



City of Bristol
Zoning Commission

REGULAR MEETING — MONDAY, JULY 13, 2026
CITY HALL — 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/86460305860?pwd=Nqrhk7oMIEJNH3xaDlxqQWETSV6GaC.1>

Meeting ID:

864 6030 5860

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

REVISION #1

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
 - a. Regular Meeting — June 8, 2026
4. Public Hearings
 - 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.
5. Old Business
 - a. 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.

6. New Business

- a. Pre-Application Discussion: Pursuant to C.G.S. 7-159B and Article IV, Section 16.3.3. of the Zoning Regulations: Preliminary review of an Earth Excavation and Reclamation Facility zoning regulation containing 1. a minimum of 20 (twenty) acres 2. valid for a period of nine (9) years; 3. with the approval of a Zoning Permit; in the (I) General Industrial zone; Request submitted by: Attorney James Ziogas.

7. Staff Reports

- a. June 2026 — ZEO Report

8. Communications

- a. Reappointments
 - R. Goodwin
 - C. Mangiafico

9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, August 10, 2026

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JUNE 8, 2026**

By: Chairman White

Time: 6:00 P.M.

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

ROLL CALL:

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

1. Call to Order

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

Acting Chairman Goodwin reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, July 13, 2026.

2. Pledge of Allegiance

3. Approval of Minutes

a. Regular Meeting — May 11, 2026

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere, White and Goodwin with alternate Commissioner Caruso to vote on the May 11, 2026, regular meeting minutes.

Commissioner LaFreniere noted a correction needed on Pg. 8, Paragraph1 that should say 4 commercial units in each building.

MOTION: Move to approve the minutes of the May 11, 2026, regular meeting, as amended.

By: Mangiafico

Seconded: LaFreniere.

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

Against: None.

Abstained: None.

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.

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere, White and Goodwin with alternate Commissioner Caruso to vote on Application #2565.

Charles Talmadge of Development Planning Solutions, 225 North Main St., representing the applicant, requested the application be referred to the Planning Commission.

MOTION: Move to schedule Application #2565 for a public hearing for the July 13, 2026, regular meeting of the Commission.

By: Mangiafico

Seconded: LaFreniere.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- 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.

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere, White and Goodwin with alternate Commissioner Caruso to vote on Application #2566.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained bus yards were allowed in the industrial zone but parcels are not readily available. Attorney Ziogas said DATTCO of New Britain was awarded a contract and the applicant wants to store buses in Bristol to service the Bristol school system. The attorney indicated the New Departure facility agreed to lease spaces if the applications are approved for the IP-5 zone. Attorney Ziogas said if the Zone Change application is approved, a Site Plan would be applied for with the Planning Commission.

MOTION: Move to schedule Application #2566 for a public hearing for the July 13, 2026, regular meeting of the Commission.

By: Mangiafico

Seconded: Caruso.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- c. 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.
- d. 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 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 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.
- f. 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.

Acting Chairman Goodwin explained Applications #2567, #2568, #2569 and #2570 would be heard concurrently but voted on separately. Chairman White designated regular Commissioners Mangiafico, Goodwin, LaFreniere and White with alternate Commissioner Caruso to vote on Applications #2567, #2568, #2569 and #2570.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reviewed that a lot of debris was removed from the site. Attorney Ziogas said the applicant needed to regrade the properties and a small amount of material needed to be removed from the sites to construct the foundations. The attorney said one of the sites for these applications does not need the earth removal. Attorney Ziogas indicated one property not on the agenda need to have materials removed from the site. The attorney's view was that a referral to the Planning Commission was unnecessary.

Mr. Flanagan thought these applications should be referred to the Planning Commission because they were previously referred for the scenic view suggested in the POCD, but the referrals were a decision for the Commission.

Chairman White and Commissioner Hayden were in favor of sending referrals to the Planning Commission.

MOTION: Move to schedule Applications #2567, #2568, #2569 and #2570 for a public hearing for the August 10, 2026, regular meeting of the Commission. The Commission also referral Applications #2567 and #2568 to the Planning Commission for their June 22, 2026, regular meeting.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

The Applications #2567 and #2568 are scheduled for public hearing.

The Applications #2567 and #2568 are referred to the Planning Commission.

MOTION: Move to schedule Applications #2569 and #2570 for a public hearing for the August 10, 2026, regular meeting of the Commission. The Commission also referral Applications #2569 and #2570 to the Planning Commission for their June 22, 2026, regular meeting.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

The Applications #2568 and #2569 are scheduled for public hearing.

The Applications #2568 and #2569 are referred to the Planning Commission.

Acting Chairman Goodwin requested that New Business be relocated on the agenda.

MOTION: Move to relocate New Business before the Public Hearings on the agenda this evening.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

The New Business was placed before the Public Hearings this evening.

7. New Business

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

Acting Chairman Goodwin designated regular Commissioners Mangiafico, Goodwin, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2405 and #2450.

Mr. Flanagan noted Attorney Thomas Conlin from Corporation Counsel Office would be in attendance this evening. The City Planner informed the Commission the City was working on an Ordinance for the smoke and vape shops for the entire City.

The City Planner's view was a one-year moratorium could be put in place. Mr. Flanagan said no new facilities would be allowed. The City Planner indicated this was to stop the increase of shops and control the use.

Commissioner Mangiafico reviewed her attendance at the Ordinance Committee meeting and the item to request the Zoning Commission to space the distance of the shops.

Acting Chairman Goodwin was uncomfortable voting on the request because the request from Corporation Counsel was unclear because there were too many variables.

Chairman White suggested to keep the item on the agenda to determine a clearer request and reinvoke Attorney Conlin to the next meeting. Mr. Flanagan would invite Attorney Conlin to the next regular meeting.

The Commission resumed Item #5, Public Hearings.

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.

Acting Chairman Goodwin explained Applications #2559 and #2560 would be heard concurrently but voted on separately.

Acting Chairman Goodwin designated regular Commissioners Mangiafico, Goodwin, LaFreniere and White with alternate Commissioners Caruso to vote on Applications #2559 and #2560.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, specified the request was for the Edgewood School that was constructed in 1956 and had 2 subsequent renovations since then. The attorney noted there was no indication a Special Permit was required when the facility was constructed. The attorney pointed out when the Staff had discussion on applications it was suggested a Special Permit and Site Plan would be appropriate. Attorney Ziogas verified the roof caved in a few years ago so the students had to be relocated.

The attorney specified funding was available for a significant renovation that would benefit the City. Attorney Ziogas noted the parking lot and accessways would be reduced because it was in the upland review area. The attorney said an approval was received from the Inland Wetlands Agency for the upland review area and the floodplain area. Attorney Ziogas stated the comments were addressed with exception to the new City Engineer comments that may be addressed.

The attorney reminded the Commission there is an Aquifer Protection Agency application for the property this evening. Attorney Ziogas noted the project should be done in August 2027. The attorney said there were 278 students.

Nancy Levesque, P.E., of Benesh Engineering, 200 Glastonbury Blvd., Glastonbury, representing the applicant, reviewed the engineering plans. Ms. Levesque explained the water quality was improved exiting the site. The engineer noted the site was near the New Britain Watershed and a watershed property. Therefore, the impervious surface was reduced 15,000 sq. ft. and 4 structures were replaced with hydrodynamic separators.

Ms. Levesque verified the Public Works Dept. and Farmington River Water Association installed a bioretention swale that would remain for roof drainage and some parking lot drainage. The engineer noted there would be slight grading but no filling of the property because the property was in floodplain and floodway area. Ms. Levesque said the same traffic pattern would remain. The engineer noted during construction the applicant had to work on a contract with the Aquatic Center and Little League Center. Ms. Levesque said new utilities would be installed on the plans.

Mr. Flanagan inquiries: The engineer verified there were no concerns with addressing the remaining comments but some comments would be clarified for the plans. Ms. Levesque briefly reviewed the materials for the kitchen area that included an internal grease trap. Ms. Levesque noted the letter of approvals are needed for the State approvals.

Commission inquiries: Mr. Flanagan was unsure if the New Britain Water Co. plans would overlap during the construction.

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

The City Planner reviewed the documents for the applications.

The hearing #2559 is closed.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

MOTION: Move to approve Application #2559 — Special Permit for a Civic Facility (Public School) for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy with the following stipulations:

1. This Special Permit shall authorize the use of the property located at 345 Mix Street; Assessor's Map 53, Lot 140; R-15 (Single-Family Residential) zone as a Civic Facility (Public School).
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: White.

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

Against: None.

Abstained: None.

The application #2559 is approved with stipulations.

Mr. Flanagan inquiries: Ms. Levesque, P.E., agreed an as-built plan would be very valuable records for future use of the property.

The hearing #2560 is closed.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

MOTION: Move to approve Application #2560 — Site Plan for a Civic Facility (Public School) for the renovation of the 41,483 sq. ft. Edgewood Pre-K Academy with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Renovations to: Edgewood Pre-K Academy, 345 Mix Street, Bristol, CT 06010" with a last revision date of May 28, 2026.
2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
3. A final As-Built of the site shall be submitted for staff review prior to a Certificate of Occupancy being requested.
4. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

The application #2560 is approved.

- 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.

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

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, specified the request for the zone would be appropriate with the surrounding zones in the POCD. Attorney Ziogas reported the request was supported by the prior approvals and the City's long-term planning objectives. The attorney reviewed the recommended approval from the Planning Commission. Attorney Ziogas reviewed the prior 1987 approved Variance from ZBA for storage of heavy equipment.

The attorney overviewed the use that was consistent with the I-Zone but noted the uses are not allowed in the BG Zone. Attorney Ziogas noted if the application is approved, the non-conformity and the Variance would be eliminated for the site. The attorney verified the property had City sewer and water services. Attorney Ziogas indicated the applicant wanted to use the property as an industrial use and to construct a new building. The attorney noted if the application is approved the facility across the street wanted to relocate to the property with a Site Plan. Attorney Ziogas' view was there would be no negative impacts.

Mr. Flanagan inquiries: The attorney reviewed the lot line revision for the site so the lot line will go from east to west. Attorney Ziogas noted the existing house would have conforming frontage for the BG Zone. The attorney said the 3 residential lots would be merged to 2 lots with 334 East Main St. Attorney Ziogas noted the shed would be removed.

The attorney indicated the State has expanded uses in the I-Zone so the State Statutes would allow cannabis cultivation facilities. Attorney Ziogas was unsure if the Zoning Regulations allowed the cannabis cultivation facilities.

Commissioner Hayden reminded the Commission the discussion should be based on the zone change this evening.

Commission inquiries: Mr. Flanagan verified only a portion of the BG Zone would be rezoned.

No one else spoke in favor of the application.

No one spoke against the application.

The City Planner reviewed the documents for the application.

The hearing is closed.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

MOTION: Move that 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 be approved because:

1. The Zoning Map amendment, as presented, would be consistent with the goals, policies and action steps of the 2015 Plan of Conservation and Development, amended to April 1, 2018.

The effective date of the Zoning Map Amendment will be July 1, 2026.

By: Mangiafico

Seconded: White.

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

Against: None.

Abstained: None.

The application is approved.

- 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.

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

Mr. Flanagan clarified this was a Zoning Commission application for Public Act 25-01 to comply with the State laws passed in 2025. The City Planner indicated the Planning Commission had a robust discussion on the amendments and gave a positive referral.

Francisco Gomes, AICP, overviewed the two amendments for the Zoning Regulations and Zoning Map. Mr. Gomes said the first amendment was for the Middle Housing and Parking that becomes effective in on July 1, 2026. The consultant noted it was important to revise the Regulations in response to the State Legislature passed laws that were not required by July 1st but were requiring towns to allow middle housing in commercial and mixed-use zones by July 1, 2026.

Mr. Gomes pointed out the State Legislature was requiring towns to significantly revise the off-street parking requirements. The consultant specified there were two different amendments.

Mr. Gomes read into the record the details required in the Public Acts. Mr. Gomes suggested to amend the Regulations for residential middle housing in the RT-5 Zone and mixed-use middle housing in the BN, BG, BD and BHC Zones to comply with the State Statutes to regulate requests. The consultant said a lack of amendments would make the Commission accept any developments if consistent with the Public Act to their interpretations.

Attorney James Ziogas, 104 Bellevue Avenue, inquired if "summary review" was comparable to a Site Plan application because it was abstract. Attorney Ziogas asked about traffic considerations.

Mr. Gomes reviewed the definition of a "summary review" and the traffic considerations with Attorney Ziogas. The consultant appreciated the mention of what kind of discretion does the Commission have that extends beyond the site and compliance with the Regulations as written. Mr. Gomes thought the discretion was a matter of public health and safety with valid requests.

Charles Talmadge of Development Planning Solutions, 225 North Main Street, inquired if the middle housing was an as of right use that went to the Planning Commission for a Site Plan review.

Mr. Gomes verified the Planning Commission would review the Site Plans for the middle housing as an as of right use unless specified in the Regulations.

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 is closed.

By: Mangiafico

Seconded: White.

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

MOTION: Motion to approve Application #AZR 26-01 — Review, discussion and 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.

The Zoning Commission finds that the zoning text amendments contained in Recommendation #49, as presented, are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of zoning text amendments shall be: July 1, 2026.

By: Mangiafico

Seconded: White.

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

The application is approved.

Chairman White departed the meeting at 6:55 P.M. Acting Chairman Goodwin designated Commissioner Hayden to vote in place of Chairman White for the remainder of the evening.

- 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.

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere and Goodwin with alternate Commissioners Caruso and Hayden to vote on Application #AZR 26-02.

The consultant explained as of July 1, 2026, the Commission cannot require any off-street parking for any residential units with less than 16 units unless a Conservation Traffic Mitigation District is established that the Commission is calling a parking management district. Mr. Gomes discussed the parking for residential units outside the district and for 17 or more units.

The consultant noted the Regulations needed to be revised for the parking changes. The consultant noted the State is allowing applicants to prepare parking needs assessment to demonstrate reduced parking for plans that has to be accepted. Mr. Gomes said if there is an effect on public health and safety that mitigation may be requested. The consultant summarized the State is limiting the off-street parking.

Mr. Gomes summarized the Regulations that had to be revised for residential units with the State Legislation requirements. The consultant said the Parking Needs Assessment language had to be added to the Regulations from the Legislation. Mr. Gomes noted a Parking Management District and a Zoning overlay zone was drafted on the Zoning Map. Mr. Gomes reviewed the revisions to the Zoning Map with the new State legislation that included the middle housing district and limited off street parking areas.

Commission inquiries: The consultant mentioned that even if no parking was proposed or existing that the financial institutions wanted parking for leasing or selling properties so this may prevent developments with this situation.

The City Planner reviewed the documents for the application.

Mr. Flanagan pointed out to Mr. Gomes that Application #AZR 26-01 created an I-Zone out the BG Zone on East Main St. The City Planner noted the BG Zone would be changing on July 1, 2026.

Mr. Flanagan inquiries: Mr. Gomes would amend the Zoning Map for East Main St. that would not be prohibited. The consultant surmised 90% of the parking management district would not be developed so there were no concerns.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

MOTION: Motion to approve Application #AZR 26-02 — Review, discussion and 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.

The Zoning Commission finds that the zoning text amendments for parking and the zoning map amendments contained in Recommendation #50, as presented, are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of zoning text amendments for parking and the zoning map amendment shall be: July 1, 2026.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

The application is approved.

Item #7.a. under New Business was resumed at this time with the arrival of Attorney Thomas Conlin at this time.

7. New Business

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

Acting Chairman Goodwin requested New Business be moved before Old Business on this evening's agenda.

Acting Chairman Goodwin designated LaFreniere, Mangiafico and Goodwin with alternate Commissioners Caruso and Hayden to vote on Item #7.a., New Business.

MOTION: Move to relocate New Business before the Old Business on the agenda this evening.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

Acting Chairman Goodwin noted the Commission had a prior discussion and was unclear on the request for this item.

Attorney Thomas Conlin of Corporation Counsel Office, City Hall, 111 North Main St., representing the applicant, explained the request was the City Council would like the Commission to consider amending the Zoning Regulations to prohibit more vape shops from being placed in this community. Attorney Conlin also requested an alternative of placing prohibitive restrictions on these shops. The attorney said the main concern of the City Council was the products are affecting the youth of the community. Attorney Conlin said there were concerns raised at the Ordinance Committee from the community.

Commission inquiries: The attorney was unsure of the total amount of vape, smoke shops and tobacco shops. Attorney Conlin was unsure of the amount of vape, smoke shops and tobacco shops that went out of business. The attorney said the City Council would like the existing shops to be affected by a new Regulation to either leave the City or go out of business. Attorney Conlin stated the new shops would be affected by the new Regulations.

The attorney verified the City Council did not specifically state for all smoke shops to go of business but wanted the shops to be very difficult or nearly impossible to have access to the shops with tools in the Regulations. Attorney Conlin said an Ordinance in place would be a \$90.00 fine per day. The attorney noted an Ordinance would be presented tomorrow evening to the City Council. Attorney Conlin reviewed some of the illegal ingredients in the vaping products.

Acting Chairman Goodwin was not a supporter of youth smoking or vaping but there were gas stations selling the products. The Acting Chairman noted New Haven had done work with vape shops. Acting Chairman Goodwin was uncomfortable closing all smoke shops, vape shops, convenience stores and gas stations.

The Acting Chairman was more comfortable discussing limits to be placed on the facilities. The Acting Chairman was not in favor of the draft motion this evening. Acting Chairman Goodwin requested more guidance from the

Corporation Counsel Office because prohibition failed many years ago. Acting Chairman Goodwin preferred to set limits but was unsure of the City Council's requests.

Commission inquiries: Attorney Conlin said the request was for smoking and vaping products.

The attorney noted the emphasis was on vape products because of comments from the Police Dept. and efforts from the Dept. of Consumer Protection with various unpackaged products and illegal products. Attorney Conlin review some of the limits for towns in CT with the concerns.

The attorney explained to Attorney James Ziogas, 104 Bellevue Avenue, that cigars were not an illegal product and would not be banned.

The Acting Chairman requested more collaboration with the City Council, Ordinance Committee for a better understanding of all their intentions. The Commission requested the total number of vape shops in the City.

No vote was taken on 7.a., New Business.

Old Business

6. Old Business was resumed at this time.

- 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.

Acting Chairman Goodwin designated LaFreniere, Mangiafico and Goodwin with alternate Commissioners Caruso and Hayden to vote on Item #6.a., under Old Business.

Mr. Flanagan reminded the Commission that Mr. Talmadge was in attendance at last month's meeting for the request. The City Planner indicated that a final inspection was required but was waiting for the applicants engineer to finish some work. Mr. Flanagan reviewed the outstanding comments.

Charles Talmadge of Development Planning Solutions, 225 North Main St., was to expedite the process. Mr. Talmadge noted the majority of the bond was for the landscaping and paving that was proposed during the Site Plan approval process. The consultant said the plan has not change from the last discussion with exception to slight changes to the as-built plan. Mr. Talmadge estimated the plan would be finished before the July meeting.

The City Planner stated that the proposed motion will enable Staff to work with the applicant on the bond but any concerns may be brought back to the Commission.

MOTION: Move to release the site improvement bond for Phase 2 for 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 bond amount of \$201,242.00 will only be released after all remaining Staff comments have been addressed and all site improvements have been satisfactorily completed. This will include the updating of all remaining As-Built drawings and the completion of the Engineering Division As-Built checklist by the applicants' civil engineer, Robert Green Associates.

Staff is authorized to bring any remaining bonded site improvement matters that cannot be resolved with the applicant, back to the Zoning Commission for a review.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

The bond release is approved.

- 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.

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere and Goodwin with alternate Commissioners Caruso and Hayden to vote on Application #2517.

Mr. Flanagan explained the applicant and their attorney provided a map but there were some additional comments for the plans. The City Planner said the application was approved in April 2025 and it has been one year since the approval. Mr. Flanagan indicated a report with the additional information would be sent to the Engineering Staff for a review.

MOTION: Move to accept the 2025 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.

The report will be sent to the City Engineering staff for a review, comment and follow-up with the applicant.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

The application is approved.

- 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.

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere and Goodwin with alternate Commissioners Caruso and Hayden to vote on Applications #2405 and #2450.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reviewed his discussion with the City Planner to continue the item to the July meeting.

Mr. Flanagan said the Staff went through the application files and discovered the Inland Wetlands application had expired in December 2025 from the approval date of December 2020. Mr. Flanagan spoke to the applicant's attorney to inform the applicant of the expiration.

The attorney agreed to continue the applications because he was unsuccessful in contacting the applicant. Attorney Ziogas would investigate the data with the applicant and to possible extend the Inland Wetlands permit. The attorney said when the inland wetlands concern is resolved, he would return back to the Commission next month.

MOTION: Move to continue the discussion on the 5-year extension of Applications #2405 and #2450 to the July 13, 2026 Zoning Commission Regular meeting.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

The application is continued.

8. Staff Reports

a. May 2026 — ZEO Report

The following item was submitted into the record: a copy of the Zoning Enforcement Officer's report dated May 5, 2026.

Brandon Peate, Zoning Enforcement Officer's report, reviewed his monthly Zoning Enforcement Officer's report for May 2026. Mr. Peate noted he was working on abandoned vehicle concerns and now has a process in place for the really old and vehicles in disrepair that had no ownership.

9. Communications

There were no communications.

10. Adjournment

Acting Chairman Goodwin designated regular Commissioners Mangiafico, LaFreniere and Goodwin with alternate Commissioners Caruso and Hayden to vote on the adjournment.

MOTION: Move to adjourn at 8:48 P.M.

By: Mangiafico

Seconded: Caruso.

For: Caruso, Hayden, LaFreniere, Mangiafico and Goodwin.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

John LaFreniere, Secretary

Application #2565

Change of Zone

398 & 406
Broad St.

For Office Use Only	
APPLICATION NO:	<u>2565</u>
DATE FILED:	<u>5/14/26</u>
DECISION DATE:	_____
DECISION:	_____

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

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

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

Address or Location of the Property: 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!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2565

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: _____

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.

Response from Planning



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: June 23, 2026

TO: Zoning Commission

FROM: Bristol Planning Commission

Re: 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

The Bristol Planning Commission, at its meeting of June 22, 2026, approved the following motion with respect to the above captioned item:

“To send a positive referral to the Zoning Commission for: 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 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: Charles Talmadge (via e-mail)

Paul Laferriere (via e-mail)

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

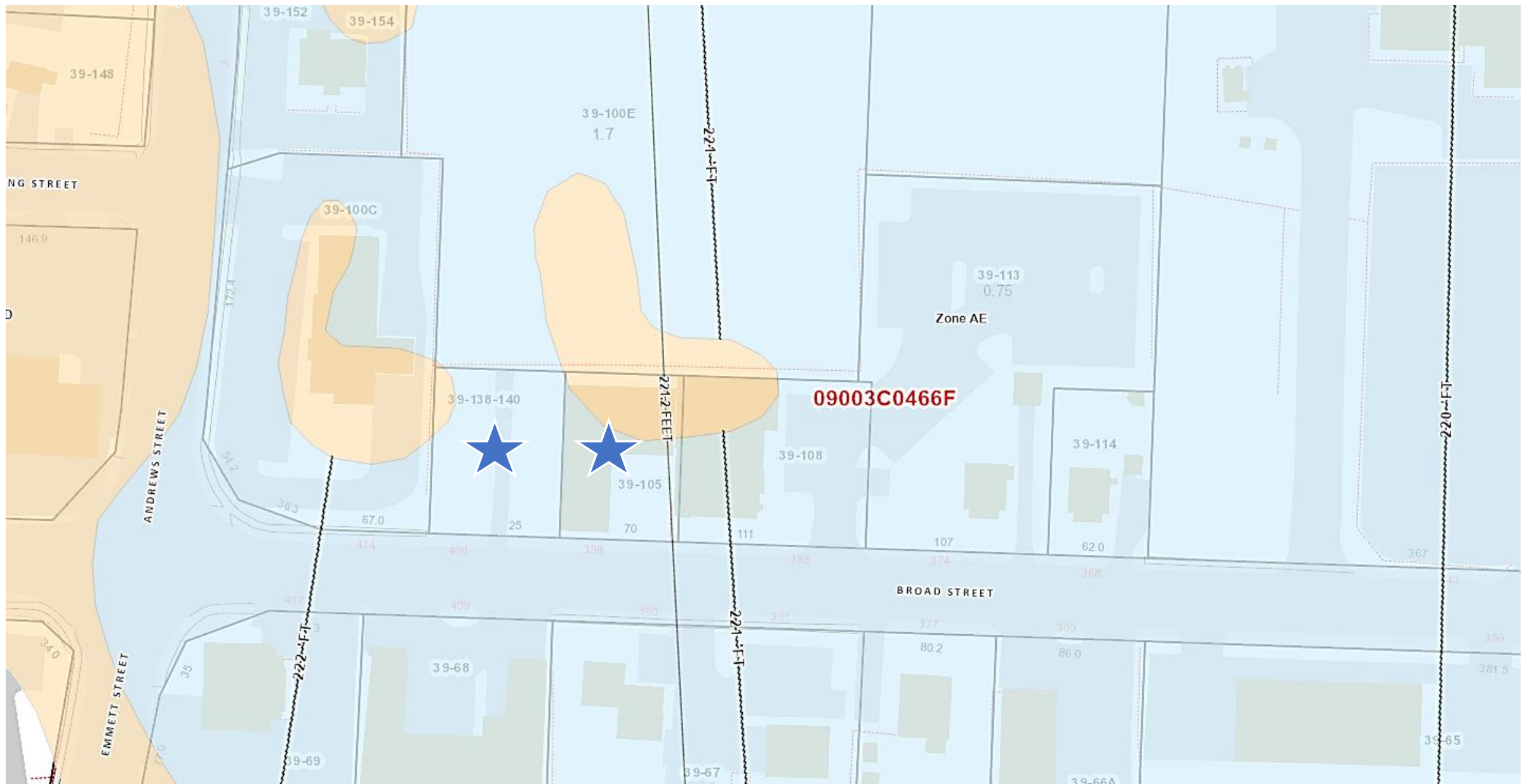
For questions or additional information, please contact:

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

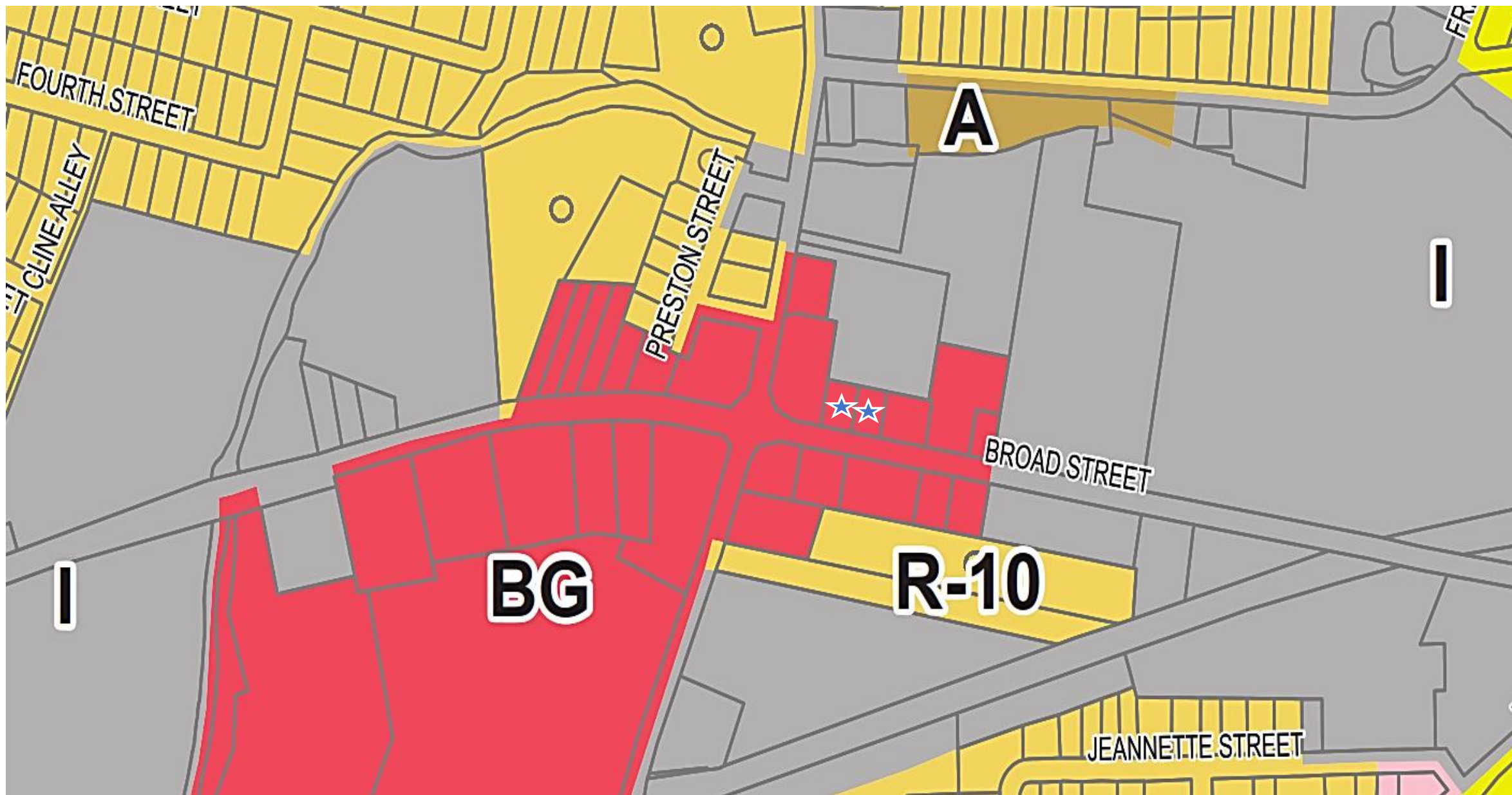
Various GIS and Google Maps



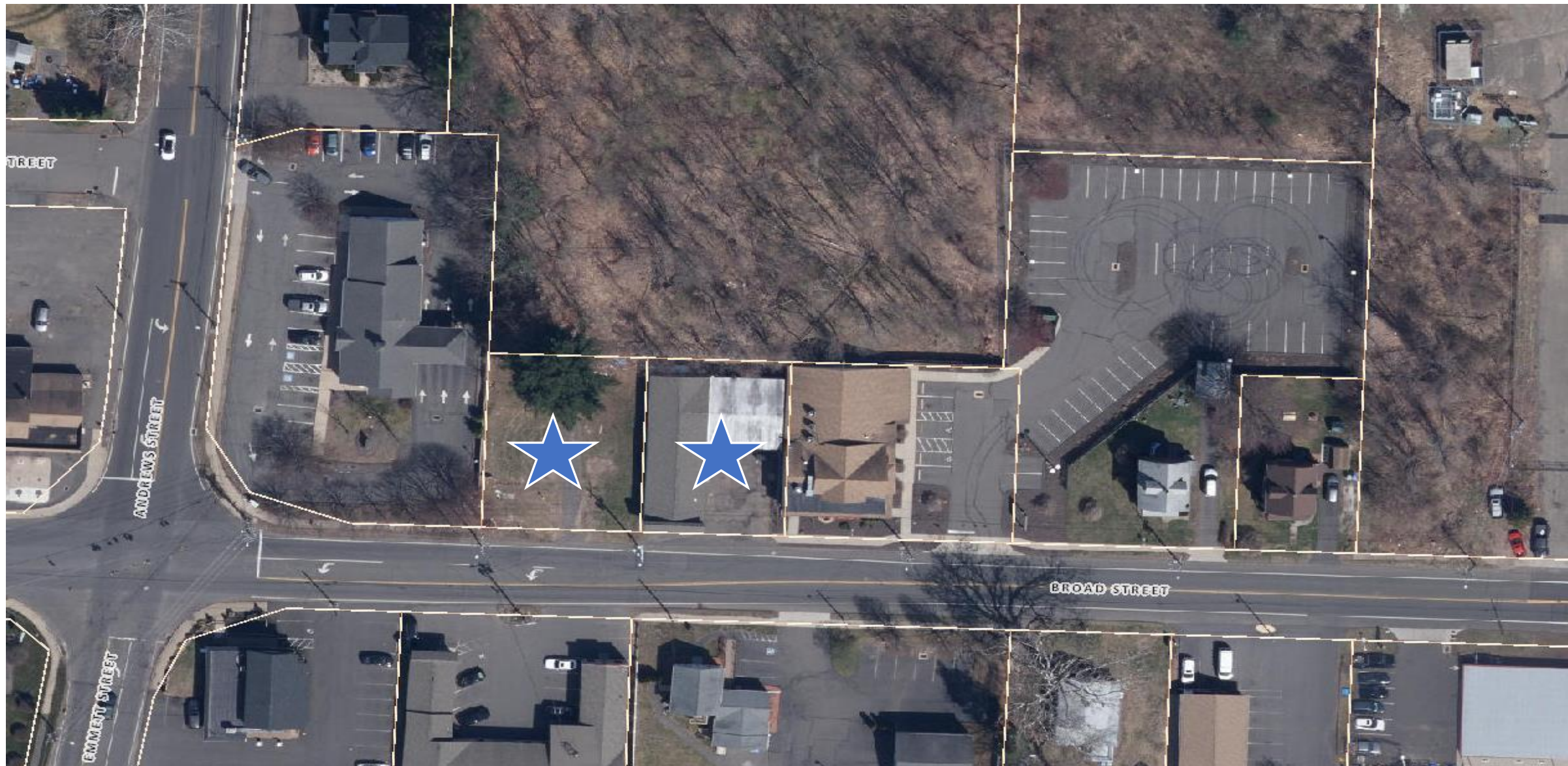
398 & 406 Broad Street – Location
Map 39, Lot 105 & 138-140



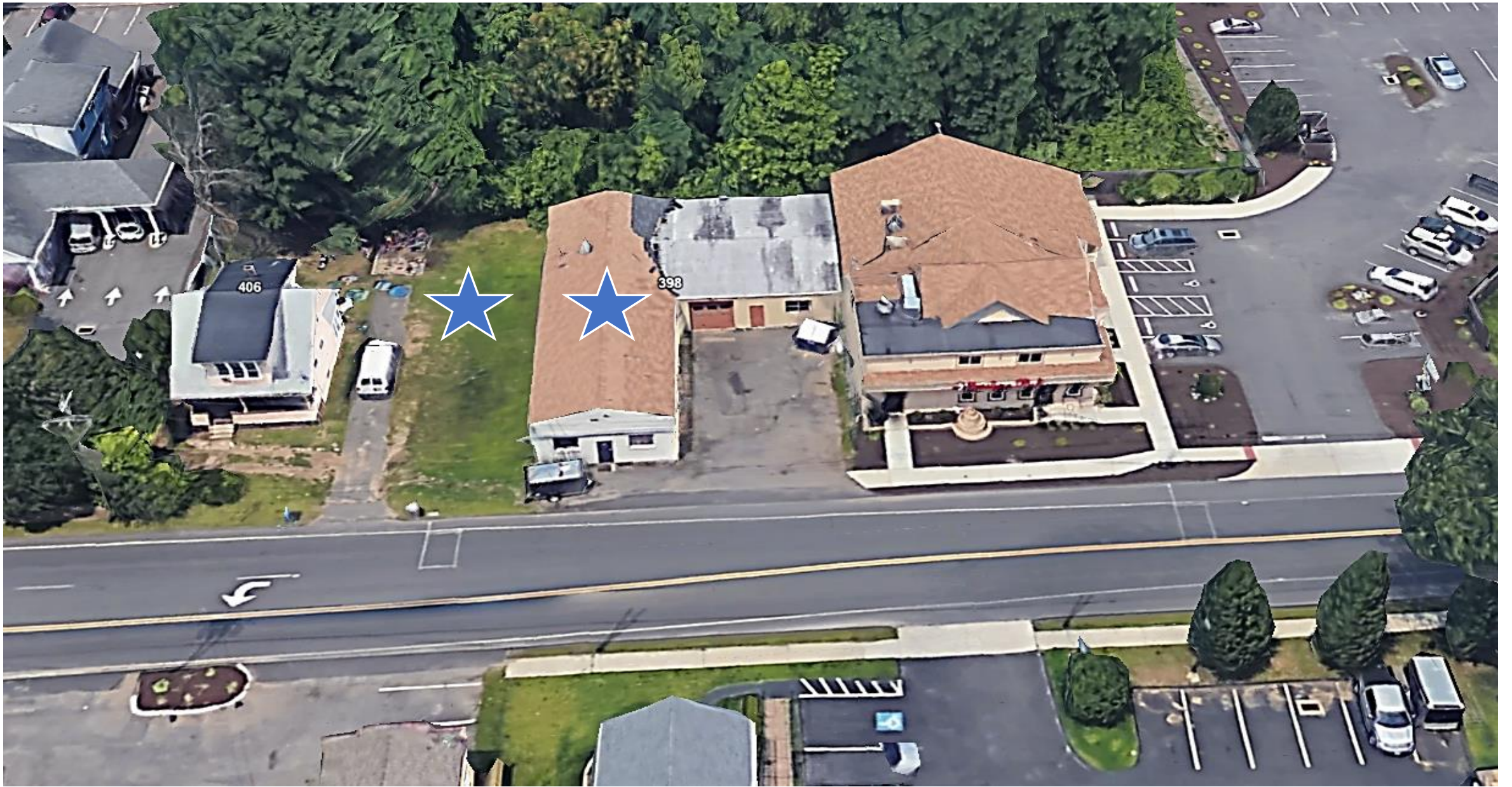
398 & 406 Broad Street – Floodplain
Map 39, Lot 105 & 138-140



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

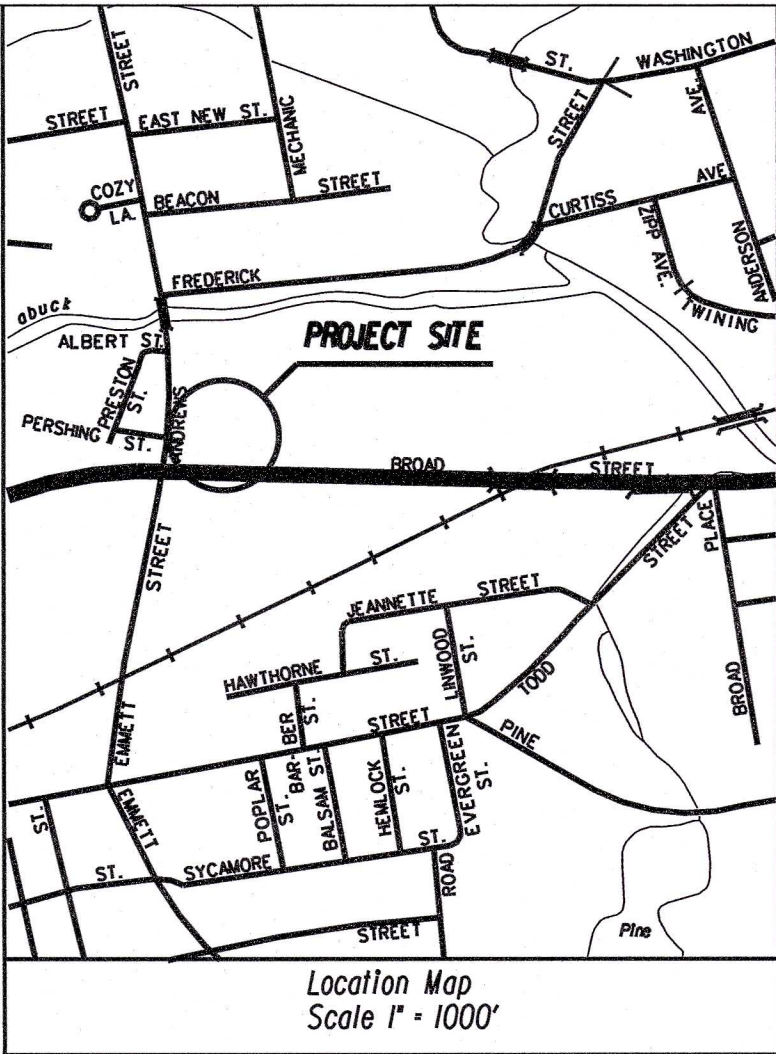
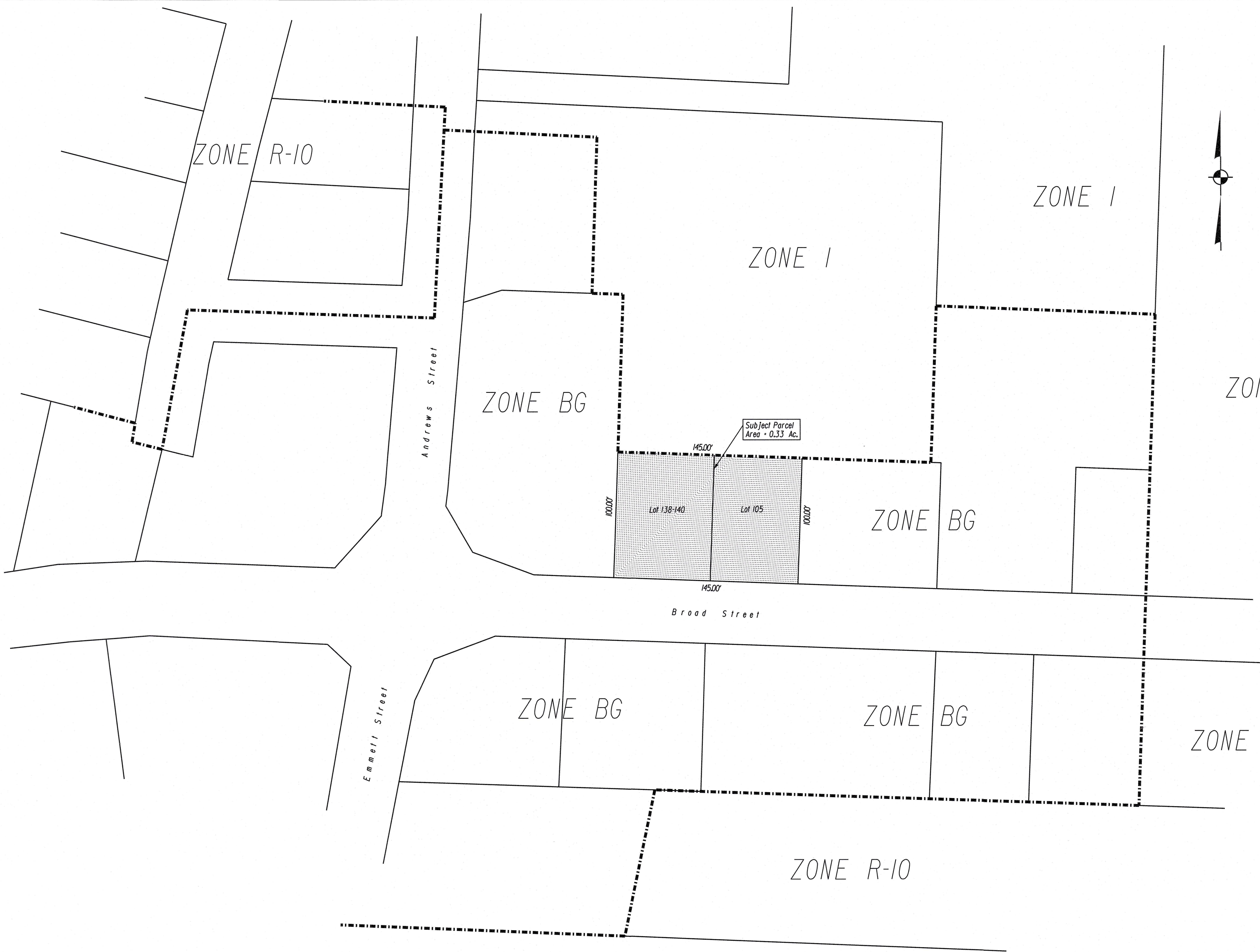


398 & 406 Broad Street – Aerial 2023
Map 39, Lot 105 & 138-140



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

Zone Change Map (Proposed)



Zone Change Map

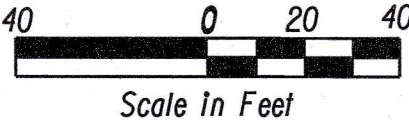
BG to I

Assessors Map 39 Lot 138-140
&
Assessors Map 39 Map 105

Broad Street

Bristol, Connecticut

Scale 1"=40' April 24, 2026



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

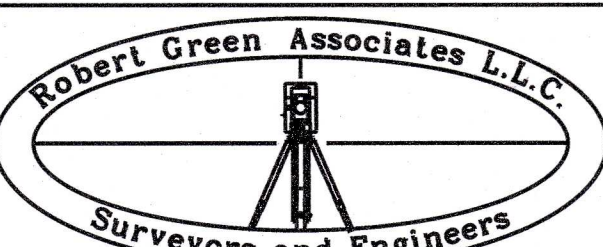
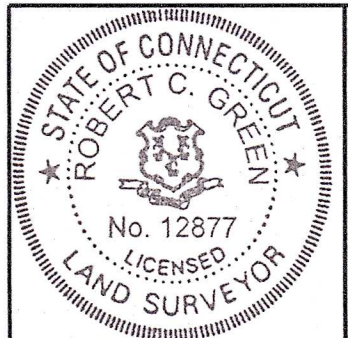
Robert C. Green

SURVEYOR'S NOTES

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE RESOURCES SECTION 36-300b THROUGH 36-300d 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 COMPILED PLAN AND CONFORMS TO A HORIZONTAL ACCURACY CLASS D AND A VERTICAL ACCURACY CLASS BVA.

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.



6 Old Waterbury Road
Terryville, Conn. 06786

Phone: (860)-589-0135
Fax: (860)-589-1342

Application
#2566

Text
Amendment

IP-5
zone

Application # 2566

JAMES ZIOGAS JR,
ATTORNEY AT LAW, LLC **May 26, 2026**
104 Bellevue Avenue
Bristol, Connecticut 06010

TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL:

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.

Response from Planning



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: June 23, 2026

TO: Zoning Commission

FROM: Bristol Planning Commission

Re: 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.

The Bristol Planning Commission, at its meeting of June 22, 2026, approved the following motion with respect to the above captioned item:

“To send a positive referral to the Zoning Commission for: Application #2566 because the Planning Commission finds that the proposed Amendment to the Zoning Regulation, 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)

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.

Response from NVCOG

From: Trish Bruder <pbruder@nvcogct.gov>
Sent: Monday, June 8, 2026 2:44 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Nancy King <NancyKing@bristolct.gov>
Subject: Acknowledgment of Referral - BRIS-67-06082026-Z (City app. 2566)

Good afternoon, Robert,

This is to acknowledge receipt on 06/08/2026 of zoning/subdivision referral as required by the General Statutes State of Connecticut and identified as follows:

Text Amendment referral from the City of Bristol 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.

Should a response not be transmitted to you on or before 30 days from our receipt date, you may use this acknowledgment as proof of compliance with the appropriate statute.

Naugatuck Valley Council of Governments
49 Leavenworth St., 3rd Floor
Waterbury, CT 06702

Best regards,

Patricia Bruder

Executive Administrative Clerk



**NAUGATUCK VALLEY
COUNCIL of GOVERNMENTS**

49 Leavenworth Street, 3rd Floor, Waterbury CT, 06702

t: 203.757.0535 ext. 120 | m: 203.676.1980

e: pbruder@nvcogct.gov | w: www.nvcogct.gov

This transmittal may be a confidential communication or may otherwise be privileged. If it is not clear that you are the intended recipient, you are hereby notified that you have received this transmittal in error; any review, dissemination, distribution, or copying of this transmittal is strictly prohibited. If you suspect that you have received this communication in error, please notify us immediately by telephone at 203-757-0535, or e-mail at info@nvcogct.gov, and immediately delete this message and all its attachments.

**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 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 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:	11/11/22
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

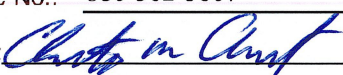
Other comments: _____

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:  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!



Substitute House Bill No. 6531

Public Act No. 21-34

AN ACT CONCERNING THE RIGHT TO COUNSEL IN EVICTION PROCEEDINGS, THE VALIDITY OF INLAND WETLANDS PERMITS IN RELATION TO CERTAIN OTHER LAND USE APPROVALS, AND EXTENDING THE TIME OF EXPIRATION OF CERTAIN LAND USE PERMITS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (NEW) (*Effective July 1, 2021*) (a) As used in this section:

(1) "Covered individual" means any party to a covered matter who is an income-eligible tenant, lessee or occupant, for residential purposes, of any land or building, any apartment in any building, any dwelling unit, any trailer or mobile manufactured home or any land upon which a trailer or mobile manufactured home is used or stands;

(2) "Covered matter" means any notice to quit delivered to, or any summary process action instituted against, a covered individual pursuant to chapter 832 or chapter 412 of the general statutes or any administrative proceeding against a covered individual necessary to preserve a state or federal housing subsidy or to prevent a proposed termination of the lease;

Hyperlink for full act:

<https://www.bristolct.gov/DocumentCenter/View/51974/2021PA-00034-R00HB-06531-PA>



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.

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.

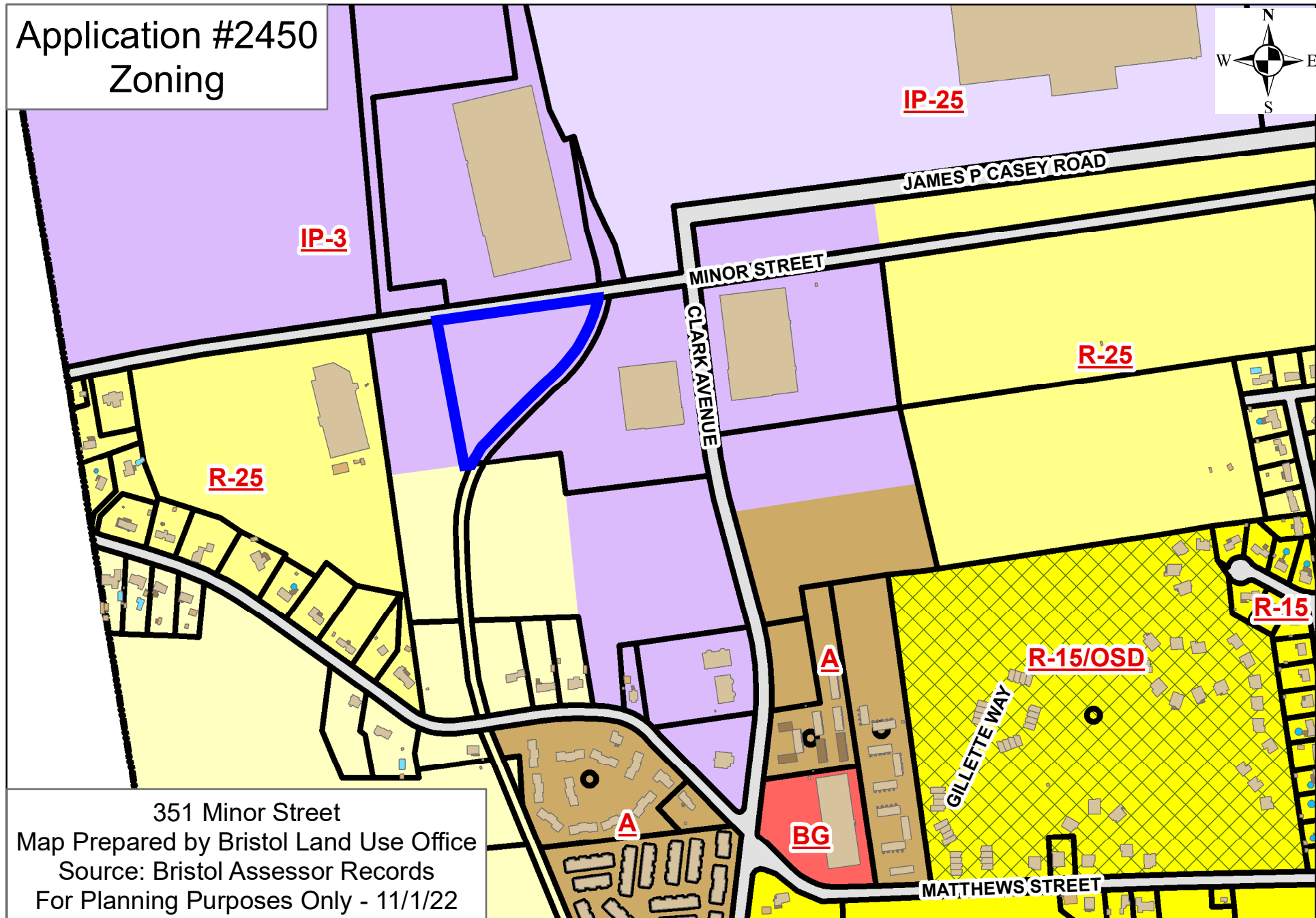
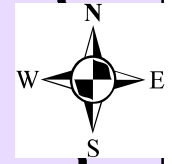
If possible, I'd like to have your comments by Monday, November 14, 2022 at Noon.
The Zoning Commission meeting is that evening.

Thanks.

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

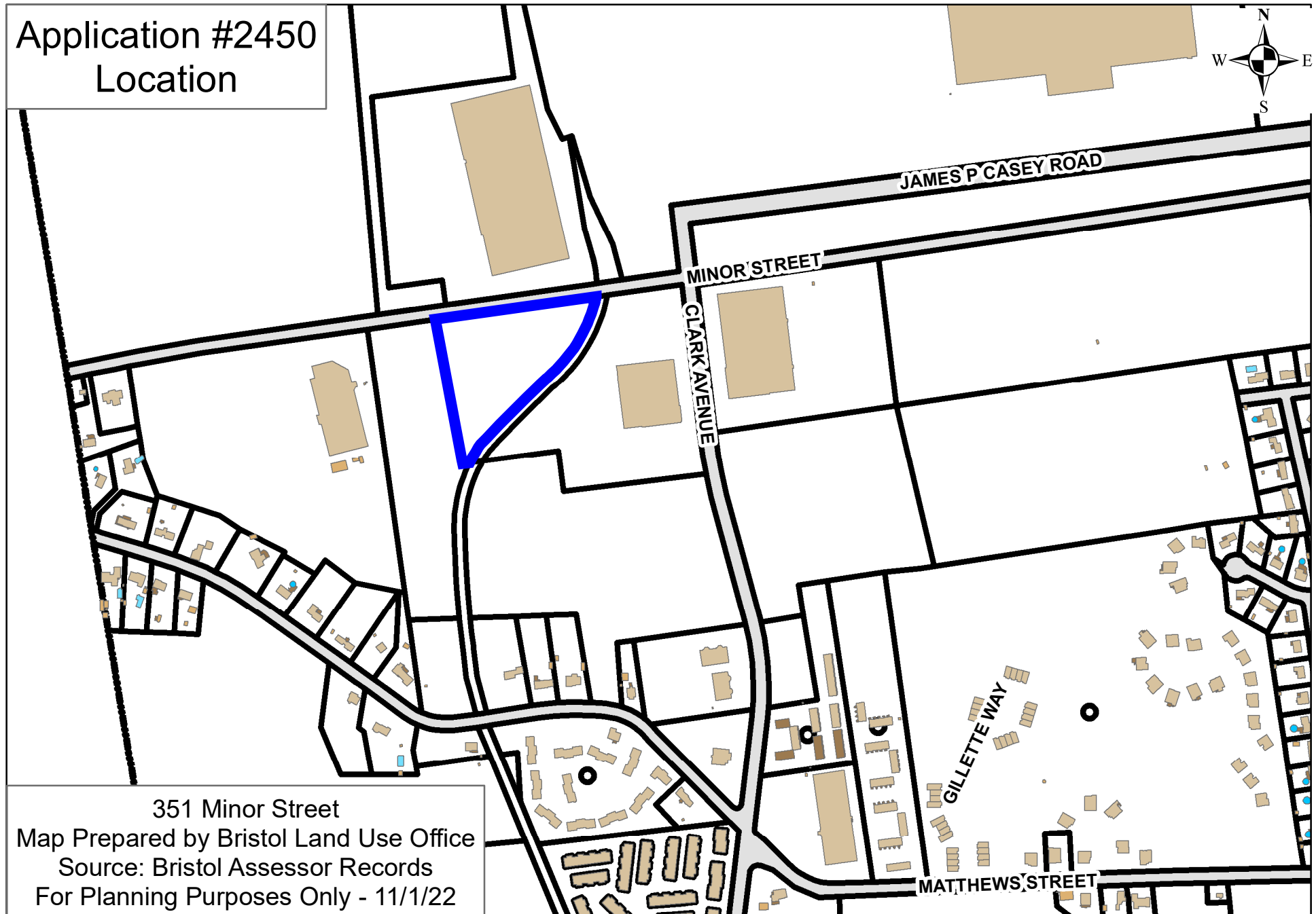
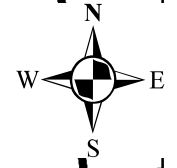
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Application #2450
Zoning



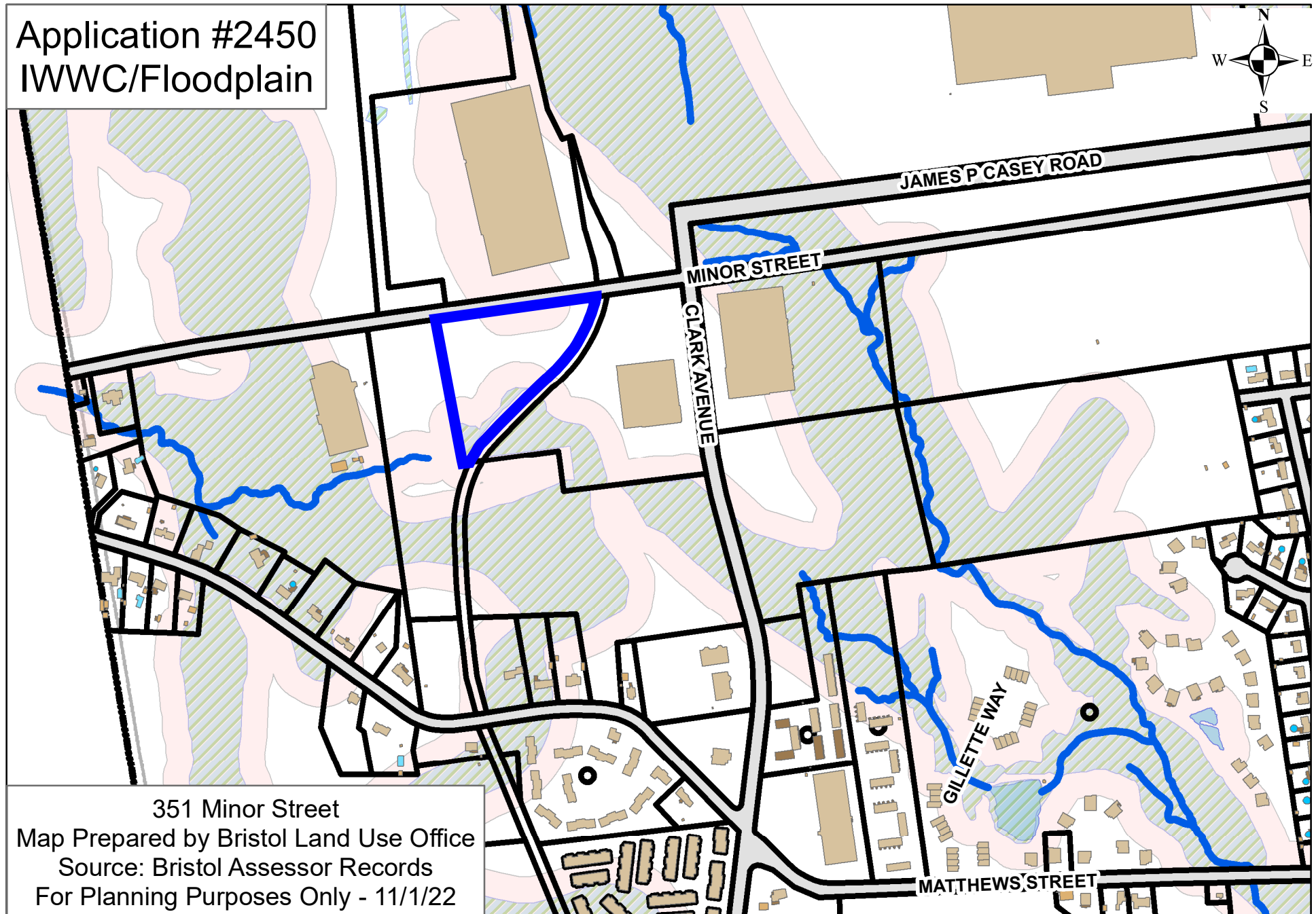
351 Minor Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 11/1/22

Application #2450
Location



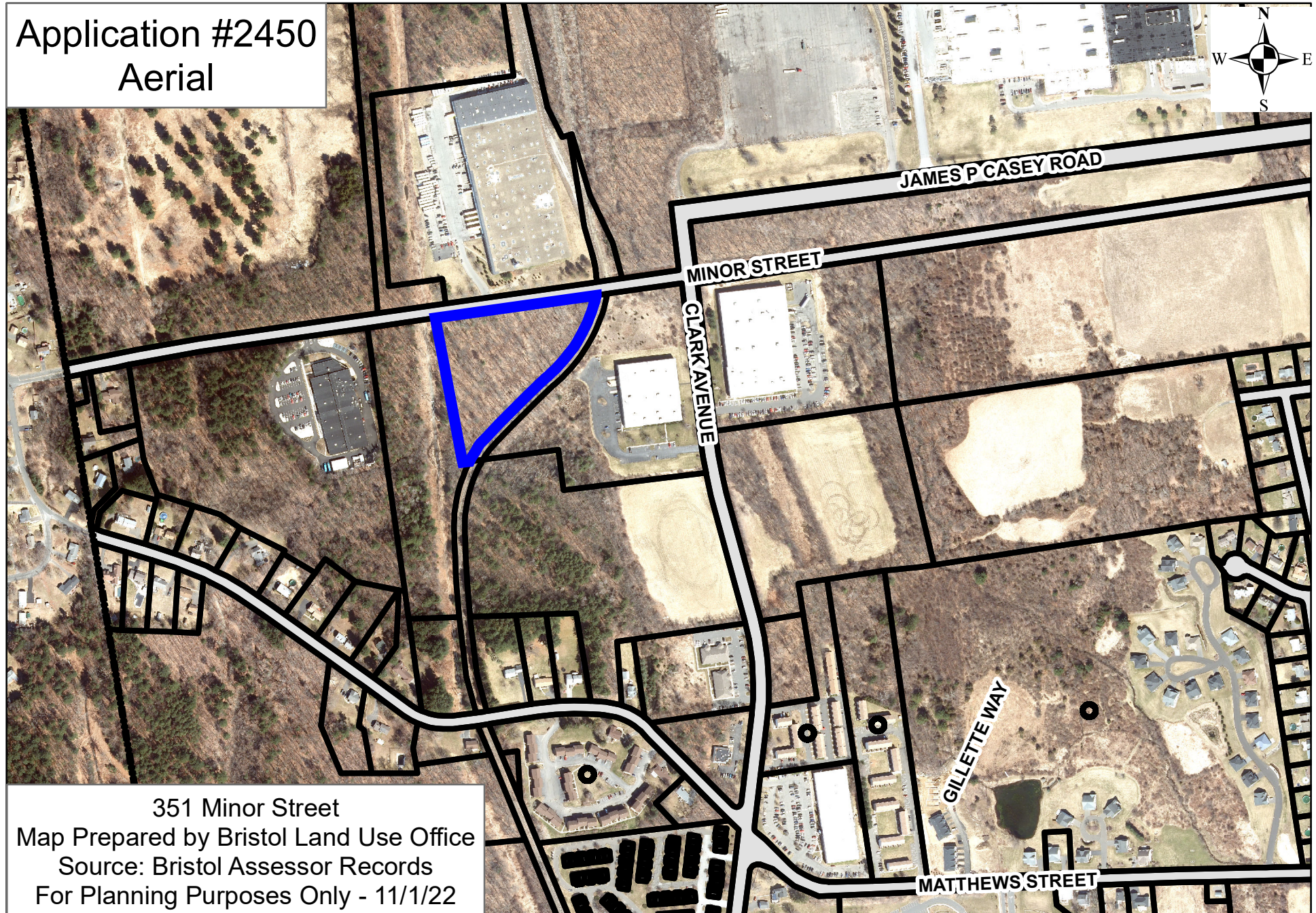
351 Minor Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 11/1/22

Application #2450
IWWC/Floodplain



351 Minor Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 11/1/22

Application #2450
Aerial



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



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:

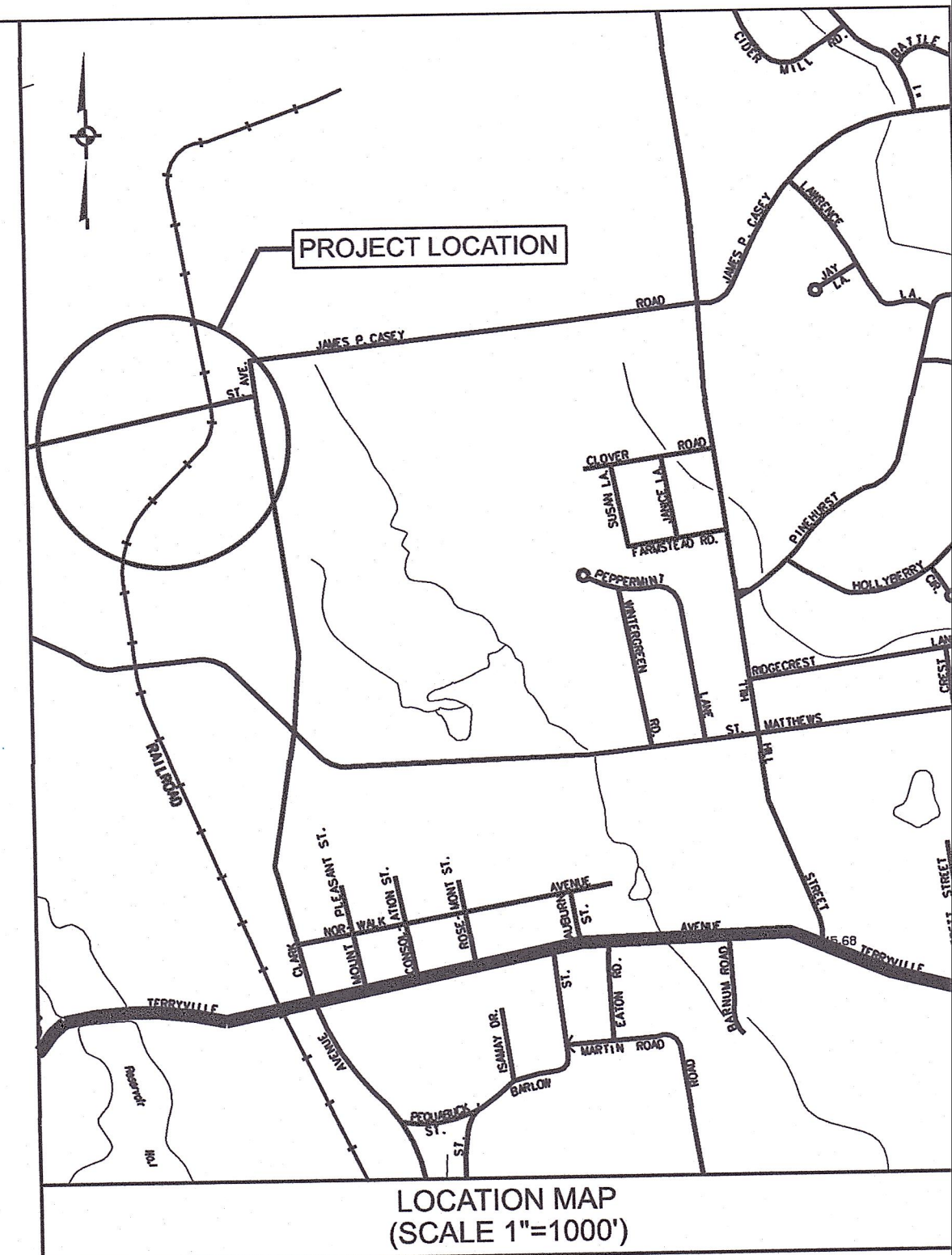
https://ct-bristol2.civicplus.com/DocumentCenter/View/38570/351-Minor-St_3rdreview

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



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

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

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
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	ZONING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROX. LOCATION EXISTING WATER MAIN
	PROPOSED 1" COPPER WATER SERVICE
	PROPOSED 6" D.I.P. FIRE SERVICE
	APPROX. LOCATION EXISTING SEWER MAIN
	PROPOSED 6" PVC (SDR-35) SEWER LATERAL
	APPROX. LOCATION EXISTING GAS MAIN
	PROPOSED GAS SERVICE
	PROPOSED ELECTRIC SERVICE
	PROPOSED TEL./COMM. SERVICE
	PROPOSED 8" PVC ROOF LEADER CONNECTION
	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

#2450 phasing plan
11/14/22
Approved
CITY OF BRISTOL, CONNECTICUT
This Site Plan has been approved by the
Commission of the City of
Bristol, CT.
Chairman/Secretary
Date 6/9/22

Pursuant to Section 8-3(i) of the Connecticut
General Statutes, all work in connection with
this Site Plan shall be completed by 6/9/22
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



MATCH MARK TO SHEET V-001



Map References

1. Compilation Map Prepared for Lavallo 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. Sweeton 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. Sweeton III Minor Street Bristol, Conn. Scale 1" = 40' July 26, 1973, A. F. Lapore & Associates Civil Engineer.

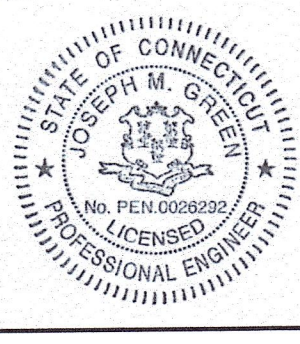
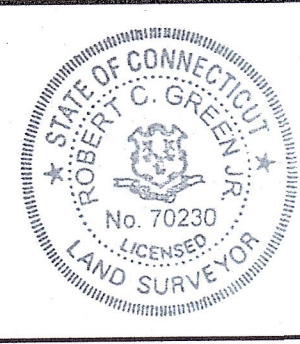
Surveyors Notes:

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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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 SCALE 1"=20'

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

DRAWING TITLE:
PROPERTY & TOPOGRAPHIC SURVEY

DRAWING NO.
V-002
SHEET NO.
3



MATCH MARK TO SHEET V-001



Map References

1. Compilation Map Prepared for Lortero 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. Sweeton III Trustees Under the Will of Dwight J. Minor, Bristol, Conn. Scale 1" = 40' June 30, 1966 & August 8, 1966 Henry Loomis, Land Surveyor.
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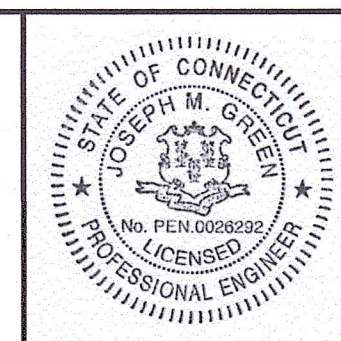
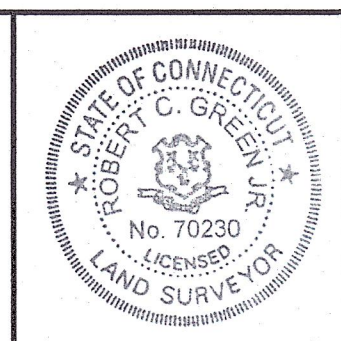
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DATE:	AUGUST 17, 2020
SCALE:	SCALE IN FEET SCALE 1"=20'

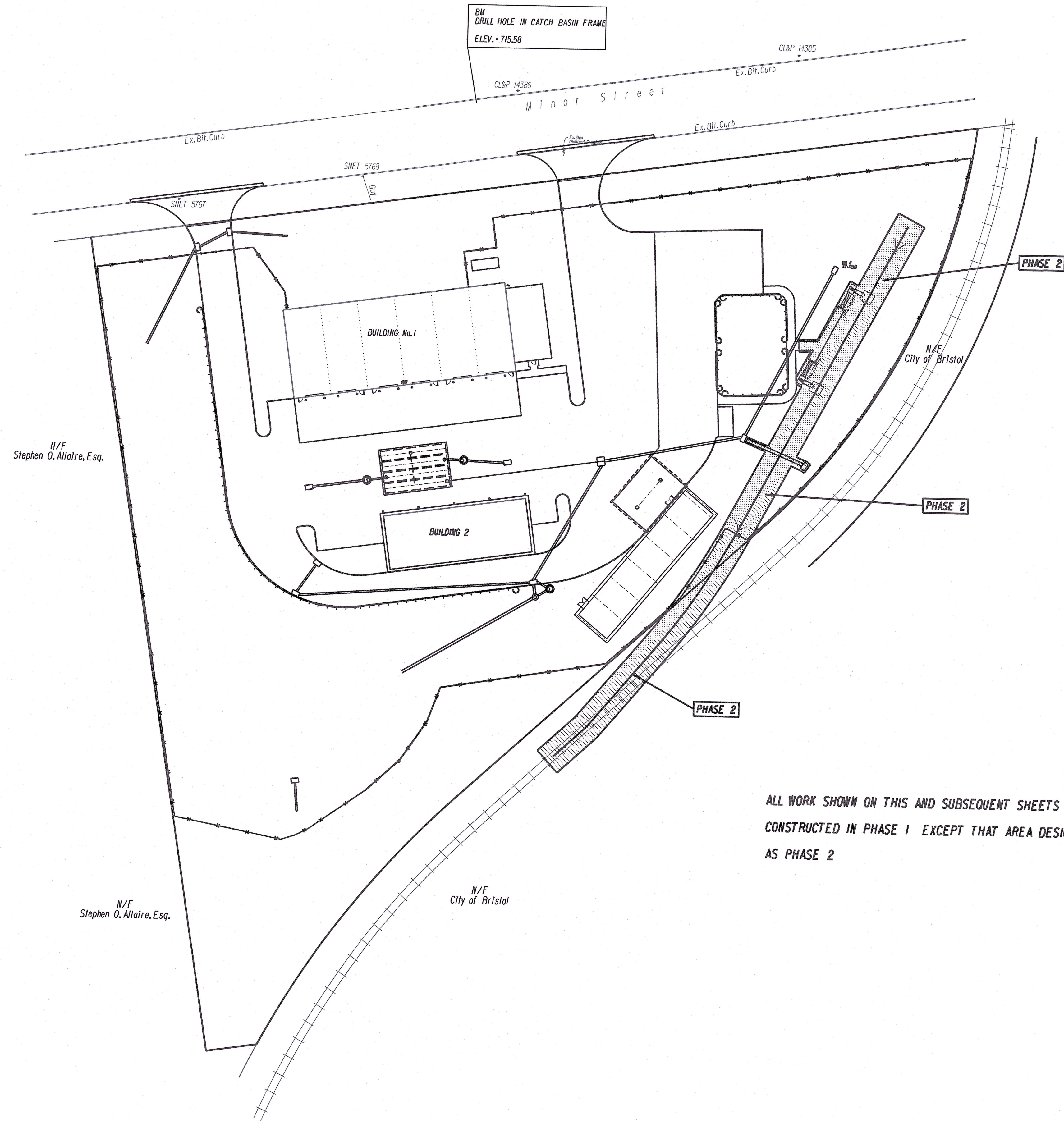
SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Robert Green



ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

DRAWING NO.	V-002
DRAWING TITLE:	PROPERTY & TOPOGRAPHIC SURVEY
SHEET NO.	3



ALL WORK SHOWN ON THIS AND SUBSEQUENT SHEETS SHALL BE
CONSTRUCTED IN PHASE 1 EXCEPT THAT AREA DESIGNATED
AS PHASE 2

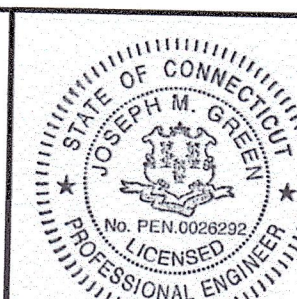
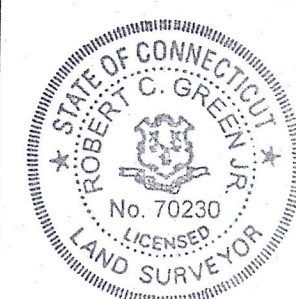
5-16-23	INCORPORATE STAFF C, RAILROAD COMMENTS & ADD SHEET 23
11-17-22	INCORPORATE STAFF COMMENTS
10-24-22	ADD PHASE MAP

DATE:
OCTOBER 24, 2022

SCALE:
SCALE IN FEET
SCALE 1"=40'

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert Green Associates L.L.C.



ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

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: 0.266 ACRES
AREA OF WETLANDS/WATERCOURSES TO BE DISTURBED: 0.007 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: 167 ACRES (172758 S.F.)
AREA OF PROPOSED MITIGATION OF DIRECT WETLAND IMPACT 0.034 ACRES (4803 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 "B" 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./A OR 1/125 EMPLOYEES ON LARGEST SHIFT, WHICHEVER IS GREATER

10000 S.F. / 750 = 13.3 - SAY 14 SPACES

PARKING PROVIDED: 14 SPACES

BUILDING No.2

PARKING FOR INVENTORY ONLY - N/A

DATA TABLE		ZONE 1P - 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 @ B1).
3. THE CONTRACTOR IS REQUIRED TO PROVIDE THE SOURCE AND QUALITY OF ALL FILL MATERIAL.
4. FLAG REMANDER 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 FOOT-PRINT 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 SWEEPED TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SAWDING, 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 OVERALL 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 AT ALL TIMES.
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 CONDOT 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/INEO.
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 MINIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.: 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (6-6 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 PEROVIOUS 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 CONDOT 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:

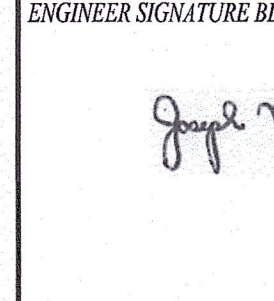
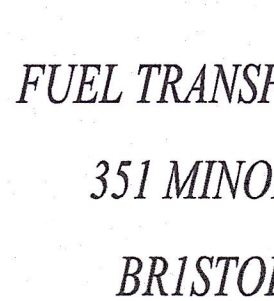
THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

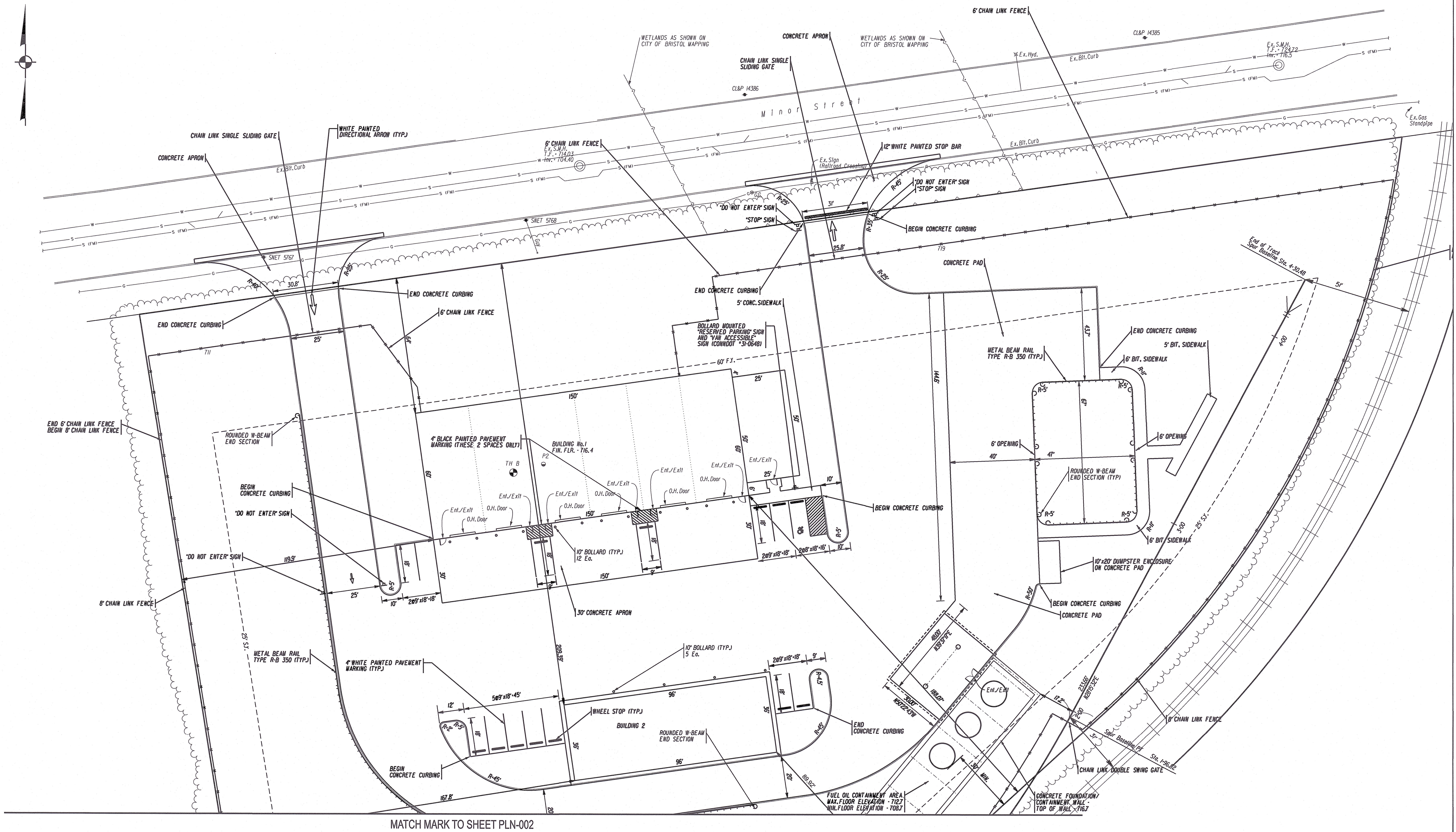
DUST CONTROL:

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.

5-16-23	INCORPORATE STAFF RAILROAD COMMENTS & ADD SHEET 23	DATE: AUGUST 17, 2020	SURVEYOR SIGNATURE BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 				ENGINEER SIGNATURE BLOCK: 	PROJECT TITLE: FUEL TRANSFER FACILITY 351 MINOR STREET BRISTOL, CONN.	 GENERAL NOTES	DRAWING NO. NOTES-001	
11-17-23	INCORPORATE STAFF COMMENTS									DRAWING TITLE: GENERAL NOTES	SHEET NO. 4
10-24-22	ADD PHASE MAP										
9-23-22	CSX RAILROAD REVISIONS										
5-26-22	ADD RAILROAD SPUR DESIGN										
09-13-21	INCORPORATE STAFF COMMENTS										
11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION	NOT TO SCALE									
REV.	DATE	REVISION DESCRIPTION									

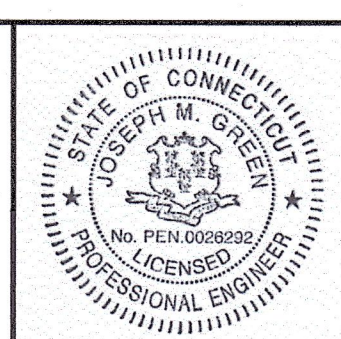
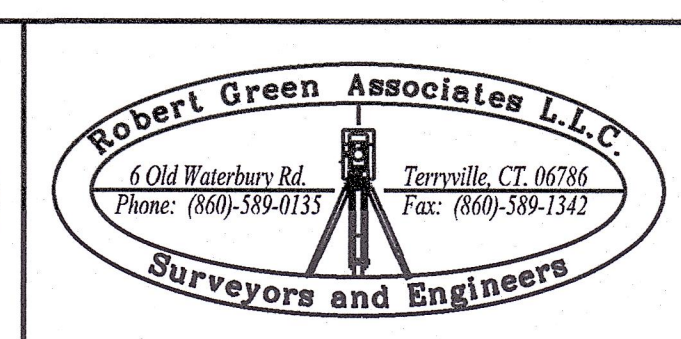


MATCH MARK TO SHEET PLN-002

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 SCALE 1"=20'

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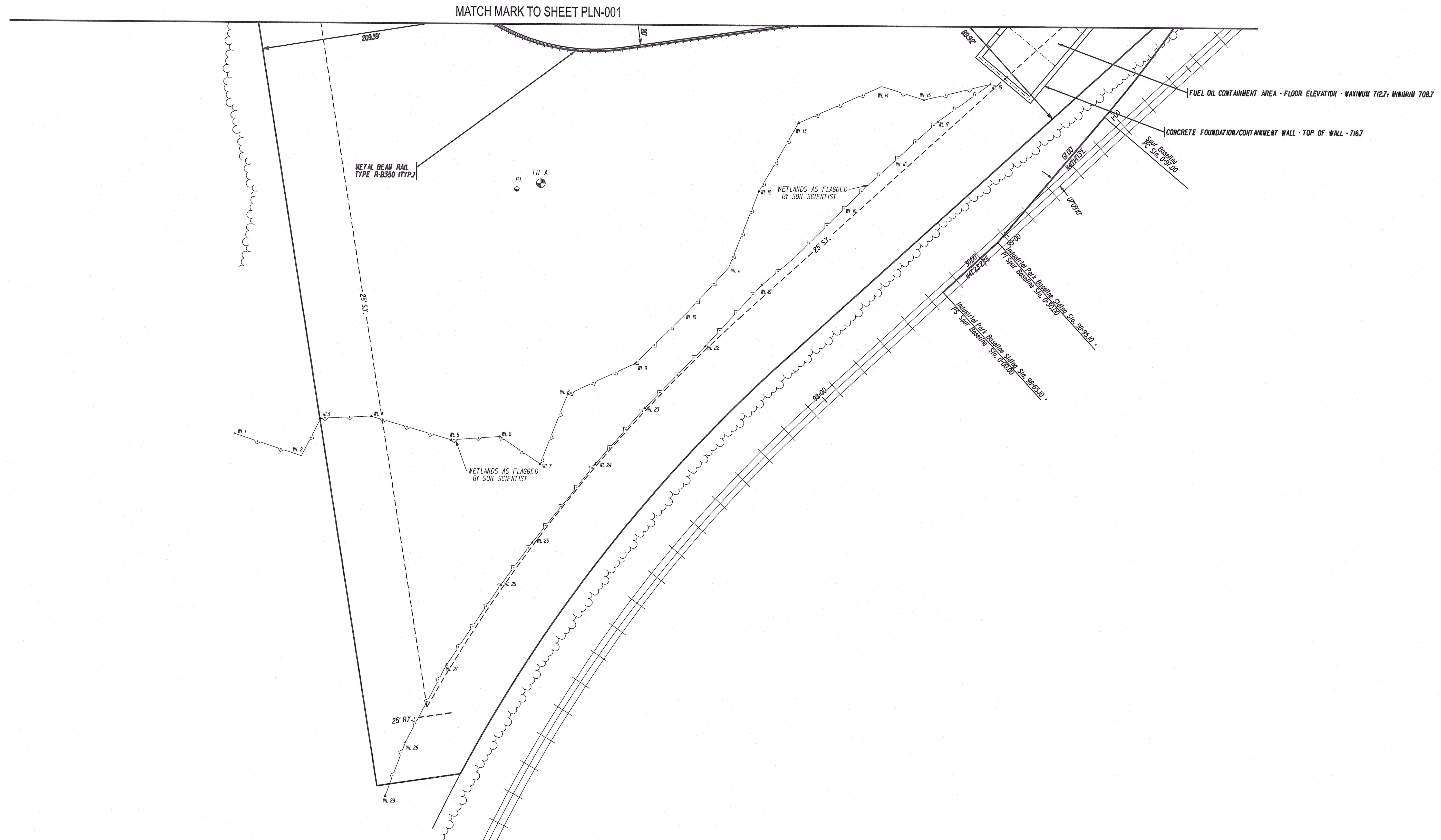


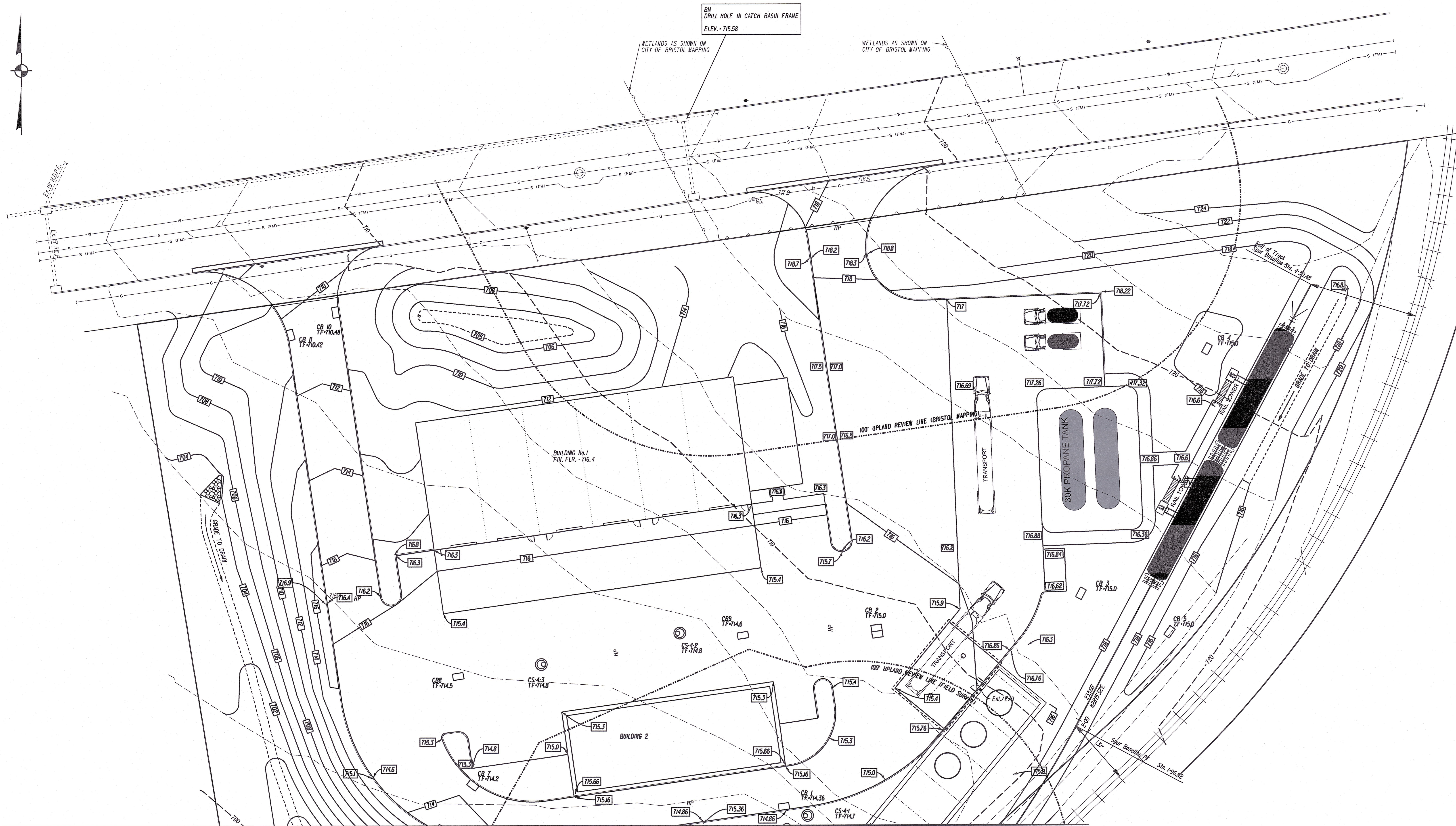
ENGINEER SIGNATURE/BLOCK:
Joseph M. Breen

PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

DRAWING TITLE:
LAYOUT, SIGNS & PAVEMENT MARKINGS

DRAWING NO.
PLN-001
SHEET NO.
5

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MATCH MARK TO SHEET GRA-002

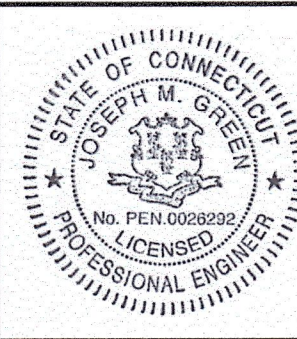
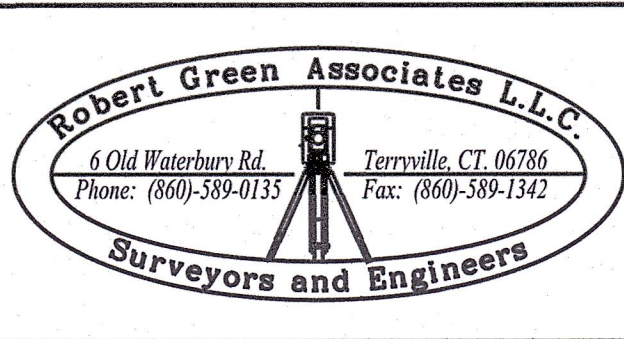
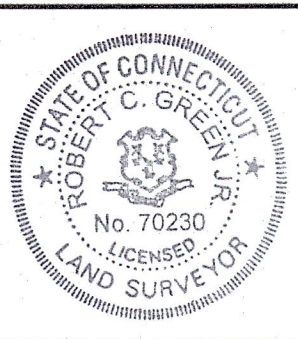
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5	10-24-22	ADD PHASE MAP
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3	5-26-22	ADD RAILROAD SPUR DESIGN
2	09-13-21	INCORPORATE STAFF COMMENTS
1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION
REV.	DATE	REVISION DESCRIPTION

DATE:
AUGUST 17, 2020

SCALE:
SCALE IN FEET
SCALE 1"=20'

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Robert C. Green



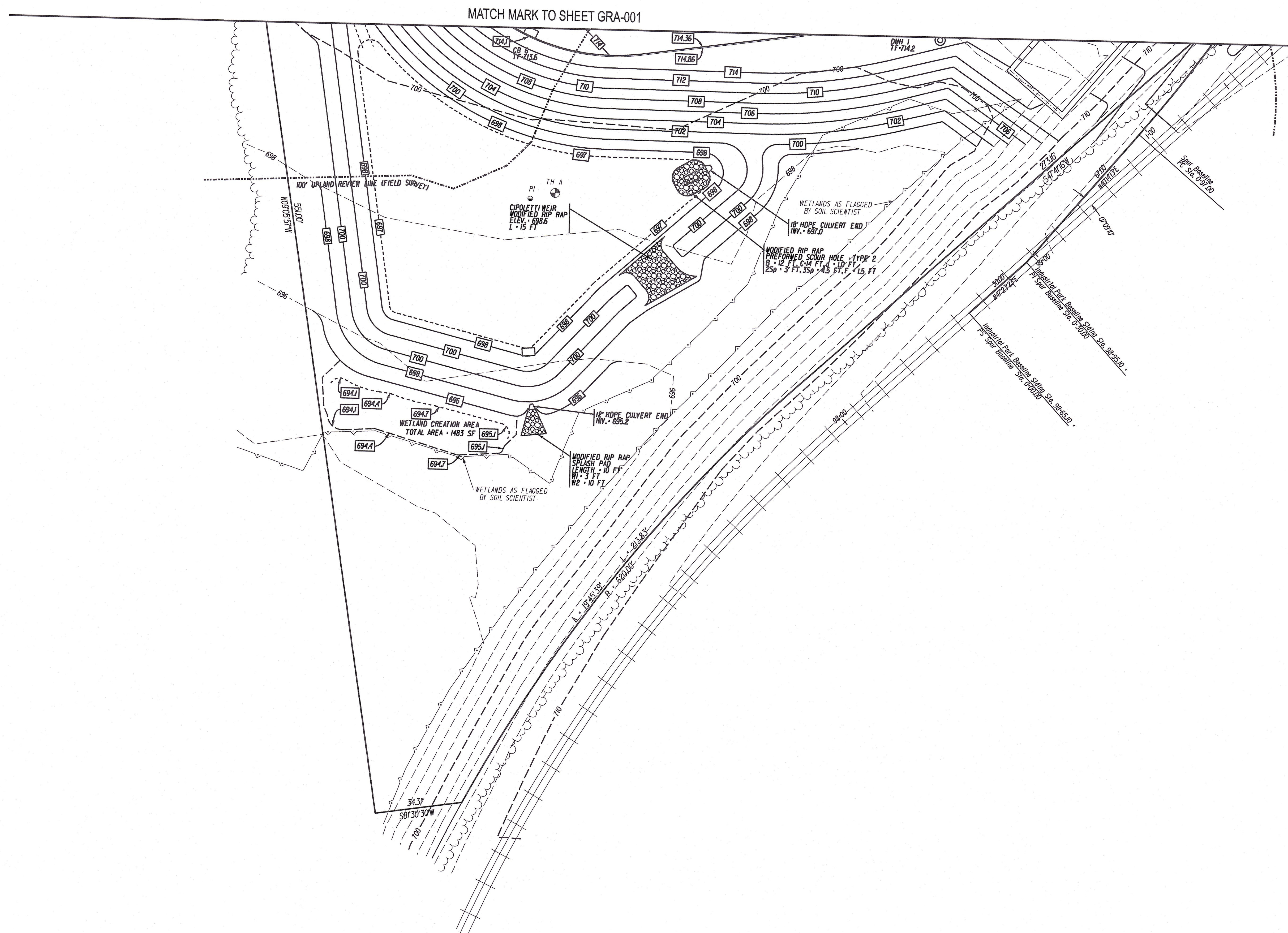
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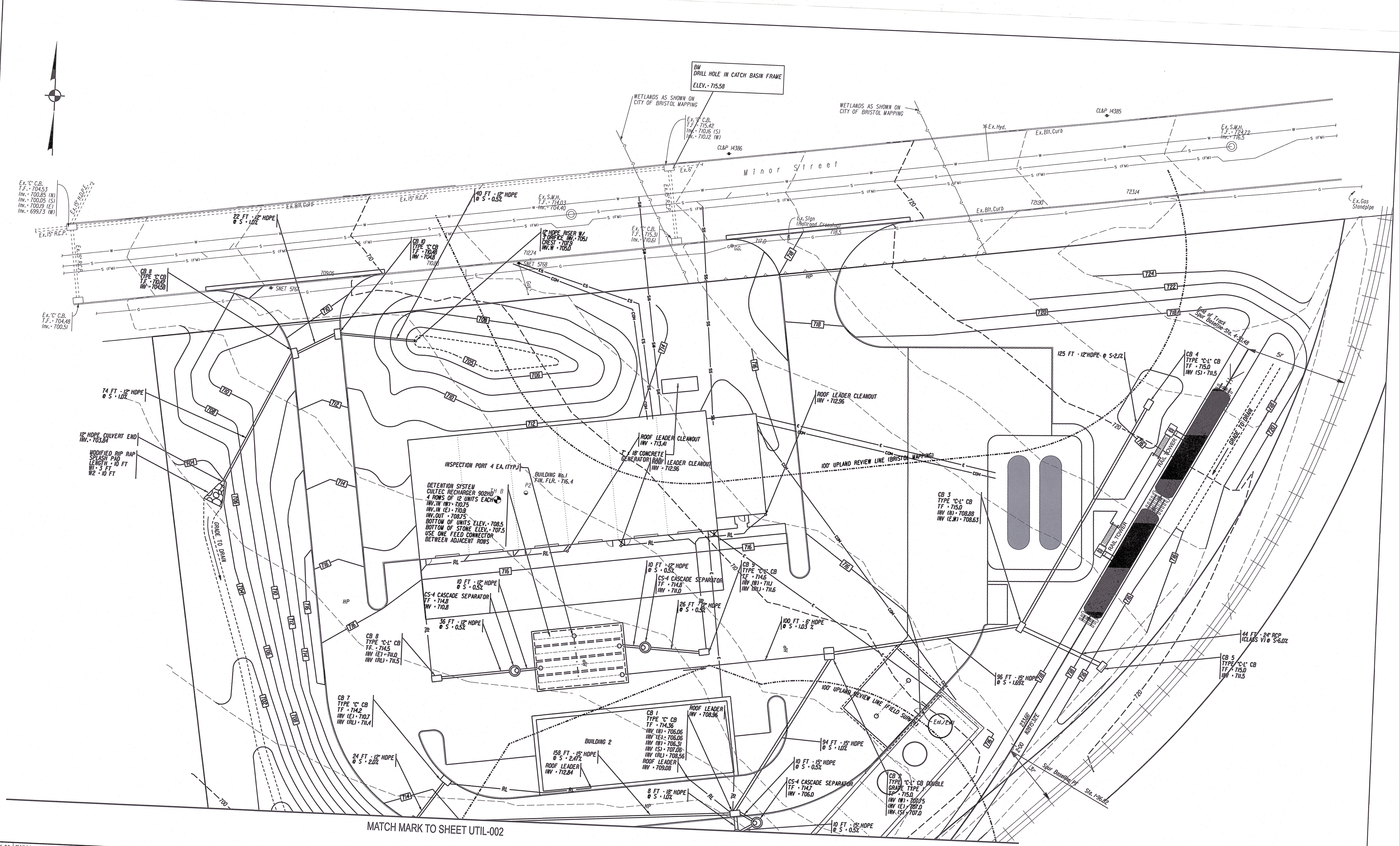
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FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

DRAWING TITLE:
APPROVED
GRADING

DRAWING NO.
GRA-001

SHEET NO.
7

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5-23	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
1-21	INCORPORATE STAFF COMMENTS
0-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION
DATE	REVISION DESCRIPTION

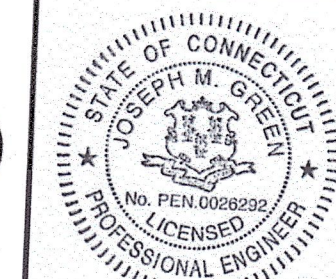
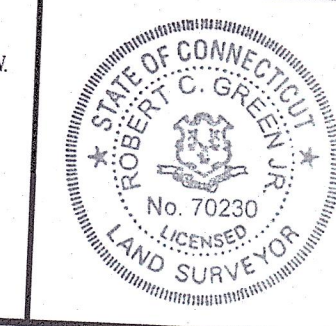
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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

RA CSH



ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

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 E & S-001



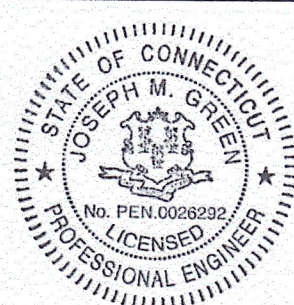
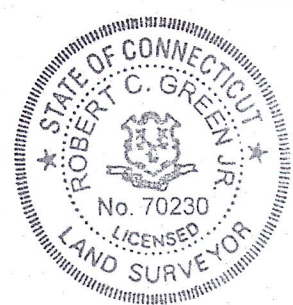
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AUGUST 17, 2020

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 HEREON.

Robert C. Green



ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

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

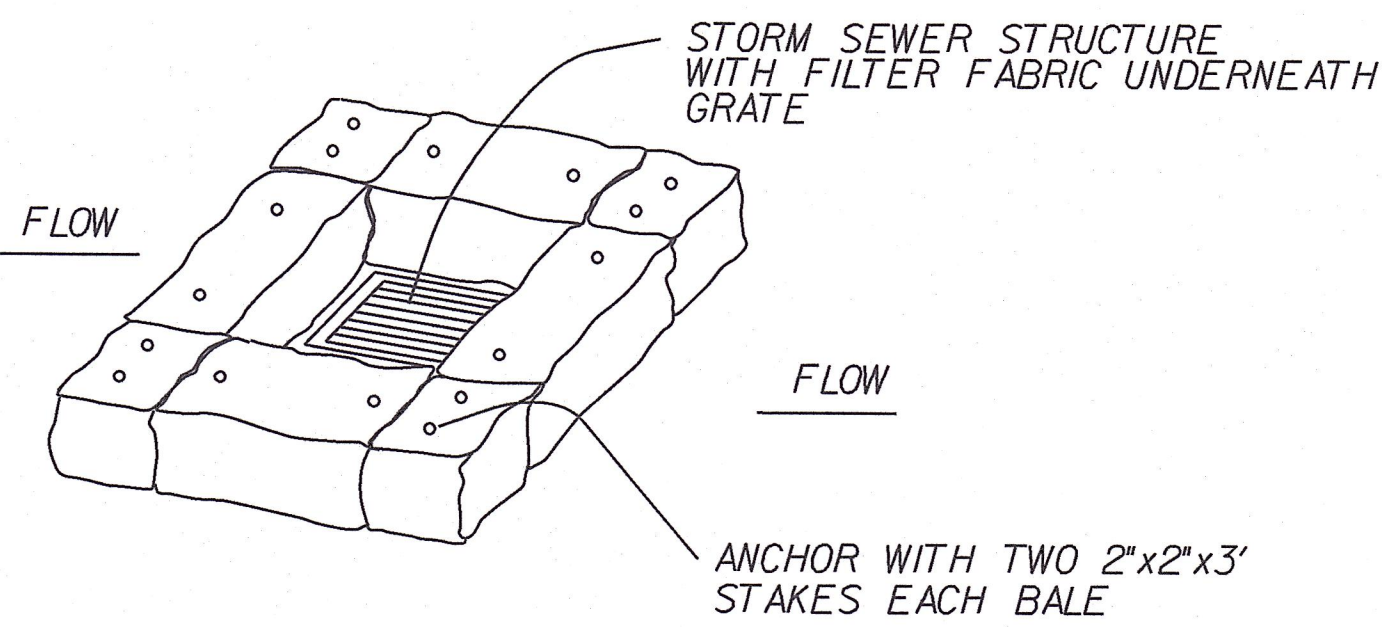
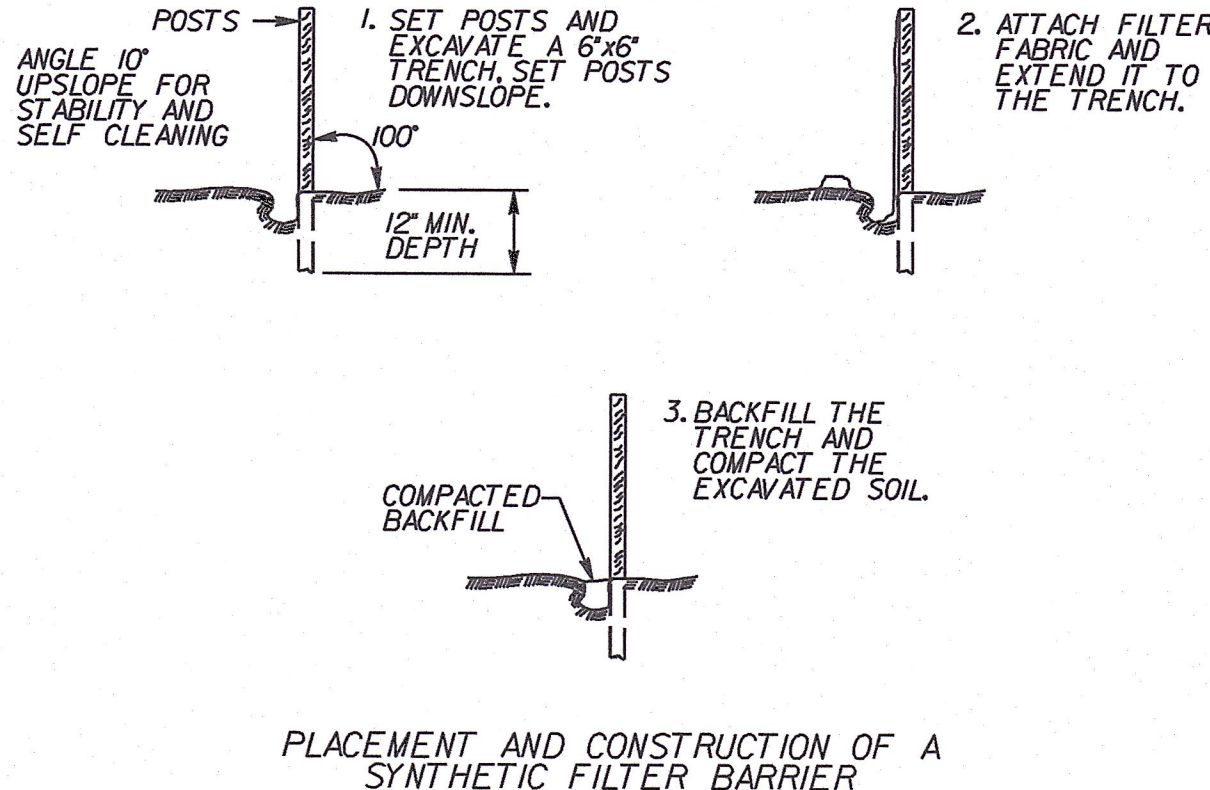
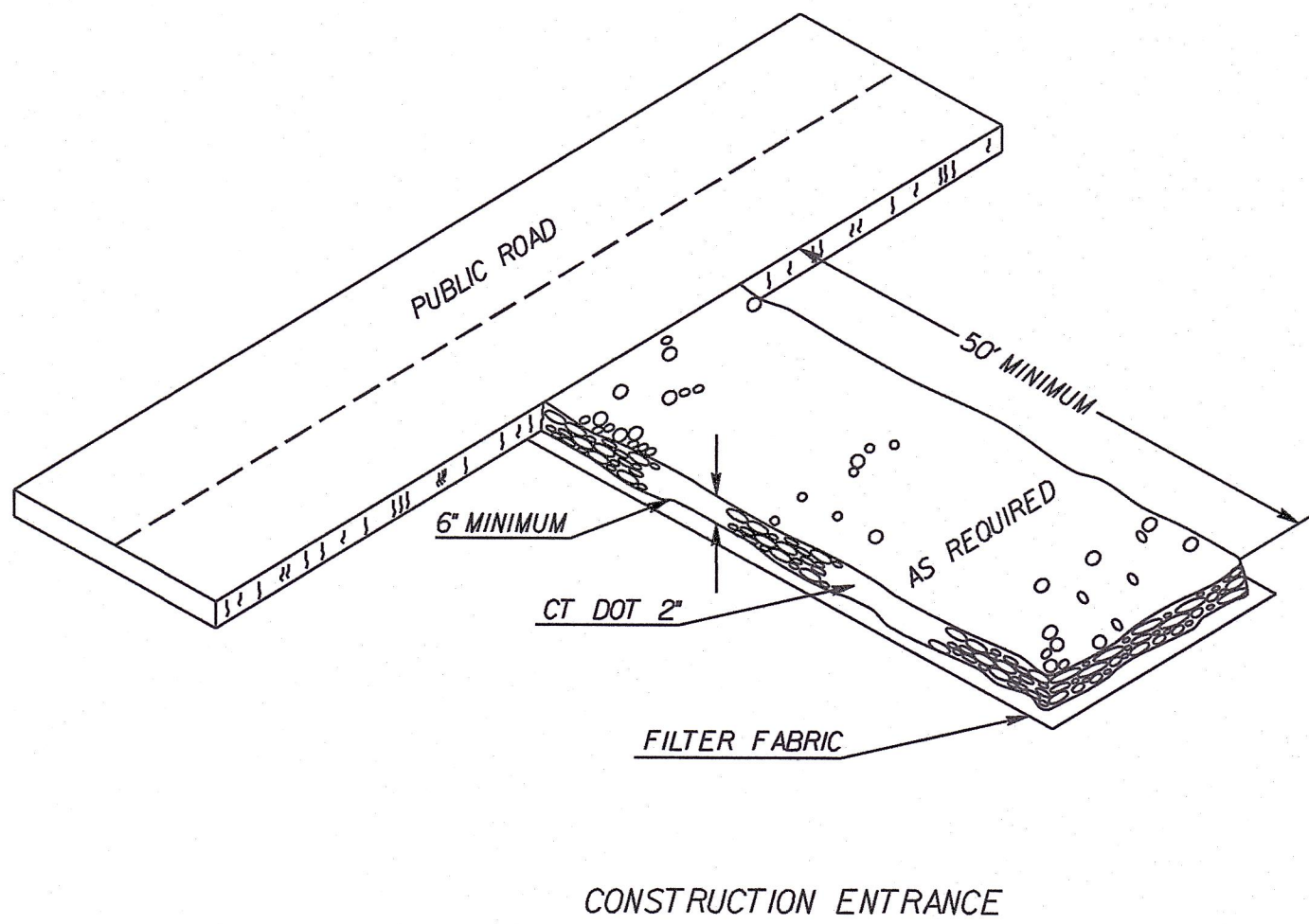
0-6" TOPSOIL AND FOREST LITTER
6-18 ORANGE/BROWN FINE SANDY LOAM
18-72 OLIVE SILTY SAND

MOTTLING @ 18"
WATER @ 18"
NO OBSERVED LEDGE

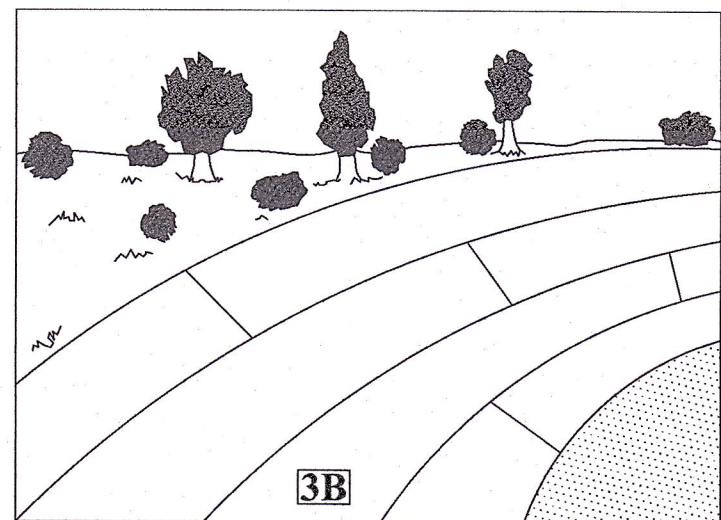
PERCOLATION TEST (2-13-2020)

PI	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

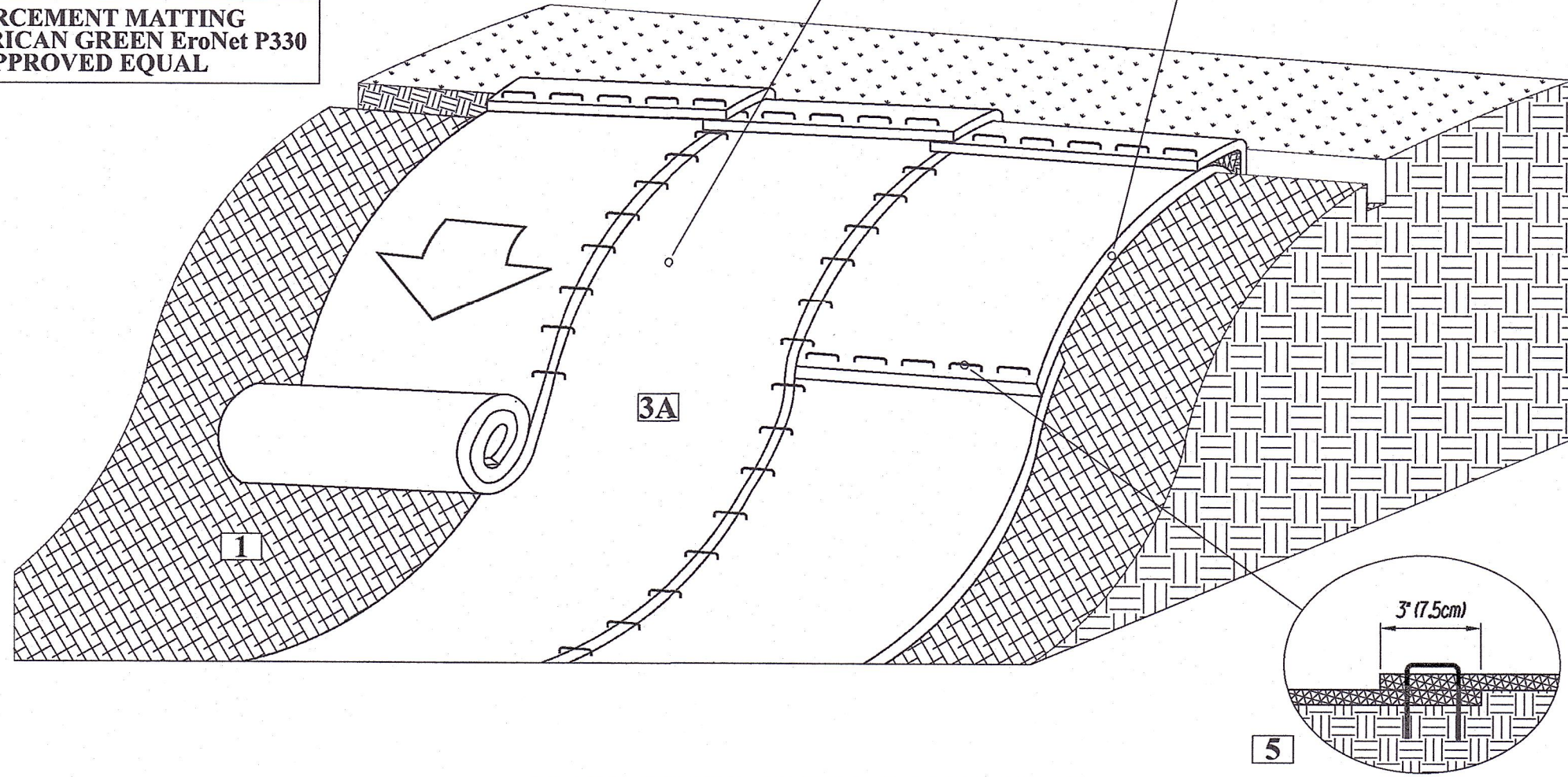
PERCOLATION RATE
P1 - 40 MIN/INCH
P2 - 40 MIN/INCH



HAY BALE INSTALLATION AT CATCH BASINS



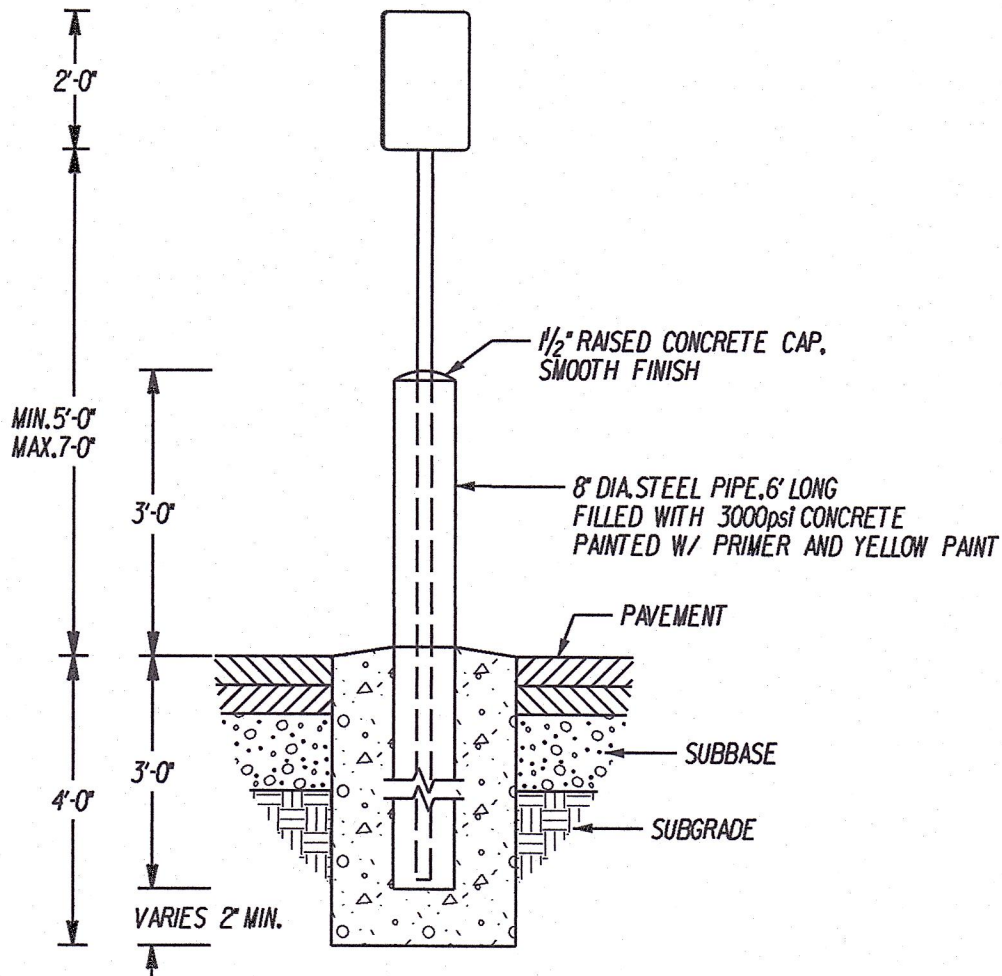
REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL



ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

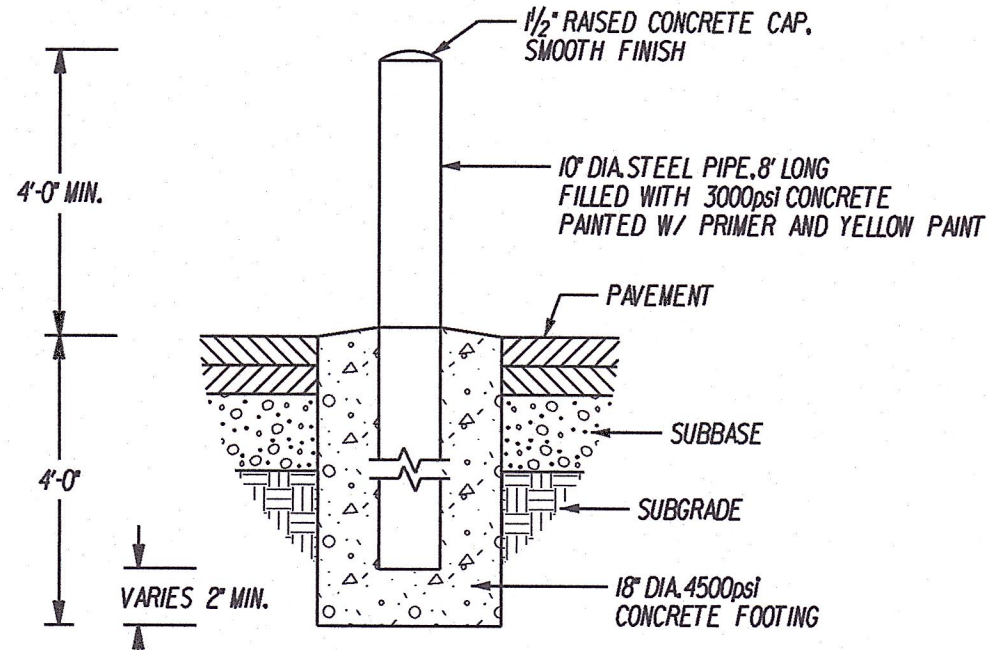
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs) INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" (15cm) DEEP x 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECPs EXTENDING BEYOND THE 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 FOD 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" (125cm) OVERLAP DEPENDING ON THE RECPs TYPE.
5. CONSECUTIVE RECPs SPUNED 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.



- 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 A2378 FOR LATEST VERSION.
 2. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT, BUT SHALL FULLY ENGAGE ALL THREADS ON THE NUT.

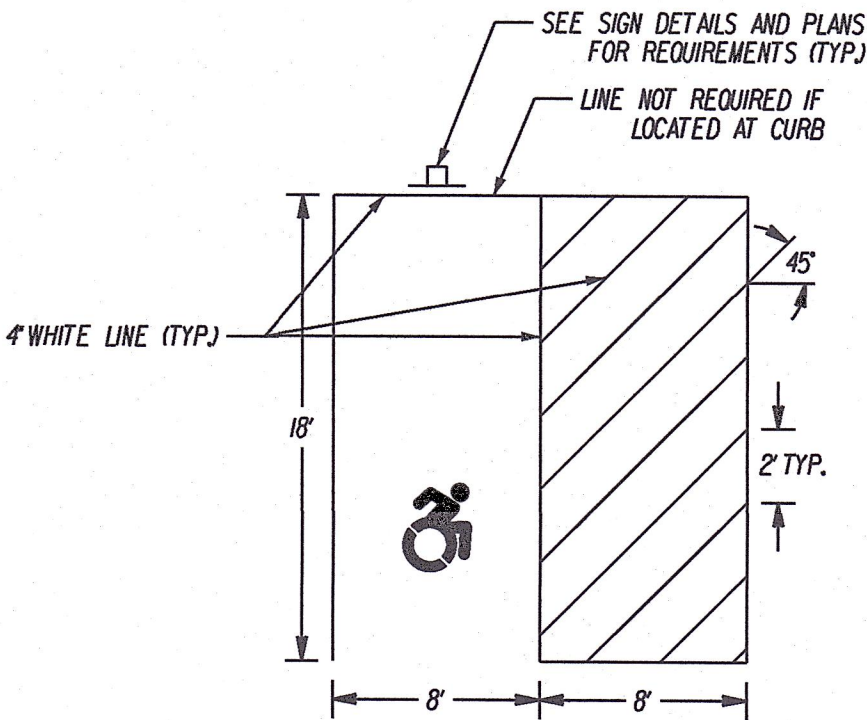
SIGN BOLLARD
NOT TO SCALE



BOLLARD
NOT TO SCALE



SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.P.A. #16-78)
NOT TO SCALE



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				
VEHICLES WILL BE PENALIZED				
LEGEND - WHITE BACKGROUND - BLUE				
AREA (SQ. FT.)	SIZE (INCHES)	CONN. (D.O.T. #)	POSTS	ALUM. THK.
2.00	12X24		1	.080

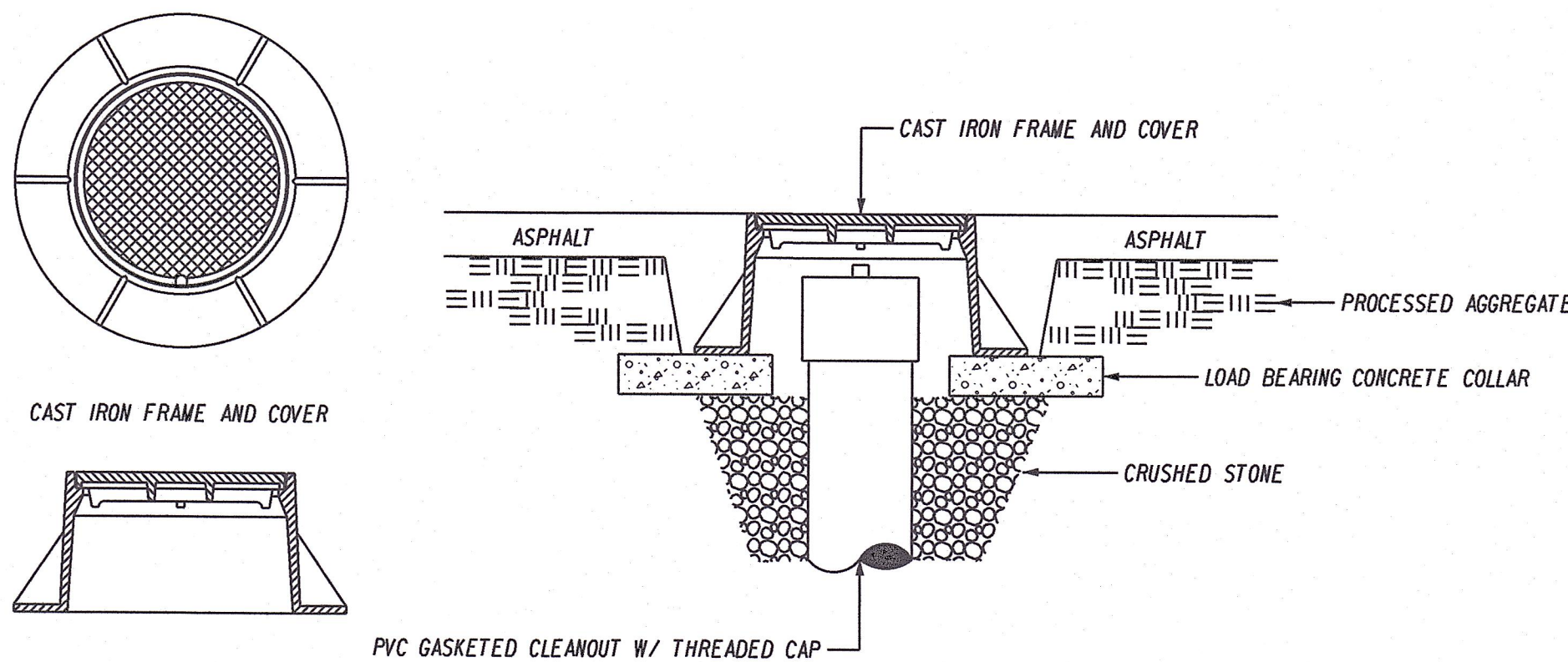
VAN ACCESSIBLE

VAN ACCESSIBLE				
AREA (SQ. FT.)	SIZE (INCHES)	CONN. (D.O.T. #)	POSTS	ALUM. THK.
	12X6	31-0648		.080

R5-1

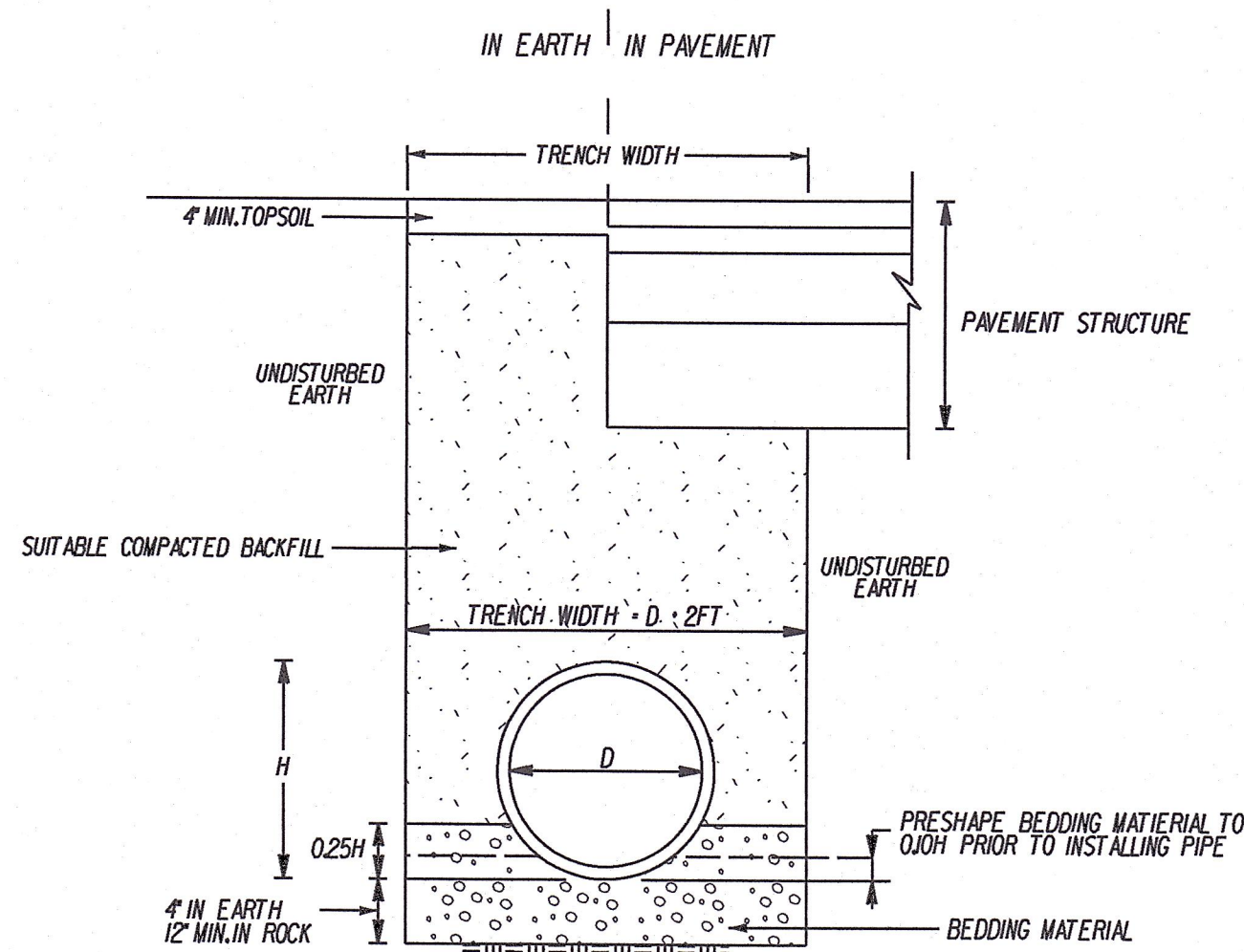
DO NOT ENTER				
LEGEND - WHITE BACKGROUND - WHITE CIRCLE - RED				
AREA (SQ. FT.)	SIZE (INCHES)	CONN. (D.O.T. #)	POSTS	ALUM. THK.
6.25	30X30	31-1119	1	.080
16.00	48X48	31-1121	2	.100

7	5-16-23	INCORPORATE STAFF, RAILROAD COMMENTS & ADD SHEET 23	DATE: AUGUST 17, 2020	SURVEYOR SIGNATURE BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.			ENGINEER SIGNATURE BLOCK: 	PROJECT TITLE: FUEL TRANSFER FACILITY 351 MINOR STREET BRISTOL, CONN.	DRAWING NO. MISC-001
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	DATE: NOT TO SCALE						SHEET NO. 13
1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION							
REV.	DATE	REVISION DESCRIPTION							

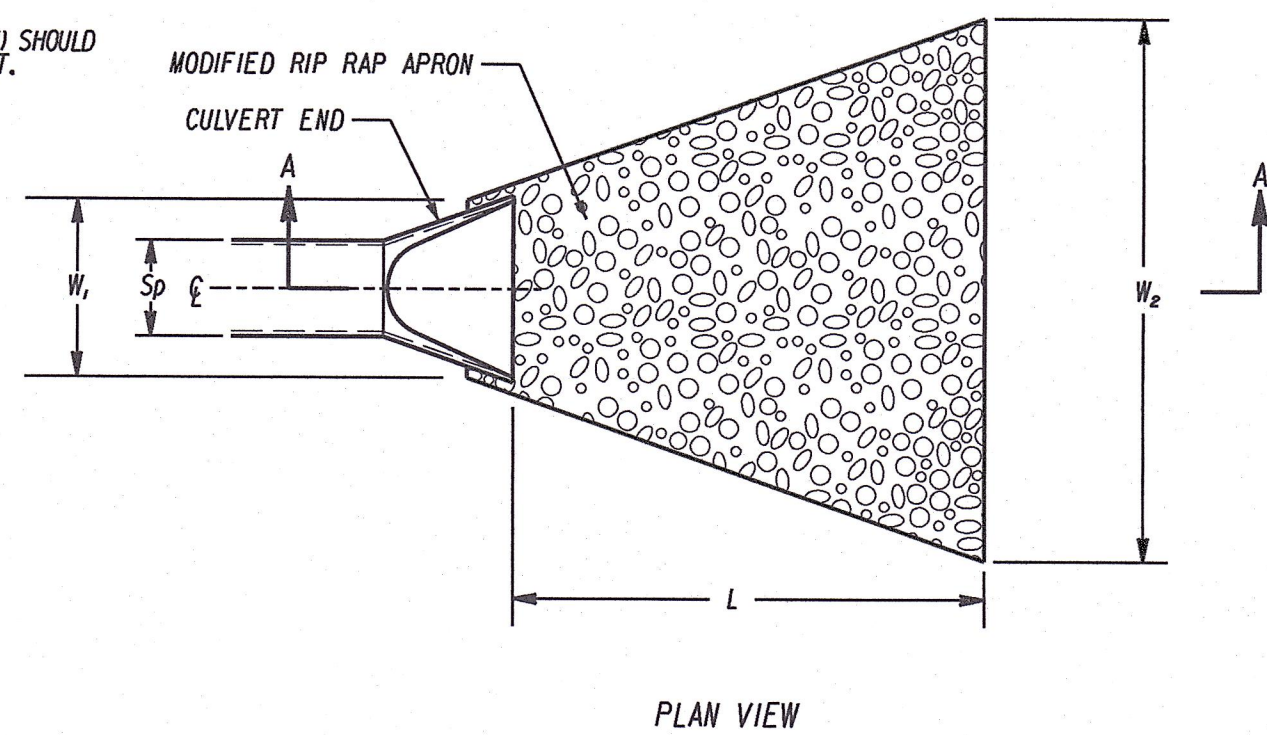
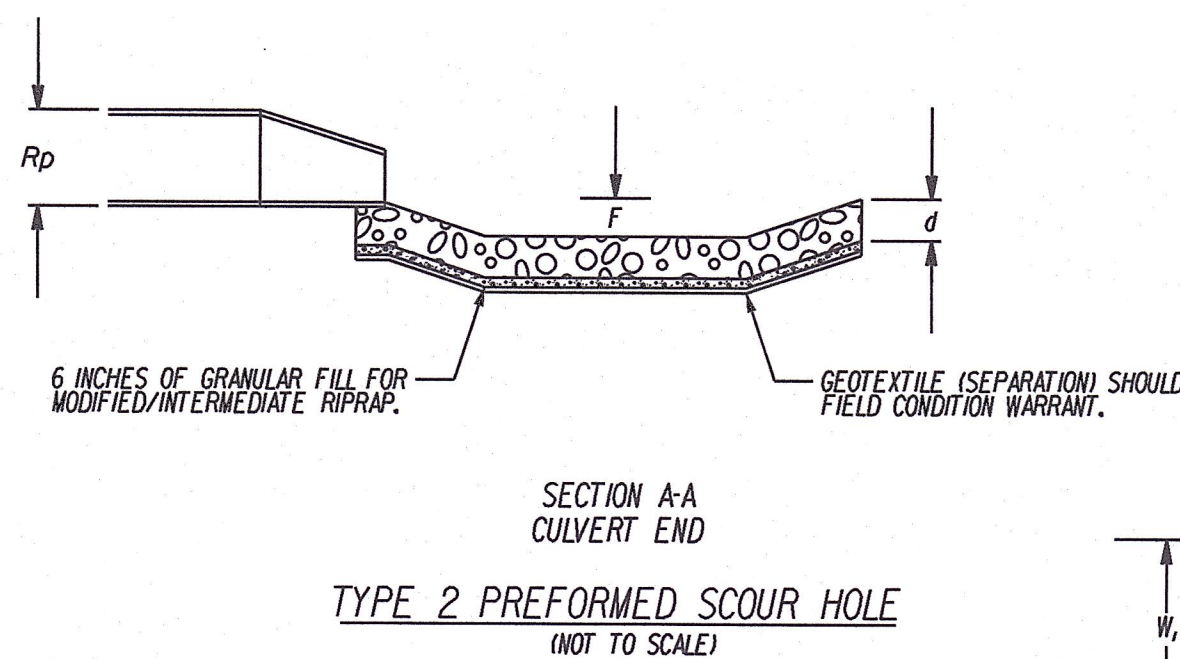
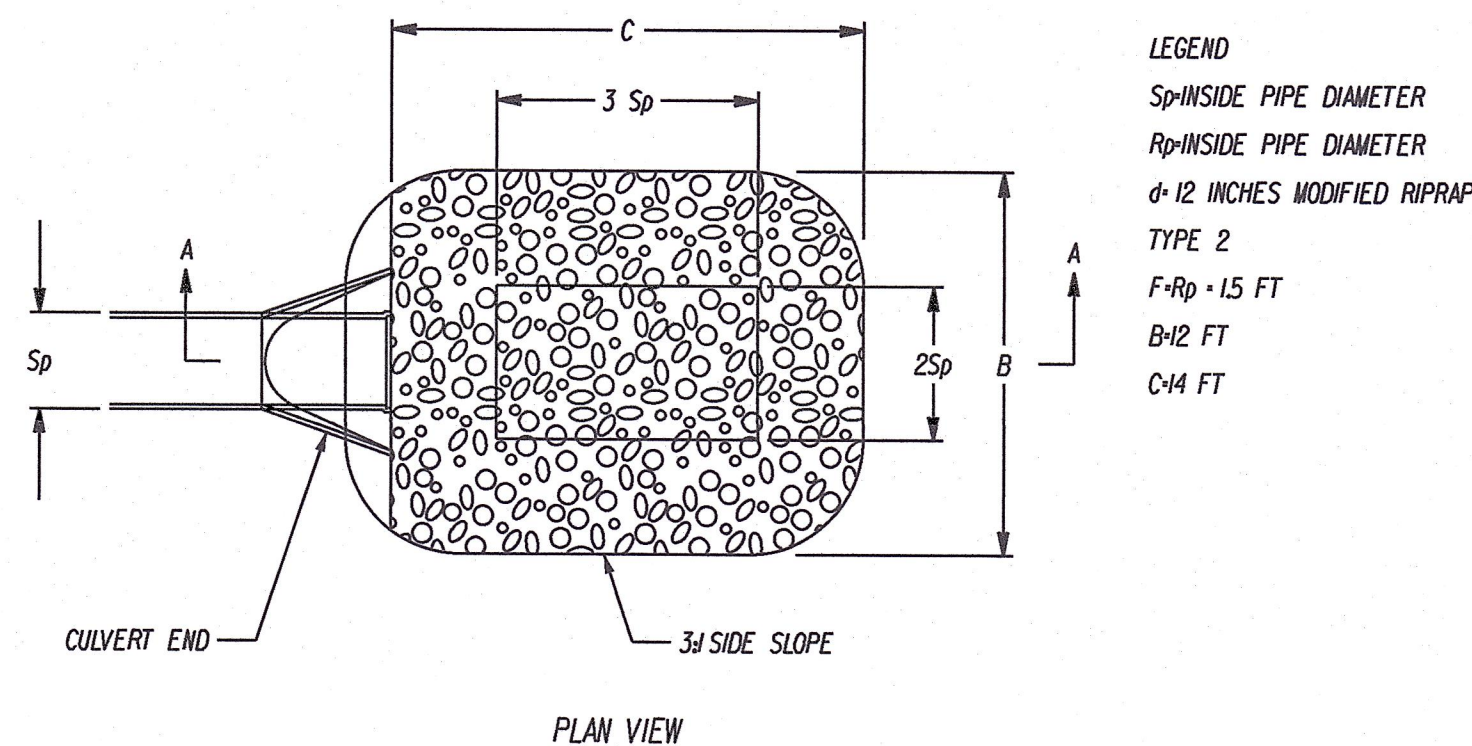


NOTE: CLEANOUT FRAME AND COVER SHALL MEET H-20 LOADING REQUIREMENTS

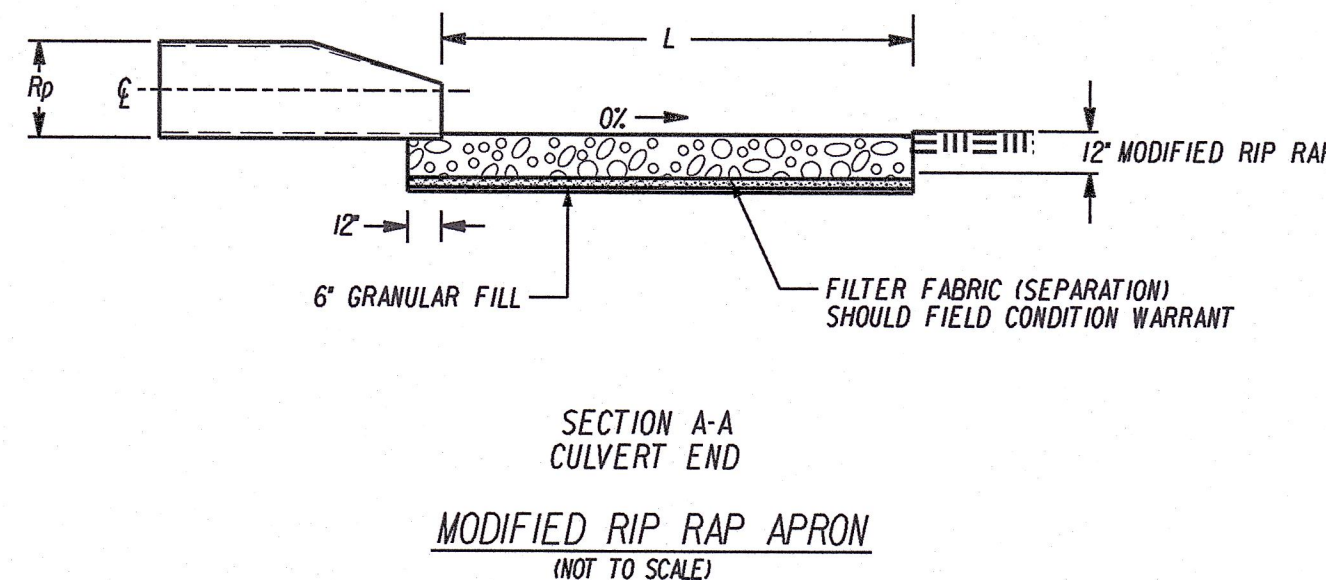
CAST IRON COVER AND FRAME FOR PVC CLEANOUT IN ASPHALT
NOT TO SCALE



R.C.P. TRENCH SECTION
(NOT TO SCALE)

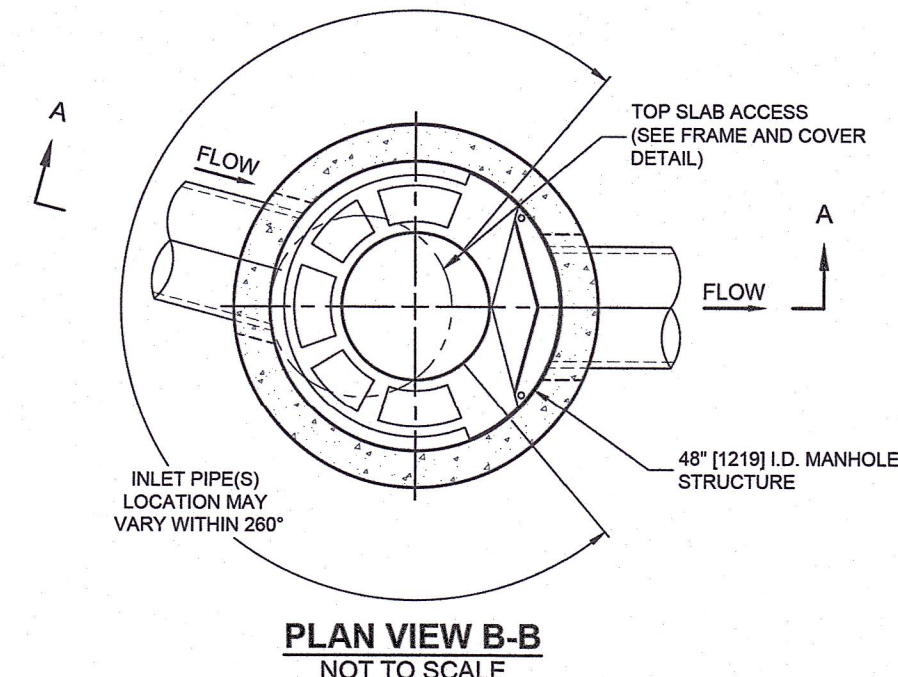


Sp MAX. INSIDE PIPE SPAN (NON-CIRCULAR SECTIONS)
INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)
Rp MAX. INSIDE PIPE RISE (NON-CIRCULAR SECTIONS)
INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)
L LENGTH OF RIPRAP APRON MEASURED FROM END
OF CULVERT END SECTION
d 12" FOR MODIFIED RIPRAP

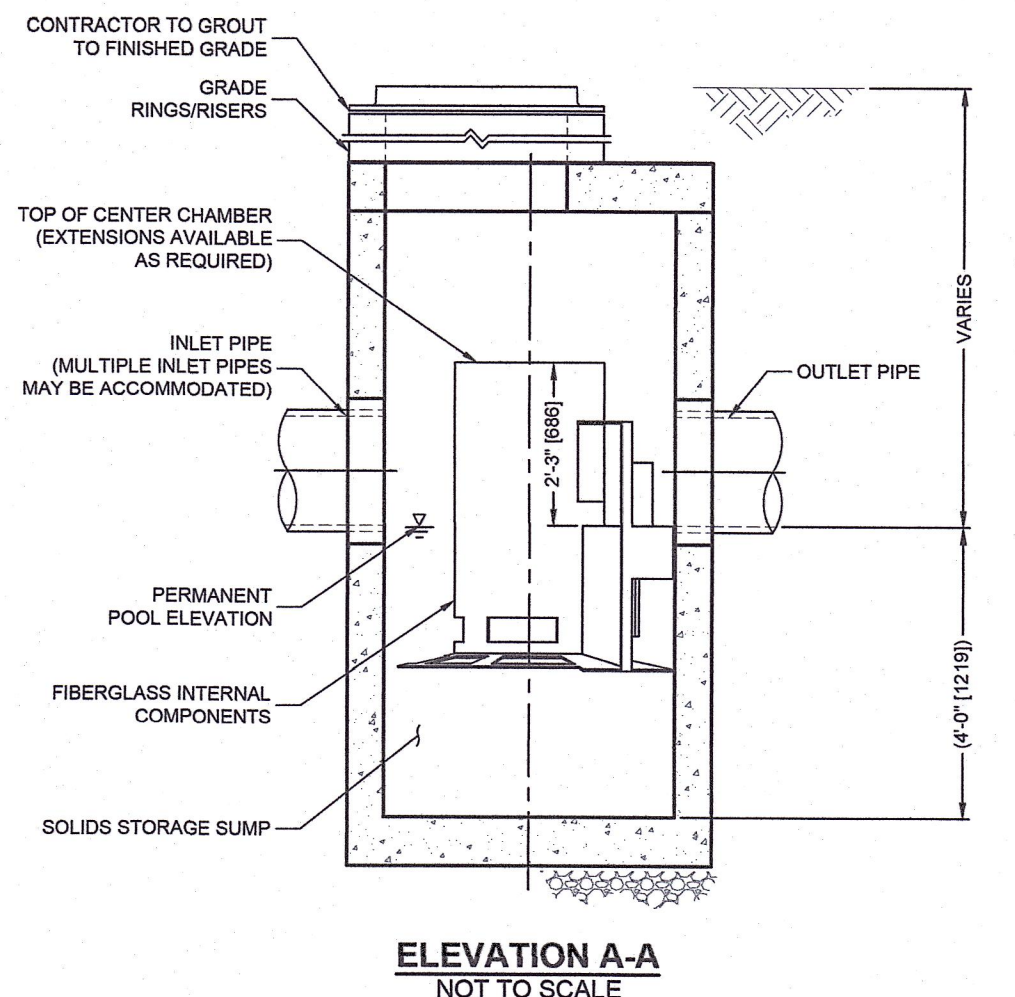


SECTION A-A CULVERT END
MODIFIED RIP RAP APRON
(NOT TO SCALE)

\\VICTOR\WATER\JURISDICTION\US\ASMA\BSE\DESIGN\TOOLS\STANDARD DETAILS\CASCADES-4-DTL.DWG #18/2020 10:36 PM



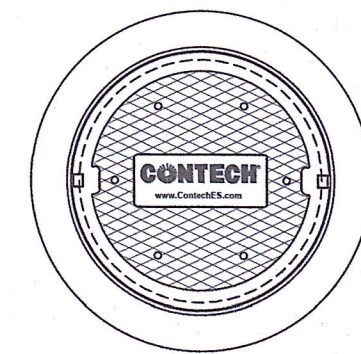
PLAN VIEW B-B
NOT TO SCALE



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	

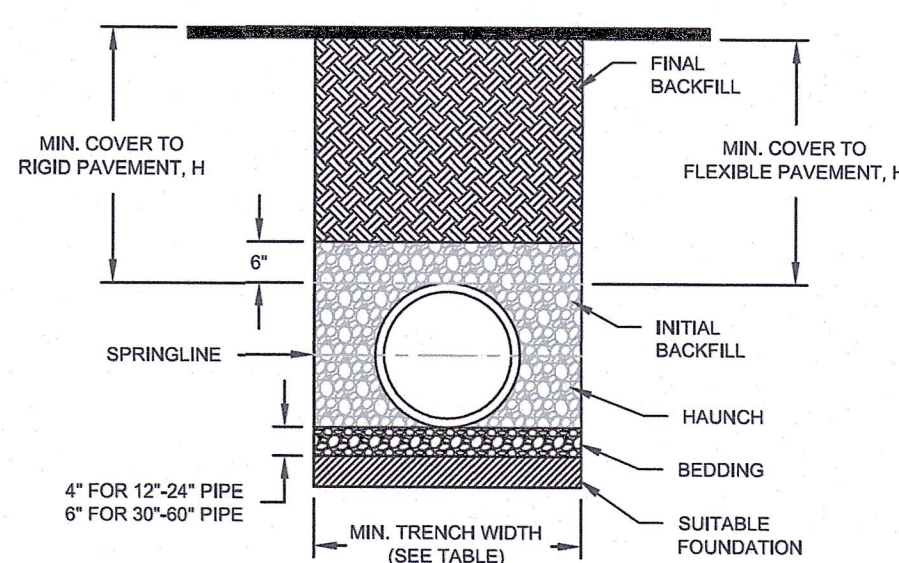


FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

GENERAL NOTES
1. CONTRACTOR 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 H20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (B10), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M308 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



NOTES:

- 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
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- 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.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS 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).
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS 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.
- 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 FLOATATION. 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 VEHICLE LOADING CONDITIONS		
SURFACE LIVE LOADING CONDITION		
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

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)

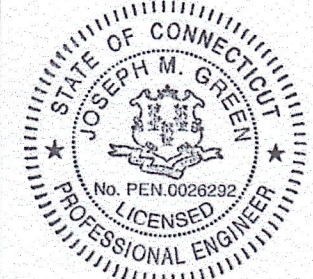
REV.	DATE	REVISION DESCRIPTION
7	5-16-23	INCORPORATE STAFF RAILROAD COMMENTS & ADD SHEET 23
6	11-17-22	INCORPORATE STAFF COMMENTS
5	10-24-22	ADD PHASE MAP
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2	09-13-21	INCORPORATE STAFF COMMENTS
1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION

AUGUST 17, 2020

NOT TO SCALE

SURVEYOR SIGNATURE BLOCK:

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



ENGINEER SIGNATURE BLOCK:

Joseph M. Green

PROJECT TITLE:

FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

DRAWING TITLE:

MISCELLANEOUS NOTES & DETAILS

DRAWING NO.

MISC-002

SHEET NO.

14

CULTEC RECHARGER® 902HD STORMWATER CHAMBER

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	
Size (L x W x H)	4.25' x 78" x 48"
Installed Length	1.30 m x 1981 mm x 1219 mm
	3.67'
Length Adjustment per Row - with two end caps installed	1.12 m
	1.03'
Length Adjustment per Row - when not using end caps	0.31 m
	0.58'
Chamber Storage	17.31 R³/ft
	1.61 m³/m
	63.47 R³/unit
	1.80 m³/unit
Min. Installed Storage	27.06 R³/ft
	2.53 m³/m
	99.28 R³/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
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%.

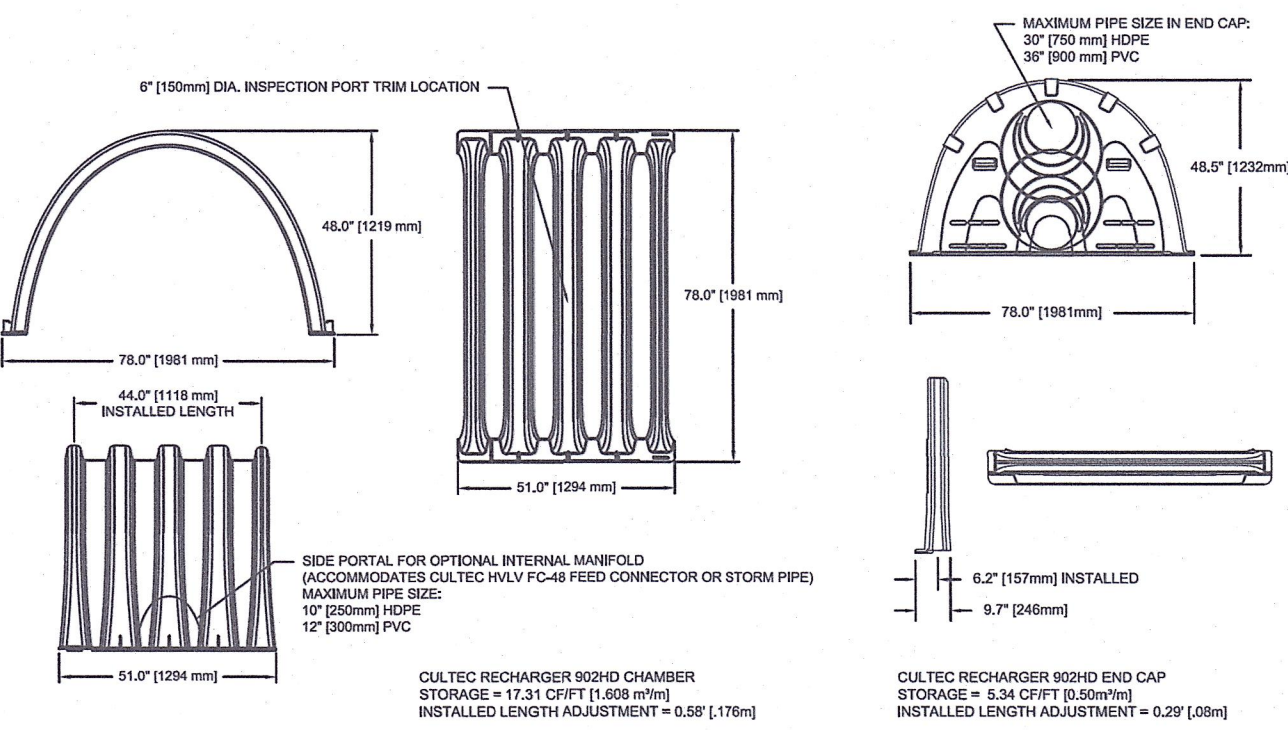
	Stone Foundation Depth		
	9"	12"	18"
Chamber and Stone Storage Per Chamber	99.28 R³	101.94 R³	107.26 R³
	2.81 m³	2.89 m³	3.04 m³
Min. Effective Depth	5.75'	6.00'	6.5'
	1.75 m	1.83 m	1.98 m
Stone Required Per Chamber	3.32 yd³	3.56 yd³	4.05 yd³
	2.54 m³	2.72 m³	3.06 m³



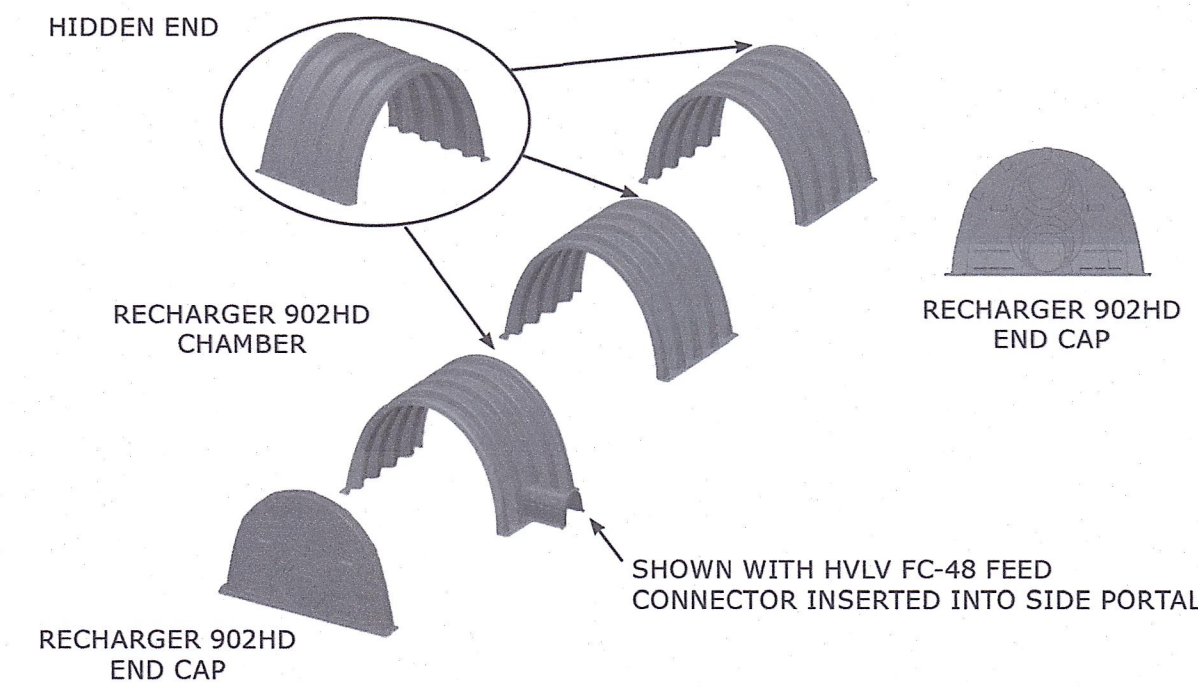
Recharger 902HD End Cap	
Size (L x W x H)	9.7' x 78" x 48.5"
	246 mm x 1982 mm x 1231 mm
Installed Length	6.2'
	157 mm
End Cap Storage	5.34 R³/ft
	0.50 m³/m
	2.76 R³/unit
	0.08 m³/unit
Min. Installed Storage	19.88 R³/ft
	1.85 m³/m
	10.28 R³/unit
	0.29 m³/unit
End Cap Weight	52.0 lbs
	23.59 kg
Shipping	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.

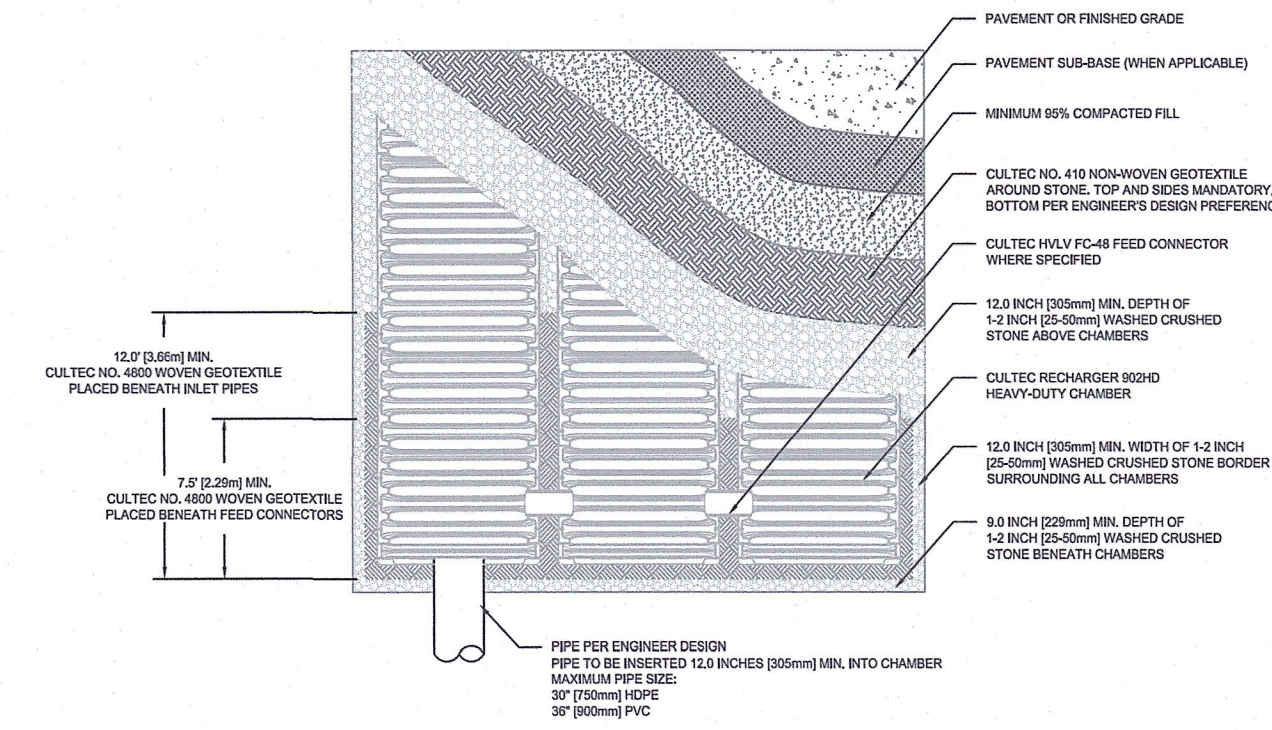
Three View Drawing



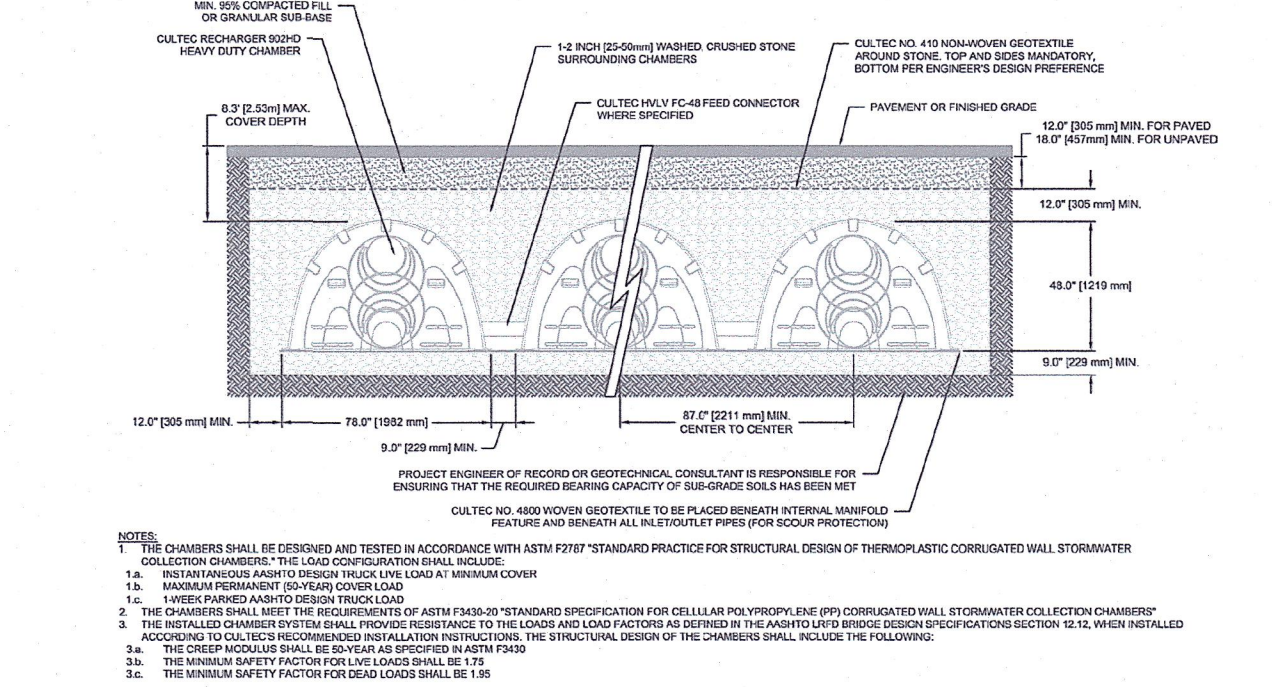
Typical Interlock Installation



Plan View Drawing



Typical Cross Section for Traffic Application



For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.
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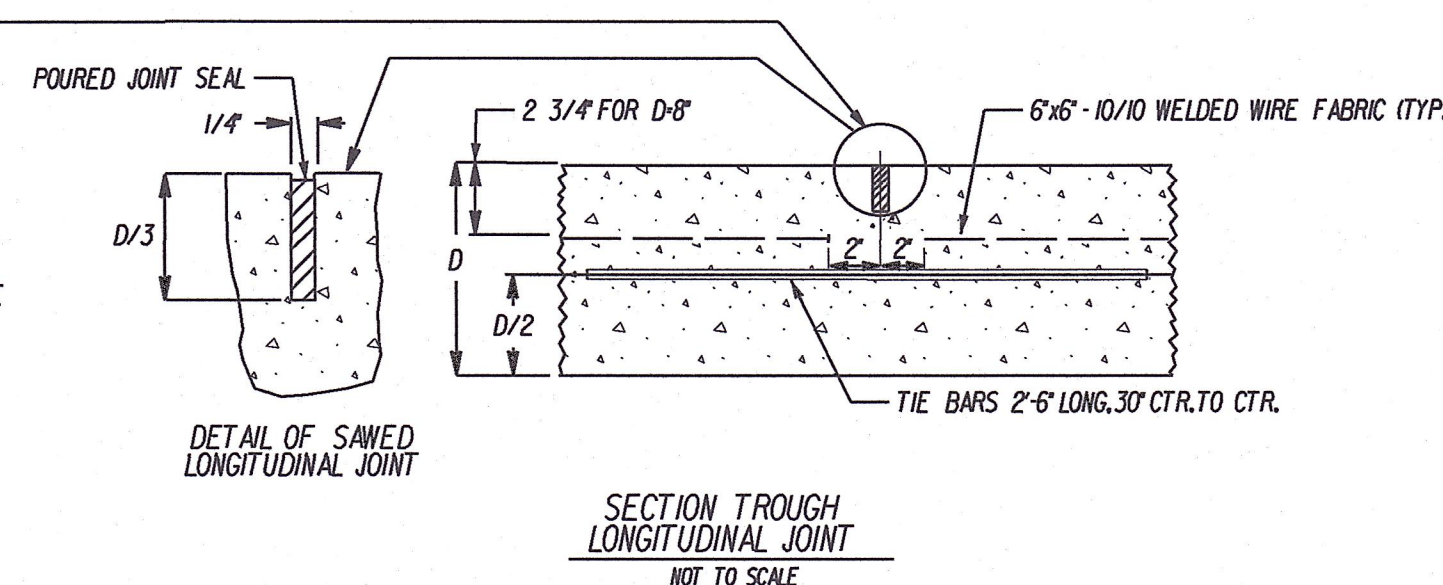
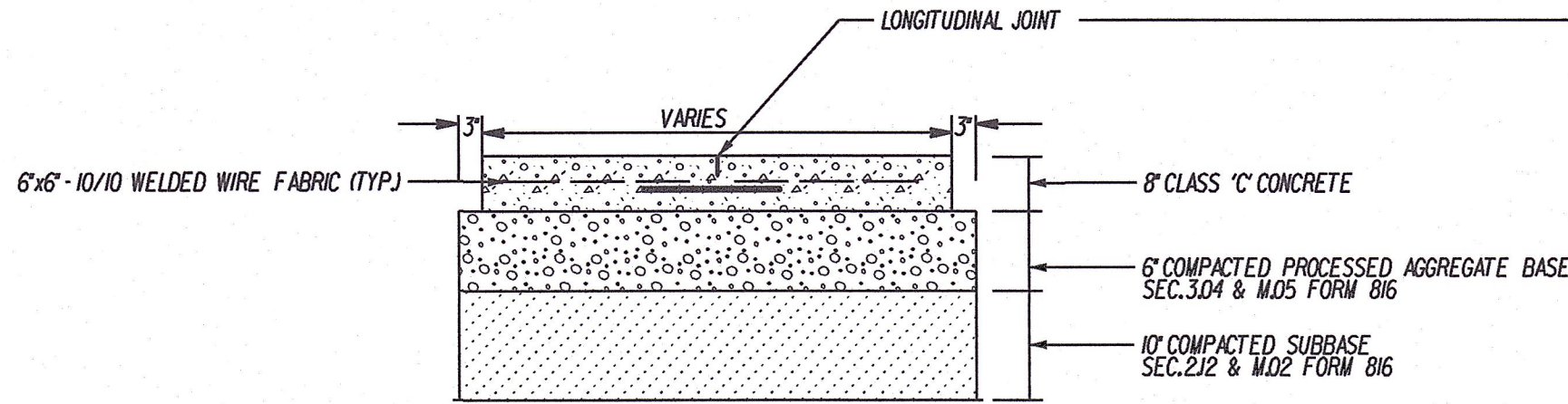
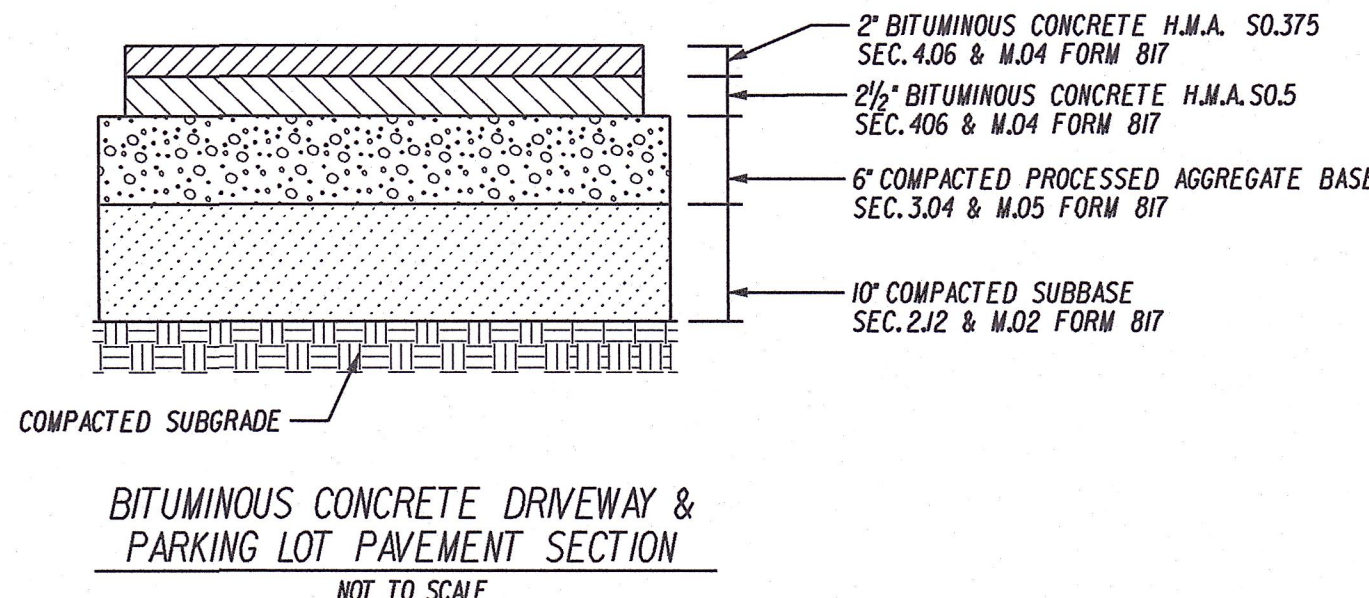
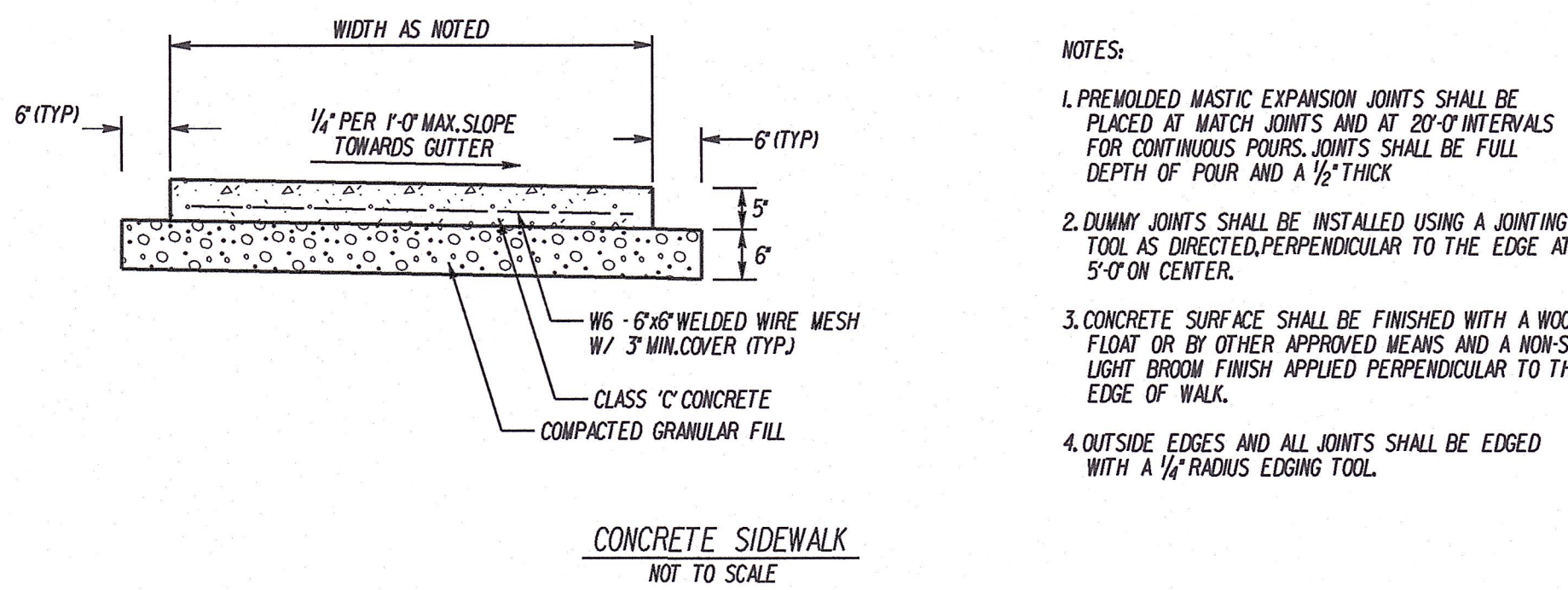
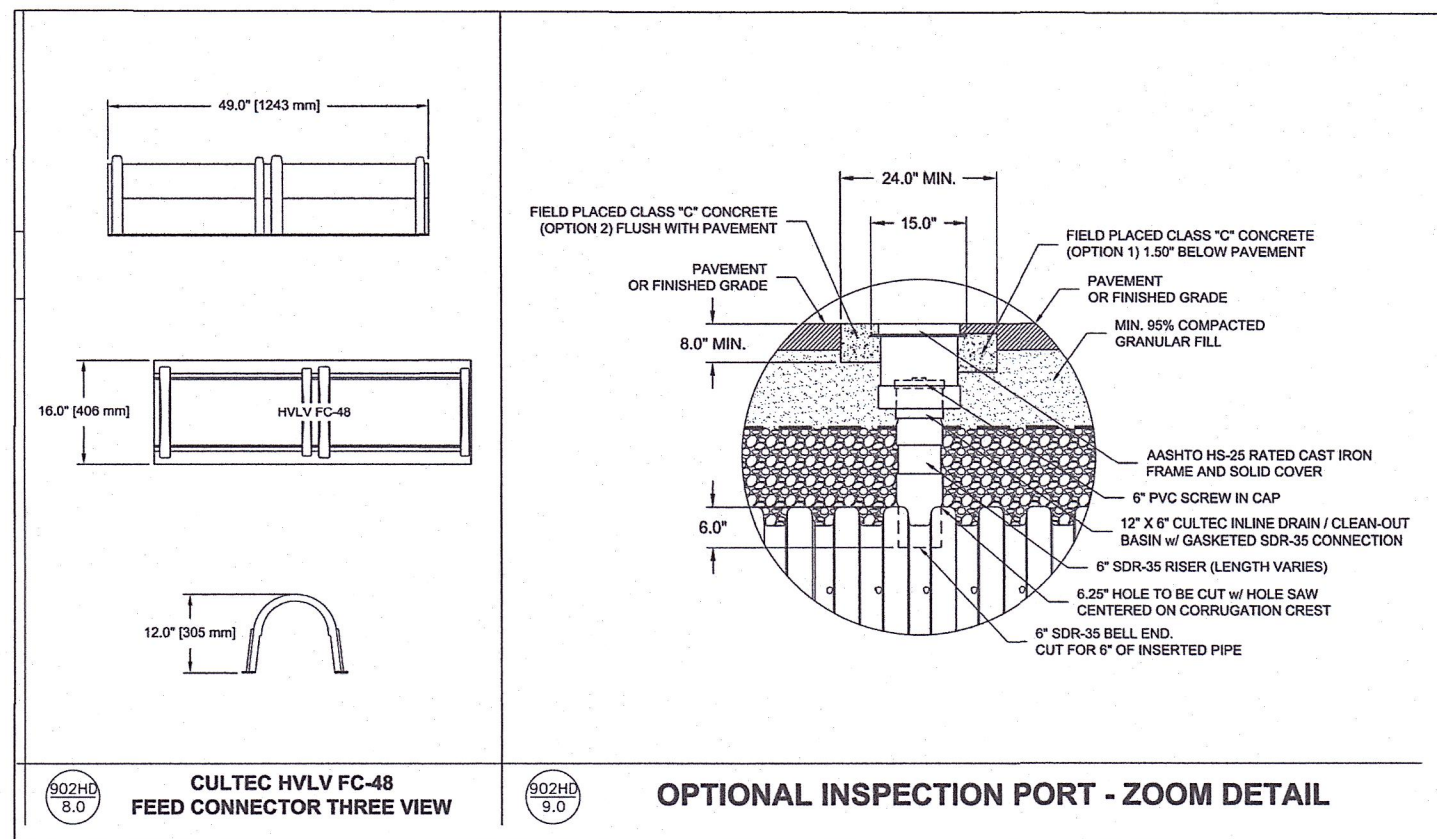
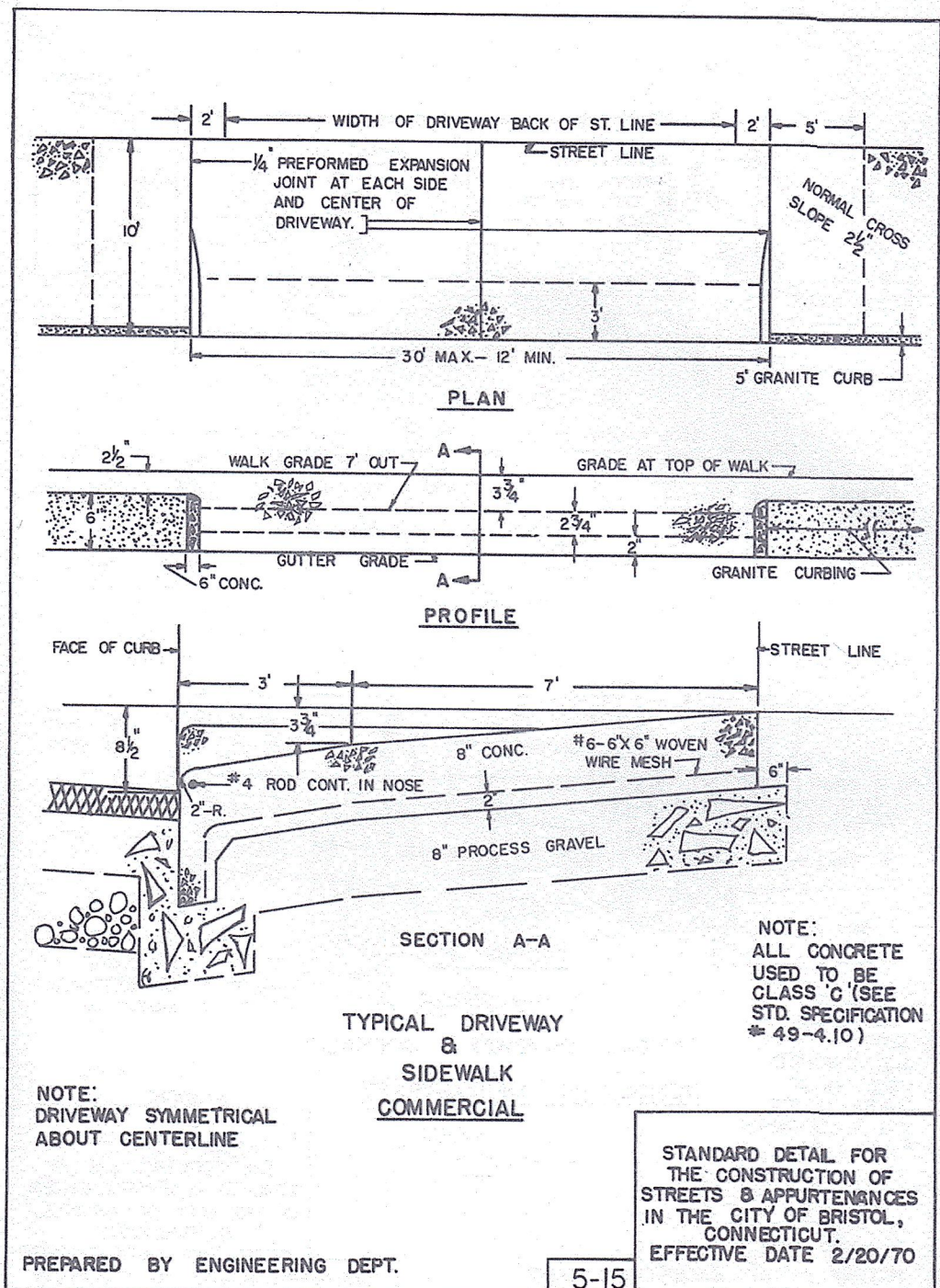
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3

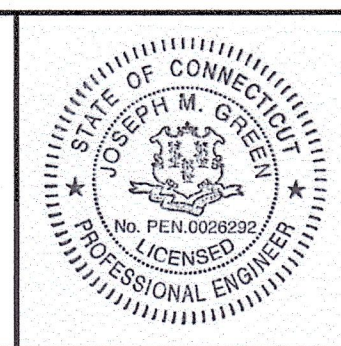
For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.
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5



REV.	DATE	REVISION DESCRIPTION
7	5-16-23	INCORPORATE STAFF RAILROAD COMMENTS & ADD SHEET 23
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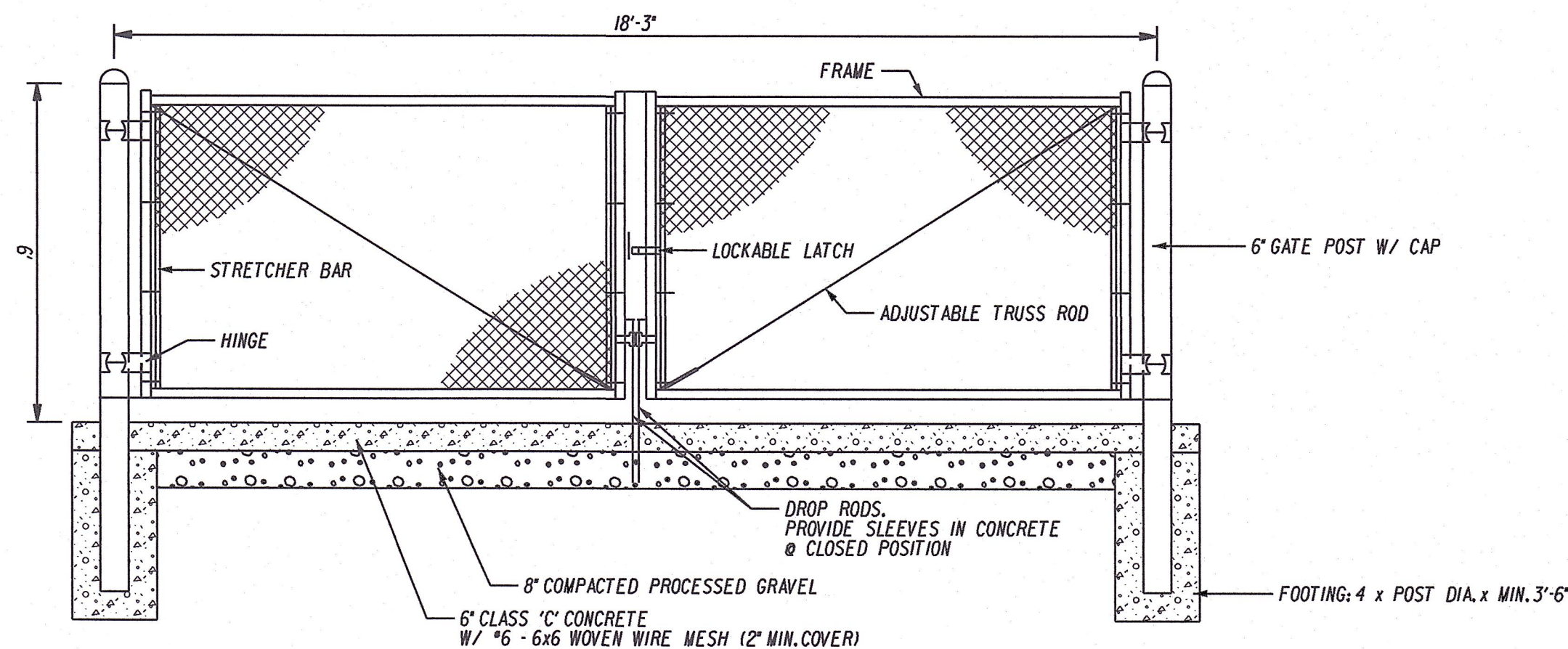
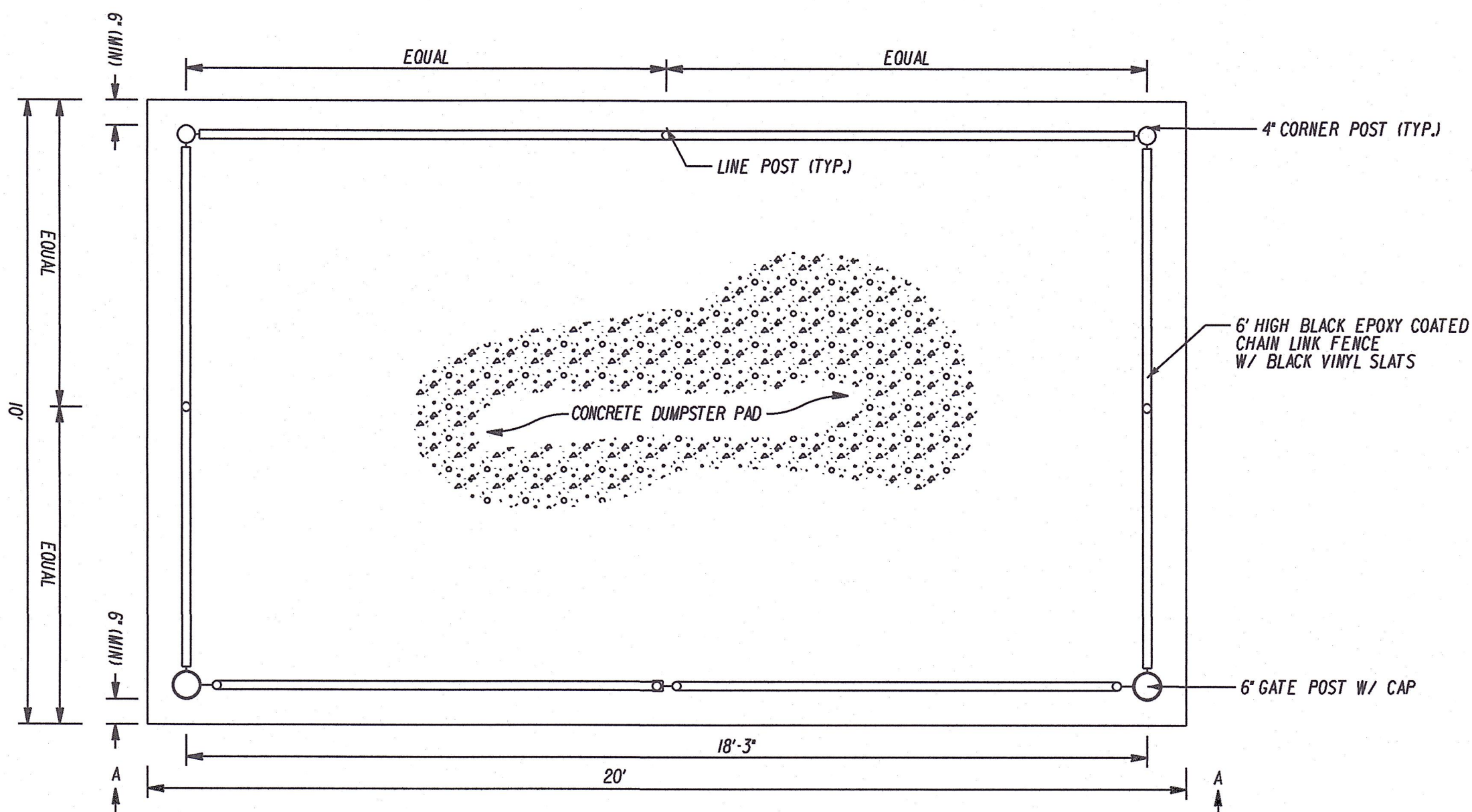
SURVEYOR SIGNATURE BLOCK:	
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.	
AUGUST 17, 2020	
NOT TO SCALE	



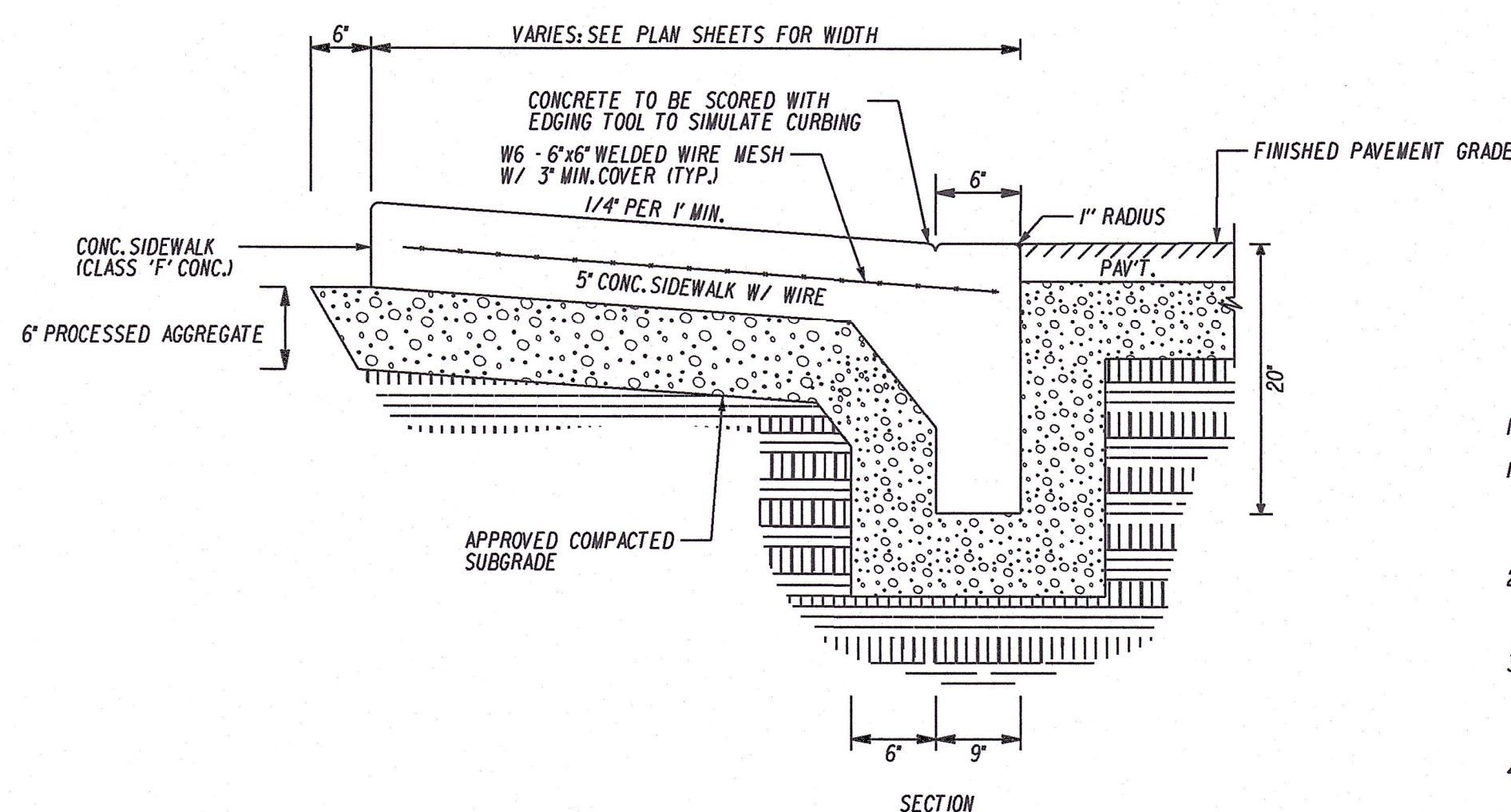
ENGINEER SIGNATURE BLOCK:	
PROJECT TITLE:	
FUEL TRANSFER FACILITY 351 MINOR STREET BRISTOL, CONN.	

DRAWING TITLE:	
MISCELLANEOUS NOTES & DETAILS	

DRAWING NO.	
MISC-003	
SHEET NO.	
15	



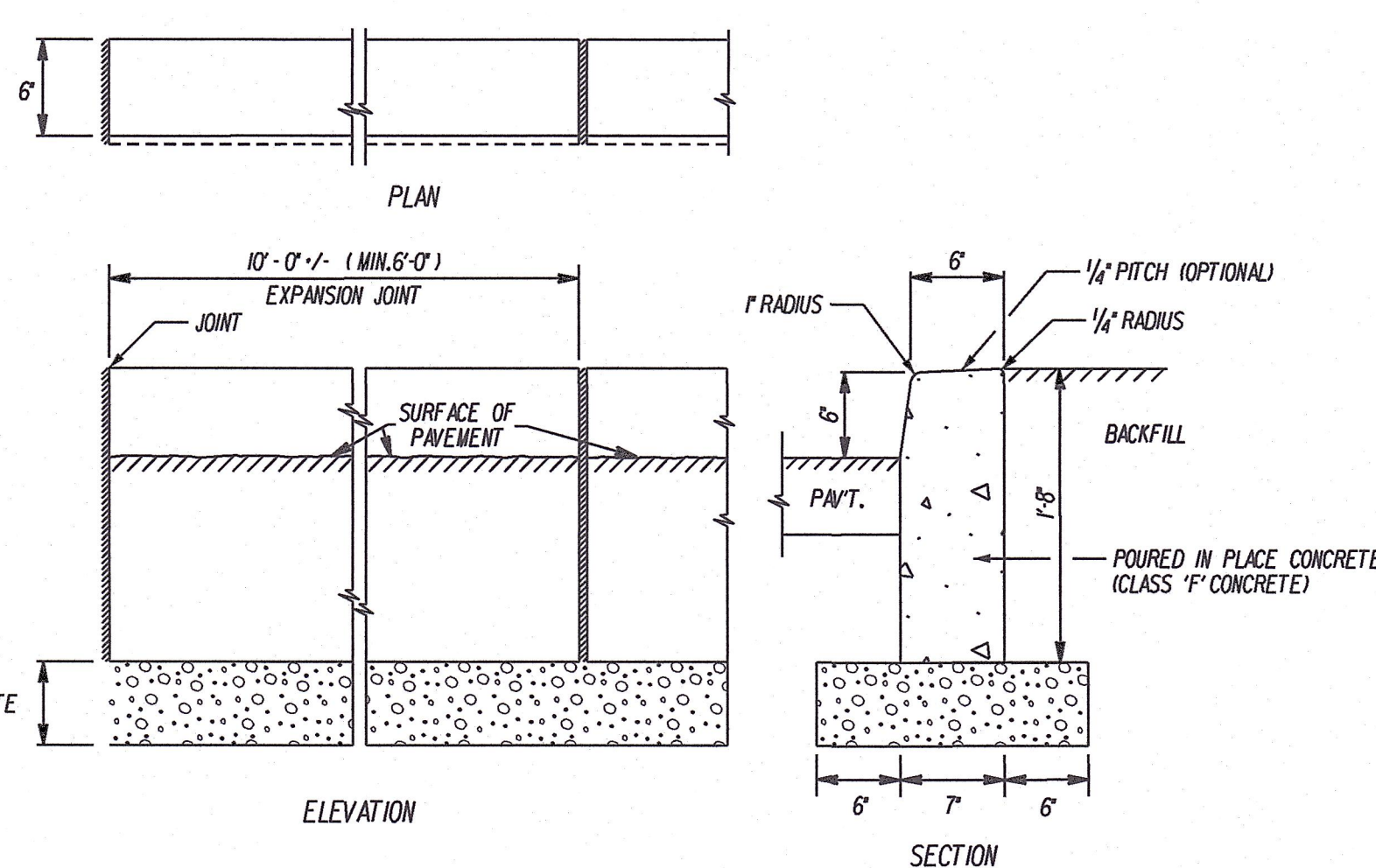
DUMPSTER PAD DETAIL
NOT TO SCALE



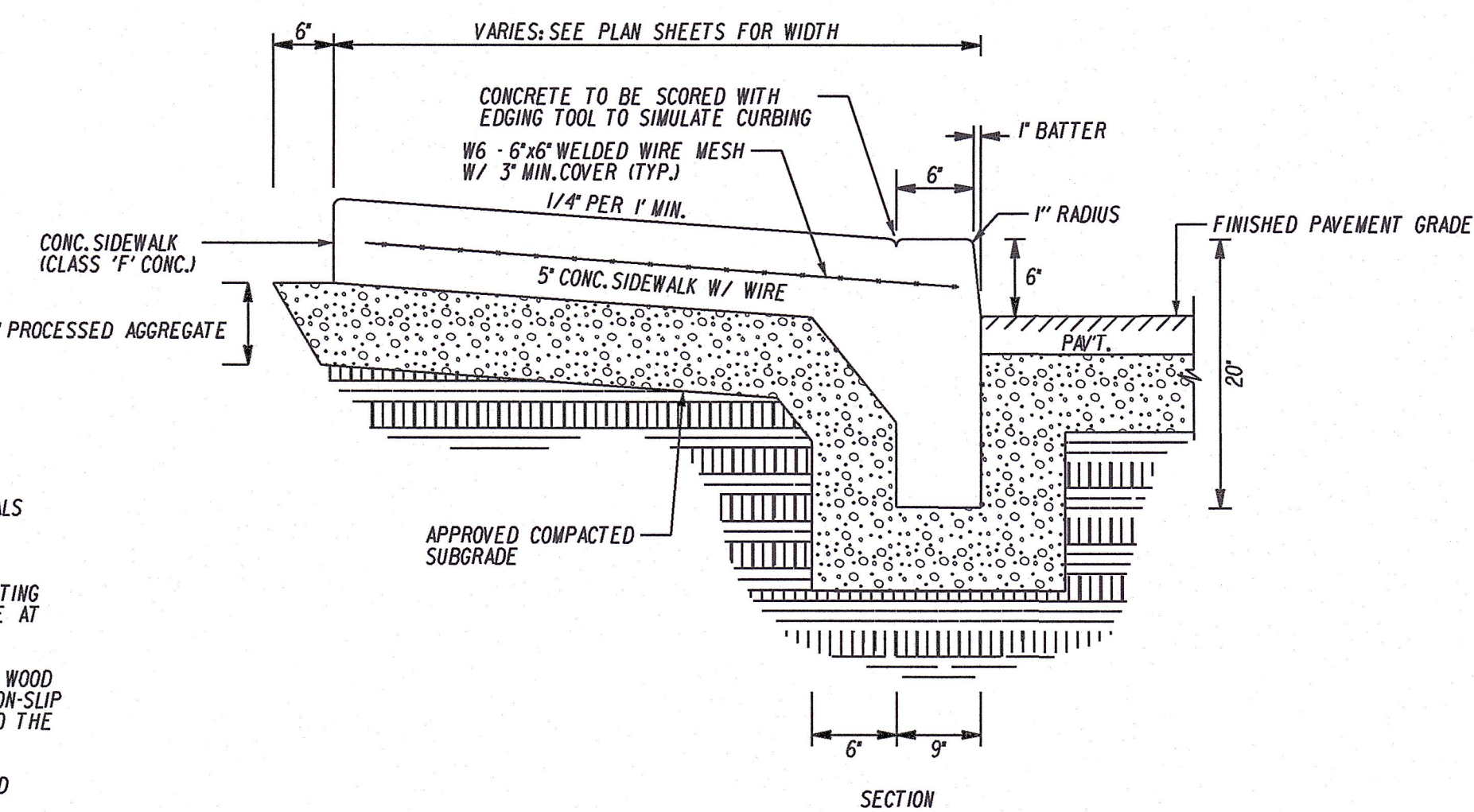
MONOLITHIC CONCRETE CURB AND SIDEWALK W/ NO CURB REVEAL
(NOT TO SCALE)

NOTES:

- PREWOLDED 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 1/2" THICK.
- DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
- 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.
- OUTSIDE EDGES AND ALL JOINTS SHALL BE EDGED WITH A 1/4" RADIUS EDGING TOOL.



CONCRETE CURBING
NOT TO SCALE



MONOLITHIC CONCRETE CURB AND SIDEWALK W/ 6" CURB REVEAL
(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 or 95% Category II	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

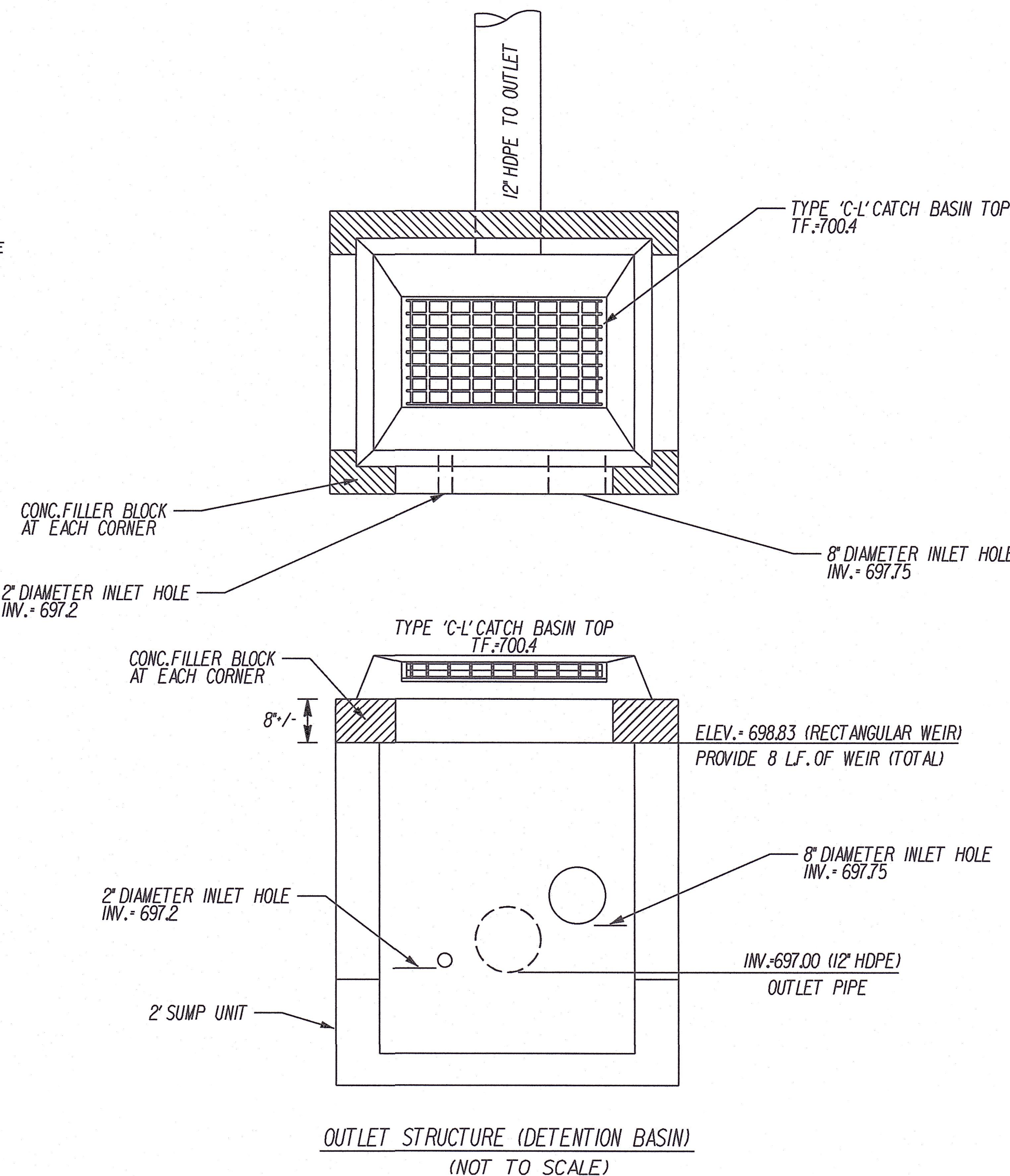
Notes:

- Compaction and soil symbols - i.e., "85% Category I" refers to Category I soil material with minimum standard Proctor compaction of 85%. See Illustration 4.5 for equivalent modified Proctor values.
- Soil in the outer bedding, haunch, and lower side zones, except under the inside 1/2 of the pipe, shall be compacted to at least the same compaction as the majority of soil in the overall zone.
- For haunches, top elevation shall be no lower than 0.1 ft 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.
- For trenches, width shall be wider than shown if required for adequate space to obtain the specified compaction in the haunch and bedding zones.
- 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.
- For trench walls with greater than 10 degree slopes that consist of noncompaction, the lower side shall be compacted to at least the same compaction as specified for the soil in the bedding zone.
- Subdrainage
 - A subdrainage is defined as a trench with its top below finished grade by more than 0.1 ft or, for roadways, its top is at an elevation lower than 1 ft below the bottom of the pavement base material.
 - The minimum width of a subdrainage shall be 1.35 ft, or wider if required for adequate space to obtain the specified compaction in the haunch and bedding zones.
 - For subdrainages with walls of natural soil, any portion of the lower side zone in the subdrainage 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 overall zone, or shall be removed and replaced with soil compacted to the specified level.

R.C.P. BEDDING REQUIREMENTS

Illustration 4.5 Equivalent USCS and AASHTO Soil Classifications for SDO Soil Designations

SIDO Soil	Representative Soil Types		Percent Compaction	
	USCS	Standard AASHTO	Standard Proctor	Modified Proctor
Gravelly Sand (Category I)	SW, SP, GW, GP	A1, A3	100	95
			95	90
			90	85
			85	75
Sandy Silt (Category II)	GM, SM, ML, Also GC, SC with less than 20% passing #200 sieve	A2, A4	100	95
			95	90
			90	85
			85	75
Stiff Clay (Category III)	CL, MH, GC, SC	A5, A6	100	95
			95	90
			90	85
			85	70



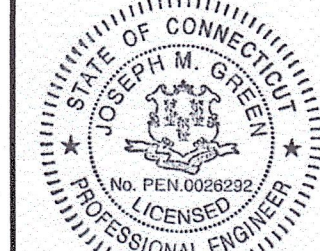
7	5-16-23	INCORPORATE STAFF RAILROAD COMMENTS & ADD SHEET 23
6	11-17-22	INCORPORATE STAFF COMMENTS
5	10-24-22	ADD PHASE MAP
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2	09-13-21	INCORPORATE STAFF COMMENTS
1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION
REV.	DATE	REVISION DESCRIPTION

AUGUST 17, 2020

NOT TO SCALE

SURVEYOR SIGNATURE BLOCK:

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



ENGINEER SIGNATURE BLOCK:

Joseph M. Green

PROJECT TITLE:

FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

DRAWING TITLE:

MISCELLANEOUS NOTES & DETAILS

DRAWING NO.

MISC-004

SHEET NO.

16

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 GZI 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 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)

(2) MATERIALS Continued

(d) Tie Plates

Tie plates shall be new or relay at least 7"x10-3/4"x24" thick. They may be single or double shoulder and must be canted. Tie plates must conform to AREA 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 shall conform to AREA 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"-1 1/2") clean and free of dirt. There will be a minimum of 6" ballast under the ties.

(3)

(3) MATERIALS Continued

(j) Bumping Posts

Bumping posts will be Hayes type, Durable "D" or equal, unless otherwise specified.

(k) Deraill

Type and quality of deraill will be specified for each individual sidetrack requirement.

(3) INSTALLATION

The track will be properly installed with a standard gauge of 4'8 1/2" 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 worn 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.

(4)

(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 Superelevation 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 GZI 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 GZI.

(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 GZI.

(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.

(5)

(15) GRADE CROSSINGS

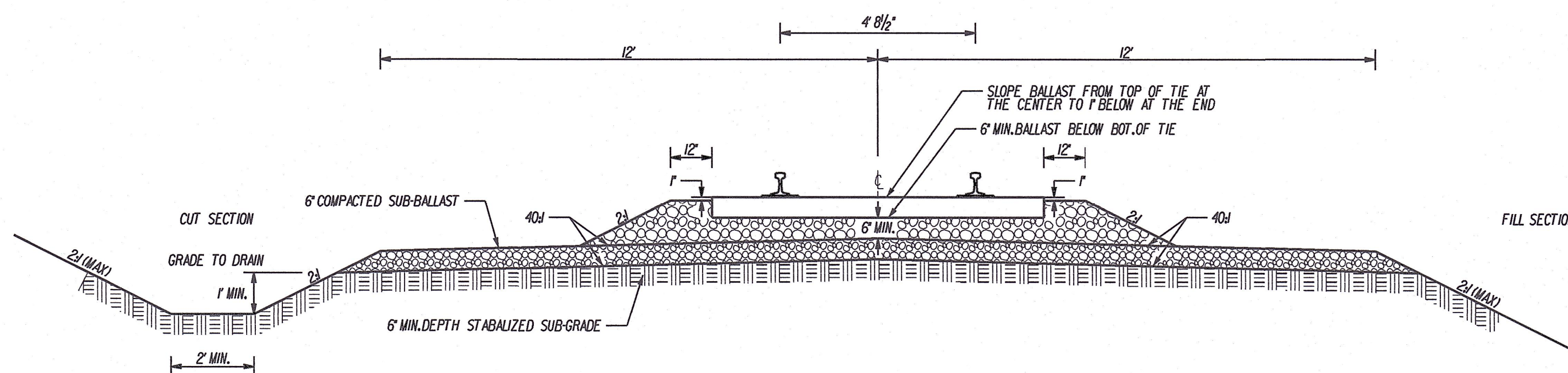
The design and location of grade crossings including signalization shall be coordinated well in advance of construction by the owner of the sidetrack with the Chief Engineer and shall conform to GZI specifications.

(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: *[Signature]*
Vice President-Engineering
North Billerica, MA
August 16, 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 TRANSPORTATION 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 GASES, 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 MAINTENANCE DISTRICT IN WHOSE JURISDICTION THE SIDETRACK IS LOCATED.

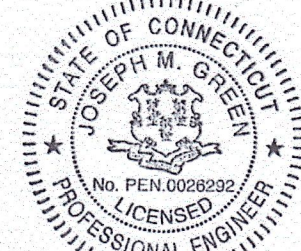
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2	09-13-21	INCORPORATE STAFF COMMENTS
1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION
REV.	DATE	REVISION DESCRIPTION

AUGUST 17, 2020

NOT TO SCALE

SURVEYOR SIGNATURE BLOCK:

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



ENGINEER SIGNATURE BLOCK:

[Signature]
Joseph M. Green

PROJECT TITLE:

FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

DRAWING TITLE:

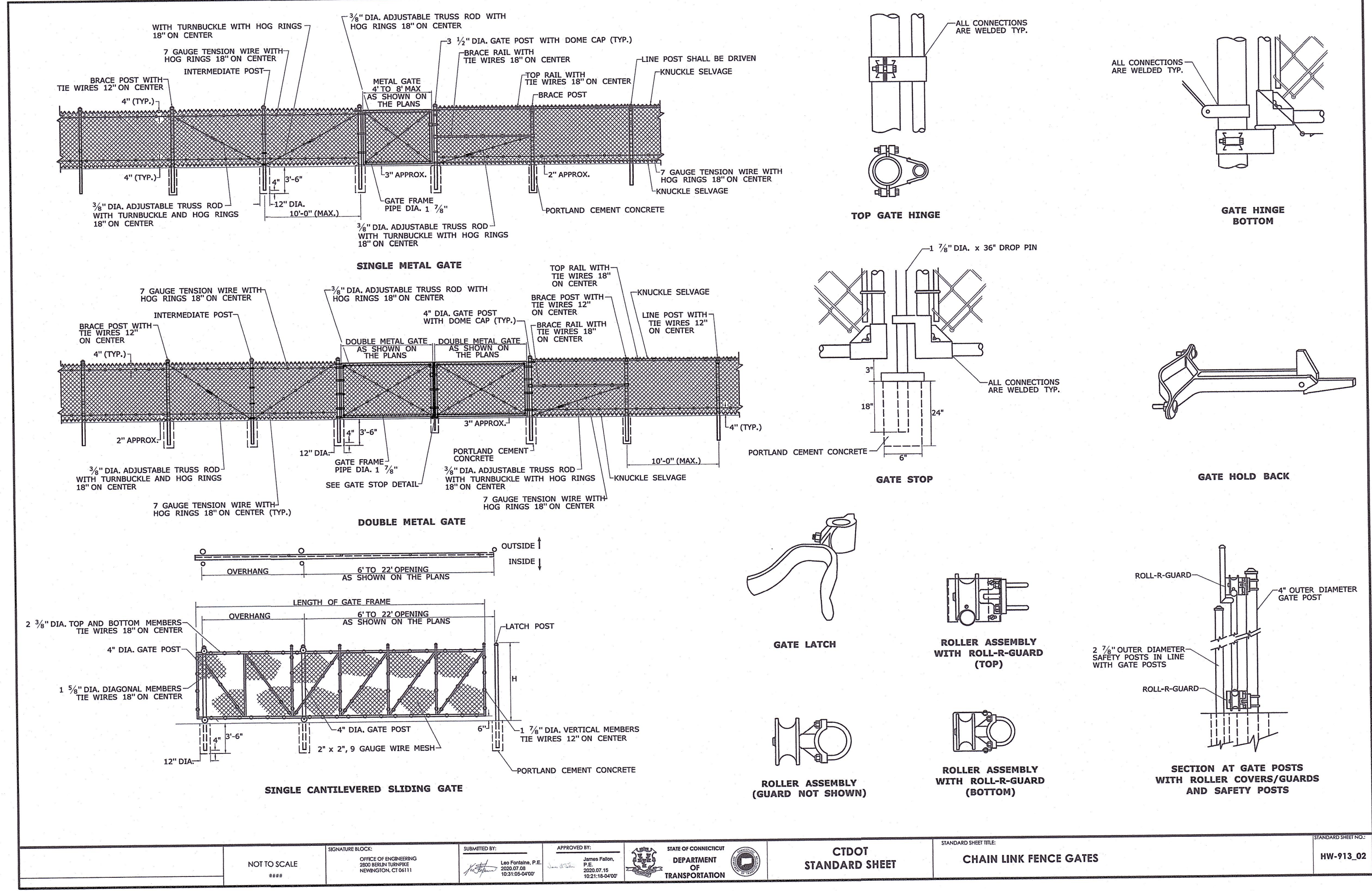
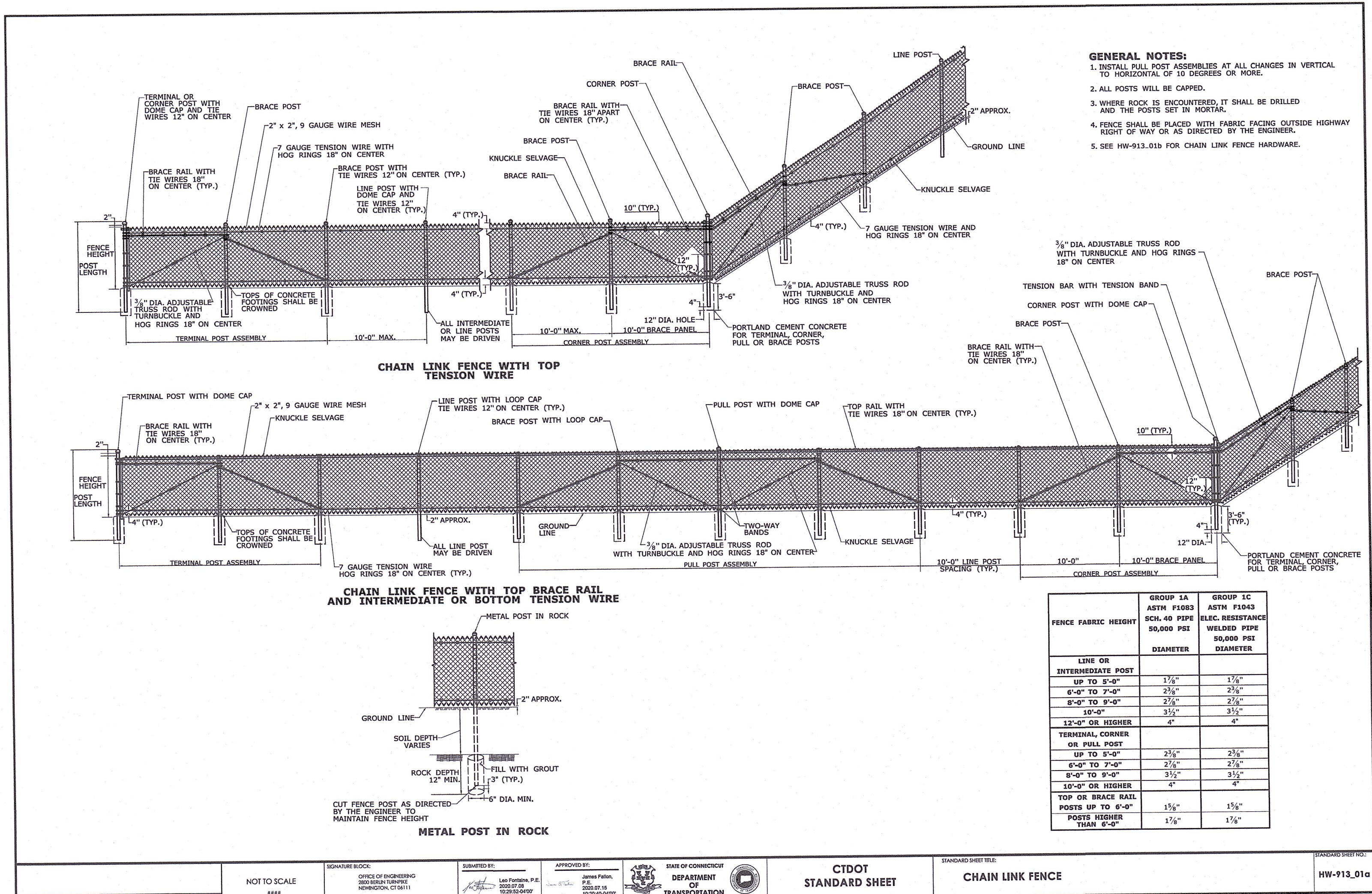
MISCELLANEOUS NOTES & DETAILS

DRAWING NO.

MISC-005

SHEET NO.

17



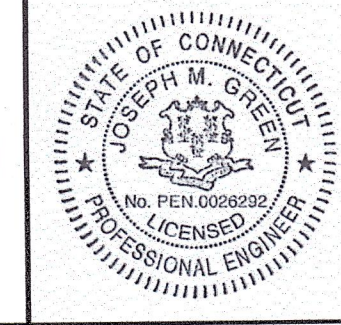
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AUGUST 17, 2020

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ENGINEER SIGNATURE BLOCK:

Joseph M. Green

PROJECT TITLE:

FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

DRAWING TITLE:

MISCELLANEOUS NOTES & DETAILS

DRAWING NO.

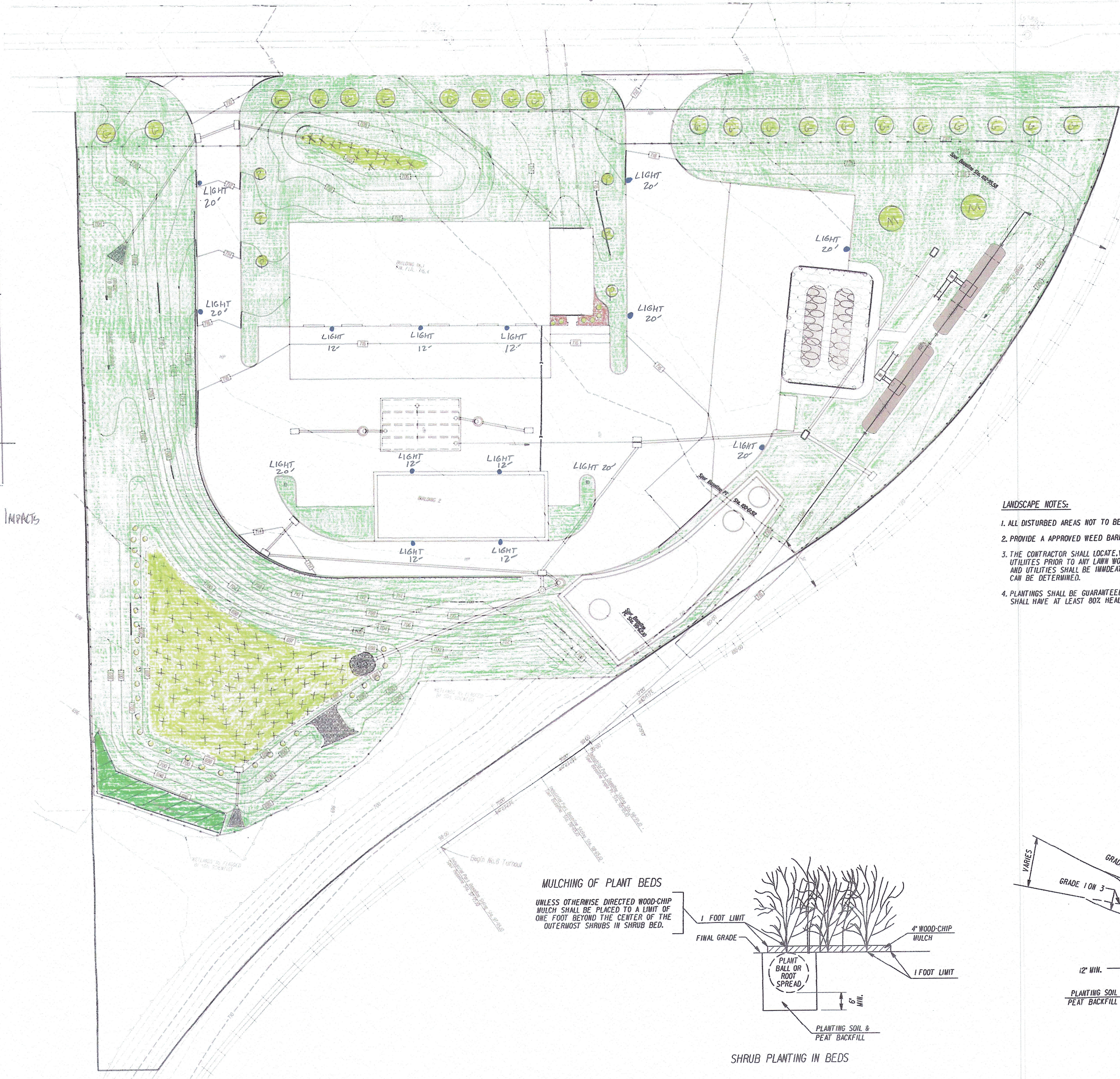
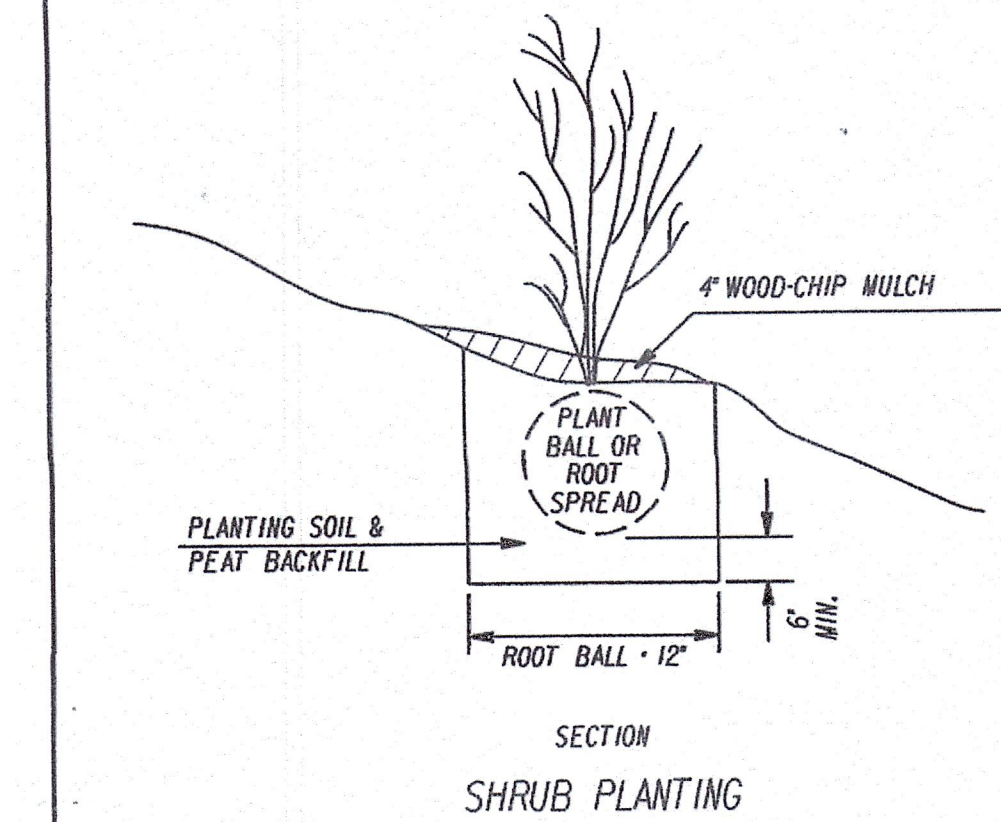
MISC-006

SHEET NO.

18

PLANTING KEY			
TYPE	SIZE	QTY	SYMBOL
GREEN GIANT ARB	7-8FT	22	G
RED SUNSET MAPLE	3-3.5cm	2	M
CLEVELAND SELECT PINK	2-2.5cm	6	P
DWARF HAWK EYE	2 GAL	6	H
WETLANDS PLANTINGS			
ARABIS LUTEA VARIETALIS	1 GAL	10	W
PLAT. VERTICILLATA	2 GAL	10	W
RED TWIG DOGWOOD	3 GAL	10	W
SEED MIXES			
NORTHERN WETLANDS MIX	4.0 LBS/ALFA	XX	
BY RANDSTONE SEED CO. LLC			
MT GREEN SLOPE + CONSERVATION MIX	4 LBS/1000 SQ FT		
FOR USE ON ALL SLOPES BY C&D INC.			
MT GREEN TRI-DECK PERENNIAL RYE BLEND	7 LBS/1000 SQ FT		
FOR USE ON ALL LAWN AREAS THROUGHOUT SITE BY C&D INC.			

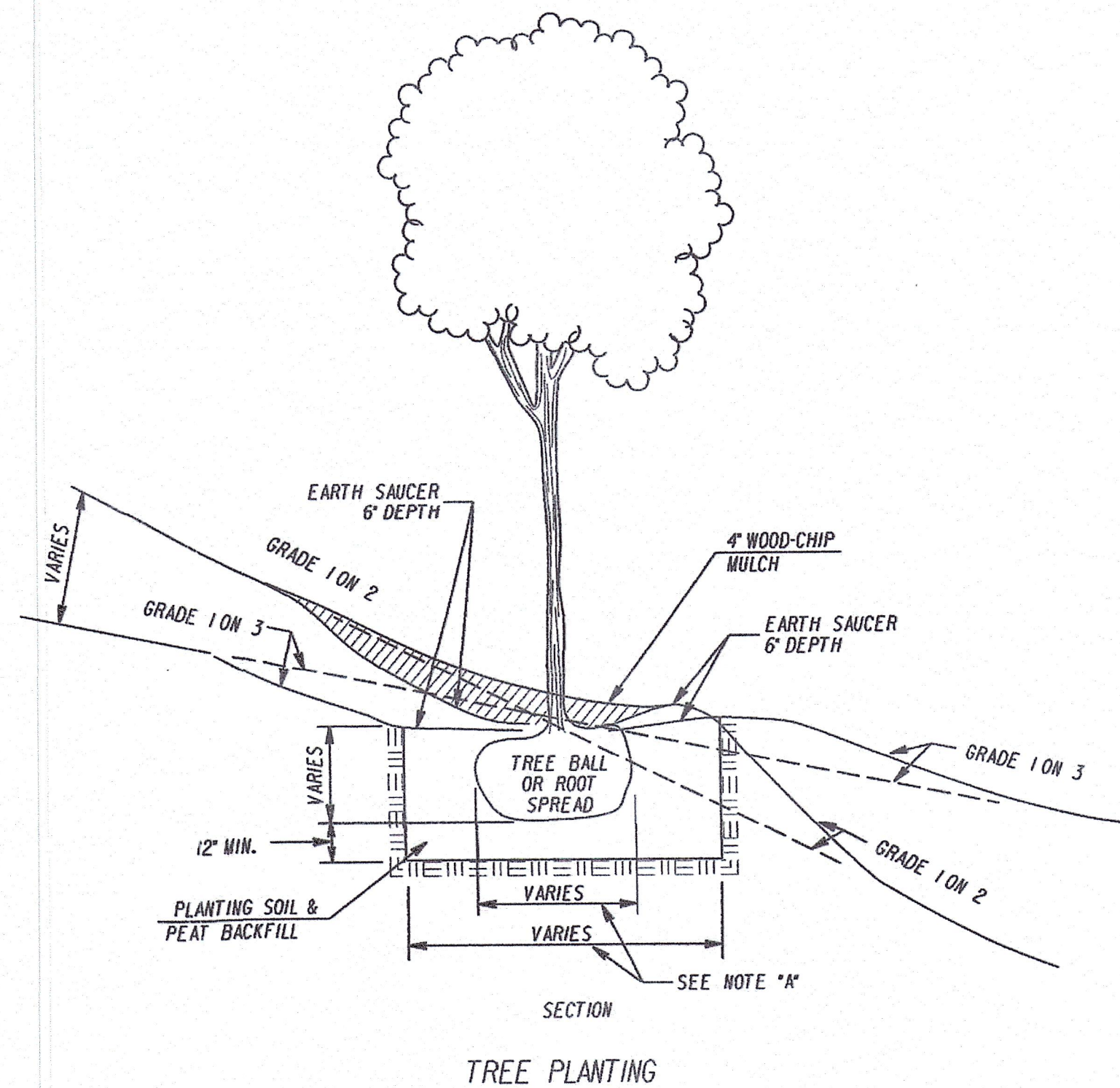
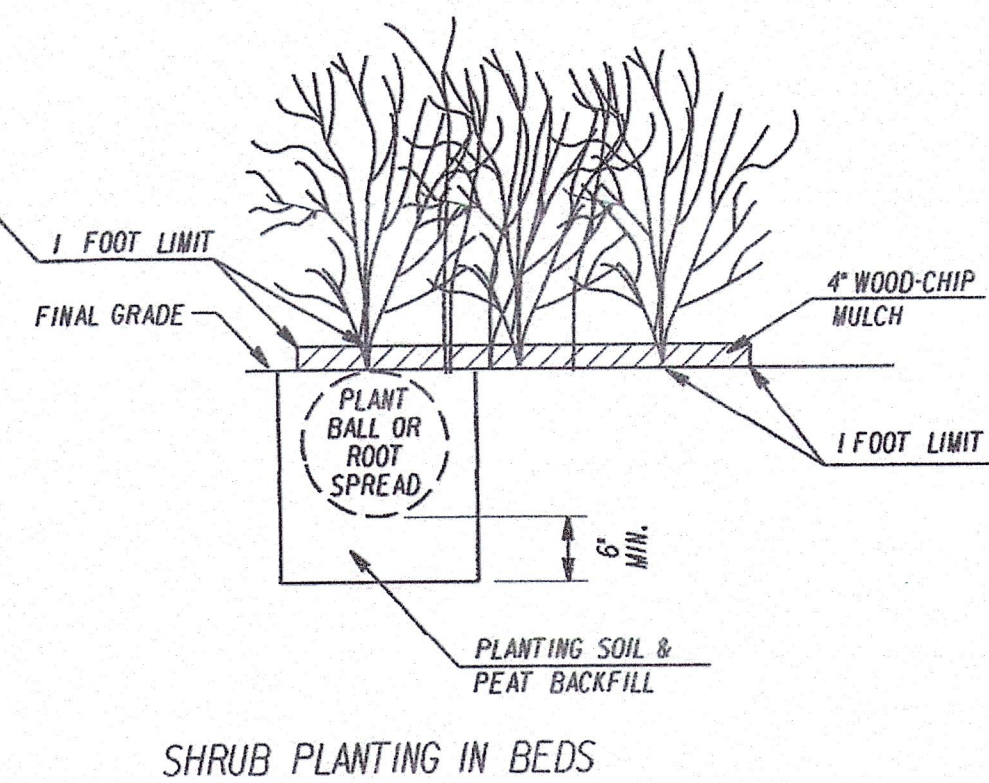
 PLANTING PLAN FOR MITIGATION OF DIRECT WETLAND IMPACTS BY OTHERS



- LANDSCAPE NOTES:
1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM AND 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 UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY 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.

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.



REV.	DATE	REVISION DESCRIPTION
2	9-13-21	INCORPORATE STAFF COMMENTS
1	11-23-20	PROVIDE WETLAND MITIGATION AREA

DESIGN BY
ZALE MUEHN
THREE LANE LLC
13 BEAR DEN
TERRYVILLE CT 06786
860-263-5690

PROJECT TITLE:

FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

DRAWING TITLE:

SITE LANDSCAPING PLAN

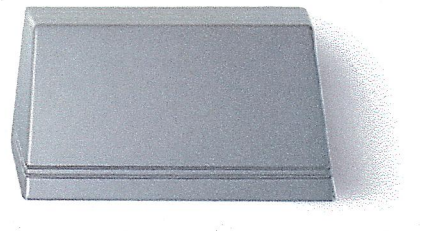
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SHEET NO.

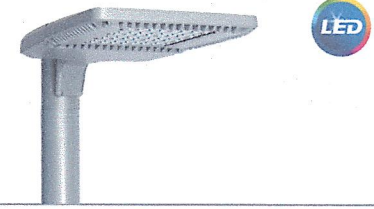
19

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



Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

1. 650mA only available with Emergency Battery Pack Cold Rated (EBPC) option	8. Available in 32L, 35D, 39A, COM technical support center for use with photozell and CS/CM/CE/DA	15. L123/35 available with LLC, PCR, IMR1, CS/CM/CE/DA, TL, TLCS and VS; accessory attached to wireless module. Not for use with LCCR accessory.
2. 32L rated for 30°C at 1000mA	9. Available in 2D, 27V, 39D, 39A and 39L only	16. Not available for COM, PCR, TL, TLDS/37, DCC, LLC
3. Available for use only with 100L and 32L or 39A or 650mA only rated for -30°C to 35°C	10. Not available in LLC, TL, R and DCC	17. 27V option is not available with any other control options with the exception of IMR2, IMR1 module response options.
4. Available in 2D, 27V only	11. Not available with ADV1	
5. Not available with Dual Circuit Control (DCC) option	12. Must specify input voltage	
6. EBPC is not available with DCC	13. TLDS/37 option not available with LLC, PCR, DCC. Works with 3 or 5 pin NEMA photovoltaic. Draining will not be connected to TL.R if ordering with 2D, CS/CM/CE/DA and IMR1	
7. Not available with Dimming Driver (DD) option	14. Not available with DCC, DCC or LLC	



Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

1. BL-IMR377 equipped with out-boarded sensor housing when installing in IMR3 (347-480V) 2. Mounts to a 4" round pipe with adapter (included for square pipes). 3. Mounts to a maximum of 45 degree angle (not horizontal). 4. Not available for other dimming control options. 5. Not available with motion sensor. 6. Not available with photocontrol. 7. Available only in 20 or 277V.	8. Not available in 347 or 480V 9. Must specify input voltage. 10. Dimming will not be connected to NEMA receptacle or for dimmer with other control options. 11. Not available in 480V or for dimmer separately with TRIAC/0-10V. 12. Not available with DDC. 13. Not available with 50 and 60 W, RPAs provided with black finish standard.	14. HS5 not available with Type 5 and 6v dimmer. 15. Not available with DD, DDC, and FAWS dimming control options. 16. Not available with DDC, DDC, FAWS and LLG dimming control options. 17. Must specify a motion sensor.
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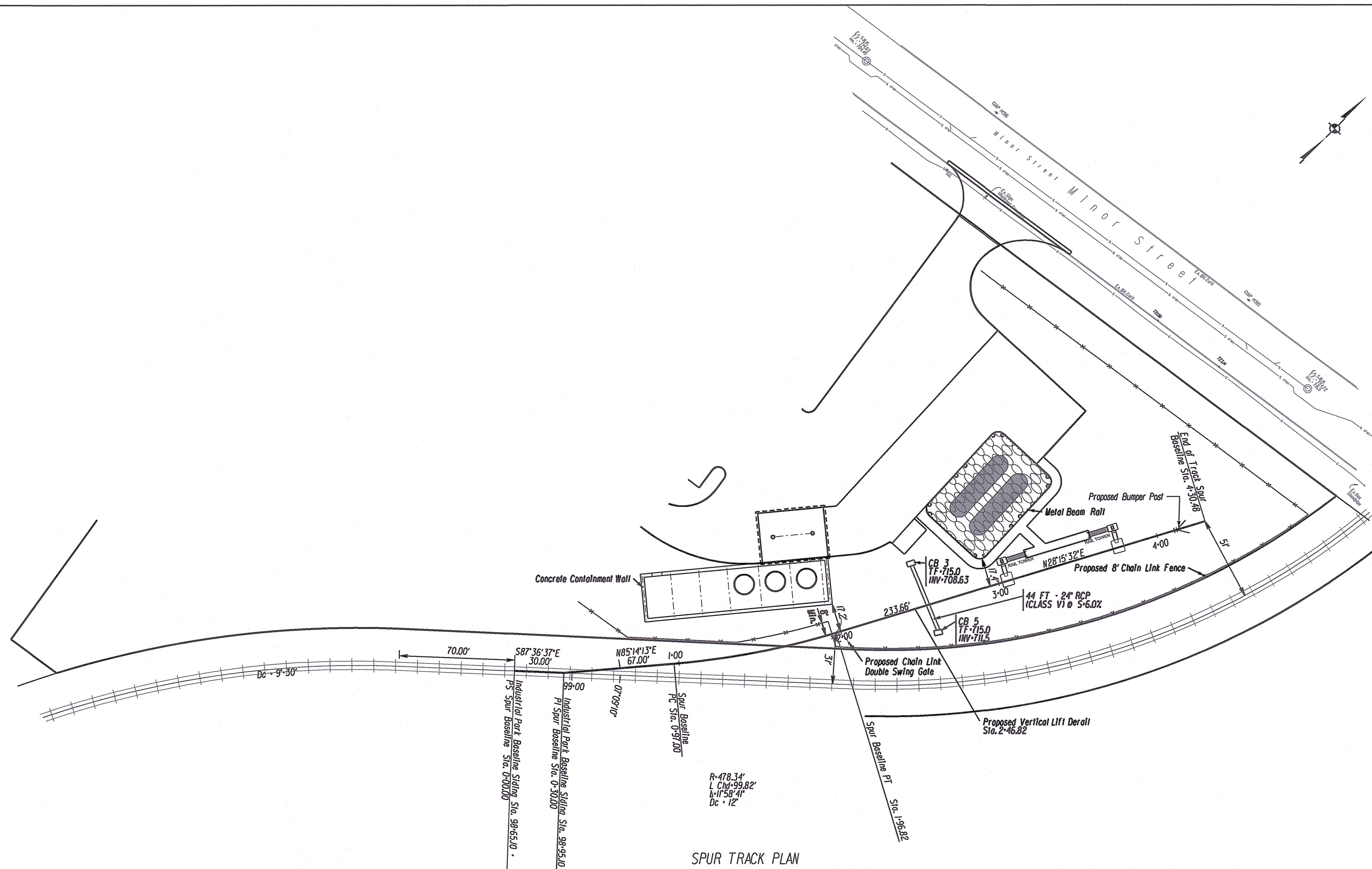
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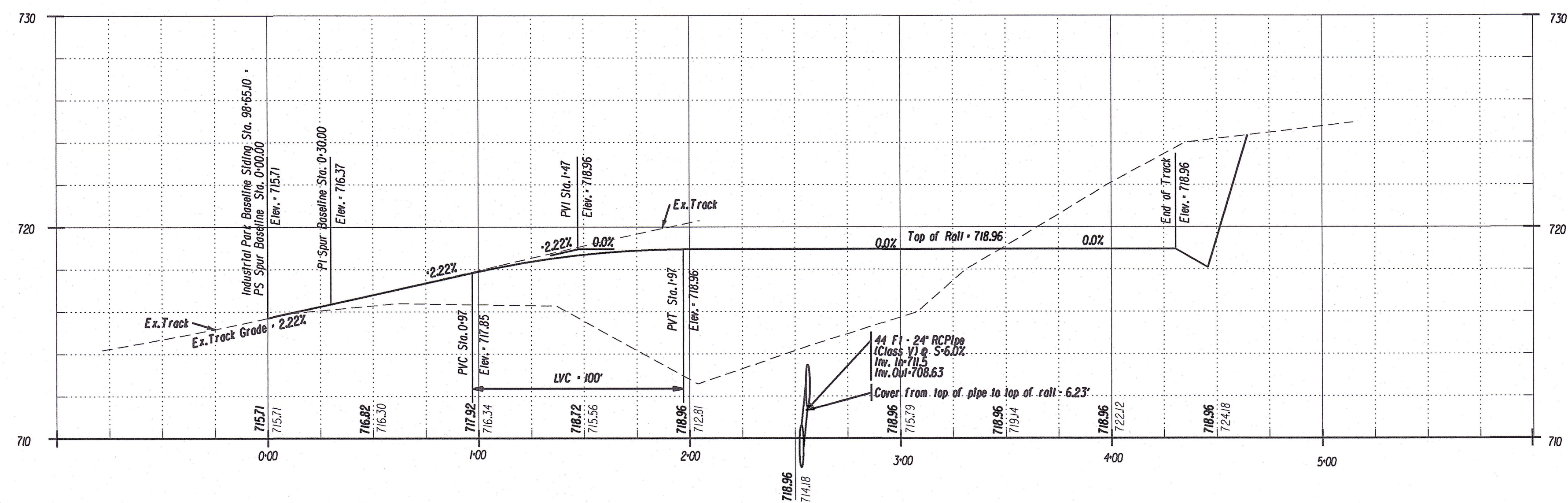
351 MINOR STREET
BRISTOL, CONN.

APPROVED

SITE ILLUMINATION PLAN



SPUR TRACK PLAN

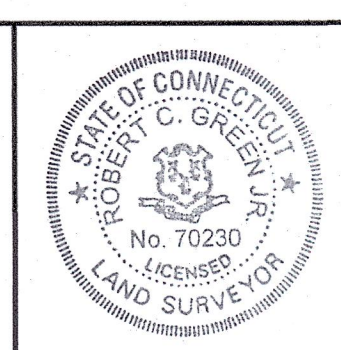


SPUR TRACK PROFILE

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
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2	09-13-21	INCORPORATE STAFF COMMENTS
1	11-23-20	REVISED GRADING TO PROVIDE WETLAND MITIGATION

DESIGNER/DRAFTER:	SURVEYOR SIGNATURE/BLOCK:
DATE: MAY 26, 2022	
SCALE IN FEET HORIZ SCALE 1"=40'	
SCALE IN FEET VERT SCALE 1"=8'	

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

PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

DRAWING TITLE:
RAILROAD SIDING PLAN/PROFILE

DRAWING NO.
PP-001
SHEET NO.
21

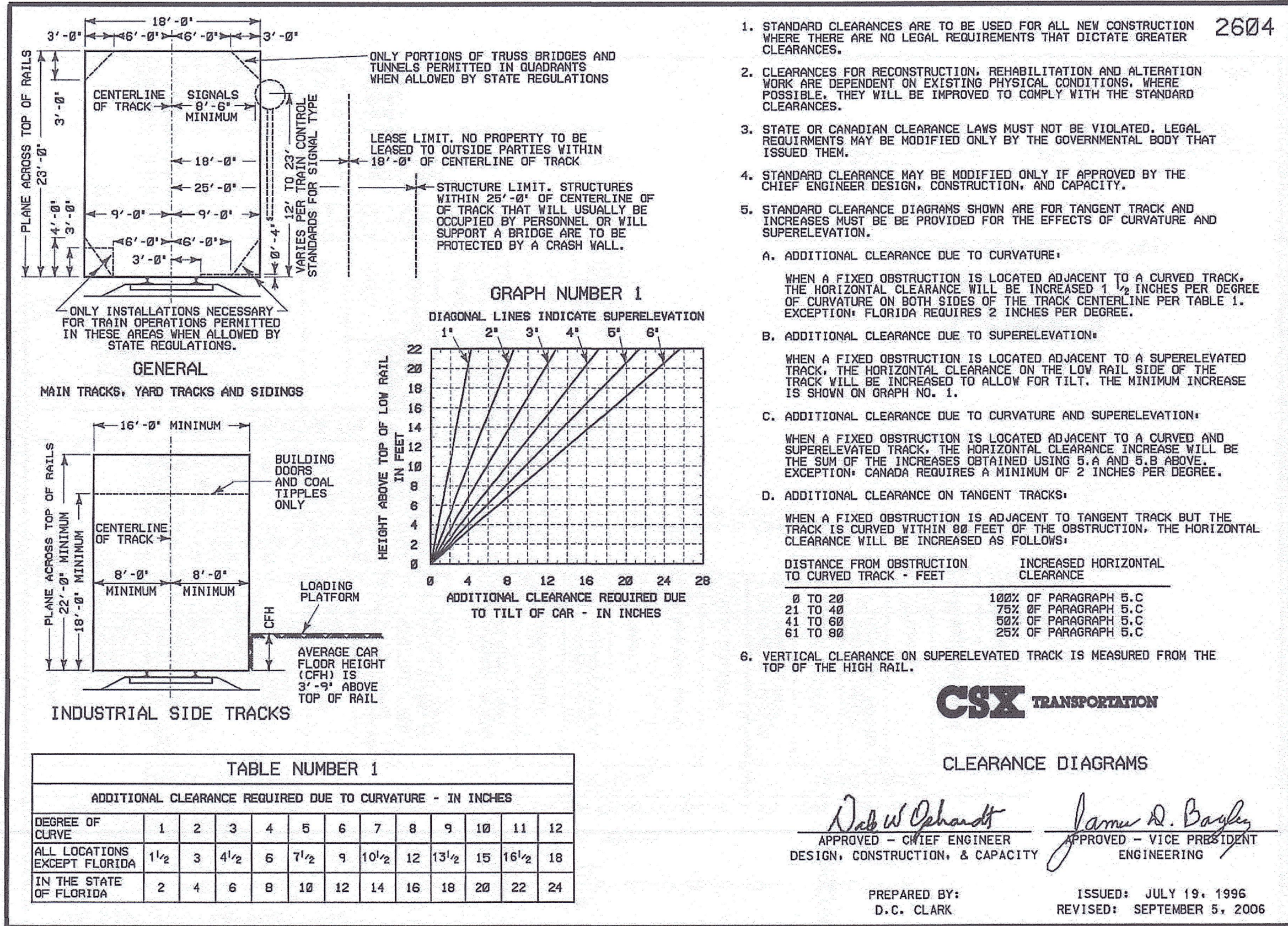


Diagram: Clearance Diagrams (2604)

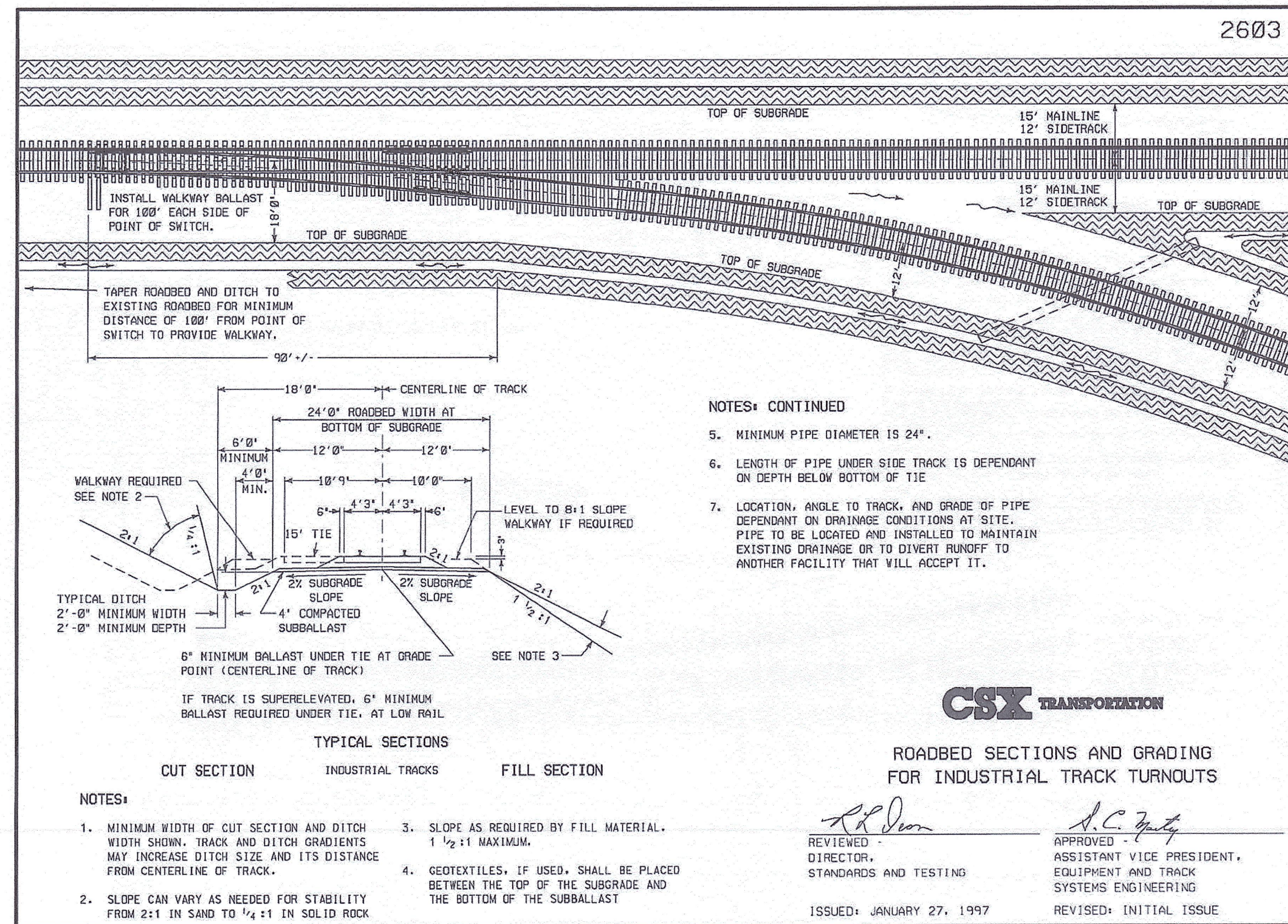


Diagram: Roadbed Sections and Grading for Industrial Track Turnouts (2603)

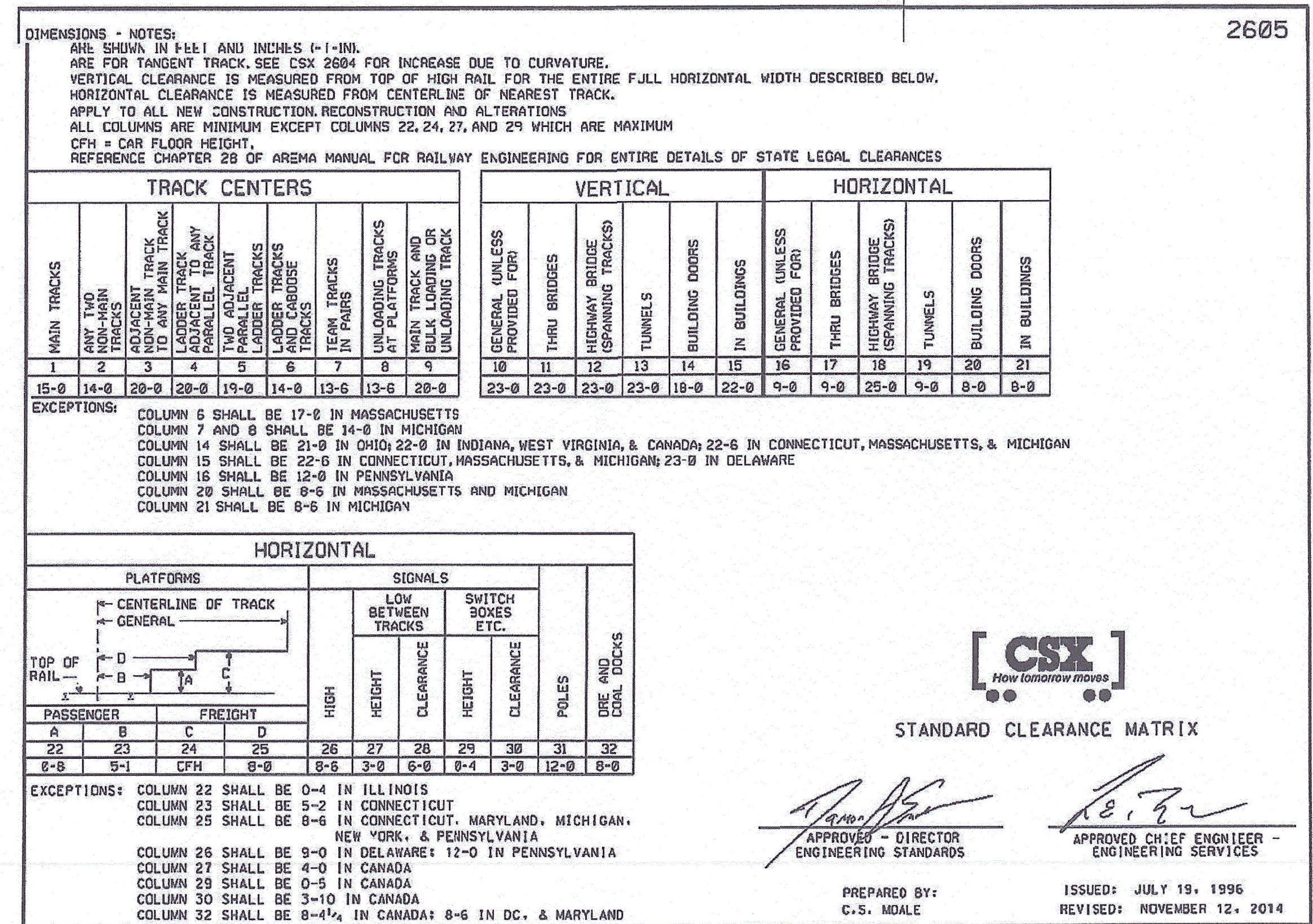


Diagram: Standard Clearance Matrix (2605)

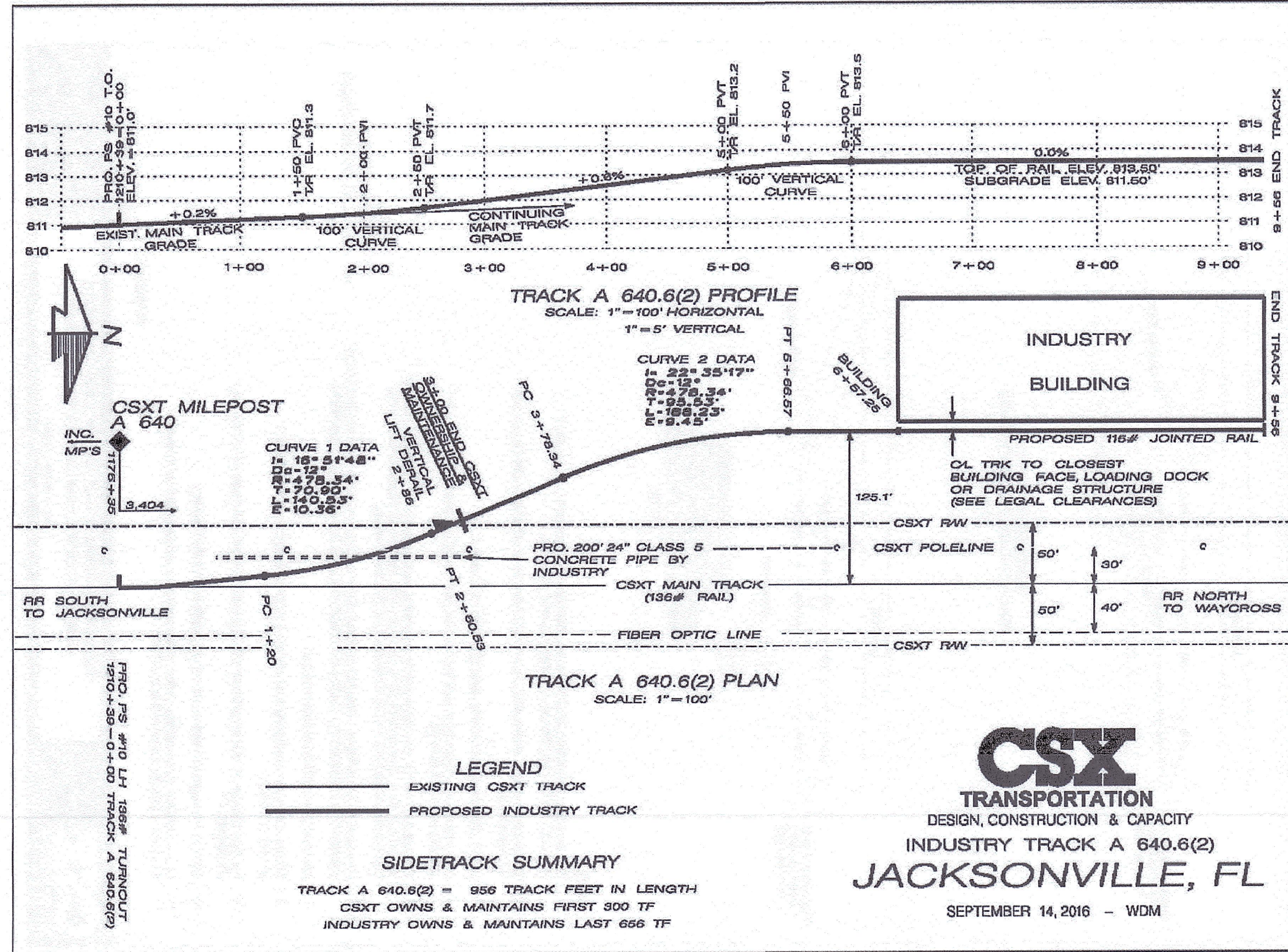
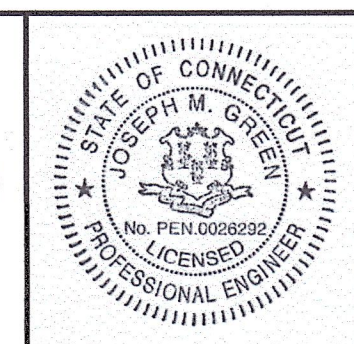


Diagram: Commercial Track A 640.6(2)

7	5-16-23	INCORPORATE STAFF, RAILROAD COMMENTS & ADD SHEET 23	DESIGNER/DRAWER:
6	11-17-22	INCORPORATE STAFF COMMENTS	
5	10-24-22	ADD PHASE MAP	DATE: MAY 26, 2022
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	SCALE: AS NOTED

SURVEYOR SIGNATURE/BLOCK:

RACIA



ENGINEER SIGNATURE/BLOCK:

Joseph M. Green

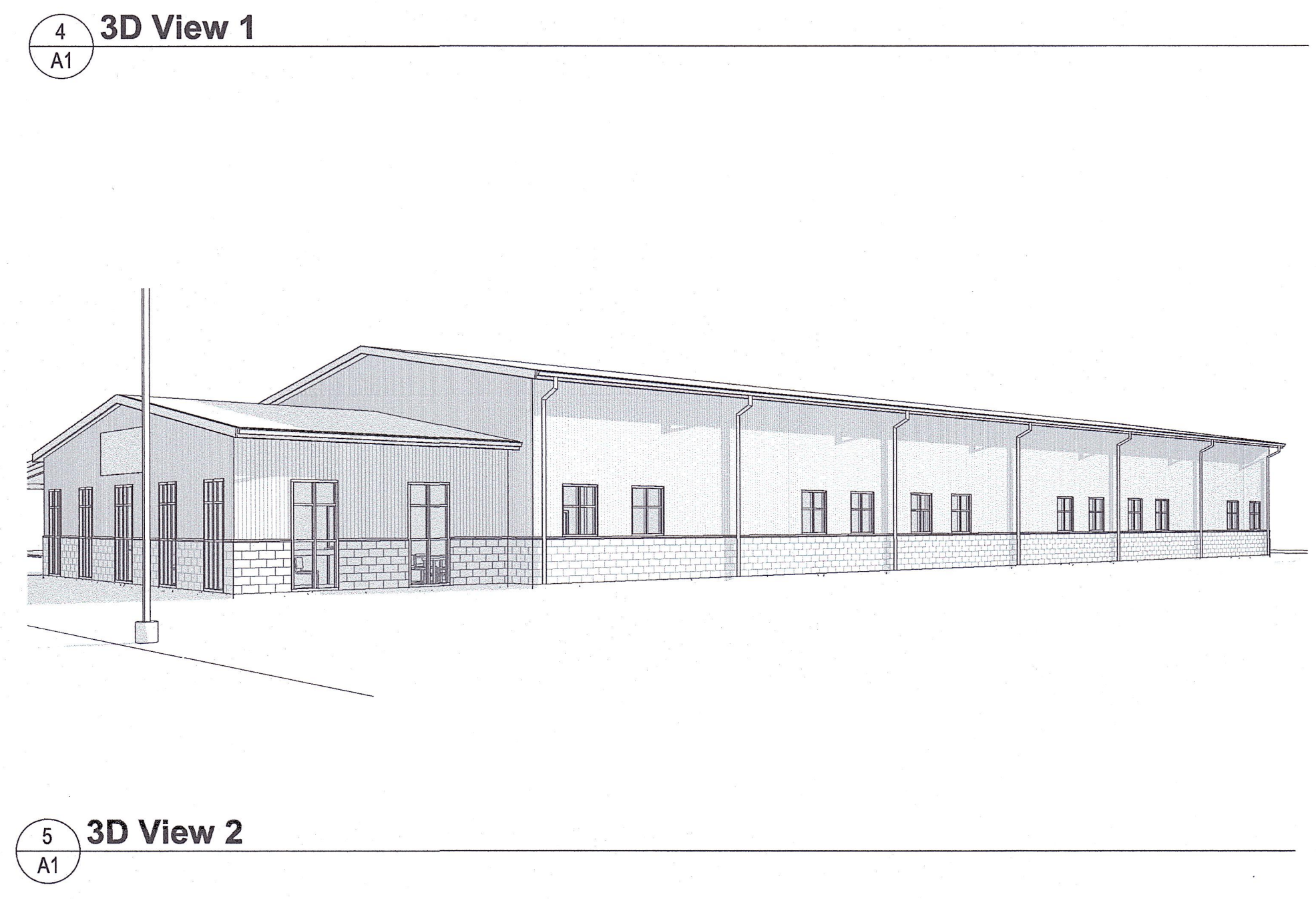
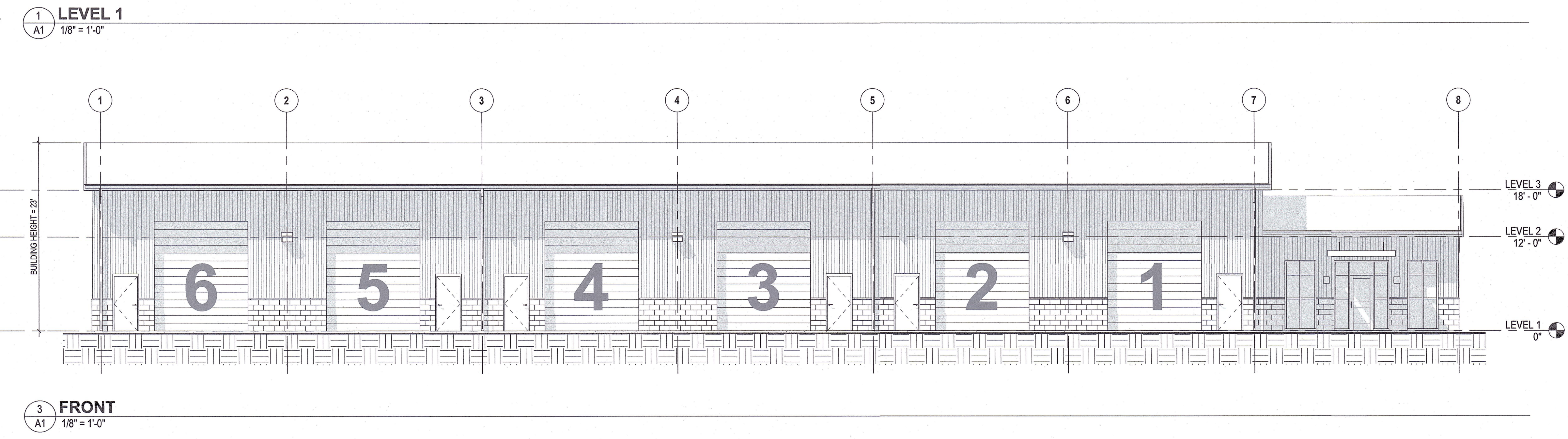
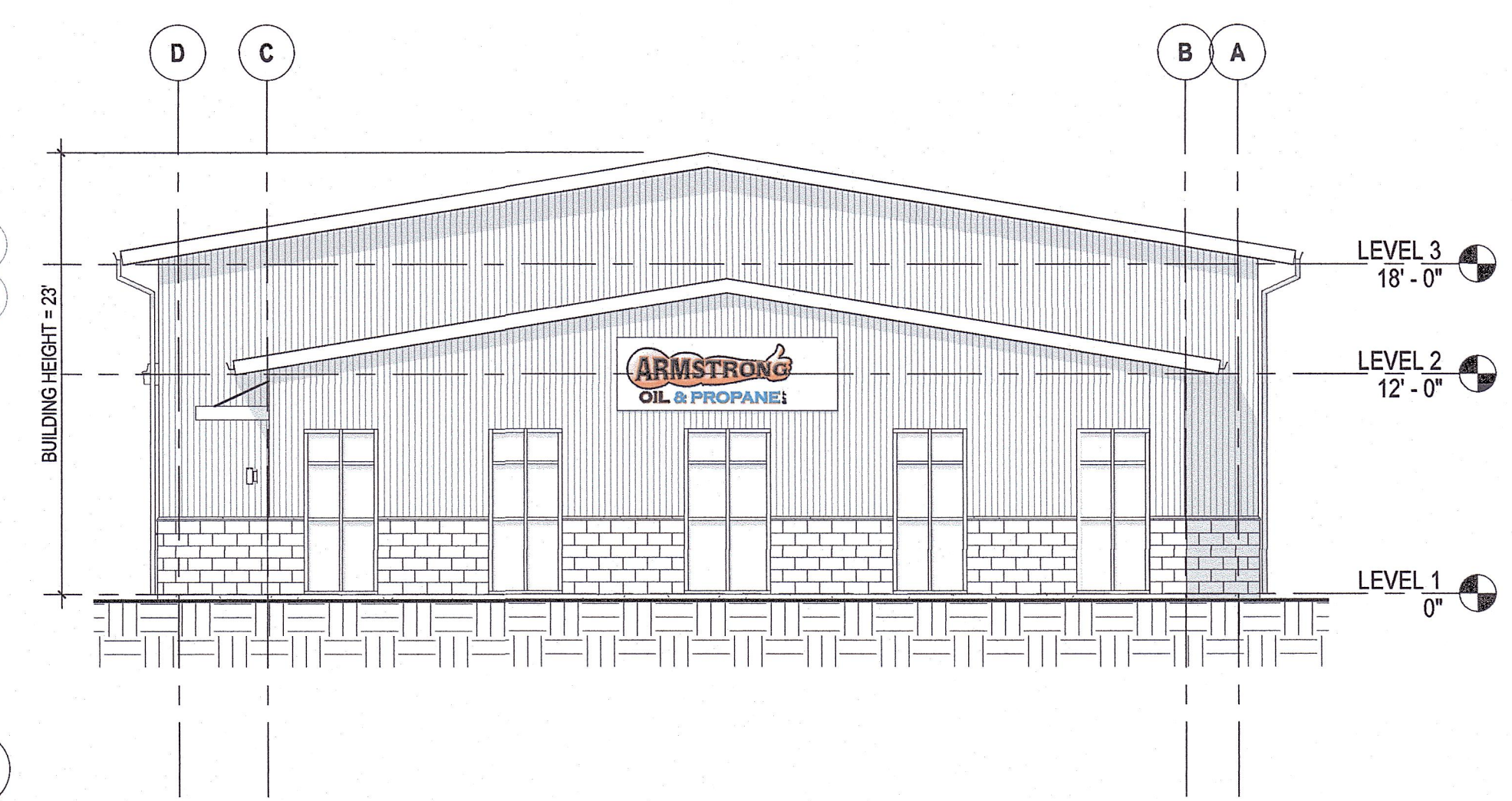
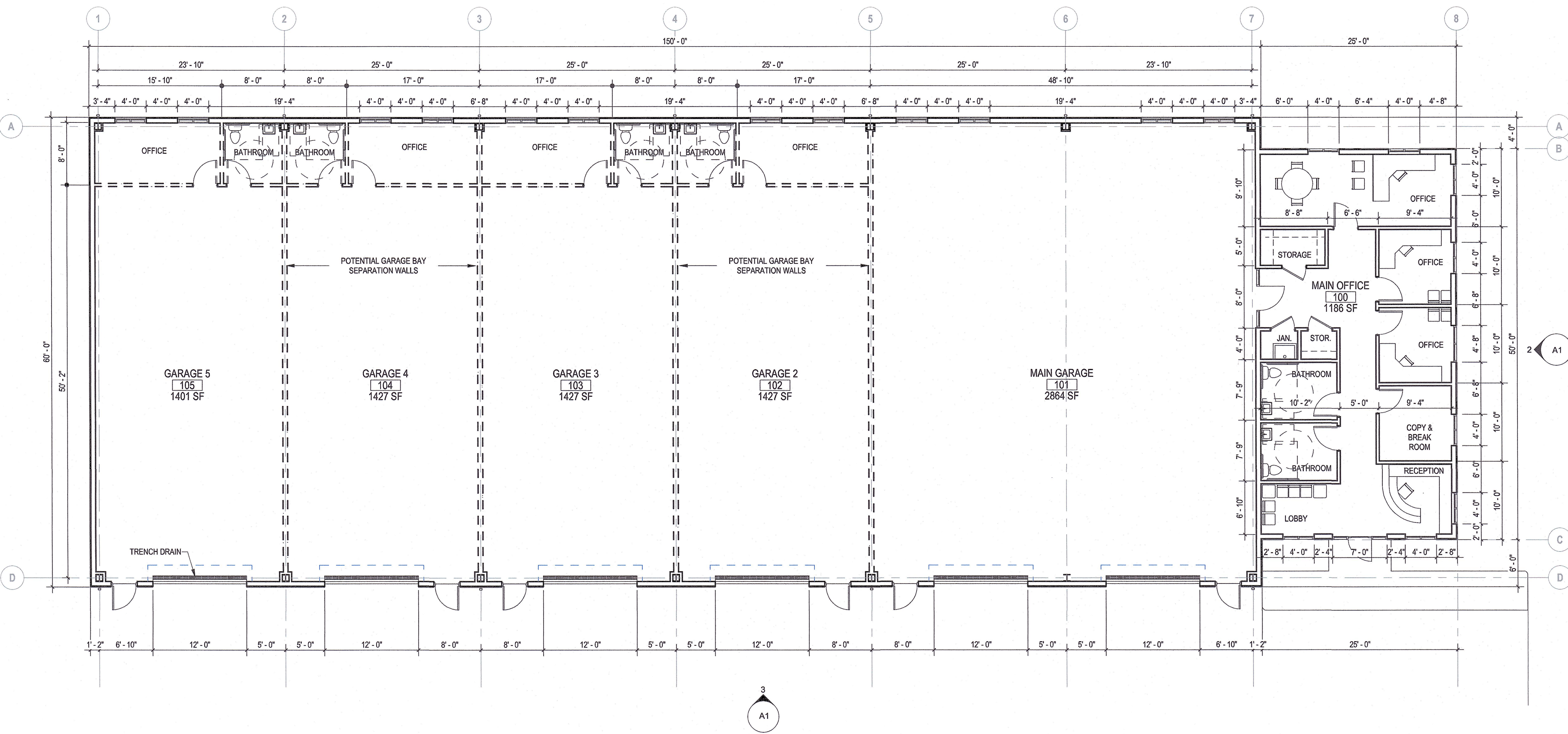
PROJECT TITLE:
FUEL TRANSFER FACILITY
351 MINOR STREET
BRISTOL, CONN.

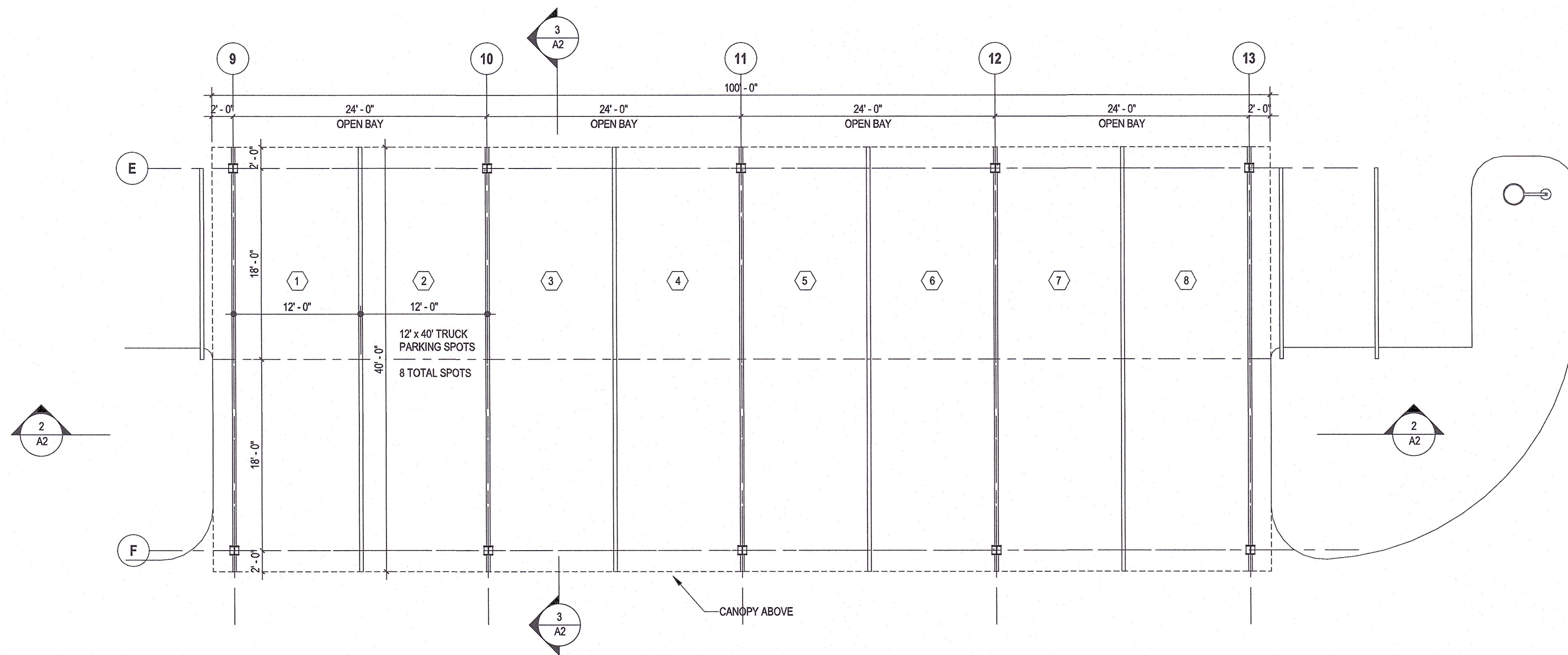
APPROVED

DRAWING TITLE:

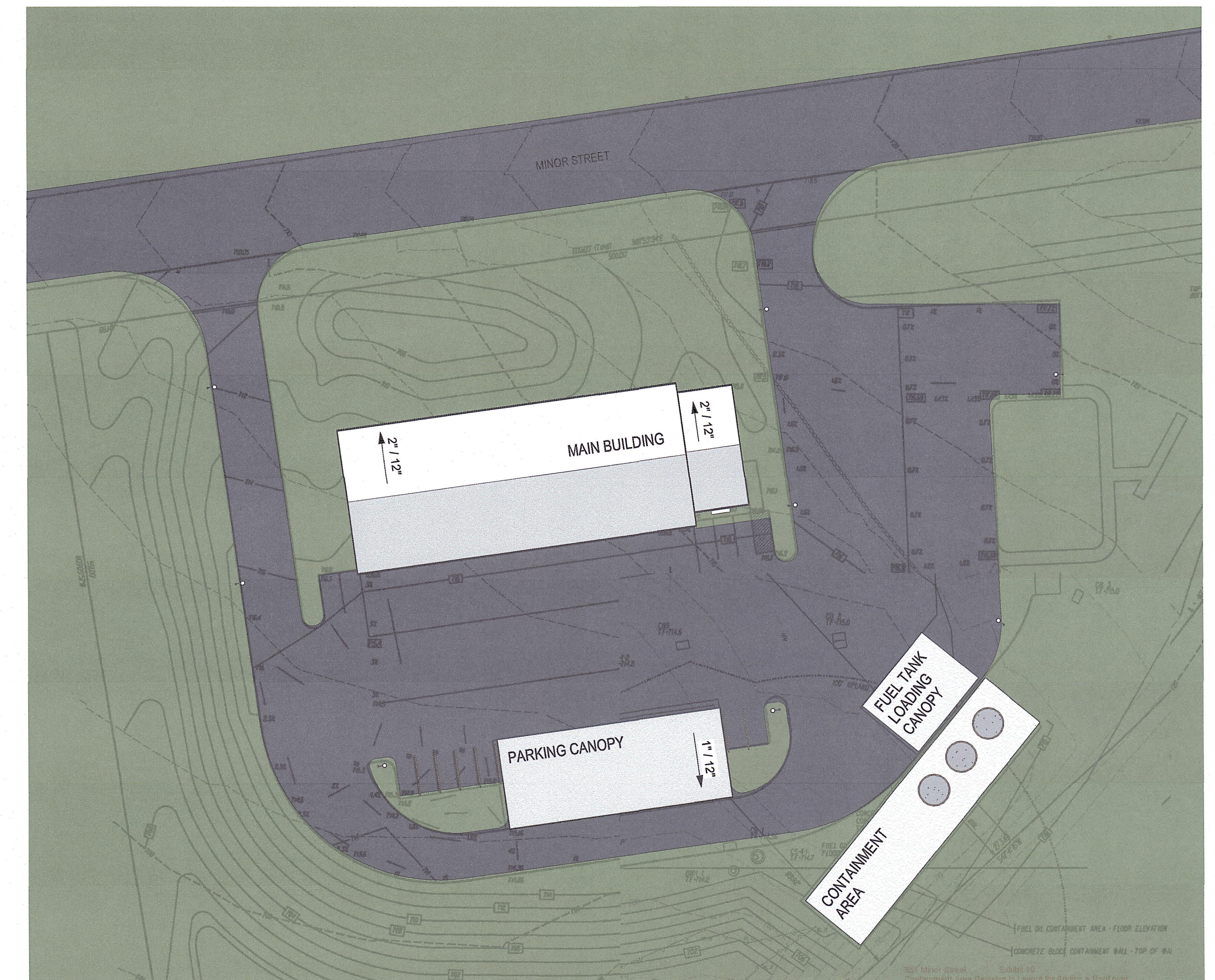
RAILROAD SIDING PLAN/PROFILE

DRAWING NO.	PP-002
SHEET NO.	22

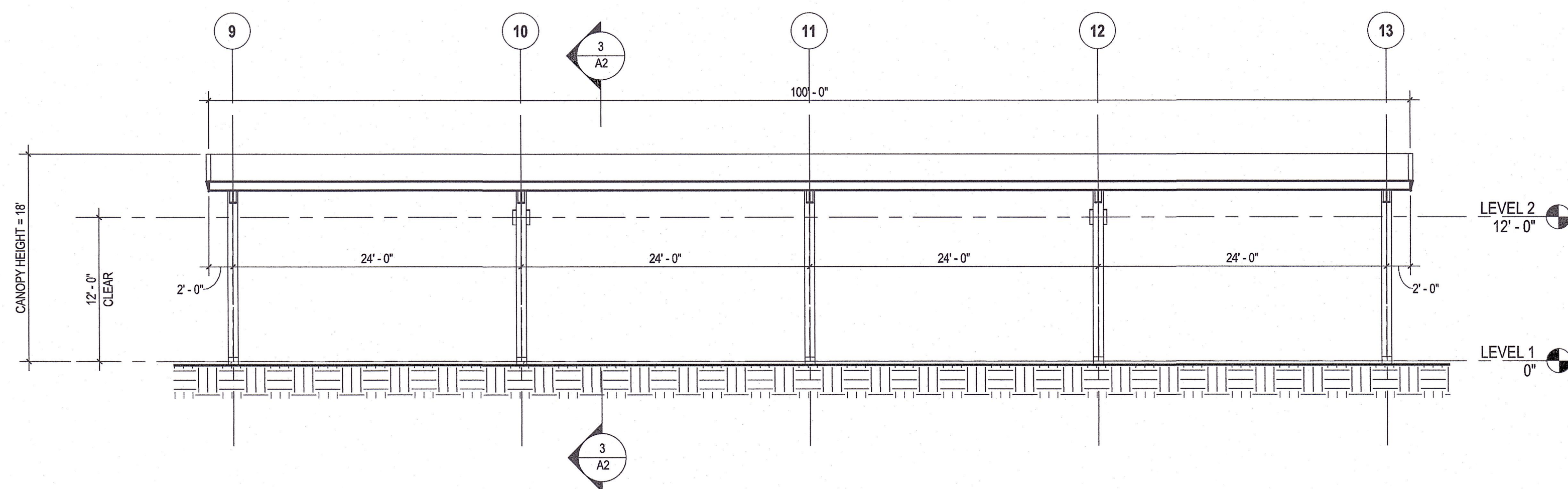




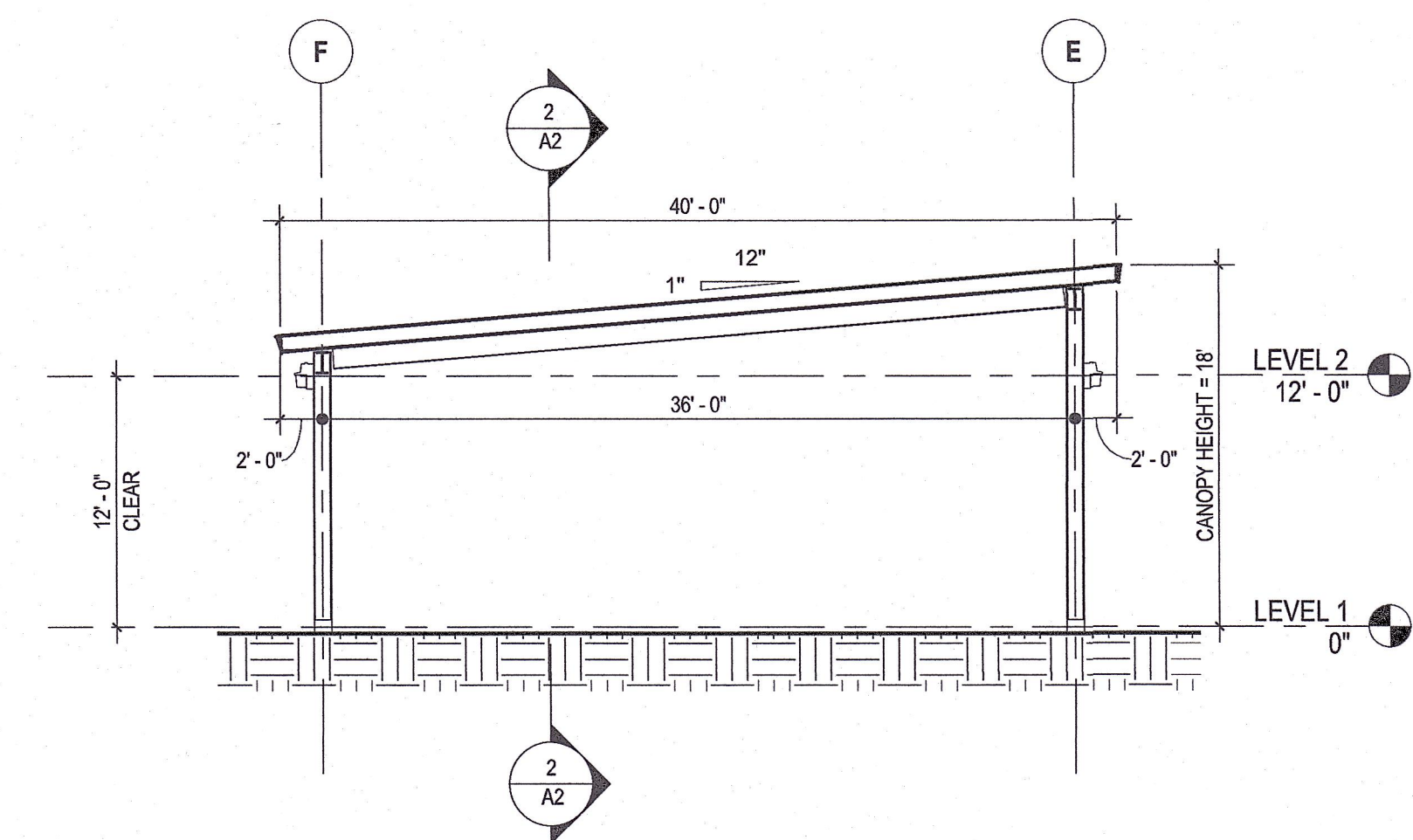
1 CANOPY PLAN
1/8" = 1'-0"



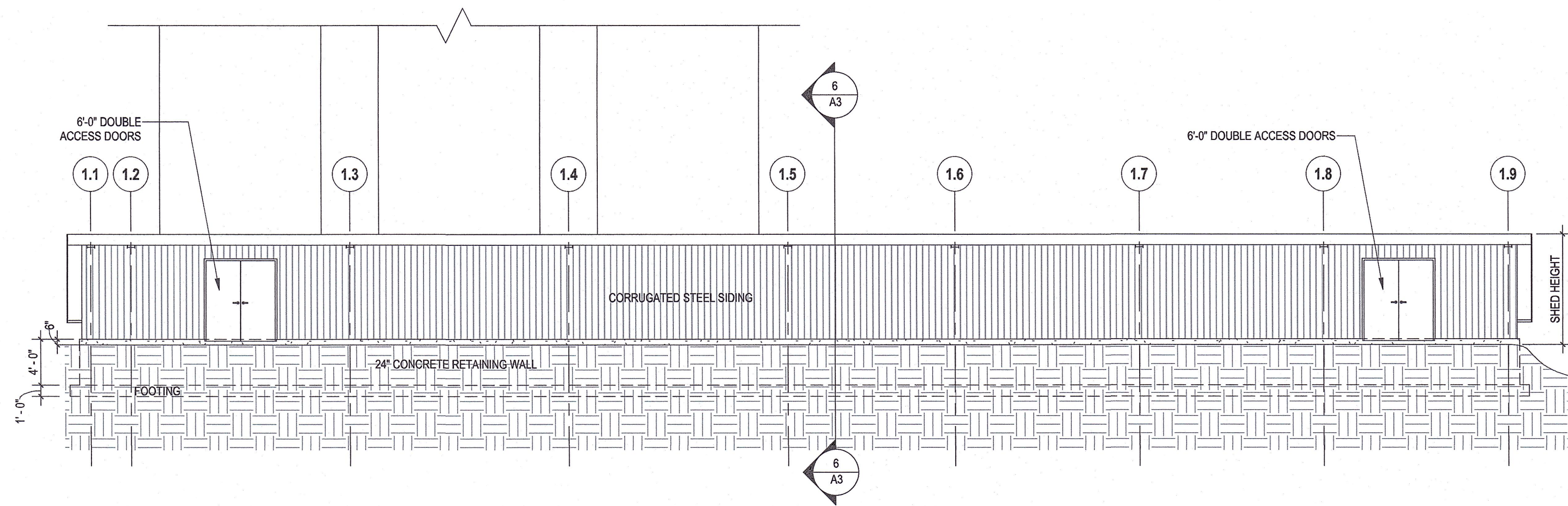
4 SITE
1" = 40'-0"



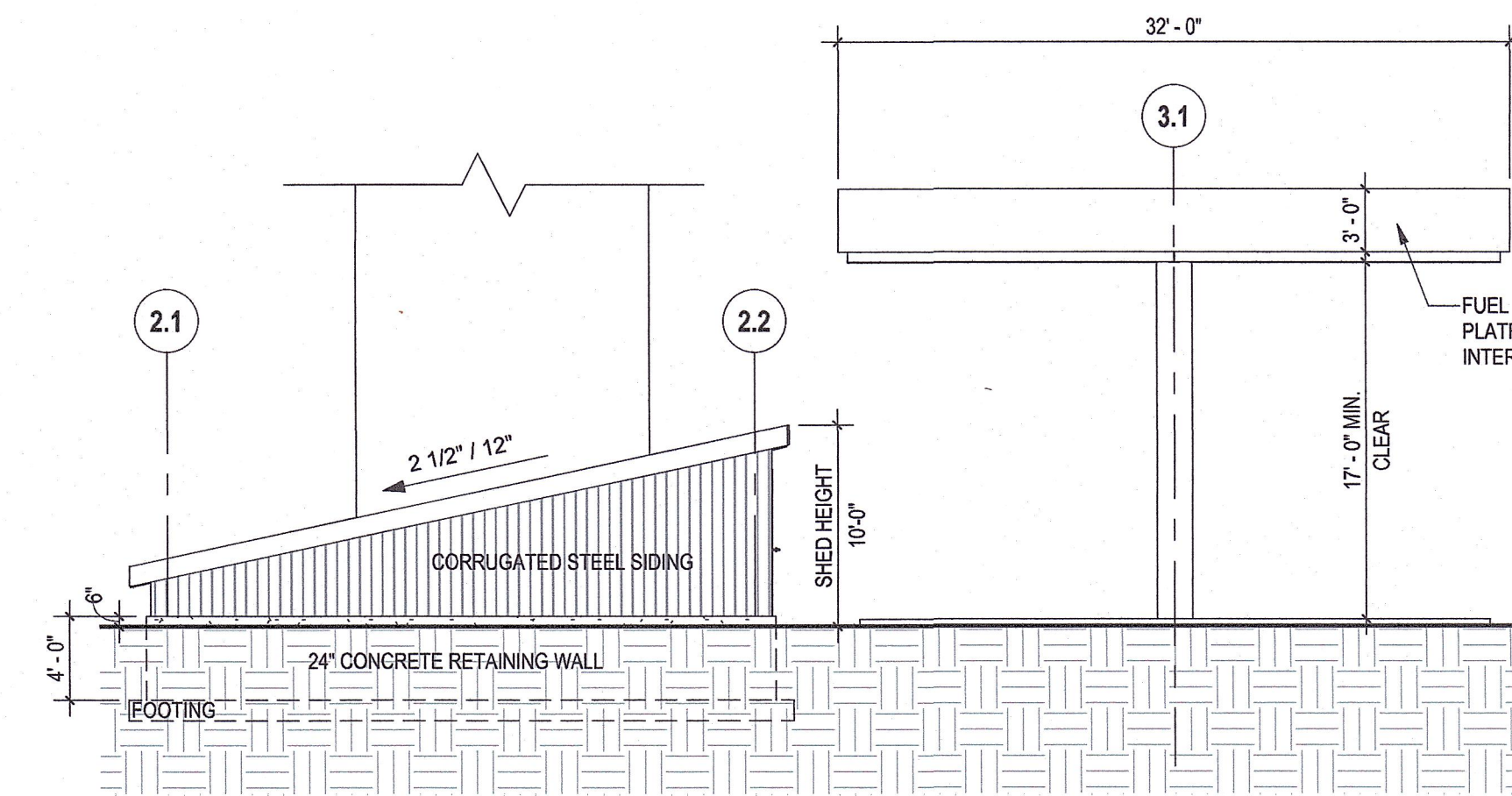
2 CANOPY SECTION 1
1/8" = 1'-0"



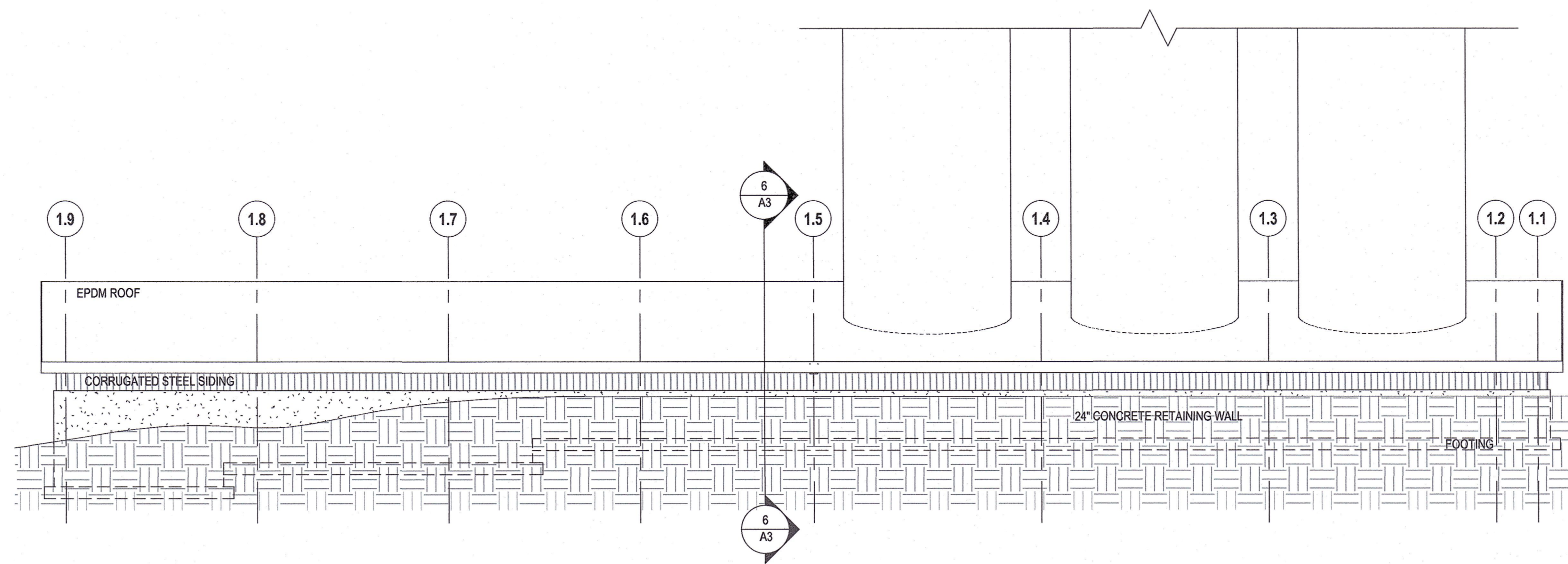
3 CANOPY SECTION 2
1/8" = 1'-0"



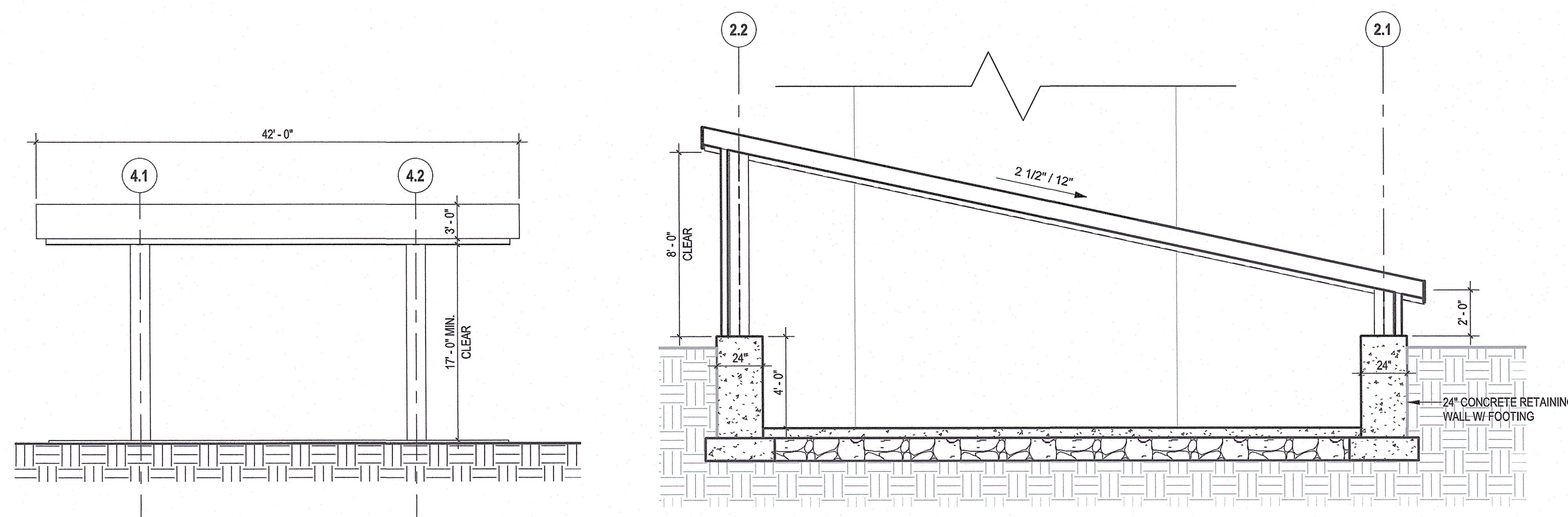
4 CONTAINMENT AREA ELEVATION - FRONT
1/8" = 1'-0"



2 CONTAINMENT AREA AND CANOPY ELEVATION
1/8" = 1'-0"

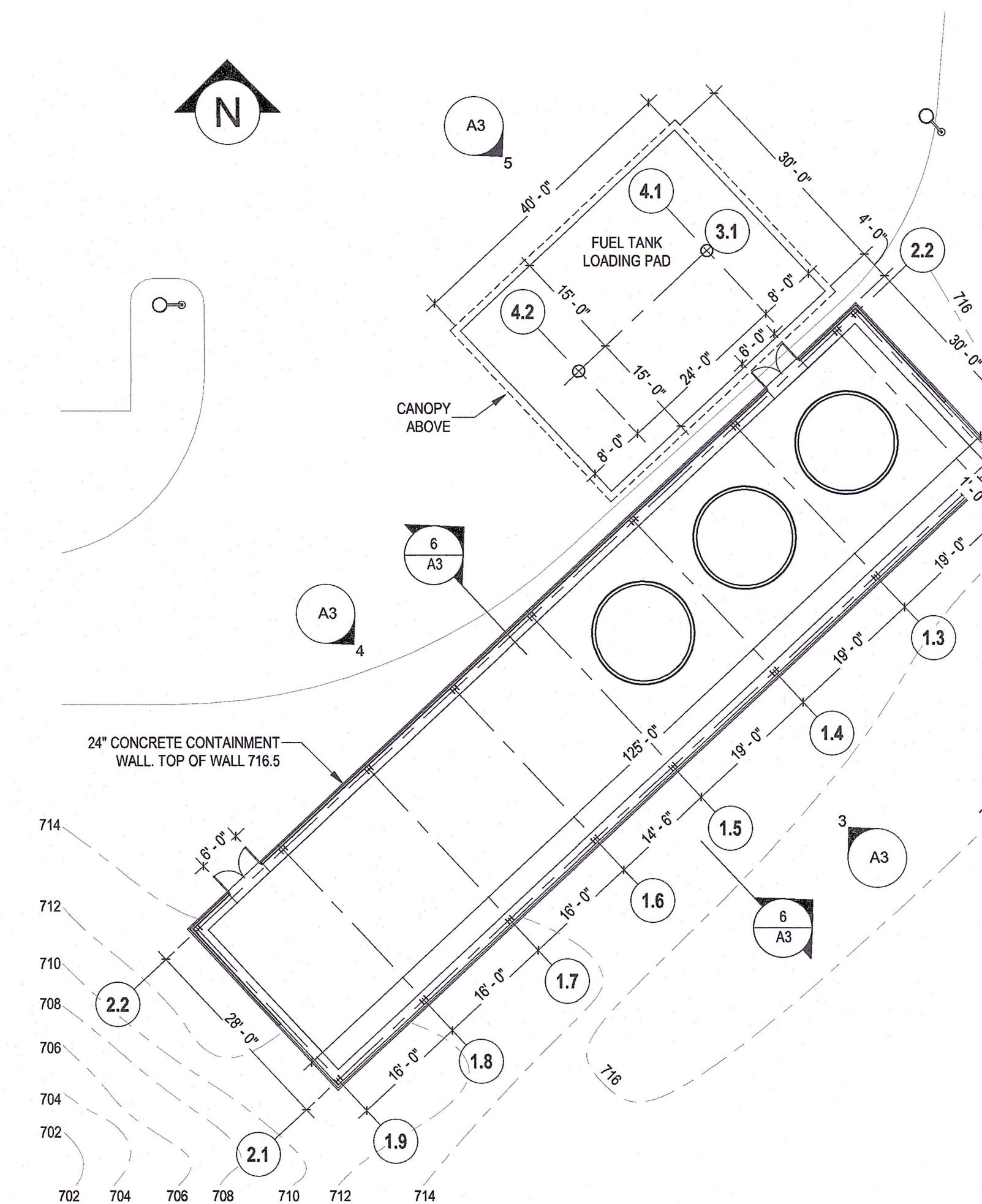


3 CONTAINMENT AREA ELEVATION - BACK
1/8" = 1'-0"



5 FUEL TANK LOADING PAD CANOPY
1/8" = 1'-0"

6 CONTAINMENT AREA SECTION
1/4" = 1'-0"



1 CONTAINMENT AREA
1/16" = 1'-0"

Revise Section 4.2 Principal Use Summary Table: Commercial, Industrial and Mixed Use:

Add: Earth Excavation and Reclamation Facility on Parcels with a minimum of 20 acres in the I zone as permitted by Zoning Permit.

Revise Section 15.2.4 A. 1. delete 1. "I -General Industrial zone":

Add Section 15.2.6 – Special Permit Requirements:

Add

15.2.6. A-1 Extended Permit Duration – Industrial Zones Exceeding Twenty (20) Acres.

Notwithstanding Section 15.2.6 A., a zoning permit and site plan approval issued for properties meeting **all** of the following criteria shall remain valid for a period of nine **(9)** years from the date of issuance:

1. The property is located within an **Industrial Zone (I)** as defined by these Regulations; and
2. The property consists of **twenty (20) acres or more** of contiguous land area under common ownership or control.

Conditions of Extended Duration:

1. All permits extended under this section shall remain subject to compliance with applicable state statutes, municipal codes, and environmental regulations.
2. Any substantial modification to the approved site plan or use shall require reapplication and approval under the procedures set forth in these Regulations.
3. The Zoning Enforcement Officer shall maintain a record of all permits extended under this section.

Amendment to Section IV 4.3 Use Specific Regulations

Add 4.3.24

Earth Excavation and Reclamation Facility

I. requirements pursuant to Article II section 4.2 Industrial Zone containing a minimum of 20 acres.

As part of the Site Plan application, the applicant shall submit maps, plans and cross-sections prepared, signed and sealed by a surveyor and an engineer registered and licensed to practice in the State which, at a minimum, contain the following information:

1. The boundaries of the entire property, the location and extent of the earth removal operation, any wetlands and watercourses, any wooded areas (denoted by foliage lines), and all intersecting streets within 200 feet of the property.
2. Existing contours of the entire property and for 20 feet beyond and proposed final contours of the area of the earth removal operation. Contours shall be based on NAVDatum 1988 and drawn at intervals of not more than two feet in the area of the earth removal operation and 5 feet elsewhere. Existing contours shall be based upon an actual field survey or an aerial survey with established ground elevations.
3. Longitudinal and transverse cross-sections of the area of the earth removal operation at intervals of not more than 50 feet, showing existing contours and proposed final contours. Such cross-sections may be limited to the area of the operation proposed to be excavated during the term of the Site Plan being applied for, renewed or re-permitted.
5. A soil erosion and sediment control plan.
6. The location, surface treatment and grading of truck access to the property.
7. The location, type, size and purpose of any existing and proposed buildings, structures or equipment proposed to be used for the storage or processing of earth materials on the property; proposed areas for the stockpiling of materials.
8. Standards for Earth Removal: The removal of earth materials associated with an earth materials processing operation or a permit for earth removal shall comply with the following standards:
 - A. Excavation and grading shall provide for proper drainage of the property during the earth removal operation and after its completion.
 - B. Buffer area requirement for Earth Removal Operations.

1. There shall be no excavation within 30 feet of any lot line which abuts a residential zone, or within 10 feet of any lot line which abuts an Industrial zone. Such buffer area shall remain undisturbed for the duration of the earth removal operation and shall not be used for any purpose, including but not limited to: a. the parking or storage of equipment, machinery or vehicles; b. the location of any buildings or structures such as sanitary facilities or temporary field offices; or, c. the excavation, processing, stockpiling or storage of any earth materials.

2. If the Commission finds that the existing vegetation or topography within such buffer area will not effectively screen the earth removal operation from adjoining properties, the Commission may require the installation of additional screening materials such as evergreen plantings or fences.

3. If the Commission finds that the existing vegetation or topography within a lesser buffer area will effectively screen the earth removal operation from adjoining properties; or that the adjoining property owners have consented in writing to a lesser buffer area; or that a lesser buffer area is warranted in order to match proposed contours to the existing contours of adjoining land or that fencing, plantings or a combination thereof proposed by the applicant will effectively screen the earth removal operation from adjoining properties, the Commission may reduce the required buffer area. In reducing the required buffer area, the Commission shall consider the proximity of adjoining uses; the type and quantity of existing or proposed vegetation; the relative elevations of the operation and adjoining properties; and the proximity of the operation to the street. Such reduction shall be the minimum necessary to accomplish the purposes of these Regulations.

4. In order to allow the final grade of the earth removal operation at the street line to conform to the grade of the street along which the property has frontage, the Commission may allow excavation up to the street line.

C. The final grade of any excavated slope shall not exceed one foot of vertical rise per 2 feet of horizontal distance. Where ledge rock or similar geological conditions are encountered, the Commission may approve a steeper grade but may require fencing or other protective measures to control hazardous conditions.

D. Unless otherwise approved by the Commission, the maximum depth of excavation shall be:

1. No greater than ten feet below the grade of the street along which the property has frontage or, if the property has no street frontage, no greater than ten feet below the grade of that side of the property through which access to the site is provided; and,

2. No closer than 5 feet to the maximum ground water level on the property.

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	10	10							41
<i>Year (24):</i>	3	8	4	13	13	5	14	13	7	8	3	8	99
Illegal Business:	1	2	9	4	2	2							20
<i>Year (24):</i>	2	1	5	3	1	1	2	5	4	1	5	3	33
Lack of Permit:	7	9	13	11	9	16							65
<i>Year (24):</i>	11	4	14	17	12	18	7	15	12	7	9	11	137
Accessory Structure:	1	2	1	2	1	1							8
<i>Year (24):</i>	0	2	0	4	4	3	2	0	3	1	2	4	25
Illegal Fence:	1	2	5	7	1	1							17
<i>Year (24):</i>	1	0	6	7	0	2	2	8	4	5	1	2	38
Illegal Sign:	0	0	2	4	1	1							8
<i>Year (24):</i>	2	2	11	10	7	3	2	3	3	2	2	3	50
Fowl:	0	0	1	3	1	1							6
<i>Year (24):</i>	0	0	2	2	2	0	1	6	0	2	1	0	16
Blight:	8	3	23	16	12	12							74
<i>Year (24):</i>	6	10	14	19	14	40	32	15	22	7	4	16	199
Lighting:	0	2	0	0	0	0							2
<i>Year (24):</i>	0	0	0	0	1	0	0	0	0	0	2	0	3
Site Plan:	1	0	0	3	2	2							8
<i>Year (24):</i>	2	1	2	1	0	1	1	2	1	2	1	1	15
Illegal Rentals:	2	0	0	2	1	1							6
<i>Year (24):</i>	2	1	4	1	10	3	2	3	1	2	1	2	32
Miscellaneous:	1	1	1	1	1	1							6
<i>Year (24):</i>	2	0	2	5	5	7	11	4	5	1	3	1	46
2025 TOTAL:	22	24	65	50	32	48							241
<i>Year (24):</i>	31	29	64	82	69	83	76	74	62	30	34	51	685
ABATEMENTS:	0	0	1	0	0	0							1
<i>Year (24):</i>	0	1	0	0	0	0	0	1	0	0	0	0	2
CITATIONS:	12	8	18	19	13	7							77
<i>Year (24):</i>	15	12	10	2	11	35	20	10	32	13	13	12	185
PERMITS ISSUED:	242	204	322	369	372	400							1909
<i>Year (24):</i>	240	215	297	320	389	359	377	361	404	427	298	345	4032

Respectfully submitted,
Brandon Peate

Brandon Peate
 Zoning Enforcement Officer
 July 6th, 2026



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860)584-6200 ext. 0

June 10, 2026

Dear Mr. Goodwin:

This is to officially notify you that at a meeting of the City Council on June 9, 2026 you were reappointed as a member to the Zoning Commission for a term to June, 2029.

It is necessary to take your oath of office when you are reappointed. At your earliest convenience, kindly stop by the Town Clerk's Office to take your oath.

I have enclosed an updated list of members and a calendar of meetings.

Should you change your address, or resign from this appointment, you must notify the Town Clerk's Office.

Very truly yours,

A handwritten signature in cursive script that reads "Erica Cabiya".

Erica L.N. Cabiya, CCTC
Town and City Clerk

EC/jb

Enclosures



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860)584-6200 ext. 0

June 10, 2026

Dear Ms. Mangiafico:

This is to officially notify you that at a meeting of the City Council on June 9, 2026 you were reappointed as a member to the Zoning Commission for a term to June, 2029.

It is necessary to take your oath of office when you are reappointed. At your earliest convenience, kindly stop by the Town Clerk's Office to take your oath.

I have enclosed an updated list of members and a calendar of meetings.

Should you change your address, or resign from this appointment, you must notify the Town Clerk's Office.

Very truly yours,


Erica L.N. Cabiya, CCTC
Town and City Clerk

EC/jb

Enclosures