

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY JUNE 1, 2026**

By: Chairman Rooks

Time: 6:30 P.M.

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

ROLL CALL:

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

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

1. Call to Order

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

2. Public Participation

3. Approval of Minutes

a. Regular Meeting – May 4, 2026

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

By: Carros

Seconded: Klimek

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

Against: None.

Abstained: None.

Motion passed.

4. Public Hearings

There were no public hearings.

MOTION: To move Communications 9a. Discussion of remediation work associated with Disc Golf Hole #16 at Page Park, 641 & 649 King Street; Assessor's Map 37, Lots 134 & 135; City of Bristol Parks, Recreation, Youth and Community Services, applicant. For discussion.

By: Massaro

Seconded: Robinson

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

Against: None.

Abstained: None.

Communication 9a was moved up.

9. Communications

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

The Commission received the following items in their electronic packets:

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

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

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

Sarah Larson, 51 High Street, Bristol Parks Recreation, Youth and Community Services, shared an update with the commission. The Sign was created and put up. She provided a photo. She will provide a memo for the July meeting as well. Discussions were had with the City Engineer, William Stango regarding the installation of a bridge. They would have to hire an engineer, but before they go down that path they are looking into other low-impact options in coordination with Public Works and the regulations.

Commission was satisfied.

5. Receipt of New Applications

- a. Application #26-468F-316 — Floodplain Application for the addition of 29 parking spaces at 175 Century Drive; Assessor's Map 4, Lot 15; IP-1 (Industrial Park) zone; 175 Century Drive, LLC, owner; David Nelson, Borghesi Building and Engineering Co. Inc., applicant.

The Commission received the following items in their electronic packets:

- i. Application (5 Pgs.)
- ii. Narrative Letter dated May 14, 2026
- iii. Letter dated May 21, 2026, regarding Floodplain Impact – cuts and fills
- iv. Site Plan Map, SP-2 & SP-3 (Revised date: 05-21-2026)

- v. Map (1 Pg.) City of Bristol
- vi. Various GIS and Aerial Maps

Chairman Rooks asked if the application was complete

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

MOTION: Move to receive Application #26-468F-316.

By: Klimek

Seconded: Robinson

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

Against: None.

Abstained: None.

The application is received.

Allan Borghesi, Baur, 155 East Main Street, Torrington CT, addressed the commission, The company has grown and has more employees therefore more parking spaces are needed. Five spaces were approved with the original project. To avoid too much disturbance, parking spaces are added to the right coming down along the edge of the parking lot. It will be very minor asphalt being added.

William Stango, P.E., City of Bristol informed the commission the flood zone in question is an A flood zone, comparatively to an AE flood zone. The difference is an AE flood zone is associated with an elevation posted by FEMA while an A flood zone has no elevation associated with it. So, for this gentleman's application, it's within an A zone, we do not have a posted elevation to work off of. Using very conservative estimates of this floodplain elevation, I do believe all proposed work would still be above this floodplain elevation. This isn't based on FEMA's posted elevations, this is based on the site, existing structures, water courses, and using conservative engineering judgment. I do believe they are out of the floodplain, and as the applicant has stated, they are proposing a net cut. They will not be filling.

Commissioner Robinson asked if there was a maintenance plan in place for the oil separator.

William Stango, stated he would have to review the records.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: Move to declare Application #26-468F-316 a non-significant activity.

By: Robinson

Seconded: Klimek

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

Against: None.

Abstained: None.

The application was declared a non-significant activity.

MOTION: Move to approve Floodplain Application for the addition of 29 parking spaces at 175 Century Drive; Assessor's Map 4, Lot 15; IP-1 (Industrial Park) zone; 175 Century

Drive, LLC, owner; David Nelson, Borghesi Building and Engineering Co. Inc., applicant with the stipulation that the maintenance plan be reviewed and makes sure there is a robust plan for the water oil separator and the parking lot drainage system.

By: Robinson

Seconded: Massaro

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

The application is approved.

6. Old Business

None.

7. New Business

None.

8. Staff Reports

a. IWWA Report – May2026 (4 pages)

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

- a. Inland Wetlands Enforcement Officer report, dated May 26, 2026, from Zachary Norton, Zoning Enforcement Officer, (Environmental Protection Technician)

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

By: Klimek

Seconded: Robinson

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

The report is filed.

9. Communications

b. Reappointment of G. Klimek

c. Reappointment of M. Robinson

MOTION Move to file the reappointment letters for Robinson and Klimek.

By: Klimek

Seconded: Robinson

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

The reports are filed.

10. Conservation Topics
None.

11. Adjournment

MOTION: Move to adjourn at 6:47 P.M.

By:

Seconded:

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

The meeting adjourned at

This meeting was recorded.

Respectfully submitted,
Janet Little

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

Michael Robinson, Vice-Chair