOT TO SCALE)



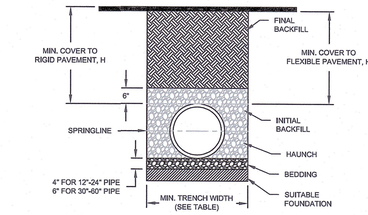
NOTES:
1. CONSTRUCTION SHALL CONFORM WITH THE CITY OF BRISTOL STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF STREETS AND APPURTENANCES.

TRENCH RESTORATION DETAIL
(NOT TO SCALE)



Sp= MAX. INSIDE PIPE SPAN (NON-CIRCULAR SECTIONS) INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)
Rp= MAX. INSIDE PIPE RISE (NON-CIRCULAR SECTIONS) INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)
L= LENGTH OF RIPRAP APRON MEASURED FROM END OF CULVERT END SECTION
d= 12" FOR MODIFIED RIPRAP

MODIFIED RIP RAP APRON
(NOT TO SCALE)



NOTES:

1. ALL PIPE 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 ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

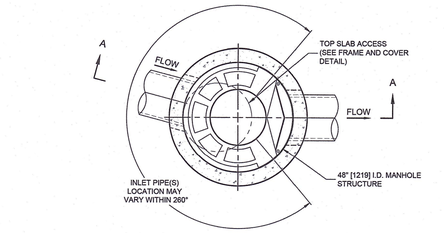
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

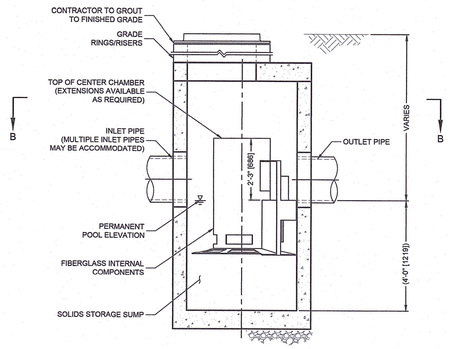
PIPE DIAM.	COOPER E-80**
UP TO 24"	24"
30"-36"	36"
42"-60"	48"

** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE.
*** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.

TYPICAL TRENCH DETAIL FOR HDPE PIPE
(NOT TO SCALE)



PLAN VIEW B-B
NOT TO SCALE



ELEVATION A-A
NOT TO SCALE

CASCADE separator™

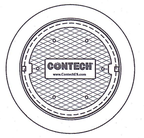
CASCADE SEPARATOR DESIGN NOTES

CS-4 RATED TREATMENT CAPACITY IS 2.0 CFS, OR PER LOCAL REGULATIONS.
THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			CS 1
WATER QUALITY FLOW RATE (cfs [L/s])			1.14 CFS
PEAK FLOW RATE (cfs [L/s])			6.64 CFS
RETURN PERIOD OF PEAK FLOW (yrs)			25
RIM ELEVATION			214.7
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	705.0	HDPE	18"
INLET PIPE 2	NA	NA	NA
OUTLET PIPE	705.0	HDPE	18"
NOTES / SPECIAL REQUIREMENTS:			



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-4
CASCADE SEPARATOR
STANDARD DETAIL

L:\STORMWATER\JURISDICTIONS\BUSHNELL_SDE DESIGN TOOLS_STANDARD DETAILS\CASCADE\CS-4_DTL.DWG 4/16/2020 10:56

REV.	DATE	REVISION DESCRIPTION
7	5-16-23	INCORPORATE STAFF,RAILROAD COMMENTS & ADD SHEET 23
6	11-17-22	INCORPORATE STAFF COMMENTS
5	10-24-22	ADD PHASE MAP
4	9-23-22	CSX RAILROAD REVISIONS
3	5-26-22	ADD RAILROAD SPUR DESIGN
2	09-13-21	INCORPORATE STAFF COMMENTS
1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION

AUGUST 17, 2020

NOT TO SCALE

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0008809 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE BLOCK:
Joseph M. Green

PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

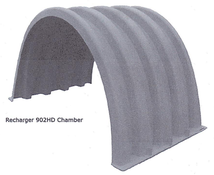
APPROVED

DRAWING NO.
MISC-002

DRAWING TITLE:
MISCELLANEOUS NOTES & DETAILS

SHEET NO.
14

The Recharger® 902HD is a 48" (1219 mm) tall, high capacity chamber. Typically when using this model, fewer chambers are required resulting in less labor and a smaller installation area. The Recharger® 902HD has the side portal internal manifold feature. HVLV® FC-48 Feed Connectors are inserted into the side portals to create the internal manifold.



Recharger 902HD Chamber



Recharger 902HD End Cap

Recharger 902HD Chamber	
Size (L x W x H)	4.25' x 78" x 48"
	1.30 m x 1981 mm x 1219 mm
Installed Length	3.67'
	1.12 m
Length Adjustment per Row - with two end caps installed	1.03'
	0.31 m
Length Adjustment per Row - when not using end caps	0.58'
	0.18 m
Chamber Storage	17.31 ft³/ft
	1.61 m³/m
	63.47 ft³/unit
	1.80 m³/unit
Min. Installed Storage	27.06 ft³/ft
	2.53 m³/m
	99.28 ft³/unit
	2.81 m³/unit
Min. Area Required	26.58 ft²
	2.47 m²
Chamber Weight	83.0 lbs
	37.65 kg
Shipping	15 chambers/skid
	1,370 lbs/skid
	14 skids/48' flatbed
Min. Center-to-Center Spacing	7.25'
	2.21 m
Max. Allowable Cover	8.3'
	2.53 m
Max. Allowable O.D. in Side Portal	10" HDPE, 12" PVC
	250 mm HDPE, 300 mm PVC
Compatible Feed Connector	HVLV FC-48 Feed Connector

Calculations are based on installed chamber length.
All above values are nominal.
Includes 12" (305 mm) stone above crown of chamber and typical stone surround at 7.25' (2.21 m) center-to-center spacing and stone foundation depth as listed in table. Stone void calculated at 40%.

	Stone Foundation Depth		
	9"	12"	18"
	229 mm	305 mm	457 mm
Chamber and Stone Storage Per Chamber	99.28 ft³	101.94 ft³	107.26 ft³
	2.81 m³	2.89 m³	3.04 m³
Min. Effective Depth	5.75'	6.00'	6.5'
	1.75 m	1.83 m	1.98 m
Stone Required Per Chamber	3.32 yd³	3.56 yd³	4.05 yd³
	2.54 m³	2.72 m³	3.06 m³

Recharger 902HD End Cap	
Size (L x W x H)	9.7" x 78" x 48.5"
	246 mm x 1982 mm x 1231 mm
Installed Length	6.2"
	157 mm
End Cap Storage	5.34 ft³/ft
	0.50 m³/m
	2.76 ft³/unit
	0.08 m³/unit
Min. Installed Storage	19.88 ft³/ft
	1.85 m³/m
	10.28 ft³/unit
	0.29 m³/unit
End Cap Weight	52.0 lbs
	23.59 kg
Shipping	7 end caps/skid
	638 lbs/skid
	14 skids/48' flatbed
Max. Inlet Opening In End Cap	30" HDPE, 36" PVC
	750 mm HDPE, 900 mm PVC

Calculations are based on installed chamber length.
All above values are nominal.
Min. installed storage includes 9" (229 mm) stone base, 12" (305 mm) stone above crown of chamber and typical stone surround at 7.25' (2.21 m) center-to-center spacing.

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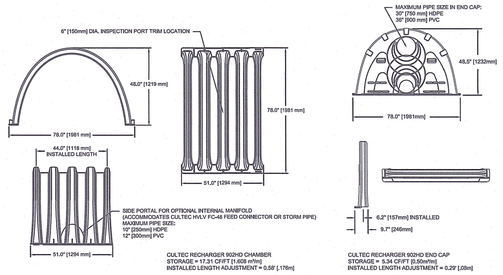
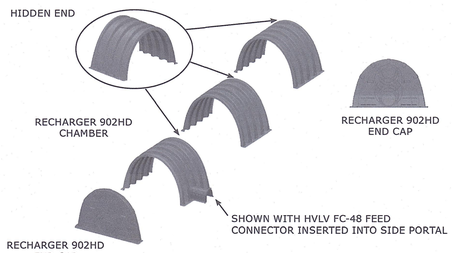
Three View Drawing



Typical Interlock Installation



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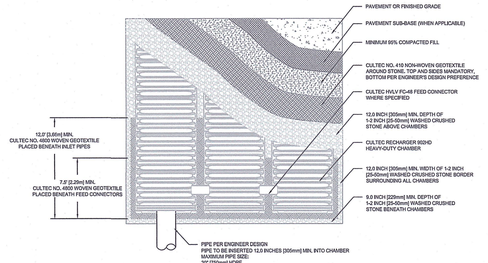
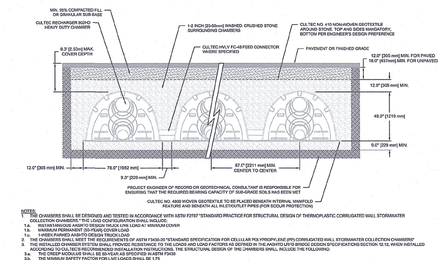
Plan View Drawing



Typical Cross Section for Traffic Application



NOTES:
1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". THE LOAD CONFIGURATION SHALL INCLUDE:
   1.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
   1.b. MAXIMUM PERMANENT (50-YEAR) COVER LOAD
   1.c. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
3. THE CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH "STANDARD PRACTICE FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF" AND THE APPLICABLE SECTIONS OF ASTM F2787. ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS, THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
   3.a. THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F3430
   3.b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
   3.c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

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CULTEC Recharger® 902HD Specifications

GENERAL

CULTEC Recharger® 902HD chambers are designed for underground stormwater management. The chambers may be used for retention, recharging, detention or controlling the flow of on-site stormwater runoff.

CHAMBER PARAMETERS

1. The chambers shall be manufactured in the U.S.A. or Canada by CULTEC, Inc. of Brookfield, CT (cultec.com, 203-775-4416).
2. The chambers shall be designed and tested in accordance with ASTM F2787 "Standard Practice for Structural Design of Thermoplastic Corrugated Wall Stormwater Collection Chambers". The load configuration shall include:
   a. Instantaneous AASHTO Design Truck live load at minimum cover
   b. Maximum permanent (50-year) cover load
   c. 1-week parked AASHTO design truck load
3. The chambers shall meet the requirements of ASTM F3430-20 "Standard Specification for Cellular Polypropylene (PP) Corrugated Wall Stormwater Collection Chambers".
4. The Installed chamber system shall provide resistance to the loads and load factors as defined in the AASHTO LRFD Bridge Design Specifications Section 12.12, when installed according to CULTEC's recommended installation instructions. The structural design of the chambers shall include the following:
   a. The Creep Modulus shall be 50-year as specified in ASTM F3430
   b. The minimum safety factor for live loads shall be 1.75
   c. The minimum safety factor for dead loads shall be 1.95
5. The chamber shall be structural foam injection molded of blue virgin high molecular weight impact-modified polypropylene.
6. The chamber shall be arched in shape.
7. The chamber shall be open-bottomed.
8. The chamber shall be joined using an interlocking overlapping rib method. Connections must be fully shouldered overlapping ribs, having no separate couplings.
9. The nominal chamber dimensions of the CULTEC Recharger® 902HD shall be 48 inches (1219 mm) tall, 78 inches (1981 mm) wide and 4.25 feet (1.30 m) long. The Installed length of a Joined Recharger 902HD shall be 3.67 feet (1.12 m).
10. Multiple chambers may be connected to form different length rows. Each row shall begin and end with a separately formed CULTEC Recharger® 902HD End Cap. Maximum inlet opening on the end cap is 30 inches (750 mm) HDPE or 36 inches (900 mm) PVC.
11. The chamber shall have two side portals to accept CULTEC HVLV™ FC-48 Feed Connectors to create an internal manifold. Maximum allowable pipe size in the side portal is 10 inches (250 mm) HDPE and 12 inches (300 mm) PVC.
12. The nominal chamber dimensions of the CULTEC HVLV™ FC-48 Feed Connector shall be 12 inches (305 mm) tall, 16 inches (406 mm) wide and 49 inches (1245 mm) long.
13. The nominal storage volume of the Recharger 902HD chamber shall be 17.31 ft³ / ft (1.61 m³ / m) - without stone. The nominal storage volume of a Joined Recharger 902HD shall be 63.47 ft³ / unit (1.80 m³ / unit) - without stone.
14. The nominal storage volume of the HVLV™ FC-48 Feed Connector shall be 0.913 ft³ / ft (0.085 m³ / m) - without stone.
15. The Recharger 902HD chamber shall have 5 corrugations.
16. The chamber shall be capable of accepting a 6 inch (150 mm) inspection port opening at the top center of each chamber, centered on the corrugation crest.
17. The units may be trimmed to custom lengths by cutting back to any corrugation.
18. The chamber shall be manufactured in a facility employing CULTEC's Quality Control and Assurance Procedures.
19. Maximum allowable cover over the top of the chamber shall be 8.3 feet (2.53 m).

END CAP PARAMETERS

1. The CULTEC Recharger® 902HD End Cap (referred to as 'end cap') shall be manufactured in the U.S.A. by CULTEC, Inc. of Brookfield, CT (cultec.com, 203-775-4416).
2. The end cap shall be twin-sheet thermoformed of virgin high molecular weight polyethylene.
3. The end cap shall be joined at the beginning and end of each row of chambers using an interlocking overlapping rib method. Connections must be fully shouldered overlapping ribs, having no separate couplings.
4. The nominal dimensions of the end cap shall be 48.5 inches (1231 mm) tall, 78 inches (1982 mm) wide and 9.7 inches (246 mm) long. When joined with a Recharger 902HD Chamber, the installed length of the end cap shall be 6.2 inches (157 mm).
5. The nominal storage volume of the end cap shall be 5.34 ft³/ ft (0.50 m³ / m) - without stone. The nominal storage volume of an interlocked end cap shall be 2.76 ft³ / unit (0.08 m³ / unit) - without stone.
6. Maximum inlet opening on the end cap is 30 inches (750 mm) HDPE or 36 inches (900 mm) PVC.
7. The end cap shall provide resistance to the loads and load factors as defined in the AASHTO LRFD Bridge Design Specifications Section 12.12.

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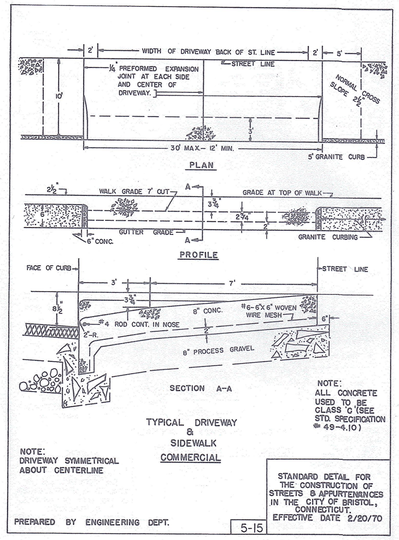
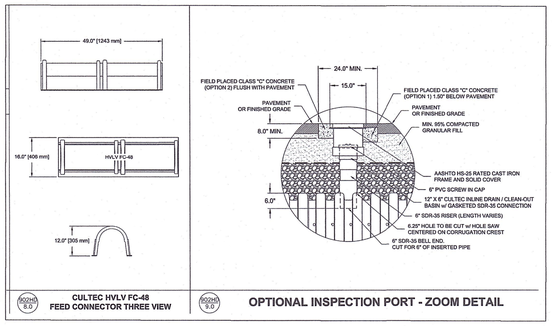
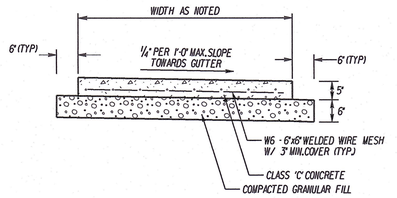
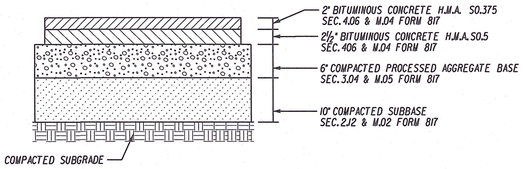




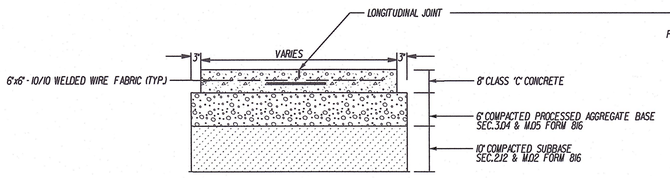


CONCRETE SIDEWALK
NOT TO SCALE

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

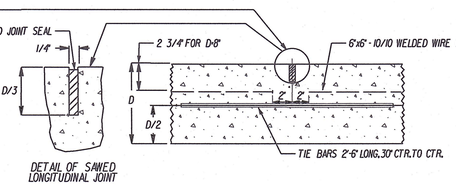


BITUMINOUS CONCRETE DRIVEWAY & PARKING LOT PAVEMENT SECTION
NOT TO SCALE



NOTES:
1. ALL LONGITUDINAL JOINTS SHALL BE SAWED AND SEALED.
2. SAWED JOINTS SHALL BE AT A 10FT GRID
2. CONCRETE SURFACE SHALL BE FINISHED WITH A WOOD FLOAT OR BY OTHER APPROVED MEANS AND A NON-SLIP BROOM FINISH APPLIED PERPENDICULAR TO THE EDGE OF WALK.
3. OUTSIDE EDGES AND ALL JOINTS SHALL BE EDGED WITH A ¼" RADIUS EDGING TOOL.

CONCRETE PAD DETAIL
NOT TO SCALE



NOT TO SCALE

REV.	DATE	REVISION DESCRIPTION
7	5-16-23	INCORPORATE STAFF, RAILROAD COMMENTS & ADD SHEET 23
6	11-17-22	INCORPORATE STAFF COMMENTS
5	10-24-22	ADD PHASE MAP
4	9-23-22	CSX RAILROAD REVISIONS
3	5-26-22	ADD RAILROAD SPUR DESIGN
2	09-13-21	INCORPORATE STAFF COMMENTS
1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION

AUGUST 17, 2020

NOT TO SCALE

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0020232 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE BLOCK:

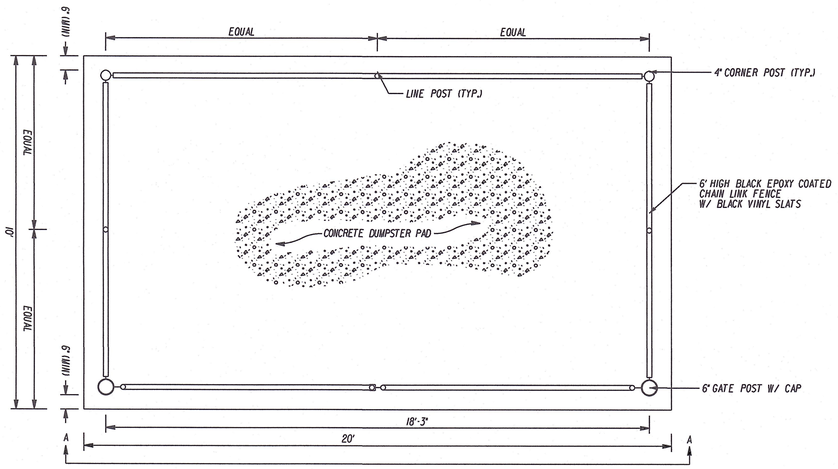
PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

APPROVED

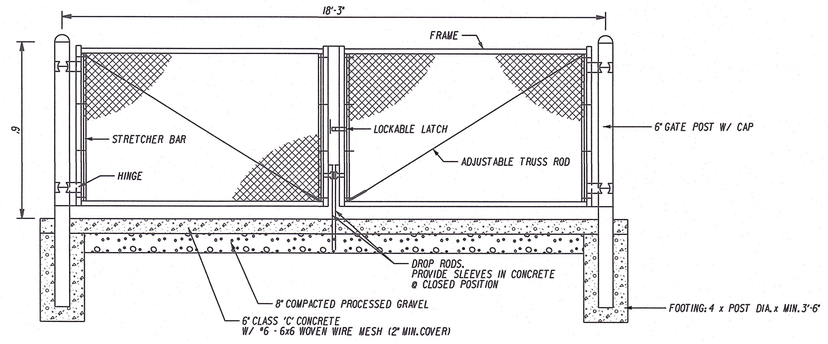
DRAWING TITLE:
MISCELLANEOUS NOTES & DETAILS

DRAWING NO.
MISC-003

SHEET NO.
15



PLAN



SECTION A-A

DUMPSTER PAD DETAIL
NOT TO SCALE

Illustration 4.4 Standard Installations Soil and Minimum Compaction Requirements

Installation Type	Bedding Thickness	Haunch and Outer Bedding	Lower Side
Type 1	Do/24 minimum, not less than 75 mm (3"). If rock foundation, use Do/12 minimum, not less than 150 mm (6").	95% Category I	90% Category I, 95% Category II, or 100% Category III
Type 2	Do/24 minimum, not less than 75 mm (3"). If rock foundation, use Do/12 minimum, not less than 150 mm (6").	90% Category I or 95% Category II	85% Category I, 90% Category II, or 95% Category III
Type 3	Do/24 minimum, not less than 75 mm (3"). If rock foundation, use Do/12 minimum, not less than 150 mm (6") .	85% Category I, 90% Category II, or 95% Category III	85% Category I, 90% Category II, or 95% Category III
Type 4	No bedding required, except if rock foundation, use Do/12 minimum, not less than 150 mm (6").	No compaction required, except if Category III, use 85% Category III	No compaction required, except if Category III, use 85% Category III

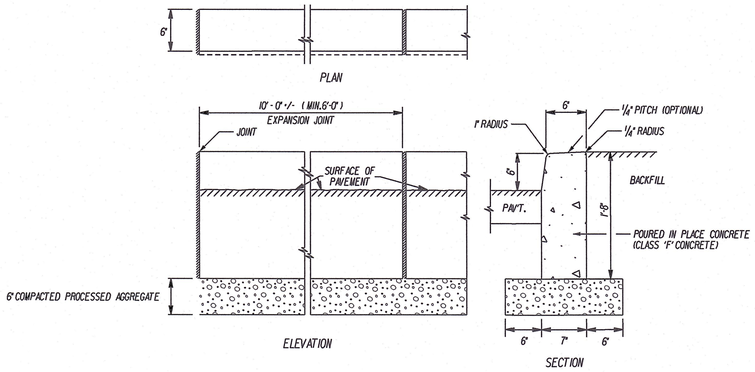
Notes:

1. *Compaction and soil symbols - i.e. "95% Category I"- refers to Category I soil material with minimum standard Proctor compaction of 95%. See Illustration 4.5 for equivalent modified Proctor values.*
2. *Soil in the outer bedding, haunch, and lower side zones, except under the middle1/3 of the pipe, shall be compacted to at least the same compaction as the majority of soil in the overfill zone.*
3. *For trenches, top elevation shall be no lower than 0.1 H below finished grade or, for roadways, its top shall be no lower than an elevation of 1 foot below the bottom of the pavement base material.*
4. *For trenches, width shall be wider than shown if required for adequate space to attain the specified compaction in the haunch and bedding zones.*
5. *For trench walls that are within 10 degrees of vertical, the compaction or firmness of the soil in the trench walls and lower side zone need not be considered.*
6. *For trench walls with greater than 10 degree slopes that consist of embankment, the lower side shall be compacted to at least the same compaction as specified for the soil in the backfill zone.*
7. *Subtrenches*
   - *7.1 A subtrench is defined as a trench with its top below finished grade by more than 0.1 H or, for roadways, its top is at an elevation lower than 1ft. below the bottom of the pavement base material.*
   - *7.2 The minimum width of a subtrench shall be 1.33 D_o or wider if required for adequate space to attain the specified compaction in the haunch and bedding zones.*
   - *7.3 For subtrenches with walls of natural soil, any portion of the lower side zone in the subtrench wall shall be at least as firm as an equivalent soil placed to the compaction requirements specified for the lower side zone and as firm as the majority of soil in the overfill zone, or shall be removed and replaced with soil compacted to the specified level.*

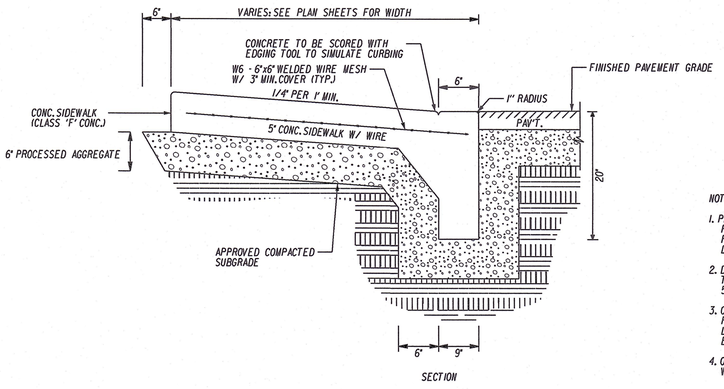
R.C.P. BEDDING REQUIRMENTS

Illustration 4.5 Equivalent USCS and AASHTO Soil Classifications for SIDD Soil Designations

	Representative Soil Types		Percent Compaction	
SIDD Soil	USCS,	Standard AASHTO	Standard Proctor	Modified Proctor
Gravelly Sand (Category 1)	SW, SP, GW, GP	A1,A3	100 95 90 85 80 61	95 90 85 80 75 59
Sandy Silt (Category II)	GM, SM, ML, Also GC, SC with less than 20% passing #200 sieve	A2, A4	100 95 90 85 80 49	95 90 85 80 75 46
Silty Clay (Category III)	CL, MH, GC, SC	A5, A6	100 95 90 85 80 45	90 85 80 75 70 40



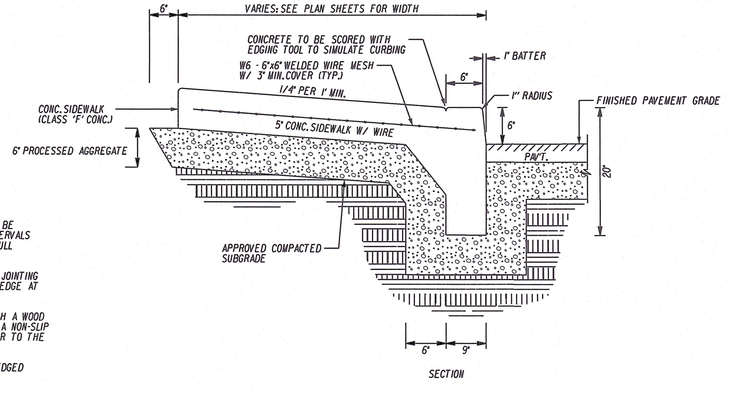
CONCRETE CURBING
NOT TO SCALE



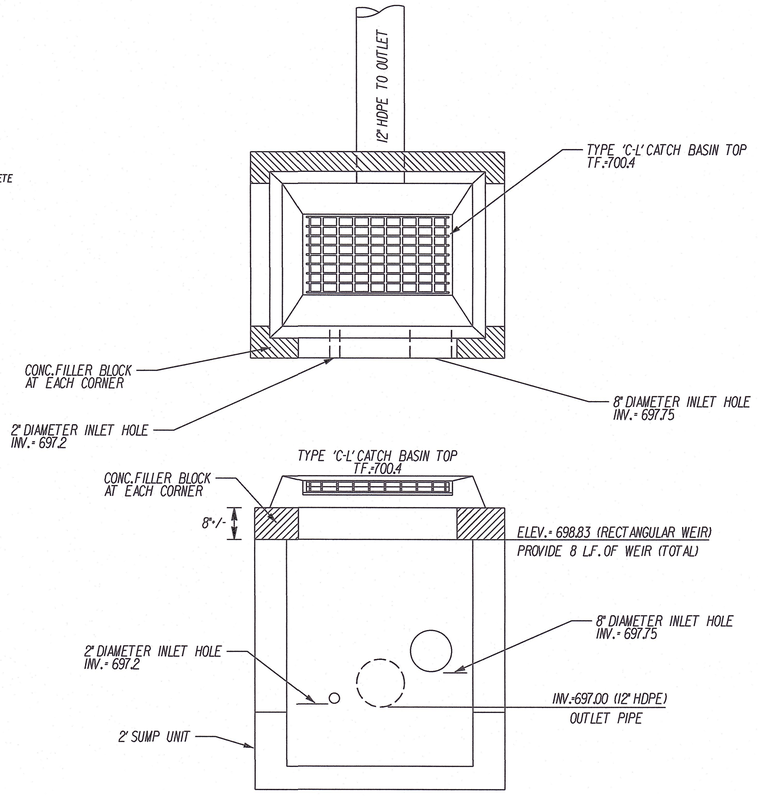
NOTES:

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

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



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



OUTLET STRUCTURE (DETENTION BASIN)
(NOT TO SCALE)

REV.	DATE	REVISION DESCRIPTION
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AUGUST 17, 2020

NOT TO SCALE

SURVEYOR SIGNATURE BLOCK:

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0020232 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE BLOCK:

Joseph M. Green

PROJECT TITLE:

FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

APPROVED

DRAWING NO.: MISC-004

DRAWING TITLE: MISCELLANEOUS NOTES & DETAILS

SHEET NO.: 16

Pan Am Railways

GUILFORD TRANSPORTATION INDUSTRIES - RAIL DIVISION
SPECIFICATIONS FOR INSTALLATION OF INDUSTRIAL SIDETRACKS

(1) GENERAL

All Railroad Track Construction shall be performed under competent supervision of personnel experienced in Railroad construction and shall conform to the standards of Guilford Transportation Industries.

(2) MATERIAL

Prior to Construction, the Contractor will submit to the Chief Engineering Officer a listing of material proposed to be used on the project. All material will conform with GTI and/or AREA standards, thereby insuring replacement availability. No work will begin until written authorization is received.

(a) Rail

The rails shall be 100# Section or of a heavier rail section in common use on the Guilford Transportation Industries System, new or relay. Relay rails shall not have more than 1/4" top wear measured vertically along center line of rail, not more than 3/8" side wear measured horizontally 3/4" below the normal top of rail and not have base wear that will prevent proper anchor application. Rails shall be free from kinks, excessive rust and excessive head flow. Rails having line or surface bends that cannot be spiked will be rejected. Standard lengths of rail shall be used wherever possible. Rails less than 19' shall be rejected.

(b) Cross Ties

Cross ties shall conform to AREA specifications, minimum size will be 6"x8"x8'0" and shall be treated with creosote in accordance with AREA specifications. Relay ties will be approved after inspection by Railroad prior to installation and acceptance by industry. All spike holes will be plugged prior to use.

(c) Switch Timber

Switch timber shall be new hardwood and conform to AREA specifications 7"x9" and of lengths required by Guilford Transportation Industries' standard connection layouts. All timber shall be creosote treated as specified for cross ties. Relay timber as above.

(2) MATERIALS Continued

(d) Tie Plates

Tie plates shall be new or relay at least 7½x10-3/4"x¼" thick. They may be single or double shoulder and must be canted. Tie plates must conform to ASTM specifications. Bent or cracked plates showing more than 25% reduction in section due to corrosion or wear shall be rejected.

(e) Joint Bars

Joint bars shall be new or relay and shall be 100% toeless, 24" long or greater. Joint bars shall conform to AREA specifications. Relay bars must be free from appreciable wear. Joint bars shall have a minimum of four holes and the holes are to fit the punchings of the rail. Holes to have a clearance of 1/16". Joint bars that cannot be drawn up to give a tight fit will be rejected.

(f) Bolts, Nuts & Washers

Bolts and nuts shall be new and of a size to fit the rail punchings. They shall conform to ASTM specifications for low carbon steel track bolts and nuts. Washers shall be new, spring type of appropriate size and shall conform to AREA specifications.

(g) Track spikes

Track spikes shall be 6" long, 5/8" square with an oval head and still conform to ASTM specifications for soft steel track spikes. Tangent track will have at least 2 rail holding spikes per tie plate and all curves over 3° will have an additional lag spike per tie plate.

(h) Rail Anchors

Rail anchors shall be the proper size to fit the base of rail. They may be new or relay, but must fit tightly to restrain rail movement. No shimming of anchors is allowed. Anchors to be installed at the rate of ten anchors per rail, box anchored per AREA standards.

(i) Ballast

Ballast shall be broken stone - AREA #4 (3/4"-1½") clean and free of dirt. There will be a minimum of 6" ballast under the ties.

(2) MATERIALS Continued

(j) Bumping Posts

Bumping posts will be Hayes type, Durable "D" or equal, unless otherwise specified.

(k) Derail

Type and quality of derail will be specified for each individual sidetrack requirement.

(3) INSTALLATION

The track will be properly installed with a standard gauge of 4'8½" except on sharp curves. In cases of sharp curves, gauge will be specified.

Ballast will be installed on top of subgrade for a depth of not less than 6" below the bottom of the tie and brought up to the top of the tie at the center and slope off to 1" below top of ties at the ends. It will then extend 1' beyond the end of the tie at that height, at which point it will slope off at a rate of 2:1 to the sub-ballast.

Cross ties will be placed not more than 21" on center. When relay rails are used the unworn side will be placed on the gauge side.

Tie plates will be installed on each cross tie.

The center of joint should be installed so as to be resting on two ties. (suspended joint)

It will be the responsibility of the builder of that portion of track designated as 'property line to end', to connect to that portion of track designated as 'clearance to property line' and provide the necessary joints or compromise joints with bolts as the weights of rail would dictate.

(4) BONDING

Where track bonding is necessary, it will be done in accordance with standards set up by Signal Engineer.

(5) APPROVAL

Plans of track installation must be approved by the Guilford Transportation Industries before the design of the facility to receive rail service is finalized.

(6) CURVATURE OF TRACK

Where possible, curvature should be 8° or less. Maximum curvature will not be greater than 12°-30' without prior written consent of the Chief Engineering Officer. Between reverse curves and between turnouts, there shall be a length of track equivalent to the longest car or unit operated over the track, but not less than 40 feet.

(7) GRADE OF TRACK

The maximum allowable grade for all tracks shall not exceed 1.5% using 100 foot vertical curves. The grade of tracks where rail cars are to be set for loading or unloading shall be level.

(8) ELEVATION

Super elevation will conform with the attached Guilford Transportation Industries Standard Superelevetion Chart.

(9) SUBGRADE

Subgrade will be prepared to a grade 18" - 20" below the proposed top of rail and shall be of a quality to adequately carry trackage and expected loadings.

(10) TURNOUTS

Number 10 on greater sized turnouts shall be used wherever possible. The design shall conform with the standard turnout plans of GTI or with the current standard AREA plans. All switch timber within the turnout will be box anchored.

(11) CLEARANCES

Vertical and horizontal clearances from each sidetrack shall conform to the rules and regulations governing railroad clearances of the applicable State, including more restrictive clearance requirements of GTI.

(12) DRAINAGE

The ballast section and subgrade of each sidetrack shall be adequately drained. In a turnout area, adequate drainage must be provided so that water will not accumulate under any weather conditions. Where a track will be located adjacent to a building or other structure, the drainage from such structures must be directed away from the track.

(13) UTILITY CROSSINGS

Utility installations under, over or adjacent to a proposed sidetrack must be in accordance with the specifications of GTI.

(14) RIGHT-OF-WAY

The owner of the proposed sidetrack shall be responsible for securing the right-of-way for the track outside of the property of the railroad. The right-of-way shall have sufficient width to provide for cuts and embankments, for drainage facilities and for the railroad's standard ballast section for sidetracks.

(15) GRADE CROSSINGS

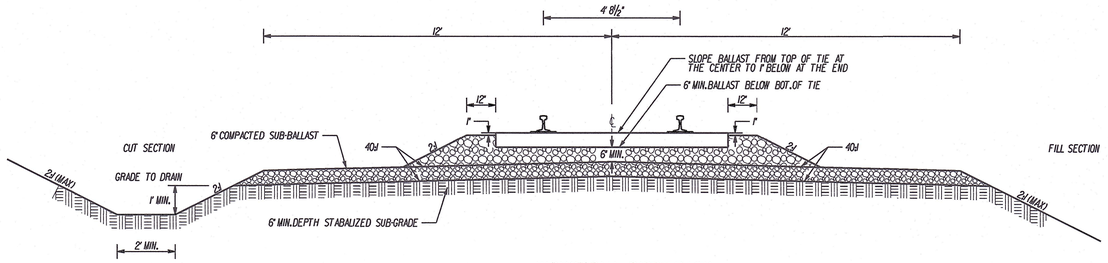
The design and location of grade crossings including signalization shall be coordinated well in advance of construction by the owner of the sidetrack with the Chief Engineer and shall conform to GTI specifications.

(16) ACCEPTANCE

Before track is placed into service to receive cars, it will be inspected and approved by a qualified track supervisor from the Maintenance district in whose jurisdiction the sidetrack is located.

No exceptions to these specifications are authorized without the written approval of the Chief Engineering Officer.

APPROVED: _____
Vice President-Engineering
North Billerica, MA
August 18, 1987



INDUSTRIAL SIDETRACK
NOT TO SCALE

NOTES:

1) ALL COMPONENTS ASSOCIATED WITH THE PROPOSED TRACK SECTION AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE GUILFORD TRANSPORATION INDUSTRIES - RAIL DIVISION (PAN AM RAILWAYS) SPECIFICATIONS FOR INSTALLATION OF INDUSTRIAL SIDETRACKS.

2) PRIOR TO TRACK INSTALLATION, THE OWNER OR CONTRACTOR MUST PROVIDE A TRACK PLAN TO PAN AM RAILWAYS FOR APPROVAL.

3) SUBGRADE SHALL BE PREPARED TO A GRADE OF 18"-20" BELOW THE PROPOSED TOP OF RAIL AND SHALL BE OF A QUALITY TO ADEQUATELY CARRY TRACKAGE AND EXPECTED TONNAGE.

4) THE BALLAST SECTION AND SUB-GRADE SHALL BE CONSTRUCTED TO ADEQUATELY DRAIN.

5) ALL REQUIREMENTS ASSOCIATED WITH THE LOADING OR UNLOADING OF COMBUSTIBLE AND FLAMMABLE LIQUIDS OR FLAMMABLE GASSES, INCLUDING BONDING ARRANGEMENT, SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS OF PAN AM RAILWAYS.

6) BEFORE THE TRACK IS PLACED INTO SERVICE TO RECEIVE CARS, IT SHALL BE INSPECTED AND APPROVED BY A QUALIFIED TRACK SUPERVISOR FROM THE THE MAINTENANCE DISTRICT IN WHOSE JURISDICTION THE SIDETRACK IS LOCATED.

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6 Old Waterbury Rd. Terryville, CT. 06786
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Surveyors and Engineers

STATE OF CONNECTICUT
JOSEPH M. GREEN
No. 18134
LICENSED
PROFESSIONAL ENGINEER

ENGINEER SIGNATURE BLOCK:

PROJECT TITLE:

FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

APPROVED

DRAWING TITLE:

MISCELLANEOUS NOTES & DETAILS

DRAWING NO.

MISC-005

SHEET NO.

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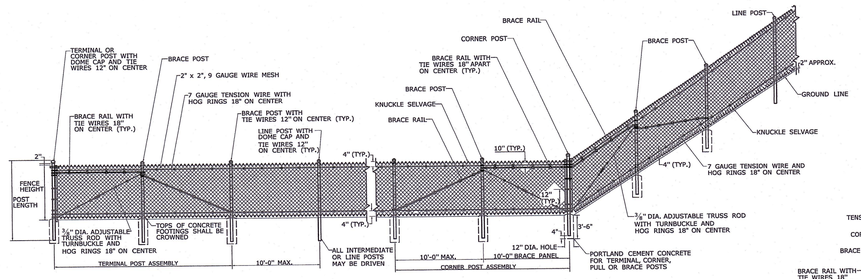
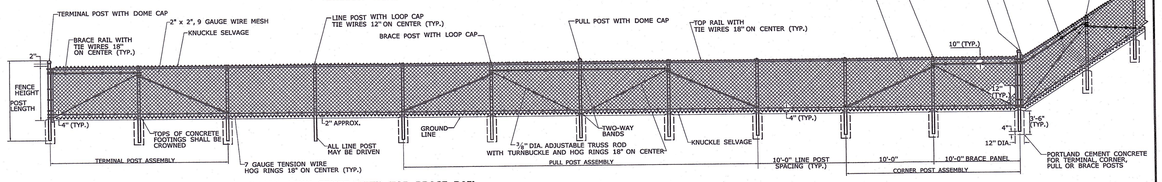
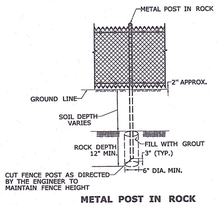


CHAIN LINK FENCE WITH TOP TENSION WIRE



CHAIN LINK FENCE WITH TOP BRACE RAIL AND INTERMEDIATE OR BOTTOM TENSION WIRE



METAL POST IN ROCK

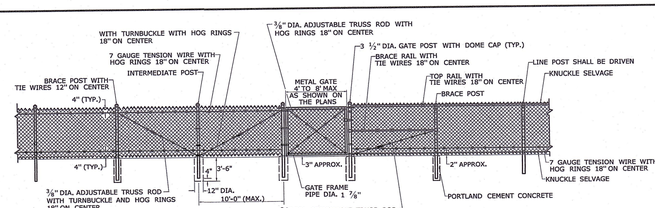
GENERAL NOTES:

1. INSTALL PULL POST ASSEMBLIES AT ALL CHANGES IN VERTICAL TO HORIZONTAL OF 10 DEGREES OR MORE.
2. ALL POSTS WILL BE CAPPED.
3. WHERE ROCK IS ENCOUNTERED, IT SHALL BE DRILLED AND THE POSTS SET IN MORTAR.
4. FENCE SHALL BE PLACED WITH FABRIC FACING OUTSIDE HIGHWAY RIGHT OF WAY OR AS DIRECTED BY THE ENGINEER.
5. SEE HW-913.01b FOR CHAIN LINK FENCE HARDWARE.

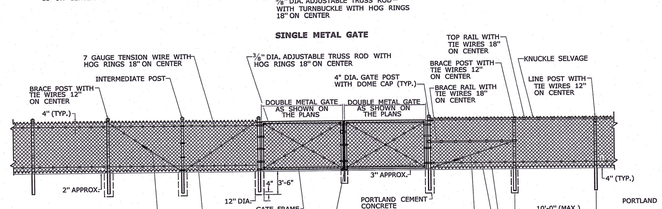
FENCE FABRIC HEIGHT	GROUP 1A ASTM F1083 SCH. 40 PIPE 50,000 PSI DIAMETER	GROUP 1C ASTM F1043 ELEC. RESISTANCE WELDED PIPE 50,000 PSI DIAMETER
LINE OR INTERMEDIATE POST		
UP TO 5'-0"	1 7/8"	1 7/8"
6'-0" TO 7'-0"	2 1/2"	2 1/2"
8'-0" TO 9'-0"	2 1/2"	2 1/2"
10'-0"	3 1/2"	3 1/2"
12'-0" OR HIGHER	4"	4"
TERMINAL, CORNER OR PULL POST		
UP TO 5'-0"	2 1/2"	2 1/2"
6'-0" TO 7'-0"	2 1/2"	2 1/2"
8'-0" TO 9'-0"	3 1/2"	3 1/2"
10'-0" OR HIGHER	4"	4"
TOP OR BRACE RAIL POSTS UP TO 6'-0"	1 5/8"	1 5/8"
POSTS HIGHER THAN 6'-0"	1 7/8"	1 7/8"

	NOT TO SCALE	SIGNATURE BLOCK: OFFICE OF ENGINEERING 2800 BERLIN TURNPIKE NEWINGTON, CT 06111	SUBMITTED BY: Lea Fontana, P.E. 2020.07.15 10:20:50-04'00'	APPROVED BY: James Fallon, P.E. 2020.07.15 10:20:43-04'00'	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION	CTDOT STANDARD SHEET	STANDARD SHEET TITLE: CHAIN LINK FENCE	STANDARD SHEET NO.: HW-913_01a

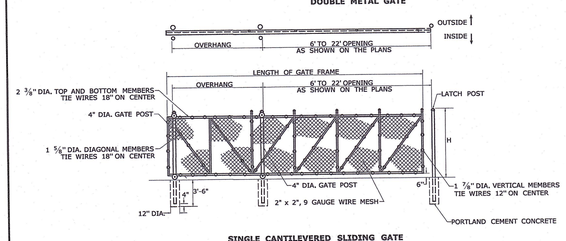
PLOTTED DATE: 7/1/2020



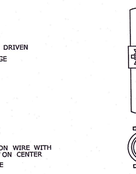
SINGLE METAL GATE



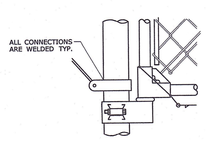
DOUBLE METAL GATE



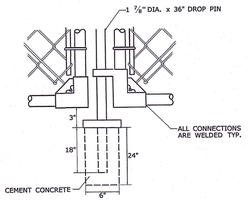
SINGLE CANTILEVERED SLIDING GATE



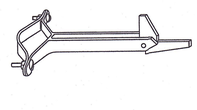
TOP GATE HINGE



GATE HINGE BOTTOM



GATE STOP



GATE HOLD BACK



GATE LATCH



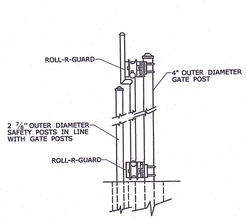
ROLLER ASSEMBLY WITH ROLL-R-GUARD (TOP)



ROLLER ASSEMBLY (GUARD NOT SHOWN)



ROLLER ASSEMBLY WITH ROLL-R-GUARD (BOTTOM)



SECTION AT GATE POSTS WITH ROLLER COVERS/GUARDS AND SAFETY POSTS

	NOT TO SCALE	SIGNATURE BLOCK: OFFICE OF ENGINEERING 2800 BERLIN TURNPIKE NEWINGTON, CT 06111	SUBMITTED BY: Lea Fontana, P.E. 2020.07.15 10:20:50-04'00'	APPROVED BY: James Fallon, P.E. 2020.07.15 10:21:16-04'00'	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION	CTDOT STANDARD SHEET	STANDARD SHEET TITLE: CHAIN LINK FENCE GATES	STANDARD SHEET NO.: HW-913_02

PLOTTED DATE: 7/1/2020

REV.	DATE	REVISION DESCRIPTION
7	5-16-23	INCORPORATE STAFF,RAILROAD COMMENTS & ADD SHEET 23
6	11-17-22	INCORPORATE STAFF COMMENTS
5	10-24-22	ADD PHASE MAP
4	9-23-22	CSX RAILROAD REVISIONS
3	5-26-22	ADD RAILROAD SPUR DESIGN
2	09-13-21	INCORPORATE STAFF COMMENTS
1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION

AUGUST 17, 2020

NOT TO SCALE

SURVEYOR SIGNATURE BLOCK:

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0009292 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE BLOCK:

Joseph M. Green

PROJECT TITLE:

FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

APPROVED

DRAWING TITLE:

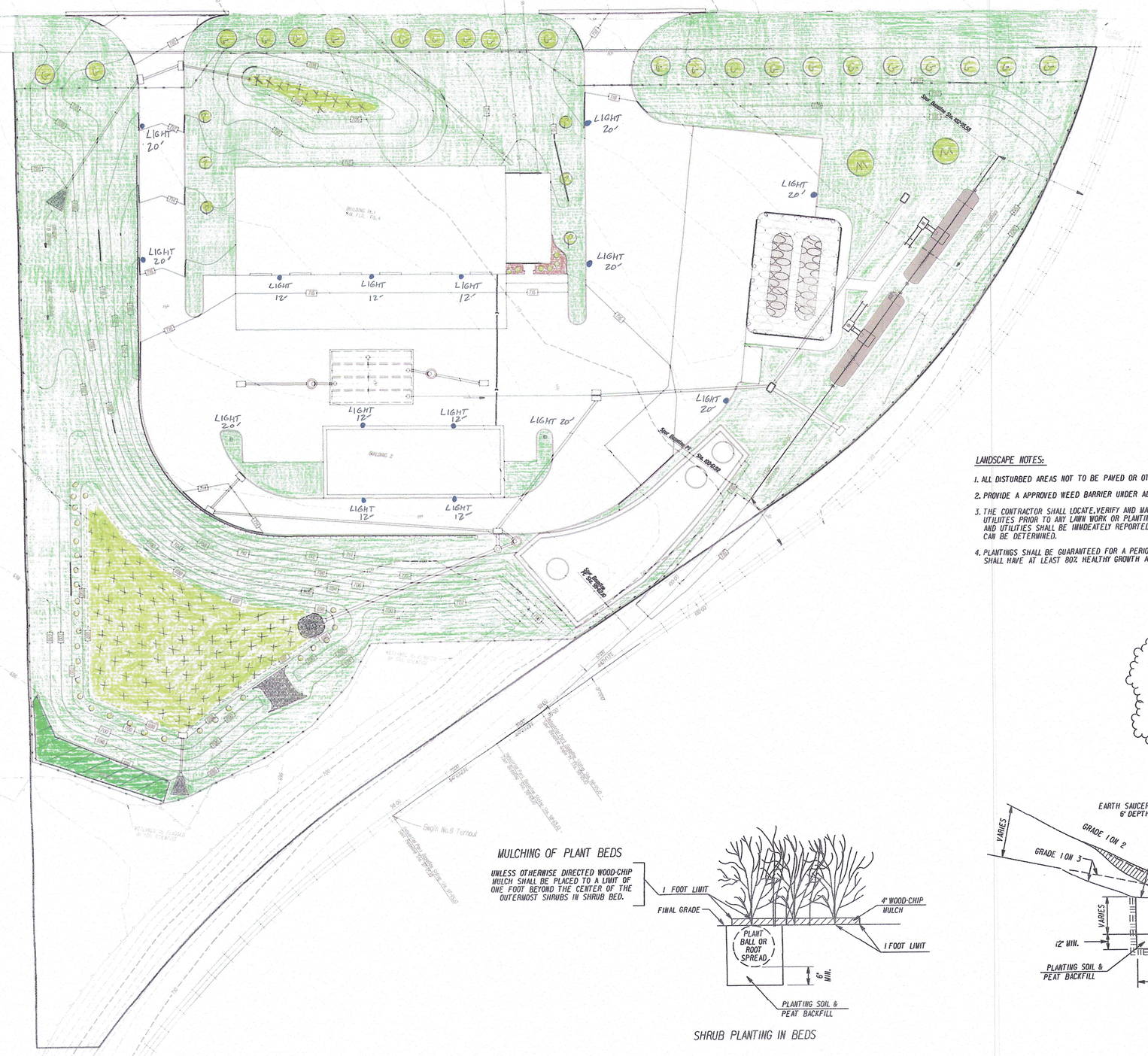
MISCELLANEOUS NOTES & DETAILS

DRAWING NO.: MISC-006

SHEET NO.: 18

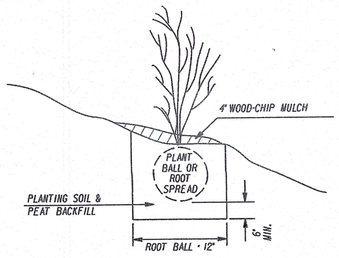
PLANTING KEY			
TYPE	SIZE	QTY	SYMBOL
GREEN GIANT ARB	7-8FT	22	G
RED SUNSET MAPLE	3-3.5 CAL	2	M
CLEARLAND SELECT PEAR	2-2.5 CAL	6	P
DWARF HAMLEN GRASS	2 GAL	6	H
WETLANDS PLANTINGS			
MAPLE LEAF VIBURNUM	1 GAL	10	W
RED VERTICILLATA	2 GAL	10	W
RED TWIG DOGWOOD	3 GAL	10	W
SEED MIXES			
NORTHERN WETLANDS MIX BY ERNSTSEED CO. LLC	4 LBS/ACRE		XX
MT GREEN SLOPE + CONSERVATION MIX 4 LBS/1000 SQ FT FOR USE ON ALL SLOPES. BY GRN INC.			
MT GREEN TRILOGREEN PERENNIAL RYE BLEND 7 LBS 1000 SQ FT FOR USE ON ALL LAWN AREAS THROUGHOUT SITE BY GRN INC.			

PLANTING PLAN FOR MITIGATION OF DIRECT WETLAND IMPACTS BY OTHERS



LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM AN SEED.
2. PROVIDE A APPROVED WEED BARRIER UNDER ALL BARK MULCH
3. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMDEATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
4. PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEED PERIOD.

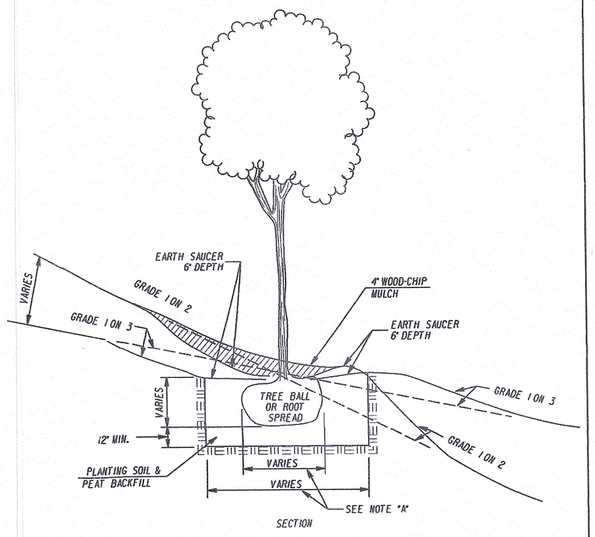


SHRUB PLANTING

MULCHING OF PLANT BEDS

UNLESS OTHERWISE DIRECTED WOOD-CHIP MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.

SHRUB PLANTING IN BEDS



TREE PLANTING

REV.	DATE	REVISION DESCRIPTION
2	9-13-21	INCORPORATE STAFF COMMENTS
1	11-23-20	PROVIDE WETLAND MITIGATION AREA

DATE: AUGUST 17, 2020

SCALE: SCALE IN FEET 0 30 60 SCALE 1"=30'

DESIGN BY
ZAIK MORIN
THREE LEAF LLC
126 BEAR DRIVE
TERRYVILLE CT 06786
860-283-5690

PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOIL, CONN.

APPROVED

DRAWING NO. L-001

DRAWING TITLE: SITE LANDSCAPING PLAN

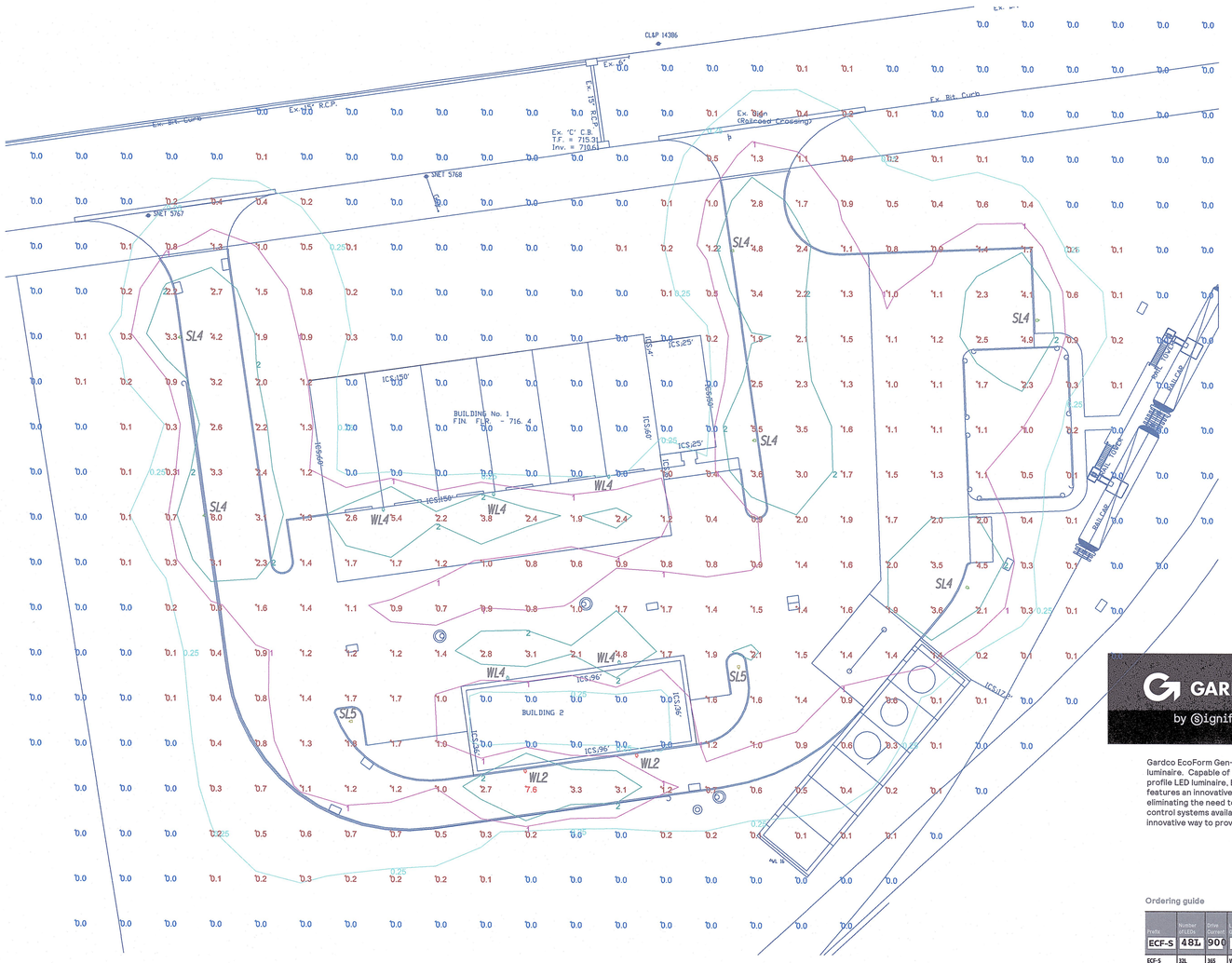
SHEET NO. 19

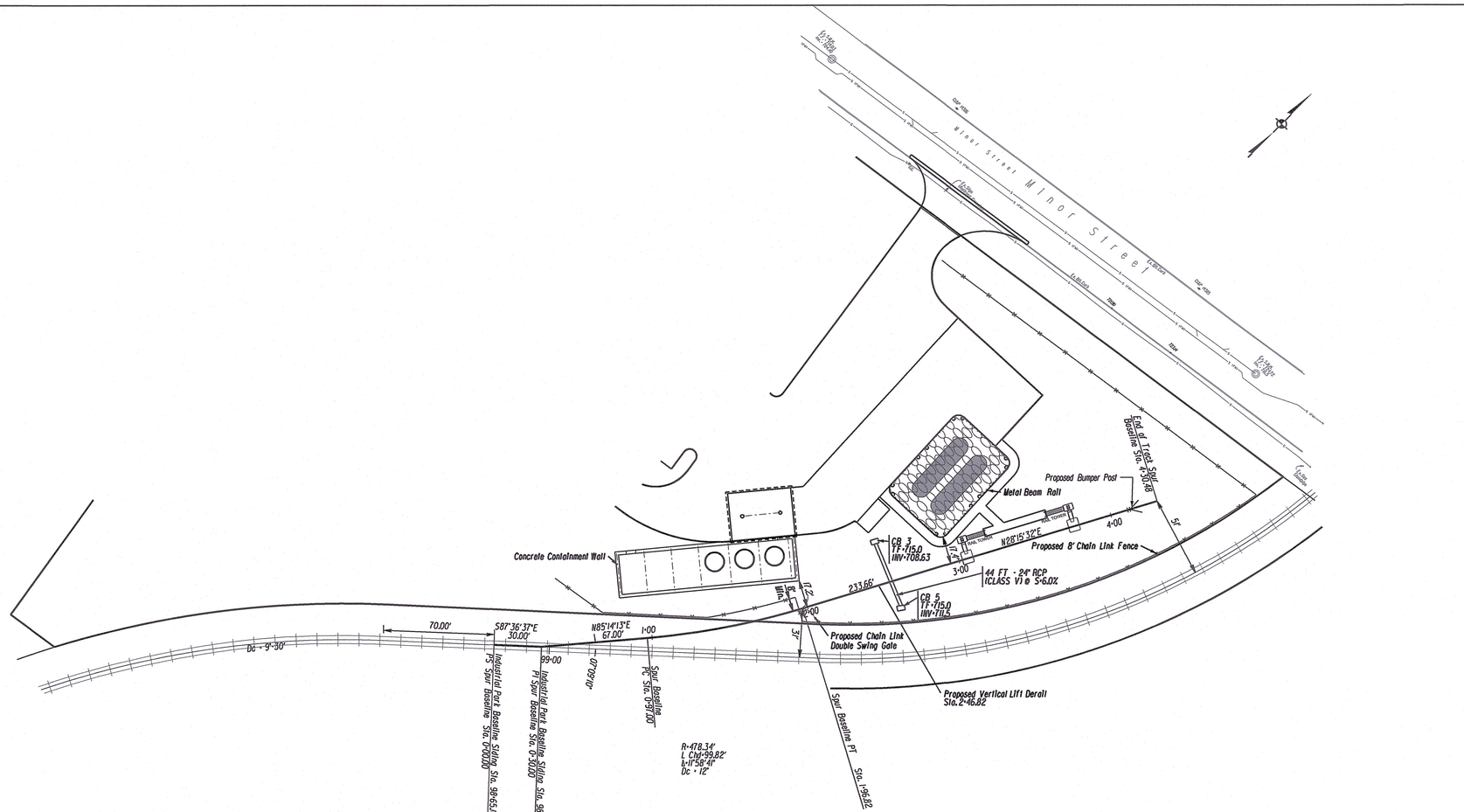
LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	SL4	6	GARDCO ECF-S-48L-900-NW-G2-AR SRS 20-4 D1 20 FOOT ROUND STEEL POLE	EcoForm Area LED ECF - Small, 48 LED's, 4000K CCT, TYPE 4 OPTIC, No Shield	(3) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 900mA	ECF-S-48L-900--NW-G2-4.ies	Absolute	0.85	135.1
	SL5	2	GARDCO ECF-S-48L-900-NW-G2-5W/SRS 20-4 D1 20 FOOT ROUND STEEL POLE	EcoForm Area LED ECF - Small, 48 LED's, 4000K CCT, TYPE 5W OPTIC, No Shield	(3) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 900mA	ECF-S-48L-900--NW-G2-5W.ies	Absolute	0.85	135.1
	WL2	2	GARDCO 101L-32L-530-NW-G1-2 MOUNTED @ 12 FT	PHILIPS 100 LINE LED SCONCE	(2) LEDGINE 3.1 LIGHT ARRAYS OF 16 LEDs (LUXEON T) AT 52W	101L-32L-530-NW-G1-2.ies	Absolute	0.85	52
	WL4	5	GARDCO 101L-32L-530-NW-G1-4 MOUNTED @ 12 FT	PHILIPS 100 LINE LED SCONCE	(2) LEDGINE 3.1 LIGHT ARRAYS OF 16 LEDs (LUXEON T) AT 52W	101L-32L-530-NW-G1-4.ies	Absolute	0.85	52

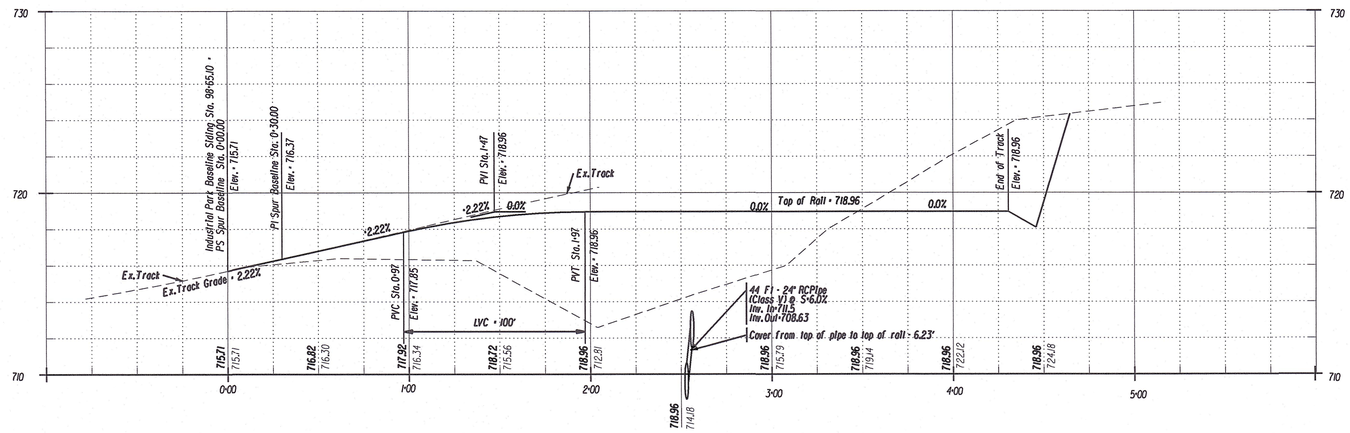
STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTIRE SITE	+	0.5 fc	7.6 fc	0.0 fc	N / A	N / A
LOT/DRIVES	+	1.8 fc	11.0 fc	0.3 fc	36.7:1	6.0:1


CLAP 14386
Ex. Bit. Curb
Ex. 15" R.C.P.
Ex. 'C' C.B. T.F. = 715.31 Inv. = 710.61
SHLT 5768
SHLT 5767
Ex. Bit. Curb
Ex. Bit. (Railroad Crossing)
BUILDING No. 1 FIN. FLR. = 716.4
BUILDING 2
SL4
SL5
WL2
WL4
ICS150'
ICS25'
ICS96'
ICS125'
ICS360'
HSS450'
Bit. Curb
Bit. Curb
Bit. Curb



SPUR TRACK PLAN



SPUR TRACK PROFILE

REV.	DATE	REVISION DESCRIPTION
7	5-16-23	INCORPORATE STAFF, RAILROAD COMMENTS & ADD SHEET 23
6	11-17-22	INCORPORATE STAFF COMMENTS
5	10-24-22	ADD PHASE MAP
4	9-23-22	CSX RAILROAD REVISIONS
3	5-26-22	ADD RAILROAD SPUR DESIGN
2	09-13-21	INCORPORATE STAFF COMMENTS
1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION

DESIGNER/DRAFTER:

DATE: MAY 26, 2022

SCALE IN FEET HORIZ. SCALE 1"=40'
0 40 80
SCALE IN FEET VERT. SCALE 1"=4'
0 4 8

SURVEYOR SIGNATURE/BLOCK:

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

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

ENGINEER SIGNATURE/BLOCK:

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026232 LICENSED PROFESSIONAL ENGINEER

PROJECT TITLE:

FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

APPROVED

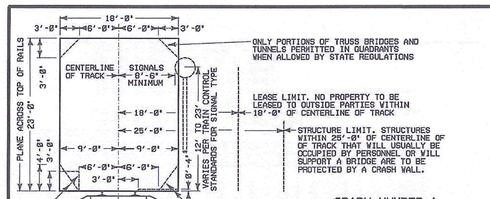
DRAWING TITLE: RAILROAD SIDING PLAN/PROFILE

DRAWING NO. PP-001

SHEET NO. 21

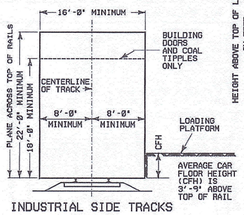
Diagram: Clearance Diagrams (2604)

2604



GENERAL

MAIN TRACKS, YARD TRACKS AND SIDINGS



INDUSTRIAL SIDE TRACKS

GRAPH NUMBER 1

DIAGONAL LINES INDICATE SUPERELEVATION

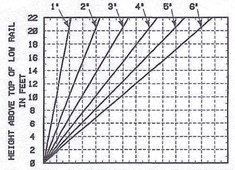


TABLE NUMBER 1

ADDITIONAL CLEARANCE REQUIRED DUE TO CURVATURE - IN INCHES

DEGREE OF CURVE	1	2	3	4	5	6	7	8	9	10	11	12
ALL LOCATIONS EXCEPT FLORIDA	1½	3	4½	6	7½	9	10½	12	13½	15	16½	18
IN THE STATE OF FLORIDA	2	4	6	8	10	12	14	16	18	20	22	24

1. STANDARD CLEARANCES ARE TO BE USED FOR ALL NEW CONSTRUCTION WHERE THERE ARE NO LEGAL REQUIREMENTS THAT DICTATE GREATER CLEARANCES.
2. CLEARANCES FOR RECONSTRUCTION, REHABILITATION AND ALTERATION WORK ARE DEPENDENT ON EXISTING PHYSICAL CONDITIONS, WHERE POSSIBLE, THEY WILL BE IMPROVED TO COMPLY WITH THE STANDARD CLEARANCES.
3. STATE OR CANADIAN CLEARANCE LAWS MUST NOT BE VIOLATED. LEGAL REQUIREMENTS MAY BE MODIFIED ONLY BY THE GOVERNMENTAL BODY THAT ISSUED THEM.
4. STANDARD CLEARANCE MAY BE MODIFIED ONLY IF APPROVED BY THE CHIEF ENGINEER DESIGN, CONSTRUCTION, AND CAPACITY.
5. STANDARD CLEARANCE DIAGRAMS SHOWN ARE FOR TANGENT TRACK AND INCREASES MUST BE BE PROVIDED FOR THE EFFECTS OF CURVATURE AND SUPERELEVATION.
   A. ADDITIONAL CLEARANCE DUE TO CURVATURE:
      WHEN A FIXED OBSTRUCTION IS LOCATED ADJACENT TO A CURVED TRACK, THE HORIZONTAL CLEARANCE WILL BE INCREASED 1 ½ INCHES PER DEGREE OF CURVATURE ON BOTH SIDES OF THE TRACK CENTERLINE PER TABLE 1. EXCEPTION: FLORIDA REQUIRES 2 INCHES PER DEGREE.
   B. ADDITIONAL CLEARANCE DUE TO SUPERELEVATION:
      WHEN A FIXED OBSTRUCTION IS LOCATED ADJACENT TO A SUPERELEVATED TRACK, THE HORIZONTAL CLEARANCE ON THE LOW RAIL SIDE OF THE TRACK WILL BE INCREASED TO ALLOW FOR TILT. THE MINIMUM INCREASE IS SHOWN ON GRAPH NO. 1.
   C. ADDITIONAL CLEARANCE DUE TO CURVATURE AND SUPERELEVATION:
      WHEN A FIXED OBSTRUCTION IS LOCATED ADJACENT TO A CURVED AND SUPERELEVATED TRACK, THE HORIZONTAL CLEARANCE INCREASE WILL BE THE SUM OF THE INCREASES OBTAINED USING 5.A AND 5.B ABOVE. EXCEPTION: CANADA REQUIRES A MINIMUM OF 2 INCHES PER DEGREE.
   D. ADDITIONAL CLEARANCE ON TANGENT TRACKS:
      WHEN A FIXED OBSTRUCTION IS ADJACENT TO TANGENT TRACK BUT THE TRACK IS CURVED WITHIN 68 FEET OF THE OBSTRUCTION, THE HORIZONTAL CLEARANCE WILL BE INCREASED AS FOLLOWS:

DISTANCE FROM OBSTRUCTION TO CURVED TRACK - FEET	INCREASED HORIZONTAL CLEARANCE
0 TO 20	100% OF PARAGRAPH 5.C
21 TO 40	75% OF PARAGRAPH 5.C
41 TO 60	50% OF PARAGRAPH 5.C
61 TO 80	25% OF PARAGRAPH 5.C

6. VERTICAL CLEARANCE ON SUPERELEVATED TRACK IS MEASURED FROM THE TOP OF THE HIGH RAIL.

CSX TRANSPORTATION

CLEARANCE DIAGRAMS

APPROVED - CHIEF ENGINEER DESIGN, CONSTRUCTION, & CAPACITY

APPROVED - VICE PRESIDENT ENGINEERING

PREPARED BY: D.C. CLARK

ISSUED: JULY 19, 1996
REVISED: SEPTEMBER 5, 2006

Diagram: Standard Clearance Matrix (2605)

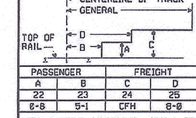
2605

DIMENSIONS - NOTES:
ARE SHOWN IN FEET AND INCHES (-I-IN).
ARE FOR TANGENT TRACK. SEE CSX 2604 FOR INCREASE DUE TO CURVATURE.
VERTICAL CLEARANCE IS MEASURED FROM TOP OF HIGH RAIL FOR THE ENTIRE FULL HORIZONTAL WIDTH DESCRIBED BELOW.
HORIZONTAL CLEARANCE IS MEASURED FROM CENTERLINE OF NEAREST TRACK.
APPLY TO ALL NEW CONSTRUCTION, RECONSTRUCTION AND ALTERATIONS
ALL COLUMNS ARE MINIMUM EXCEPT COLUMNS 22, 24, 27, AND 29 WHICH ARE MAXIMUM
CFH = CAR FLOOR HEIGHT.
REFERENCE CHAPTER 28 OF AREMA MANUAL FOR RAILWAY ENGINEERING FOR ENTIRE DETAILS OF STATE LEGAL CLEARANCES

TRACK CENTERS									VERTICAL						HORIZONTAL					
MAIN TRACKS	ANY TWO NON-MAIN TRACKS	ADJACENT NON-MAIN TRACK TO ANY MAIN TRACK	ADJACENT TO ANY PARALLEL TRACK	TWO ADJACENT LADDER TRACKS	LADDER TRACKS AND CROSSOVER TRACKS	TEAM TRACKS IN PAIRS	UNLOADING TRACKS FOR BULK	MAIN TRACK AND BULK LOADING OR UNLOADING TRACK	GENERAL UNLESS PROVIDED FOR)	THRU BRIDGES	HIGHWAY BRIDGE (SPANNING TRACKS)	TUNNELS	BUILDING DOORS	IN BUILDINGS	GENERAL UNLESS PROVIDED FOR)	THRU BRIDGES	HIGHWAY BRIDGE (SPANNING TRACKS)	TUNNELS	BUILDING DOORS	IN BUILDINGS
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
15-0	14-0	20-0	20-0	19-0	14-0	13-6	13-6	20-0	23-0	23-0	23-0	23-0	18-0	22-0	9-0	9-0	25-0	9-0	8-0	8-0

EXCEPTIONS:
COLUMN 6 SHALL BE 17-0 IN MASSACHUSETTS
COLUMN 7 AND 8 SHALL BE 14-0 IN MICHIGAN
COLUMN 14 SHALL BE 21-0 IN OHIO; 22-0 IN INDIANA, WEST VIRGINIA, & CANADA; 22-6 IN CONNECTICUT, MASSACHUSETTS, & MICHIGAN; 23-0 IN DELAWARE
COLUMN 15 SHALL BE 22-6 IN CONNECTICUT, MASSACHUSETTS, & MICHIGAN; 23-0 IN DELAWARE
COLUMN 16 SHALL BE 12-0 IN PENNSYLVANIA
COLUMN 20 SHALL BE 8-6 IN MASSACHUSETTS AND MICHIGAN
COLUMN 21 SHALL BE 8-6 IN MICHIGAN

HORIZONTAL



PLATFORMS				SIGNALS						
					LOW BETWEEN TRACKS		SWITCH BOXES ETC.			
HIGH				HIGH	HEIGHT	CLEARANCE	HEIGHT	CLEARANCE	POLES	DOE AND COAL DOCKS
22	23	24	25	26	27	28	29	30	31	32
8-8	5-1	CFH	8-0	8-5	3-0	6-0	8-4	3-0	12-0	8-0

EXCEPTIONS:
COLUMN 22 SHALL BE 0-4 IN ILLINOIS
COLUMN 23 SHALL BE 5-2 IN CONNECTICUT
COLUMN 25 SHALL BE 8-6 IN CONNECTICUT, MARYLAND, MICHIGAN, NEW YORK, & PENNSYLVANIA
COLUMN 26 SHALL BE 9-0 IN DELAWARE; 12-0 IN PENNSYLVANIA
COLUMN 27 SHALL BE 4-0 IN CANADA
COLUMN 29 SHALL BE 0-5 IN CANADA
COLUMN 30 SHALL BE 3-10 IN CANADA
COLUMN 32 SHALL BE 8-4¼ IN CANADA; 8-6 IN DC. & MARYLAND

CSX How tomorrow moves

STANDARD CLEARANCE MATRIX

APPROVED - DIRECTOR ENGINEERING STANDARDS

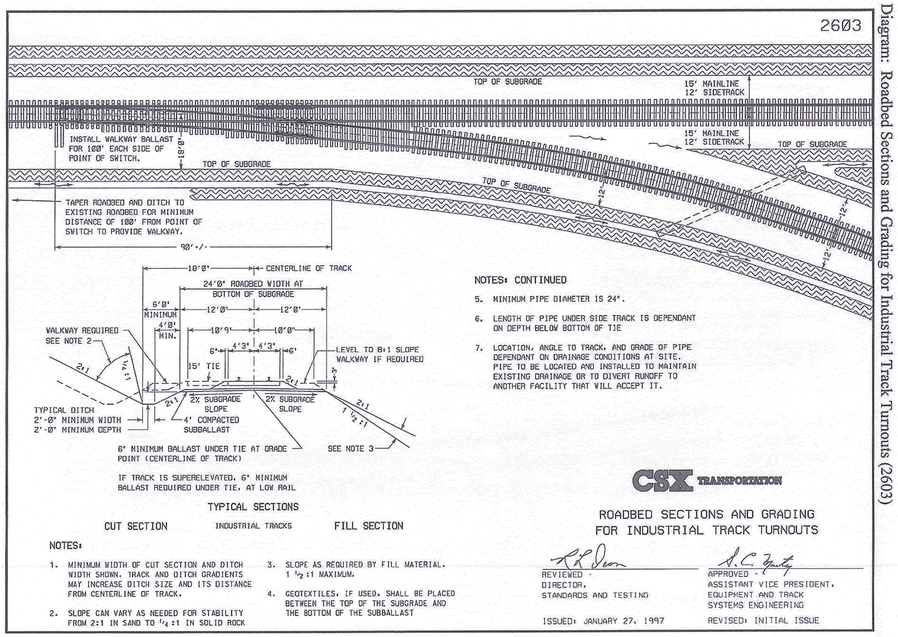
APPROVED CHIEF ENGINEER - ENGINEERING SERVICES

PREPARED BY: C.S. MOALE

ISSUED: JULY 19, 1996
REVISED: NOVEMBER 12, 2014

Diagram: Roadbed Sections and Grading for Industrial Track Turnouts (2603)

2603



TYPICAL SECTIONS

CUT SECTION — INDUSTRIAL TRACKS — FILL SECTION

NOTES:

1. MINIMUM WIDTH OF CUT SECTION AND DITCH WIDTH SHOWN. TRACK AND DITCH GRADIENTS MAY INCREASE DITCH SIZE AND ITS DISTANCE FROM CENTERLINE OF TRACK.
2. SLOPE CAN VARY AS NEEDED FOR STABILITY FROM 2:1 IN SAND TO ¼:1 IN SOLID ROCK
3. SLOPE AS REQUIRED BY FILL MATERIAL. 1½:1 MAXIMUM.
4. GEOTEXTILES, IF USED, SHALL BE PLACED BETWEEN THE TOP OF THE SUBGRADE AND THE BOTTOM OF THE SUBBALLAST

NOTES: CONTINUED

5. MINIMUM PIPE DIAMETER IS 24".
6. LENGTH OF PIPE UNDER SIDE TRACK IS DEPENDANT ON DEPTH BELOW BOTTOM OF TIE
7. LOCATION, ANGLE TO TRACK, AND GRADE OF PIPE DEPENDANT ON DRAINAGE CONDITIONS AT SITE. PIPE TO BE LOCATED AND INSTALLED TO MAINTAIN EXISTING DRAINAGE OR TO DIVERT RUNOFF TO ANOTHER FACILITY THAT WILL ACCEPT IT.

CSX TRANSPORTATION

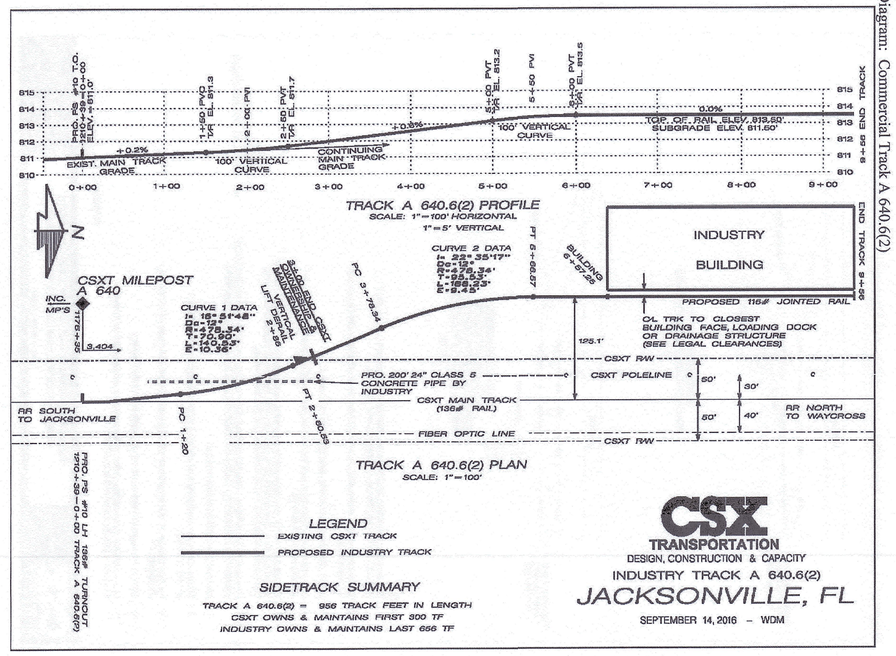
ROADBED SECTIONS AND GRADING FOR INDUSTRIAL TRACK TURNOUTS

REVIEWED - DIRECTOR, STANDARDS AND TESTING

APPROVED - ASSISTANT VICE PRESIDENT, EQUIPMENT AND TRACK SYSTEMS ENGINEERING

ISSUED: JANUARY 27, 1997
REVISED: INITIAL ISSUE

Diagram: Commercial Track A 640.6(2)



TRACK A 640.6(2) PLAN
SCALE: 1"=100'

LEGEND
EXISTING CSXT TRACK
PROPOSED INDUSTRY TRACK

SIDETRACK SUMMARY
TRACK A 640.6(2) = 956 TRACK FEET IN LENGTH
CSXT OWNS & MAINTAINS FIRST 300 TF
INDUSTRY OWNS & MAINTAINS LAST 656 TF

CSX TRANSPORTATION
DESIGN, CONSTRUCTION & CAPACITY
INDUSTRY TRACK A 640.6(2)
JACKSONVILLE, FL
SEPTEMBER 14, 2016 – WDM

REV.	DATE	REVISION DESCRIPTION
7	5-16-23	INCORPORATE STAFF, RAILROAD COMMENTS & ADD SHEET 23
6	11-17-22	INCORPORATE STAFF COMMENTS
5	10-24-22	ADD PHASE MAP
4	9-23-22	CSX RAILROAD REVISIONS
3	5-26-22	ADD RAILROAD SPUR DESIGN
2	09-13-21	INCORPORATE STAFF COMMENTS
1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION

DESIGNER/DRAFTER:

DATE: MAY 26, 2022

SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0008232 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

APPROVED

DRAWING TITLE: RAILROAD SIDING PLAN/PROFILE

DRAWING NO. PP-002

SHEET NO. 22

Design Criteria

Project Location: Jacksonville, FL

Codes/Standards: ASCE7-10, OSHA 1910D

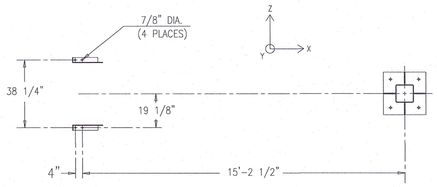
Live Loads:
- Platform 60 psf
- Handrail (any direction) 200 lbs
- Safety Bridge 500 lbs

Collateral Loads: None.

Snow Loads:
- Ground Snow, Pg 0 psf
- Temperature Factor Ct 1.2
- Platform Snow, Pf 0 psf

Seismic Loads:
- Ss 0.113
- S1 0.060
- Site Class D
- Resp. Mod. Coeff., R 1.25
- Overstrength Factor 1.25
- Defl. Amp. Factor, Cd 1.25
- Siesmic Design Cat. B
- Seismic Base Shear, Cs 0.096
- Equiv. Lat. Force Method
- Ordinary Steel Cantilever Column

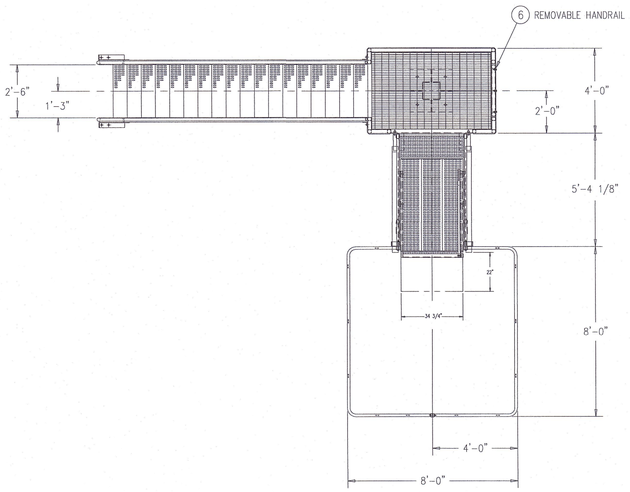
Wind Loads:
- Basic Wind Speed 130 mph
- Imp. Factor, Iw 1
- Wind Exposure C
- Velocity Pressure 33.8 psf

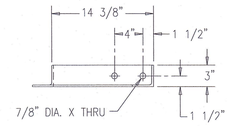


MOUNTING PAD LOCATION PLAN

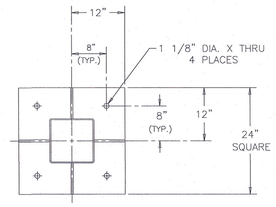
COLUMN BASE REACTIONS WORST CASE							
LOAD CASE	X (kips)	Y (kips)	Z (kips)	Mx (ft-kips)	My (ft-kips)	Mz (ft-kips)
DEAD LOAD		1.7		2.9		
LIVE LOAD		2.0		4.1		
SNOW LOAD		0.0				
WIND LOAD X	1.7					17.5
WIND LOAD Z			2.1	26.0		

WIND LOADS ARE +/-.
SEISMIC LOADS NOT REPORTED AS WIND LOADS GOVERN.
LOADS SHOWN ARE UNFACTORED.

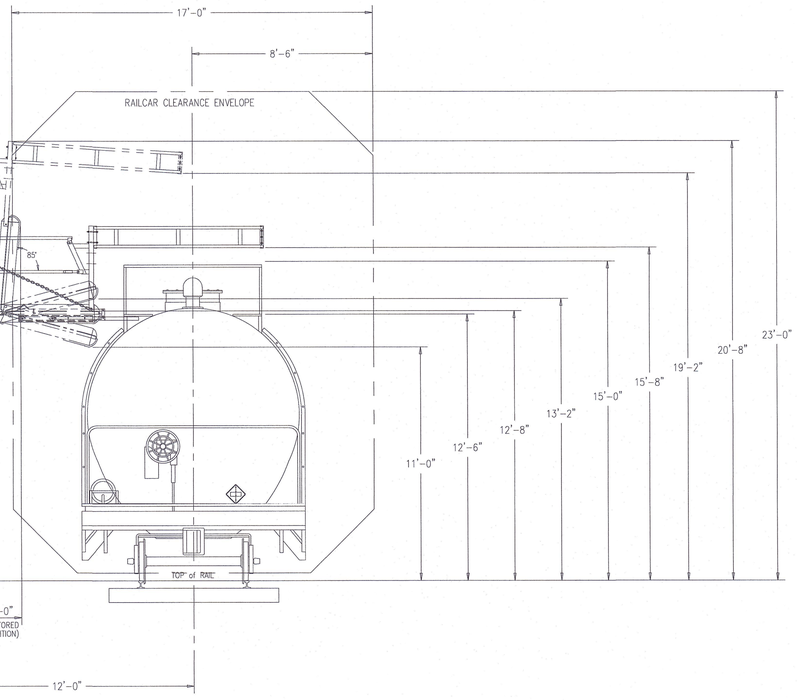


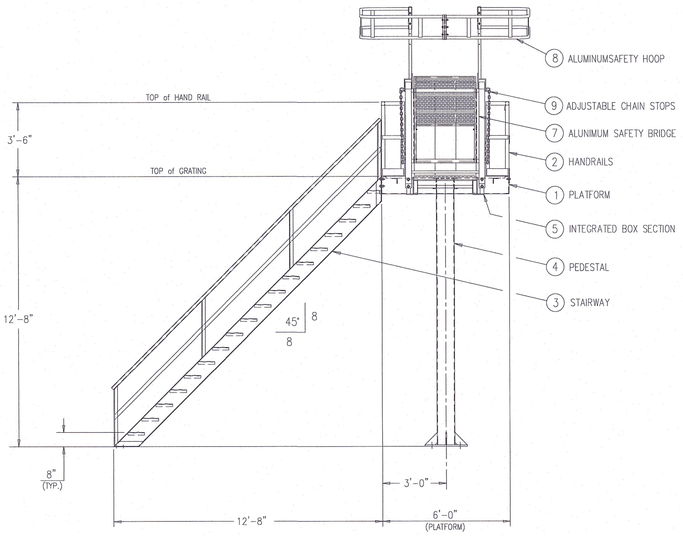


STAIR MOUNTING PAD DETAIL



PEDESTAL MOUNTING PAD DETAIL
MAT'L: 3/4" THICK ASTM 50KSI HR PLATE





NOTES:
1. ENTIRE STRUCTURE TO BE CARBON STEEL CONSTRUCTION & HOT DIP GALVANIZED
2. SAFETY BRIDGE TO BE ALUMINUM CONSTRUCTION & REMAIN UNCOATED
3. SAFETY BRIDGE TO STORE AT 85° W/ USEABLE RANGE OF ± 15° FROM HORIZONTAL
4. SAFETY BRIDGE TO BE SUPPORTED WHEN IN USE
5. CONNECTION BOLTS TO BE ASTM A325 STRUCTURAL
6. ANCHOR BOLTS, FOUNDATION DESIGN, & CONSTRUCTION BY OTHERS
7. WEIGHTS: PLATFORM: 1600 LBS.
   STAIRWAY: 1100 LBS.
   SAFETY BRIDGE: 360 LBS.
   SAFETY HOOP: 35 LBS.
8. CAPACITIES: PLATFORM: 1000 LBS.
   STAIRWAY: 1000 LBS.
   GANGWAY: 500 LBS. (WHEN SUPPORTED)
9. ONE (1) UNIT REQUIRED
10. CUSTOMER TO VERIFY ALL DIMENSIONS

No. ITEM	DESCRIPTION	DWG No.	QTY.
9	ADJUSTABLE CHAIN STOPS	CS-1	1 Pr.
8	ALUMINUM SAFETY HOOP	SH8-8A-2R	1
7	ALUMINUM SAFETY BRIDGE	SB505-3RT	1
6	REMOVABLE HANDRAIL	3303017-06	1
5	INTEGRATED BOX SECTION	3303017-05	1
4	PEDESTAL WELDMENT	3303017-04	1
3	ACCESS STAIR WELDMENT	3303017-03	1
2	HANDRAIL WELDMENT	3303017-02	1
1	PLATFORM	3303017-01	1

GREEN ACCESS & FALL PROTECTION
BENKO PRODUCTS, INC.
5350 EVERGREEN PARKWAY
SHEFFIELD VILLAGE, OHIO 44054
440-934-2180 FAX 440-934-4052

TRANSTECH ENERGY LLC
REF: ROCKY MOUNT, NC

ONE (1) 4' X 6' INSTA-RACK X 12'-8" HIGH
ONE (1) 2'-6" WIDE X 12'-8" HIGH ACCESS STAIRWAY
ONE (1) SB505-3RT ALUMINUM SAFETY BRIDGES
WITH ROLL TRACK EXTENSION & INTEGRATED BOX SECTION
ONE (1) SH8-8A-2R ALUMINUM SAFETY HOOP
ONE (1) HANDRAIL INSERT, OPPOSITE ACCESS STAIRWAY
ONE (1) PAIR GALVANIZED ADJUSTABLE CHAIN STOPS

TOLERANCES UNLESS OTHERWISE SPECIFIED.
ANGLES ±2° FRACTIONS ±1/16

FILE	C:\...\ACCESS\2016\GREEN\LOADRACKS	TITLE	GENERAL ARRANGEMENT
SCALE	FULL	DATE	12/7/17
DWG SIZE		BY	RJC
REF. No.	A-3230316	CHKD.	MACK
		DWG. NO.	A-3303017-001
		REV.	

REV.	DATE	
7	5-16-23	INCORPORATE STAFF, RAILROAD COMMENTS & ADD SHEET 23

DESIGNER/DRAFTER:
MAY 16, 2023
SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:

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

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

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026232 LICENSED PROFESSIONAL ENGINEER

ENGINEER SIGNATURE/BLOCK:

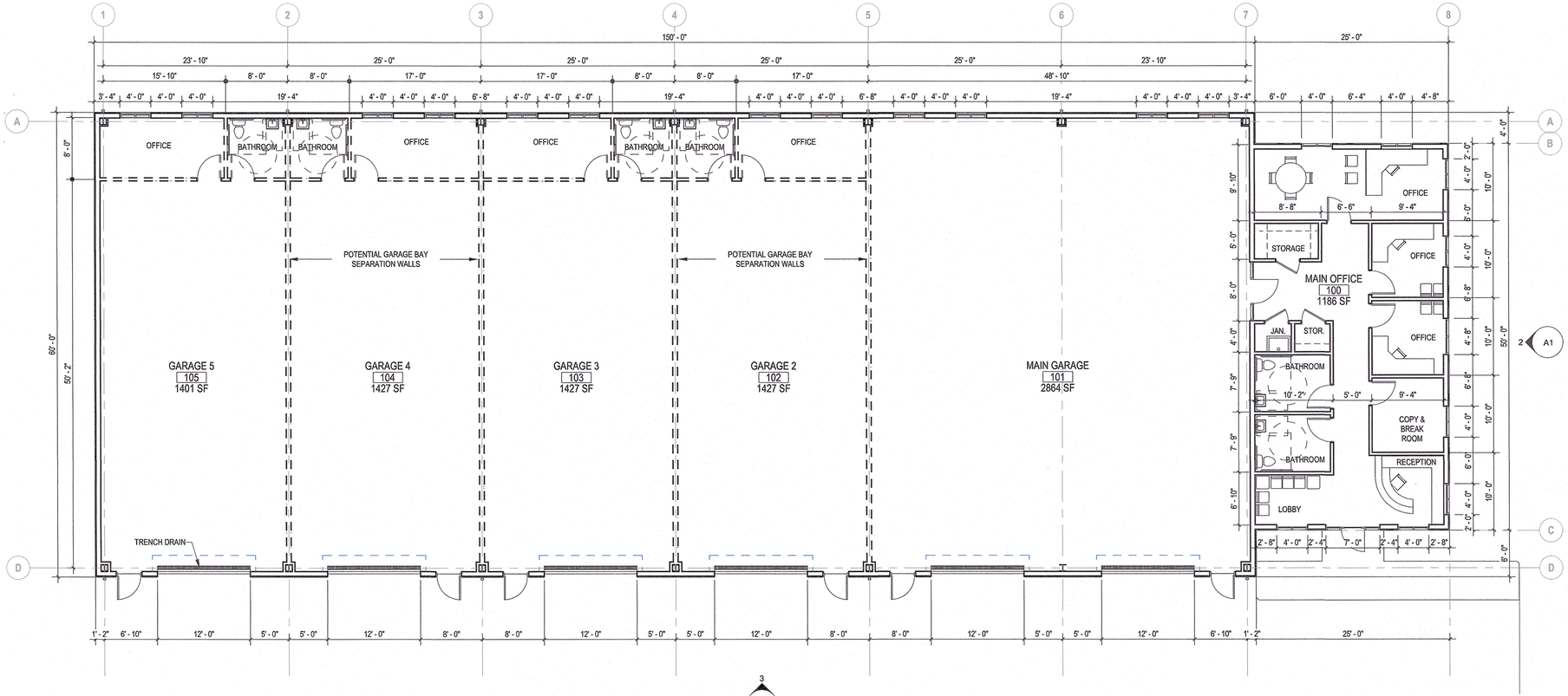
PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

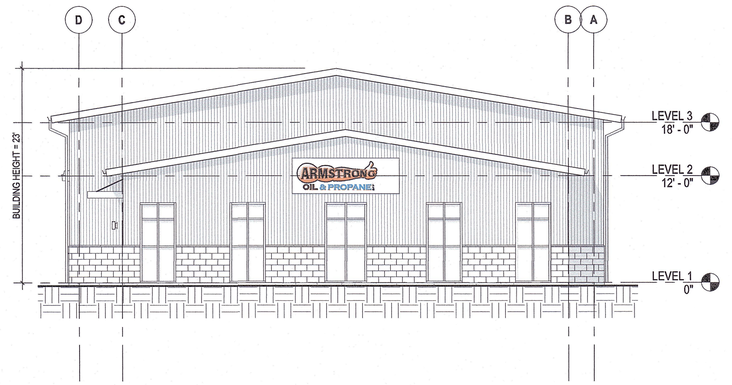
APPROVED

DRAWING TITLE:
RAILROAD SIDING PLAN/PROFILE

DRAWING NO.
PP-003

SHEET NO.
23

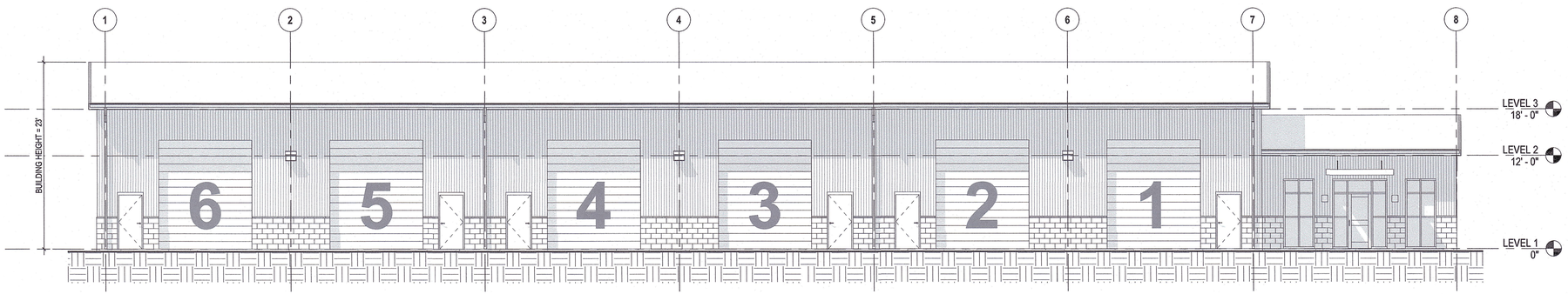




2 A1 **RIGHT**
1/8" = 1'-0"

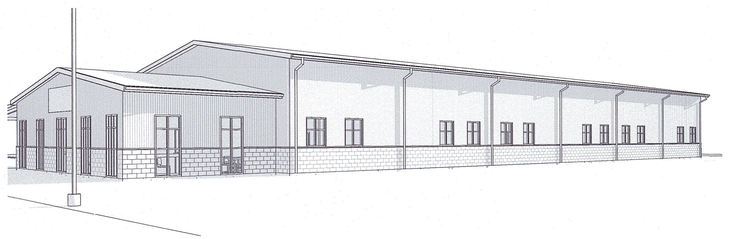


1 A1 **LEVEL 1**
1/8" = 1'-0"



3 A1 **FRONT**
1/8" = 1'-0"

4 A1 **3D View 1**



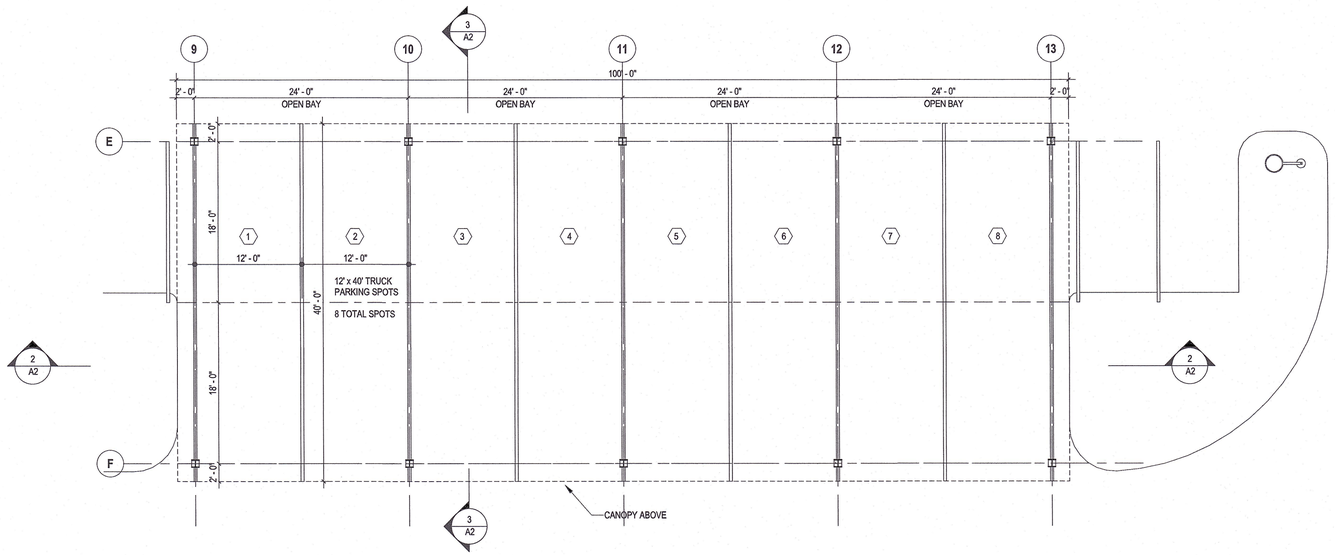
5 A1 **3D View 2**

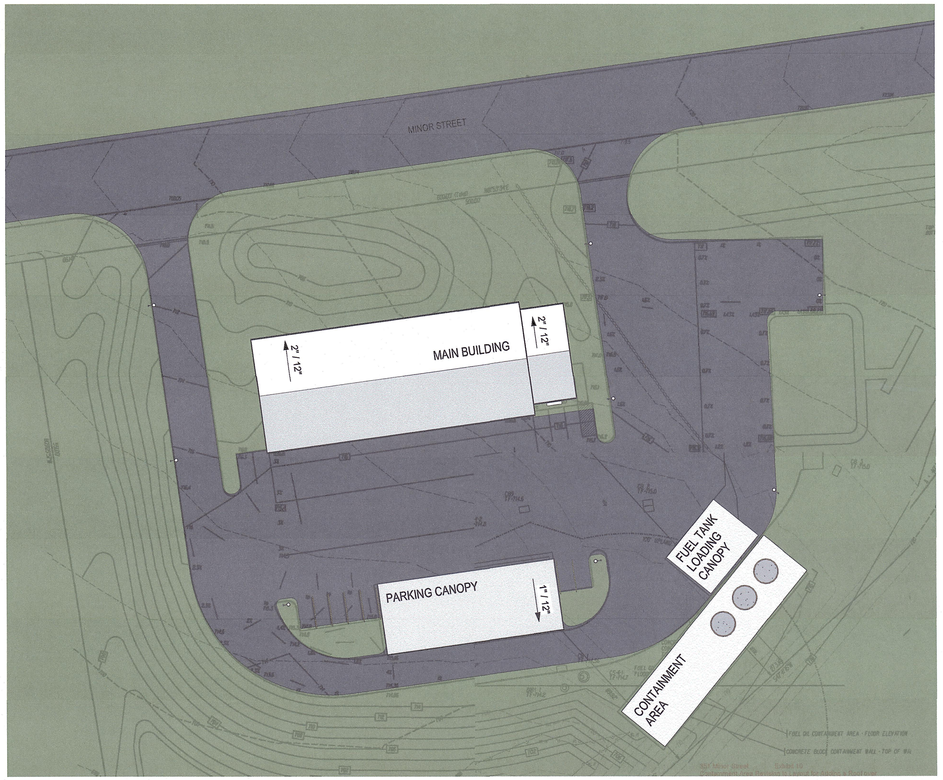
QA+M architecture

PLAN & ELEVATIONS

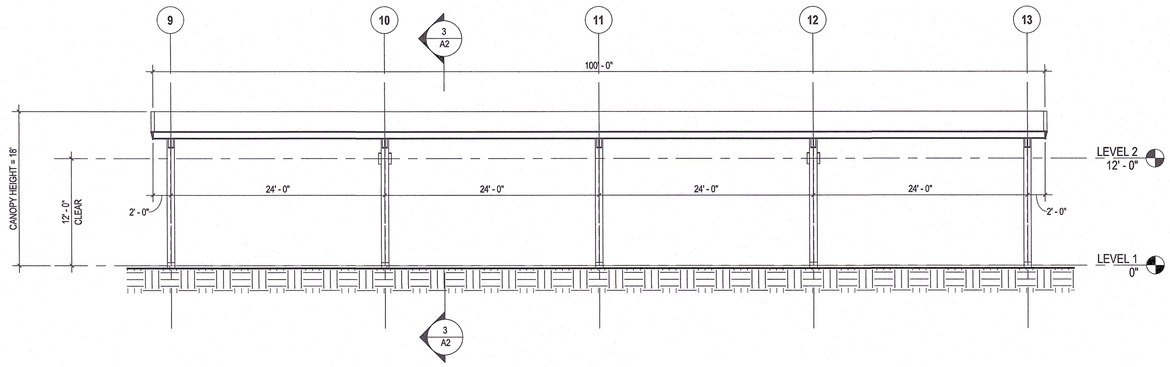
APPROVED

ARMSTRONG PROPANE FACILITY | 351 MINOR STREET, TERRYVILLE

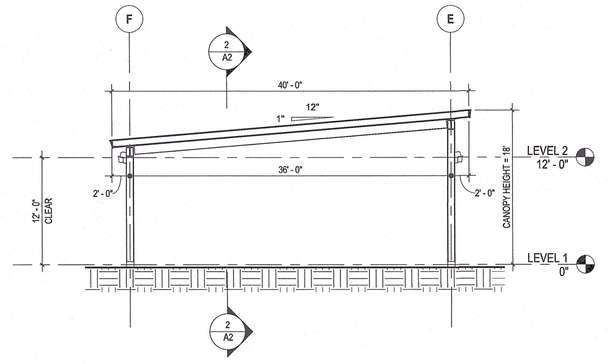




1 A2 **CANOPY PLAN**
1/8" = 1'-0"



4 A2 **SITE**
1" = 40'-0"



2 A2 **CANOPY SECTION 1**
1/8" = 1'-0"

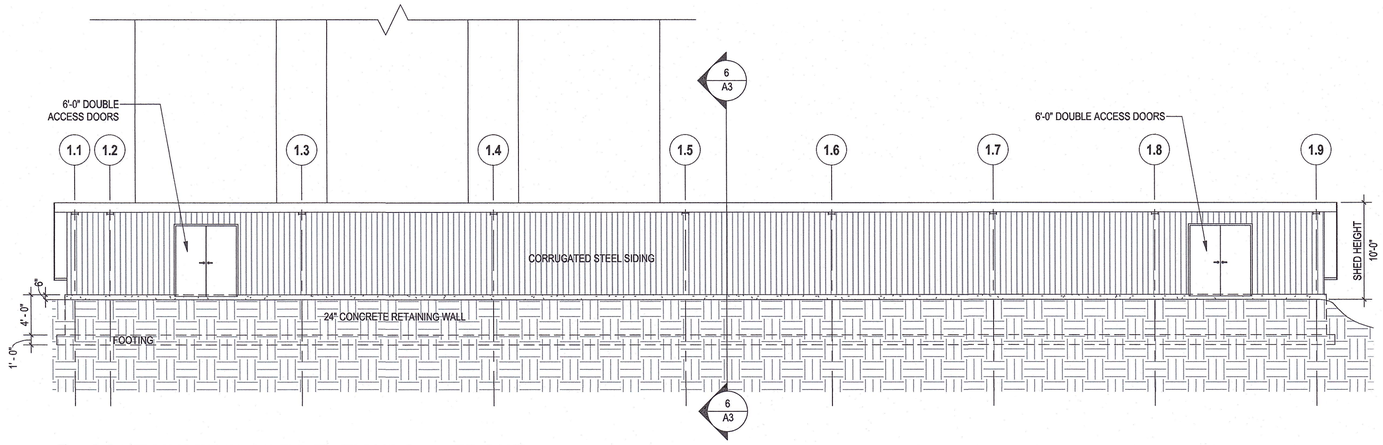
3 A2 **CANOPY SECTION 2**
1/8" = 1'-0"

QA+M architecture

PARKING CANOPY

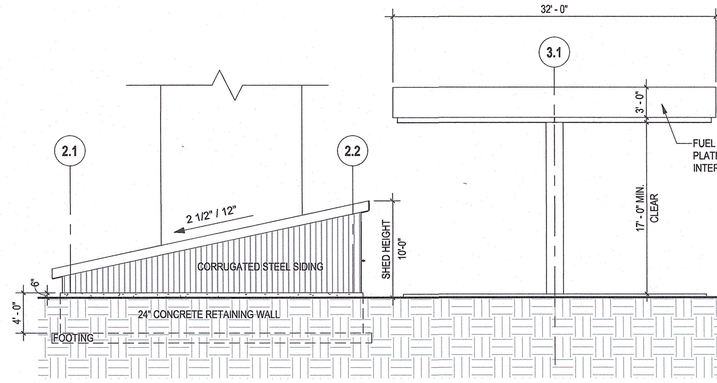
APPROVED

ARMSTRONG PROPANE FACILITY | 351 MINOR STREET, TERRYVILLE



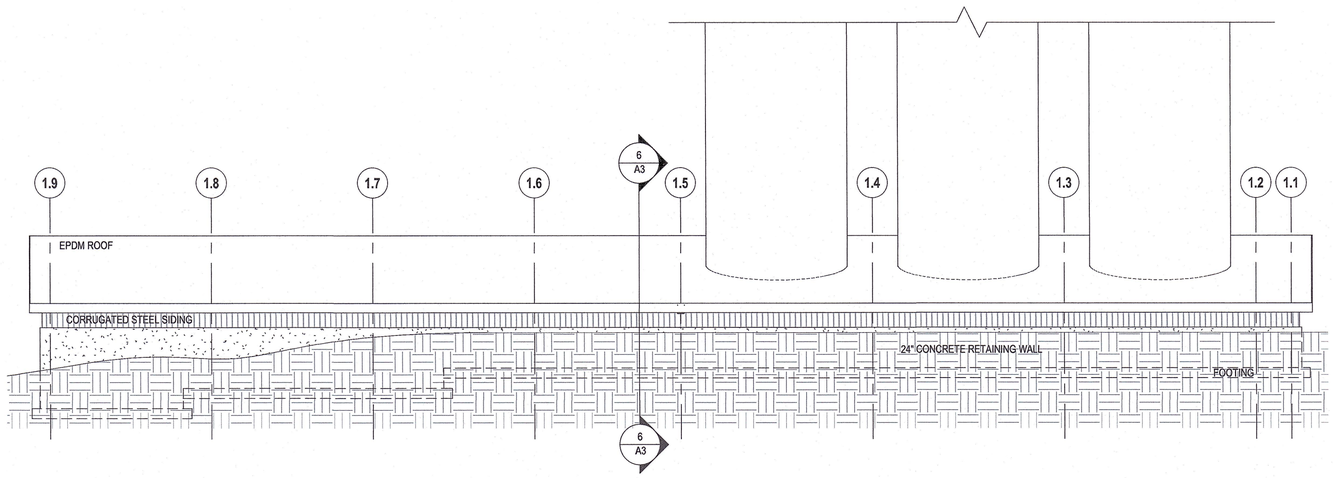
4 A3 CONTAINMENT AREA ELEVATION - FRONT

1/8" = 1'-0"



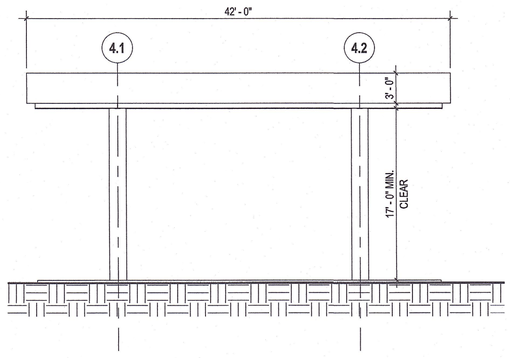
2 A3 CONTAINMENT AREA AND CANOPY ELEVATION

1/8" = 1'-0"



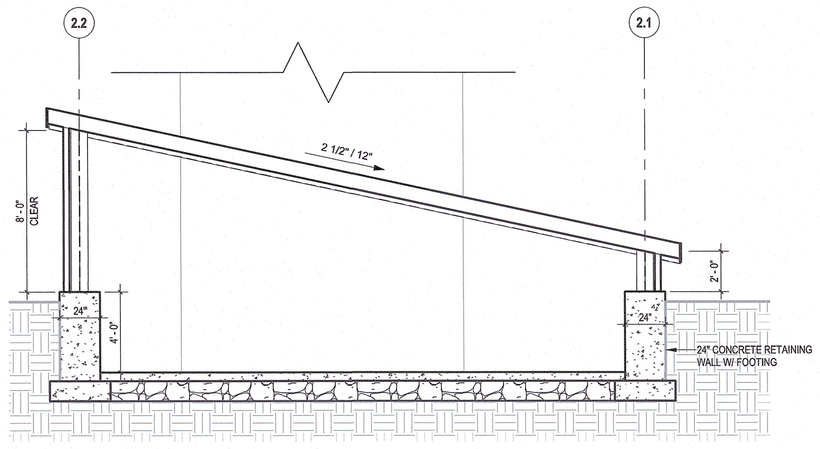
3 A3 CONTAINMENT AREA ELEVATION - BACK

1/8" = 1'-0"



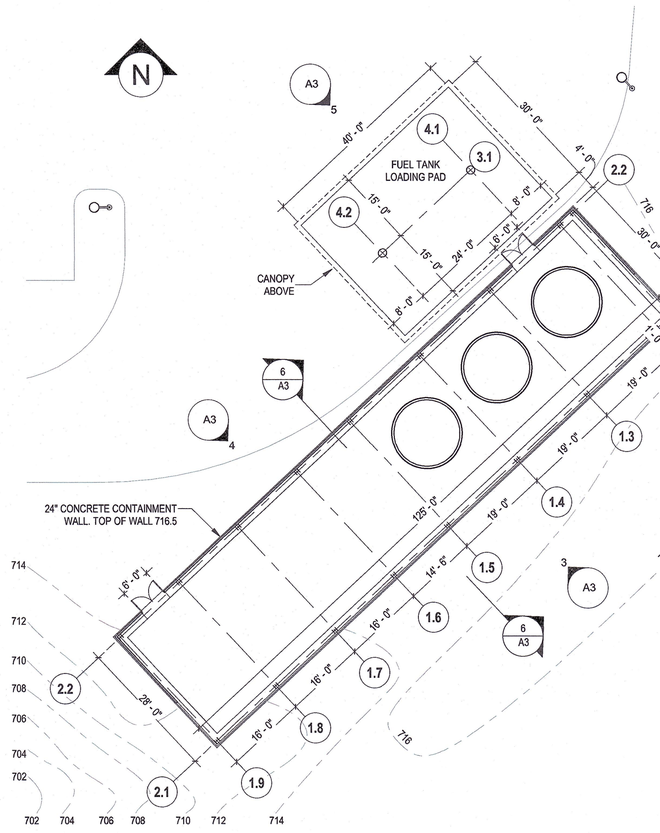
5 A3 FUEL TANK LOADING PAD CANOPY

1/8" = 1'-0"



6 A3 CONTAINMENT AREA SECTION

1/4" = 1'-0"



1 A3 CONTAINMENT AREA

1/16" = 1'-0"

QA+M architecture

CONTAINMENT AREA AND FUEL TANK LOADING PAD CANOPY

ARMSTRONG PROPANE FACILITY | 351 MINOR STREET, TERRYVILLE

APPRO

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CORPORATION COUNSEL

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ASSISTANT CORPORATION COUNSEL

JONATHAN D. DONOVAN
ASSISTANT CORPORATION COUNSEL

NOELLE BATES
LEGAL ADMINISTRATOR

MARIA THEAM
LEGAL ADMINISTATIVE ASSISTANT

City of Bristol

BRISTOL, CONNECTICUT 06010

Office of Corporation Counsel

CITY HALL
111 NORTH MAIN STREET
BRISTOL, CONNECTICUT 06010
Tel. (860) 584-6150
CorpCounsel@bristolct.gov

TO: Robert Flanagan, City Planner

FROM: Thomas W. Conlin, Assistant Corporation Counsel TWC

RE: Request to City Zoning Commission to Create a City-wide Prohibition of Vape Shops

DATE: April 22, 2026

Mr. Flanagan, at the March 10, 2026 City Council meeting, several persons, including the Bristol-Burlington Health District Director, Marco Palmeri, Lieutenant Eric Hanson of the Bristol Police Department, and Iris White, Superintendent of Schools gave testimony regarding the harmful and pernicious effects of vaping products on persons in the Bristol community, especially our youth. As you are aware, throughout the fall of 2025 many community members appeared before the Ordinance Committee to express their dismay at the proliferation of vape shops in the City. The City Council would once again urge the Zoning Commission to take up and consider the subject of vape shops and, now that so many have located in Bristol, prohibit them altogether.

I have attached the minutes of the March 10, 2026 City Council meeting, a letter from the Superintendent of Schools, and a sample/draft of proposed zoning regulations for your consideration. I am also at your disposal to discuss this in person. Please contact me with any questions. Thank you.

DRAFT ZONING REGULATION

SECTION 5___ SMOKE SHOPS, VAPE SHOPS, TOBACCO STORES

_____ (effective _____) All Smoke Shops, Tobacco Stores and Vape Shops as defined below of these Zoning Regulations are prohibited in all zoning districts in the City of Bristol.

SMOKE SHOP – (effective _____) A retail establishment where twenty percent (20%) or more of the retail area is dedicated to the sale of tobacco and related products containing tobacco, nicotine, cannabis, (THC/CBD), flavorings, including E-cigarettes, and paraphernalia and/or contains areas of the consumption of smokeable products.

VAPE SHOP – (effective _____) A device designed for the purpose of inhaling and exhaling vapor containing nicotine, cannabis (THC/CBD), and/or flavorings. Vaporizers include, but are not limited to, E-cigarettes, vapes, vape pen, dab pens, dab rigs, tanks, mods, pod-mods, hookah pens and electronic nicotine delivery systems (ENDS).

TOBACCO – (effective _____) Any product containing, made or derived from tobacco or nicotine that is intended for human consumption, whether smoked, chewed, absorbed, dissolved, inhaled, snorted, sniffed or ingested by any other means, including, but not limited to, cigarettes, cigars, chewing or pipe tobacco, snuff, electronic cigarettes, electronic cigars, electronic pens, electronic nicotine delivery systems or any other product or device that relies on vaporization or aerosolization; tobacco product also includes any component, part or accessory used in the consumption of a tobacco product such as filters, rolling papers, pipes, e-cigarettes, e-cigars, e-pipes, vape pens, e-hookahs and liquids used in the electronic smoking devices, whether or not they contain nicotine. Tobacco products shall not include drugs, devised or combination products approved by the United States Food and Drug Administration as a tobacco cessation product that is marketed and sold exclusively for the approved purpose.

TOBACCO STORES (effective _____) See Smoke Shop definition.

DRAFT

MARCH 10, 2026

The regular meeting of the City Council was held on Tuesday, March 10, 2026 in the City Hall Council Chambers, 111 North Main Street at 7:15 p.m. Present: Mayor Zoppo-Sassu; Council Members Dickau, Hahn, Kelley, Rosengren, Seymour, and Tyler.

1. CALL TO ORDER

Families participating in the Hydrant Hero program were recognized by Mayor Zoppo-Sassu, Council Members, Fire Chief Hart and Deputy Fire Chief Correll. The program encouraged families to get involved in the community by shoveling out fire hydrants during the snowstorm.

Mayor Zoppo-Sassu spoke about Civic Engagement month and the fulfillment of being involved in the community.

2. APPROVAL OF MINUTES

On motion of Council Member Hahn and seconded by Council Member Rosengren, it was unanimously voted: To approve the minutes of the regular City Council meeting held on February 10, 2026.

On motion of Council Member Hahn and seconded by Council Member Rosengren, it was unanimously voted: To move agenda items 12 and 13, "Resignations" and "Appointments" to be taken up prior to "Public Participation."

12. RESIGNATIONS

Zachary Fisk – Inland/Wetlands Commission
Leonard Lamothe – Board of Park Commissioners
Keith Elder – Bristol Historic District Commission – Sec. 2-9
George Irving – Commission on Aging
Ryan Bodley – Storm Water Trust Commission as voting member. Will remain on as Deputy Treasurer in a non-voting role.

On motion of Council Member Tyler and seconded by Council Member Dickau, it was unanimously voted: To accept the resignations and send letters of thanks.

13. APPOINTMENTS

a. The following appointments were presented:

Commission on Aging
Ellen McCusker – Reappointment – term to 3/29.
Confirming motion by Council Member Tyler.
Motion passed in voice vote.

Hilary Zbikowski – Reappointment – term to 3/29.
Confirming motion by Council Member Tyler.
Motion passed in voice vote.

Cathy Duck – Reappointment – term to 3/29.
Confirming motion by Council Member Tyler.

UNAPPROVED

Motion passed in voice vote.

Frank Peronace – Appointment – term to 3/27.
Replaced George Irving.
Confirming motion by Council Member Seymour.
Motion passed in voice vote.

Bristol Early Childhood Collaborative
Janelle Cintolo – Appointment as Parent Ambassador – term to 8/26.
Confirming motion by Council Member Dickau.
Motion passed in voice vote.

Board of Ethics
John Bellemare – Reappointment – term to 3/29.
Confirming motion by Council Member Hahn, District 1.
Motion passed in voice vote.

Bruce Barton – Reappointment – term to 3/29.
Confirming motion by Council Member Kelley, District 2.
Motion passed in voice vote.

Board of Park Commissioners
Jonathan Bradley – Appointment – term to 12/27.
Replaced Leonard Lamothe.
Confirming motion by Council Member Hahn.
Motion passed in voice vote.

Julie Metzroth – Appointment – term to 12/28.
Replaced Cecilia Garay.
Confirming motion by Council Member Dickau.
Motion passed in voice vote.

Inland Wetlands Commission
Greg Klimek – Appointment as regular member – term to 5/26.
Replaced Zachary Fisk.
Confirming motion by Council Member Rosengren.
Motion passed in voice vote.

Erik Jarboe – Appointment as alternate member – term to 5/27.
Replaced Greg Klimek.
Confirming motion by Council Member Rosengren.
Motion passed in voice vote.

Storm Water Trust Commission
Michael Dumas – Appointment – term to 3/29.
Replaced Ryan Bodley.
Confirming motion by Council Member Rosengren.
Motion passed in voice vote.

UNAPPROVED

Acting Mayor
Erick Rosengren – Mayoral Appointment

3. PUBLIC PARTICIPATION

Jackie McCauley, 19 Spring St. – Mrs. McCauley stated that the bright lights from the vape shop near her home are on almost constantly and that people double park in the road to patronize the shop. She also stated that vaping products are too easily accessible for children.

Dr. Tom Ward, 125 Southdown Dr. – Dr. Ward stated that the vape shops in town are not helping parents protect kids from addiction and the shops sell things other than vaping materials. He would like to see something done about this issue.

Erik Madsen, 70 Oak Hill Dr. – He spoke on behalf of the Friends of the Hoppers and expressed that they would like to see a stand-alone Bristol Conservation Commission. He also stated that this idea was sent in an email which outlined general responsibilities for a Conservation Commission.

On motion of Council Member Hahn and seconded by Council Member Dickau, it was unanimously voted: To refer this matter, with the email, to the Ordinance Committee.

MaryAnn Sirois, 362 Shrub Rd. – Ms. Sirois provided the history of the "Painted Islands" grant program and the proposed construction on Shrub Rd. She requested that the City not go through with the $2,000,000 construction project of widening Shrub Rd., and suggested moving the sidewalks instead.

Penny Critchley, 35 Vernon St. – Ms. Critchley would like EMS to be stationed in the Forestville section of town, especially an ambulance.

Marco Palmieri, BBHD Director – Mr. Palmieri stated that vape shops are associated with nuisance complaints, loitering, blight and crime; and, too many illegal substances and materials are too easily accessible to youth. Mr. Palmieri and his undercover staff member were able to purchase numerous banned products at various stores throughout the city, which he presented at the meeting. Mr. Palmieri asked that an ordinance be created to allow his department to license, inspect, and regulate vape shops, convenience stores, and tobacco shops, which will improve the quality of life for Bristol residents.

Lt. Eric Hanson, Bristol Police Dept. – Lt. Hanson encouraged limiting the number of vape shops in town. The P.D. has found some shops to be selling products to underaged youth and some sell cannabis products that they are not licensed to sell. He stated that other state agencies have powers and abilities to regulate these types of businesses that the police department does not have. He expressed that help from the Bristol-Burlington Health District would be an asset in preventing a crime before it happens.

Kyle Meccariello, Real Estate Manager for the D'Amato family – Mr. Meccariello stated that they support any kind of moratorium or limitation on vape shops in the city.

UNAPPROVED

Iris White
Superintendent of Schools

Mary Hawk
Deputy Superintendent of Schools

Bristol Public Schools

BRISTOL BOARD OF EDUCATION
P.O. Box 450 · 129 Church Street
BRISTOL, CT 06011- 0450
(860) 584-7000 · Fax (860) 584-7611

March 10, 2026

Dear Members of the Bristol City Council,

I am writing to express my strong support for any measures the Council may consider that would place additional restrictions on vape shop locations and strengthen enforcement of laws regarding the sale of vaping products to minors in our community.

As educators and community partners, we share a common concern about the growing impact of vaping—both nicotine and THC—on the health, well-being, and academic engagement of Bristol's youth. Despite significant efforts within our schools to combat this issue, student access to vaping products continues to undermine those efforts.

Over the past several years, our district has implemented multiple strategies to address vaping in schools, including wanding procedures and the installation of vape detection sensors. While these tools have helped identify some incidents and deter certain behaviors, they cannot fully address the root of the problem: the ease with which students can obtain these products.

Unfortunately, we are now seeing students whose dependence on vaping appears so strong that they struggle to get through the school day without finding opportunities to use these devices. In some cases, students secretly step out or seek secluded areas to "hit" their vapes. Increasingly, however, we are also seeing students become more brazen, using devices openly in hallways and even in classrooms. Our security cameras frequently capture incidents in the hallways, and students often report witnessing the behavior in classrooms as well.

While our staff responds promptly and appropriately whenever incidents are identified, we recognize that we are likely addressing only a small fraction of the activity. When vaping products are readily accessible to students outside of school—particularly when retail locations operate in very close proximity to our buildings—it becomes an incredibly difficult battle for schools to fight alone.

For this reason, I strongly support proposals to impose reasonable zoning restrictions on vape retailers. These types of common-sense safeguards would help reduce the concentration of retailers and limit students' easy access during and after the school day.

Limiting the proximity of these businesses to schools would significantly strengthen the work educators, families, and community leaders are already doing to protect our students. Any steps the Council can take to reduce youth access to these products will have a meaningful impact on student health, school engagement, and the overall well-being of our community.

Thank you for your time and for your continued commitment to the health and safety of Bristol's young people. My administrators and I would be happy to speak with you in more depth regarding this issue.

Sincerely,

Iris White

Iris White
Superintendent of Schools

2026 ZONING ENFORCEMENT REPORT

The following complaints were investigated by the Zoning Enforcement Officer. This report also includes the number of abatements, citations, and permits issued by the Bristol Building Department for the current month. For comparison, data from the previous year is also listed for each complaint type and category.

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	**0**	**3**	**10**	**8**									**21**
Year (24):	3	8	4	13	13	5	14	13	7	8	3	8	99
Illegal Business:	**1**	**2**	**9**	**4**									**16**
Year (24):	2	1	5	3	1	1	2	5	4	1	5	3	33
Lack of Permit:	**7**	**9**	**13**	**11**									**40**
Year (24):	11	4	14	17	12	18	7	15	12	7	9	11	137
Accessory Structure:	**1**	**2**	**1**	**2**									**6**
Year (24):	0	2	0	4	4	3	2	0	3	1	2	4	25
Illegal Fence:	**1**	**2**	**5**	**7**									**15**
Year (24):	1	0	6	7	0	2	2	8	4	5	1	2	38
Illegal Sign:	**0**	**0**	**2**	**4**									**6**
Year (24):	2	2	11	10	7	3	2	3	3	2	2	3	50
Fowl:	**0**	**0**	**1**	**3**									**4**
Year (24):	0	0	2	2	2	0	1	6	0	2	1	0	16
Blight:	**8**	**3**	**23**	**16**									**50**
Year (24):	6	10	14	19	14	40	32	15	22	7	4	16	199
Lighting:	**0**	**2**	**0**	**0**									**2**
Year (24):	0	0	0	0	1	0	0	0	0	0	2	0	3
Site Plan:	**1**	**0**	**0**	**3**									**4**
Year (24):	2	1	2	1	0	1	1	2	1	2	1	1	15
Illegal Rentals:	**2**	**0**	**0**	**2**									**4**
Year (24):	2	1	4	1	10	3	2	3	1	2	1	2	32
Miscellaneous:	**1**	**1**	**1**	**1**									**4**
Year (24):	2	0	2	5	5	7	11	4	5	1	3	1	46
2025 TOTAL:	**22**	**24**	**65**	**50**									**161**
Year (24):	31	29	64	82	69	83	76	74	62	30	34	51	685
ABATEMENTS:	**0**	**0**	**1**	**0**									**1**
Year (24):	0	1	0	0	0	0	0	1	0	0	0	0	2
CITATIONS:	**12**	**8**	**18**	**19**									**57**
Year (24):	15	12	10	2	11	35	20	10	32	13	13	12	185
PERMITS ISSUED:	242	204	322	369									**1137**
Year (24):	240	215	297	320	389	359	377	361	404	427	298	345	4032

Respectfully submitted,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer
May 5th, 2026