



*City of Bristol
Zoning Commission*

*REGULAR MEETING - MONDAY, FEBRUARY 12, 2024
6:00 P.M. - CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET, BRISTOL*

**INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:
Zoom Meeting link:**

<https://bristolct-gov.zoom.us/j/89980653052?pwd=8ROLachuQ5OGc5JbCuZJ6T7JVNWnqv.1>

Meeting ID:

899 8065 3052

Meeting Passcode:

123456

Join by phone

1-929-205-6099

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
 - a. Approval of Minutes: January 22, 2024
4. ZEO Report
 - a. December 2023
 - b. January 2024
5. Receipt of New Applications
 - a. Application #2488 – Proposed amendments to the Zoning Regulations to allow for Unified Residential Developments by Special Permit and Site Plan in the R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; Attorney Timothy Furey and Charles Talmadge, applicants.

6. Public Hearings

- a. Application #2486 – Site Plan for a public school at 532 Stevens Street; Assessor's Map 50, Lot A+A1; R-15 (Single-Family Residential) zone; City of Bristol Board of Education, applicant – Public Hearing continued from January 22, 2024.
- b. Application #2487 – Special Permit for recycling center or facility at 95 Wooster Court, Assessor's Map 42, Lot 4; I (General Industrial) zone; Shahil Kantesaria, applicant.

7. Old Business

8. New Business

9. Staff Reports

10. Communications

11. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, March 11, 2024

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JANUARY 22, 2024**

CALL TO ORDER:

By: Chairman Provenzano

Time: 6:00 P.M.

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

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Thomas Marra (Vice Chairman)	X	
	Richard Goodwin (Secretary)	X	
	Richard Harlow	X	
	John LaFreniere	X	
ALTERNATE MEMBERS:	Michael DeRoehn	X	
	Sara Mangiafico	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

Chairman White called the meeting to order at 6:00 P.M.
New Commissioner Peter Caruso was in the audience.

PLEDGE OF ALLEGIANCE:

Chairman White reminded the Commission the next regular meeting was Monday, February 12, 2024.

ADMINISTRATIVE MATTERS:**RECEIPT OF NEW APPLICATIONS:****ADMINISTRATIVE MATTERS:**

1. Approval of Minutes
 - a. Approval of Minutes – December 6, 2023 special
 - b. Approval of Minutes – December 11, 2023 regular

Chairman White designated regular Commissioners LaFreniere, Goodwin, Harlow and White to vote on the December 6, 2023, regular meeting minutes. He also designated alternate Commissioner DeRoehn to vote on the December 6, 2023, regular meeting minutes.

MOTION: Move to approve the minutes of the December 6, 2023, special meeting.

By: DeRoehn

Seconded: LaFreniere.

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

Against: None.

Abstained: None.

Chairman White designated regular Commissioners LaFreniere, Goodwin, Harlow and White to vote on the December 11, 2023, regular meeting minutes. He also designated alternate Commissioner DeRoehn to vote on the December 11, 2023, regular meeting minutes. A member of the public audience explained they were unable to review the minutes on the City's Website.

MOTION: Move to approve the minutes of the December 11, 2023, regular meeting.

By: Harlow

Seconded: LaFreniere.

Commissioner Harlow stated he was against approving the minutes because the public audience was unable to view them on the City's Website because of technical difficulties.

For: Marra, Goodwin, LaFreniere and White.

Against: Harlow.

Abstained: None.

RECEIPT OF NEW APPLICATIONS:

2. Application #2487 – Special Permit for recycling center or facility at 95 Wooster Court, Assessor's Map 42, Lot 4; I (General Industrial) zone; Shahil Kantesaria, applicant.

Chairman White designated regular Commissioners LaFreniere, Goodwin, Harlow, Marra and White to vote on Application #2487.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained the request was for a Special Permit for a wholesale redemption center. The applicant would have contracts with local grocery stores. He explained the process for collecting bottles from grocery stores. The various companies would then collect their brand bottles from the applicant's facility. The facility would have access to the highway and to a few different towns. He explained the public process for redeeming bottles at local grocery stores. The applicant would pick up the bottles from the facilities.

Commission inquiries: Attorney Ziogas explained the site may require abatement.

Staff explained the Town of Plainville was sent a referral. He spoke with the Plainville Town Planner and he was in support of the application. Attorney Ziogas noted he spoke with the Plainville Town Planner who would like the applicant to appear before the City because the majority of the property was in Bristol.

MOTION: Move to schedule Application #2487 for a public hearing for the February 12, 2024, regular meeting of the Commission.

By: Marra

Seconded: LaFreniere.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

Item #4, Public Hearings, was taken out of order.

Chairman White designated regular Commissioners LaFreniere, Goodwin, Harlow, Marra and White to vote on Item #4, Public Hearings.

MOTION: Move to take Item #4, Public Hearings, out of order.

By: Harlow

Seconded: Marra.

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

Against: None.

Abstained: None.

4. Application #2482 – Change of Zone from R-15 (Single-Family Residential) zone to BG (General Business) zone at 27 Matthews Street, Assessor's Map 19, Lot 24; 250 Terryville Avenue, LLC, applicant – (*Public Hearing continued from December 11, 2023*)

Chairman White designated regular Commissioners LaFreniere, Goodwin, Harlow, Marra and White to vote on Application #2482. Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained he filed a letter of withdrawal on January 4, 2024, with the City Planner.

MOTION: Move to accept the withdrawal of Application #2482 - Change of Zone from R-15 (Single-Family Residential) zone to BG (General Business) zone at 27 Matthews Street, Assessor's Map 19, Lot 24; 250 Terryville Avenue, LLC, applicant.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is withdrawn.

PUBLIC HEARINGS:

3. Application #2480 – Proposed amendments to the Zoning Regulations to allow for Unified Residential Developments by Special Permit and Site Plan in the R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; Attorney Timothy Furey and Charles Talmadge, applicants – *(Public Hearing continued from December 11, 2023)*

Chairman White designated regular Commissioners LaFreniere, Goodwin, Harlow, Marra and White to vote on Application #2480.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicants, reviewed his presentation for the proposed amendments to the Zoning Regulations. He explained a positive referral was received from the Planning Commission at their October 11, 2023, meeting. The application was continued for the applicant to resolve comments. He reviewed the application timelines.

Charles Talmadge, 225 North Main St., Development Planning Solutions, LLC, representing the applicants, reviewed a PowerPoint presentation with limits of the proposed amendment. He explained the original application had a conservative method. The goal of the application was for multiple units on separate lots. However, there were comments from Staff. He reviewed the revised application with more detail that would be synchronized with the new Regulations.

Commission inquiries: Attorney Furey reviewed the current Regulations that allowed 5 three family units that does not require a Commission review. But the proposed Regulation would allow for more comprehensive developments with a Commission review.

Staff explained the new Regulations allowed for three family units with a Zoning Permit.

Attorney Furey explained this application was significantly different than the initial application, which addressed the City Planner's concerns. The Commission may approve the application or the applicant may withdraw the application.

Chairman White was more comfortable with this application versus the initial application but there was a large amount of data to review. Staff preferred to not go forward with the application because there may be some members of the public that may want to comment on the application and there have been a substantial changes to the original text. He reviewed the GIS Mapping of the R-15/RM zones within the City. The Commission, Staff and Attorney Furey had a discussion regarding voting on the application.

No one else spoke in favor of the application.

No one spoke against the application.

Attorney Furey requested to withdraw Application #2480. He explained a new application would be filed to the Land Use Office.

MOTION: Move to accept the withdrawal of Application #2480 – Proposed amendments to the Zoning Regulations to allow for Unified Residential Developments by Special Permit and Site Plan in the R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; Attorney Timothy Furey and Charles Talmadge, applicants.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is withdrawn.

5. Application #2483 – Special Permit for 1) Motor vehicle repair and service facility and 2. the display or sale of new or fully operable used motor vehicles at 137 Terryville Road; Assessor's Map 67, Lot 16; I (General Industrial) zone; Charles R. Ebersol, Jr., applicant.

Chairman White designated regular Commissioners LaFreniere, Goodwin, Harlow, Marra and White to vote on Application #2483.

Attorney Charles Ebersol, Jr., 19 Mason St., Torrington, representing the applicant, explained the applicant has been a tenant at 137 Terryville Rd. for a long time with State of CT permits. He explained the applicant is in the process of purchasing 121 Terryville Rd. for the same uses as 137 Terryville Rd. The two requests were Special Permits under 1) Motor vehicle repair and service facility and 2.) the display or sale of new or fully operable used motor vehicles. He reviewed the narrative of the current and the proposed uses of the properties, if the permits are approved. There is an existing building and parking lot for the existing uses on the site. The applicant also owns a property to the west. The applicant's goal was to get the same type of approval for 121 Terryville Rd.

Staff inquiries: Attorney Ebersol explained if the applications are approved the applicant would apply for a Site Plan, which included merging the properties. He explained the status of the used vehicles for sale and vehicles to be totaled and removed from the property.

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

The hearing #2483 is closed.

By: Marra

Seconded: LaFreniere.

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

Against: None.

Abstained: None.

Staff reviewed the documents for Application #2483. He explained the property was near an inland wetlands area/flood zone. He explained the applicant does not need to be present at the six-month review of the plan.

MOTION: Move that Application #2483 – Special Permit for 1) Motor vehicle repair and service facility and 2. the display or sale of new or fully operable used motor vehicles at 137 Terryville Road; Assessor's Map 67, Lot 16; I (General Industrial) zone; Charles R. Ebersol, Jr., applicant, be approved with the following stipulation:

1. That the applicant return to the Zoning Commission at the July 8, 2024 Regular Meeting of the Commission and report on the progress made in submitting a Site Plan application for the property.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is approved with stipulation.

6. Application #2484 – Special Permit 1) Motor vehicle repair and service facility and 2. the display or sale of new or fully operable used motor vehicles at 121 Terryville Road; Assessor's Map 67, Lots 14 & 16B; I (General Industrial) zone; Charles R. Ebersol, Jr., applicant.

Chairman White designated regular Commissioners LaFreniere, Goodwin, Harlow, Marra and White to vote on Application #2484.

Attorney Charles Ebersol, Jr., 19 Mason St., Torrington, representing the applicant, explained the property owner is in the process of selling the property to the owner of 137 Terryville Rd. As previously discussed, if the applications are approved, the applicant of Application #2483 (and #2484) would merge the properties for one facility. The request is for a Special Permit for 1) Motor vehicle repair and service facility and 2) the display or sale of new or fully operable used motor vehicles. He reviewed the persons associated with the contracts.

Commission inquiries: Regarding 121 Terryville Rd., Attorney Ebersol explained the timber business of the property owner's husband. Regarding 121 Terryville Rd., he explained this location has used vehicles for sale.

Steven Merchant of DBS Associates, LLC, 45 Sawmill Rd., Plymouth, representing the applicant, explained the auto services and chemical work located at the 121 Terryville Rd. These uses would be the same in this building. He explained the business sells some vehicles. The junk vehicles are pending the insurance co./salvage co. picking up the vehicles. Commission inquiries: Mr. Merchant explained he does not intend to expand the used vehicle business.

Staff reviewed the documents for the application.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing #2484 is closed.

By: Marra

Seconded: LaFreniere.

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

Against: None.

Abstained: None.

MOTION: Move that Application #2484 – Special Permit 1) Motor vehicle repair and service facility and 2. the display or sale of new or fully operable used motor vehicles at 121 Terryville Road; Assessor's Map 67, Lots 14 & 16B; I (General Industrial) zone; Charles R. Ebersol, Jr, applicant, be approved with the following stipulation:

1. That the applicant returns to the Zoning Commission at the July 8, 2024 Regular Meeting of the Commission and report on the progress made in submitting a Site Plan application for the property.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application#2484 is approved with stipulation.

7. Application #2485 – Special Permit for a public school at 532 Stevens Street; Assessor's Map 50, Lot A+A1; R-15 (Single-Family Residential) zone; City of Bristol Board of Education, applicant.
8. Application #2486 – Site Plan for a public school at 532 Stevens Street; Assessor's Map 50, Lot A+A1; R-15 (Single-Family Residential) zone; City of Bristol Board of Education, applicant.

Chairman White explained Applications #2485 and #2486 would be heard concurrently but voted on separately.

Chairman White designated regular Commissioners LaFreniere, Goodwin, Harlow, Marra and White to vote on Applications #2485 and #2486.

The following persons representing the applicant gave a lengthy presentation for Applications #2485 and #2486: Attorney James Ziogas, 104 Bellevue Ave. and Ryan Scritorale, P.E., of Alfred Benesch & Co., 120 Hebron Ave., Glastonbury. Mr. Scritorale noted he also was a former Zoning Commissioner. Stephen Ulman, P.T.O.E., of Alfred Benesch & Co., 120 Hebron Ave., Glastonbury. Michael Lane, AIA, of QA & M Architecture, LLC, 195 Scott Swamp Rd., Farmington. In addition, Dr. Catherine Carbone, ED.D., City of Bristol, Board of Education, 129 Church St., representing the applicant, answered some questions for the Commission.

Attorney Ziogas gave his presentation for the review of the Special Permit and Site Plans for the 23-acre site to construct a new public school in four phases where the old school was located. He explained the application address had 532 Stevens St but the

Assessor's Office has the property at 530 Stevens St. He would work with the Engineering Dept. to change the address. He explained the property has City sewer and water services.

He explained the old school was 72,000 sq. ft. and the new school would be 130,000 sq. ft. There would be 203 total parking spaces. He explained the new school would be updated to today's modern standards. The new school would be constructed with the old school remaining in place, and then the old school would be demolished. The new school would be compliant with the various agency approvals. He explained the property is in the Aquifer Protection Agency area and there is an application later in the meeting. The ConnDEEP had no concern with the uses of this property.

Mr. Scitorale gave his presentation for the 4 Phase construction plans of a new school. He explained the plan complied with the recent new State EMS Regulations of the ConnDEEP. He reviewed the construction of the stormwater systems, property regrading and the erosion control systems. He explained the plan met all the Zoning Regulations, which included the building height. He explained the ADA parking spaces complied with the Regulations. He reviewed the traffic pattern on the site. He explained there was some parking expansion area if needed in the future. There are 195 parking spaces required and 203 parking spaces were provided. He spoke with the City Engineer regarding the high ground water elevation in this area. He reviewed the underground storm water system on the property so it would not affect the neighbors. He reviewed the water service for the building and the Fire Dept. He explained he has been working with Eversource for the natural gas system and the easement for the property. He explained he was working on some light trespass for the photometric plans, which should be resolve with lowering the fixtures.

Staff explained in 2012 an underground oil tank was determined by the Aquifer Protection Agency to be a non-regulated activity. But this heating would be replaced by natural gas and making the site safer.

Mr. Scitorale explained the underground detention system was compliant with the ConnDEEP Aquifer Regulations.

Commission inquiries: Mr. Scitorale explained the building and the parking lot have catch basins and the underground detention system would compensate for the high ground water elevations.

Mr. Ulman reviewed his traffic report for Felice and Stevens St. He explained there is a sidewalk on Stevens St. to Stafford Ave. He explained the peak AM and PM traffic counts. He detailed his review of the ConnDOT roadway reports from January 1, 2018 to June 30, 2023. The sight lines were 480 ft. on Stevens St. and 500 ft. on Felice Rd. The level of service on Felice Rd. would go from a service level "A" to "B." He recommended the school monitor the drop off and pick up areas, to remain an acceptable level and for increased queuing. He recommended that signage be added to the site. His view was the placement of the facility would not have any adverse effects on the traffic in the area. Mr. Ulman explained the plan required an ConnOSTA application review.

Commission inquiries, respectively: Mr. Ulman explained the one-way traffic to the east would be for buses. He explained the entrance from Felice Rd. would be a two-way street. He explained the increase in parent drop offs has not decreased with the COVID-19. Mr. Scitorale reviewed the bus traffic pattern on the site.

Attorney Ziogas explained the BOE's intentions when there are two schools on the property.

Commission inquiries: Staff explained the Site Plan should not be approved this evening because Staff has to review the plans. The Site Plan would have stipulations with the two schools on the site.

Mr. Lane reviewed the floor plans. He explained the 44 ft. building height with an average building height of 32.4 ft. He would create a table with building heights. He explained the building elevations with the Commission. He explained the security system that starts at the main entrance.

Mr. Scitorale also briefly reviewed the ADA accessible routes to the site and on-site accessibility amenities. He would review the ADA parking spaces as requested by Staff. He explained the geo-tech report would be sufficient for the site.

Staff reviewed the documents for the application. He noted the City Engineer was reviewing neighbor's properties for previous flooding concerns. He explained there was also an Aquifer Protection Area application for this site in the meeting following the Zoning Commission meeting.

The following person was not in favor or against the application: Andrew Lacart, Felice Rd., had concerns there were no sidewalks on Felice Rd. He inquired if the kids walking down the street in the road was addressed.

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

Dr. Carbone explained the school was excited about the plans to complement their programs. She explained how the new school would allow the students to transition from this program to the different schools within the City. Attorney Ziogas explained the City was not required to construct sidewalks. The sidewalk would be a Public Works action. He explained the public may petition the Board of Public Works to construct sidewalks.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing#2485 is closed.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

Staff reviewed the standards of approval for Special Permits in the old Regulations.

MOTION: Move that Application #2485 – Special Permit for a public school at 532 Stevens Street; Assessor's Map 50, Lot A+A1; R-15 (Single-Family Residential) zone; City of Bristol Board of Education, applicant, be approved.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application#2485 is approved.

MOTION: Move that Application #2486 – Site Plan for a public school at 532 Stevens Street; Assessor's Map 50, Lot A+A1; R-15; (Single-Family Residential) zone; City of Bristol Board of Education, applicant, be continued to the February 12, 2024, Regular meeting of the Zoning Commission.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application #2486 is continued.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Commission inquiries: Staff gave a status of the plans being constructed of applications that were approved. He also reviewed a potential application that has not been filed yet.

CITY PLANNERS REPORT:

9. Review of Revised Zoning Regulations – Effective 1/15/24

Staff reviewed the new Special Permit and Site Plan requirement in the new Zoning Regulations, effective January 15, 2024. He explained there were new standards of approvals for Special Permits. Staff requested the Commission to review these new Regulations.

Staff reviewed a PowerPoint presentation regarding the annual report he has to prepare each year. He reviewed the new buildings that were approved and the square footages, which total 534,000 sq. ft. of new development for 2023.

ADJOURNMENT:

MOTION: Move to adjourn at 8:54 P.M.

By: White

Seconded: Harlow.

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

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

2023 ZONING ENFORCEMENT REPORT

For November 2023, 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:	3	1	3	0	4	3	1	12	2	4	4		37
<i>Year (22):</i>	<i>7</i>	<i>6</i>	<i>8</i>	<i>6</i>	<i>7</i>	<i>3</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>1</i>	<i>3</i>		<i>50</i>
Illegal Business:	1	0	2	2	0	0	0	2	2	0	1		10
<i>Year (22):</i>	<i>0</i>	<i>0</i>	<i>3</i>	<i>1</i>	<i>0</i>	<i>3</i>	<i>2</i>	<i>1</i>	<i>1</i>	<i>0</i>	<i>0</i>		<i>11</i>
Lack of Permit:	1	1	1	1	4	2	3	3	0	1	1		18
<i>Year (22):</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>2</i>	<i>5</i>	<i>2</i>	<i>0</i>	<i>1</i>		<i>16</i>
Accessory Structure:	0	0	0	0	0	0	0	1	1	2	0		4
<i>Year (22):</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>1</i>		<i>3</i>
Illegal Fence:	0	0	0	1	1	0	0	2	1	2	1		8
<i>Year (22):</i>	<i>1</i>	<i>0</i>	<i>4</i>	<i>1</i>	<i>2</i>	<i>0</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>0</i>		<i>11</i>
Illegal Sign:	1	1	1	3	0	2	0	0	0	0	1		9
<i>Year (22):</i>	<i>1</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>1</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>		<i>5</i>
Fowl:	0	0	0	1	0	0	0	1	0	0	0		2
<i>Year (22):</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>		<i>1</i>
Blight:	9	6	6	3	6	1	1	9	4	1	1		47
<i>Year (22):</i>	<i>4</i>	<i>3</i>	<i>5</i>	<i>8</i>	<i>4</i>	<i>5</i>	<i>8</i>	<i>10</i>	<i>4</i>	<i>1</i>	<i>7</i>		<i>59</i>
Sightline:	0	0	0	0	0	0	0	0	0	0	0		0
<i>Year (22):</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>		<i>4</i>
Lighting:	0	0	0	0	1	0	0	1	0	0	0		2
<i>Year (22):</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>		<i>2</i>
Site Plan:	3	1	1	0	2	4	0	0	3	0	1		15
<i>Year (22):</i>	<i>1</i>	<i>2</i>	<i>2</i>	<i>2</i>	<i>0</i>	<i>1</i>	<i>5</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>2</i>		<i>15</i>
Illegal Rentals:	0	0	0	0	0	0	0	0	0	0	1		1
<i>Year (22):</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>2</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>		<i>3</i>
Miscellaneous:	2	6	1	4	1	2	0	5	3	2	1		27
<i>Year (22):</i>	<i>3</i>	<i>2</i>	<i>2</i>	<i>1</i>	<i>28</i>	<i>2</i>	<i>3</i>	<i>7</i>	<i>3</i>	<i>4</i>	<i>2</i>		<i>57</i>
2023 TOTAL:	20	16	15	15	19	14	5	36	16	12	12		180
<i>Year (22):</i>	<i>17</i>	<i>13</i>	<i>26</i>	<i>22</i>	<i>44</i>	<i>20</i>	<i>27</i>	<i>28</i>	<i>17</i>	<i>7</i>	<i>16</i>		<i>237</i>
ABATEMENTS:	0	0	0	0	0	2	0	0	3	0	0		5
<i>Year (22):</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>5</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>		<i>7</i>
CITATIONS:	11	10	7	4	8	13	3	6	4	2	3		71
<i>Year (22):</i>	<i>1</i>	<i>0</i>	<i>1</i>	<i>4</i>	<i>12</i>	<i>12</i>	<i>16</i>	<i>22</i>	<i>25</i>	<i>18</i>	<i>1</i>		<i>112</i>
PERMITS ISSUED:	256	273	351	321	363	371	321	404	327	340	377		3704
<i>Year (22):</i>	<i>259</i>	<i>185</i>	<i>325</i>	<i>318</i>	<i>358</i>	<i>372</i>	<i>348</i>	<i>363</i>	<i>363</i>	<i>341</i>	<i>392</i>		<i>3624</i>

Respectfully submitted,

E. Spyros

Edward Spyros CZEO

Zoning Enforcement Officer

December 1, 2023

2023 ZONING ENFORCEMENT REPORT

For December 2023, 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:	3	1	3	0	4	3	1	12	2	4	4	4	41
<i>Year (22):</i>	7	6	8	6	7	3	2	3	4	1	3	3	53
Illegal Business:	1	0	2	2	0	0	0	2	2	0	1	0	10
<i>Year (22):</i>	0	0	3	1	0	3	2	1	1	0	0	1	12
Lack of Permit:	1	1	1	1	4	2	3	3	0	1	1	1	19
<i>Year (22):</i>	0	0	0	1	2	3	2	5	2	0	1	1	17
Accessory Structure:	0	0	0	0	0	0	0	1	1	2	0	0	4
<i>Year (22):</i>	0	0	0	0	0	0	0	2	0	0	1	0	3
Illegal Fence:	0	0	0	1	1	0	0	2	1	2	1	0	8
<i>Year (22):</i>	1	0	4	1	2	0	2	0	0	1	0	1	12
Illegal Sign:	1	1	1	3	0	2	0	0	0	0	1	0	9
<i>Year (22):</i>	1	0	1	0	0	1	1	0	1	0	0	0	5
Fowl:	0	0	0	1	0	0	0	1	0	0	0	0	2
<i>Year (22):</i>	0	0	0	1	0	0	0	0	0	0	0	1	2
Blight:	9	6	6	3	6	1	1	9	4	1	1	4	51
<i>Year (22):</i>	4	3	5	8	4	5	8	10	4	1	7	3	62
Sightline:	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>Year (22):</i>	0	0	1	0	1	0	1	0	1	0	0	0	4
Lighting:	0	0	0	0	1	0	0	1	0	0	0	0	2
<i>Year (22):</i>	0	0	0	1	0	0	0	0	1	0	0	1	3
Site Plan:	3	1	1	0	2	4	0	0	3	0	1	2	17
<i>Year (22):</i>	1	2	2	2	0	1	5	0	0	0	2	3	18
Illegal Rentals:	0	0	0	0	0	0	0	0	0	0	1	0	1
<i>Year (22):</i>	0	0	0	0	0	2	1	0	0	0	0	0	3
Miscellaneous:	2	6	1	4	1	2	0	5	3	2	1	3	30
<i>Year (22):</i>	3	2	2	1	28	2	3	7	3	4	2	1	58
2023 TOTAL:	20	16	15	15	19	14	5	36	16	12	12	14	194
<i>Year (22):</i>	17	13	26	22	44	20	27	28	17	7	16	15	252
ABATEMENTS:	0	0	0	0	0	2	0	0	3	0	0	0	5
<i>Year (22):</i>	0	0	0	0	5	2	0	0	0	0	0	0	7
CITATIONS:	11	10	7	4	8	13	3	6	4	2	3	5	76
<i>Year (22):</i>	1	0	1	4	12	12	16	22	25	18	1	3	115
PERMITS ISSUED:	256	273	351	321	363	371	321	404	327	340	377	304	4008
<i>Year (22):</i>	259	185	325	318	358	372	348	363	363	341	392	253	3877

Respectfully submitted,

E. Spyros

Edward Spyros CZEO

Zoning Enforcement Officer

January 2, 2024



D | P | S
DEVELOPMENT PLANNING SOLUTIONS LLC.

January 24, 2024

Zoning Commission
City of Bristol
City Hall
Bristol Ct. 06010
Attn: Robert Flanagan, City Planner

For Office Use Only

Received: Jan. 24, 2024

Application No.: 2488

Decision Date:

Decision:

Re: Zoning Regulation Text Amendment to allow Unified Residential Developments in the R-15 /
RM overlay Zone

Dear Commissioners,

Please consider this letter my application to make a text amendment to the City of Bristol Zoning Regulations as proposed on Exhibit "A" attached hereto. This application follows Application #2480 which was withdrawn by the applicant at the January 22, 2024 meeting.

This application represents a further developed text amendment allowing Unified Residential Developments which could include multiple lots which would be merged, or larger lots, in the R15/RM zone to encourage creative modern redevelopment in these overlay zone areas which have older housing stock. Given that this application represents the culmination of a collaborative process between the applicant and city staff, a narrative summarizing that work is attached as Exhibit "B".

The applicants for this application are me, Charles Talmadge with a current address of 71 Mattatuck Road Bristol Ct 06010 and Timothy W. Furey Esq. whose address is 43 Bellevue Avenue Bristol Ct 06010 both as citizens of Bristol.

The application fee of \$310.00 is enclosed. If you require any further information, please do not hesitate to contact me.

Charlie Talmadge
President, Development Planning Solutions LLC
225 North Main Street Suite 207
Bristol Ct, 06010
(860) 506-4268
charlie@developmentplanningsolutions.com

STRATEGIC LAND USE PLANNING AND DEVELOPMENT CONSULTING

**225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT
(860) 506-4268**

Exhibit “A”

4.1 Principle Use Summary Table: Summary Table

Proposed to Add:

Principle Use	Residential Districts					
	R-10	R-15	R-25	R-40	RM	A
Unified Residential Development	-	-	-	-	SP	-

9.2 RM – Mixed Residential Zone (Overlay Zone)

Proposed to Add:

9.2.3 Unified Residential Developments

A. Purpose

Unified Residential Developments are intended to allow applicants to aggregate several contiguous parcels of land into a single, larger parcel which can be developed in a unified manner. This methodology will allow multiple buildings to be constructed with common parking areas, common utilities, common trash pickup, etc. while at the same time limiting the total number of utility laterals, curb cuts, and allowing development without requiring reciprocal easement agreements between properties.

B. General Requirements

1. The Underlying zone shall be R-15
2. All dwelling units shall be served by public water and/or public sewer service.
3. The development of such properties shall provide adequate accommodations for persons with disabilities as required by the Connecticut State Building Code.
4. A Unified Residential Development shall be excluded from the city’s household rubbish and recycling programs. Provisions shall be made as part of the Special Permit and Site Plan for appropriate removal of household rubbish and recycling.
5. The maximum number of dwelling units per building shall be three.
6. The required number of off-street parking spaces shall be 2 per dwelling unit.

C. Area and Dimensional Requirements

The following area and dimensional requirements shall be applicable to all Unified Residential Developments.

- a. Except as otherwise noted, these requirements shall be deemed the minimum or maximum requirement in every instance of their application.

Maximum Density (units per acre) 18

Minimum Lot Area (acres) .5

Minimum Lot Frontage (feet) 75

Minimum Front Yard (feet) 6

Minimum Side Yard (feet) 6

Minimum Rear Yard (feet) 15

Maximum Building Height (feet) 35

Maximum Building Coverage (%) 40%

Maximum Impervious Surface Coverage (%) 80%

Minimum Building Spacing (feet) 18 apart

- b. Designated wetlands and areas with slopes exceeding 33% shall be excluded from lot area for density calculations.
- c. Variances from the density standard shall not be granted by the Zoning Board of Appeals.

D. Site Based Amenities

The Applicant shall provide two or more of the following site-based amenities:

- a. Publicly available street furniture, e.g., benches, trash receptacles.
- b. Energy-efficient site lighting on building exteriors, along walkways, and within parking lots.
- c. Low-impact stormwater management techniques, e.g., rain gardens, bio-retention swales.
- d. At least one parking space per dwelling unit is covered by a carport or enclosed in a garage.
- e. At least one Level 2 electric vehicle charging station.

E. Site Design Standards

1. Where feasible, all utilities shall be placed underground.
2. A minimum of 250 square feet of functional open space per dwelling unit shall be provided in the form of usable lawn areas not exceeding a 5% grade, decks or patios, outdoor seating areas, gardens, or other forms of open space that are usable to residents for gathering or recreating.
3. Where feasible, sites shall be designed in a manner that encourages parking in the rear of buildings.
4. Site design should endeavor to preserve existing site characteristics including mature trees, rock outcrops, and significant views.
5. Landscaping shall incorporate native species.
6. Where feasible, emphasis should be placed on solar orientation of buildings and the use of other passive energy conservation techniques.
7. A buffer shall be provided between the Unified Residential Development and adjacent single-family residential uses or between the Unified Residential Development and an adjacent commercial or industrial property in accordance with the standards of Section 11.1.5. E.

F. Building Design Standards

1. Building massing shall be articulated through either vertical or horizontal articulations, varying height, or multi-planed roof designs.
2. Street facing walls shall be segmented through changes in material type, orientation, texture, or color.
3. Dwelling units facing the street shall be separated from the street by steps, landscaping, fences, porches, or grade changes.
4. Condensers, Air Handlers, Emergency Generators, or other similar equipment shall be screened by low fences, landscaping or other similar methods to limit visibility of such equipment from the street.

Exhibit “B”

The following serves as a progress narrative outlining the steps taken in a collaborative effort between the applicant and city staff, further developing the proposal from the original submission on September 7, 2023 to the draft now being considered.

First and foremost, it is important to note that the goal of the proposed amendment is to foster comprehensive developments within mixed residential zones in a unified manner. It was never the intent to use this development method as a way to increase density or building scale in the same manner this use is developed in other zones.

In developing the initial proposal that the commission received in September, the applicants chose to take the “less is more” approach in offering a simple approach to allowing Unified Residential Developments within the existing framework of the RM Zone. Since the time of the original submission, it was made clear that additional “guardrails” were desired. Over the past few months, the applicants have been working in conjunction with planning staff to develop a more robust regulation for Unified Residential Developments within the RM Overlay Zone.

This current proposal takes elements from both the Unified Residential Development regulations in the BT Zone and the newly developed regulations for Senior Housing and combines them with the provisions and format of the new zoning regulations adopted in December. We have included a section-specific purpose, general requirements to qualify, dimensional requirements in addition to those established in the underlying zone, site design standards and amenity considerations, and building design standards. Through these new standards, we aim to allow new and modern housing to be developed comprehensively while at the same time preserving the context of Bristol’s mixed residential neighborhoods.

This work has all been undertaken following the previous application made on this subject in September of 2023. That application, application #2480, was withdrawn by the applicant on January 22, 2024 with the expressed intent to submit this new application to ensure there is appropriate time to follow statutory processes and give the public ample opportunity to weigh in.



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: February 1, 2023

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, and Section XII.E.3.a. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #2488

Description of proposed amendment to the Zoning Regulations:

To allow for Unified Residential Developments by Special Permit and Site Plan in the R-15/RM (Single-Family Residential/Mixed Residential) zone, with parameters.

Initiated by: Attorney Timothy Furey and Charles Talmadge

Tentative Hearing Date: March 11, 2024

For questions or additional information, please contact:

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



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: February 1, 2024

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

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

Application #2488

Description of proposed amendment to the Zoning Regulations:

To allow for Unified Residential Developments by Special Permit and Site Plan in the R-15/RM (Single-Family Residential/Mixed Residential) zone, with parameters.

Initiated by: Attorney Timothy Furey and Charles Talmadge

Tentative Hearing Date: March 11, 2024

For questions or additional information, please contact:

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

App. #2486

From: James Ziogas [mailto:jziogas@ziogaslaw.com]
Sent: Thursday, February 8, 2024 8:08 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Scrittorale, Ryan <RScrittorale@benesch.com>
Subject: Site Plan Northeast School

Dear Robert:

Please be advised that the applicant requests that the public hearing for February 12, 2024 be continued to the March 11, 2024 meeting so that the applicant will have sufficient time to respond to site plan review comments. Incidental to our request is the applicant's consent to an extension of the time period for the completion of the public hearing, for an additional 15 days from our bundle of 65 days as per statute.

Thank you.

James Ziogas, Jr Attorney at Law, LLC
104 Bellevue Avenue
Bristol, CT 06010
(860) 584-2384
(860) 589-8213 (fax)
jziogas@ziogaslaw.com

CONFIDENTIALITY NOTICE: This message originates from the law firm of James Ziogas, Jr. Attorney at Law, LLC. The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of the address or routing, is not an intended recipient, you are hereby notified that you have received this transmittal in error and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete this e-mail and all files transmitted with it from your system and immediately notify James Ziogas, Jr. Attorney at Law, LLC by sending a reply e-mail to the sender of this message. Thank you.

For Office Use Only	
APPLICATION NO.	2486
DATE FILED:	11/30/23
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:

_____ Public School _____, a ☐ permitted use ☒ Special Permit use
under Section(s) _____ V A.3.d. _____ of the Bristol Zoning Regulations.

Address or Location of the Property: _____ 532 Stevens Street _____

Assessor's Map No.: _____ 50 _____ Assessor's Lot No.(s): _____ A+A1 _____

Zone of the Property: _____ R-15 _____ Size of the Property (in acres or square feet): _____ 23.91 Ac _____

Does this application involve an activity regulated by the Inland Wetlands Agency? ☐ yes ☒ no

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

Other comments: _____

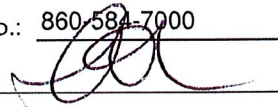
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: _____ City of Bristol Board of Ed. - Dr. Catherine Carbone, ED.D. _____

Address: _____ 129 Church Street _____ City: _____ Bristol _____ State: _____ CT _____ Zip: _____ 06010 _____

Telephone No.: _____ 860-584-7000 _____ E-Mail: _____ catherinecarbone@bristolct.org _____

Signature: _____  _____ Signature - (Printed/Typed) _____ Dr. Catherine Carbone, ED.D. _____

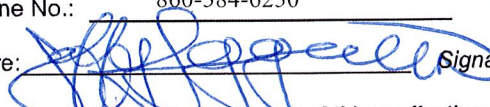
CHECK ONE: ☒ owner ☐ other (specify): _____

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

Name: _____ City of Bristol _____

Address: _____ 111 North Main Street _____ City: _____ Bristol _____ State: _____ CT _____ Zip: _____ 06010 _____

Telephone No.: _____ 860-584-6250 _____ E-Mail: _____ mayorsoffice@bristolct.gov _____

Signature: _____  _____ Signature - (Printed/Typed) _____ Mayor Jeffrey Caggiano _____

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

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2486

Address or location of property: 532 Stevens Street

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

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Alfred Benesch & Company - Ryan Scrittorale, PE

Address: 120 Hebron Avenue City: Glastonbury State: CT Zip: 06013

Telephone No.: 860-494-4361 E-Mail: rscrittorale@benesch.com

08/17 - LUO

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2486

Address or location of property: 532 Stevens Street

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

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney James Ziogas

Address: 104 Bellevue Ave. City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-2384 E-Mail: jziogas@ziogaslaw.com

08/17 - LUO

November 30, 2023

Mr. Robert Flannigan, AICP
City Planner
111 North Main Street
Bristol, Connecticut 06010

RE: **Northeast Middle School Project Narrative**

Robert:

The new Northeast Middle School project consists of a brand-new middle school being built on the existing site of the current Northeast Middle School. The project consists of three main phases; the first phase is the construction of the new school in the northeast corner of the site where the current ball fields are. The second phase is to outfit the school with FFE and Technology. Once the building is complete students will be moved into the new school. The existing Northeast Middle School building will remain online for another full school year after the students have moved out to act as swing space for other projects the Board of Education is working on. After the year has passed phase three of the project is to demolish the existing building and build out the rest of the site parking lots and fields.

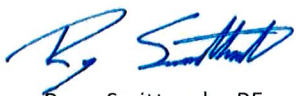
The new Northeast Middle School will be approximately 130,000 square feet and is designed to accommodate 748 students. This is part of a redistricting of the schools throughout the city and represents a larger capacity than the current Northeast Middle School which is approximately 74,000 square feet and accommodates 432 students.

The design of the new building consists of three main areas. There is a 3-story academic wing, a 2-story specialty arts academic wing, and then a single-story section that houses the administrative functions along with the public spaces like the Gymnasium, Media Center, and Cafetorium. These are all connected by 'Main Street' which is the main corridor of the school that has the main public entrance at one end and the student entrance at the other. The exterior of the building is predominantly brick on a steel frame. There will be two colors of brick as well as a portion of metal panel to add some additional detailing and scale to the building.

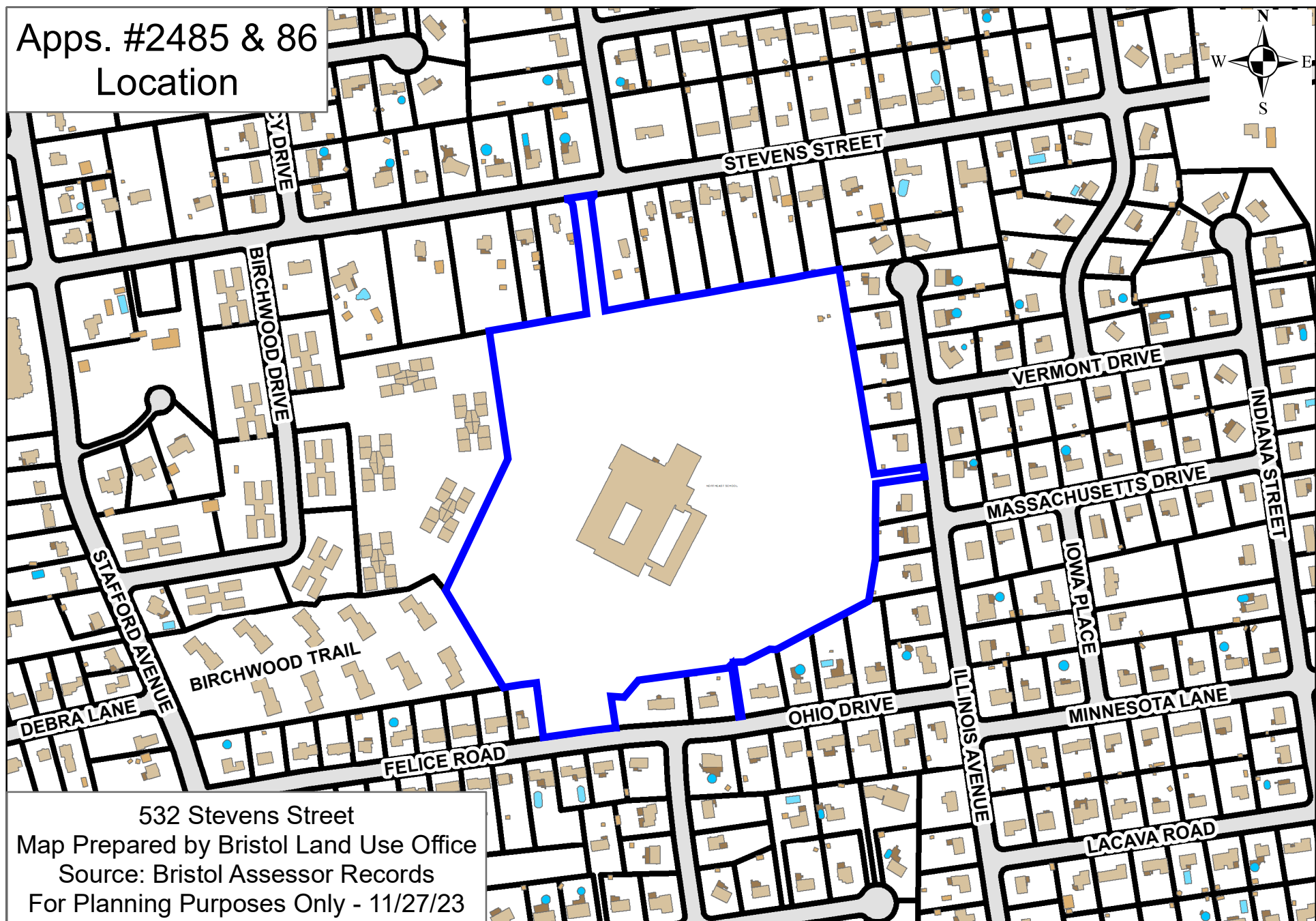
Design and construction documents for the project are scheduled to be completed by the Spring of 2024. Bidding for the project will occur during the summer of 2024 with construction starting directly after. Construction of the new school will run through the summer of 2026 with students moving in for the start of the 2026 school year. Phase 3 is then scheduled to begin in late spring / early summer of 2027 with completion of the entire project and final site build out occurring by the fall (November) of 2027.

If you have any questions or concerns, I will be present at the upcoming January 20, 2024 meeting of your commission to present the plan and answer any questions.

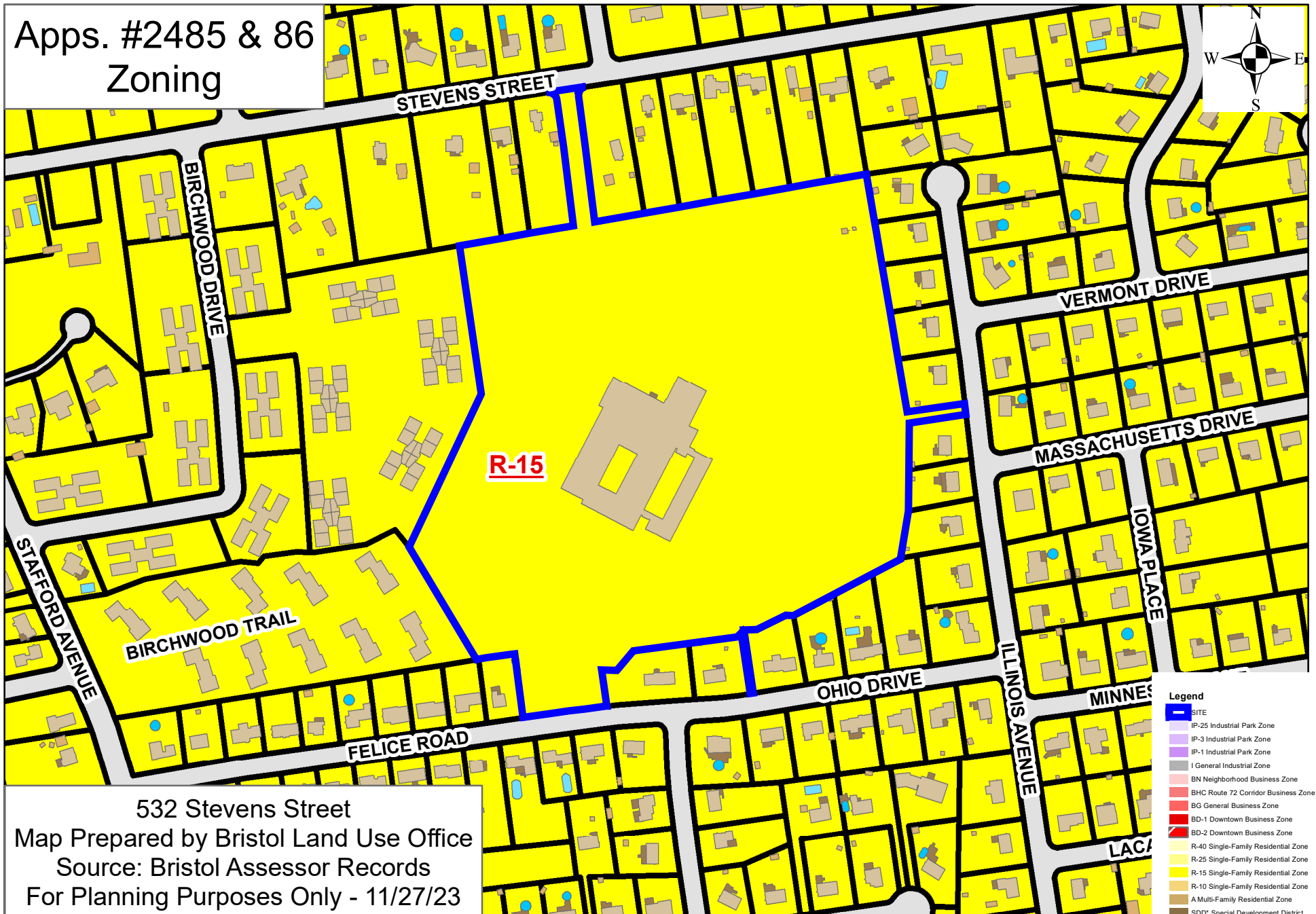
Sincerely,

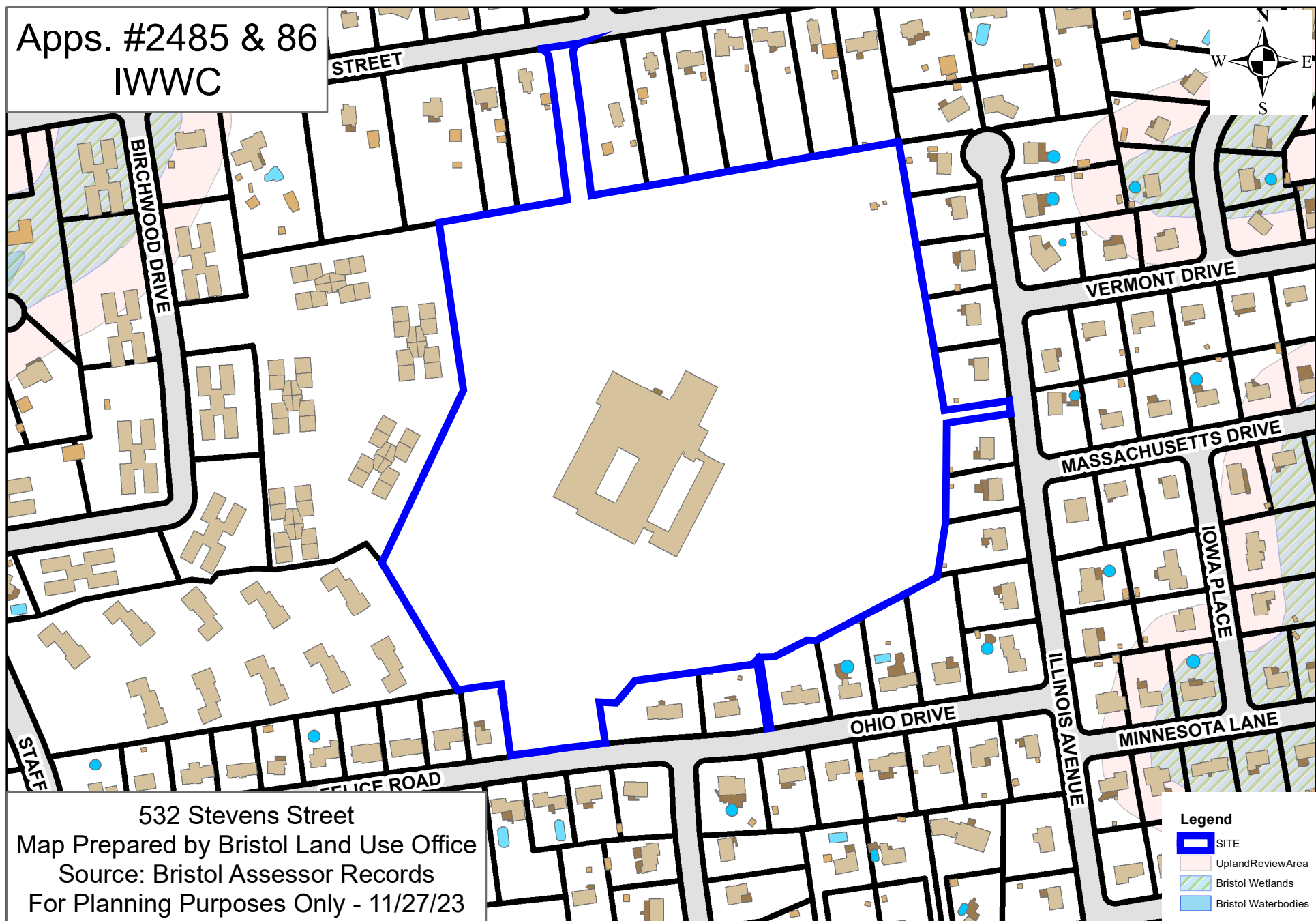
A handwritten signature in blue ink, appearing to read "Ryan Scrittorale".

Ryan Scrittorale, PE
Senior Project Manager

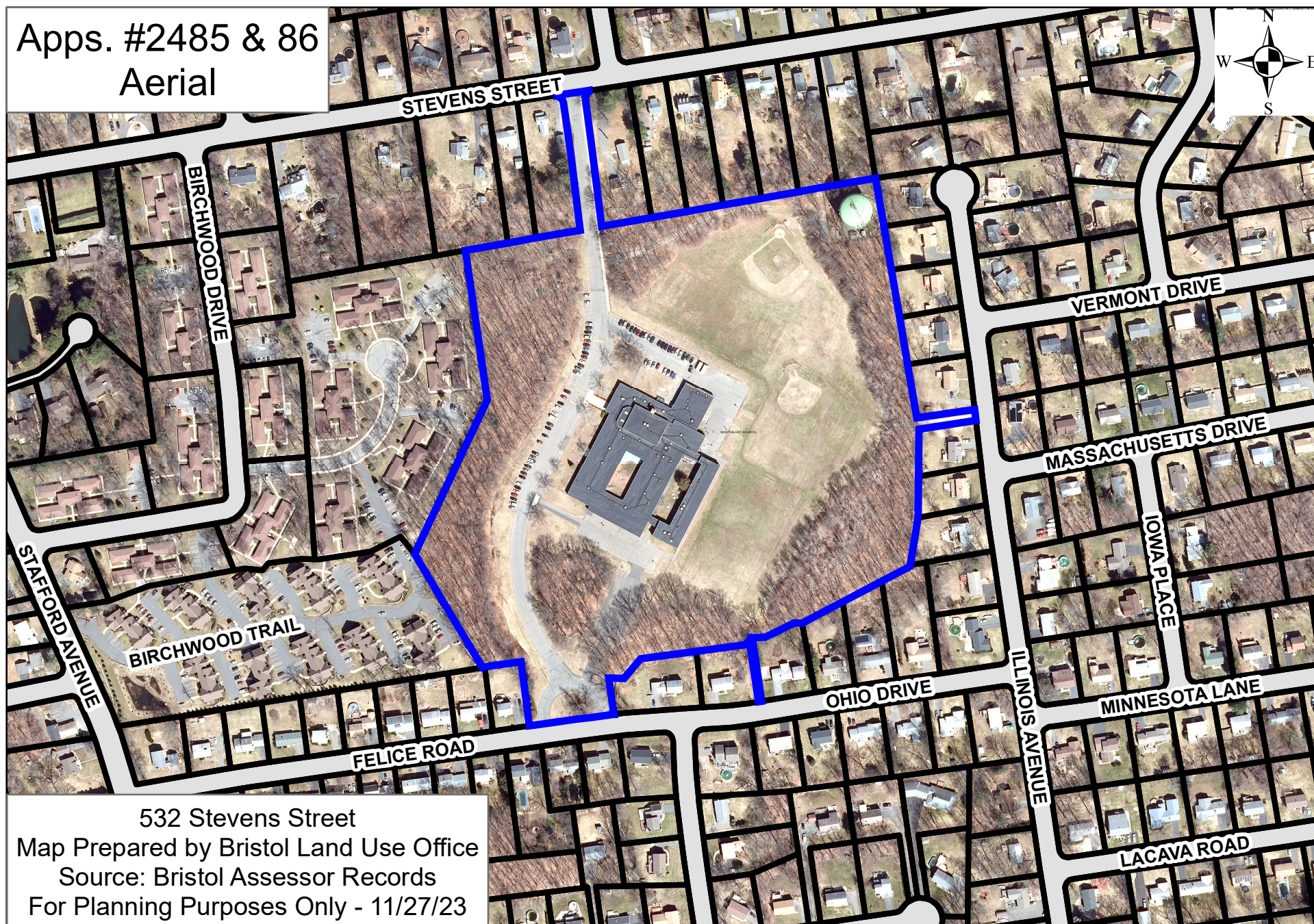


Apps. #2485 & 86
Zoning





Apps. #2485 & 86
Aerial

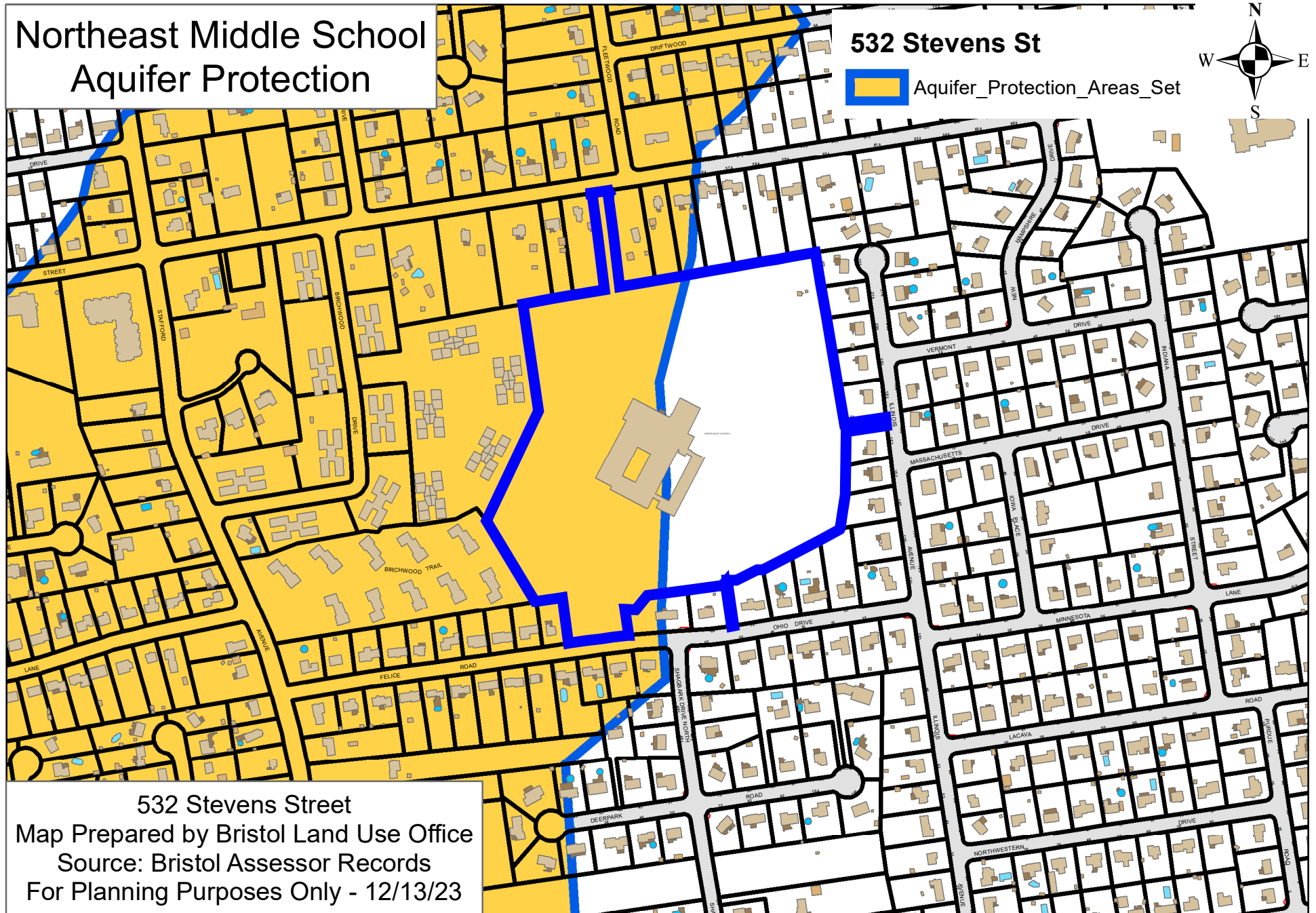
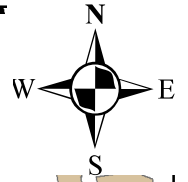


532 Stevens Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 11/27/23

Northeast Middle School Aquifer Protection

532 Stevens St

 Aquifer_Protection_Areas_Set



532 Stevens Street

Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

For Planning Purposes Only - 12/13/23



CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2486

SITE PLAN: Northeast Middle School – 532 Stevens Street; Assessor's Map 50, & Lot A+A1; R-15 (Single-Family Residential) zone.

Date of Committee Review: 11/30/23 – First Review; 2/6/24 – Second Review

ENGINEERING/PUBLIC WORKS (Nancy Lévesque):

1. Sheet SV.01 - check the distance for the property line/s on the westerly line coming in from Felice Rd. It does not scale properly – 65'±. The map scale is noted as 1"=40 and the map is 1"=80'. Check spelling of Birchwood in abutters and Illinois in title block. Survey notes #4, 5 and 7 have incomplete information.

1/12/24 Applicant Response: The scale bar on sheet SV.01 has been adjusted accordingly to reflect the correct scale. Spelling has been corrected in a few locations and notes 4,5 & 7 have been completed.

2/6/24 City Response:

2. Sheets SV.02-09 are labeled as Boundary Survey in the Title block when they consist of site topography. Please provide an overall topography and then use these sheets as detail with a key map.

1/12/24 Applicant Response: SV.02-.09 are now titled topographic survey. SV0.1 is now entitled boundary and topographic survey with the match lines shown for the corresponding detail sheets.

2/6/24 City Response:

3. Bearings and distances are not indicated for all of the property lines nor are the abutters.

1/12/24 Applicant Response: Bearings and distances are indicated for all of the property lines are shown and the abutters are identified on all sheets.

2/6/24 City Response:

4. Modify Utility Notes on GI0.0 to reflect that Sanitary Sewer is under the purview of the Bristol Water & Sewer Department.

1/12/24 Applicant Response: The utility notes have been revised as requested.

2/6/24 City Response:

5. Overall – include abutters and their approximate property lines on all sheets.

1/12/24 Applicant Response: All abutters and property lines have been added as requested.

2/6/24 City Response:

6. Proposed treelines do not accurately depict proposed conditions.

1/12/24 Applicant Response: The existing treeline has been adjusted to depict proposed conditions.

2/6/24 City Response:

7. Will the drive to the water tank be maintained or relocated? There appears to be a curb proposed across the drive. How will the grading impact access?

1/12/24 Applicant Response: Minor grading will need to be completed on the edges of the water tank access road. Our current design does not impede the access road. A mountable curb will be installed to access the water tank from our entry drive and the access drive will be maintained.

2/6/24 City Response:

8. Are easements required from abutting property owners for utility installations, grading or drainage?

1/12/24 Applicant Response: Easements will be required for the gas service with the adjacent property owner located to the west of the property. Discussions with that property owner are on-going.

2/6/24 City Response:

9. The phasing plan indicates only two phases and does not provide for all storm drainage installation or erosion control measures. Indicate construction staging areas, construction fencing and pedestrian access to Illinois Ave if being provided.

1/12/24 Applicant Response: Sheet C1.6 has been added to the plan set to show phases 3 and 4. Drainage installation and removal of existing drainage systems have been added to the phasing plan during the required phase. Pedestrian accessibility has been accounted for in phasing plans. Erosion control measures have been depicted for Phases 1 & 3 as those are the two phases that require E&S measures.

2/6/24 City Response:

10. Neighboring properties have had drainage/flooding issues over the years. Several proposed slopes drain directly toward neighboring properties without any drainage or buffers.

1/12/24 Applicant Response: Peak flow rates and subsequently the volume of runoff directed overland to abutting property owners has been reduced in the proposed condition. A minimum 30 ft wide wooded buffer has been provided around the perimeter of the parcel with many areas maintaining a much wider buffer. A 12" perforated pipe has also been proposed along the eastern hillside to mitigate any overland and groundwater flow towards the eastern properties.

2/6/24 City Response:

11. There is a considerable reduction in peak flows- has consideration been given to reducing the pond sizes especially in areas where they are close to residences? Outlet structure for Pond 1-1 that is called for in the stormwater management report is not indicated in the plan set.

1/12/24 Applicant Response: The proposed ponds have been revised to account for high groundwater found on-site during geotechnical field testing performed in December 2023. Due to the lack of infiltration potential on-site, stormwater retention is no longer feasible and therefore the ponds have been revised to attenuate peak flow only. This resulted in the elimination of two previously proposed ponds and the relocation of proposed Pond 1-1 to be below grade. Shifting Pond 1-1 below grade allows the ability to maintain a minimum 30ft wooded buffer to neighboring residences. The outlet pipe from Pond 1-1 is included on the Grading and Drainage sheets.

2/6/24 City Response:

12. Provide sizing calculations and details for the Temporary Sediment Traps – will the proposed grading interfere with any of the existing or proposed utilities?

1/12/24 Applicant Response: Temporary sediment traps have been sized per the 2024 CT Soil Erosion and Sediment Control Guidelines. Sizing calculations have been added to Sheet C1.1.

2/6/24 City Response:

13. Stormwater pipe sizing calculations should be included in the stormwater management report.

1/12/24 Applicant Response: Proposed hydraulic calculations have been included in Appendix C.

2/6/24 City Response:

14. An Operations and Maintenance schedule for the site is to be included.

1/12/24 Applicant Response: An operations and maintenance schedule for the proposed stormwater components has been added to Sheet GI0.0 and are included within the stormwater management report.

2/6/24 City Response:

15. Maintenance access roads shall be provided for the ponds and fencing around the ponds for safety purposes.

1/12/24 Applicant Response: Above ground basins are no longer proposed due to the discovery of high ground water elevations during field geotechnical investigation.

2/6/24 City Response:

16. Annotate the emergency overflow treatment and elevations for the weir at Forebay 1-1. Peak elevations are approximately 407 in pond 1-1 providing for no freeboard.

1/12/24 Applicant Response: Above ground basins and forebays are no longer proposed due to the discovery of high ground water elevations during field geotechnical investigation.

2/6/24 City Response:

17. Add the test pit locations and information to the plans.

1/12/24 Applicant Response: The geotechnical investigations are wrapping up this week. Once we have the data from the geotechnical engineer, we will incorporate the location and information on the plans.

2/6/24 City Response:

18. Outlet invert for Pond 4-1 does not match the invert in the stormwater report and there appear to be existing structures missing/not labeled and discharge is unclear - Sheet C2.1.

1/12/24 Applicant Response: This pond and outlet control structure are no longer proposed due to the discovery of high ground water elevations during field geotechnical investigation.

2/6/24 City Response:

19. There is no difference in the pipes to remain versus the pipes to be removed other than an indication on the demolition plan. Please clarify on all sheets.

1/12/24 Applicant Response: Callouts and varying linework has been added to the Grading and Drainage plans to help clarify which pipes are to remain or be removed.

2/6/24 City Response:

20. What are the anticipated cut/fills for the property? Is the site balanced.

1/12/24 Applicant Response: A cut and fill calculation has been performed and the results are shown on sheet C1.1 & C2.0.

2/6/24 City Response:

21. Include Sheet C2.5 in the revised plan set as referenced by a match line.

1/12/24 Applicant Response: Sheet C2.5 has been added to the revised plan set.

2/6/24 City Response:

22. As-built survey will be required prior to issuance of a Certificate of Occupancy.

1/12/24 Applicant Response: The requested note has been addressed. See sheet GI0.0.

2/6/24 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown/Ed Spyros):

1. What is the dark “V” shape near the southern boundary? (R.B.)

1/12/24 Applicant Response: The dark ‘v’ shape south of the proposed soccer field was a large block retaining wall as depicted on L1.4. After regrading the site we have been able to remove this from the scope of work.

2/6/24 City Response: *Comment addressed.*

2. The Bristol Vision records list the address of the school as 532 Stevens Street. The site plan lists the address as 530 Stevens Street. The discrepancy may or may not matter. (E.S.)

1/12/24 Applicant Response: The site address has been updated to match the vision records as 532 Stevens Street.

2/6/24 City Response: *Comment addressed.*

3. On Page 1, note the total square footage of the project.

1/12/24 Applicant Response: This information has been added to Zoning Data Table on sheet GI0.1.

2/6/24 City Response: *Comment addressed.*

4. Is the perimeter fencing being replaced? If so, what type and height?

1/12/24 Applicant Response: The perimeter fence is not intended to be replaced but will be repaired as necessary.

2/6/24 City Response: *Comment addressed.*

5. In the Zoning Table, the information for the front yard setback and the maximum building coverage percentage is missing.

1/12/24 Applicant Response: The requested information has been added to the zoning table.

2/6/24 City Response: *Comment addressed.*

6. Any accessory structures proposed?

1/12/24 Applicant Response: At the time the only accessory structures would be optional dug-outs at the baseball/softball fields.

2/6/24 City Response: *Comment addressed.*

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. On cover sheet, indicate site plan, special permit and aquifer determination application numbers and if approved, approval date.

1/12/24 Applicant Response: Once we receive these we will add to the cover sheet.

2/6/24 City Response: *Comment addressed.*

2. Provide Assessor's Map and Lot number on cover sheet. Correct address throughout plan set from 530 to 532 Stevens Street.

1/12/24 Applicant Response: Map Block and Lot number have been added to the cover sheet. The address has been corrected to 532 Stevens Street.

2/6/24 City Response: *Comment addressed.*

3. Provide a plan sheet showing only final site plan improvements. This should be a separate sheet from the "site overview" sheet provided showing the site plan overlaid on existing conditions.

1/12/24 Applicant Response: A site overview plan, sheet L1.0, has been added to the plans to depict the final overall build layout.

2/6/24 City Response: *Comment addressed.*

4. Provide a scale for the site overview sheet.

1/12/24 Applicant Response: Scale bars have been added to all sheets.

2/6/24 City Response: *Comment addressed.*

5. Provide a listing of the LID (Low Impact Development) features that have been incorporated into the Site Plan design, and in doing so, demonstrate compliance with Section IX.G.3.

1/12/24 Applicant Response: LID features include maintaining existing vegetation to the extent feasible, maintaining existing time of concentrations, and proposing a stormwater system to attenuate peak flow rates. High groundwater precludes the project from utilizing other LID features than the ones listed above.

2/6/24 City Response:

6. Although the enrollment of the school is increasing, is there a need for the increase in parking spaces from 85 to 224?

1/12/24 Applicant Response: After speaking with the Board of Education the proposed Northeast Middle School will utilize 107 staff members. Our traffic engineers, utilizing the ITE Parking Manual and ITE Code 522, anticipate the need for 195 parking spaces. The calculations are depicted on GI0.1. We have reduced the parking from 224 down to 203 which includes the 195 spaces and 8 handicap parking spaces required. Additional future parking is depicted on L1.3 in the event that additional parking is needed after the school is functional.

2/6/24 City Response: *Comment addressed.*

7. The maximum height allowed in this zone is 35 feet. Please clarify the height calculation or apply for a Variance for the maximum building height proposed.

1/12/24 Applicant Response: Our team has provided City Staff with subsequent calculations on the average building height and have received sign-off from the City Engineer regarding the average building height for the proposed building. It has been confirmed with City staff that no variance is required as the average building height is below the 35' maximum height for the Residential Zone.

2/6/24 City Response:

8. Revise the zoning compliance chart to include the proposed:
- correct building height and number of stories.
 - lot coverage
 - front yard setbacks

1/12/24 Applicant Response: The requested information has been added to the zoning chart.

2/6/24 City Response: *Please add the number of building stories to the table also.*

9. Complete survey notes on sheet SV.01.

1/12/24 Applicant Response: All survey notes have been completed.

2/6/24 City Response: *Comment addressed.*

10. How will users with mobility challenges enter the site? If necessary, provide a diagram.

1/12/24 Applicant Response: Accessibility routes were added to sheet L1.0.

2/6/24 City Response: *Comment addressed.*

11. How will school children walking to and from the site safely access the building and crosswalks from each entry point including the east entry from Illinois Avenue? Consider a raised crossing, speed bump, or painted crosswalk along the east loop where there is no safe crossing or pathway for pedestrians. If necessary, provide a diagram.

1/12/24 Applicant Response: Painted/Raised Crosswalks have been incorporated on each crossing. Refer to L1.0 for pedestrian access throughout the site.

2/6/24 City Response: *Comment addressed.*

12. Provide signage indicating “one-way” travel at the bus loop and pavement marking.

1/12/24 Applicant Response: The requested signage and pavement markings have been added to the plans. See sheets L1.0L1.5.GI0.0 depicts the legend for the signage.

2/6/24 City Response: *Comment addressed.*

13. Provide “one way only” and “do not enter” signage at Felice Road entryway per T.I.S.

1/12/24 Applicant Response: The requested signage has been added to the plans. See sheet L1.5 for sign locations and GI0.0 for the legend for the signage.

2/6/24 City Response: *Comment addressed.*

14. Provide height of transformer and generator. Consider additional bollards to protect open spaces near roadway.

1/12/24 Applicant Response: The height of the transformer and generator have been called out, see sheet C3.2 Utility Plan –Northeast.

2/6/24 City Response: Can the transformer can be moved to another location on-site? A structure that is 9 feet in height at the intersection of two roads is very likely to cause sightline obstructions for vehicles and pedestrians in this busy area.

15. Replace removed sidewalk leading to Stevens Street and connect with existing sidewalk.

1/12/24 Applicant Response: A proposed sidewalk has been added to connect the proposed sidewalk to the existing walk on Stevens Street. See Sheet L1.0.

2/6/24 City Response: *Comment addressed.*

16. Will there be a fence to serve as a backstop to recreational field #2 for sports balls possibly entering the roadway in the bus loop? Consider a speed bump in this location as well.

1/12/24 Applicant Response: The sports fields will be fenced all the way around with access gates throughout.

2/6/24 City Response: *Comment addressed.*

17. Provide an overall landscaping plan sheet, including the southern boundary of the project.

1/12/24 Applicant Response: Planting plan sheets have been extended to include the southern boundary and an overall planting plan has been added. Refer to sheets L3.0-L3.5.

2/6/24 City Response: *Comment addressed.*

18. The site overview, and planting and grading plans appear to conflict, showing existing tree cover (remaining?) and also grading up to abutting residential properties and along the permitter near recreational fields #1 and #2. Please clearly define where existing tree cover is proposed to remain.

1/12/24 Applicant Response: Proposed tree lines have been updated to portray proposed conditions after grading completion.

2/6/24 City Response: *Comment addressed.*

19. In parking areas containing 100 or more spaces shall be suitably landscaped with appropriate trees, shrubs, and ground cover, in accordance with the Requirements of Section XI.B.3(c).

1/12/24 Applicant Response: Parking areas have been properly landscaped with calculations for the interior landscaping requirements and have been outlined on sheet L3.6.

2/6/24 City Response: *Comment addressed.*

20. The project narrative mentions a “student” and also “main” entry, please indicate the “student entry” on the plans.

1/12/24 Applicant Response: The requested change has been made. See sheet L1.0.

2/6/24 City Response: *Will the “main entry” also be handicap accessible? The main entry is nearest the only designated handicap parking spaces. There is also a separate “accessibility entry” on the north side of the building with no designated handicap spaces nearby. Please clarify.*

21. Will there be designated “visitor only” parking spaces within the employee and visitor parking area?

1/12/24 Applicant Response: There is not designated visitor only parking spaces at this time.

2/6/24 City Response: *Comment addressed.*

22. How will students access the school from each entry point during the phased construction and demolition? It appears main entries will be blocked with gates.

1/12/24 Applicant Response: During phase 1 students will access the existing school only through the southern entrance. The southern and eastern sidewalks will allow for pedestrian access. During phase 2 vehicular access can be made by the northern or southern entrances, respectively for which school they need access to. During phases 3 and 4, pedestrian access will be available from all entry points but vehicular access will be only available from the north entrance.

2/6/24 City Response: *Comment addressed.*

23. It appears the dumpster enclosure doors may impact the roadway and be very close to the roadway curve and corner of the building that could present a sightline safety issue. Is it possible the dumpster could be moved back slightly to give additional space to people accessing the dumpster and visibility for drivers including when the gate is open?

1/12/24 Applicant Response: The dumpster location has been revised to allow additional space between the gate and drive. See sheet L1.2.

2/6/24 City Response: *Comment addressed.*

24. Would it be beneficial for pedestrians to connect the north sidewalk to the east entry? There is no path to traverse the building from the outside.

1/12/24 Applicant Response: The current layout of the north east corner of the building is meant for service, deliveries and refuse we would not want students walking through this area.

2/6/24 City Response: *Comment addressed.*

25. On the Landscape Plan Sheet, provide separate calculations for interior landscaping requirements.

1/12/24 Applicant Response: Calculations for the interior landscaping requirements have been outlined on sheet L3.6.

2/6/24 City Response: *Comment addressed.*

26. Provide appropriate pavement markings indicating the flow of traffic on site.

1/12/24 Applicant Response: The request for pavement markings has been applied. See Sheets L1.0-L1.5.

2/6/24 City Response: *Comment addressed.*

27. Final As-Built is required prior to any C.O.'s being issued.

1/12/24 Applicant Response: The requested note has been addressed. See sheet GI0.0.

2/6/24 City Response: *Comment addressed.*

28. Show any proposed loading spaces?

1/12/24 Applicant Response: The service and loading area have been labeled. See sheet L1.0.

2/6/24 City Response: *What number and what size vehicles are expected in the loading area? Will the loading vehicles be parked entirely in the loading area? The loading area should not impact or impede the vehicular loop. Please ensure vehicles loading will not obstruct the roadway.*

29. New Comment 2/6/24: Provide a landscape buffer to properties where the existing vegetation is being removed, in particular, at the Southern boundary abutting the proposed ball field.

30. New Comment 2/6/24: It appears the ball field in the northwest corner from the previous plan has been removed. Please confirm.

31. New Comment 2/6/24: Provide a separate sheet showing the site and proposed work with the "Level A" Aquifer Protection boundary, include a thicker line weight for the boundary on this stand-alone sheet.

32. New Comment 2/6/24: Provide electric vehicle (EV) charging stations.

33. New Comment 2/6/24: During school release periods there are cars parked on both sides of the internal access road waiting to pick up students. What is the plan for an increase in the number of vehicles queuing/parking for pickup? Where will these vehicles park during phased construction? The concern is with an increase in vehicles and a portion of the site not accessible, that vehicles may be forced out into the main roadways.

34. New Comment 2/6/24: What is the gray rectangular line at the north “accessibility entry” sidewalk? Is it a handicap ramp?

35. New Comment 2/6/24: Provide handrails at stairway of pedestrian pathway from Illinois Avenue.

36. New Comment 2/6/24: It is recommended that 8 handicap spaces be added for a total of 16 handicap spaces. These spaces should be separate from EV charging spaces and exclusively for handicap.

37. New Comment 2/6/24: There are no sidewalks on the North side of Felice Road to Stafford Avenue, where school children “walk in the road”. This item will be discussed with the Bristol Public Works Director.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. Traffic Study received and reviewed. Agree that the study states traffic flow will need to be monitored while both buildings exist to make sure backups are kept at a minimum.

1/12/24 Applicant Response: The requested information has been added to the plans. See sheet C1.1.

2/6/24 City Response: *Comment addressed.*

2. What will happen with the existing handicap spaces for the current school when the project is complete and old school removed?

1/12/24 Applicant Response: Existing parking areas will be removed. Please refer to final parking layout for proposed accessible parking space locations.

2/6/24 City Response: *Comment addressed.*

3. The plan says the new building will have 8 handicap spaces, which is appropriate for this lot size, closest to the main entrance of the new building.

1/12/24 Applicant Response: Response has been noted.

2/6/24 City Response: *Comment addressed.*

4. Please mark out signage locations in parking lot and at locations for parking lot exits.

1/12/24 Applicant Response: Signage locations have been identified with Lettered Buttons. Please see L1.1-L1.5 and GI0.0 for the legend of the signage.

2/6/24 City Response: *Comment addressed.*

FIRE MARSHAL (Kristopher Lambert):

1. No Fire Marshal comments at this time.

1/22/23 City Response: *No further comments at this time.*

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Robert Longo)

Sewer:

1. Line leaving SMH – 5 needs to be 8” pipe from structure.

1/12/24 Applicant Response: The referenced sewer line has been revised as requested. See sheet series C3.0-3.5 Utility Plan.

2/6/24 City Response: *Comment addressed.*

2. Cut sheet for interceptor.

1/12/24 Applicant Response: A detail is located on sheet C6.4 – Details, showing the proposed 2,500 Gallon Grease Trap.

2/6/24 City Response: *Comment addressed.*

3. Check valve location?

1/12/24 Applicant Response: A mechanical check valve has been added to SMH-2. This will allow for access to maintain this check valve.

2/6/24 City Response: *Comment addressed.*

Water:

4. (C3.2) New domestic is 4”? and not 2” because you will need volume? Being closer to the tank, the pressure will be less than current. May require a booster pump.

1/12/24 Applicant Response: The new domestic line is required to be a 4” Ductile Iron pipe, a booster pump will be evaluated by the Mechanical Engineers.

2/6/24 City Response: *Comment addressed.*

5. Cut and cap must be thrust blocked.

1/12/24 Applicant Response: The plans have been revised to show a thrust block at each cut and cap with a callout on sheet series C3.0-3.5 Utility Plan, note has been added to Utility Notes on sheet GI0.0.

2/6/24 City Response: *Comment addressed.*

6. Needs joint restraints at 2 joints prior to cut and cap.

1/12/24 Applicant Response: The plans have been revised with a callout at each cut and cap on sheet series C3.0-3.5 Utility Plan, note has been added to Utility Notes on sheet GI0.0.

2/6/24 City Response: *Comment addressed.*

7. (C3.4) In the middle of the print where the new water main turns the corner to meet the old water main must be 45 degree bend or less.

1/12/24 Applicant Response: The plans have been revised to show the water main in this location to have two (2) 45 degree bends and not a single 90 degree. See sheet series C3.0-3.5 Utility Plan.

2/6/24 City Response: *Comment addressed.*

Northeast Middle School – 532 Stevens Street
11/30/23 – First Review: 2/6/24 – Second Review

8. Restraints before and after fittings.

1/12/24 Applicant Response: The plans have been revised with a callout on sheet series C3.0-3.5 Utility Plan, note has been added to Utility Notes on sheet GI0.0.

2/6/24 City Response: *Comment addressed.*

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



From: Microsoft Power Apps and Power Automate [mailto:microsoft@powerapps.com]
Sent: Monday, November 27, 2023 1:22 PM
To: taralandon@bristolct-12.org; Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Acknowledgement of Submission to CTDPH

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

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

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

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

Northeast Middle School 531 Stevens Street, Bristol, CT 06010

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

Is the location associated with the proposed application, petition, request or plan in a drinking water watershed?Yes

Is the location associated with the proposed application, petition, request or plan in an Aquifer Protection Area?

To renovate and expand the existing public school located on the site.

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

Please enter a brief description of the project or proposal:

To renovate and expand the existing public school located on the site.

Please enter the date of the application, petition, request or plan:
2023-11-30

What is the size of the area to be disturbed?
equal to or greater than 5 acres

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

What type of use is this application, petition, request or plan proposing?Institutional (school, hospital, nursing home, etc,)

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

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

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

Applicant Name:
City of Bristol Board of Education

Applicant email address:
taralandon@bristolct-12.org

Street address or intersection of application, petition, request or plan:
532 Stevens Street Bristol, CT

Enter Project Longitude/Latitude:
72.907582
41.712788

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

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

Stormwater Permit Information for Developers and Contractors

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

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

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

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

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

Stormwater Updated Hyperlink 1/16/24:

https://ct-bristol2.civicplus.com/DocumentCenter/View/44381/2024-01-12-NEMS_Stormwater-Report

Stormwater Hyperlink 11/30/23:

https://ct-bristol2.civicplus.com/DocumentCenter/View/43863/2023-11-30-NEMS_Stormwater-Report

Stormwater Management Report

Northeast Middle School

532 Stevens Street

Prepared For:

Nancy Levesque

City Engineer

City of Bristol

111 North Main Street

Bristol, CT 06010

nancylevesque@bristolct.gov

P 860-584-6105

Prepared By:

Benesch

120 Hebron Avenue, Floor 2

Glastonbury, CT 06033

www.benesch.com

P 860-633-8341

Issued:

November 30, 2023

Traffic Impact Study

**Northeast Middle School
Bristol, Connecticut**

**Prepared for:
City of Bristol**

December 2023

Hyperlink for Traffic Impact Statement:

<https://ct-bristol2.civicplus.com/DocumentCenter/View/43864/Northeast-Middle-School---TIS-20231130>



NEW CONSTRUCTION OF:

NORTHEAST MIDDLE SCHOOL

532 STEVENS ST. BRISTOL, CT



State Project Number : 017-0088N
ZONING COMMISSION - SPECIAL PERMIT & SITE PLAN
11/30/2023
REVISED - 1/12/24

MAP BLOCK AND LOT NUMBER : 50-A-A1

PROJECT TEAM:

CIVIL ENGINEER & LANDSCAPE:

ALFRED BENESCH & COMPANY
120 HEBRON AVE, FLOOR 2
GLASTONBURY, CT 06033

STRUCTURAL ENGINEER:

RZ DESIGN ASSOCIATES, INC.
750 OLD MAIN STREET, SUITE 202
ROCKY HILL, CT 06067

MEP ENGINEER:

RZ DESIGN ASSOCIATES, INC.
750 OLD MAIN STREET, SUITE 202
ROCKY HILL, CT 06067

TECHNOLOGY:

D'AGOSTINO ASSOCIATES
477 MAIN STREET, SUITE 210B
MONROE, CT 06468

FOOD SERVICE:

CRABTREE McGRATH ASSOCIATES
161 W MAIN ST
GEORGETOWN, MA 01833



QA+M
architecture
Quisenberry Arcari Malk

195 Scott Swamp Road
Farmington, CT 06032
www.qamarch.com

benesch
Alfred Benesch & Company
120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033
860-633-6331

NOT FOR CONSTRUCTION ISSUED FOR
REVIEW ONLY

TRUE NORTH:

PROJECT NORTH:

LOCATION MAP:



Hyperlink for Northeast Middle School Site Plan – 532 Stevens Street:

2nd Submission 1/16/24:

<https://ct-bristol2.civicplus.com/DocumentCenter/View/44380/2024-01-12---TPZ-Special-Permit-Resubmission-Set>

1st Submission 11/30/23:

<https://ct-bristol2.civicplus.com/DocumentCenter/View/43884/7077200-Special>

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

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

November 30, 2023

Ramon Espanada
New Britain Water Department
1000 Shuttlemeadow Ave]
New Britain, CT 06052

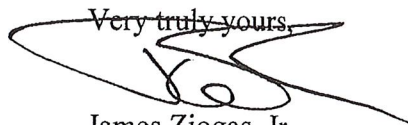
Robert Luongo
119 Riverside Ave
Bristol, Ct 06010

Re: Northeast Middle School 532 Stevens Street, Bristol, CT.

Gentlemen:

This firm is counsel to the City of Bristol Board of Education regarding the renovation and addition to the Northeast Middle School located at 532 Stevens Street, Bristol, CT. It appears that the property is located in an aquifer protection area and pursuant to the Aquifer Protection Area Regulations of the city of Bristol, we are sending notice to you of that fact.

Attached is the application that is being filed with the City of Bristol on today's date. It appears that the proposed activity is not regulated by the Aquifer Protection Regulations. however, if you have any questions please contact Robert Flanagan, City Planner for the City of Bristol.

Very truly yours,


James Ziogas, Jr.
James Ziogas Jr. Attorney At Law, LLC

Determination of Regulatory Status City of Bristol CT Aquifer Protection Area Program

OFFICE USE ONLY	
Form No.	2023-02
APA Name	LWB/LWB/MS
Date of Receipt	12/19/23
Determination	
Determination Date	

This form will be used by the City of Bristol's Aquifer Protection Agency to determine whether or not any of the activities currently being conducted on your property are subject to the regulatory requirements of the city's Aquifer Protection Area Program. Please complete this form and return it to:

City of Bristol Aquifer Protection Agency
c/o Land Use Office
City Hall, 111 North Main St.
Bristol CT 06010

Questions? Please call the city's Land Use Office at (860) 584-6225

PART 1 (please print all responses)

Name of person completing this form: Attorney James Ziogas Jr.

Name of business/facility: City of Bristol - Northeast Middle School

Address/location of business/facility: 532 Stevens Street

Telephone # of business/facility: 860-584-7016

E-Mail address of business/facility: taralandon@bristol-12.org

(If business does not have an e-mail address, provide e-mail address of contact person)

Briefly describe the type of business(es) conducted at this address/location:

Public School

PART 2

Check off [✓] each activity below if it's currently being conducted at the business/facility identified in Part 1.

(A)	☐	Underground storage of oil, petroleum, or hazardous material; underground transmission of oil, petroleum, or hazardous material ☐ Underground storage tank containing #2 fuel oil
(B)	☐	Dispensing of oil or petroleum for retail, wholesale, or fleet use
(C)	☐	On-site storage of hazardous materials for wholesale sale
(D)	☐	Repair or maintenance of vehicles; repair or maintenance of internal combustion engines of vehicles (including boats, snow blowers and lawnmowers) ☐ Involves the use, storage, or disposal of hazardous materials (including solvents, lubricants, paints, brake fluids, transmission fluids, or the generation of hazardous wastes)
(E)	☐	Salvage operations of metal or vehicle parts
(F)	☐	Wastewater discharges to ground water other than domestic sewage and storm water
(G)	☐	Car or truck washing ☐ wastewater is disposed of through a legal connection to the public sanitary sewer
(H)	☐	Production or refining of chemicals
(I)	☐	Clothes cleaning service (dry cleaner); cloth cleaning service ☐ Involves the use, storage, or disposal of hazardous materials (including dry-cleaning solvents)
(J)	☐	Industrial laundry service ☐ Involves the cleaning of clothes or cloth contaminated by hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(K)	☐	Generation of electrical power by means of fossil fuels (e.g., power plants)

(LIST CONTINUES ON PAGE 2)

(L)	☐	Production of electronic boards, electrical components, or other electrical equipment ☐ Involves the use, storage, or disposal of hazardous materials ☐ Involves metal plating, degreasing of parts or equipment, or etching operations
(M)	☐	Embalming or crematory services ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(N)	☐	Furniture stripping operations ☐ Involves the use, storage, or disposal of hazardous materials
(O)	☐	Furniture finishing operations ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(P)	☐	Storage, treatment or disposal of hazardous waste under a RCRA permit
(Q)	☐	Biological or chemical testing, analysis or research ☐ Involves the use, storage, or disposal of hazardous materials ☐ wastewater is disposed of through a legal connection to the public sanitary sewer
(R)	☐	Pest control services which involve the storage, mixing, or loading of pesticides or other hazardous materials
(S)	☐	Photographic finishing ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(T)	☐	Production or fabrication of metal products, including metal cleaning or degreasing with industrial solvents, metal plating, or metal etching ☐ Involves the use, storage, or disposal of hazardous materials
(U)	☐	Printing, plate making, lithography, photoengraving, or gravure ☐ Involves the use, storage, or disposal of hazardous materials
(V)	☐	Accumulation or storage of waste oil, anti-freeze or spent lead-acid batteries as part of a recycling facility under a state DEP General Permit
(W)	☐	Production of rubber, resin cements, elastomers, or plastic ☐ Involves the use, storage, or disposal of hazardous materials
(X)	☐	Storage of de-icing chemicals for retail sale or for de-icing parking lots, access drives, etc. ☐ Such chemicals are stored in a weather-tight, water-proof structure
(Y)	☐	Accumulation, storage, handling, recycling, disposal, reduction, processing, burning, transfer or composting of solid waste under a state DEP permit (solid waste facility, landfill, transfer station, composting facility, processing center)
(Z)	☐	Dying, coating or printing of textiles; tanning or finishing of leather ☐ Involves the use, storage, or disposal of hazardous materials
(AA)	☐	Production of wood veneer, plywood, reconstituted wood or pressure-treated wood ☐ Involves the use, storage, or disposal of hazardous materials
(BB)	☐	Pulp production processes that involve bleaching

Check here ☐ if none of the activities listed in Part 2 above have been checked off, and proceed to Part 5 below.

PART 3

For each activity checked off in Part 2 that involves the use or storage of hazardous materials, indicate the activity's letter code and which of the following hazardous materials is used/stored as part of that activity.

	Activity Code: _____	Activity Code: _____	Activity Code: _____	Activity Code: _____
Solvents	☐	☐	☐	☐
Heavy metals	☐	☐	☐	☐
Petroleum products (inc. Used Oil)	☐	☐	☐	☐
Pesticides	☐	☐	☐	☐
Fertilizers	☐	☐	☐	☐
Road salt; other de-icers	☐	☐	☐	☐
Other (specify): _____	☐	☐	☐	☐

PART 4

Check off [✓] all of the statements below that apply to the activities you checked off in Part 2.

- ☐ The activity is conducted at a residence without compensation.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity involves the on-site use or storage of not more than 2.5 gallons of each type of hazardous material at any one time and the total of all hazardous materials on-site does not exceed 55 gallons at any one time.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity is an agricultural activity regulated pursuant to Section 22a-354m(d) of the Connecticut General Statutes.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity satisfies ALL the following conditions:

1. The activity takes place solely within an enclosed building in an area with an impermeable floor.
2. The activity involves no more than 10% of the floor area of the building in which it takes place.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. All waste waters generated by the activity are disposed of through a legal connection to the public sanitary sewer.
5. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of hazardous materials.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity solely involves the use of lubricating oil and satisfies ALL of the following conditions:

1. The activity does not involve the cleaning of metals with chlorinated solvents at the facility.
2. The activity takes place solely within an enclosed building in an area with an impermeable floor.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of such lubricating oil and associated hazardous waste.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

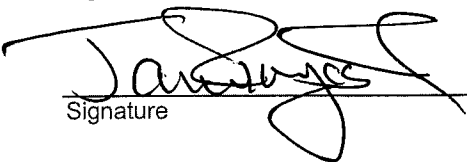
- ☐ The activity involves the dispensing of oil or petroleum from an above-ground storage tank or tanks with an aggregate volume of not more than 2,000 gallons and satisfies ALL of the following conditions:

1. The activity takes place solely on a paved surface which is covered by a roof.
2. The above-ground storage tank (or tanks) is a double-walled tank with overfill alarms.
3. All associated piping is either above-ground or has secondary containment.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

PART 5

I hereby certify that this form has been completed to the best of my ability and that the information contained herein accurately represents the nature and extent of activities currently being conducted at the business/facility identified in Part 1 above which may be subject to the regulatory requirements of the city's Aquifer Protection Area Program.


Signature

11/30/23
Date

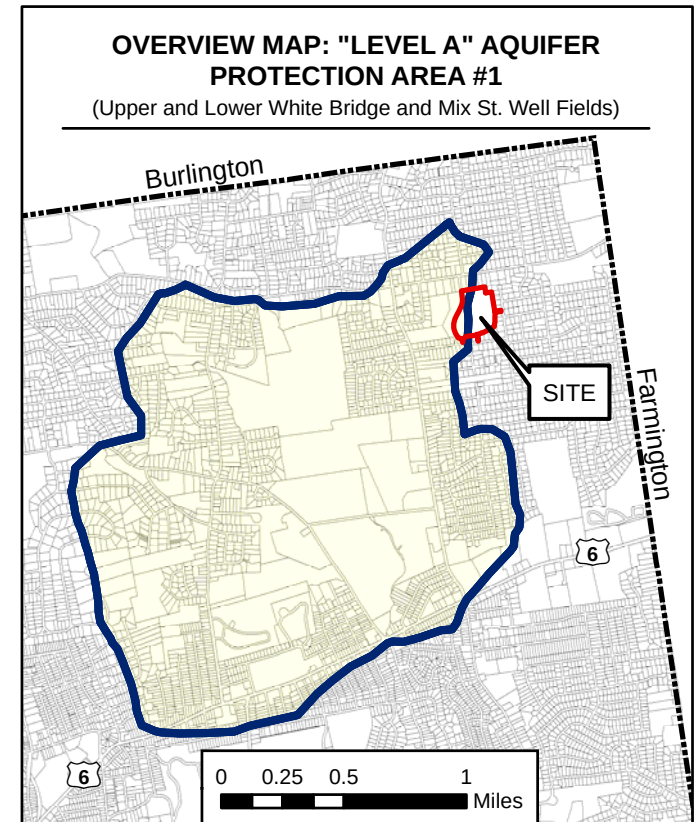
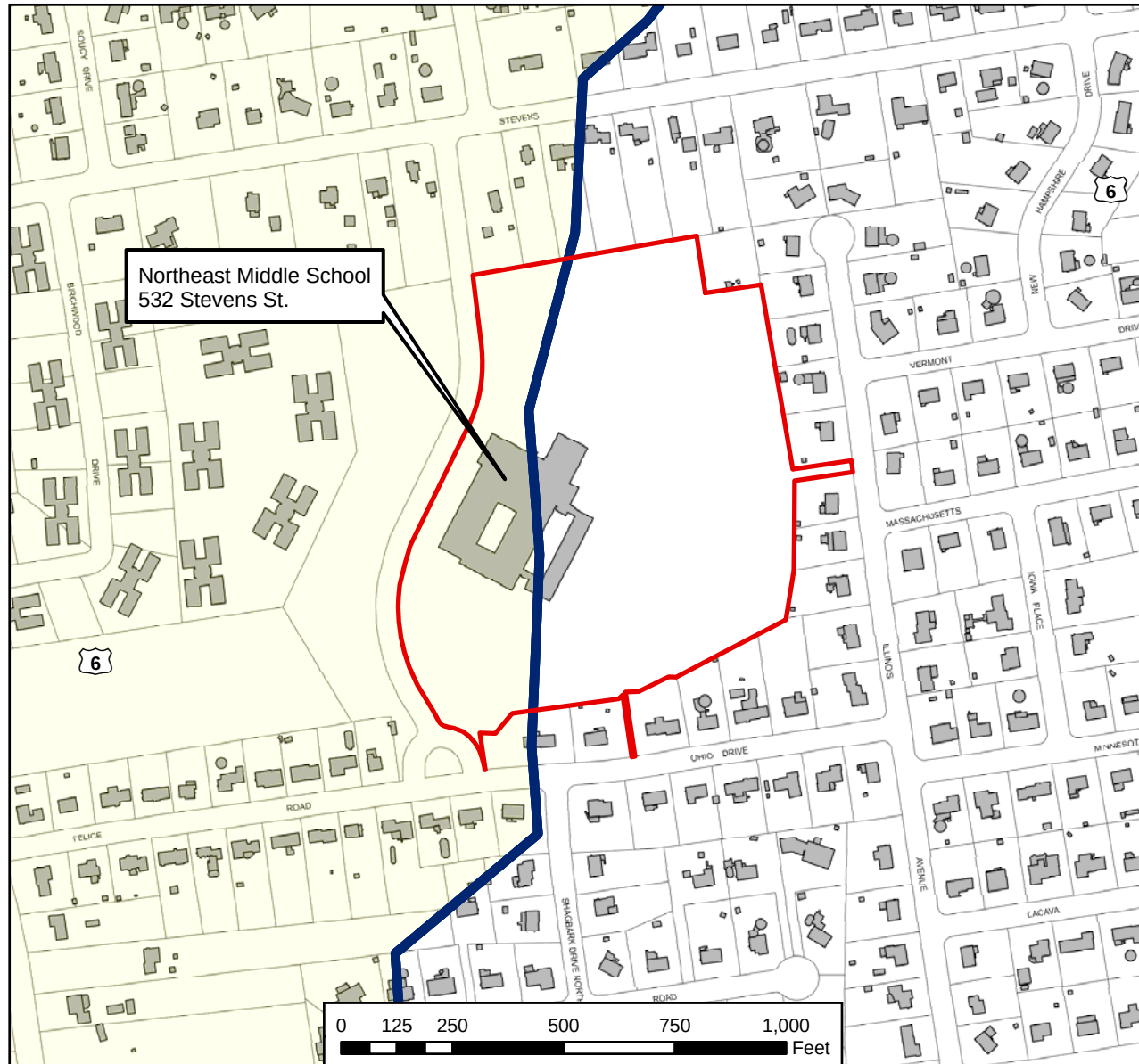


Determination of Regulatory Status

Facility Location Map

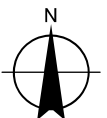
Northeast Middle School
532 Stevens Street

Form No.: **2023-02**
Date of Receipt: **11/30/23**
Determination:
Determination Date:



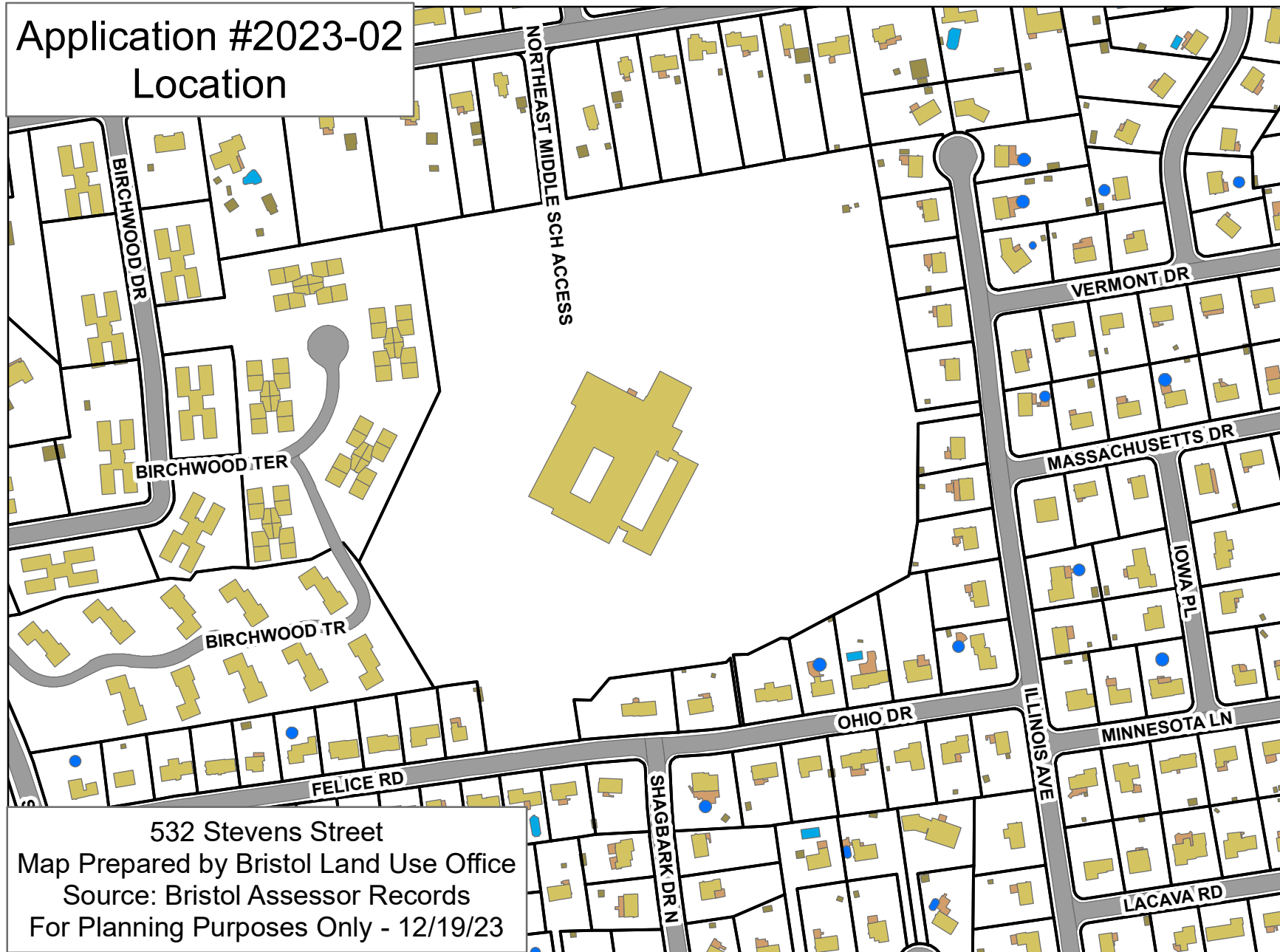
Legend

- Property containing subject facility
- Buildings/Structures
- "Level A" Aquifer Protection Area #1 (Effective Date: 5/27/11)



Map prepared by City of Bristol Land Use Office, 12/20/11

Application #2023-02
Location



532 Stevens Street

Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

For Planning Purposes Only - 12/19/23

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

For Office Use Only	
APPLICATION NO.	2487
DATE FILED:	1-5-24
DECISION DATE:	
DECISION:	

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
Section(s) VII A.3. p. of the Bristol Zoning Regulations for the following
Special Permit use: Recycling center or facility

Address or Location of the Property: 95 Wooster Court
Assessor's Map No.: 42 Assessor's Lot No.(s): 4
Zone of the Property: I Size of the Property (in acres or square feet): 2.25 acres
Reason for the Special Permit: to operate a wholesale redemption center without public access

Does this application involve an activity regulated by the Inland Wetlands Agency? ☐ yes ☒ no

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

Other comments: _____

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

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

Name: Shahil Kantesaria

Address: 528 Fern ST. City: W Hartford State: CT Zip: 06107

Telephone No.: 860 463 2619 E-Mail: kantesaria.shahil@gmail.com

Signature: [Signature] Signature - (Printed/Typed) SHAHIL KANTESARIA

CHECK ONE: ☐ owner ☐ other (specify): _____

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

Name: Wooster Court Realty Asso., LLC

Address: 425 Bushy Ridge Road City: New Cannan State: CT Zip: 06480

Telephone No.: 203 829-3212 E-Mail: wndhill1@aol.com

Signature: [Signature] Signature - (Printed/Typed) ELEANOR WUNDERHILL

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

BZC - 08/17

PROJECT SUMMARY

95 WOOSTER COURT

The applicant is under a lease agreement with the current owner of the above referenced property, to lease a portion of the building for an industrial purpose. "To operate a wholesale redemption center".

The entire building is 55,897 square feet and the applicant will lease the easterly portion of the building. No exterior changes are contemplated to the property or the parking area.

The applicant will be operating a redemption operation that is not open to the public. The applicant will contract with shopping centers to set up Sustainability Stations at the various locations. The applicant's company will retrieve the bottle and cans left for redemption and will bring them to the Wooster Court location. At this location the bottles will be segregated by manufacturer and packaged for the Manufacturers to pick up on a regular basis.

This location is not open to the public and will have up to 20 employees. There are over 76 spaces currently located at the property and it provides for more than enough parking of the entire building.

This project is being funded by the State of Connecticut and the location for this grant is to be in the Bristol area and situated within close proximity to the highway as to service more than one community.

From: Mark Devoe [mailto:devoe@plainville-ct.gov]
Sent: Saturday, January 13, 2024 6:55 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Re: App. 2487 - 95 Wooster Court

Hi Robert,

We need this facility in the region and would welcome for a similar installation in the town of Plainville. If such a facility were to locate in our jurisdiction, we would be looking to ensure that operations are conducted in an organized and sanitary manner.

Thank you for the opportunity to comment, Robert.

Best,

Mark DeVoe
Plainville Town Planner

Mark DeVoe
Town Planner
Town of Plainville
One Central Square
Plainville, CT 06062
(860) 793-0221 Ext. 7177
devoe@plainville-ct.gov

From: Robert Flanagan <RobertFlanagan@bristolct.gov>
Sent: Friday, January 12, 2024 9:53 AM
To: Mark Devoe <devoe@plainville-ct.gov>
Subject: App. 2487 - 95 Wooster Court

Good Morning Mark:

Please find the attached item I called about this morning.
A copy of the attached is being sent certified mail to your town clerk.

P.H. is 2/12 at 6 PM.
If you have any questions, please call or email anytime.

Thanks,
Robert M. Flanagan

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

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

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





City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CERTIFIED MAIL

DATE: January 12, 2024

TO: Town Clerk - Plainville

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3f (1) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #2487

Description of proposal:

Special Permit for recycling center or facility at 95 Wooster Court, Assessor's Map 42, Lot 4; I (General Industrial) zone; Shahil Kantesaria, applicant.

Tentative Hearing Date: February 12, 2024

For questions or additional information, please contact:

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

From: Mark Devoe [mailto:devoe@plainville-ct.gov]
Sent: Saturday, January 13, 2024 6:55 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Re: App. 2487 - 95 Wooster Court

Hi Robert,

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Thank you for the opportunity to comment, Robert.

Best,

Mark DeVoe
Plainville Town Planner

Mark DeVoe
Town Planner
Town of Plainville
One Central Square
Plainville, CT 06062
(860) 793-0221 Ext. 7177
devoe@plainville-ct.gov

From: Robert Flanagan <RobertFlanagan@bristolct.gov>
Sent: Friday, January 12, 2024 9:53 AM
To: Mark Devoe <devoe@plainville-ct.gov>
Subject: App. 2487 - 95 Wooster Court

Good Morning Mark:

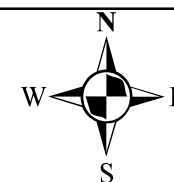
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A copy of the attached is being sent certified mail to your town clerk.

P.H. is 2/12 at 6 PM.
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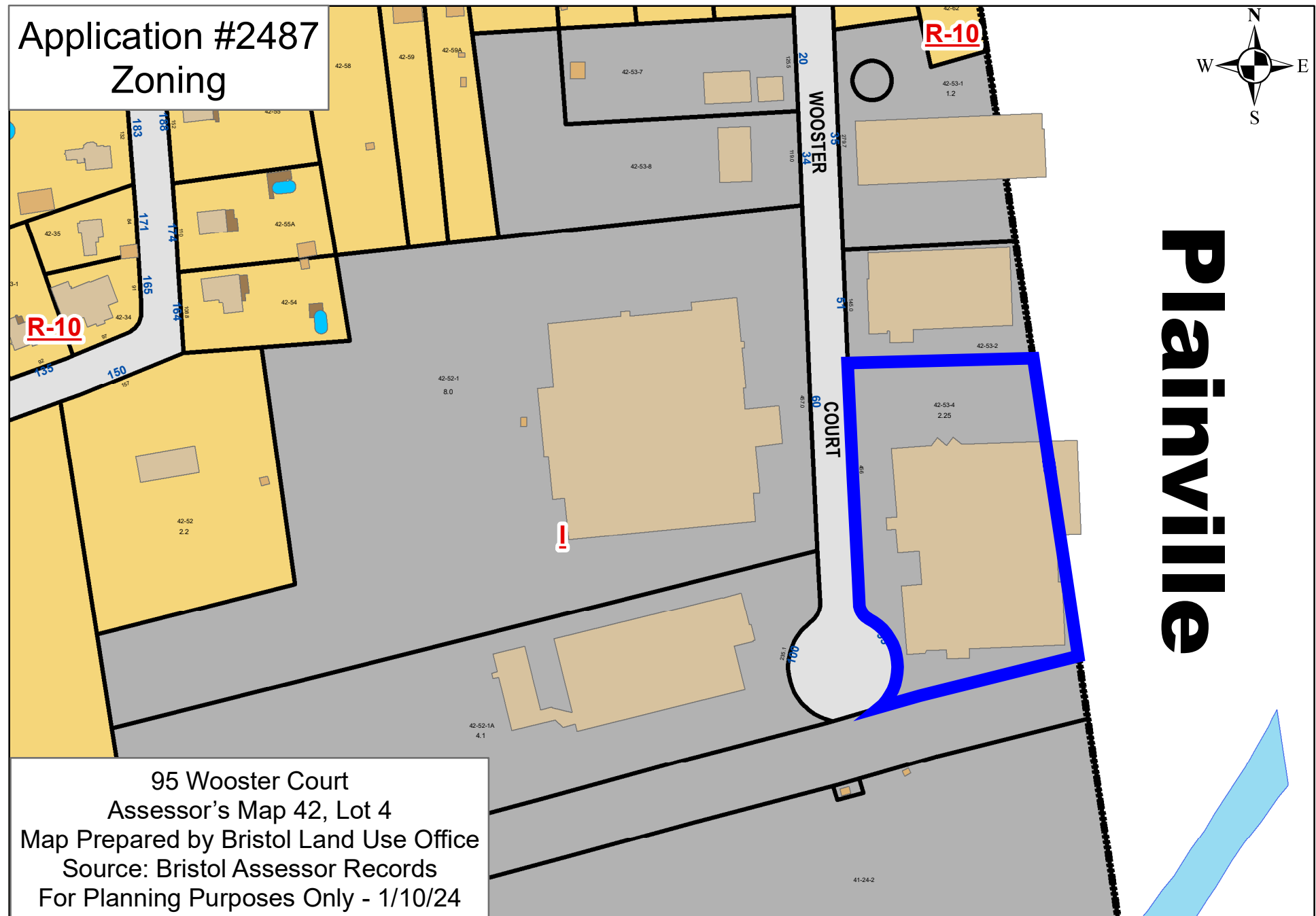
Thanks,
Robert M. Flanagan

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

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



Plainville



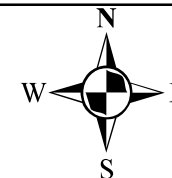
Application #2487
Zoning

R-10

R-10

95 Wooster Court
Assessor's Map 42, Lot 4
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 1/10/24

Application #2487
Location



Plainville

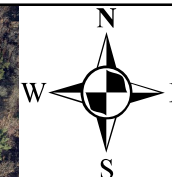
95 Wooster Court
Assessor's Map 42, Lot 4
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 1/10/24

Application #2487
Aerial

20 WOOSTER COURT
34 51 60 COURT

Plainville

95 Wooster Court
Assessor's Map 42, Lot 4
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 1/10/24



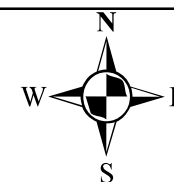
Plainville

Assessor's Map 42, Lot 4

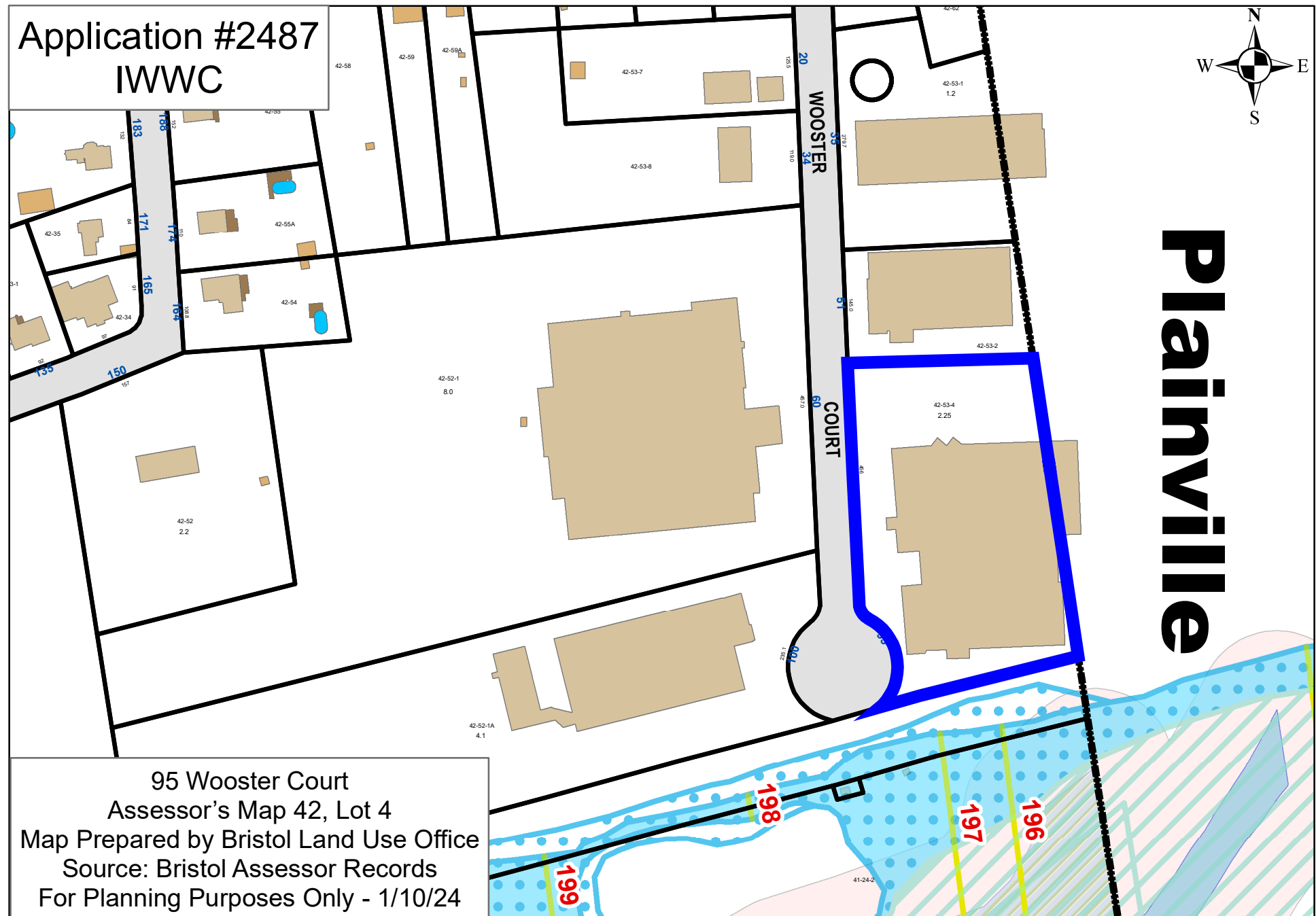
Map Prepared by Bristol Land Use Office

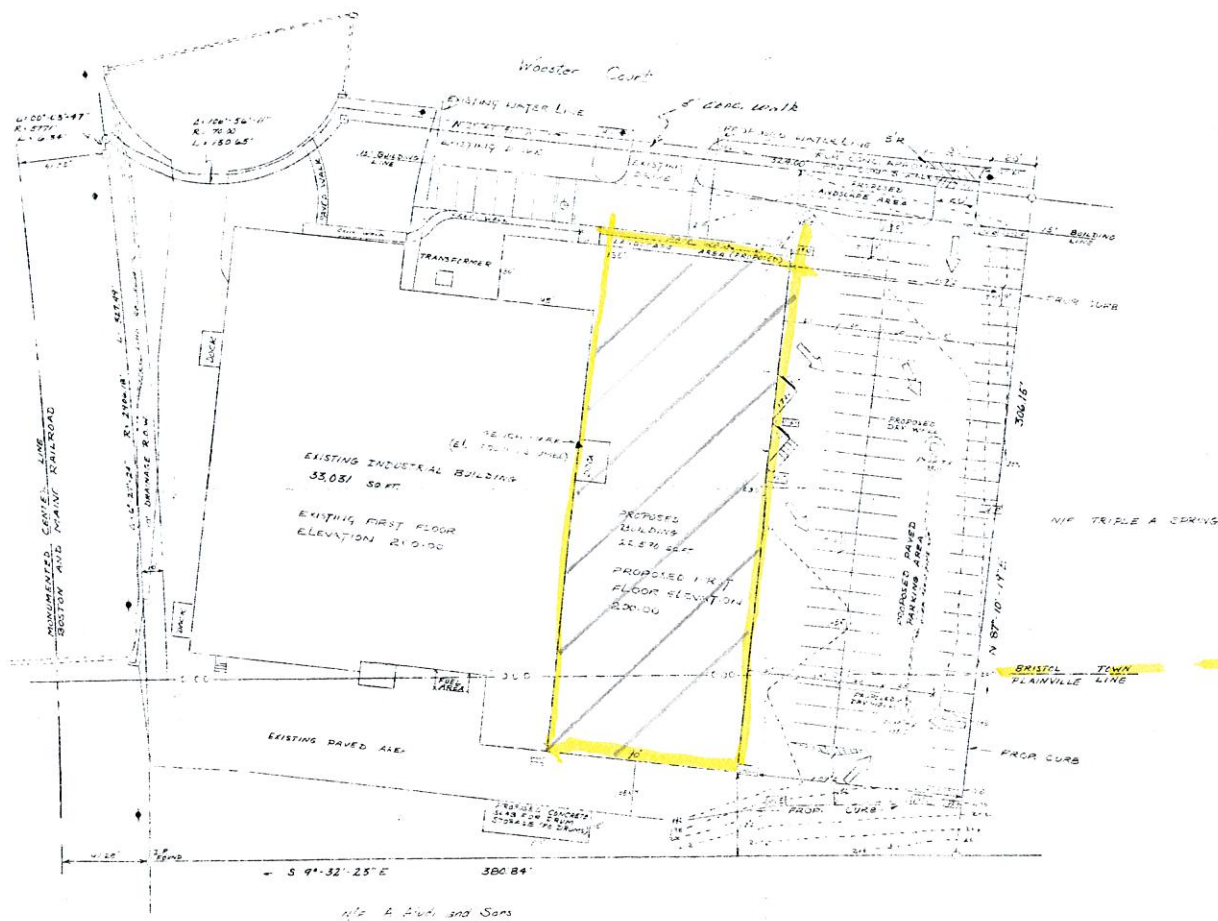
Source: Bristol Assessor Records

For Planning Purposes Only - 1/10/24



Plainville





LEGEND:

CATCH BASIN	---
UTILITY POLE	---
STORM PIPE	---
SURFACE WATER FLOW	---
HYDRANT	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
SPOT ELEVATION	---
PROPOSED ELEVATION	---
TOWN LINE	---
BENCH MARK	---

CITY OF BRISTOL
 BRISTOL, CONN. AS ADDED
 THIS SITEPLAN HAS BEEN APPROVED DATE: 11-27-84

Engineering	<i>[Signature]</i>
Public Works	<i>[Signature]</i>
Building	<i>[Signature]</i>
Zoning	<i>[Signature]</i>
Traffic	<i>[Signature]</i>
Fire	<i>[Signature]</i>
Water	<i>[Signature]</i>
Scale S.T.	<i>[Signature]</i>

Map Showing
 Land Owned By
J & S Metals Inc.
 Wooster Court
 Bristol Connecticut
 Scale 1"=20'
 October 1984

Prepared By
 Nerani Surveying - Simsbury, Connecticut

TO: BRISTOL SAVINGS BANK AND
 CHICAGO TITLE INSURANCE CO.

NOTES:

1. LAND IS INDUSTRIAL ZONE IN BRISTOL AND PLAINVILLE.
2. TOTAL AREA IS 125,000 SQ. FT. OR 2.86 ACRES.
3. TOTAL AREA OF EXISTING AND PROPOSED BUILDING IS 55,620 SQ. FT.
4. BUILDING COVERAGE IS 44.5%.
5. PROPOSED PARKING SPACES - 51.

ALL THE ABOVE SAID MAPS
 AND PLANS ARE HEREBY
 CERTIFIED TO BE TRUE AND
 CORRECT.



Arthur M. Nerani
 Arthur M. Nerani, Land Surveyor

FILED NUMBER 1364

L-84-56

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY OCTOBER 17, 2022**

CALL TO ORDER:

By: Chair Provenzano

Time: 7:02 P.M.

Place: Board of Education,
Auditorium, 129 Church Street**ROLL CALL:**

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Louise Provenzano (Chair)	X	
	Richard Harlow	X	
	David White (Secretary)	X	
	Thomas Marra (Acting Secretary)	X	
	Marc Gagnon	X	
ALTERNATE MEMBERS:	Brian Skinner		X
	Richard Goodwin		X
	Aileen Abrams	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Edward Spyros, Zoning Enforcement Officer	X	

PLEDGE OF ALLEGIANCE:

Chair Provenzano reminded the Commission the next regular meeting was on Monday, November 14, 2022.

ADMINISTRATIVE MATTERS:

1. Approval of Minutes

There were no minutes for approval.

2. Zoning Enforcement Officer's Report

The Commission acknowledge receipt of the following item in their electronic packets: a copy of the Zoning Enforcement Officers report for September 2022 dated October 3, 2022.

Mr. Spyros thanked the Commission for the moment of silence for the officers this evening. He reviewed his report for September with the Commission. The calls for service were significantly reduced from last year.

RECEIPT OF NEW APPLICATIONS:

There was no receipt of new applications.

PUBLIC HEARINGS:

1. Application #2445 - Special Permit for removal and processing of earth materials between south of Barnum Road and north of Farrell Avenue; Assessor's Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Road) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant.

The Commission acknowledged receipt of the following items in their electronic packets: a memorandum dated March 4, 2021, from the Deputy Treasurer, regarding the surety performance bond and an approval letter dated March 4, 2021, from the Zoning Commission (attached 8-3d form.)

Attorney Mark Ziogas, 88 Valley St., representing the applicant, explained this had been a longstanding processing and earth removal area on Barnum Rd. to Farrell Ave. But there was a Special Permit approved two years ago in September for 46 acres. The active earth removal is 11.79 acres. This was a phased plan. Phase I was done and restored. Phase II was being continued to be restored. Phase III was active for the earth removal application, staging area, and processing that was near the center of the property.

1. The Earth Removal Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. The operation shall be conducted in accordance with the drawings entitled "Proposed Earth Removal Plan, Barnum Road & Farrell Avenue, Bristol, Connecticut", prepared by R.R. Hiltbrand Engineers & Surveyors, and consisting of the following sheets, all dated 7/23/22 and revised to 10/14/22:
 - a. Cover Sheet: Dated 7/23/20 with a Revised Date of 10/14/22.
 - b. Sheet P: Phase Map
 - c. Sheet E1-E4: Existing Conditions Plan
 - d. Sheet OG: Overall Grading Plan
 - e. Sheets G1-G4: Proposed Grading Plan
 - f. Sheet OS: Cross Section Plan View
 - g. Sheets S1-S4: Cross Section Profiles
 - h. Sheet SE1-SE4: Sediment and Erosion Details Sheet
 - i. Sheet SE: Details Sheet
 - j. Sheet SUB: Feasibility Study for Future Subdivision
3. The current \$180,000 performance bond shall continue to be in place for the two-year duration of this permit.
4. The Special Permit shall be good for a period of two years from the date of issuance.
5. There shall be no operation on Saturdays, Sundays or holidays.
6. The crushing process, pursuant to Section IX.B.5.f., will be conducted on a twice annual basis and shall not exceed a duration of two weeks for each event. Advance notice of at least 7 business days shall be provided to the ZEO (Zoning Enforcement Officer) prior to crushing operations commencing. Once the crushing process begins, the ZEO shall confirm that the operations are being conducted in accordance with the approved plan.
7. The hours of operation for Earth Removal shall be Monday through Friday, 7:30 AM to 4:00 PM. Maintenance can begin at 7:00 AM, but no on-site excavation or removal can occur until 7:30 AM. Crushing operations (within the twice annual two-week windows) cannot commence until 8:00 AM to 4:00 PM.
8. The sifter and crusher shall not be used simultaneously on the property.
9. Measures to control dust from the operation shall be applied as needed.
10. The applicant shall sweep and remove the sand from Barnum Road along the frontage of the property at least once a week.
11. No material shall be stockpiled on the property within 400 feet of any residence.
12. No material shall be brought onto the property for processing.
13. Regular inspections of the excavation sequence used by the applicant shall be conducted by the Zoning Enforcement Officer.
14. The 3-to-1 slope requirement shall be waived along portions of the perimeter of the property in accordance with Section IX.B.5.c. of the Zoning Regulations and a 2-to-1 slope permitted in its place, inasmuch as the steeper slope has previously been permitted and already exists.
15. The required 100-foot buffer shall be reduced as per the approved map in accordance with Section IX.B.5.b.(3) of the Zoning Regulations, inasmuch as the lesser buffer is warranted in order to match proposed contours to the existing contours of the adjoining land.

By: White

Seconded: Harlow.

For: White, Harlow, Marra, Gagnon and Provenzano.
 Against: None.
 Abstained: None.

The application is approved with stipulations.

2. Application #2446 – Special Permit for a fitness club at 95 Wooster Court; Assessor's Map 42, Lot 4; I (General Industrial) zone; Brian Pendergast, applicant.

Chair Provenzano designated regular Commissioners White, Harlow, Marra, Gagnon and Provenzano to vote on Application #2446. The Commission acknowledged receipt of the following items in their electronic packets: a memorandum dated October 3, 2022, from the Town Clerk of Plainville to the Bristol Zoning Commission, regarding Referral of Proposed Amendment to the Zoning Regulations; an e-mail from Mark Devoe, Town Planner, Town of Plainville, to Robert Flanagan, City Planner, regarding 95 Wooster Court – Bristol; an e-mail dated August 30, 2022, from Kristopher Lambert, 95 Wooster Court - Fitness Club. The following persons representing the applicant reviewed Application #2446 with the Commission: Brian Pendergast, 14 Sycamore Lane, Unionville; and Nicholas Pinto, 57 Oxford St., Hartford, representing the landlord and the prospective tenant.

Mr. Pinto reviewed the 36,000 sq. ft. industrial building that was not sufficiently utilized with no access/overhead door to the area in the building. They are requesting a Special Permit for a fitness use for sports performance and not a general gym for the public to go into the building.

Mr. Pendergast explained the company name was B-Sports Performance and they train amateur athletes for a variety of sports such as baseball, football, lacrosse, soccer, and weight training. Also, baseball instruction that was mostly for pitching, which is his expertise. They do not allow the public to walk into the building. There are group classes and scheduled appointments. He and his partner train the athletes. This was a specialty training facility for young athletes (usually ages 9 to 23 years old.) There are a maximum of eight athletes in each class with two coaches for about one and a half hours. The business hours are Monday to Friday from 3:00 P.M. to 8:00 P.M.; Saturday and Sunday 9:00 A.M. to 4:00 P.M.; and summer hours from 9:00 A.M. to 1:00 P.M.

Commission inquiries: Mr. Pendergast explained there are indoor baseball pitching mounds and nets; weight training fitness for lifting with racks and benches. This was a small business and try to be effective with small classes and not large classes with ineffectiveness.

Chair inquires: Mr. Flanagan explained the Site Plan provided with the application was from 1984. He had concerns with parking on the property.

Mr. Pinto explained there are three tenants in the building with access to the rear of the building. Areas one and two were manufacturing; area three is a truck tire service center; and areas five and six are vacant. Areas five and six were manufacturing but may be used as a warehousing area. They are discussing with a potential tenant using this area for warehousing/storage.

The east parking lot had a proposed plan and an alternative plan. There are 91 existing striped parking spaces (original plan) and 87 existing striped spaces. The original plan had 129 parking spaces. When the total building was occupied including areas five and six, the east parking lot only had about seven vehicles in the parking lot. There were 42 parking spaces under-utilized when the building was totally occupied except for area four, which is the request this evening.

Chair inquires: Mr. Pinto explained there would be sufficient parking areas for the twelve people that are in the classes. He explained most people would be dropped off at the facility.

Mr. Pinto is requesting the use as determined by the Commission regarding the parking spaces. The Regulations required one parking space per 200 sq. ft., which required 16 parking spaces. There are sufficient parking spaces per the requirement and ten parking spaces in the front of the building.

The Commission was more comfortable voting on the application because it was a small facility, but if it were a larger, they would want to require a Site Plan.

Commission inquires, respectively, Mr. Pendergast explained there are three restroom facilities separate from the 3,600 sq. ft. area. There is one handicapped restroom facility and three urinals. Their restroom facilities were not available to the tire facility. The north door has a two-hour fire rated door, which required an additional layer of drywall to become a three-hour fire rated door. The east door goes to an occupied area would be closed from the various facilities to comply with the three-hour fire rating between the units for the Building Department.

If the doors are closed off, the next step would be a State of CT application for a building regulations modification. This was discussed with Kristopher Lambert, Fire Marshal, and an architect for the next steps. This only required one exit from the building because of the occupancy of the use. Regarding noise from the different facilities, their business hours were different than the existing facilities.

He reviewed the improvements that would be made to the building including artificial turf and matting. The footprint would remain the same with the exception of the Variance. Mr. Pinto explained the tire facility serviced vehicles on the road with no services at the facility. Area four has not been occupied since 1984, but tires were stored in this area. The entire building was a manufacturing facility at one point. There are environmental reports on the property (recent to last year) with no restrictions.

Mr. Flanagan explained the applicant had to apply for a Variance from the State Fire Regulations and they cannot go into the building as it exists without the approved Variance.

Commission inquiries: Mr. Flanagan reiterated the State Variance application was the applicant's responsibility, but the application may be continued to next month if the Commission was uncomfortable voting this evening. This was not a Site Plan application so there was no Site Plan map to review this evening, except for the 1984 map. The applicant has the right to request a Special Permit. Mr. Flanagan explained the Commission's options for the application including requesting a Site Plan. He spoke with the Fire Marshal and Building Official and reviewed their comments.

The Commission, Mr. Flanagan, and Mr. Pendergast discussed the concern of no second egress from the facility area. Mr. Pendergast explained they wanted to discuss with the Commission if this plan was feasible with them and the requirements. He reiterated they found they needed the permits from the State.

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

Chair Provenzano was comfortable approving the application this evening. Also, a Site Plan was unnecessary because of the required State applications and egress reviews. Mr. Pinto explained if approved, a State approved application is required from the Fire Marshal and Building Official.

Mr. Flanagan explained an approval was needed from the Bristol Fire Marshal and the Bristol Building Department. They need to vary the State Regulations is sent to Bristol for review and input. The applicant cannot occupy the building without the Fire Marshal's approval from a State Variance, which he described the process. Two exits are needed for the building without an approved Variance. The Commission's concern was the property use and the Variances were the applicant's responsibility.

The hearing is closed.

By: White

Seconded: Marra.

For: White, Harlow, Marra, Gagnon and Provenzano.

Against: None.

Abstained: None.

Commissioner White agreed with Commissioner Marra's view of the Commission requesting to change the use, but he understood the concerns with liability. The various entities would review these concerns, which was a moot point. Chair Provenzano agreed and explained they have approved Special Permits previously without a Site Plan. If the Variance was not approved, that was the applicant's responsibility. Commissioner Gagnon agreed and was confident the Fire Marshal and the Building Official would ensure all local and State Regulations complied for the property.

MOTION: move that Application #2446 – Special Permit for a fitness club at 95 Wooster Court; Assessor's Map 42, Lot 4; I (General Industrial) zone; Brian Pendergast, applicant, be approved.

By: White

Seconded: Marra.

For: White, Harlow, Marra, Gagnon and Provenzano.

Against: None.

Abstained: None.

The application is approved.

3. Application AZR #22-1 – Proposed amendments to Sections VI.B.3.z. & VI.E.3.o. of the Zoning Regulations to correct references to Section V.A.9. Adaptive re-use of existing non-residential principal buildings; initiated by the Bristol Zoning Commission.

Chair Provenzano designated regular Commissioners White, Harlow, Gagnon and Provenzano to vote on Application #AZR-#22-1. She also designated alternate Commissioner Abrams to vote on Application #AZR-#22-1.

The Commission acknowledged receipt of the following items in their electronic packets: proposed amendments to the Zoning Commission entitled "AZR22-1: Proposed Amendments to The Bristol Zoning Regulations, Bristol Zoning Commission, Draft for Public Hearing: dated October 17, 2022"; a memorandum dated September 6, 2020, from the Zoning Commission to the Planning Commission, regarding Referral of Proposed Amendment to the Zoning Regulations; a memorandum dated September 27, 2022, from the Planning Commission to the Zoning Commission, regarding Application AZR #22-1 – Proposed amendments to Sections VI.B.3.z. & VI.E.3.o. of the Zoning Regulations to correct references to Section V.A.9. Adaptive re-use of existing non-residential principal buildings; initiated by the Bristol Zoning Commission; three memorandums dated September 6, 2022 from the Bristol Zoning Commission to the Town Clerks of Farmington, Plainville and Southing, regarding Referral of Proposed Amendment to the Zoning Regulations; a memorandum dated September 6, 2022, from the Zoning Commission to Therese Pac, regarding Referral of Proposed Amendment to the Zoning Regulations; a Zoning Referral Form, dated September 6, 2022, from the Zoning Commission to Christopher Henchey, Capitol Region Council of Governments (CRCOG); a memorandum dated September 6, 2022, from the Zoning Commission to the Capital Region Council of Governments (CRCOG), regarding Referral of Proposed Amendment to the Zoning Regulations; a memorandum dated September 23, 2022, from the Bristol Planning And Zoning Commission to the Capitol Region Council of Governments (CRCOG), regarding Referral Z-2022-122: Proposed zoning amendment pertaining to correcting references in original text; a memorandum dated September 6, 2022, from the Bristol Zoning Commission to the Naugatuck Valley Council of Governments (NVCOG) (via e-mail), regarding Referral of Proposed Amendment to the Zoning Regulations; and a Staff Referral Report memorandum dated September 15, 2022, from Joanna Rogalski, Senior Regional Planner, NVCOG, to the Planning Commission, CEO, and City Planner of Bristol, Capitol Region Council of Governments (CRCOG), Northwest Hills Council of Governments (NHCOG), and Naugatuck Valley Council of Governments (NVCOG) Regional Planning Commission (RPC) representatives, regarding NVCOG FILE NO.:BRIS-17-090622-Z.

Mr. Flanagan explained this adaptive reuse for non-residential buildings was approved in 2016. There were incorrect references in various parts of the Regulations, which was discovered when reviewing the Regulations with a potential applicant. This was a request to correct the references to "b" and "f." The list was reordered and does not make sense any longer. The corrected references are "a" & "j" in the BG zone and BHC zone. This was referred to the Planning Commission and had a positive referral of the adaptive reuse of buildings within the Regulation. This was referred to the following: town clerks of Farmington, Plainville, and Southington because this would border these towns; Therese Pac, Town and City Clerk; CRCOG, Hartford and the NVCOG in Waterbury. There were no conflicts with any of the referrals.

List of Contaminated or Potentially Contaminated Sites

“Hazardous Waste Facilities” as defined by Section 22a-134f of the Connecticut General Statutes

TOWN OF: BRISTOL

<u>Name</u>	<u>Address</u>	<u>Site Definition</u>	<u>Investigation Started</u>	<u>Remediation Started</u>	<u>Post Remedial Monitoring Started</u>	<u>Remediation Completed</u>	<u>ELUR</u>	<u>ELUR Type</u>
Acme Rivet & Machine Corp.	400 Middle Street	Inventory of Hazardous Waste Disposal Sites						
Acme Rivet & Machine Corp.	50 Emmett Street	Property Transfer – Form IV Remediation Started	3/6/1998	3/6/1998				
Advanced Printing Services, Inc.	135 Cross Street	Property Transfer – Form III Investigation started	11/29/2019					
Ali Property	980 Hill Street	Leaking Underground Storage Tanks – Completed						
American Spring Wire	95 Wooster Court	CERCLIS						
Andrew Leblanc	83 Sherman St	Leaking Underground Storage Tanks – Completed						
Arrow Manufacturing Co. (aka Ivanhoe)	16 Jeannette Street	Voluntary Remediation: CGS 22a.-133x Investigation started	12/1/2000					
Barrelson Co.	266 Westwood Rd Barrelson Co.	Leaking Underground Storage Tanks – Completed						
Bedus & Stanker	935 Middle Street	Inventory of Hazardous Waste Disposal Sites						
Bedus & Stanker Electroplating	935 Middle Street	CERCLIS						
Best Cleaners Facility	100 North Avenue	Voluntary Remediation: CGS 22a.-133x Investigation started	11/9/2005					
Bob's Getty No. 6811	774 Farmington Avenue	Leaking Underground Storage Tanks – Completed						
Bostwick Residence	72 Kimberly Lane	Leaking Underground Storage Tanks – Pending						

Thursday, August 4, 2022

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List of Contaminated or Potentially Contaminated Sites

“Hazardous Waste Facilities” as defined by Section 22a-134f of the Connecticut General Statutes

TOWN OF: BRISTOL

<u>Name</u>	<u>Address</u>	<u>Site Definition</u>	<u>Investigation Started</u>	<u>Remediation Started</u>	<u>Post Remedial Monitoring Started</u>	<u>Remediation Completed</u>	<u>ELUR</u>	<u>ELUR Type</u>
Ivanhoe Corporation	16 Jeanette Street	CERCLIS						
J & S Metals	95 Wooster Court	Inventory of Hazardous Waste Disposal Sites						
J. Laviero Metals Company (former)	894 Middle Street	Voluntary Remediation: CGS 22a.-133x Remediation Started	11/3/2016	1/26/2018				
Jana Know	90 Cypress Street	Leaking Underground Storage Tanks – Completed						
Jay Pahl's Auto Sales & Service, Llc	107 Stafford Avenue	Leaking Underground Storage Tanks – Completed						
Jennifer Pesino	133 Park Street	Leaking Underground Storage Tanks – Rem. Started						
Jerome Estates Housing Corp.	175 Shawn Drive	Leaking Underground Storage Tanks – Completed						
Jim Casciano	277 Main St.	Leaking Underground Storage Tanks – Completed						
Joan Nyrick	70 Buckboard Ln	Leaking Underground Storage Tanks – Completed						
John Mckeenney	13 Matilda Dr.	Leaking Underground Storage Tanks – Completed						
Kashi Farms	57 Middle Street	Leaking Underground Storage Tanks – Completed						
Kathy Burns	15 Spring St.	Leaking Underground Storage Tanks – Completed						
Kenmore Cleaners	211 Riverside Avenue	Property Transfer – Form III Remediation Started	5/24/2000	12/16/2013				

Thursday, August 4, 2022

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STATE OF CONNECTICUT

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Hazardous Waste MANIFEST PROGRAM, State Office Building
Hartford, CT 06106

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BAT 237 REC 37

FOR STATE USE ONLY

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. C.T.D.0.0.5.9.3.3.5.5.1		Manifest Document No. 9.3.0.0.8		2. Page 1 of 1		Information in the shaded areas is not required by Federal law, but may be required by State law.					
3. Generator's Name (Do Not Write in Shaded Area) ASW CT INC DBA AMERICAN SPRING P O BOX 439 FORESTVILLE, CT 06010						A. State Manifest Document Number CT F 0224009							
4. Generator's Phone (203) 582-7457						B. G.S.I. (Gen. Site Address) AMERICAN SPRING WIRE 95 WOOSTER COURT FORESTVILLE, CT 06011-9439							
5. Transporter 1 Company Name UNITED INDUSTRIAL SERVICES						6. US EPA ID Number C T D 0 2 1 8 1 6 8 8 9							
7. Transporter 2 Company Name						8. US EPA ID Number							
9. Designated Facility Name and Site Address UNITED OIL RECOVERY INC 136 GRACEY AVE MERIDEN, CT 06450						10. US EPA ID Number C T D 0 2 1 8 1 6 8 8 9							
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers No. Type		13. Total Quantity		14. Unit Wt/Vol		1. Waste No.	
a. RQ HAZARDOUS WASTE LIQUID, NOS ORME, NA9189 (D008)						0.0.1 T.T		00.9.0.0		G		EPA D008 STATE XX0008X	
b.												EPA STATE	
c.												EPA STATE	
d.												EPA STATE	
J. Additional Descriptions for Materials Listed Above AQUEOUS STREAM WITH LEAD						K. Handling Codes for Wastes Listed Above Interim Final Interim Final a. S02 T02 T49 b.							
15. Special Handling Instructions and Additional Information 6950DL EMERGENCY 24 HR PHONE: (203) 235-3753 EMERGENCY RESPONSE GUIDE BOOK: GUIDE #27						Point of Departure:							
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations, and all applicable State laws and regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.													
17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name Signature Month Day Year JAMES L Pontolillo James Pontolillo 022593						18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name Signature Month Day Year Paul Hamlin Paul Hamlin 022593							
19. Discrepancy Indication Space													
20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19. Printed/Typed Name Signature Month Day Year Patricia Hunter Patricia Hunter 022593													

COPY 1: FACILITY MAILLS TO DESTINATION STATE

CT F 0224009



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Hazardous Waste MANIFEST PROGRAM, State Office Building
 Hartford, CT 06106

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 IN THE EVENT OF A SPILL, CONTACT THE NATIONAL RESPONSE CENTER, U.S. COAST GUARD 1-800-424-8802.

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. C.T.D.O.0.5.9.3.3.5.5.1		Manifest Document No. 9.3.0.0.8		2. Page 1 of 1		Information in the shaded areas is not required by Federal law, but may be required by State law.	
3. Generator's Name and Mailing Address AGG CO INC DBA AMERICAN SPRING P O BOX 439 FORESTVILLE, CT 06010						A. State Manifest Document Number CT F 0224009			
4. Generator's Phone (203) 582-7457						B. G.S.I. (Gen. Site Address) AMERICAN SPRING WIRE 95 WOOSTER COURT FORESTVILLE, CT 06011-9439			
5. Transporter 1 Company Name UNITED INDUSTRIAL SERVICES						6. US EPA ID Number CT D O 2 1 8 1 6 8 8 9			
7. Transporter 2 Company Name						8. US EPA ID Number			
9. Designated Facility Name and Site Address UNITED OIL RECOVERY INC 136 GRACEY AVE MERIDEN, CT 06450						10. US EPA ID Number CT D O 2 1 8 1 6 8 8 9			
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers		13. Total Quantity	
a. RQ HAZARDOUS WASTE LIQUID, NOS ORME, NA9189						No. 0.0.1 Type T.T		14. Unit Wt/Vol 0.9.0.0 G	
								1. Waste No. D008	
b.								EPA STATE XXXXXX	
c.								EPA STATE	
d.								EPA STATE	
J. Additional Descriptions for Materials Listed Above AQUEOUS STREAM WITH LEAD						K. Handling Order for Wastes Listed Above			
a.						Interim Final Interim Final			
b.						a. S02 T02 T49 c. d.			
15. Special Handling Instructions and Additional Information 6950DL EMERGENCY 24 HR PHONE: (203) 235-3753 EMERGENCY RESPONSE GUIDE BOOK: GUIDE #27									
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations, and all applicable State laws and regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.									
Printed/Typed Name JAMES L Pontolillo						Signature <i>James Pontolillo</i>		Month Day Year 02 25 93	
17. Transporter 1 Acknowledgement of Receipt of Materials						Signature <i>Paul Hamlin</i>		Month Day Year 02 25 93	
Printed/Typed Name Paul Hamlin						Signature		Month Day Year	
18. Transporter 2 Acknowledgement of Receipt of Materials						Signature		Month Day Year	
Printed/Typed Name						Signature		Month Day Year	
19. Discrepancy Indication Space									
20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.									
Printed/Typed Name Patricia Hunter						Signature <i>Patricia Hunter</i>		Month Day Year 02 25 93	

COPY 2: FACILITY MAITS TO GENERATOR STATE

CT F 0224009



STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION

Hazardous Waste MANIFEST PROGRAM, State Office Building
Hartford, CT 06106

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UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CTD0005933551		Manifest Document No. 93008		2. Page 1 of 1		Information in the shaded areas is not required by Federal law, but may be required by State law.			
3. Generator's Name and Mailing Address AMERICAN SPRING WIRE P O BOX 439 FORESTVILLE, CT 06010						A. State Manifest Document Number CT F 0224009					
4. Generator's Phone (203) 582-7457						B. G.S.I. (Gen. Site Address) AMERICAN SPRING WIRE 95 WOOSTER COURT FORESTVILLE, CT 06011-9439					
5. Transporter 1 Company Name UNITED INDUSTRIAL SERVICES			6. US EPA ID Number CTD021816889			C. S.T.I. (Trans. Lic. Plate #) 7Y63A-CT			D. Tran. Phone (203) 235-3753		
7. Transporter 2 Company Name			8. US EPA ID Number			E. S.T.I. (Trans. Lic. Plate #)			F. Tran. Phone ()		
9. Designated Facility Name and Site Address UNITED OIL RECOVERY INC 136 CRACKY AVE MERIDEN, CT 06450						10. US EPA ID Number CTD021816889					
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID-Number)						12. Containers No. Type		13. Total Quantity		14. Unit Wt/Vol	
a. RQ HAZARDOUS WASTE LIQUID, NOS ORIG, NA9189						(D008) 0.01 1.1		0.090.0		0.090.0	
b.										EPA D008 STATE	
c.										EPA STATE	
d.										EPA STATE	
J. Additional Descriptions for Materials Listed Above ACIDIC STREAM WITH LEAD						K. Handling Codes for Wastes Listed Above					
a.						Interim		Final		Interim	
b.						Interim		Final		Interim	
15. Special Handling Instructions and Additional Information 6950DL EMERGENCY 24 HR PHONE: (203) 235-3753 EMERGENCY RESPONSE GUIDE BOOK: GUIDE #27						Point of Departure:					
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations, and all applicable State laws and regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.											
Printed/Typed Name JAMES L Pontolillo						Signature <i>James Pontolillo</i>					
17. Transporter 1 Acknowledgement of Receipt of Materials						Month Day Year 02 25 93					
Printed/Typed Name Paul Hamlin						Signature <i>Paul Hamlin</i>					
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						Month Day Year					



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Please type (or print) (Form designed for use on elite (12-pitch) typewriter.)

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UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CTD0003933551		Manifest Document No. 63008		2. Page 1 of 1		Information in the shaded areas is not required by Federal law, but may be required by State law.					
3. Generator's Name and Mailing Address P O BOX 439 FORESTVILLE, CT 06010						A. State Manifest Document Number CT F 0224009							
4. Generator's Phone (203) 582-7457						B. G.S.I. (Gen. Site Address) AMERICAN SPRING WIRE 95 HOUSTON COURT FORESTVILLE, CT 06011-9439							
5. Transporter 1 Company Name UNITED INDUSTRIAL SERVICES				6. US EPA ID Number CTD021816889		C. S.T.I. (Trans. Lic. Plate #) 7463A-CT							
7. Transporter 2 Company Name				8. US EPA ID Number		D. Tran. Phone (203) 235-3753							
9. Designated Facility Name and Site Address UNITED OIL RECOVERY INC 136 GRACEY AVE MERIDEN, CT 06450				10. US EPA ID Number CTD021816889		E. S.T.I. (Trans. Lic. Plate #)							
						F. Tran. Phone ()							
						G. State Facility's ID (Not Required)							
						H. Facility's Phone (203) 235-3753							
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers		13. Total		14. Unit		I. Waste No.	
						No. Type		Quantity		Wt/Vol			
a. 200 HAZARDOUS WASTE LIQUID, NOS (D008)						0.01 1.7		0.090.0				EPA 5008	
b.												STATE	
c.												EPA	
												STATE	
d.												EPA	
												STATE	
J. Additional Descriptions for Materials Listed Above AVEROUS STREAM WITH LEAD						K. Handling Codes for Wastes Listed Above							
a.						Interim		Final		Interim		Final	
b.						a.		b.		c.		d.	
15. Special Handling Instructions and Additional Information 69500L EMERGENCY 24 HR PHONE: (203) 235-3753 EMERGENCY RESPONSE GUIDE BOOK: GUIDE #27						Point of Departure:							
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations, and all applicable State laws and regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.													
Printed/Typed Name JAMES L Pontolillo						Signature <i>James Pontolillo</i>						Month Day Year 02 25 93	
17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name Paul Hamlin						Signature <i>Paul Hamlin</i>						Month Day Year 02 25 93	
18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name						Signature						Month Day Year	
19. Discrepancy Indication Space													
20. Facility Owner or Operator: Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.													
Printed/Typed Name						Signature						Month Day Year	

COPY 7: GENERATOR MAILES TO GENERATOR STATE

CT F 0224009

FOR SPILLS WITHIN CONNECTICUT, CONTACT CT DEP - OIL AND CHEMICAL SPILL RESPONSE AT (203) 566-3338.

IN THE EVENT OF A SPILL, CONTACT THE NATIONAL RESPONSE CENTER, U.S. COAST GUARD 1-800-424-8802.

Waste Code

[Click here to see this page in full context](#)



NATIONALLY-DEFINED VALUES - WASTE CODE

"D" CODES - CHARACTERISTIC WASTE CODES

Code	Description
D001	IGNITABLE WASTE
D002	CORROSIVE WASTE
D003	REACTIVE WASTE
D004	ARSENIC
D005	BARIUM
D006	CADMIUM
D007	CHROMIUM
D008	LEAD
D009	MERCURY
D010	SELENIUM
D011	SILVER
D012	ENDRIN (1,2,3,4,10,10-HEXACHLORO-1,7-EPOXY-1,4,4A,5,6,7,8,8A-OCTAHYDRO-1,4-ENDO, ENDO-5,8-DIMETH-
D013	LINDANE (1,2,3,4,5,6-HEXA-CHLOROCYCLOHEXANE, GAMMA ISOMER)
D014	METHOXYCHLOR (1,1,1-TRICHLORO-2,2-BIS [P-METHOXYPHENYL] ETHANE)
D015	TOXAPHENE (C10 H10 CL8, TECHNICAL CHLORINATED CAMPHENE, 67-69 PERCENT CHLORINE)
D016	2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)
D017	2,4,5-TP SILVEX (2,4,5-TRICHLOROPHENOXYPROPIONIC ACID)
D018	BENZENE
D019	CARBON TETRACHLORIDE
D020	CHLORDANE