



*City of Bristol
Zoning Commission*

*REGULAR MEETING — MONDAY, AUGUST 10, 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/81440599781?pwd=CvxTSRL20QP9LUaqbCWp3FaYHq7u1.1>

Meeting ID:

814 4059 9781

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Public Participation
4. Approval of Minutes
 - a. Regular Meeting — July 13, 2026
5. Receipt of New Applications
 - a. Application #2571 — Change of Zone from R-40 (Single-Family Residential) zone to I (General Industrial) zone at Lot 101 Terryville Avenue; Assessor's Map 61, Lots 101; Industrial Industries LLC, applicant/owner.
 - b. Application #2572 — Revision to an Approved Site Plan for Saddlebrook (Site Lighting Revision for Brookview Circle & Boulder Court) at Lot 14 Allentown Road; Assessor's Map 9, Lot 14; R-25/OSD (Single-Family Residential/Open Space Development) zone; Fragola Enterprises, LLC, applicant/owner.

6. City Council Referrals

- a. Vape/Smoke Shops
- b. Data Centers

7. Public Hearings

- a. Application #2567 — Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 214); Assessor's Map 20, Lot 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.
- b. Application #2568 — Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 214); Assessor's Map 20, Lot 214; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.
- c. Application #2569 — Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lot 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.
- d. Application #2570 — Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling lot at Grassy Rd. (Lot 216); Assessor's Map 20, Lot 216; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

8. Old Business

9. New Business

10. Staff Reports

- a. Zoning Report - July 2026

11. Communications

12. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, September 21, 2026

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JUNE 13, 2026**

CALL TO ORDER:

By: Chairman White

Time: 6:00 P.M.

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

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Richard Goodwin (Acting Chairman)	X	
	John LaFreniere (Secretary)	X	
	Richard Harlow	X	
	Sara Mangiafico	X	
ALTERNATE MEMBERS:	Peter Caruso	X	
	Jeffrey Hayden		X
	Morris Patton (arrived at 6:11 P.M.)	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Brandon Peate, Zoning Enforcement Officer	X	

1. Call to Order

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

Acting Chairman Goodwin reminded the Commission the next regular meeting is on Monday is Monday, August 10, 2026.

Acting Chairman Goodwin explained he would serve as Acting Chairman because Chairman White was online via Zoom.

2. Pledge of Allegiance

3. Approval of Minutes

a. Regular Meeting — June 8, 2026

Acting Chairman Goodwin designated regular Commissioners Mangiafico, Goodwin, LaFreniere and White with alternate Commissioner Caruso to vote on the June 8, 2026, regular meeting minutes.

Acting Chairman Goodwin indicated a correction was needed on Page 3, Paragraph 1, that should say "Acting Chairman Goodwin designated" not "Chairman White designated."

MOTION: Move to approve the minutes of the June 8, 2026, regular meeting, as amended.

By: Mangiafico

Seconded: LaFreniere.

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

Against: None.

Abstained: None.

4. Public Hearings

There were no new applications.

5. Public Hearings

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

Acting Chairman Goodwin designated regular Commissioners White, Mangiafico, Harlow, LaFreniere and Goodwin to vote on Application #2565.

Charles Talmadge of Development Planning Solutions, 225 North Main St., representing the applicant, verified the property subject to the zone change application was 398 and 406 Broad Street; the building was built in 1946 that had an industrial use and it was built for a small machine shop. The consultant said in the 1990's the property was changed to a BG Zone but the request was to request to change the zone back to an I-Zone.

Mr. Talmadge noted the applicant wants to expand his business for a trade shop. The consultant indicated the Planning Commission gave a positive recommendation of the appropriateness of the referral at their June meeting. Mr. Talmadge reviewed how the POCD encouraged retaining industrial properties. The consultant noted this would be a low traffic use. Mr. Talmadge said the building would be converted from a machine shop to a trade shop. Mr. Talmadge thought the request would make good reuse of a building.

The consultant noted the applicant would not be connecting any fiber optics near the railroad. Mr. Flanagan reviewed the documents for the application.

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

The hearing is closed.

By: Harlow

Seconded: Mangiafico.

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

Commissioner Patton arrived online at this time.

MOTION: Move that 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 be approved because:

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

The effective date of the Zoning Map Amendment will be the date on which a map and deed are filed on the City Land Records merging Assessor's Map 39, Lot 105 (398 Broad Street) with Map 39, Lot 138-140 (406 Broad Street). A draft of the proposed map should be submitted to the Land Use Office for review prior to recording.

By: Harlow

Seconded: Mangiafico.

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

The application is approved.

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

Acting Chairman Goodwin designated regular Commissioners White, Mangiafico, Harlow, LaFreniere and Goodwin to vote on Application #2565.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, informed the Commission this application was initiated because bus yards were only allowed in the I-Zone. Attorney Ziogas said the Dattco was awarded a contract for the Board of Education. The attorney specified an I-Zone property was not available currently.

Attorney Ziogas noted the New Departure has a large parking lot available for lease in the IP-5 Zone but the bus yards are not permitted in the IP-5 Zone. The attorney confirmed a Site Plan would be applied for if the zone change application is approved this evening. Attorney Ziogas noted the applicant needed the parking spaces because school would be starting in September. The attorney said there was a 1-year lease with two 1-year extensions until there was a better location. Attorney Ziogas said the referral had a positive recommendation from the Planning Commission. The attorney pointed out the applicant was looking for a property to purchase in Bristol.

Commission inquiries, respectively: The attorney noted there were 120 buses with 150 vehicles for employee parking. Attorney Ziogas indicated for one year there would be a permanent office trailer with bathrooms. The attorney described the above ground fueling station that would be onsite. Mr. Flanagan advised the Commission the property was not in an Aquifer Protection Area.

The City Planner verified if approved this evening a Site Plan would be needed for the Planning Commission. Mr. Flanagan reviewed the documents for the application.

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

The hearing is closed.

By: Harlow

Seconded: Mangiafico.

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

MOTION: Move that 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 be approved because:

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

The effective date of the Zoning Text Amendment will be August 10, 2026.

By: Harlow

Seconded: Mangiafico.

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

The application is approved.

5. Old Business

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

Acting Chairman Goodwin designated regular Commissioners White, Mangiafico, Harlow, LaFreniere and Goodwin to vote on Applications #2405 and #2450 — Site Plan for fuel oil and heating fuel oil storage facility 351 Minor Street; Map 66; Lot 263-2; Christopher Armstrong, applicant — Request to Extend Site Plan Approval to June 9, 2031.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, reviewed the approved applications 5 years ago. Attorney Ziogas indicated there was site work done of tree removal, materials brought in and regrading. The attorney noted the applicant had some economic concerns with the first 5 years of the project but the banks are now willing to give financing to the applicant. Attorney Ziogas requested to extend the Site Plan approval for 5 years. The attorney noted the applicant would have to reapply for an additional 5-year extension.

Mr. Flanagan inquiries: Attorney Ziogas indicated the previous approval does not qualify for the 14-year extension.

Laura Carter, said she sent an email. Ms. Carter inquired if fiber optic would be installed on or near the property and if it would be connected to area properties. The City Planner recognized an e-mail was received this afternoon by Ms. Carter that was not in favor of the project.

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

MOTION: Move to approve the request for a 5-year extension of Applications #2405 & #2450 Site Plan Approvals to June 9, 2031.

By: Harlow

Seconded: Mangiafico.

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

The application is approved.

6. New Business

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

Acting Chairman Goodwin designated regular Commissioners White, Mangiafico, Harlow, LaFreniere and Goodwin to vote on the Pre-Application Discussion: Pursuant to C.G.S. 7-159B and Article IV, Section 16.3.3. of the Zoning Regulations: Preliminary proposal for an Earth Excavation and Reclamation Facility containing 1. a minimum of 20 (twenty) acres 2. valid for a period of nine (9) years; in the (I) General Industrial zone. Request submitted by: Attorney James Ziogas.

Mr. Flanagan went over the rules for a preliminary discussion.

The City Planner said he had previous discussions with Attorney Ziogas regarding the plans.

Attorney James Ziogas explained how he compared Regulations with different towns so the City would have a Regulation for a potential facility. The attorney commented this would not be a typical sand and gravel removal and reclamation facility but there would be a use of the property after 45,000 cu. yds. are remove from the site.

Attorney Ziogas explained materials would be brought in and brought out that would be cleaned and crushed and sold from the site. The attorney stated there would be restrictions that would not allow these facilities all over the City so it would only be in an I-Zone properties with 20-acres. Attorney Ziogas ensured the request included a 9-year approval because of the scope of work involved with these types of plans. The attorney added the Zoning Enforcement Officer may inspect the properties.

Attorney Ziogas summarized his discussions with the City Planner. The attorney suggested occasional reviews by the ZEO of potential approved plans.

Commission inquiries: Attorney Ziogas was unsure of how many existing 20-acre properties there were but parcels may be merged to get 20-acre sites. Attorney Ziogas stated there were existing materials on site to be excavated and then when it is done the property would be a reclamation facility. The attorney noted this would not be a quarry for 9-years.

Edward D'Amato, 10 North Main St., verified that initially sand and gravel would be removed from the property.
No votes were taken.

Acting Chairman requested Old Business to be reopened.

MOTION: Move that Old Business be reopened.

By: Harlow

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

The Old Business was reopened.

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

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

Mayor Ellen Zoppo-Sassu, City of Bristol, 111 North Main St., representing the City Council for two matters. The mayor stated the first item was the previous request for the review of Vape Shops. The mayor said it was communicated to the City Council the Commission needed parameters of what the City Council envisioned. The mayor informed the Commission that after lengthy discussions with the Ordinance Committee, there was an Ordinance passed for these concerns.

The mayor described the Ordinance Committee regulatory processes that included CT Public Act No. 26-08 and CT Public Act No. 26-100. The mayor requested a little more time so the Ordinance Committee may review the received documents. The mayor noted the ZEO had submitted information regarding additional authority to the mayor to deal with public health concerns as they are defined in the State laws. The mayor said the Committee was not sure yet of the exact request but a referral would be coming to this Commission. The mayor summarized some of the City Council findings from the drug control agents, CT Dept. of Consumer Protection laws and State laws.

Mr. Flanagan explained his suggestion of a moratorium as a first step to stop new uses of this kind. Acting Chairman Goodwin noted the Commission decided not to act on the moratorium at this time.

The mayor agreed a moratorium would be good first step until the new data is navigated.

At this time the mayor also indicated at the July 14, 2026 City Council meeting that there would be an item on the agenda for the Zoning Commission to consider a text amendment to the Regulations to reduce the maximum gross floor area of data centers in the IP zones of 15,001 sq. ft. to 250,000 sq. ft. be eliminated as a principal use in the Regulations.

The mayor noted that the City Council felt the reduced size was more appropriate for land use development, economic development and conservation. The mayor offered that the State cannot support large data centers with the current electrical draw from Eversource. The mayor indicated a referral would be sent to the Commission on this matter.

The Chairman thought a discussion was unnecessary at this time and that the Commission should continue with the agenda. No votes were taken.

7. Staff Reports

a. June 2026 — ZEO Report

Brandon Peate, Zoning Enforcement Officer, distributed his report for June 2026 to the Commission and Staff. Mr. Peate stated the largest concerns were of erosion with the recent storm with Building Permits. The ZEO said the Public Works Department usually resolves erosion concerns under the inland wetlands category but the Building Dept. inspectors would handle some of the issues.

8. Communications

- a. Reappointments:
R. Goodwin

C. Mangiafico

Acting Chairman Goodwin congratulated Commissioners Goodwin and Mangiafico on their reappointments to the Commission.

9. Adjournment

Acting Chairman Goodwin designated Commissioners White, Mangiafico, LaFreniere, Harlow and Goodwin to vote on the adjournment.

MOTION: Move to adjourn at 6:56 P.M.

By: White

Seconded: Mangiafico.

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

Richard Goodwin, Acting Chairman

John LaFreniere, Secretary

Application #2571

Change of Zone R-40 to I

Map 61, Lot 101
Terryville Ave.

For Office Use Only	
APPLICATION NO.	2571
DATE FILED:	7/23/26
DECISION DATE:	_____
DECISION:	_____

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

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

Present zone of the Property: R-40 & I Proposed zone of the Property: I

Address or Location of the Property: Lot 101 Terryville Avenue

Assessor's Map No.: 61 Assessor's Lot No.(s): 101

Size of the Property (in acres or square feet): 10.01 Extension of a like zone? ☒ yes ☐ no

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

Reason for the proposed zone change:

TO CONSOLIDATE THE PARCELS INTO ONE CONSISTENT ZONE FOR DEVELOPMENT PURPOSES

Other comments:

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

Name: Industrial Industries, LLC

Address: Box 9697 City: Bristol State: CT Zip: 06010

Telephone No.: 8602053190 E-Mail: _____

Signature: Michael Patterson Signature – (Printed/Typed) Michael Patterson

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: Michael Patterson Signature – (Printed/Typed) _____

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

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

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. **2571**

Address or location of property: _____ Lot 101 Terryville 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: JAMES ZIOGAS

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

Telephone No.: _____ E-Mail: _____

Referral to Planning from Zoning



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: July 28, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Map

Pursuant to Section 8-3a(b) of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4.C.1. of the Bristol Zoning Regulations, the following proposed amendments to the Zoning Map are hereby referred to the Planning Commission for a report:

Application #2571

Proposal: Change of Zone from R-40 (Single-Family Residential) zone to I (General Industrial) zone at Lot 101 Terryville Avenue; Assessor's Map 61, Lots 101; Industrial Industries LLC, applicant/owner.

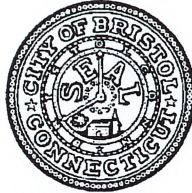
Initiated by: Industrial Industries LLC, applicant/owner.

Tentative Hearing Date: September 21, 2026

For questions or additional information, please contact:

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

Referral to Town and City Clerk from Zoning



City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

RECEIVED

2026 JUL 28 PM 2:25

TOWN AND CITY CLERK
BRISTOL, CT

DATE: July 28, 2026

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Map

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

Application #2571

Proposal: Change of Zone from R-40 (Single-Family Residential) zone to I (General Industrial) zone at Lot 101 Terryville Avenue; Assessor's Map 61, Lots 101; Industrial Industries LLC, applicant/owner.

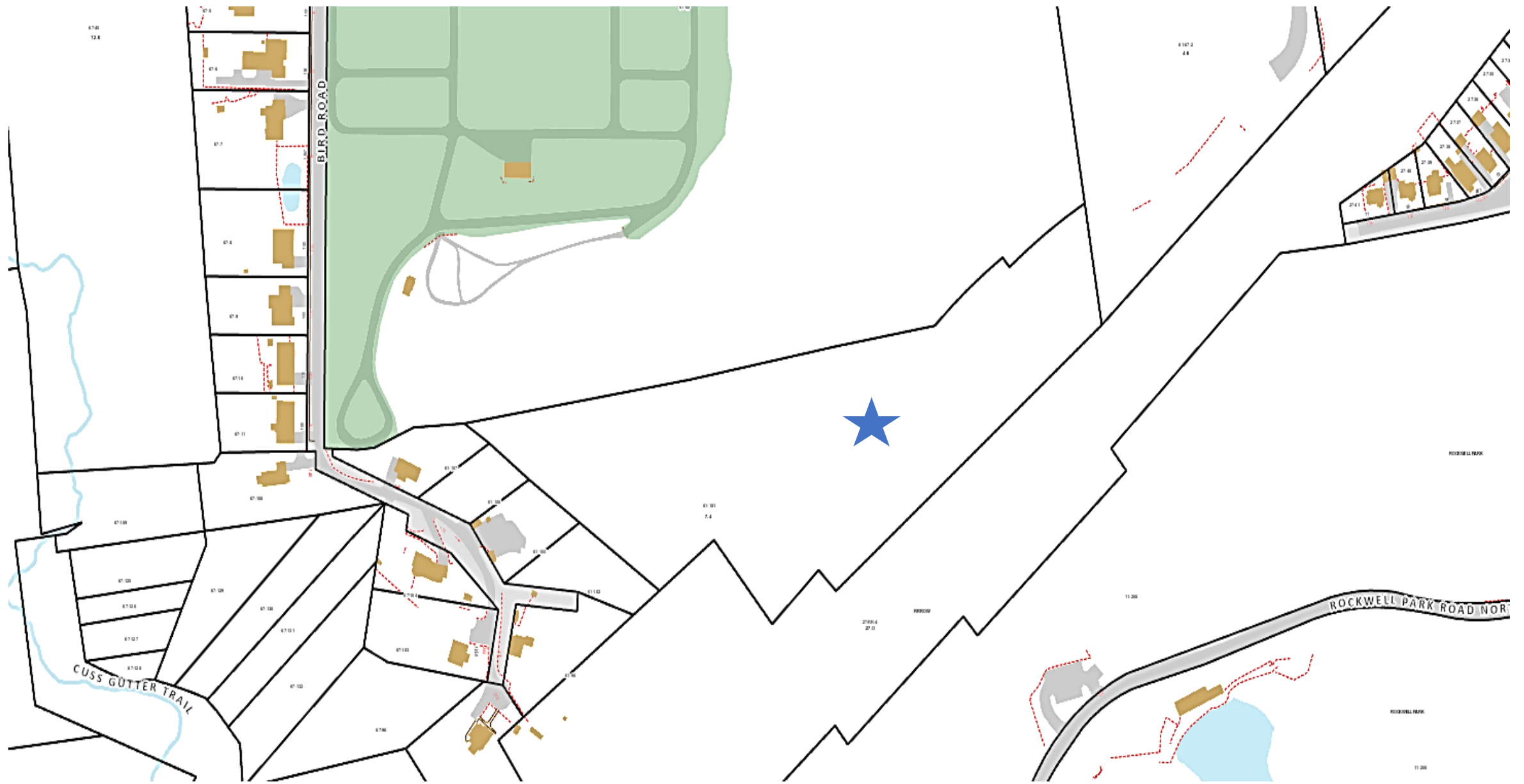
Initiated by: Industrial Industries LLC, applicant/owner.

Tentative Hearing Date: September 21, 2026

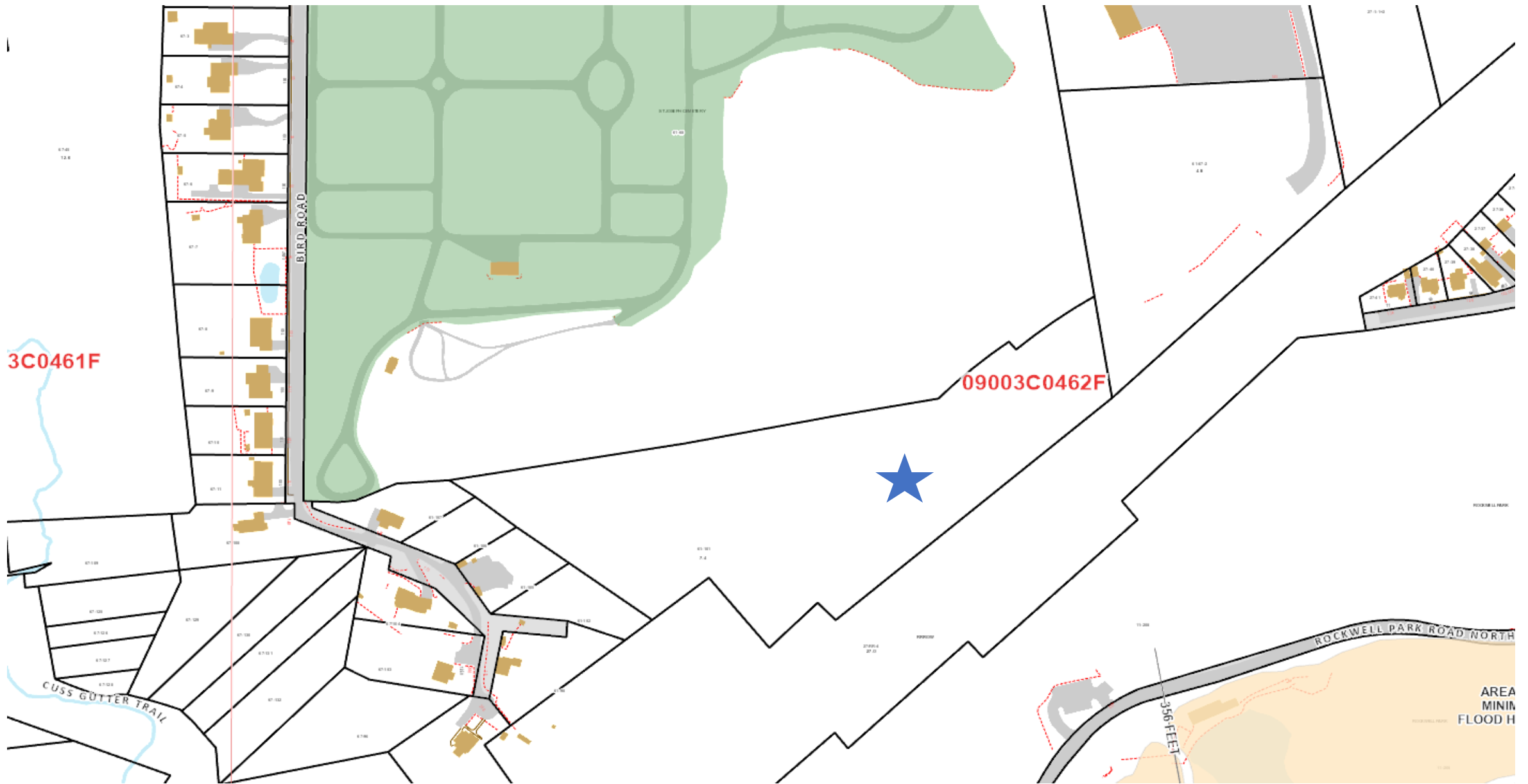
For questions or additional information, please contact:

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

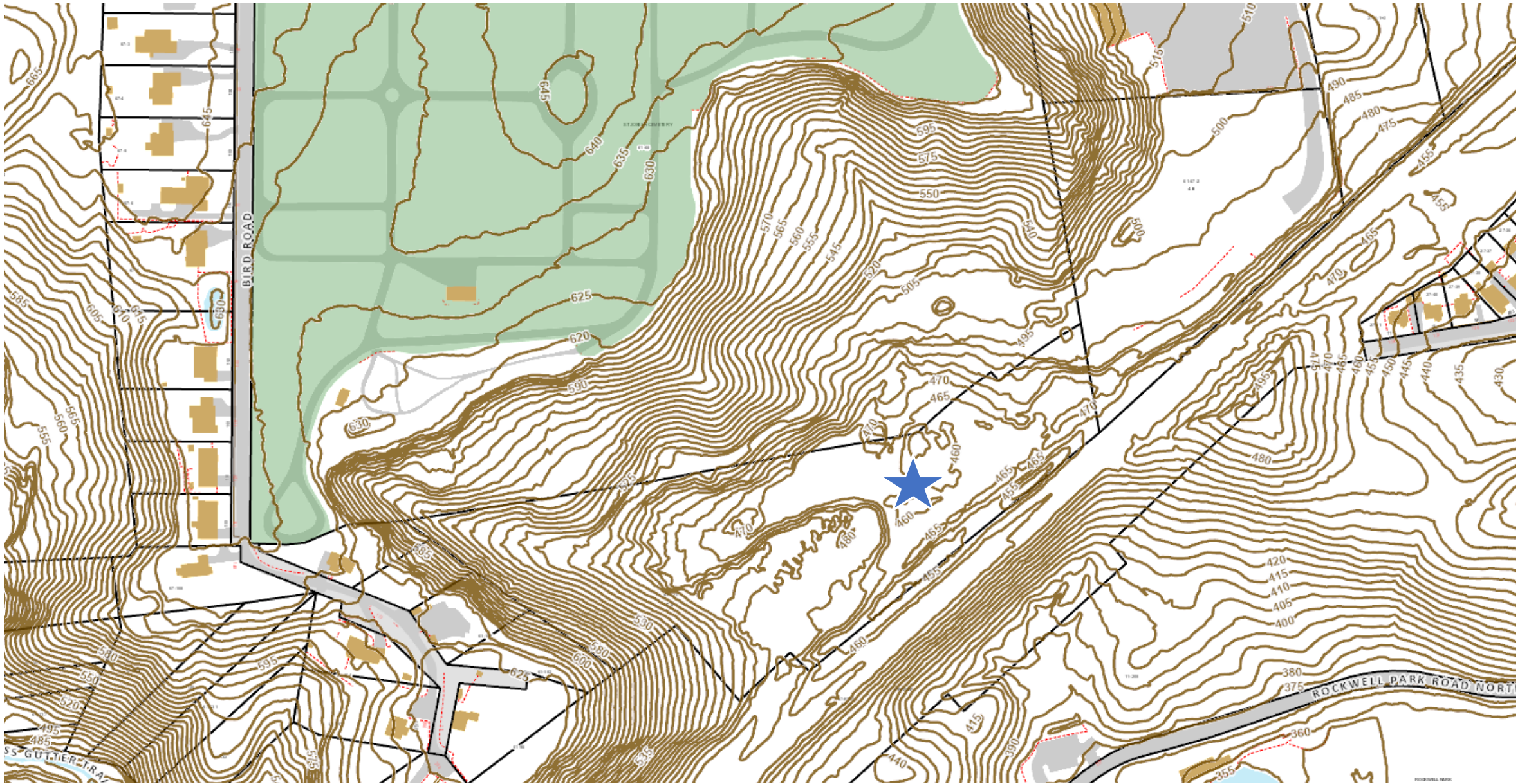
Various Maps: GIS and Google



Lot 101 Terryville Ave – Location
Map 61 & Lot 101



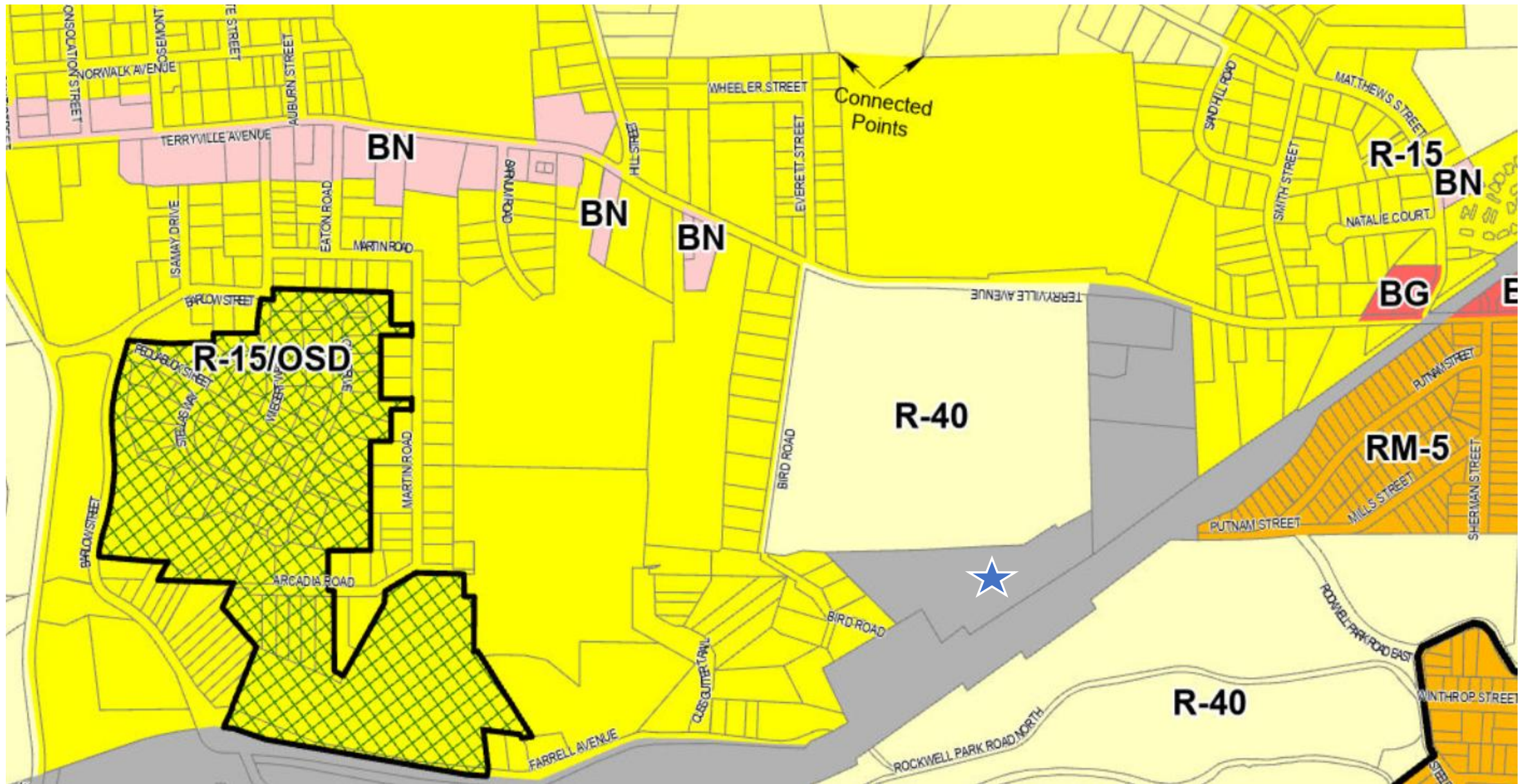
Lot 101 Terryville Ave – Floodplain
Map 61 & Lot 101



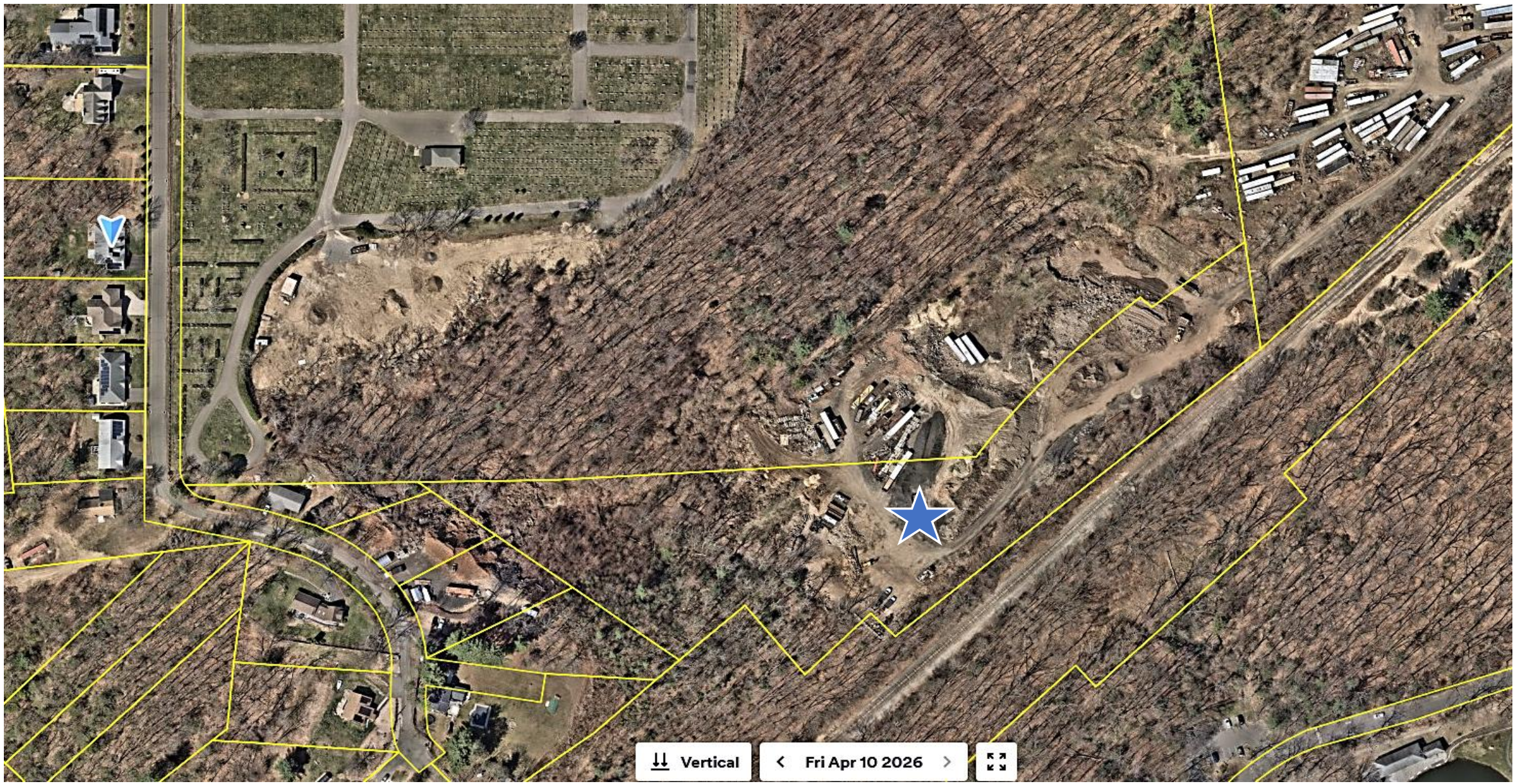
Lot 101 Terryville Ave – Topography
Map 61 & Lot 101



Lot 101 Terryville Ave – Inland Wetlands and Upland Review
Map 61 & Lot 101



Lot 101 Terryville Ave
Zoning R-40 – (Single Family Residential) to I – (General Industrial)
Map 61 & Lot 101



Lot 101 Terryville Ave – Aerial 2026
Map 61 & Lot 101

Zone Change Map (Proposed)

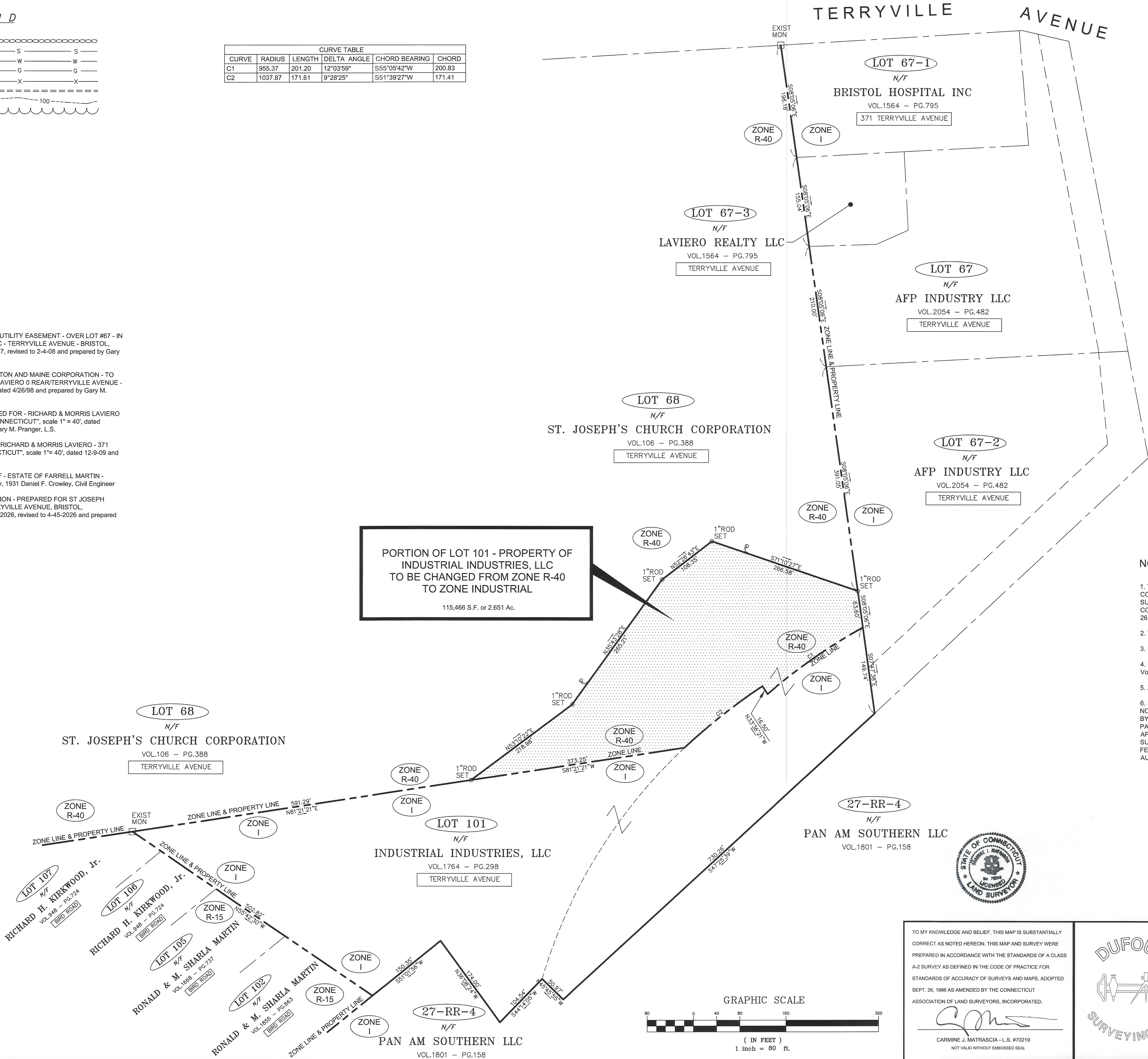
LEGEND

STONE WALL
SANITARY SEWER
WATER LINE
GAS LINE
FENCE LINE
STORM SEWER
CONTOUR LINE
FOLIAGE LINE
IRON PIN
SURVEY MONUMENT
DRILL HOLE
CURB CATCHBASIN
CURBLESS CATCHBASIN
UTILITY POLE
UTILITY POLE WITH GUY
WATER GATE VALVE
GAS GATE VALVE
HYDRANT
SANITARY MANHOLE
YARD DRAIN
LIGHT STAND

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	955.37	201.20	12°03'59"	S55°05'42"W	200.83
C2	1037.87	171.61	9°28'25"	S51°39'27"W	171.41

MAP REFERENCES :

1. "MAP - SHOWING RIGHT OF WAY - AND UTILITY EASEMENT - OVER LOT #67 - IN FAVOR OF - INDUSTRIAL INDUSTRIES, LLC - TERRYVILLE AVENUE - BRISTOL, CONNECTICUT", scale 1" = 60', dated 11-4-07, revised to 2-4-08 and prepared by Gary M. Pranger, L.S.
2. "MAP - SHOWING PROPERTY OF - BOSTON AND MAINE CORPORATION - TO BE DEEDED TO - MORRIS AND RICHARD LAVIERO 0 REAR/TERRYVILLE AVENUE - BRISTOL, CONNECTICUT", scale 1" = 50', dated 4/26/98 and prepared by Gary M. Pranger, L.S.
3. "MAP - SHOWING LOT SPLIT - PREPARED FOR - RICHARD & MORRIS LAVIERO - 371 TERRYVILLE AVENUE - BRISTOL, CONNECTICUT", scale 1" = 40', dated 3-20-04, revised to 5-1-04 and prepared by Gary M. Pranger, L.S.
4. "SUBDIVISION MAP - PREPARED FOR - RICHARD & MORRIS LAVIERO - 371 TERRYVILLE AVENUE - BRISTOL, CONNECTICUT", scale 1" = 40', dated 12-9-09 and prepared by Gary M. Pranger, L.S.
5. "PLAN OF - PORTION OF PROPERTY OF - ESTATE OF FARRELL MARTIN - BRISTOL, CONN.", scale 1" = 100', dated July, 1931 Daniel F. Crowley, Civil Engineer
6. "PROPERTY SURVEY - LOT LINE REVISION - PREPARED FOR ST JOSEPH CHURCH CORP - LOT 68 & LOT 101 - TERRYVILLE AVENUE, BRISTOL, CONNECTICUT", scale 1" = 80', dated 02-06-2026, revised to 4-45-2026 and prepared by Dufour Surveying LLC

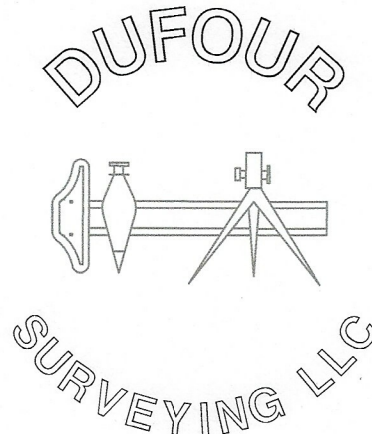


NOTES:

1. 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.
2. TYPE OF SURVEY = LIMITED PROPERTY SURVEY
3. BOUNDARY DETERMINATION CATEGORY = RESURVEY
4. OWNER OF RECORD -LOT 101 - INDUSTRIAL INDUSTRIES, LLC (Vol.1764 - Pg.298 & Vol.2352 - Pg.967))
5. ZONE - ZONE (R-40) & ZONE (INDUSTRIAL)
6. UNDERGROUND UTILITIES, 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 PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOR 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

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

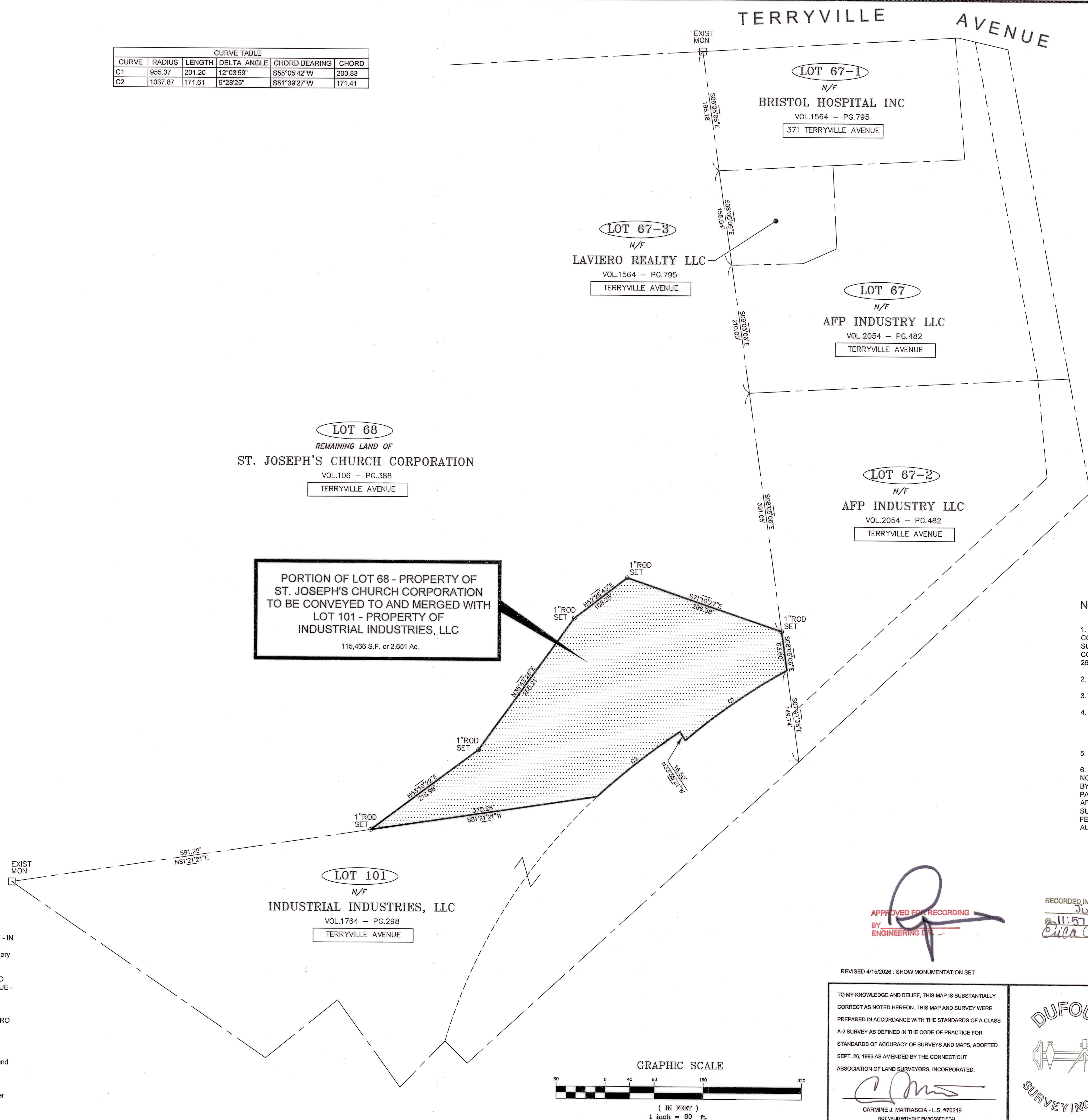


LIMITED PROPERTY SURVEY PROPOSED ZONE CHANGE MAP		
PREPARED FOR: INDUSTRIAL INDUSTRIES, LLC		
LOT 101 - TERRYVILLE AVENUE, BRISTOL, CONNECTICUT		
SCALE: 1"=80'	APPROVED: CARMINE J. MATRASCIA - L.S. #70219	
DATE: 06-29-2026	JOB NO.: 22-56	FILE NO.: 122-66
DUFOR SURVEYING LLC 575 NORTH MAIN STREET BRISTOL, CONNECTICUT 860-314-0502 860-738-0222		

LEGEND

STONE WALL	
SANITARY SEWER	
WATER LINE	
GAS LINE	
FENCE LINE	
STORM SEWER	
CONTOUR LINE	
FOLIAGE LINE	
IRON PIN	
SURVEY MONUMENT	
DRILL HOLE	
CURB CATCHBASIN	
CURBLESS CATCHBASIN	
UTILITY POLE	
UTILITY POLE WITH GUY	
WATER GATE VALVE	
GAS GATE VALVE	
HYDRANT	
SANITARY MANHOLE	
YARD DRAIN	
LIGHT STAND	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	955.37	201.20	12°03'59"	S55°05'42"W	200.83
C2	1037.87	171.61	9°28'25"	S51°38'27"W	171.41



NOTES:

1. 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.
2. TYPE OF SURVEY = PROPERTY SURVEY
3. BOUNDARY DETERMINATION CATEGORY = RESURVEY
4. OWNER OF RECORD -
LOT 68 - ST. JOSEPH'S CHURCH CORPORATION (Vol.106 - Pg.388)
LOT 101 - INDUSTRIAL INDUSTRIES, LLC (Vol.1764 - Pg.298)
5. ZONE - LOT 68 (R-40), LOT 101 (INDUSTRIAL)
6. UNDERGROUND UTILITIES, 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 PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOR 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

MAP REFERENCES :

1. "MAP - SHOWING RIGHT OF WAY - AND UTILITY EASEMENT - OVER LOT #67 - IN FAVOR OF - INDUSTRIAL INDUSTRIES, LLC - TERRYVILLE AVENUE - BRISTOL, CONNECTICUT", scale 1" = 60', dated 11-4-07, revised to 2-4-08 and prepared by Gary M. Pranger, L.S.
2. "MAP - SHOWING PROPERTY OF - BOSTON AND MAINE CORPORATION - TO BE DEEDED TO - MORRIS AND RICHARD LAVIERO 0 REAR/TERRYVILLE AVENUE - BRISTOL, CONNECTICUT", scale 1" = 60', dated 4/26/96 and prepared by Gary M. Pranger, L.S.
3. "MAP - SHOWING LOT SPLIT - PREPARED FOR - RICHARD & MORRIS LAVIERO - 371 TERRYVILLE AVENUE - BRISTOL, CONNECTICUT", scale 1" = 40', dated 3-20-04, revised to 5-1-04 and prepared by Gary M. Pranger, L.S.
4. "SUBDIVISION MAP - PREPARED FOR - RICHARD & MORRIS LAVIERO - 371 TERRYVILLE AVENUE - BRISTOL, CONNECTICUT", scale 1" = 40', dated 12-9-09 and prepared by Gary M. Pranger, L.S.
5. "PLAN OF - PORTION OF PROPERTY OF - ESTATE OF FARRELL MARTIN - BRISTOL, CONN.", scale 1" = 100', dated July, 1931 Daniel F. Crowley, Civil Engineer

APPROVED FOR RECORDING
BY
ENGINEERINGRECORDED IN THE BRISTOL LAND RECORDS ON
June 18, 2020
11:57 AM MAP# 0-780
Celia Carlucci TOWN CLERKORIGINAL INK
ON MYLAR
DUFOR SURVEYING LLC

REVISED 4/15/2026 : SHOW MONUMENTATION SET

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 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 SEALDUFOR
SURVEYING LLC

PROPERTY SURVEY - LOT LINE REVISION

PREPARED FOR: ST JOSEPH CHURCH CORP

LOT 68 & LOT 101 - TERRYVILLE AVENUE, BRISTOL, CONNECTICUT

SCALE: 1"=60'

APPROVED: CARMINE J. MATRASCIA - L.S. #70219

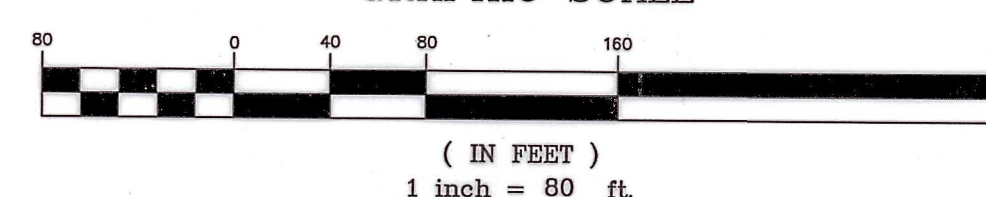
DATE: 02-06-2026

JOB NO.: 22-56

FILE NO.: 122-56

DUFOR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL, CONNECTICUT
860-314-0502 860-738-0222

GRAPHIC SCALE



Application #2572

Revisions to Lighting Plan

Map 9, Lot 14
Allentown Rd.

For Office Use Only
APPLICATION NO. **2572**
DATE FILED: **7/28/26**
DECISION DATE: _____
DECISION: _____

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR REVISION TO AN APPROVED SITE PLAN**

The undersigned Applicant hereby applies for approval of a revision to a previously approved Site Plan.

Address or Location of the Property: Map 9, Lot 14 - Allentown Rd.

Assessor's Map No.: 9 Assessor's Lot No.(s): 14 Zone of the Property: R-25/OSD

Title of approved Site Plan: Saddlebrook - Allentown Road Bristol, Connecticut

Date of original Site Plan approval: October 11, 2017

Nature of proposed revision:

Revisions to site lighting.

Reason for proposed revision:

To bring site lighting into complinace with the current regulations.

Other comments:

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

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

Name: Fragola Enterprises, LLC

Address: c/o 865 West Queen Street City: Southington State: CT Zip: 06489

Telephone No.: (860) 621-4567 E-Mail: _____

Signature:  Signature – (Printed/Typed) Frank Fragola, Member

CHECK ONE: ☐ owner ☐ other (specify): Owner/Developer

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

Name: Fragola Enterprises, LLC

Address: c/o 865 West Queen Street City: Southington State: CT Zip: 06489

Telephone No.: (860) 621-4567 E-Mail: _____

Signature:  Signature – (Printed/Typed) Frank Fragola, Member

The following shall be included as part of this application:

- filing fee – \$310 (includes \$60 State fee) – make checks payable to "City of Bristol"
- six paper copies and one digital copy of the revised Site Plan
- any other data and drawings as may be required

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

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. **2572**

Address or location of property: Map 9, Lot 14 - Allentown Rd.

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

See attached photometric lighting plan.

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) _____

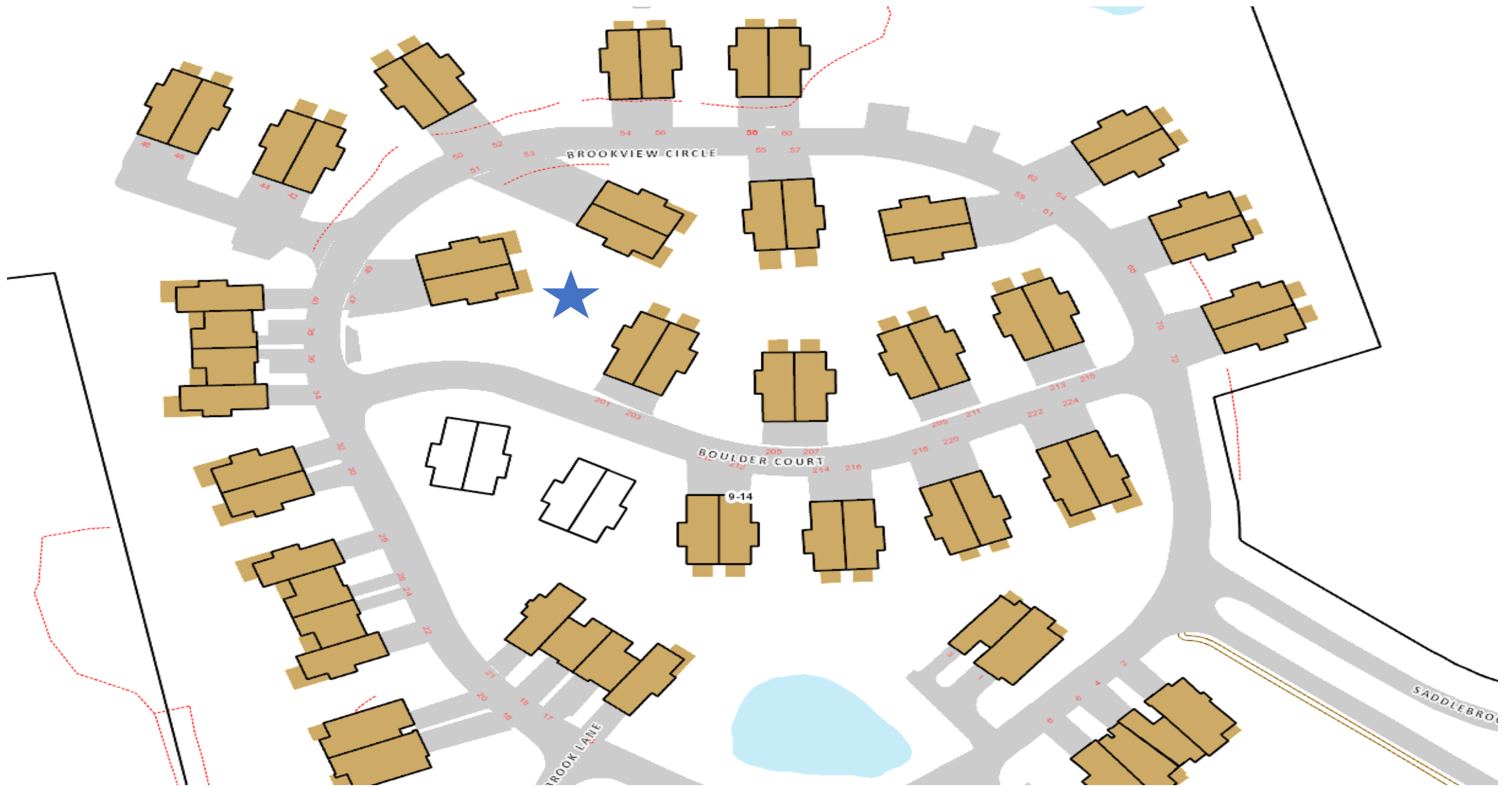
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

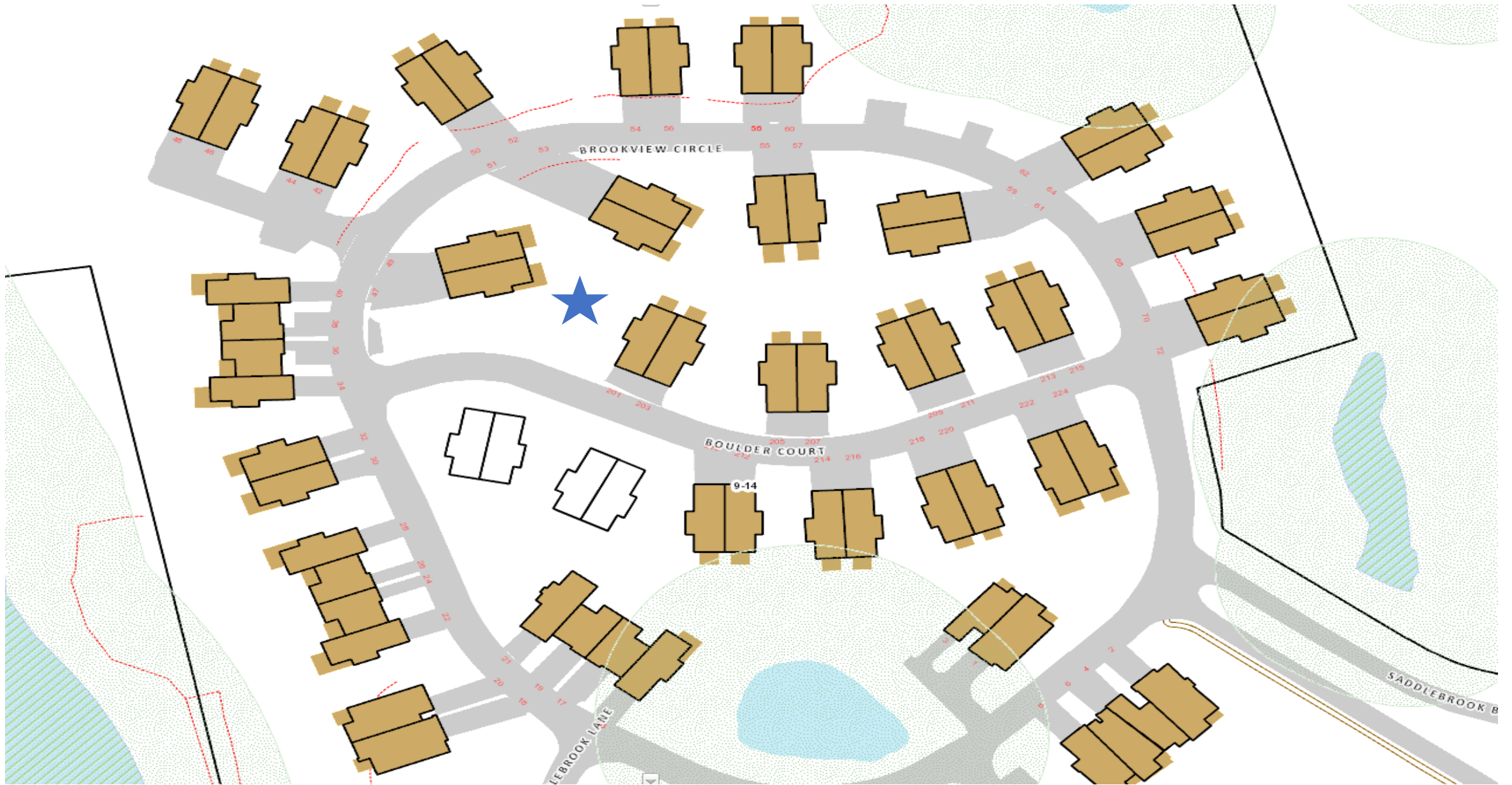
Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

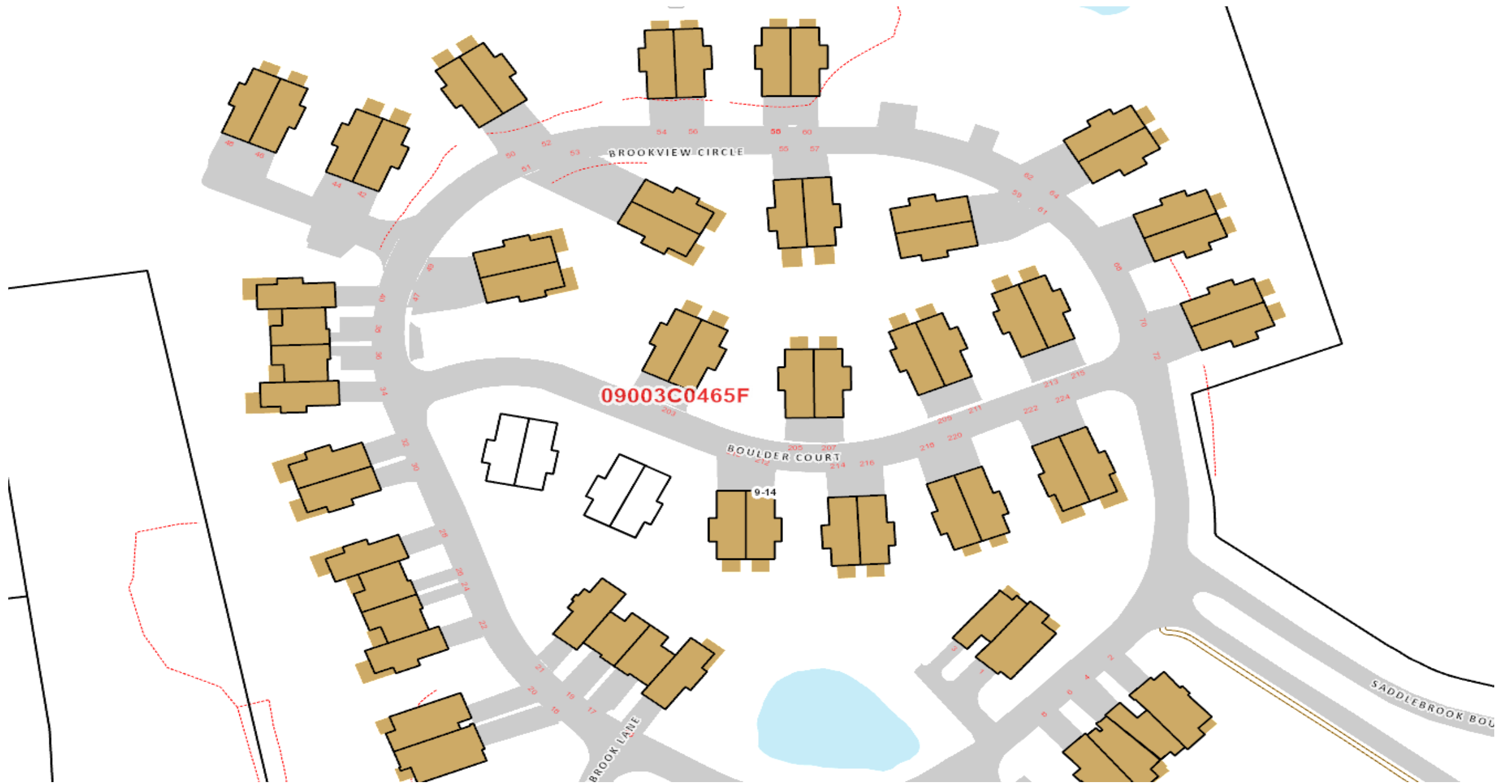
Various Maps: GIS and Google



Brookview and Boulder Court – Location
Saddlebrook – Allentown Rd.

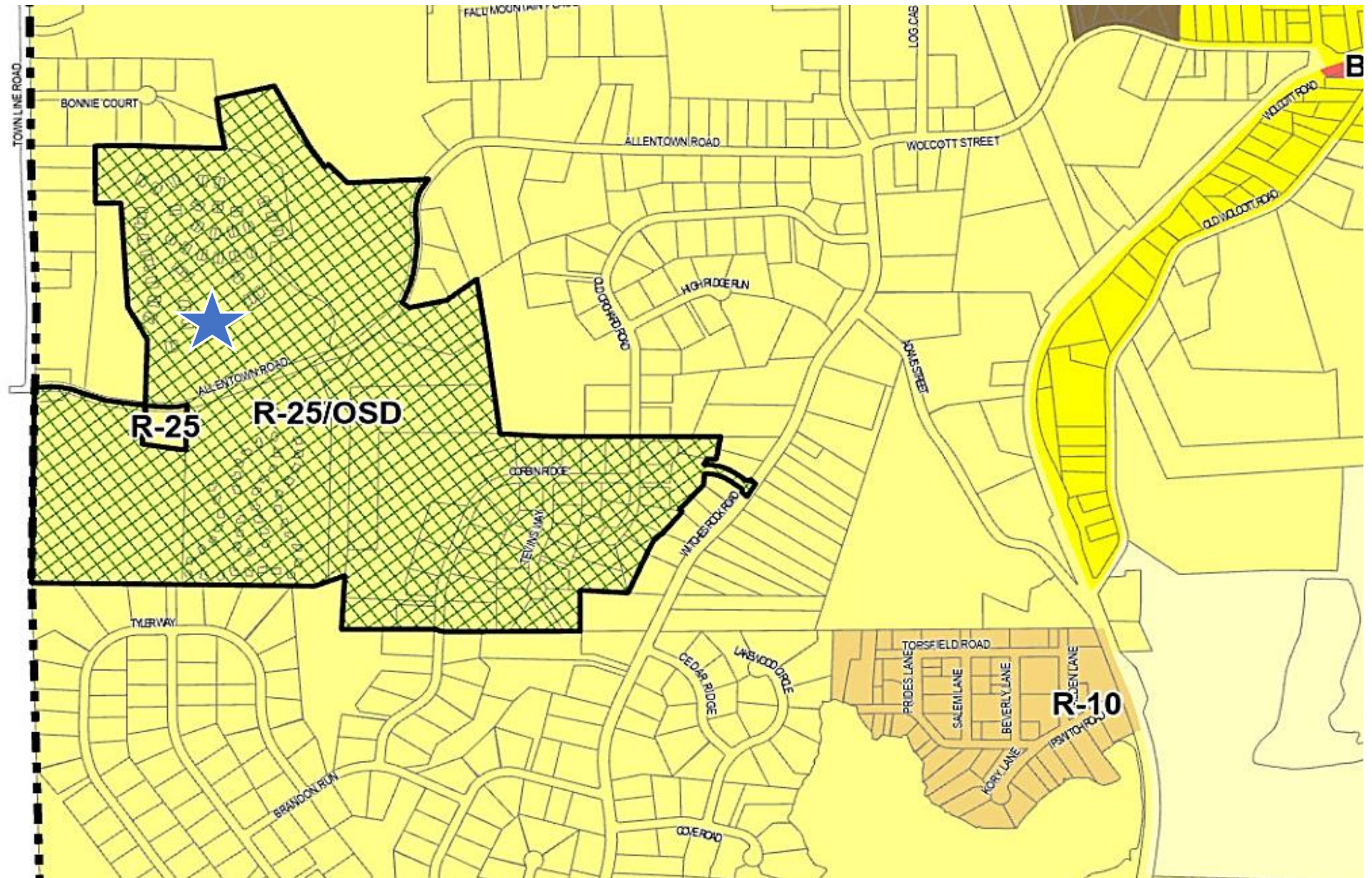


Brookview and Boulder Court – IWWA and Upland Review
Saddlebrook – Allentown Rd.

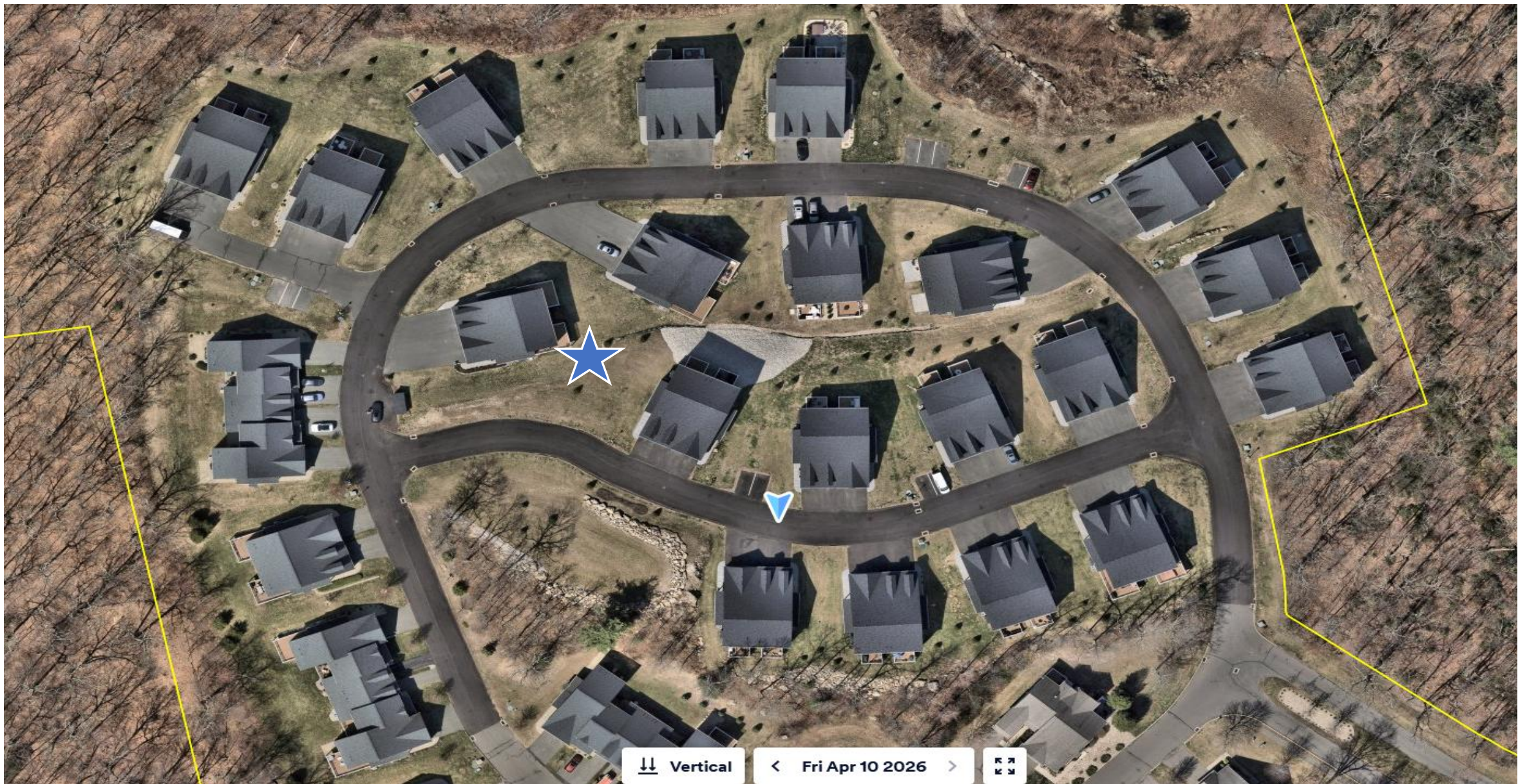


Brookview and Boulder Court – Floodplain
Saddlebrook – Allentown Rd.

Town of
Wolcott



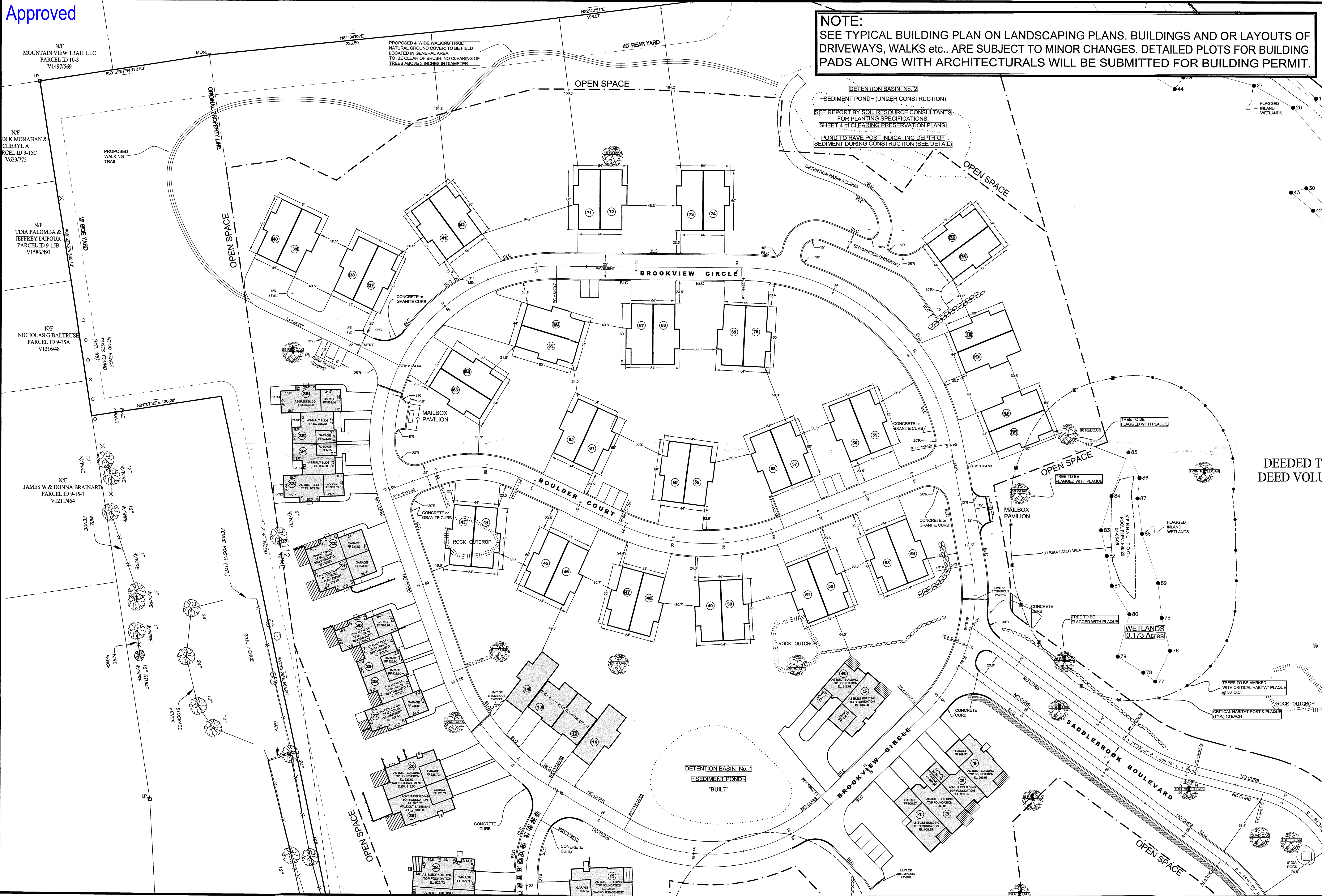
Brookview and Boulder Court – Zoning R-25/OSD
Saddlebrook – Allentown Rd.



Brookview and Boulder Court – Aerial 2026
Saddlebrook – Allentown Rd.

Site Plan Layout

Approved



DATE:	REVISION:
09-05-17	

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
1 inch = 40 Feet

DEEDED TO DEED VOLUME

APPLICANT:
FRAGOLA ENTERPRISES, LLC
865 WEST QUEEN STREET
SOUTHINGTON, CT. 06489

SADDLEBROOK
Lot 14 Allentown Road
Bristol, Connecticut

DATE: 09-05-17
SCALE: 1" = 40'
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: 2

SITE LAYOUT PLAN

Original Photometric Plan

LAVIOE, JULIETTE
PARCEL ID MAP 10, LOT 86 V1133/523

N/F
LAVIOE, JULIETTE
PARCEL ID MAP 10, LOT 86
V1133/523

N 84° 04' 58" E
285.50
285.50
PROPOSED 4' WIDE WALKING TRAIL;
NATURAL GROUND COVER; TO BE FIE
LOCATED IN GENERAL AREA.
TO BE CLEAR OF BRUSH, NO CLEARI
TOPES ABOVE 3 INCHES IN DIAMETER

PROPOSED 4' WIDE WALKING TRAIL;
NATURAL GROUND COVER; TO BE FIELD
LOCATED IN GENERAL AREA.
TO BE CLEAR OF BRUSH, NO CLEARING OF
TREES ABOVE 3 INCHES IN DIAMETER

N 82° 42' 51" E
196.57 ft

40' REAR YARD

OPEN SPACE

OPEN SPACE

DETENTION BASIN No. 2

~SEDIMENT POND~ (UNDER CONSTRUCTION)

SEE REPORT BY SOIL RESOURCE CONSULTANTS
FOR PLANTING SPECIFICATIONS;
SHEET 4 OF CLEARING & PRESERVATION PLANS.

POND TO HAVE POST INDICATING DEPTH OF
SEDIMENT DURING CONSTRUCTION (SEE DETAIL)

57" E

OPEN SPACE

35" E

OPEN SPACE

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Planar	Fc	0.43	4.5	0.0	N.A.	N.A.

Saddlebrook
Calc
ASSOCIATED ARCHITECTS LLC
4 OCT 1977
PLANN. REVIEWED
L2
PHASE II LIGHTING AND ACOUSTICS

Page 1 of 1

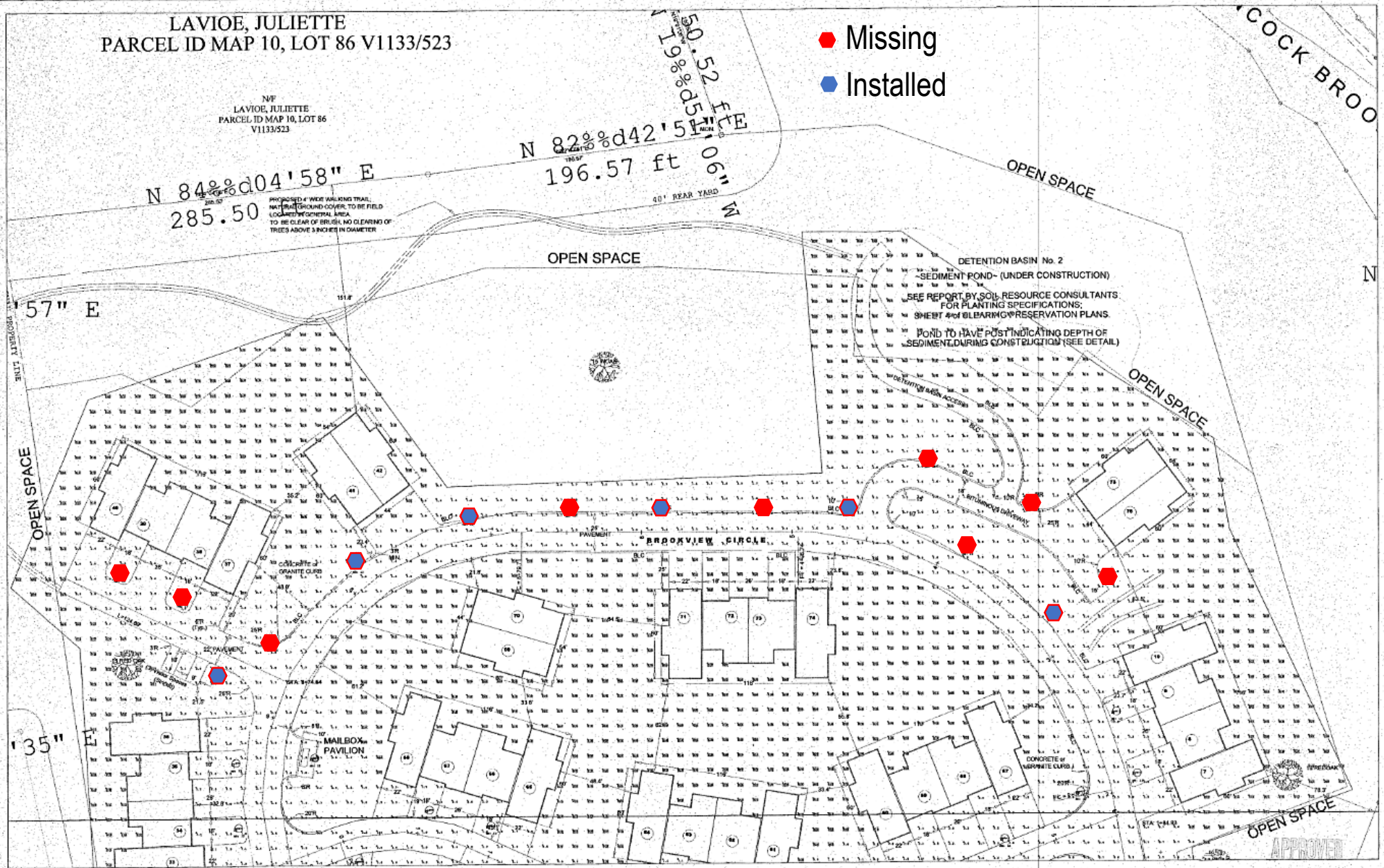
REFLEXLIGHTING
7 Tide St., Boston, MA 02210

Lighting Inventory

LAVIOE, JULIETTE
PARCEL ID MAP 10, LOT 86 V1133/523

N/F
LAVIOE, JULIETTE
PARCEL ID MAP 10, LOT 86
V1133/523

- Missing
- Installed



Qty	Symbol	Label	Arrangement	Tag	Description	Lum. Lumens	Watts	LLF
43	●	P2	SINGLE	REC'D	GAR-080-LED-K1-5-SPUN-X	9164	97.6	0.900

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Planar	Fc	0.43	4.5	0.0	N.A.	N.A.

REFLECTOR LIGHTING
2014-2015

PROJECT	LAVIOE, JULIETTE	DATE	08/08/2014	DRAWN BY	JULIETTE
CLIENT	JOHN & JILL	DATE	08/08/2014	DESIGNED BY	JULIETTE
LOCATION	1000000000	DATE	08/08/2014	CHECKED BY	JULIETTE
SCALE	1" = 100'	DATE	08/08/2014	APPROVED BY	JULIETTE

Saddlebrook
Calc

Phase II Lighting and Retention
PLAN, REVISED
AS SHOWN ARCHITECT L2
4 OCT 2017



● Missing
● Installed

Luminaire Schedule				Calculation Summary			
Qty	Symbol	Label	Arrangement	Tag	Description	Lum. Lumens/dm, Watts	LLP
43		P2	SINGLE	MC09	GAR-080-LR0-R1-S-SPUN-X	9364 97.0	0.900

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Planar	Fc	0.43	4.5	0.0	N.A.	N.A.

R

REFLECTING

Project: Saddlebrook Phase II Lighting and Stormwater Management Plan - Revised

Client: Associated Architects LLC

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

Revision:

No.	Description
1	Initial Issue

APPROVED

Calculated by: [Name]

Checked by: [Name]

Date: 1/13/23

Original Lighting Detail

Approved

McGraw-Edison

DESCRIPTION

The GAR/GAT/GLC Generation Series LED is a marriage of traditional shades and contemporary styling. Its superior photometrics offer excellent illumination and uniformity for many of today's applications. Its styling blends well in many settings - historic districts, downtown landscapes, roadways, residential neighborhoods, as well as city parks and educational campuses. The Generation Series LED sets a new standard for decorative post top luminaires.

SPECIFICATION FEATURES

Construction

HOUSING: Heavy-duty cast aluminum housing and removable dome. A single quarter turn fastener on the removable dome provides tool-free access to wiring compartment. **CAGE ASSEMBLIES:** Cage assembly caplugs and medallions are manufactured of heavy-duty cast aluminum and mounted to the exterior of the base housing via four stainless steel fasteners. Cage rings constructed of extruded aluminum and finished to match housing. **TOPS AND FINALS:** Chosen from multiple spun aluminum or acrylic tops and cast aluminum finals for customized domes style. All solid tops are made of heavy-duty spun aluminum. **TWIST-LOCK GLOBE:** The optional twistlock assembly offers ease of maintenance through instant access to both the LED and wiring compartment by twisting the top reflector assembly and lifting it from the mating lock plate.

Optical

REFRACTIVE GLOBE: High efficiency refractive optical systems are precisely designed utilizing a combination of refractive and reflective primes. Available in Type II or Type V distributions. Lighting grade acrylic ensures long lasting optical clarity and resistance to discoloration.

Electrical

120-277V 50/60Hz operation, 10W/10KA common- and differential mode surge protection standard. Thermal management transfers heat rapidly away from the LED source for optimal efficiency and light output. Ambient operating temperature from -40°C to 40°C. Standard three-position knurled top compression terminal block.

Mounting

Base casting affixes over a standard 3" O.D. union and secured via four stainless steel allen head fasteners. 3G vibration tested.

Finish

Cast and spun components finished in a two-stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Consult the McGraw-Edison Architectural Color brochure for a complete selection of standard colors including black, bronze, grey, white, dark platinum, graphite metallic and hardford green. RAL and custom color matches available.

Warranty

Five-year warranty.

DIMENSIONS

GAR (Mean Base)

GAT (Unthreaded Base)

GLC (Threaded Base)

GAR/GAT/GLC GENERATION SERIES LED

LED

DECORATIVE POST TOP LUMINAIRE

EPA
Weather-Projected Area: (Sq. Ft.)
2.1

SHIPPING DATA
Approximate Net Weight:
(8 lbs. 125 kgs.)

McGraw-Edison

McGraw-Edison

2017 07/08/2021

[illegible][illegible]

APPROVED

Applicant Submission

CHARLESTON

STANDARD SPECIFICATIONS

HOUSING

Heavy duty die-cast aluminum design with an architectural profile for any decor.

DIFFUSER

Available in two decorative acorn shapes. Both versions are molded from sturdy UV stabilized frosted acrylic with a diffusing pattern designed in the surface to minimize glare.

LED PLATFORM

The 7065 series utilizes Brownlee's proprietary LED tower platform, which consists of plug and play LED components positioned at a downward angle to maximize illumination on the ground and general area, while minimizing wasted up-light. All electrical components are serviceable.

LED PERFORMANCE - 3500K STANDARD

120-277V - 3500K, 82 CRI - L80 rating - 60,000 hrs - L70 rating (projected) - 100,000 hrs

Amperage rated @ 110V input

Operating ambient temperature: -20°C / -4°F - 50°C / 122°F

Refer to Wattage section for lumen output. Consult Brownlee.com for performance of all CCTs.

MOUNTING

The 7065 series has a fitter designed for 3" outside diameter poles.

FINISH

This series is available in Black (BL) powder coat as standard, and in all Brownlee paints as an optional offering.

WARRANTY

5 year limited warranty on this LED product. Consult factory for details.

ORDERING INFORMATION

7065 - _____
Model 2. 3. 4. 5. 6. (if required)

2. FINISH

STANDARD
BL Black

OPTIONAL
BT Brass Tone
BZ Bronze
GM Gun Metal
MB Metallic Bronze
NT Nickel Tone
WH White

3. WATTAGE

C49 45W C Series LED, .40 A input,
5909 delivered lumens.
Dimmable (0-10V).
Replaces up to 70W MH

*Delivered lumens noted in 3500K.

4. DIFFUSER

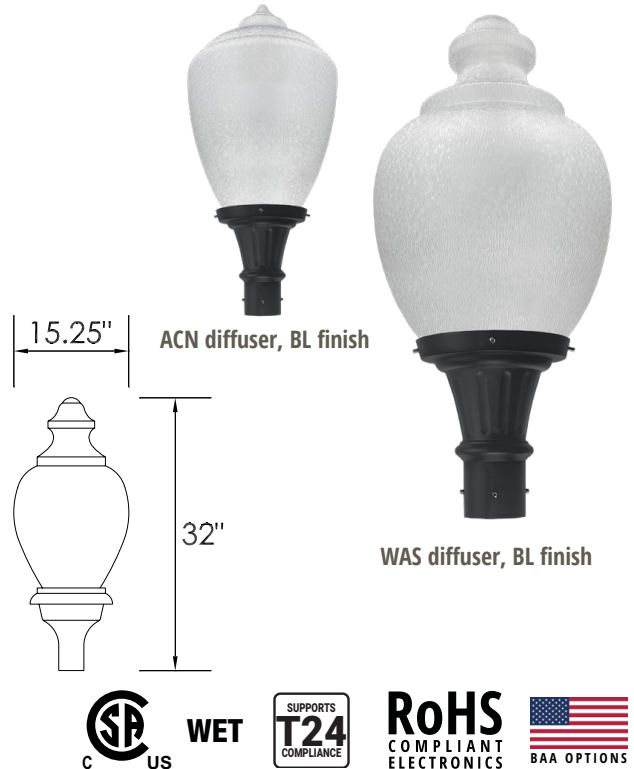
ACN Standard Acorn Style
WAS Washington Acorn Style

5. COLOR TEMPERATURE

35K 3500K standard color temperature
27K 2700K color temperature
30K 3000K color temperature
40K 4000K color temperature

6. AVAILABLE OPTIONS

BAC¹ Buy American Compliant (BAA)
FCL⁷ French Canadian Labels
HSS House-side Shield
PO1 Photo Control (120V)
PO2 Photo Control (208, 240, 277V)
SRG Surge Protection (10,000 A discharge current)
T24⁹ Title 24 JA8 Compliant (C49 in 3000K only)



Universal Footnotes (only applies if superscript is shown in Options section): (0) **90R** - All LEDs/CCTs are being transitioned to 90 CRI standard over 2025. Inquire for this model's availability. (1) **BAC/BAB** - www.brownlee.com/resources/usa. (2) **BBI/BBC** - cannot combine with ECW or EXT. (3) **BLD** - integral microwave motion sensor (step-dim). Cannot combine with DTR. (4) **DTR** - cannot combine with BLD. (5) **ECW** - cannot combine with BBI, BBC, or DTR. (7) **FCL** - cannot combine with BAC. (8) **OCC** - integral microwave motion sensor (ON/OFF). (9) **T24** - includes JA8 labeling and 90 CRI LEDs. (10) **PCH/PC4** - cannot combine with BLD or OCC.

Add'l Notes: ***BBI/BBC** - BBI minimum operating temp: 10C/50F unless otherwise stated. BBC minimum operating temp: -20C/-4F.

****BLD** - integral microwave motion sensor with step-dim control. 1: Motion is detected, illuminate to 100%.

2: Motion no longer detected, dim to set level. 3: Remain in continuous dimmed state or turn off after set period. Config. via onboard dip switches.

Specifications subject to change without notice.

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Round Straight Aluminum is a general purpose light pole for up to 30-foot mounting heights. This pole provides a lighter and naturally corrosion-resistant option for mounting area light fixtures and floodlights.

CONSTRUCTION

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of 6061 or 6063 series aluminum alloy in a T4 temper and is heat treated to a T6 after welding, with a minimum yield strength of 35 ksi. The shaft is uniform in cross-section down length of pole with no taper. Available shaft diameters are 4", 4.5" 5", and 6".

Pole Top: Options include 4" tall tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. A removable cast aluminum top cap with set screws is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with open top (PT) option. The top cap resists intrusion of moisture and environmental contaminants.

Handhole: A non-reinforced handhole with grounding provision is provided near the base. Standard positioning varies with shaft width as follows: 4", 4.5", and 5" shaft, handhole at 12"; 6" shaft, handhole at 18". Positioning the handhole lower than standard may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. All handholes for a pole specified with openings for 4" through 6" shaft width has nominal dimension of 2" x 4" with surface mount overlap design. Standard and extra handholes come with cover and attachment hardware.

Bolt Caps/Base Cover: Pole base plate utilizes cast aluminum A365 bolt caps to cover anchor bolt and nut assembly. 1 piece, spun aluminum base cover available as an option.

Anchor Base/Bolts: Anchor base is cast from A356 alloy aluminum and is heat treated to a T6 temper after welding. Anchor bolts are manufactured to ASTM F1554 Standards Grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Upper portion of anchor bolt is galvanized per ASTM A-153; bolts have an "L" bend on bottom end and are galvanized a minimum of 12" on the threaded end. Each hot-dipped galvanized anchor bolt is furnished with two hex nuts and two flat washers.

HARDWARE — All structural and non-structural fasteners are stainless-steel.

GROUNDING — Provision located immediately inside handhole rim. Grounding hardware not included (provided by others).

FINISH — Exterior of pole and base plate is protected by a zinc-infused TGIC (Triglycidyl Isocyanurate) powder coat finish that provides superior resistance to corrosion and weathering and meets 5A and 5B classifications of ASTM D3359. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. Other standard finished include anodized and brushed. Architectural Colors and Special Finishes are available by quote and include, RAL Colors, Custom Colors and Extended Warranty Finishes.

GROUNDING — Grounding provision is located in handhole near the base. Grounding hardware is not included (provided by others).

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type

Anchor Base Poles

RSA

ROUND STRAIGHT ALUMINUM



RSA Round Straight Aluminum Poles

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: RSA 16 4-5C T20 BA

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ¹	Mounting ²	Options	Finish
RSA	8'-30' (for 1/2 ft increments, add - 6 to the pole height. Ex: 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	4C 4" (.125") 4-5C 4 1/2" (.125") 4-5G 4 1/2" (.188") 5C 5" (.125") 5E 5" (.156") 5G 5" (.188") 6E 6" (.156") 6G 6" (.188") (See technical information table for complete ordering information.)	<u>Tenon mounting</u> PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) <u>DSX/RSX/EAX Drill mounting³</u> DM19AS 1 at 90° DM28AS 2 at 180° DM28AS PL 2 at 180° with one side plugged DM29AS 2 at 90° DM32AS 3 at 120° DM39AS 3 at 90° DM49AS 4 at 90° <u>RAD Drill mounting³</u> DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM32RAD 3 at 120° DM39RAD 3 at 90° DM49RAD 4 at 90° <u>Arm Drill mounting</u> To be added as series + drill orientations Ex: SMAC19 for SMAC arm drilling 1 at 90°	L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper ⁴ TP Tamper resistant handhole cover fasteners JHxy J-Hook for cable strain relief ⁵ HAXy Horizontal arm bracket (1 fixture) ^{5,6} FDLxy Festoon outlet less electrical ^{5,7} FDLGFCIxy Festoon with GFCI outlet and in-use cover ^{5,8} CPL12/xy 1/2" I.D. coupling ⁵ CPL34/xy 3/4" I.D. coupling ⁵ CPL1/xy 1" I.D. coupling ⁵ NPL12/xy 1/2" O.D. threaded nipple ⁵ NPL34/xy 3/4" O.D. threaded nipple ⁵ NPL1/xy 1" O.D. threaded nipple ⁵ EHHxy Extra handhole ^{5,9} BAA Buy America(n) Act Compliant ¹⁰ UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) FBC Full base cover (spun aluminum) VM Match pole to prior order or project ¹¹	<u>Super durable paint colors</u> DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white <u>Brushed finish</u> BA Brushed aluminum <u>Class 1 architectural anodized</u> ABL Black ADB Dark bronze ANA Natural <u>Architectural colors and special finishes¹²</u> VP33A 3 year warranty extension VP55A 5 year warranty extension RAL#### Use designated Lithonia Lighting nomenclature in brochure Custom color Nomenclature assigned through Customer Care "Custom Color Process"

Accessories: Order as separate catalog number.

PL DT20	Plugs for RAD drillings
PL DT8	Plugs for DMxxAS drillings
FVD xxFT	Field installed vibration damper (snake style) ⁴

NOTES:

- Wall thickness will be signified with a "C", "E" or a "G" in nomenclature. "C" - 0.125 | "E" - 0.156 | "G" - 0.188.
- PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, specify as drilling option/tenon option. The combination includes a required extra handhole.
Example: DM28/T20.
- Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
- On 4", 4.5" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height. Use FVD accessory instead.
Example: Pole height is 25ft, A provision cannot be placed above 16ft.
- Specify location and orientation when ordering option.
For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
Example: 5ft = 5 and 20ft 3in = 20-3
For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
Example: 1/2" coupling at 5' 8"; orientation C = CPL12/5-8C
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAXxy.

Example: HA20BD.

- FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
- Festoon option that comes with GFCI and weather tight, steel, in-use cover. GFCI and in-use cover ship separately from pole.
- Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
- Use when mill certifications are required. Some configurations may be excluded, consult factory.
- Must add original order number. Not for replacement parts or post sales issues, contact tech support or post sales teams. VM is used to ensure poles match in appearance exactly from order to order, on a single project site. A common use case would be a multi-phase project with multiple poles.
- Must be quoted through AQD. Finishes do not require RFA. RAL colors available are shown in "Architectural Colors brochure". Lead times may be extended up to 2 weeks due to paint procurement.

RSA Round Straight Aluminum Poles

TECHNICAL INFORMATION — EPA (FT ²) WITH 1.3 GUST								
Catalog number	Nominal mounting height (ft.)*	Pole shaft size (in. x ft.)	Wall thickness (in.)	EPA (ft ²) with 1.3 gust			Max. weight (lbs.)	Approx. ship weight (lbs.)
				80 MPH	90 MPH	100 MPH		
RSA 8 4C	8	4 x 8	0.125	11.2	8.6	6.8	125	22
RSA 8 4-5C	8	4-1/2 x 8	0.125	14.6	11.3	9.1	175	30
RSA 8 4-5G	8	4-1/2 x 8	0.188	21.8	17	13.7	225	38
RSA 10 4C	10	4 x 10	0.125	8.2	6.1	4.7	100	26
RSA 10 4-5C	10	4-1/2 x 10	0.125	10.6	8.1	6.5	133	34
RSA 10 4-5G	10	4-1/2 x 10	0.188	16.3	12.6	10.1	175	43
RSA 10 5C	10	5 x 10	0.125	13.6	10.6	8.5	150	36
RSA 12 4C	12	4 x 12	0.125	6	4.3	3.2	110	30
RSA 12 4-5C	12	4-1/2 x 12	0.125	8.1	6	4.8	80	38
RSA 12 4-5G	12	4-1/2 x 12	0.188	12.7	9.7	7.7	185	50
RSA 12 5C	12	5 x 12	0.125	10.3	8	6.3	150	36
RSA 12 5E	12	5 x 12	0.156	13.2	10.3	8.2	200	44
RSA 12 5G	12	5 x 12	0.188	16.2	12.6	10.1	225	53
RSA 14 4C	14	4 x 14	0.125	4.1	2.8	1.9	75	35
RSA 14 4-5C	14	4-1/2 x 14	0.125	5.8	4.2	3.3	60	39
RSA 14 4-5G	14	4-1/2 x 14	0.188	9.7	7.3	5.8	190	56
RSA 14 5C	14	5 x 14	0.125	7.8	6	4.7	100	42
RSA 14 5E	14	5 x 14	0.156	10.3	8	6.3	125	47
RSA 14 5G	14	5 x 14	0.188	12.8	9.9	7.9	150	56
RSA 16 4C	16	4 x 16	0.125	2.8	1.6	1	150	38
RSA 16 4-5C	16	4-1/2 x 16	0.125	3.3	2.2	1.6	100	46
RSA 16 4-5G	16	4-1/2 x 16	0.188	7.5	5.5	4.3	155	62
RSA 16 5C	16	5 x 16	0.125	5.9	4.4	3.4	175	46
RSA 16 5E	16	5 x 16	0.156	8	6.1	4.8	190	53
RSA 16 5G	16	5 x 16	0.188	10.1	7.8	6.1	200	60
RSA 16 6E	16	6 x 16	0.156	13.6	10.6	8.4	225	53
RSA 16 6G	16	6 x 16	0.188	16.8	13	10.4	245	78
RSA 18 5G	18	5 x 18	0.188	8	6.8	4.7	225	68
RSA 18 5C	18	5 x 18	0.125	4.3	3.1	2.4	150	48
RSA 18 5E	18	5 x 18	0.156	6.1	4.6	3.5	175	58
RSA 18 4-5G	18	4-1/2 x 18	0.188	5.7	4	3.1	123	68
RSA 18 6G	18	6 x 18	0.188	13.9	10.7	8.5	225	86
RSA 20 4-5G	20	4-1/2 x 20	0.188	4.3	2.9	2.1	95	74
RSA 20 5C	20	5 x 20	0.125	3	2.1	1.5	150	54
RSA 20 5E	20	5 x 20	0.156	4.7	3.4	2.6	150	68
RSA 20 5G	20	5 x 20	0.188	6.4	4.8	3.6	150	82
RSA 20 6E	20	6 x 20	0.156	9.3	7.1	5.5	175	95
RSA 20 6G	20	6 x 20	0.188	11.8	9.1	7.1	200	110
RSA 25 4-5G	25	4-1/2 x 25	0.188	1.3	--	--	100	89
RSA 25 6E	25	6 x 25	0.156	5.2	3.8	2.8	150	108
RSA 25 6G	25	6 x 25	0.188	7.1	5.3	4	150	128
RSA 30 6G	30	6 x 30	0.188	3.5	2.4	1.6	200	146

NOTE: EPA values are based ASCE 7-93 wind map.

*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

RSA Round Straight Aluminum Poles

TECHNICAL INFORMATION — EPA (ft ²) WITH 3-SECOND GUST PER AASHTO 2013																	
Series	Nominal mounting height (ft.)*	Shaft base size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approx. ship weight (lbs.)
RSA	8	4C	7.3	75	5.7	75	4.5	75	3.7	75	3.1	75	2.6	75	2.3	75	22
RSA	8	4-5C	10.2	100	8	100	6.5	100	5.4	100	4.6	100	3.9	100	3.4	100	30
RSA	8	4-5G	15.1	100	12.1	100	9.8	100	8.2	100	7	100	6	100	5.1	100	38
RSA	10	4C	5.5	75	4.2	75	3.2	75	2.6	75	2.1	75	1.8	75	1.5	75	26
RSA	10	4-5C	7.9	100	6.1	100	4.9	100	4	100	3.4	100	2.8	100	2.4	100	34
RSA	10	4-5G	12	100	9.4	100	7.6	100	6.3	100	5.3	100	4.5	100	3.9	100	43
RSA	10	5C	10.6	100	8.4	100	6.9	100	5.7	100	4.8	100	4.1	100	3.5	100	36
RSA	12	4C	4.1	75	3	75	2.2	75	1.6	75	1.3	75	1.1	75	0.9	75	30
RSA	12	4-5C	6.1	100	4.6	100	3.6	100	2.9	100	2.4	100	2	100	1.7	100	38
RSA	12	4-5G	9.6	100	7.4	100	5.9	100	4.9	100	4.1	100	3.5	100	2.9	100	50
RSA	12	5C	8.4	100	6.6	100	5.3	100	4.4	100	3.7	100	3.1	100	2.6	100	36
RSA	12	5E	10.8	100	8.5	100	6.9	100	5.7	100	4.8	100	4.1	100	3.5	100	44
RSA	12	5G	13.1	100	10.4	100	8.5	100	7	100	5.9	100	5	100	4.3	100	53
RSA	14	4C	3	75	2	75	1.3	75	0.9	75	0.6	75	0.5	75	-	-	35
RSA	14	4-5C	4.6	100	3.3	100	2.5	100	2	100	1.6	100	1.3	100	1.1	100	39
RSA	14	4-5G	7.7	100	5.8	100	4.6	100	3.7	100	3.1	100	2.6	100	2.2	100	56
RSA	14	5C	6.6	100	5.1	100	4	100	3.3	100	2.7	100	2.3	100	1.9	100	42
RSA	14	5E	8.7	100	6.7	100	5.4	100	4.5	100	3.7	100	3.1	100	2.6	100	47
RSA	14	5G	10.7	100	8.4	100	6.8	100	5.6	100	4.7	100	4	100	3.4	100	56
RSA	16	4C	2	75	1.2	75	0.6	75	-	-	-	-	-	-	-	-	38
RSA	16	4-5C	3.3	100	2.2	100	1.6	100	1.2	100	0.9	100	0.7	100	0.5	100	46
RSA	16	4-5G	6	100	4.4	100	3.3	100	2.7	100	2.2	100	1.8	100	1.5	100	62
RSA	16	5C	5	100	3.7	100	2.9	100	2.3	100	1.9	100	1.5	100	1.3	100	46
RSA	16	5E	6.8	100	5.2	100	4.1	100	3.3	100	2.7	100	2.3	100	1.9	100	53
RSA	16	5G	8.6	100	6.6	100	5.3	100	4.4	100	3.6	100	3	100	2.5	100	60
RSA	16	6E	13.1	100	10.5	100	8.5	100	7	100	5.9	100	5	100	4.3	100	53
RSA	16	6G	16.1	100	12.9	100	10.5	100	8.7	100	7.3	100	6.2	100	5.3	100	78
RSA	18	5G	6.8	100	5.1	100	4.1	100	3.3	100	2.7	100	2.2	100	1.8	100	68
RSA	18	5C	3.6	100	2.6	100	2	100	1.5	100	1.2	100	0.9	100	0.7	100	48
RSA	18	5E	5.2	100	3.9	100	3	100	2.4	100	1.9	100	1.5	100	1.3	100	58
RSA	18	4-5G	4.6	100	3.1	100	2.3	100	1.8	100	1.4	100	1.1	100	0.9	100	68
RSA	18	6G	13.4	100	10.6	100	8.6	100	7.1	100	5.9	100	5	100	4.3	100	86
RSA	20	4-5G	3.3	100	2.1	100	1.4	100	1	100	0.7	100	0.5	100	-	-	74
RSA	20	5C	2.4	100	1.6	100	1.1	100	0.8	100	0.5	100	-	-	-	-	54
RSA	20	5E	3.8	100	2.7	100	2	100	1.6	100	1.2	100	0.9	100	0.7	100	68
RSA	20	5G	5.2	100	3.8	100	3	100	2.3	100	1.9	100	1.5	100	1.2	100	82
RSA	20	6E	8.8	100	6.9	100	5.5	100	4.5	100	3.7	100	3.1	100	2.6	100	95
RSA	20	6G	11.1	100	8.7	100	7	100	5.8	100	4.8	100	4	100	3.4	100	110
RSA	25	4-5G	0.8	100	-	-	-	-	-	-	-	-	-	-	-	-	89
RSA	25	6E	4.9	100	3.7	100	2.8	100	2.2	100	1.7	100	1.3	100	1	100	108
RSA	25	6G	6.7	100	5.1	100	4	100	3.2	100	2.5	100	2.1	100	1.7	100	128
RSA	30	6G	3.4	100	2.4	100	1.7	100	1.2	100	0.8	100	0.6	100	-	-	146

NOTES: AASHTO 2013 design criteria is the most common EPA and uses wind map ASCE7-05. Please review the project Spec document to determine the correct design criteria for the poles on your jobsite.

1) Maximum EPA (Effective Projected Area) and weight values are based on the load centroid being 2.5' above the pole top and with 2' eccentricity.

Variations from the sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design

2) Structure weight is a nominal value which includes the pole shaft and base plate only.

*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

ANCHORAGE AND TEMPLATE INFORMATION						
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Template description	Anchor bolt description	Bolt size (in.) D x L x C
4"	6.75" - 8.00"	3.25"	8.91"	ABTEMPLATE PJ50057	AB18-0	3/4 x 18 x 3
4.5"	7.50" - 8.00"	3.25"	9.26"	ABTEMPLATE PJ50040	AB18-0	3/4 x 18 x 3
5"	7.50" - 8.00"	3.25"	9.61"	ABTEMPLATE PJ50058	AB18-0	3/4 x 18 x 3
6"	9.00"-10.00"	3.50"	10.32"	ABTEMPLATE PJ50059	AB30-0	3/4 x 30 x 3

BASE & BOLT DETAIL

ROUND ALUMINUM HANDHOLE AND FESTOON - PLACEMENT RULES

HANDHOLE DETAIL

- IMPORTANT INSTALLATION NOTES:**
- **Do not** erect poles without having fixtures installed.
 - Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
 - If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
 - Lithonia Lighting is not responsible for the foundation design.

CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

Proposed Photometric Plan

Luminaire Schedule									
Symbol	Qty	Label	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description	
●	10	AA	5909	42.22	0.950	B2-U5-G3	10	Brownlee 7065-BL-C49-WAS-30K - Lithonia RSA 10 4C T30 DBLX 10FT POLE	
●	10	EX	5909	47.22	0.950	B2-U5-G3	10	Brownlee 7065-BL-C49-WAS-30K mounted to existing 10' poles	
Calculation Summary									
Label	Calc/Type		Units	Avg	Max	Min	Avg/Min	Max/Min	
NORTH ROADWAYS	Illuminance		Fc	0.35	1.5	0.0	N.A.	N.A.	





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

July 15, 2026

Zoning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on July 14, 2026 it was voted to refer two matters to the Zoning Commission for action:

1. Request for consideration of a moratorium on new Vape/Smoke shops within Bristol for a 12-month period while the City Council, and its Ordinance Committee and legal staff, review state laws and regulations that may impact and enhance the City's ability to regulate the proliferation of Vape Shops to ensure they are not operating to the detriment of the community's public health;
2. Referral concerning the elimination of the 5,001-250,000 gross square footage for data centers. The City Council would also like the Zoning Commission to have all data center applications be the subject of a special permit, and to be appropriately distanced from other data centers.

Very truly yours,

A handwritten signature in cursive script, reading "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: City Council Members
Wyland Dale Clift, Corporation Counsel
Justin Malley, ECD Director



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Very truly yours,

A handwritten signature in black ink, reading "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: City Council Members
Wyland Dale Clift, Corporation Counsel
Justin Malley, ECD Director

Application
#2567

Earth
Removal

Special Permit

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

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

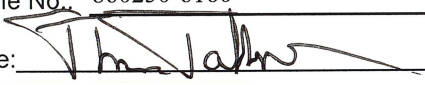
The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
 Section(s) Article III section 15.2 of the Bristol Zoning Regulations for the following
 Special Permit use: earth removal in excess of 400 cubic yards.

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!

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.

CEPA Intervenor Petition

Submitted by:

Michelle Ruddy – President

Friends of the Hoppers-Birge Pond Nature Preserve

BRISTOL ZONING COMMISSION
Bristol, CT

In the matter of:

Date: August 1, 2026

H & T Holdings, LLC, Assessors Map 20, Lots 214 and 216, Applications 2567-2570 for Special Permits for Earth Removal and Site Plans to the Zoning Commission of the City of Bristol, Connecticut

VERIFIED PETITION TO INTERVENE

Pursuant to §22a-19 et seq. of the Connecticut General Statutes the undersigned Michelle Rudy is an individual and a taxpayer of Bristol, Connecticut, who serves as President of Friends of Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, an association dedicated to the preservation of the ecological and natural resources of the Hoppers-Birge Pond Nature Preserve in Bristol, Connecticut, which nature preserve wholly encompasses the surrounding lands around the property that is the subject of the proposed activity in this proceeding. Friends of Hoppers-Birge Pond Nature Preserve is concerned with environmental integrity of natural resources including the ground water, surface water, land, vegetation communities, the peaceful enjoyment and quality of life in Bristol. Friends of Hoppers-Birge Pond Nature Preserve applies to become an intervening party in the above-entitled administrative proceeding, and represents as follows:

1. The subject administrative proceeding involves the consideration of a special permit to allow the extraction of a large amount of surface and subsurface sand, gravel, soil, and other material from the Applicant's property, which excavation and development will directly impact the quality of the environment of the Hoppers-Birge Pond Nature Preserve that wholly surrounds the Applicant's proposed excavation site.
2. In 1988 the voters of Bristol elected by Referendum to preserve as a nature sanctuary the land that became the Hoppers-Birge Pond Nature Preserve (Preserve). The intervenor is an association that has been dedicated for more than three decades to preserving the nature and ecology of the Preserve, helping to maintain this valuable community natural and recreational asset for many years prior to the Applicant's plans to harmfully excavate within this sensitive ecosystem.
3. This administrative proceeding involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water and other natural resources of the state in the following ways:
 - a. The proposed activities and development will require wholesale clearcutting of mature forest trees, reducing the land's natural capacity to absorb rainfall through the eliminated five to six acres of tree canopies and root networks, leading to increased rainwater runoff, erosion, flooding, and sedimentation in nearby habitats. The new excavation will lessen the volume of soil, thereby reducing the land's natural capacity to

hold water and moisture – effectively reducing the capacity of the already shallow aquifer beneath the site.

- b. The proposed activities and development will, according to the developer's plan, shift soils that will mix invasive species of plant seed with native species of plant seed, causing an infestation of the invasive species that will be extremely difficult to eradicate and that will undermine restoration efforts and jeopardize the long-term health of native plant communities.
- c. The proposed activities and development will level the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(1), which states that, "...the natural topography of the property shall be preserved to the maximum extent possible."
- d. The proposed activities and development will radically invert the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(3), which 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."
The excavation of soil below the water table and into the aquifer will likely result in the dewatering of a nearby fragile spring and wetlands complex.
- e. The excavation of soil above the bedrock will remove filtration of surface water recharge of the aquifer resulting in contamination of the aquifer and of nearby pools of water and the pond within the Preserve.
- f. The excavation will cause particulate matter to become airborne and settle onto the surface of Hoppers-Birge Pond and onto vegetation, where it will eventually be washed into the pond, causing significant contamination and irreparable transformation of the pond hydroculture and habitat, endangering the habitat and life of sensitive pond species.
- g. The proposed activities and development will require significant truck traffic and the operation of heavy construction and excavation machinery that will cause harm to the habitats of sensitive local species and that will cause heightened risk of injury or death due to truck traffic.
- h. The proposed activities and development will disturb a network of trails that have traversed the Preserve's forest since before the Preserve was dedicated, robbing Bristol's residents of the benefits of a wilderness experience and of the ability to commune with nature while recreating in a natural habitat close to home.
- i. The proposed activities and development are inconsistent with the Bristol Plan of Conservation and Development (POCD), whereas the Bristol Zoning Commission is required to consider the POCD in its deliberations. Specifically, the proposed activities and development are inconsistent with the following provisions and goals set forth in the POCD.:
 - i. "Protect and maintain the quality of Bristol's natural resources and features such as water courses, groundwater, air, and environmentally sensitive lands."

- ii. "Provide adequate open space for all Bristol residents."
 - iii. "Encourage Community Character" through efforts that:
 - 1. "Encourage the preservation of undeveloped lands within residentially zoned areas."
 - 2. "Support the preservation of historic resources."
 - 3. "Support community resources which enhance the quality of life within Bristol."
 - 4. "Preserve and enhance scenic views and scenic resources in Bristol."
 - 5. "Encourage buildings and sites to be designed to reflect the overall character of Bristol."
 - iv. "Strive to be a sustainable and resilient community" by:
 - 1. Honoring the POCD's reference to the Friends of Hoppers-Birge Pond Nature Preserve (the Intervenor) as a key means to promote conservation, in POCD Section 4.1.
 - 2. Discouraging "development which negatively impacts wetlands and watercourses," per POCD Section 4.3.1.
 - 3. Discouraging "development on steep slopes and ridgelines," per POCD Section 4.3.2.
 - 4. Protecting "Bristol's natural resources through land development controls...and other preservation techniques" to "carefully control development which could result in damage to the land and environment" and "cooperate with...other organizations in protecting natural resources," per POCD Section 4.3.3.
 - 5. Honoring the POCD's vision for Scenic Resources, regarding which the POCD states in Section 6.1.5, "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.***" [Emphasis added.]
- 4. There are feasible and prudent alternatives to the proposed permitting of excavation to protect the air, water, trees, and other natural resources associated with the subject property; including:
 - a. Reduction in the size of the project and denial of a permit to excavate more cubic yardage than is permitted as of right.
 - b. Permitting the construction of a small-scale, sensitively designed residential presence that respects the existing topography.
 - 5. The plans do not allow for a mechanism to arrest runoff on site and retain it until it is absorbed into the soil. This would send water directly down the road, creating sedimentation which will

impact wetlands and streams and ultimately the pond. The following mandates are in place to prevent such a scenario:

a. The Bristol Stormwater Control Ordinance & Illicit Discharge Rules

- Code of Ordinances Section 21-31 (Illicit Discharges and Illegal Connections): This code bans any discharge into the city's environment or drainage network that is not 100% clean stormwater.
- 1991 Stormwater Control Ordinance: Enforced by the City Council, this code gives Bristol the legal authority to require standalone, engineering-approved plans for any property to control and perpetually manage its own runoff on-site.

b. Bristol Zoning Regulations & Land Use Mandates

- Section 12 of the Bristol Zoning Regulations: Mandates that developers and property builders utilize Low-Impact Development (LID) techniques. If no public storm system is nearby, the Land Use development review enforces the Connecticut Stormwater Quality Manual. This manual legally requires properties to retain the "Water Quality Volume" (the first 1.3 inches of rainfall) completely on-site using elements like bio-retention swales and rain gardens.
- FAQ Infiltration Rules: The city explicitly dictates that clean rainwater—such as roof gutter drains and basement sump pumps—is strictly illegal to discharge into sanitary sewers. Without a public storm drain connection, these must be discharged directly into drywells or the ground surface on your own property.

c. General MS4 Permit Authority

- Bristol operates under the Connecticut DEEP General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4). To comply with federal and state water quality limits, the city's Stormwater Management Plan (SMP) forces new developments or major redevelopments to isolate post-construction runoff control within the boundaries of the parcel.

6. The Connecticut Environmental Protection Act of 1971 provides, in part, that any person may intervene as of right in any administrative proceeding upon the filing of a verified pleading asserting that the proceeding "involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the State". C.G.S. Section 22a-19(a).
7. It is the responsibility of the Applicant in these administrative proceedings to adequately develop by the introduction of substantial evidence of record, evidence that will address the issues raised herein with respect to the potential impacts, and the Applicant has the burden of establishing that the proposed action will not have such significant adverse impact as alleged

and that no alternatives exist that would reduce or eliminate the potential for such adverse impacts.

8. Pursuant to C.G.S. 22a-19, et. seq., the undersigned requests all rights of participation granted to any party in accordance with the provisions thereto.
9. This request for intervention with party status will further the policies and purposes of the Connecticut Environmental Protection Act. (C.G.S. 22a-19, et. seq.)
10. The application involves the likelihood of erosion, sedimentation, and pollution of nearby surface and ground waters.
11. The Intervening Petitioner, pursuant to the provisions of C.G.S. Section 1-21c, hereby requests that it be given written notice by mail of all hearings and meetings to be held in connection with this proceeding as well as all negotiations pertaining to the above captioned application.

Applicable Law:

A. CEPA Allows Any Person To Intervene In Legal Proceedings to Raise Environmental Issues

As noted above, this Application is made pursuant to CEPA, the plain language of which was intended to provide wide access to the states' various tribunals. *Red Hill Coalition, Inc. v. Conservation Commission of Town of Glastonbury*, 212 Conn. 710 (1989). The statute provides in relevant part:

"[in] any administrative, licensing or other proceeding, and in any judicial review thereof made available by law,any person ...or other legal entity may intervene as a party on the filing of a verified pleading asserting that the proceeding or action for judicial review involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the state." §22a-19 (truncation added)

Unlike a classical aggrievement cases, a §22a-19 intervenor need not show "aggrievement". *Hyllen-Davey v. Planning & Zoning Commission*, 57 Conn. App. 598, 593, 749 A.2d 682, cert denied, 253 Conn. 926, 754 A.2d 796 (2000)("the EPA waives the additional aggrievement requirement in ...§22a-19, [which] authorizes any citizen or other entity, without having to first establish aggrievement, to intervene in an existing proceeding."); *Scaringe v. Meriden Planning & Zoning Comm*, CV-000274515-S, J.D. at Meriden, (November 26, 2002)(Gilardi, J).

An allegation of facts that the action at issue in the proceeding is likely to unreasonably impair the public trust in natural or historical resources of the State is sufficient. See, *Cannata v. Dept. Of Environmental Protection, et al*, 239 Conn. 124 (1996)(alleging harm to floodplain forest resources).

B. CEPA Is Not Discretionary: Once A Verified Application Has Been Filed, Intervention Is a Matter of Statutory Right

The Connecticut Appellate Court has noted that statutes "such as the EPA are remedial in nature and should be liberally construed to accomplish their purpose." *Avalon Bay Communities, Inc. v. Zoning Commission of the Town of Stratford*, 87 Conn.App.537 (2005); *Keeney v. Fairfield Resources, Inc.*, 41 Conn. App. 120, 132-33, 674 A.2d1349 (1996); *Red Hill Coalition, Inc. v. Town Planning & Zoning Commission*, 212 Conn. 7272, 734, 563 A.2d 1347 (1989) ("section 22a-19 makes intervention a matter of right once a verified pleading is filed complying with the statute, whether or not those allegations ultimately prove to be unfounded"); *Polymer Resources, Ltd. v. Keeney*, 32 Conn. App. 340, 348-49, 629 A.2d 447 (1993) ("[Section] 22a-19[a] compels a trial court to permit intervention in an administrative proceeding or judicial review of such a proceeding by a party seeking to raise environmental issues upon the filing of a verified complaint. The statute is therefore not discretionary.") See Also, *Connecticut Fund for the Environment, Inc. v. Stamford*, 192 Conn. 247, 248 n.2, 470 A.2d 1214 (1984).

In *Mystic Marinelife Aquarium v. Gill*, 175 Conn. 483, 490, 400 A.2d 726 (1978), the Connecticut Supreme Court concluded that one who filed a verified pleading under § 22a-19 (a) became a party to an administrative proceeding upon doing so and had "statutory standing to appeal for the limited purpose of raising environmental issues." Further, since "[i]t is clear that one basic purpose of the act is to give persons standing to bring actions to protect the environment" this intervention should be granted as in the public interest. *Belford v. New Haven*, 170 Conn. 46, 53-54, 364 A.2d 194 (1975).

This Application makes specific verified allegations of unreasonable impairment of natural resources, inter alia: the reasonably likely threat of increased pollutant mobility, the contamination of currently uncontaminated property and the release of nutrients and other stormwater pollutants into the environment. Thus, the undersigned party intervenes in this proceeding on the filing of this Verified Notice of Intervention and requests notice of all meetings.

Intervenor respectfully requests a public hearing at which it may present evidence and cross examine witnesses.

Respectfully,

Michelle Rudy, President of Friends of
Hoppers-Birge Pond Nature Preserve
102 Henderson Street
Bristol, CT 06010
mirwater@yahoo.com
(860)558-5393

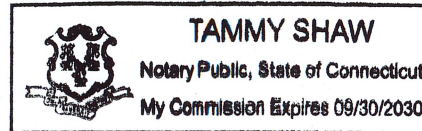
INTERVENTION VERIFICATION

Michelle Rudy
Michelle Rudy, President
Friends of the Hoppers-Birge Pond
Nature Preserve

STATE OF CONNECTICUT :
: ss: Bristol
COUNTY OF HARTFORD :

On this day of Aug 3, 2026 personally appeared Michelle Rudy, President of Friends of the Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, duly authorized, and made oath to the truth of the matters contained in the foregoing application, before me.

Tammy Shaw
Notary Public/Commissioner of the Superior Court



My Commission Expires: 9/30/30

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

Pictures of Recent Work 072826

**NOTICE OF HEARING
THIS PROPERTY**

PURPOSE: Special Permit for Earth Removal

PLACE: City Hall
111 N. Main St.

DATE: August 10, 2026

TIME: 6:00 PM

Call Bristol Land Use Office
for more info: 860-564-6223

**NOTICE OF HEARING
THIS PROPERTY**

PURPOSE: Site Plan for Earth Removal

PLACE: City Hall
111 N. Main St.

DATE: August 10, 2026

TIME: 6:00 PM

Call Bristol Land Use Office
for more info: 860-564-6223

www.SUPERIORNETWORK.com
(860) 621-3621



NOTICE OF HEARING
THIS PROPERTY
PURPOSE: Site Plan for Earth
Removal
PLACE: City Hall
111 N. Main St.
DATE: August 16, 2024
TIME: 9:00 PM
Call Robert Lindley 204-4332
for more info. 204-4332

NOTICE OF HEARING
THIS PROPERTY
PURPOSE: Special Permit for Earth
Removal
PLACE: City Hall
111 N. Main St.
DATE: August 16, 2024
TIME: 9:00 PM
Call Robert Lindley 204-4332
for more info. 204-4332



NOTICE OF HEARING

THIS PROPERTY

PURPOSE: Site Plan for Earth
Removal

PLACE: City Hall
211 N. Main St.

DATED: August 16, 2024

TIME: 9:00 PM

Call Municipal Land Use Office
for more info: 502-534-4234

NOTICE OF HEARING

THIS PROPERTY

PURPOSE: Special Permit for Earth
Removal

PLACE: City Hall
211 N. Main St.

DATED: August 16, 2024

TIME: 9:00 PM

Call Municipal Land Use Office
for more info: 502-534-4234











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:

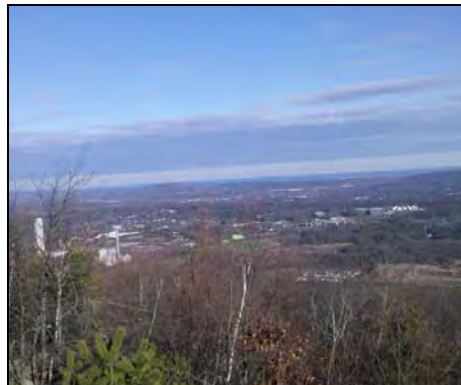
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators 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.

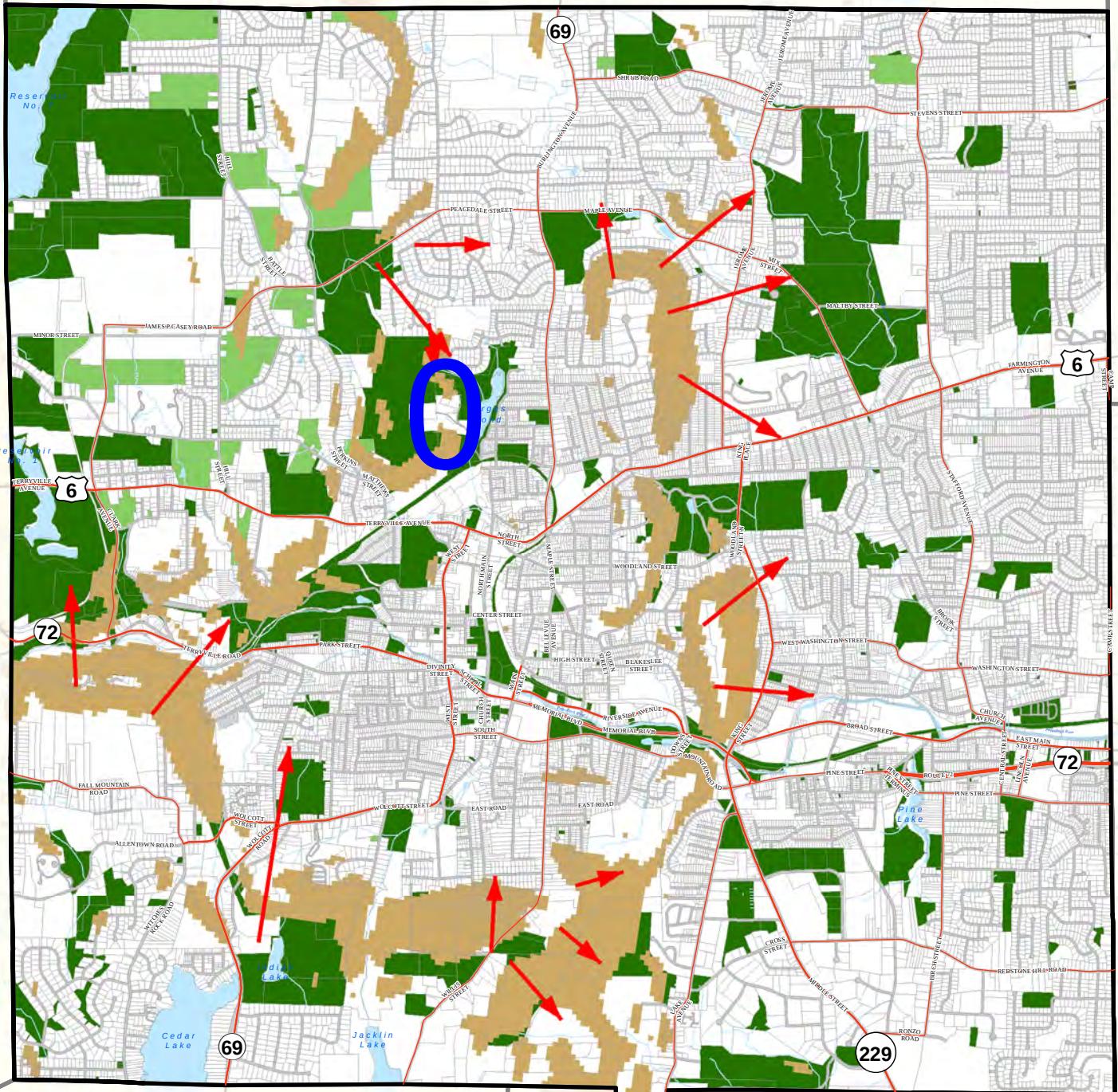
Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission 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

Burlington



Legend

- Scenic View
- Water
- Scenic Hillside
- Farms
- Open Space



2,700

Feet

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

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



Referral to Planning



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2567 & 2568

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

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

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

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

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

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

Anticipated Public Hearing Date: August 10, 2026

For questions or additional information, please contact:

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

Response from Planning



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: July 28, 2026

TO: Zoning Commission

FROM: Bristol Planning Commission

Re: 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.

The Bristol Planning Commission, at its meeting of July 27, 2026, approved the following motion with respect to the above captioned item:

*“Motion to send a negative referral to the Zoning Commission for Applications #2567 & #2568. The Planning Commission finds that the Special Permit and Site Plan applications for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling unit 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, as presented, **is generally not consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.”*

For questions or additional information, please contact:

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

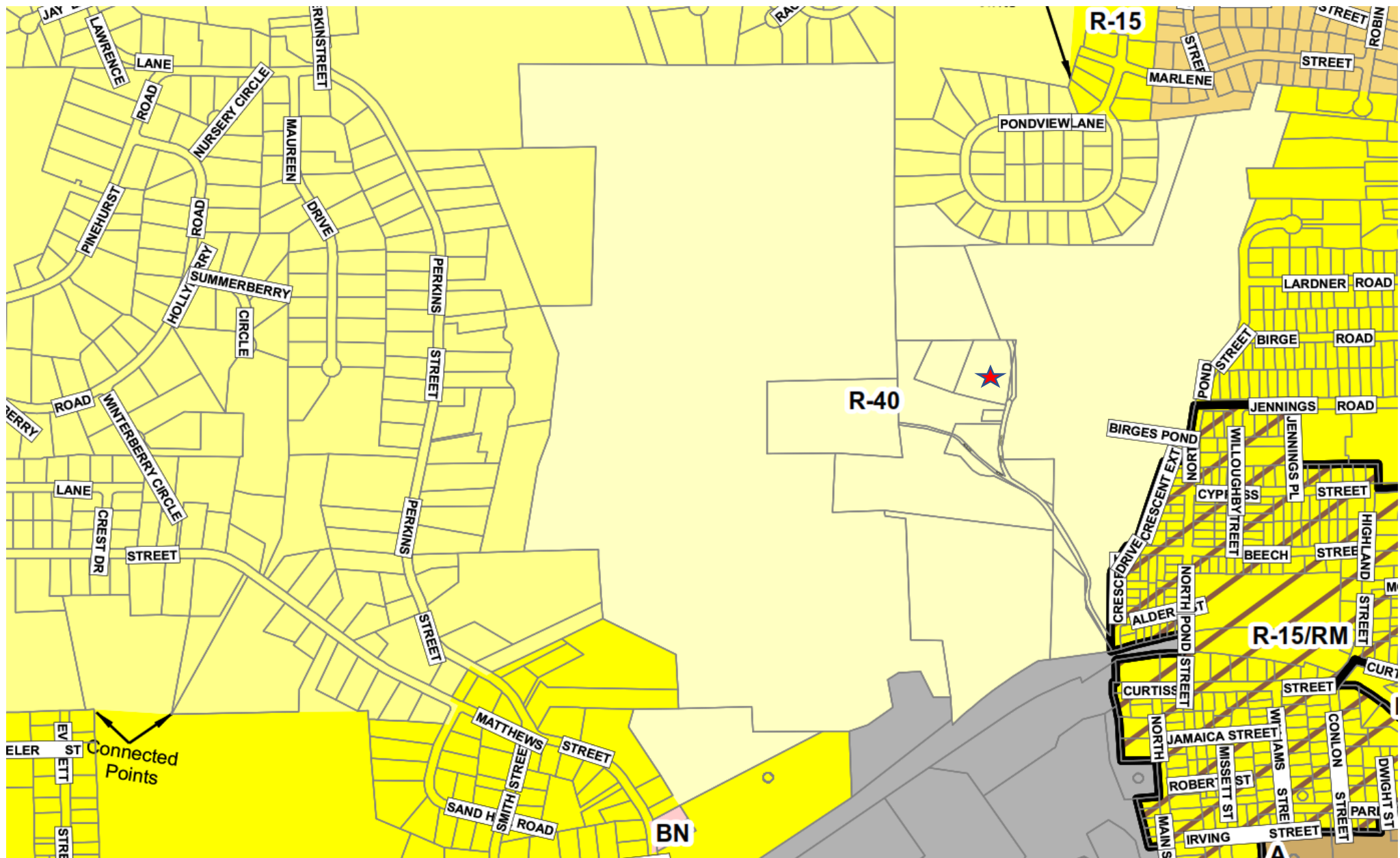
Cc: Attorney James Ziogas (via email)

Various Maps:

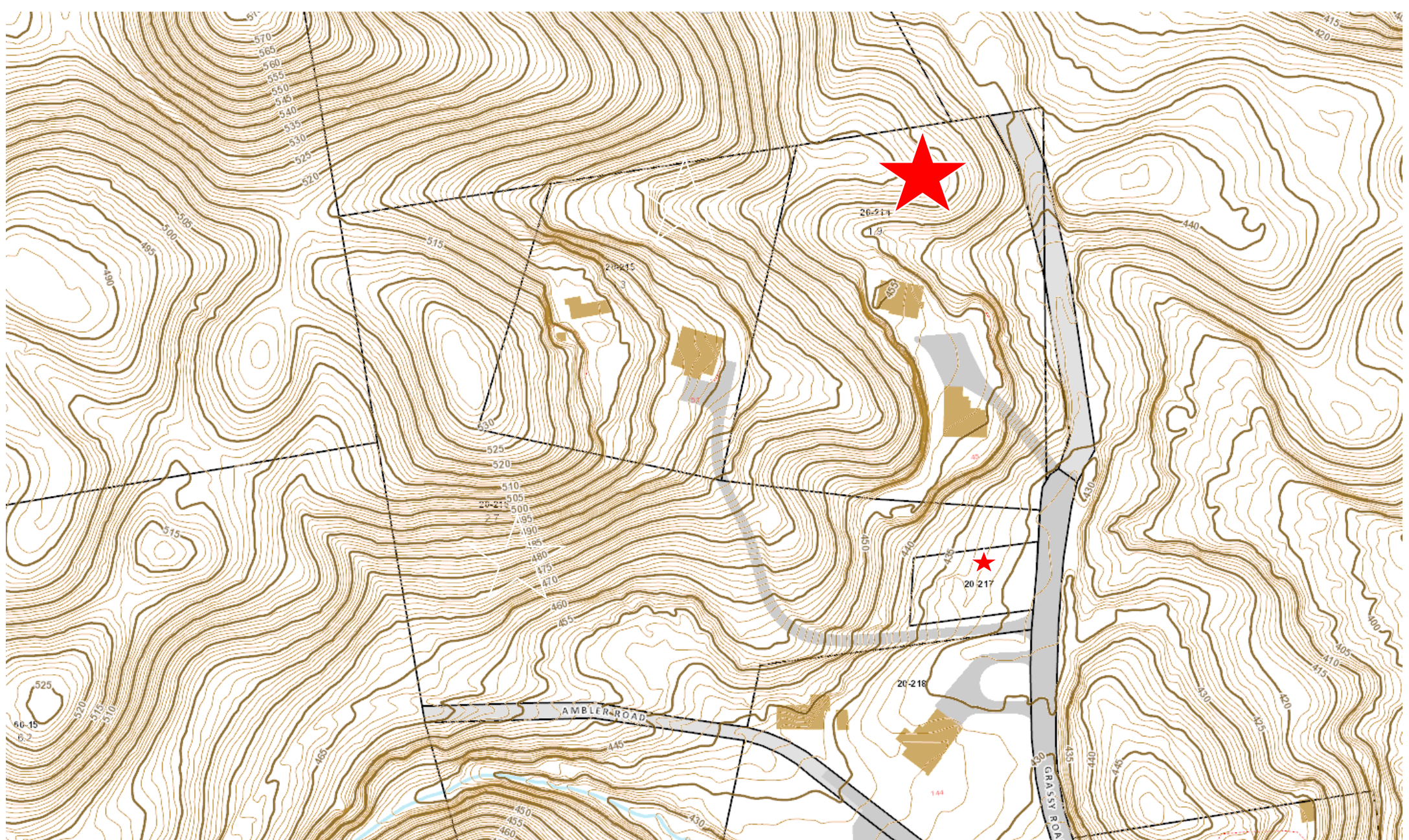
GIS
Google
and
Applicant



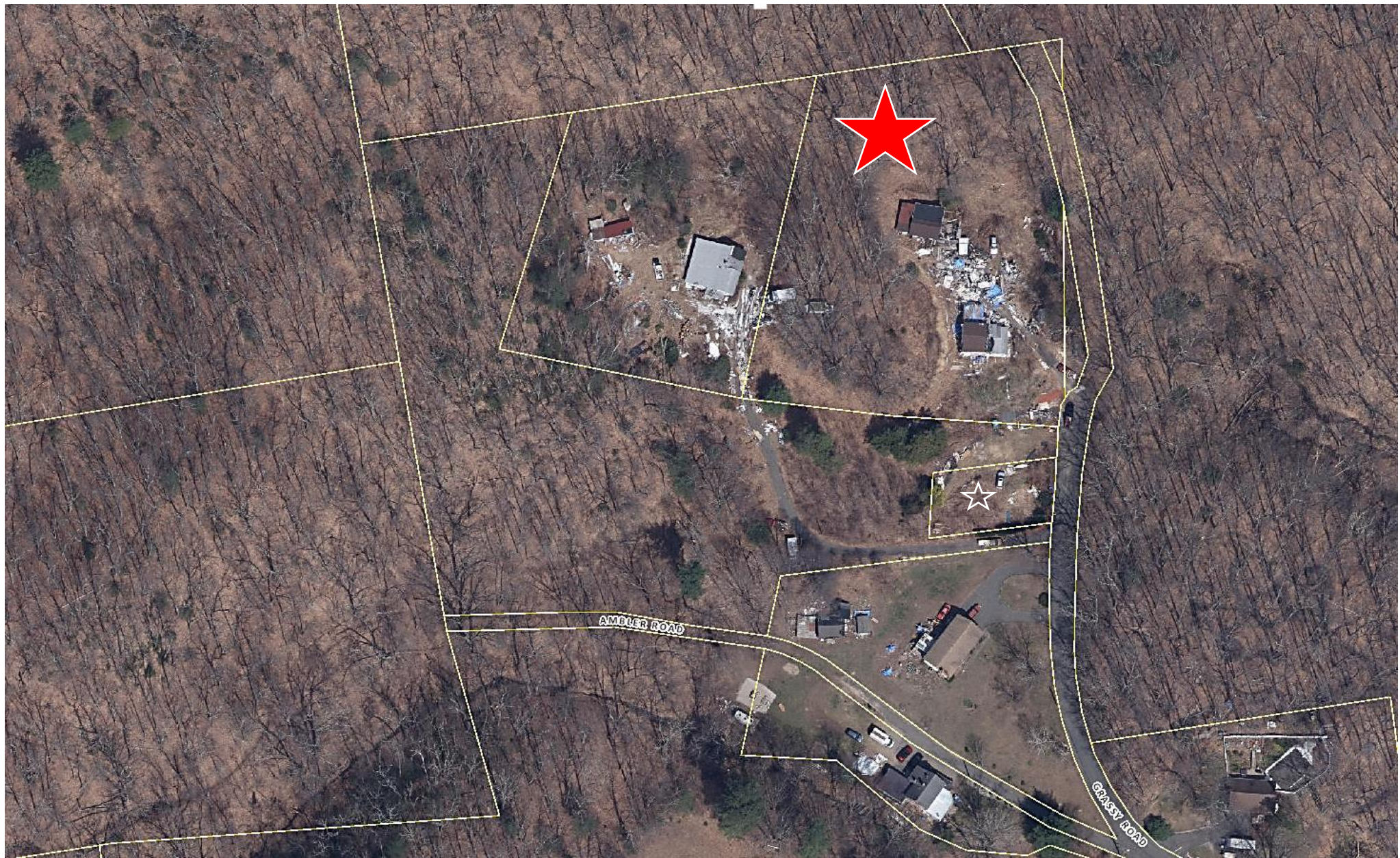
App. 2567 & 2568 - Location
Special Permit & Site Plan – Earth Removal



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



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



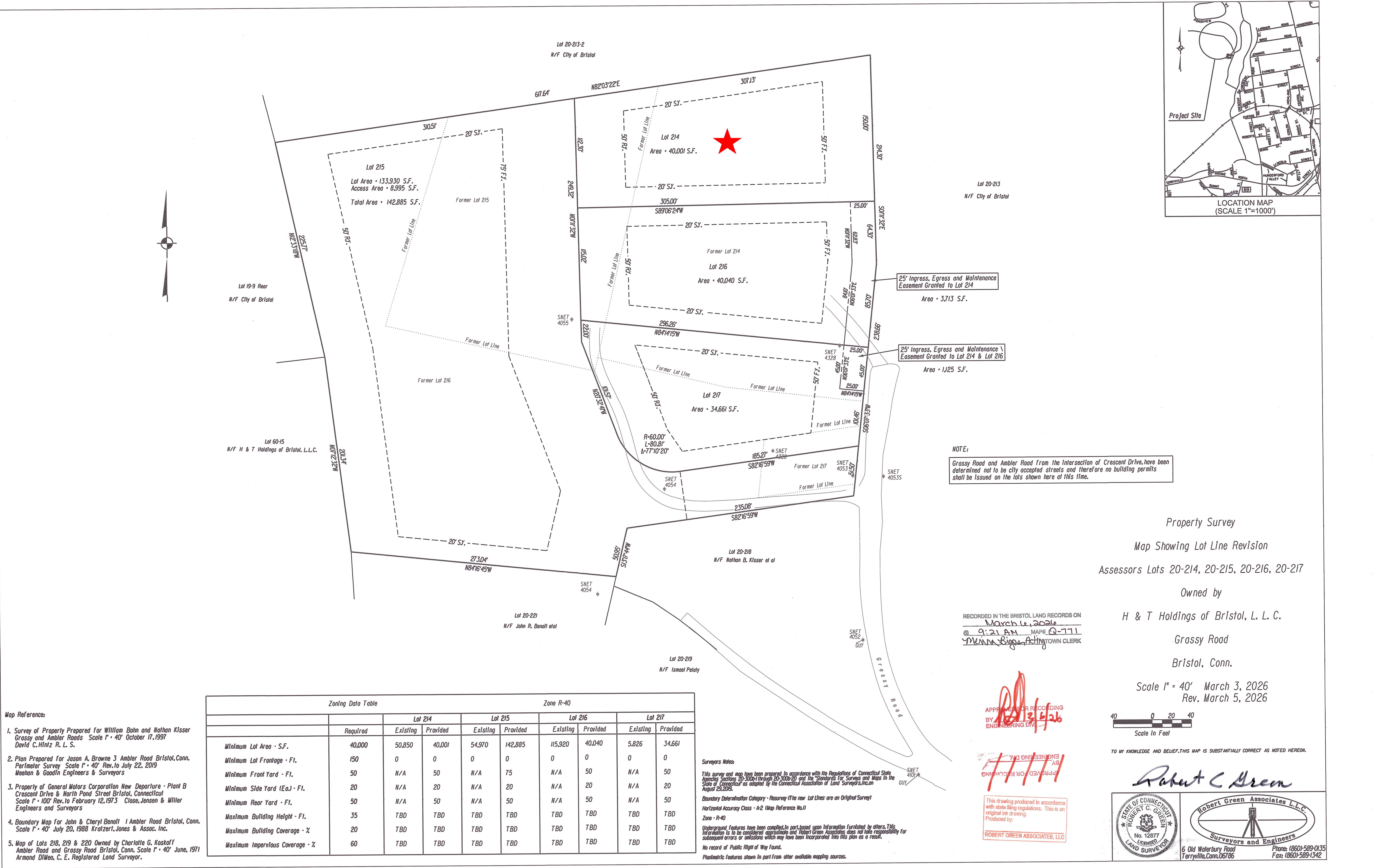
App. 2567 & 2568 – Aerial
Special Permit & Site Plan – Earth Removal



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

First Cut Map

Recorded
3/6/26



- Map Reference:
- 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.
 - 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
 - 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
 - Boundary Map for John & Cheryl Benoit 1 Ambler Road Bristol, Conn. Scale 1" = 40' July 20, 1988 Kratzer, Jones & Assoc. Inc.
 - 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							
	Required	Lot 214		Lot 215		Lot 216		Lot 217	
		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 (Eq.) - 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 23, 2015.

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

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

Zone - R-40

Underground features have been compiled in part based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not hold 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.

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.

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

APPROVED FOR RECORDING
BY: [Signature] 3/4/26
ENGINEERING DIV.
APPROVED FOR RECORDING
BY: [Signature] 3/4/26
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

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

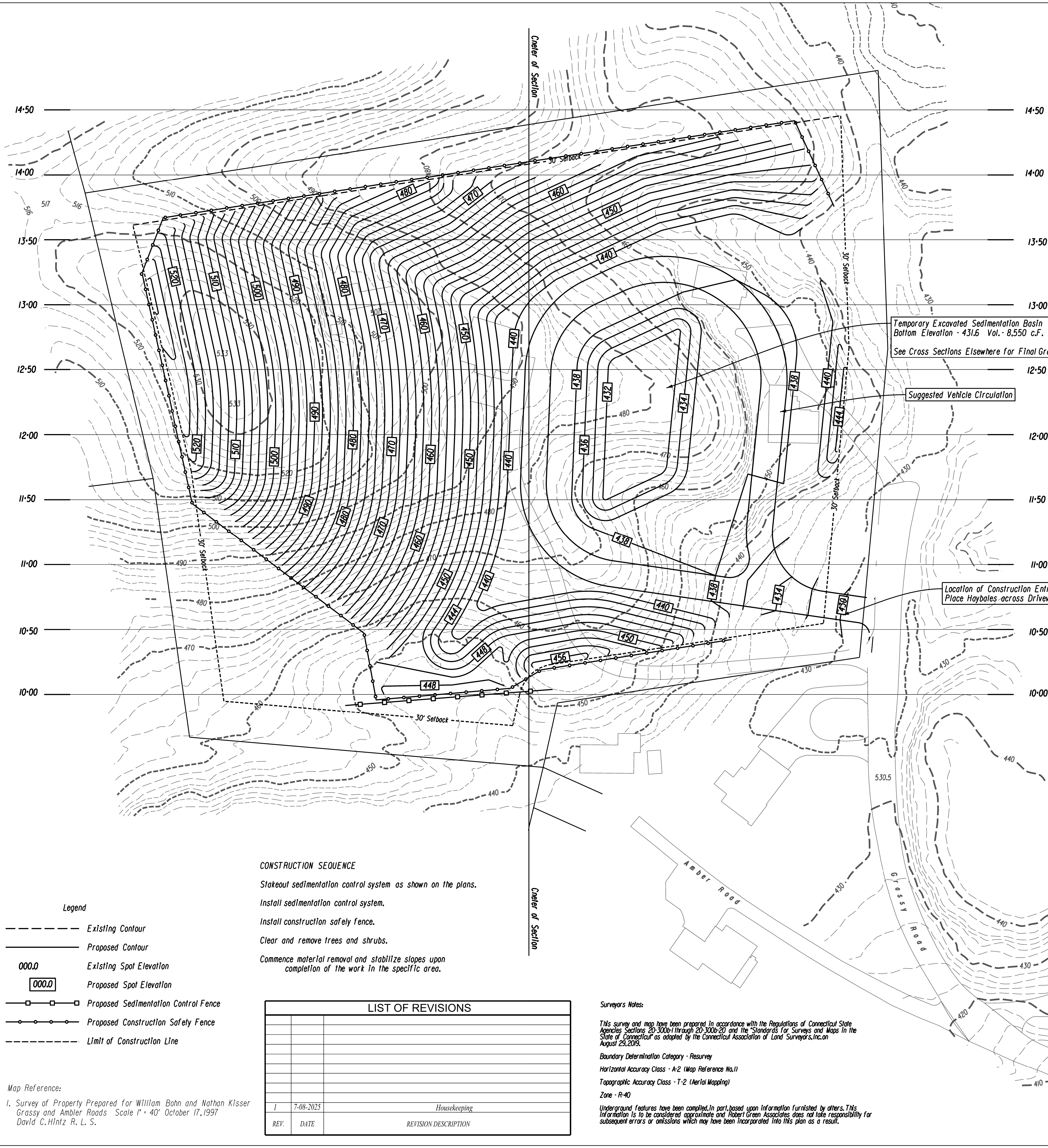
Robert C. Green

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 installation or erosion and sedimentation controls refer to "Guidelines for Soil Erosion and Sedimentation Controls" 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 slopes. 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 in the exposed area in lieu 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 stabilization measures shall be applied immediately.
 8. The following sections from the S.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 7 - 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 COORDINATOR (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 impair 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 unforeseen field conditions

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



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

Joseph M. Green

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

Sheet 3 of 6

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

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

Legend

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

Map Reference:

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

LIST OF REVISIONS

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

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300a 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)

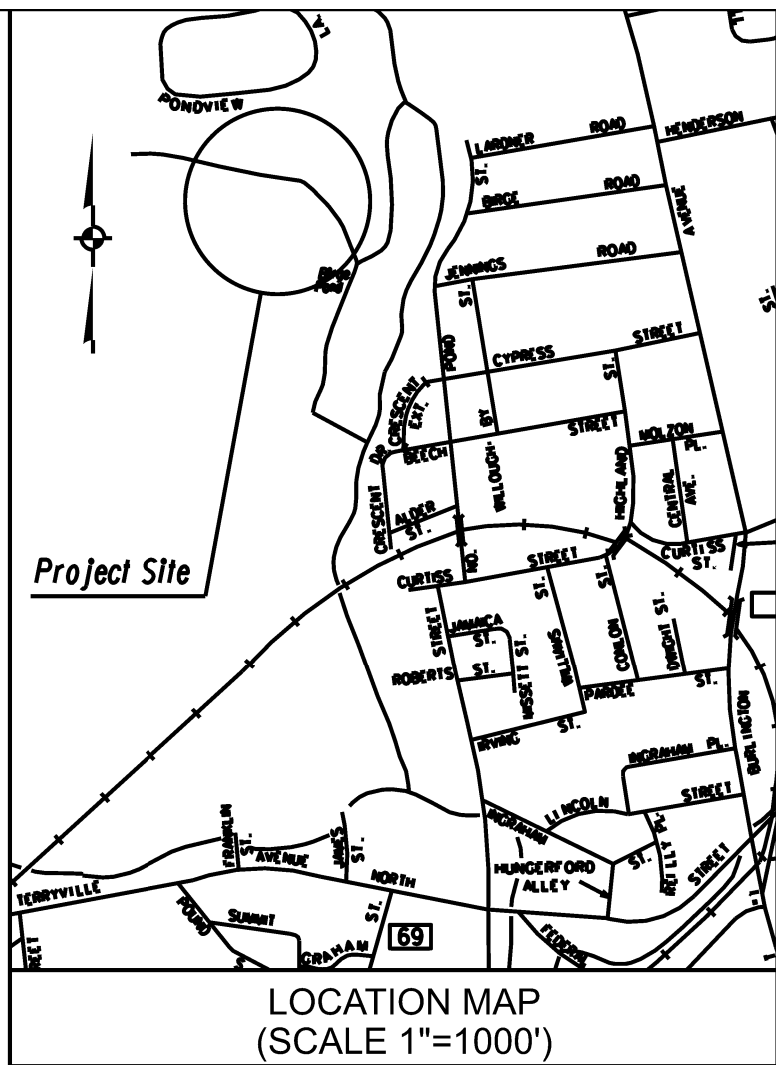
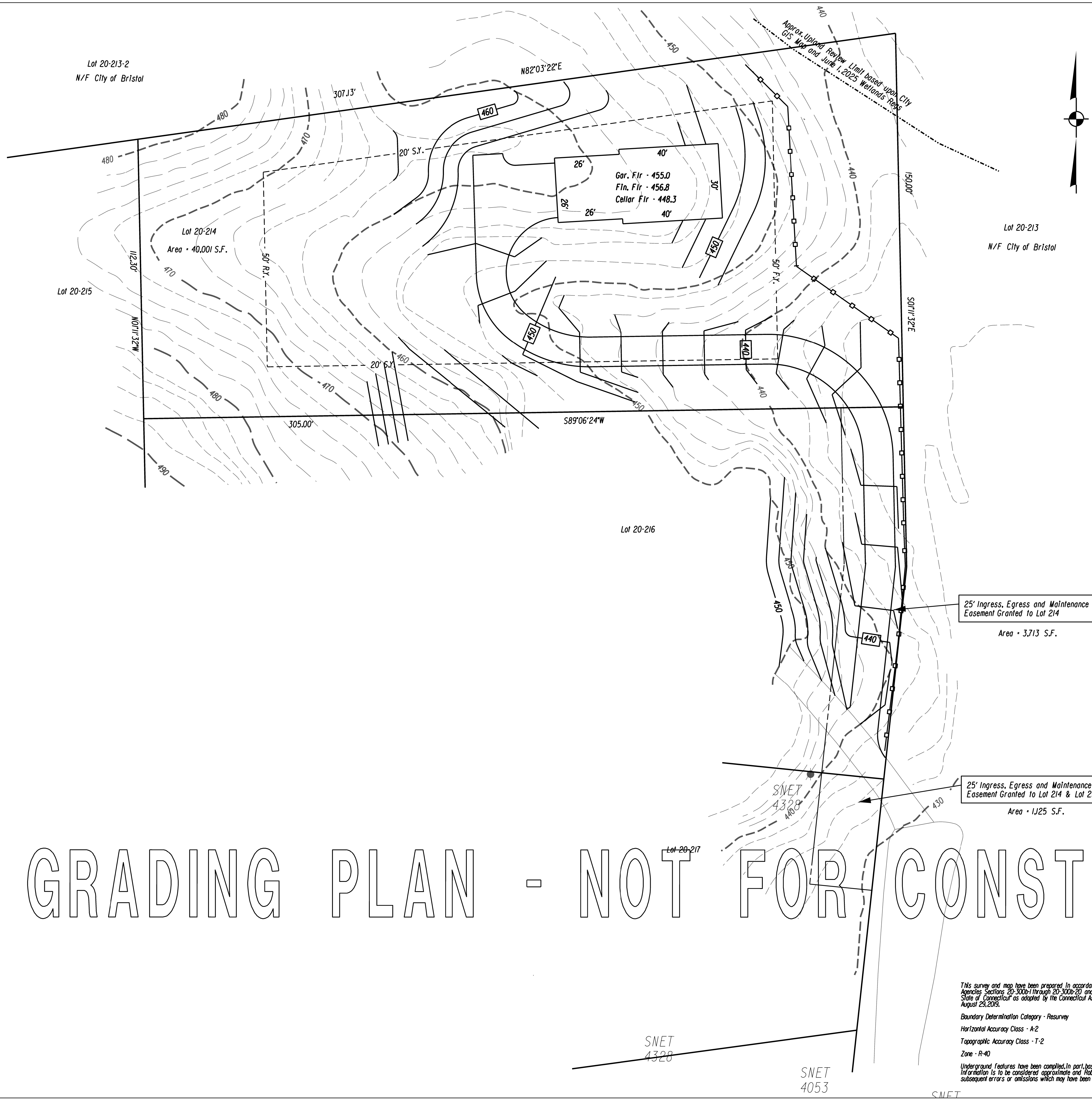
Topographic Accuracy Class - T-2 (Aerial Mapping)

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.

2026 Submitted Map

“Not For Construction”



GRADING PLAN - NOT FOR CONSTRUCTION

Zoning Location Survey

Site Plan House

Assessors Lot 20-214

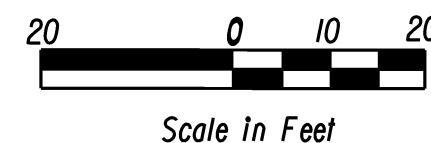
owned by

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

Grassy Road

Bristol, Conn.

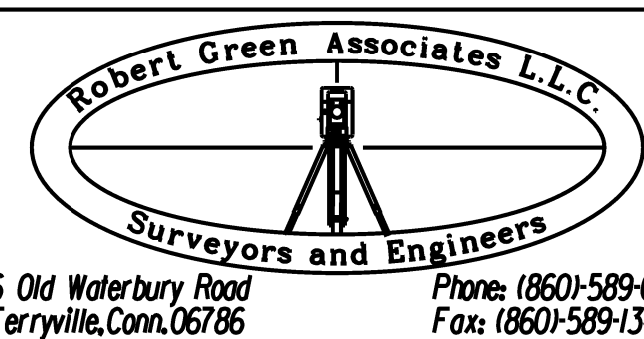
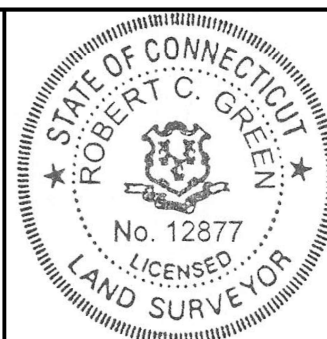
Scale 1" = 20' April 2, 2026



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 23, 2019.

Boundary Determination Category - Resurvey
Horizontal Accuracy Class - A-2
Topographic Accuracy Class - T-2
Zone - NAD83

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.

Application #2568

Earth Removal

Site Plan

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

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL**

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

EARTH REMOVAL IN EXCESS OF 400 YARDS, a ☐ permitted use ☒ Special Permit use
under Section(s) 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

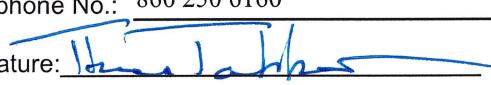
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands 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 – (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!

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.

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2568

SITE PLAN: Site Plan for earth removal and construction of a single-family homes at Lot 214 Grassy Road Assessor's Map 20, Lots 214; R-40 (Single-Family Residential zone; H&T Holdings of Bristol LLC, applicant. Plans Dated: April 2, 2026; Date of Committee Review: August 6, 2026 (first review)

ENGINEERING/PUBLIC WORKS (William Stango):

1. No comments received as of 8/6/26

CITY PLANNER (Robert Flanagan):

1. Provide a timeline of the work scheduled and estimated completion date for this project.
2. Are there any proposed processing operations on-site?
3. Indicate location of any on-site fuel storage tanks.
4. Will vehicles be parked on the property overnight?
5. Provide a Traffic Evaluation.
6. A Stormwater Report has not been provided.
7. The applicant appears to be requesting a complete waiver of the 100-foot buffer area pursuant to Article III, Section 15.2.5.3. The submission of plan documents indicates no buffer area is proposed with the plan indicating grading onto adjacent properties. The applicant should offer comment on the differences between a 0-foot buffer, a 50-foot buffer and the 100-foot buffer in terms of:
 - a. The total amount of material to be removed.
 - b. The total number trucks for the project.
 - c. A comparison of the timelines and estimated completion dates.
8. The plan indicates that grading will cross property lines owned by the applicant; a grading agreement should be memorialized for each lot and then recorded on the land records conveying authorization to alter grades.
9. Indicate limits of clearing and show on the plan. The limits of clearing shall be field located by a licensed surveyor and inspected by staff prior to operations commencing. A pre-construction meeting will also be required.
10. How will property lines be delineated in the field? Applicant should present a plan sheet for delineation in the field of all property lines. Applicant should also provide permanent property markers (provide a graphic example) to ensure that excavation does not extend onto adjacent properties during earth removal operations.
11. Provide a proposed bond amount (with supporting documentation) for review per Article III, Section 15.2.6
12. E&S controls appear to be minimal; applicant should enhance the E&S controls and show on plan.
13. Nothing on the plans submitted indicates the where the trucks carrying the material will access the site
14. What considerations are being made to protect the safety of the general public from the large trucks traversing through the Hoppers-Birge Pond Nature Preserve parking area over an extended period of time?
15. What will be the final condition of all disturbed areas?
16. What will there be warning signs alerting the general public to an active earth removal operation?

17. The 2018 Bristol Plan of Conservation and Development (POCD) indicates this property and the general vicinity of the project are considered scenic resources. The POCD urges caution for any land use development in the area. The applicant is encouraged to submit information into the record with respect to this matter as none was submitted with the application documents and plans.
18. The applicant should offer comments and a schedule for clean-up/sweeping protocols for the truck entrance and exit area and surrounding streets used for access for earth removal.
19. It appears that work has commenced on-site. Applicant should provide a narrative describing this work so that the Commission, the public and staff can gain a better understanding of what has been done on-site prior to assist with this application review.
20. We reserve the right to make additional comments based upon the comments above and any additional items that are uncovered.

BUILDING/ZONING ENFORCEMENT (Richard Brown/Brandon Peate)

1. (Building) No comments.
1. Foundation construction, as written in the narrative, for the single-family home will require a building permit.
2. I'll call the owner to schedule a final site visit to confirm debris was removed.
3. Are there plans showing the location/size of tracking pads to mitigate sediment being brought into the road?

POLICE DEPARTMENT (Ulric Berube/Sgt. Ouellette)

1. No comments.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. No comments.

CEPA Intervenor Petition

Submitted by:

Michelle Ruddy – President

Friends of the Hoppers-Birge Pond Nature Preserve

BRISTOL ZONING COMMISSION
Bristol, CT

In the matter of:

Date: August 1, 2026

H & T Holdings, LLC, Assessors Map 20, Lots 214 and 216, Applications 2567-2570 for Special Permits for Earth Removal and Site Plans to the Zoning Commission of the City of Bristol, Connecticut

VERIFIED PETITION TO INTERVENE

Pursuant to §22a-19 et seq. of the Connecticut General Statutes the undersigned Michelle Rudy is an individual and a taxpayer of Bristol, Connecticut, who serves as President of Friends of Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, an association dedicated to the preservation of the ecological and natural resources of the Hoppers-Birge Pond Nature Preserve in Bristol, Connecticut, which nature preserve wholly encompasses the surrounding lands around the property that is the subject of the proposed activity in this proceeding. Friends of Hoppers-Birge Pond Nature Preserve is concerned with environmental integrity of natural resources including the ground water, surface water, land, vegetation communities, the peaceful enjoyment and quality of life in Bristol. Friends of Hoppers-Birge Pond Nature Preserve applies to become an intervening party in the above-entitled administrative proceeding, and represents as follows:

1. The subject administrative proceeding involves the consideration of a special permit to allow the extraction of a large amount of surface and subsurface sand, gravel, soil, and other material from the Applicant's property, which excavation and development will directly impact the quality of the environment of the Hoppers-Birge Pond Nature Preserve that wholly surrounds the Applicant's proposed excavation site.
2. In 1988 the voters of Bristol elected by Referendum to preserve as a nature sanctuary the land that became the Hoppers-Birge Pond Nature Preserve (Preserve). The intervenor is an association that has been dedicated for more than three decades to preserving the nature and ecology of the Preserve, helping to maintain this valuable community natural and recreational asset for many years prior to the Applicant's plans to harmfully excavate within this sensitive ecosystem.
3. This administrative proceeding involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water and other natural resources of the state in the following ways:
 - a. The proposed activities and development will require wholesale clearcutting of mature forest trees, reducing the land's natural capacity to absorb rainfall through the eliminated five to six acres of tree canopies and root networks, leading to increased rainwater runoff, erosion, flooding, and sedimentation in nearby habitats. The new excavation will lessen the volume of soil, thereby reducing the land's natural capacity to

hold water and moisture – effectively reducing the capacity of the already shallow aquifer beneath the site.

- b. The proposed activities and development will, according to the developer's plan, shift soils that will mix invasive species of plant seed with native species of plant seed, causing an infestation of the invasive species that will be extremely difficult to eradicate and that will undermine restoration efforts and jeopardize the long-term health of native plant communities.
- c. The proposed activities and development will level the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(1), which states that, "...the natural topography of the property shall be preserved to the maximum extent possible."
- d. The proposed activities and development will radically invert the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(3), which 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."
The excavation of soil below the water table and into the aquifer will likely result in the dewatering of a nearby fragile spring and wetlands complex.
- e. The excavation of soil above the bedrock will remove filtration of surface water recharge of the aquifer resulting in contamination of the aquifer and of nearby pools of water and the pond within the Preserve.
- f. The excavation will cause particulate matter to become airborne and settle onto the surface of Hoppers-Birge Pond and onto vegetation, where it will eventually be washed into the pond, causing significant contamination and irreparable transformation of the pond hydroculture and habitat, endangering the habitat and life of sensitive pond species.
- g. The proposed activities and development will require significant truck traffic and the operation of heavy construction and excavation machinery that will cause harm to the habitats of sensitive local species and that will cause heightened risk of injury or death due to truck traffic.
- h. The proposed activities and development will disturb a network of trails that have traversed the Preserve's forest since before the Preserve was dedicated, robbing Bristol's residents of the benefits of a wilderness experience and of the ability to commune with nature while recreating in a natural habitat close to home.
- i. The proposed activities and development are inconsistent with the Bristol Plan of Conservation and Development (POCD), whereas the Bristol Zoning Commission is required to consider the POCD in its deliberations. Specifically, the proposed activities and development are inconsistent with the following provisions and goals set forth in the POCD.:
 - i. "Protect and maintain the quality of Bristol's natural resources and features such as water courses, groundwater, air, and environmentally sensitive lands."

- ii. "Provide adequate open space for all Bristol residents."
 - iii. "Encourage Community Character" through efforts that:
 - 1. "Encourage the preservation of undeveloped lands within residentially zoned areas."
 - 2. "Support the preservation of historic resources."
 - 3. "Support community resources which enhance the quality of life within Bristol."
 - 4. "Preserve and enhance scenic views and scenic resources in Bristol."
 - 5. "Encourage buildings and sites to be designed to reflect the overall character of Bristol."
 - iv. "Strive to be a sustainable and resilient community" by:
 - 1. Honoring the POCD's reference to the Friends of Hoppers-Birge Pond Nature Preserve (the Intervenor) as a key means to promote conservation, in POCD Section 4.1.
 - 2. Discouraging "development which negatively impacts wetlands and watercourses," per POCD Section 4.3.1.
 - 3. Discouraging "development on steep slopes and ridgelines," per POCD Section 4.3.2.
 - 4. Protecting "Bristol's natural resources through land development controls...and other preservation techniques" to "carefully control development which could result in damage to the land and environment" and "cooperate with...other organizations in protecting natural resources," per POCD Section 4.3.3.
 - 5. Honoring the POCD's vision for Scenic Resources, regarding which the POCD states in Section 6.1.5, "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.***" [Emphasis added.]
- 4. There are feasible and prudent alternatives to the proposed permitting of excavation to protect the air, water, trees, and other natural resources associated with the subject property; including:
 - a. Reduction in the size of the project and denial of a permit to excavate more cubic yardage than is permitted as of right.
 - b. Permitting the construction of a small-scale, sensitively designed residential presence that respects the existing topography.
 - 5. The plans do not allow for a mechanism to arrest runoff on site and retain it until it is absorbed into the soil. This would send water directly down the road, creating sedimentation which will

impact wetlands and streams and ultimately the pond. The following mandates are in place to prevent such a scenario:

a. The Bristol Stormwater Control Ordinance & Illicit Discharge Rules

- Code of Ordinances Section 21-31 (Illicit Discharges and Illegal Connections): This code bans any discharge into the city's environment or drainage network that is not 100% clean stormwater.
- 1991 Stormwater Control Ordinance: Enforced by the City Council, this code gives Bristol the legal authority to require standalone, engineering-approved plans for any property to control and perpetually manage its own runoff on-site.

b. Bristol Zoning Regulations & Land Use Mandates

- Section 12 of the Bristol Zoning Regulations: Mandates that developers and property builders utilize Low-Impact Development (LID) techniques. If no public storm system is nearby, the Land Use development review enforces the Connecticut Stormwater Quality Manual. This manual legally requires properties to retain the "Water Quality Volume" (the first 1.3 inches of rainfall) completely on-site using elements like bio-retention swales and rain gardens.
- FAQ Infiltration Rules: The city explicitly dictates that clean rainwater—such as roof gutter drains and basement sump pumps—is strictly illegal to discharge into sanitary sewers. Without a public storm drain connection, these must be discharged directly into drywells or the ground surface on your own property.

c. General MS4 Permit Authority

- Bristol operates under the Connecticut DEEP General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4). To comply with federal and state water quality limits, the city's Stormwater Management Plan (SMP) forces new developments or major redevelopments to isolate post-construction runoff control within the boundaries of the parcel.

6. The Connecticut Environmental Protection Act of 1971 provides, in part, that any person may intervene as of right in any administrative proceeding upon the filing of a verified pleading asserting that the proceeding "involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the State". C.G.S. Section 22a-19(a).
7. It is the responsibility of the Applicant in these administrative proceedings to adequately develop by the introduction of substantial evidence of record, evidence that will address the issues raised herein with respect to the potential impacts, and the Applicant has the burden of establishing that the proposed action will not have such significant adverse impact as alleged

and that no alternatives exist that would reduce or eliminate the potential for such adverse impacts.

8. Pursuant to C.G.S. 22a-19, et. seq., the undersigned requests all rights of participation granted to any party in accordance with the provisions thereto.
9. This request for intervention with party status will further the policies and purposes of the Connecticut Environmental Protection Act. (C.G.S. 22a-19, et. seq.)
10. The application involves the likelihood of erosion, sedimentation, and pollution of nearby surface and ground waters.
11. The Intervening Petitioner, pursuant to the provisions of C.G.S. Section 1-21c, hereby requests that it be given written notice by mail of all hearings and meetings to be held in connection with this proceeding as well as all negotiations pertaining to the above captioned application.

Applicable Law:

A. CEPA Allows Any Person To Intervene In Legal Proceedings to Raise Environmental Issues

As noted above, this Application is made pursuant to CEPA, the plain language of which was intended to provide wide access to the states' various tribunals. *Red Hill Coalition, Inc. v. Conservation Commission of Town of Glastonbury*, 212 Conn. 710 (1989). The statute provides in relevant part:

"[in] any administrative, licensing or other proceeding, and in any judicial review thereof made available by law,any person ...or other legal entity may intervene as a party on the filing of a verified pleading asserting that the proceeding or action for judicial review involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the state." §22a-19 (truncation added)

Unlike a classical aggrievement cases, a §22a-19 intervenor need not show "aggrievement". *Hyllen-Davey v. Planning & Zoning Commission*, 57 Conn. App. 598, 593, 749 A.2d 682, cert denied, 253 Conn. 926, 754 A.2d 796 (2000)("the EPA waives the additional aggrievement requirement in ...§22a-19, [which] authorizes any citizen or other entity, without having to first establish aggrievement, to intervene in an existing proceeding."); *Scaringe v. Meriden Planning & Zoning Comm*, CV-000274515-S, J.D. at Meriden, (November 26, 2002)(Gilardi, J).

An allegation of facts that the action at issue in the proceeding is likely to unreasonably impair the public trust in natural or historical resources of the State is sufficient. See, *Cannata v. Dept. Of Environmental Protection, et al*, 239 Conn. 124 (1996)(alleging harm to floodplain forest resources).

B. CEPA Is Not Discretionary: Once A Verified Application Has Been Filed, Intervention Is a Matter of Statutory Right

The Connecticut Appellate Court has noted that statutes "such as the EPA are remedial in nature and should be liberally construed to accomplish their purpose." *Avalon Bay Communities, Inc. v. Zoning Commission of the Town of Stratford*, 87 Conn.App.537 (2005); *Keeney v. Fairfield Resources, Inc.*, 41 Conn. App. 120, 132-33, 674 A.2d1349 (1996); *Red Hill Coalition, Inc. v. Town Planning & Zoning Commission*, 212 Conn. 7272, 734, 563 A.2d 1347 (1989) ("section 22a-19 makes intervention a matter of right once a verified pleading is filed complying with the statute, whether or not those allegations ultimately prove to be unfounded"); *Polymer Resources, Ltd. v. Keeney*, 32 Conn. App. 340, 348-49, 629 A.2d 447 (1993) ("[Section] 22a-19[a] compels a trial court to permit intervention in an administrative proceeding or judicial review of such a proceeding by a party seeking to raise environmental issues upon the filing of a verified complaint. The statute is therefore not discretionary.") See Also, *Connecticut Fund for the Environment, Inc. v. Stamford*, 192 Conn. 247, 248 n.2, 470 A.2d 1214 (1984).

In *Mystic Marinelife Aquarium v. Gill*, 175 Conn. 483, 490, 400 A.2d 726 (1978), the Connecticut Supreme Court concluded that one who filed a verified pleading under § 22a-19 (a) became a party to an administrative proceeding upon doing so and had "statutory standing to appeal for the limited purpose of raising environmental issues." Further, since "[i]t is clear that one basic purpose of the act is to give persons standing to bring actions to protect the environment" this intervention should be granted as in the public interest. *Belford v. New Haven*, 170 Conn. 46, 53-54, 364 A.2d 194 (1975).

This Application makes specific verified allegations of unreasonable impairment of natural resources, inter alia: the reasonably likely threat of increased pollutant mobility, the contamination of currently uncontaminated property and the release of nutrients and other stormwater pollutants into the environment. Thus, the undersigned party intervenes in this proceeding on the filing of this Verified Notice of Intervention and requests notice of all meetings.

Intervenor respectfully requests a public hearing at which it may present evidence and cross examine witnesses.

Respectfully,

Michelle Rudy, President of Friends of
Hoppers-Birge Pond Nature Preserve
102 Henderson Street
Bristol, CT 06010
mirwater@yahoo.com
(860)558-5393

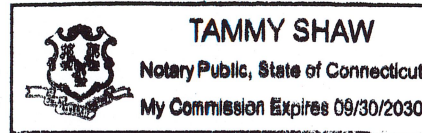
INTERVENTION VERIFICATION

Michelle Rudy
Michelle Rudy, President
Friends of the Hoppers-Birge Pond
Nature Preserve

STATE OF CONNECTICUT :
: ss: Bristol
COUNTY OF HARTFORD :

On this day of Aug 3, 2026 personally appeared Michelle Rudy, President of Friends of the Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, duly authorized, and made oath to the truth of the matters contained in the foregoing application, before me.

Tammy Shaw
Notary Public/Commissioner of the Superior Court



My Commission Expires: 9/30/30

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

Pictures of Recent Work 072826

**NOTICE OF HEARING
THIS PROPERTY**

PURPOSE: Special Permit for Earth
Removal

PLACE: City Hall
111 N. Main St.

DATE: August 10, 2026

TIME: 6:00 PM

Call Bristol Land Use Office
for more info: 860-564-6223

**NOTICE OF HEARING
THIS PROPERTY**

PURPOSE: Site Plan for Earth
Removal

PLACE: City Hall
111 N. Main St.

DATE: August 10, 2026

TIME: 6:00 PM

Call Bristol Land Use Office
for more info: 860-564-6223

www.SUPERIORNETWORK.com
(860) 621-3621



NOTICE OF HEARING
THIS PROPERTY
PURPOSE: Site Plan for Earth
Removal
PLACE: City Hall
111 N. Main St.
DATE: August 16, 2024
TIME: 9:00 PM
Call Robert Lind May 2024
for more info: 888-884-4332

NOTICE OF HEARING
THIS PROPERTY
PURPOSE: Special Permit for Earth
Removal
PLACE: City Hall
111 N. Main St.
DATE: August 16, 2024
TIME: 9:00 PM
Call Robert Lind May 2024
for more info: 888-884-4332



NOTICE OF HEARING

THIS PROPERTY

PROPOSED: Site Plan for Earth
Removal

PLACE: City Hall
211 N. Main St.

DATED: August 16, 2024

TIME: 9:00 PM

Call Municipal Land Use Office
for more info: 502-584-4224

NOTICE OF HEARING

THIS PROPERTY

PROPOSED: Special Permit for Earth
Removal

PLACE: City Hall
211 N. Main St.

DATED: August 16, 2024

TIME: 9:00 PM

Call Municipal Land Use Office
for more info: 502-584-4224











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:

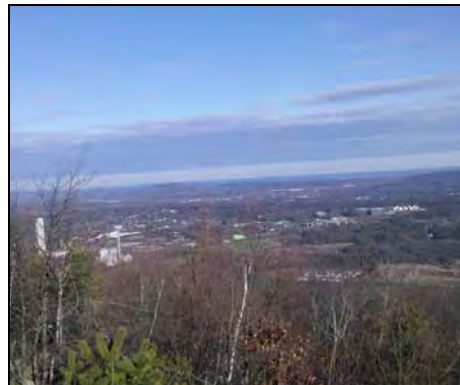
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators 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.

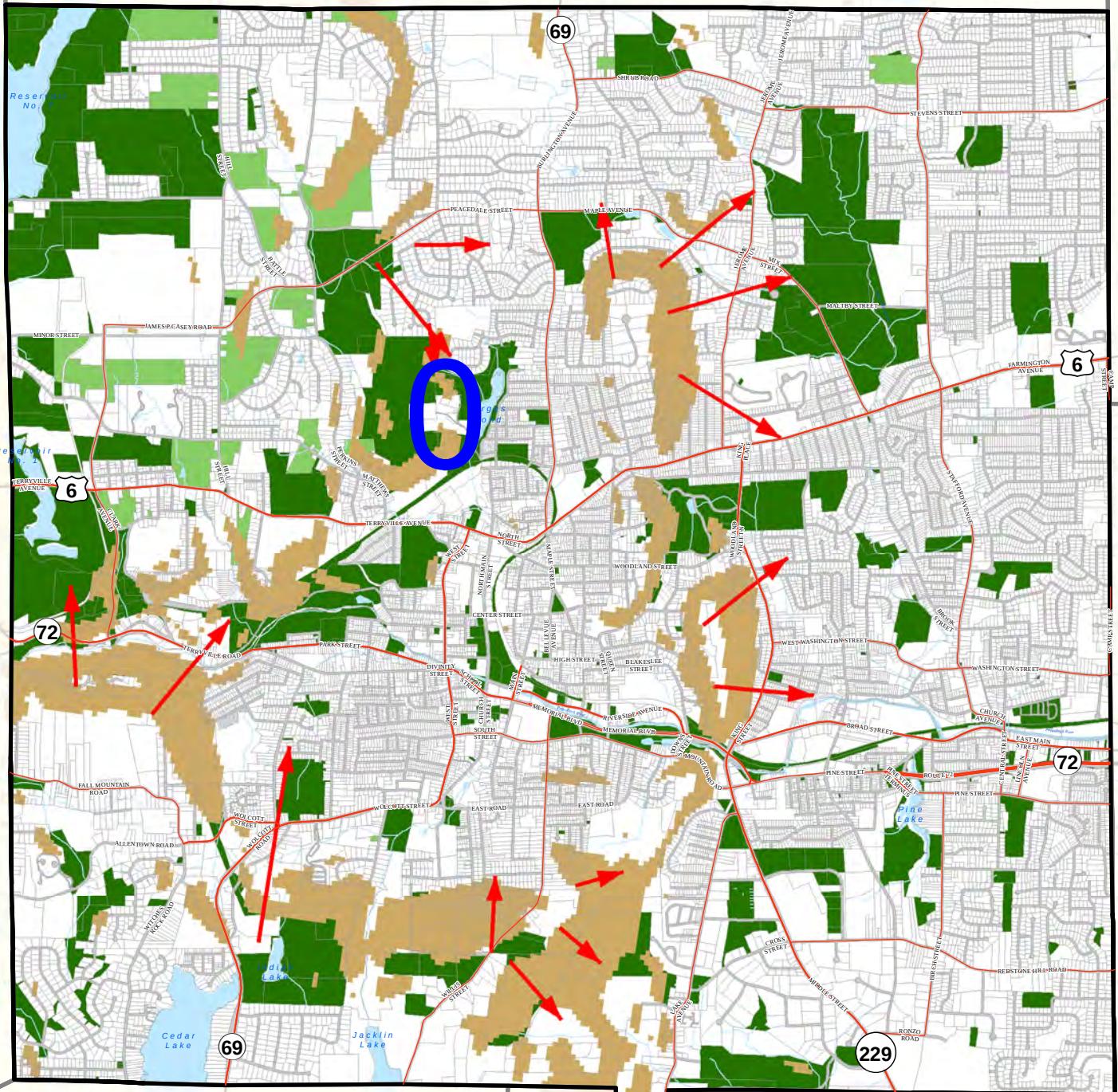
Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission 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

Burlington



Legend

- Scenic View
- Water
- Scenic Hillsides
- Farms
- Open Space



2,700

Feet

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

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



Referral to Planning



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2567 & 2568

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

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

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

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

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

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

Anticipated Public Hearing Date: August 10, 2026

For questions or additional information, please contact:

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

Response from Planning



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: July 28, 2026

TO: Zoning Commission

FROM: Bristol Planning Commission

Re: 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.

The Bristol Planning Commission, at its meeting of July 27, 2026, approved the following motion with respect to the above captioned item:

*“Motion to send a negative referral to the Zoning Commission for Applications #2567 & #2568. The Planning Commission finds that the Special Permit and Site Plan applications for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling unit 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, as presented, **is generally not consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.”*

For questions or additional information, please contact:

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

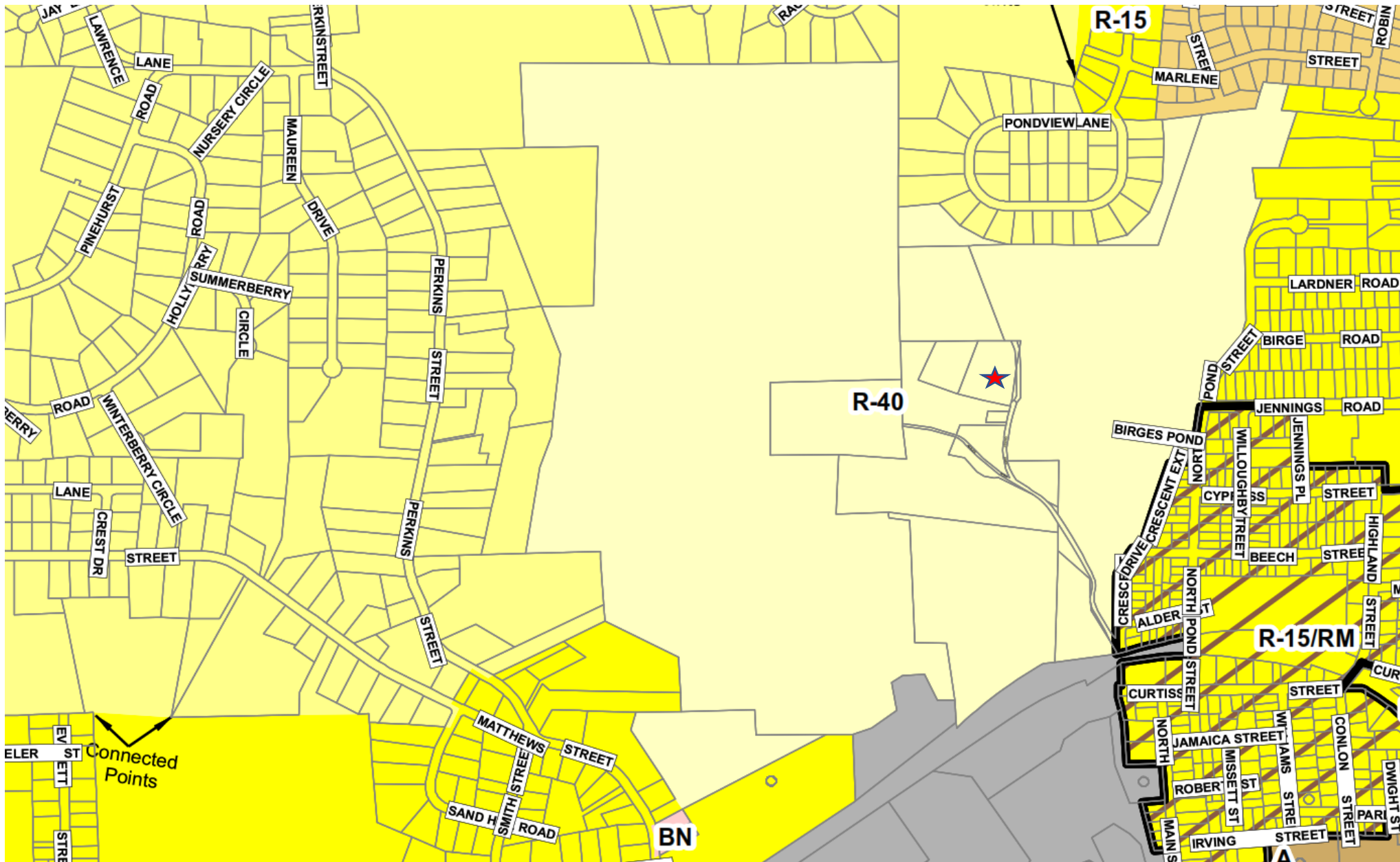
Cc: Attorney James Ziogas (via email)

Various Maps:

GIS
Google
and
Applicant



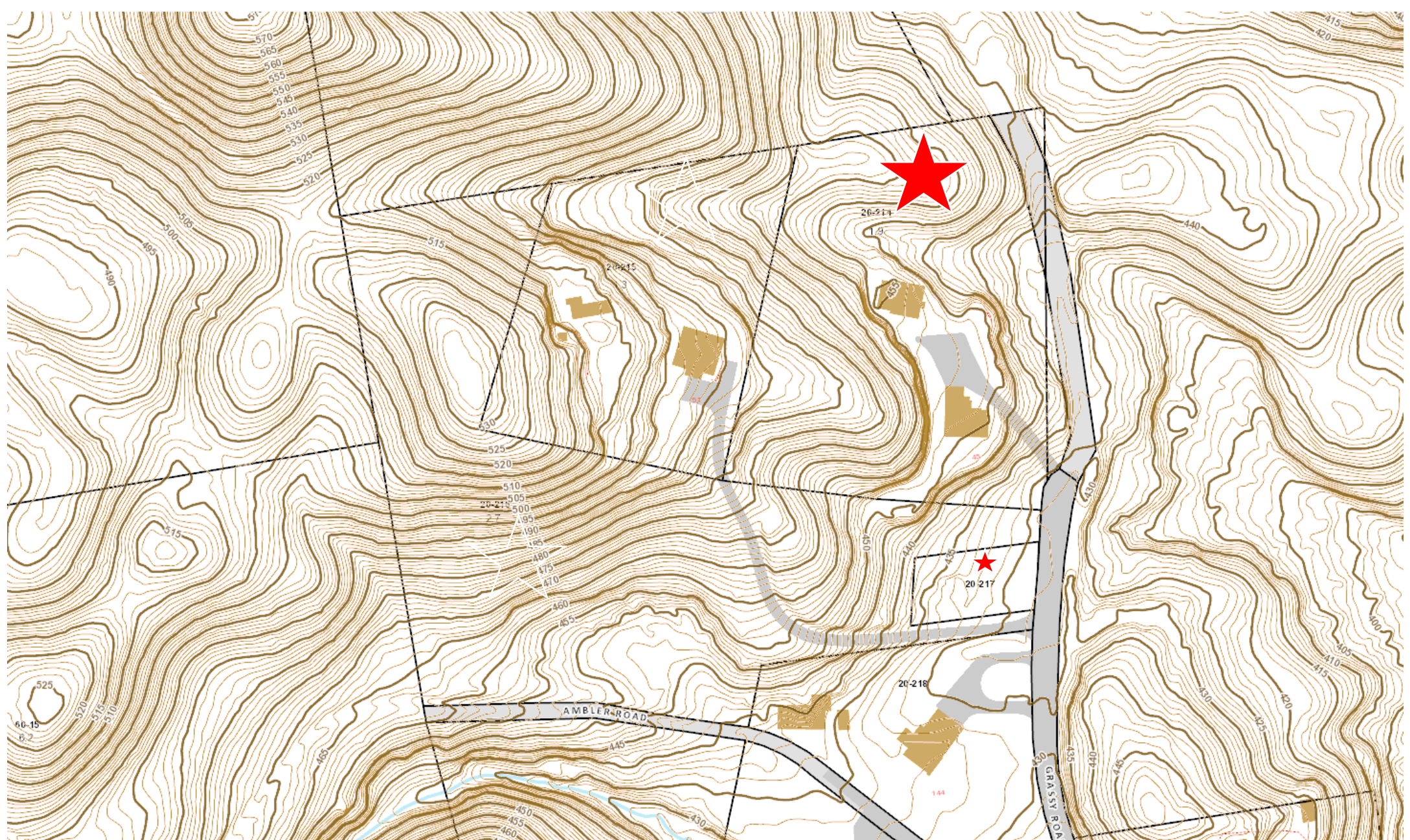
App. 2567 & 2568 - Location
Special Permit & Site Plan – Earth Removal



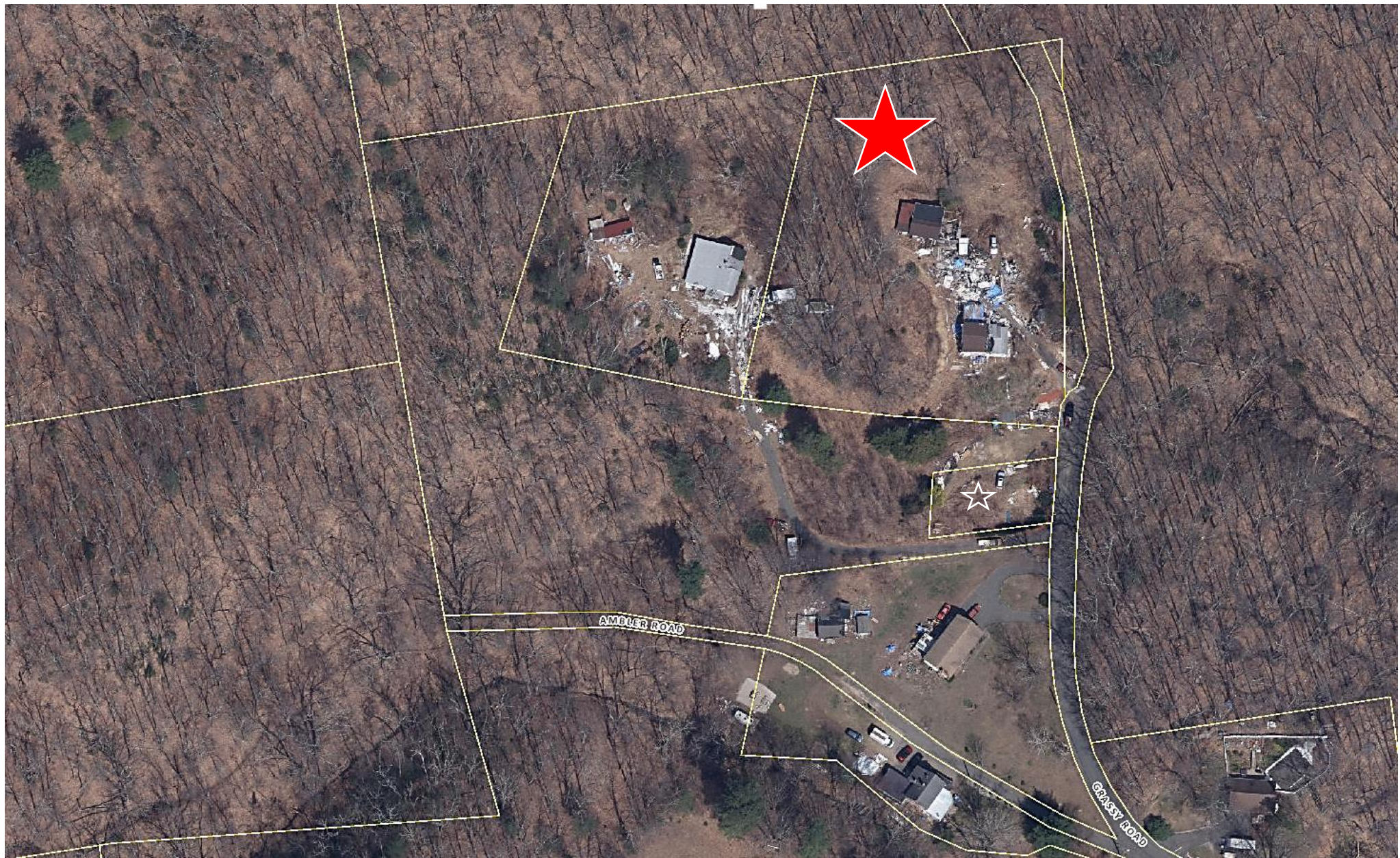
App. 2567 & 2568 – Zoning – R-40
Special Permit & Site Plan – Earth Removal



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



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



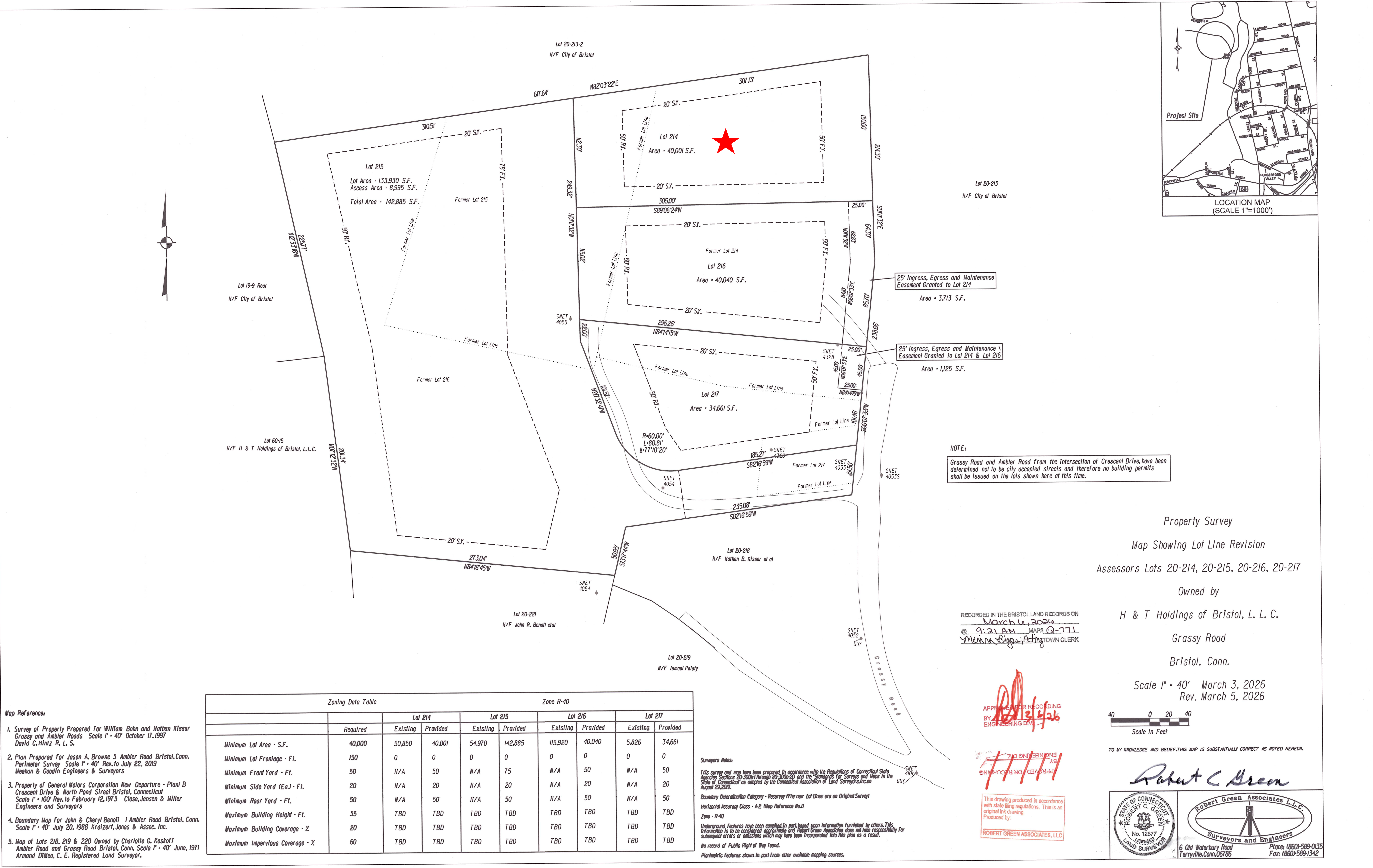
App. 2567 & 2568 – Aerial
Special Permit & Site Plan – Earth Removal



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

First Cut Map

Recorded
3/6/26



- Map Reference:
- 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.
 - 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
 - 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
 - Boundary Map for John & Cheryl Benoit 1 Ambler Road Bristol, Conn. Scale 1" = 40' July 20, 1988 Kratzer, Jones & Assoc. Inc.
 - 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							
	Required	Lot 214		Lot 215		Lot 216		Lot 217	
		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 (Eq.) - 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 23, 2015.

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

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

Zone - R-40

Underground features have been compiled in part based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not hold 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.

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.

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

APPROVED FOR RECORDING
BY: [Signature] 3/4/26
ENGINEERING DIV.
APPROVED FOR RECORDING
BY: [Signature] 3/4/26
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

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

Robert C Green



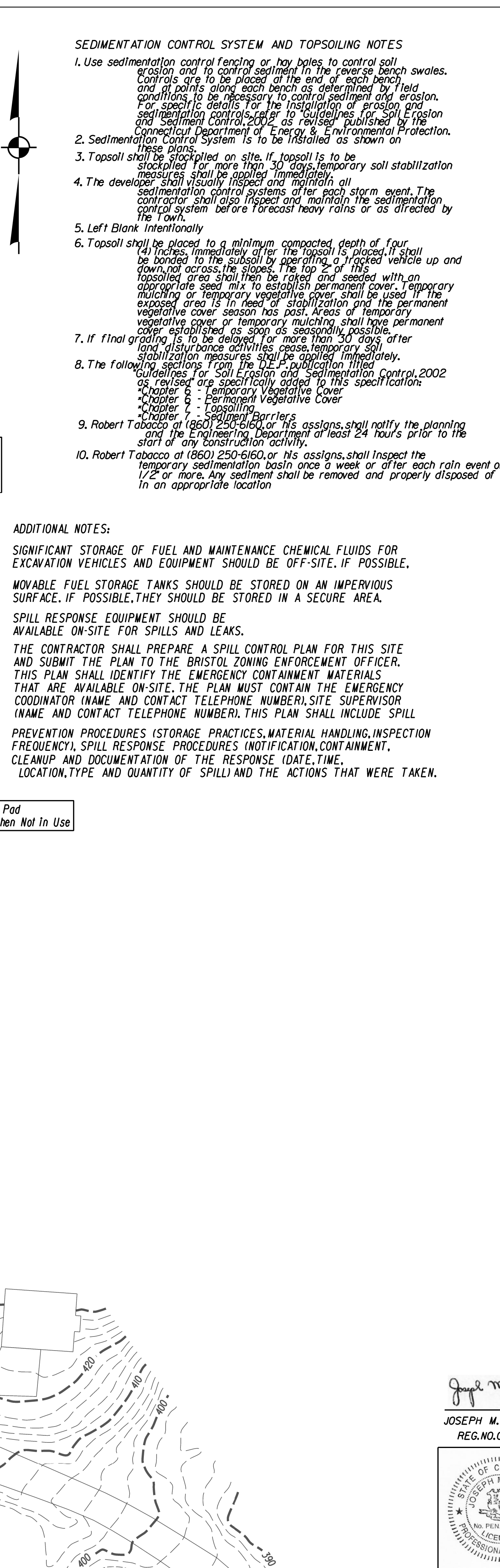
STATE OF CONNECTICUT
ROBERT C. GREEN
No. 12877
LICENSED
LAND SURVEYOR



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



Developer is responsible for correcting any unforeseen field conditions

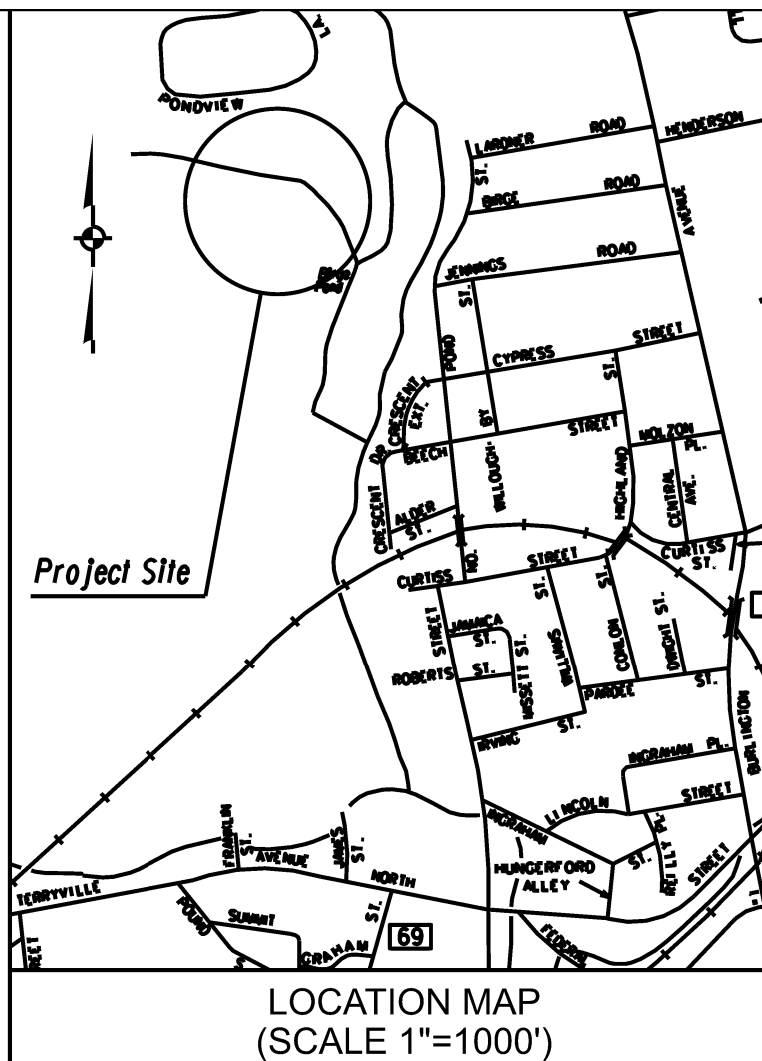
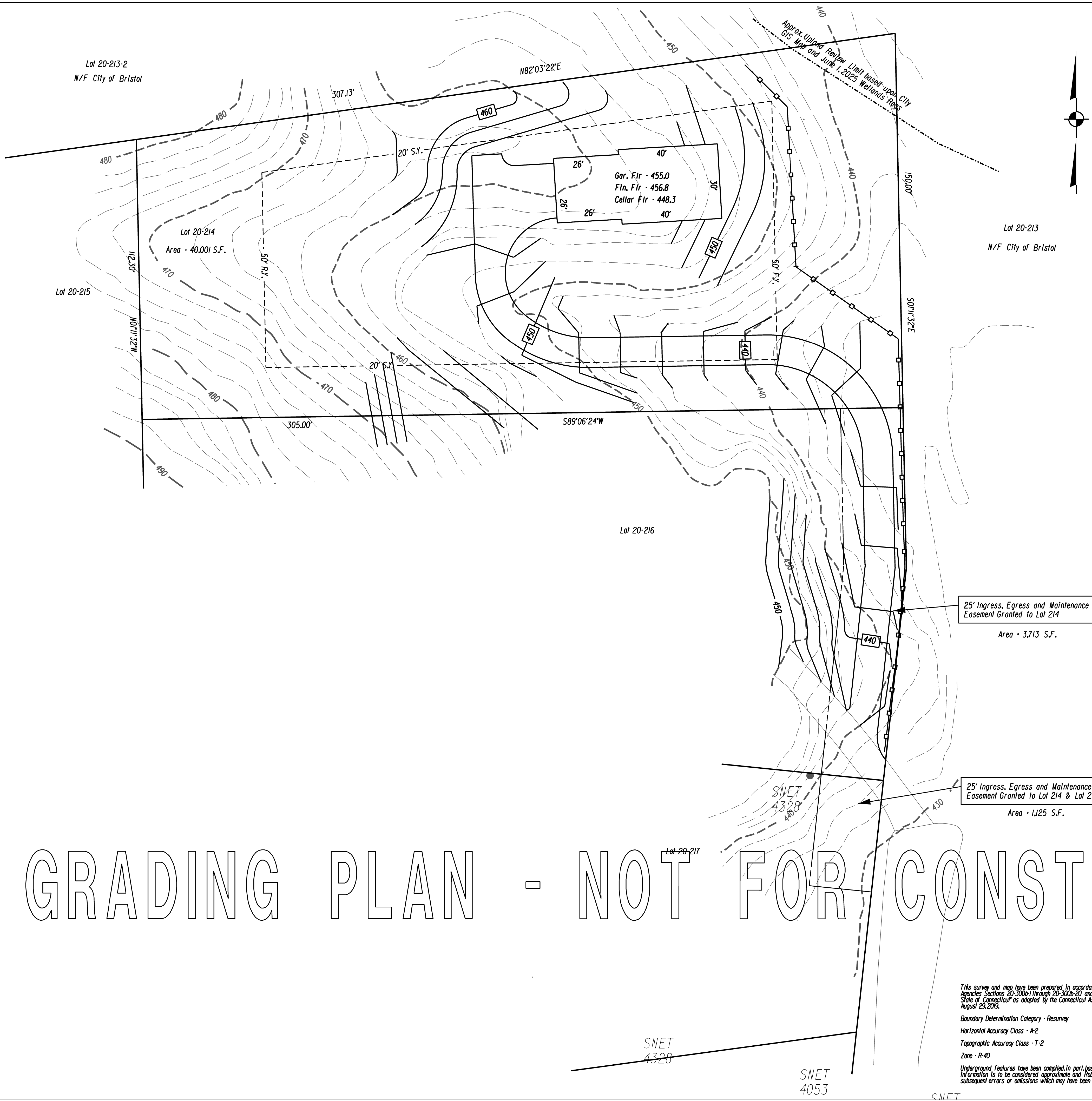


6 Old Waterbury Road
Meriden, Conn. 06486

Phone: (860)-589-0300
Fax: (860)-589-1340

2026 Submitted Map

“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
Scale in Feet

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on August 23, 2019.
Boundary Determination Category - Resurvey
Horizontal Accuracy Class - A-2
Topographic Accuracy Class - T-2
Zone - NAD83
Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

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

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

Robert C. Green
ROBERT C. GREEN
REG. NO. 0026292

STATE OF CONNECTICUT
JOSEPH M. GREEN
PROFESSIONAL ENGINEER
No. 12877
LICENSED LAND SURVEYOR

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

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

Application
#2569

Earth
Removal

Special Permit

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

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

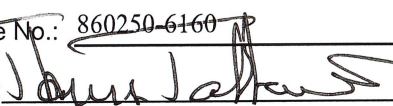
The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
 Section(s) Article III section 15.2 of the Bristol Zoning Regulations for the following
 Special Permit use: earth removal in excess of 400 cubic yards.

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 – (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!

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.

CEPA Intervenor Petition

Submitted by:

Michelle Ruddy – President

Friends of the Hoppers-Birge Pond Nature Preserve

BRISTOL ZONING COMMISSION
Bristol, CT

In the matter of:

Date: August 1, 2026

H & T Holdings, LLC, Assessors Map 20, Lots 214 and 216, Applications 2567-2570 for Special Permits for Earth Removal and Site Plans to the Zoning Commission of the City of Bristol, Connecticut

VERIFIED PETITION TO INTERVENE

Pursuant to §22a-19 et seq. of the Connecticut General Statutes the undersigned Michelle Rudy is an individual and a taxpayer of Bristol, Connecticut, who serves as President of Friends of Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, an association dedicated to the preservation of the ecological and natural resources of the Hoppers-Birge Pond Nature Preserve in Bristol, Connecticut, which nature preserve wholly encompasses the surrounding lands around the property that is the subject of the proposed activity in this proceeding. Friends of Hoppers-Birge Pond Nature Preserve is concerned with environmental integrity of natural resources including the ground water, surface water, land, vegetation communities, the peaceful enjoyment and quality of life in Bristol. Friends of Hoppers-Birge Pond Nature Preserve applies to become an intervening party in the above-entitled administrative proceeding, and represents as follows:

1. The subject administrative proceeding involves the consideration of a special permit to allow the extraction of a large amount of surface and subsurface sand, gravel, soil, and other material from the Applicant's property, which excavation and development will directly impact the quality of the environment of the Hoppers-Birge Pond Nature Preserve that wholly surrounds the Applicant's proposed excavation site.
2. In 1988 the voters of Bristol elected by Referendum to preserve as a nature sanctuary the land that became the Hoppers-Birge Pond Nature Preserve (Preserve). The intervenor is an association that has been dedicated for more than three decades to preserving the nature and ecology of the Preserve, helping to maintain this valuable community natural and recreational asset for many years prior to the Applicant's plans to harmfully excavate within this sensitive ecosystem.
3. This administrative proceeding involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water and other natural resources of the state in the following ways:
 - a. The proposed activities and development will require wholesale clearcutting of mature forest trees, reducing the land's natural capacity to absorb rainfall through the eliminated five to six acres of tree canopies and root networks, leading to increased rainwater runoff, erosion, flooding, and sedimentation in nearby habitats. The new excavation will lessen the volume of soil, thereby reducing the land's natural capacity to

hold water and moisture – effectively reducing the capacity of the already shallow aquifer beneath the site.

- b. The proposed activities and development will, according to the developer's plan, shift soils that will mix invasive species of plant seed with native species of plant seed, causing an infestation of the invasive species that will be extremely difficult to eradicate and that will undermine restoration efforts and jeopardize the long-term health of native plant communities.
- c. The proposed activities and development will level the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(1), which states that, "...the natural topography of the property shall be preserved to the maximum extent possible."
- d. The proposed activities and development will radically invert the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(3), which 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."
The excavation of soil below the water table and into the aquifer will likely result in the dewatering of a nearby fragile spring and wetlands complex.
- e. The excavation of soil above the bedrock will remove filtration of surface water recharge of the aquifer resulting in contamination of the aquifer and of nearby pools of water and the pond within the Preserve.
- f. The excavation will cause particulate matter to become airborne and settle onto the surface of Hoppers-Birge Pond and onto vegetation, where it will eventually be washed into the pond, causing significant contamination and irreparable transformation of the pond hydroculture and habitat, endangering the habitat and life of sensitive pond species.
- g. The proposed activities and development will require significant truck traffic and the operation of heavy construction and excavation machinery that will cause harm to the habitats of sensitive local species and that will cause heightened risk of injury or death due to truck traffic.
- h. The proposed activities and development will disturb a network of trails that have traversed the Preserve's forest since before the Preserve was dedicated, robbing Bristol's residents of the benefits of a wilderness experience and of the ability to commune with nature while recreating in a natural habitat close to home.
- i. The proposed activities and development are inconsistent with the Bristol Plan of Conservation and Development (POCD), whereas the Bristol Zoning Commission is required to consider the POCD in its deliberations. Specifically, the proposed activities and development are inconsistent with the following provisions and goals set forth in the POCD.:
 - i. "Protect and maintain the quality of Bristol's natural resources and features such as water courses, groundwater, air, and environmentally sensitive lands."

- ii. "Provide adequate open space for all Bristol residents."
 - iii. "Encourage Community Character" through efforts that:
 - 1. "Encourage the preservation of undeveloped lands within residentially zoned areas."
 - 2. "Support the preservation of historic resources."
 - 3. "Support community resources which enhance the quality of life within Bristol."
 - 4. "Preserve and enhance scenic views and scenic resources in Bristol."
 - 5. "Encourage buildings and sites to be designed to reflect the overall character of Bristol."
 - iv. "Strive to be a sustainable and resilient community" by:
 - 1. Honoring the POCD's reference to the Friends of Hoppers-Birge Pond Nature Preserve (the Intervenor) as a key means to promote conservation, in POCD Section 4.1.
 - 2. Discouraging "development which negatively impacts wetlands and watercourses," per POCD Section 4.3.1.
 - 3. Discouraging "development on steep slopes and ridgelines," per POCD Section 4.3.2.
 - 4. Protecting "Bristol's natural resources through land development controls...and other preservation techniques" to "carefully control development which could result in damage to the land and environment" and "cooperate with...other organizations in protecting natural resources," per POCD Section 4.3.3.
 - 5. Honoring the POCD's vision for Scenic Resources, regarding which the POCD states in Section 6.1.5, "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.***" [Emphasis added.]
- 4. There are feasible and prudent alternatives to the proposed permitting of excavation to protect the air, water, trees, and other natural resources associated with the subject property; including:
 - a. Reduction in the size of the project and denial of a permit to excavate more cubic yardage than is permitted as of right.
 - b. Permitting the construction of a small-scale, sensitively designed residential presence that respects the existing topography.
 - 5. The plans do not allow for a mechanism to arrest runoff on site and retain it until it is absorbed into the soil. This would send water directly down the road, creating sedimentation which will

impact wetlands and streams and ultimately the pond. The following mandates are in place to prevent such a scenario:

a. The Bristol Stormwater Control Ordinance & Illicit Discharge Rules

- Code of Ordinances Section 21-31 (Illicit Discharges and Illegal Connections): This code bans any discharge into the city's environment or drainage network that is not 100% clean stormwater.
- 1991 Stormwater Control Ordinance: Enforced by the City Council, this code gives Bristol the legal authority to require standalone, engineering-approved plans for any property to control and perpetually manage its own runoff on-site.

b. Bristol Zoning Regulations & Land Use Mandates

- Section 12 of the Bristol Zoning Regulations: Mandates that developers and property builders utilize Low-Impact Development (LID) techniques. If no public storm system is nearby, the Land Use development review enforces the Connecticut Stormwater Quality Manual. This manual legally requires properties to retain the "Water Quality Volume" (the first 1.3 inches of rainfall) completely on-site using elements like bio-retention swales and rain gardens.
- FAQ Infiltration Rules: The city explicitly dictates that clean rainwater—such as roof gutter drains and basement sump pumps—is strictly illegal to discharge into sanitary sewers. Without a public storm drain connection, these must be discharged directly into drywells or the ground surface on your own property.

c. General MS4 Permit Authority

- Bristol operates under the Connecticut DEEP General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4). To comply with federal and state water quality limits, the city's Stormwater Management Plan (SMP) forces new developments or major redevelopments to isolate post-construction runoff control within the boundaries of the parcel.

6. The Connecticut Environmental Protection Act of 1971 provides, in part, that any person may intervene as of right in any administrative proceeding upon the filing of a verified pleading asserting that the proceeding "involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the State". C.G.S. Section 22a-19(a).
7. It is the responsibility of the Applicant in these administrative proceedings to adequately develop by the introduction of substantial evidence of record, evidence that will address the issues raised herein with respect to the potential impacts, and the Applicant has the burden of establishing that the proposed action will not have such significant adverse impact as alleged

and that no alternatives exist that would reduce or eliminate the potential for such adverse impacts.

8. Pursuant to C.G.S. 22a-19, et. seq., the undersigned requests all rights of participation granted to any party in accordance with the provisions thereto.
9. This request for intervention with party status will further the policies and purposes of the Connecticut Environmental Protection Act. (C.G.S. 22a-19, et. seq.)
10. The application involves the likelihood of erosion, sedimentation, and pollution of nearby surface and ground waters.
11. The Intervening Petitioner, pursuant to the provisions of C.G.S. Section 1-21c, hereby requests that it be given written notice by mail of all hearings and meetings to be held in connection with this proceeding as well as all negotiations pertaining to the above captioned application.

Applicable Law:

A. CEPA Allows Any Person To Intervene In Legal Proceedings to Raise Environmental Issues

As noted above, this Application is made pursuant to CEPA, the plain language of which was intended to provide wide access to the states' various tribunals. *Red Hill Coalition, Inc. v. Conservation Commission of Town of Glastonbury*, 212 Conn. 710 (1989). The statute provides in relevant part:

"[in] any administrative, licensing or other proceeding, and in any judicial review thereof made available by law,any person ...or other legal entity may intervene as a party on the filing of a verified pleading asserting that the proceeding or action for judicial review involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the state." §22a-19 (truncation added)

Unlike a classical aggrievement cases, a §22a-19 intervenor need not show "aggrievement". *Hyllen-Davey v. Planning & Zoning Commission*, 57 Conn. App. 598, 593, 749 A.2d 682, cert denied, 253 Conn. 926, 754 A.2d 796 (2000)("the EPA waives the additional aggrievement requirement in ...§22a-19, [which] authorizes any citizen or other entity, without having to first establish aggrievement, to intervene in an existing proceeding."); *Scaringe v. Meriden Planning & Zoning Comm*, CV-000274515-S, J.D. at Meriden, (November 26, 2002)(Gilardi, J).

An allegation of facts that the action at issue in the proceeding is likely to unreasonably impair the public trust in natural or historical resources of the State is sufficient. See, *Cannata v. Dept. Of Environmental Protection, et al*, 239 Conn. 124 (1996)(alleging harm to floodplain forest resources).

B. CEPA Is Not Discretionary: Once A Verified Application Has Been Filed, Intervention Is a Matter of Statutory Right

The Connecticut Appellate Court has noted that statutes "such as the EPA are remedial in nature and should be liberally construed to accomplish their purpose." *Avalon Bay Communities, Inc. v. Zoning Commission of the Town of Stratford*, 87 Conn.App.537 (2005); *Keeney v. Fairfield Resources, Inc.*, 41 Conn. App. 120, 132-33, 674 A.2d1349 (1996); *Red Hill Coalition, Inc. v. Town Planning & Zoning Commission*, 212 Conn. 7272, 734, 563 A.2d 1347 (1989) ("section 22a-19 makes intervention a matter of right once a verified pleading is filed complying with the statute, whether or not those allegations ultimately prove to be unfounded"); *Polymer Resources, Ltd. v. Keeney*, 32 Conn. App. 340, 348-49, 629 A.2d 447 (1993) ("[Section] 22a-19[a] compels a trial court to permit intervention in an administrative proceeding or judicial review of such a proceeding by a party seeking to raise environmental issues upon the filing of a verified complaint. The statute is therefore not discretionary.") See Also, *Connecticut Fund for the Environment, Inc. v. Stamford*, 192 Conn. 247, 248 n.2, 470 A.2d 1214 (1984).

In *Mystic Marinelife Aquarium v. Gill*, 175 Conn. 483, 490, 400 A.2d 726 (1978), the Connecticut Supreme Court concluded that one who filed a verified pleading under § 22a-19 (a) became a party to an administrative proceeding upon doing so and had "statutory standing to appeal for the limited purpose of raising environmental issues." Further, since "[i]t is clear that one basic purpose of the act is to give persons standing to bring actions to protect the environment" this intervention should be granted as in the public interest. *Belford v. New Haven*, 170 Conn. 46, 53-54, 364 A.2d 194 (1975).

This Application makes specific verified allegations of unreasonable impairment of natural resources, inter alia: the reasonably likely threat of increased pollutant mobility, the contamination of currently uncontaminated property and the release of nutrients and other stormwater pollutants into the environment. Thus, the undersigned party intervenes in this proceeding on the filing of this Verified Notice of Intervention and requests notice of all meetings.

Intervenor respectfully requests a public hearing at which it may present evidence and cross examine witnesses.

Respectfully,

Michelle Rudy, President of Friends of
Hoppers-Birge Pond Nature Preserve
102 Henderson Street
Bristol, CT 06010
mirwater@yahoo.com
(860)558-5393

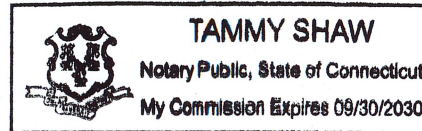
INTERVENTION VERIFICATION

Michelle Rudy
Michelle Rudy, President
Friends of the Hoppers-Birge Pond
Nature Preserve

STATE OF CONNECTICUT :
: ss: Bristol
COUNTY OF HARTFORD :

On this day of Aug 3, 2026 personally appeared Michelle Rudy, President of Friends of the Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, duly authorized, and made oath to the truth of the matters contained in the foregoing application, before me.

Tammy Shaw
Notary Public/Commissioner of the Superior Court



My Commission Expires: 9/30/30

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

Pictures of Recent Work 072826

**NOTICE OF HEARING
THIS PROPERTY**

PURPOSE: Special Permit for Earth
Removal

PLACE: City Hall
111 N. Main St.

DATE: August 10, 2026

TIME: 6:00 PM

Call Bristol Land Use Office
for more info: 860-564-6223

**NOTICE OF HEARING
THIS PROPERTY**

PURPOSE: Site Plan for Earth
Removal

PLACE: City Hall
111 N. Main St.

DATE: August 10, 2026

TIME: 6:00 PM

Call Bristol Land Use Office
for more info: 860-564-6223

www.SUPERIORNETWORK.com
(860) 621-3621



NOTICE OF HEARING
THIS PROPERTY
PURPOSE: Site Plan for Earth
Removal
PLACE: City Hall
111 N. Main St.
DATE: August 16, 2024
TIME: 9:00 PM
Call Robert Lind May 2024
for more info: 888-284-4332

NOTICE OF HEARING
THIS PROPERTY
PURPOSE: Special Permit for Earth
Removal
PLACE: City Hall
111 N. Main St.
DATE: August 16, 2024
TIME: 9:00 PM
Call Robert Lind May 2024
for more info: 888-284-4332



NOTICE OF HEARING

THIS PROPERTY

PURPOSE: Site Plan for Earth
Removal

PLACE: City Hall
211 N. Main St.

DATE: August 16, 2024

TIME: 9:00 PM

Call Municipal Land Use Office
for more info: 950-544-4224

NOTICE OF HEARING

THIS PROPERTY

PURPOSE: Special Permit for Earth
Removal

PLACE: City Hall
211 N. Main St.

DATE: August 16, 2024

TIME: 9:00 PM

Call Municipal Land Use Office
for more info: 950-544-4224











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:

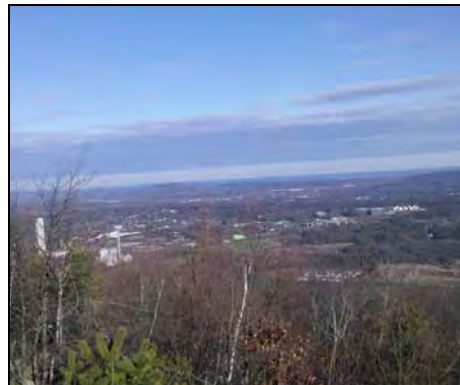
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators 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.

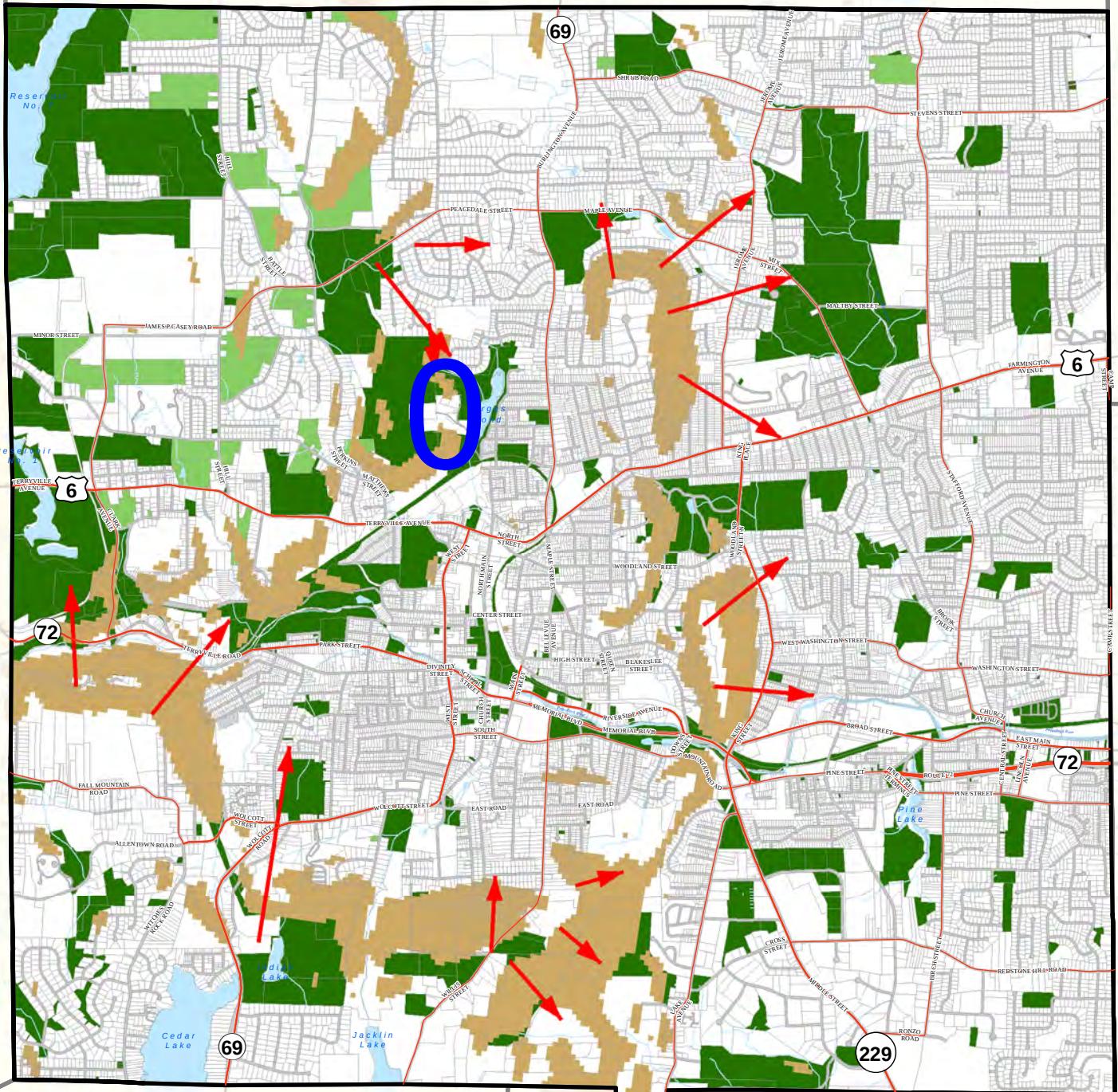
Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission 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

Burlington



Legend

- Scenic View
- Water
- Scenic Hillsides
- Farms
- Open Space



2,700

Feet

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

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



Referral to Planning



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: July 28, 2026

TO: Zoning Commission

FROM: Bristol Planning Commission

RE: 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.

The Bristol Planning Commission, at its meeting of July 27, 2026, approved the following motion with respect to the above captioned item:

“Motion to send a negative referral to the Zoning Commission for Applications #2569 & #2570.

*The Planning Commission finds that the Special Permit and Site Plan applications for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling unit 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, as presented, **is generally not consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.*

For questions or additional information, please contact:

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

Cc: Attorney James Ziogas (via email)

Response from Planning



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: July 28, 2026

TO: Zoning Commission

FROM: Bristol Planning Commission

Re: 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.

The Bristol Planning Commission, at its meeting of July 27, 2026, approved the following motion with respect to the above captioned item:

*“Motion to send a negative referral to the Zoning Commission for Applications #2567 & #2568. The Planning Commission finds that the Special Permit and Site Plan applications for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling unit 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, as presented, **is generally not consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.”*

For questions or additional information, please contact:

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

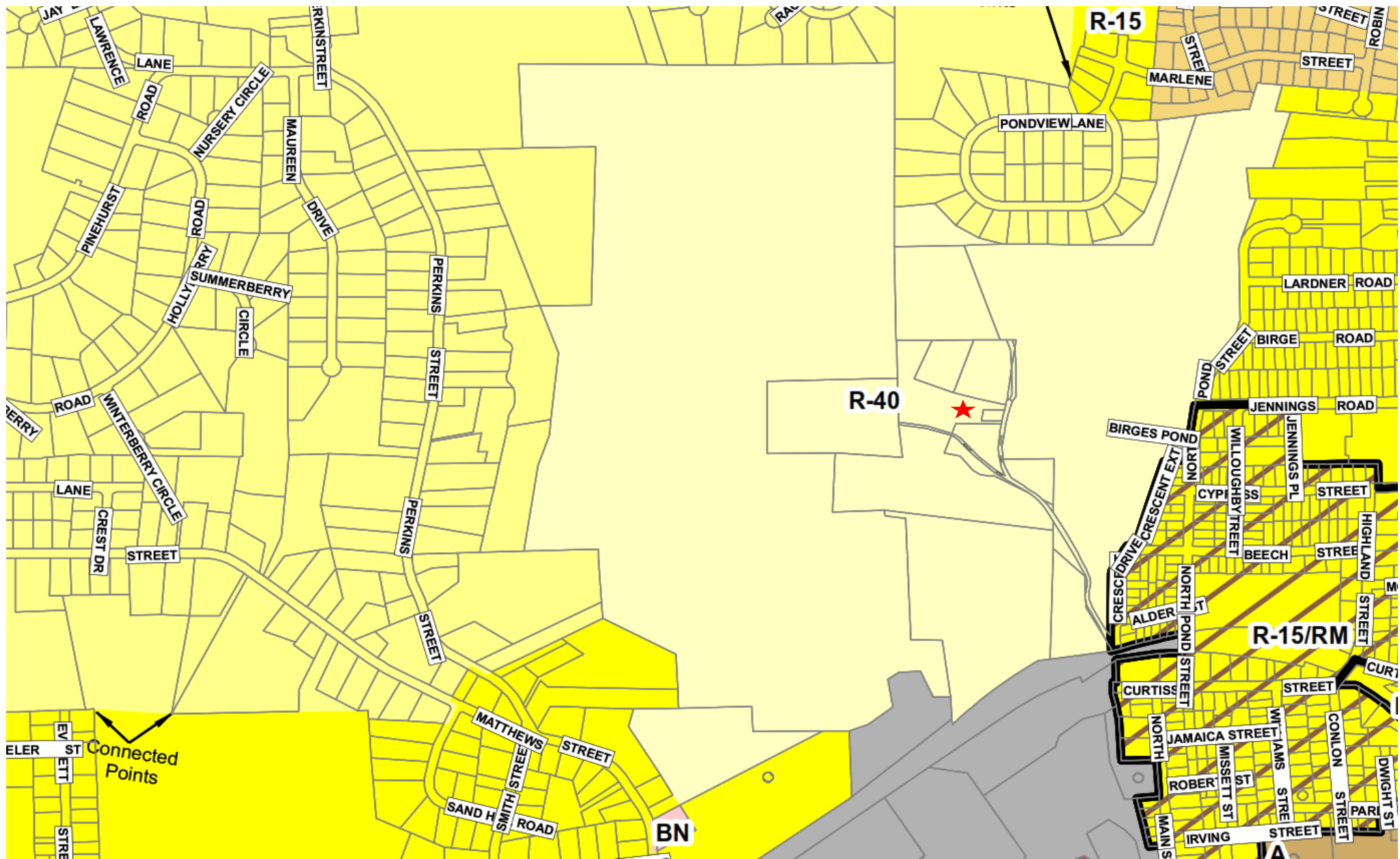
Cc: Attorney James Ziogas (via email)

Various Maps:

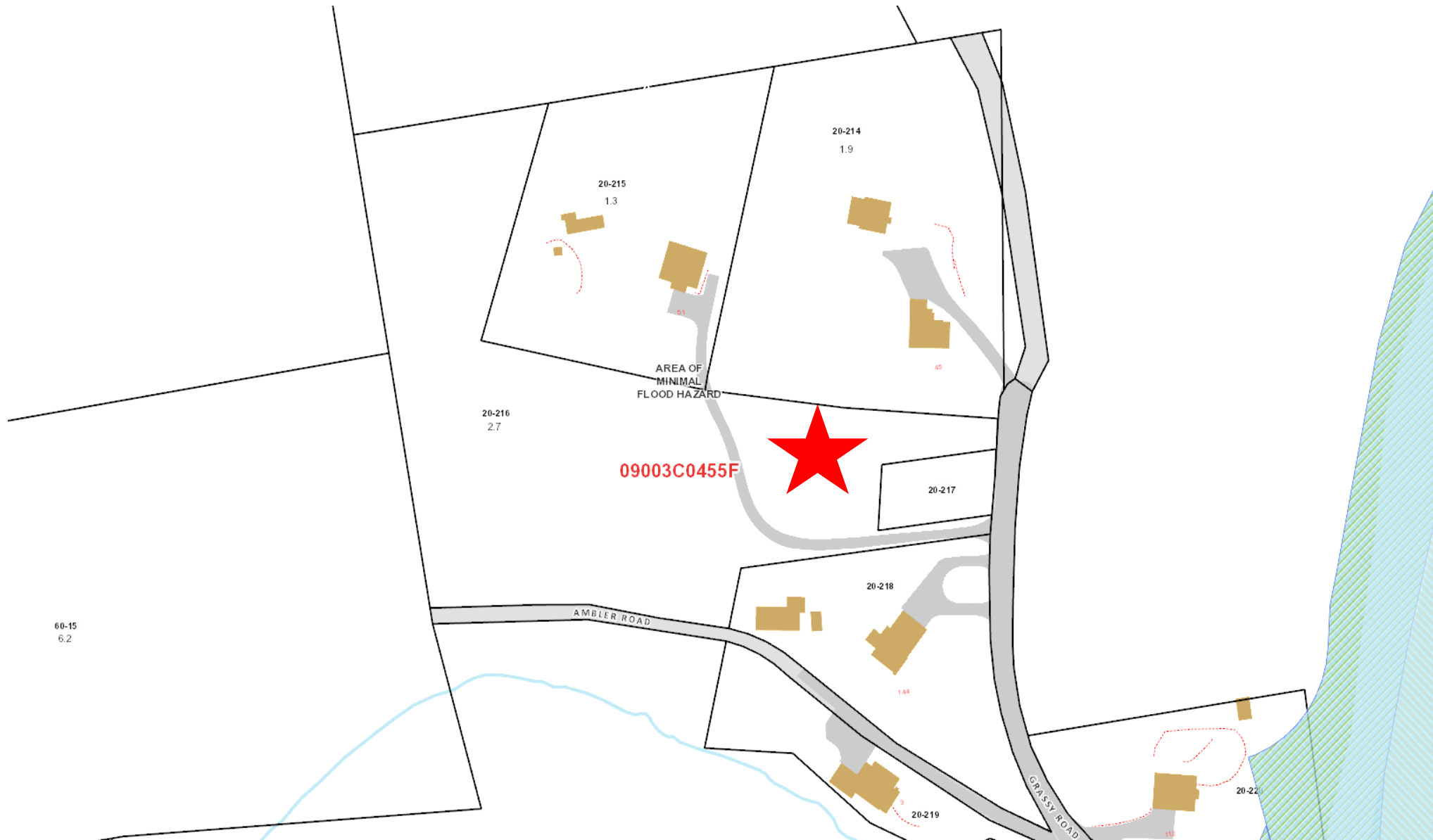
GIS
Google
and
Applicant



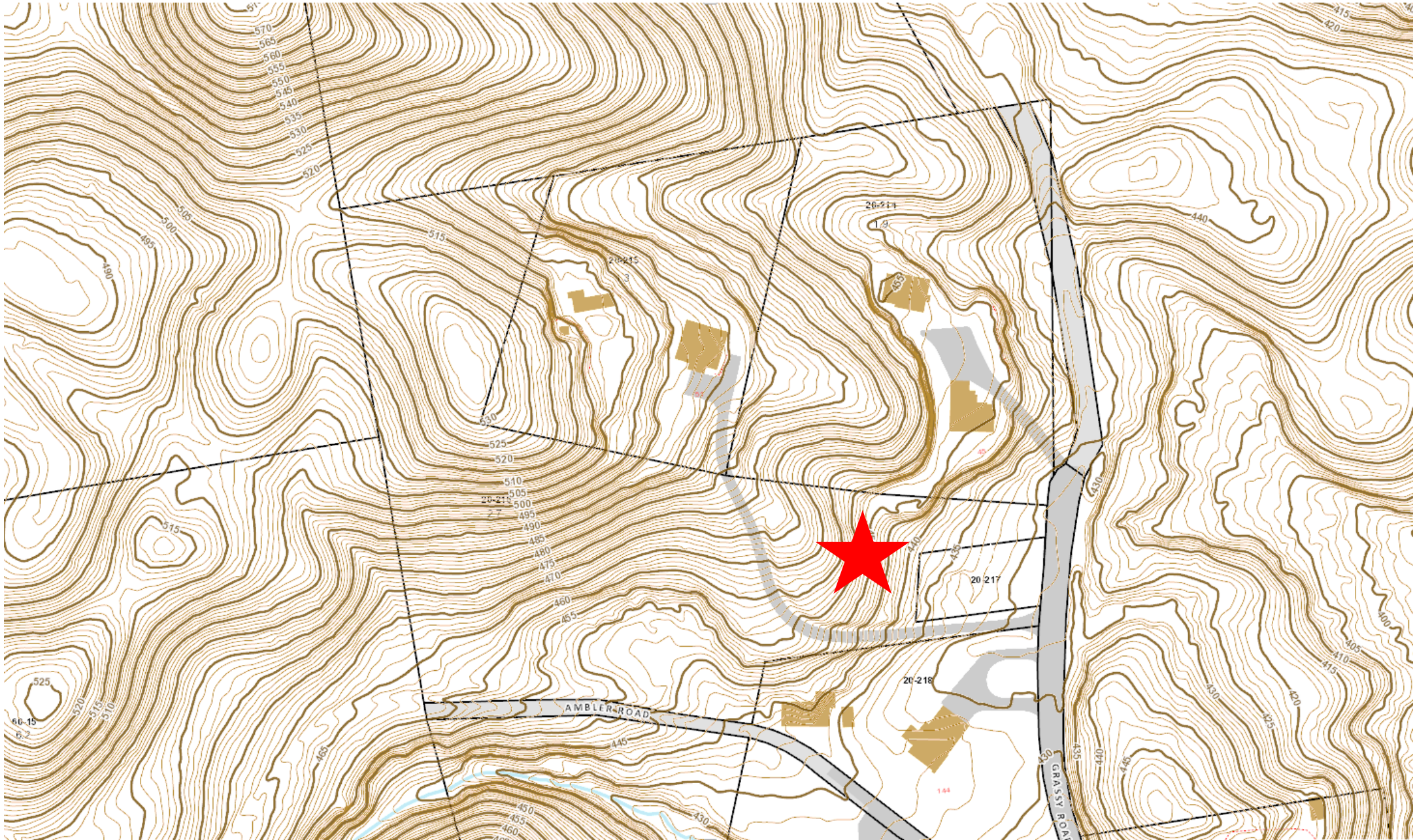
App. 2569 & 2570 - Location
Special Permit & Site Plan – Earth Removal



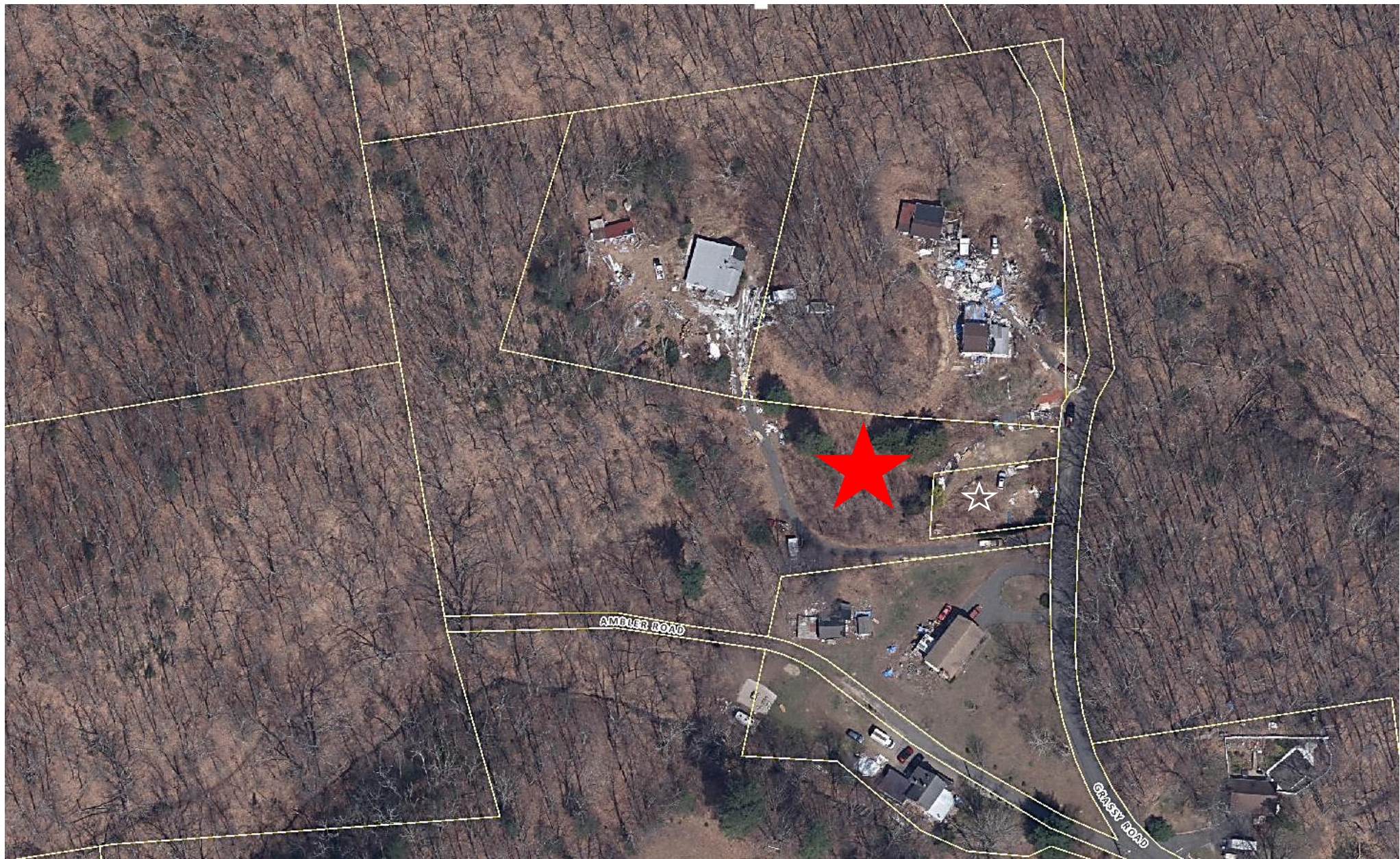
App. 2569 & 2570 – Zoning – R-40
Special Permit & Site Plan – Earth Removal



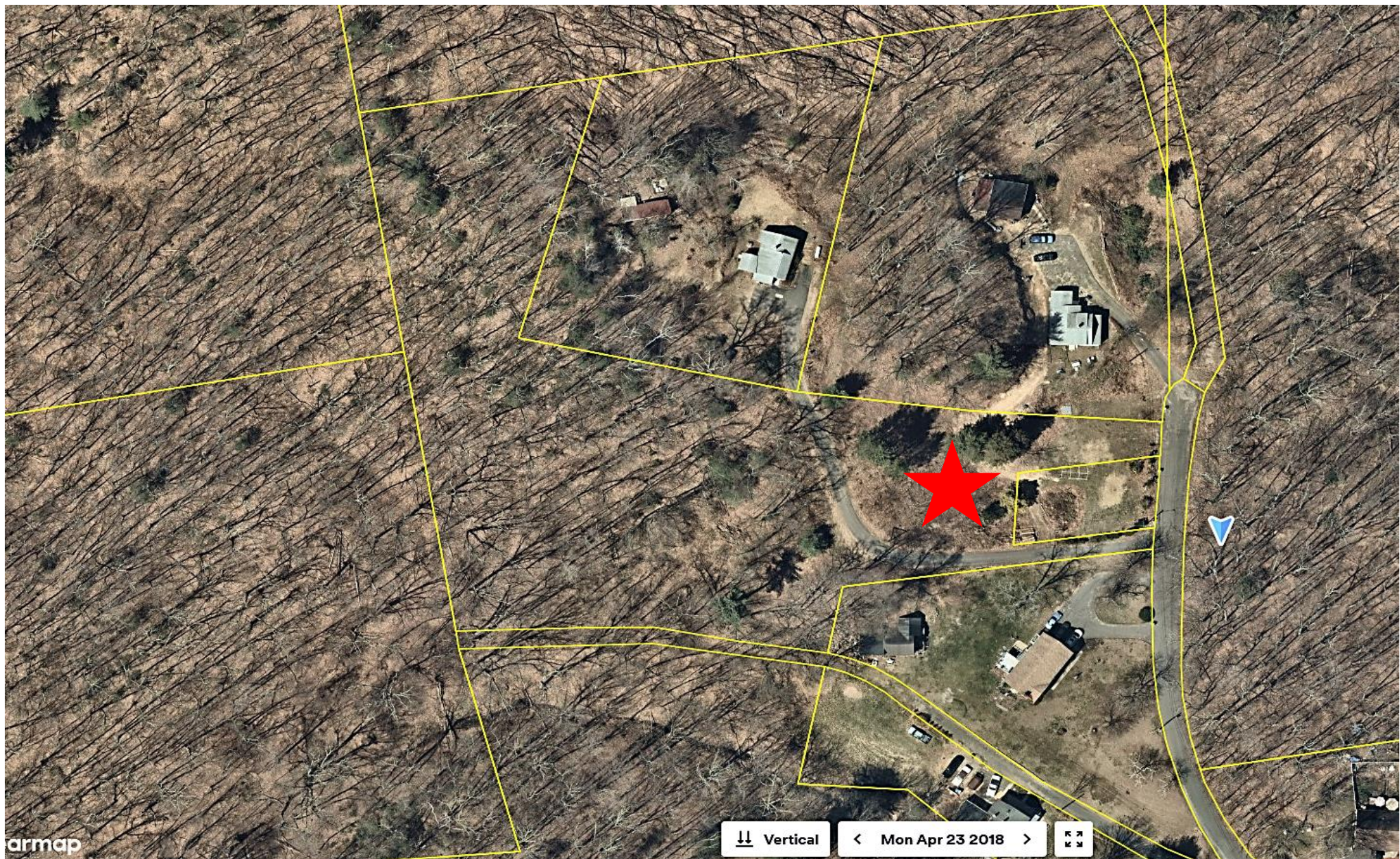
App. 2569 & 2570 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



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



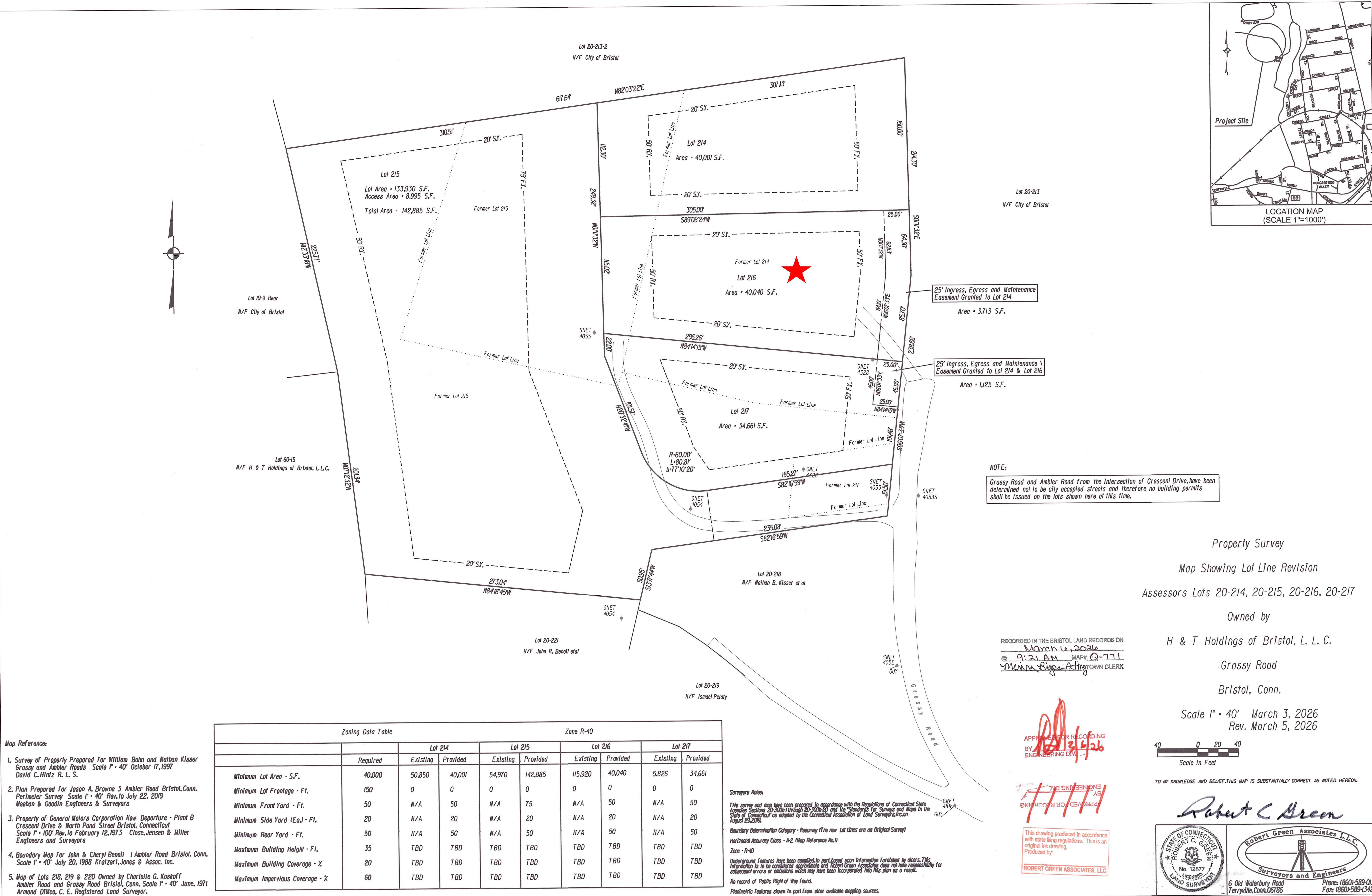
App. 2569 & 2570 – Aerial
Special Permit & Site Plan – Earth Removal



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

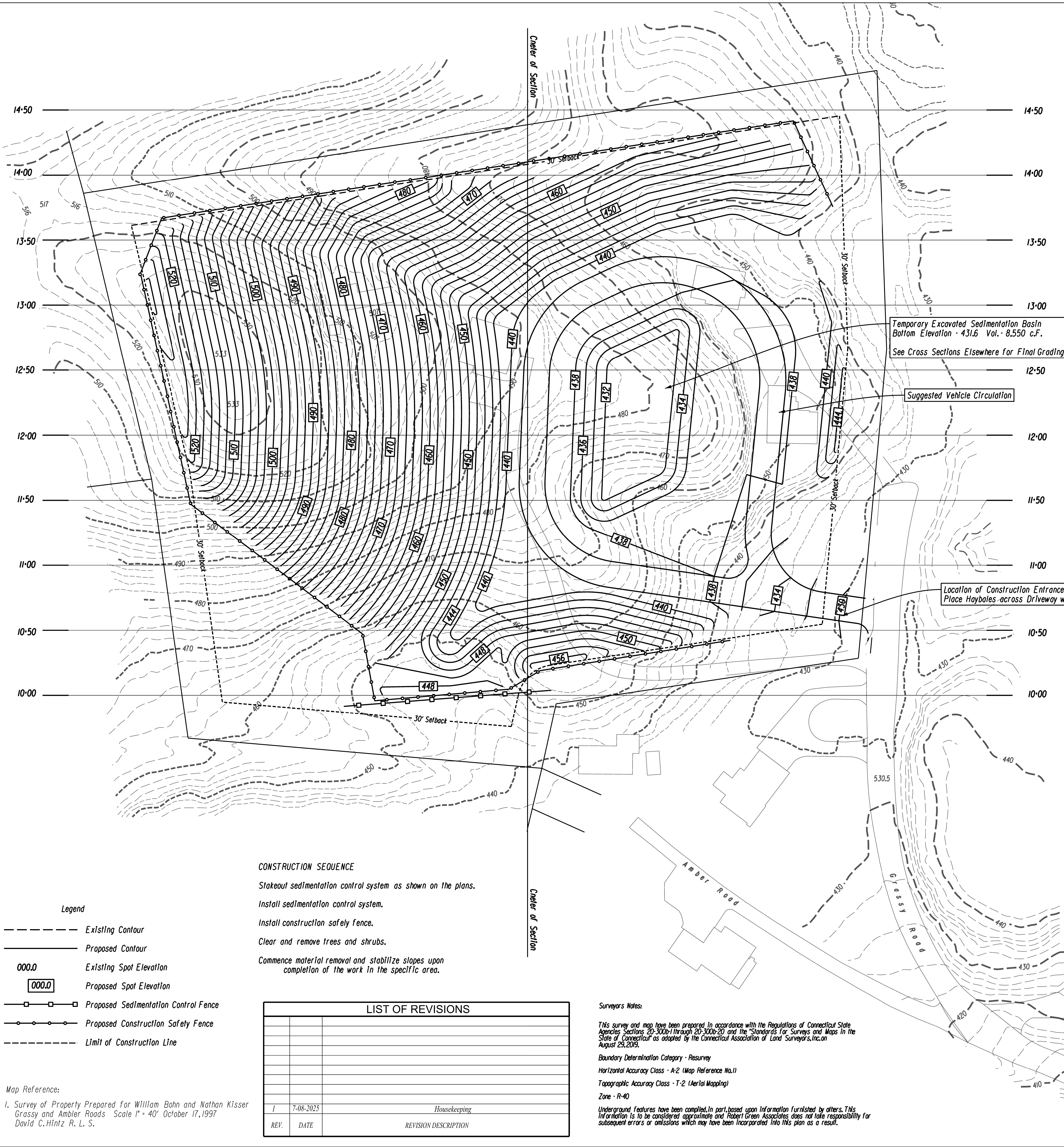
First Cut Map

Recorded
3/6/26



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 installation or erosion and sedimentation controls refer to "Guidelines for Soil Erosion and Sedimentation Controls" 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 slopes. 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 in the exposed area in lieu 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 stabilization measures shall be applied immediately.
8. The following sections from the S.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 8 - Permanent Vegetative Cover
 - Chapter 7 - Topsoiling
 - Chapter 7 - 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 COORDINATOR (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 impair 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 unforeseen field conditions

Site Grading Plan

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

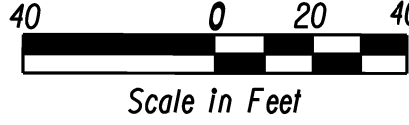
Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

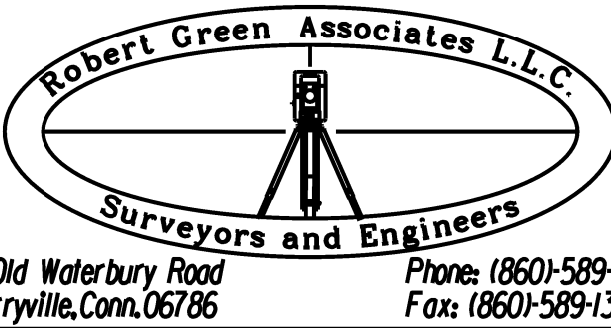


TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

Signature of Joseph M. Green

Sheet 3 of 6



CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

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

Legend

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

Map Reference:

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

LIST OF REVISIONS

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

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-500a through 20-500b-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)

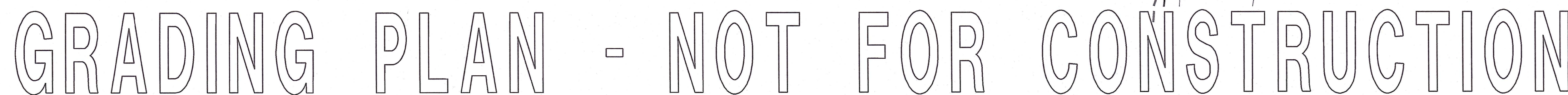
Topographic Accuracy Class - T-2 (Aerial Mapping)

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.

2026 Submitted Map

“Not For Construction”



Area = 1.125 S.F.



Robert Green Associates L.L.C.
Surveyors and Engineers

6 Old Waterbury Road
Tacerville, Conn 06786
Phone: (860) 589-
Fax: (860) 589-1

Application #2570

Earth Removal

Site Plan

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

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL**

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

EARTH REMOVAL IN EXCESS OF 400 YARDS, a ☐ permitted use ☒ Special Permit use
under Section(s) 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

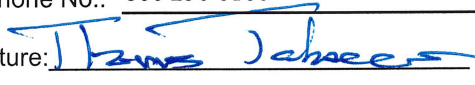
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands 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:  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.

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2570

SITE PLAN: Site Plan for earth removal and construction of a single-family homes at Lot 216 Grassy Road Assessor's Map 20, Lots 216; R-40 (Single-Family Residential zone; H&T Holdings of Bristol LLC, applicant. Plans Dated: April 2, 2026; Date of Committee Review: July 9, 2026 (first review)

ENGINEERING/PUBLIC WORKS (William Stango):

1. No comments received as of 8/6/26

CITY PLANNER (Robert Flanagan):

1. Provide a timeline of the work scheduled and estimated completion date for this project.
2. Are there any proposed processing operations on-site?
3. Indicate location of any on-site fuel storage tanks.
4. Will vehicles be parked on the property overnight?
5. Provide a Traffic Evaluation.
6. A Stormwater Report has not been provided.
7. The applicant appears to be requesting a complete waiver of the 100-foot buffer area pursuant to Article III, Section 15.2.5.3. The submission of plan documents indicates no buffer area is proposed with the plan indicating grading onto adjacent properties. The applicant should offer comment on the differences between a 0-foot buffer, a 50-foot buffer and the 100-foot buffer in terms of:
 - a. The total amount of material to be removed.
 - b. The total number trucks for the project.
 - c. A comparison of the timelines and estimated completion dates.
8. The plan indicates that grading will cross property lines owned by the applicant; a grading agreement should be memorialized for each lot and then recorded on the land records conveying authorization to alter grades.
9. Indicate limits of clearing and show on the plan. The limits of clearing shall be field located by a licensed surveyor and inspected by staff prior to operations commencing. A pre-construction meeting will also be required.
10. How will property lines be delineated in the field? Applicant should present a plan sheet for delineation in the field of all property lines. Applicant should also provide permanent property markers (provide a graphic example) to ensure that excavation does not extend onto adjacent properties during earth removal operations.
11. Provide a proposed bond amount (with supporting documentation) for review per Article III, Section 15.2.6
12. E&S controls appear to be minimal; applicant should enhance the E&S controls and show on plan.
13. Nothing on the plans submitted indicates the where the trucks carrying the material will access the site
14. What considerations are being made to protect the safety of the general public from the large trucks traversing through the Hoppers-Birge Pond Nature Preserve parking area over an extended period of time?
15. What will be the final condition of all disturbed areas?
16. What will there be warning signs alerting the general public to an active earth removal operation?

17. The 2018 Bristol Plan of Conservation and Development (POCD) indicates this property and the general vicinity of the project are considered scenic resources. The POCD urges caution for any land use development in the area. The applicant is encouraged to submit information into the record with respect to this matter as none was submitted with the application documents and plans.
18. The applicant should offer comments and a schedule for clean-up/sweeping protocols for the truck entrance and exit area and surrounding streets used for access for earth removal.
19. It appears that work has commenced on-site. Applicant should provide a narrative describing this work so that the Commission, the public and staff can gain a better understanding of what has been done on-site prior to assist with this application review.
20. We reserve the right to make additional comments based upon the comments above and any additional items that are uncovered.

BUILDING/ZONING ENFORCEMENT (Richard Brown/Brandon Peate)

1. (Building) No comments.
1. Foundation construction, as written in the narrative, for the single-family home will require a building permit.
2. I'll call the owner to schedule a final site visit to confirm debris was removed.
3. Are there plans showing the location/size of tracking pads to mitigate sediment being brought into the road?

POLICE DEPARTMENT (Ulric Berube/Sgt. Ouellette)

1. No comments.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. No comments.

CEPA Intervenor Petition

Submitted by:

Michelle Ruddy – President

Friends of the Hoppers-Birge Pond Nature Preserve

BRISTOL ZONING COMMISSION
Bristol, CT

In the matter of:

Date: August 1, 2026

H & T Holdings, LLC, Assessors Map 20, Lots 214 and 216, Applications 2567-2570 for Special Permits for Earth Removal and Site Plans to the Zoning Commission of the City of Bristol, Connecticut

VERIFIED PETITION TO INTERVENE

Pursuant to §22a-19 et seq. of the Connecticut General Statutes the undersigned Michelle Rudy is an individual and a taxpayer of Bristol, Connecticut, who serves as President of Friends of Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, an association dedicated to the preservation of the ecological and natural resources of the Hoppers-Birge Pond Nature Preserve in Bristol, Connecticut, which nature preserve wholly encompasses the surrounding lands around the property that is the subject of the proposed activity in this proceeding. Friends of Hoppers-Birge Pond Nature Preserve is concerned with environmental integrity of natural resources including the ground water, surface water, land, vegetation communities, the peaceful enjoyment and quality of life in Bristol. Friends of Hoppers-Birge Pond Nature Preserve applies to become an intervening party in the above-entitled administrative proceeding, and represents as follows:

1. The subject administrative proceeding involves the consideration of a special permit to allow the extraction of a large amount of surface and subsurface sand, gravel, soil, and other material from the Applicant's property, which excavation and development will directly impact the quality of the environment of the Hoppers-Birge Pond Nature Preserve that wholly surrounds the Applicant's proposed excavation site.
2. In 1988 the voters of Bristol elected by Referendum to preserve as a nature sanctuary the land that became the Hoppers-Birge Pond Nature Preserve (Preserve). The intervenor is an association that has been dedicated for more than three decades to preserving the nature and ecology of the Preserve, helping to maintain this valuable community natural and recreational asset for many years prior to the Applicant's plans to harmfully excavate within this sensitive ecosystem.
3. This administrative proceeding involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water and other natural resources of the state in the following ways:
 - a. The proposed activities and development will require wholesale clearcutting of mature forest trees, reducing the land's natural capacity to absorb rainfall through the eliminated five to six acres of tree canopies and root networks, leading to increased rainwater runoff, erosion, flooding, and sedimentation in nearby habitats. The new excavation will lessen the volume of soil, thereby reducing the land's natural capacity to

hold water and moisture – effectively reducing the capacity of the already shallow aquifer beneath the site.

- b. The proposed activities and development will, according to the developer's plan, shift soils that will mix invasive species of plant seed with native species of plant seed, causing an infestation of the invasive species that will be extremely difficult to eradicate and that will undermine restoration efforts and jeopardize the long-term health of native plant communities.
- c. The proposed activities and development will level the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(1), which states that, "...the natural topography of the property shall be preserved to the maximum extent possible."
- d. The proposed activities and development will radically invert the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(3), which 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."
The excavation of soil below the water table and into the aquifer will likely result in the dewatering of a nearby fragile spring and wetlands complex.
- e. The excavation of soil above the bedrock will remove filtration of surface water recharge of the aquifer resulting in contamination of the aquifer and of nearby pools of water and the pond within the Preserve.
- f. The excavation will cause particulate matter to become airborne and settle onto the surface of Hoppers-Birge Pond and onto vegetation, where it will eventually be washed into the pond, causing significant contamination and irreparable transformation of the pond hydroculture and habitat, endangering the habitat and life of sensitive pond species.
- g. The proposed activities and development will require significant truck traffic and the operation of heavy construction and excavation machinery that will cause harm to the habitats of sensitive local species and that will cause heightened risk of injury or death due to truck traffic.
- h. The proposed activities and development will disturb a network of trails that have traversed the Preserve's forest since before the Preserve was dedicated, robbing Bristol's residents of the benefits of a wilderness experience and of the ability to commune with nature while recreating in a natural habitat close to home.
- i. The proposed activities and development are inconsistent with the Bristol Plan of Conservation and Development (POCD), whereas the Bristol Zoning Commission is required to consider the POCD in its deliberations. Specifically, the proposed activities and development are inconsistent with the following provisions and goals set forth in the POCD.:
 - i. "Protect and maintain the quality of Bristol's natural resources and features such as water courses, groundwater, air, and environmentally sensitive lands."

- ii. "Provide adequate open space for all Bristol residents."
 - iii. "Encourage Community Character" through efforts that:
 - 1. "Encourage the preservation of undeveloped lands within residentially zoned areas."
 - 2. "Support the preservation of historic resources."
 - 3. "Support community resources which enhance the quality of life within Bristol."
 - 4. "Preserve and enhance scenic views and scenic resources in Bristol."
 - 5. "Encourage buildings and sites to be designed to reflect the overall character of Bristol."
 - iv. "Strive to be a sustainable and resilient community" by:
 - 1. Honoring the POCD's reference to the Friends of Hoppers-Birge Pond Nature Preserve (the Intervenor) as a key means to promote conservation, in POCD Section 4.1.
 - 2. Discouraging "development which negatively impacts wetlands and watercourses," per POCD Section 4.3.1.
 - 3. Discouraging "development on steep slopes and ridgelines," per POCD Section 4.3.2.
 - 4. Protecting "Bristol's natural resources through land development controls...and other preservation techniques" to "carefully control development which could result in damage to the land and environment" and "cooperate with...other organizations in protecting natural resources," per POCD Section 4.3.3.
 - 5. Honoring the POCD's vision for Scenic Resources, regarding which the POCD states in Section 6.1.5, "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.***" [Emphasis added.]
- 4. There are feasible and prudent alternatives to the proposed permitting of excavation to protect the air, water, trees, and other natural resources associated with the subject property; including:
 - a. Reduction in the size of the project and denial of a permit to excavate more cubic yardage than is permitted as of right.
 - b. Permitting the construction of a small-scale, sensitively designed residential presence that respects the existing topography.
 - 5. The plans do not allow for a mechanism to arrest runoff on site and retain it until it is absorbed into the soil. This would send water directly down the road, creating sedimentation which will

impact wetlands and streams and ultimately the pond. The following mandates are in place to prevent such a scenario:

a. The Bristol Stormwater Control Ordinance & Illicit Discharge Rules

- Code of Ordinances Section 21-31 (Illicit Discharges and Illegal Connections): This code bans any discharge into the city's environment or drainage network that is not 100% clean stormwater.
- 1991 Stormwater Control Ordinance: Enforced by the City Council, this code gives Bristol the legal authority to require standalone, engineering-approved plans for any property to control and perpetually manage its own runoff on-site.

b. Bristol Zoning Regulations & Land Use Mandates

- Section 12 of the Bristol Zoning Regulations: Mandates that developers and property builders utilize Low-Impact Development (LID) techniques. If no public storm system is nearby, the Land Use development review enforces the Connecticut Stormwater Quality Manual. This manual legally requires properties to retain the "Water Quality Volume" (the first 1.3 inches of rainfall) completely on-site using elements like bio-retention swales and rain gardens.
- FAQ Infiltration Rules: The city explicitly dictates that clean rainwater—such as roof gutter drains and basement sump pumps—is strictly illegal to discharge into sanitary sewers. Without a public storm drain connection, these must be discharged directly into drywells or the ground surface on your own property.

c. General MS4 Permit Authority

- Bristol operates under the Connecticut DEEP General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4). To comply with federal and state water quality limits, the city's Stormwater Management Plan (SMP) forces new developments or major redevelopments to isolate post-construction runoff control within the boundaries of the parcel.

6. The Connecticut Environmental Protection Act of 1971 provides, in part, that any person may intervene as of right in any administrative proceeding upon the filing of a verified pleading asserting that the proceeding "involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the State". C.G.S. Section 22a-19(a).
7. It is the responsibility of the Applicant in these administrative proceedings to adequately develop by the introduction of substantial evidence of record, evidence that will address the issues raised herein with respect to the potential impacts, and the Applicant has the burden of establishing that the proposed action will not have such significant adverse impact as alleged

and that no alternatives exist that would reduce or eliminate the potential for such adverse impacts.

8. Pursuant to C.G.S. 22a-19, et. seq., the undersigned requests all rights of participation granted to any party in accordance with the provisions thereto.
9. This request for intervention with party status will further the policies and purposes of the Connecticut Environmental Protection Act. (C.G.S. 22a-19, et. seq.)
10. The application involves the likelihood of erosion, sedimentation, and pollution of nearby surface and ground waters.
11. The Intervening Petitioner, pursuant to the provisions of C.G.S. Section 1-21c, hereby requests that it be given written notice by mail of all hearings and meetings to be held in connection with this proceeding as well as all negotiations pertaining to the above captioned application.

Applicable Law:

A. CEPA Allows Any Person To Intervene In Legal Proceedings to Raise Environmental Issues

As noted above, this Application is made pursuant to CEPA, the plain language of which was intended to provide wide access to the states' various tribunals. *Red Hill Coalition, Inc. v. Conservation Commission of Town of Glastonbury*, 212 Conn. 710 (1989). The statute provides in relevant part:

"[in] any administrative, licensing or other proceeding, and in any judicial review thereof made available by law,any person ...or other legal entity may intervene as a party on the filing of a verified pleading asserting that the proceeding or action for judicial review involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the state." §22a-19 (truncation added)

Unlike a classical aggrievement cases, a §22a-19 intervenor need not show "aggrievement". *Hyllen-Davey v. Planning & Zoning Commission*, 57 Conn. App. 598, 593, 749 A.2d 682, cert denied, 253 Conn. 926, 754 A.2d 796 (2000)("the EPA waives the additional aggrievement requirement in ...§22a-19, [which] authorizes any citizen or other entity, without having to first establish aggrievement, to intervene in an existing proceeding."); *Scaringe v. Meriden Planning & Zoning Comm*, CV-000274515-S, J.D. at Meriden, (November 26, 2002)(Gilardi, J).

An allegation of facts that the action at issue in the proceeding is likely to unreasonably impair the public trust in natural or historical resources of the State is sufficient. See, *Cannata v. Dept. Of Environmental Protection, et al*, 239 Conn. 124 (1996)(alleging harm to floodplain forest resources).

B. CEPA Is Not Discretionary: Once A Verified Application Has Been Filed, Intervention Is a Matter of Statutory Right

The Connecticut Appellate Court has noted that statutes "such as the EPA are remedial in nature and should be liberally construed to accomplish their purpose." *Avalon Bay Communities, Inc. v. Zoning Commission of the Town of Stratford*, 87 Conn.App.537 (2005); *Keeney v. Fairfield Resources, Inc.*, 41 Conn. App. 120, 132-33, 674 A.2d1349 (1996); *Red Hill Coalition, Inc. v. Town Planning & Zoning Commission*, 212 Conn. 7272, 734, 563 A.2d 1347 (1989) ("section 22a-19 makes intervention a matter of right once a verified pleading is filed complying with the statute, whether or not those allegations ultimately prove to be unfounded"); *Polymer Resources, Ltd. v. Keeney*, 32 Conn. App. 340, 348-49, 629 A.2d 447 (1993) ("[Section] 22a-19[a] compels a trial court to permit intervention in an administrative proceeding or judicial review of such a proceeding by a party seeking to raise environmental issues upon the filing of a verified complaint. The statute is therefore not discretionary.") See Also, *Connecticut Fund for the Environment, Inc. v. Stamford*, 192 Conn. 247, 248 n.2, 470 A.2d 1214 (1984).

In *Mystic Marinelife Aquarium v. Gill*, 175 Conn. 483, 490, 400 A.2d 726 (1978), the Connecticut Supreme Court concluded that one who filed a verified pleading under § 22a-19 (a) became a party to an administrative proceeding upon doing so and had "statutory standing to appeal for the limited purpose of raising environmental issues." Further, since "[i]t is clear that one basic purpose of the act is to give persons standing to bring actions to protect the environment" this intervention should be granted as in the public interest. *Belford v. New Haven*, 170 Conn. 46, 53-54, 364 A.2d 194 (1975).

This Application makes specific verified allegations of unreasonable impairment of natural resources, inter alia: the reasonably likely threat of increased pollutant mobility, the contamination of currently uncontaminated property and the release of nutrients and other stormwater pollutants into the environment. Thus, the undersigned party intervenes in this proceeding on the filing of this Verified Notice of Intervention and requests notice of all meetings.

Intervenor respectfully requests a public hearing at which it may present evidence and cross examine witnesses.

Respectfully,

Michelle Rudy, President of Friends of
Hoppers-Birge Pond Nature Preserve
102 Henderson Street
Bristol, CT 06010
mirwater@yahoo.com
(860)558-5393

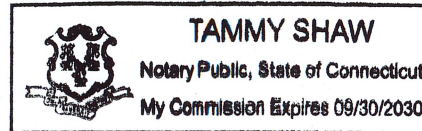
INTERVENTION VERIFICATION

Michelle Rudy
Michelle Rudy, President
Friends of the Hoppers-Birge Pond
Nature Preserve

STATE OF CONNECTICUT :
: ss: Bristol
COUNTY OF HARTFORD :

On this day of Aug. 3, 2026 personally appeared Michelle Rudy, President of Friends of the Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, duly authorized, and made oath to the truth of the matters contained in the foregoing application, before me.

Tammy Shaw
Notary Public/Commissioner of the Superior Court



My Commission Expires: 9/30/30

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

Pictures of Recent Work 072826

**NOTICE OF HEARING
THIS PROPERTY**

PURPOSE: Special Permit for Earth Removal

PLACE: City Hall
111 N. Main St.

DATE: August 10, 2026

TIME: 6:00 PM

Call Bristol Land Use Office
for more info: 860-564-6223

**NOTICE OF HEARING
THIS PROPERTY**

PURPOSE: Site Plan for Earth Removal

PLACE: City Hall
111 N. Main St.

DATE: August 10, 2026

TIME: 6:00 PM

Call Bristol Land Use Office
for more info: 860-564-6223

www.SUPERIORNETWORK.com
(860) 621-3621



NOTICE OF HEARING
THIS PROPERTY
PURPOSE: Site Plan for Earth
Removal
PLACE: City Hall
111 N. Main St.
DATE: August 16, 2024
TIME: 9:00 PM
Call Robert Lind May 2024
for more info: 888-884-4332

NOTICE OF HEARING
THIS PROPERTY
PURPOSE: Special Permit for Earth
Removal
PLACE: City Hall
111 N. Main St.
DATE: August 16, 2024
TIME: 9:00 PM
Call Robert Lind May 2024
for more info: 888-884-4332



NOTICE OF HEARING

THIS PROPERTY

PURPOSE: Site Plan for Earth
Removal

PLACE: City Hall
211 N. Main St.

DATE: August 16, 2024

TIME: 9:00 PM

Call Municipal Land Use Office
for more info: 502-254-4224

NOTICE OF HEARING

THIS PROPERTY

PURPOSE: Special Permit for Earth
Removal

PLACE: City Hall
211 N. Main St.

DATE: August 16, 2024

TIME: 9:00 PM

Call Municipal Land Use Office
for more info: 502-254-4224











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:

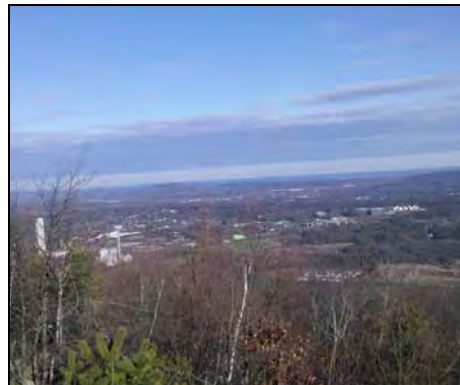
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators 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.

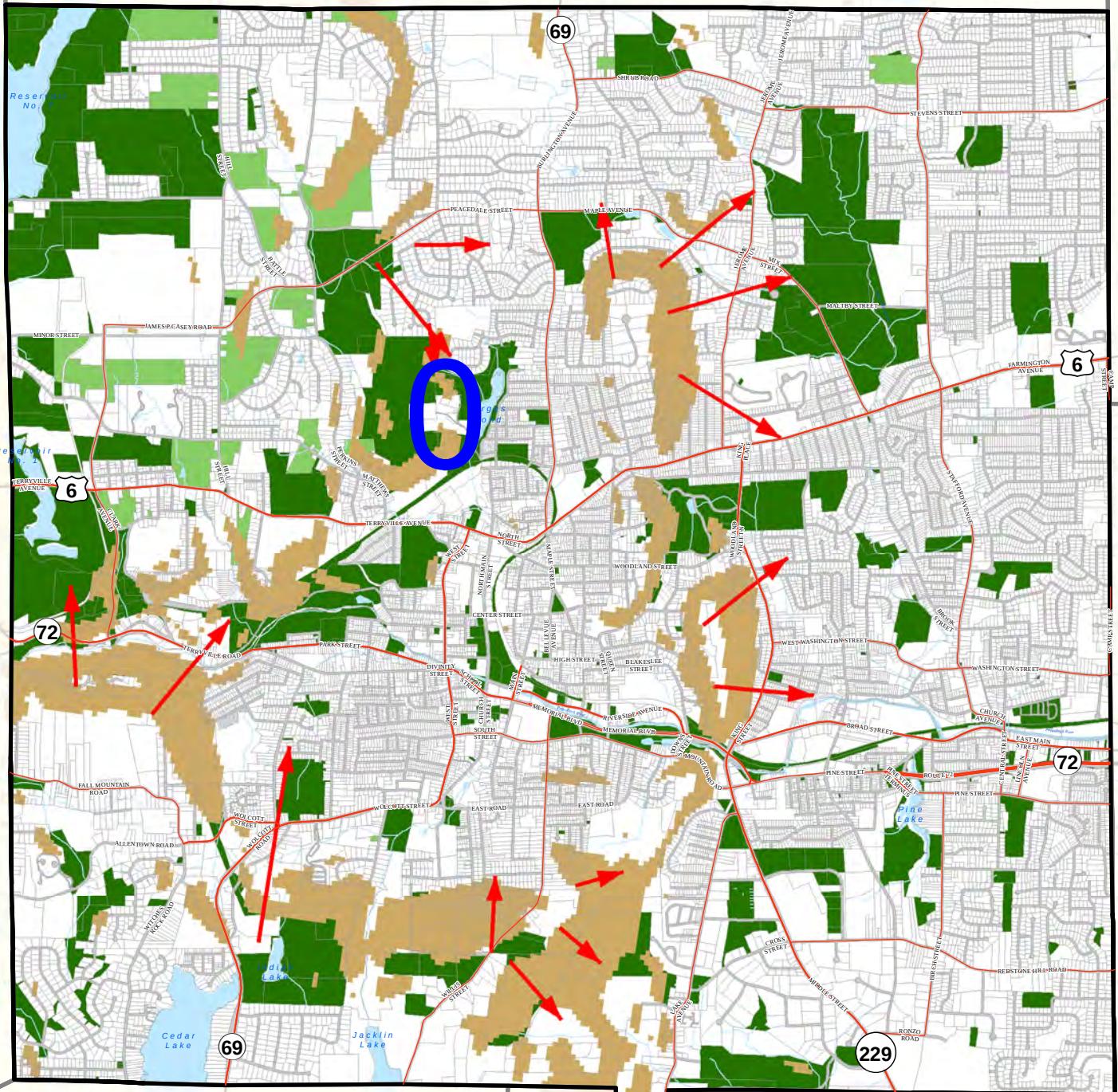
Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission 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

Burlington



Legend

- Scenic View
- Water
- Scenic Hillsides
- Farms
- Open Space



2,700

Feet

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

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



Referral to Planning



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: June 1, 2026

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2569 & 2570

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

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

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

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

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

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

Anticipated Public Hearing Date: August 10, 2026

For questions or additional information, please contact:

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

Response from Planning



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: July 28, 2026

TO: Zoning Commission

FROM: Bristol Planning Commission

RE: 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.

The Bristol Planning Commission, at its meeting of July 27, 2026, approved the following motion with respect to the above captioned item:

“Motion to send a negative referral to the Zoning Commission for Applications #2569 & #2570.

*The Planning Commission finds that the Special Permit and Site Plan applications for Earth Removal in excess of 400 cubic yards associated with the development of a residential dwelling unit 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, as presented, **is generally not consistent** with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.*

For questions or additional information, please contact:

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

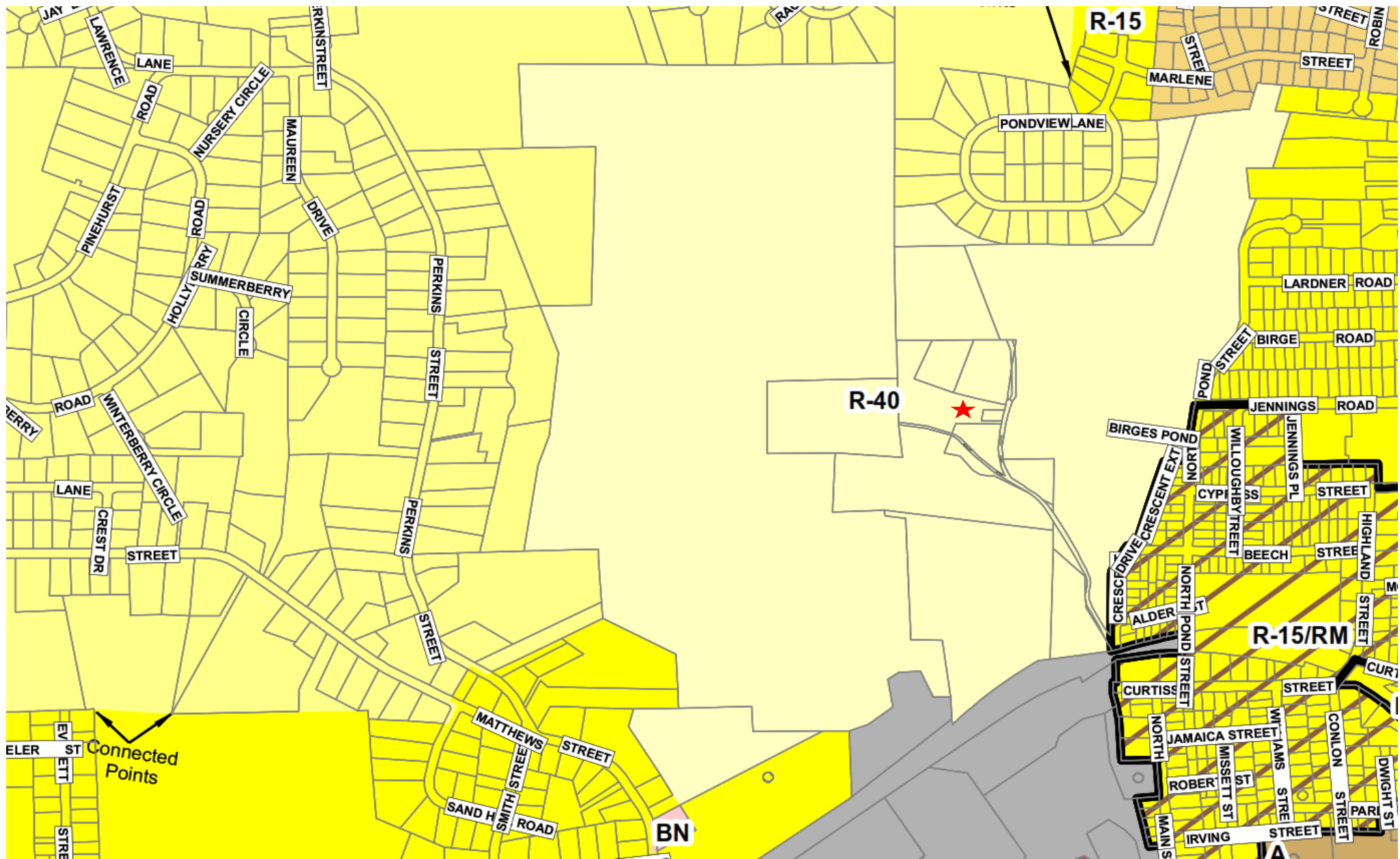
Cc: Attorney James Ziogas (via email)

Various Maps:

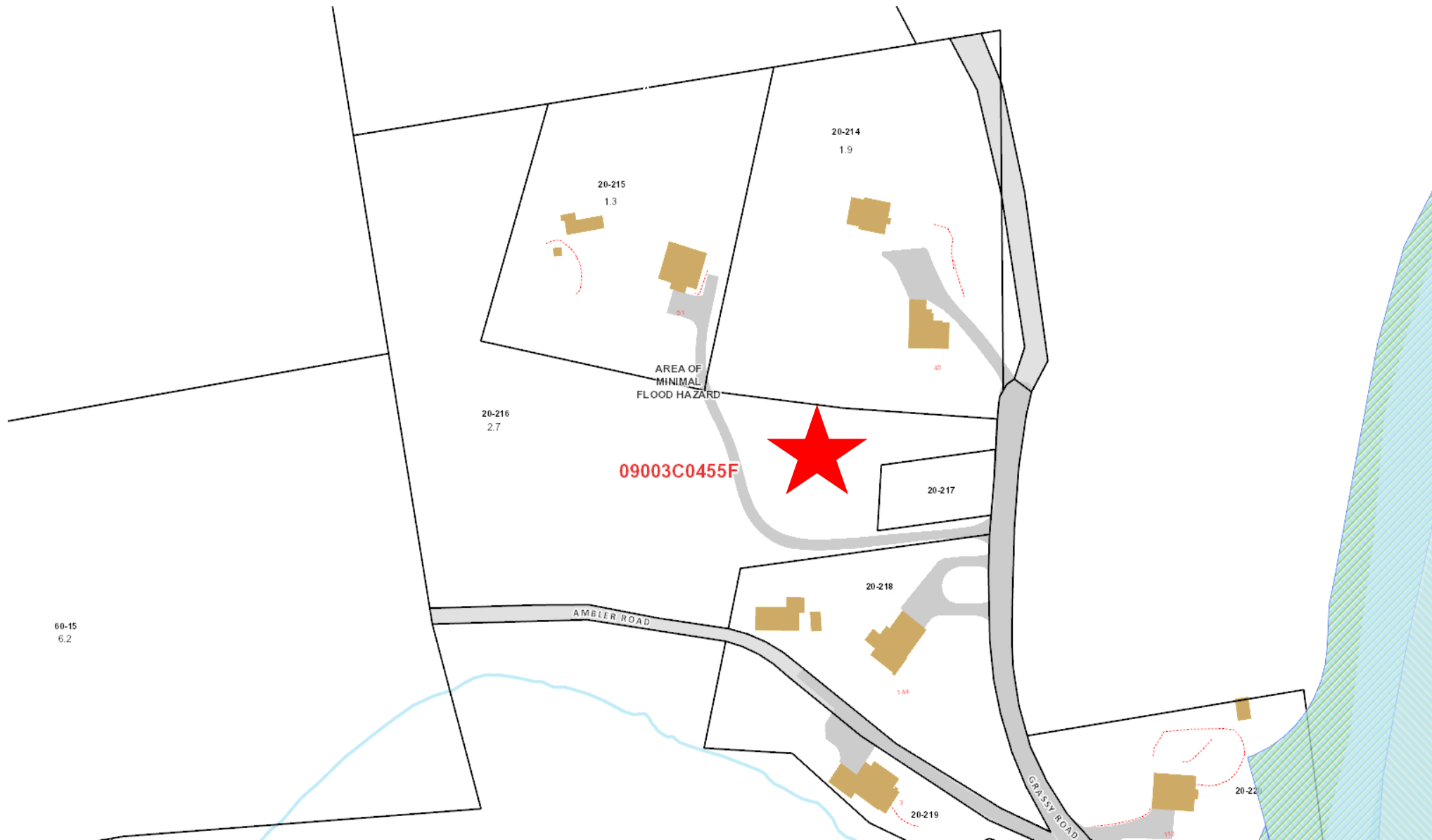
GIS
Google
and
Applicant



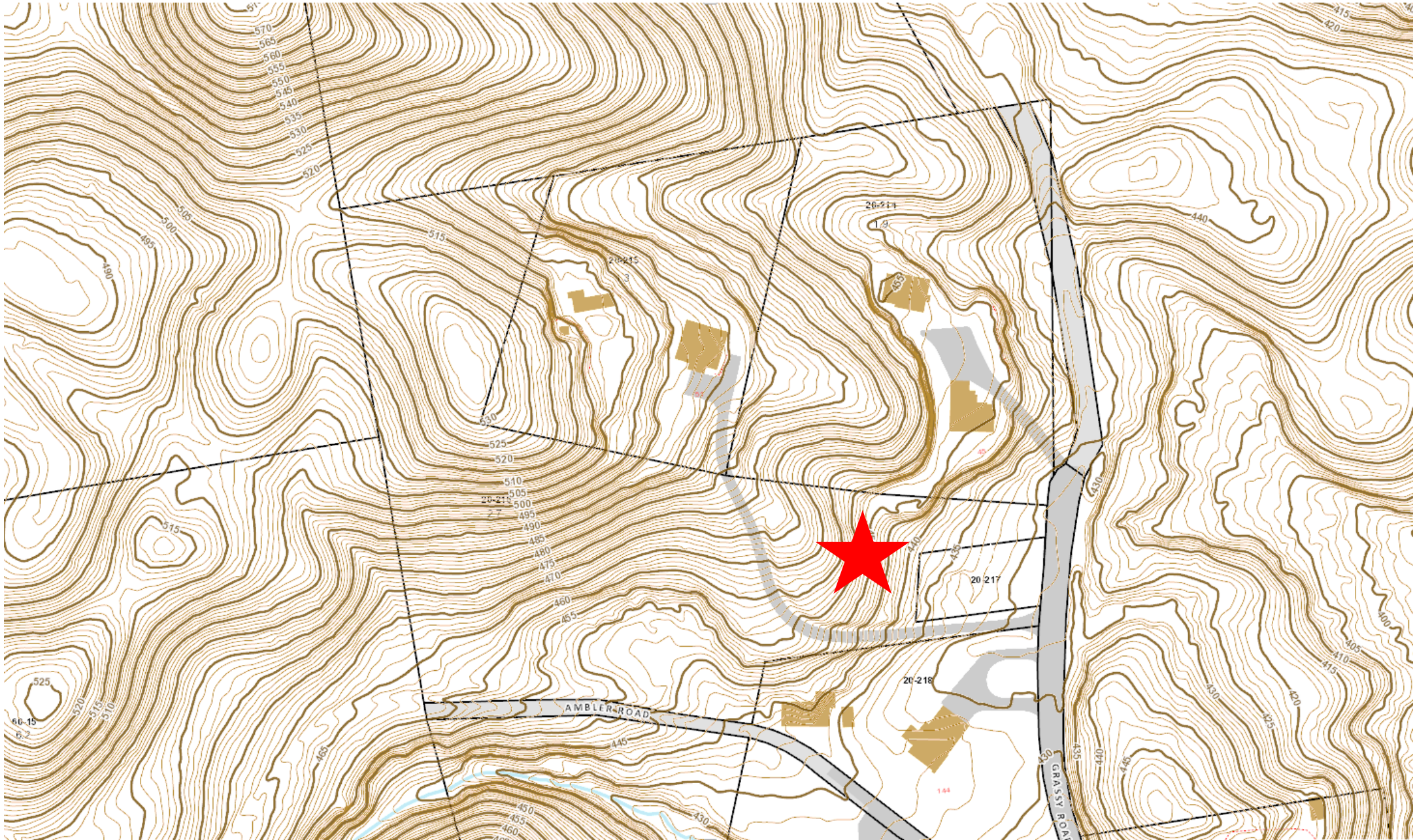
App. 2569 & 2570 - Location
Special Permit & Site Plan – Earth Removal



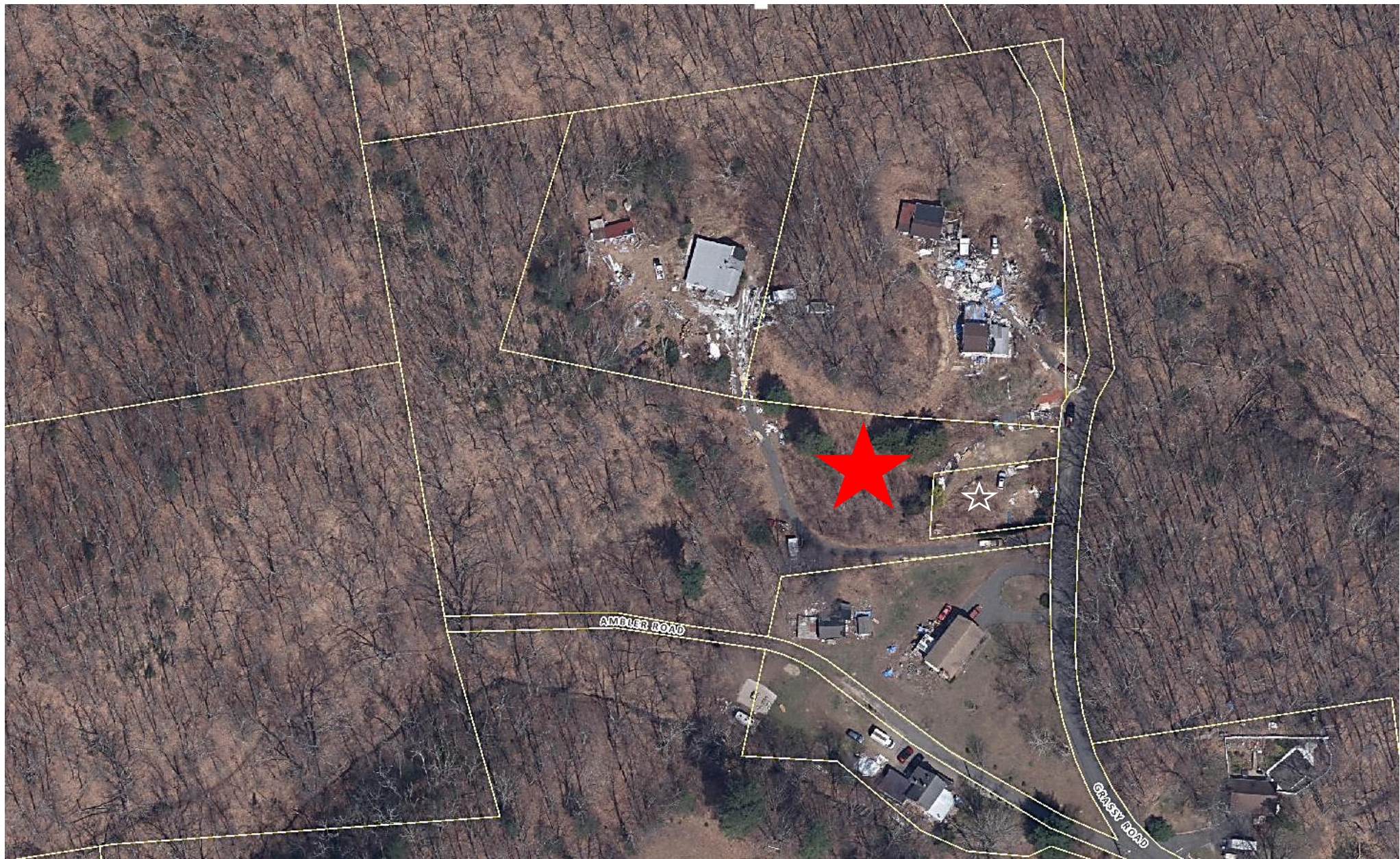
App. 2569 & 2570 – Zoning – R-40
Special Permit & Site Plan – Earth Removal



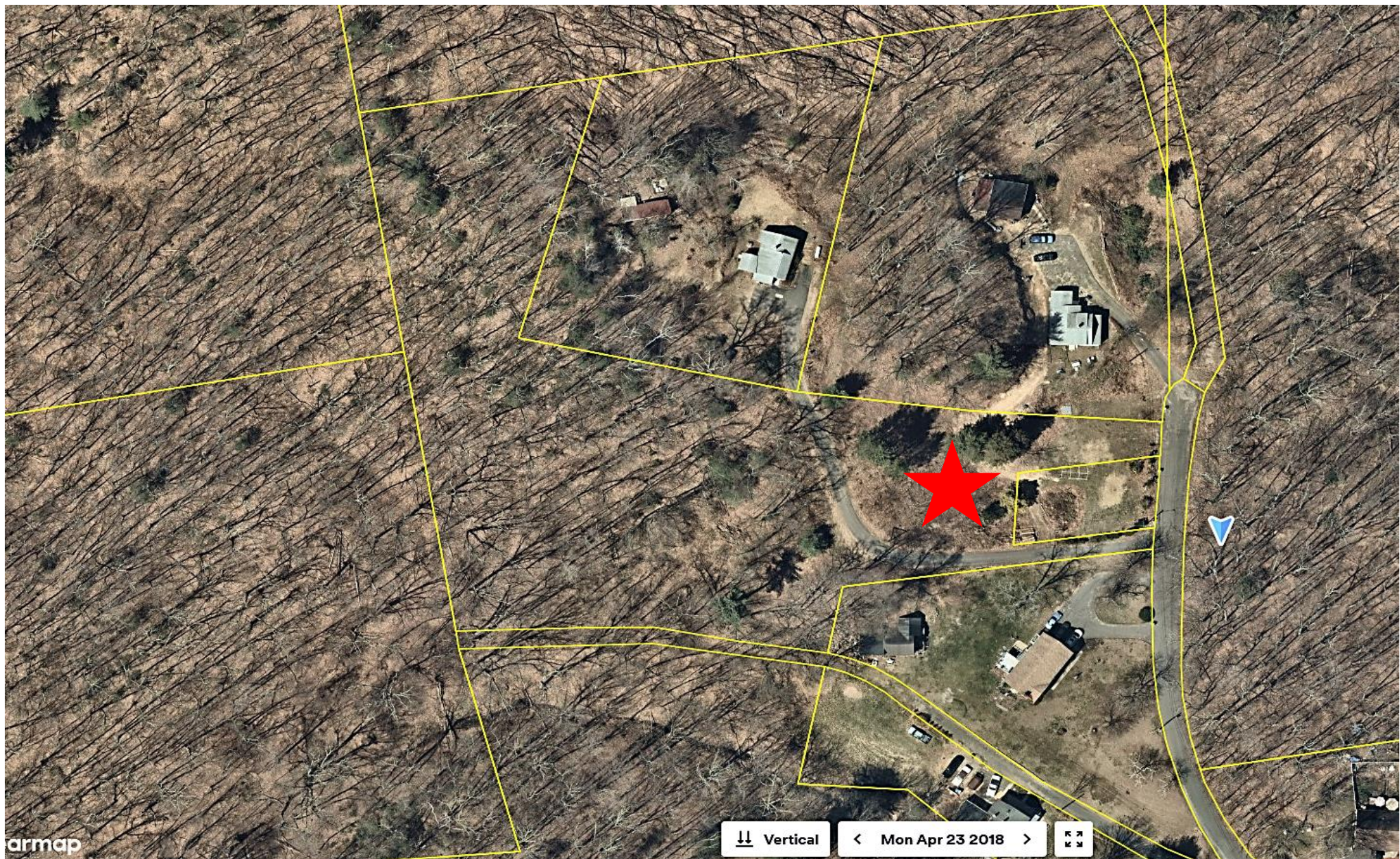
App. 2569 & 2570 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



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



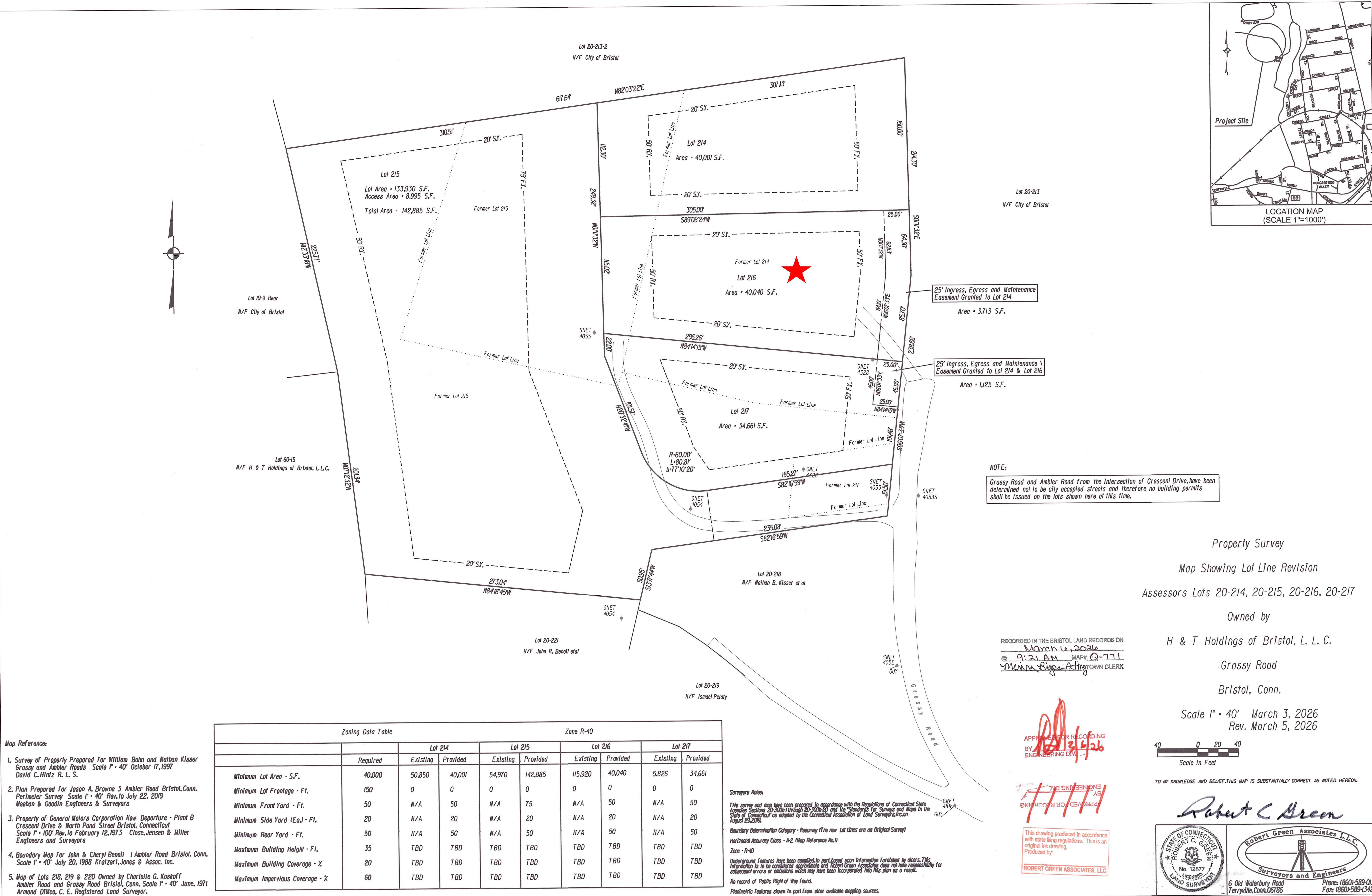
App. 2569 & 2570 – Aerial
Special Permit & Site Plan – Earth Removal



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

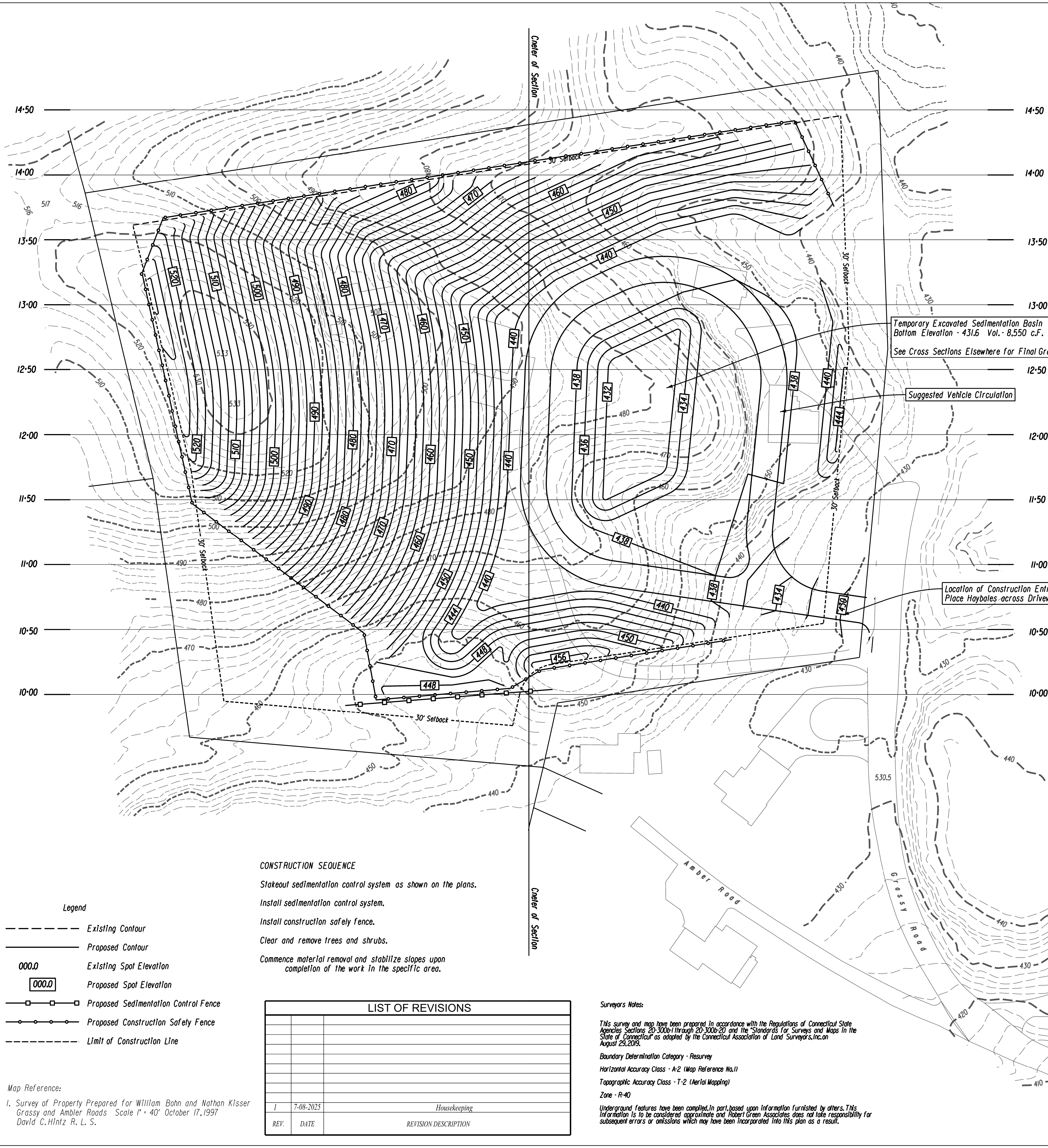
First Cut Map

Recorded
3/6/26



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 installation or erosion and sedimentation controls refer to "Guidelines for Soil Erosion and Sedimentation Controls" 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 slopes. 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 in the exposed area in lieu 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 stabilization measures shall be applied immediately.
 8. The following sections from the S.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 8 - Permanent Vegetative Cover
 - Chapter 7 - Topsoiling
 - Chapter 1 - 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 COORDINATOR (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 impair 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 unforeseen field conditions

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

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

Legend

----- Existing Contour

----- Proposed Contour

000.0 Existing Spot Elevation

000.0 Proposed Spot Elevation

Proposed Sedimentation Control Fence

Proposed Construction Safety Fence

----- Limit of Construction Line

Map Reference:

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

LIST OF REVISIONS		
REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300a 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

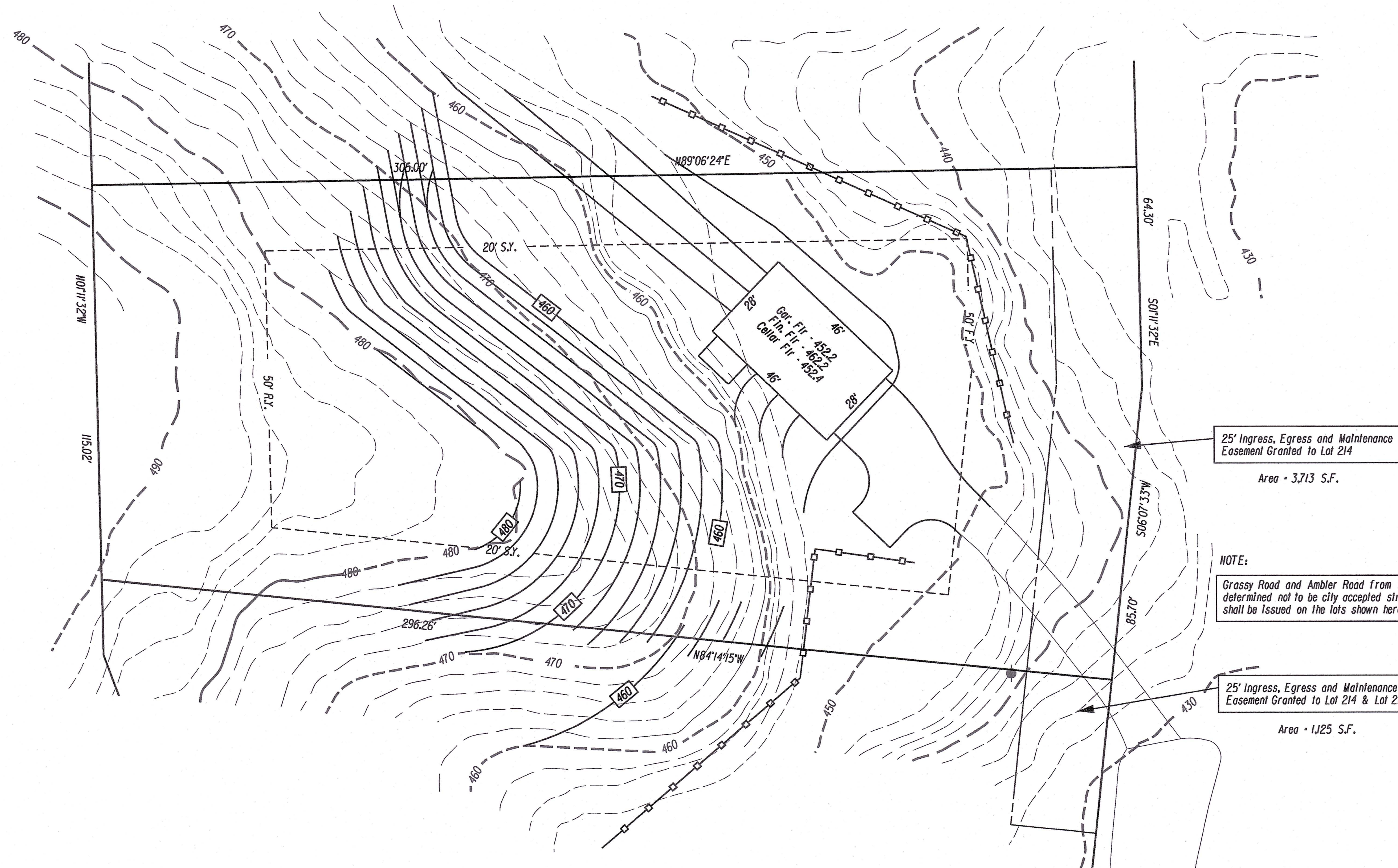
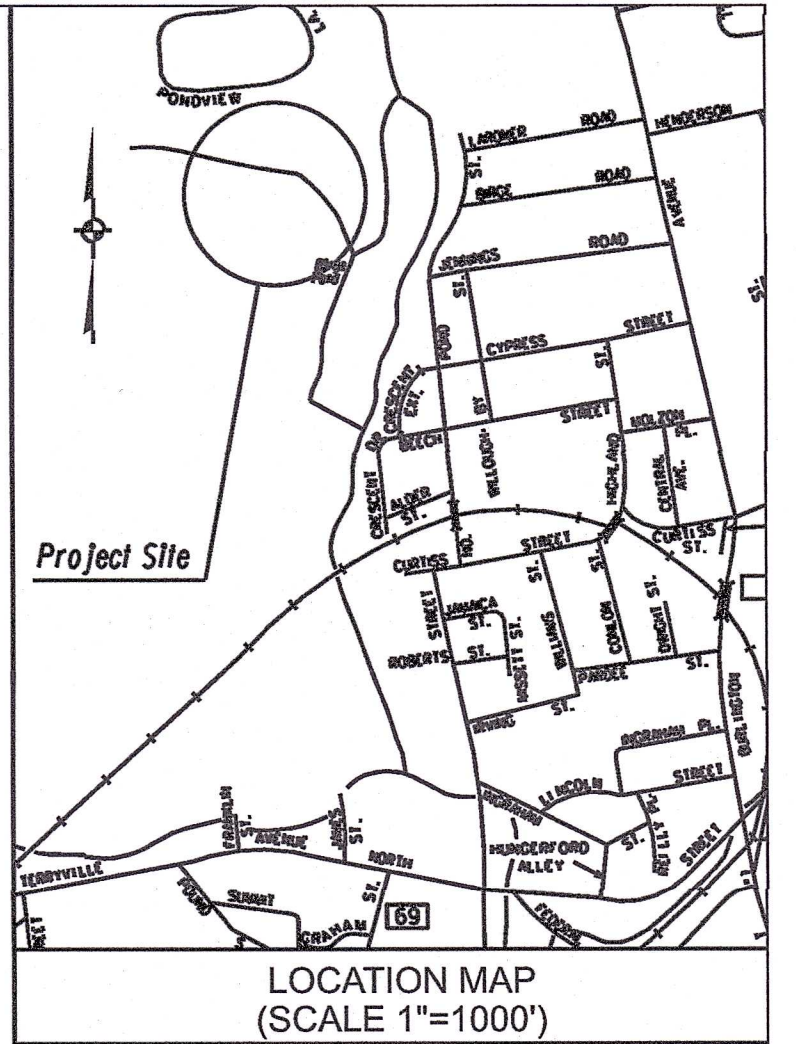
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

Sheet 3 of 6

2026 Submitted Map

“Not For Construction”



Zoning Location Survey

Site Plan House

Assessors Lot 20-216

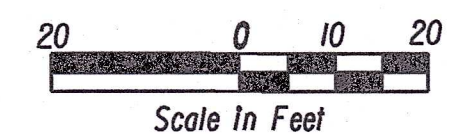
owned by

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

Grassy Road

Bristol, Conn.

Scale 1" = 20' April 2, 2026



GRADING PLAN - NOT FOR CONSTRUCTION

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300a 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

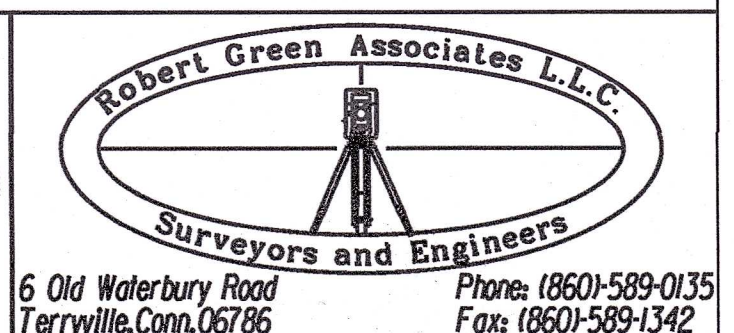
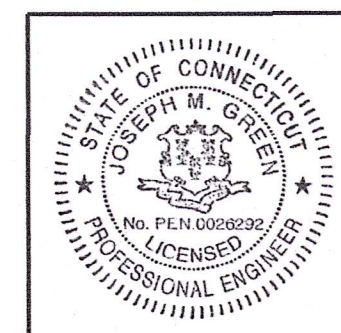
Zone - NAD83

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.

Joseph M. Green

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

Robert C. Green



6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860) 589-0135
Fax: (860) 589-1342

2026 ZONING ENFORCEMENT REPORT

The following complaints were investigated by the Zoning Enforcement Officer. This report also includes the number of abatements, citations, and permits issued by the Bristol Building Department for the current month. For comparison, data from the previous year is also listed for each complaint type and category.

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	0	3	10	8	10	10	2						43
<i>Year (24):</i>	3	8	4	13	13	5	14	13	7	8	3	8	99
Illegal Business:	1	2	9	4	2	2	1						21
<i>Year (24):</i>	2	1	5	3	1	1	2	5	4	1	5	3	33
Lack of Permit:	7	9	13	11	9	16	19						84
<i>Year (24):</i>	11	4	14	17	12	18	7	15	12	7	9	11	137
Accessory Structure:	1	2	1	2	1	1	2						10
<i>Year (24):</i>	0	2	0	4	4	3	2	0	3	1	2	4	25
Illegal Fence:	1	2	5	7	1	1	4						21
<i>Year (24):</i>	1	0	6	7	0	2	2	8	4	5	1	2	38
Illegal Sign:	0	0	2	4	1	1	2						10
<i>Year (24):</i>	2	2	11	10	7	3	2	3	3	2	2	3	50
Fowl:	0	0	1	3	1	1	1						7
<i>Year (24):</i>	0	0	2	2	2	0	1	6	0	2	1	0	16
Blight:	8	3	23	16	12	12	22						96
<i>Year (24):</i>	6	10	14	19	14	40	32	15	22	7	4	16	199
Lighting:	0	2	0	0	0	0	0						2
<i>Year (24):</i>	0	0	0	0	1	0	0	0	0	0	2	0	3
Site Plan:	1	0	0	3	2	2	1						9
<i>Year (24):</i>	2	1	2	1	0	1	1	2	1	2	1	1	15
Illegal Rentals:	2	0	0	2	1	1	2						8
<i>Year (24):</i>	2	1	4	1	10	3	2	3	1	2	1	2	32
Miscellaneous:	1	1	1	1	1	1	5						11
<i>Year (24):</i>	2	0	2	5	5	7	11	4	5	1	3	1	46
2025 TOTAL:	22	24	65	50	32	48	61						302
<i>Year (24):</i>	31	29	64	82	69	83	76	74	62	30	34	51	685
ABATEMENTS:	0	0	1	0	0	0	0						1
<i>Year (24):</i>	0	1	0	0	0	0	0	1	0	0	0	0	2
CITATIONS:	12	8	18	19	13	7	12						89
<i>Year (24):</i>	15	12	10	2	11	35	20	10	32	13	13	12	185
PERMITS ISSUED:	242	204	322	369	372	400	463						2372
<i>Year (24):</i>	240	215	297	320	389	359	377	361	404	427	298	345	4032

Respectfully submitted,
Brandon Peate

Brandon Peate
 Zoning Enforcement Officer
 August 5th, 2026