City of Bristol
Planning Commission

REGULAR MEETING — MONDAY, JULY 27, 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/83941265589?pwd=4TeCxutmiY4Ghj0fTuUH2CrtDFjLYQ.1

Meeting ID:
839 4126 5589

Meeting Passcode:
123456

Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Public Participation

3. Approval of Minutes

   a. Regular Meeting — June 22, 2026

4. Receipt of New Applications

   a. Application #453 — Subdivision - 107 Chestnut Street (3 lots) Assessor's Map 29,Lot 253; RM-5 (Mixed Residential) zone; Mircalin Samedy, owner / Chestnut and Locust Holdings, LLC, applicant.

   b. Application #452 — Site Plan for Three (3) Take-Out Restaurants at 838 Farmington Avenue; Assessor's Map 48, Lot 182; BG (General Business) zone; Anand Jaiswal, applicant / Vernon Properties, owner.

5. Public Hearings

   a. Application #449 — Site Plan for a Take-Out Restaurant at 735 Farmington Avenue; Assessor's Map 53, Lot 12; BG (General Business) zone; 735 Farmington, LLC, applicant/owner.

6. New Business

    a. Application #450 — Site Plan for a Mixed-Use Development for: 1. An existing commercial (Oak Hill School) on the first floor and 2. The proposed construction of (8) eight dwelling units on the second floor, consisting of 5,002 sq. ft. at 10 North Main Street; Assessor's Map 30, Lot C-8-3; BD (Downtown Business) zone; Michael Fabiano, applicant; 10 North Main Street, LLC, owner.

    b. Application #451 — Site Plan for a Mixed-Use Development for: 1. An existing bank inclusive of a drive-thru facility on the first floor and. 2. The proposed construction of (8) eight dwelling units on the second floor, consisting of 5,012 sq. ft. at 4 Riverside Avenue; Assessor's Map 30, Lot C-8-2; BD (Downtown Business) zone; Michael Fabiano, applicant; 4 Riverside Avenue, LLC, owner.

7. Zoning Commission Referrals

    a. Application #2567 and #2568 — Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant/owner.

    b. Application #2569 and Application #2570 — Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lot 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant/owner.

8. City Council and Other Referrals

    a. C.G.S. 8-24 Referral:
    Witches Rock Road — Map 8, Lot 6+7+8

    b. C.G.S. 8-24 Referral:
    Kilmartin Avenue — Map 8, Lot 88

9. Staff Reports

    a. 2028 Bristol Plan of Conservation and Development (POCD)

    b. Subdivision Status Report — July 2026

10. Communications

11. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, August 24, 2026

BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JUNE 22, 2026

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

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	John Soares (Vice Chairman)	X	
	Christopher Nardi (Secretary)	X	
	Jon Pose	X	
	Tracey Bacchus	X	
ALTERNATE MEMBERS:	Kiana Small	X	
	Greg Klimek		X
	DeWayne Wynn		X
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	William Stango, P.E., City Engineer		X

1. **Call to Order**

Per the order of Chairman Veits the meeting was called to order at 6:00 PM.

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, July 27, 2026.

2. **Pledge of Allegiance**

3. **Public Participation** - None

4. **Approval of Minutes:**

   a. Regular Meeting — May 18, 2026

Chairman Veits designated regular Commissioners Bacchus, Pose and Veits to vote on the May 18, 2026, regular meeting minutes.

MOTION: Move to approve the minutes of the May 18, 2026, regular meeting.

By: Pose Seconded: Bacchus

For: Bacchus, Pose and Veits.
Against: None.
Abstain: None.

Chairman Veits designated regular Commissioners Soares, Nardi, Pose, Bacchus and Veits as voting members this evening.

5. **Receipt of New Applications**

a. **Application #449** — Site Plan for a Take-Out Restaurant at 735 Farmington Avenue; Assessor's Map 53, Lot 12; BG (General Business) zone; 735 Farmington, LLC, applicant/owner.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application #449.

Chandan Nankani of 735 Farmington Avenue, 36 Strawfield Rd., Unionville, representing the applicant,

Matthew Brown, P.E., of Barton and LoGiudice, LLC, 855 Winding Brook Dr., Glastonbury, representing the applicant,

MOTION: To Move Application #449 to New Business for tonight's Agenda.

MOTION: Move to accept Application #449 — Site Plan for a Take-Out Restaurant at 735 Farmington Avenue; Assessor's Map 53, Lot 12; BG (General Business) zone; 735 Farmington, LLC, applicant/owner and schedule a Public Hearing for Zoning, July 27, 2026, Regular Meeting of the Planning Commission.

By: Nardi Seconded: Bacchus

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

The application is scheduled for public hearing.

b. **Application #450** — Site Plan for a Mixed-Use Development for: 1. An existing bank inclusive of a drive-thru facility on the first floor and 2. The proposed construction of (8) eight dwelling units on the second floor, consisting of 5,002 sq. ft. at 10 North Main Street; Assessor's Map 30, Lot C-8-3; BD (Downtown Business) zone; Michael Fabiano, applicant; 10 North Main Street, LLC, owner.

Lisa & Michael Fabiano – Corrected description:1 Existing commercial on the 1st floor and 8 dwelling units on the 2nd floor, 10 North Main St. Requesting approval to convert to mix use from straight commercial. 1st floor would remain Oakhill school. We would like to convert 2nd floor to 8 residential apartments. The residential units would consist of 1 Studio, five 1-bedroom units and 2 two-bedroom units.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application #450.

Michael Fabiano for 10 North Main Street, LLC, PO Box 23, Redding Ridge, representing the applicant,

MOTION: To Move Application #450 to New Business for tonight's Agenda.

MOTION: Move to accept Application #450 — Site Plan for a Mixed-Use Development for: 1. An existing bank inclusive of a drive-thru facility on the first floor and 2. The proposed construction of (8) eight dwelling units on the second floor, consisting of 5,002 sq. ft. at 10 North Main Street; Assessor's Map 30, Lot C-8-3; BD (Downtown Business) zone; Michael Fabiano, applicant; 10 North Main Street, LLC, owner and schedule a Public Hearing for the July 27, 2026, Regular Meeting of the Planning Commission.

By: Nardi Seconded: Bacchus

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

The application is scheduled for public hearing in July 2026.

b. **Application #451** — Site Plan for a Mixed-Use Development for: 1. An existing commercial space on the first floor and 2. The proposed construction of (8) eight dwelling units on the second floor, consisting of 5,012 sq. ft. at 4 Riverside Avenue; Assessor's Map 30, Lot C-8-2; BD (Downtown Business) zone; Michael Fabiano, applicant; 10 North Main Street, LLC, owner.

Lisa & Michael Fabiano – Corrected description for a drive thru bank and 8 dwelling units on the 2nd floor at 4 Riverside Ave. Have owned both properties 4 Riverside Ave & 10 North Main St since 2016. Requesting approval to convert to mix use from straight commercial. 1st floor would remain M&T Bank and would like to convert 2nd floor to 8 residential apartments. Properties are adjacent to one another and would have green space. Their plan aligns with current mix use that is currently going on with the down town revitalization. The residential units would consist of seven 1-bedroom units and two 2-bedroom unit.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application #451.

Michael Fabiano for 4 Riverside Avenue, LLC, PO Box 232, Redding Ridge, representing the applicant.

MOTION: To Move Application #451 to New Business for tonight's Agenda.

MOTION: Move to accept Application #451 — Site Plan for a Mixed-Use Development for: 1. An existing commercial space on the first floor and 2. The proposed construction of (8) eight dwelling units on the second floor, consisting of 5,012 sq. ft. at 4 Riverside Avenue; Assessor's Map 30, Lot C-8-2; BD (Downtown Business) zone; Michael Fabiano, applicant; 10 North Main Street, LLC, owner and schedule a Public Hearing for the July 27, 2026, Regular Meeting of the Planning Commission.

By: Nardi Seconded: Bacchus

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

The application is scheduled for public hearing in July 2026.

6. **City Council and Other Referrals**

a. C.G.S. 8-24 Referral:
North Main Street — Map 30, Lot 3

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on C.G.S. 8-24 Referral, North Main Street — Map 30, Lot 3.

Charlie Talmadge – 225 N. Main St – This would be the final piece of the Centre Square Development by Carrier Construction, this building would have up to 70 new residential units, 5400 sq ft retail space, structure parking, anticipated to be 6 stories.

MOTION: Motion to send a positive referral to the City Council for the C.G.S. 8-24 referral for:

North Main Street — Map 30, Lot 3.

The Planning Commission finds that the C.G.S. 8-24 referral with the sale of map 30, lot 3, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: Nardi Seconded: Soares

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

The CT General Statute 8-24 Referral is approved.

7. **New Business**

a. **Application #424** – Subdivision – Request for a (5) five-year extension to August 25, 20231 for Phase 2: 505-545 Redstone Hill Road (16 lots); Assessor's Map 2, Lots 133-1 and Lots 133-4 through 133-17; R-15 (Single-Family Residential) zone; 505- 545 Redstone Hill Road, LLC, applicant/owner.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application #424.

Attorney Dorval – 17 Riverside Ave. This is pertaining to the sub division on Red Stone Hill Rd, August 25, 2021. Final approval of 2 lots, July 18, 2022. Final approval for the remaining 16 lots were approved Feb. 25, 2025. Under Ct General Statues 8-26 C and sub division regulations 2.09, indicates that be completed in a 5 yr. period.

All improvements to subdivision can have an additional 5 yrs. extension. Requesting approval of 5 yr. extension for completion of the improvements. Majority of improvements have been completed. Remaining final improvements are the coat of roadway, sidewalks on Charlies Way, and fencing. Three lots have been sold, contracts coming in.

Attorney Andre Dorval, 17 Riverside Avenue, representing the applicant.

MOTION: Move that Application #424 be approved with the following stipulations:

- Bond $175,052 to be secured for completion of phase 2 of sub division.

By: Bacchus Seconded: Soares

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

The application is approved.

b. **Application #442** — Revision to an Approved Site Plan for the conversion of 209k SF of office space to a Wholesale or Distribution Facility at 383 Middle Street; Assessor's Map 3, Lot 35; IP-1 (Industrial Park) zone; Bristol Sports Center DST, owner; Routine Properties, applicant.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application #442.

Brian Baker – Originally had 18 truck bays, there is a new tenant and they will only need 2 bays. Requesting a modification to the original request of site plan and use. New tenant is an aerospace company. There is no manufacturing, and no assembly, only diagnostics and maintenance. This changes the site plan and the use. Adding one drive in loading dock. Less loading docks, and more parking spaces.

Aaron Marcus of Routine Properties, 2005 Palmer Avenue, Larchmont, NY, representing the applicant.

Brian Baker, P.E. of Civil 1, 43 Sherman Hill Rd., Woodbury, representing the applicant.

MOTION: Move that Application #442 be approved with the following stipulations:

- Site plans may not be signed off on until site plans and improvements have been revised accordingly.
- Site improvements completed and shall be bonded by section 4-16.3.16 Zoning regulations.

By: Soares Seconded: Pose

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

The application is approved.

8. **Old Business**

There was no old business.

9. **Zoning Commission Referrals**

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.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application #2565.

Charlie Talmadge – Simple application, 11 spaces. Planning and conservation, current HVAC business is looking to go into new location. The previous owners had issues with Code Enforcement. The building has been vacant for some time. In reviewing Zoning map, the properties surrounding would be allowed in I zone. There will be no physical changes to the property.

Paul Laferriere, 150 Lynn Rd.

Charles Talmadge of Development Planning Solutions, 225 North Main St., representing then applicant,

MOTION: Motion to Change of use 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.

By: Bacchus Seconded: Pose

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

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.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Application # 2566.

Attorney James Ziogas - 104 Bellevue Avenue. 120 Buses and 150 employees. Buses can only be in an I zone. Would like to take excess parking spaces at New Departure for parking. In order to do this, there needs to be a change in the regulation. There should be a bus yard available in the town that the busses service. On a temporary basis, will be putting in portable offices, Eversource is going to give service, there will be portable restrooms and a small fueling station. Problem with a permanent basis, it would be very costly. There is a 3-year option on the table.

MOTION: Motion to send a positive referral to the Zoning Commission for application #2566, for the proposed amendment.

By: Nardi Seconded: Soares

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

c. **Application #2567 and #2568** — Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 214); Assessor's Map 20, Lots 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - This item will be discussed at the July 27, 2026 Regular Meeting.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Applications #2567 and #2568.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant,

MOTION: Motion for a Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd.

Motion to place applications #2567, #2568, #2569 & #2570 under New Business for July 2026 in order to complete plan review for the properties.

By: Bacchus Seconded: Soares

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

Motion for a Special Permit for Earth Removal – On hold until July 2026 meeting.
The motion to move to new business is approved.

d. **Application #2569 and Application #2570** — Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lot 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - This item will be discussed at the July 27, 2026 Regular Meeting.

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on Applications #2569 and #2570.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant.

MOTION: Motion for a Special Permit for Earth Removal – On hold until July 2026 meeting.

By: Bacchus Seconded: Soares

For: Nardi, Bacchus, Pose, Soares and Veits.
Against: None.
Abstain: None.

The motion to move to new business is approved.

10. **Staff Reports**

a. 2028 Bristol Plan of Conservation and Development (POCD)

Chairman Veits designated regular Commissioners Nardi, Bacchus, Pose, Soares and Veits to vote on 2028 Bristol Plan of Conservation and Development (POCD).

The process will begin July 1st, 2026. There will be "Special" meetings that will be associated with this project.

b. Subdivision Status Report — June 2026

The Commission acknowledged receipt of the following item in their electronic packets: the updated monthly Subdivision status report dated June 17, 2026.

11. **Communications**

There were no communications.

12. **Adjournment**

Motion was made by Commissioner Bacchus to adjourn.
Motion seconded by Commissioner Pose.
Motion carried 5-0.

The meeting adjourned at 6:55 P.M.

These minutes represent the proceedings of the meeting.
This meeting was recorded.

Respectfully submitted,
Shannon Newburry

_____

William Veits
Chairman
City Planning Commission

Application #453

3 Lot Subdivision

107 Chestnut St.

For Office Use Only	
APPLICATION NO.	453
DATE FILED:	7/16/26
DECISION DATE:	
DECISION:	

BRISTOL PLANNING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SUBDIVISION APPROVAL

The undersigned Applicant hereby applies to the Bristol Planning Commission for approval of the following subdivision:

Name of the Subdivision (if any): _____

Address or Location of the Subdivision: 107 Chestnut Street

Assessor's Map No.: 29 Assessor's Lot No.(s): 253 Zone of the Property: RM-5

Size of the Property to be Subdivided (in acres or square feet): 22,438 No. of Lots in the Subdivision: 3

Water Supply: [✓] city water [ ] private well(s) Sanitary Sewer: [✓] city sewer [ ] on-site septic system(s)

Does the Property to be subdivided abut an adjoining municipality? [✓] no [ ] yes, Town of _____

Does this subdivision involve land regulated under the Inland Wetlands and Watercourses provisions of the Connecticut General Statutes? [ ] yes [✓] no

NOTE: Section 8-26 of the Connecticut General Statutes requires that, if an application for subdivision approval involves land regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant must submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the subdivision application is filed.

APPLICANT (If more than one, list each separately)

Name: Chestnut & Locust Holdings LLC

Address: 2389 Main Street Suite 100 City: Glastonbury State: Ct Zip: 06033

Telephone No.: 959-988-2508 E-Mail: _____

Signature: Mircalin Samedy *Signature – (Printed/Typed)* Mircalin Samedy

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)* Mircalin Samedy

The following shall be included as part of this application:

- filing fee – $125 per lot; $250 minimum, *plus* $60 State fee (make checks payable to "City of Bristol")
- seven copies of the subdivision plan, in accordance with the submission requirements of the Bristol Subdivision Regulations
- any other data and drawings as may be required by the Planning Commission

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

BPC – 08/17

For Office Use Only
APPLICATION NO. 453

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 107 Chestnut Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Development Planning Solutions LLC

Address: 225 North Main Street Suite 207 City: Bristol State: Ct Zip: 06010

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

08/17 - LUO

CT DPH Information

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

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

Stormwater Information

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

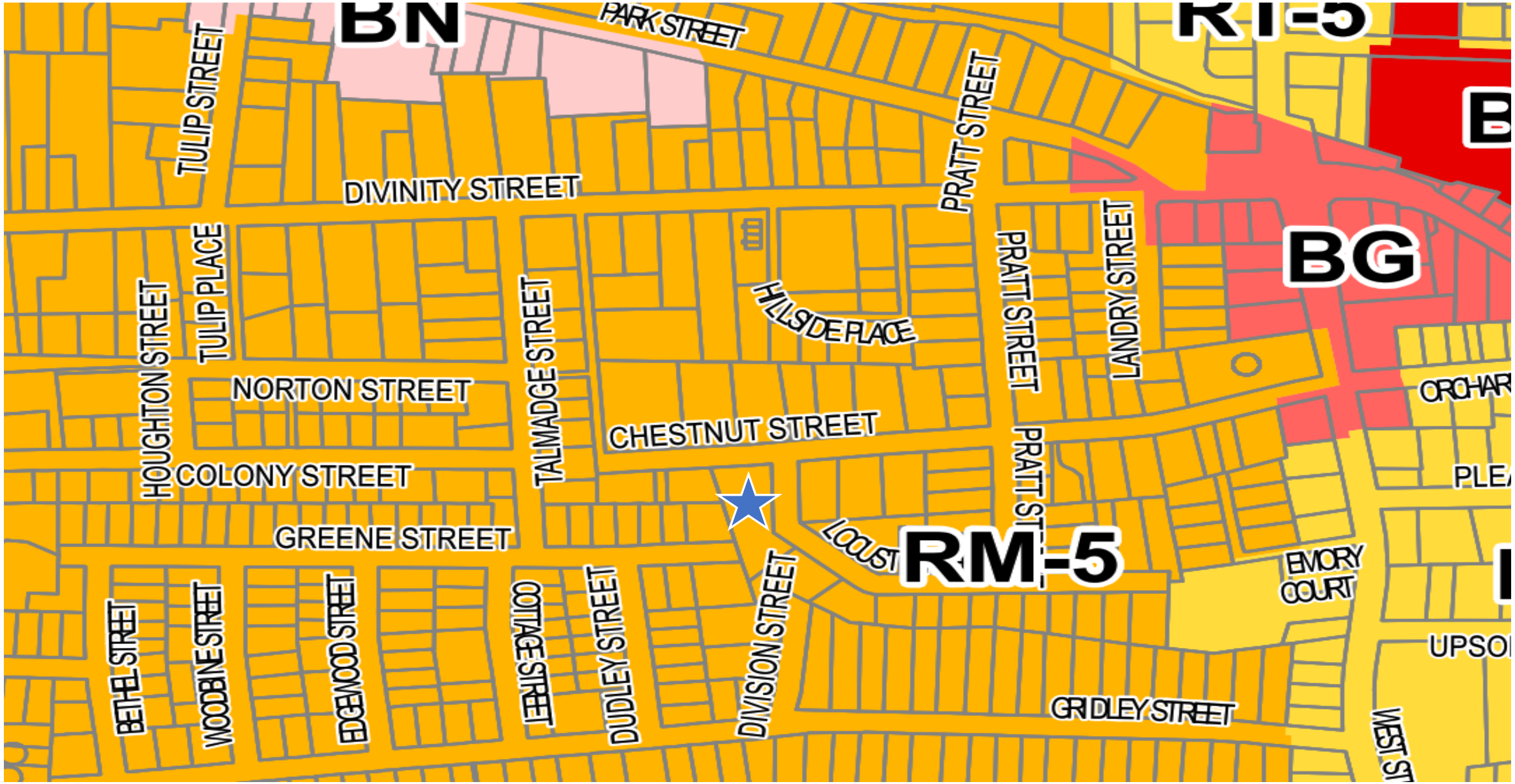
Various Maps:
GIS
and
Google



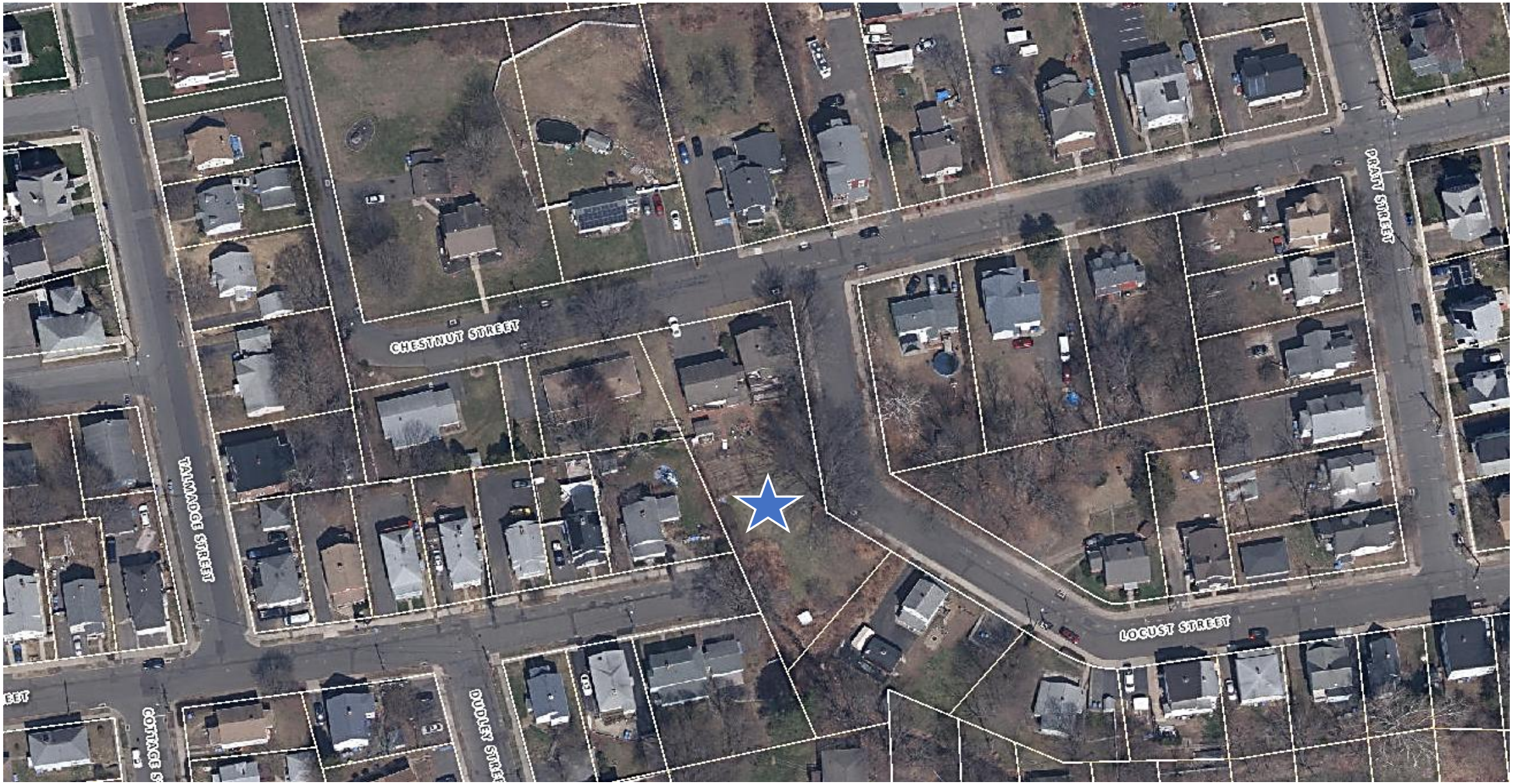
107 Chestnut St. – Subdivision – Location
Map 29 & Lot 253



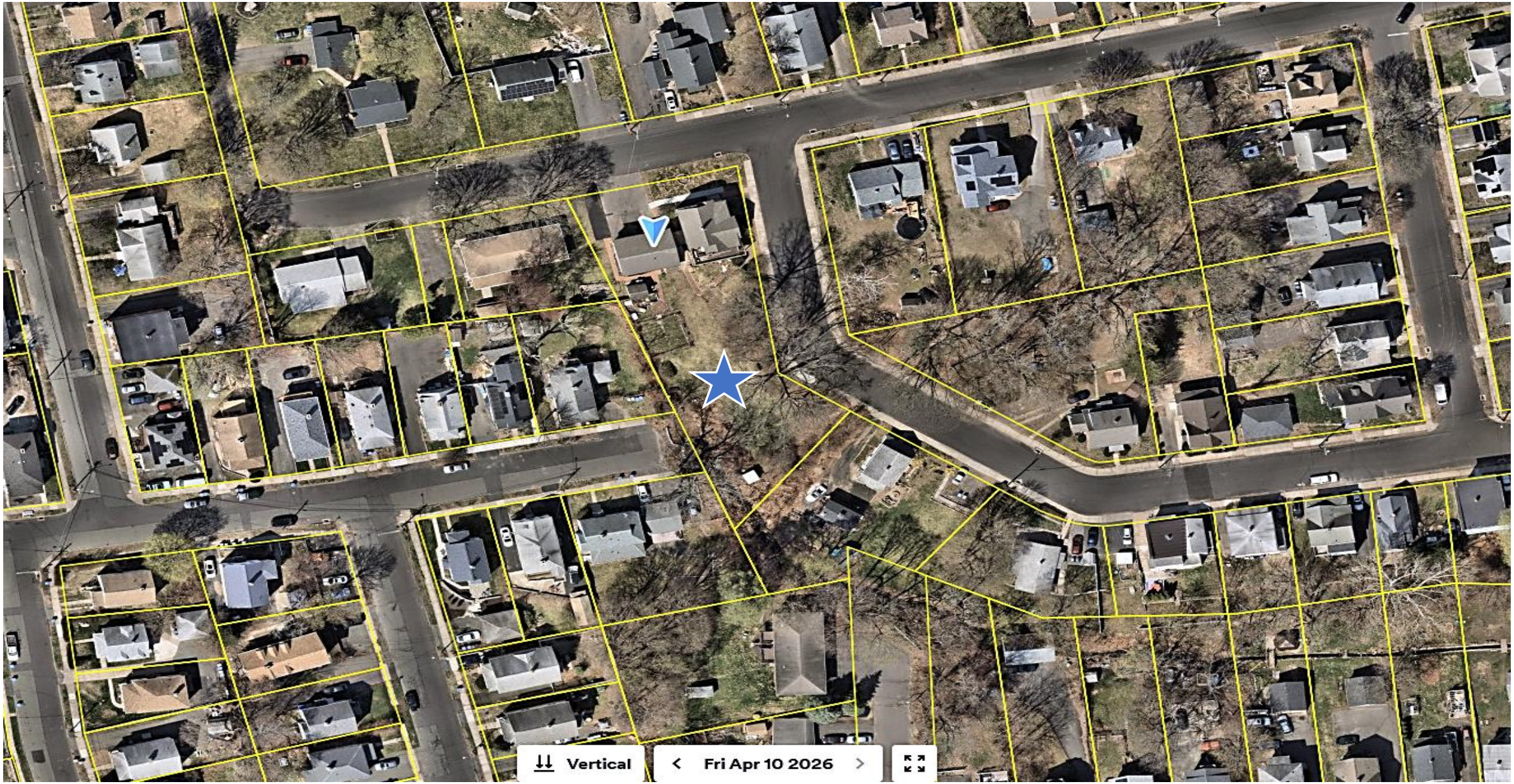
107 Chestnut St. – Subdivision – Topography
Map 29 & Lot 253



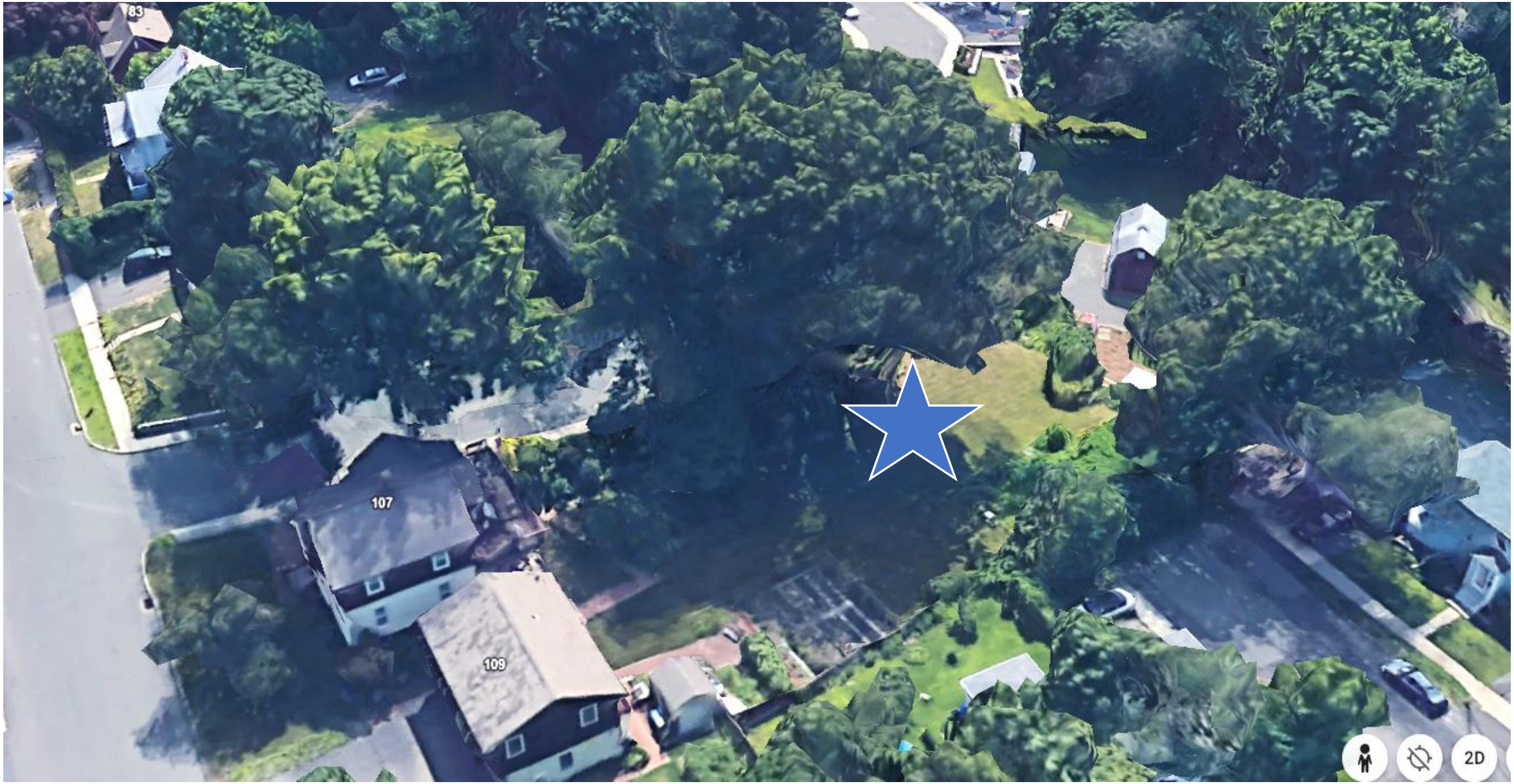
107 Chestnut St. – Subdivision – Zoning
Map 29 & Lot 253
RM-5 Mixed Residential Zone



107 Chestnut St. – Subdivision – Aerial 2023
Map 29 & Lot 253



107 Chestnut St. – Subdivision – Aerial 2026
Map 29 & Lot 253



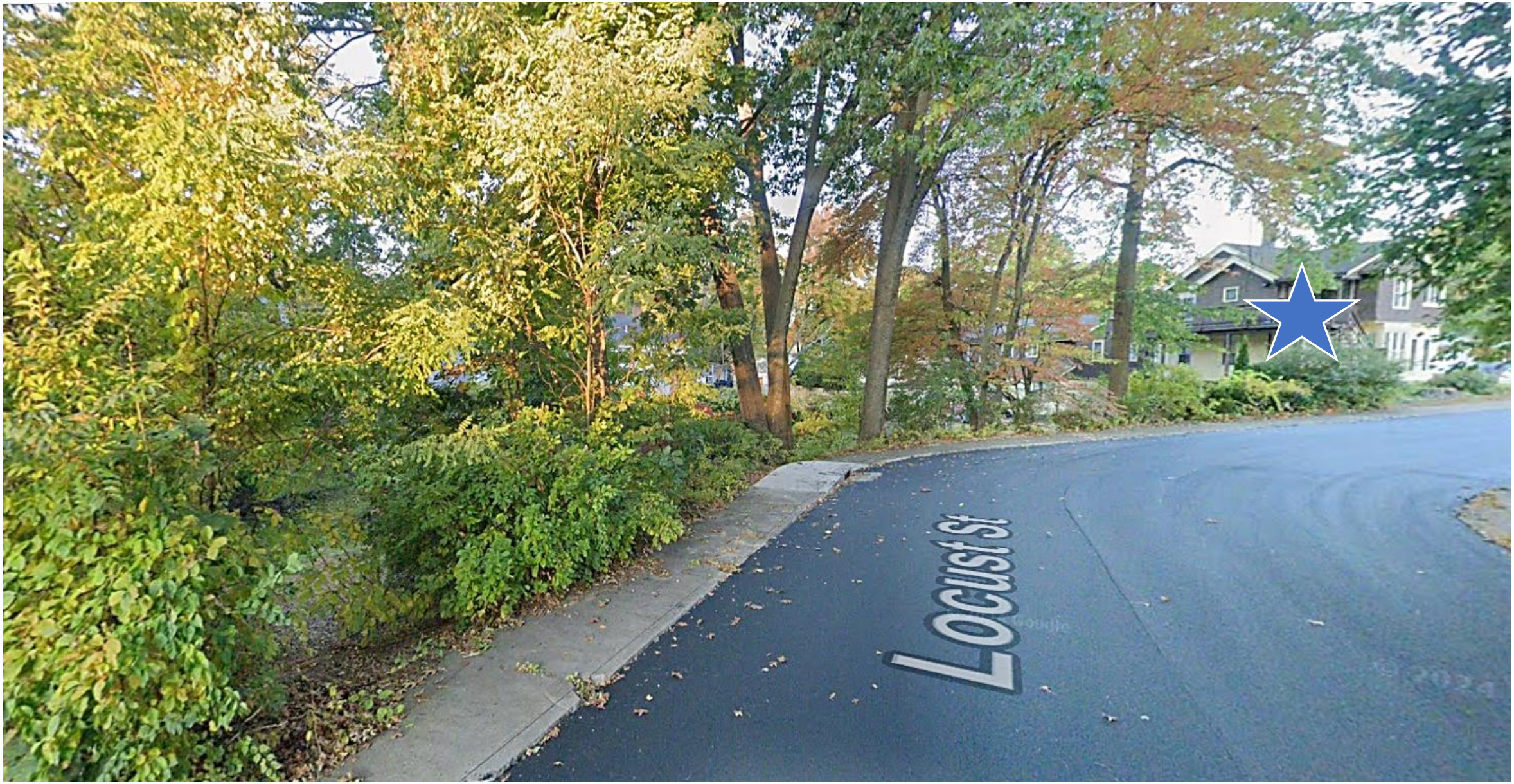
107 Chestnut St. – Subdivision – Google Earth
Map 29 & Lot 253



107 Chestnut St. – Subdivision – Google Earth
Map 29 & Lot 253

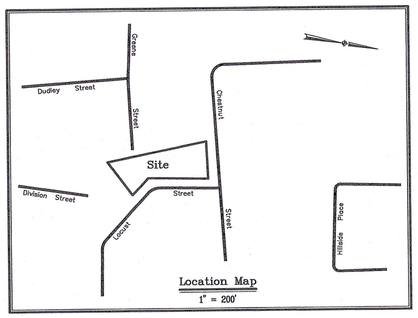


107 Chestnut St. – Subdivision – Google Street
Map 29 & Lot 253



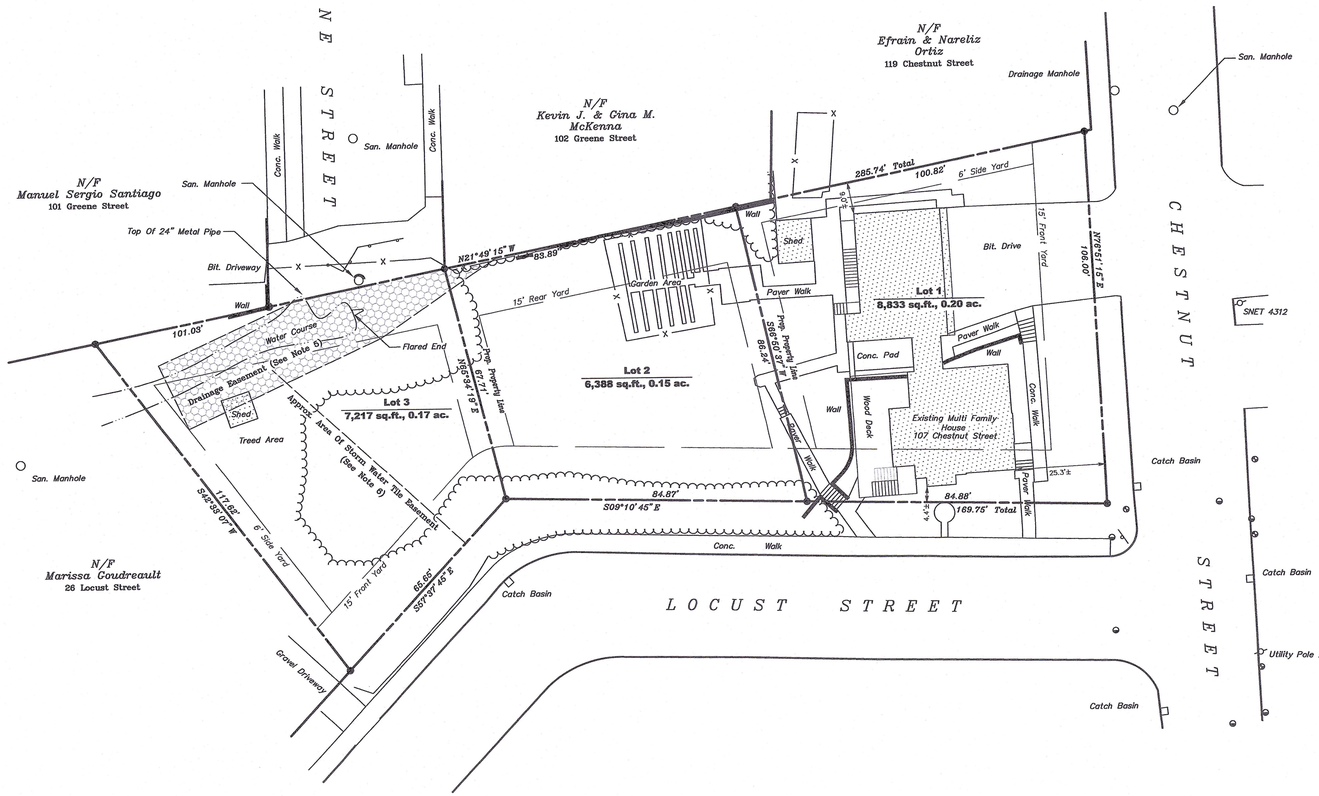
107 Chestnut St. – Subdivision – Google Street
Map 29 & Lot 253

Subdivision Plan



Legend:

- Existing IP
- IP (To Be Set)
- Existing Monument
- Monument (To Be Set)
- Drill Hole
- Utility Pole
- Wire On Ground
- Water Gate
- Gas Gate
- Signs
- Wood Post
- Hydrant
- Light
- Handhole
- Mail Box
- Monitor Well
- Existing Trees
- Stonewall
- Fence
- Guide Rail
- Tree Line
- Existing Contour Line
- Existing Spot Elevation
- Approx. Location Of Water Main
- Approx. Location Of U.G. Telephone Line
- Approx. Location Of U.G. Electric Line
- Approx. Location Of U.G. Communications Line
- Approx. Location Of Gas Main



Map References:

1. "Map Of Chestnut Hill Park Bristol, Conn. Owned By Emerson F. Judson Scale 1:50 Apr. 1901 Copy By R.D. Barnes. C.E.".
2. "Locust Street Bristol, Conn. Dec. 1929 Scale 1" = 50' Carleton W. Buell, City Engineer".
3. "Map Of Property Of Diarius And Dantine Massoca Chestnut St. Bristol, Conn. Scale 1" = 20' April 1949 Surveyed And Mapped By Francis J. Crowley, P.E. & L.S. Traced From Original Revised By Adding Limits Of Street & Passway 1951".
4. "Map Prepared For Fred W. Ouelette Lots 186, 187 & 188 Locust Street Bristol, Connecticut Scale 1" = 20' Date Nov. 28, 1978 By Denis R. Miller & Associates, Bristol, Conn.".
5. "Sketch Showing Property Of Joseph L. Gerwais Locust St. And Division St. Bristol, Conn. August 1927 By Sperry & Buell, Inc. Bristol, Conn.".
6. "Map Of Building Lots On Burwell–Barnes Tract Bristol, Conn. Scale 1" = 40' June 1916 Sperry And Buell, Inc. Civil Engineers".
7. "Map Of Reilly Tract Owned And Developed By The Bristol Realty Co. Bristol, Conn. April 1925 Scale 1" = 50' Sperry & Buell, Inc.".
8. "Map Of Land Of Zigman And Mulligan Inc. Talmadge St. Bristol, Conn. Scale 1" = 20' Sept. 1941 By Francis J. Crowley P.E. And L.S.".
9. "Divinity Heights Bristol Conn. Owned By John W. Lynch Scale 1" = 30' July 31, 1916 Hall & Bacon Engineers New Britain Conn.".

General Notes:

1. Bearings based on North American Datum 1983 (NAD 83).
2. Elevations based on North American Vertical Datum 1987 (NAVD 87).
3. Parcel granted a Special Permit for a two family dwelling with stipulations on July 11, 1990, see vol. 1000 pg. 600 of the City Of Bristol land records.
4. Parcel granted a Variance to side yard and lot area on June 1990, see vol. 996 pg. 1 of the City Of Bristol land records.
5. Parcel subject to a Certificate Of Taking by The Flood and Erosion Control Board Of The City Of Bristol, see vol. 675 pg. 848 of the City Of Bristol land records.
6. Parcel subject to an Agreement to City Of Bristol for Storm Drainage, see vol. 176 pg. 261 of the City Of Bristol land records.
7. Underground utility, structure and facility locations noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this surveyor. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. Call, Call Before You Dig (811).
8. This survey and map has been prepared in accordance with Sections 20–300b–1 through 20–300b–20 of the Regulations of Connecticut State Agencies – "Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Limited Property Survey based on a Resurvey conforming to Horizontal and Vertical Accuracy Class A–2 & T–2.

ZONING INFORMATION BULK CHART:					
ZONE: RM–5	REQUIRED	EXISTING	PROPOSED Lot 1	PROPOSED Lot 2	PROPOSED Lot 3
MINIMUM LOT AREA	5,000 sq.ft.	22,438 sq.ft., 0.52 ac.	8,833 sq.ft., 0.20 ac.	6,388 sq.ft., 0.15 ac.	7,217 sq.ft., 0.17 ac.
MIN. LOT FRONTAGE	50'	106.00' (Chestnut Street) 235.40' (Locust Street)	106.00' (Chestnut Street) 84.88' (Locust Street)	84.87' (Locust Street)	65.65' (Locust Street)
MIN. FRONT YARD	15'	25.3' (Chestnut Street) 4.4' (Locust Street)			
MIN. SIDE YARD	6'	9.0'			
MIN. REAR YARD	15'				

These drawings are the property of the Surveyor and have been prepared specifically for the owner of the Project at this site. They are not to be used for any other purpose, location, or person without the written consent of the Surveyor.

No declaration is expressed or implied unless these plans bear the live signature and embossed seal of the Surveyor whose name appears hereon.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

STATE OF CONNECTICUT GARY B. LECLAIR No. 70017 LICENSED LAND SURVEYOR

Gary B. LeClair, LLS #70017

Subdivision Plan

Prepared For

Chestnut & Locust Holdings LLC

107 Chestnut Street
Bristol, Connecticut

Map: 29 Block: 253 Lot: 30 Zone: RM–5

Gary B. LeClair, LLC
Licensed Land Surveyors
57 ACORN DRIVE
WINDSOR LOCKS, CONNECTICUT 06096
(860) 627–8200

BY	SCALE	DATE	SHEET	CHECKED	NO.
A.B.L.	1" = 20'	4–20–26	1 OF 2	G.B.L.	225042

Application #452

Take Out Restaurant

838 Farmington Ave.

For Office Use Only	
APPLICATION NO.	452
DATE FILED:	6/24/26
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

Takeout Restaurant, a [✔] permitted use [ ] Special Permit use

under Section(s) 4.2 of the Bristol Zoning Regulations.

Address or Location of the Property: 838 Farmington Ave, Bristol, CT, 06010

Assessor's Map No.: 48 Assessor's Lot No.(s): 182

Zone of the Property: BG Size of the Property (in acres or square feet): 0.313 acre

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

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

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

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

Name: Anand J aiswal

Address: 31 Florence Way City: Farmington State: CT Zip: 06032

Telephone No.: 860 316 8016 E-Mail: _____

Signature: Ajaiswal *Signature – (Printed/Typed)* Anand J aiswal

CHECK ONE: [ ] owner [✔] other (specify): In process of purchase

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

Name: Vernon Properties

Address: 1 Pine Hollow Drive City: Farmington State: CT Zip: 06032

Telephone No.: 959-988-4963 E-Mail: _____

Signature: Huilan Li 06/17/26 *Signature – (Printed/Typed)* Huilan Li

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 452

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 838 Farmington Ave, Bristol, CT, 06010

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

The applicant proposes an approximately 800 square foot expansion to the existing commercial building located at 838 Farmington Avenue, Bristol, Connecticut for the development and occupancy of Cold Stone Creamery, Planet Smoothie, and Wetzel·s Pretzels.

The project includes interior tenant fit-out, exterior facade improvements, ,utility coordination, accessibility compliance improvements, signage improvements, and associated site work.

The proposed use is consistent with the existing commercial character of the Farmington Avenue corridor and is intended to enhance the property through investment in modern restaurant and retail improvements

Final architectural, civil engineering, and utility plans are currently under preparation and will be submitted as part of the application package.

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: _____

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

Telephone No.: _____ E-Mail: _____

Application #452

Proposed Changes 7/23/26

838 Farmington Ave.

From: Anand Jaiswal
Sent: Wednesday, July 22, 2026 10:39 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; Shaily Jaiswal >; Ananta Properties >
Subject: Project Update and Request for Guidance on Upcoming Planning Commission Hearing

Hi Robert,

I wanted to provide you with an update on the project and seek your advice as we prepare for the upcoming Planning Commission hearing.

After further evaluation, we have decided **not to proceed with the building expansion**. During the structural assessment, **we learned today that the proposed expansion would likely trigger significant structural modifications**, ultimately requiring replacement of the entire roof. This substantially increases the construction cost and makes the project economically unviable.

Given these findings, **we plan to move forward with utilizing the existing building footprint rather than pursuing the expansion.**

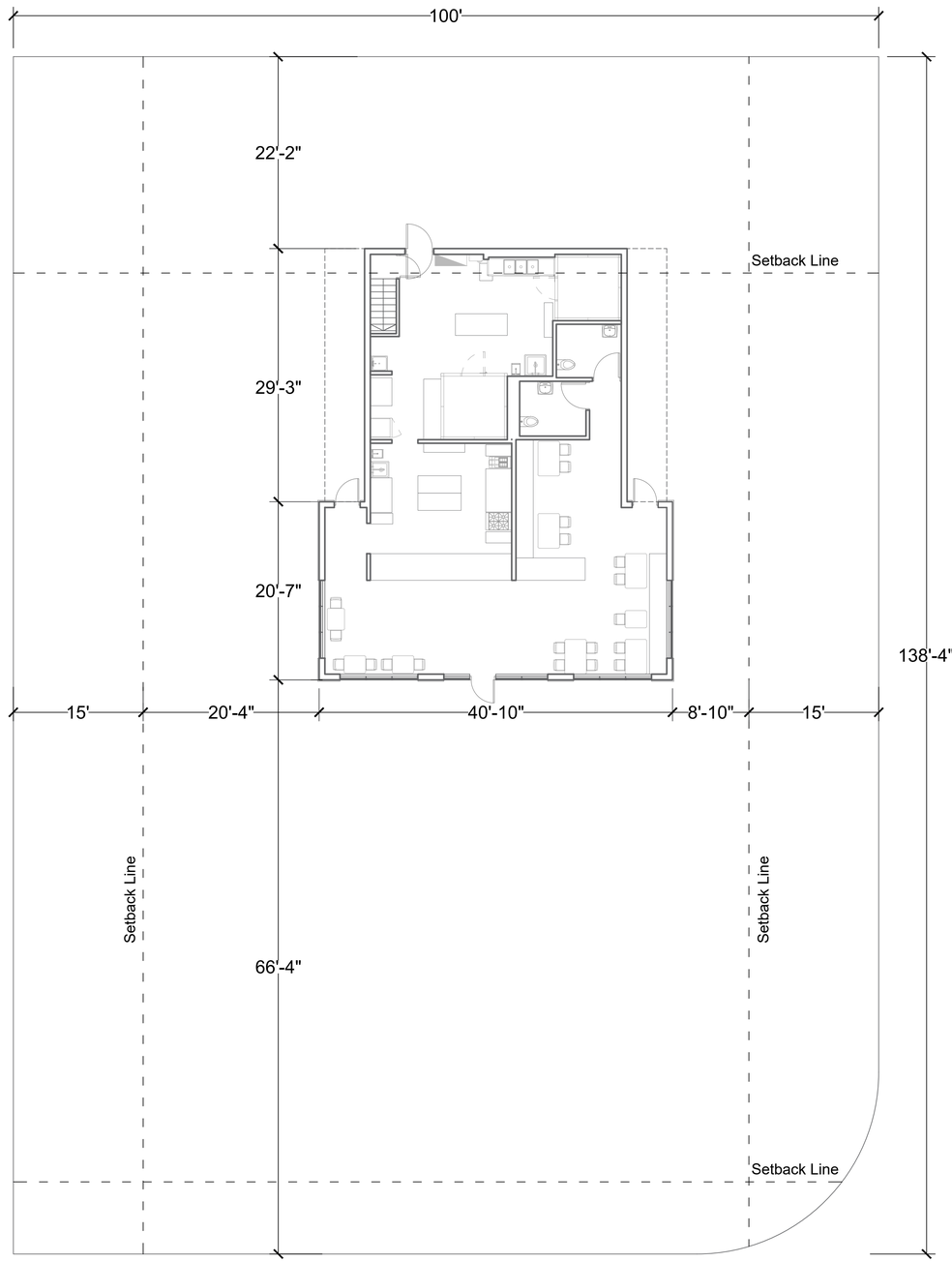
For your reference, I have attached the original building plans (File : 838 Farmington Ave Existing Building Plan.pdf). I would appreciate it if you could review them and advise us on the best approach for the upcoming Planning Commission hearing. Specifically, I would value your recommendations on:

- What revisions should be made to our current submission.
- How best to present the updated scope to the Commission.
- In addition, we are exploring the possibility of providing **outdoor seating in the front-left area of the building**. Based on your experience, do you believe the Planning Commission would be receptive to approving outdoor seating in that location? (File : 838 Farmington Ave Proposed Outdoor Sitting.pdf)

Thank you, and I look forward to your advice.

Best regards,

Anand Jaiswal



1 A-101 EXISTING PLAN

TOWN OF BRISTOL, CT ZONING REGULATIONS

Property Information

- Location: 838 Farmington Ave, Bristol, CT
- Zoning Code: BG
- Lot: 15,000 SF
- Existing use: Restaurant
- Proposed use: Restaurant

Building Data

- Existing Building: 1,728 SF
- Addition: 848 SF
- Total: 2,576 SF

Zoning Summary Table

Item	Required	Existing	Proposed	Status
Lot Area	15,000 SF Min	13,645 SF	13,645 SF	—
Front Setback	20'-0" Min	65.8'	65.8'	Complies
Side Setback	15'-0" Min	—	Meets Requirement	Complies
Rear Setback	25'-0" Min	—	Meets Requirement	Complies
Building Height	40'-0" Max	20.1'	Within Limit	Complies
Lot Coverage	35% Max (4,726 SF)	12.6%	18.8%	Complies
Impervious Coverage	75% Max (10,128 SF)	—	—	—

RUSSELL AND DAWSON INC.
ARCHITECTURE & ENGINEERING
1111 Main Street, East Hartford CT 06108
TEL: (860) 289-1100 FAX: (860) 289-3272 E-MAIL: info@rdaep.com

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REVISIONS

NO.	DESCRIPTION	DATE	BY

STAMP:

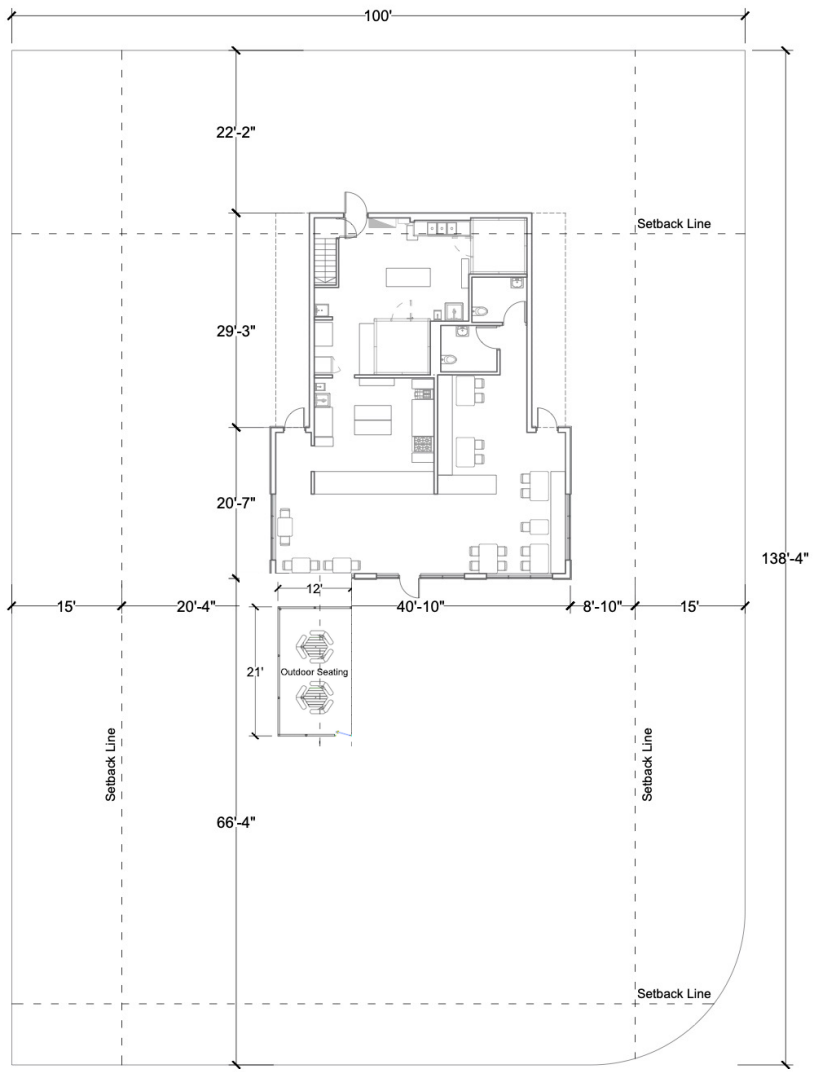
NOT FOR CONSTRUCTION
ISSUED FOR CLIENT REVIEW 06/09/2026

PROJECT: COLDSTONE OF BRISTOL
838 FARMINGTON AVE, BRISTOL, CT

FILE NO: 25122
SCALE: AS NOTED
DATE: MM/DD/YYYY
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE: EXISTING PLAN

SHEET NUMBER: A-100



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RUSSELL AND DAWSON INC.
ARCHITECTURE & ENGINEERING

REVISIONS
NO. | DESCRIPTION | DATE | BY

STAMP:

NOT FOR CONSTRUCTION
ISSUED FOR CLIENT REVIEW 06/09/2026

PROJECT: COLDSTONE OF BRISTOL
838 FARMINGTON AVE, BRISTOL, CT

FILE NO: 25122
SCALE: AS NOTED
DATE: MM/DD/YYYY
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE: EXISTING PLAN

SHEET NUMBER: A-100

Site Plan Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 452

SITE PLAN: Site Plan for a Take-Out Restaurant at 838 Farmington Avenue
Plans Dated: 6/8/26; Date of Committee Review: 7/22/26 (first review)

ENGINEERING/PUBLIC WORKS (William Stango):

1. No comments

CITY PLANNER (Robert Flanagan):

1. Add a cover sheet to the plan to indicate application numbers, approval dates, and nature of Site Plan associated with this project.

2. Add to the cover sheet the APA Determination application number, the actual APA (Aquifer Protection Area) determination and the date of the determination. This determination is required.

3. Pursuant to Article IV, Section 16.3.5 provide a plan sheet that delineates the Aquifer Protection boundary for this property. For assistance, we have attached to these comments a recent application plan sheet on Mix Street; this is the format you should follow.

4. Provide the CT Department of Health (DPH) notification/registration information from the digital portal.

5. Update survey to show the intended changes submitted to the Land Use Office on July 23, 2026.

6. If not already done, indicate closest distance between front, back and side lot lines for:
    a. any part of the main building proposed;
    b. any parking spaces.

7. Provide hours of operation.

8. Provide a dumpster enclosure.

9. Parking count on plan is short; only 8 spaces have been provided when 10 are required.

10. The applicant should examine a fence to shield the residential zone to the rear of this property for business uses that will be growing more intensive.

11. The applicant should provide a listing of the LID (Low Impact Development) features that have been incorporated into the Site Plan design, and in doing so, demonstrate compliance with Section 15.5.5.1.D.

12. Will there be dedicated employee parking?

13. Provide dimensions of all sidewalks and the treatment of those surfaces.

14. Provide photometric diagram and luminaire details; details for pole heights and placement of poles should be added to the survey. Add notation to plan that all parking lot lighting will be properly shielded to prevent light trespass onto adjoining properties and adjoining streets.

15. Final As-Built required prior to C.O. being issued.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

Building

1. Please install concrete bollard in front of business sign so it is not damaged by a car driving into it.

2. Handicap parking space should have stripping next to it.

3. What will the graded finish of the outdoor seating be composed of? Asphalt, crushed stone, or something else?

ZEO

1. Per Section 11.4.2 of the Zoning Regulations, please create a dumpster enclosure to screen it from the adjacent residential property. There will be more waste in that area with the proposed layout.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. No comments or concerns at this time.

FIRE MARSHAL (Kristopher Lambert):

No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Water:

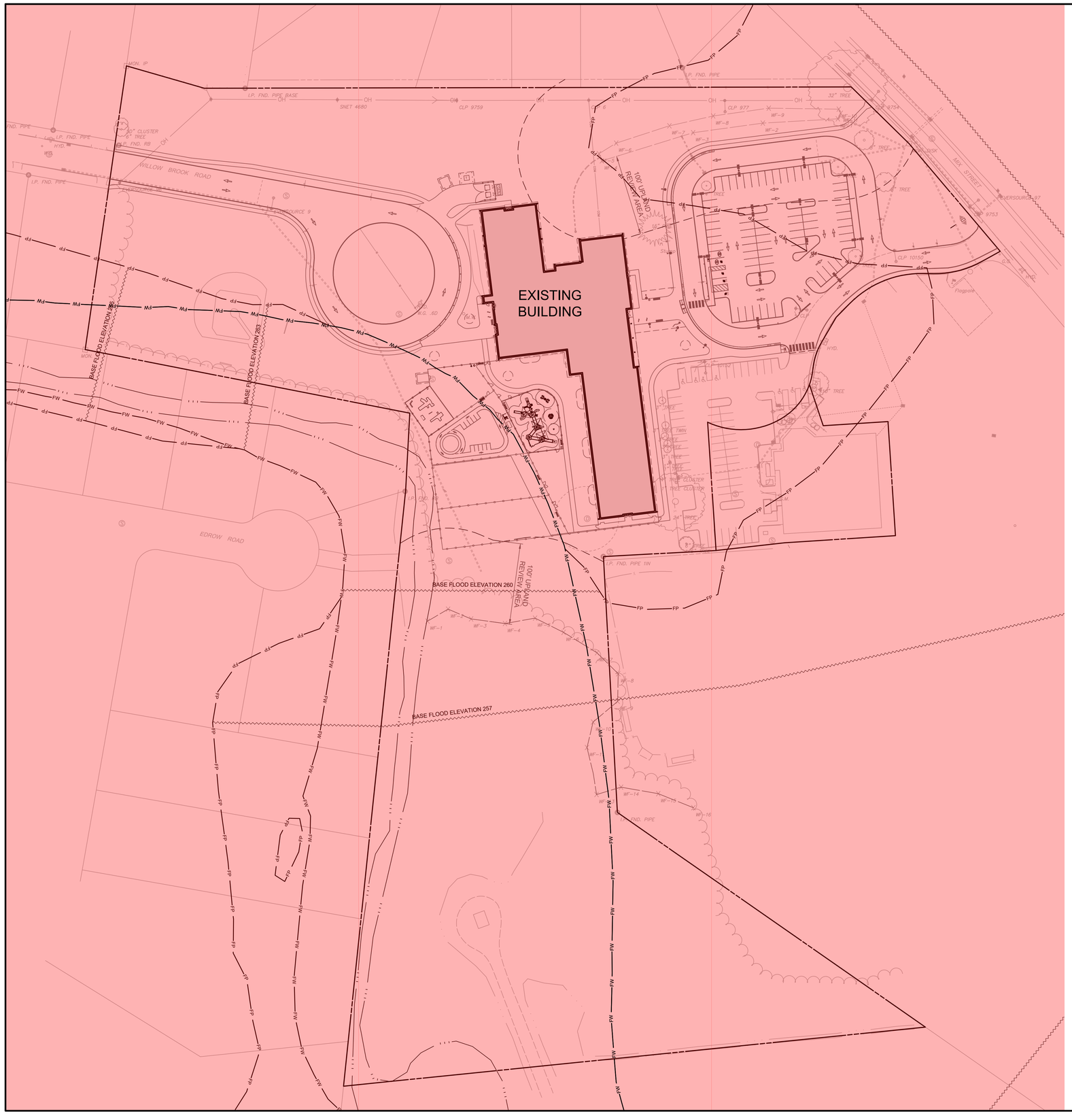
1. No comments.

Sewer:

1. No comments.

BRISTOL BURLINGTON HEALTH DISTRICT (Marco Palmieri and Erica Mikulak)

1. No comments.



LEGEND

	FINAL ADOPTED AQUIFER PROTECTION - AQUIFER PROTECTION AREA: WHITES BRIDGE LOWER

NOTES:

1. AQUIFER PROTECTION MAPPING IS BASED ON THE CONNECTICUT DEPARTMENT OF THE ENERGY AND ENVIRONMENTAL PROTECTION (DEEP) "AQUIFER PROTECTION AREA INTERACTIVE MAP". DATE OF ACCESS: 03/30/2026

Connecticut Department of ENERGY & ENVIRONMENTAL PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas

Issues and Concerns
Potential groundwater quality concerns include stormwater, fuel, and other maintenance chemicals associated with vehicles, machinery, and equipment.

Guidance/Recommendations
For the protection of ground water quality at construction operations in aquifer protection areas, DEEP recommends the following:

Temporary Construction Measures

- Significant fuel, chemical or other hazardous materials storage and handling, including fueling of construction vehicles, should be located outside well field area and aquifer protection area.
- No repair or maintenance of construction vehicles or washing of construction vehicles is permitted within the aquifer protection area.
- Any necessary temporary storage should be aboveground, protected from rainfall, and on an impervious containment surface.
- An emergency spill and response plan should be developed, including coordination with the water supplier.
- The site access should be adequately secured at all times to prohibit any unauthorized disposal of waste materials.

Stormwater Pollution Prevention Measures:

- Ways to minimize pollutant load (sand, salt, etc.) should be examined.
- Deicing management areas should be established including low salt use areas, alternative chemical or sand methods.
- Wellhead protection signs shall be posted in clear visibility of the highway at the entrance and exit points of the aquifer protection area and at ½ mile intervals.

Drainage System Design Criteria:

- Select best management practices from the DEEP stormwater manual based on treatment effectiveness and low groundwater pollution potential.

CT Department of Energy and Environmental Protection 6/23/2016

- Sheetflow and swale collection is encouraged, where possible, outside of immediate well field area.
- Catch basins and curbs should be used in immediate wellhead area to divert and control runoff and spills away from wellhead.
- Dry wells or similar subsurface leaching structures should not be used for stormwater disposal from paved or other areas that have high potential to pollute groundwater; existing structures which have high potential to pollute groundwater should be removed or converted.
- Gross particle/oil separators (swirl concentrator type) may be used for pretreatment of consecutive catch basins. Deep catch basins (minimum 4' deep and tight construction, with baffles, may also be used).
- Stormwater discharge points shall outlet to aboveground land surface or basin type structures. Significant or critical discharge points should have a basin designed with a forebay (tight soil or lined) capable of containing an 8,000-10,000 gallon spill volume and 3-6 feet above water table, 4 feet above bedrock.
- Potential strategic groundwater monitoring should be considered.

For questions or more information, please contact the Aquifer Protection Area Program at 860-424-3040 or visit our website at www.ct.gov/deep/aquiferprotection.

CT Department of Energy and Environmental Protection 7/7/2014

QA+M architecture
QuisenberryArcari Malik
195 Scott Swamp Road
Farmington, CT 06032
qamarch.com

benesch
Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341

Project #: 0726-500158.00

NOT FOR CONSTRUCTION ISSUED FOR REVIEW ONLY

RENOVATIONS TO:

EDGEWOOD PRE-K ACADEMY

BRISTOL, CT 06010

State Project #: 017-0090 RNV

Project #: 25064

Revisions: 05/28/2026 - ZONING RESUBMISSION

STATE OF CONNECTION · REGISTERED PROFESSIONAL ENGINEER · 28064 · LICENSED

0 60' 120'
SCALE: 1" = 60'

IWWA/ZONING SUBMISSION MARCH 26, 2026

AQUIFER PROTECTION PLAN

C0.2

Stormwater Information

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

Revised March 23, 2017

CT DPH Notification

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

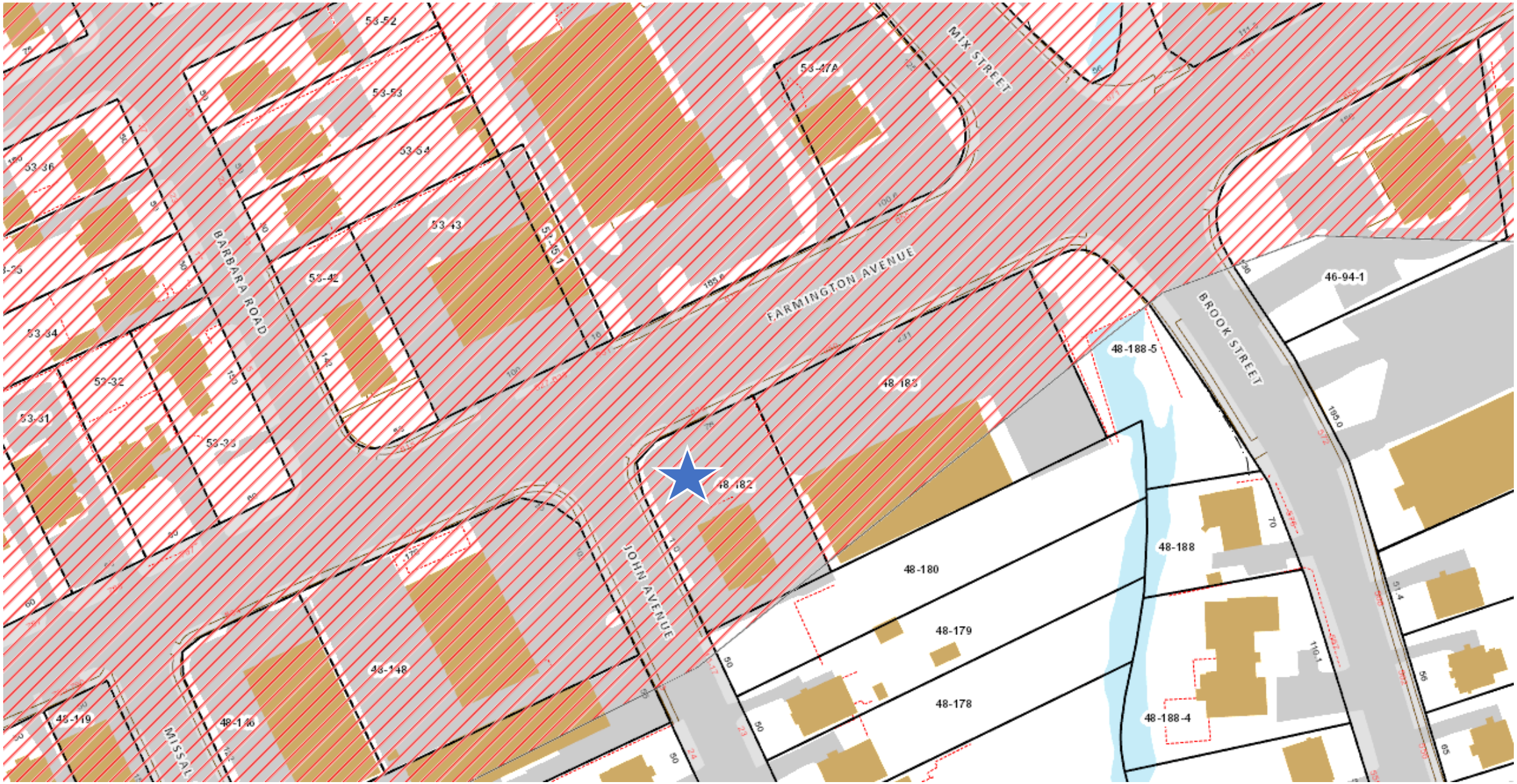
c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

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

Various Maps:
GIS
and
Google



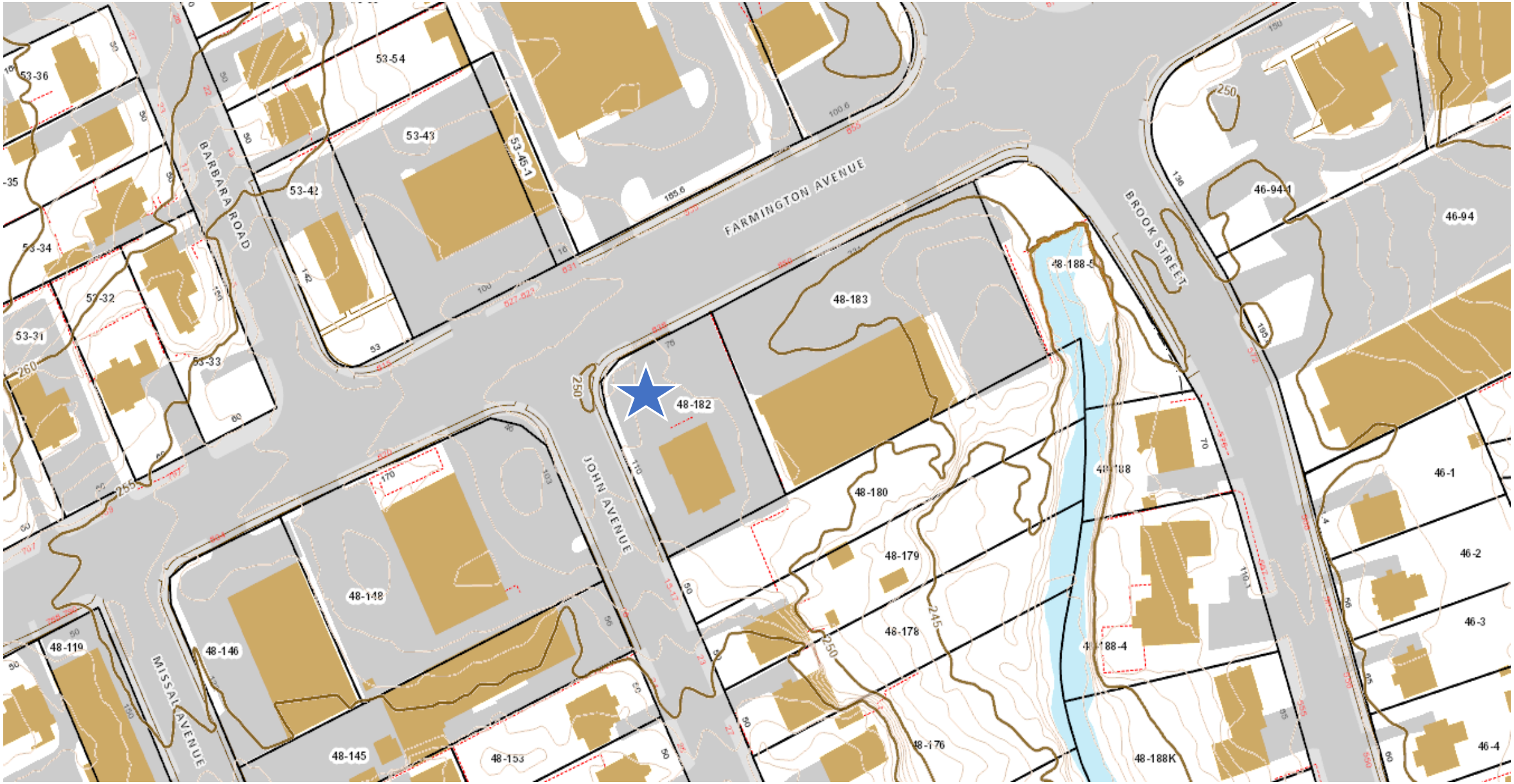
838 Farmington Avenue – Location
Map 48 & Lot 182



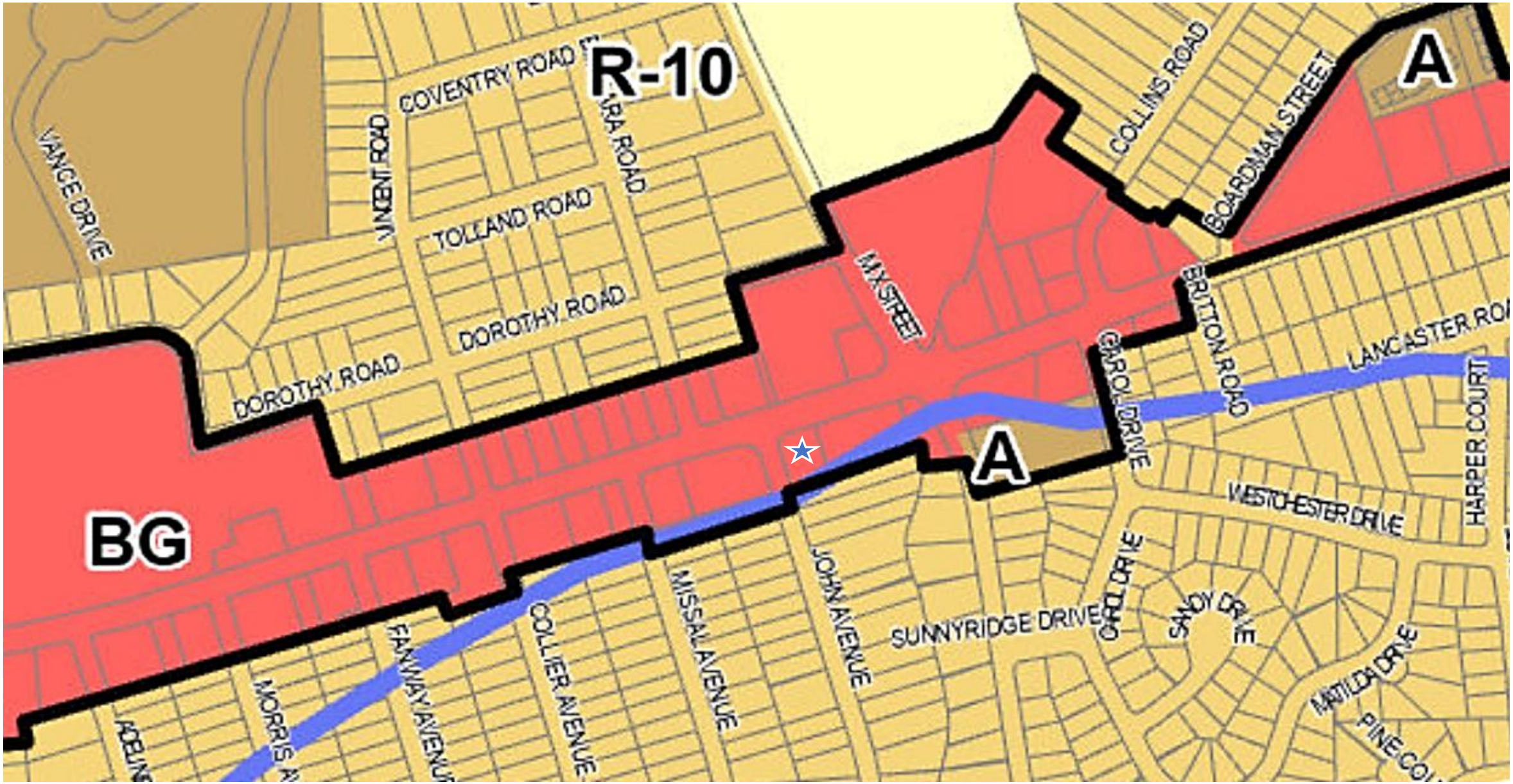
838 Farmington Avenue – Aquifer Protection
Map 48 & Lot 182



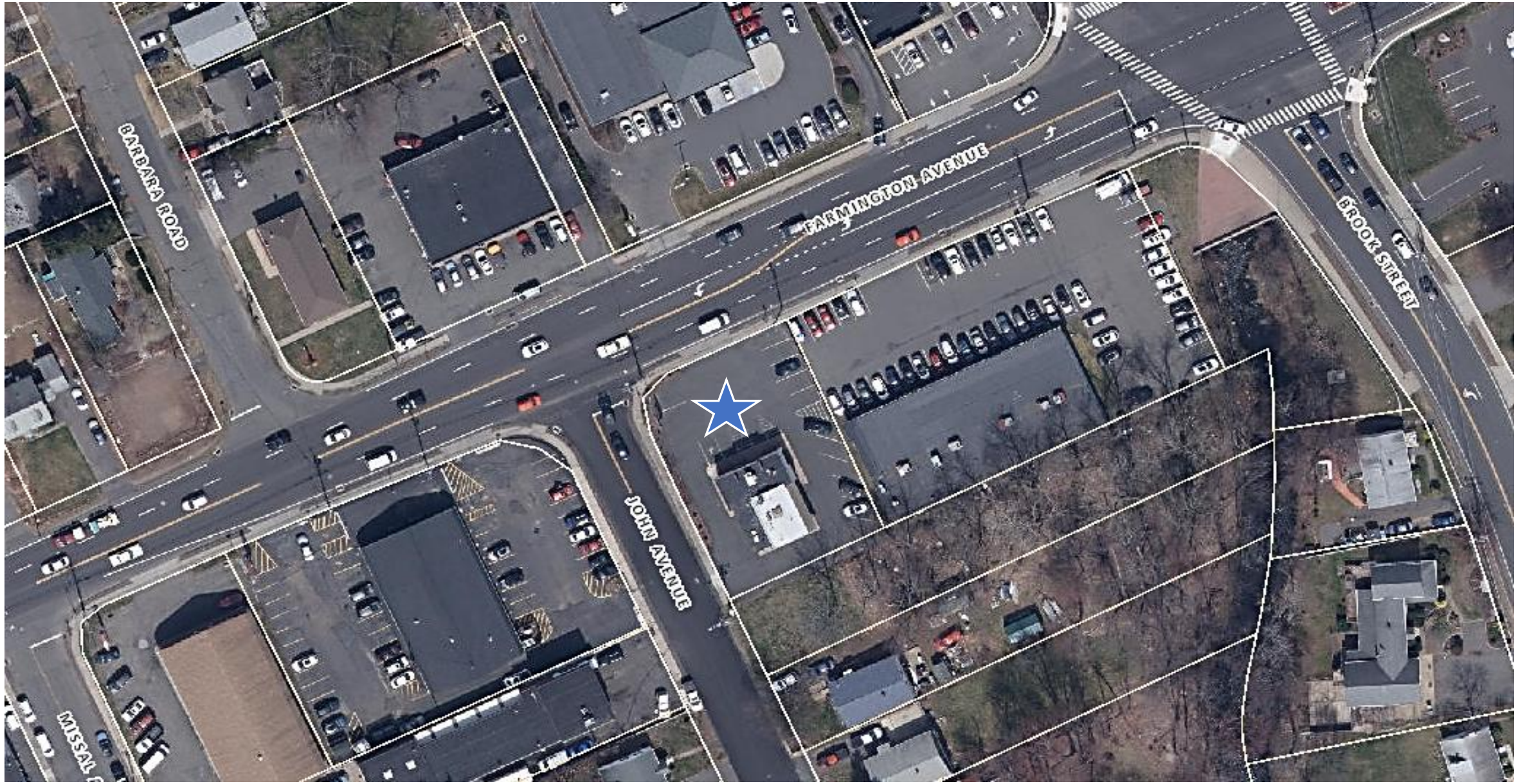
838 Farmington Avenue – Floodplain
Map 48 & Lot 182



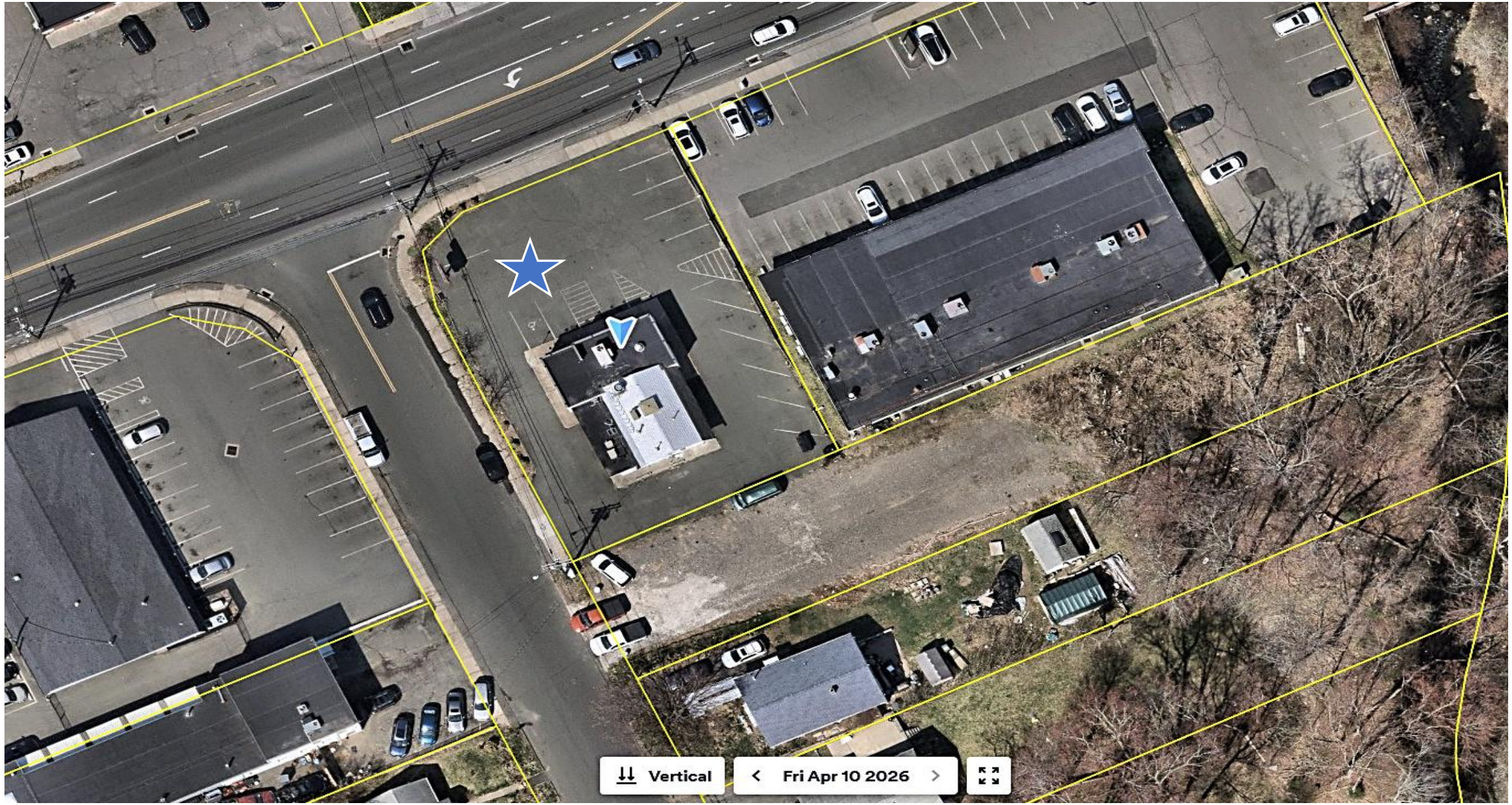
838 Farmington Avenue – Topography
Map 48 & Lot 182



838 Farmington Avenue – Zoning
BG (General Business) zone
Map 48 & Lot 182



838 Farmington Avenue – Aerial 2023
Map 48 & Lot 182



838 Farmington Avenue – Aerial 2026
Map 48 & Lot 182

Narrative

Project Narrative

838 Farmington Avenue, Bristol, CT

This application proposes the expansion of the existing commercial building at **838 Farmington Avenue** to accommodate a single, integrated quick-service restaurant featuring **Cold Stone Creamery, Wetzel's Pretzels, and Planet Smoothie**.

The existing building is approximately **1,690 square feet**, which is not sufficient to support the equipment, food preparation areas, storage, and customer circulation required for three complementary restaurant concepts. The proposed addition will provide the space necessary to operate the businesses efficiently while meeting franchisor requirements, building codes, and local health regulations.

Although the three brands offer different products, they will operate as **one business**, sharing management, employees, customer seating, and common service areas while maintaining separate food preparation stations. The businesses complement one another by offering desserts, snacks, and smoothies throughout the day, creating a convenient destination for families and visitors.

The proposed hours of operation are **10:00 AM to 10:00 PM Sunday through Thursday** and **10:00 AM to 11:00 PM on Friday and Saturday**. The business is expected to employ approximately **15–18 full-time and part-time employees**, with staffing adjusted based on customer demand.

The project does not change the property's commercial use. Instead, it modernizes an existing commercial site, improves the appearance and functionality of the building, creates new employment opportunities, and provides additional dining options along the Farmington Avenue commercial corridor.

The proposed expansion is intended solely to provide adequate space for safe and efficient operations and to ensure the project complies with all applicable building, health, and zoning requirements. We respectfully request approval of the proposed building expansion and site improvements.

Application Summary

CITY OF BRISTOL, CONNECTICUT

Planning Commission

SITE PLAN APPLICATION SUBMISSION

Cold Stone Creamery · Planet Smoothie · Wetzel's Pretzels



Proposed North Elevation — Russell and Dawson Inc., Architecture & Engineering

PROJECT NAME

Coldstone of Bristol — Building Addition & Tenant Fit-Out

PROPERTY ADDRESS

838 Farmington Avenue, Bristol, Connecticut 06010
Assessor's Map 48, Lot 182

APPLICANT

Anand Jaiswal — Ananta Properties LLC / Delight Treats LLC

PROPERTY OWNER

Vernon Properties

Executive Summary

Project Overview

This application requests approval to expand the existing commercial building at 838 Farmington Avenue, Bristol, Connecticut, to accommodate a single, integrated quick-service restaurant operating under three complementary brands — Cold Stone Creamery, Planet Smoothie, and Wetzel's Pretzels. The three concepts will function as one business, sharing management, staff, seating, and common service areas while maintaining separate food preparation stations. The expansion provides the additional floor area needed for equipment, food preparation, storage, and customer circulation that the existing 1,690–1,728 SF building cannot currently support.

Requested Approvals

- Site Plan Approval for the building addition and associated site improvements
- Aquifer Protection Area determination of regulatory status (Bristol Aquifer Protection Agency)

Existing Conditions

The 0.313-acre property is located in the BG zoning district at the corner of Farmington Avenue (Route 6) and John Avenue. It is currently improved with a 1,728 SF commercial restaurant building and associated parking. The site has frontage on both Farmington Avenue and John Avenue and is bounded by Mermaid Properties LLC to the east and Ranrick Holdings LLC to the south.

Proposed Improvements

- An 848 SF building addition on the west side of the existing structure, bringing total building area to 2,576 SF
- Interior tenant fit-out for three food-service brands with separate prep stations and shared seating
- Façade improvements and new storefront signage, with new exterior finishes matched to existing materials (EIFS, stone, and brick accents)
- A new outdoor seating area adjacent to the addition
- Associated site, utility, and accessibility improvements

Project Statistics

Item	Required / Allowed	Existing	Proposed	Status
Lot Area	15,000 SF min.	13,645 SF	13,645 SF	—
Building Area	—	1,728 SF	2,576 SF	—
Front Setback	20'-0" min.	65.8'	65.8'	Complies
Side Setback	15'-0" min.	—	Meets Req.	Complies

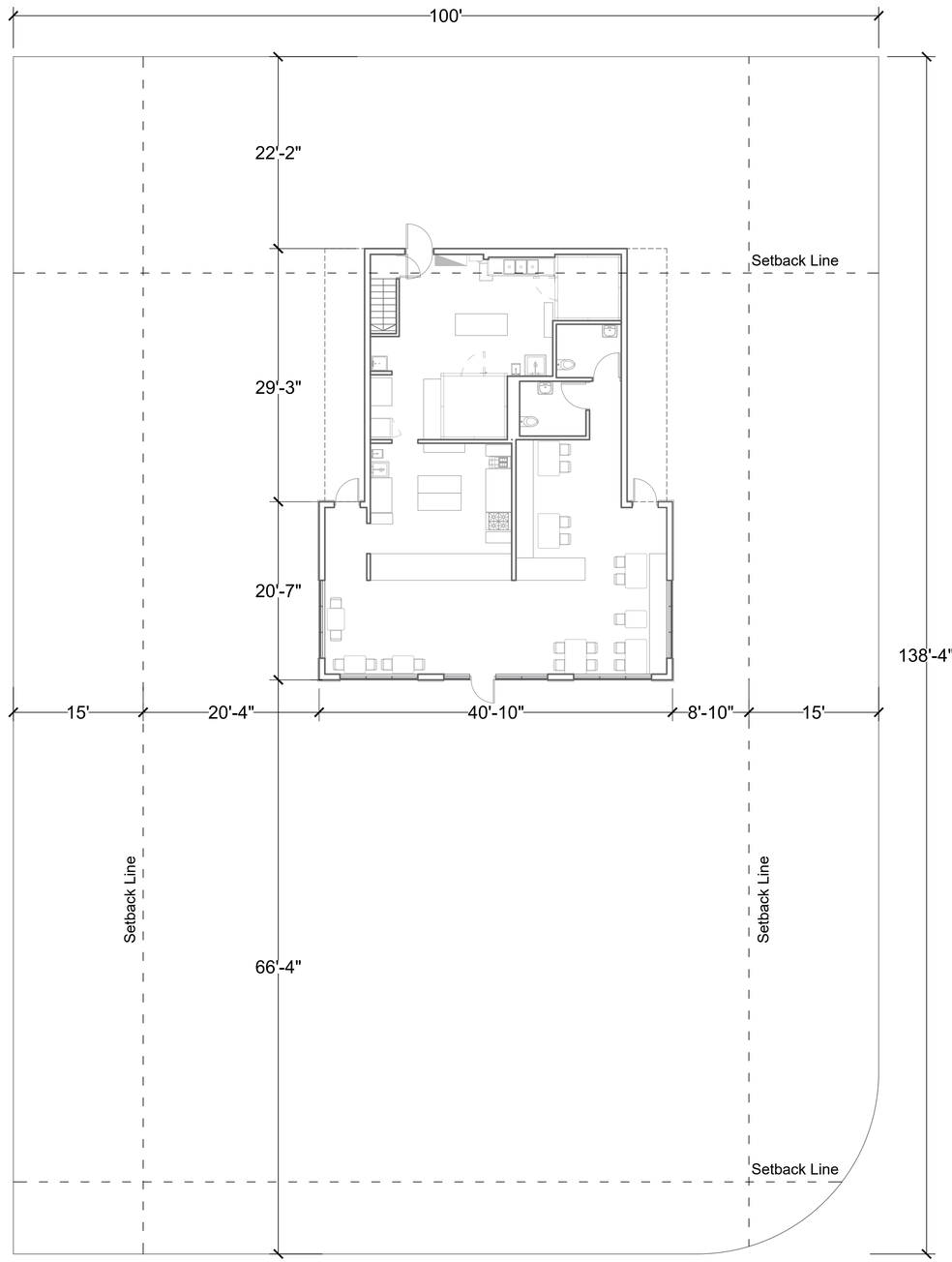
Rear Setback	25'-0" min.	—	Meets Req.	Complies
Building Height	40'-0" max.	20.1'	Within Limit	Complies
Lot Coverage	35% max. (4,726 SF)	12.6%	18.8%	Complies
Impervious Coverage	75% max. (10,128 SF)	95.6%*	95.6%*	See Note
Parking (Required)	2.5 spaces / 1,000 SF	14 spaces	10 spaces**	See Note
Zoning District	BG (Business General)	BG	BG	—

* Per site plan survey notes, existing and proposed impervious coverage is shown as approximately 95.6% on the site plan survey; applicant should confirm this figure against the zoning summary table shown on Sheet A-100/A-101, which lists impervious coverage as not calculated (—). ** Per Sheet 3204 site plan parking calculations: existing required parking is 14 spaces (provided); proposed required parking for restaurant/take-out/specialty food use is calculated at 10 spaces. Recommend confirming final parking compliance with the Land Use Office prior to hearing.

Hours of Operation & Employment

Proposed hours are 10:00 AM–10:00 PM Sunday through Thursday and 10:00 AM–11:00 PM Friday and Saturday. The combined operation is expected to employ approximately 15–18 full- and part-time staff.

Floor Plans



1 A-101 EXISTING PLAN

TOWN OF BRISTOL, CT ZONING REGULATIONS

Property Information

- Location: 838 Farmington Ave, Bristol, CT
- Zoning Code: BG
- Lot: 15,000 SF
- Existing use: Restaurant
- Proposed use: Restaurant

Building Data

- Existing Building: 1,728 SF
- Addition: 848 SF
- Total: 2,576 SF

Zoning Summary Table

Item	Required	Existing	Proposed	Status
Lot Area	15,000 SF Min	13,645 SF	13,645 SF	—
Front Setback	20'-0" Min	65.8’	65.8’	Complies
Side Setback	15'-0" Min	—	Meets Requirement	Complies
Rear Setback	25'-0" Min	—	Meets Requirement	Complies
Building Height	40'-0" Max	20.1’	Within Limit	Complies
Lot Coverage	35% Max (4,726 SF)	12.6%	18.8%	Complies
Impervious Coverage	75% Max (10,128 SF)	—	—	—

RUSSELL AND DAWSON INC.
ARCHITECTURE & ENGINEERING
1111 Main Street, East Hartford CT 06108
TEL: (860) 289-1100 FAX: (860) 289-3272 E-MAIL: info@rdainc.com

Rev. 3.0
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REVISIONS

NO.	DESCRIPTION	DATE	BY

STAMP:

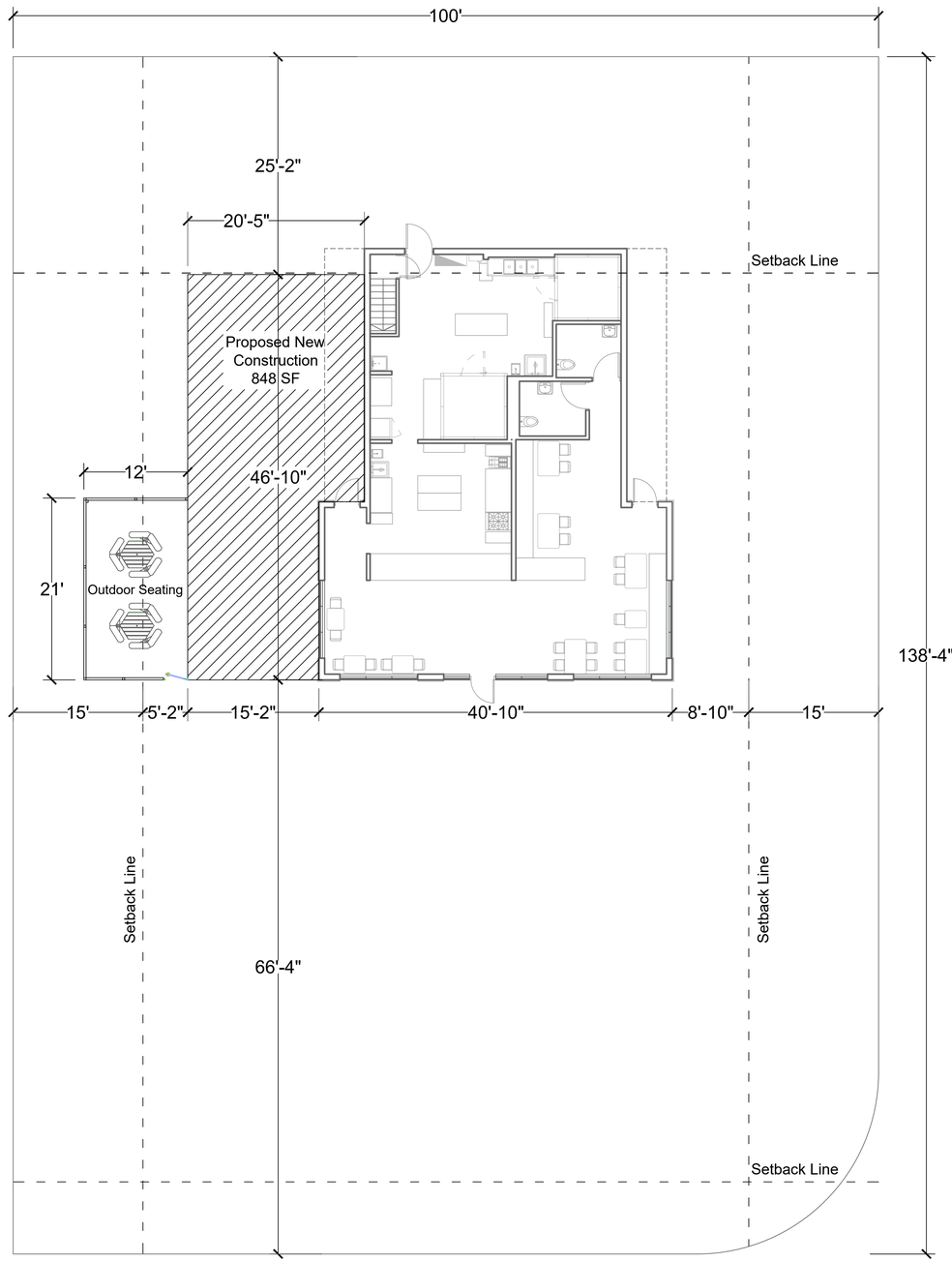
NOT FOR CONSTRUCTION
ISSUED FOR
CLIENT REVIEW
06/09/2026

PROJECT: COLDSTONE OF BRISTOL
838 FARMINGTON AVE, BRISTOL, CT

FILE NO: 25122
SCALE: AS NOTED
DATE: MM/DD/YYYY
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE: EXISTING PLAN

SHEET NUMBER: A-100



1 A-101 PROPOSED PLAN

TOWN OF BRISTOL, CT ZONING REGULATIONS

Property Information

- Location: 838 Farmington Ave, Bristol, CT
- Zoning Code: BG
- Lot: 15,000 SF
- Existing use: Restaurant
- Proposed use: Restaurant

Building Data

- Existing Building: 1,728 SF
- Addition: 848 SF
- Total: 2,576 SF

Zoning Summary Table

Item	Required	Existing	Proposed	Status
Lot Area	15,000 SF Min	13,645 SF	13,645 SF	—
Front Setback	20'-0" Min	65.8’	65.8’	Complies
Side Setback	15'-0" Min	—	Meets Requirement	Complies
Rear Setback	25'-0" Min	—	Meets Requirement	Complies
Building Height	40'-0" Max	20.1’	Within Limit	Complies
Lot Coverage	35% Max (4,726 SF)	12.6%	18.8%	Complies
Impervious Coverage	75% Max (10,128 SF)	—	—	—

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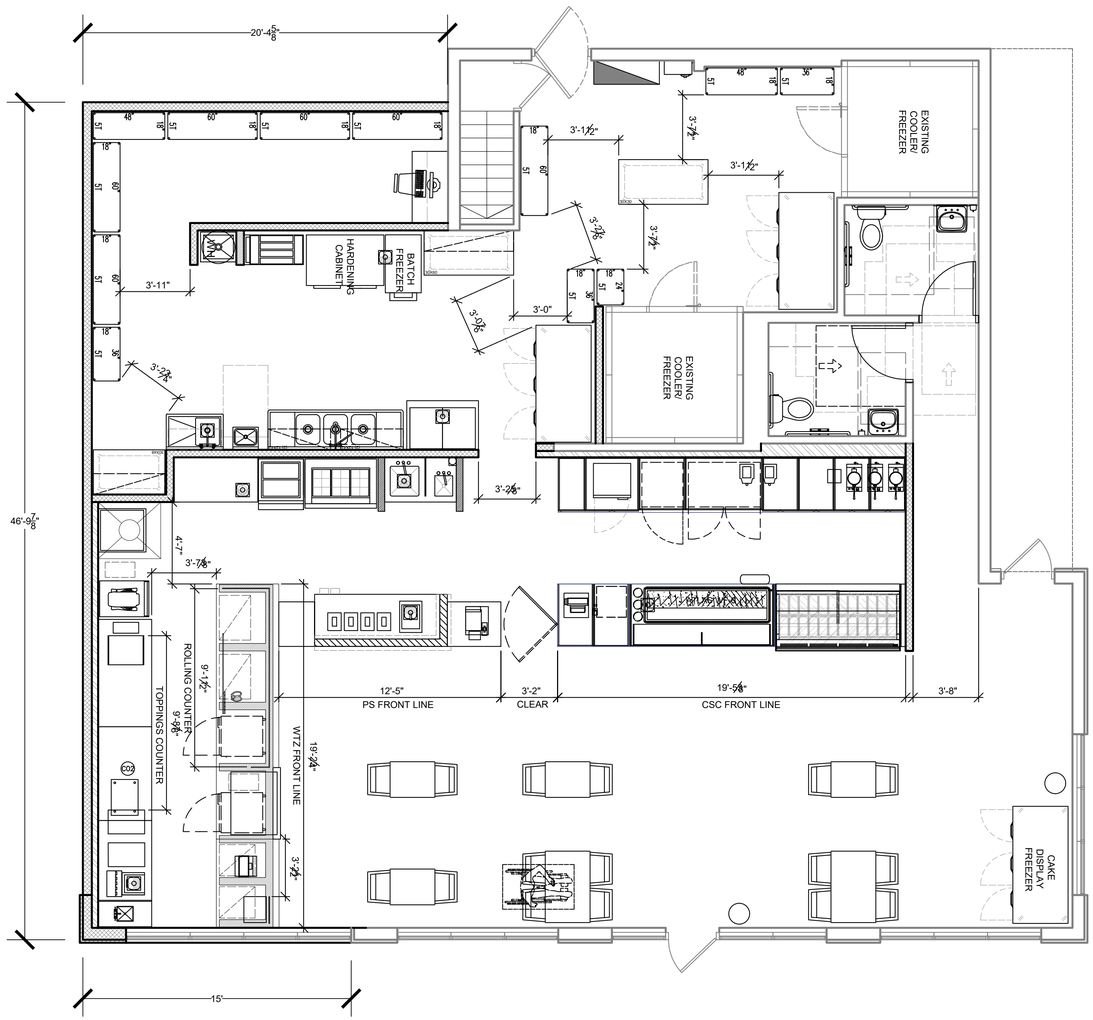
PROJECT:
COLDSTONE OF BRISTOL
838 FARMINGTON AVE, BRISTOL, CT

FILE NO:	25122
SCALE:	AS NOTED
DATE:	MM/DD/YYYY
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE:
PROPOSED PLAN

SHEET NUMBER:
A-101



1 A-101 PROPOSED FLOOR PLAN

TOWN OF BRISTOL, CT ZONING REGULATIONS

Property Information

- Location: 838 Farmington Ave, Bristol, CT
- Zoning Code: BG
- Lot: 15,000 SF
- Existing use: Restaurant
- Proposed use: Restaurant

Building Data

- Existing Building: 1,728 SF
- Addition: 848 SF
- Total: 2,576 SF

Zoning Summary Table

Item	Required	Existing	Proposed	Status
Lot Area	15,000 SF Min	13,645 SF	13,645 SF	—
Front Setback	20'-0" Min	65.8'	65.8'	Complies
Side Setback	15'-0" Min	—	Meets Requirement	Complies
Rear Setback	25'-0" Min	—	Meets Requirement	Complies
Building Height	40'-0" Max	20.1'	Within Limit	Complies
Lot Coverage	35% Max (4,726 SF)	12.6%	18.8%	Complies
Impervious Coverage	75% Max (10,128 SF)	—	—	—

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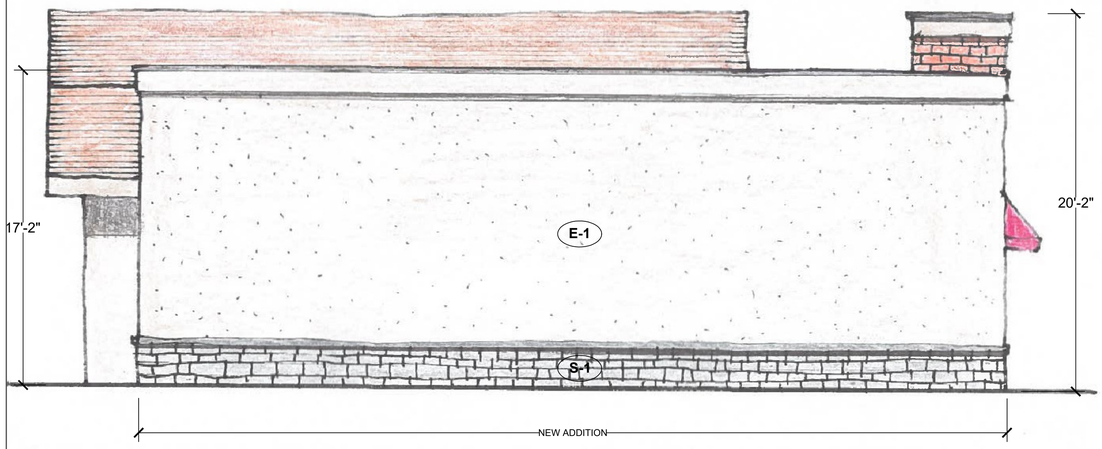
PROJECT: COLDSTONE OF BRISTOL
838 FARMINGTON AVE, BRISTOL, CT

FILE NO: 25122
SCALE: AS NOTED
DATE: MM/DD/YYYY
DRAWN BY: Author
CHECKED BY: Checker

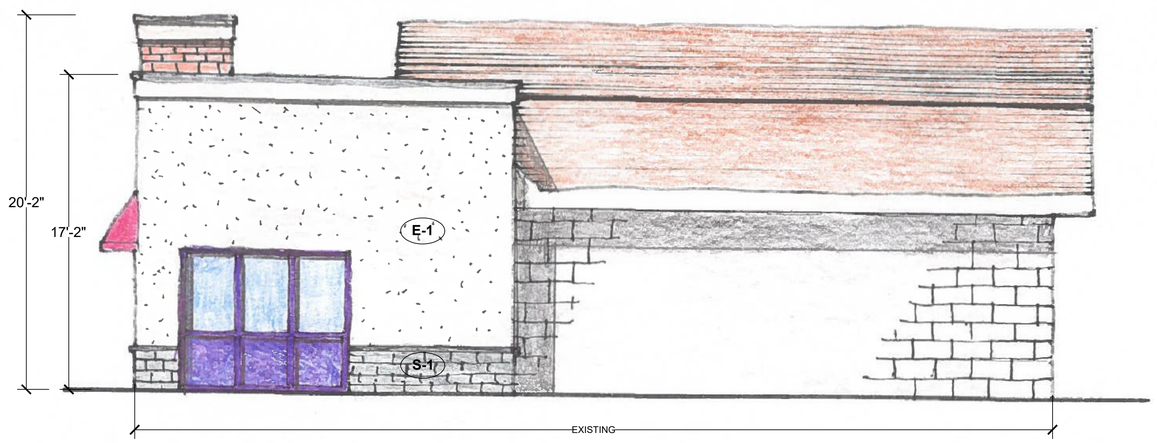
SHEET TITLE: PROPOSED FLOOR PLAN

SHEET NUMBER: A-101a

Elevation Drawings



1 A-101 EAST ELEVATION
1/4" = 1'-0"



1 A-101 WEST ELEVATION
1/4" = 1'-0"

E-1 EFIS

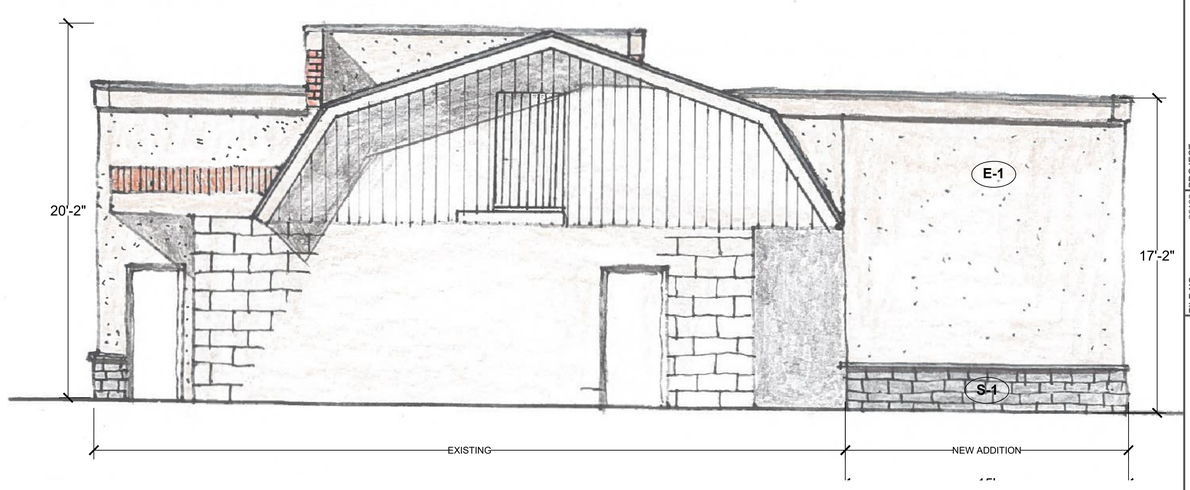
S-1 Stone

B-1 Brick

Note: Provide all new exterior finish materials to match the existing materials in color, texture, and appearance.



1 A-101 NORTH ELEVATION
1/4" = 1'-0"



1 A-101 SOUTH ELEVATION
1/4" = 1'-0"

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838 FARMINGTON AVE, BRISTOL, CT

FILE NO: 25122
SCALE: AS NOTED
DATE: MM/DD/YYYY
DRAWN BY: Author
CHECKED BY: Checker

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-201

Survey

NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THRU 20–300b–20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A–2 AND VERTICAL ACCURACY CLASS V–2 AND INTENDED TO BE USED FOR REGULATORY APPROVAL.

2. REFERENCE THE FOLLOWING MAPS ON FILE IN THE BRISTOL LAND RECORDS:
   A)RM #131:"FANWAY MANOR, OWNED AND DEVELOPED BY I.S.MISSAL, BRISTOL, CONN." SCALE 1"=100'. DATED AUGUST 1926. PREPARED BY SPERRY & BUELL, INC.

   B)"COMPILATION PLAN. TOWN OF BRISTOL. MAP SHOWING LAND RELEASED TO CITY OF BRISTOL BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION. FARMINGTON AVENUE (U.S. ROUTE 6)." SCALE 1"=20'. DATED MARCH 2018. PREPARED BY MARK D. ROLFE, P.E., CHIEF ENGINEER –– BUREAU OF ENGINEERING AND CONSTRUCTION.

3. PLAN PREPARED FOR OWNER.

4. LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY. ALL CORNER MARKERS FOR THIS LOT ARE TO BE PLACED AS PART OF SUBDIVISION IMPROVEMENTS AND HAVE BEEN BONDED TO THE TOWN.

5. BEARINGS BASED ON NAD 83.

6. LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE.

7. CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.

8. THE FIELD SURVEY WAS COMPLETED ON 5–27–26.

ZONE: BG	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS
MINIMUM LOT AREA (S.F.)	15,000	13,645	13,645
MINIMUM LOT FRONTAGE (FT.)	N/A	N/A	N/A
MINIMUM LOT WIDTH (FT.)	100'	N/A*	N/A*
MINIMUM FRONT YARD: STATE HIGHWAY (FT.)	20'	65.8'	65.8'
MINIMUM FRONT YARD: CITY STREET (FT.)	20'	25.0'	25.0'
MINIMUM SIDE YARD (FT.)	15'	34.8'	19.8'
MINIMUM REAR YARD (FT.)	15'	22.1'	22.1'
MAXIMUM BUILDING HEIGHT (FT.)	40'	20.1'	20.1'
MAXIMUM BUILDING COVERAGE (%)	35%	12.6%	18.7%
MAXIMUM IMPERVIOUS COVERAGE (%)	75%	95.6%	95.6%

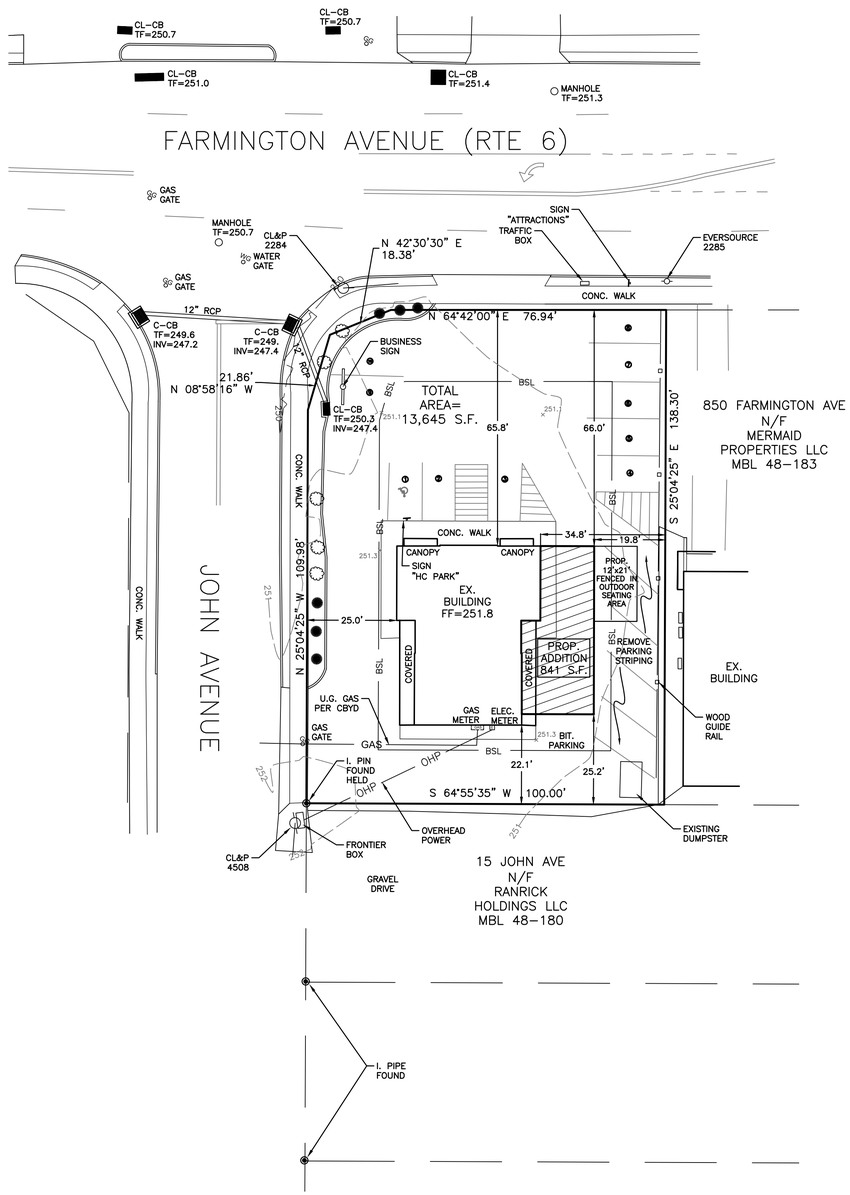
* LOT IS A CORNER LOT

PARKING CALCULATIONS:

EXISTING USE: RESTAURANT, FAST FOOD
EXISTING FLOOR AREA: 1690 S.F.
EXISTING REQUIRED PARKING: 1.69 X 8 = 14 SPACES
EXISTING PROVIDED PARKING: 14 SPACES (1 HC)

NOTE: THE SITE WAS APPROVED FOR 19 PARKING SPACES PER SITE PLAN DATED 9–26–83 AND APPROVED BY THE CITY OF BRISTOL ON 12–12–83.

PROPOSED USE: RESTAURANT, TAKE OUT/SPECIALTY FOOD
PROPOSED FLOOR AREA: 2500 S.F.
PROPOSED REQUIRED SPACES: 2.5 X 4 = 10 SPACES
PROPOSED PROVIDED PARKING: 10 SPACES (1 HC)



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS EMBOSSED WITH SEAL OR AFFIXED WITH THE LIVE STAMP OF SIGNATORY

J. EDWARDS & ASSOCIATES, LLC
Engineering and Surveying
227 Stepney Road
Easton, CT. 06612
(203) 268–4205
www.leassoc.com

JASON EDWARDS L.S. No. 70308

LARRY EDWARDS P.E. No. 10937

PROPOSED IMPROVEMENT PLAN

MBL 48–146
838 FARMINGTON AVENUE
BRISTOL, CONNECTICUT

0 20 40 60

SCALE 1"=20' JUNE 1, 2026
REVISED 06–10–26

FILE NO. 3204

Application #449

735 Farmington Avenue

For Office Use Only	
APPLICATION NO.	449
DATE FILED:	6/10/26
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

Take Out Restaurant, a ☑ permitted use [ ] Special Permit use

under Section(s) Article 2, Section 4.2 of the Bristol Zoning Regulations.

Address or Location of the Property: 735 Farmington Avenue

Assessor's Map No.: 53 Assessor's Lot No.(s): 12

Zone of the Property: BG Size of the Property (in acres or square feet): 0.52 Acres

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

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

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

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

Name: 735 Farmington, LLC

Address: 36 Strawfield Road City: Unionville State: CT Zip: 06085

Telephone No.: (847) 620-9667 E-Mail: _____

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

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 449

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 735 Farmington Avenue

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: Matthew N. Brown, P.E. - Barton and Loguidice, LLC

Address: 855 Winding Brook Drive City: Glastonbury State: CT Zip: _____

Telephone No.: 860-633-8770 E-Mail: _____

1/24 - LUO

CT DPH Information

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

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

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

From: **Microsoft Power Apps and Power Automate** <microsoft@powerapps.com>
Date: Tue, Jun 16, 2026 at 9:17 AM
Subject: Acknowledgement of Submission to CTDPH
To: 735farmington < @gmail.com>, RobertFlanagan <RobertFlanagan@bristolct.gov>

This email is being sent automatically to confirm the submission of a project notification form to the Connecticut Department of Public Health pursuant to Connecticut General Statutes Section 8-3i and/or 22a-42f.

A project notification form is required to be completed and submitted to the Department of Public Health when an application, petition, request or plan is located in a Drinking Water Source Watershed or Aquifer Protection Area.

Thank you for your submission. If you have any questions, please send an email to dph.sourceprotection@ct.gov.

Please enter the docket number/application ID for this application, petition, request or plan, if applicable:
449

What municipal entity is this application, petition, request or plan being submitted to?["Planning and Zoning Commission"]

Is the location associated with the proposed application, petition, request or plan in a drinking water watershed?No

Is the location associated with the proposed application, petition, request or plan in an Aquifer Protection Area?
New take-out restaurant

Does this application include a petition or proposal to change the regulations, boundaries or classifications of zoning districts?No

Please enter a brief description of the project or proposal:
New take-out restaurant

Please enter the date of the application, petition, request or plan:
2026-06-10

What is the size of the area to be disturbed?
less than 5 acres

Is any part of this project located within 50 feet of a wetland, stream, pond, lake or reservoir?No

What type of use is this application, petition, request or plan proposing?Commercial

How will this project be provided a potable water supply?Connection to existing public water supply

How will domestic waste be handled?
Sanitary Sewer (currently available to project location)

If the proposed project is 1) not located on single family residential property and 2) will utilize a new well for drinking water supply, a Public Water Supply (PWS) Screening Application should be submitted to the Department of Public Health. Was a PWS Screening Application submitted?This proposal does not include the development of an onsite water source and/or is a single family residence

Applicant Name:
735 Farmington, LLC

Applicant email address:
@gmail.com

Street address or intersection of application, petition, request or plan:
735 Farmington Avenue, Bristol, CT

Enter Project Longitude/Latitude:
-72.919088
41.692125

Is there any other information relevant to the Department's review of this application, petition, request or plan? If so, please enter in the space below:

If you would like a confirmation of this submission to be sent to the town, please enter the email address you would like it to be sent to in the field below:
RobertFlanagan@bristolct.gov

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 449

SITE PLAN: Site Plan for a Take-Out Restaurant at 735 Farmington Avenue
Plans Dated: 6/8/26; Date of Committee Review: 6/30/26 (first review); 7/21/26 (second review)

ENGINEERING/PUBLIC WORKS (William Stango):

1. No comments

CITY PLANNER (Robert Flanagan):

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

7/17/26 Applicant Response: The requested additions have been made. See attached revised plans.

7/21/26 City Response: Comment addressed.

2. Indicate on cover sheet the application number, determination and date of determination for APA (Aquifer Protection Area). Determination required.

7/17/26 Applicant Response: The requested additions have been made. See attached revised plans.

7/21/26 City Response: Comment addressed.

3. Pursuant to Article IV, Section 16.3.5 provide a plan sheet that delineates the Aquifer Protection boundary for this property. For assistance, we have attached to these comments a recent application plan sheet on Mix Street; this is the format you should follow.

7/17/26 Applicant Response: The requested additional plan sheet has been provided as requested. See attached revised plans.

7/21/26 City Response: Comment addressed.

4. The Photometric Diagram appears show some light spillage towards the back of the property into the Residential zone to the rear of the property; applicant should make the needed adjustments. Luminaire schedule has been noted.

7/17/26 Applicant Response: The requested revisions have been made. See attached revised lighting information.

7/21/26 City Response: Comment addressed.

5. Consider extending 6’ ft. vinyl privacy fence along back property line to the opposite side yard, to protect Residential zones to the rear.

7/17/26 Applicant Response: The requested revision has been made. See attached revised plans.

7/21/26 City Response: Comment addressed.

6. If not already done, indicate closest distance between front, back and side lot lines for:
    a. any part of the main building proposed;
    b. any parking spaces.

7/17/26 Applicant Response: The requested dimensions have been added to the plans. See attached revised plans.

7/21/26 City Response: Comment addressed.

7. Provide hours of operation.

7/17/26 Applicant Response: Hours of operation will be as follows: 10 AM to 10 PM Every Day

7/21/26 City Response: Comment addressed.

8. Provide dimensions of trash enclosure.

7/17/26 Applicant Response: The requested dimensions have been added to the plans. See attached revised plans.

7/21/26 City Response: Comment addressed.

9. Provide height of building on Sheet 4.0 and add to the Zoning Compliance Table.

7/17/26 Applicant Response: The requested dimensions have been added to the plans. See attached revised plans.

7/21/26 City Response: Comment addressed.

10. Will there be dedicated employee parking?

7/17/26 Applicant Response: The requested information has been added to the plans as requested. See attached revised plans.

7/21/26 City Response: Comment addressed.

11. LID features planned for on-site have been noted.

7/17/26 Applicant Response: No response required.

7/21/26 City Response: Comment addressed.

12. Final As-Built required prior to C.O. being issued.

7/17/26 Applicant Response: This comment is noted.

7/21/26 City Response: Comment addressed.

Site Plan – 735 Farmington Ave.
6/30/26 – First Review; 7/21/26 – Second Review

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

Building

1. No comments

ZEO

1. No comments.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. No comments or concerns at this time.

FIRE MARSHAL (Kristopher Lambert):

No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Water:

1. No comments.

Sewer:

1. No comments.

BRISTOL BURLINGTON HEALTH DISTRICT (Marco Palmieri and Erica Mikulak)

1. No comments.

Narrative

PROJECT NARRATIVE

The proposed application is for the approval of a site plan for a new takeout restaurant located at 735 Farmington Avenue, located in the General Business (BG) Zone. The tenant is Qdoba, which is a Mexican style restaurant. Qdoba indicates that the majority of their customers prefer to order ahead, either through the use of their website, Qdoba's phone app, or via third party delivery services. Their website includes numerous "Order Online" buttons on every screen. This, coupled with the proposed restaurant agreement to limit the number of interior seating spaces, based on recent discussions with Town staff, ensures that the proposed development meets the definition of a takeout restaurant as per the Regulations.

The site was previously the subject of a special permit application and approval by the Town. However, the development of the site was not fully completed after this approval and the site is currently vacant. The building shell and all work within the DOT ROW has been completed as previously approved.

The current proposed development intends to utilize the previously constructed building. In general, the site design included with this application mimics the previously approved site design in many ways. The proposed traffic pattern on the site is the same as in the previous 2022 approvals. The parking layout has been modified for the new use. Minor changes in proposed final grading have been made to accommodate the change in parking layout.

CONDITIONS PRIOR TO PREVIOUS APPROVAL

The project site was formerly two adjacent lots (#735 and #741). Access from Farmington Avenue into the site was with an existing one way drive located along the eastern property line and exit from the site was located between the two buildings further west. The majority of the rear of the lot was paved to provide parking for the site. The total impervious surfaces pre-existing on the site is 15,945 square feet.

The parcel is 150 feet deep and sheet flowed across the lot from the rear property line onto Farmington Avenue with a grade change of approximately seven feet. There were no existing storm drains on the site or piped connections to Farmington Avenue. Existing underground sanitary, water and gas services as well as overhead electric/communications fed the property from Farmington Avenue.

PROPOSED CONDITIONS

After approval was granted by the Town, the previous owner removed the existing buildings, sidewalks and pavement on the site and completed the building shell, improvements within the DOT ROW and most utilities prior to stopping construction. The current application will utilize the existing infrastructure and complete the grading, paving

and any required modifications, additions to existing utilities/storm drainage. The current building is 2,695 square feet. The total impervious area with the current application including the existing building is 13,780 which is a decrease of 2,165 square feet from the pre-existing condition described above. With this reduction in impervious coverage, peak stormwater flows leaving the site will be reduced.

The majority of the new bituminous pavement will include bituminous concrete lip curbing except for the drives along the frontage. The stormwater from the rear of the property will flow across the pavement and along the gutters toward the front of the property where the flow will sheet flow across the drives into proposed water quality basins at the front of the site. These basins will provide treatment and storage of stormwater allowing for opportunity to infiltrate into the lawn. The outlet structure in the easternmost basin is a treatment structure sized for the Water Quality Flow draining to the front basins.

The storm structures and pipe were installed as part of the previous application and in accordance with the CT DOT Encroachment Permit granted for the DOT ROW improvements completed. Also, in the rear of the property, the lawn areas will be depressed by one foot to slow the flow of the landscaped areas and any off-site flow and allow infiltration, reducing the total flow that drains onto the pavement and into the front stormwater basins.

General circulation will match that which was previously approved. The two previously constructed cub cuts will be utilized. The curb cut to the East will be an entrance only and the curb cut to the West will be an exit only. Vehicle circulation around the building is via one way traffic that travels in a counter clockwise direction. There is also a cut-through from the entrance to the exit in front of the building. To ensure circulation is maintained at all times, extensive signage and No Parking Zones will be installed as depicted on the plans and the tenant is incentivized to self-police these area, as customers who are inconvenienced in this way are less likely to return.

A total of 13 parking spaces are provided at the rear and side of the building, which is two more than what is required per the Regulations. One of these spaces will be accessible as required by the building code. Based on discussions with the tenant, the number of parking spaces will be sufficient for their operations based on vast experience at their over 750 locations in North America alone.

Lighting will be provided by a combination of full cutoff building mounted wall packs and pole mounted fixtures. The design matches that which was previously approved by the Town, with deminimus changes in pole locations to accommodate the current layout.

Landscaping has been provided throughout the site and in accordance with the Regulations. Special attention has been paid to the rear of the building, where a new 6’ high vinyl privacy fence will be installed along the rear property line and a double row of minimum 6’ high staggered Arborvitae will be planted to further enhance screening from the property to the rear.

A dumpster enclosure has been provided in the rear of the building with clear access to collection vehicles. As deliveries will not be scheduled during operating hours, no

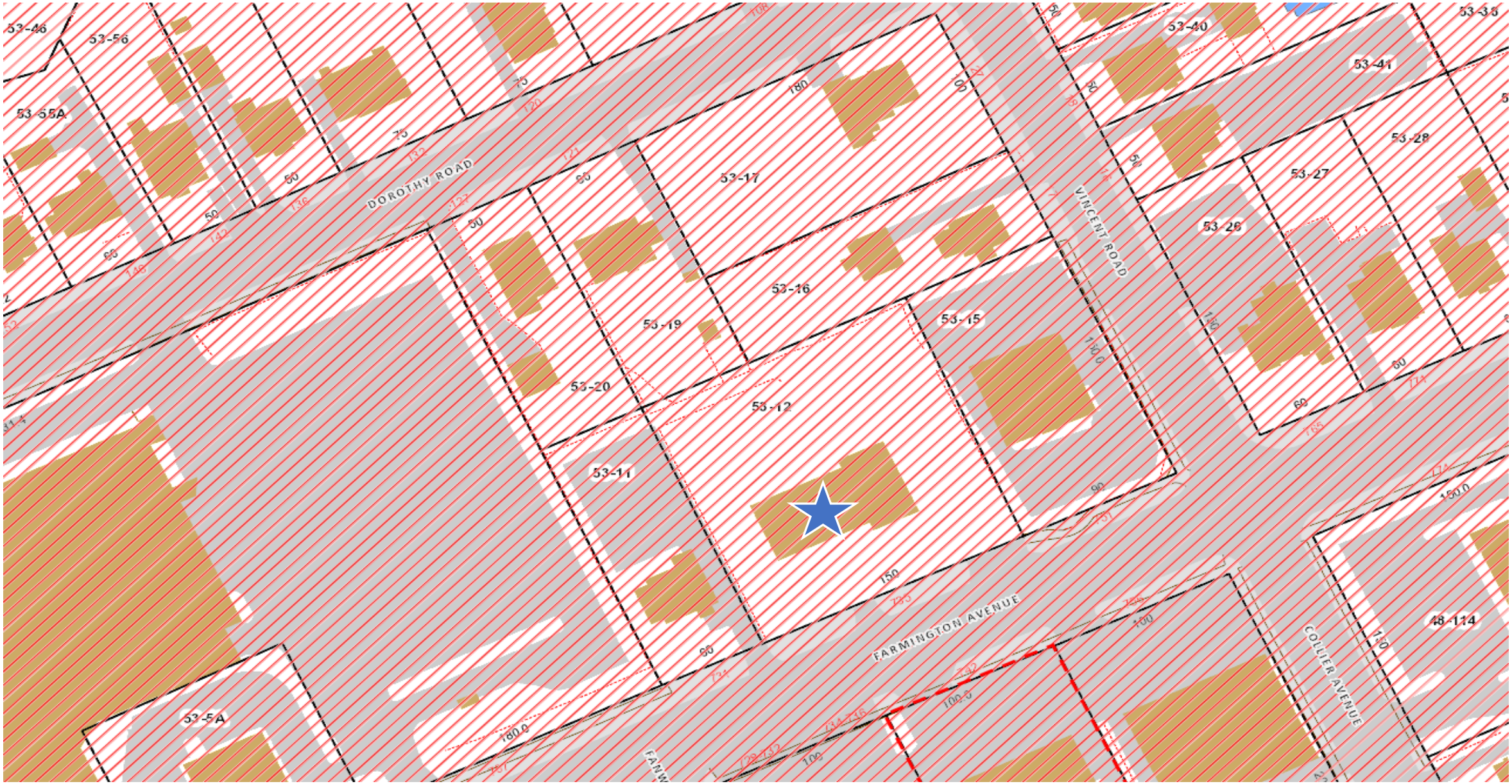
dedicated loading space is proposed. Due to the nature of the proposed use and that the building was constructed with a full basement, an exterior underground grease trap meeting application regulations will be installed on the West side of the building.

Erosion and sedimentation control is provided through the use of silt fence in all downgradient property lines as well as anti-tracking pads at both curb cuts. Inlet sedimentation controls will be installed at both drainage inlets as well.

Various Maps:
GIS
and
Google



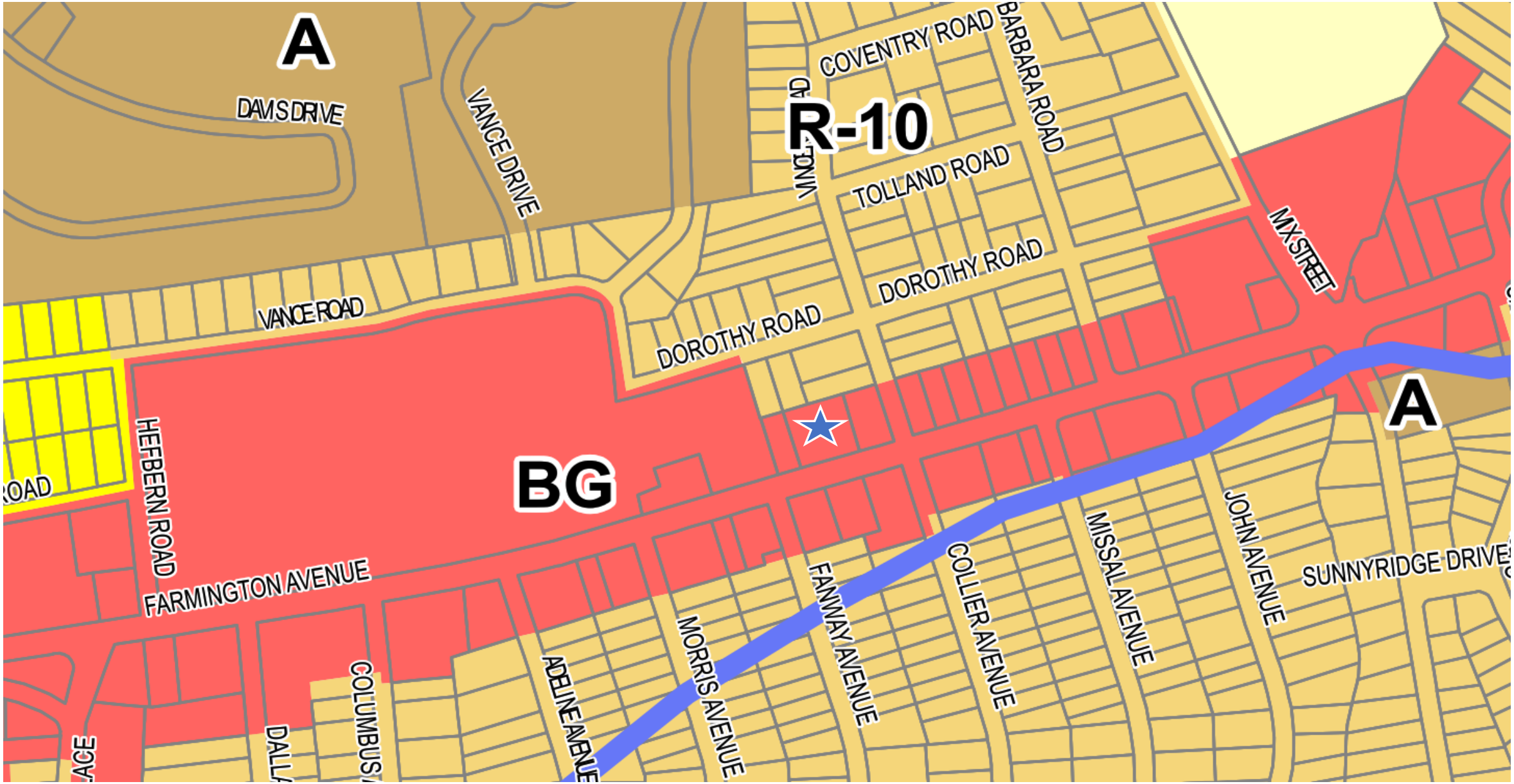
735 Farmington Avenue – Location
Map 53 & Lot 12



735 Farmington Avenue – Aquifer Protection
Map 53 & Lot 12



735 Farmington Avenue – Topography
Map 53 & Lot 12



735 Farmington Avenue – BG (General Business) zone
Map 53 & Lot 12



735 Farmington Avenue – Aerial 2026
Map 53 & Lot 12

Stormwater Information

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

STORMWATER MANAGEMENT

This report was first prepared for the special permit application for the Express Oil Change for EOC Development LLC in 2022. This development was initially approved by the City and approval from the CT DOT for an Encroachment Permit was also obtained. The new building and all work within the DOT ROW has been completed at the site however the proposed use with that application was not allowable and the lot is currently vacant. A Qdoba restaurant is now interested in occupying the building and the site and is submitting a site plan application for approval.

The proposed traffic pattern on the site is the same as in the previous 2022 approvals. The parking layout has been modified for the new use. The stormwater analysis below uses the existing conditions prior to the current building construction as was presented in the last application package. The new proposed layout includes 40 square feet of additional impervious coverage as compared to the previous approved layout but still provides a reduction from the existing condition prior to any development. The proposed conditions below have been revised for the new development.

EXISTING CONDITIONS

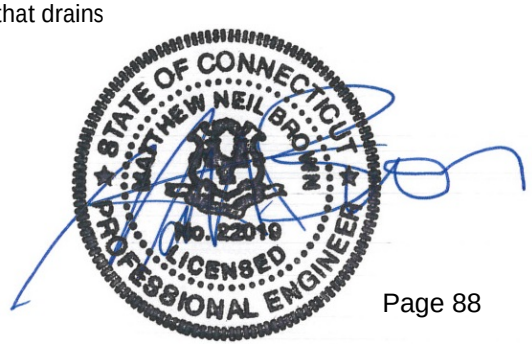
The project site is located on a parcel at 735 Farmington Avenue which was formerly two adjacent lots (#735 and #741). The site is in the General Business Zone (BG). There are two buildings on the site. Access from Farmington Avenue into the site is with an existing one way drive located along the eastern property line and exit from the site is located between the two buildings further west. The majority of the rear of the lot is paved to provide parking for the site. The total impervious surfaces existing on the site is 15,945 square feet.

The parcel is 150 feet deep and sheet flows across the lot from the rear property line onto Farmington Avenue with a grade change of approximately seven feet. There are no existing storm drains on the site or piped connections to Farmington Avenue. Existing underground sanitary, water and gas services as well as overhead electric/communications currently feed the property from Farmington Avenue.

PROPOSED CONDITIONS

The previous applicant removed the existing buildings, sidewalks and pavement on the site and completed the building, improvements within the DOT ROW and most utilities prior to stopping construction. The current application will utilize the existing infrastructure and complete the grading, paving and any required modifications, additions to existing utilities/storm drainage. The current building is 2,695 square feet. The total impervious area with the current application including the existing building is 13,780 which is a decrease of 2,165 square feet from the existing condition described above.

The majority of the new bituminous pavement will include bituminous concrete lip curbing except for the drives along the frontage. The stormwater from the rear of the property will flow across the pavement and along the gutters toward the front of the property where the flow will sheet flow across the drives into proposed water quality basins at the front of the site. These basins will provide treatment and storage of stormwater allowing for opportunity to infiltrate into the lawn. The outlet structure in the easternmost basin is a treatment structure sized for the Water Quality Flow draining to the front basins. The storm structures and pipe were installed as part of the previous application and in accordance with the CT DOT Encroachmnent Permit granted for the DOT ROW improvements completed. Also, in the rear of the property, the lawn areas will be depressed by one foot to slow the flow of the landscaped areas and any off-site flow and allow infiltration, reducing the total flow that drains onto the pavement and into the front stormwater basins.



The proposed conditions include less impervious surfaces reducing the peak flows leaving the site as shown below:

EXISTING					PROPOSED		
Area=	0.52	acres			Area=	0.52	acres
C =	0.713	(0.37 acres impervious)			C =	0.650	(0.32 acres impervious)
TC =	8	minutes			TC =	8	minutes
I2 = 4.21	I10 = 6.26	I25 = 7.54	I50 = 8.51		I100 = 9.51		
Q2 =	1.6	CFS			Q2 =	1.4	CFS
Q10 =	2.3	CFS			Q10 =	2.1	CFS
Q25 =	2.8	CFS			Q25 =	2.5	CFS
Q50 =	3.2	CFS			Q50 =	2.9	CFS
Q100 =	3.5	CFS			Q100 =	3.2	CFS

These conservative proposed flows do not factor additional reduction for the basins and infiltration.

To provide additional infiltration opportunities and flow reductions, Stormtech infiltration chambers are proposed to collect the runoff from the roof of the proposed building. The volume of the chambers have been sized to store and infiltrate a minimum of the first 1 inch of rainfall on the roof. The Soils Report is attached for information on the existing "B" soils. See the calculation below.

TOTAL FLOW (Q)

Q = (P - 0.2S)^2/(P + 0.8S)
S = (1000/ CN) - 10
CN = CURVE NUMBER
P = INCHES OF 24 HOUR STORM

The stormwater from the building roof has been divided into two areas for collection. One area collects 1/3 of the roof (2 infiltration units) and the other area collects 2/3 of the roof (4 units). Stormtech SC-310 infiltration chambers are proposed for a total of 6 units.

ROOF INFILTRATION

INPUT DATA

DRAINAGE AREAS (2,692 S.F)

AREA 1	CN =	98	AREA =	0.062	acres	Roof/Pavement
	CN (weighted) =	98.0	TOTAL =	0.062	acres	
	P	1	in			
OUTPUT	S =	0.20				
	Q =	0.79	in			
Q (from drainage area) =		177	cf			

Each SC-310 Chamber unit installed provides storage for 31 cubic feet, therefore a total of 186 cubic feet of storage is provided within the chambers and stone which exceeds the volume for the 1" of rainfall. Any excess of flow that is not stored/infiltrated will flow onto the lawn areas surrounding the building.

The Water Quality Flow caculations are attached for the existing stormwater treatment structure that was installed. The structure also bypasses the 10 year flow = 1.8 CFS.

PROPOSED TREATMENT STRUCTURE SIZING

Compute Water Quality Volume

$$WQV = \frac{(1.3^n x\ R\ x\ A)}{12}$$

WQV = Water Quality Volume (acre-feet)
R = Volumetric Runoff Coefficient, 0.050 + 0.009(I)
I = Percent Impervious Cover, Impervious Area / Total Area
DA = Drainage Area (Acres) — DA = 0.410 acres
IA = Impervious Area (Acres) — IA = 0.280 acres

Determine Percent Impervious Cover (I)

I = 68%

Calculate Volumetric Runoff Coefficient (R)

R = 0.66

Calculate Water Quality Volume

WQV = 0.030 acre-feet

Compute Runoff Depth

$$Q_{(in)} = \frac{(WQV \times 12)}{DA}$$

Q = Runoff Depth (in watershed inches)
WQV = Water Quality Volume (acre-feet)
DA = Drainage Area (acres)

$Q_{(in)}$ = 0.86 watershed inches

Determine NCRS Curve Number (CN)

$Q_{(in)}$ = 0.86 watershed inches — P = 1.3 in

From Appendix D, Figure 1 - Graphical Solution of Runoff Equation (Fig. 2-1 from TR-55) of the 2024 CT Stormwater Manual

CN = 95

Determine Initial Abstraction (I_a)

From Appendix D, Figure 4 - Initial Abstraction Values for Runoff CNs (Table 4-1 of TR-55) of the 2024 CT Stormwater Manual

I_a = 0.105 inches

Determine Unit Peak Discharge (q_u)

Time of Concentration (T_c), referenced from Pipe Flow Calculation Worksheet

T_c = 0.130 hours

I_a/P = 0.081

From Appendix D, Figure 3 - Unit Peak Discharge for NRCS Type III Rainfall Distribution (Exh. 4-111 of TR-55) of the 2024 CT SW Manual

q_u = 650 csm/in

Compute Water Quality Flow

$$WQF = q_u \times DA \times Q_{(in)}$$

WQF = Water Quality Flow (cfs)
qu = unit peak discharge (cfs/mi^2/inch)
DA = drainage area (mi^2)
Q(in) = runoff depth (watershed inches)

WQF = 0.360 cfs

Plan Set

SITE PLAN PERMIT

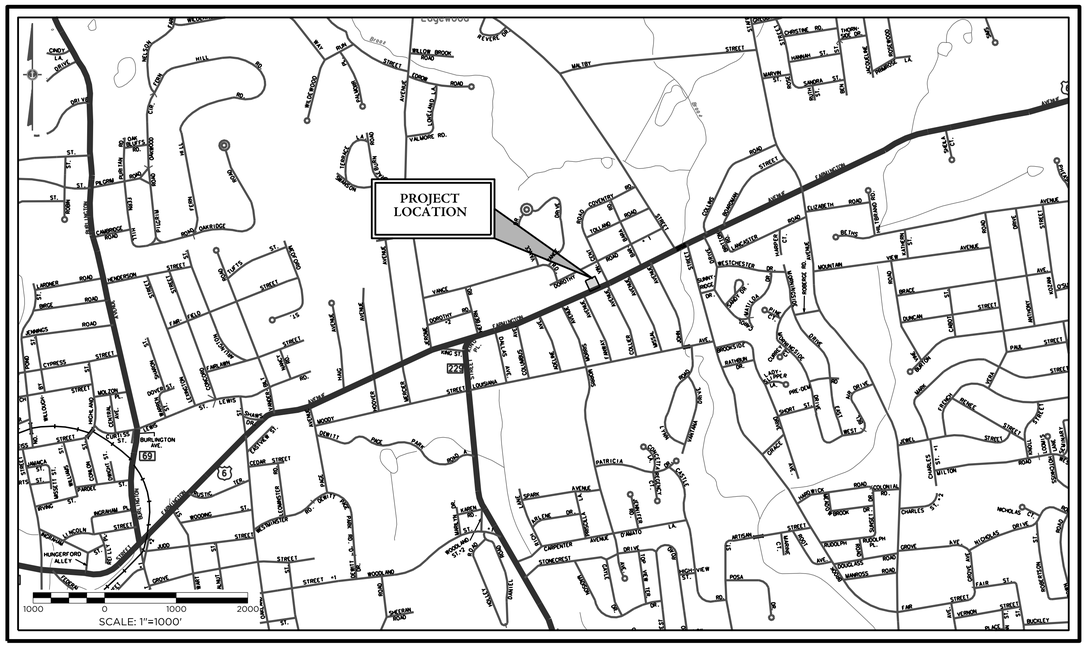
OF

QDOBA RESTAURANT

735 FARMINGTON AVENUE
BRISTOL, CT

PREPARED FOR

735 FARMINGTON LLC



LOCATION MAP
SCALE: 1" = 1000'

LIST OF SHEETS

DATE: 06/08/26
REVISED: 07/14/26

LAYOUT PLAN	1
GRADING & EROSION CONTROL PLAN	2
DRAINAGE & UTILITY PLAN	3
LANDSCAPING & LIGHTING PLAN	4
SITE DETAILS	5
AQUIFER PROTECTION PLAN	6

PREPARED BY:

Barton & Loguidice
855 Winding Brook Drive
Glastonbury, CT 06033
Phone: (860) 633-8770
Fax: (860) 633-5971
www.bartonandloguidice.com
Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

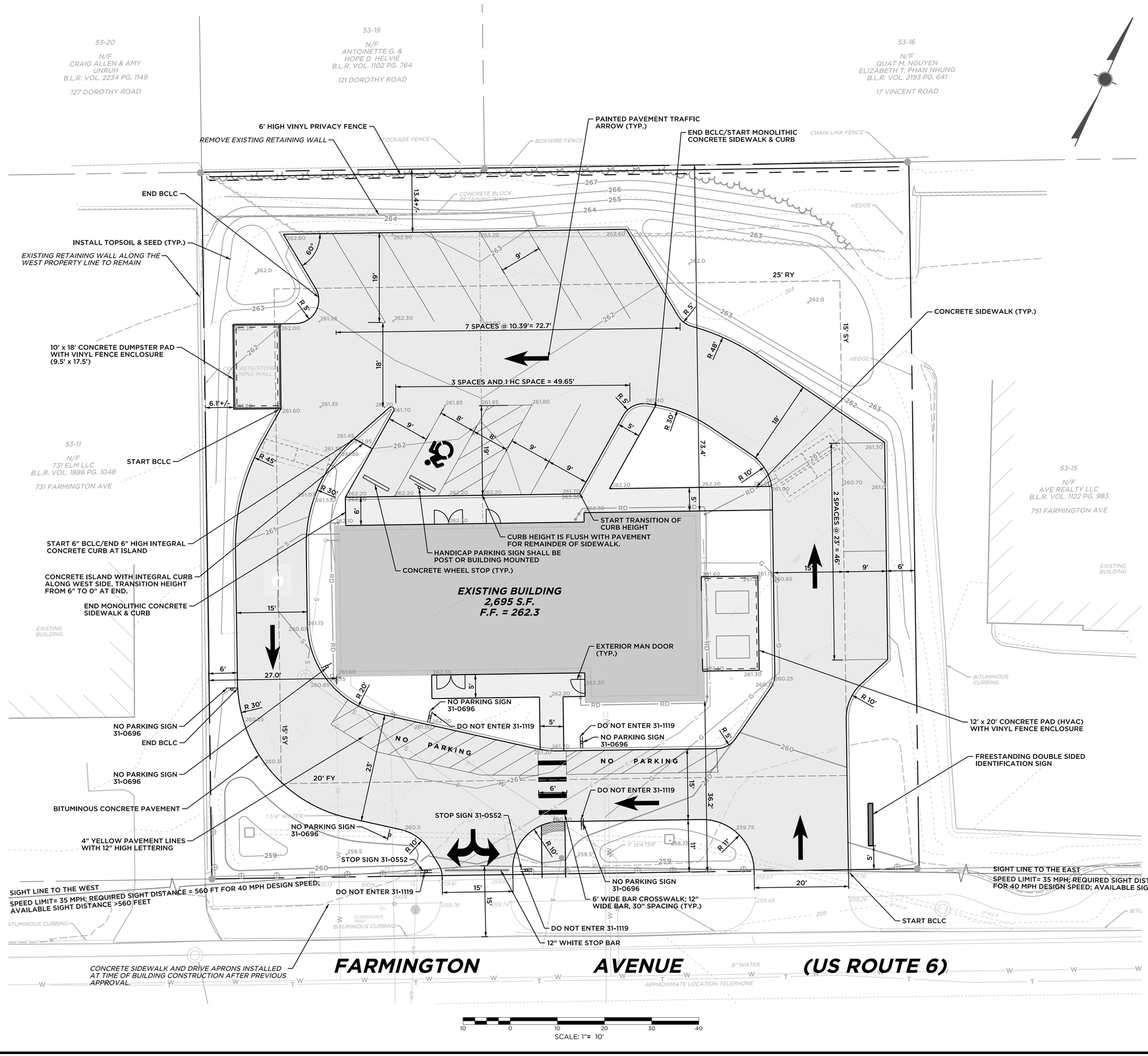
STATE OF CONNECTICUT · MATTHEW NEILSON · No. 32016 · LICENSED PROFESSIONAL ENGINEER

Project No. 4676-001

SITE PLAN APPLICATION NO. 449
SITE PLAN APPLICATION APPROVAL DATE:_____

AQUIFER PROTECTION AREA DETERMINATION APPLICATION #APA-2026-02
DETERMINATION: NO REGULATED ACTIVITIES
DETERMINATION DATE: 07/13/26

FOR TAKE-OUT OR CARRY-OUT RESTAURANTS (SITE PLAN PERMIT)



ZONING COMPLIANCE TABLE

ZONING COMPLIANCE BASED UPON
ZONING DISTRICT: BG (GENERAL BUSINESS ZONE)
USE: TAKE-OUT OR CARRY-OUT RESTAURANTS (SITE PLAN PERMIT REQUIRED)

	BG DISTRICT REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT SIZE:	15,000 S.F.	22,500 S.F.	NO CHANGE
MIN. LOT WIDTH:	100 FT	150 FT	NO CHANGE
MIN. FRONT YARD:	20 FT	36.2 FT	NO CHANGE
MIN. SIDE YARD:	15 FT	27.0 FT	NO CHANGE
MIN. REAR YARD:	25 FT *	73.4 FT	NO CHANGE
MAX BUILDING HEIGHT:	40 FT	22.5+/- FT	NO CHANGE
MAX. BUILDING COVERAGE:	35%	12.0% (2,695+/- S.F.)	NO CHANGE
MAX. IMPERVIOUS COVERAGE:	75%	70.9% **	61.2% **

* MINIMUM REAR YARD FOR ABUTTING A RESIDENTIAL ZONE
** EXISTING CONDITION PRIOR TO THE PREVIOUS APPROVAL & CURRENT BUILDING CONSTRUCTION. THERE IS A NEGLIGIBLE CHANGE (INCREASE OF 40 SQUARE FEET) WITH THE PROPOSED LAYOUT COMPARED TO THE PREVIOUS APPROVAL LAYOUT (61.1%)

PARKING TABLE

REQUIREMENTS PER ARTICLE III, SECTION 13. OFF-STREET PARKING REQUIREMENTS OF THE BRISTOL ZONING REGULATIONS

MIN. PARKING REQUIRED:
RESTAURANT, TAKE-OUT: 4.0 PER KSF
BUILDING = 2,695 S.F.
2.695 x 4.0 = 11 SPACES

13 SPACES PROVIDED (INCLUDING 1 HC SPACE)

EXISTING SURVEY NOTES:

1. BOUNDARY & EXISTING TOPOGRAPHIC FEATURES, EXCEPT AS NOTED OTHERWISE, ARE SHOWN FROM CLASS A-2 MAP ENTITLED "BOUNDARY/TOPOGRAPHIC SURVEY EXISTING CONDITIONS PLAN PREPARED FOR EOC DEVELOPMENT LLC 735 & 741 FARMINGTON AVENUE BRISTOL, CT SHEET 1 OF 1 DATED 10/05/22 BY BARTON AND LOGUIDICE.
2. BUILDING LOCATION AND FINISHED FLOOR ELEVATION SHOWN FROM CLASS A-2 MAP ENTITLED "IMPROVEMENT LOCATION SURVEY FOUNDATION ASBUILT PLAN PREPARED FOR EOC DEVELOPMENT LLC 735 & 741 FARMINGTON AVENUE BRISTOL, CT SHEET 1 OF 1 SCALE: 1"= 20' DATED 5/30/23 BY BARTON AND LOGUIDICE.
3. ON-SITE UTILITY/DRAINAGE STRUCTURES, CONCRETE DRIVEWAY APRONS AND FRONTAGE CONCRETE SIDEWALK FEATURES ARE SHOWN BASED ON FIELD SURVEY LOCATION COMPLETED IN MAY 2026 BY BARTON & LOGUIDICE.

Connecticut Department of ENERGY & ENVIRONMENTAL PROTECTION
79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Controlling Stormwater from Parking Lots in Aquifer Protection Areas

(1) Do not use direct infiltration structures (galleries, drywells, trenches) as these do not allow for attenuation of salt or other soluble compounds that may be contained in parking lot runoff.

(2) Non-structural measures to dissipate and treat runoff are encouraged, including sheetflow from uncurbed pavement and vegetated swales/basins. These provide an opportunity for volatilization of volatile organic compounds to the extent possible before the stormwater can infiltrate into the ground.

(3) If a stormwater collection system must be installed, it should discharge to an above-ground outlet point (swales, detention/retention basins or surface waters).

(a) Any catch basins installed should have deep sumps to trap sediments and hoods to trap oil and grease.

(b) If more than 1 acre of pavement drains to a common discharge point, a gross particle separator should also be installed. Advanced designs for gross particle separators have been developed, such as Vortechnics, Downstream Defender and Stormceptor, that the Department believes are very effective in retaining medium to coarse grained sediments as well as floatables. The last type of separator is designed to treat runoff from areas up to approximately 1 acre in size, while the former two can be sized to accommodate flow from larger areas. It is recommended that the appropriate variety of this or similar type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area.

(4) Provisions should be made for the periodic maintenance that will be required to insure continued effectiveness of these control measures.

For more information regarding the design of stormwater collection systems, contact Chris Stone of the DEEP's Stormwater Permitting & Enforcement Division at (860) 424-3850.

PERMIT PLAN SET
NOT RELEASED FOR CONSTRUCTION

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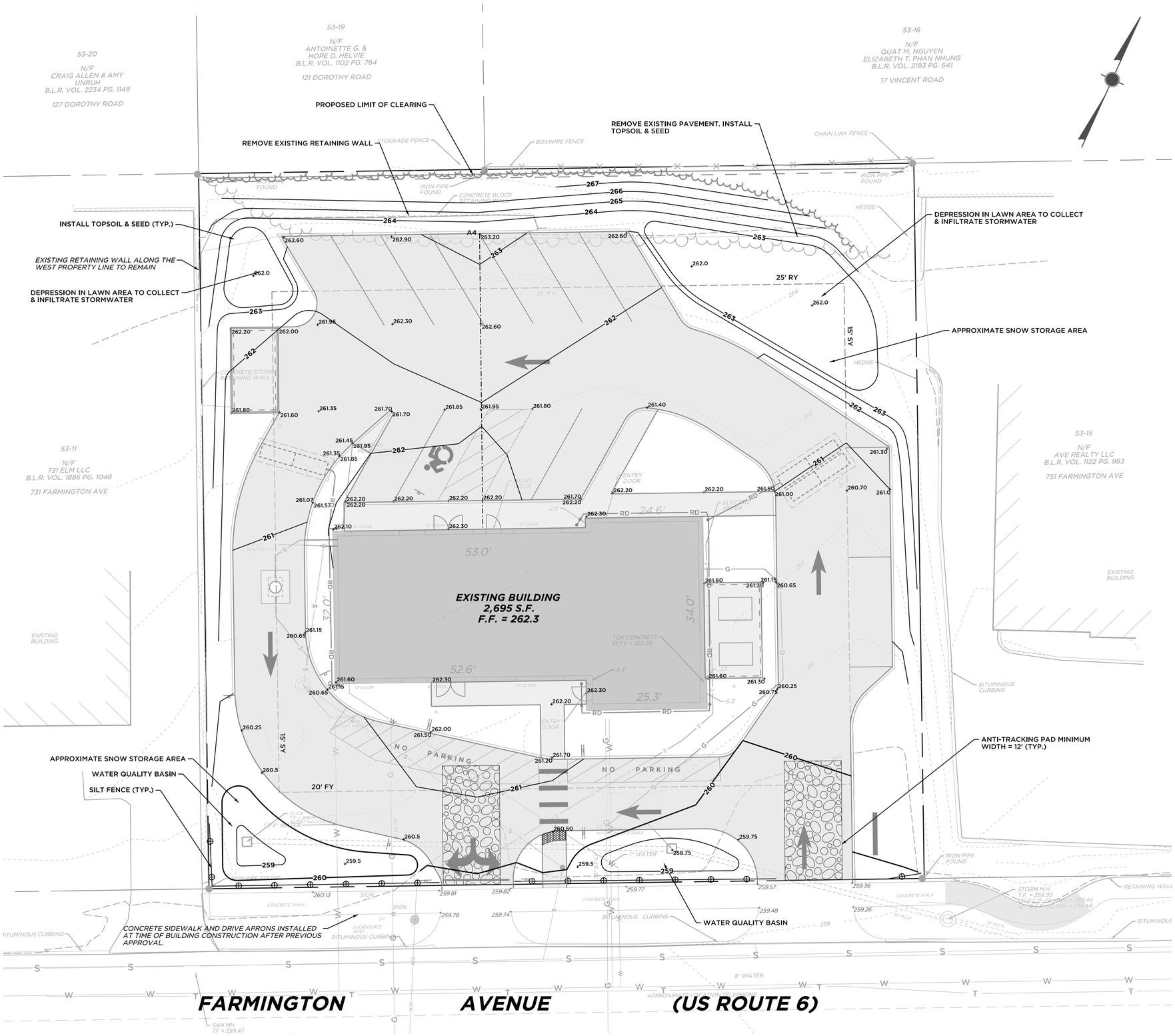
PROJ. MANAGER	MNB
OFFICE REVIEW	MNB
REVISIONS	
07/14/26	

LAYOUT PLAN
PREPARED FOR
735 FARMINGTON, LLC
QDOBA RESTAURANT
735 FARMINGTON AVENUE BRISTOL, CT

SCALE:	PROJECT	DATE	SHEET NO.	OF
1"=10'	4676.001	06/08/26	1	6



EROSION & SEDIMENTATION CONTROL NOTES:

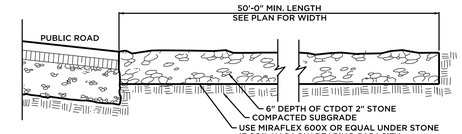
1. DEMOLITION, SITE CLEARING AND CONSTRUCTION WILL COMMENCE IN THE SPRING OF 2026 AND WILL BE TENTATIVELY COMPLETED IN THE FALL OF 2026, WEATHER PERMITTING.
2. AN EROSION CONTROL BOND IS REQUIRED FROM THE CITY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE TOWN PRIOR TO CONSTRUCTION.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DATED 2024, AS AMENDED AND THE CITY OF BRISTOL REGULATIONS.
5. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUIRED BY THE ENGINEER OR CITY OF BRISTOL.
6. ALL ON -SITE EROSION AND SEDIMENT CONTROLS ARE REQUIRED TO BE INSPECTED WITHIN 24-HOURS AFTER A RAIN EVENT OF AT LEAST A HALF- INCH, AND MAINTAINED, REPLACED OR INCREASED AS REQUIRED BY SPECIFIC FIELD CONDITIONS. SEE TEMPORARY SEDIMENT TRAP DETAIL FOR ADDITIONAL INFORMATION REGARDING INSPECTION/CLEANING.
7. SEDIMENT REMOVED FROM ANY CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
8. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY OR REQUIRED BY THE ENGINEER OR CITY OF BRISTOL.
9. ALL WINDBLOWN SEDIMENTS SHALL BE CONTROLLED AT ALL TIMES. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING DUST CONTROL MEASURES DURING THE CONSTRUCTION PERIOD AS OFTEN AS NEEDED TO PREVENT ANY WINDBLOWN SEDIMENTS FROM LEAVING THE SITE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. TEMPORARY AND PERMANENT MULCHING AND VEGETATIVE COVER SHALL BE USED TO MINIMIZE THE NEED FOR DUST CONTROL.
10. AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AT ALL ON-SITE SOIL STOCKPILES AS SHOWN ON THE DETAIL. ON-SITE STOCKPILES SHALL BE MINIMIZED IN ORDER TO SIMPLIFY THE CONTROL OF SOIL EROSION AND SEDIMENTATION ON SITE.
11. ALL CATCH BASINS WITHIN THE PROJECT AREA WILL BE PROTECTED AS SHOWN ON THE DETAIL THROUGHOUT THE CONSTRUCTION PERIOD UNTIL THE SITE IS STABILIZED.
12. TEMPORARY SEDIMENT TRAPS WILL BE INSTALLED IF NECESSARY DURING CONSTRUCTION ACTIVITIES.
13. ALL DISTURBED AREAS ARE TO BE RAKED, SEEDED AND FERTILIZED PER "TURF ESTABLISHMENT" SPECIFICATION IN CTDOT 818 AS AMENDED, AT THE COMPLETION OF PROJECT.
14. AREAS OUTSIDE OF PAVED AREAS, WALKS, AND BUILDINGS ARE TO RECEIVE A MINIMUM 4" OF TOPSOIL.
15. THE FOLLOWING DATES FOR SEEDING SHALL BE USED:

    SPRING: APRIL 15 TO JUNE 15
    FALL: AUGUST 15 TO SEPTEMBER 15

16. THE FOLLOWING GRASS SEED MIXTURES SHALL BE APPLIED AT A RATE NO LESS THAN 100 LBS. PER ACRE:

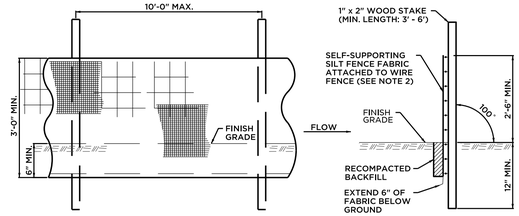
SPECIES	PROPORTION BY WEIGHT (POUNDS)	MINIMUM PURITY (PERCENT)	MINIMUM GERMINATION (PERCENT)
CREEPING RED FESCUE (FESTUCA REBRA)	50	98	85
K-31 TALL FESCUE (FESTUCA ARUNDINACEA VAR. KENTUCKY 31)	20	98	85
PERENNIAL RYE GRASS (LOLIUM PERENNE)	25	98	90
ALSIKE CLOVER (TRIFOLIUM HYBRIDUM)	5	96	85

17. TEMPORARY GRASS SEEDING, IF NECESSARY, SHALL BE PERENNIAL RYE GRASS (LOLIUM PERENNE) APPLIED AT A RATE OF 100 LBS. PER ACRE.



ANTI-TRACKING PAD DETAIL

NOT TO SCALE



ELEVATION **SECTION**

NOTES:

1. INSTALL SILT FENCE & WOOD STAKES AS RECOMMENDED BY MANUFACTURER.
2. SILT FENCE SUBJECT TO HEAVY LOADS SHALL BE REINFORCED WITH FARM FENCING & STEEL POSTS (0.5 # STEEL/L.F.). THE MINIMUM POST LENGTH SHALL BE 5'-0".
3. SILT FENCE FABRIC SHALL BE A PERVIOUS SHEET OF WOVEN PROPYLENE, NYLON, POLYESTER OR POLYETHYLENE FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER.

SILT FENCE

NOT TO SCALE

10 0 10 20 30 40

SCALE: 1"= 10'

PERMIT PLAN SET
NOT RELEASED FOR CONSTRUCTION

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SCALE: 1"= 10'

GRADING AND E&S PLAN
PREPARED FOR
735 FARMINGTON, LLC
QDOBA RESTAURANT
735 FARMINGTON AVENUE BRISTOL, CT

PROJECT	DATE	SHEET NO.	OF
4676.001	06/08/26	2	6

UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES DEPICTED ON THESE DRAWINGS ARE FROM THE BEST AVAILABLE SOURCES. SUCH LOCATIONS ARE FURNISHED ONLY FOR THE INFORMATION OF THE CONTRACTOR AND IS NOT GUARANTEED.
3. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
4. EXISTING UTILITY SERVICES ON THE SITE NOT TO BE REUSED SHALL BE ABANDONED IN ACCORDANCE WITH THE CITY OF BRISTOL.
5. SANITARY CLEANOUTS TO BE INSTALLED WITHIN 5' OF FOUNDATION WALL, AT ALL FITTINGS 90° OR GREATER AND EACH 100'.

LOW IMPACT DEVELOPMENT NOTE

1. PROPOSED LID (LOW IMPACT DEVELOPMENT) FEATURES INCLUDED IN DESIGN ARE:
   - INFILTRATION UNITS FOR ROOF GROUNDWATER;
   - WATER QUALITY BASINS FOR STORMWATER TREATMENT, COLLECTION & INFILTRATION;
   - REDUCTION OF IMPERVIOUS SURFACES ON SITE;
   - LAWN DEPRESSIONS TO ENCOURAGE INFILTRATION & REDUCE RUN-OFF.

53-20
N/F
CRAIG ALLEN & AMY UNRUH
B.L.R. VOL. 2234 PG. 1149
127 DOROTHY ROAD

53-19
N/F
ANTOINETTE G. & HOPE D. HELVIE
B.L.R. VOL. 1102 PG. 764
121 DOROTHY ROAD

53-16
N/F
QUAT M. NGUYEN
ELIZABETH T. PHAN NHUNG
B.L.R. VOL. 2193 PG. 641
17 VINCENT ROAD

53-15
N/F
AVE REALTY LLC
B.L.R. VOL. 1122 PG. 983
751 FARMINGTON AVE

53-11
N/F
731 ELM LLC
B.L.R. VOL. 1886 PG. 1048
731 FARMINGTON AVE

STOCKADE FENCE
BOXWIRE FENCE
CHAIN LINK FENCE
CONCRETE BLOCK RETAINING WALL
CONCRETE/STONE RETAINING WALL
HEDGE
BITUMINOUS CURBING
RETAINING WALL
SIGN
EVERSOURCE 9857
GV
UTILITY POLE
A4
25' RY
15' SY
20' FY
15' SY
15' RCP
12" RCP
8" WATER
1" WATER
APPROXIMATE LOCATION TELEPHONE
ABANDONED MAIN
DOUBLE YELLOW TRAFFIC LINES
NO PARKING

EXISTING BUILDING
2,695 S.F.
F.F. = 262.3

FOUR UNITS - STORMTECH SC-310 INFILTRATION CHAMBERS OR APPROVED EQUAL.
BTM STONE = 257.00
BTM CHAMBER= 257.50
TOP CHAMBER= 258.78
TOP STONE= 259.33
4"ø INV= 258.25+/-

TWO UNITS - STORMTECH SC-310 INFILTRATION CHAMBERS OR APPROVED EQUAL.
BTM STONE = 257.0
BTM CHAMBER= 257.50
TOP CHAMBER= 258.83
TOP STONE= 259.33
4"ø INV= 258.3+/-

GAS SERVICE - CONNECT TO EXISTING 3/4" SERVICE ON SITE. VERIFY EXISTING SERVICE - MAY BE ABANDONED.

EXISTING SAN. CLEAN-OUT. VERIFY INVERT FOR NEW CONNECTION

GREASE TRAP WITH CONCRETE PAD; CONFIRM EXISTING SANITARY TO SET 4"Ø INVERTS.

EXISTING SAN. MANHOLE. VERIFY INVERTS FOR NEW CONNECTION

4"ø ROOF DRAIN INV.= 260.15
4"ø ROOF DRAIN INV.= 260.5
4"ø ROOF DRAIN INV.= 259.75

6" PVC ROOF DRAIN INV.= 258.0

INSTALL FILTER/OVERFLOW FITTING AT ALL DOWNSPOUTS (TYP.)

APPROXIMATE EXISTING UNDERGROUND ELECTRIC SERVICE

EXISTING TREATMENT STRUCTURE
TF= 259.45 ("CL" TOP)
RESET TF= 258.75
VERIFY 12"Ø
INV.= 255.45+/-

PRESUMED SANITARY LATERAL

EXISTING TYPE "CL" CB
TF= 260.25;
RESET TF= 258.9
VERIFY 12"Ø = 255.9+/-

EXISTING STORM DRAINAGE INSTALLED AT THE TIME OF THE EXISTING BUILDING AFTER THE PREVIOUS APPROVAL. (TYP.)

EXISTING MANHOLE

EXIST. SAN. LATERAL INVERT= 253+/-

PRESUMED WATER SERVICE

PRESUMED SAN. CLEANOUT VERIFY LOCATION & INVERT= 253.4+/-

EXISTING WHITE LANE PAVEMENT MARKING

EXISTING DOUBLE YELLOW CENTERLINE

SAN MH
TF = 259.47
INV IN = 253.47 (SW) 8" CLAY
INV OUT = 253.42 (NE) 8" CLAY

FARMINGTON AVENUE (US ROUTE 6)

10 0 10 20 30 40
SCALE: 1"= 10'

PERMIT PLAN SET
NOT RELEASED FOR CONSTRUCTION

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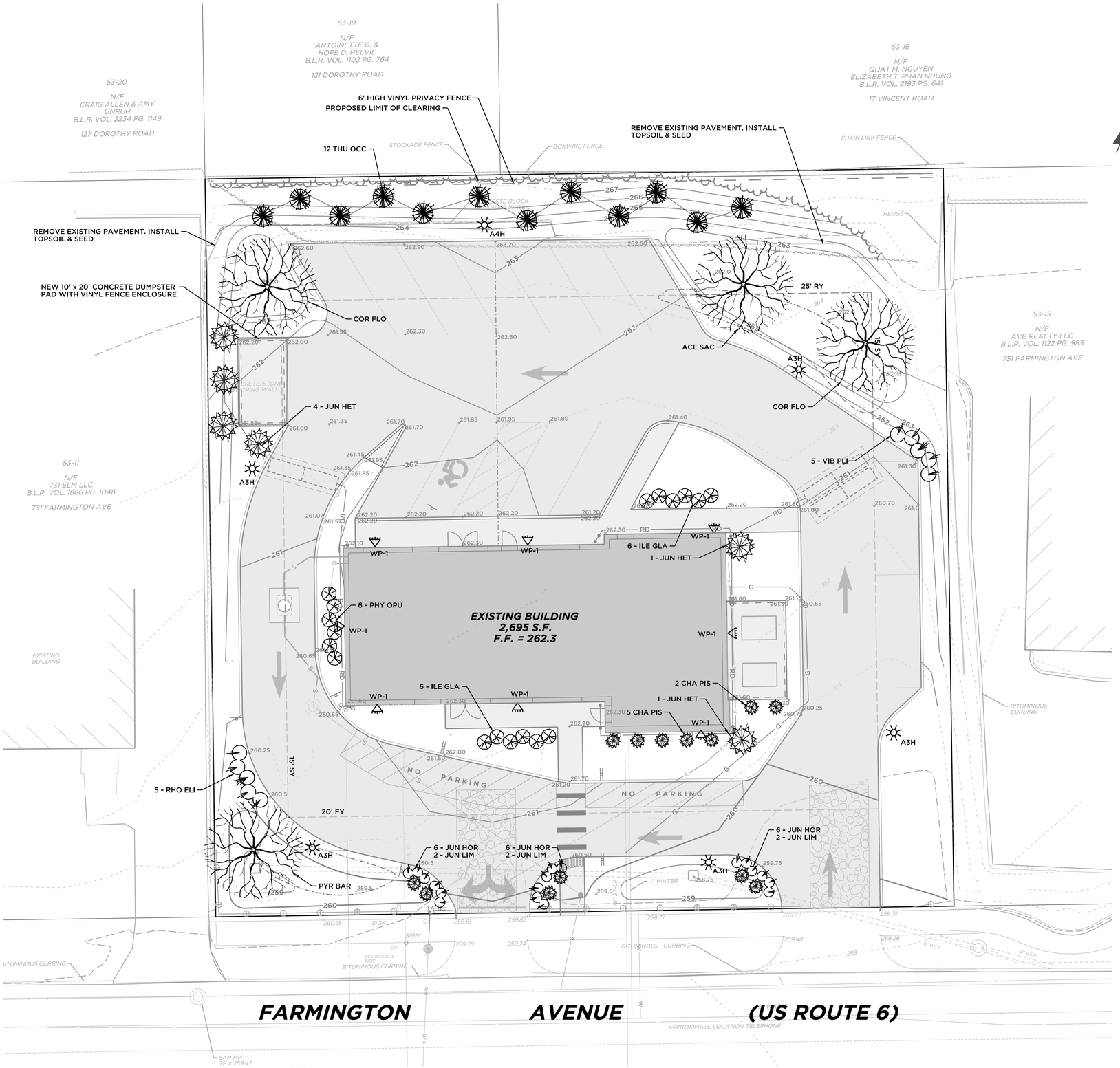
PROJ. MANAGER	MNB
OFFICE REVIEW	MNB

REVISIONS
07/14/26

DRAINAGE & UTILITY PLAN
PREPARED FOR
735 FARMINGTON, LLC
QDOBA RESTAURANT
735 FARMINGTON AVENUE BRISTOL, CT

PROJECT	DATE	SHEET NO.	OF
4676.001	06/08/26	3	6

SCALE: 1"= 10'



LANDSCAPE PLANTING NOTES:

1. ALL LANDSCAPE MATERIALS AND METHODS SHALL COMPLY WITH CITY OF BRISTOL REGULATIONS AND REQUIREMENTS.
2. ALL AREAS OF THE PROJECT SITE AFFECTED BY CONSTRUCTION OPERATIONS AND NOT COVERED BY BUILDINGS, ROADS, PARKING LOTS, WALKS, PLANTING BEDS, OR OTHER PERMANENT IMPROVEMENTS SHALL BE FINE GRADED, FERTILIZED AND SEEDED WITH A PERENNIAL TURF TYPE GRASS SEED MIX.
3. ALL LANDSCAPE MATERIALS SHALL COMPLY WITH STATE OF CONNECTICUT D.O.T. STANDARD SPECIFICATIONS FORM 818, 2020, AS AMENDED.
4. SOIL PREPARATION SHALL BE LIMITED TO AREAS TO BE PLANTED WITHIN SEVEN (7) DAYS.
5. SPREAD TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM WITHIN LAWN AREAS TO A MINIMUM DEPTH OF 4 INCHES UNLESS OTHERWISE NOTED. REMOVE ALL STONES, STICKS, WEEDS, CLODS, LUMPS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN ANY DIMENSION WITHIN 4" OF FINISH GRADE.
6. PROTECT EXISTING LAWN AREAS AND CREATE A SMOOTH TRANSITION BETWEEN THEM AND NEW WORK. REPAIR ANY DAMAGE TO THE SATISFACTION OF THE OWNER AND LANDSCAPE ARCHITECT.
7. SECURE ACCEPTANCE OF FINE GRADING BY THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF SEEDING OR SODDING OPERATIONS.
8. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY OFF BEFORE PLANTING OF LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
9. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO PLANTING.
10. PLANT MATERIAL SHALL BE INSTALLED AFTER FINAL GRADES AREA ESTABLISHED AND PRIOR TO PLANTING OF LAWNS, UNLESS OTHERWISE ACCEPTABLE TO OWNER'S REPRESENTATIVE. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER LAWN WORK, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE TO LAWNS RESULTING FROM PLANTING OPERATIONS.
11. PROVIDE TREES, SHRUBS, AND ALL OTHER PLANT MATERIAL OF GENUS, SPECIES, VARIETY, HEIGHT AND CALIPER SHOWN.
12. PLANT MATERIAL SHALL BE INSTALLED IN THE FOLLOWING STEPS;
    - A. EXCAVATE PITS, BEDS, AND TRENCHES WITH SLOPING SIDES AND A FLAT BOTTOM. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
    - B. EXCAVATIONS FOR BALLED AND BURLAPPED (B&B) TREES AND SHRUBS SHALL BE 2 TO 3 TIMES THE WIDTH BUT NO DEEPER THAN THE ROOT BALL.
    - C. PLACE PLANT MATERIAL IN HOLE, CLIP AND ROLL DOWN OR REMOVE THE WIRE CAGE, BURLAP AND NYLON STRING.
    - D. PRUNE CLEANLY ANY DEAD OR CRUSHED ROOTS AND STRAIGHTEN OR CUT ENCIRCLING ROOTS IF PRESENT.
    - E. USING THE SAME SOIL AS DUG FROM THE HOLE, FILL UNDER AND AROUND THE ROOT BALL, GENTLY PRESS INTO PLACE. FILL THE HOLE PARTIALLY WITH WATER. CONTINUE TO PLACE SOIL INTO THE HOLE UNTIL THE SURFACE LEVEL IS JUST BELOW THE ROOT COLLAR.
    - F. CREATE A SOIL BERM AROUND THE TRUNK TWO (2) TIMES THE WIDTH OF THE ROOT BALL, ADD 3"OF SHREDDED BARK MULCH OR APPROVED EQUAL OVER THE SOIL BERM STAYING AT LEAST 3" AWAY FROM THE ROOT COLLAR.
13. ALL PLANT MATERIALS SHALL BE INSPECTED FOR DEFECTS OR DAMAGE BEFORE PLANTING. SUBSTANDARD PLANTS SHALL BE RETURNED TO, AND REPLACED BY THE CONTRACTOR. ACCEPTABLE PLANTS ARE TO BE PLANTED PER THE SPECIFICATIONS OF THE PLANTING PLAN. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE FOR THE SAFEKEEPING AND MAINTENANCE OF THESE PLANTS FOR THE DURATION OF SITE CONSTRUCTION ACTIVITY. ONCE PLANTED, ALL MACHINERY SHALL AVOID THESE PLANTED AREAS WHICH SHOULD BE DEMARCATED CLEARLY BY FLAGGED FIELD STAKES. PROVISIONS FOR REGULAR WATERING AND INSPECTIONS SHALL BE MADE BY THE OWNER, OR NURSERY CONTRACTOR FOR THE DURATION OF THE PLANT'S FIRST YEAR IN THE GROUND.
14. ALL PLANT MATERIAL PLACEMENT IS SUBJECT TO FIELD ADJUSTMENT IN RESPONSE TO SITE CONDITIONS. THESE ADJUSTMENTS SHALL BE AT THE DISCRETION OF THE OWNER OR LANDSCAPE ARCHITECT.
15. ALL PLANT MATERIALS ARE SUBJECT TO REPLACEMENT BY SUITABLE ALTERNATIVES PER AGREEMENT BETWEEN OWNER, LANDSCAPE ARCHITECT, NURSERY CONTRACTOR, AND APPROPRIATE AGENCIES.
16. PLANT MATERIALS ARE TO BE PLANTED IN ACCORDANCE WITH REQUIREMENTS SPECIFIED IN THE PLANTING SPECIFICATIONS. AN APPLICATION OF LIME MAY BE REQUIRED IN ADDITION TO A STANDARD APPLICATION OF A COMPLETE FERTILIZER COMPOUND AT THE DISCRETION OF THE OWNER OR LANDSCAPE ARCHITECT.

PLANT LIST

LABEL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
DECIDIOUS TREES					
ACE SAC	1	GREEN MOUNTAIN SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	3" CAL.	B&B
COR FLO	2	FLOWERING DOGWOOD	CORNUS FLORIDA	2" CAL.	CG
PYR BAR	1	BARTLETT PEAR	PYRUS BARTLETT	3" CAL.	B&B
DECIDIOUS SHRUBS					
PHY OPU	6	TINY WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	5 GAL.	CG
VIB PLI	5	DOUBLEFILE VIBURNUM	VIBURNUM PLICATUM 'OPENING DAY'	5 GAL.	CG
EVERGREEN TREES & SHRUBS					
CHA PIS	7	GOLD THREAD CYPRESS	CHAMAECYPARIS PISIFERA FILIFERA AUREA 'GOLD THREAD'	5 GAL.	CG
ILE GLA	12	STRONGBOX INKBERRY	ILEX GLABRA 'STRONGBOX'	5 GAL.	CG
JUN HET	6	COLUMNER HETZI JUNIPER	JUNIPERUS CHIN. HETZII COLUMNARIS	5 GAL.	CG
JUN HOR	12	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS WILTONII 'BLUE RUG'	5 GAL.	CG
JUN LIM	4	LIMEGLOW JUNIPER	JUNIPERUS HORIZONTALIS 'LIMEGLOW'	5 GAL.	CG
RHO ELI	5	ELITE PJM HYBRID RHODO.	RHODODENDRON 'PJM HYBRID 'ELITE'	5 GAL.	CG
THU OCC	12	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS SMARGD	6' MIN.	CG

NOTE:

1. BUILDING HEIGHT = 22.5+/- FEET

LUMINAIRE SCHEDULE

WATTSAVER LIGHTING DESIGN - ADDITIONAL INFORMATION SUBMITTED UNDER SEPARATE COVER.

SYMBOL	QUANTITY	DESCRIPTION	MOUNTING HEIGHT
△ WP-1	8	WPC28UT4-WCSBPCCR	12
A3H	5	M75U3M-CSBKCR (ADD M-BLSV2 SHIELD)	15
A4H	1	M125U4W-CSBKCR (ADD M-BLSV2 SHIELD)	15

10 0 10 20 30 40

SCALE: 1"= 10'

FOR PERMIT ONLY
NOT RELEASED FOR CONSTRUCTION

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PROJ. MANAGER	MNB
OFFICE REVIEW	MNB
REVISIONS	
07/14/26	

SCALE: 1"= 10'

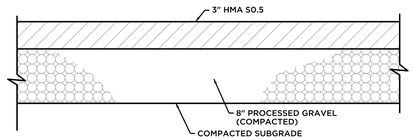
LANDSCAPING & LIGHTING PLAN

PREPARED FOR
735 FARMINGTON, LLC

QDOBA RESTAURANT

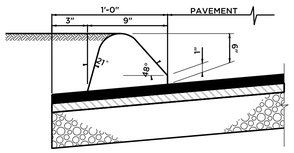
735 FARMINGTON AVENUE BRISTOL, CT

PROJECT	DATE	SHEET NO.	OF
4676.001	06/08/26	4	6



BITUMINOUS PAVEMENT

NOT TO SCALE



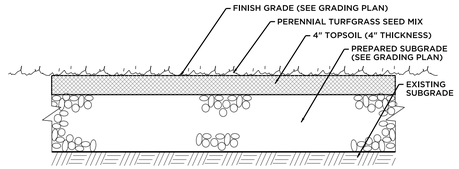
SECTION

CURB NOTES:

1. SURFACE ON WHICH CURBING IS PLACED SHALL BE CLEAN AND AN APPROVED TACK COAT SHALL BE APPLIED JUST PRIOR TO PLACING CURB.
2. CURBING SHALL BE MACHINE EXTRUDED.

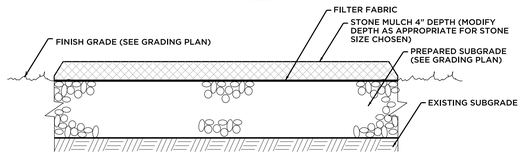
BITUMINOUS CONCRETE CURB (BCLC)

NOT TO SCALE



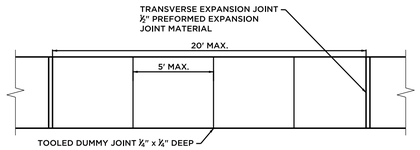
TURF ESTABLISHMENT

NOT TO SCALE

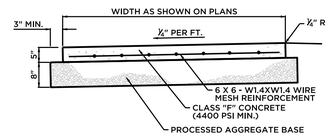


STONE MULCH SURFACE TREATMENT

NOT TO SCALE



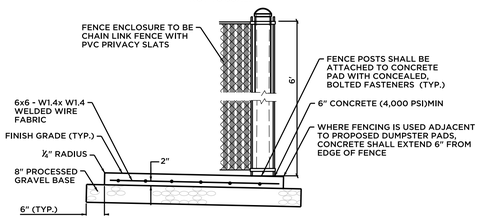
PLAN



PROFILE

CONCRETE SIDEWALK

NOT TO SCALE

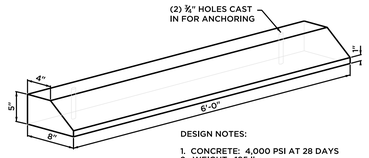


NOTE:

1. PROPOSED GATES AT DUMPSTER PADS SHALL BE DOUBLE OUTSWING AND SHALL BE KEPT CLOSED AT ALL TIMES EXCEPT DURING ACCESS TO DUMPSTER.

DUMPSTER PAD & FENCE ENCLOSURE

NOT TO SCALE

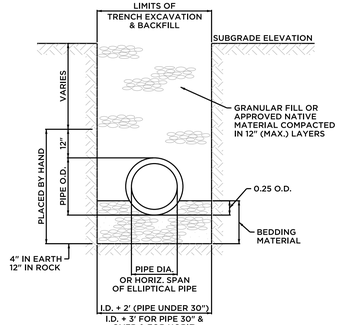


DESIGN NOTES:

1. CONCRETE: 4,000 PSI AT 28 DAYS
2. WEIGHT: 195 lbs.
3. REINFORCEMENT: 2 - #4 BARS
4. (2) ¾" HOLES CAST IN FOR ANCHORING

CONCRETE WHEEL STOP

NOT TO SCALE

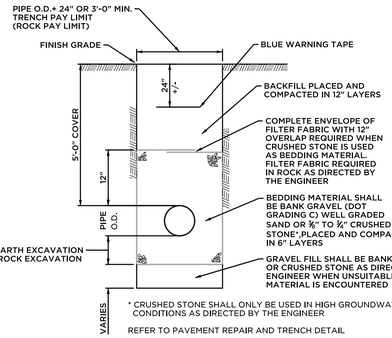


NOTES:

1. ALL PIPE TO BE HDPE UNLESS OTHERWISE SPECIFIED.
2. USE WATERTIGHT RUBBER GASKETS IN ALL PIPE JOINTS.

TRENCHING & BACKFILLING

NOT TO SCALE

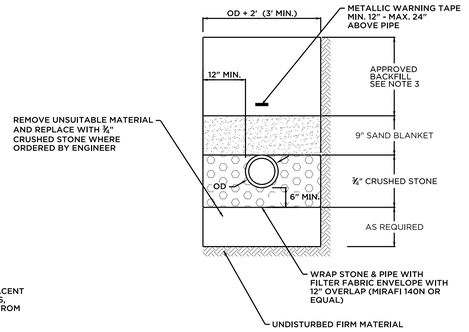


* CRUSHED STONE SHALL ONLY BE USED IN HIGH GROUNDWATER CONDITIONS AS DIRECTED BY THE ENGINEER

REFER TO PAVEMENT REPAIR AND TRENCH DETAIL

TYPICAL TRENCH DETAIL (WATER)

NOT TO SCALE

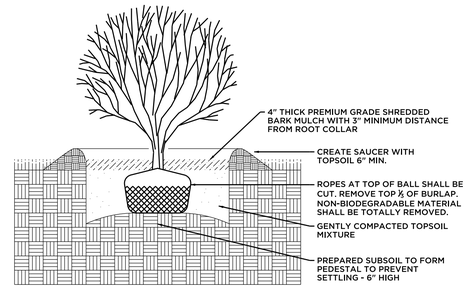


NOTES:

1. PROVIDE SINGLE LAYER OF FILTER FABRIC BETWEEN STONE AND SAND BLANKET WHEN INSTALLING PIPE UNDER UNPAVED AREAS.
2. ALL MATERIALS ARE TO MEET CONN. DOT SPECIFICATIONS FORM 817 AS AMENDED.
3. BACKFILL SHALL BE SUITABLE NATIVE MATERIAL UNLESS DETERMINED TO BE UNSUITABLE BY THE ENGINEER OR GRANULAR FILL M.02.01 PLACED AND COMPACTED IN 12" LOOSE LIFTS.
4. UNDER PAVED AREAS COMPACT BACKFILL TO 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY A STANDARD PROCTOR TEST. UNDER UNPAVED AREAS COMPACT TO 90%.

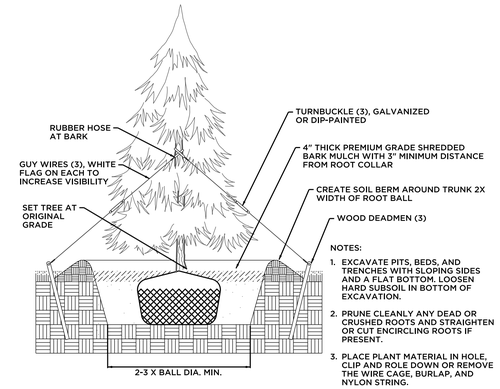
SANITARY TRENCH SECTION

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE

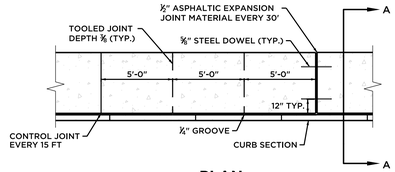


NOTES:

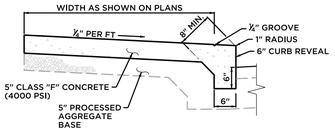
1. EXCAVATE PITS, BEDS, AND TRENCHES WITH SLOPING SIDES AND A FLAT BOTTOM. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
2. PRUNE CLEANLY ANY DEAD OR CRUSHED ROOTS AND STRAIGHTEN OR CUT ENCIRCLING ROOTS IF PRESENT.
3. PLACE PLANT MATERIAL IN HOLE, CLIP AND ROLE DOWN OR REMOVE THE WIRE CAGE, BURLAP, AND NYLON STRING.

CONIFEROUS TREE PLANTING

NOT TO SCALE



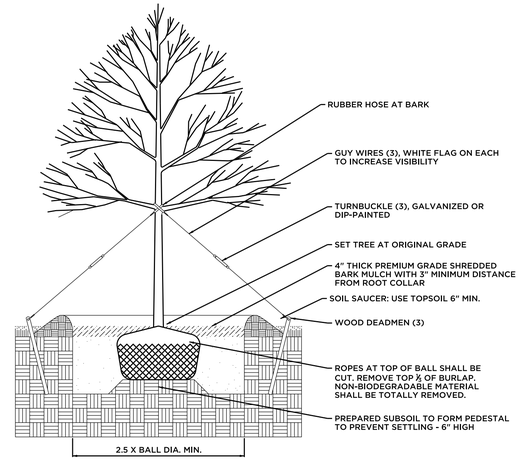
PLAN



SECTION A-A

CONCRETE SIDEWALK AND CURB MONOLITHIC (PRIVATE)

NOT TO SCALE



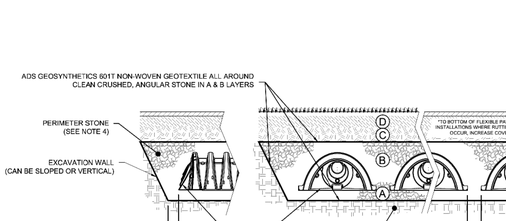
DECIDUOUS TREE PLANTING

NOT TO SCALE



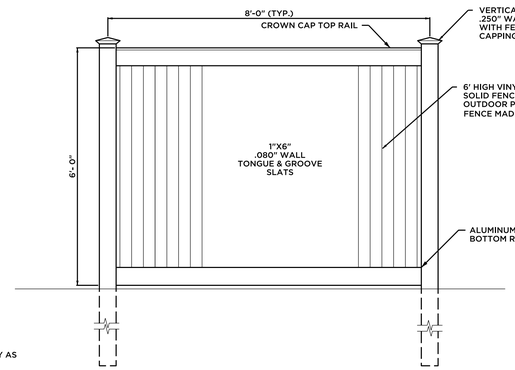
HANDICAP SIGN

NOT TO SCALE



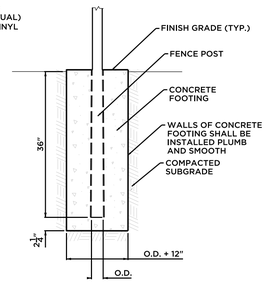
STORMTECH SC-310 CROSS SECTION

NOT TO SCALE



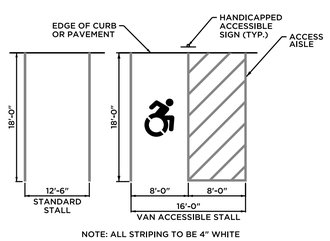
VINYL PRIVACY FENCE

NOT TO SCALE



VINYL FENCE POST DETAIL

NOT TO SCALE



NOTE: ALL STRIPING TO BE 4" WHITE

GENERAL NOTES:

1. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE.
2. ACCESS AISLES (CROSS HATCH) SERVING CAR PARKING SPACES SHALL BE 60 INCHES (1525 mm) MINIMUM IN WIDTH. ACCESS AISLES SERVING VAN PARKING SPACES SHALL BE 96 INCHES (2440 mm) MINIMUM IN WIDTH. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. IF A CAR AND A VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH.
3. PARKING SPACES MAY HAVE ACCESS AISLES PLACED ON EITHER SIDE OF THE CAR OR VAN PARKING SPACE. VAN PARKING SPACES THAT ARE ANGLED SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE.
4. ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS IN ACCORDANCE WITH DETAILS.

PARKING STALL DETAILS

NOT TO SCALE

PERMIT PLAN SET
NOT RELEASED FOR CONSTRUCTION

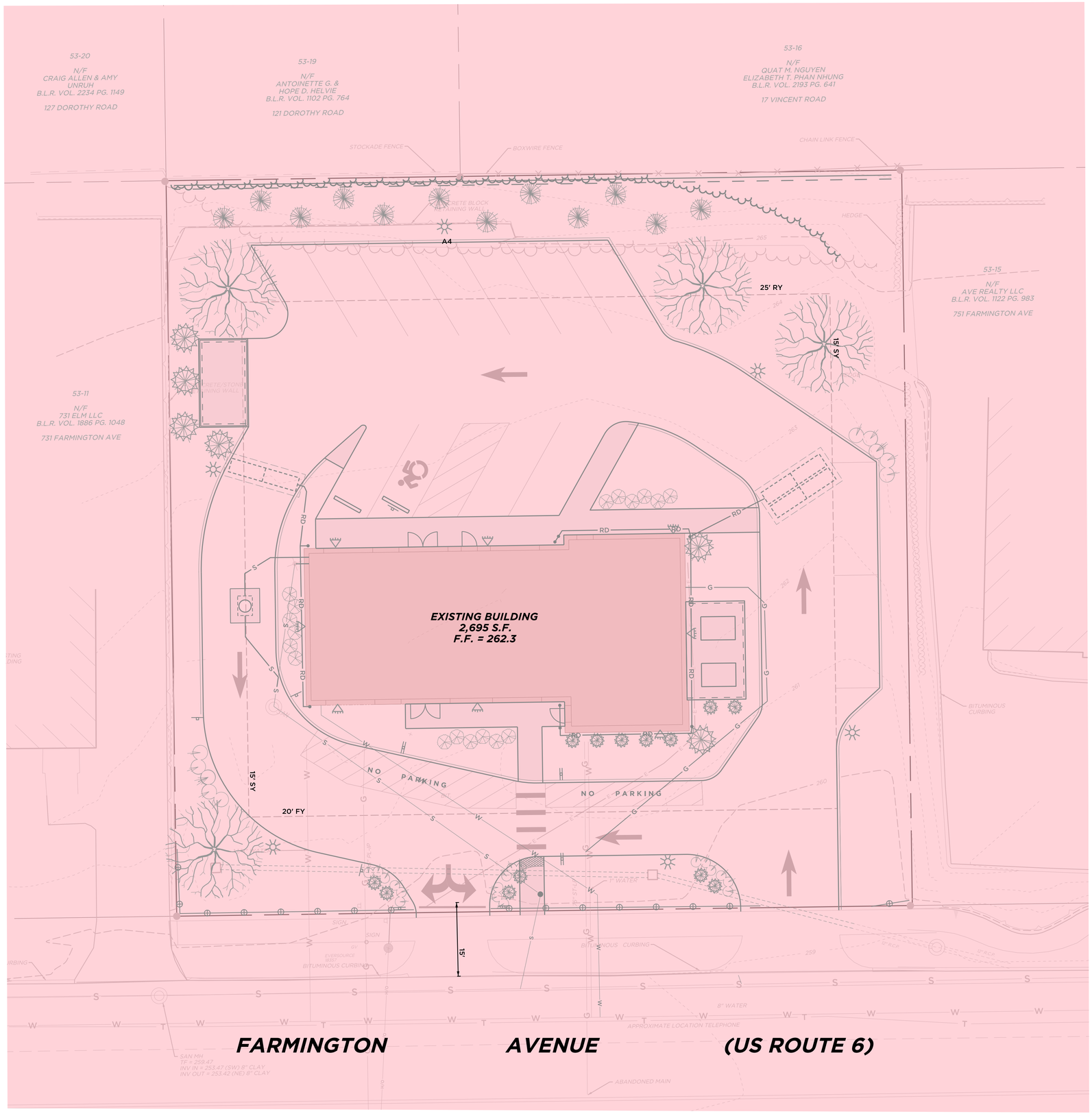
J:\4676\001\Design\PLOT SITE QdobaBRISTOL.dgn

Barton & Loguidice
855 Winding Brook Drive
Glastonbury, CT 06033
Phone: (860) 633-8770
Fax: (860) 633-5971
www.bartonandloguidice.com
Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

PROJ. ENGINEER	DPL
PROJ. MANAGER	MNB
OFFICE REVIEW	MNB
REVISIONS	
07/14/26	
SCALE:	NOT TO SCALE

SITE DETAILS
PREPARED FOR
735 FARMINGTON AVENUE LLC
QDOBA RESTAURANT
735 FARMINGTON AVENUE BRISTOL, CT

PROJECT	DATE	SHEET NO.	OF
4676-001	06/08/26	5	6



Connecticut Department of ENERGY & ENVIRONMENTAL PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas

Issues and Concerns
Potential groundwater quality concerns include stormwater, fuel, and other maintenance chemicals associated with vehicles, machinery, and equipment.

Guidance/Recommendations
For the protection of ground water quality at construction operations in aquifer protection areas, DEEP recommends the following:

Temporary Construction Measures

- Significant fuel, chemical or other hazardous materials storage and handling, including fueling of construction vehicles, should be located outside well field area and aquifer protection area.
- No repair or maintenance of construction vehicles or washing of construction vehicles is permitted within the aquifer protection area.
- Any necessary temporary storage should be aboveground, protected from rainfall, and on an impervious containment surface.
- An emergency spill and response plan should be developed, including coordination with the water supplier.
- The site access should be adequately secured at all times to prohibit any unauthorized disposal of waste materials.

Stormwater Pollution Prevention Measures:

- Ways to minimize pollutant load (sand, salt, etc.) should be examined.
- Deicing management areas should be established including low salt use areas, alternative chemical or sand methods.
- Wellhead protection signs shall be posted in clear visibility of the highway at the entrance and exit points of the aquifer protection area and at ½ mile intervals.

Drainage System Design Criteria:

- Select best management practices from the DEEP stormwater manual based on treatment effectiveness and low groundwater pollution potential.

- Sheetflow and swale collection is encouraged, where possible, outside of immediate well field area.
- Catch basins and curbs should be used in immediate wellhead area to divert and control runoff and spills away from wellhead.
- Dry wells or similar subsurface leaching structures should not be used for stormwater disposal from paved or other areas that have high potential to pollute groundwater; existing structures which have high potential to pollute groundwater should be removed or converted.
- Gross particle/oil separators (swirl concentrator type) may be used for pretreatment of consecutive catch basins. Deep catch basins (minimum 4' deep and tight construction, with baffles, may also be used).
- Stormwater discharge points shall outlet to aboveground land surface or basin type structures. Significant or critical discharge points should have a basin designed with a forebay (tight soil or lined) capable of containing an 8,000-10,000 gallon spill volume and 3-6 feet above water table, 4 feet above bedrock.
- Potential strategic groundwater monitoring should be considered.

For questions or more information, please contact the Aquifer Protection Area Program at 860-424-3040 or visit our website at www.ct.gov/deep/aquiferprotection.

LEGEND

FINAL ADOPTED AQUIFER PROTECTION
AQUIFER PROTECTION AREA: WHITES BRIDGE LOWER

NOTE:

1. AQUIFER PROTECTION AREA IS BASED ON THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION AQUIFER PROTECTION AREA PROGRAM MAPPING.

10 0 10 20 30 40
SCALE: 1"= 10'

PERMIT PLAN SET
NOT RELEASED FOR CONSTRUCTION

J:\V4676\001\Desktop\PLOT_SITE_Qdoba_BRISTOL.dgn

Barton & Loguidice
Civil Engineering • Environmental Consulting • Land Surveying • Construction Management

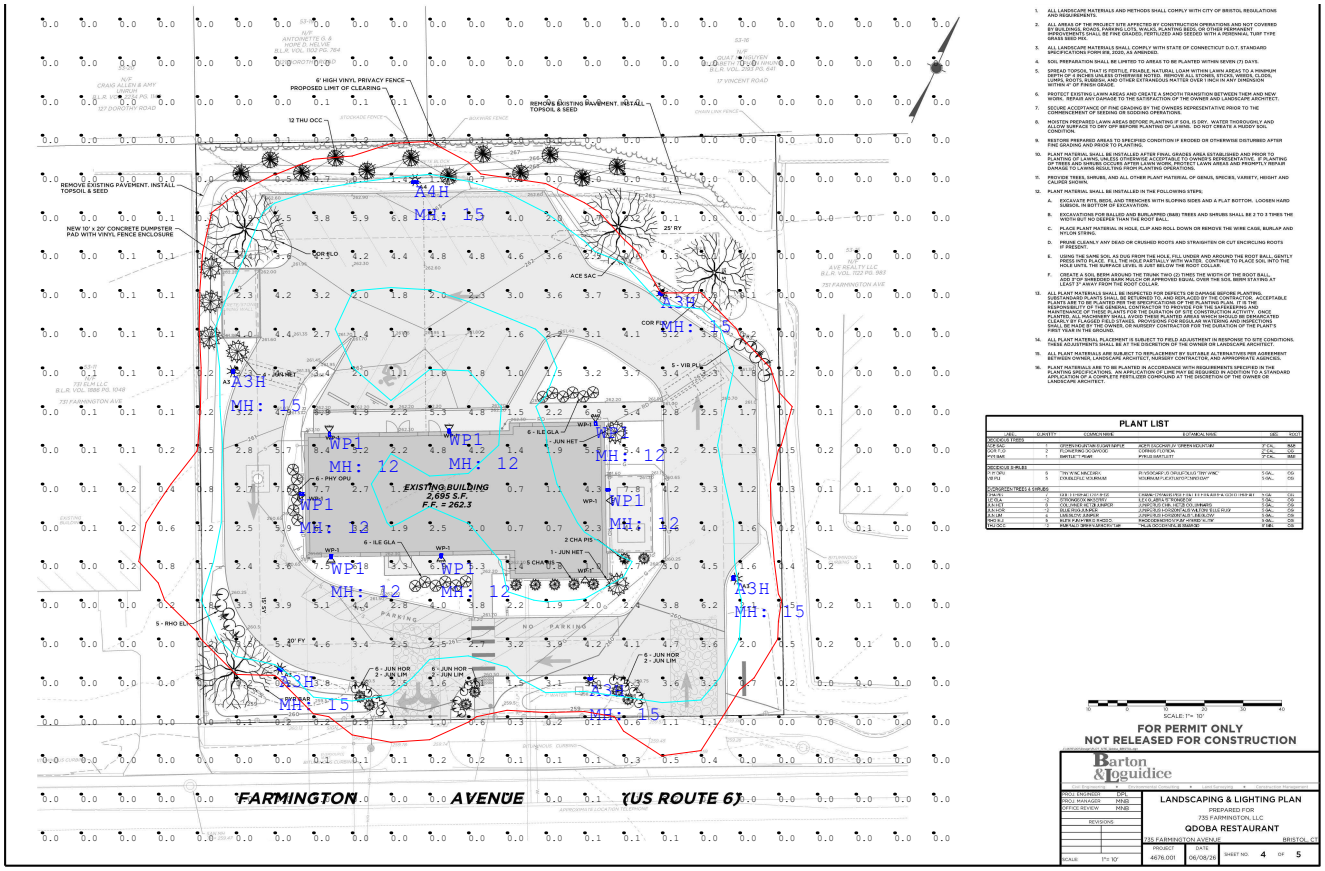
PROJ. ENGINEER	DPL
PROJ. MANAGER	MNB
OFFICE REVIEW	MNB
REVISIONS	
SCALE:	1"= 10'

AQUIFER PROTECTION PLAN
PREPARED FOR
735 FARMINGTON, LLC
QDOBA RESTAURANT
735 FARMINGTON AVENUE BRISTOL, CT

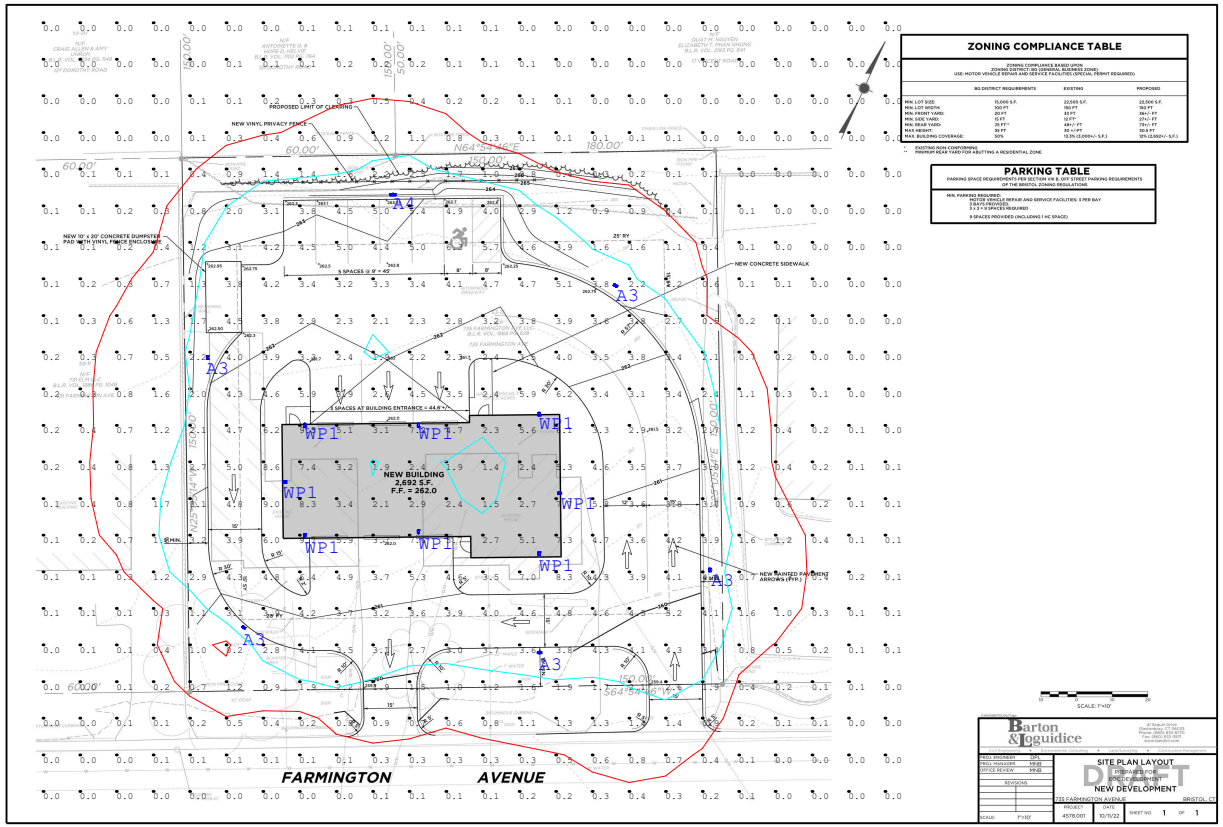
PROJECT	DATE	SHEET NO.	OF
4676.001	07/14/26	6	6

Photometric

Revised 7/21/26



Luminaire Schedule				
Symbol	Qty	Label	LLF	Description
	7	WP1	0.903	WPC28UT4-WCSBPCCR
	5	A3H	0.903	M75U3M-CSBKCR (ADD M-BLSV2 SHIELD)
	1	A4H	0.903	M125U4W-CSBKCR (ADD M-BLSV2 SHIELD)



Luminaire Schedule				
Symbol	Qty	Label	LLF	Description
	8	WP1	0.903	WPC28UT4-WCSBPCCR
	5	A3	0.903	M75U3M-CSBKCR
	1	A4	0.903	M125U4W-CSBKCR

Original

PROJECT NAME:_____ CAT. #: _____

NOTES:_____ FIXTURE SCHEDULE:_____

M Series

Architectural SSL Magazine PIA'21 product innovation award



125/150W
STRAIGHT ARM



200/250/320W
FLEXIBLE ARM WITH C-MAX



125/150W
KNUCKLE SLIPFITTER



75/100W
TRUNNION



40/55W
FIXED WALL



40/55W VARIABLE
(ADJUSTABLE) WALL WITH C-MAX



FIXED WALL MOUNT WITH
BATTERY BACKUP
(EXAMPLE SHOWN 40/55W VERSION)

Product Description:

The M Series product family provides a slim, clean design with tremendous versatility for outdoor lighting applications. A singular housing thrives as either an Area, Flood or Wall fixture depending on the optics and mounting selected. The standard product is CCT selectable, enabling the customer to choose from 3 color temperatures in a single product. It also includes a controls ready receptacle that allows the customer to add either basic controls, such as an on/off photocell or motion sensor, or network control nodes for grouping and more sophisticated control functions. Beyond the standard features, additional options and accessories include high voltage (277-480V), battery backup, visual comfort lens, back light shield and visors. The M Series family provides a comprehensive site design solution for your outdoor lighting needs.

Installation:

- 6 mountings available - straight arm, flexible arm, knuckle slipfitter, trunnion, variable (adjustable) wall, fixed wall

Construction:

- Die cast aluminum housing with corrosion resistant polyester powder coat finish
- UV stabilized polycarbonate lens

Application:

- Area - 6 optics: Type 3 Medium, Type 4 Narrow, Type 4 Wide, Type 5 Square, Types 3 & 5 Low Glare
- Flood - 3 optics: Narrow 4x4, Concentrated Wide 6x6, and Soft Wide 6x7
- Wall - 4 optics: Type 3 Medium and Low Glare, Type 4 Narrow and Wide

Mounting:

- Arms feature labor saving slot design
- Slipfitter fits 2 3/8" - 3" OD tenons and bull horns
- Round pole adapters for 3", 4" and 5" round poles



Mounting Arms
include labor saving
slot pattern

Features:

- Covers 3 applications - Area, Flood and Wall
- 4 sizes, 9 wattages – 40/55W, 75/100W, 125/150W and 200/250/320W
- Multiple mounting options for wall, area and flood applications
- Comprehensive range of optic choices for area, flood and wall design requirements
- HV – 277-480V option
- CCT Selection – 3000/4000/5000K
- Compatible with field installable c-Max controls
- Avi-On controls compatible (factory installed)
- TAA Compliant

10 YEAR WARRANTY

10-year standard warranty with labor allowance (further details available at www.maxlite.com/warranties)
Warranty Limitations: Product must be rated for application per the Product Data Sheet (PDS); operated ≤16 hrs; in ambient temperatures -4°F to 77°F. If ambient temperatures fall outside the -4°F to 77°F range, product is warrantied for 5 years according to the operating temperature range specified on the PDS. Up to $25/unit; registration required. Additional coverage may be available for purchase; contact MaxLite. Excludes EM/MS versions; component warranty applies.

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PROJECT NAME:_____ CAT. #: _____

NOTES:_____ FIXTURE SCHEDULE:_____

M Series

Architectural SSL Magazine PIA'21 product innovation award



125/150W
STRAIGHT ARM



200/250/320W
FLEXIBLE ARM WITH C-MAX



125/150W
KNUCKLE SLIPFITTER



75/100W
TRUNNION



40/55W
FIXED WALL



40/55W VARIABLE
(ADJUSTABLE) WALL WITH C-MAX



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- CCT Selection – 3000/4000/5000K
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10 YEAR WARRANTY

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PROJECT NAME:_____ CAT. #: _____

NOTES:_____ FIXTURE SCHEDULE:_____

WallMax Full Cutoff Wall Pack



15-28W MODELS



40-100W MODELS



CCT Switch



Photocell

Product Description:

WallMax Cutoff Wall Packs are a full cutoff architectural wall mounted fixture ideal for commercial offices, schools and other public administrative buildings. It offers a wide range of outputs and options including CCT selectability so the customer can choose between 3000K, 4000K and 5000K color temperatures.

Features:

- CCT selectable between 3000K, 4000K or 5000K
- Wattage Selectable - 28W and 100W versions
- Sealed housing - control nodes are mounted internally without impacting the fixture sealing or aesthetics
- 4 x 1/2" conduit holes, one on each side for surface conduit applications

Controls Options:

- Internal photocell with on/off switch included standard
- Controls Ready for field installable c-Max controls
- Avi-On Controls available

Construction:

- Die Cast Aluminum housing with polycarbonate LED lens

Listings:

- UL listed for Wet Locations, Outdoor
- IP65
- DLC Premium
  - Not all product variations listed on this page are DLC qualified. Visit https://www.designlights.org/search/ to confirm qualification.
- RoHS Compliant

Ordering Structure

FAMILY	WATTAGE	VOLTAGE	DISTRIBUTION	CCT	FINISH	CONTROLS OPTIONS	EM OPTIONS
WPC= WallMax Cutoff	**15=** 15W **20=** 20W **28=** 28W **40=** 40W **70=** 70W **100=** 100W	**U=** 120-277V ****H=** 277-480V	**T4=** Type IV	**CS=** 3/4/5K Selectable ***WCS=** 3/4/5K Selectable, Wattage Selectable	**B=** Dark Bronze Contact Maxlite for additional finishes	**CR=** Controls Ready (Standard, see accessories chart for control choices) **AV=** Avi-On Network Controls (Factory Installed) **PC=** Photocell with on/off switch (Standard)	**BLANK=** None **E0=** Battery Backup 0°C **E2=** Battery Backup -20°C

***Available in 28W (15/20/28) and 100W (40/70/100)**
****Available in 28W and above**
*****Not all product variations listed on this page are DLC qualified. Visit https://www.designlights.org/search/ to confirm qualification.**
******Based on CCT Selected and color mixing, all LEDs may not be activated.**

Stocked Items

MODEL NUMBER	ORDER CODE	DLC ID#
WPC15UT4-CSBPCCR	108415	P1GOLZE3
WPC20UT4-CSBPCCR	108416	P3RF8SMI
WPC28UT4-WCSBPCCR	108417	P4P6I19B

Stocked Items

MODEL NUMBER	ORDER CODE	DLC ID#
WPC40UT4-CSBPCCR	108418	P9SUC0DZ
WPC70UT4-CSBPCCR	108419	PEA2ZBIE
WPC100UT4-WCSBPCCR	108420	PBTP9KMY

10-year standard warranty with labor allowance (further details available at www.maxlite.com/warranties)
Warranty Limitations: Product must be rated for application per the Product Data Sheet (PDS); operated ≤16 hrs; in ambient temperatures -4°F to 77°F. If ambient temperatures fall outside the -4°F to 77°F range, product is warrantied for 5 years according to the operating temperature range specified on the PDS. Up to $25/unit; registration required. Additional coverage may be available for purchase; contact MaxLite. Excludes EM/MS versions; component warranty applies.

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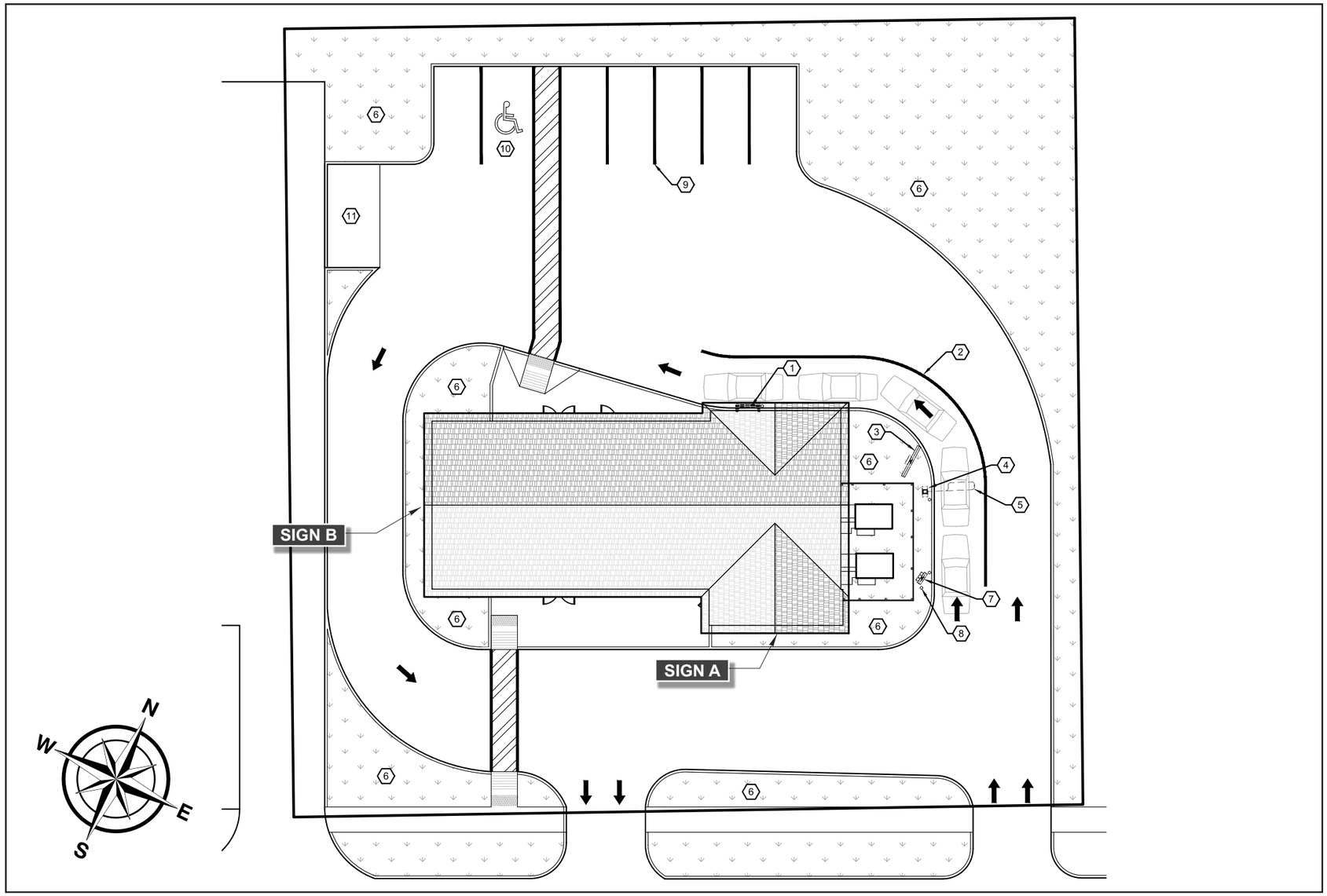
Proposed Signage

SIGN A	WM-22-ALT ME-S
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	33.80

SIGN B	WM-22-ALT ME-S
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	33.80



1

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QDOBA
735 Farmington Ave
Bristol, CT 06010-3900

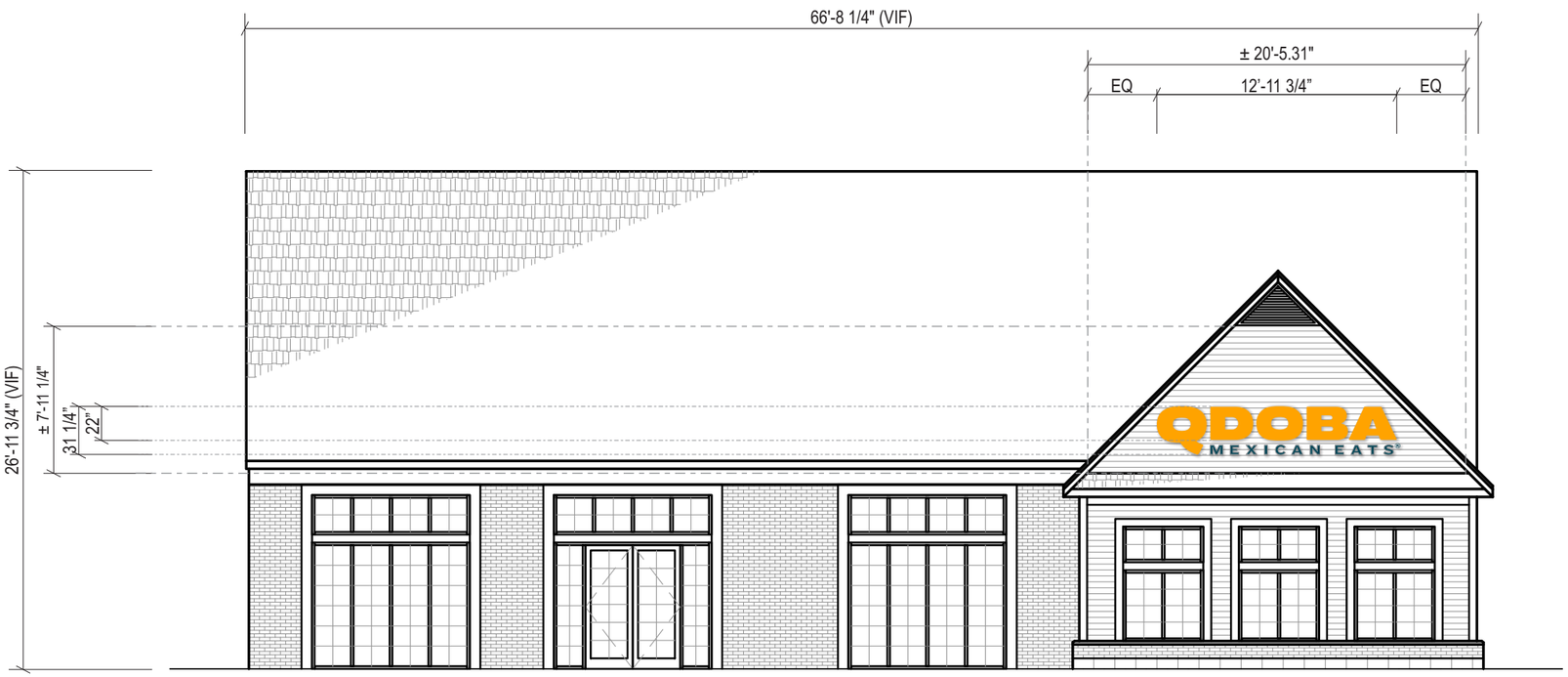
Project ID#: **140935**
Project Mgr: Erin Crowder
Designer: Mike Waddy
Created on: 04/30/2026

REVISION: R1

SIGN A	WM-22-ALT ME-S
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	33.80



Existing



Front Elevation (South)

Scale: 1/8" = 1'-0"

NOTE: DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY. EXACT DIMENSIONS (FIELD SURVEY) REQUIRED PRIOR TO FABRICATION

Allowable Square Footage this Elevation:	66.75
Formula: 66.75' x 1sf = 66.75 sf	
Actual Square Footage this Elevation:	33.80

2

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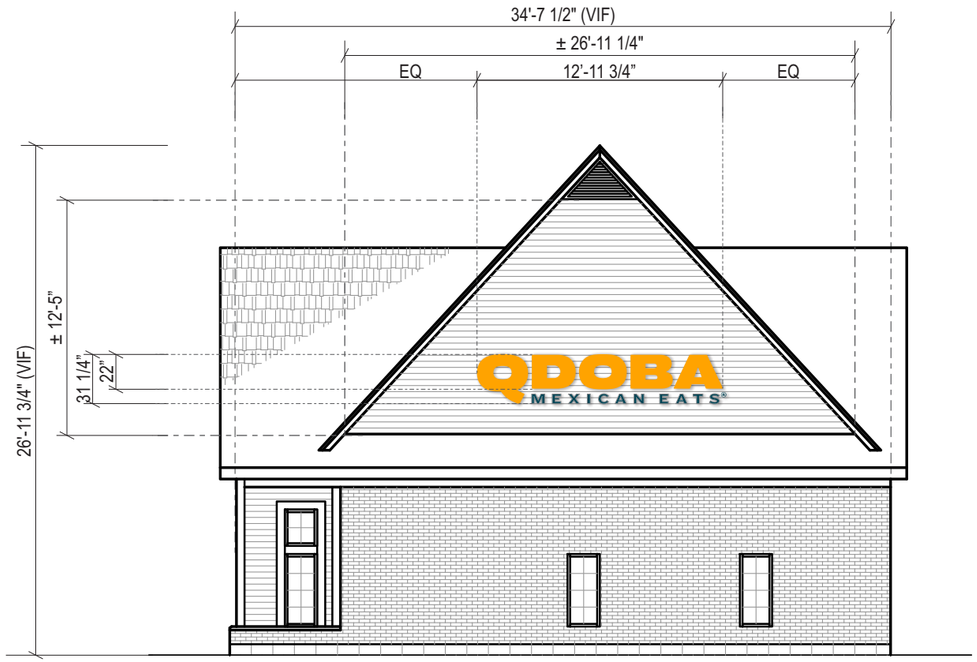
QDOBA
735 Farmington Ave
Bristol, CT 06010-3900

Project ID#: **140935**
Project Mgr: Erin Crowder
Designer: Mike Waddy
Created on: 04/30/2026

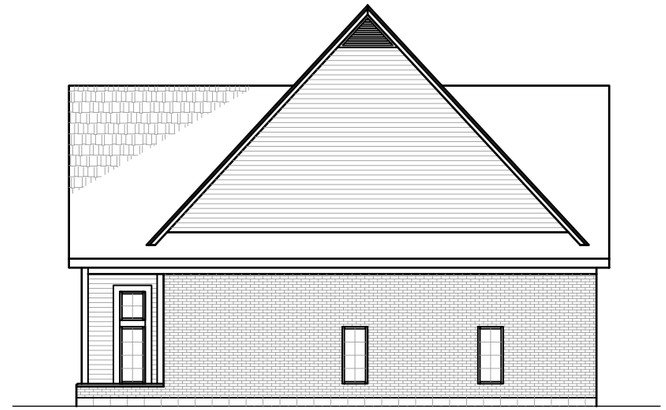
REVISION: R1

SIGN B	WM-22-ALT ME-S
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	33.80



Side Elevation (West)

Scale: 1/8" = 1'-0"



Existing

NOTE: DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY. EXACT DIMENSIONS (FIELD SURVEY) REQUIRED PRIOR TO FABRICATION

Allowable Square Footage this Elevation:	66.75
Formula: 66.75' x 1sf = 66.75 sf	
Actual Square Footage this Elevation:	33.80

3

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apexsigngroup.com

QDOBA
735 Farmington Ave
Bristol, CT 06010-3900

Project ID#: **140935**
Project Mgr: Erin Crowder
Designer: Mike Waddy
Created on: 04/30/2026

REVISION: R1

SIGN A	WM-22-ALT ME-S
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	33.80

SIGN B	WM-22-ALT ME-S
Type:	Individual Channel Letters, Remote
Illumination:	Internally Illuminated LED
Square Footage:	33.80

WM-22-ALT ME-S

33.80 SF

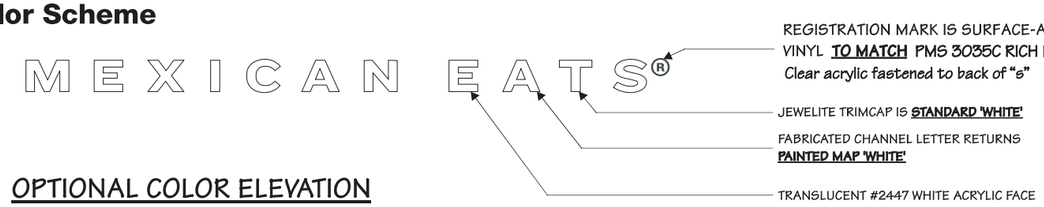


Scale 1/4" = 1'-0"



FRONT ELEVATION

Optional Color Scheme



OPTIONAL COLOR ELEVATION

General Notes:

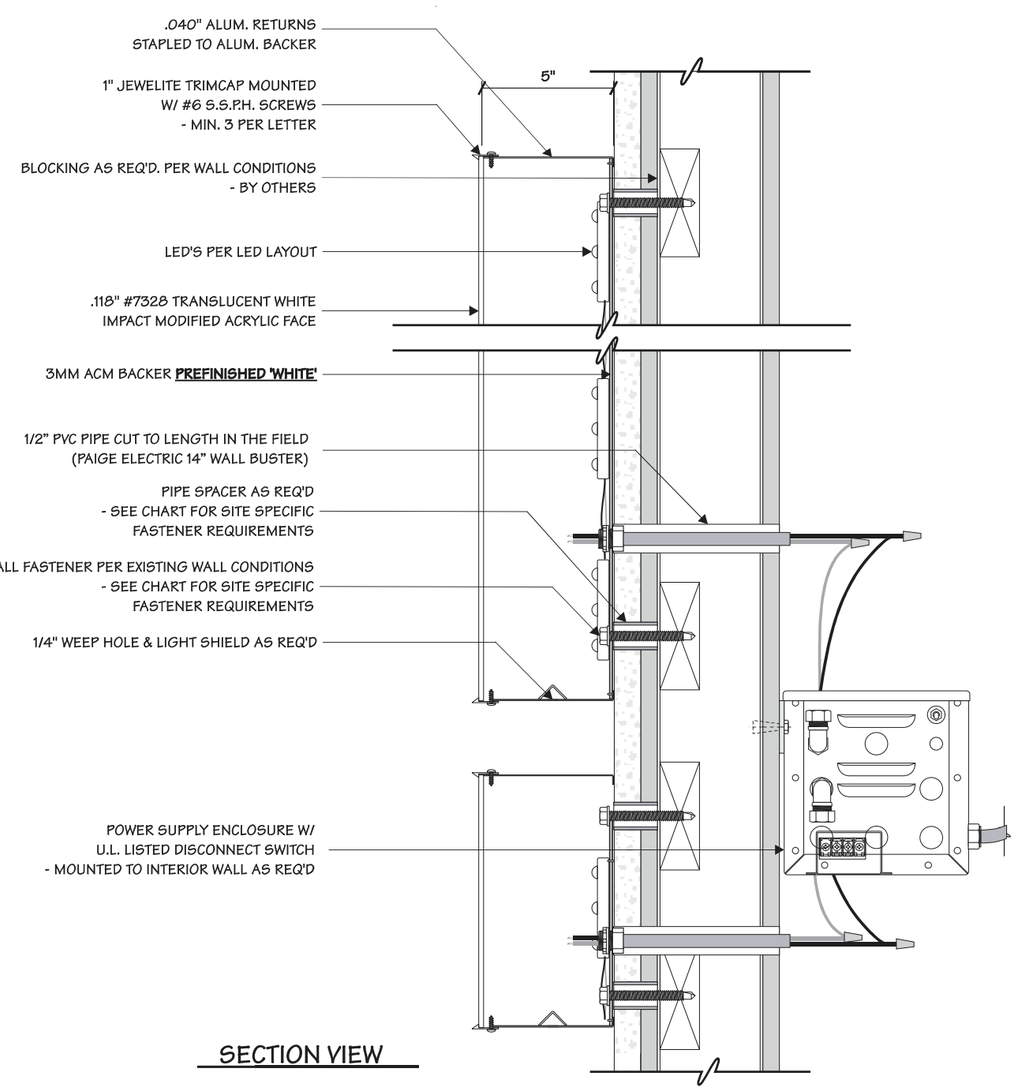
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
   *For multiple signs, a disconnect is permitted but not required for each section

Electrical Detail:

White LEDs
(X) 60w Power Supplies
Total Amps: X.XX
(1) 20 amp 120V Circuit Req.

UL LISTED



SECTION VIEW

Apex SIGN GROUP

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apexsigngroup.com

QDOBA
735 Farmington Ave
Bristol, CT 06010-3900

Project ID#:	**140935**
Project Mgr:	Erin Crowder
Designer:	Mike Waddy
Created on:	04/30/2026

REVISION: R1

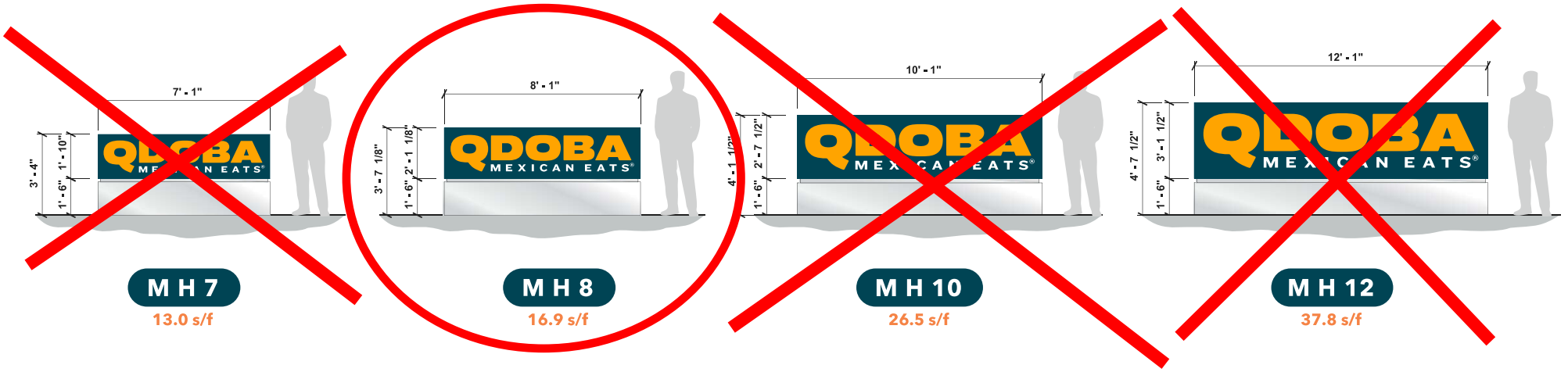
Qdoba - Horizontal Monument Sign







Qdoba - Horizontal Monument Sign - Size Options



M H 7
13.0 s/f

M H 8
16.9 s/f

M H 10
26.5 s/f

M H 12
37.8 s/f

*BASE SHOWN IS PREFERRED 18" HEIGHT. SIZE MAY BE ALTERED WITH APPROVAL FROM QDOBA

*SQUARE FOOTAGE IS FOR CABINET ONLY AND DOES NOT INCLUDE THE BASE

Qdoba - Horizontal Monument Sign - Color Options

Preferred Primary Monument Color Scheme

PMS 3035C RICH BLUE Background, PMS 137C ORANGE /White Wordmark



Alternate Monument Color Scheme

*Use per Landlord requirements only

White Background, PMS 137C ORANGE / PMS 3035C RICH BLUE Wordmark



*Neutral Color Textured Finish or Masonry Base per Landlord Requirements

Floor Plans and Elevation Drawings

GENERAL NOTES

1. CONTRACTOR TO PROVIDE CIRCUITS FOR STOREFRONT SIGNS - COORDINATE WITH SIGNAGE SHOP DRAWINGS.
2. ALL SIGNAGE SHALL BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT.
3. RE: A8.0 FOR DOOR AND WINDOW SCHEDULES.
4. RE: A1.1 AND A9.0 FOR PARTITION TYPES AND SUBSTRATE AND BLOCKING REQUIREMENTS.

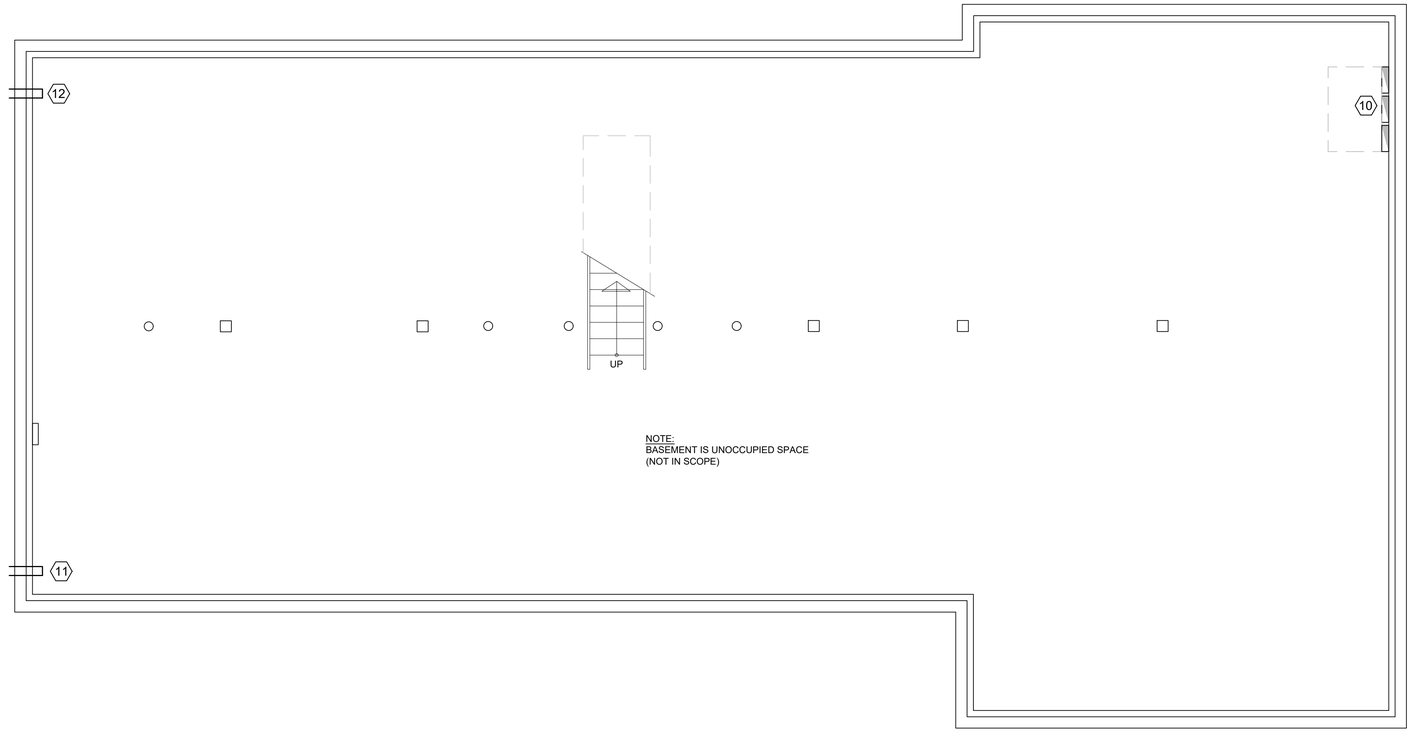
WALL LEGEND

- EXISTING WALL CONSTRUCTION
- NEW LOW WALL
- NEW WALL FRAMING TO DECK ABOVE

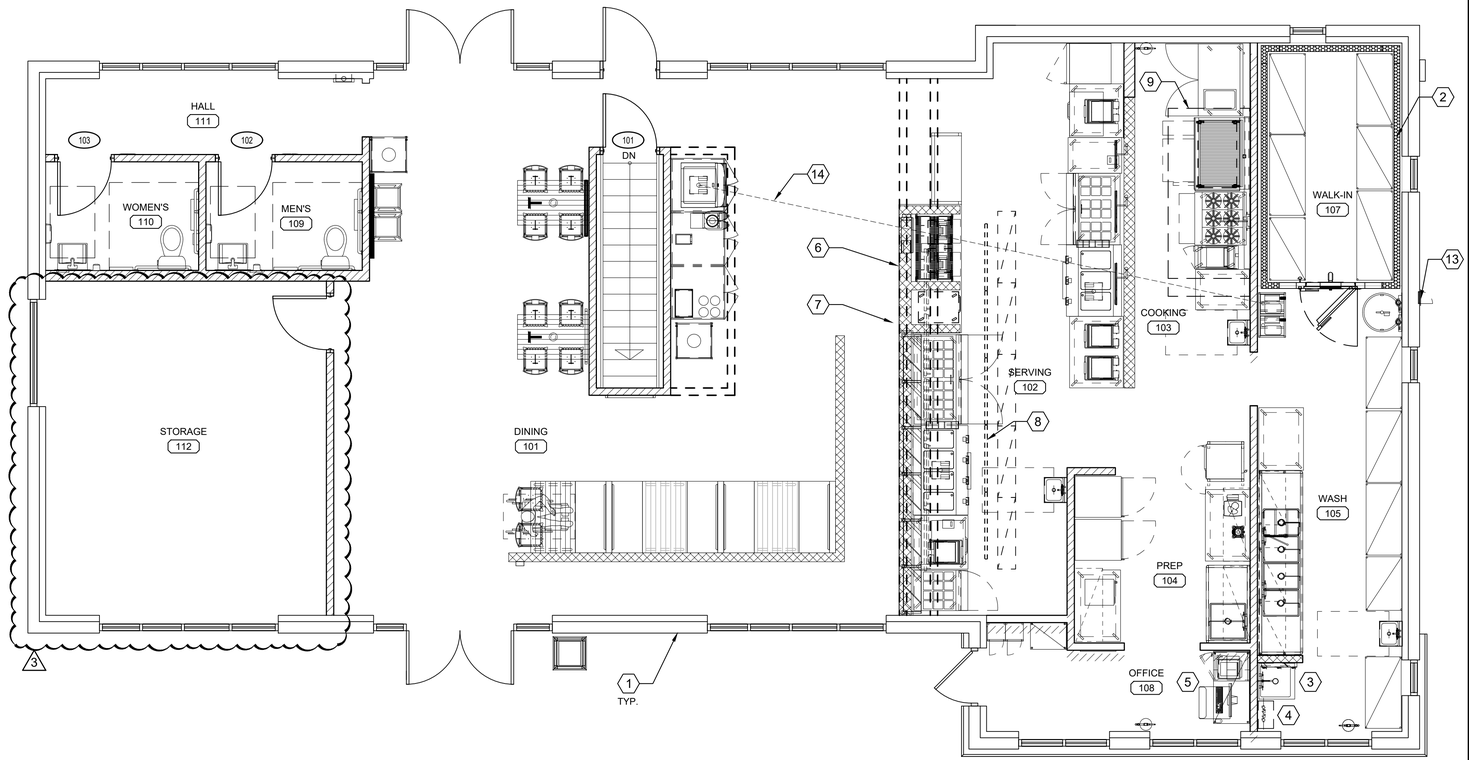
NOTE
RE: A1.1AND A9.0 FOR WALL DIMENSIONS, SUBSTRATE AND BLOCKING INFO.

KEY NOTES

1. EXISTING SHELL BUILDING.
2. WALK-IN COOLER/FREEZER BY EQUIPMENT PROVIDER. RE: Q1.0
3. MOP SINK - RE: 2/A2.1 AND PLUMBING SHEETS.
4. WALL MOUNTED WATER HEATER - SEE PLUMBING SHEETS.
5. MANAGER DESK - RE: 7/A2.1
6. FRAMING OF SOFFIT WALL ABOVE MUST ALIGN VERTICALLY WITH FRAMING OF PARTIAL HEIGHT WALL BELOW.
7. DIGITAL MENU BOARDS ABOVE.
8. NEW TRENCH DRAIN. RE: PLUMBING DRAWINGS.
9. NEW EXHAUST HOOD BY EQUIPMENT PROVIDER. RE: MECHANICAL DRAWINGS.
10. EXISTING ELECTRICAL PANEL.
11. EXISTING WATER LINE CONNECTION. (V.I.F.)
12. EXISTING SEWER LINE CONNECTION. (V.I.F.)
13. NEW CO2 REFILL ACCESS.
14. SYRUP BUNDLE LINES, RUN BELOW FLOOR



2 A1.0 **BASEMENT PLAN**
SCALE: 1/4" = 1'-0"



1 A1.0 **1ST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

QDOBA MEXICAN EATS®

JAMES D. SMITH, ARCHITECTS
522 BAY LANE
CENTERVILLE, MA 02632
PHONE: 508-367-8920
EMAIL: JAMESDSMITH11@COMCAST.NET

STATE OF CONNECTICUT — JAMES D. SMITH — LICENSED ARCHITECT

REVISIONS			
NO	DESCRIPTION	BY	DATE
0	BP SET	DD	12/12/25
C	REMOVE D/T	DD	03/04/26
1	BP SET	DD	03/05/26
2	SPRINKLERS	DD	04/03/26
3	STORAGE	DD	04/20/26

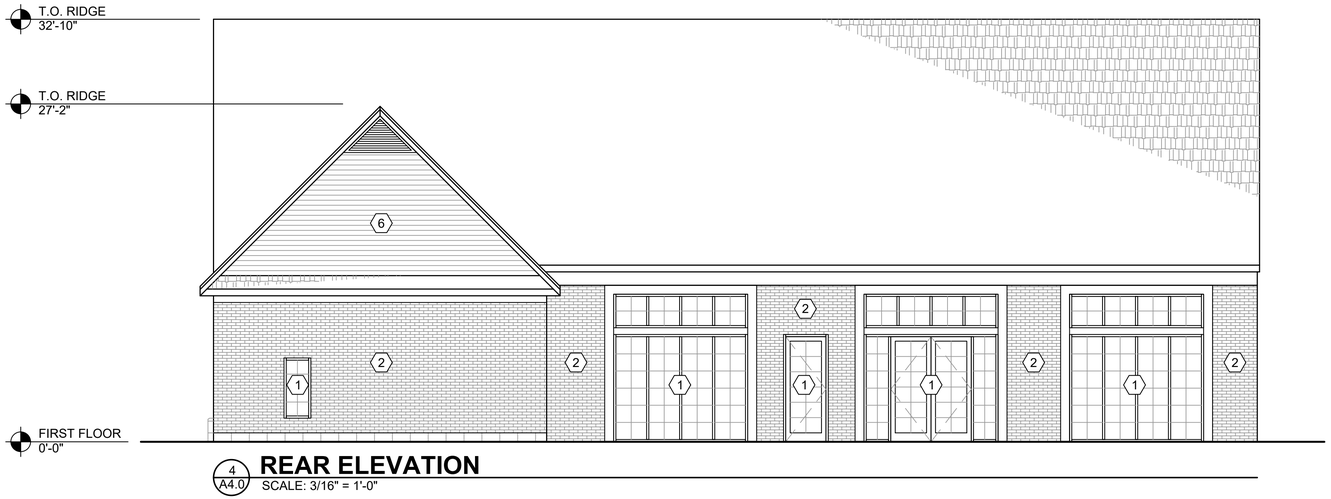
JOB LOCATION:
735 FARMINGTON AVE.
BRISTOL, CT 06010

FLOOR PLANS

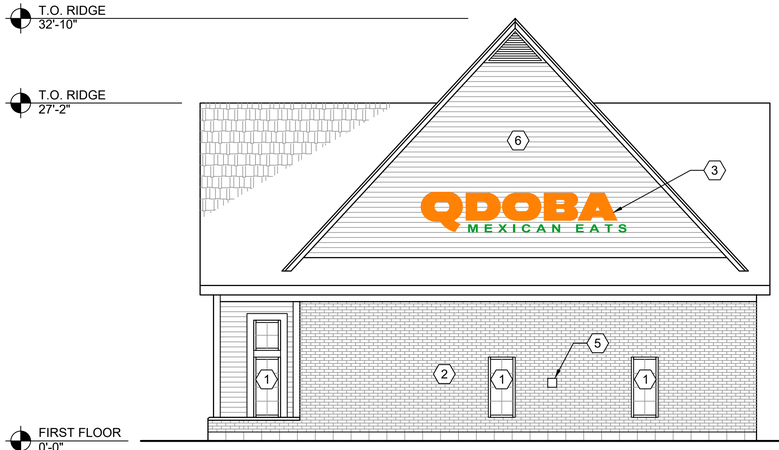
SHEET
A1.0

STORE#: 3358
FILE#: JDS-
DATE: 04/20/26
PM: DD

Revised 7/21/26



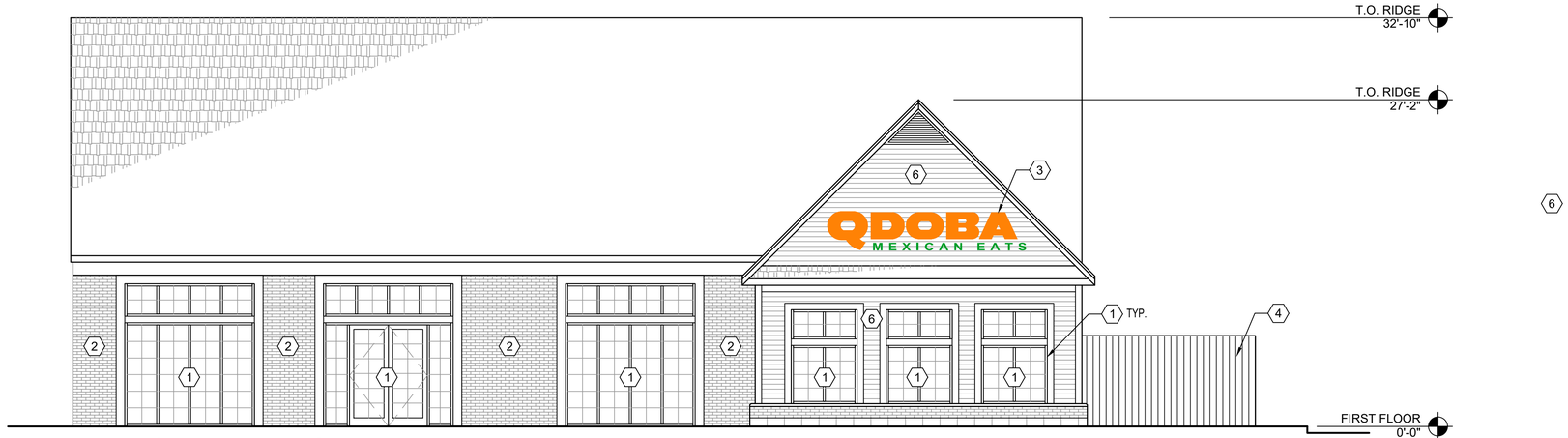
4 A4.0 **REAR ELEVATION**
SCALE: 3/16" = 1'-0"



2 A4.0 **SIDE ELEVATION**
SCALE: 3/16" = 1'-0"



3 A4.0 **SIDE ELEVATION**
SCALE: 3/16" = 1'-0"



1 A4.0 **FRONT ELEVATION**
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATIONS NOTE

EXTERIOR LIGHTING LOCATIONS FOR THE BUILDING ARE SHOWN ON A2.0.

KEY NOTES

1. EXISTING STOREFRONT SYSTEM AND GLAZING, TO REMAIN.
2. EXISTING BRICK, TO BE PAINTED "COLE STONE" (BM CW-60).
3. NEW 26" SIGN TO BE PROVIDED AND INSTALLED BY VENDOR. G.C. TO COORDINATE INSTALLATION. UNDER SEPARATE PERMIT AND APPROVALS.
4. NEW 7'-0" WOOD PRIVACY FENCE, TO SCREEN NEW A/C UNITS
5. NEW CO2 REFILL PORT
6. EXISTING SIDING TO BE PAINTED "SEATTLE MIST" (BM 1535).

QDOBA MEXICAN EATS

JAMES D. SMITH, ARCHITECTS
522 BAY LANE
CENTERVILLE, MA 02632
PHONE: 508-367-4920
EMAIL: JAMESDSMITH11@COMCAST.NET

STATE OF CONNECTICUT JAMES D. SMITH LICENSED ARCHITECT

REVISIONS			
NO	DESCRIPTION	BY	DATE
0	BP SET	DD	12/12/25
C	REMOVE D/T	DD	03/04/26
1	BP SET	DD	03/05/26
2	SPRINKLERS	DD	04/03/26
3	STORAGE	DD	04/20/26
4	HEIGHT TAGS	DD	07/14/26

JOB LOCATION:
735 FARMINGTON AVE.
BRISTOL, CT 06010

EXTERIOR ELEVATIONS

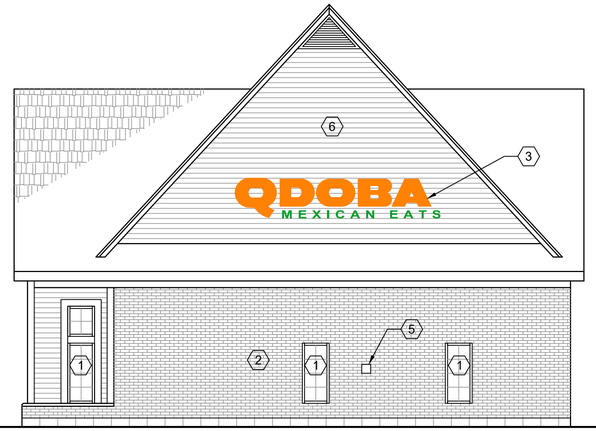
SHEET
A4.0

STORE#: 3358
FILE#: JDS-
DATE: 07/14/26
PM: DD

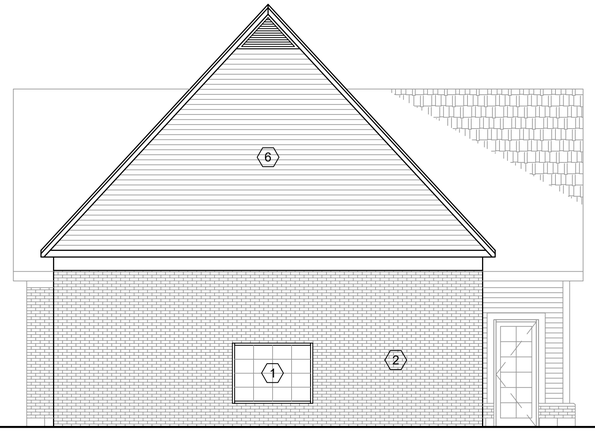
Original



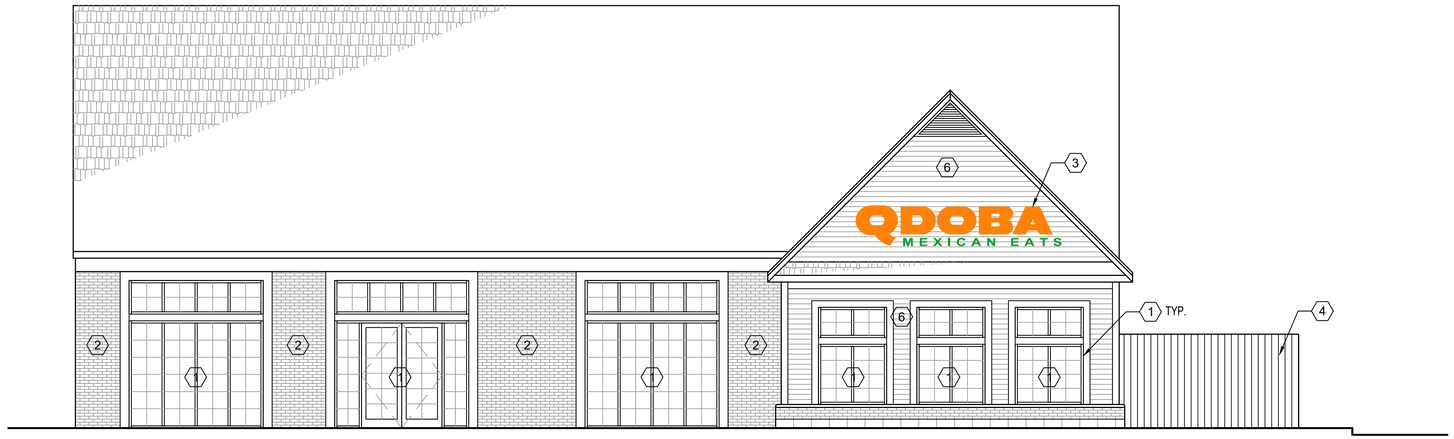
4 A4.0 **REAR ELEVATION**
SCALE: 3/16" = 1'-0"



2 A4.0 **SIDE ELEVATION**
SCALE: 3/16" = 1'-0"



3 A4.0 **SIDE ELEVATION**
SCALE: 3/16" = 1'-0"



1 A4.0 **FRONT ELEVATION**
SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATIONS NOTE

EXTERIOR LIGHTING LOCATIONS FOR THE BUILDING ARE SHOWN ON A2.0.

KEY NOTES

1. EXISTING STOREFRONT SYSTEM AND GLAZING, TO REMAIN.
2. EXISTING BRICK, TO BE PAINTED "COLE STONE" (BM CW-60).
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QDOBA MEXICAN EATS

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STATE OF CONNECTICUT JAMES D. SMITH LICENSED ARCHITECT

REVISIONS

NO	DESCRIPTION	BY	DATE
0	BP SET	DD	12/12/25
C	REMOVE D/T	DD	03/04/26
1	BP SET	DD	03/05/26
2	SPRINKLERS	DD	04/03/26
3	STORAGE	DD	04/20/26

JOB LOCATION:
735 FARMINGTON AVE.
BRISTOL, CT 06010

EXTERIOR ELEVATIONS

SHEET
A4.0

STORE#: 3358
FILE#: JDS-
DATE: 04/20/26
PM: DD

Application #450

10 North Main Street

For Office Use Only	
APPLICATION NO.	450
DATE FILED:	6/11/26
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

Mixed Use (1st floor commercial, 2nd floor apartments), a ☑ permitted use [ ] Special Permit use

under Section(s) Section 4.2 of the Bristol Zoning Regulations.

Address or Location of the Property: 10 North Main Street

Assessor's Map No.: 30 Assessor's Lot No.(s): C-8-3

Zone of the Property: BD Size of the Property (in acres or square feet): 0.82 acres

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

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

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

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

Name: Michael Fabiano for 10 North Main Street, LLC

Address: PO BOX 23 City: Redding Ridge State: CT Zip: 06876

Telephone No.: (203) 938-3320 E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Michael Fabiano for 10 North Main Street, LLC

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 450

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 10 North Main Street

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

Please see attached Narrative for more deatils on the proposed conversion to Mixed Use

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: _____

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

Telephone No.: _____ E-Mail: _____

1/24 - LUO

Narrative

4 RIVERSIDE AVENUE & 10 NORTH MAIN STREET, BRISTOL
2ND FLOOR APARTMENT CONVERSION NARRATIVE

HISTORY

The buildings at 4 Riverside Avenue and 10 North Main Street are attractive buildings on an expansive green property in downtown Bristol, conveniently located near shopping & dining and the new Bristol Hospital building, the Wheeler Clinic, and other mixed-use buildings on North Main Street. The buildings are in the BD zone.

As with other Connecticut towns and cities, housing is in high demand, and these two buildings would lend themselves to a mixed-use development. This conversion would also complement the other new mixed-use developments in downtown Bristol.

Both properties fulfill the parking requirements for mixed-use developments by offering significantly more than the required number of parking spaces. (Please see the table below.)

4 RIVERSIDE AVENUE

This building was completed in 2000 for retail bank use with high-grade finishes and M&T Bank currently operates a branch on the first floor including a drive-through for bank customers.

The second floor comprises approximately 5,012 square feet and offers a private elevator as well as front and back staircases; the whole building is sprinklered.

The proposed conversion of the second floor would create a total of eight apartments, one of them a two-bedroom, the others would be one-bedroom apartments. Please find the proposed floor plan attached.

10 NORTH MAIN STREET

This building was completed in 1986 and had been a long-term location for the Wheeler Clinic. Currently, the first floor is occupied by Oak Hill School which offers schooling for disabled students.

The second floor is approximately 5,002 square feet and offers a private elevator, and interior staircase as well as two exterior egress staircases.

The proposed conversion of the second floor would create a total of eight apartments, two two-bedrooms units with two bathrooms, five one-bedroom apartments, and one studio apartment.

4 RIVERSIDE AVENUE & 10 NORTH MAIN STREET, BRISTOL
2ND FLOOR APARTMENT CONVERSION NARRATIVE

SUMMARY

The proposed conversion envisions a mixed-use property that allows the current commercial tenants to keep their established convenient locations, while offering working professionals a pleasant and safe living space near their work. The development would offer proximity to retail and health organizations and include park benches and green spaces to relax. This model of mixed-use has been exceedingly popular and successful in the State of Connecticut and ensures that downtown Bristol continues to thrive.

ZONING INFORMATION FOR PARKING

Due to a sudden death within Dufour Surveying LLC, currently, no update to the zoning information for parking is available on the site plan; this information will be updated as soon as possible. The properties will offer ample parking for Mixed-Use based on the required calculations.

Please see the calculations below; both properties comply with the zoning parking requirements and well exceed the parking requirements.

ZONING INFORMATION: PARKING FOR MIXED USE		
	4 Riverside Ave 1st Floor: Commercial, 2nd Floor Residential	**10 North Main Street** 1st Floor: Commercial, 2nd Floor Residential
Zoning Requirements	1.0 per dwelling unit + 0.5 per bedroom + 2.0 per ksf gross floor area of non-residential uses: 8 units + (0.5 x 10 bedroom) + (2 spots x (5,002 sf/1,000)) = 8 + 5 + 10 = 23 parking spots	1.0 per dwelling unit + 0.5 per bedroom + 2.0 per ksf gross floor area of non-residential uses: 8 units + (0.5 x 9 bedroom) + (2 spots x (5,240 sf/1,000)) = 8 + 4.5 + 10.48 = 22.98 parking spots
Minimum Required	23 required	23 required
Existing	45 provided	50 provided

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 450

SITE PLAN: Site Plan for a Mixed-Use Building to include 8 dwelling units at 10 North Main Street
Plans Dated 4/17/26; Date of Committee Review: 7/2/26 (first review); 7/24/26 (second review)

ENGINEERING/PUBLIC WORKS (William Stango):

1. No comments

CITY PLANNER (Robert Flanagan):

1. Add a cover sheet to indicate application number, approval date, and nature of Site Plan associated with this project.

7/22/26 Applicant Response: Provided a cover sheet with the requested information via email on 7/22/26

7/24/26 City Response: Comment addressed.

2. Applicant should consider having assigned parking (signage) for the individual dwelling units on-site.

7/22/26 Applicant Response: Improvement location survey was updated to include assigned parking, parking spots to be marked on pavement, emailed updated survey on 7/22/26.

7/24/26 City Response: Comment addressed.

3. A trash enclosure is not shown. How will trash be handled with the addition of dwelling units?

7/22/26 Applicant Response: Improvement location survey was update to include trash enclosure to be shared by both buildings (2 dumpsters to be provided), email updated survey on 7/22/26.

7/24/26 City Response: Comment addressed.

4. A photometric diagram has not been supplied with the application; how will the site be lighted now that dwelling units will be an additional use on-site?

7/22/26 Applicant Response: Proposed lighting plan emailed on 7/22/26.

7/24/26 City Response: Comment addressed.

5. Will the number of handicap accessible spaces be increased now that dwelling units will be an additional use on-site?

7/22/26 Applicant Response: No additional handicap accessible spaces aside from the existing (4) spaces added at this time.

7/24/26 City Response: Comment addressed.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

Building

1. No comments

ZEO

1. No comments.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. No comments or concerns at this time.

FIRE MARSHAL (Kristopher Lambert):

No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Water:

1. No comments.

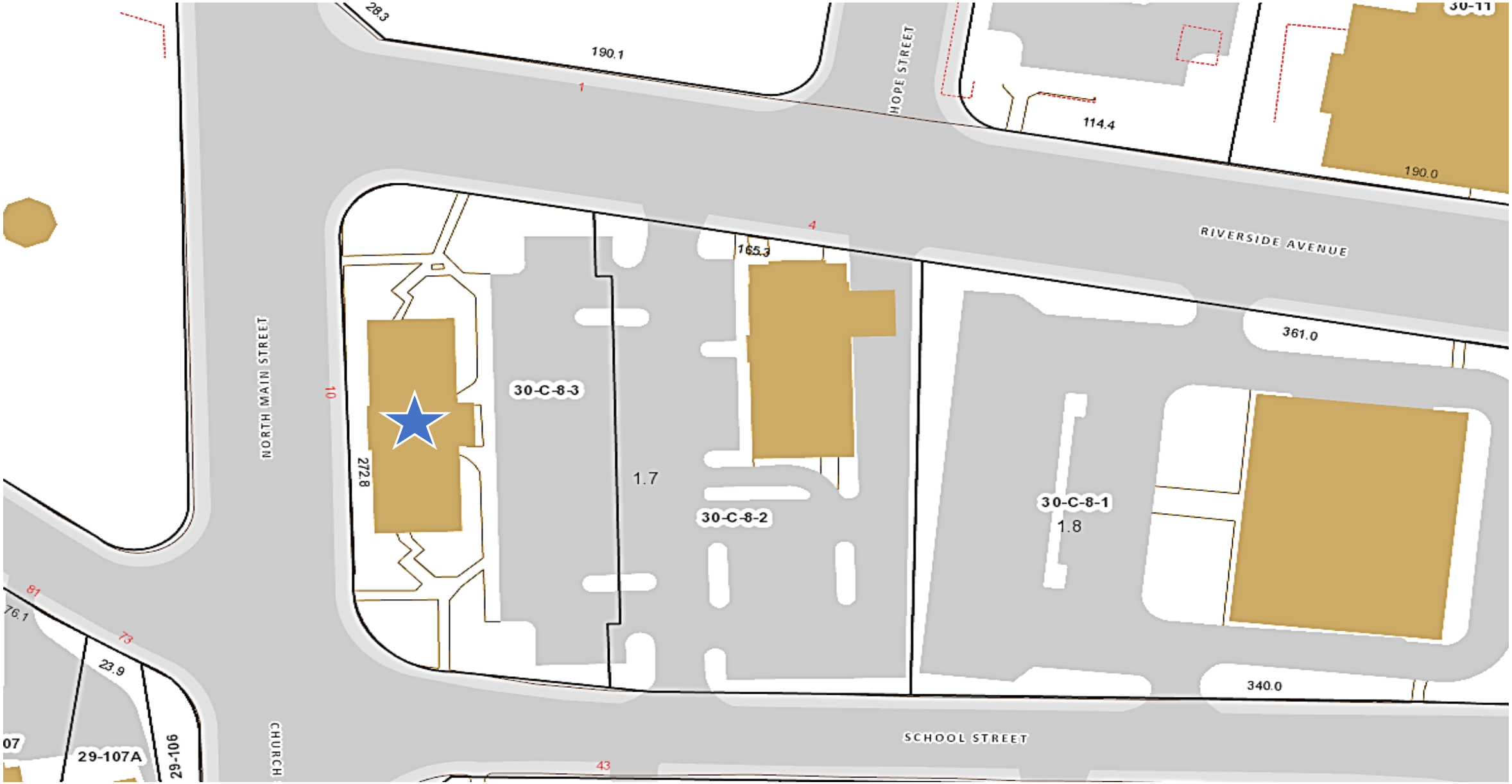
Sewer:

1. No comments.

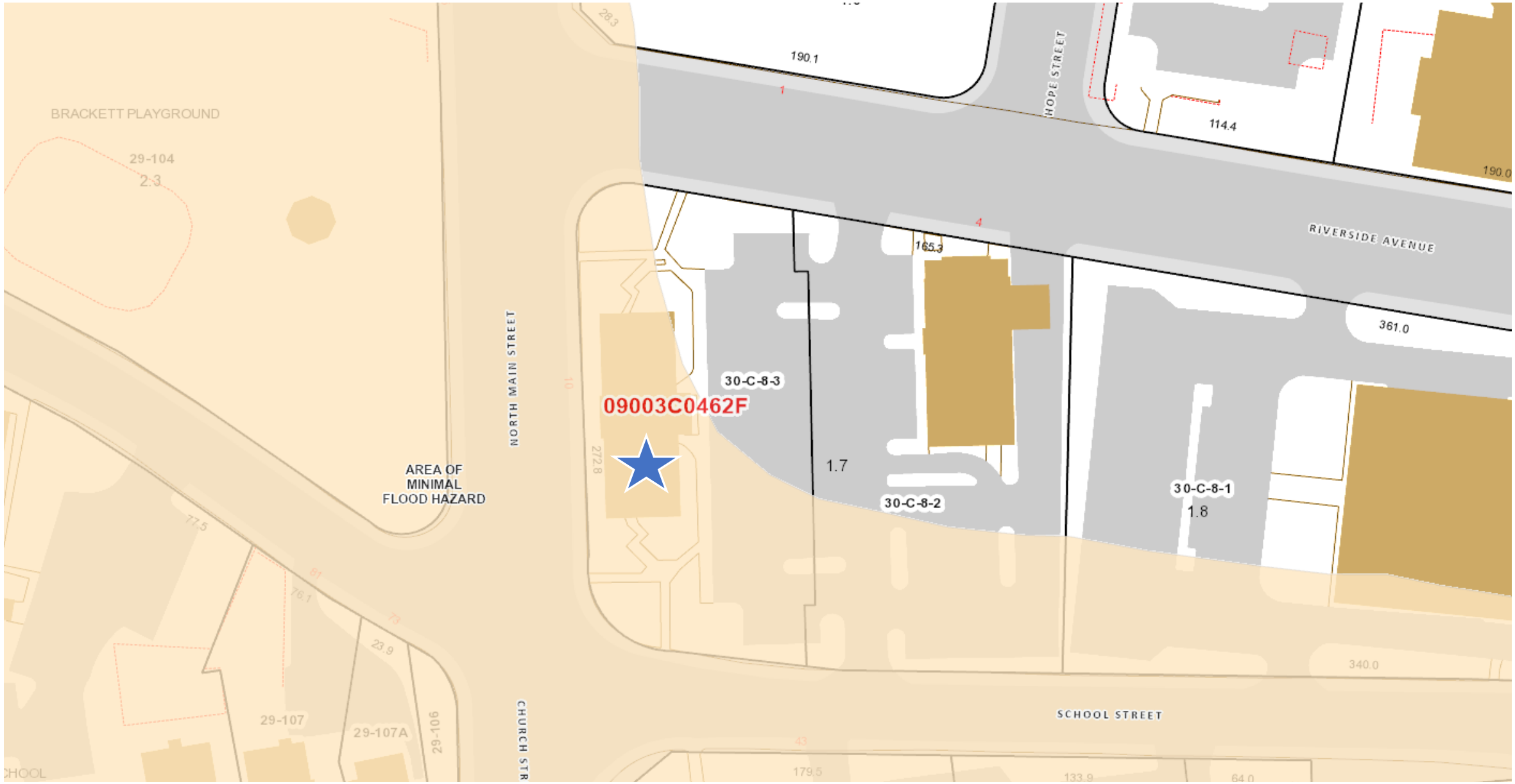
BRISTOL BURLINGTON HEALTH DISTRICT (Marco Palmieri and Erica Mikulak)

1. No comments.

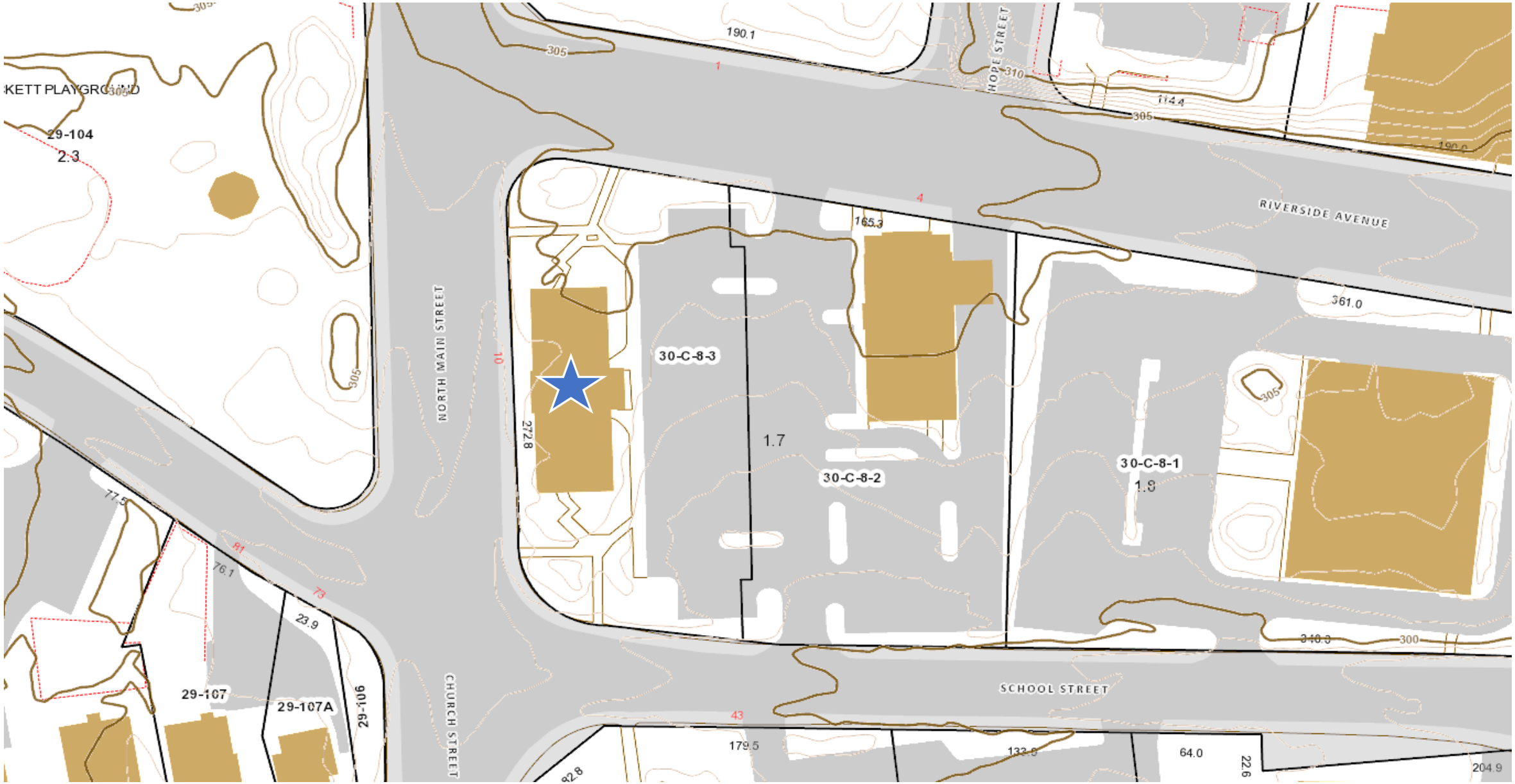
Various Maps:
GIS
and
Google



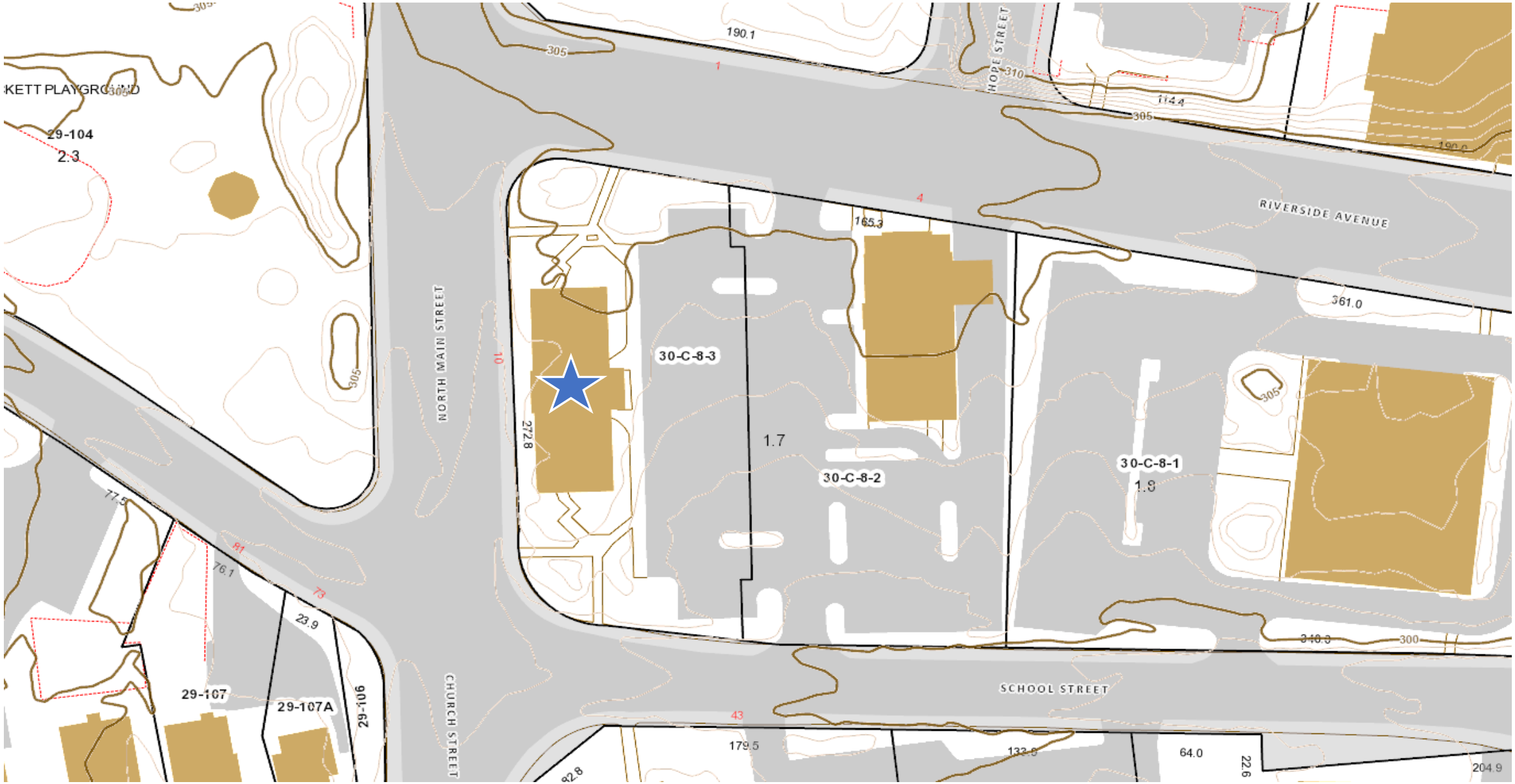
10 North Main St – Location
Map 30 & Lot C-8-3



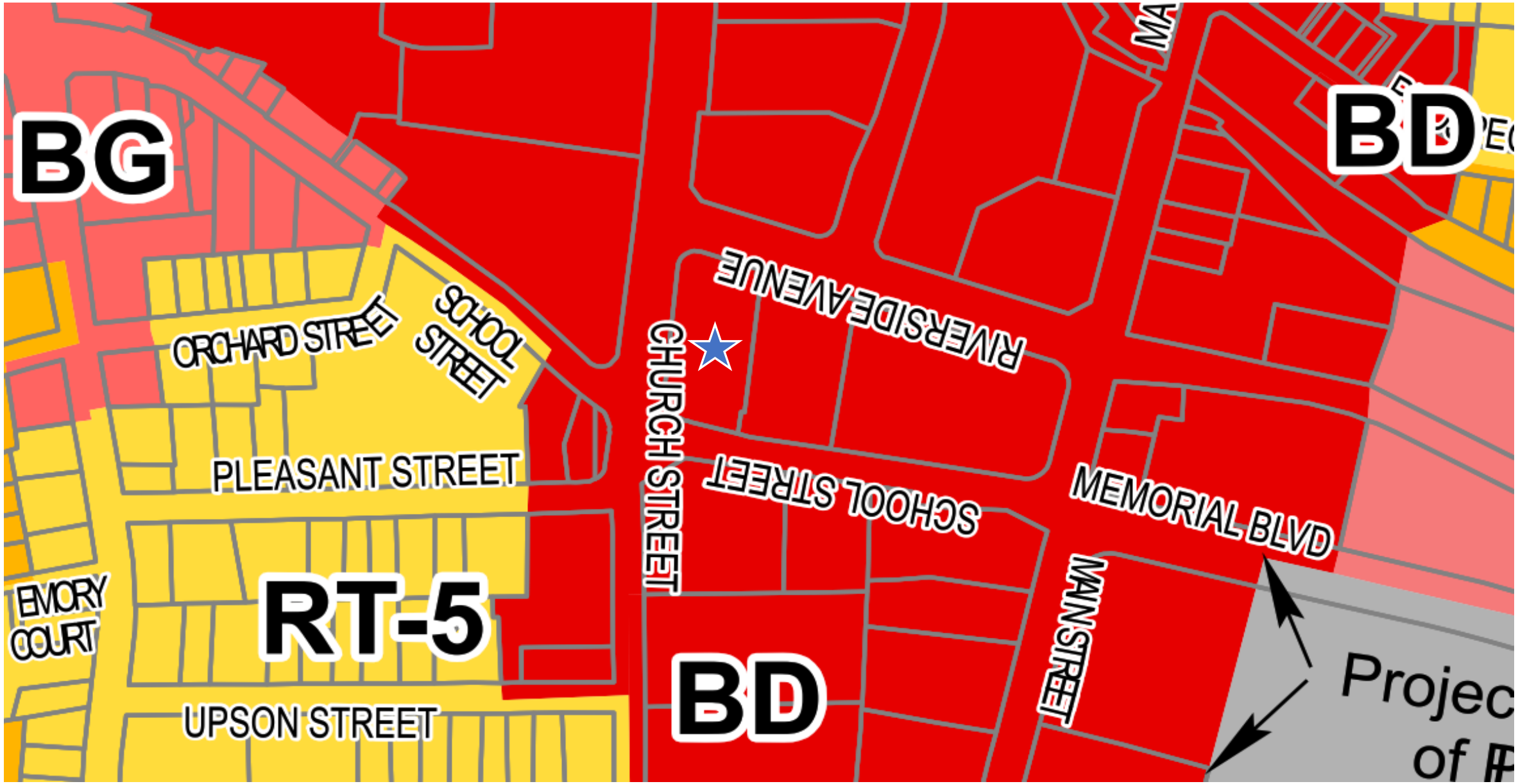
10 North Main St – Floodplain
Map 30 & Lot C-8-3



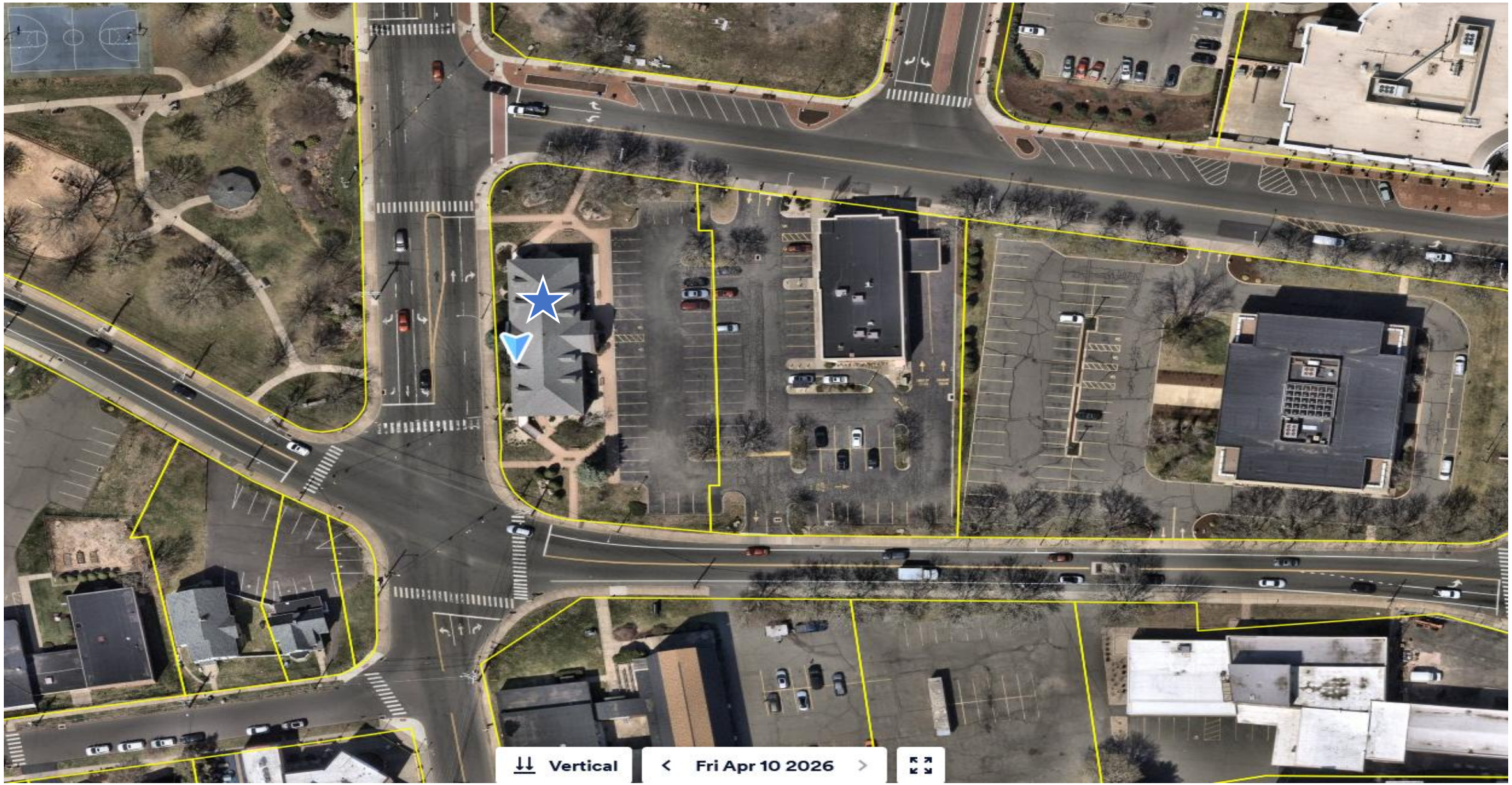
10 North Main St – Topography
Map 30 & Lot C-8-3



10 North Main St – Topography
Map 30 & Lot C-8-3

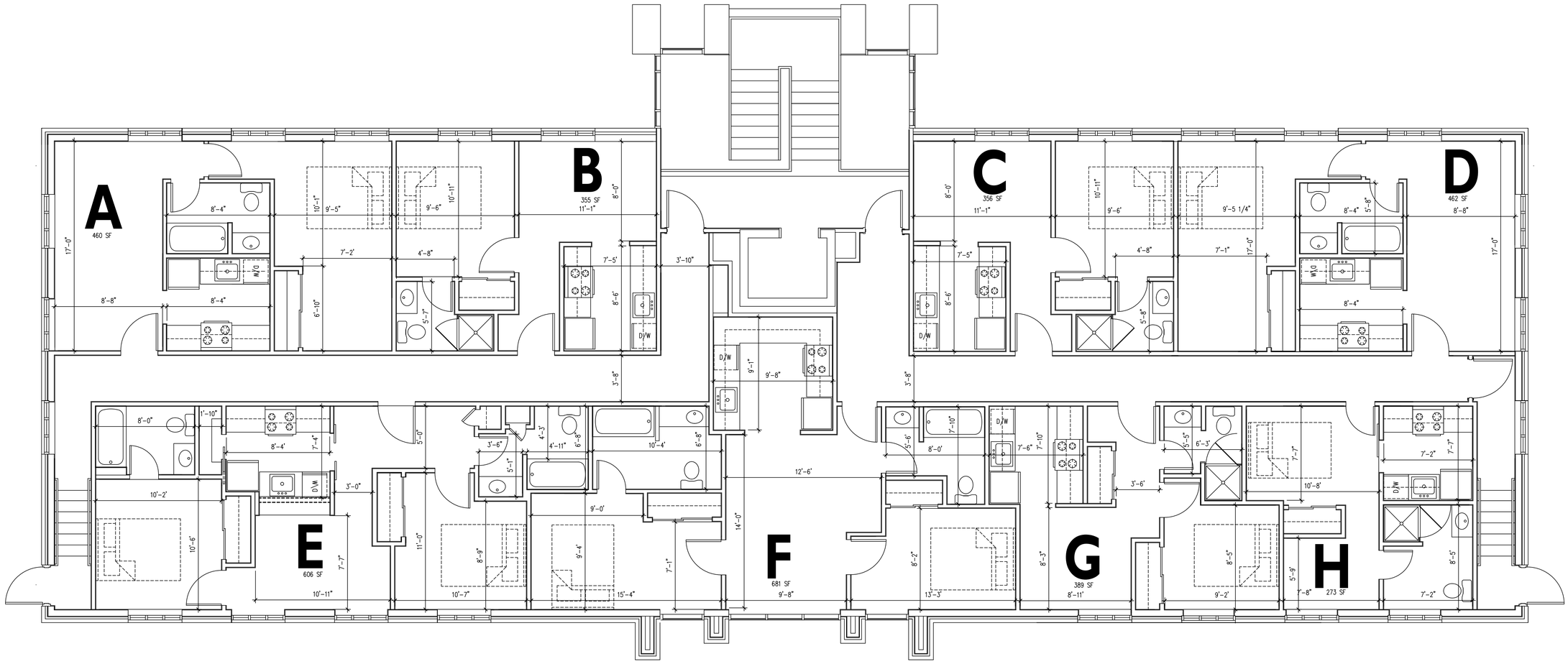


10 North Main St – Zoning
Map 30 & Lot C-8-3



10 North Main St – Aerial 2026
Map 30 & Lot C-8-3

Floor Plans



SECOND FLOOR APARTMENT CONVERSION PLAN

UNIT LABEL	BEDROOMS	SQUARE FOOTAGE
A	1	460 SF
B	1	355 SF
C	1	356 SF
D	1	462 SF
E	2	606 SF
F	2	681 SF
G	1	389 SF
H	1 STUDIO	273 SF
TOTAL UNITS 8	10	3,682 SF

SCALE: 1/4" = 1'-0"

DATE: 05-22-2026

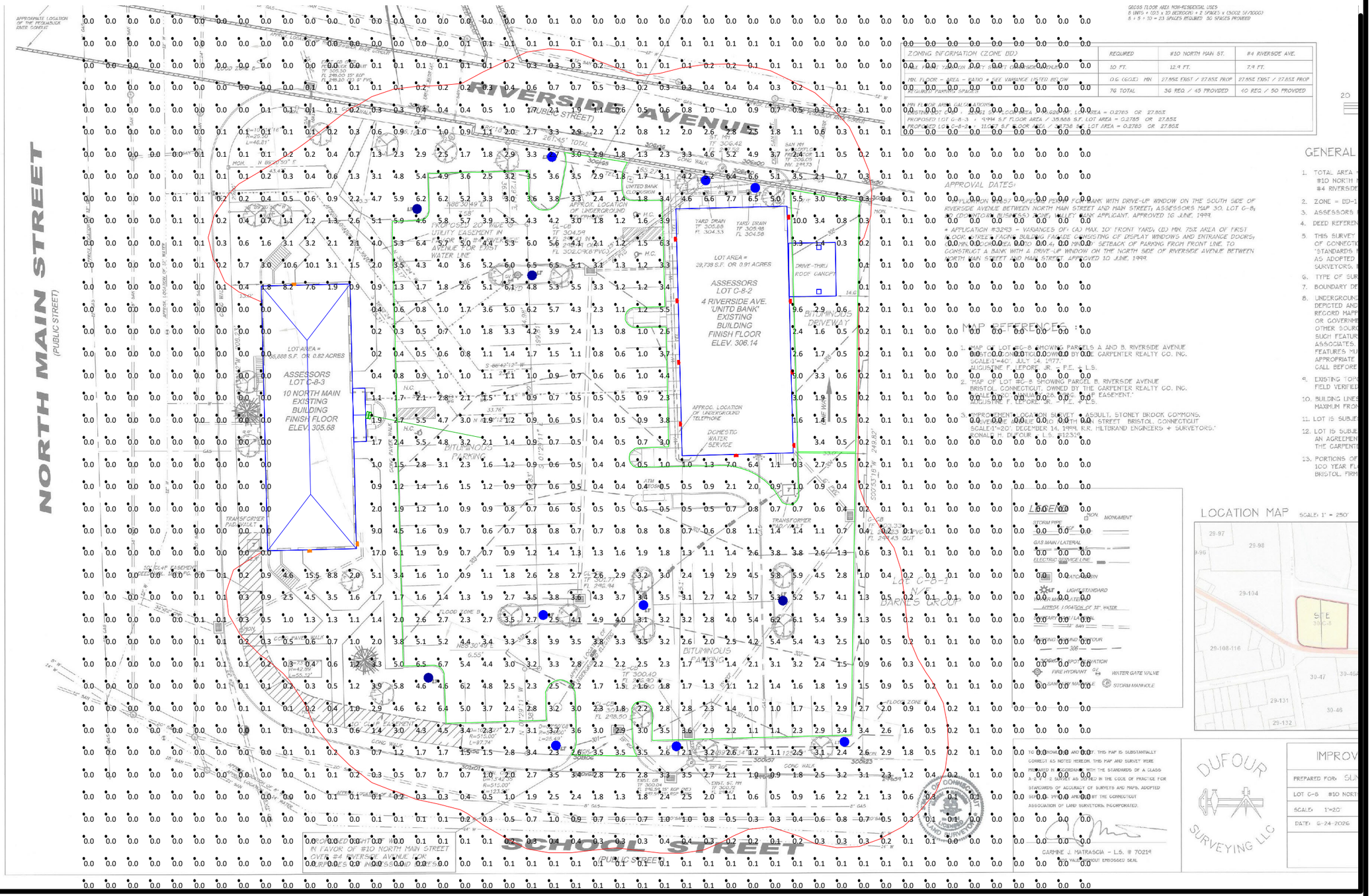
P1

APARTMENT CONVERSION
10 NORTH MAIN STREET BRISTOL, CT
10 NORTH MAIN STREET LLC

© boe studio architects 2026

BOE STUDIO architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/ FAX 860-307-6816

Photometric Diagram

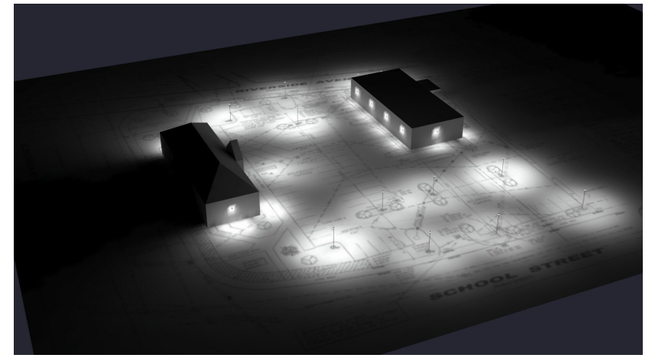

NORTH MAIN STREET
(PUBLIC STREET)
RIVERSIDE AVENUE
(PUBLIC STREET)
SCHOOL STREET
(PUBLIC STREET)
LOT AREA =
28,888 S.F. OR 0.82 ACRES
ASSESSORS
LOT C-8-3
10 NORTH MAIN
EXISTING
BUILDING
FINISH FLOOR
ELEV. 305.68
LOT AREA =
29,738 S.F. OR 0.91 ACRES
ASSESSORS
LOT C-8-2
4 RIVERSIDE AVE.
"UNITD BANK"
EXISTING
BUILDING
FINISH FLOOR
ELEV. 306.14
DRIVE-THRU
ROOF CANOPY
BITUMINOUS
DRIVEWAY
BITUMINOUS
PARKING
TRANSFORMER
PAD (VAULT)
APPROX. LOCATION
OF UNDERGROUND
TELEPHONE
DOMESTIC
WATER
SERVICE
YARD DRAIN
TF 305.68
FL 304.53
YARD DRAIN
TF 305.98
FL 304.58
UNITED BANK
CLOCKWISE
SAN MH
RIM ELEV.
TF 305.05
INV. 294.73
TF 304.59
FL 294.49
TF 305.42
FL 294.43 OUT
TF 300.40
FL 296.20
TF 300.49
FL 296.29
TF 300.23
FL 298.50
TF 300.37
FL 298.64
TF 300.72
FL 301.12
TF 300.57
FL 298.72
TF 300.23
FL 298.38
TF 300.27
FL 298.42
TF 300.27
FL 298.42
TF 300.42
FL 298.57
TF 300.46
FL 298.61
TF 300.49
FL 298.64
TF 300.49
FL 298.64
TF 300.46
FL 298.61
TF 300.42
FL 298.57
TF 300.37
FL 298.52
TF 300.32
FL 298.47
TF 300.27
FL 298.42
TF 300.23
FL 298.38
TF 300.23
FL 298.38
TF 300.27
FL 298.42
TF 300.32
FL 298.47
TF 300.37
FL 298.52

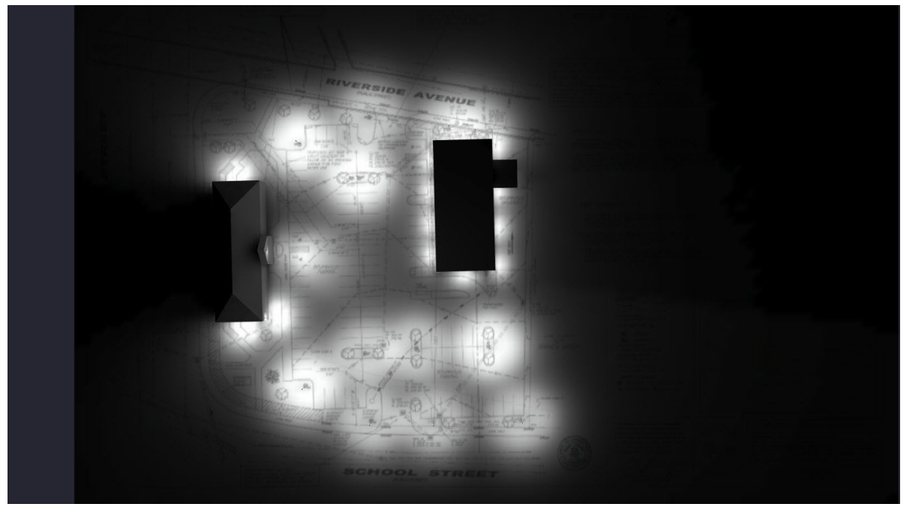
Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
Pavement	Illuminance	Fc	0.95	17.0	0.0	N.A.	N.A.	Readings taken @ 0'-0" AFG	10	10	Horizontal
Parking Lots	Illuminance	Fc	2.47	6.7	0.4	6.18	16.75				
Rear Drive	Illuminance	Fc	2.12	10.0	0.3	7.07	33.33				

Luminaire Schedule			All quotes/orders generated from this layout must be forwarded to CRussell@Holbrook-Associated.com					
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**LLF**	**Description**	**Mntng Hgt**	**BUG Rating**
	1	F	X22-150 @ 100W-55°	Single	1.000	Flood, 4000k, 55 deg beam	25	B4-U0-G1
	8	P1	AL5 @ 60W	Single	1.000	Round post top, 4000k	15	B3-U0-G1
	4	P2	AL5 @ 120W	Single	1.000	Round post top, 4000k	15	B4-U0-G2
	3	W1	SLIM22-S-60 @ 50W-45°	Single	1.000	Cut-off WP, 4000k, 45 deg FT	12	B1-U3-G4
	9	W2	SLIM22-S-30 @ 15W-15°	Single	1.000	Cut-off WP, 4000k, 15 deg FT	12	B1-U2-G1

Expanded Luminaire Location Summary

LumNo	Tag	X	Y	Z	Orient	Tilt
1	P2	197.588	320.392	15	0	0
2	P2	249.493	290.4	15	0	0
3	P2	202.741	108.789	15	0	0
4	P2	362.744	143.621	15	0	0
5	P1	258.434	343.859	15	0	0
6	P1	327.912	333.242	15	0	0
7	P1	350.264	329.889	15	0	0
8	P1	299.786	141.572	15	0	0
9	P1	254.523	137.102	15	0	0
10	P1	260.297	78.241	15	0	0
11	P1	314.687	77.869	15	0	0
12	P1	390.498	79.918	15	0	0
13	W2	367.292	213.593	12	1.369	0
14	W2	366.464	246.755	12	1.271	0
15	W2	365.656	278.748	12	1.257	0
16	W2	364.848	316.657	12	0	0
17	W2	341.692	209.603	12	271.236	0
18	W2	314.75	306.697	12	181.465	0
19	W2	315.477	278.906	12	181.352	0
20	W2	316.204	251.116	12	181.256	0
21	W2	316.932	223.325	12	181.424	0
22	W1	170.109	169.207	12	1.631	0
23	W1	149.092	166.487	12	271.598	0
24	W1	142.01	285.859	12	91.253	0
25	F	174.7	227.418	25	348.804	65
Total Quantity: 25						





NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of Holbrook-Associated.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.

* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the Holbrook-Associated lighting design model. Holbrook-Associated is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

HOLBROOK-ASSOCIATED

Prepared By:
Holbrook-Associated
35 Reservoir Park Drive
Rockland, MA 02370

Job Name:
Sunset Hills Restoration
10 No. Main St.
Bristol, CT

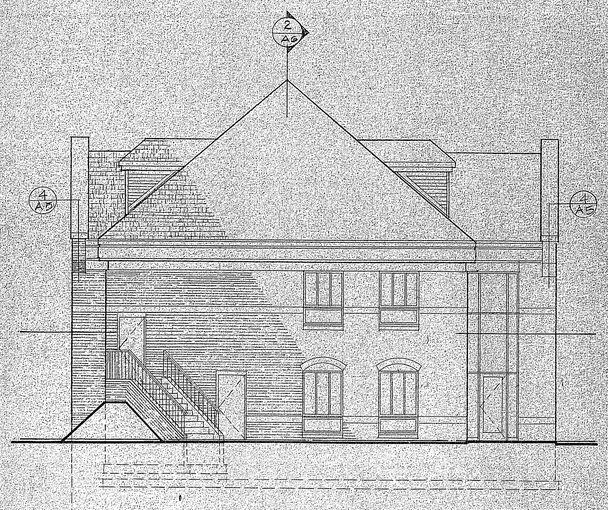
Scale: as noted	Project ID:
Date:7/16/2026	Rep: AK
Filename: Sunset Hill Bristol CT.AGI	
Drawn By:CRussell	

Filename: C:\Projects Nov 24-Dec 24\Sunset Hill Bristol CT\Sunset Hill Bristol CT.AGI

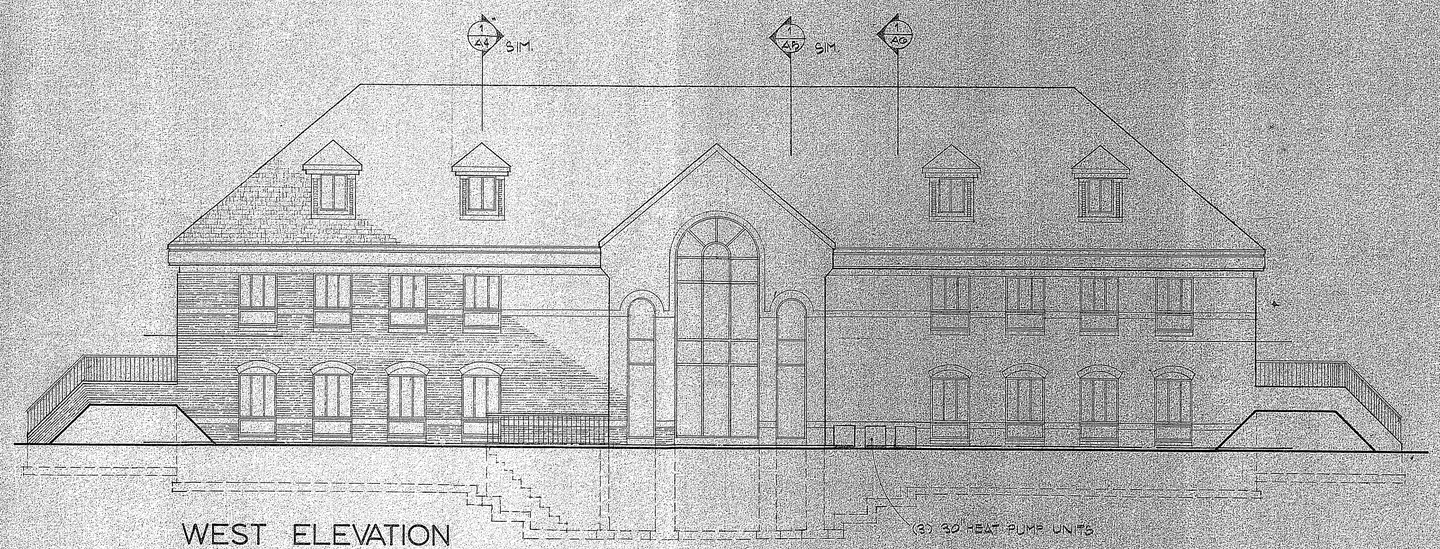
The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by Holbrook-Associated represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by Holbrook-Associated and therefore actual measured r esults may vary from the actual field conditions. Holbrook-Associated recommends that design parameters and other information be field verified to reduce variation.

Holbrook-Associated neither warranties, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. Holbrook-Associated neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by Holbrook-Associated. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

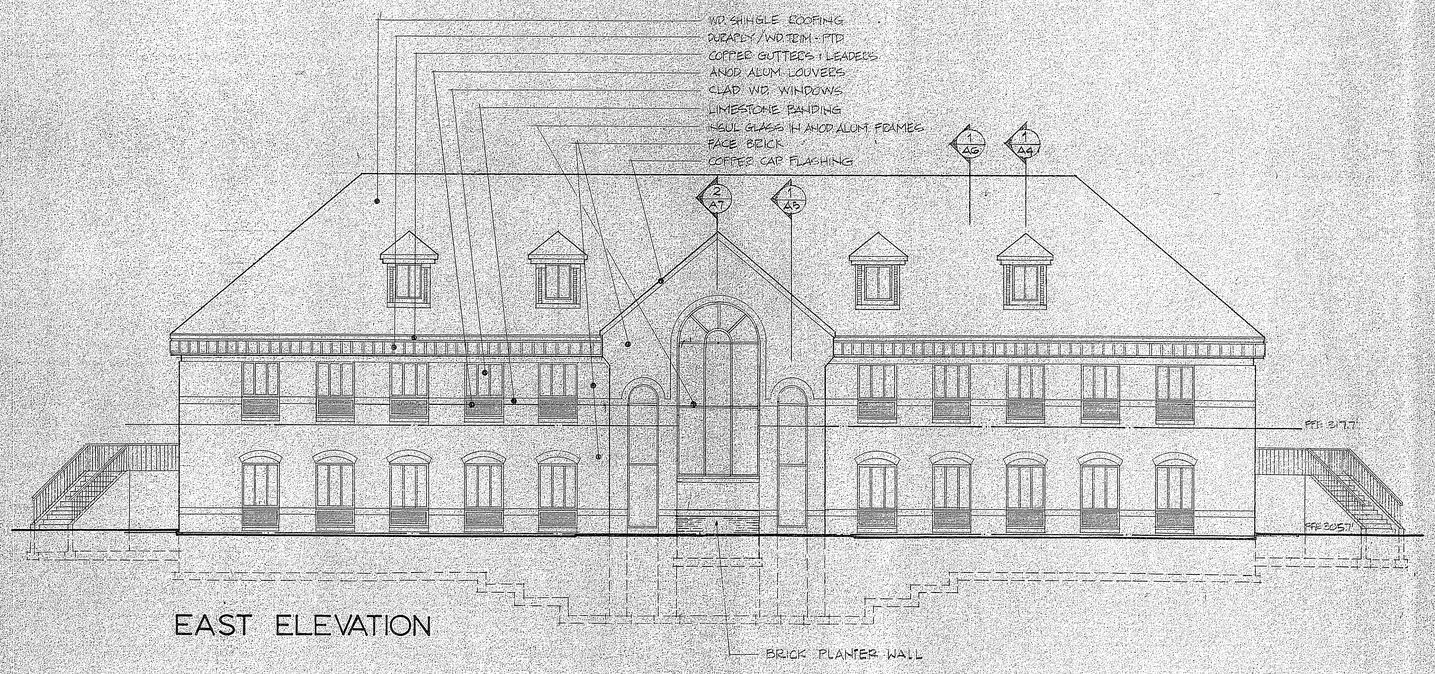
Elevation Drawings



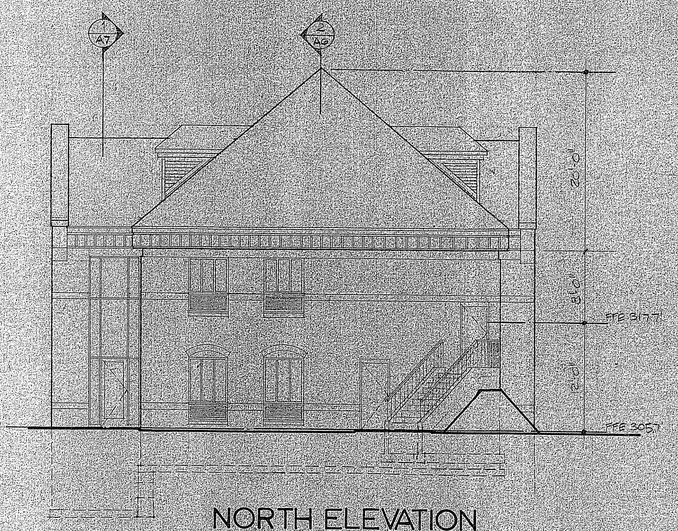
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

Revisions
JUNE 25, 85 - REV

STATE OF CONNECTICUT
JAMES E. BERNING
No. 10750
REGISTERED
PROFESSIONAL ENGINEER

STATE OF CONNECTICUT
CHARLES R. WIEBE
No. 2532
REGISTERED
PROFESSIONAL ENGINEER

ASSOCIATED ARCHITECTS

SPRING LANE • FARMINGTON CONNECTICUT 06032

This Drawing is the property of the Architect, has been prepared specifically for the owner for this project at this site, and is not to be used for any other purpose, location or owner without consent of the Architect.

Consultants:
STRUCTURAL
MARC S. GLADSTONE & ASSOC.
Consulting Engineers
MECHANICAL
J. E. BERNING
Consulting Engineers

PARCEL C-8

NORTH MAIN STREET
BRISTOL, CT.

THE CARPENTER COMPANIES

Associated Architects Project No.

ELEVATIONS

Date 6.19.85
Scale 1/8" = 1'-0"
Drawn EL
Checked

A3

Subdivision Map

PROPOSED CHANGE OF USE
MIXED RESIDENTIAL

#4 RIVERSIDE AVENUE
&
#10 NORTH MAIN STREET
BRISTOL, CONNECTICUT



PREPARED FOR:

4 RIVERSIDE AVENUE, LLC
10 NORTH MAIN STREET, LLC
P.O. BOX 23
REDDING RIDGE, CT 06876
Primary Contact: MICHAEL FABIANO

APPROVALS:

Planning Application #450 - 10 North Main Street - Site Plan for change of use; Approved xxx xx, 2026
Planning Application #451 - 4 Riverside Avenue - Site Plan for change of use; Approved xxx xx, 2026

SURVEYOR:

DUFOUR SURVEYING LLC
575 North Main Street
Bristol, Connecticut
06010

LOT C-8 MAY BE SUBJECT TO A PEQUABUCK RIVER CONDUIT EASEMENT, SEE MAP REFERENCE #1 (CONDUIT NOT LOCATABLE)

PROPOSED 18' x 18' AREA FOR DUMPSTER ENCLOSURE RESULTING IN LOSS OF 2 PARKING SPACES (1 ON EACH PROPERTY)

PROPOSED RIGHT OF WAY IN FAVOR OF #10 NORTH MAIN STREET OVER #4 RIVERSIDE AVENUE FOR PURPOSES OF INGRESS AND EGRESS

RIVERSIDE AVENUE
(PUBLIC STREET)

NORTH MAIN STREET
(PUBLIC STREET)

SCHOOL STREET
(PUBLIC STREET)

APPROXIMATE LOCATION OF THE PEQUABUCK RIVER CONDUIT

APPROX. LOCATION OF 12" WATER

APPROX. LOCATION OF 12" GAS

APPROX. LOCATION OF 8" WATER

APPROX. LOCATION OF 4" WATER

APPROX. LOCATION OF 8" GAS

FLOOD ZONE B

EXIST. CB OVER PEQUABUCK CONDUIT
TF 305.30
FL 298.00 (S) 15" RCP
FL 298.20 (E) 6" PVC

PROPOSED DESIGNATED PARKING SPACES TYP.

PROPOSED 20' WIDE UTILITY EASEMENT IN FAVOR OF #4 RIVERSIDE AVENUE FOR EXIST WATER LINE

PROPOSED 10' WIDE UTILITY EASEMENT IN FAVOR OF #10 NORTH MAIN STREET FOR EXIST WATER LINE

10' CL+P EASEMENT DEED VOL. 1829 PG. 451

10' CL+P EASEMENT

LOT AREA = 35,888 S.F. OR 0.82 ACRES

ASSESSORS LOT C-8-3
10 NORTH MAIN
EXISTING BUILDING
FINISH FLOOR ELEV. 305.68

LOT AREA = 39,738 S.F. OR 0.91 ACRES

ASSESSORS LOT C-8-2
4 RIVERSIDE AVE.
"M & T BANK"
EXISTING BUILDING
FINISH FLOOR ELEV. 306.14

Lot C-8-1
N/F
BARNES GROUP

BITUMINOUS PARKING

BITUMINOUS DRIVEWAY

DRIVE-THRU ROOF CANOPY

ONE WAY

UNITED BANK CLOCK/SIGN

ST. MH TF 306.42 FL 297.52

SAN MH w/BACKFLOW PREVENTOR TF 306.05 INV. 299.73

YARD DRAIN TF 305.88 FL 304.33

YARD DRAIN TF 305.98 FL 304.58

GL-CB TF 304.59 FL 297.41 IN FL 296.99 OUT FL 302.09(8"PVC)

GL-CB TF 301.77 FL 296.94

GL-CB TF 301.00 FL 298.50

C-CB TF 300.40 FL 296.90 IN FL 296.80 OUT

C-CB TF 303.33 FL 298.23 6" PVC FL 299.43 OUT

EXIST. CB TF 300.04 FL 296.94 15" RCP (NE) FL 297.54 15" RCP (NW)

EXIST. ST. MH TF 300.72 FL 296.47

DOMESTIC WATER SERVICE

APPROX. LOCATION OF UNDERGROUND TELEPHONE

APPROX. LOCATION OF UNDERGROUND ELECTRIC

ATM KEYSKE

TRANSFORMER PAD/VAULT

CONG PAVER WALK

CONG WALK

D=101°12'16" R=26.50' L=46.81'

D=73°54'17" R=42.89' L=55.32'

D=10°52'27" R=515.00' L=97.74'

D=02°50'08" R=515.00' L=25.49'

TOTAL CURVE D=13°42'35" R=515.00' L=123.23'

96.18'

261.45' TOTAL

185.27'

125.42'

114.83'

135.1'

64.98'

199.81'

208.23'

249.82'

S80°18'26"E

N 89°20'50" E 43.47'

N 89°20'50" W 33.00'

N88°30'49"E 7.58'

N 36°22'24" W 115.17'

S 36°22'24" E 115.17'

S 88°42'12" W 23.41'

N 88°42'12" E 33.76'

S 01°29'11" E

N 01°29'11" W 138.01'

N89°07'34"W

S00°53'16"W

N88°30'49"E 6.55'

SITE INFORMATION:

ZONE: BD- DOWNTOWN BUSINESS ZONE
EXIST USE: BUILDING #10 NORTH MAIN MEDICAL
BUILDING #4 RIVERSIDE BANK FACILITY

PROPOSED USE: BUILDING #10 NORTH MAIN MEDICAL (FIRST FLOOR)
BUILDING #10 NORTH MAIN RESIDENTIAL (SECOND FLOOR)
BUILDING #4 RIVERSIDE BANK (FIRST FLOOR)
BUILDING #4 RIVERSIDE RESIDENTIAL (SECOND FLOOR)

PARKING CALCULATIONS:

BUILDING # 10 NORTH MAIN:

FIRST FLOOR: COMMERCIAL
2 SPACES/1000SF/GFA = 5,240 SF/GFA = 10.48 SPACES

SECOND FLOOR: RESIDENTIAL
1 PER DWELLING UNIT + 0.5 PER BEDROOM + 2.0 PER KSF
GROSS FLOOR AREA NON-RESIDENTIAL USES
8 UNITS + (0.5 x 9 BEDROOM) + 2 SPACES x (5240 SF/1000)
8 + 4.5 + 10.48 = 22.98 (23 SPACES) REQUIRED 45 SPACES PROVIDED

BUILDING # 4 RIVERSIDE:
2 SPACES/1000SF/GFA = 5,002 SF/GFA = 10.00 SPACES

SECOND FLOOR: RESIDENTIAL
1 PER DWELLING UNIT + 0.5 PER BEDROOM + 2.0 PER KSF
GROSS FLOOR AREA NON-RESIDENTIAL USES
8 UNITS + (0.5 x 10 BEDROOM) + 2 SPACES x (3,002 SF/1000)
8 + 5 + 10 = 23 SPACES REQUIRED 50 SPACES PROVIDED

ZONING INFORMATION (ZONE BD)	REQUIRED	#10 NORTH MAIN ST.	#4 RIVERSIDE AVE.
MAX. FRONT YARD ON A CITY STREET (RIVERSIDE AVENUE)	10 FT.	12.9 FT.	7.9 FT.
MIN. FLOOR - AREA - RATIO * SEE VARIANCE LISTED BELOW	0.6 (60%) MIN	27.85% EXIST / 27.85% PROP	27.85% EXIST / 27.85% PROP
REQUIRED PARKING SPACES	76 TOTAL	36 REQ / 44 PROVIDED	40 REQ / 49 PROVIDED
MIN FLOOR AREA CALCULATIONS:			
EXISTING LOT C-8 : 21,061 S.F FLOOR AREA / 75,626 S.F. LOT AREA = 0.2785 OR 27.85%			
PROPOSED LOT C-8-3 : 9,994 S.F FLOOR AREA / 35,888 S.F. LOT AREA = 0.2785 OR 27.85%			
PROPOSED LOT C-8-2 : 11,067 S.F FLOOR AREA / 39,738 S.F. LOT AREA = 0.2785 OR 27.85%			

APPROVAL DATES:

APPLICATION #1657 - SPECIAL PERMIT FOR BANK WITH DRIVE-UP WINDOW ON THE SOUTH SIDE OF RIVERSIDE AVENUE BETWEEN NORTH MAIN STREET AND MAIN STREET, ASSESSORS MAP 30, LOT C-8, BD (DOWNTOWN BUSINESS) ZONE, VALLEY BANK APPLICANT. APPROVED 16 JUNE, 1999.

* APPLICATION #3293 - VARIANCES OF: (A) MAX. 10' FRONT YARD, (B) MIN. 75% AREA OF FIRST FLOOR, STREET FACING BUILDING FACADE CONSISTING OF DISPLAY WINDOWS AND ENTRANCE DOORS, (C) MIN. FLOOR AREA RATIO OF .4, (D) MIN. 10' SETBACK OF PARKING FROM FRONT LINE, TO CONSTRUCT A BANK WITH A DRIVE-UP WINDOW ON THE NORTH SIDE OF RIVERSIDE AVENUE BETWEEN NORTH MAIN STREET AND MAIN STREET. APPROVED 10 JUNE, 1999.

MAP REFERENCES :

1. "MAP OF LOT #C-8 SHOWING PARCELS A AND B. RIVERSIDE AVENUE BRISTOL, CONNECTICUT. OWNED BY THE CARPENTER REALTY CO. INC. SCALE:1"=40'. JULY 14, 1977." AUGUSTINE F. LEPORE, JR. - P.E. + L.S.
2. "MAP OF LOT #C-8 SHOWING PARCEL B. RIVERSIDE AVENUE BRISTOL, CONNECTICUT. OWNED BY THE CARPENTER REALTY CO. INC. SCALE:1"=20'. JANUARY 28, 1986. CL+P EASEMENT." AUGUSTINE F. LEPORE, JR. - P.E. + L.S.
3. "IMPROVEMENT LOCATION SURVEY - ASBUILT. STONEY BROOK COMMONS. 4 RIVERSIDE AVENUE + 10 NORTH MAIN STREET BRISTOL, CONNECTICUT SCALE:1"=20'. DECEMBER 14, 1999. R.R. HILTBRAND ENGINEERS + SURVEYORS." RONALD H. DUFOUR - L.S. #12319

FROM MAP REFERENCE #1

20 10 0 20 40 60
Scale in Feet

GENERAL NOTES :

1. TOTAL AREA = 75,626 S.F. OR 1.736 ACRES
   #10 NORTH MAIN STREET AREA = 35,888 S.F. OR 0.824 ACRES
   #4 RIVERSIDE AVENUE AREA = 39,738 S.F. OR 0.912 ACRES
2. ZONE = BD-1 DOWNTOWN BUSINESS
3. ASSESSORS REFERENCE = MAP 30 LOTS C-8-1 + C-8-2
4. DEED REFERENCE = VOL 2027 P 408 AND VOL 2027 P 412
5. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
6. TYPE OF SURVEY = IMPROVEMENT LOCATION SURVEY
7. BOUNDARY DETERMINATION CATEGORY = RE-SURVEY
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
9. EXISTING TOPOGRAPHY BASED ON MAP REFERENCE #3 DATUM AND FIELD VERIFIED BY DUFOUR SURVEYING LLC.
10. BUILDING LINES ARE NOT APPLICABLE EXCEPT FOR A 10 FOOT MAXIMUM FRONT YARD.
11. LOT IS SUBJECT TO A CL+P EASEMENT, VOL 829 P 451.
12. LOT IS SUBJECT TO COVENANTS AND RESTRICTIONS ASSOCIATED WITH AN AGREEMENT BETWEEN THE BRISTOL REDEVELOPMENT AGENCY AND THE CARPENTER REALTY CO., VOL G76 P 972 AND VOL G76 P G76
13. PORTIONS OF THE SUBJECT PROPERTY ARE IN A "ZONE B - 100 YEAR FLOOD CONTAINED IN CULVERT" ZONE. FEMA CITY OF BRISTOL. FIRM MAP 090023 PANEL 0006. HARTFORD COUNTY

LEGEND

- MON. MONUMENT
- STORM PIPE 15" RCP
- GAS MAIN / LATERAL GAS
- ELECTRIC SERVICE LINE
- CATCH BASIN
- LT LIGHT STANDARD
- WATER MAIN / LATERAL APPROX. LOCATION OF 12" WATER
- SANITARY MAIN / LATERAL 12" SAN
- EXISTING GROUND CONTOUR 306
- 306x00 SPOT ELEVATION
- FIRE HYDRANT
- GV WATER GATE VALVE
- SANITARY MANHOLE
- STORM MANHOLE

LOCATION MAP

SCALE: 1" = 250'



REVISED 7-21-2026 : PER CITY PLANNER'S COMMENTS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 + T-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL

STATE OF CONNECTICUT · CARMINE J. MATRASCIA · No. 70219 · LICENSED · LAND SURVEYOR

DUFOUR SURVEYING LLC

IMPROVEMENT LOCATION SURVEY

PREPARED FOR: 4 RIVERSIDE AVENUE LLC + 10 NORTH MAIN STREET LLC		
LOT C-8 #10 NORTH MAIN STREET + #4 RIVERSIDE AVE BRISTOL, CONNECTICUT		
SCALE: 1"=20'	APPROVED: CARMINE J. MATRASCIA - L.S. #70219	
DATE: 6-24-2026	JOB NO.: 16-24	FILE NO.: \16-24

DUFOUR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL CT
860-314-0502 860-738-0222

Application #451

4 Riverside Avenue

For Office Use Only
APPLICATION NO. 451
DATE FILED: 6/11/26
DECISION DATE:
DECISION:

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

Mixed Use (1st floor commercial, 2nd floor apartments), a ☑ permitted use [ ] Special Permit use

under Section(s) Section 4.2 of the Bristol Zoning Regulations.

Address or Location of the Property: 4 Riverside Avenue

Assessor's Map No.: 30 Assessor's Lot No.(s): C-8-2

Zone of the Property: BD Size of the Property (in acres or square feet): 0.91 acres

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

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

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

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

Name: Michael Fabiano for 4 Riverside Avenue, LLC

Address: PO BOX 23 City: Redding Ridge State: CT Zip: 06876

Telephone No.: (203) 938-3320 E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Michael Fabiano for 4 Riverside Avenue, LLC

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 451

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 4 Riverside Avenue

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

Please see attached Narrative for more deatils on the proposed conversion to Mixed Use

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: _____

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

Telephone No.: _____ E-Mail: _____

1/24 - LUO

Narrative

4 RIVERSIDE AVENUE & 10 NORTH MAIN STREET, BRISTOL
2ND FLOOR APARTMENT CONVERSION NARRATIVE

HISTORY

The buildings at 4 Riverside Avenue and 10 North Main Street are attractive buildings on an expansive green property in downtown Bristol, conveniently located near shopping & dining and the new Bristol Hospital building, the Wheeler Clinic, and other mixed-use buildings on North Main Street. The buildings are in the BD zone.

As with other Connecticut towns and cities, housing is in high demand, and these two buildings would lend themselves to a mixed-use development. This conversion would also complement the other new mixed-use developments in downtown Bristol.

Both properties fulfill the parking requirements for mixed-use developments by offering significantly more than the required number of parking spaces. (Please see the table below.)

4 RIVERSIDE AVENUE

This building was completed in 2000 for retail bank use with high-grade finishes and M&T Bank currently operates a branch on the first floor including a drive-through for bank customers.

The second floor comprises approximately 5,012 square feet and offers a private elevator as well as front and back staircases; the whole building is sprinklered.

The proposed conversion of the second floor would create a total of eight apartments, one of them a two-bedroom, the others would be one-bedroom apartments. Please find the proposed floor plan attached.

10 NORTH MAIN STREET

This building was completed in 1986 and had been a long-term location for the Wheeler Clinic. Currently, the first floor is occupied by Oak Hill School which offers schooling for disabled students.

The second floor is approximately 5,002 square feet and offers a private elevator, and interior staircase as well as two exterior egress staircases.

The proposed conversion of the second floor would create a total of eight apartments, two two-bedrooms units with two bathrooms, five one-bedroom apartments, and one studio apartment.

4 RIVERSIDE AVENUE & 10 NORTH MAIN STREET, BRISTOL
2ND FLOOR APARTMENT CONVERSION NARRATIVE

SUMMARY

The proposed conversion envisions a mixed-use property that allows the current commercial tenants to keep their established convenient locations, while offering working professionals a pleasant and safe living space near their work. The development would offer proximity to retail and health organizations and include park benches and green spaces to relax. This model of mixed-use has been exceedingly popular and successful in the State of Connecticut and ensures that downtown Bristol continues to thrive.

ZONING INFORMATION FOR PARKING

Due to a sudden death within Dufour Surveying LLC, currently, no update to the zoning information for parking is available on the site plan; this information will be updated as soon as possible. The properties will offer ample parking for Mixed-Use based on the required calculations.

Please see the calculations below; both properties comply with the zoning parking requirements and well exceed the parking requirements.

ZONING INFORMATION: PARKING FOR MIXED USE		
	4 Riverside Ave 1st Floor: Commercial, 2nd Floor Residential	**10 North Main Street** 1st Floor: Commercial, 2nd Floor Residential
Zoning Requirements	1.0 per dwelling unit + 0.5 per bedroom + 2.0 per ksf gross floor area of non-residential uses: 8 units + (0.5 x 10 bedroom) + (2 spots x (5,002 sf/1,000)) = 8 + 5 + 10 = 23 parking spots	1.0 per dwelling unit + 0.5 per bedroom + 2.0 per ksf gross floor area of non-residential uses: 8 units + (0.5 x 9 bedroom) + (2 spots x (5,240 sf/1,000)) = 8 + 4.5 + 10.48 = 22.98 parking spots
Minimum Required	23 required	23 required
Existing	45 provided	50 provided

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 451

SITE PLAN: Site Plan for a Mixed-Use Building to include 8 dwelling units at 4 Riverside Avenue
Plans Dated 4/17/26; Date of Committee Review: 7/2/26 (first review) 7/24/26 (second review)

ENGINEERING/PUBLIC WORKS (William Stango):

1. No comments

CITY PLANNER (Robert Flanagan):

1. Add a cover sheet to indicate application number, approval date, and nature of Site Plan associated with this project.

7/22/26 Applicant Response: Provided a cover sheet with the requested information via email on 7/22/26

7/24/26 City Response: Comment addressed.

2. Applicant should consider having assigned parking (signage) for the individual dwelling units on-site.

7/22/26 Applicant Response: Improvement location survey was updated to include assigned parking, parking spots to be marked on pavement, emailed updated survey on 7/22/26.

7/24/26 City Response: Comment addressed.

3. A trash enclosure is not shown. How will trash be handled with the addition of dwelling units?

7/22/26 Applicant Response: Improvement location survey was update to include trash enclosure to be shared by both buildings (2 dumpsters to be provided), email updated survey on 7/22/26

7/24/26 City Response: Comment addressed.

4. A photometric diagram has not been supplied with the application; how will the site be lighted now that dwelling units will be an additional use on-site?

7/22/26 Applicant Response: Proposed lighting plan emailed on 7/22/26

7/24/26 City Response: Comment addressed.

5. Will the number of handicap accessible spaces be increased now that dwelling units will be an additional use on-site?

7/22/26 Applicant Response: No additional handicap accessible spaces aside from the existing (4) spaces added at this time

7/24/26 City Response: Comment addressed.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

Building

1. No comments

ZEO

1. No comments.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. No comments or concerns at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Water:

1. No comments.

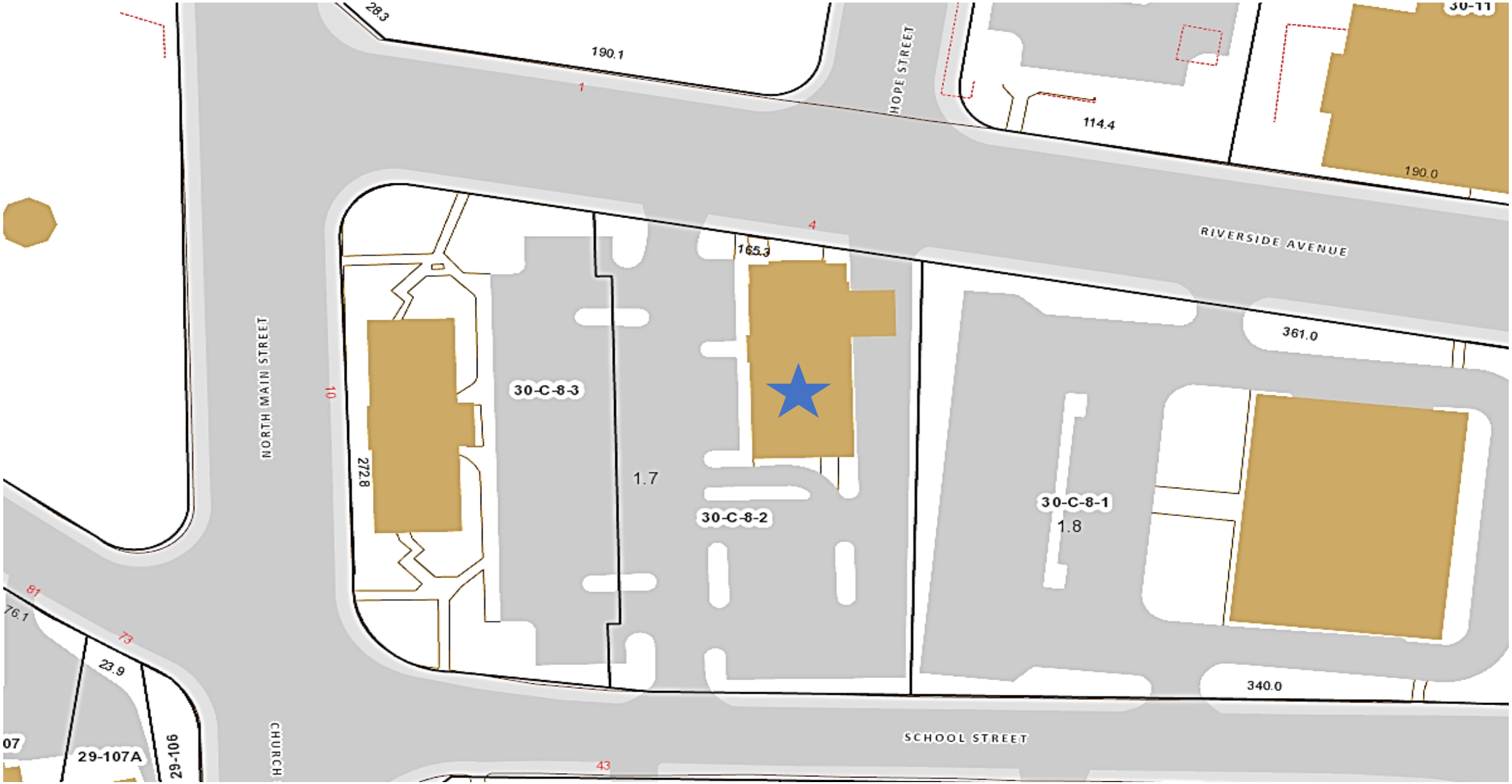
Sewer:

1. No comments.

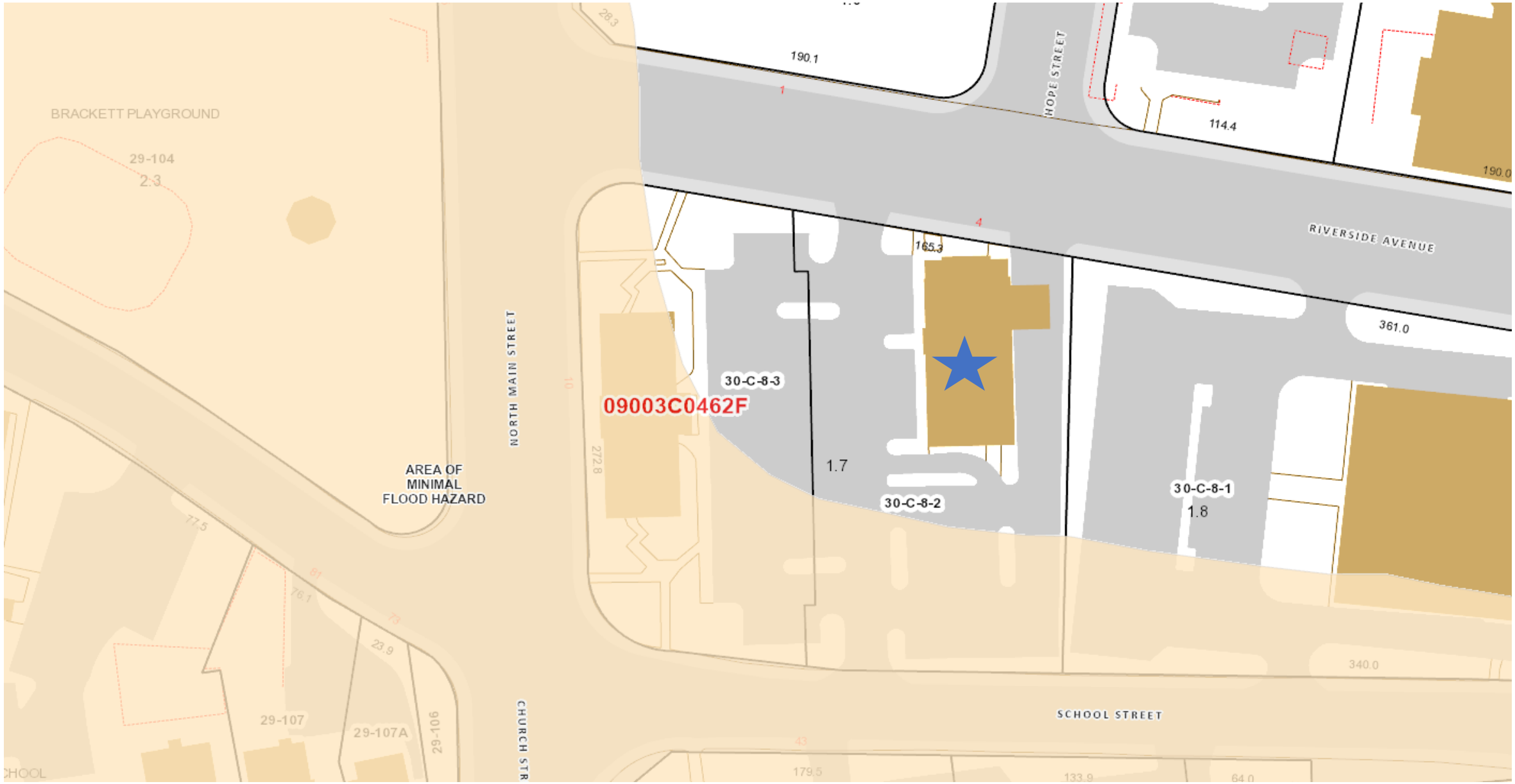
BRISTOL BURLINGTON HEALTH DISTRICT (Marco Palmieri and Erica Mikulak)

1. No comments.

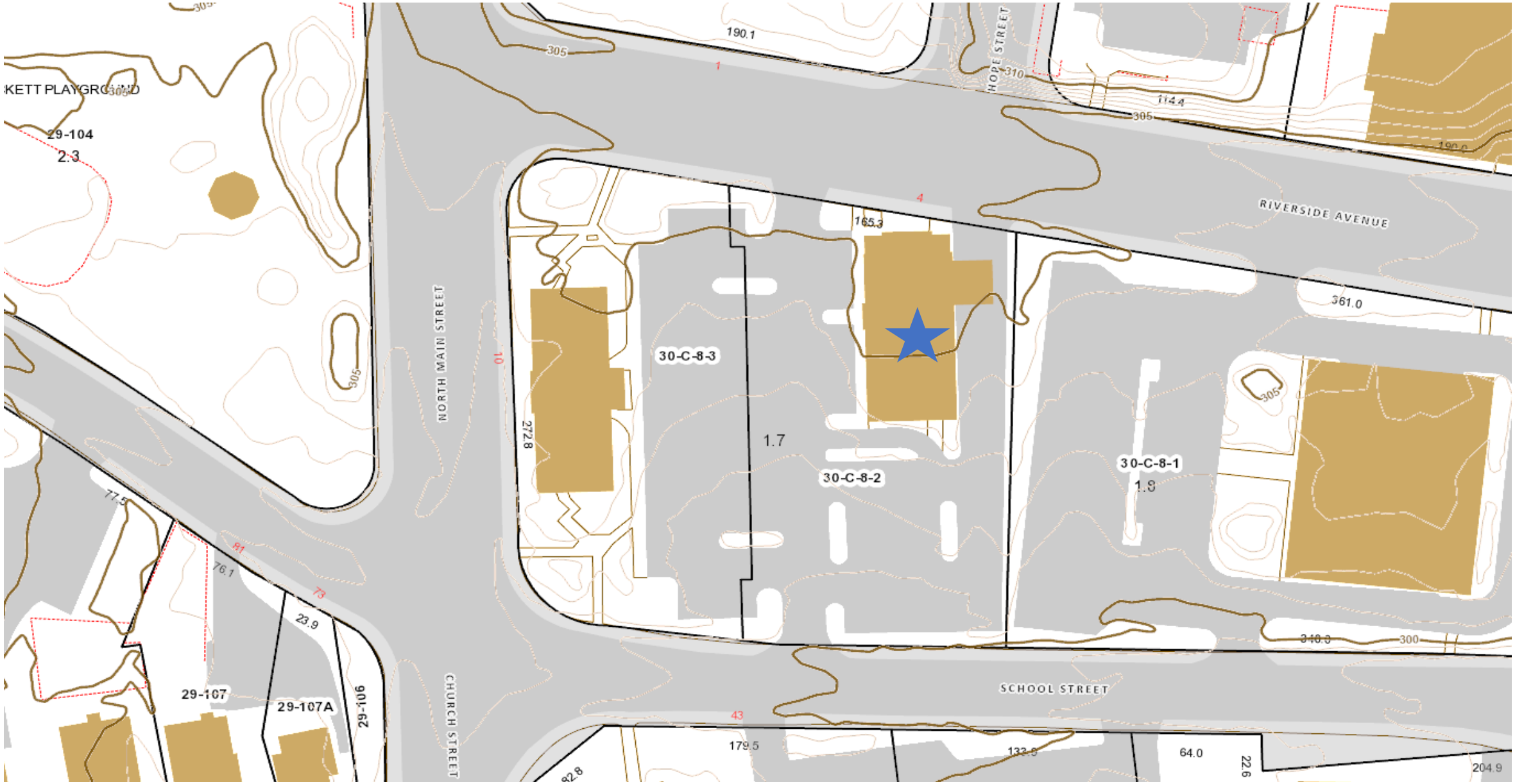
Various Maps:
GIS
and
Google



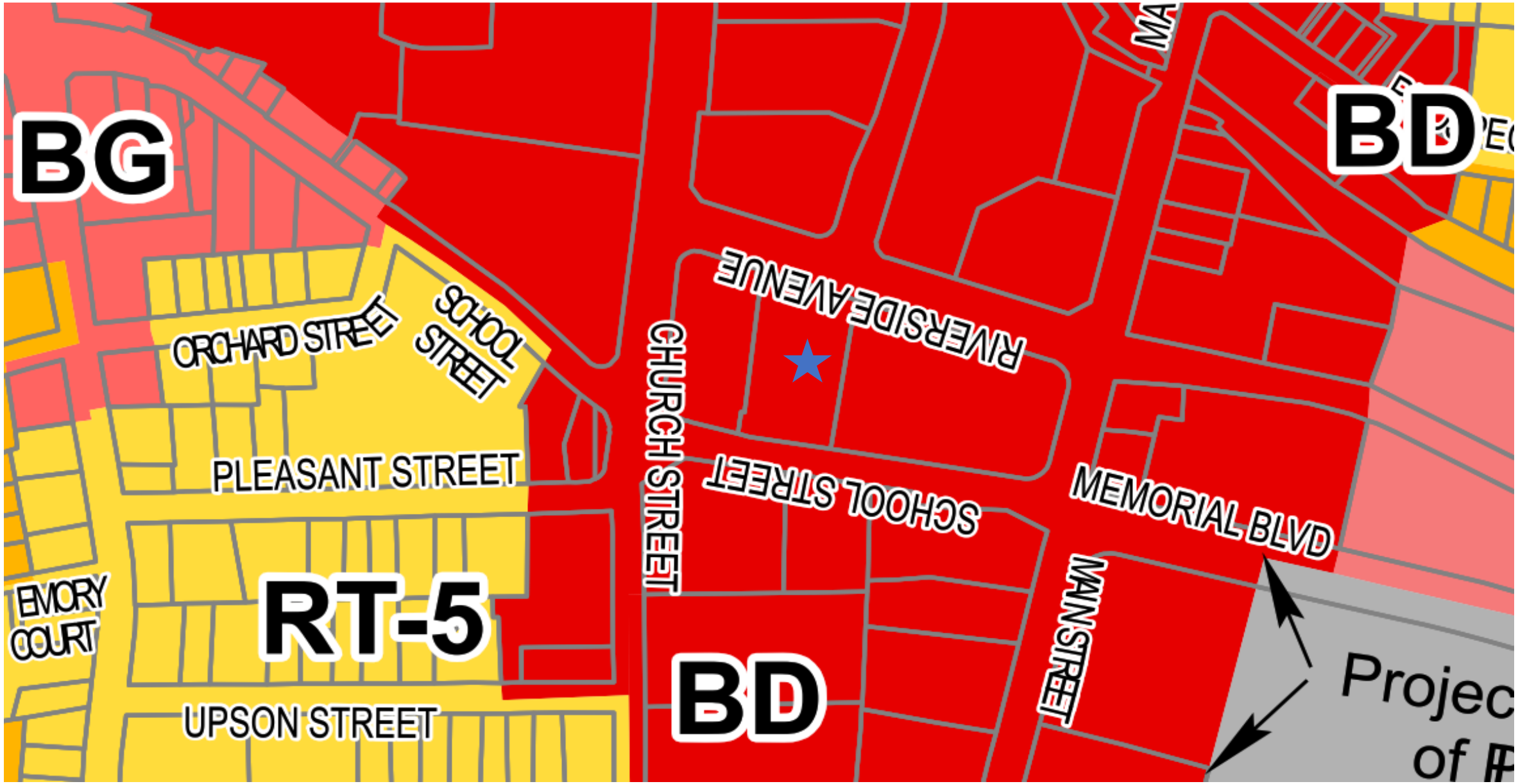
4 Riverside Ave - Location
Map 30 - Lot C-8-2



4 Riverside Ave - Floodplain
Map 30 - Lot C-8-2

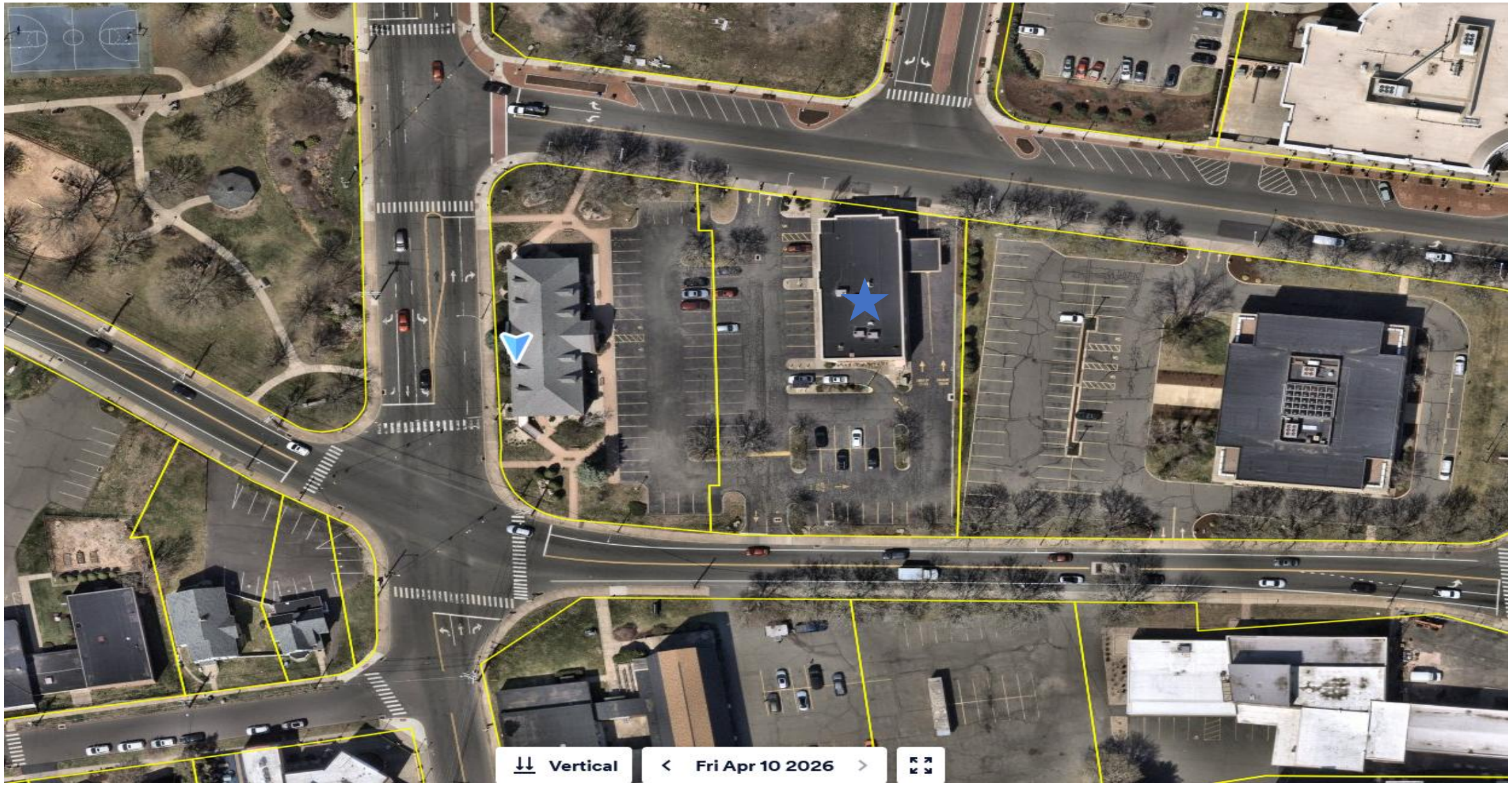


4 Riverside Ave - Topography
Map 30 - Lot C-8-2



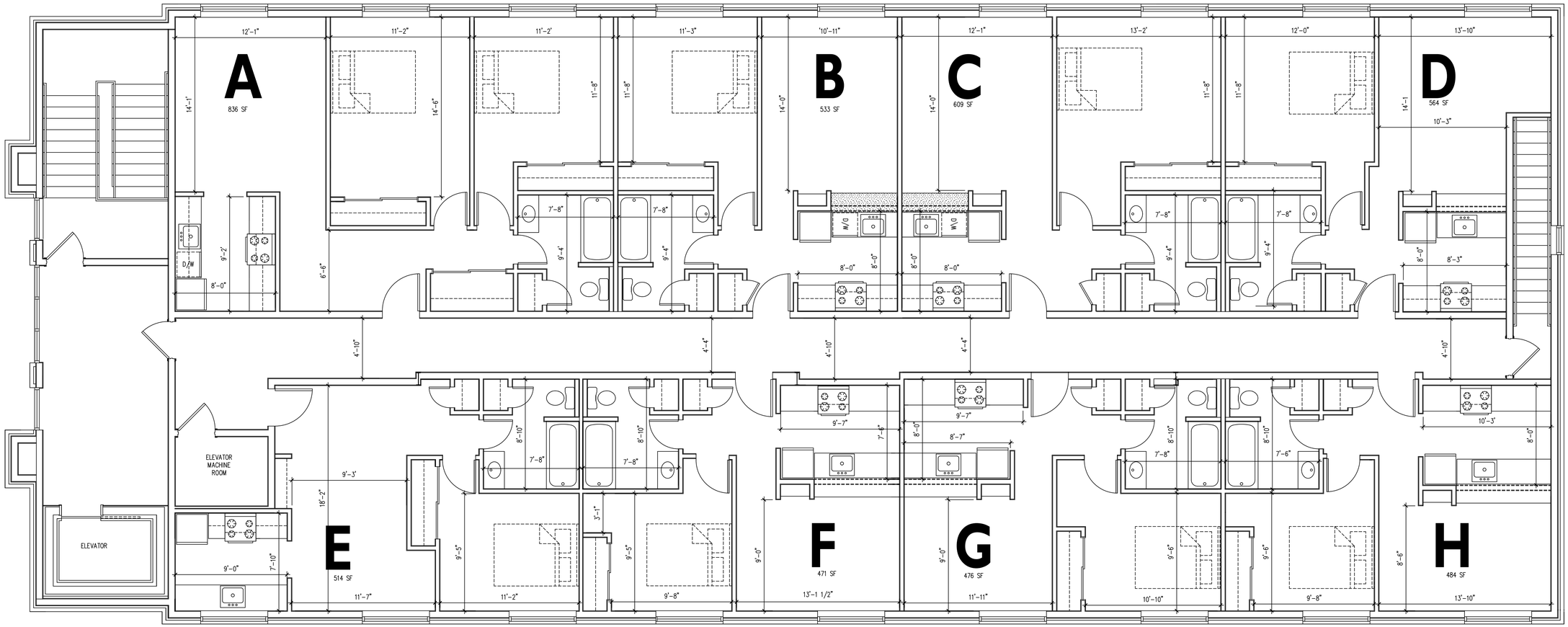
4 Riverside Ave - Zoning BD

Map 30 - Lot C-8-2



4 Riverside Ave - Aerial 2026
Map 30 - Lot C-8-2

Floor Plans



SECOND FLOOR APARTMENT CONVERSION PLAN

UNIT LABEL	BEDROOMS	SQUARE FOOTAGE
A	2	836 SF
B	1	533 SF
C	1	609 SF
D	1	564 SF
E	1	514 SF
F	1	471 SF
G	1	476 SF
H	1	484 SF
TOTAL UNITS 8	9	4,487 SF

P1

SCALE: 1/4" = 1'-0"

NORTH

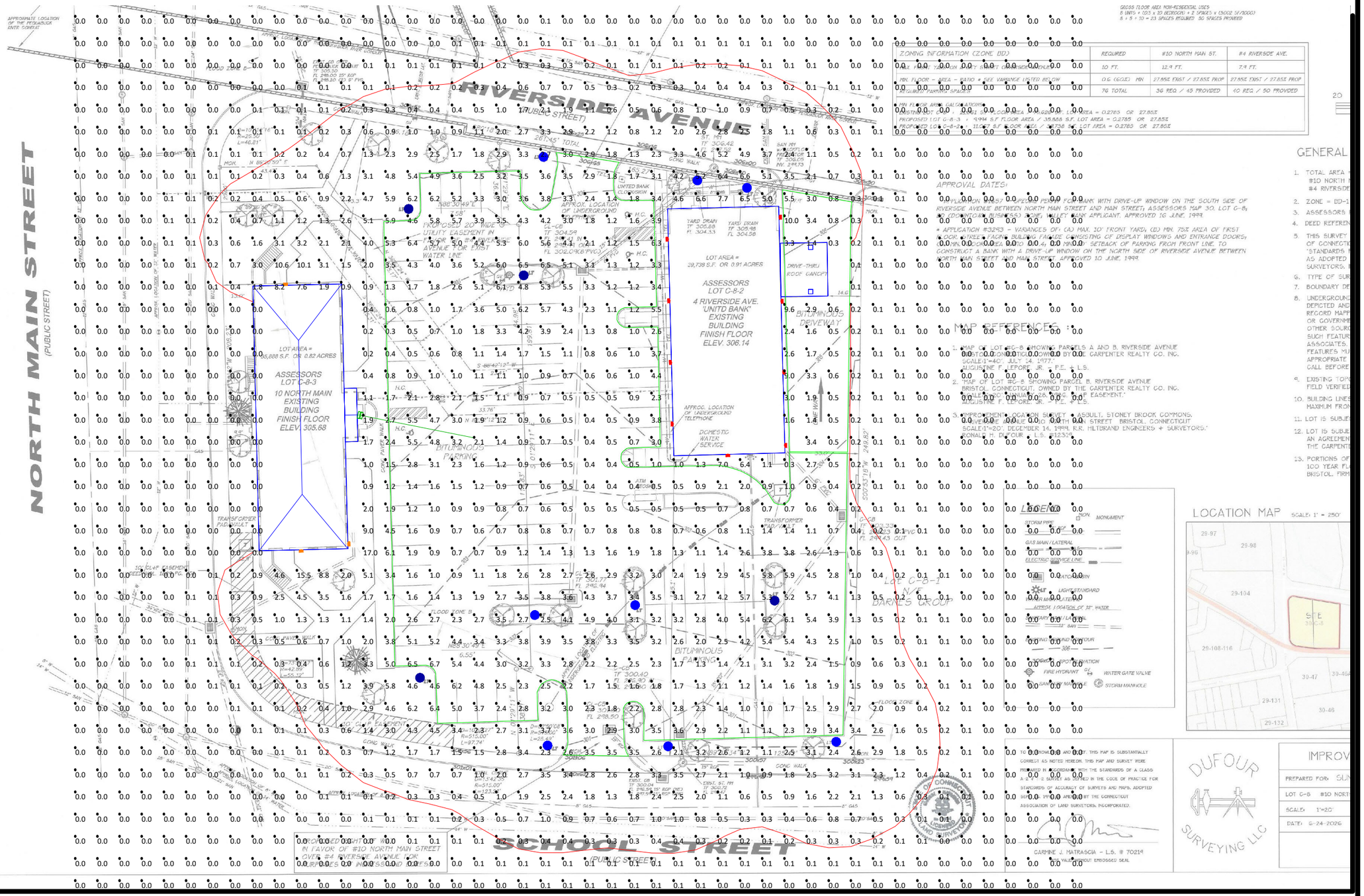
DATE: 05-22-2026

APARTMENT CONVERSION
FOUR RIVERSIDE AVENUE BRISTOL, CT
FOR 4-RIVERSIDE AVENUE LLC

© boe studio architects 2026

BOE STUDIO
architects
19 Tioga Street Torrington, CT 06790
e-mail: boestudio1@optimum.net
PHONE/ FAX 860-307-6816

Photometric Diagram



Not to Scale

HOLBROOK-ASSOCIATED

Prepared By:
Holbrook-Associated
35 Reservoir Park Drive
Rockland, MA 02370

Job Name:
Sunset Hills Restoration
10 No. Main St.
Bristol, CT

Scale: as noted	Project ID:
Date:7/16/2026	Rep: AK
Filename: Sunset Hill Bristol CT.AGI	
Drawn By:CRussell	

Filename: C:\Projects Nov 24-Dec 24\Sunset Hill Bristol CT\Sunset Hill Bristol CT.AGI

The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by Holbrook-Associated represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by Holbrook-Associated and therefore actual measured r esults may vary from the actual field conditions. Holbrook-Associated recommends that design parameters and other information be field verified to reduce variation.

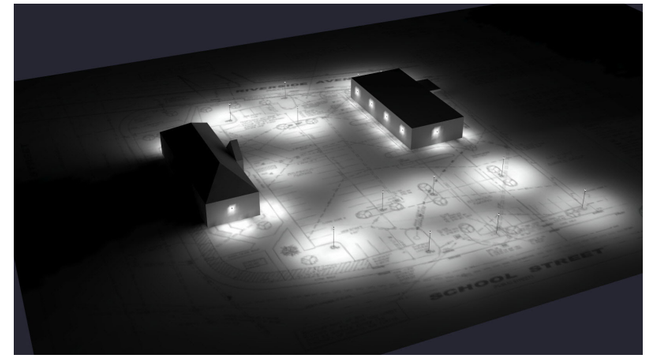
Holbrook-Associated neither warranties, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. Holbrook-Associated neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by Holbrook-Associated. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

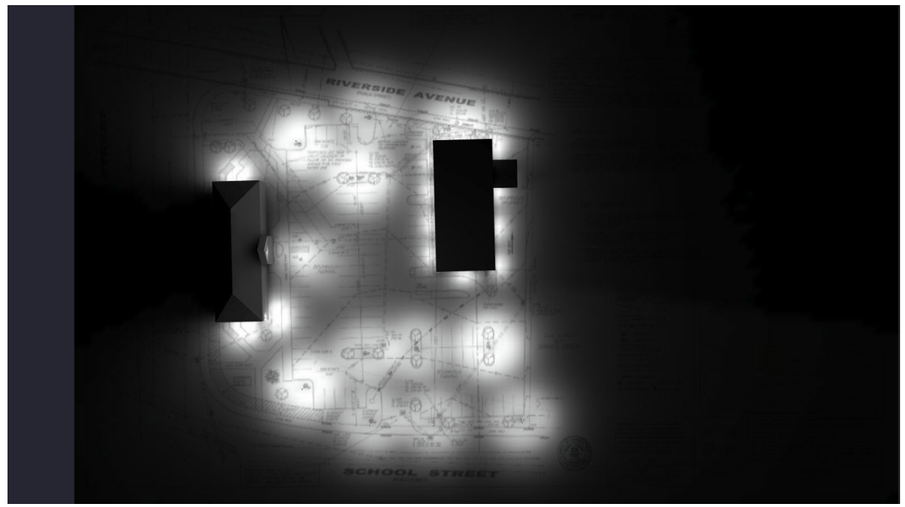
Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
Pavement	Illuminance	Fc	0.95	17.0	0.0	N.A.	N.A.	Readings taken @ 0'-0" AFG	10	10	Horizontal
Parking Lots	Illuminance	Fc	2.47	6.7	0.4	6.18	16.75				
Rear Drive	Illuminance	Fc	2.12	10.0	0.3	7.07	33.33				

Luminaire Schedule			All quotes/orders generated from this layout must be forwarded to CRussell@Holbrook-Associated.com					
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**LLF**	**Description**	**Mntng Hgt**	**BUG Rating**
	1	F	X22-150 @ 100W-55°	Single	1.000	Flood, 4000k, 55 deg beam	25	B4-U0-G1
	8	P1	AL5 @ 60W	Single	1.000	Round post top, 4000k	15	B3-U0-G1
	4	P2	AL5 @ 120W	Single	1.000	Round post top, 4000k	15	B4-U0-G2
	3	W1	SLIM22-S-60 @ 50W-45°	Single	1.000	Cut-off WP, 4000k, 45 deg FT	12	B1-U3-G4
	9	W2	SLIM22-S-30 @ 15W-15°	Single	1.000	Cut-off WP, 4000k, 15 deg FT	12	B1-U2-G1

Expanded Luminaire Location Summary

LumNo	Tag	X	Y	Z	Orient	Tilt
1	P2	197.588	320.392	15	0	0
2	P2	249.493	290.4	15	0	0
3	P2	202.741	108.789	15	0	0
4	P2	362.744	143.621	15	0	0
5	P1	258.434	343.859	15	0	0
6	P1	327.912	333.242	15	0	0
7	P1	350.264	329.889	15	0	0
8	P1	299.786	141.572	15	0	0
9	P1	254.523	137.102	15	0	0
10	P1	260.297	78.241	15	0	0
11	P1	314.687	77.869	15	0	0
12	P1	390.498	79.918	15	0	0
13	W2	367.292	213.593	12	1.369	0
14	W2	366.464	246.755	12	1.271	0
15	W2	365.656	278.748	12	1.257	0
16	W2	364.848	316.657	12	0	0
17	W2	341.692	209.603	12	271.236	0
18	W2	314.75	306.697	12	181.465	0
19	W2	315.477	278.906	12	181.352	0
20	W2	316.204	251.116	12	181.256	0
21	W2	316.932	223.325	12	181.424	0
22	W1	170.109	169.207	12	1.631	0
23	W1	149.092	166.487	12	271.598	0
24	W1	142.01	285.859	12	91.253	0
25	F	174.7	227.418	25	348.804	65
Total Quantity: 25						





NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of Holbrook-Associated.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.

* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the Holbrook-Associated lighting design model. Holbrook-Associated is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

HOLBROOK-ASSOCIATED

Prepared By:
Holbrook-Associated
35 Reservoir Park Drive
Rockland, MA 02370

Job Name:
Sunset Hills Restoration
10 No. Main St.
Bristol, CT

Scale: as noted	Project ID:
Date:7/16/2026	Rep: AK
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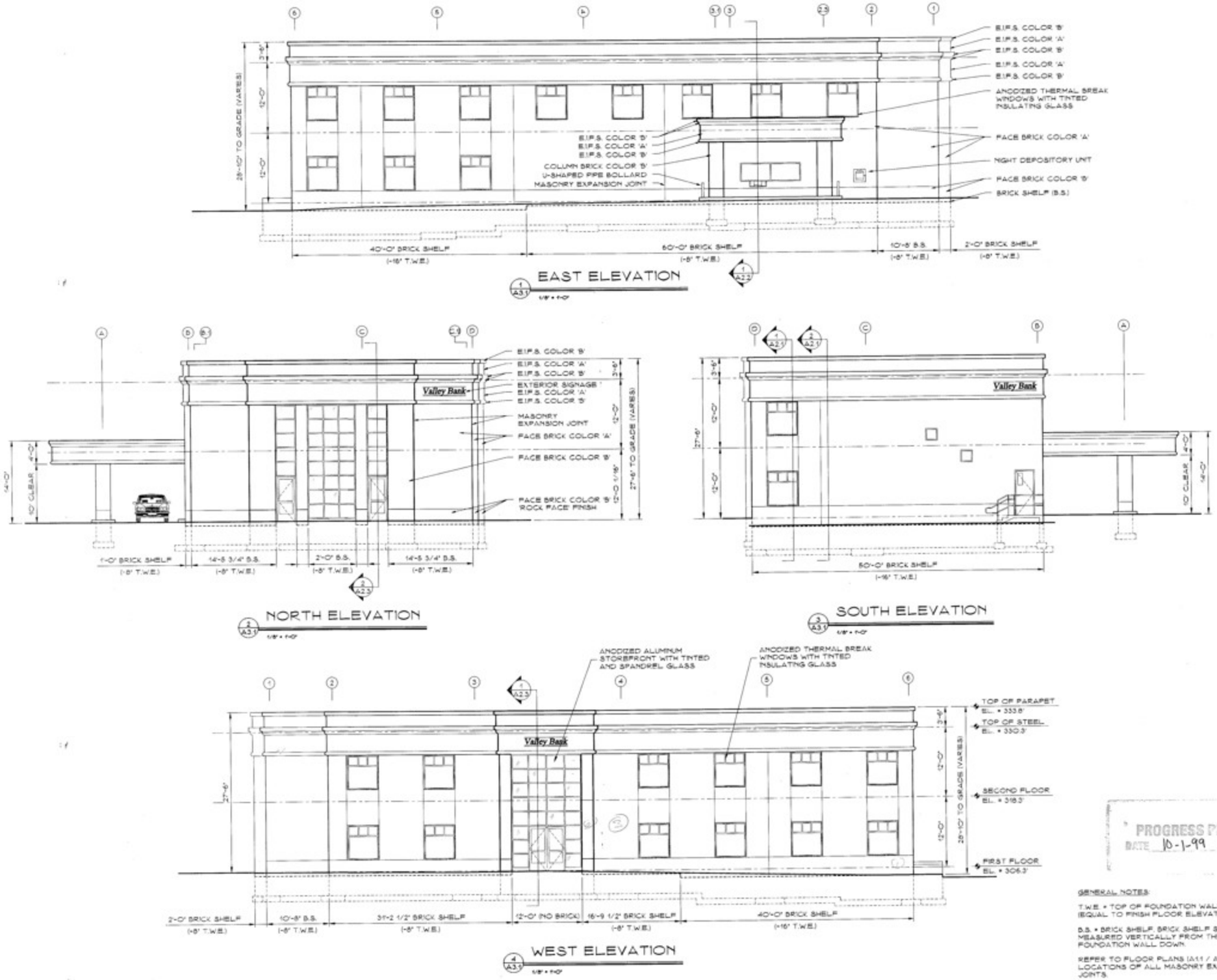
Elevation Drawings



EAST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

PROGRESS PRINT
DATE 10-1-99

GENERAL NOTES:

T.W.E. = TOP OF FOUNDATION WALL ELEVATION (EQUAL TO FINISH FLOOR ELEVATION)

B.S. = BRICK SHELF. BRICK SHELF SIZE IS MEASURED VERTICALLY FROM THE TOP OF FOUNDATION WALL DOWN.

REFER TO FLOOR PLANS (A1.1 / A1.2) FOR LOCATIONS OF ALL MASONRY EXPANSION JOINTS.

REVISIONS
ISSUE LOG

PRELIMINARY: 30 APR. 1999

REV. 17 MAY 99 - C.O.B. REV.#1 11 MAY 99

REV. 27 MAY 99 - VER. #13

* THIS SHEET WAS NOT INCLUDED IN THE PRELIMINARY SUBMISSION
# INDICATES NO REVISIONS WERE MADE TO THIS SHEET

ASSOCIATED ARCHITECTS P.C.

18 SPRING LANE * FARMINGTON, CT * 06032 * (860) 677-2801

This drawing is the property of the Architect, has been prepared specifically for the Owner for this project at this site, and is not to be used for any other purpose, location, or owner, without consent of the Architect.

STRUCTURAL ENGINEER:

HALLISEY ENGINEERING ASSOCIATES, INC.

78 BEAVER ROAD
WETHERSFIELD, CONNECTICUT 06109-2201
(860) 563-8123

DEVELOPER:

MASTER BUILDERS SINCE 1933
CARPENTER COMPANIES

NEW VALLEY BANK FACILITY AT:

STONEY BROOK COMMONS
4 RIVERSIDE AVENUE
BRISTOL, CONNECTICUT

OWNER:
CARPENTER REALTY COMPANY, INC.
ASSOCIATED ARCHITECTS P.C. PROJECT NO. 98038

BUILDING ELEVATIONS

DATE: 21 SEPT. 1999
SCALE: 1/8" = 1'-0"
DRAWN: JD
CHECKED: CRN

A3.1

CAD: C:/PROJECTS/98038/8038ELEVA31

Subdivision Map

PROPOSED CHANGE OF USE
MIXED RESIDENTIAL

#4 RIVERSIDE AVENUE
&
#10 NORTH MAIN STREET
BRISTOL, CONNECTICUT



PREPARED FOR:

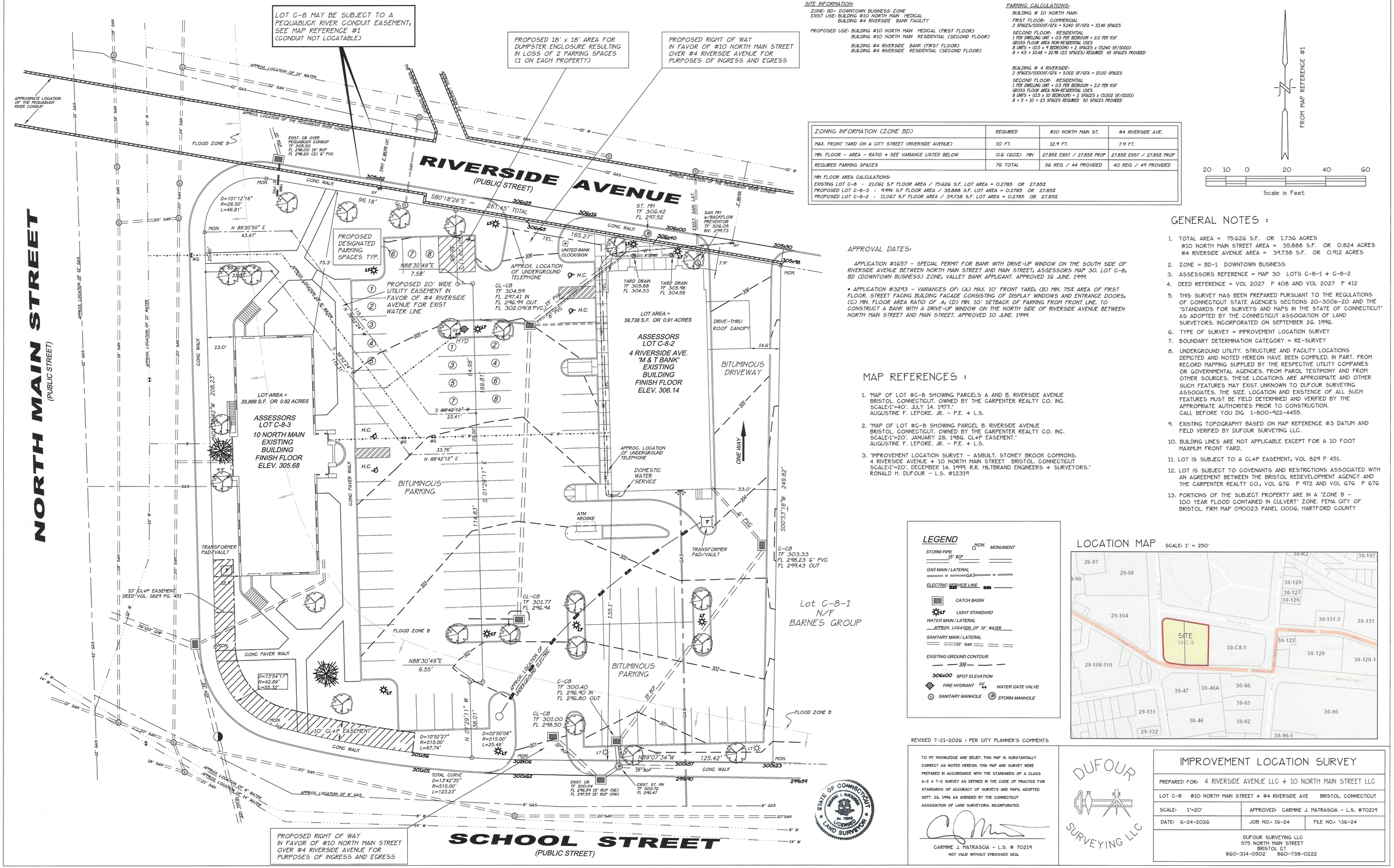
4 RIVERSIDE AVENUE, LLC
10 NORTH MAIN STREET, LLC
P.O. BOX 23
REDDING RIDGE, CT 06876
Primary Contact: MICHAEL FABIANO

APPROVALS:

Planning Application #450 - 10 North Main Street - Site Plan for change of use; Approved xxx xx, 2026
Planning Application #451 - 4 Riverside Avenue - Site Plan for change of use; Approved xxx xx, 2026

SURVEYOR:

DUFOUR SURVEYING LLC
575 North Main Street
Bristol, Connecticut
06010



SITE INFORMATION:

ZONE: BD- DOWNTOWN BUSINESS ZONE
EXIST USE: BUILDING #10 NORTH MAIN MEDICAL
BUILDING #4 RIVERSIDE BANK FACILITY

PROPOSED USE: BUILDING #10 NORTH MAIN MEDICAL (FIRST FLOOR)
BUILDING #10 NORTH MAIN RESIDENTIAL (SECOND FLOOR)
BUILDING #4 RIVERSIDE BANK (FIRST FLOOR)
BUILDING #4 RIVERSIDE RESIDENTIAL (SECOND FLOOR)

PARKING CALCULATIONS:

BUILDING # 10 NORTH MAIN:
FIRST FLOOR: COMMERCIAL
2 SPACES/1000SF/GFA = 5,240 SF/GFA = 10.48 SPACES
SECOND FLOOR: RESIDENTIAL
1 PER DWELLING UNIT + 0.5 PER BEDROOM + 2.0 PER KSF
GROSS FLOOR AREA NON-RESIDENTIAL USES
8 UNITS + (0.5 x 9 BEDROOM) + 2 SPACES x (5240 SF/1000)
8 + 4.5 + 10.48 = 22.98 (23 SPACES) REQUIRED 45 SPACES PROVIDED

BUILDING # 4 RIVERSIDE:
2 SPACES/1000SF/GFA = 5,002 SF/GFA = 10.00 SPACES
SECOND FLOOR: RESIDENTIAL
1 PER DWELLING UNIT + 0.5 PER BEDROOM + 2.0 PER KSF
GROSS FLOOR AREA NON-RESIDENTIAL USES
8 UNITS + (0.5 x 10 BEDROOM) + 2 SPACES x (5,002 SF/1000)
8 + 5 + 10 = 23 SPACES REQUIRED 50 SPACES PROVIDED

ZONING INFORMATION (ZONE BD)	REQUIRED	#10 NORTH MAIN ST.	#4 RIVERSIDE AVE.
MAX. FRONT YARD ON A CITY STREET (RIVERSIDE AVENUE)	10 FT.	12.9 FT.	7.9 FT.
MIN. FLOOR - AREA - RATIO * SEE VARIANCE LISTED BELOW	0.6 (60%) MIN	27.85% EXIST / 27.85% PROP	27.85% EXIST / 27.85% PROP
REQUIRED PARKING SPACES	76 TOTAL	36 REQ / 44 PROVIDED	40 REQ / 49 PROVIDED
MIN FLOOR AREA CALCULATIONS:			
EXISTING LOT C-8 : 21,061 S.F FLOOR AREA / 75,626 S.F. LOT AREA = 0.2785 OR 27.85%			
PROPOSED LOT C-8-3 : 9,994 S.F FLOOR AREA / 35,888 S.F. LOT AREA = 0.2785 OR 27.85%			
PROPOSED LOT C-8-2 : 11,067 S.F FLOOR AREA / 39,738 S.F. LOT AREA = 0.2785 OR 27.85%			

FROM MAP REFERENCE #1

20 10 0 20 40 60
Scale in Feet

GENERAL NOTES :

1. TOTAL AREA = 75,626 S.F. OR 1.736 ACRES
   #10 NORTH MAIN STREET AREA = 35,888 S.F. OR 0.824 ACRES
   #4 RIVERSIDE AVENUE AREA = 39,738 S.F. OR 0.912 ACRES
2. ZONE = BD-1 DOWNTOWN BUSINESS
3. ASSESSORS REFERENCE = MAP 30 LOTS C-8-1 + C-8-2
4. DEED REFERENCE = VOL 2027 P 408 AND VOL 2027 P 412
5. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
6. TYPE OF SURVEY = IMPROVEMENT LOCATION SURVEY
7. BOUNDARY DETERMINATION CATEGORY = RE-SURVEY
8. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
9. EXISTING TOPOGRAPHY BASED ON MAP REFERENCE #3 DATUM AND FIELD VERIFIED BY DUFOUR SURVEYING LLC.
10. BUILDING LINES ARE NOT APPLICABLE EXCEPT FOR A 10 FOOT MAXIMUM FRONT YARD.
11. LOT IS SUBJECT TO A CL+P EASEMENT, VOL 829 P 451.
12. LOT IS SUBJECT TO COVENANTS AND RESTRICTIONS ASSOCIATED WITH AN AGREEMENT BETWEEN THE BRISTOL REDEVELOPMENT AGENCY AND THE CARPENTER REALTY CO., VOL G76 P 972 AND VOL G76 P G76
13. PORTIONS OF THE SUBJECT PROPERTY ARE IN A "ZONE B - 100 YEAR FLOOD CONTAINED IN CULVERT" ZONE, FEMA CITY OF BRISTOL, FIRM MAP 090023 PANEL 0006, HARTFORD COUNTY

APPROVAL DATES:

APPLICATION #1657 - SPECIAL PERMIT FOR BANK WITH DRIVE-UP WINDOW ON THE SOUTH SIDE OF RIVERSIDE AVENUE BETWEEN NORTH MAIN STREET AND MAIN STREET, ASSESSORS MAP 30, LOT C-8, BD (DOWNTOWN BUSINESS) ZONE, VALLEY BANK APPLICANT. APPROVED 16 JUNE, 1999.

* APPLICATION #3293 - VARIANCES OF: (A) MAX. 10' FRONT YARD, (B) MIN. 75% AREA OF FIRST FLOOR, STREET FACING BUILDING FACADE CONSISTING OF DISPLAY WINDOWS AND ENTRANCE DOORS, (C) MIN. FLOOR AREA RATIO OF .4, (D) MIN. 10' SETBACK OF PARKING FROM FRONT LINE, TO CONSTRUCT A BANK WITH A DRIVE-UP WINDOW ON THE NORTH SIDE OF RIVERSIDE AVENUE BETWEEN NORTH MAIN STREET AND MAIN STREET. APPROVED 10 JUNE, 1999.

MAP REFERENCES :

1. "MAP OF LOT #C-8 SHOWING PARCELS A AND B, RIVERSIDE AVENUE BRISTOL, CONNECTICUT, OWNED BY THE CARPENTER REALTY CO. INC. SCALE:1"=40', JULY 14, 1977." AUGUSTINE F. LEPORE, JR. - P.E. + L.S.
2. "MAP OF LOT #C-8 SHOWING PARCEL B, RIVERSIDE AVENUE BRISTOL, CONNECTICUT, OWNED BY THE CARPENTER REALTY CO. INC. SCALE:1"=20', JANUARY 28, 1986, CL+P EASEMENT." AUGUSTINE F. LEPORE, JR. - P.E. + L.S.
3. "IMPROVEMENT LOCATION SURVEY - ASBUILT, STONEY BROOK COMMONS, 4 RIVERSIDE AVENUE + 10 NORTH MAIN STREET BRISTOL, CONNECTICUT SCALE:1"=20', DECEMBER 14, 1999, R.R. HILTBRAND ENGINEERS + SURVEYORS." RONALD H. DUFOUR - L.S. #12319

LEGEND

- MON. MONUMENT
- STORM PIPE 15" RCP
- GAS MAIN / LATERAL GAS
- ELECTRIC SERVICE LINE
- CATCH BASIN
- LT LIGHT STANDARD
- WATER MAIN / LATERAL APPROX. LOCATION OF 12" WATER
- SANITARY MAIN / LATERAL 12" SAN
- EXISTING GROUND CONTOUR 306
- 306x00 SPOT ELEVATION
- FIRE HYDRANT
- GV WATER GATE VALVE
- SANITARY MANHOLE
- STORM MANHOLE

LOCATION MAP SCALE: 1" = 250'

REVISED 7-21-2026 : PER CITY PLANNER'S COMMENTS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 + T-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL

STATE OF CONNECTICUT CARMINE J. MATRASCIA No. 70219 LICENSED LAND SURVEYOR

DUFOUR SURVEYING LLC

IMPROVEMENT LOCATION SURVEY

PREPARED FOR: 4 RIVERSIDE AVENUE LLC + 10 NORTH MAIN STREET LLC		
LOT C-8 #10 NORTH MAIN STREET + #4 RIVERSIDE AVE BRISTOL, CONNECTICUT		
SCALE: 1"=20'	APPROVED: CARMINE J. MATRASCIA - L.S. #70219	
DATE: 6-24-2026	JOB NO.: 16-24	FILE NO.: 16-24

DUFOUR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL CT
860-314-0502 860-738-0222

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2567 & 2568

Pursuant Article IV, Section 16.2.6.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2567 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

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

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

****

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

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

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

Anticipated Public Hearing Date: August 10, 2026

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

Application
#2567
#2568

Earth
Removal

Special Permit
Site Plan

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

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

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

Address or Location of the Property: lot 214 Grassy Road

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

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

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

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

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

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

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

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

Name: H & T Holdings LLC

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

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

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

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

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

Name: same

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

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

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

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

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

Address or Location of the Property: Lot 214 Grassy Road

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

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

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

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

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

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

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

Name: H & T holdings, LLCBristol Boys & Girls club Asso, Inc

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

Telephone No.: 860 250 6160 E-Mail:

Signature: [signature] *Signature – (Printed/Typed)* Thomas Tabacco

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- seven copies of a Site Plan containing all information required on the Site Plan Requirements Checklist
- any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

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

LUO – 08/17

Narrative

NARRATIVE FOR Lot 214 GRASSY ROAD

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

CT DPH Notification

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Connecticut Department of Public Health

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

Stormwater Permit Information

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

Revised March 23, 2017

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2567 & 2568

Pursuant Article IV, Section 16.2.6.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2567 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

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

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

****

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

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

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

Anticipated Public Hearing Date: August 10, 2026

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

POCD

Scenic Resources

Code Enforcement

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

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

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

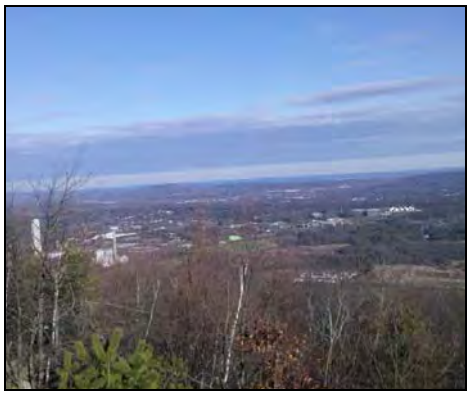
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators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

6.1.5. Scenic Resources

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

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

Scenic View From South Mountain



6.1.6. Property Maintenance

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

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

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

6.1.7. Community Design

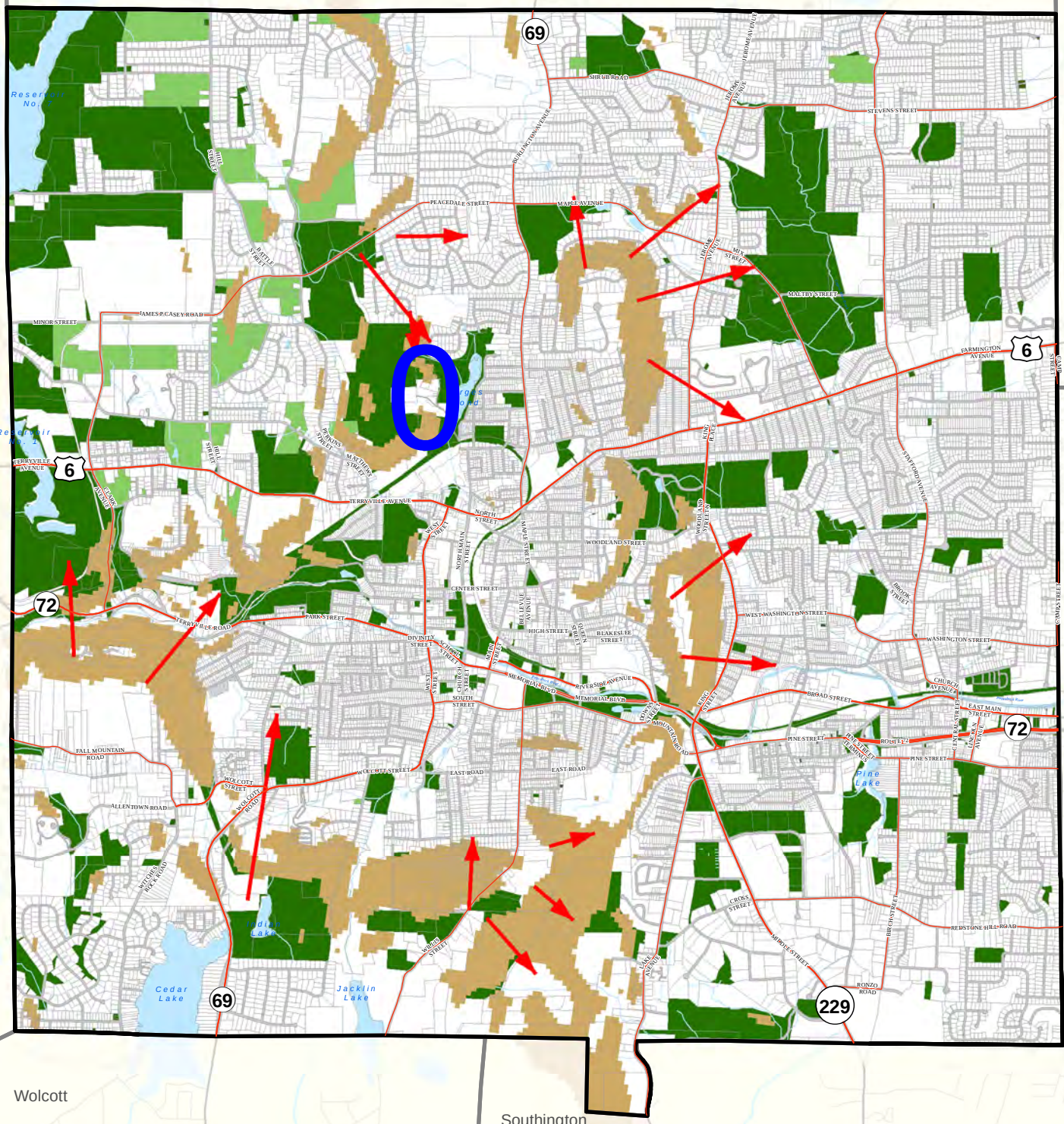
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

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

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

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

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

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

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

Report from DPW Engineering 11/26/25

November 26, 2025

1. Purpose

This report has been prepared to summarize field observations and assess the relevance of potential scenic and recreational impacts associated with Applications #2547 and #2548, which seek municipal permits for earth excavation and removal exceeding 400 cubic yards. The purpose of this report is not to support or oppose the applications, but to provide an objective review in relation to concerns outlined in the 2018 Plan of Conservation and Development (POCD), Section 6: Enhanced Community Character, with specific attention to Section 6.1.5: Scenic Resources.

2. Background

Applications #2547 and #2548 propose earth removal activities on properties located along Grassy Road and Ambler Road, containing three parcels. Two of the three parcels contain remnants of two former residences and accessory structures; these structures have either been fully demolished and removed or demolished with debris remaining for future removal.

Adjacent to the subject properties is City-owned land containing several hiking trails, including higher-elevation "Kame" formations (glacial knobs). These areas were assessed to determine:

- Whether open scenic views exist from nearby elevated trails.
- Whether the subject properties, including the former house locations, are visible from these vantage points.
- Whether the proposed excavation could alter scenic quality or views from the trails.

3. Existing Site Conditions

3.1 Elevations on the Subject Property

- Current peak elevation within the proposed excavation area: 533'±
- Lowest elevation within the site: 430'±

3.2 Proposed Final Grades

- Proposed peak elevation after excavation: 524'±
- Proposed minimum elevation: 440'±
- The proposed work would primarily remove the upper portion ("top knob") of the hillside and regrade the slope to meet existing surrounding elevations removing roughly 140,000 cubic yards of material from the site.

3.3 Adjacent Property Elevations

- Highest hiking point reached during field assessment: 573'±
- This location corresponds to a convergence of the "Kame Trails" and connecting feeder trails.

4. Field Observations

4.1 Scenic Views

- At the 573'± vantage point, no open scenic views are present during leaf-on conditions.
- During leaf-off conditions, limited views become available through the trees; however, these do not constitute clear, expansive, or designated scenic vistas.

4.2 Visibility of Subject Properties

- The former houses and associated structural remnants on the properties under application are not visible from the high point or from other nearby elevated trail segments.
- Vegetation density and topography effectively obscure all sightlines to the subject parcels.
- Leaf-off portions of the year may result in partially unobstructed views of active earth-removal operations and, following cessation of mining, the exposed slope lacking tree cover.
- Views from Grassy Road during the duration of earth-removal activities will be characteristic of an active mining operation.
- The nature of views from Grassy Road following completion of mining activities will depend on the effectiveness and execution of the applicant's restoration plan.

5. Potential Impact Assessment

5.1 Scenic Resource Considerations

- Section 6.1.5 of the POCD emphasizes protection of scenic areas, especially views from elevated landforms and public trails. Based on field evaluation:
- The proposed earth removal is unlikely to create new adverse views from the adjacent trails.
- Because the earthwork would remove only the uppermost portion of the knob and regrade to elevations consistent with surrounding slopes, the overall landform will remain generally consistent in appearance from trail elevations with the exception of the mined land void of tree coverage.
- The back (north and west) sides of the knob, which interface most directly with the trail system, will remain in their natural state.

5.2 Forest and Trail Experience

- No existing scenic overlooks or trail viewpoints appear dependent on the current topography of the subject property.
- Given the lack of visibility of the site from the trails, changes to the crest elevation (533'± to 524'±) are unlikely to materially affect the hiking experience or the perceived natural character of the forest.

5.3 Uncertainties

- Vegetation removal on the subject property could create new partial sightlines during leaf-off seasons; however, based on current elevation differences and distance, significant new views or visual impacts appear unlikely.
- Predicting the exact visual outcome is difficult without 3-D modeling, but field conditions suggest that any change would be minimal.
- The degree to which the restoration plan will improve or diminish future views from Grassy Road and the trail system remains uncertain.

6. Conclusion

Although subjective; based on trail-level observation, elevation comparison, and review of existing conditions, the proposed earth removal under Applications #2547 and #2548 does not appear likely to negatively impact scenic resources or the recreational experience on the adjacent City-owned forest and trail system.

- No designated scenic vistas are present.
- The subject property is not visible from existing trail high points.
- The proposed grading will generally harmonize with surrounding topography, altering only the topmost portion of the hillside.
- Potential visibility during leaf-off periods is difficult to characterize with precision and will depend substantially on the final restored condition of the site.
- Views from Grassy Road will reflect active mining during operations and, after completion, will be influenced by the applicant's restoration plan.
- No comment made regarding potential traffic implications.
- No comment made regarding potential noise implications.

Ryan J. Heller
Department of Public Works
Surveyor
860.584.6119

Bristol CONNECTICUT Public Works

7/22/26 Letter

Scenic Views

July 22, 2026

Regarding the Referral of H & T Holdings Application for an Earth Removal Permit to the Planning Commission for Analysis of Scenic Views

Michelle Rudy for the Friends of the Hoppers-Birge Pond Nature Preserve

There are a lot of things that could be said about this earth moving proposal but here we are just focusing on the subject of scenic views. We have reviewed the report by the Department of public works surveyor and we question its conclusions.

First, the report says that there are no scenic views, meaning sweeping open vistas, in the vicinity of the site. We argue that the scenic views are the rolling kame formations themselves, and not limited to a view of the surroundings as seen from atop.

One prominent glacial kame formation is found in the northwest corner of the subject properties. Ancient hills, known as kames, are geologically significant and form part of a rare, interconnected group within the Hoppers preserve. There are about 5-7 kames in a group depending on how you count them, including the one on the developer's property. They have remained undisturbed for over 14,000 years which is a rarity in today's landscape, which should be preserved and cherished for their educational value. Disturbing or removing even one would irreversibly diminish the landscape's interwoven fabric.

A widely cited reference explaining the formation of kames and the rarity of undisturbed examples is "Glacial Geology: Ice Sheets and Landforms" by Matthew R. Bennett and Neil F. Glasser. This book details that kames are irregularly shaped hills or mounds composed of sand, gravel, and till deposited by meltwater in contact with glacial ice. The authors emphasize that undisturbed kame complexes are rare in modern landscapes due to centuries of land development and resource extraction, making intact examples significant for both scientific study and conservation.

Second, the surveyor's report asserts that there probably won't be a line of site from the trails to the proposed site elevations. However, the surveyor also claims that a final analysis of the viewsheds will be difficult to determine without 3D modeling. From the report, it is apparent that he "eyeballed" his assertions rather than justifying them with empirical data.

So this led me to perform a viewshed analysis with the aid of AutoCAD. I drew a cross section of the land from the top of a kame where there is an existing trail to the bottom of the subject property. On the cross section is drawn the sight lines for both the existing grade and the proposed grade. You can see quite clearly that from the top of the kame, you can barely see to the edge of the property as it exists now. If the earth removal were to occur, there would be a clear line of sight all the way over to the property edge. I only had time to draw one section, but we suspect that the whole trail east of the kame down to Grassy Road will have an open view of the excavation. We would like to do

more modeling to investigate further. We also would like to invite you on a guided tour of the trails so you can see our concerns for yourselves.

Finally, we would like to highlight some snippets from the City's Plan of Conservation and Development and the zoning regulations that we feel are pertinent to this discussion.

In Section 4.1 of the Plan of Conservation and Development, the "Hoppers" are specifically mentioned as a key area in which to promote conservation.

In Section 4.3.2 Land Resource Protection, the plan seeks to "discourage development on steep slopes and ridgelines"

In Section 6.1.5 Scenic Resources, the plan states that "There are a number of scenic areas within Bristol and states that these scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission."

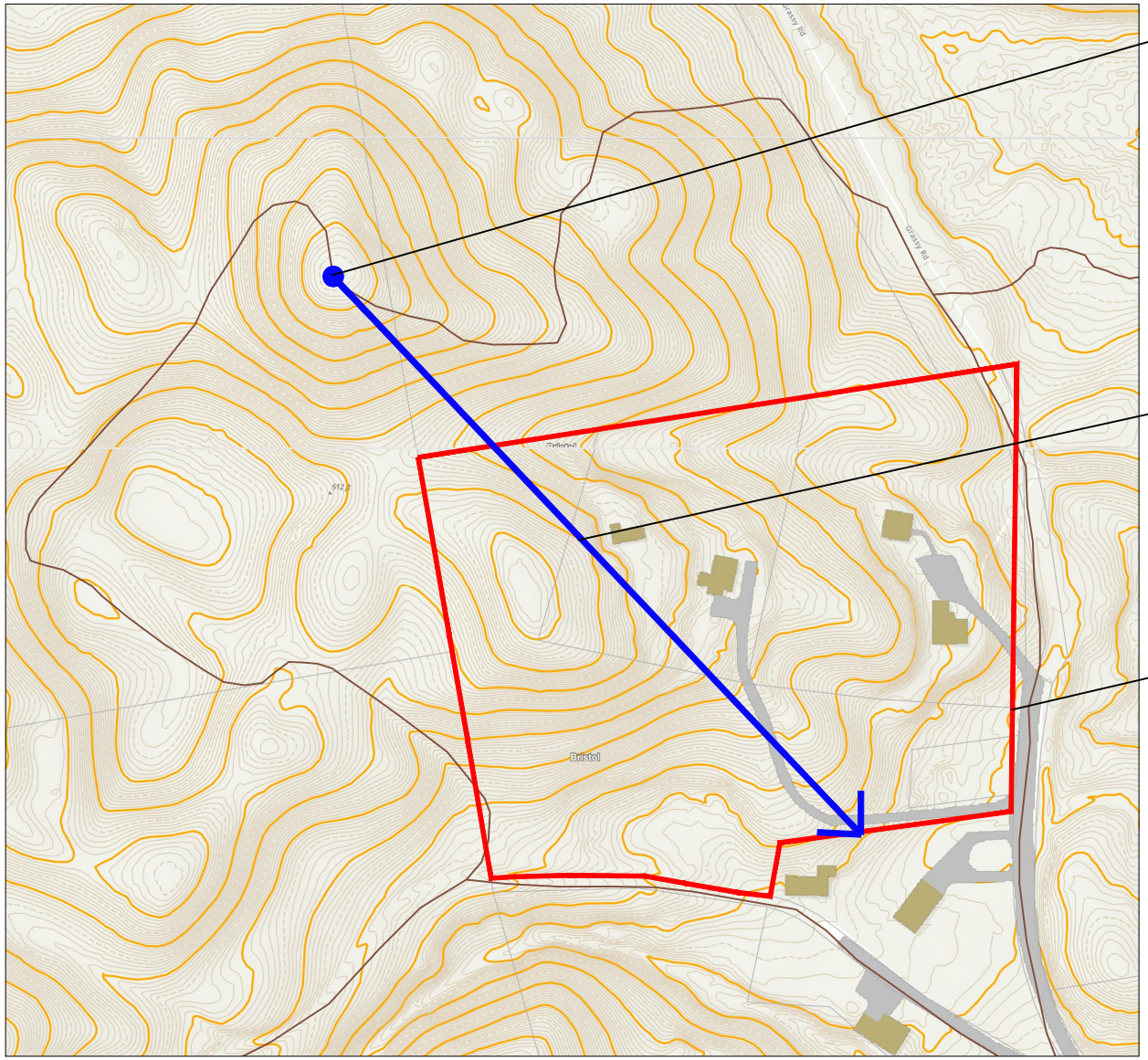
Section 6.2.2 Undeveloped Land…This section encourages the preservation of undeveloped lands within residentially zoned areas.

Section 6.2.3 Historic Resources…. This section supports the preservation of historic resources which we believe applies to the geological formations at the Hoppers.

Section 6.2.4 Supports community resources which enhance the quality of life within Bristol.

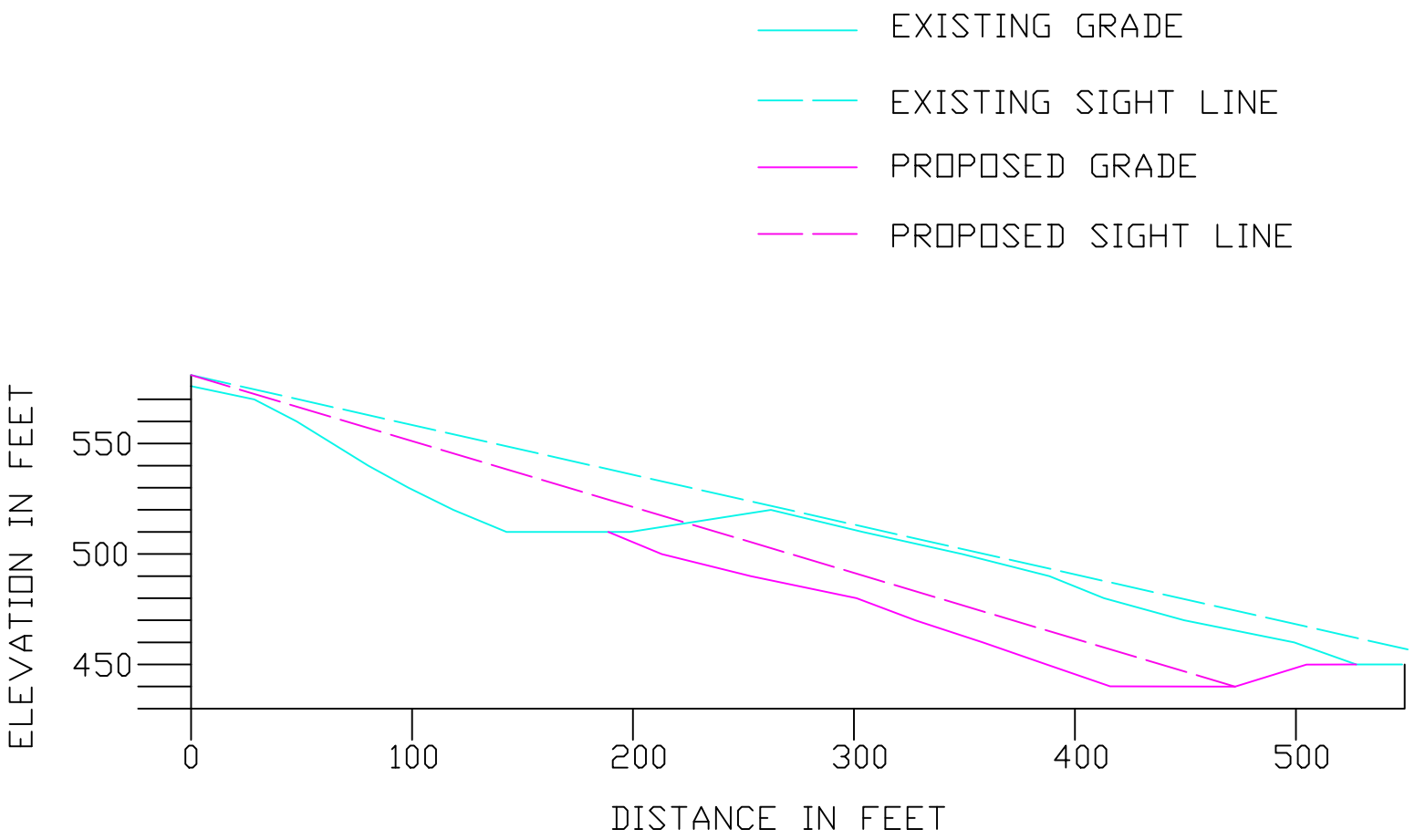
In addition, the City of Bristol Zoning Regulations Section 15.2.5(E)(1) states that "the natural topography of the property shall be preserved to the maximum extent possible" and in 15.2.5(E)(3) additionally states that "the proposed excavation shall be certified by the City Engineer as being the minimum depth of excavation necessary to accomplish the proposed project". It is clearly not the case that a major excavation, including the destruction of a rare geological formation, is needed to site homes on the property.

So, in conclusion we reiterate that we see the scenic views as the kame formations themselves rather than overarching vistas that are seen from atop. Also, we reiterate that the site section we drew up supports our assertion that the site will be fully visible from multiple sections of the trails, particularly the trail atop the largest kame. This will irreparably damage the deep woods experience that can now be had, miraculously, in the middle of suburban Bristol.



VIEWSHED ANALYSIS

VIEWSHED ANALYSIS

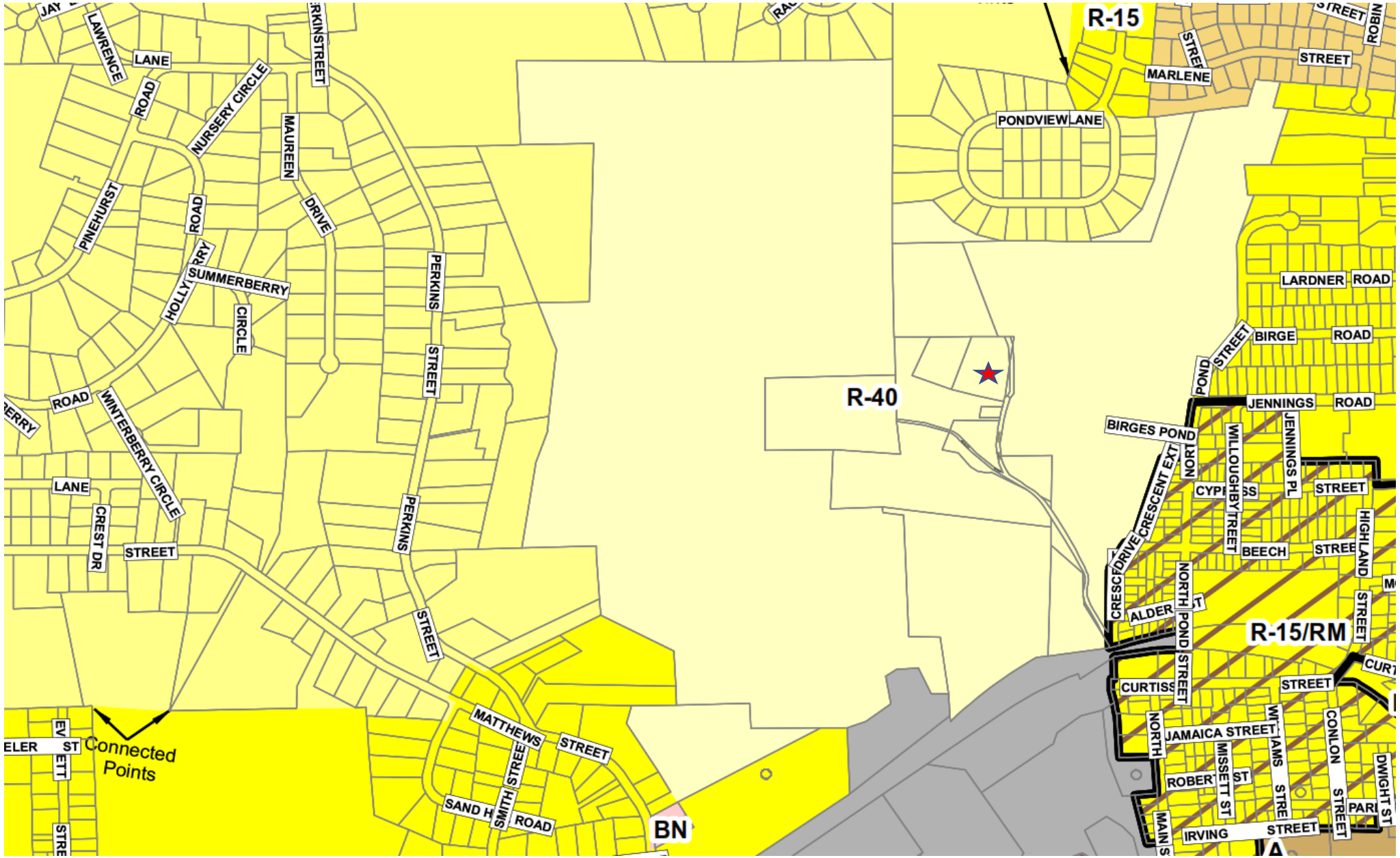


Various Maps:

GIS
Google
and
Applicant



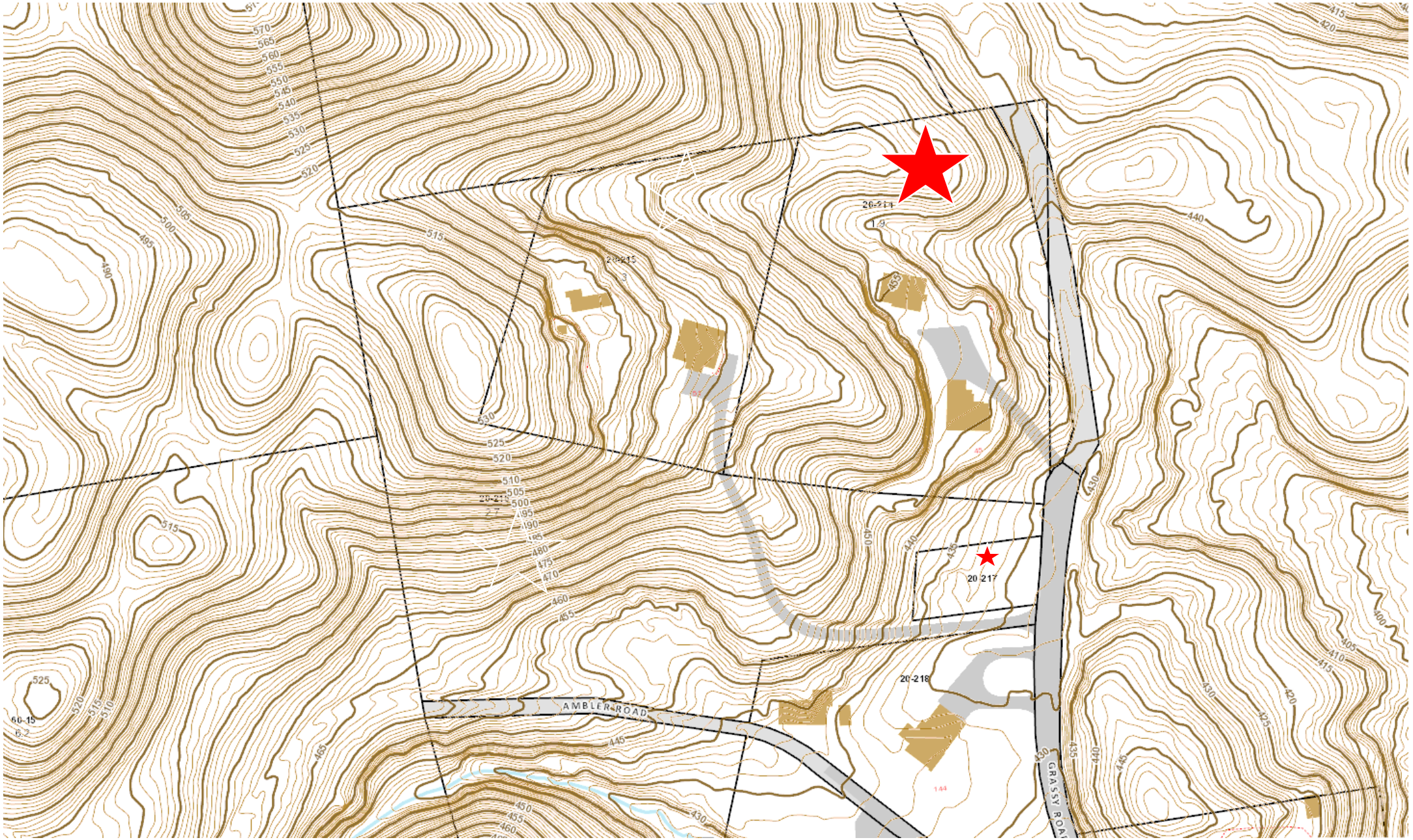
App. 2567 & 2568 - Location
Special Permit & Site Plan – Earth Removal



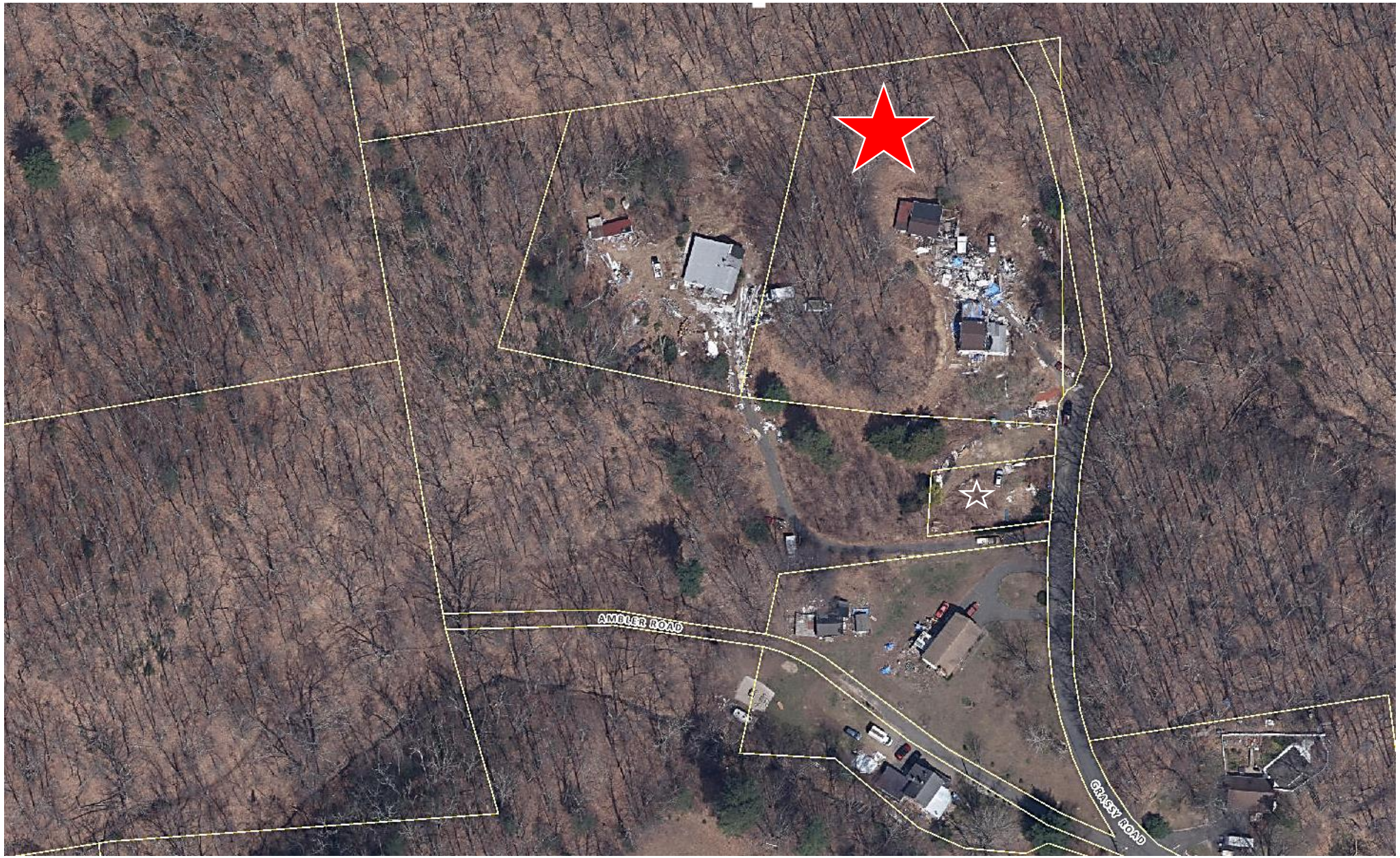
App. 2567 & 2568 – Zoning – R-40
Special Permit & Site Plan – Earth Removal



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



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



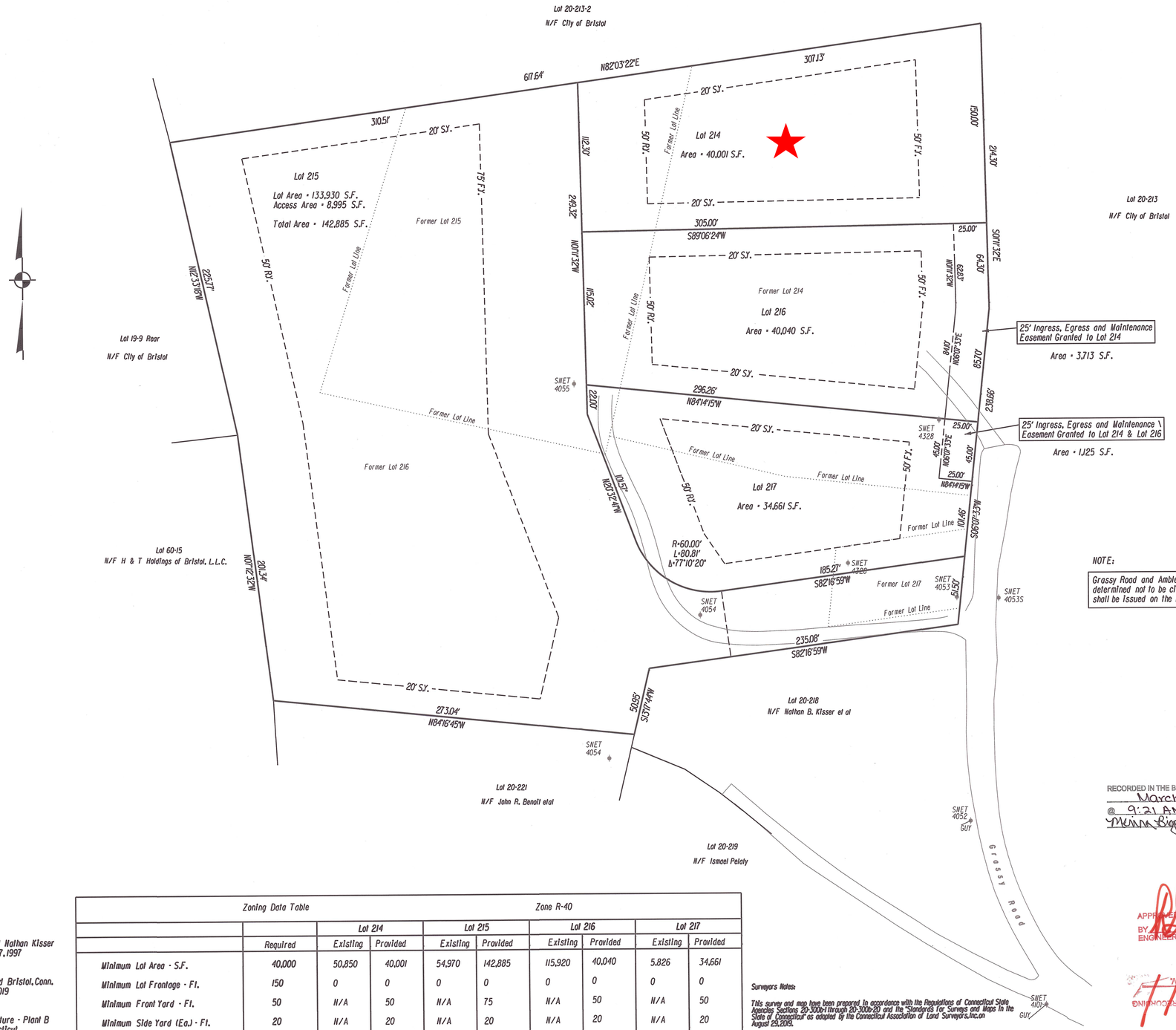
App. 2567 & 2568 – Aerial
Special Permit & Site Plan – Earth Removal



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

First Cut Map

Recorded 3/6/26



NOTE:

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

Map Reference:

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

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

Surveyors Notes:

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

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

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

Zone - R-40

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

No record of Public Right of Way found.

Planimetric features shown in part from other available mapping sources.

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

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

APPROVED FOR RECORDING BY ENGINEERING DIV.

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

Property Survey

Map Showing Lot Line Revision

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

Owned by

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

Grassy Road

Bristol, Conn.

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

40 0 20 40
Scale In Feet

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

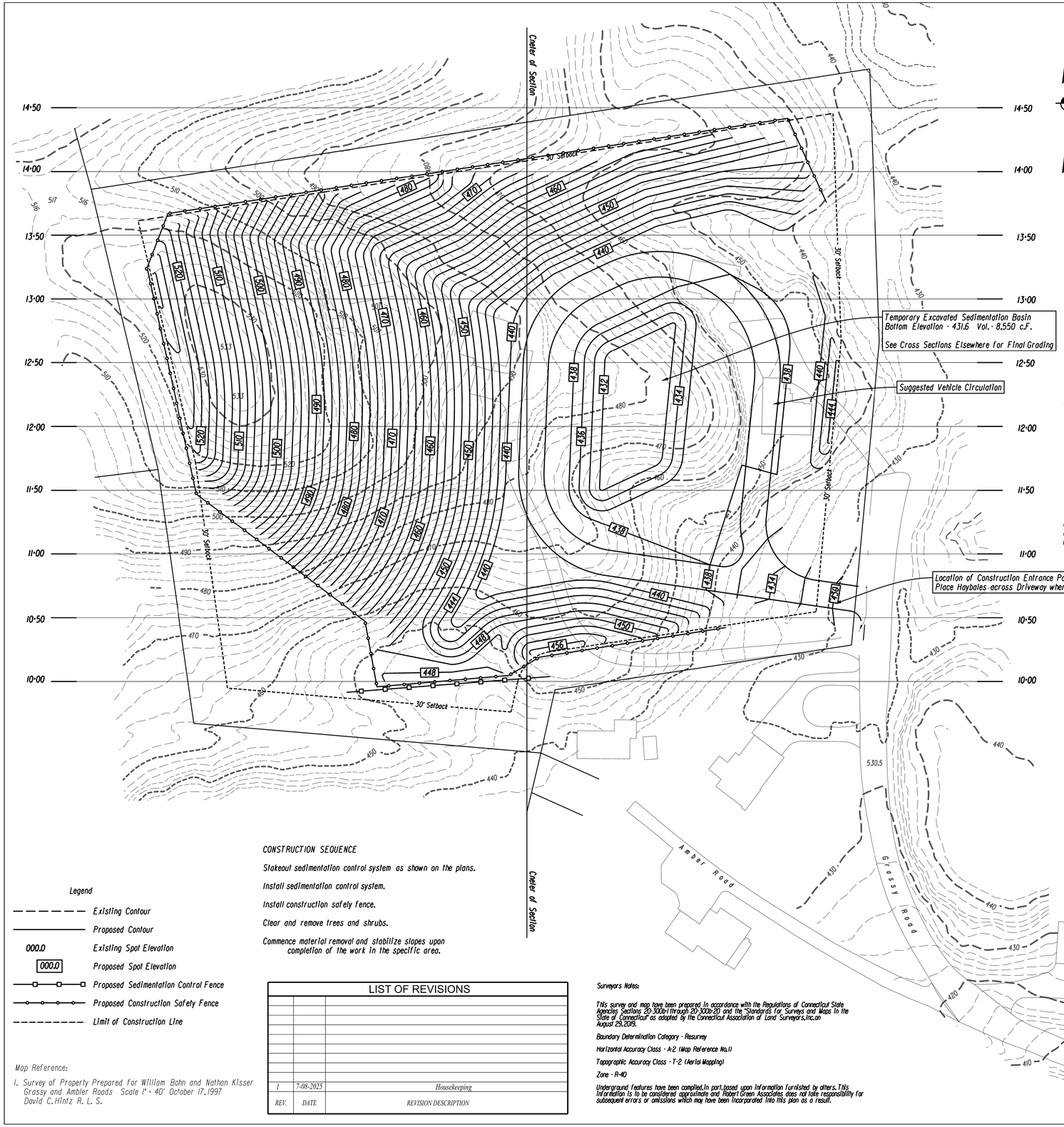
Robert C Green

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

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

Concept Plan

Depicting Proposed Grades from 2025 Application



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

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

ADDITIONAL NOTES:

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

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

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

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

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

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

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

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

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

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

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

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

Place a Construction Entrance Pad as shown on the Plan

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

Anticipated Duration - 24 Months

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

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

No Grading to occur within 30' of a Property Line

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

Developer is responsible for correcting any unforseen field conditions

Legend

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

Map Reference:

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

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

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

LIST OF REVISIONS

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

Surveyors Notes:

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

Boundary Determination Category - Resurvey

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

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Site Grading Plan

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

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

Sheet 3 of 6

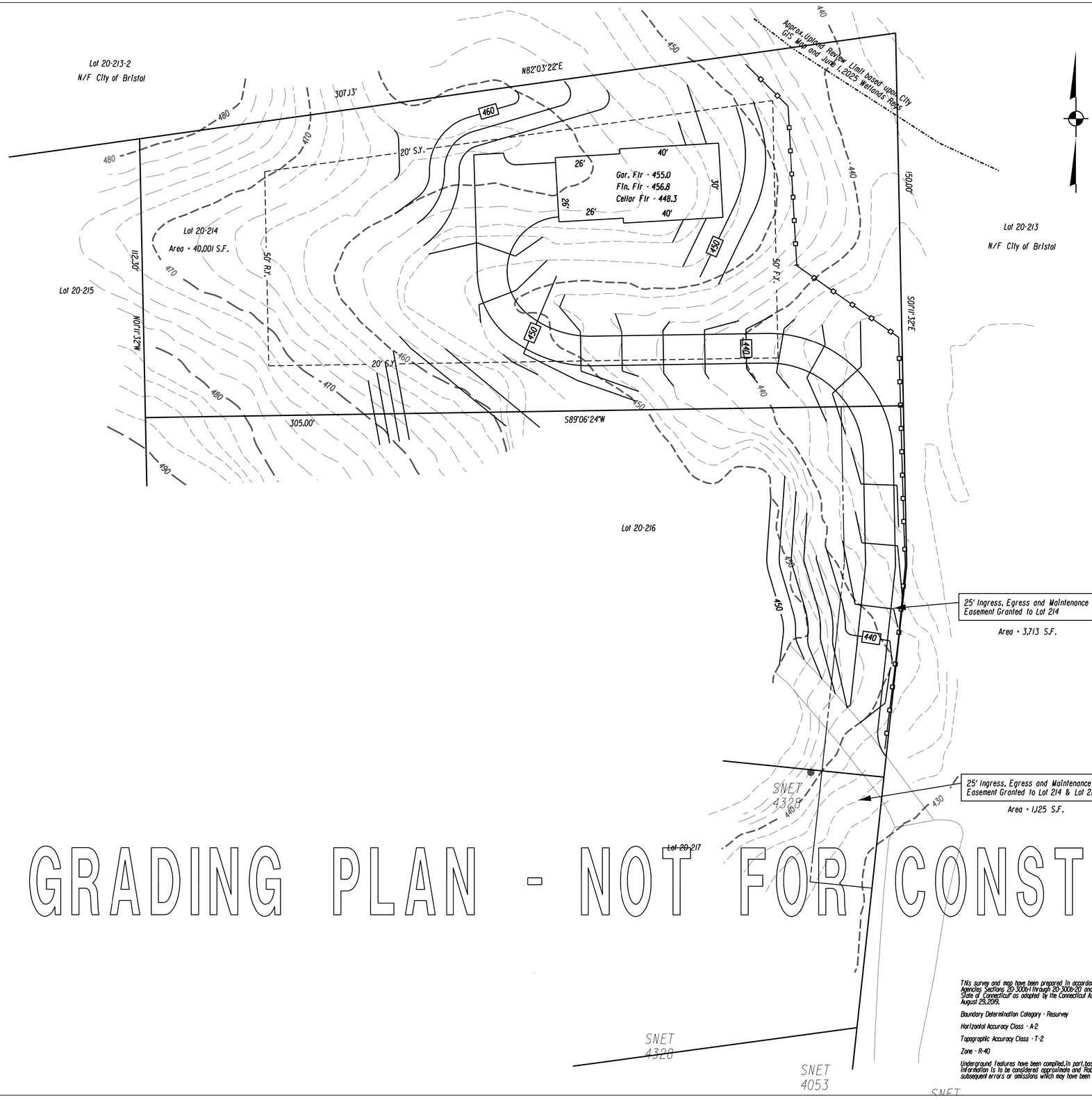
STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

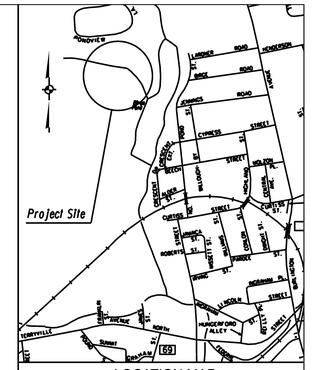
STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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

2026
Submitted Map

“Not For Construction”





GRADING PLAN - NOT FOR CONSTRUCTION

Zoning Location Survey

Site Plan House

Assessors Lot 20-214

owned by

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

Grassy Road

Bristol, Conn.

Scale 1" = 20' April 2, 2026

20 0 10 20

Scale In Feet

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

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2

Topographic Accuracy Class - T-2

Zone - R-40

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

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

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

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

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

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

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2569 & 2570

Pursuant Article IV, Section 16.2.6.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2569 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

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

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

****

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

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

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

Anticipated Public Hearing Date: August 10, 2026

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

Application #2569 #2570

Earth Removal

Special Permit Site Plan

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

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

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

Address or Location of the Property: lot 216 Grassy Road

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

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

Reason for the Special Permit: to construct a residential home on lot and remove approximatley 4500 yards of material.

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

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

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

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

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

Name: H & T Holdings LLC

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

Telephone No.: 860250-6160 E-Mail:

Signature: [signature] *Signature – (Printed/Typed)* Thomas Tabacco

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

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

Name: same

Address: City: State: Zip:

Telephone No.: E-Mail:

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

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

BZC – 08/17

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

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

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

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

Address or Location of the Property: Lot 216 Grassy Road

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

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

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

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

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

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

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

Name: H & T holdings, LLCBristol Boys & Girls club Asso, Inc

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

Telephone No.: 860 250 6160 E-Mail:

Signature: Thomas Tabacco *Signature – (Printed/Typed)* Thomas Tabacco

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- seven copies of a Site Plan containing all information required on the Site Plan Requirements Checklist
- any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

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

LUO – 08/17

Narrative

NARRATIVE FOR Lot 216 GRASSY ROAD

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

CT DPH Notification

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

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

Stormwater Permit Information

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

Revised March 23, 2017

Referral to Planning

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2569 & 2570

Pursuant Article IV, Section 16.2.6.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2569 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

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

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

****

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

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

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

Anticipated Public Hearing Date: August 10, 2026

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

POCD

Scenic Resources

Code Enforcement

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

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

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

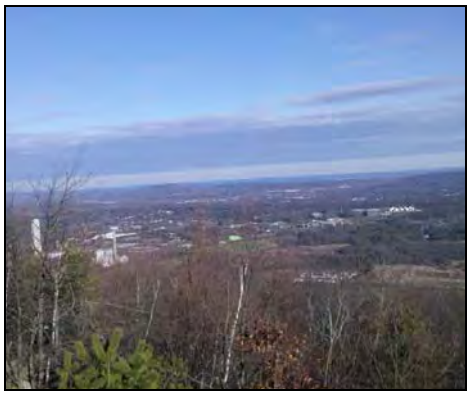
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators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

6.1.5. Scenic Resources

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

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

Scenic View From South Mountain



6.1.6. Property Maintenance

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

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

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

6.1.7. Community Design

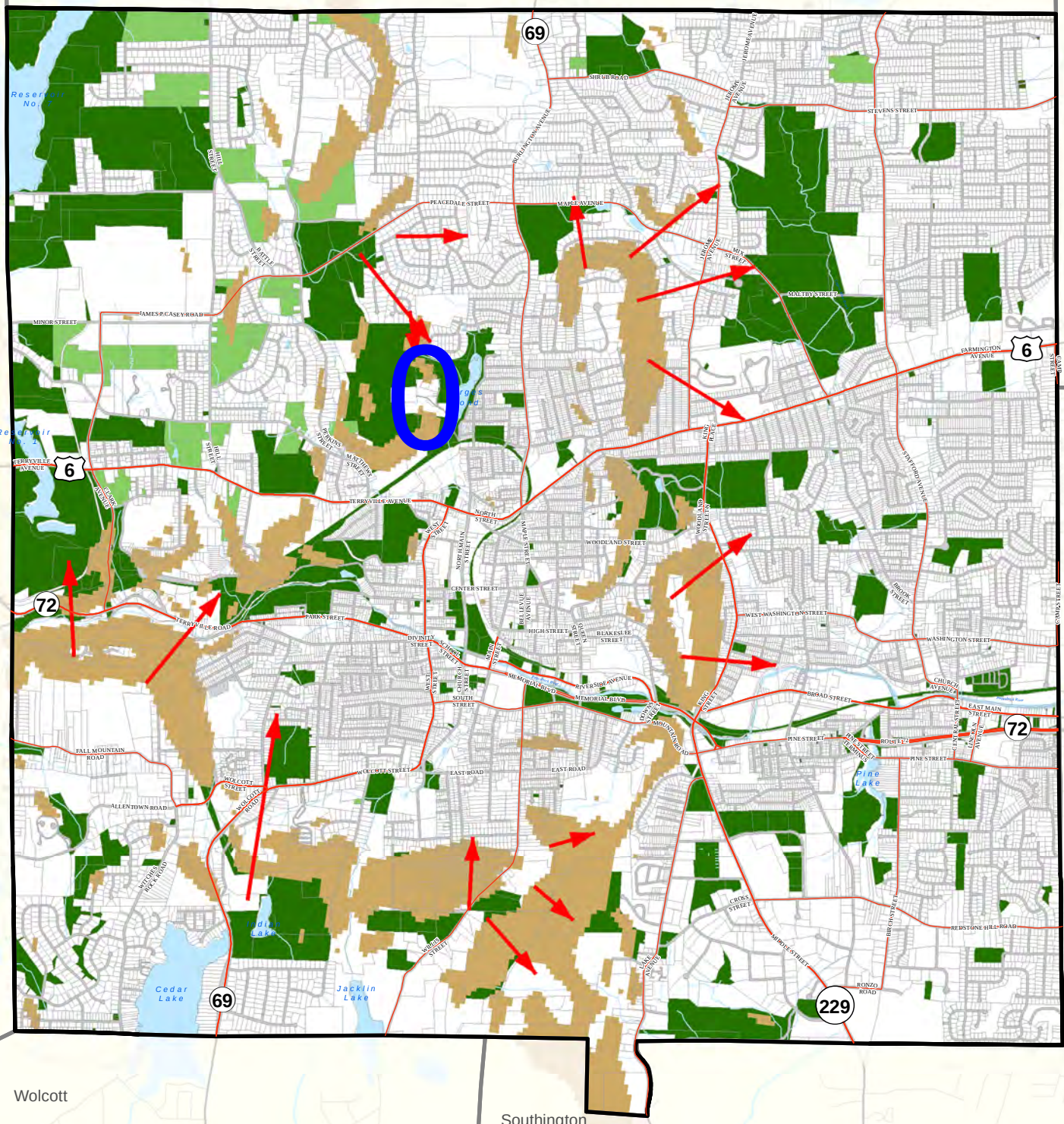
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

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

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

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

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

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

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

Report from DPW Engineering 11/26/25

November 26, 2025

1. Purpose

This report has been prepared to summarize field observations and assess the relevance of potential scenic and recreational impacts associated with Applications #2547 and #2548, which seek municipal permits for earth excavation and removal exceeding 400 cubic yards. The purpose of this report is not to support or oppose the applications, but to provide an objective review in relation to concerns outlined in the 2018 Plan of Conservation and Development (POCD), Section 6: Enhanced Community Character, with specific attention to Section 6.1.5: Scenic Resources.

2. Background

Applications #2547 and #2548 propose earth removal activities on properties located along Grassy Road and Ambler Road, containing three parcels. Two of the three parcels contain remnants of two former residences and accessory structures; these structures have either been fully demolished and removed or demolished with debris remaining for future removal.

Adjacent to the subject properties is City-owned land containing several hiking trails, including higher-elevation "Kame" formations (glacial knobs). These areas were assessed to determine:

- Whether open scenic views exist from nearby elevated trails.
- Whether the subject properties, including the former house locations, are visible from these vantage points.
- Whether the proposed excavation could alter scenic quality or views from the trails.

3. Existing Site Conditions

3.1 Elevations on the Subject Property

- Current peak elevation within the proposed excavation area: 533'±
- Lowest elevation within the site: 430'±

3.2 Proposed Final Grades

- Proposed peak elevation after excavation: 524'±
- Proposed minimum elevation: 440'±
- The proposed work would primarily remove the upper portion ("top knob") of the hillside and regrade the slope to meet existing surrounding elevations removing roughly 140,000 cubic yards of material from the site.

3.3 Adjacent Property Elevations

- Highest hiking point reached during field assessment: 573'±
- This location corresponds to a convergence of the "Kame Trails" and connecting feeder trails.

4. Field Observations

4.1 Scenic Views

- At the 573'± vantage point, no open scenic views are present during leaf-on conditions.
- During leaf-off conditions, limited views become available through the trees; however, these do not constitute clear, expansive, or designated scenic vistas.

4.2 Visibility of Subject Properties

- The former houses and associated structural remnants on the properties under application are not visible from the high point or from other nearby elevated trail segments.
- Vegetation density and topography effectively obscure all sightlines to the subject parcels.
- Leaf-off portions of the year may result in partially unobstructed views of active earth-removal operations and, following cessation of mining, the exposed slope lacking tree cover.
- Views from Grassy Road during the duration of earth-removal activities will be characteristic of an active mining operation.
- The nature of views from Grassy Road following completion of mining activities will depend on the effectiveness and execution of the applicant's restoration plan.

5. Potential Impact Assessment

5.1 Scenic Resource Considerations

- Section 6.1.5 of the POCD emphasizes protection of scenic areas, especially views from elevated landforms and public trails. Based on field evaluation:
- The proposed earth removal is unlikely to create new adverse views from the adjacent trails.
- Because the earthwork would remove only the uppermost portion of the knob and regrade to elevations consistent with surrounding slopes, the overall landform will remain generally consistent in appearance from trail elevations with the exception of the mined land void of tree coverage.
- The back (north and west) sides of the knob, which interface most directly with the trail system, will remain in their natural state.

5.2 Forest and Trail Experience

- No existing scenic overlooks or trail viewpoints appear dependent on the current topography of the subject property.
- Given the lack of visibility of the site from the trails, changes to the crest elevation (533'± to 524'±) are unlikely to materially affect the hiking experience or the perceived natural character of the forest.

5.3 Uncertainties

- Vegetation removal on the subject property could create new partial sightlines during leaf-off seasons; however, based on current elevation differences and distance, significant new views or visual impacts appear unlikely.
- Predicting the exact visual outcome is difficult without 3-D modeling, but field conditions suggest that any change would be minimal.
- The degree to which the restoration plan will improve or diminish future views from Grassy Road and the trail system remains uncertain.

6. Conclusion

Although subjective; based on trail-level observation, elevation comparison, and review of existing conditions, the proposed earth removal under Applications #2547 and #2548 does not appear likely to negatively impact scenic resources or the recreational experience on the adjacent City-owned forest and trail system.

- No designated scenic vistas are present.
- The subject property is not visible from existing trail high points.
- The proposed grading will generally harmonize with surrounding topography, altering only the topmost portion of the hillside.
- Potential visibility during leaf-off periods is difficult to characterize with precision and will depend substantially on the final restored condition of the site.
- Views from Grassy Road will reflect active mining during operations and, after completion, will be influenced by the applicant's restoration plan.
- No comment made regarding potential traffic implications.
- No comment made regarding potential noise implications.

Ryan J. Heller
Department of Public Works
Surveyor
860.584.6119

Bristol CONNECTICUT Public Works

7/22/26 Letter

Scenic Views

July 22, 2026

Regarding the Referral of H & T Holdings Application for an Earth Removal Permit to the Planning Commission for Analysis of Scenic Views

Michelle Rudy for the Friends of the Hoppers-Birge Pond Nature Preserve

There are a lot of things that could be said about this earth moving proposal but here we are just focusing on the subject of scenic views. We have reviewed the report by the Department of public works surveyor and we question its conclusions.

First, the report says that there are no scenic views, meaning sweeping open vistas, in the vicinity of the site. We argue that the scenic views are the rolling kame formations themselves, and not limited to a view of the surroundings as seen from atop.

One prominent glacial kame formation is found in the northwest corner of the subject properties. Ancient hills, known as kames, are geologically significant and form part of a rare, interconnected group within the Hoppers preserve. There are about 5-7 kames in a group depending on how you count them, including the one on the developer's property. They have remained undisturbed for over 14,000 years which is a rarity in today's landscape, which should be preserved and cherished for their educational value. Disturbing or removing even one would irreversibly diminish the landscape's interwoven fabric.

A widely cited reference explaining the formation of kames and the rarity of undisturbed examples is "Glacial Geology: Ice Sheets and Landforms" by Matthew R. Bennett and Neil F. Glasser. This book details that kames are irregularly shaped hills or mounds composed of sand, gravel, and till deposited by meltwater in contact with glacial ice. The authors emphasize that undisturbed kame complexes are rare in modern landscapes due to centuries of land development and resource extraction, making intact examples significant for both scientific study and conservation.

Second, the surveyor's report asserts that there probably won't be a line of site from the trails to the proposed site elevations. However, the surveyor also claims that a final analysis of the viewsheds will be difficult to determine without 3D modeling. From the report, it is apparent that he "eyeballed" his assertions rather than justifying them with empirical data.

So this led me to perform a viewshed analysis with the aid of AutoCAD. I drew a cross section of the land from the top of a kame where there is an existing trail to the bottom of the subject property. On the cross section is drawn the sight lines for both the existing grade and the proposed grade. You can see quite clearly that from the top of the kame, you can barely see to the edge of the property as it exists now. If the earth removal were to occur, there would be a clear line of sight all the way over to the property edge. I only had time to draw one section, but we suspect that the whole trail east of the kame down to Grassy Road will have an open view of the excavation. We would like to do

more modeling to investigate further. We also would like to invite you on a guided tour of the trails so you can see our concerns for yourselves.

Finally, we would like to highlight some snippets from the City's Plan of Conservation and Development and the zoning regulations that we feel are pertinent to this discussion.

In Section 4.1 of the Plan of Conservation and Development, the "Hoppers" are specifically mentioned as a key area in which to promote conservation.

In Section 4.3.2 Land Resource Protection, the plan seeks to "discourage development on steep slopes and ridgelines"

In Section 6.1.5 Scenic Resources, the plan states that "There are a number of scenic areas within Bristol and states that these scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission."

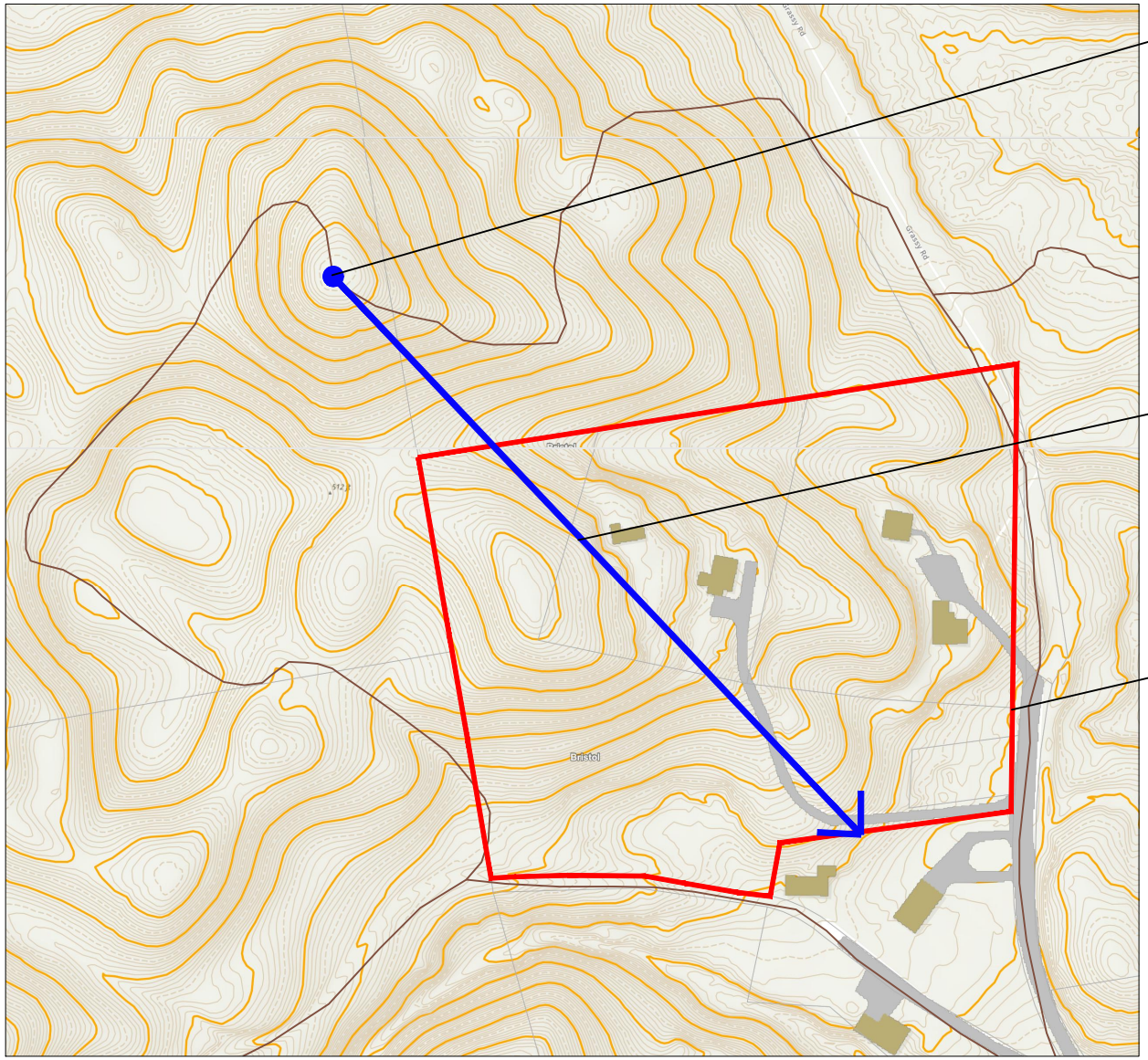
Section 6.2.2 Undeveloped Land…This section encourages the preservation of undeveloped lands within residentially zoned areas.

Section 6.2.3 Historic Resources…. This section supports the preservation of historic resources which we believe applies to the geological formations at the Hoppers.

Section 6.2.4 Supports community resources which enhance the quality of life within Bristol.

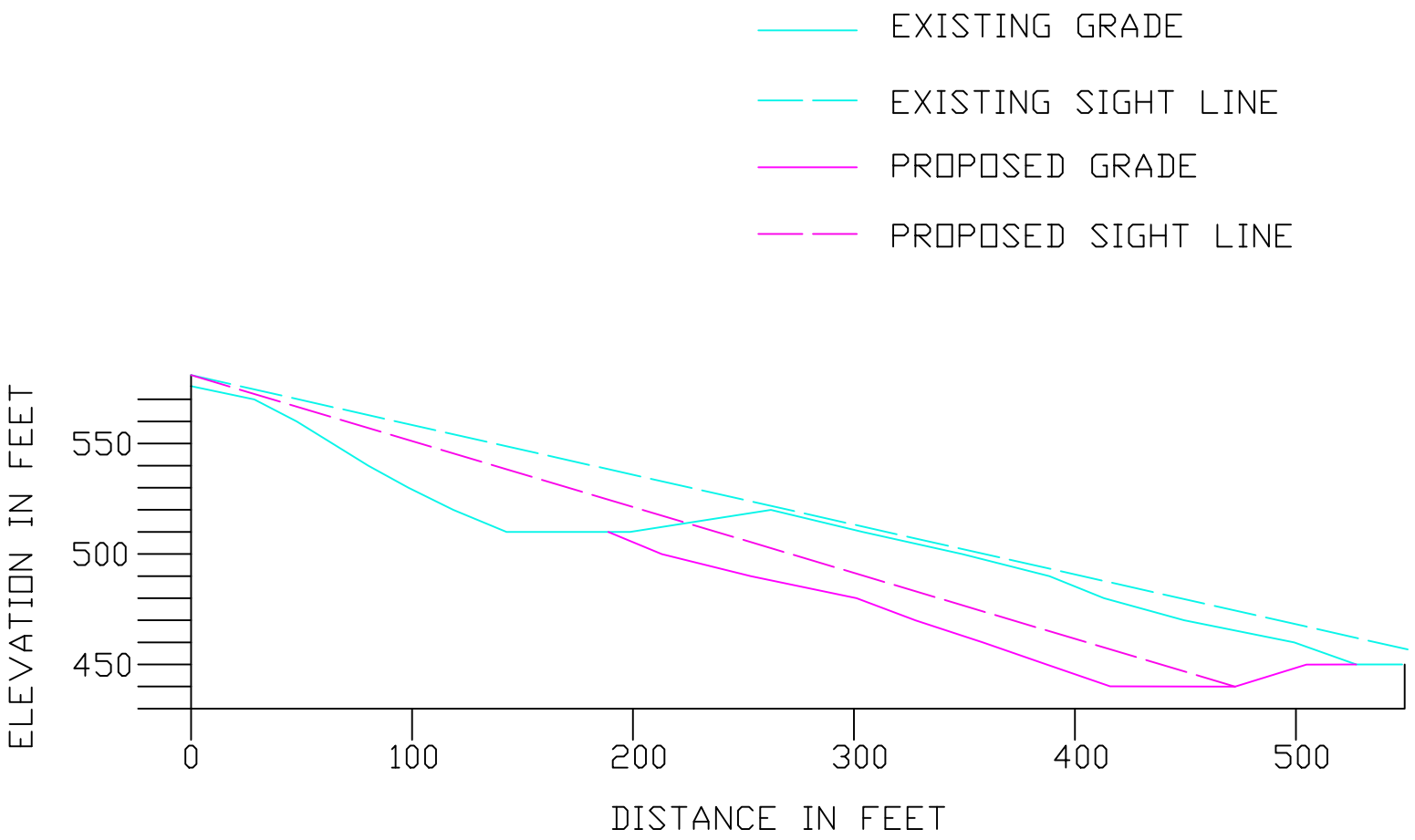
In addition, the City of Bristol Zoning Regulations Section 15.2.5(E)(1) states that "the natural topography of the property shall be preserved to the maximum extent possible" and in 15.2.5(E)(3) additionally states that "the proposed excavation shall be certified by the City Engineer as being the minimum depth of excavation necessary to accomplish the proposed project". It is clearly not the case that a major excavation, including the destruction of a rare geological formation, is needed to site homes on the property.

So, in conclusion we reiterate that we see the scenic views as the kame formations themselves rather than overarching vistas that are seen from atop. Also, we reiterate that the site section we drew up supports our assertion that the site will be fully visible from multiple sections of the trails, particularly the trail atop the largest kame. This will irreparably damage the deep woods experience that can now be had, miraculously, in the middle of suburban Bristol.



VIEWSHED ANALYSIS

VIEWSHED ANALYSIS

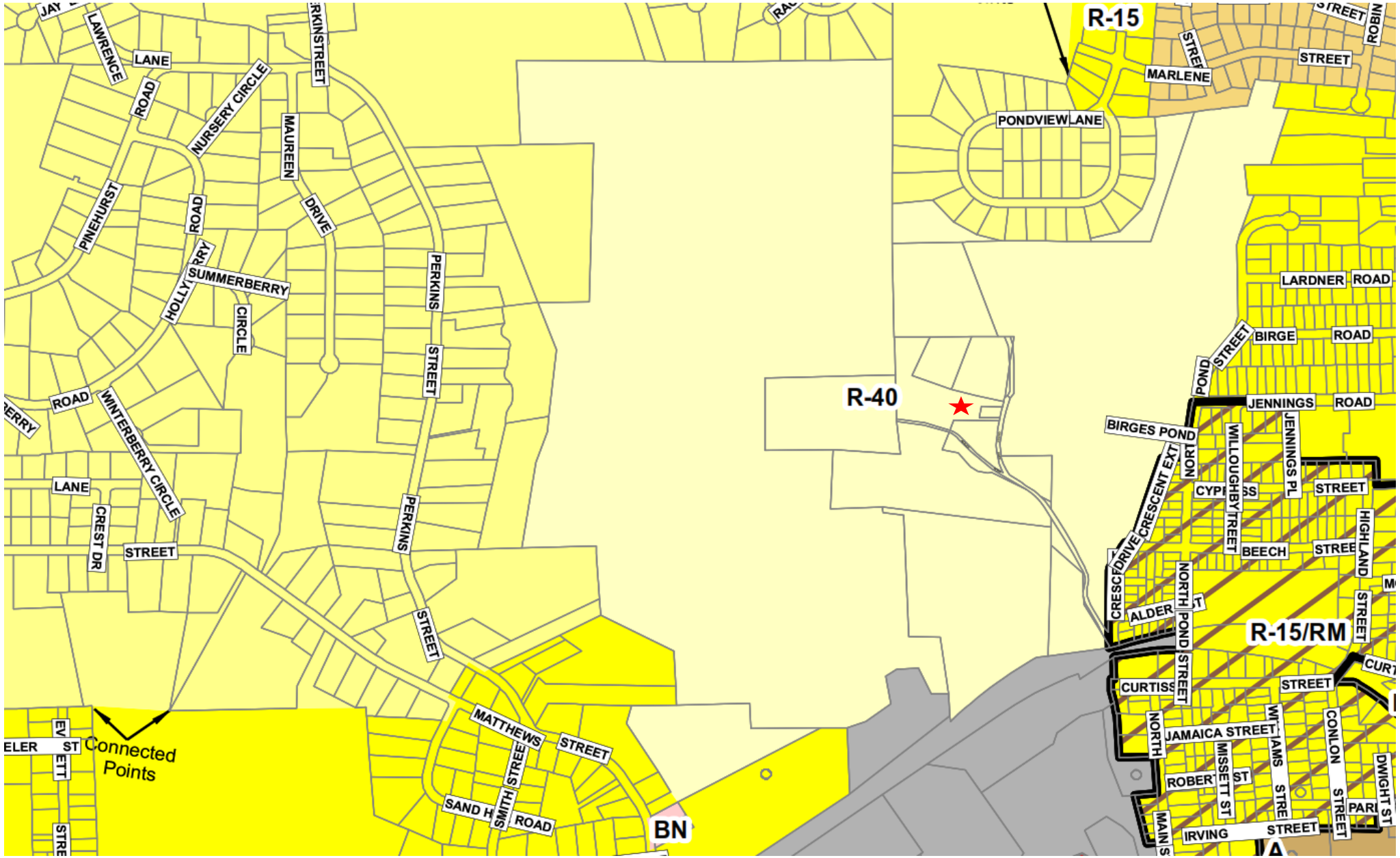


Various Maps:

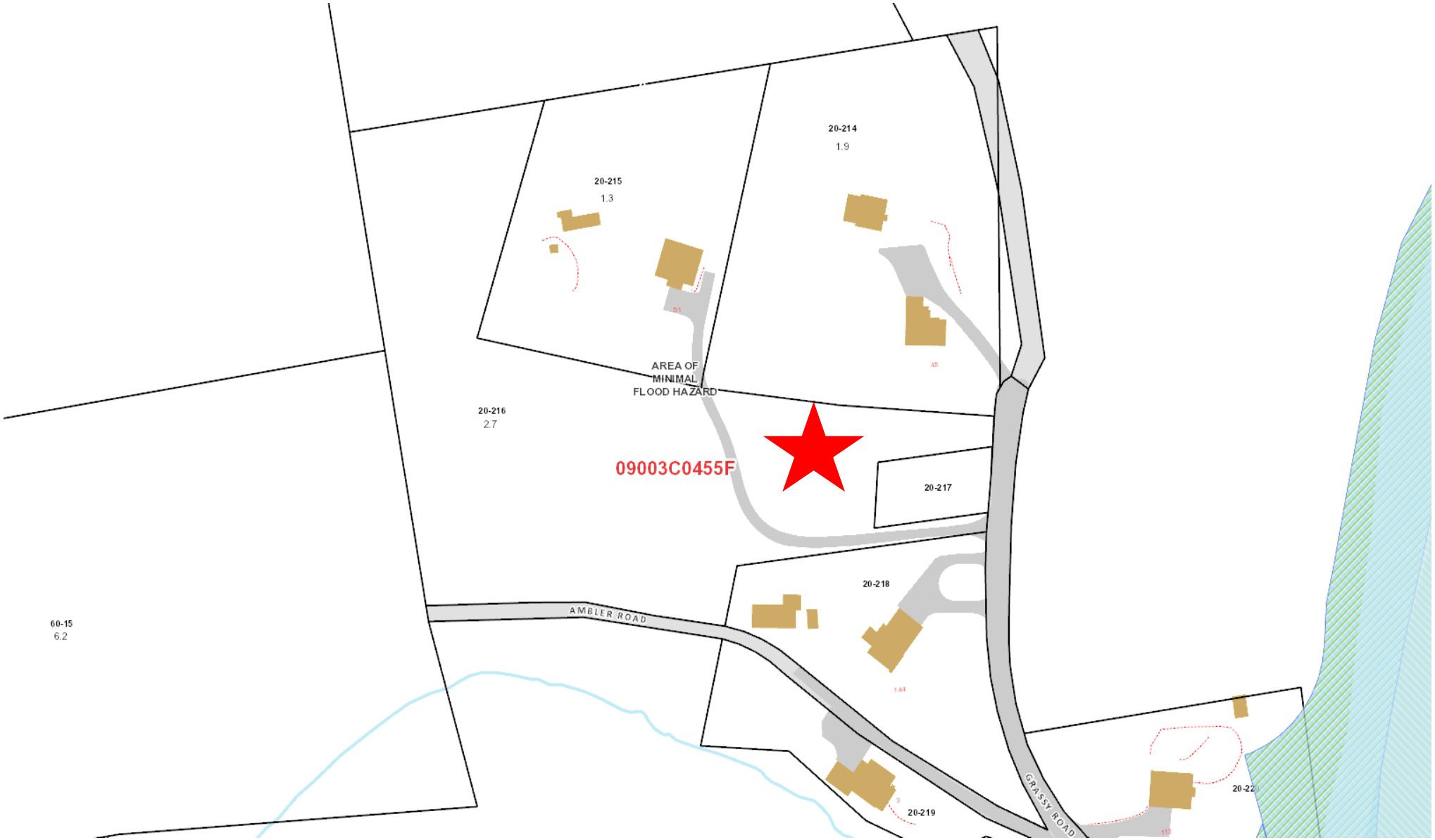
GIS
Google
and
Applicant



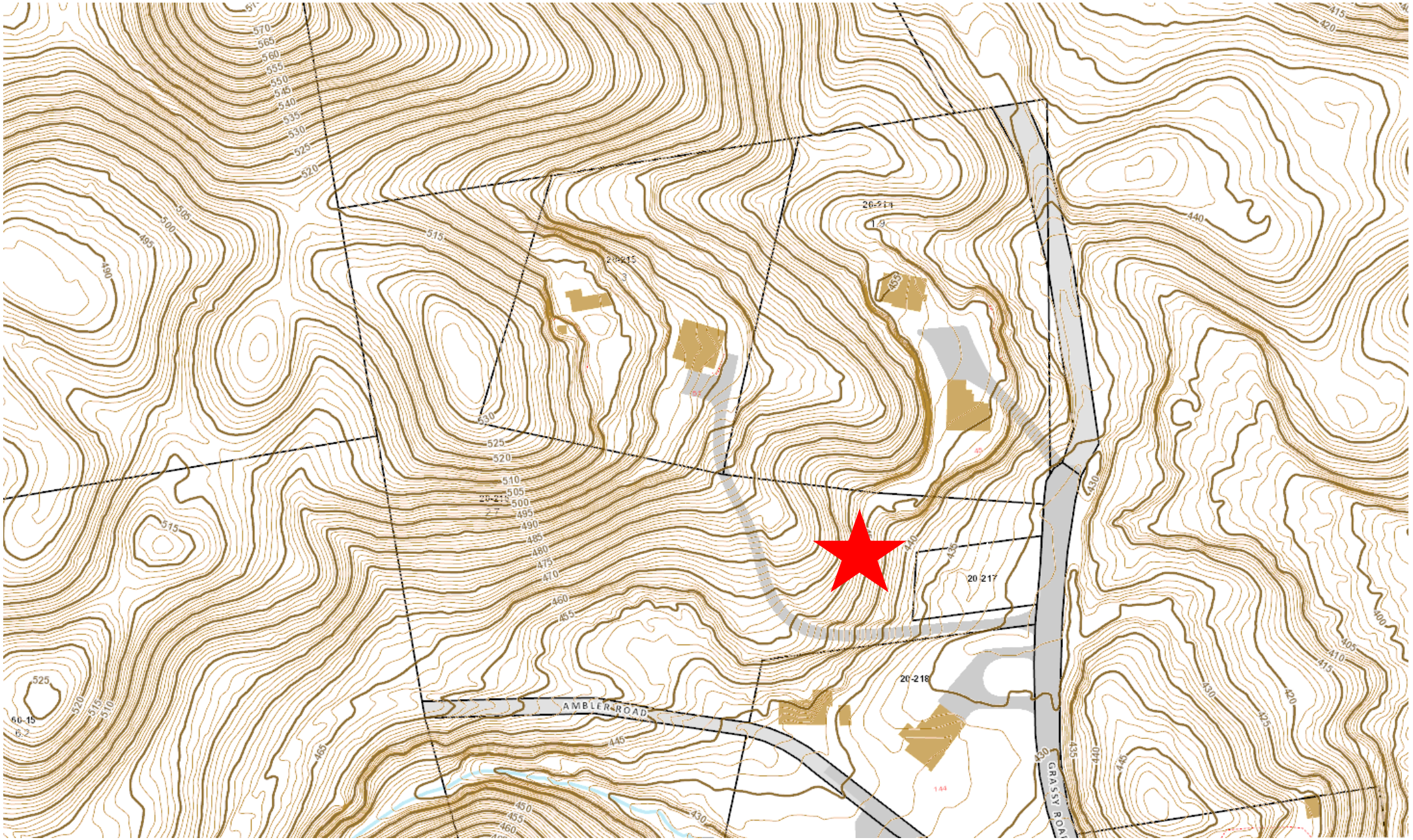
App. 2569 & 2570 - Location
Special Permit & Site Plan – Earth Removal



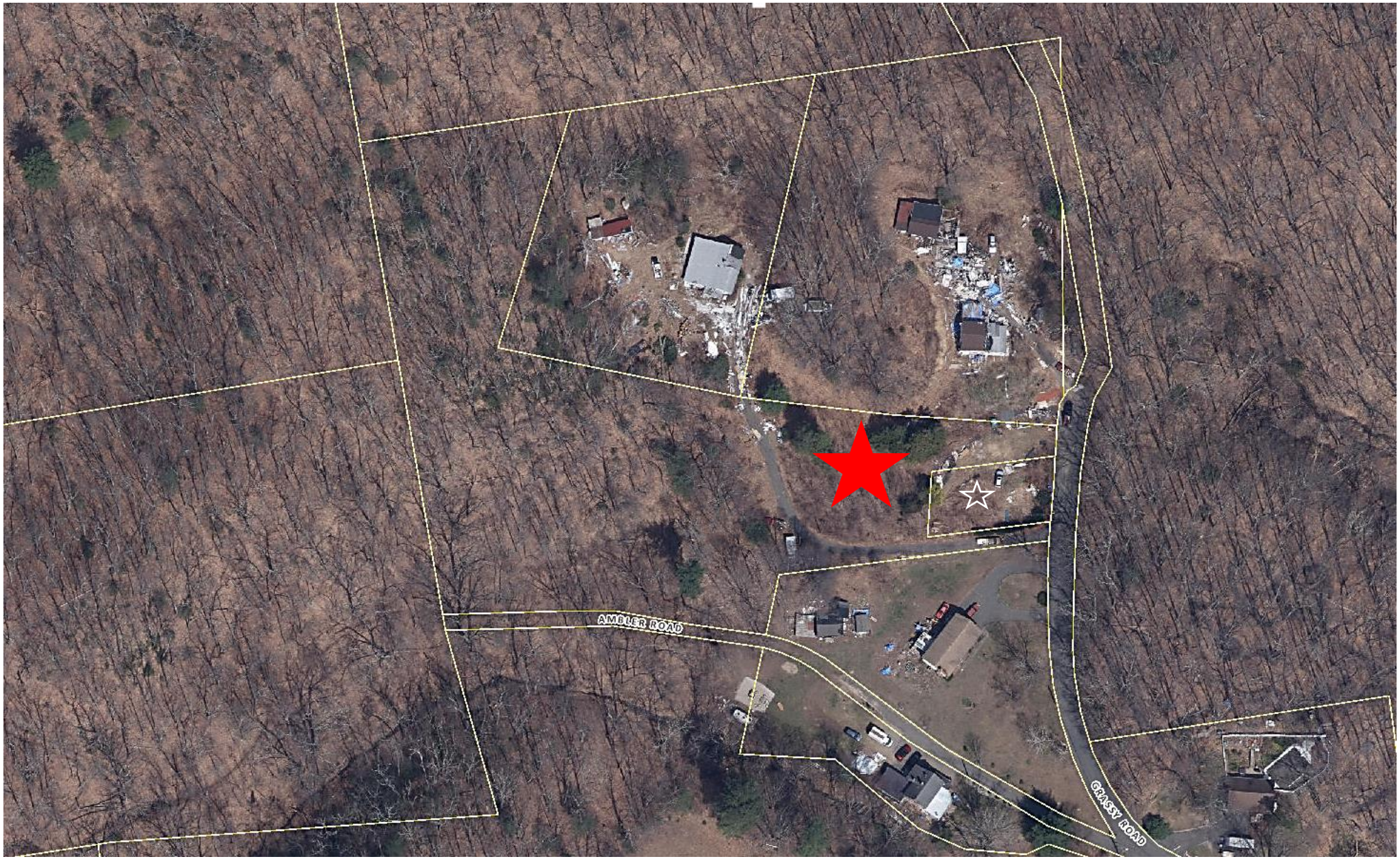
App. 2569 & 2570 – Zoning – R-40
Special Permit & Site Plan – Earth Removal



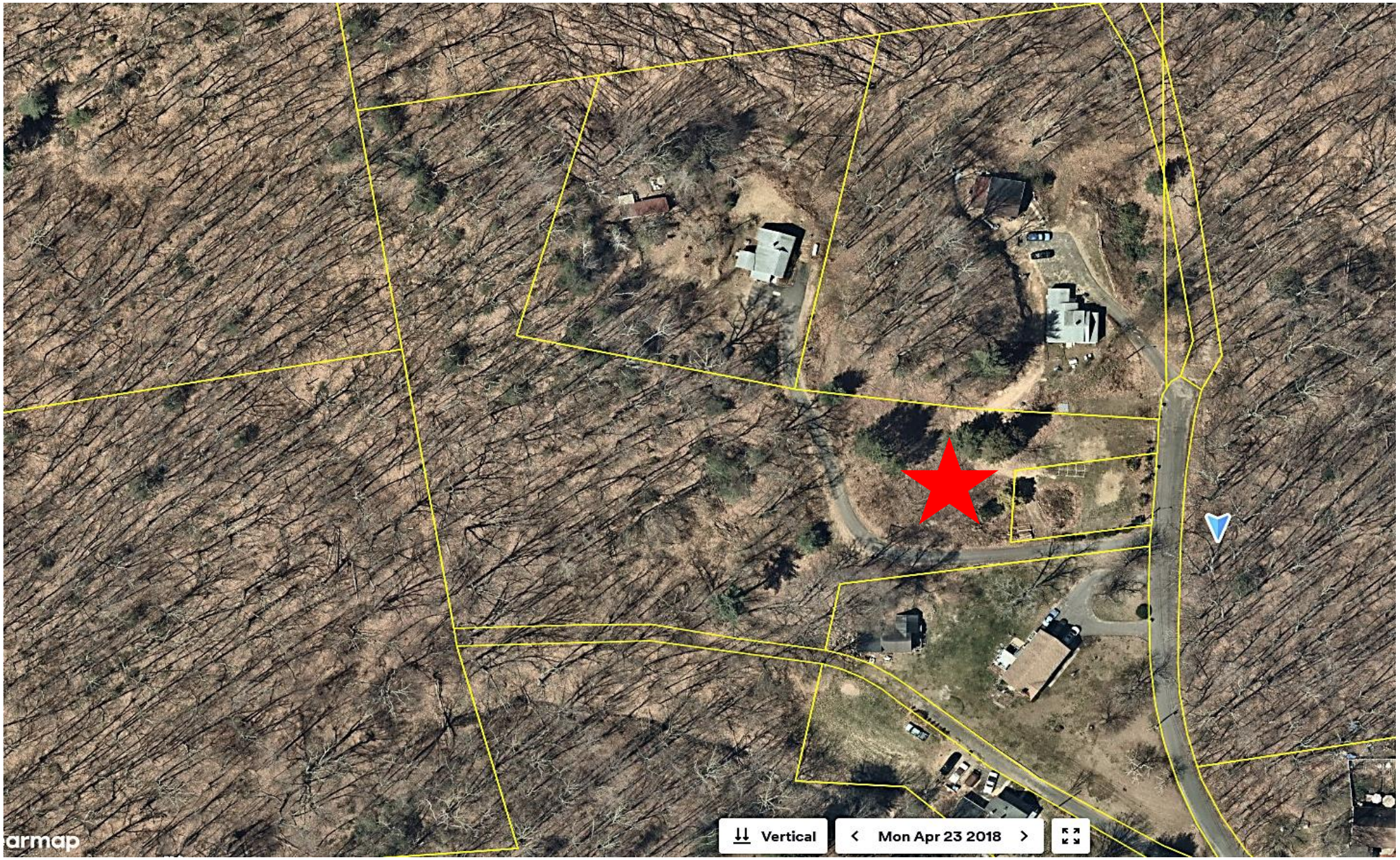
App. 2569 & 2570 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



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



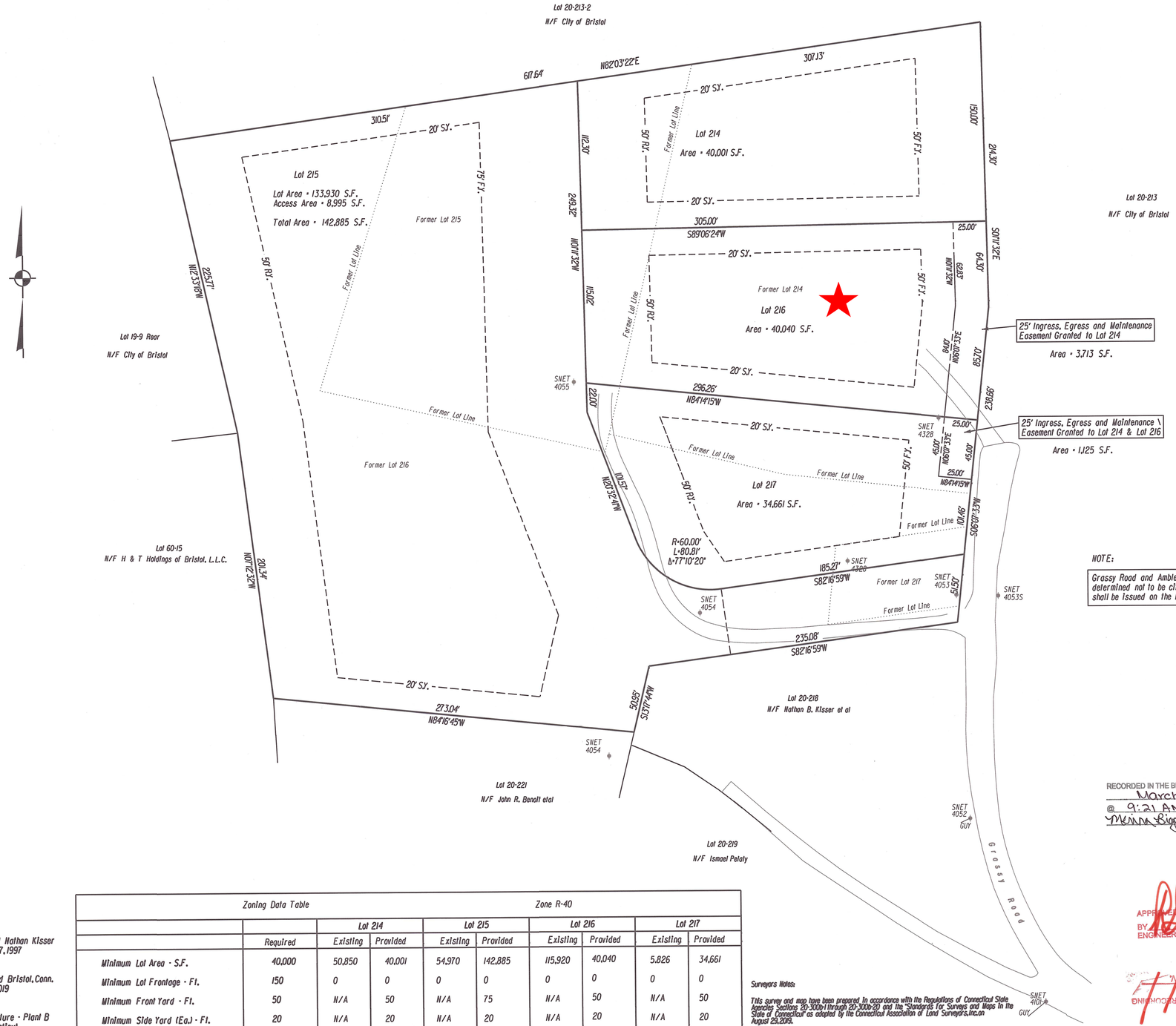
App. 2569 & 2570 – Aerial
Special Permit & Site Plan – Earth Removal



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

First Cut Map

Recorded 3/6/26



NOTE:

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

Map Reference:

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

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

Surveyors Notes:

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

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

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

Zone - R-40

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

No record of Public Right of Way found.

Planimetric features shown in part from other available mapping sources.

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

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

APPROVED FOR RECORDING
BY
ENGINEERING DIV.

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

Property Survey

Map Showing Lot Line Revision

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

Owned by

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

Grassy Road

Bristol, Conn.

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

40 0 20 40
Scale In Feet

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

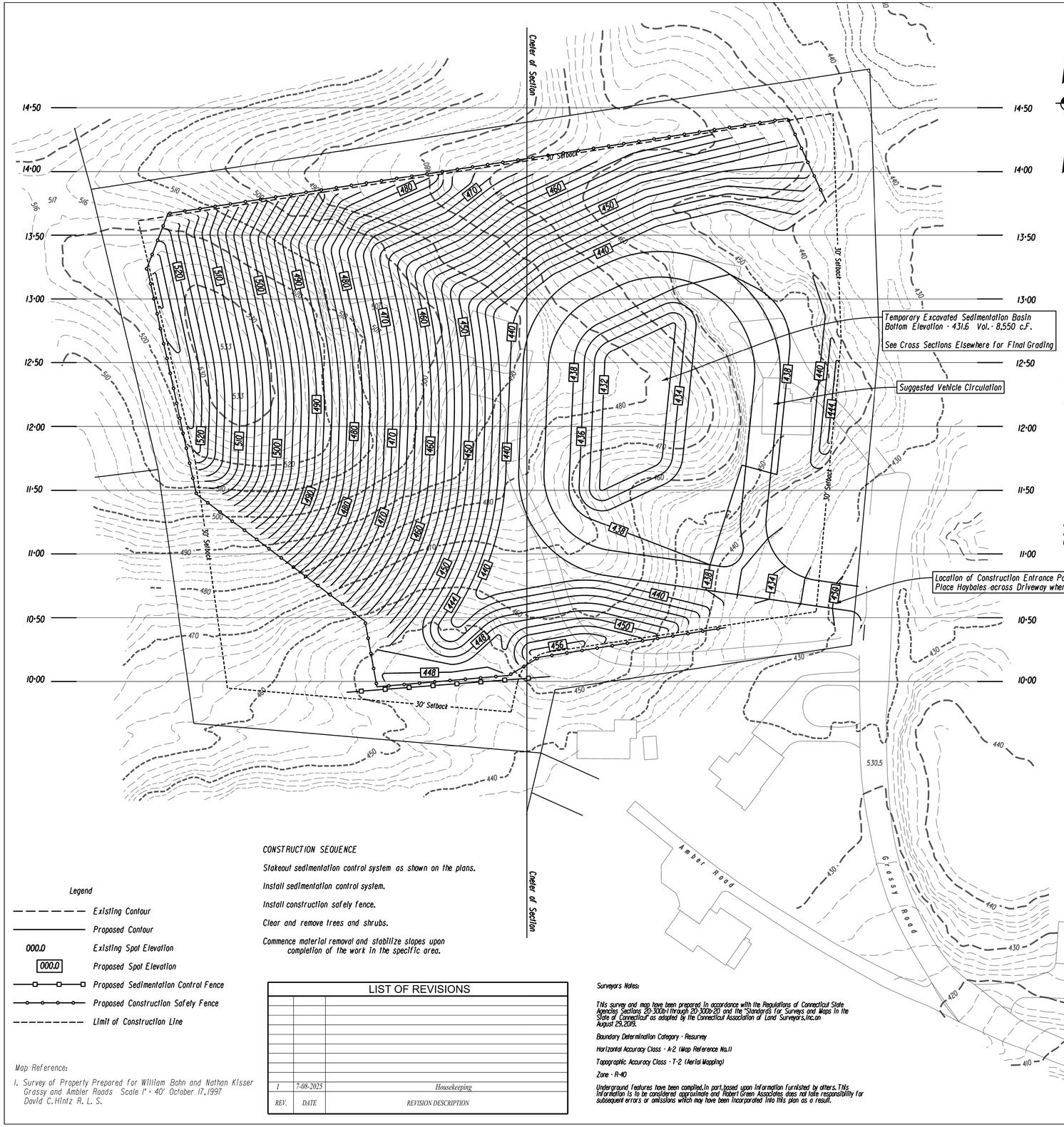
Robert C. Green

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

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

Concept Plan

Depicting Proposed Grades from 2025 Application



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

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

ADDITIONAL NOTES:

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

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

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

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

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

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

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

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

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

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

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

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

Place a Construction Entrance Pad as shown on the Plan

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

Anticipated Duration - 24 Months

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

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

No Grading to occur within 30' of a Property Line

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

Developer is responsible for correcting any unforseen field conditions

Legend

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

Map Reference:

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

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

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

LIST OF REVISIONS

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

Surveyors Notes:

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

Boundary Determination Category - Resurvey

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

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Site Grading Plan

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

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

Sheet 3 of 6

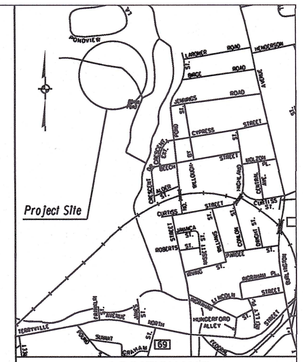
STATE OF CONNECTICUT JOSEPH M. GREEN No. PE.N.0026292 LICENSED PROFESSIONAL ENGINEER

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

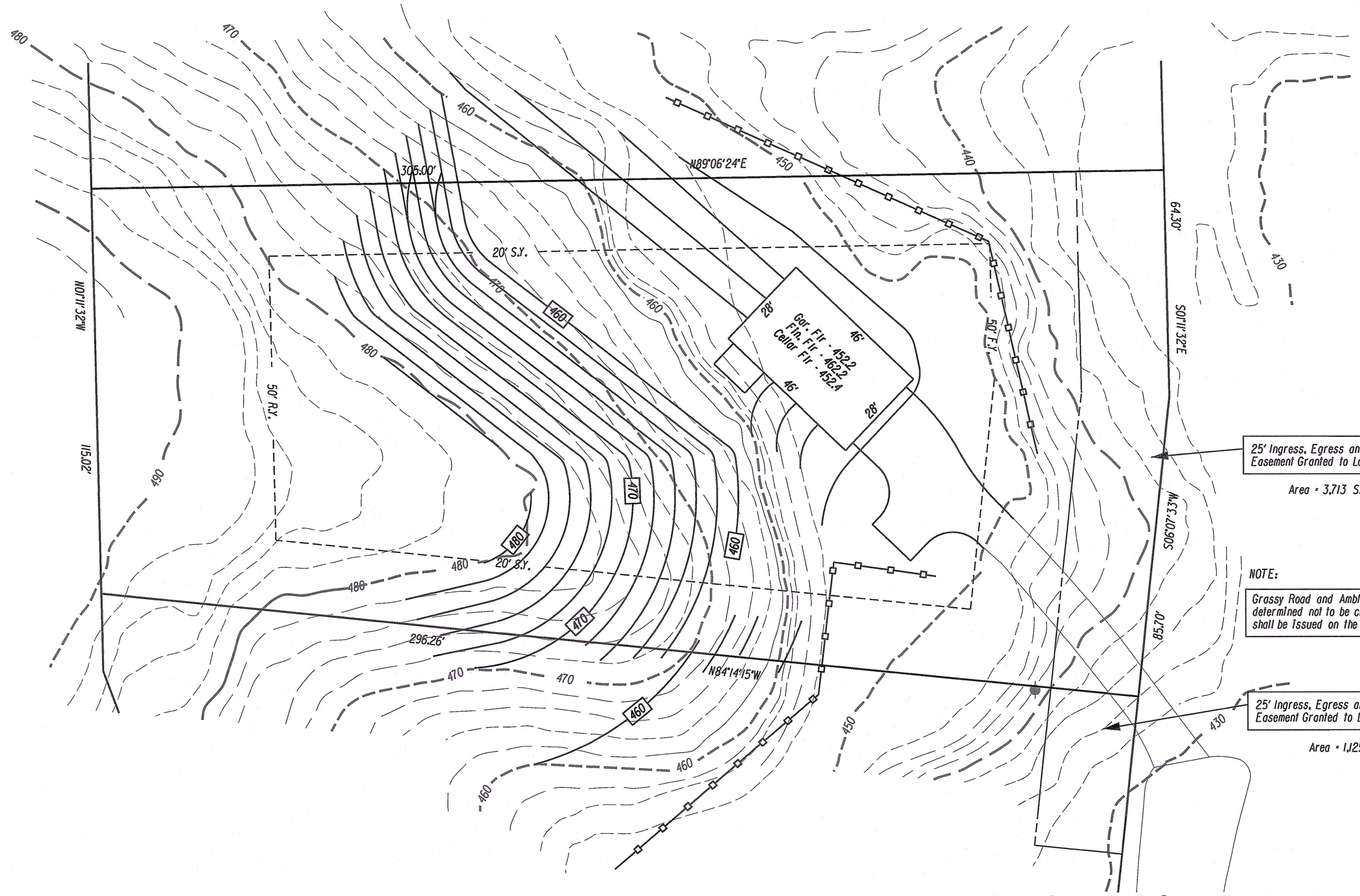
Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville,Conn.06786
Phone: (860)-589-0135
Fax: (860)-589-1342

2026
Submitted Map

“Not For Construction”



LOCATION MAP
(SCALE 1"=1000')



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

Area = 3,713 S.F.

NOTE:

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

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

Area = 1,125 S.F.

Zoning Location Survey

Site Plan House

Assessors Lot 20-216

owned by

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

Grassy Road

Bristol, Conn.

Scale 1" = 20' April 2, 2026

20 0 10 20

Scale In Feet

GRADING PLAN - NOT FOR CONSTRUCTION

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

Joseph M. Green

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

Robert C. Green

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

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2

Topographic Accuracy Class - T-2

Zone - R-40

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

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

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

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

2026

From: Jeffrey Steeg <JeffreySteeg@bristolct.gov>
Sent: Thursday, July 9, 2026 3:43 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Request for CGS Section 8-24 reports from the Planning Commission

Hi Robert: At Monday's Real Estate Committee, it was voted to refer to the Planning Commission CGS Section 8-24 reports for the following city owned properties:

1. Lots 6,7 & 8 Witches Rock Road - Recently, one of the adjoining owners has approached the City to purchase this vacant lot from the city with the intention of merging into his present property. The City had in the past, unsuccessfully tried to sell this lot utilizing the RFP (referrals for proposals) process and via the City's outside real estate broker. (Obviously, to no avail) I believe the Planning Commission had already issued an 8-24 report some years ago but the Committee is looking for confirmation. Attached is tax assessor's card and GIS picture;

2. Lot 88 Kilmartin Road – the City is also looking to sell this lot. This lot may have also been subject to an old CGS Section 8-24 report issued by the Planning Commission. Again, if the Planning Commission could issue another report, that would be greatly appreciated. Attached is tax assessor's card and GIS picture.

Jeff

WITCHES ROCK RD

Location	WITCHES ROCK RD	**Mblu**	08/ / 6+7+8/ /
Acct#	0003093	**Owner**	CITY OF BRISTOL
Assessment	$62,930	**Appraisal**	$89,900
PID	3171	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$0	$89,900	$89,900
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$0	$62,930	$62,930

Owner of Record

Owner	CITY OF BRISTOL	**Sale Price**	$0
Co-Owner		**Certificate**	1
Address	111 NORTH MAIN ST BRISTOL, CT 06010	**Book & Page**	1491/0330
		Sale Date	06/06/2003

Ownership History

Ownership History				
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Sale Date**
CITY OF BRISTOL	$0	1	1491/0330	06/06/2003
APRUZZESE JULIA A	$0		0469/0301	

Building Information

Building 1 : Section 1

Year Built:	
Living Area:	0
Replacement Cost:	$0
Building Percent Good:	

Replacement Cost
Less Depreciation: $0

Building Attributes	
Field	**Description**
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Attic	
Bsmt	
Bsmt Gar	
Fireplaces_2	
Fin Bsmt	
Fin Bsmt Qual	
MHP	

Building Photo



0003093 03/19/2016
(https://images.vgsi.com/photos2/BristolCTPhotos/\00\03\43\27.JPG)

Building Layout

(ParcelSketch.ashx?pid=3171&bid=3171)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	901V
Description	Municipal Lnd
Zone	R-25
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.71
Frontage	190
Depth	
Total Market Land	$62,930
Appraised Value	$89,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$0	$89,900	$89,900
2024	$0	$89,900	$89,900
2023	$0	$89,900	$89,900

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$0	$62,930	$62,930
2024	$0	$62,930	$62,930
2023	$0	$62,930	$62,930

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Full Town View
Reset Map
Sear
Base Maps / Air Photos
Map Layer
LONGVIEW AVENUE
WITCHES ROCK ROAD

2019

City of Bristol

BRISTOL, CONNECTICUT 06010
Land Use Office

DATE: April 26, 2019

TO: Real Estate Committee (c/o Corporation Counsel's Office)

FROM: Bristol Planning Commission

RE: C.G.S. 8-24 Review – Assessor's Map 8 & Lot 6+7+8 – Witches Rock Rd.

The Bristol Planning Commission, at its meeting of April 24, 2019, approved the following motion with respect to the above captioned item:

"To direct staff to forward the following report to the City Council: the Planning Commission recommends that the City of Bristol move forward with the proposed sale of the property located at Assessor's Map 8, Lot 6+7+8, Witches Rock Road as there is no apparent municipal use for the property."

Should you have any questions, please call me at 860-584-6225.

Very truly yours,

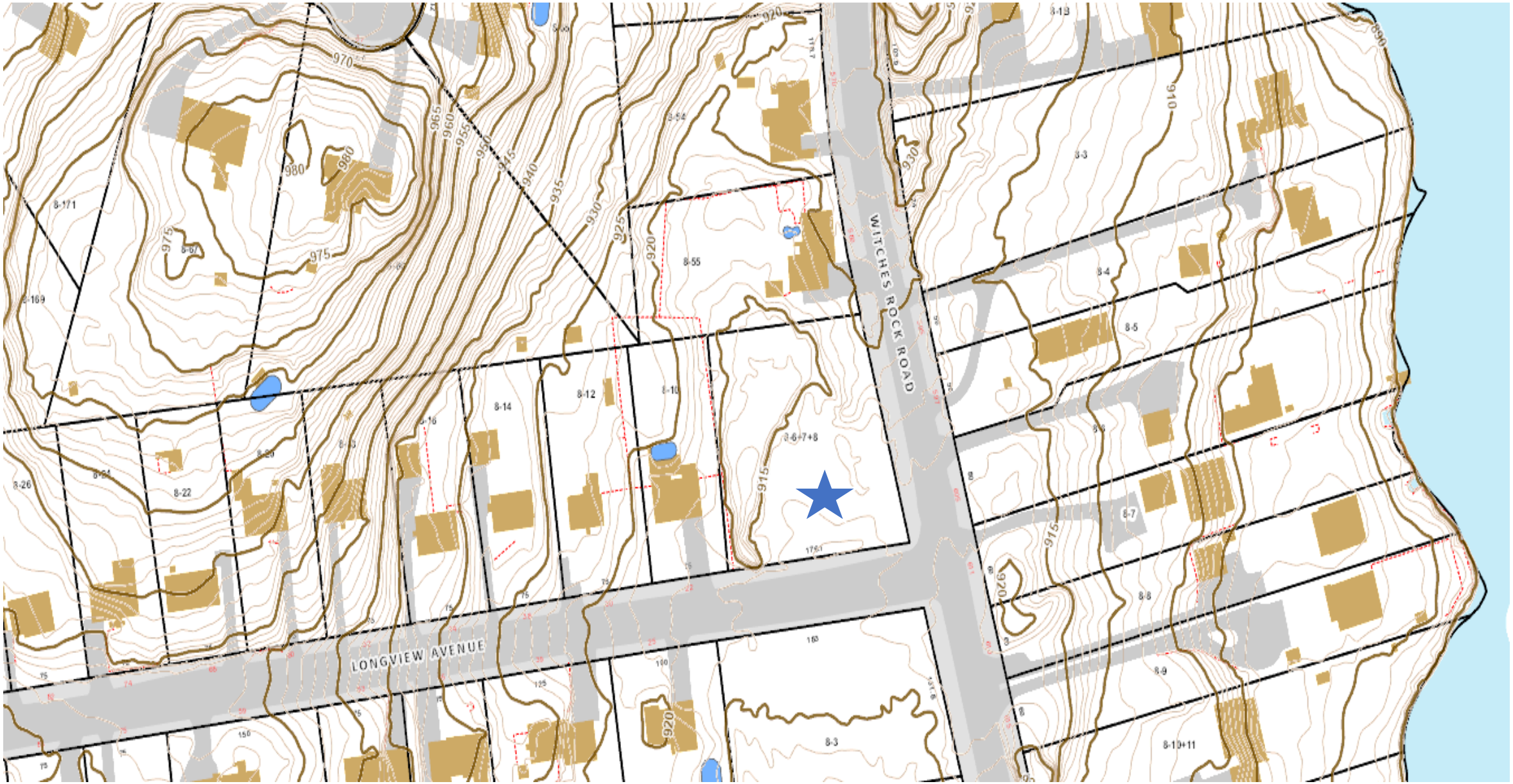
Robert M. Flanagan - AICP
City Planner

cc: Jeffrey R. Steeg, Assistant Corporation Counsel (via email)
Raymond Rogozinski – Director of Public Works (via email)



Lot 6+7+8 Witches Rock Rd.– Location

Map 8 & Lot 6+7+8



Lot 6+7+8 Witches Rock Rd.– Topography

Map 8 & Lot 6+7+8

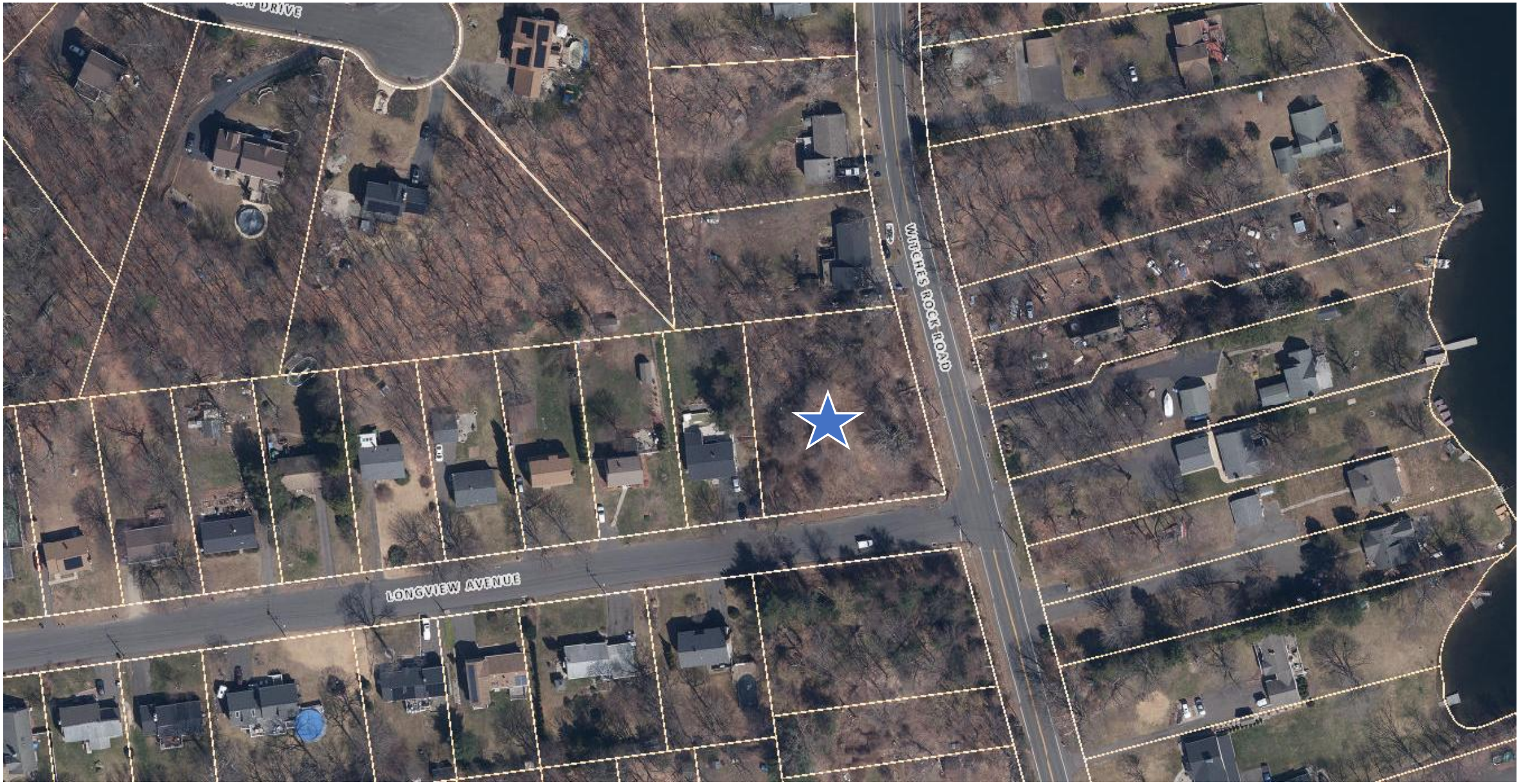


Lot 6+7+8 Witches Rock Rd.– Inland Wetlands and Upland Review

Map 8 & Lot 6+7+8

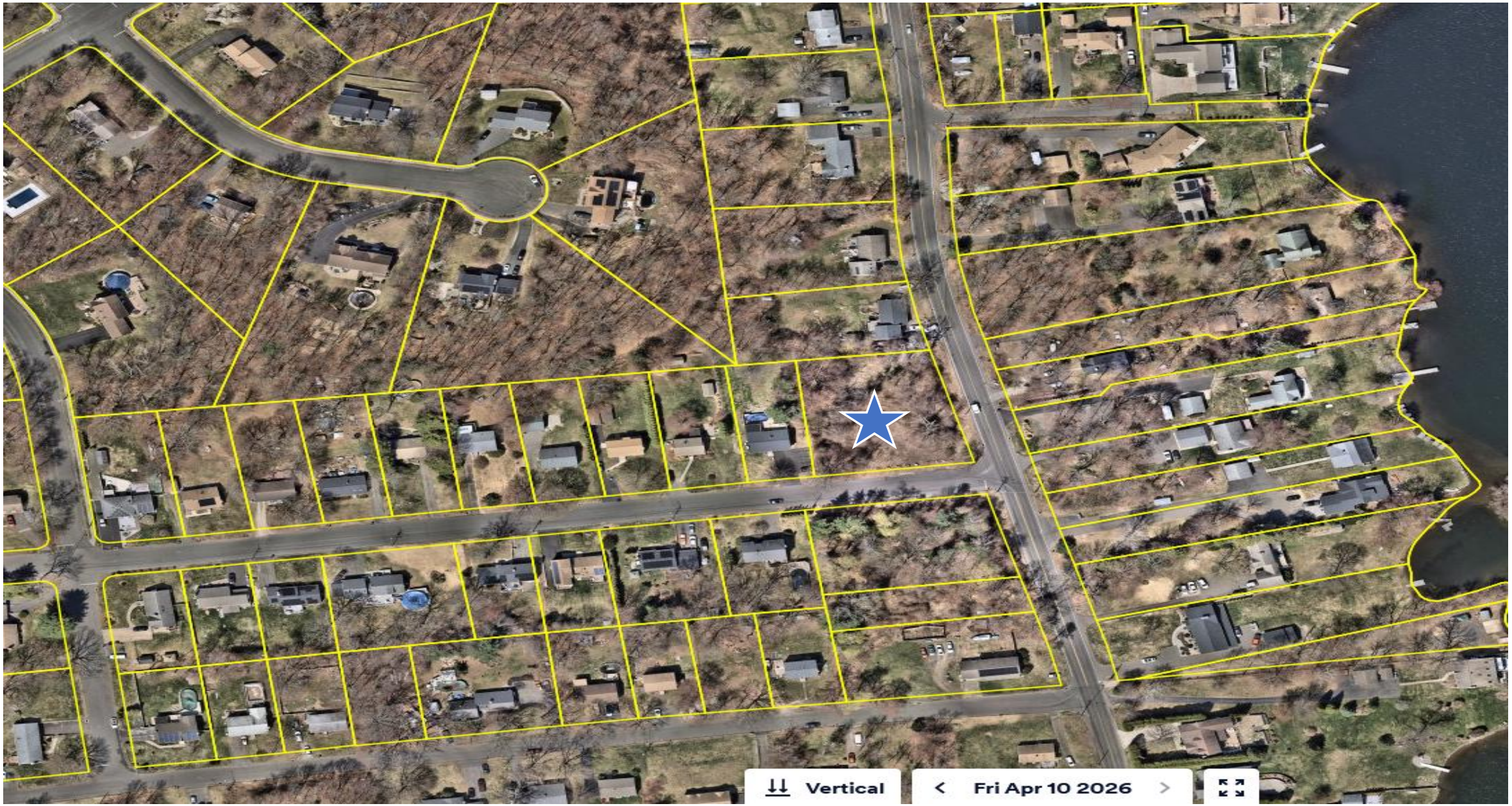


Lot 6+7+8 Witches Rock Rd.– Zoning
Map 8 & Lot 6+7+8
R-25 (Single Family) Residential zone



Lot 6+7+8 Witches Rock Rd.– Aerial 2023

Map 8 & Lot 6+7+8



Lot 6+7+8 Witches Rock Rd.– Aerial 2023

Map 8 & Lot 6+7+8

2026

From: Jeffrey Steeg <JeffreySteeg@bristolct.gov>
Sent: Thursday, July 9, 2026 3:43 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Request for CGS Section 8-24 reports from the Planning Commission

Hi Robert: At Monday's Real Estate Committee, it was voted to refer to the Planning Commission CGS Section 8-24 reports for the following city owned properties:

1. Lots 6,7 & 8 Witches Rock Road - Recently, one of the adjoining owners has approached the City to purchase this vacant lot from the city with the intention of merging into his present property. The City had in the past, unsuccessfully tried to sell this lot utilizing the RFP (referrals for proposals) process and via the City's outside real estate broker. (Obviously, to no avail) I believe the Planning Commission had already issued an 8-24 report some years ago but the Committee is looking for confirmation. Attached is tax assessor's card and GIS picture;

2. Lot 88 Kilmartin Road – the City is also looking to sell this lot. This lot may have also been subject to an old CGS Section 8-24 report issued by the Planning Commission. Again, if the Planning Commission could issue another report, that would be greatly appreciated. Attached is tax assessor's card and GIS picture.

Jeff

KILMARTIN AVE

Location	KILMARTIN AVE	**Mblu**	08/ / 88/ /
Acct#	0136026	**Owner**	CITY OF BRISTOL THE
Assessment	$48,860	**Appraisal**	$69,800
PID	14097	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$0	$69,800	$69,800
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$0	$48,860	$48,860

Owner of Record

Owner	CITY OF BRISTOL THE	**Sale Price**	$32,160
Co-Owner		**Certificate**	
Address	111 NORTH MAIN STREET BRISTOL, CT 06010	**Book & Page**	1735/0410
		Sale Date	05/30/2007
		Instrument	14

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
CITY OF BRISTOL THE	$32,160		1735/0410	14	05/30/2007
THOMAS WAYNE BREDEFELD ETAL	$0	1	1634/1165	00	08/01/2005
HOLMES JANET E ESTATE OF ETAL	$0		1617/0871		04/29/2005
HOLMES JANET E ETAL	$0		1135/0845		08/08/1994
PARADIS FRANCES M ESTATE	$0		1032/0472		09/25/1991

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Attic	
Bsmt	
Bsmt Gar	
Fireplaces_2	
Fin Bsmt	
Fin Bsmt Qual	
MHP	

Building Photo



0136026 03/19/2016
(https://images.vgsi.com/photos2/BristolCTPhotos/\00\04\49\03.JPG)

Building Layout

(ParcelSketch.ashx?pid=14097&bid=14097)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code	901V
Description	Municipal Lnd
Zone	R-25
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.26
Frontage	75
Depth	
Total Market Land	$48,860
Appraised Value	$69,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$0	$69,800	$69,800
2024	$0	$69,800	$69,800
2023	$0	$69,800	$69,800

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$0	$48,860	$48,860
2024	$0	$48,860	$48,860
2023	$0	$48,860	$48,860

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Full Town View
Reset Map
Sear
Base Maps / Air Photos
Map Layer

2017

City of Bristol

BRISTOL, CONNECTICUT 06010
Planning Commission

MEMORANDUM

DATE: December 28, 2017

TO: Real Estate Committee (c/o Corporation Counsel Office)

FROM: Bristol Planning Commission

RE: Lot 88 Kilmartin Ave. – Map 8 Lot 88

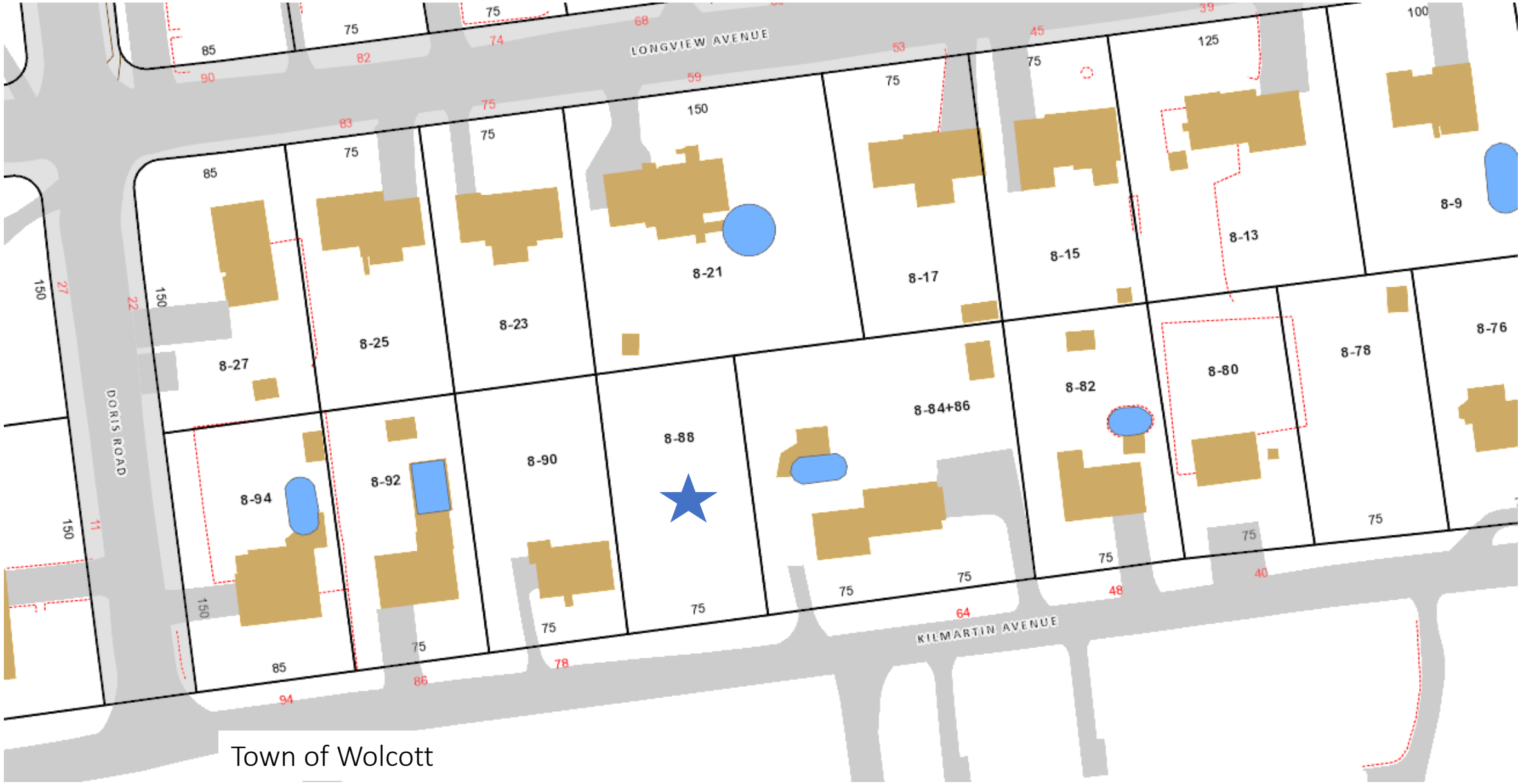
The Bristol Planning Commission at its meeting of December 27, 2017, voted to recommend that the City dispose of the property described as Lot 88 Kilmartin Ave. – Map 8 Lot 88, as there is no apparent municipal use for the property.

Should you have any questions, please call me at 860-584-6225.

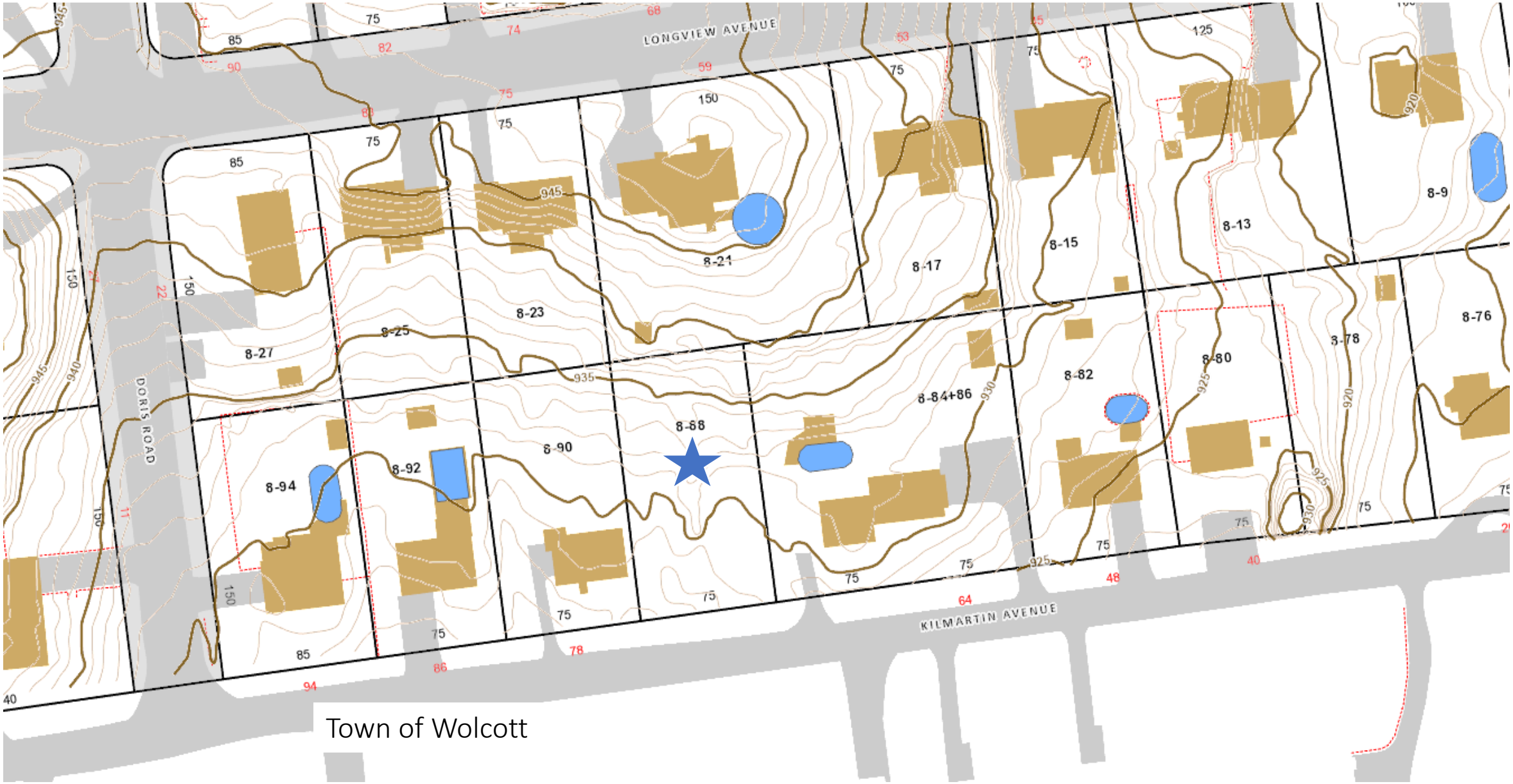
Very truly yours,

Robert M. Flanagan - AICP
City Planner

cc: Jeffrey R. Steeg, Assistant Corporation Counsel (via email)
Walter E. Veselka, P.E. Director of Public Works (via email)



Lot 88 Kilmartin Ave.– Location
Map 8 & Lot 88



Lot 88 Kilmartin Ave.– Topography
Map 8 & Lot 88

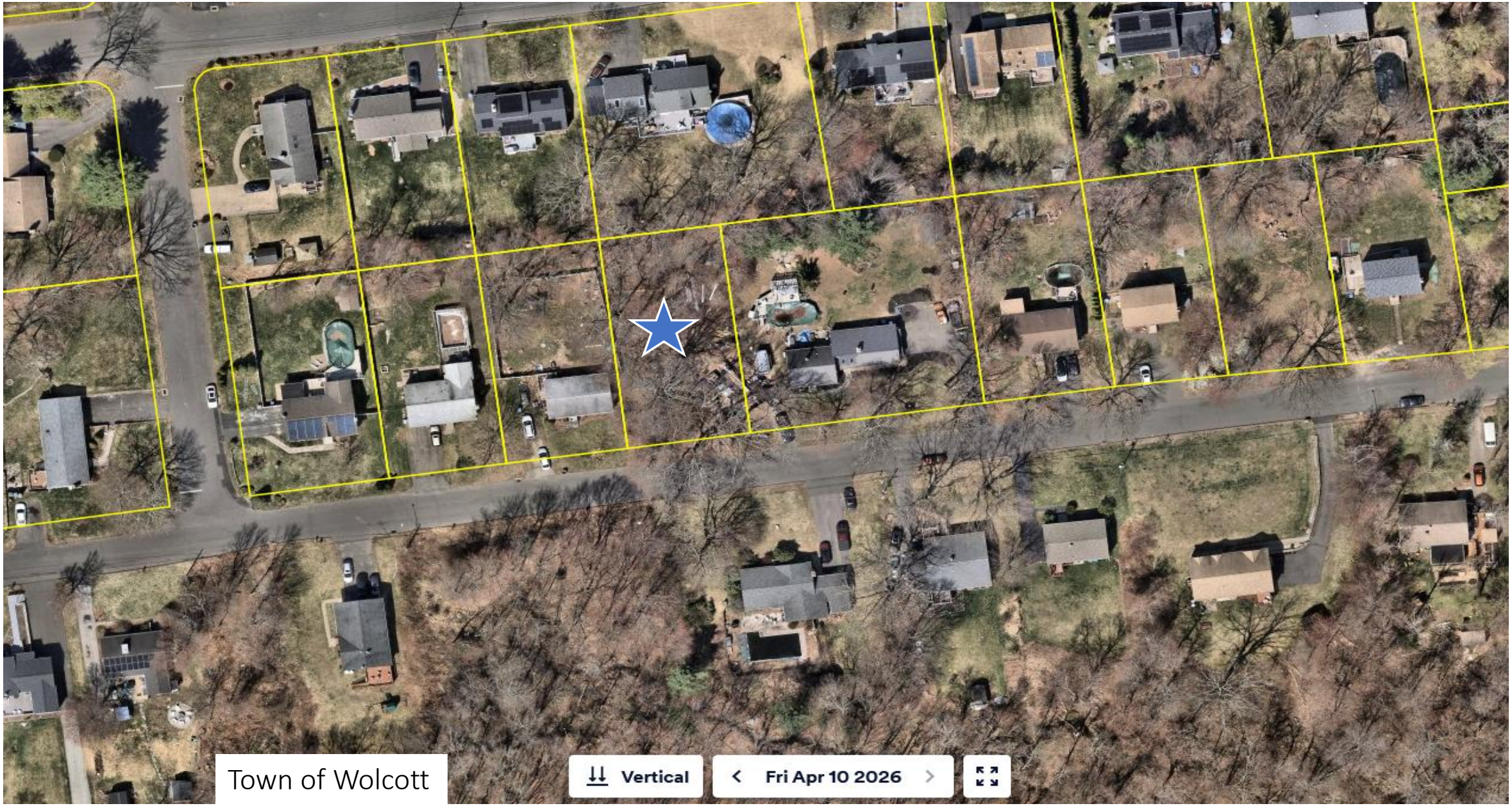


Town of Wolcott

Lot 88 Kilmartin Ave.– Zoning
Map 8 & Lot 88
R-25 (Single-Family) Residential zone



Lot 88 Kilmartin Ave.– Aerial 2023
Map 8 & Lot 88



Lot 88 Kilmartin Ave.– Aerial 2026
Map 8 & Lot 88



BRISTOL

2015 Plan of Conservation and Development

Hyperlink For Full Plan:

https://www.bristolct.gov/DocumentCenter/View/6668/Bristol-POCD-Effective-063015-RFS

Planning Commission

City of Bristol, CT

Revised April 1, 2018

Sec. 8-23. Preparation, amendment or adoption of plan of conservation and development. (a)(1) At least once every ten years, the commission shall prepare or amend and shall adopt a plan of conservation and development for the municipality. Following adoption, the commission shall regularly review and maintain such plan. The commission may adopt such geographical, functional or other amendments to the plan or parts of the plan, in accordance with the provisions of this section, as it deems necessary. The commission may, at any time, prepare, amend and adopt plans for the redevelopment and improvement of districts or neighborhoods which, in its judgment, contain special problems or opportunities or show a trend toward lower land values.

(2) If a plan is not amended decennially, the chief elected official of the municipality shall submit a letter to the Secretary of the Office of Policy and Management and the Commissioners of Transportation, Energy and Environmental Protection and Economic and Community Development that explains why such plan was not amended. A copy of such letter shall be included in each application by the municipality for discretionary state funding submitted to any state agency.

(b) On and after July 1, 2016, a municipality that fails to comply with the requirements of subdivisions (1) and (2) of subsection (a) of this section shall be ineligible for discretionary state funding unless such prohibition is expressly waived by the secretary.

(c) In the preparation of such plan, the commission may appoint one or more special committees to develop and make recommendations for the plan. The membership of any special committee may include: Residents of the municipality and representatives of local boards dealing with zoning, inland wetlands, conservation, recreation, education, public works, finance, redevelopment, general government and other municipal functions. In performing its duties under this section, the commission or any special committee may accept information from any source or solicit input from any organization or individual. The commission or any special committee may hold public informational meetings or organize other activities to inform residents about the process of preparing the plan.

(d) In preparing such plan, the commission or any special committee shall consider the following: (1) The community development action plan of the municipality, if any, (2) the need for affordable housing, (3) the need for protection of existing and potential public surface and ground drinking water supplies, (4) the use of cluster development and other development patterns to the extent consistent with soil types, terrain and infrastructure capacity within the municipality, (5) the state plan of conservation and development adopted pursuant to chapter 297, (6) the regional plan of conservation and development adopted pursuant to section 8-35a, (7) physical, social, economic and governmental conditions and trends, (8) the needs of the municipality including, but not limited to, human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation and circulation and cultural and interpersonal communications, (9) the objectives of energy-efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation, (10) protection and preservation of agriculture, (11) the most recent sea level change scenario updated pursuant to subsection (b) of section 25-68o, and (12) the need for technology infrastructure in the municipality.

(e) (1) Such plan of conservation and development shall (A) be a statement of policies, goals and standards for the physical and economic development of the municipality, (B) provide for a system of principal thoroughfares, parkways, bridges, streets, sidewalks, multipurpose trails and other public ways as appropriate, (C) be designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people and identify areas where it is feasible and prudent (i) to have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse, and (ii) to promote such development patterns and land reuse, (D) recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation, agricultural and other purposes and include a map showing such proposed land uses, (E) recommend the most desirable density of population in the several parts of the municipality, (F) note any inconsistencies with the following growth management principles: (i) Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure; (ii) expansion of housing opportunities and design choices to accommodate a variety of household types and needs; (iii) concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse; (iv) conservation and restoration of the natural environment, cultural and historical resources and existing farmlands; (v) protection of environmental assets critical to public health and safety; and (vi) integration of planning across all levels of government to address issues on a local, regional and state-wide basis, (G) make provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a, (H) promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to chapter 297, and (I) consider allowing older adults and persons with a disability the ability to live in their homes and communities whenever possible. Such plan may: (i) Permit home sharing in single-family zones between up to four adult persons of any age with a disability or who are sixty years of age or older, whether or not related, who receive supportive services in the home; (ii) allow accessory apartments for persons with a disability or persons sixty years of age or older, or their caregivers, in all residential zones, subject to municipal zoning regulations concerning design and long-term use of the principal property after it is no longer in use by such persons; and (iii) expand the definition of "family" in single-family zones to allow for accessory apartments for persons sixty years of age or older, persons with a disability or their caregivers. In preparing such plan the commission shall consider focusing development and revitalization in areas with existing or planned physical infrastructure.

(2) For any municipality that is contiguous to Long Island Sound, such plan shall be (A) consistent with the municipal coastal program requirements of sections 22a-101 to 22a-104, inclusive, (B) made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound, and (C) designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris in Long Island Sound.

(f) Such plan may show the commission's and any special committee's recommendation for (1) conservation and preservation of traprock and other ridgelines, (2) airports, parks, playgrounds and other public grounds, (3) the general location, relocation and improvement of schools and other public buildings, (4) the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, light, power, transit and other purposes, (5) the extent and location of public housing projects, (6) programs for the implementation of the plan, including (A) a schedule, (B) a budget for public capital projects, (C) a program for enactment and enforcement of zoning and subdivision controls, building and housing codes and safety regulations, (D) plans for implementation of affordable housing, (E) plans for open space acquisition and greenways protection and development, and (F) plans for corridor management areas along limited access highways or rail lines, designated under section 16a-27, (7) proposed priority funding areas, and (8) any other recommendations as will, in the commission's or any special committee's judgment, be beneficial to the municipality. The plan may include any necessary and related maps, explanatory material, photographs, charts or other pertinent data and information relative to the past, present and future trends of the municipality.

(g) Any municipal plan of conservation and development scheduled for adoption on or after July 1, 2015, shall identify the general location and extent of any (1) areas served by existing sewerage systems, (2) areas where sewerage systems are planned, and (3) areas where sewers are to be avoided. In identifying such areas, the commission shall consider the provisions of this section and the priority funding area provisions of chapter 297a.

(h) (1) A plan of conservation and development or any part thereof or amendment thereto prepared by the commission or any special committee shall be reviewed, and may be amended, by the commission prior to scheduling at least one public hearing on adoption.

(2) At least sixty-five days prior to the public hearing on adoption, the commission shall submit a copy of such plan or part thereof or amendment thereto for review and comment to the legislative body or, in the case of a municipality for which the legislative body of the municipality is a town meeting or representative town meeting, to the board of selectmen. The legislative body or board of selectmen, as the case may be, may hold one or more public hearings on the plan and shall endorse or reject such entire plan or part thereof or amendment and may submit comments and recommended changes to the commission. The commission may render a decision on the plan without the report of such body or board.

(3) At least thirty-five days prior to the public hearing on adoption, the commission shall post the plan on the Internet web site of the municipality, if any.

(4) At least sixty-five days prior to the public hearing on adoption, the commission shall submit a copy of such plan or part thereof or amendment thereto to the regional council of governments for review and comment. The regional council of governments shall submit an advisory report along with its comments to the commission at or before the hearing. Such comments shall include a finding on the consistency of the plan with (A) the regional plan of conservation and development, adopted under section 8-35a, (B) the state plan of conservation and development, adopted pursuant to chapter 297, and (C) the plans of

conservation and development of other municipalities in the area of operation of the regional council of governments. The commission may render a decision on the plan without the report of the regional council of governments.

(5) At least thirty-five days prior to the public hearing on adoption, the commission shall file in the office of the town clerk a copy of such plan or part thereof or amendment thereto but, in the case of a district commission, such commission shall file such information in the offices of both the district clerk and the town clerk.

(6) The commission shall cause to be published in a newspaper having a general circulation in the municipality, at least twice at intervals of not less than two days, the first not more than fifteen days, or less than ten days, and the last not less than two days prior to the date of each such hearing, notice of the time and place of any such public hearing. Such notice shall make reference to the filing of such draft plan in the office of the town clerk, or both the district clerk and the town clerk, as the case may be.

(i) (1) After completion of the public hearing, the commission may revise the plan and may adopt the plan or any part thereof or amendment thereto by a single resolution or may, by successive resolutions, adopt parts of the plan and amendments thereto.

(2) Any plan, section of a plan or recommendation in the plan that is not endorsed in the report of the legislative body or, in the case of a municipality for which the legislative body is a town meeting or representative town meeting, by the board of selectmen, of the municipality may only be adopted by the commission by a vote of not less than two-thirds of all the members of the commission.

(3) Upon adoption by the commission, any plan or part thereof or amendment thereto shall become effective at a time established by the commission, provided notice thereof shall be published in a newspaper having a general circulation in the municipality prior to such effective date.

(4) Not more than thirty days after adoption, any plan or part thereof or amendment thereto shall be posted on the Internet web site of the municipality, if any, and shall be filed in the office of the town clerk, except that, if it is a district plan or amendment, it shall be filed in the offices of both the district and town clerks.

(5) Not more than sixty days after adoption of the plan, the commission shall submit a copy of the plan to the Secretary of the Office of Policy and Management and shall include with such copy a description of any inconsistency between the plan adopted by the commission and the state plan of conservation and development and the reasons therefor.

(j) Any owner or tenant, or authorized agent of such owner or tenant, of real property or buildings thereon located in the municipality may submit a proposal to the commission requesting a change to the plan of conservation and development. Such proposal shall be submitted in writing and on a form prescribed by the commission. Notwithstanding the provisions of subsection (a) of section 8-7d, the commission shall

review and may approve, modify and approve or reject the proposal in accordance with the provisions of subsection (h) of this section.

(1949 Rev., S. 856; 1959, P.A. 577, S. 6; 1969, P.A. 477, S. 1; 1971, P.A. 862, S. 5, 6; P.A. 78-314, S. 3; P.A. 80-327, S. 2; P.A. 85-279, S. 4; P.A. 88-13, S. 1, 3; P.A. 91-392, S. 2; 91-395, S. 3, 11; 91-398, S. 2, 7; P.A. 95-239, S. 3; 95-335, S. 9, 26; P.A. 99-117, S. 1, 2; P.A. 01-197, S. 1, 4; P.A. 03-19, S. 20; P.A. 05-205, S. 1; P.A. 06-17, S. 1; 06-24, S. 1; P.A. 07-239, S. 3; June Sp. Sess. P.A. 07-5, S. 4; P.A. 08-182, S. 16, 17; P.A. 09-230, S. 7; P.A. 10-138, S. 5; P.A. 11-124, S. 3; 11-188, S. 2; P.A. 13-179, S. 4; 13-247, S. 151, 277; 13-250, S. 2; P.A. 15-95, S. 1; P.A. 16-144, S. 6; P.A. 17-96, S. 40; P.A. 18-82, S. 1.)

Updated as of: **7/23/2026**

Subdivision Status Report

Identifying Information						Open Space			Approvals			Bonding				Construction Status**												Notes
													Performance Bond[4]		Maintenance Bond[5]													
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres) / Ownership	Transaction Complete (x)	Date Approved by Planning Comm. / Expiration Date of Subdivision[1]	Due Date for Filing on Land Records / Date Filed on Land Records	Expiration Date of Conditional Approval[2] / Date of Final Approval[3]	Not Required (x)	Original Bond Amount ($) / Current Bond Amount ($)	Date Bond Expires / Date Bond Released	Maintenance Bond Amount ($) / Current Maint. Bond Amount ($)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other	
324[6]	Bristol Crossings, Section 1, Phase 3	Old Orchard Rd./Tevins Way Phase 3	12	12	x				Jun 25, 2008				$583,660	May 18, 2027							x							
									Jun 25, 2027	Feb 20, 2009	Mar 08, 2019		$583,660															
409	Ridgeview (Rock Builders)	Great Pyrenees Way	8	7	x				May 30, 2018				$59,370	Apr 01, 2027		x	x	x		x	x	x	x	x				
									May 30, 2028	Aug 06, 2018	May 30, 2020		$59,370															
413	Laurentide Glen Phase 1	12 lots – Assessor's Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street	12	12	x				Oct 24, 2018				$265,875	Apr 03, 2027		x	x	x	x	x	x	x	x	x		x	x	
									Oct 24, 2028	Aug 06, 2019	Apr 01, 2021		$127,075															
413	Laurentide Glen Phase 2	11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;	11	11	x				Oct 24, 2018				$265,875	Apr 03, 2027		x	x	x	x	x	x	x	x	x			x	
									Oct 24, 2028	Aug 06, 2019	Oct 27, 2021		$1,725															
413	Laurentide Glen Phase 3	20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive	24	24	x				Oct 24, 2018				$265,875	Apr 03, 2027		x	x	x	x	x	x	x	x	x				
									Oct 24, 2028	Aug 06, 2019	Mar 24, 2022		$4,025															
413	Laurentide Glen Phase 4	19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive	19	19	x				Oct 24, 2018				$265,875	Apr 03, 2027		x	x	x	x	x	x	x	x	x				Lots 62, 63, 65 & 66 moved from Phase 5 to Phase 3 - 6/24/24
									Oct 24, 2028	Aug 06, 2019	Sep 26, 2022		$34,500															
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	26	26	x				Oct 24, 2018		Oct 24, 2027																	
									Oct 24, 2027	Aug 06, 2019																		
414	Calco Construction	Pine St. and Mitchell St.	5	3					Aug 29, 2018				$202,075	n/a													x	
									Aug 29, 2028	Jun 11, 2019	Aug 26, 2020		$202,075															
424	Blossom Estates	Redstone Hill Road - Phase 1	2	0					Aug 25, 2021				$9,600						x	x								
									Aug 25, 2031	May 04, 2022	Jul 18, 2022		$9,600															
424	Blossom Estates	Redstone Hill Road - Phase 2	16	16	x				Aug 25, 2021				$175,052			x	x	x	x		x	x	x					
									Aug 25, 2031	May 04, 2022	Feb 24, 2025		$175,052															
430	Perkins Meadow	James P. Casey Road and Perkins Street	9	7					Feb 23, 2022				n/a	n/a														
									Feb 23, 2027	Apr 05, 2022	Feb 23, 2022		n/a	n/a														
431	Meadow View Farm	1960 Perkins Street and Southdown Drive	9	8					Apr 27, 2022				n/a	n/a														
									Apr 27, 2027	May 25, 2022	Apr 27, 2024		n/a	n/a														
433	Cold Spring Phase 4	19 lots - West of Village St. &Silo Rd.	19	19					Aug 28, 2023							x	x	x		x	x	x	x	x				$60k Maintenance Bond 4/1/26; expires 4/1/27.
									Aug 28, 2028	May 09, 2024	Jan 29, 2025		$60,000															

NOTES:
(1) The expiration date is 5 years from the original date of approval or, if extended by the Commission, up to 10 years from the original date of approval. HOWEVER, SEE NOTE (6) BELOW.
(2) The expiration date of a conditional approval (which is also the deadline for final approval) is 24 months from the original date of approval. Up to three additional 12-month extensions of the expiration date may be granted by the Commission.
(3) For subdivisions that contain public improvements, the date of final approval is the date on which either (a) all public improvements have been completed, or (b) a performance bond is posted with the city for any uncompleted public improvements. For subdivisions that contain no public improvements, the date of final approval is the date on which the subdivision is approved by the Commission. Final approval is required prior to the sale or offering for sale of any subdivision lots.
(4) A performance bond must be posted for any uncompleted public improvements in order to obtain final approval. A performance bond is NOT necessary for those subdivisions that have final approval, either because all public improvements have been completed or because there are no public improvements associated with the subdivision.
(5) A maintenance bond is required for any subdivision that contains public improvements, even if such improvements were completed prior to final approval and a performance bond was not required.
(6) In accordance with Public Act No. 11-5, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire not less than NINE (9) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.
(7) In accordance with Public Act No. 21-163, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire prior to March 10, 2020 shall not expire not less than nineteen (19) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than nineteen (19) years from the date the subdivision was approved.
L = Land C= Conservation Easement F= Fee x = complete (blank) = not complete n/a = not applicable

Updated as of: **7/23/2026**

Subdivision Status Report

Identifying Information						Open Space			Approvals			Bonding				Construction Status**													Notes
												Performance Bond[4]			Maintenance Bond[5]														
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres)	Transaction Complete (x)	Date Approved by Planning Comm.	Due Date for Filing on Land Records	Expiration Date of Conditional Approval[2]	Not Required (x)	Original Bond Amount ($)	Date Bond Expires	Maintenance Bond Amount ($)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other	
							Ownership		Expiration Date of Subdivision[1]	Date Filed on Land Records	Date of Final Approval[3]		Current Bond Amount ($)	Date Bond Released	Current Maint. Bond Amount ($)														