



*City of Bristol
Zoning Commission*

*REGULAR MEETING - MONDAY, MARCH 11, 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/86773418152?pwd=Jy2rbdtk8p51ZAdbCaPbLhQd8AXbAN.
1](https://bristolct-gov.zoom.us/j/86773418152?pwd=Jy2rbdtk8p51ZAdbCaPbLhQd8AXbAN.1)

Meeting ID:
867 7341 8152
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes
 - a. Regular Meeting - February 12, 2024
4. ZEO Report
 - a. February 2024
5. Receipt of New Applications
 - a. Application AZR 24-1 – Proposed revisions to the Zoning Regulations to add and amend the following:
 - i - Add to Section 19 Use Definitions: Community Youth Organization

ii - Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and to allow in the R-10, R-15, R-25, and R-40 (Single-Family Residential) zones.

iii - Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and to allow in the BD (Downtown Business) zones; BG (General Business) zone; BHC (Route 72 Corridor Business) zone and the BN (Neighborhood Business) zone – Initiated by: Bristol Zoning Commission.

- b. Application #2489 – Special Permit for Senior Housing (84 units) at 560, 594 & 644 Redstone Hill Road; Assessor's Map 1, Lots 9B-1, 9B-2, 11, 11-2, 11-3, & 10-B-1; Laurel Meadows, LLC, applicant.
- c. Application #2490 – Site Plan for Senior Housing (84 units) at 560, 594 & 644 Redstone Hill Road; Assessor's Map 1, Lots 9B-1, 9B-2, 11, 11-2, 11-3, & 10-B-1; Laurel Meadows, LLC, applicant.

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 February 12, 2024.
- b. 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.

7. Old Business

8. New Business

9. Staff Reports

- a. Zoning Rewrite Meeting Schedule Discussion

10. Communications

11. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, April 8, 2024

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY FEBRUARY 12, 2024**

1. Call To Order

By: Chairman White

Time: 6:00 P.M.

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

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	
	Peter Caruso	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

Chairman White called the meeting to order at 6:00 P.M.

2. Pledge of Allegiance

Chairman White reminded the Commission the next regular meeting was Monday, March 11, 2024.

3. Approval of Minutes

- a. Approval of Minutes – January 22, 2024

Chairman White designated regular Commissioners Marra, Goodwin, Harlow, LaFreniere and White to vote on the January 22, 2024, regular minutes.

MOTION: Move to approve the minutes of the January 22, 2024, regular meeting.

By: Marra

Seconded: Goodwin.

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

Against: None.

Abstained: None.

4. ZEO Report

- a. December 2023
-
- b. January 2024

Staff explained that Mr. Spyros has retired from the City of Bristol. He also explained Rick Brown, Chief Building Official, would be filling in for Mr. Spyros until a ZEO is hired.

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.

Chairman White designated regular Commissioners Marra, Goodwin, Harlow, LaFreniere and White to vote on Application #2488.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicants, explained the previous application was withdrawn and a new application was filed. He explained Charles Talmadge was one of the applicants unable to attend the meeting this evening. Attorney Furey requested the Commission schedule Application #2488 for public hearing for the March 2024 meeting. He explained the application would go to the Planning Commission at the end of this month for their vote.

MOTION: move that Application #2488 be scheduled for a Public Hearing for the March 11, 2024 Regular Meeting Agenda of the Zoning Commission.

By: Marra

Seconded: Goodwin.

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

Against: None.

Abstained: None.

The application is scheduled for public hearing.

Item #4. ZEO Report was resumed.

Staff explained the ZEO reports were updated in the new Civic Clerk system. He reviewed the reports for December 2023 and January 2024 with the Commission. He explained the February 1, 2024 report was updated before he left the City.

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.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained he submitted a letter to request the extension of the timelines for the public hearing. Attorney Ziogas stated the applicant submitted response comments that had to be updated with Staff comments and plans. He explained he was waiting for the response comments from the Staff to be updated. He requested the application be continued to the March 11, 2024, meeting of the Commission.

The Commission agreed to accept the applicant's extension of 15 days of the application timeline for Application #2486 to continue the Application to the March 11, 2024, Regular meeting of the Commission. Staff reviewed the State timelines with the Commission that had sufficient time remaining. He reviewed the extension that Attorney Ziogas had requested to be applied to the application for the new Commissioners.

MOTION: move that the Public Hearing on Application #2486 be continued to the March 11, 2024, Regular meeting of the Zoning Commission.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

The application is continued.

- 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.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, reviewed the request for a Special Permit to conduct a recycling center facility. The existing 55,500 sq. ft. building was located in an I-zone. Attorney Ziogas explained the applicant leases a 31,500 sq. ft. portion of the building. The property has 91 parking spaces and the existing tenant uses 25 parking spaces. The applicant would use 20 parking spaces. He explained the lease included a 12 ft. X 12 ft. loading dock and there would be no outside storage.

Attorney Ziogas explained this is a new recycling program by the State. The State is trying to increase the 38% recycling rate for CT. Because of the low recycling rate, the City has to pay a tipping fee for the items. He explained the applicant and some vendors received approved permits to recycle the items. He reviewed the overall process of the recycling that would reduce the tipping fees for the City.

Commission inquiries: Attorney Ziogas explained this program is similar to the program in New Britain. He noted this would be a wholesale business only. He explained the items would be sorted and cleaned at the facility. He stated the activities were inside the building so there would be no noise. Attorney Ziogas reviewed the business hours. He explained if the facility is successful the applicant would request a second shift for 25 employees. Attorney Ziogas requested approval for the application.

Shahil Kantesaria, 528 Fern St., West Hartford, explained there are 25 employees. Mr. Kantesaria stated the business hours as 6:00 A.M. to 4:00 P.M. Monday to Friday. He noted if the plan is successful, an additional 25 employees would be employed. Staff reviewed the consumer recycling process and noted the grant was for \$2 Million. He reviewed the facilities capabilities to donate to charities and fundraisers by "Clynk-to-Go".

Staff explained this was one of the last Special Permits under the old Zoning Regulations. He read into the record the Special Permit standards of approval. He noted Staff had no concerns with the application and reviewed the documents for the application.

Staff inquiries: Attorney Ziogas summarized the reasons for the contamination on the property was not a concern because it was not a residential area.

The following persons spoke in favor of the application: Alison Mahony, 528 Fern St., West Hartford and Rachel Haseltine, 410 Emmett St. Among their reasons were that the plan would promote more recycling and provide more jobs for the area. Also, Ms. Haseltine suggested the applicant work with the libraries to help people register. She also appreciated that this would be a good method for students to raise charity money for the schools.

Daniel Kiley, of Clynk, 100 Waterman Dr., South Portland, ME, 04106, representing the applicant, gave an overview of his company's recycling program that would be implemented at this facility. Mr. Kiley reviewed the capabilities of the charity outreach program and gave a history of his company in Maine and New York. If approved, he said this would be the first facility in CT. His company has worked with many municipalities.

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

The hearing is closed.

By: Marra

Seconded: Goodwin.

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

The Commission commented there was no reason to deny the application.

MOTION: Move that 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, be approved.

By: Marra

Seconded: Goodwin.

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

The application is approved.

7. Old Business

There was no old business.

8. New Business

There was no new business.

9. Staff Reports

Staff reviewed a letter received into the record dated February 7, 2024, from Francisco Gomes, Consultant, FHI Studio, which worked on the Rewrite of the Zoning Regulations. Staff summarized the concerns of the Bristol Boys and Girls Club property becoming a non-conforming use on the property with the rewrite of the Zoning Regulations. He reviewed Mr. Gomes' suggestions that the Zoning Regulations that should be revised. His view was this facility was a beneficial for the City.

10. Communications

There were no communications.

Staff reviewed the "old agenda" format versus the "new event" format for the Commission.

11. Adjournment

MOTION: Move to adjourn at 6:45 P.M.

By: Marra

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

DRAFT

2024 ZONING ENFORCEMENT REPORT

For February 2024, the following complaints were investigated by the Chief Building Official. 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:	2	2											4
<i>Year (23):</i>	<i>3</i>	<i>1</i>											<i>4</i>
Illegal Business:	0	1											1
<i>Year (23):</i>	<i>1</i>	<i>0</i>											<i>1</i>
Lack of Permit:	3	0											3
<i>Year (23):</i>	<i>1</i>	<i>0</i>											<i>1</i>
Accessory Structure:	1	0											1
<i>Year (23):</i>	<i>0</i>	<i>0</i>											<i>0</i>
Illegal Fence:	1	0											1
<i>Year (23):</i>	<i>0</i>	<i>0</i>											<i>0</i>
Illegal Sign:	0	0											0
<i>Year (23):</i>	<i>1</i>	<i>1</i>											<i>2</i>
Fowl:	0	1											1
<i>Year (23):</i>	<i>0</i>	<i>0</i>											<i>0</i>
Blight:	2	2											4
<i>Year (23):</i>	<i>9</i>	<i>6</i>											<i>15</i>
Sightline:	0	0											0
<i>Year (23):</i>	<i>0</i>	<i>0</i>											<i>0</i>
Lighting:	0	0											0
<i>Year (23):</i>	<i>0</i>	<i>0</i>											<i>0</i>
Site Plan:	1	15											16
<i>Year (23):</i>	<i>3</i>	<i>1</i>											<i>4</i>
Illegal Rentals:	0	0											0
<i>Year (23):</i>	<i>0</i>	<i>0</i>											<i>0</i>
Miscellaneous:	3	0											3
<i>Year (23):</i>	<i>2</i>	<i>6</i>											<i>8</i>
2023 TOTAL:	13	21											34
<i>Year (23):</i>	<i>20</i>	<i>16</i>											<i>36</i>
ABATEMENTS:	0	0											0
<i>Year (23):</i>	<i>0</i>	<i>0</i>											<i>0</i>
CITATIONS:	6	2											8
<i>Year (23):</i>	<i>11</i>	<i>10</i>											<i>21</i>
PERMITS ISSUED:	275	234											509
<i>Year (23):</i>	<i>256</i>	<i>273</i>											<i>529</i>

Respectfully submitted,

R.J. Brown

Richard J. Brown

Chief Building Official

March 1, 2024

AZR 24-01

3/1/24

Proposed Zoning Amendment: City of Bristol Zoning Regulations Effective Date 1/15/24

2/7/24

The recent update of the City's zoning regulations, which became effective 1/15/24, involved updating the definition of multiple uses and providing definitions for uses for which definitions had not been provided in the regulations. In the course of this process "clubs" were recategorized as "membership organizations" and are now permitted only in commercial zones, so as to limit nuisances to residential areas that may be associated with large gatherings such as festivals, weddings, etc..

This has resulted in The Boys and Girls Club of Bristol, which had been permitted in the R-15 zone as a "club" becoming a non-conforming use in that zone, which was not the intent of reclassifying clubs as membership organizations. While having "club" in its name, the Boys and Girls Club is different in its function than a membership organization, providing beneficial services to the neighborhood in which it is located and functioning much like a community center.

To correct this oversight, we recommend that a new permitted use type be established to accommodate the Boys and Girls Club as a permitted use to avoid the club being classified as a non-conforming use. Specifically, we recommend the following:

1. Add the following definition to Section 19 Use Definitions:

Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.

2. Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 district by Special Permit (SP).
3. Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the in the BD by Zoning Permit (ZP), in the BG and BHC by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN by Special Permit (SP).

AZR 24-1 - Hyperlinks

Previous Regulations:

<https://www.bristolct.gov/DocumentCenter/View/46177/Previous-Regulations>

Current Regulations:

<https://www.bristolct.gov/DocumentCenter/View/46179/Current-Regulations>

RECEIVED
2024 MAR -1 AM 8:55
TOWN AND CITY CLERK
BRISTOL, CT



AZR 24-01
3/1/24

City of Bristol
BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: March 1, 2024
TO: Erica Cabiya – Town and City Clerk - Bristol
FROM: Bristol Zoning Commission
Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #AZR 24-1

Proposal: Proposed Amendments to the Bristol Zoning Regulations consisting of:

- 1) Add the following definition to Section 19 Use Definitions:
Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.
- 2) Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 district by Special Permit (SP).
- 3) Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the BD by Zoning Permit (ZP), in the BG and BHC by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN by Special Permit (SP).

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Enclosure.



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: March 1, 2024

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 Article IV, Section 17.1.4.C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 24-1

Proposal: Proposed Amendments to the Bristol Zoning Regulations consisting of:

1) Add the following definition to Section 19 Use Definitions:

Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.

2) Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 district by Special Permit (SP).

3) Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the BD by Zoning Permit (ZP), in the BG and BHC by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN by Special Permit (SP).

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:

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



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: March 1, 2024

TO: **Naugatuck Valley Council of Governments (NVCOG)**
Regional Planning Commission – Zoning Regulation Referral
Savannah Nicole-Villalba - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendments to the Zoning Regulations is hereby referred to your agency:

Application #AZR 24-1

Proposal: Proposed amendments to the Bristol Zoning Regulations consisting of:

1) Add the following definition to Section 19 Use Definitions:

Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.

2) Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 district by Special Permit (SP).

3) Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the BD by Zoning Permit (ZP), in the BG and BHC by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN by Special Permit (SP).

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:

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

NVCOG STAFF REFERRAL REPORT

TO: Bristol Zoning Commission, Bristol Chief Elected Official, City Planner, and Naugatuck Valley Council of Governments (NVCOG) Regional Planning Commission (RPC) Representatives

FROM:  Keith Rosenfeld, Community Planner, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury (203-757-0535)

DATE: March 8, 2024

NVCOG FILE NO.: BRIS-46-030424-Z
MUNICIPALITY: City of Bristol
DATE RECEIVED: March 4, 2024
DATE OF PUBLIC HEARING: April 8, 2024
TYPE OF REFERRAL: Text Amendments
APPLICANT: Bristol Zoning Commission

DESCRIPTION OF PROPOSAL:

The Bristol Zoning Commission has initiated several amendments to the Bristol Zoning Regulations to define and allow Community Youth Organizations in Residential Zones. Please refer to the attached comprehensive re-write of the Bristol Zoning Regulations.

STAFF RECOMMENDATION:

Staff finds the proposed text amendments not to be regionally significant and will not result in intermunicipal impacts.

* * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

BRIS-46-030424-Z



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: March 1, 2024

TO: **Northwest Hills Council of Governments (NHCOG)**
Regional Planning Commission – Zoning Regulation Referral
Emily Hultquist – NHCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendments to the Zoning Regulations is hereby referred to your agency:

Application #AZR 24-1

Proposal: Proposed amendments to the Bristol Zoning Regulations consisting of:

1) Add the following definition to Section 19 Use Definitions:

Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.

2) Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 district by Special Permit (SP).

3) Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the BD by Zoning Permit (ZP), in the BG and BHC by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN by Special Permit (SP).

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:

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



REFERRAL

FROM: NHCOG

DATE RECEIVED: March 4, 2024

DATE: March 7, 2024

TYPE OF REFERRAL: Zoning

REFERRED BY: Robert Flanagan

REFERRAL COMMENT BY: Rista
Malanca, AICP

MUNICIPALITY: City of Bristol

PUBLIC HEARING DATE: April 8, 2024

DESCRIPTION OF PROPOSAL: The City of Bristol has submitted proposed amendment to the Zoning Regulations to allow for Community Youth Organizations

REGIONAL IMPACT / REVIEW COMMENTS: The staff of the Northwest Hills Council of Governments (NHCOG) has reviewed this referral and finds no apparent conflict with regional plans or policies or the concerns of adjacent towns.

ZONING REFERRAL FORM



FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org		
FROM: ☒ Zoning Commission ☐ Planning and Zoning Commission ☐ City or Town Council (acting as Zoning Commission)		Municipality: City of Bristol, CT
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106		Date of Referral: 03/01/2024
<i>Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:</i>		
NATURE OF PROPOSED CHANGE:		
☐ Adoption of amendment of ZONING MAP for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.		☒ Adoption or amendment of ZONING REGULATIONS applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.
THE CHANGE WAS REQUESTED BY: ☒ Municipal Agency: ☐ Petition		
DATE PUBLIC HEARING IS SCHEDULED FOR: 04/08/2024		
MATERIAL SUBMITTED HEREWITH:		
☒ Regulation Changes	☐ Map of Change	☐ Supporting Statements
☐ Public Notice	☐ Other (Specify):	
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? ☐ YES ☒ NO. IF YES, ON WHAT DATE:		
(FOR USE BY CRCOG)		Name: Robert M. Flanagan, AICP
Date Received:		Title: City Planner
Sent certified/e-mail?		Address: 111 North Main Street Bristol, CT 06010
File Number		Phone: (860) 584-6227 Email: robertflanagan@bristolct.gov

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS
NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.
 NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington
 Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers
 South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: March 1, 2024

TO: **Capital Region Council of Governments (CRCOG)**
Regional Planning Commission – Zoning Regulation Referral
Jacob Knowlton– CRCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendments to the Zoning Regulations is hereby referred to your agency:

Application #AZR 24-1

Proposal: Proposed amendments to the Bristol Zoning Regulations consisting of:

1) Add the following definition to Section 19 Use Definitions:

Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.

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Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:

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



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CERTIFIED MAIL

DATE: March 1, 2024

TO: Town Clerk – Burlington
Town Clerk – Farmington
Town Clerk - Plainville
Town Clerk - Plymouth
Town Clerk – Southington
Town Clerk – Wolcott

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, the following proposed amendments to the Zoning Regulations is hereby referred to your agency:

Application #AZR 24-1

Proposal: Proposed Amendments to the Bristol Zoning Regulations consisting of:

1) Add the following definition to Section 19 Use Definitions:

Community Youth Organization: A non-profit organization dedicated to providing educational, social, and recreation opportunities to children with facilities such as classrooms, activity space, and fitness and recreation space in support of that function.

2) Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and allow in the R-10, R-15, R-25, and R-40 district by Special Permit (SP).

3) Amend Section 4.2 to include Community Youth Organization in the table of permitted principal uses and allow in the BD by Zoning Permit (ZP), in the BG and BHC by Zoning Permit with a Site Plan requirement (ZP+S), and in the BN by Special Permit (SP).

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:

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

Enclosure.

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

For Office Use Only	
APPLICATION NO.	<u>2489</u>
DATE FILED:	<u>2-29-24</u>
DECISION DATE:	_____
DECISION:	_____

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
Section(s) Article II Section 4.3.22 of the Bristol Zoning Regulations for the following
Special Permit use: Senior Housing

Address or Location of the Property: 560, 594, & 644 Redstone Hill Road
Assessor's Map No.: 1 Assessor's Lot No.(s): 9B-1,9B-2, 11, 11-2, 11-3 & 10-B-1
Zone of the Property: R-15 & R-10 Size of the Property (in acres or square feet): 11.23 Acres
Reason for the Special Permit: Senior Housing

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: 84 Senior Housing Units. Previous application approved for 84 Senior Housing Units September 19, 2022

Application #2434 Special Permit housing for the elderly and Site Plan Application #2435.

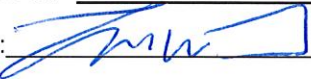
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: Laurel Meadows, LLC

Address: 55 Whiting Street Unit 3C City: Plainville State: Ct Zip: 06062

Telephone No.: 860-919-2084 E-Mail: jnaples@newenglanddonuts.com

Signature:  Signature – (Printed/Typed) Timothy W. Furey duly authorized

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

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

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2489

Address or location of property: _____ 560, 594, & 644 Redstone Hill Road

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: Timothy W. Furey Esq

Address: 43 Bellevue Ave City: Bristol State: Ct Zip: 06010

Telephone No.: 860-589-4343 E-Mail: tfurey@fureydonovan.com

08/17 - LUO

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2489

Address or location of property: 560, 594, & 644 Redstone Hill Road

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: Cole Civil & Survey

Address: 876 South Main Street City: Plantsville State: Ct Zip: 06479

Telephone No.: 860-712-3967 E-Mail: bryanp@colecivil.com

08/17 - LUO

For Office Use Only	
APPLICATION NO.	<u>2490</u>
DATE FILED:	<u>2-29-24</u>
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:

Senior Housing, a ☐ permitted use ☒ Special Permit use
under Section(s) Article II Section 4.3.22 of the Bristol Zoning Regulations.

Address or Location of the Property: 560, 594, & 644 Redstone Hill Road

Assessor's Map No.: 1 Assessor's Lot No.(s): 9B-1, 9B-2, 11, 11-2, 11-3 & 10 B-1

Zone of the Property: R-10 & R-15 Size of the Property (in acres or square feet): 11.23 Acres

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

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

Other comments: 84 Senior Housing Units. Previous application approved for 84 Senior Housing Units September 19, 2022

Application #2434 Special Permit for Elderly Housing and Site Plan Application #2435.

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: Laurel Meadows, LLC

Address: 55 Whiting Street Unit 3C City: Plainville State: Ct Zip: 06062

Telephone No.: 860-919-2084 E-Mail: jnaples@newenglanddonuts

Signature: [Signature] Signature – (Printed/Typed) Timothy W. Furey duly authorized

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

The following shall be included as part of this application:

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

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

LUO – 01/24

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2490

Address or location of property: _____ 560, 594, & 644 Redstone Hill Road _____

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: Timothy W. Furey Esq.

Address: 43 Bellevue Ave City: Bristol State: Ct Zip: 06010

Telephone No.: 860-589-43433 E-Mail: tfurey@fureydonovan.com

LAW OFFICES

FUREY, DONOVAN, COONEY & DYER P. C.

Project Narrative

Project Title: Laurel Meadows

General Information

Project Name: Laurel Meadows Adult Community Project Location: Redstone Hill Road Zone: R-15 / R-10 Project Type: Senior Housing Date Submitted: February 29, 2024 Variances Required: No Wetlands Approval Required: No Special Permit Required: Yes Site Plan Approval Required: Yes	Developer: Laurel Meadows, LLC Site Engineer: COLE civil + survey Architectural Design: Laurel Meadows, LLC & Development Planning Solutions LLC Landscape Design: Development Planning Solutions LLC & Cole Civil + Survey Lighting Design: Cole Civil + Survey Project Consultant: Development Planning Solutions LLC Traffic Engineer: F.A. Hesketh and Associates Inc. Legal Representative: Attorney Timothy W. Furey
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Project Overview

The proposed development calls for the construction of 84 residential Senior Housing units on a site located on Redstone Hill Road. At present, the site consists of six parcels with three single family homes. Two of the single family homes will be preserved and segregated on two independent lots at the far north east corner of the property and the far north west corner of the property. A blighted home in the center of the property will be removed. The remaining properties will be merged into one with a total project area of 11.23 acres.

The project is proposed as Senior Housing under Article II Section 4.3.22 with a density of 8.4 Units per acre. After the lot line revisions the total site area is 489,264 square feet. The wetlands on the property encompasses 55,334 square feet. The area available for computing the density calculation is 433,930 square feet or 9.96 acres.

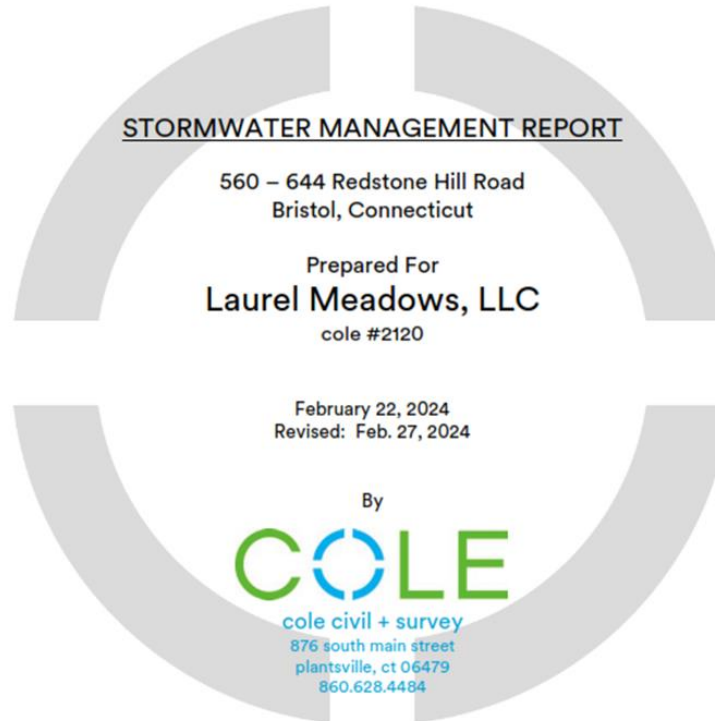
The unit mix is proposed to be 19 one bedroom units and 65 two bedroom units.

The site will be serviced by city water and sewer systems. The site design is compliant with all of the City of Bristol's Zoning Regulations. The site is also compliant with the State of Connecticut Stormwater Management regulations as all stormwater will be retained on site.

The Project will require 126 parking spaces. 134 parking spaces are proposed but 18 spaces have been designed but reserved for "future parking". Five handicapped spaces are required and 8 have been provided. 13 charging spaces are required 14 have been provided.

A traffic study was previously provided and the project can be safely constructed and operated. The sight lines are appropriate with 473 feet needed to the west with 675 feet provided and 473 feet needed to the east with 647 feet provided. The site layout and landscape design have both been designed with safety in mind. Appropriate sight lines and distances have been preserved to ensure no unnecessary impacts to traffic in the area.

The project previously received a Special Permit (#2434) and Site Plan Approval (#2435) on September 19, 2022. This application is submitted in compliance with the Zoning Regulations effective January 15, 2024.

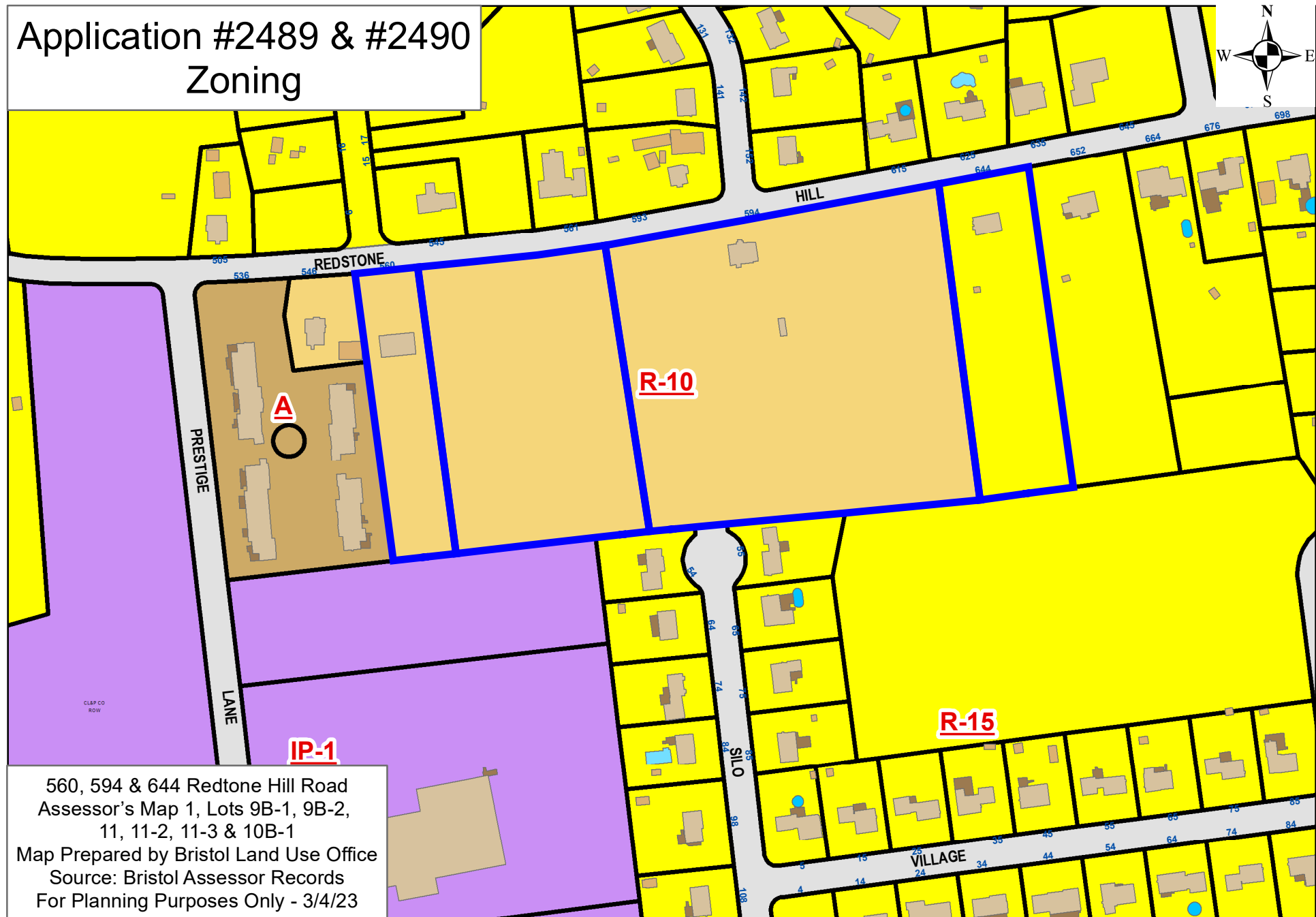
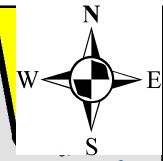


Hyperlink:

[https://www.bristolct.gov/DocumentCenter/View/46185/2120
---SWMR-Revised---02-27-2024](https://www.bristolct.gov/DocumentCenter/View/46185/2120---SWMR-Revised---02-27-2024)


Barton N. Bovee, P.E. #13653
NOT VALID UNLESS EMBOSSED
SEAL or STAMP IS AFFIXED HERETO.

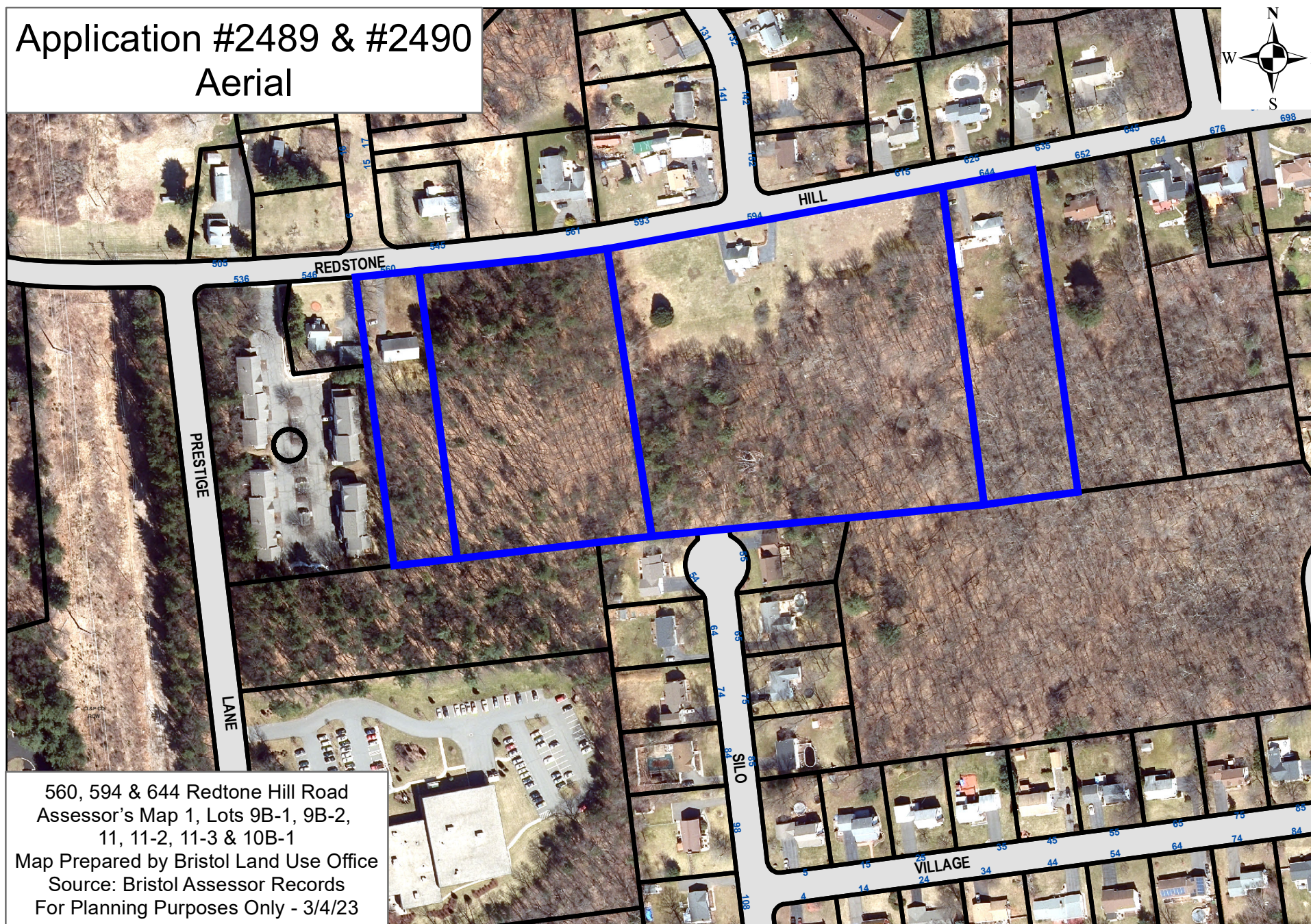
Application #2489 & #2490 Zoning



560, 594 & 644 Redstone Hill Road
Assessor's Map 1, Lots 9B-1, 9B-2,
11, 11-2, 11-3 & 10B-1

Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 3/4/23

Application #2489 & #2490 Aerial



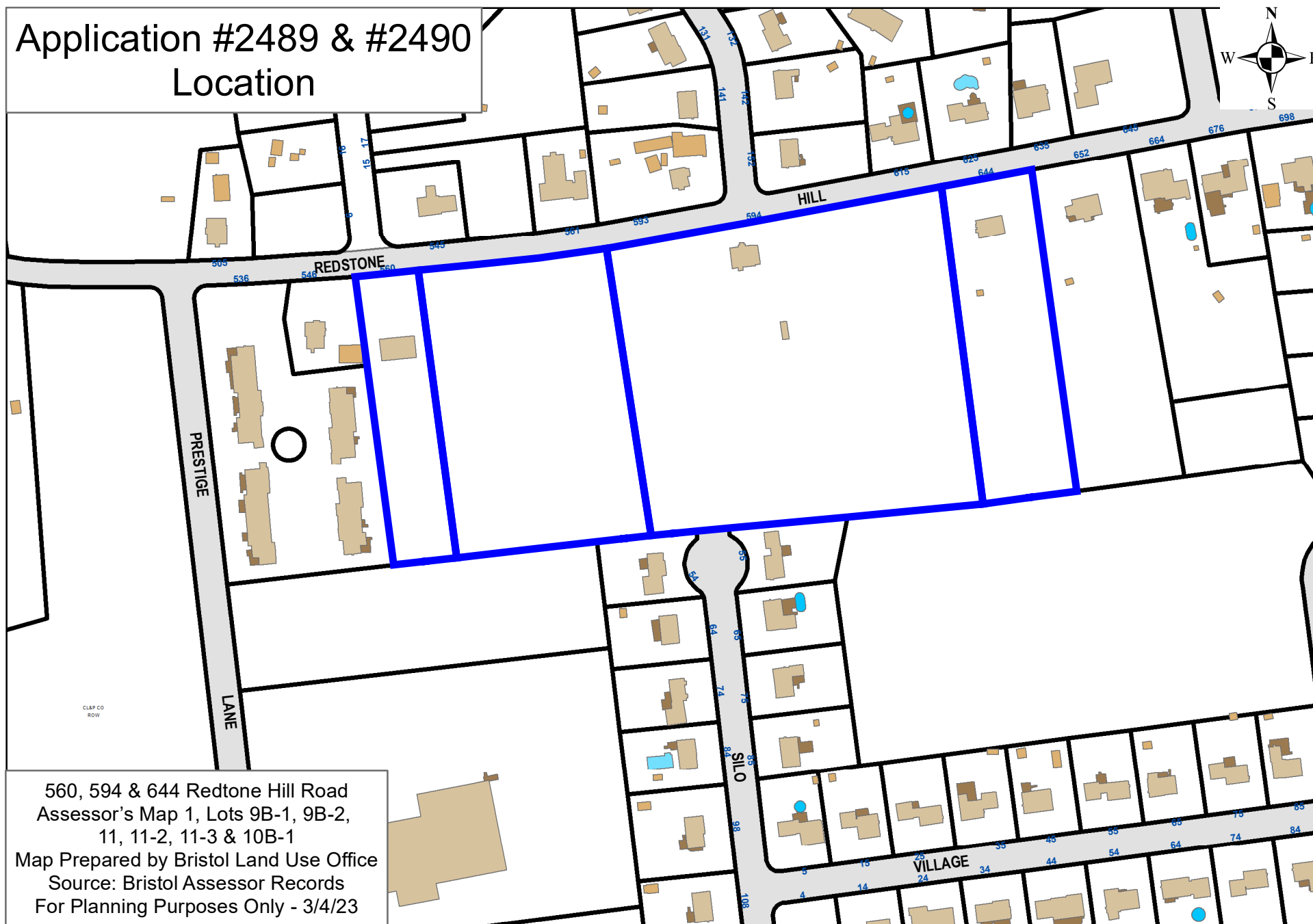
560, 594 & 644 Redstone Hill Road
Assessor's Map 1, Lots 9B-1, 9B-2,
11, 11-2, 11-3 & 10B-1

Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

For Planning Purposes Only - 3/4/23

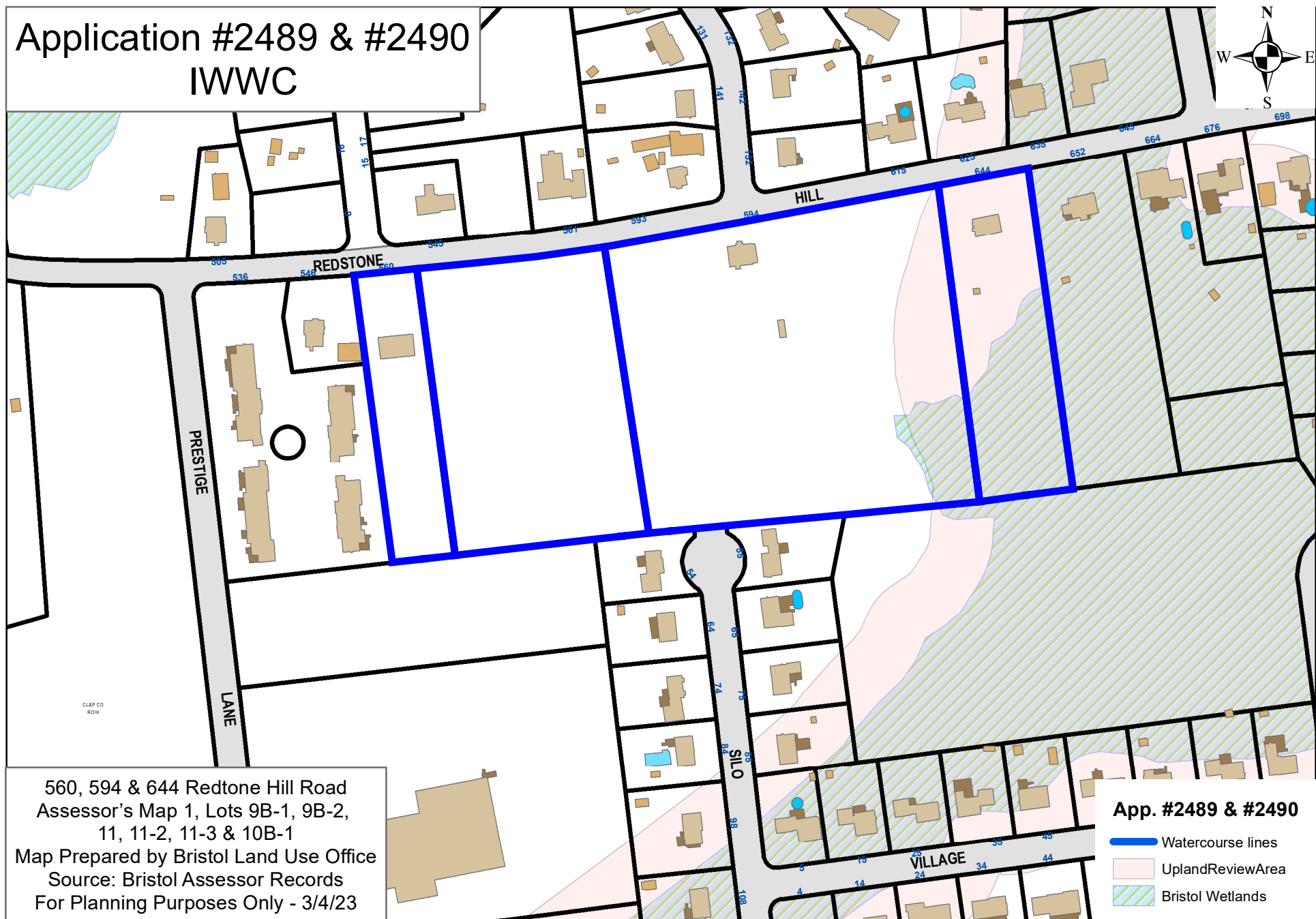
Application #2489 & #2490 Location

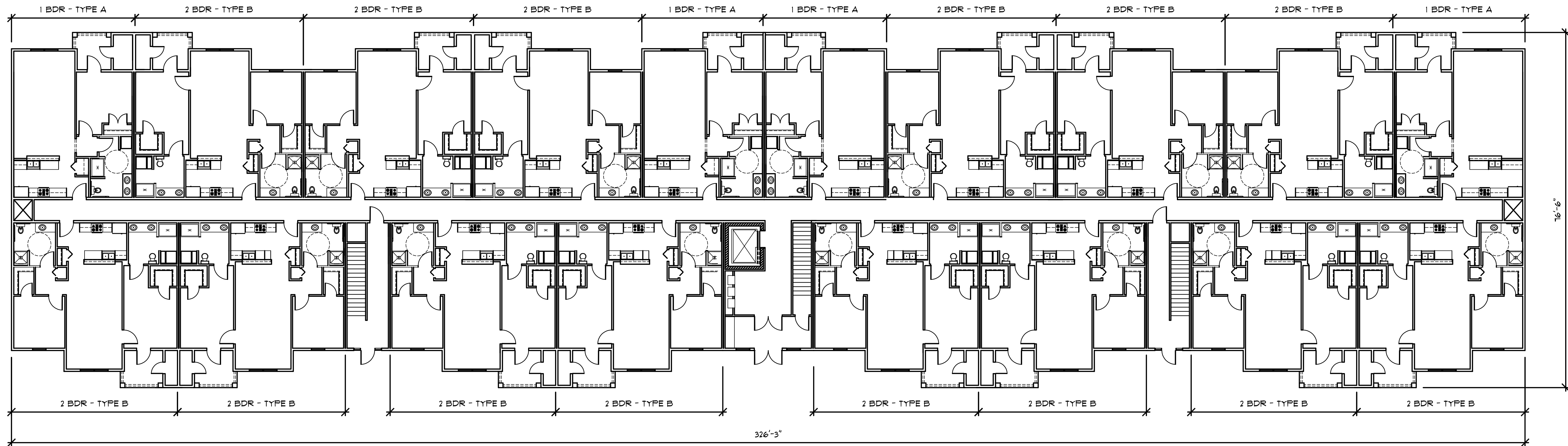


560, 594 & 644 Redstone Hill Road
Assessor's Map 1, Lots 9B-1, 9B-2,
11, 11-2, 11-3 & 10B-1

Map Prepared by Bristol Land Use Office

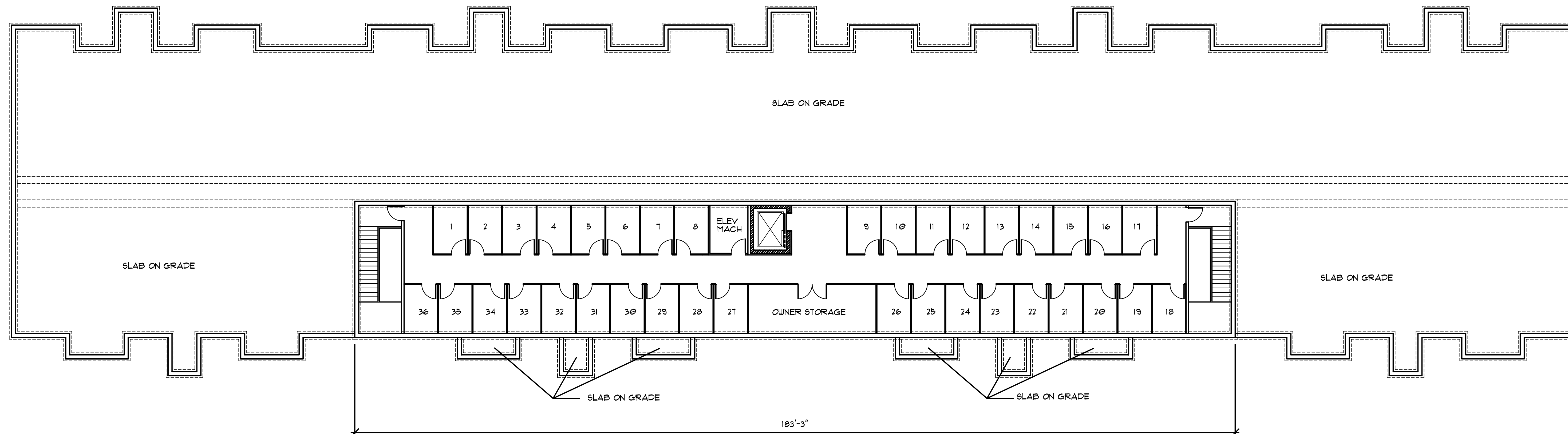
Source: Bristol Assessor Records
For Planning Purposes Only - 3/4/23





2 Building 1 - 2 story - 36 Unit - First Floor Plan

Scale: 3/32" = 1'-0"



1 Building 1 - 2 story - 36 Unit - Basement Floor Plan

Scale: 3/32" = 1'-0"

REVISIONS

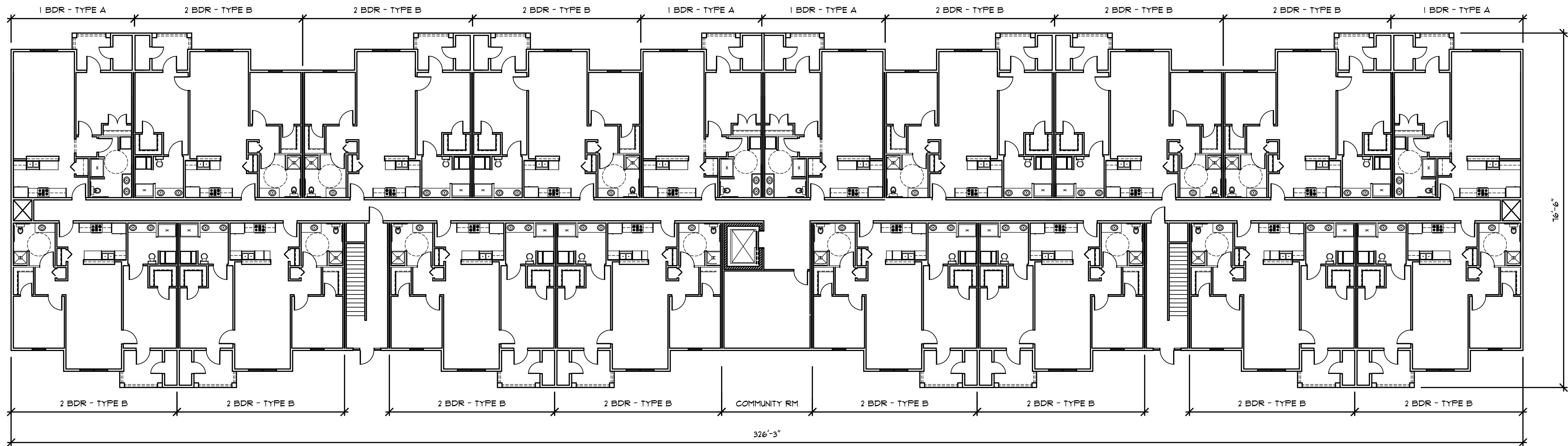
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LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

BUILDING 1 - 36 UNIT
FLOOR PLANS

A 100



1 Building 1 - 2 story - 36 Unit - Second Floor Plan

Scale: 3/32" = 1'-0"

REVISIONS

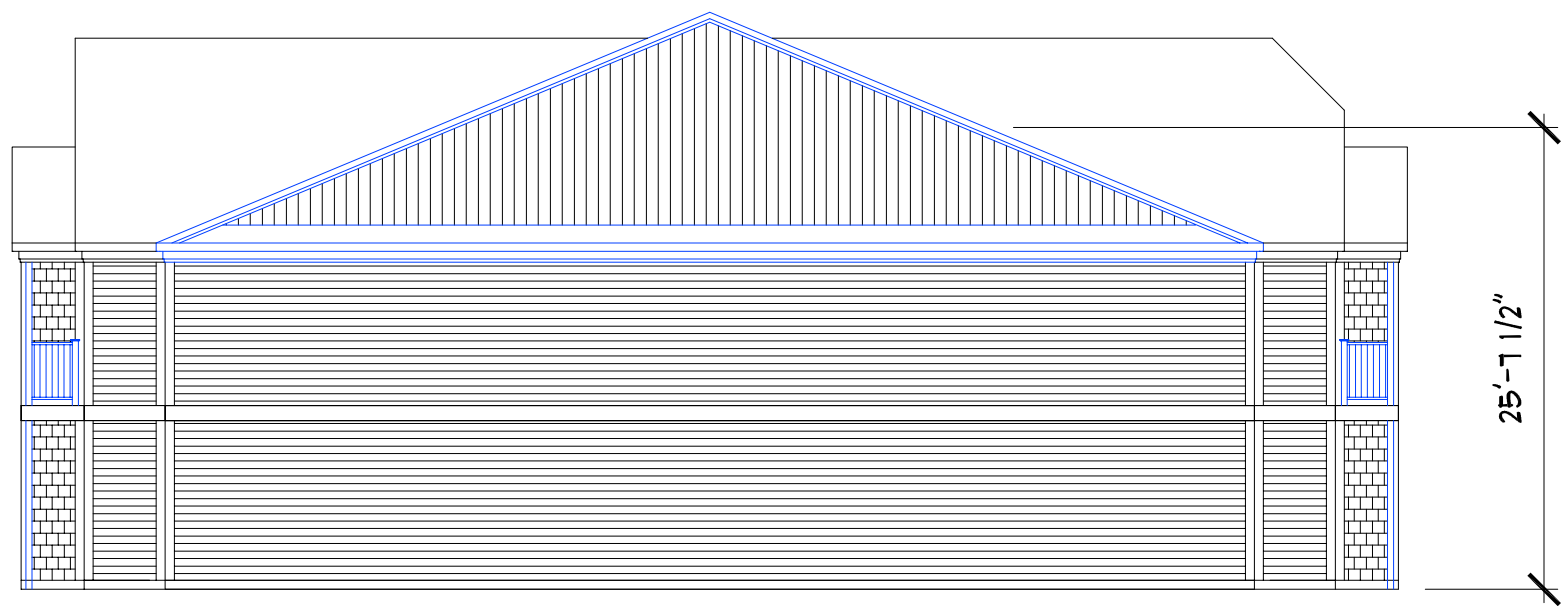
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LAUREL MEADOWS LLC

BUILDING 1 - 36 UNIT
FLOOR PLANS

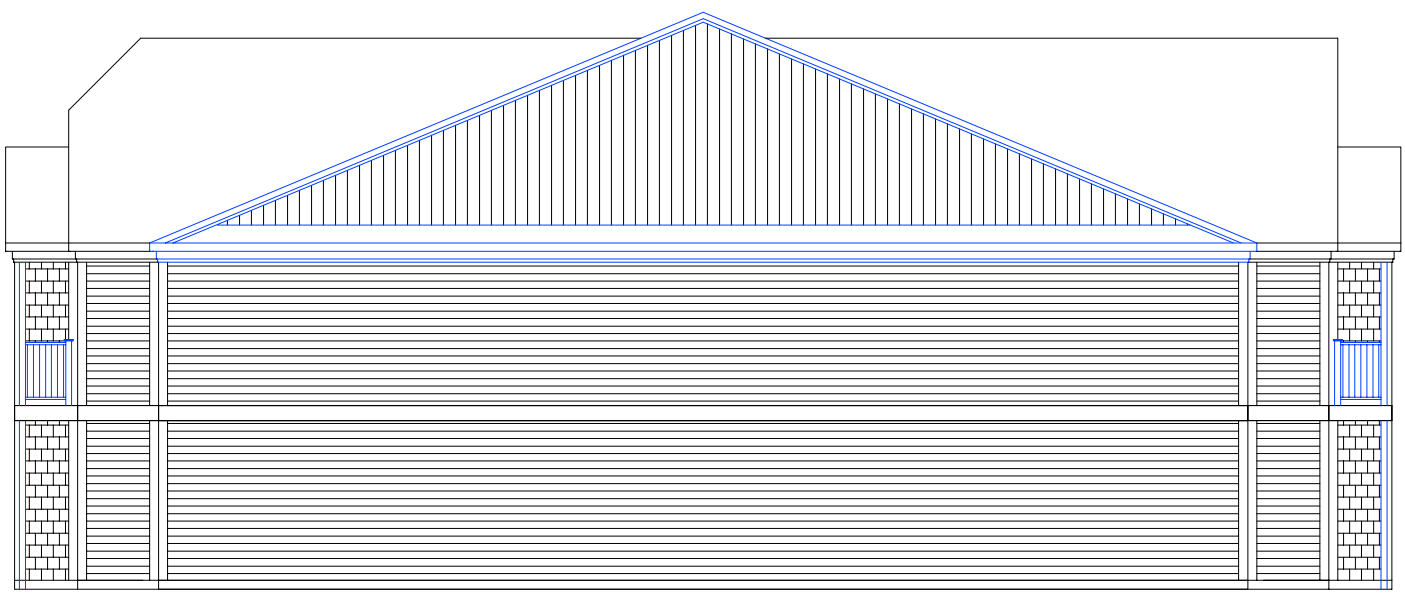
A 101

594 REDSTONE HILL RD
BRISTOL CT



2 Building 1 - 2 story - 36 Unit - Exterior Elevation - Side

Scale: 3/32" = 1'-0"



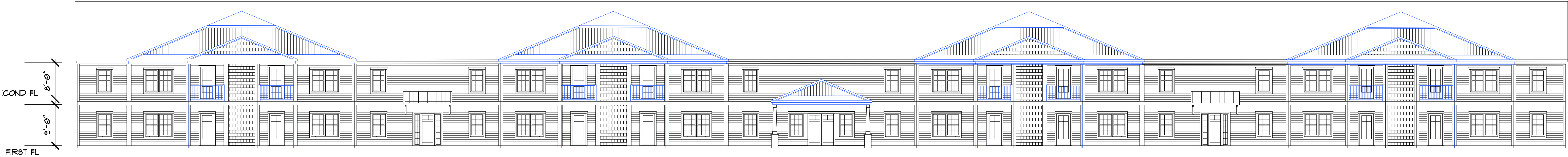
2 Building 1 - 2 story - 36 Unit - Exterior Elevation - Side

Scale: 3/32" = 1'-0"



2 Building 1 - 2 story - 36 Unit - Exterior Elevation - Rear

Scale: 3/32" = 1'-0"



1 Building 1 - 3 story - 36 Unit - Exterior Elevation - Front

Scale: 3/32" = 1'-0"

REVISIONS

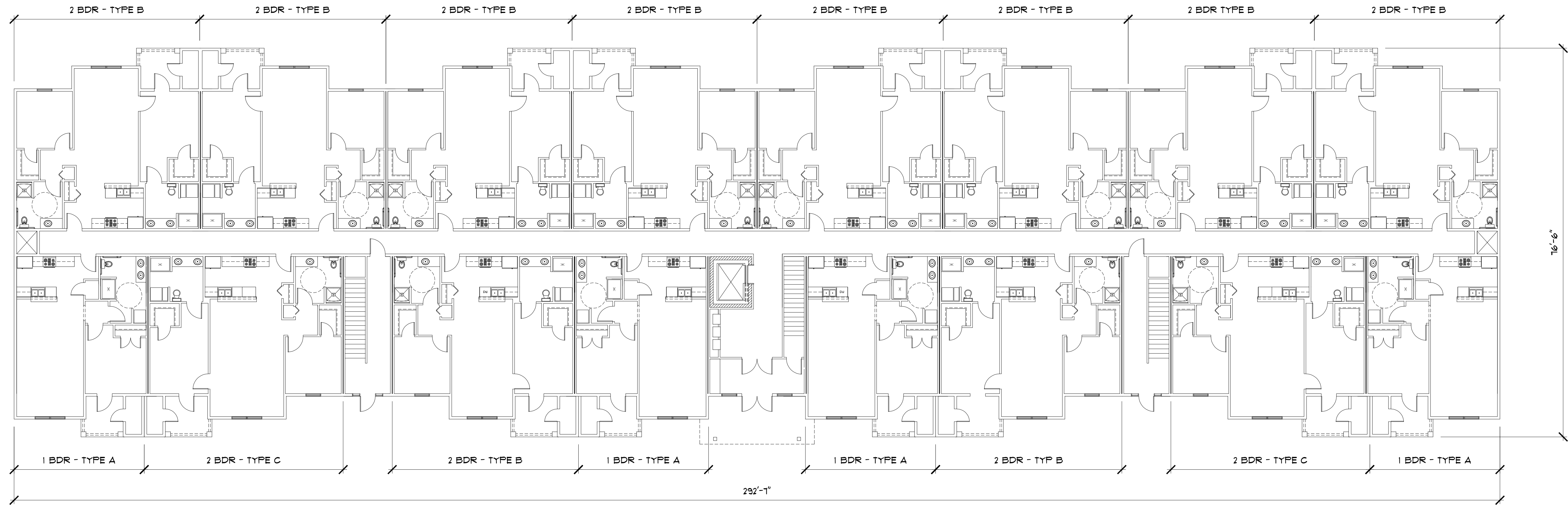
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LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

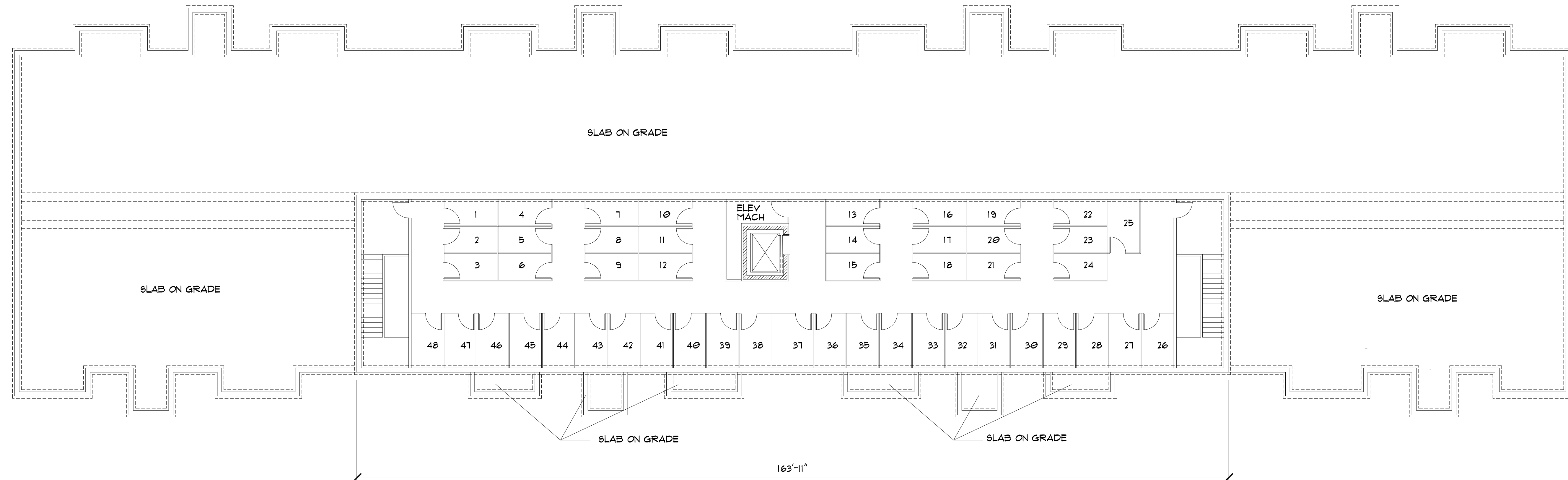
BUILDING 1 - 36 UNIT
EXTERIOR ELEVATIONS

A 300



2 Building 2 - 3 story - 48 Unit - First Floor Plan

Scale: 3/32" = 1'-0"



1 Building 2 - 3 story - 48 Unit - Basement Floor Plan

Scale: 3/32" = 1'-0"

REVISIONS

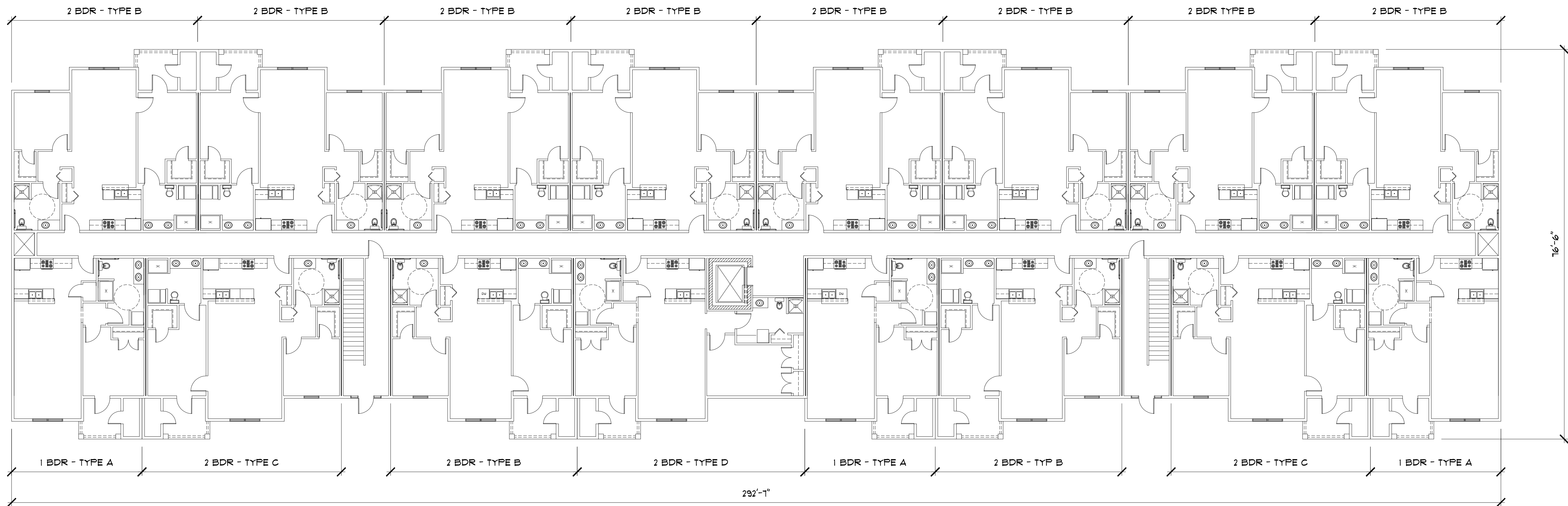
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LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

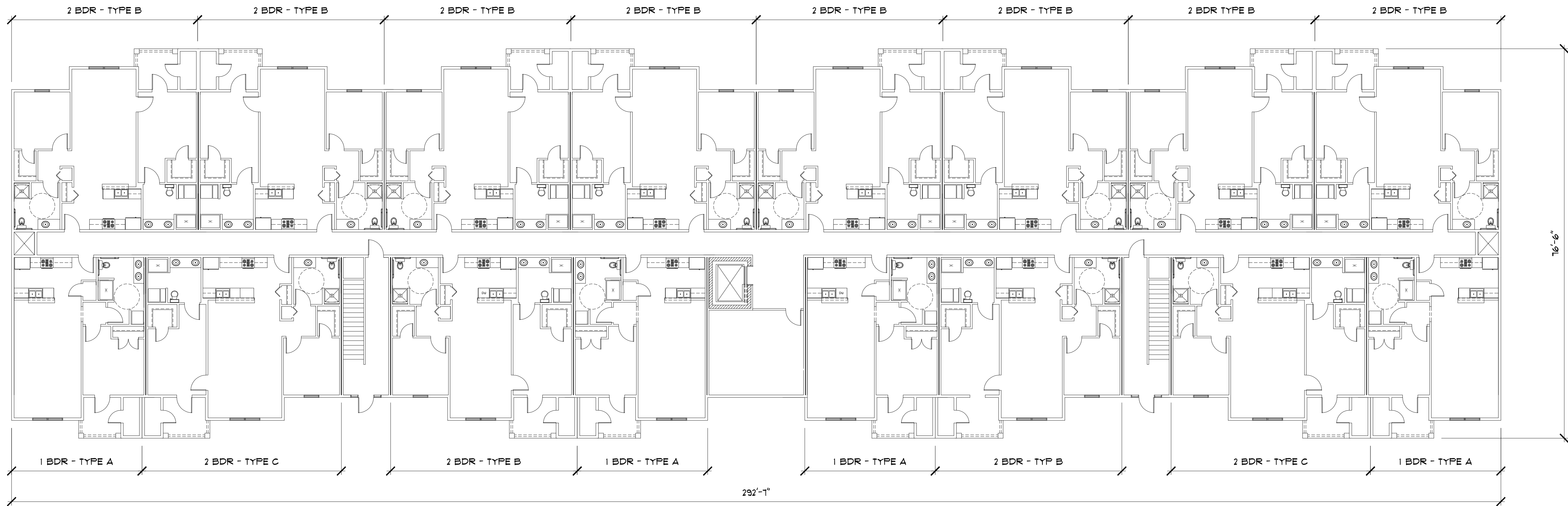
BUILDING 2 - 48 UNIT FLOOR PLANS

A 100



2 Building 2 - 3 story - 48 Unit - Third Floor Plan

Scale: 3/32" = 1'-0"



1 Building 2 - 3 story - 48 Unit - Second Floor Plan

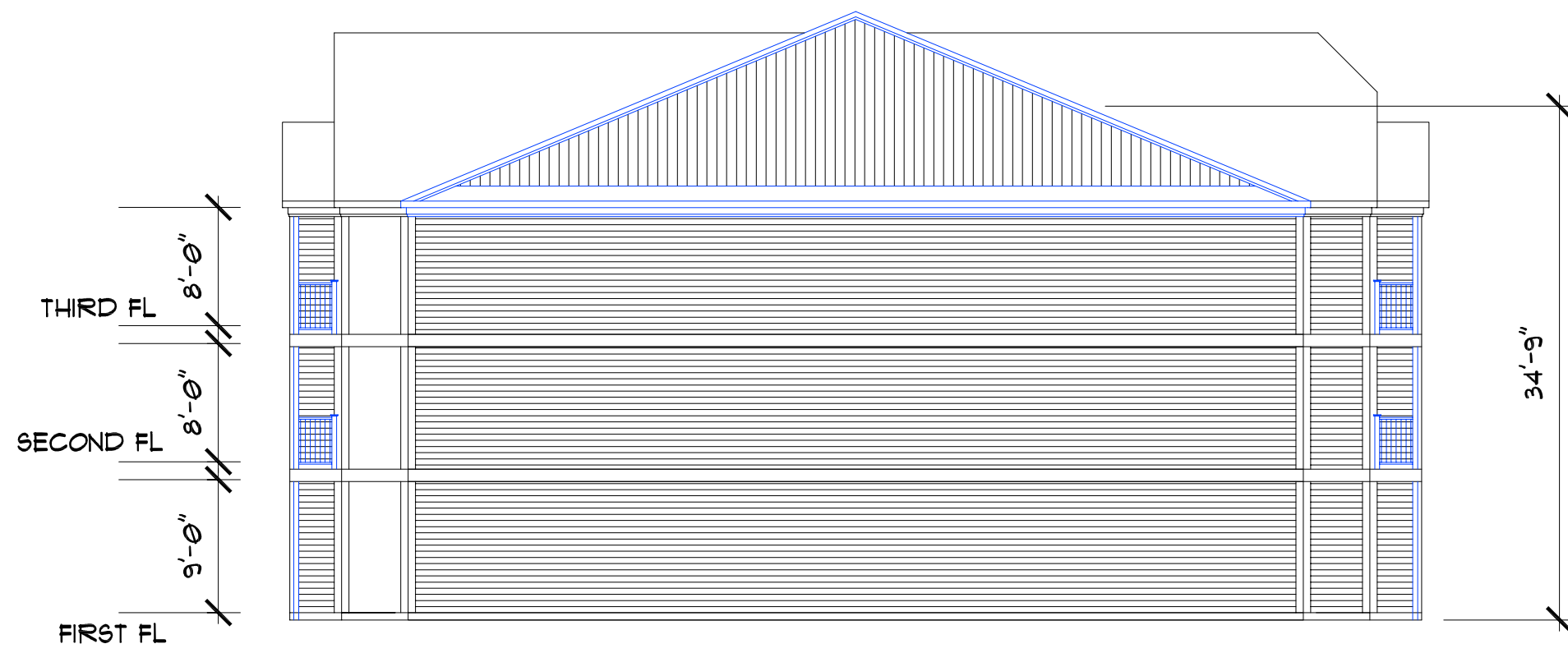
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REVISIONS		REMARKS
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LAUREL MEADOWS LLC

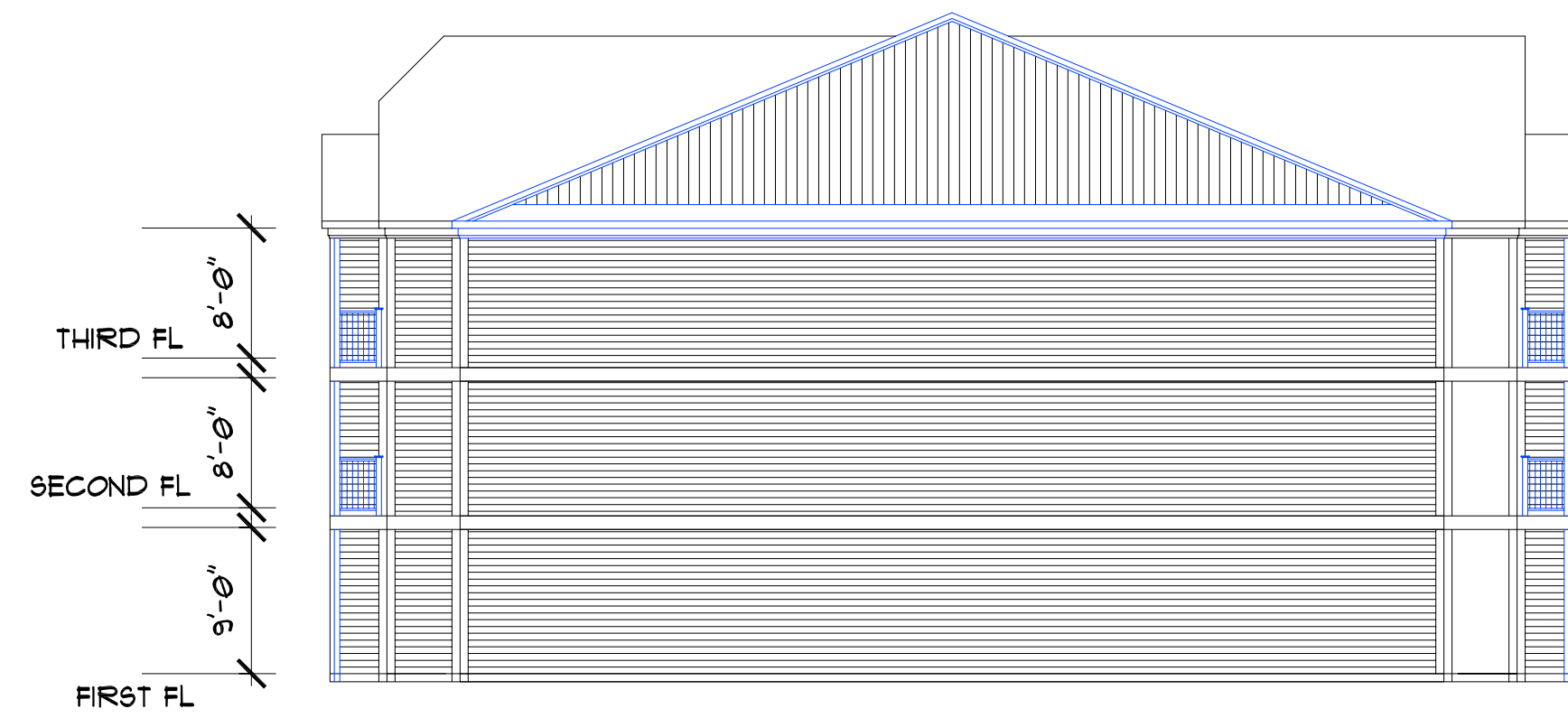
594 REDSTONE HILL RD
BRISTOL CT

**BUILDING 2 - 48 UNIT
FLOOR PLANS**



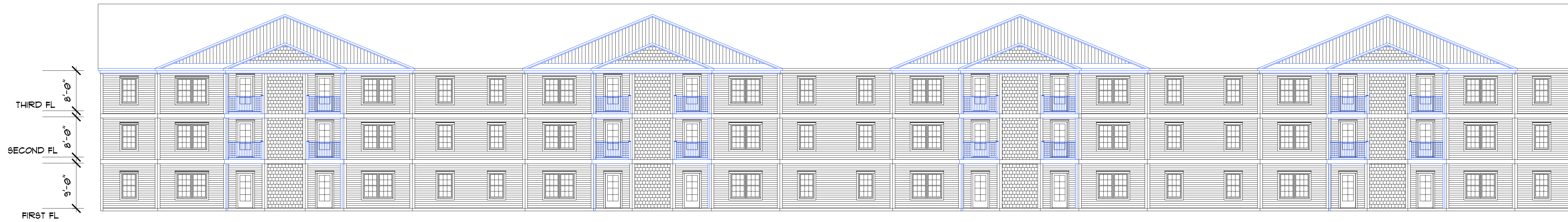
2 Building 2 - 3 story - 48 Unit - Exterior Elevation - Side

Scale: 3/32" = 1'-0"



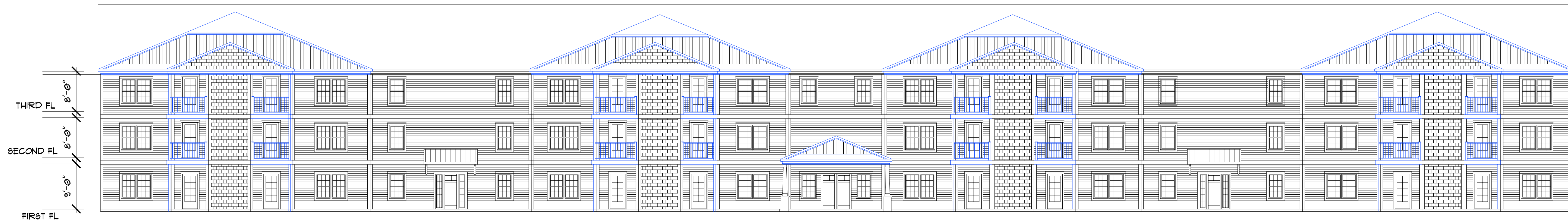
2 Building 2 - 3 story - 48 Unit - Exterior Elevation - Side

Scale: 3/32" = 1'-0"



2 Building 2 - 3 story - 48 Unit - Exterior Elevation - Rear

Scale: 3/32" = 1'-0"



1 Building 2 - 3 story - 48 Unit - Exterior Elevation - Front

Scale: 3/32" = 1'-0"

REVISIONS

NO.	DATE	REVISION
1	03/06/24	ZONING SUBMISSION
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LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

BUILDING 2 - 48 UNIT
EXTERIOR ELEVATIONS

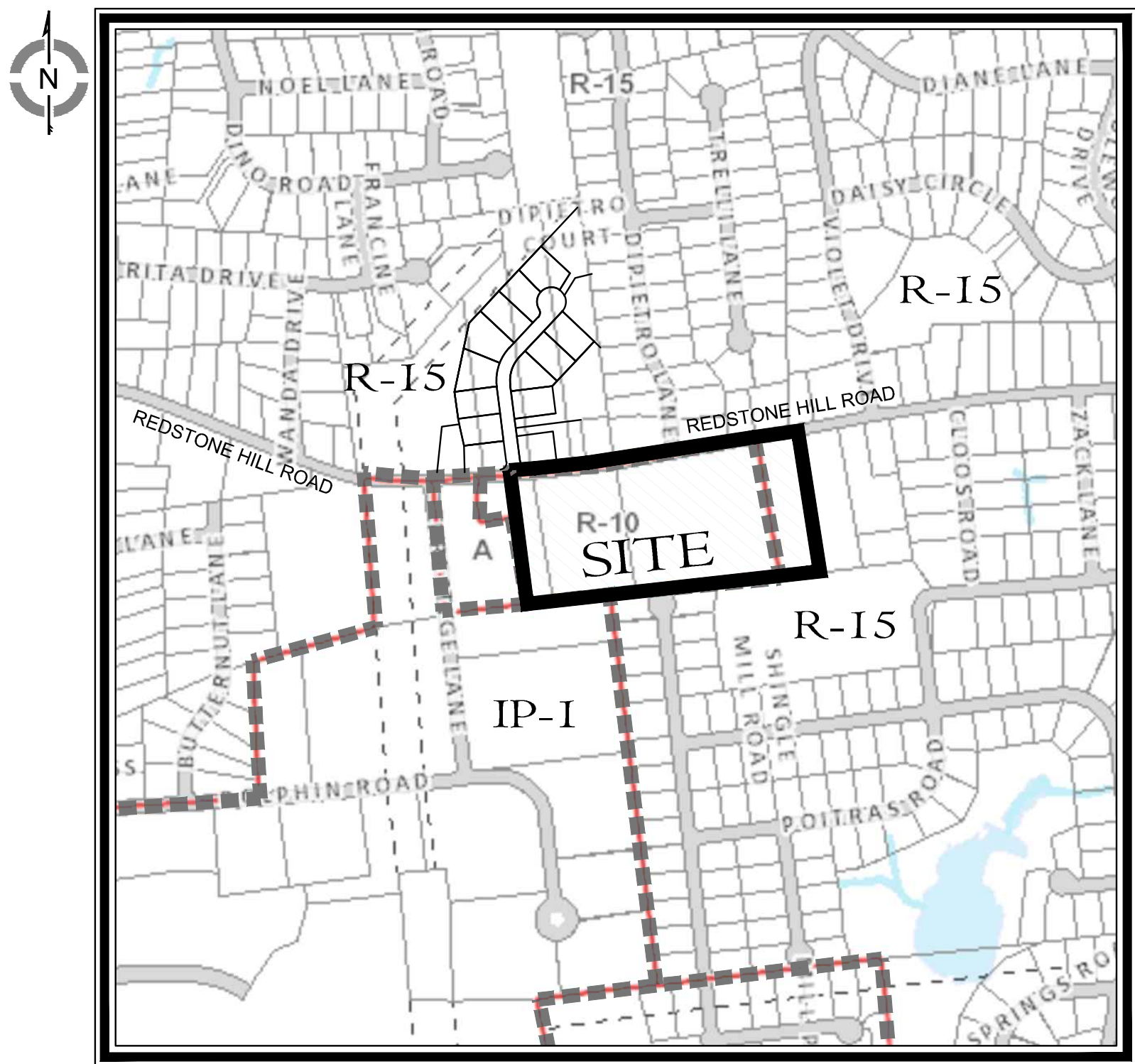
A 300

Laurel Meadows Adult Community

560-644 Redstone Hill Road
Bristol, Connecticut

Wetland Application #XXXX - Approved: X/X/2024
Site Plan Application #XXXX - Approved: X/X/2024

Assessor's Map 1, Lots 9B-1, 9B-2, 11-11-2-11-3, & 10-B-1



KEY MAP

SCALE: 1"=500'

Sheet Index:

S1	Survey Map
S2	Lot Line Revision Map
C1	Site Layout Plan
C2	Site Grading & Utility Plan
L1	Landscaping Plan
PH1	Photometric Plan
ES1	Soil Erosion & Sedimentation Control Plan
D1	Details
D2	Details
D3	Details
DB1	Detention Basin Details
DB2	Detention Basin Details

Applicant:

Laurel Meadows, LLC
P.O. Box 686
Bristol, Connecticut

Property Owner:

Laurel Meadows, LLC
P.O. Box 686
Bristol, Connecticut

Consultants:

Engineering & Surveying
cole civil + survey
876 South Main Street
Plantsville, Connecticut 06489
Tel. (860) 628-4484
colecivil.com

PREPARED FOR

LAUREL MEADOWS, LLC

FEBRUARY 22, 2024

Revision Table			
01	02/27/24	Revised for P&Z Submittal	
	February 22, 2024	First Submittal Set - Preliminary	COLE#2120

DRAWING NAME: P:\Land Projects\2120-594 Redstone Hill Road, LLC-50044 Redstone Hill Road Bristol, CT - 50044.dwg
DATE: 06-28-2024
PROJECT: 2120-594 Redstone Hill Road, LLC-50044 Redstone Hill Road Bristol, CT - 50044.dwg
LAYOUT: S1
PLOT DATE: 06-28-2024 10:29am
OFFICE: HENRY COLE & SON

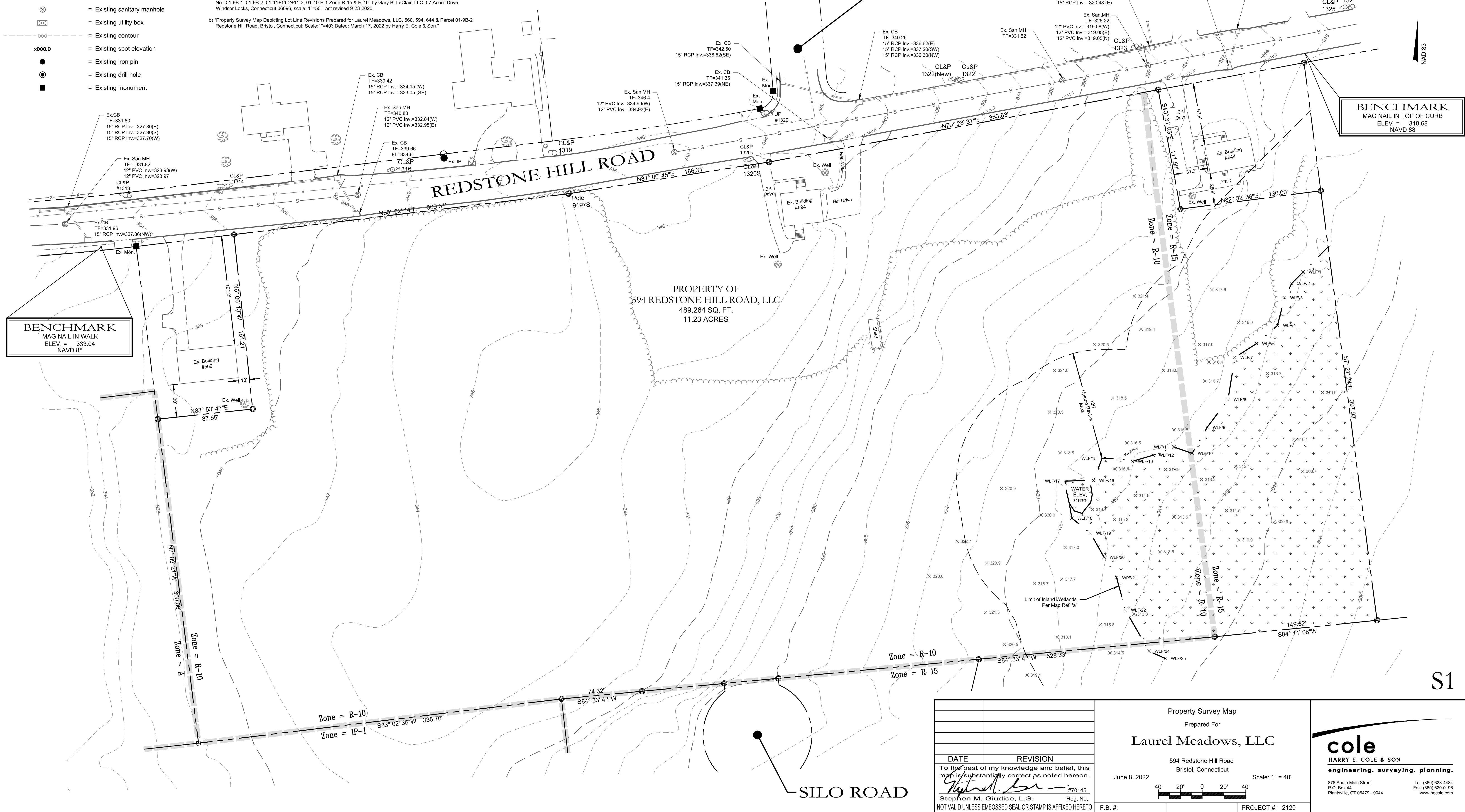
LEGEND

- Existing utility pole
- Existing light pole
- Existing fire hydrant
- Existing water valve
- Existing gas valve
- Existing underground pipe
- Existing edge of pavement
- Existing bituminous concrete lip curb
- Existing well
- Existing catch basin
- Existing drainage manhole
- Existing sanitary manhole
- Existing utility box
- Existing contour
- Existing spot elevation
- Existing iron pin
- Existing drill hole
- Existing monument

SURVEY NOTES:

- This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
- Type of survey performed: Property & Topographic Survey
- Boundary determination category: Resurvey
- Class of accuracy:
Horizontal: A-2
Vertical: T-2
- The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, viable bodies of water and swimming pools; (C) record easements and viable means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.
- Map References:
 - "Topographic Survey, prepared for, 594 Redstone Hill Road, LLC, Redstone Hill Road, Bristol, Connecticut, Assessors No.: 01-98-1, 01-98-2, 01-11-1-2-111-3, 01-10-5-1 Zone R-15 & R-10" by Gary B. LeClair, LLC, 57 Acorn Drive, Windsor Locks, Connecticut 06096, scale: 1"=50', last revised 9-23-2020.
 - "Property Survey Map Depicting Lot Line Revisions Prepared for Laurel Meadows, LLC, 590, 594, 644 & Parcel 01-98-2 Redstone Hill Road, Bristol, Connecticut, Scale: 1"=40', Dated: March 17, 2022 by Harry E. Cole & Son."

- Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
- Zone: R-10 & R-15
- Total area: 489,264 Sq. Ft. - 11.23 Acres
- Owner: 594 Redstone Hill LLC
- City of Bristol Assessors Map #01 Lot #11,11-2,11-3
- Filed in Volume 2122, Page 1159 of the City Clerk's office.
- Contour interval is two(2) feet.
- Existing contours generated from field topography.
- This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.



S1

DATE	REVISION
June 8, 2022	To the best of my knowledge and belief, this map is substantially correct as noted hereon.
Stephen M. Giudice, L.S.	Reg. No. #70145
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO	

Property Survey Map	
Prepared For	
Laurel Meadows, LLC	
594 Redstone Hill Road	
Bristol, Connecticut	
June 8, 2022	Scale: 1" = 40'
F.B. #:	PROJECT #: 2120

cole
HARRY E. COLE & SON
engineering. surveying. planning.

875 South Main Street
P.O. Box 44
Plainville, CT 06469-0044
Tel: (860) 628-4484
Fax: (860) 620-0196
www.hcole.com

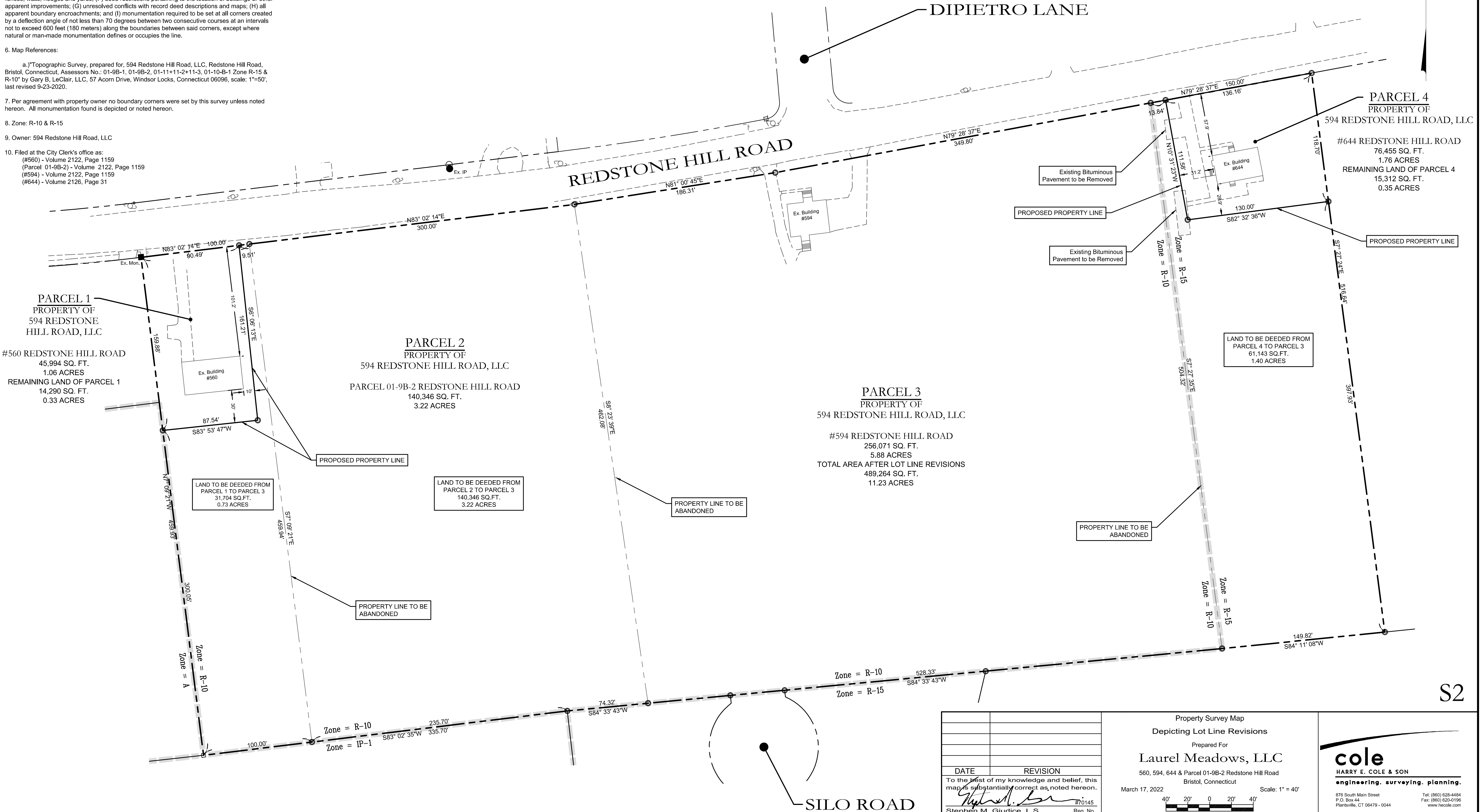
SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Type of survey performed: Property Survey
3. Boundary determination category: Resurvey
4. Class of accuracy:
Horizontal: A-2
5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

LEGEND

- - - - - = Existing edge of pavement
 = Existing bituminous concrete lip curb
 ● = Existing iron pin
 ⊙ = Existing drill hole
 ■ = Existing monument

ZONING INFORMATION				
ITEM	REQUIRED	PROVIDED PARCEL 4	REQUIRED	PROVIDED PARCEL 1
CURRENT ZONE	R-15	R-15	R-10	R-10
EXISTING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	15,000 SF	15,312 SF	10,000 SF	14,290 SF
LOT WIDTH	100 FT	136.12 FT	85 FT	90.49 FT
FRONT YARD SETBACK	25 FT	57.9 FT	20 FT	101.2 FT
SIDE YARD SETBACK	10 FT	31.2 FT	8 FT	10 FT
REAR YARD SETBACK	25 FT	28.9 FT	20 FT	30 FT
MAX. BUILDING HEIGHT	35 FT	< 35 FT (EXISTING)	35 FT	< 35 FT (EXISTING)
MAX. BUILDING COVERAGE	30%	7.3%	35%	11.4 %



DRAWING NAME: P-1 Land Project 2126-094 Redstone Hill Road, LLC 560-644 Redstone Hill Road, Bristol, CT 06010
DATE: 02/22/24
DRAWN BY: BTP
CHECKED BY: BTP
DATE: 02/22/24
PROJECT: 2126-094 Redstone Hill Road, LLC 560-644 Redstone Hill Road, Bristol, CT 06010

SITE PLAN NOTES:

- Owner: Laurel Meadows, LLC
- Applicant: Laurel Meadows, LLC
- Street #: 560-644 Redstone Hill Road
- Area of Parcel: ±518,866 SF - ±11.9 Acres
- Parcel is zoned: R-10 & R-15
- Present use: Residential
- Proposed use: Residential - Elderly Housing
- Wetlands are present and were delineated in June of 2020 by David H. Lord.
- All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
- Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002, and amended to date.
- All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2020 and amended to date.
- Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
- All areas disturbed by construction to be restored with 4" of loam and seeded.
- All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses and dark sky compliant.
- Underground fuel tanks are prohibited.
- Town of Bristol Planning and Engineering Departments to be notified at (860)-584-6297 and (860)-584-6185, 24 hours before site grading begins.
- Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
- All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
- Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.

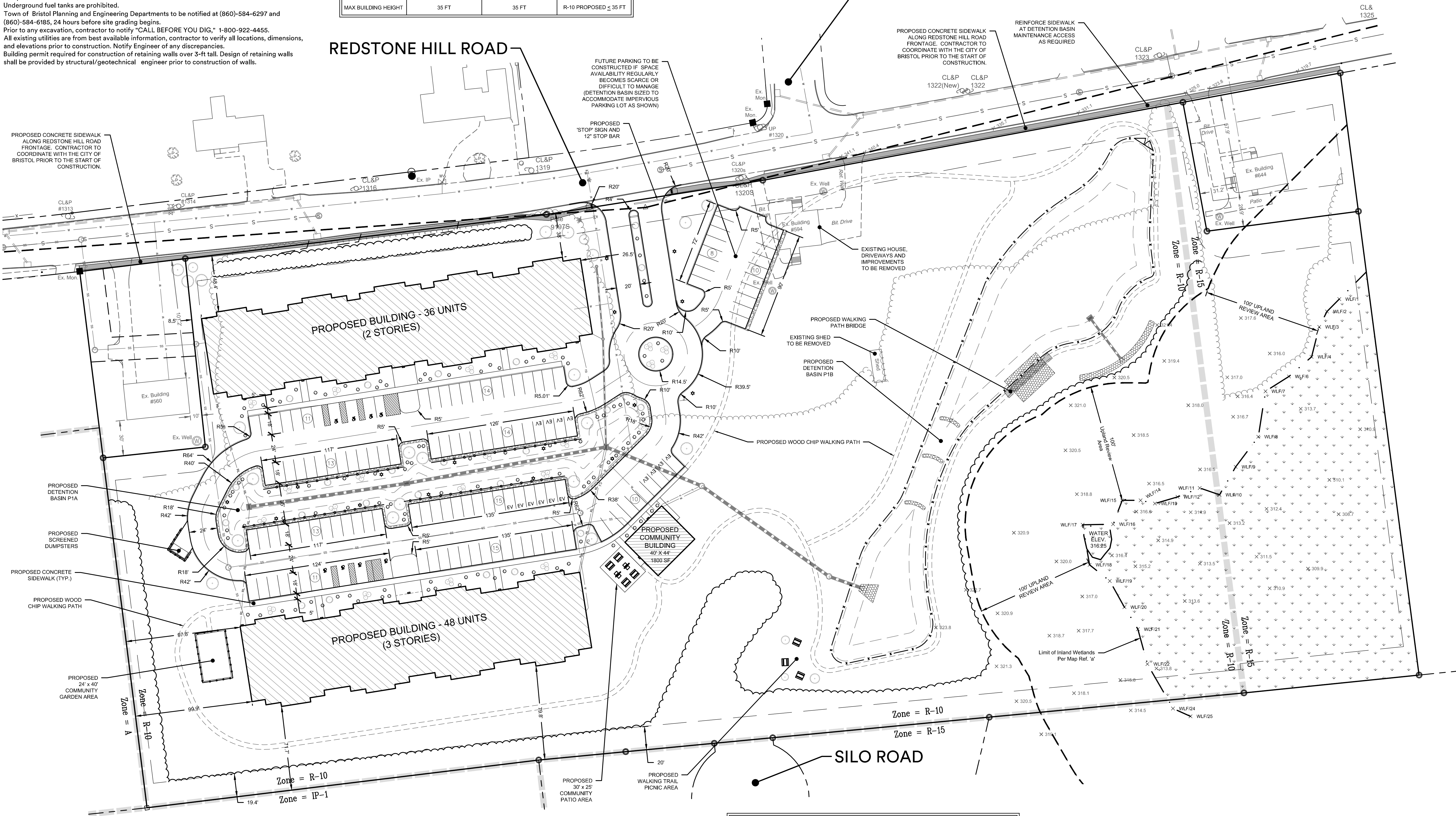
ZONING INFORMATION			
ITEM	REQUIRED/ALLOWED	REQUIRED/ALLOWED	PROPOSED
PRESENT ZONE	R15	R10	R-10 & R-15
MIN. AREA	15,000 SQ.FT.	10,000 SQ.FT.	VARIES
MIN. LOT FRONTAGE	100 FT	85 FT	R-15 = 136 FT R-10 = 90 FT & 859 FT
MIN. FRONT SETBACK	25 FT	20 FT	R-15 = 57.9 FT R-10 = 38.0 FT
MIN. SIDE SETBACK	10 FT	8 FT	R-15 = 31.2 FT R-10 = 8.5 FT
MIN. REAR SETBACK	25 FT	20 FT	R-15 = 28.9 FT R-10 = 30.0 FT
MAX BUILDING COVERAGE	30%	35%	R-15 EXISTING = 7.2% R-10 EXISTING = 11.4% PROPOSED = 8.4%
MAX BUILDING HEIGHT	35 FT	35 FT	R-10 PROPOSED ≤ 35 FT

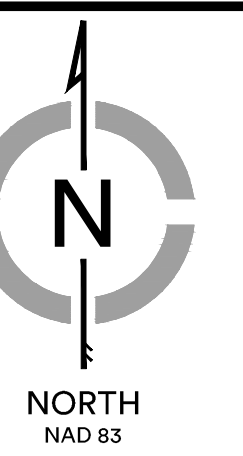


LEGEND			
	= Existing utility pole		= Existing edge of pavement
	= Existing light pole		= Proposed curbed pavement
	= Proposed Light		= Existing/Proposed well
	= Existing fire hydrant		= Existing catch basin
	= Proposed fire hydrant		= Existing drainage manhole
	= Existing water valve		= Existing sanitary manhole
	= Proposed water valve		= Proposed catch basin
	= Existing gas valve		= Proposed manhole
	= Existing underground pipe		= Existing/ Proposed water line
	= Existing/Proposed treeline		= Existing/ Proposed sewer line

REDSTONE HILL ROAD

DIPIETRO LANE





76 south main street
plantsville, ct 06479
olecivil.com
60.628.4484

LAUREL MEADOWS, LLC

C2

DRAWING NAME: PH1 - Land Project 22A-998 Redstone Hill Road, LLC-560444 Redstone Hill Road, Bristol, CT 06033-2120 - PH1 - Photometric Plan - JANUARY 2024 - 2:00 PM - 09:00 AM - 09:00 AM - 09:00 AM



Luminaire Schedule								
Symbol	Label	Catalog Number	Description	Lamp Lumens	Location	Watts	Qty	Height
	A	247CL P303 XXXX 30K R3	247CL American Revolution LED Full Cutoff, P303 Performance Package, 3000K CCT, R3 Distribution	8593	Pole Mounted Throughout Parking Areas	80	16	12'
	B	ARC2 LED P5 30K	ARC2 LED WITH P5 - PERFORMANCE PACKAGE, 3000K	6260	Wall Mounted At Building Entrances	50	12	10'

Notes:
Actual light fixture may vary. Light fixture wattage and style for representation only.
Final selection by owner and shall maintain similar luminosity and foot-candle luminance of site.
All lighting fixtures shall be properly shielded and full cutoff
All light fixtures shall be LED



Existing utility pole

Existing light pole

Proposed Light

Existing fire hydrant

Proposed fire hydrant

Existing water valve

Existing gas valve

Existing underground pipe

Existing/Proposed treeline

Existing edge of pavement

Proposed curbed pavement

Existing/Proposed well

Existing catch basin

Existing drainage manhole

Existing sanitary manhole

Proposed catch basin

Proposed manhole

Existing/Proposed water line

Existing/Proposed sewer line

Existing contour

Existing spot elevation

Proposed contour

Proposed spot elevation

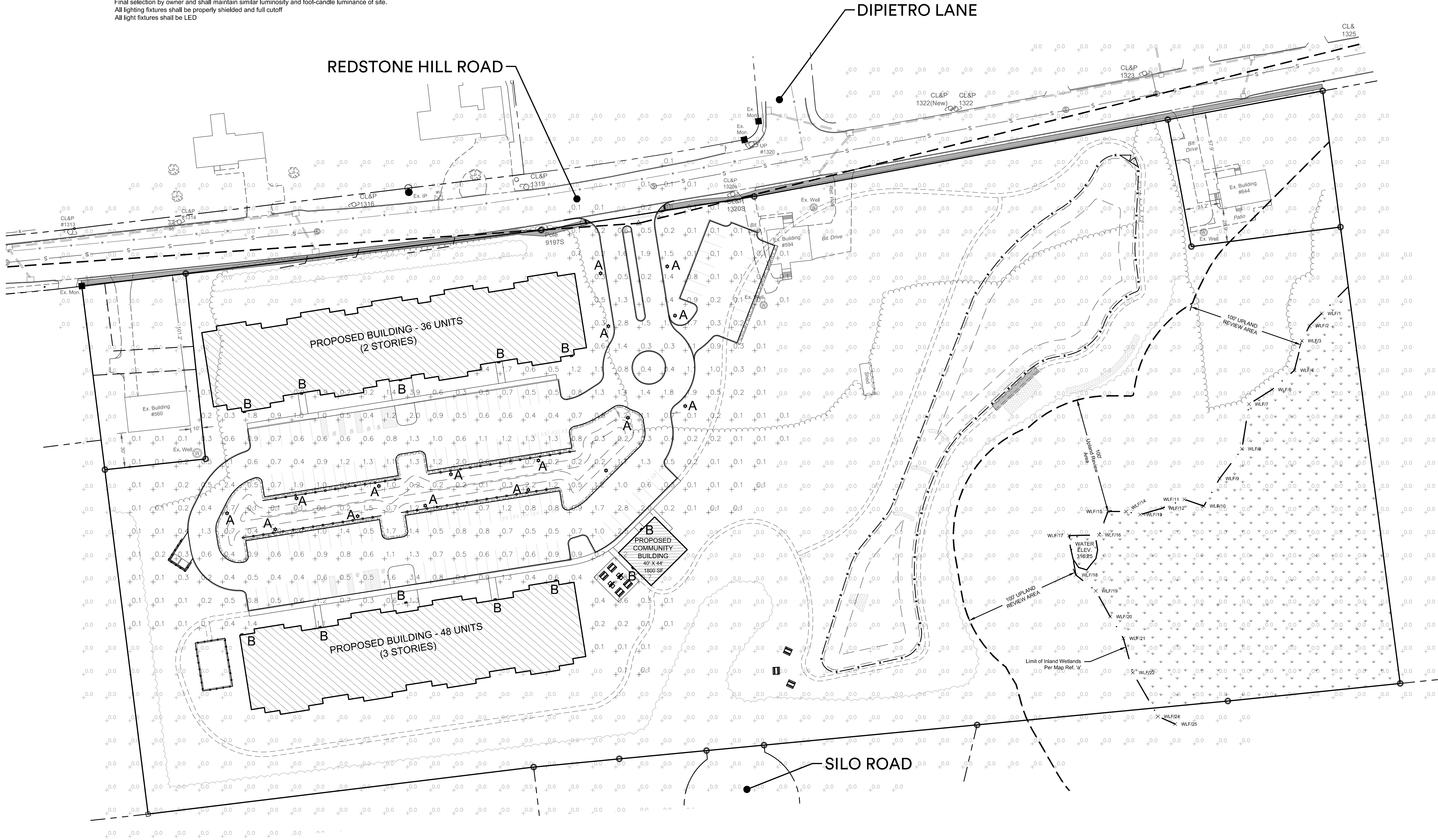
Deep test pit location

Percolation test location

Grade to drain

Proposed Riprap

Proposed Drainage Pipe



876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

LAUREL MEADOWS ADULT COMMUNITY

560-644 Redstone Hill Road - Bristol, Connecticut

LAUREL MEADOWS, LLC

PROJECT: Drawn By: BTP

Revisions:
Date: 02/27/24
Description:
Revised for P&Z Submittal

40' 20' 0 20' 40'
1"=40'

Barton N. Bovee P.E.
Reg. No. 13653
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Sheet Description:
PHOTOMETRIC PLAN

Sheet #:
PH1

COLE #2120

Page 43 of 137

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

- A. PROJECT INFORMATION**
1. Project Description - The project site consist of 11.9 Acres located at 660-644 Redstone Hill Road in Bristol, Connecticut. The project is approximately - 65 acres.
2. Area Proposed Disturbance Due to Construction Activities - 7+/- Acres.
3. Estimated Start of Construction - 2024.
4. Estimated Construction Completion Date - 2025.
- B. SEQUENCE OF CONSTRUCTION**
- The tentative sequence of construction events are as follows and activities noted by a "Capital Letter" may occur concurrently.
1. Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies to discuss and coordinate the project.
2. Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but must be approved by the OWNER.
3. Install silt fence along all sites contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations. (A)
4. After each rain storm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pits, etc. If required, remove sediment during construction when controls exceed one half (1/2) the design capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location. (A)
5. Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of any question shall be referred to the OWNER to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not to remain, shall be removed and stored on site for mulch. (A)
6. Chop stumps and dispose of a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within the burial pits on-site shall be prohibited. (B)
7. Construct all temporary sedimentation and erosion control structures, including, but not limited to: silt fence, stone check dams, water breaks, and sediment traps/basins. All structures and their locations shall be approved by the ENGINEER or the local wetlands Erosion and Sedimentation Control Plan. (B)
8. Install drainage outfall pipe and temporary sediment basin along with temporary drainage diversions to sediment basin. If the proposed detention basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all offices and weirs are to be plugged until right during construction. (B)
9. Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but are subject to the ENGINEER's approval. Provide temporary erosion controls on the downslope slopes of all stockpiles. (B)
10. Prepare proposed site entrance surface areas to rough subgrade.
11. Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials. (C)
12. If blasting is required to remove the existing driveway and/or existing structures, the local officials having jurisdiction, the Contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted. (C)
13. Prepare temporary sedimentation and erosion control structures which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan. (C)
14. Install and install and maintain drainage systems. Install strawable ring sediment barriers at all catch basins locations. (C)
15. Excavate for and install utilities. (C)
16. Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)
17. Bring proposed roadway areas to pavement subgrade with processed stone and install binder course and curbing. Refer to details. (D)
18. Construct all driveway entrance improvements as indicated on plans. (E)
19. Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of four inches to eight (8) topsoil. Place topsoil within 30 days of seeding and landscaping can follow within a reasonable time frame. (E)
20. Complete final landscaping plan and permanent seeding to provide long-term stabilization. (E)
21. Complete final paving with top course and paint surfaces with pavement markings. (E)
22. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner. (E)
23. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer. (F)
24. Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
25. Construction Staging:
- a. Stage #1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures, detention basins, and sediment control basins.
- b. Stage #2 - Install subsurface storm water systems, install underground utilities and first coat pavement.
- c. Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.
- C. RESPONSIBILITY**
1. The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be noted that the OWNER OF RECORD is responsible for the cost of the seeding and landscaping.
2. The responsibility of the SEBSC plan and seeing that the plan becomes a part of the deed in the title of the project of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.
- D. SESC Emergency contact Information**
- Emergency Contact Name: Laurel Meadows, LLC
- Emergency Contact Phone Number: (860) 919-2084

GENERAL NOTES:

- Additional notes and details are located on Sheet D1.
- At all times during construction, the Developer/Contractor shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer/Contractor shall also be responsible for installing and maintaining all erosion control facilities shown herein.
- All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way and future paved areas shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. watering, seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town Engineer.
- All inlets shall be cleaned prior to occupancy.
- All slopes greater than 3:1 shall be protected with Erosion Control Blankets (S105 by North American Green or approved equal)
- All erosion control measures shall remain intact and operational until the site has been stabilized and vegetation is thoroughly established. This may occur after completion of construction, therefore it is critical for the Developer/Contractor and/or Owner to understand the erosion control responsibilities and maintain the erosion control measures.
- To minimize erosion of the sandy soils, vegetation shall be established immediately following completion of grading within each area. Vegetation may consist of temporary seeding or formal lawn seed.
- If areas of work are not addressed by this plan or sediment and erosion issues arise in areas not covered by this plan, then the plan shall be augmented in the field. Contractor shall be responsible to insure no sediment or erosion problems encroach upon abutting property. This may require additional barriers, swales and bales.
- All erosion and sediment control measures shall conform to the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control manual.
- 0. All Dewatering shall incorporate the use of filter bags on discharge ends.**

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE

Bristol, Connecticut

The following are the required maintenance and monitoring procedures.

Riprap and Discharge Aprons - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for rip-rap damage and deterioration. These procedures to be conducted yearly between May 1 and before September 15.

Outlet Control Structure - Shall be cleaned of all sediment, trash and debris and is to be inspected for structural integrity. These procedures to be conducted yearly between May 1 and September 15. Structure shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections. Repairs shall be executed immediately.

Emergency Spillway - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for riprap damage and deterioration. These procedures to be conducted yearly between May 1 and September 15. Repairs shall be executed immediately.

Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures to be conducted yearly anytime after May 1 and before September 15.

Swales - all swales be cleared of all sediment deposits, invasive plant species and debris. Any erosion shall be repaired. These procedures to be conducted annually. Swales shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections.

Water Quality Basin - Basin shall be cleared of all sediment deposits, invasive plant species and debris. These procedures to be conducted yearly between May 1 and September 15. Basin shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

Slopes - Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections. Any rills or channeling shall be repaired immediately

Marking Lot Sweeping - Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly anytime after May 1 and September 15.

All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

SYMBOL LEGEND

- | | |
|---|---|
|  | ORANGE LIMIT OF CONSTRUCTION FENCE |
|  | SILT FENCE |
|  | EROSION CONTROL LOG/WATTLE |
|  | INLET PROTECTION |
|  | STACKED BALES |
|  | CHECK DAM WATTLE/sock or STONE |
|  | EROSION CONTROL BLANKET |
|  | TEMPORARY WATER BAR (WB)
or DIVERSION CHANNEL (TD) |

*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION

LEGEND

- | | | | |
|---|---------------------------------|---|-----------------------------|
|  | = Existing edge of pavement |  | = Existing contour |
|  | = Proposed curbed pavement |  | = Existing spot elevation |
|  | = Existing/Proposed well |  | = Proposed contour |
|  | = Existing catch basin |  | = Proposed spot elevation |
|  | = Existing drainage manhole |  | = Deep test pit location |
|  | = Existing sanitary manhole |  | = Percolation test location |
|  | = Proposed catch basin |  | = Grade to drain |
|  | = Proposed manhole |  | = Proposed Riprap |
|  | = Existing/ Proposed water line |  | = Proposed Drainage Pipe |
|  | = Existing/ Proposed sewer line | | |

TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

Swales - All swales shall be mowed and be cleared of all sediment deposits, invasive plant species and debris. These procedures shall be conducted monthly. Swales shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

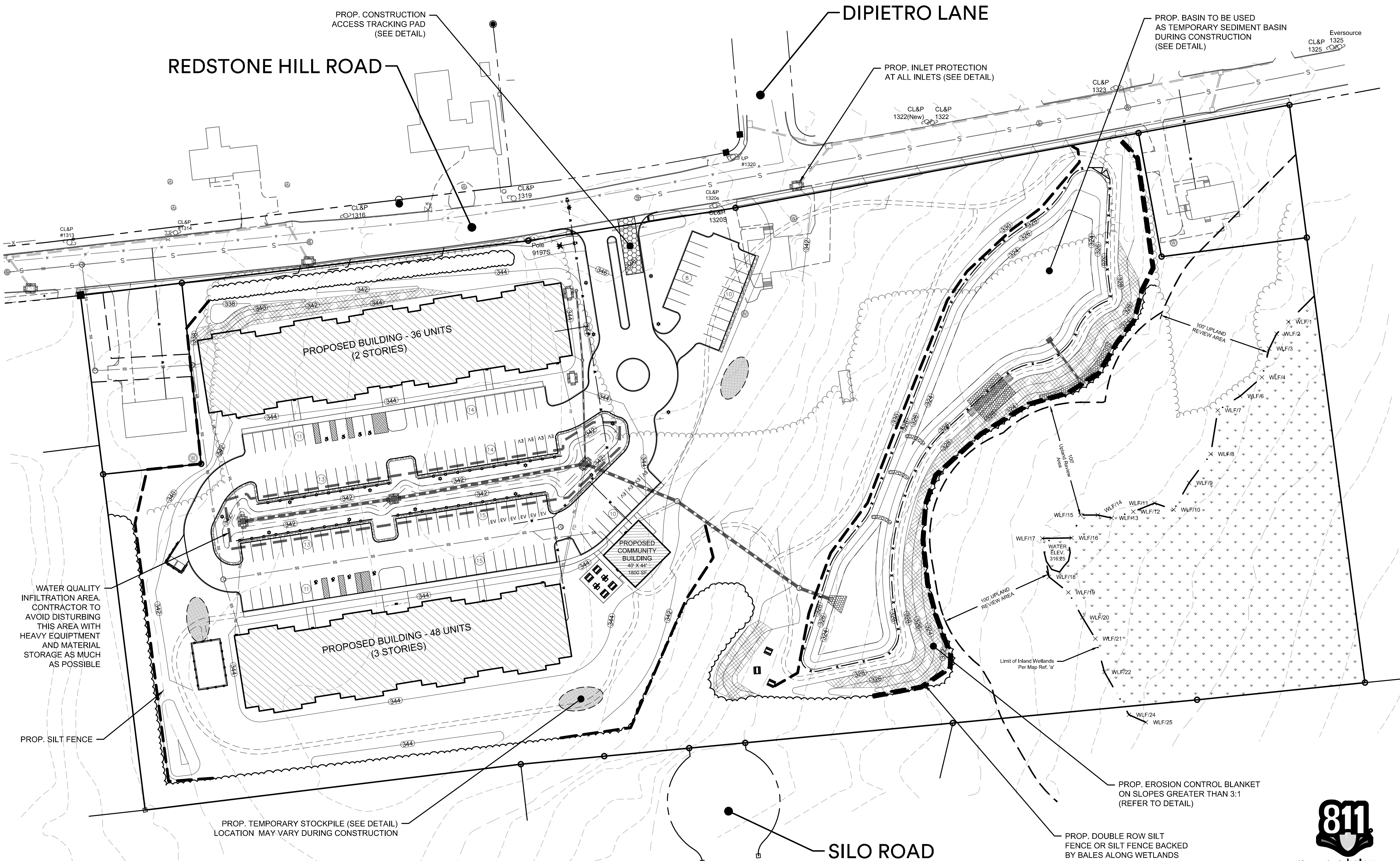
Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures shall be conducted monthly. Basins shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections

Slopes - Stabilized slopes are essential to preventing sediment movement. Any channels of concentrated flow, such as rills, shall be fixed immediately. Additional control measures, such as bales, riprap, sediment fence and erosion fabric may be required. Slopes shall be inspected weekly and after significant rainfall events.

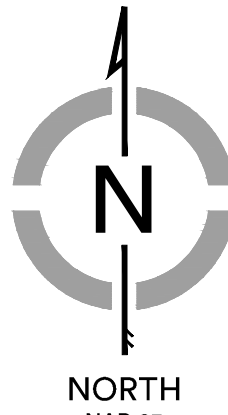
Sediment Barriers & Straw Bales - Shall be inspected weekly and after significant rainfall events. Repairs shall be made immediately. Additional barriers and bales may be required depending upon the area of work. If conditions exist which can not be addressed with this plan, then additional barriers shall be implemented to prevent sediment from leaving the site.

Street Sweeping - Sediment from the construction site, which has accumulated on the existing streets shall be cleaned up immediately . Contractor to inspect daily

Wind Blown Sediment: Shall be minimized. Unpaved travel ways shall be sufficiently watered to minimize wind blown sediment. Other unpaved surfaces shall be watered, temporary vegetated, roughing with disc or other measures in the Connecticut Guidelines for Soil Erosion and Sediment Control manual.



Know what's **below**.
Call before you dig



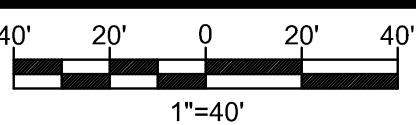
COLE
civil + survey

876 south main stre
plantsville, ct 06479
colecivil.com
860.628.4484

LAUREL MEADOWS ADULT
COMMUNITY

560-644 Redstone Hill Road - Bristol, Connecticut

LAUREL MEADOWS, LLC

[illegible]

Barton N. Bovee P.E.
Reg. No. 13653
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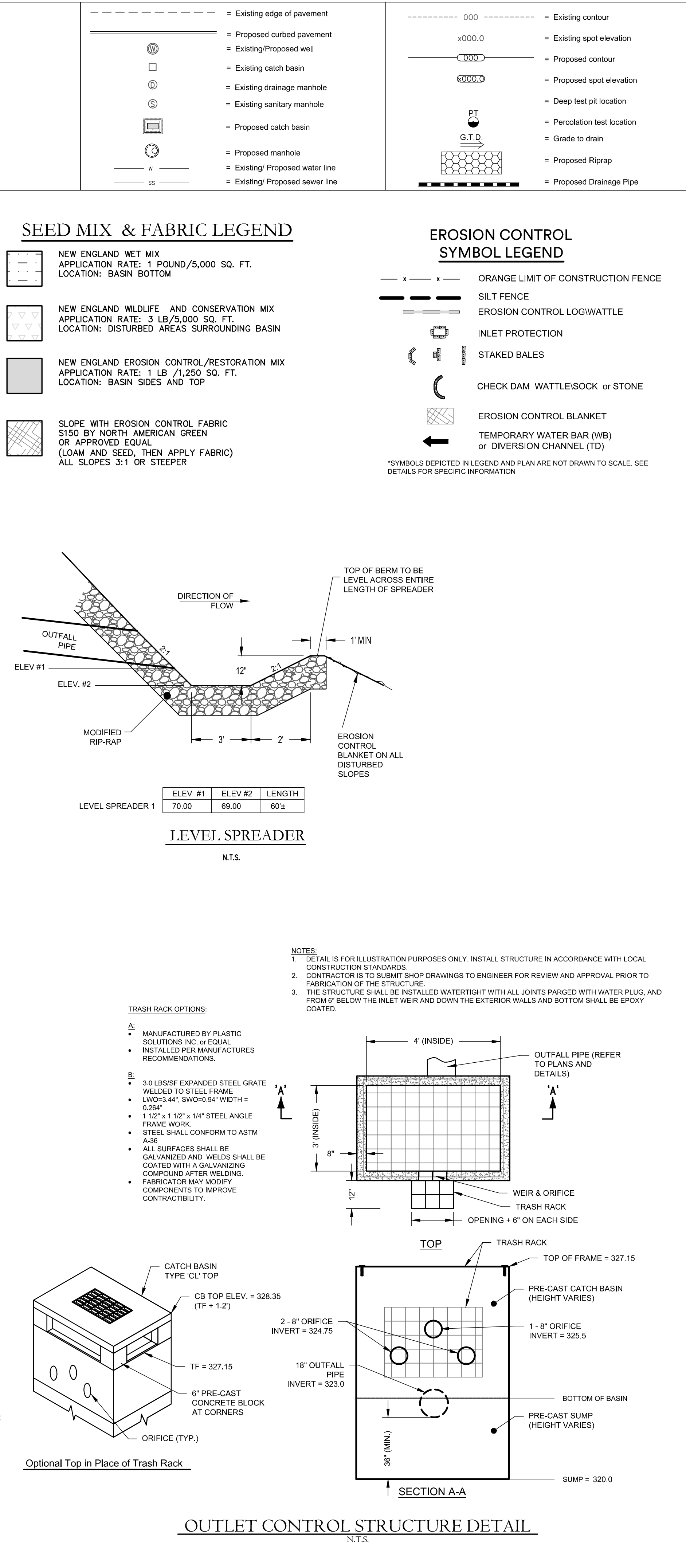
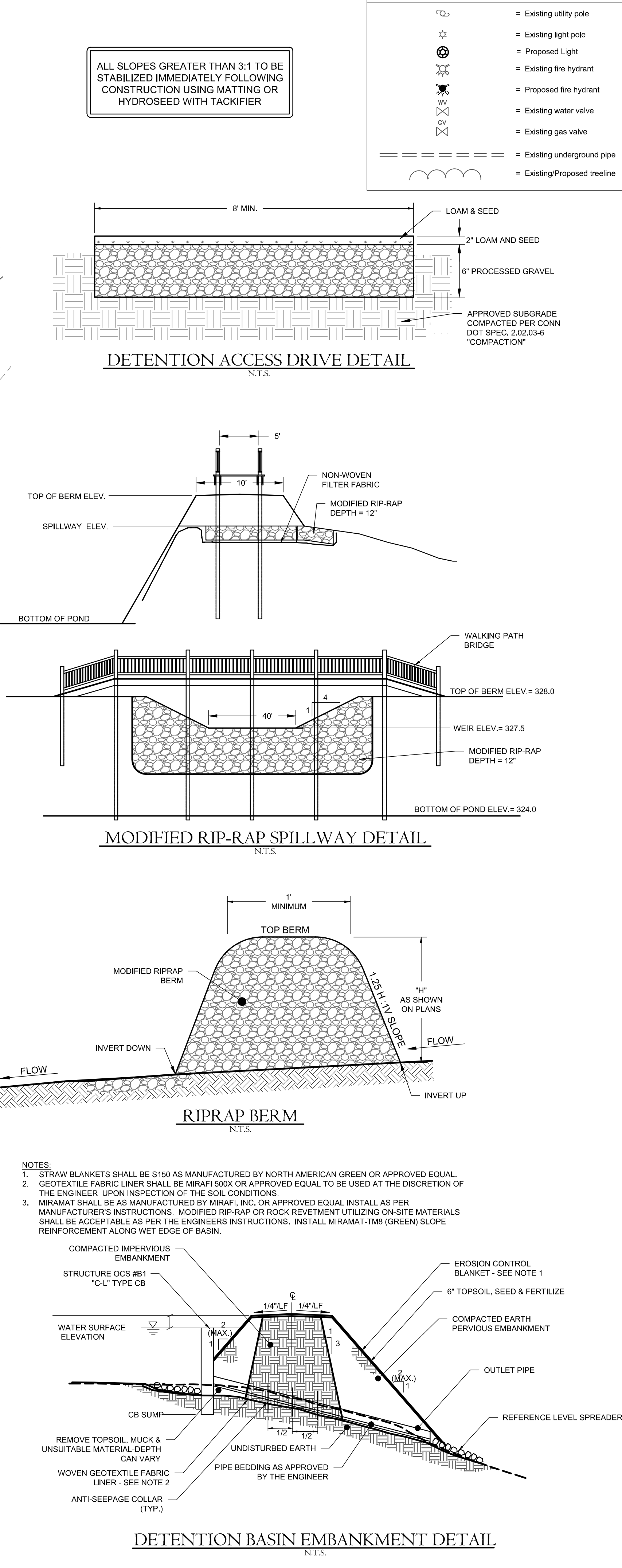
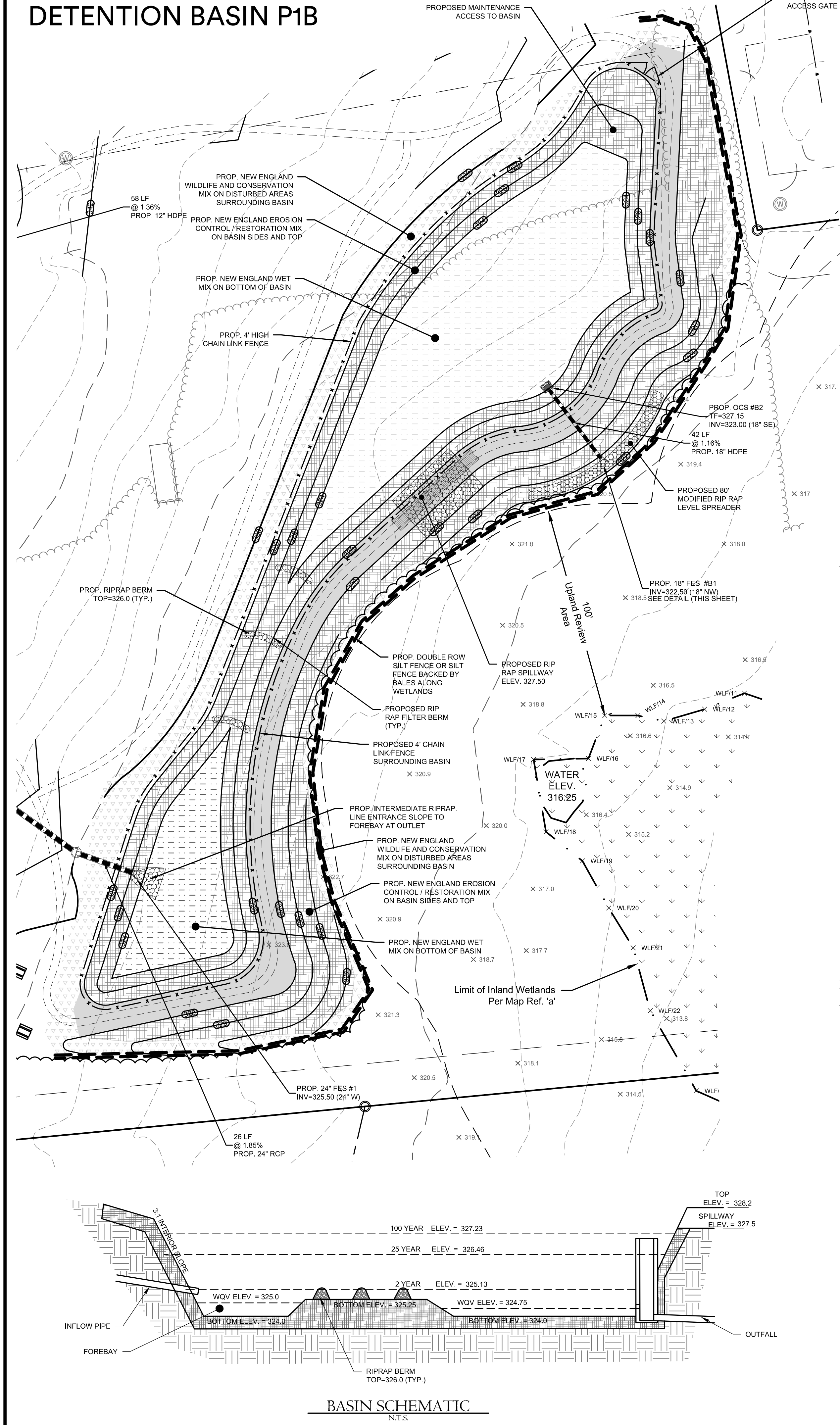
Sheet Description:

SOIL EROSION & SEDIMENTATION CONTROL PLAN

Sheet #

ES1

DETENTION BASIN P1B





NORTH
NAD 88

COLE
civil + survey

876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

**LAUREL MEADOWS ADULT
COMMUNITY**

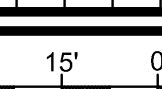
560-644 Redstone Hill Road - Bristol, Connecticut

LAUREL MEADOWS, LLC

Revisions:

Date:	Description:
02/27/24	Revised for P&Z Submittal

PREPARED FOR:



SCALE: 1"=30'

Barton N. Bovee P.E.
Reg. No. 13653

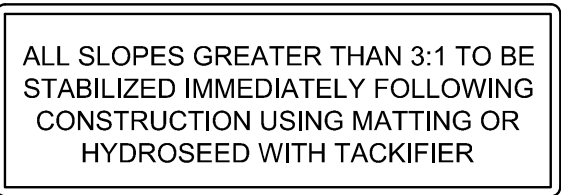
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OR STAMP IS AFFIXED HERETO

Sheet Description:

**DETENTION BASIN
DETAILS**

Sheet #:

DB1



N.T.S



NOTES:

1. DETAIL IS FOR ILLUSTRATION PURPOSES ONLY. INSTALL STRUCTURE IN ACCORDANCE WITH LOCAL CONSTRUCTION STANDARDS.
2. CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OF THE STRUCTURE.
3. THE STRUCTURE SHALL BE INSTALLED WATERTIGHT WITH ALL JOINTS PARGED WITH WATER PLUG, AND FROM 6" BELOW THE INLET WEIR AND DOWN THE EXTERIOR WALLS AND BOTTOM SHALL BE EPOXY COATED.



- A:
- MANUFACTURED BY PLASTIC SOLUTIONS INC. or EQUAL
 - INSTALLED PER MANUFACTURES RECOMMENDATIONS.
- B:
- 3.0 LBS/SF EXPANDED STEEL GRATE WELDED TO STEEL FRAME
 - LWO=3.44", SIWO=0.94" WIDTH = 0.264"
 - 1 1/2" x 1 1/2" x 1/4" STEEL ANGLE FRAME WORK.
 - STEEL SHALL CONFORM TO ASTM A-36
 - ALL SURFACES SHALL BE GALVANIZED AND WELDS SHALL BE COATED WITH A GALVANIZING COMPOUND AFTER WELDING.
 - FABRICATOR MAY MODIFY COMPONENTS TO IMPROVE CONTRACTIBILITY.



N.T.



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

For Office Use Only	
APPLICATION NO.	<u>2489</u>
DATE FILED:	<u>2-29-24</u>
DECISION DATE:	_____
DECISION:	_____

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under
Section(s) Article II Section 4.3.22 of the Bristol Zoning Regulations for the following
Special Permit use: Senior Housing

Address or Location of the Property: 560, 594, & 644 Redstone Hill Road

Assessor's Map No.: 1 Assessor's Lot No.(s): 9B-1,9B-2, 11, 11-2, 11-3 & 10-B-1

Zone of the Property: R-15 & R-10 Size of the Property (in acres or square feet): 11.23 Acres

Reason for the Special Permit: Senior Housing

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: 84 Senior Housing Units. Previous application approved for 84 Senior Housing Units September 19, 2022

Application #2434 Special Permit housing for the elderly and Site Plan Application #2435.

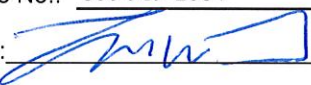
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

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

Name: Laurel Meadows, LLC

Address: 55 Whiting Street Unit 3C City: Plainville State: Ct Zip: 06062

Telephone No.: 860-919-2084 E-Mail: jnaples@newenglanddonuts.com

Signature:  Signature – (Printed/Typed) Timothy W. Furey duly authorized

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

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

BZC – 08/17

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2489

Address or location of property: _____ 560, 594, & 644 Redstone Hill Road _____

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: Timothy W. Furey Esq

Address: 43 Bellevue Ave City: Bristol State: Ct Zip: 06010

Telephone No.: 860-589-4343 E-Mail: tfurey@fureydonovan.com

08/17 - LUO

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2489

Address or location of property: 560, 594, & 644 Redstone Hill Road

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

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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: Cole Civil & Survey

Address: 876 South Main Street City: Plantsville State: Ct Zip: 06479

Telephone No.: 860-712-3967 E-Mail: bryanp@colecivil.com

08/17 - LUO

For Office Use Only	
APPLICATION NO.	<u>2490</u>
DATE FILED:	<u>2-29-24</u>
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:

_____ Senior Housing _____, a ☐ permitted use ☒ Special Permit use
under Section(s) _____ Article II Section 4.3.22 _____ of the Bristol Zoning Regulations.

Address or Location of the Property: _____ 560, 594, & 644 Redstone Hill Road _____

Assessor's Map No.: 1 Assessor's Lot No.(s): 9B-1, 9B-2, 11, 11-2, 11-3 & 10 B-1

Zone of the Property: R-10 & R-15 Size of the Property (in acres or square feet): 11.23 Acres

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

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

Other comments: 84 Senior Housing Units. Previous application approved for 84 Senior Housing Units September 19, 2022

Application #2434 Special Permit for Elderly Housing and Site Plan Application #2435.

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: Laurel Meadows, LLC

Address: 55 Whiting Street Unit 3C City: Plainville State: Ct Zip: 06062

Telephone No.: 860-919-2084 E-Mail: jnaples@newenglanddonuts

Signature: _____ Signature – (Printed/Typed) Timothy W. Furey duly authorized

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

The following shall be included as part of this application:

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

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

LUO – 01/24

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2490

Address or location of property: _____ 560, 594, & 644 Redstone Hill Road _____

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: Timothy W. Furey Esq.

Address: 43 Bellevue Ave City: Bristol State: Ct Zip: 06010

Telephone No.: 860-589-43433 E-Mail: tfurey@fureydonovan.com

LAW OFFICES

FUREY, DONOVAN, COONEY & DYER P. C.

Project Narrative

Project Title: Laurel Meadows

General Information

Project Name: Laurel Meadows Adult Community Project Location: Redstone Hill Road Zone: R-15 / R-10 Project Type: Senior Housing Date Submitted: February 29, 2024 Variances Required: No Wetlands Approval Required: No Special Permit Required: Yes Site Plan Approval Required: Yes	Developer: Laurel Meadows, LLC Site Engineer: COLE civil + survey Architectural Design: Laurel Meadows, LLC & Development Planning Solutions LLC Landscape Design: Development Planning Solutions LLC & Cole Civil + Survey Lighting Design: Cole Civil + Survey Project Consultant: Development Planning Solutions LLC Traffic Engineer: F.A. Hesketh and Associates Inc. Legal Representative: Attorney Timothy W. Furey
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Project Overview

The proposed development calls for the construction of 84 residential Senior Housing units on a site located on Redstone Hill Road. At present, the site consists of six parcels with three single family homes. Two of the single family homes will be preserved and segregated on two independent lots at the far north east corner of the property and the far north west corner of the property. A blighted home in the center of the property will be removed. The remaining properties will be merged into one with a total project area of 11.23 acres.

The project is proposed as Senior Housing under Article II Section 4.3.22 with a density of 8.4 Units per acre. After the lot line revisions the total site area is 489,264 square feet. The wetlands on the property encompasses 55,334 square feet. The area available for computing the density calculation is 433,930 square feet or 9.96 acres.

The unit mix is proposed to be 19 one bedroom units and 65 two bedroom units.

The site will be serviced by city water and sewer systems. The site design is compliant with all of the City of Bristol's Zoning Regulations. The site is also compliant with the State of Connecticut Stormwater Management regulations as all stormwater will be retained on site.

The Project will require 126 parking spaces. 134 parking spaces are proposed but 18 spaces have been designed but reserved for "future parking". Five handicapped spaces are required and 8 have been provided. 13 charging spaces are required 14 have been provided.

A traffic study was previously provided and the project can be safely constructed and operated. The sight lines are appropriate with 473 feet needed to the west with 675 feet provided and 473 feet needed to the east with 647 feet provided. The site layout and landscape design have both been designed with safety in mind. Appropriate sight lines and distances have been preserved to ensure no unnecessary impacts to traffic in the area.

The project previously received a Special Permit (#2434) and Site Plan Approval (#2435) on September 19, 2022. This application is submitted in compliance with the Zoning Regulations effective January 15, 2024.

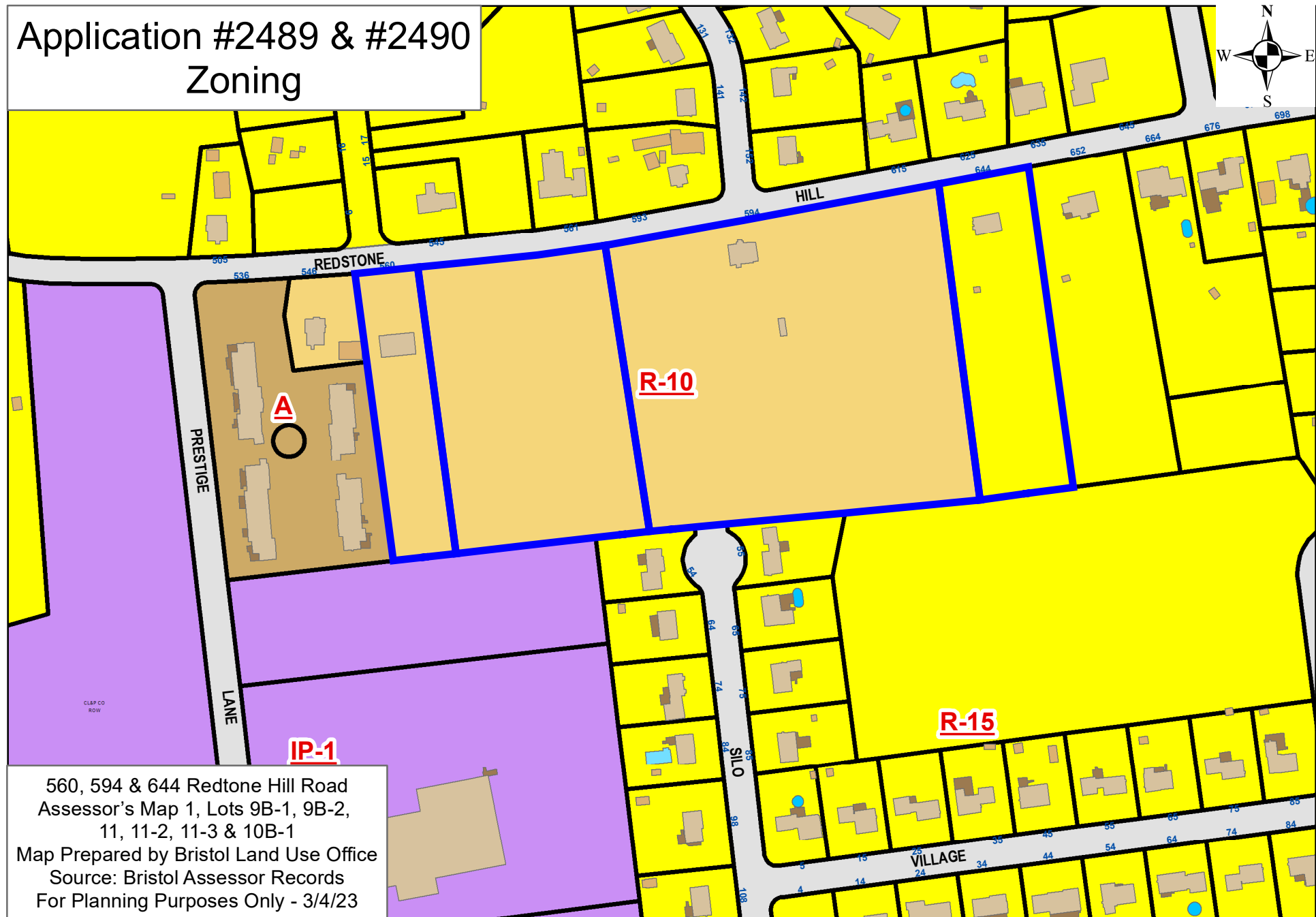
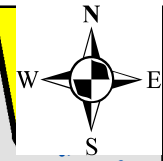


Hyperlink:

[https://www.bristolct.gov/DocumentCenter/View/46185/2120
---SWMR-Revised---02-27-2024](https://www.bristolct.gov/DocumentCenter/View/46185/2120---SWMR-Revised---02-27-2024)

Barton N. Bovee, P.E. #13653
NOT VALID UNLESS EMBOSSED
SEAL or STAMP IS AFFIXED HERETO.

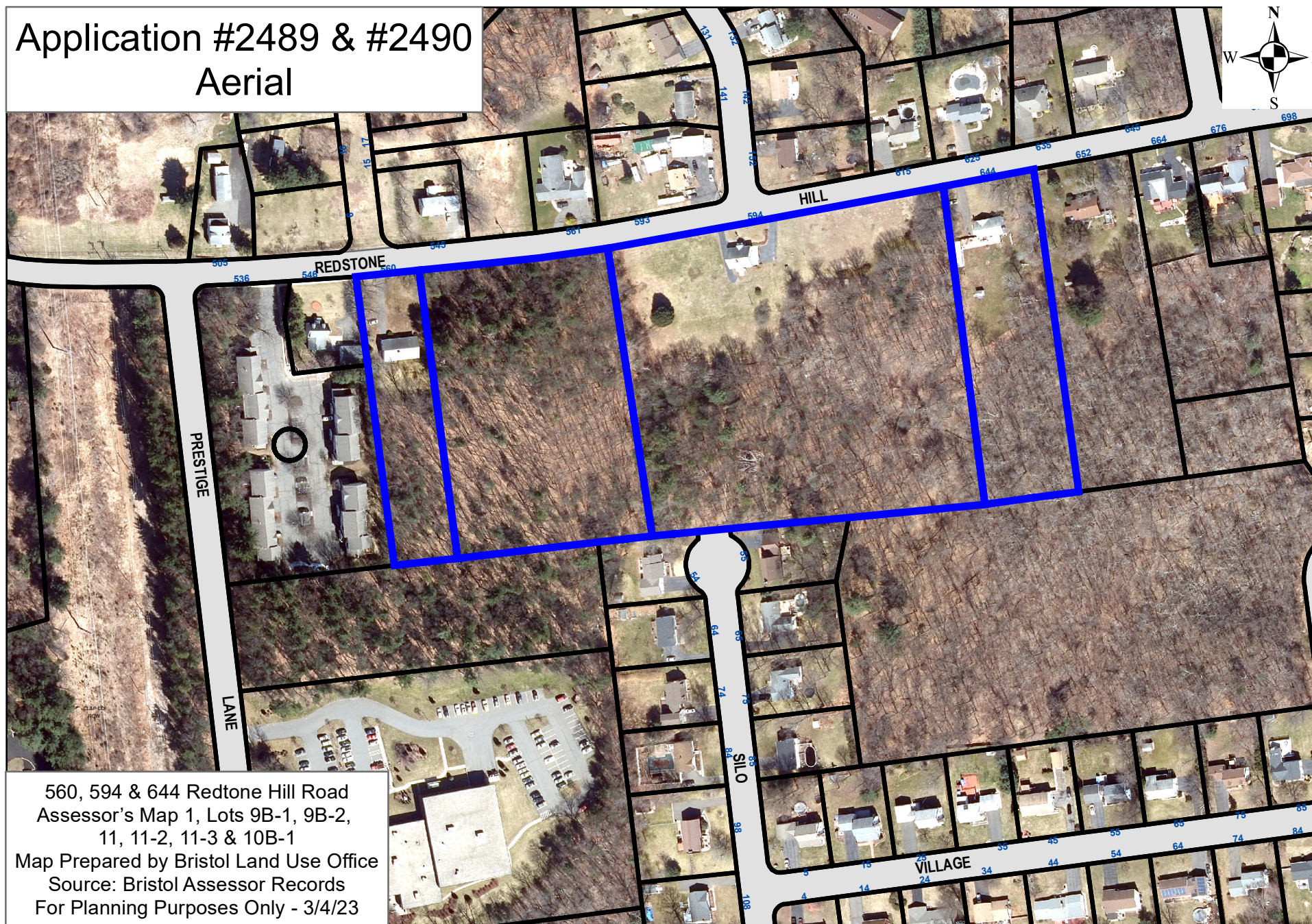
Application #2489 & #2490 Zoning



560, 594 & 644 Redstone Hill Road
Assessor's Map 1, Lots 9B-1, 9B-2,
11, 11-2, 11-3 & 10B-1

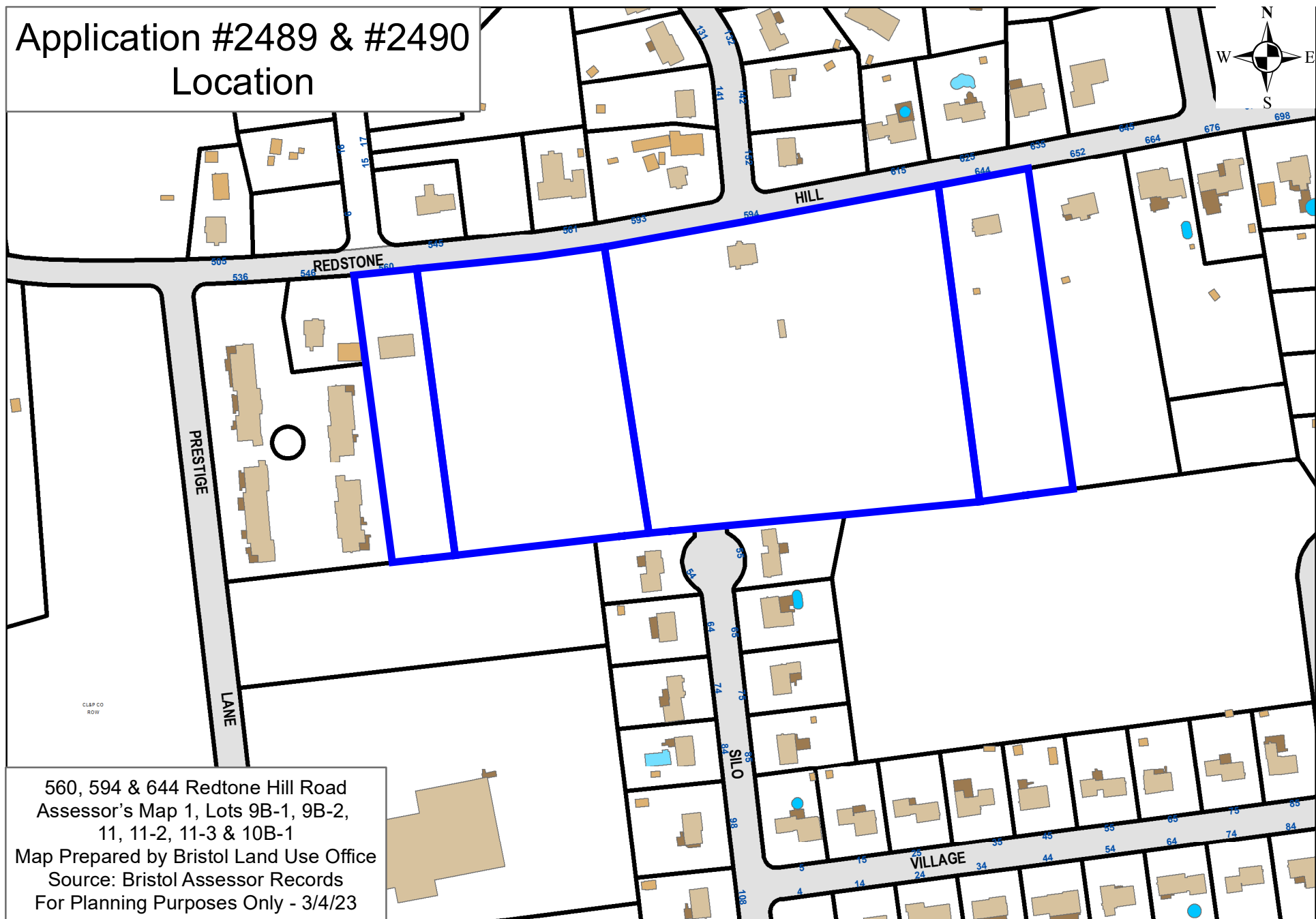
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 3/4/23

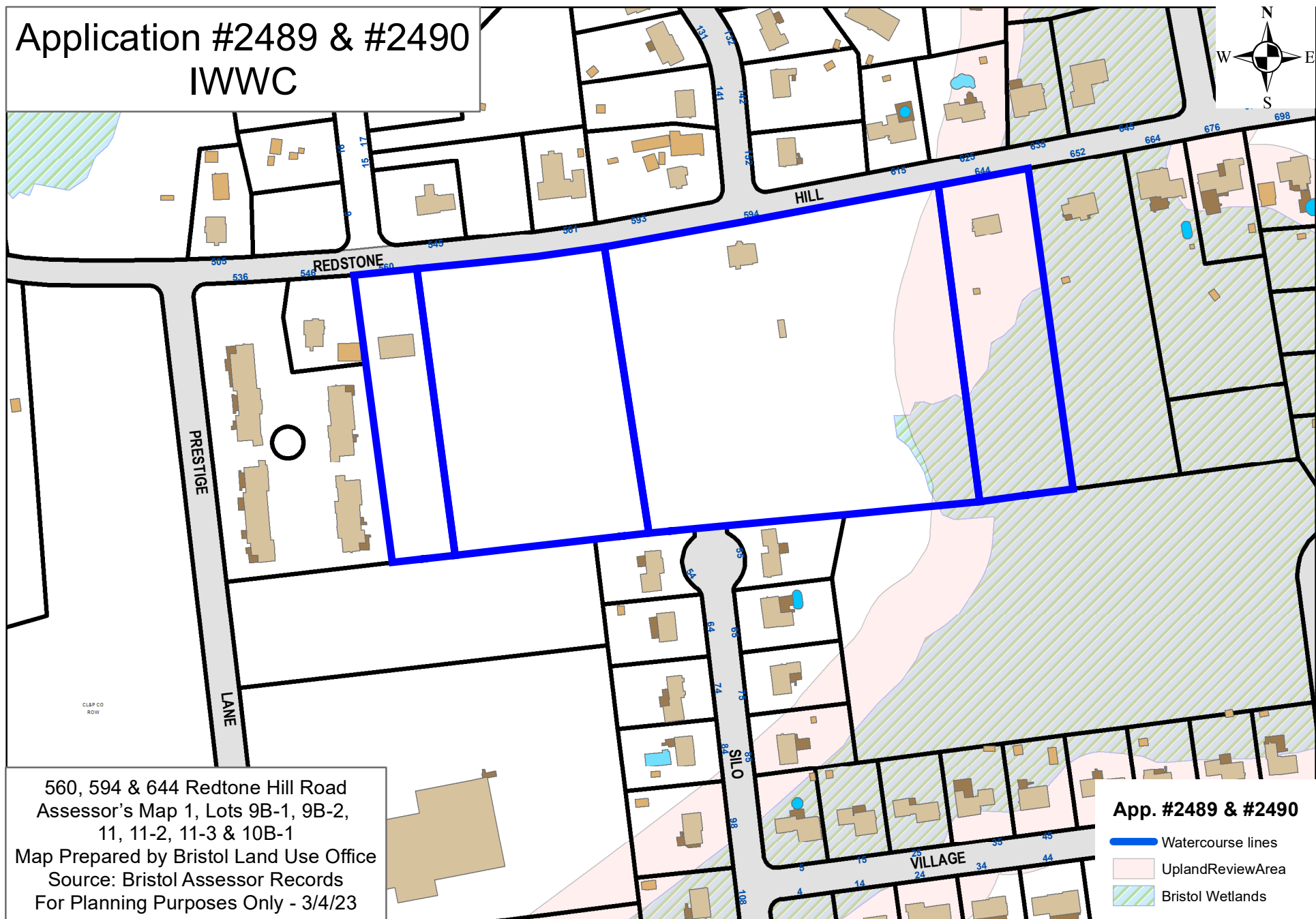
Application #2489 & #2490 Aerial

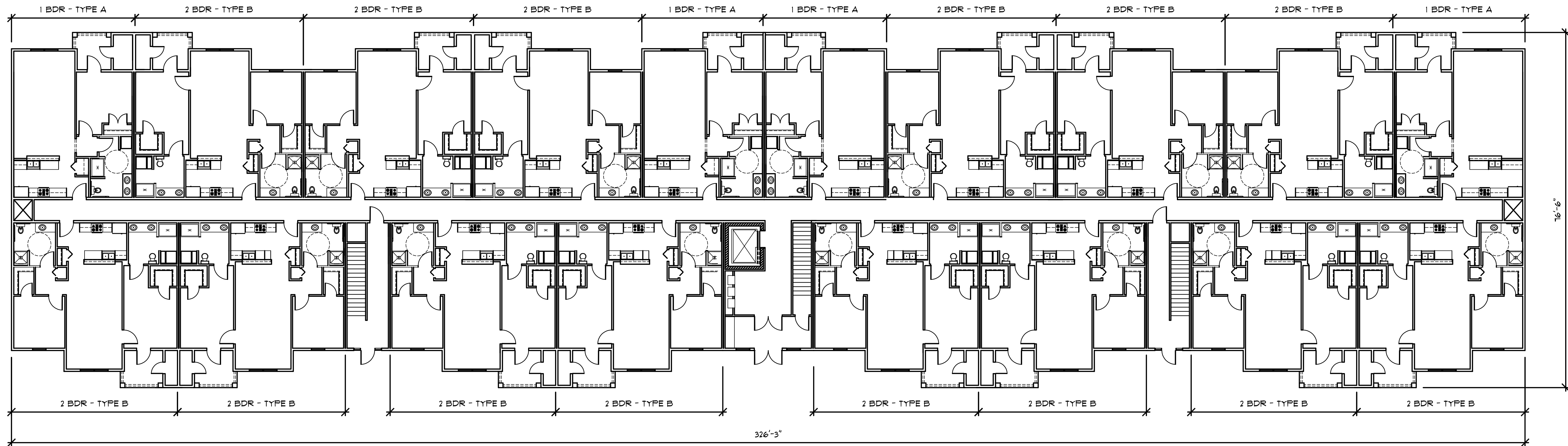


560, 594 & 644 Redstone Hill Road
Assessor's Map 1, Lots 9B-1, 9B-2,
11, 11-2, 11-3 & 10B-1

Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 3/4/23

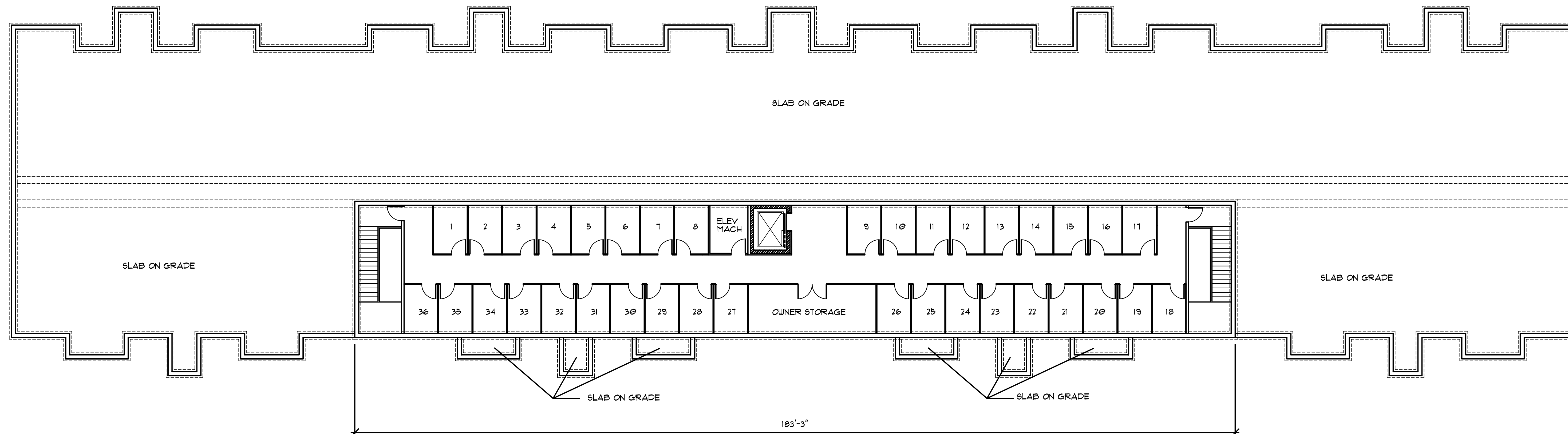






2 Building 1 - 2 story - 36 Unit - First Floor Plan

Scale: 3/32" = 1'-0"



1 Building 1 - 2 story - 36 Unit - Basement Floor Plan

Scale: 3/32" = 1'-0"

REVISIONS

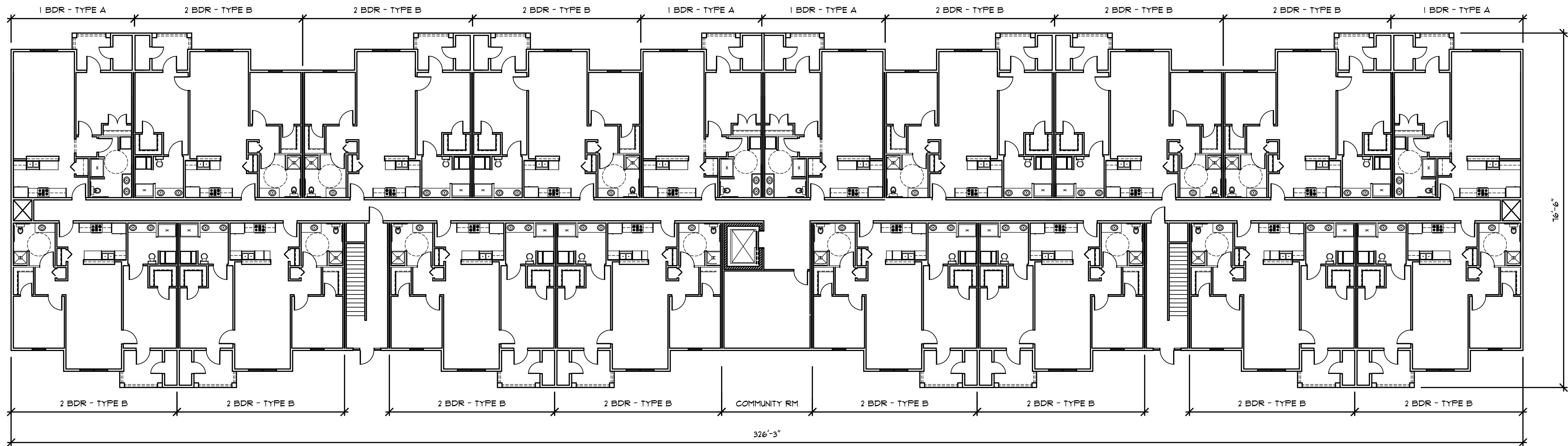
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1	03/06/24	ZONING SUBMISSION
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5		

LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

BUILDING 1 - 36 UNIT
FLOOR PLANS

A 100



1 Building 1 - 2 story - 36 Unit - Second Floor Plan

Scale: 3/32" = 1'-0"

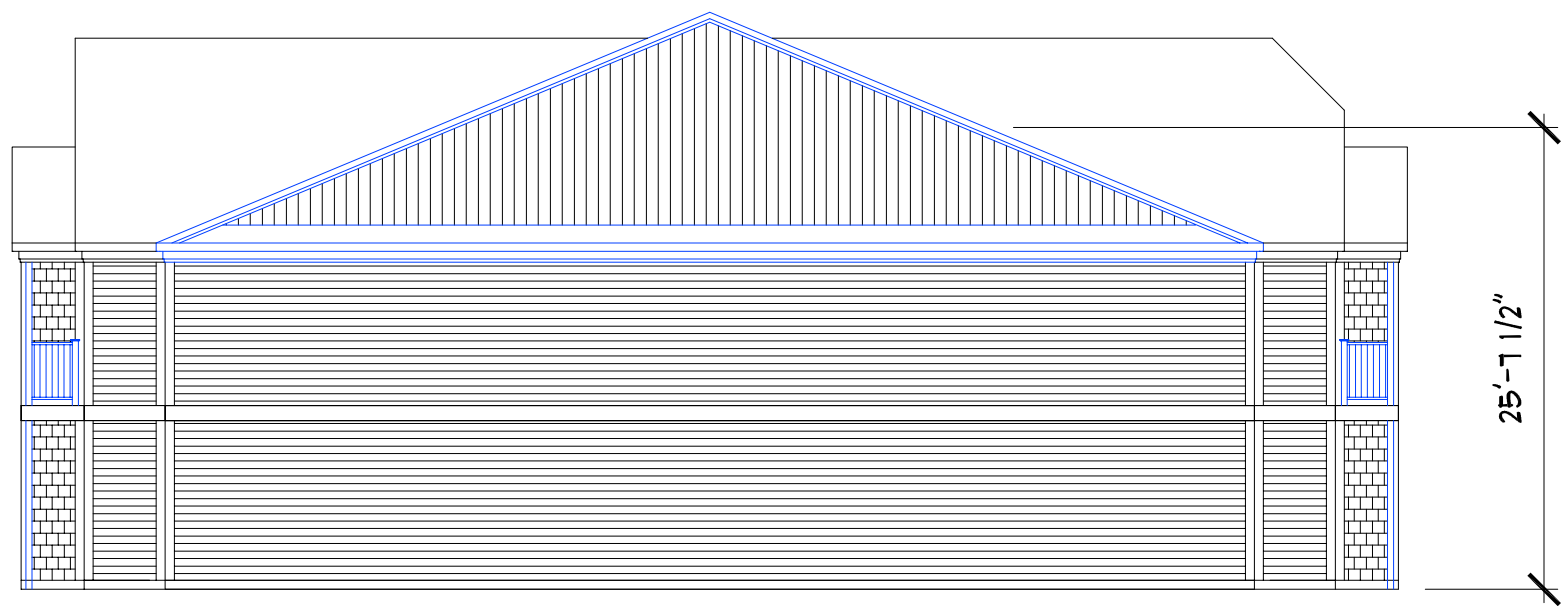
LAUREL MEADOWS LLC

BUILDING 1 - 36 UNIT
FLOOR PLANS

REVISIONS

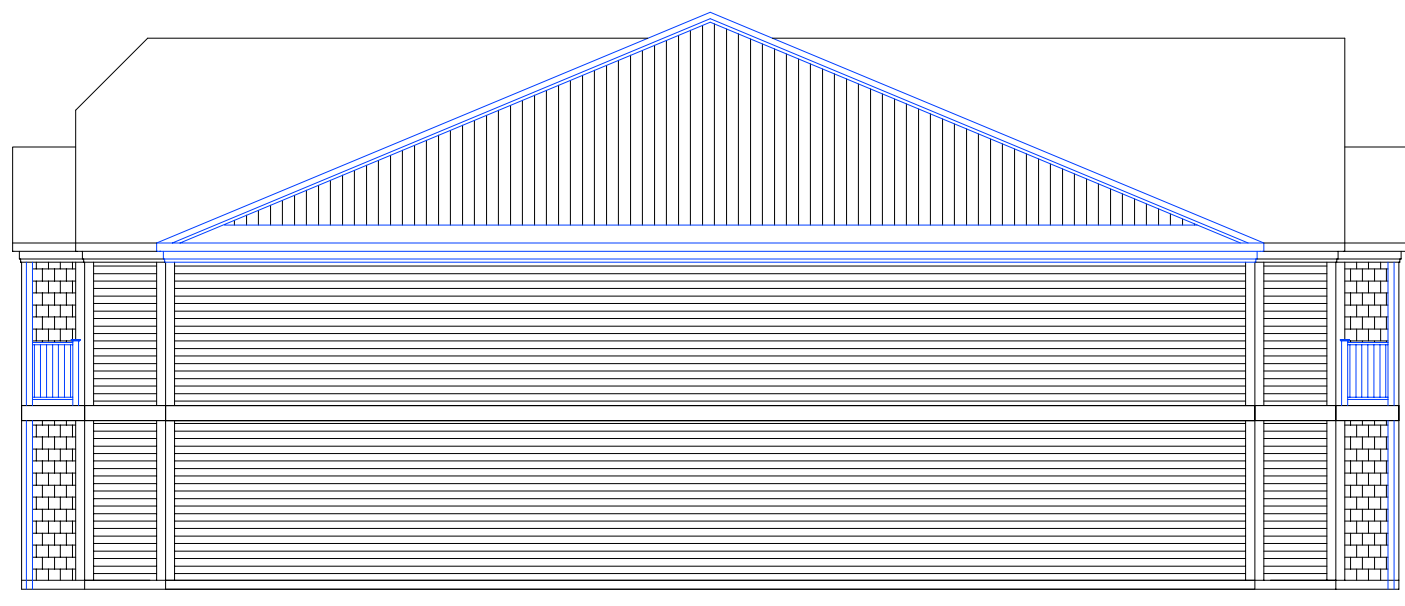
REVISIONS		MM/DD/YY	REMARKS
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594 REDSTONE HILL RD
BRISTOL CT



2 Building 1 - 2 story - 36 Unit - Exterior Elevation - Side

Scale: 3/32" = 1'-0"



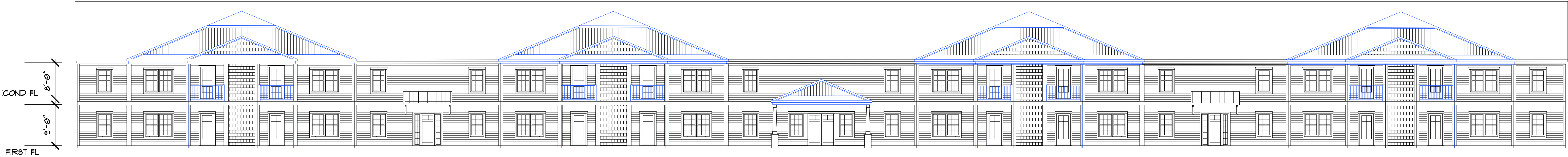
2 Building 1 - 2 story - 36 Unit - Exterior Elevation - Side

Scale: 3/32" = 1'-0"



2 Building 1 - 2 story - 36 Unit - Exterior Elevation - Rear

Scale: 3/32" = 1'-0"



1 Building 1 - 3 story - 36 Unit - Exterior Elevation - Front

Scale: 3/32" = 1'-0"

REVISIONS

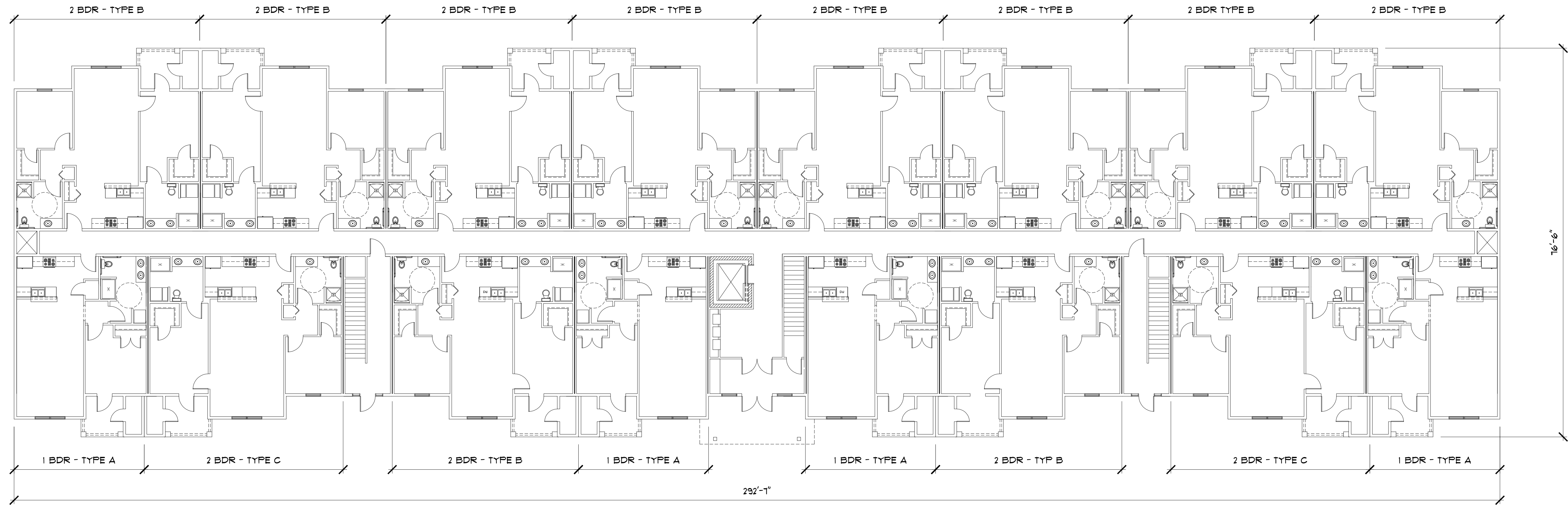
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LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

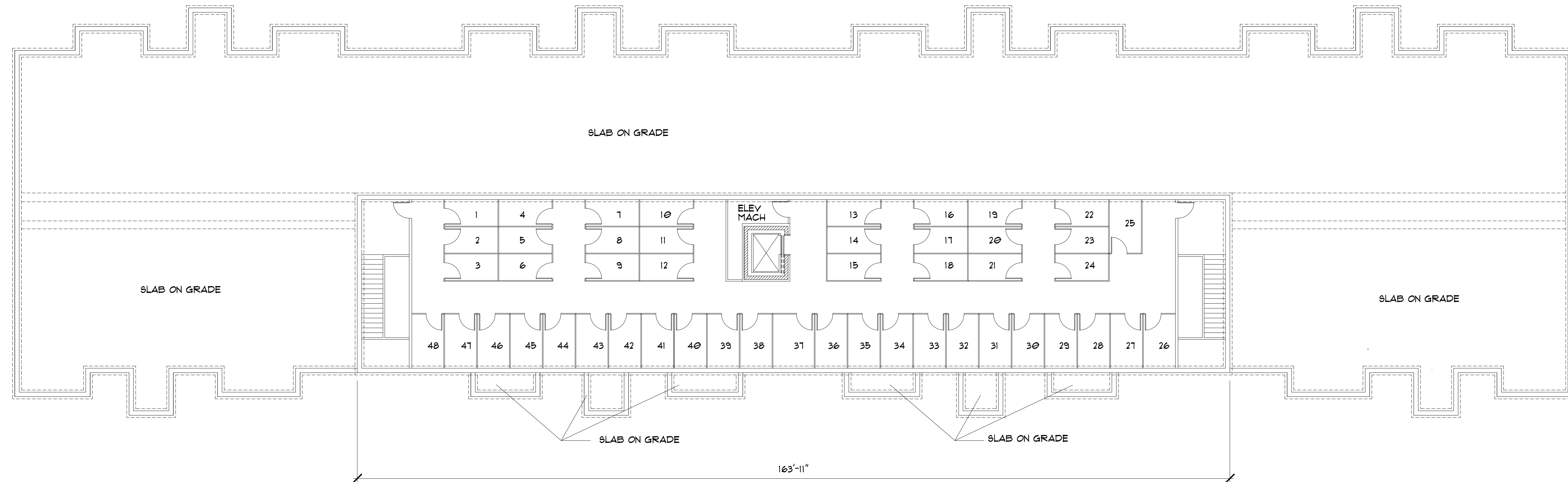
BUILDING 1 - 36 UNIT
EXTERIOR ELEVATIONS

A 300



2 Building 2 - 3 story - 48 Unit - First Floor Plan

Scale: 3/32" = 1'-0"



1 Building 2 - 3 story - 48 Unit - Basement Floor Plan

Scale: 3/32" = 1'-0"

REVISIONS

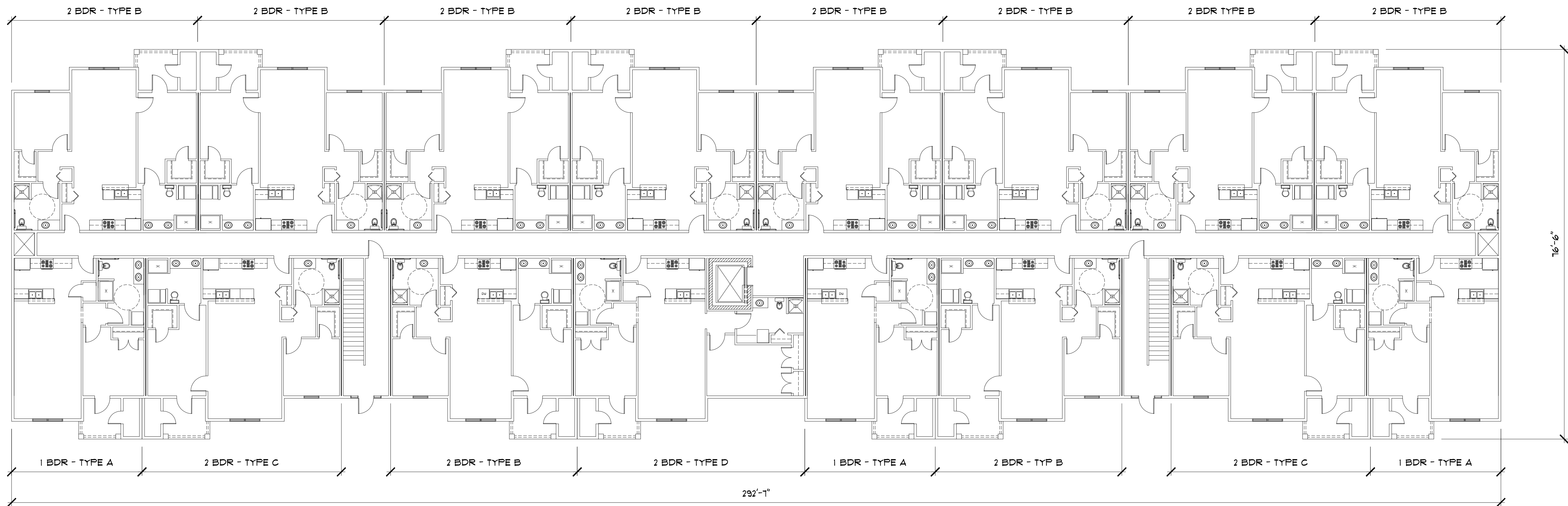
NO.	DATE	REVISION
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LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

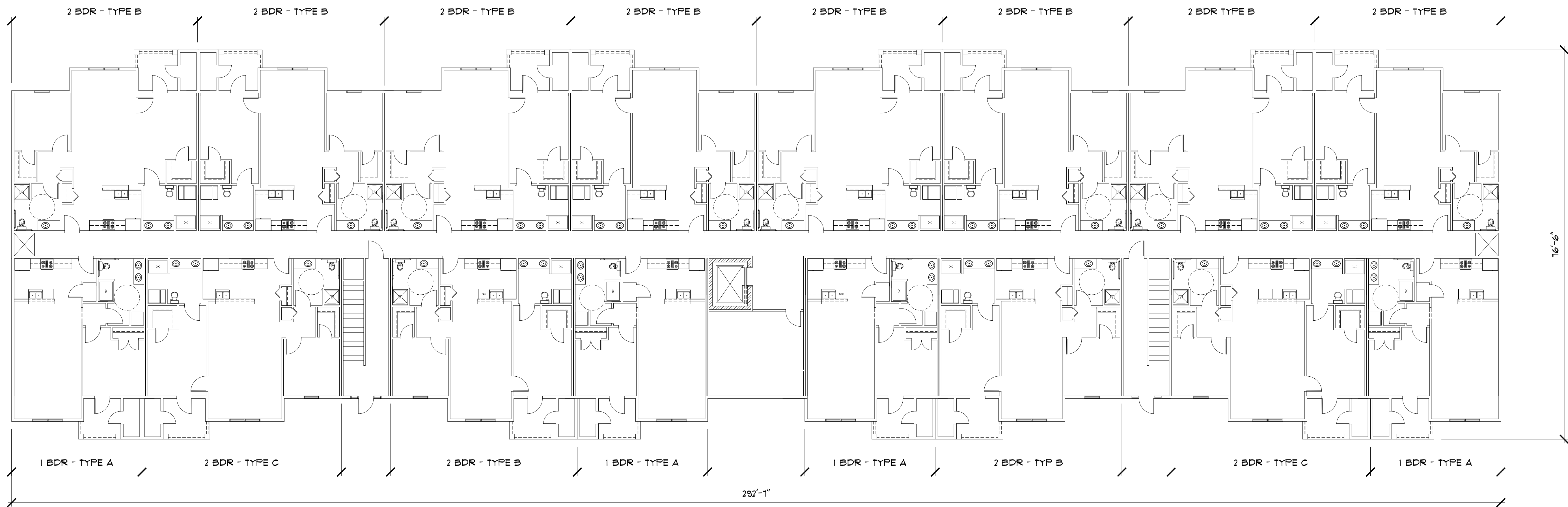
BUILDING 2 - 48 UNIT
FLOOR PLANS

A 100



2 Building 2 - 3 story - 48 Unit - Third Floor Plan

Scale: 3/32" = 1'-0"



1 Building 2 - 3 story - 48 Unit - Second Floor Plan

Scale: 3/32" = 1'-0"

REVISIONS

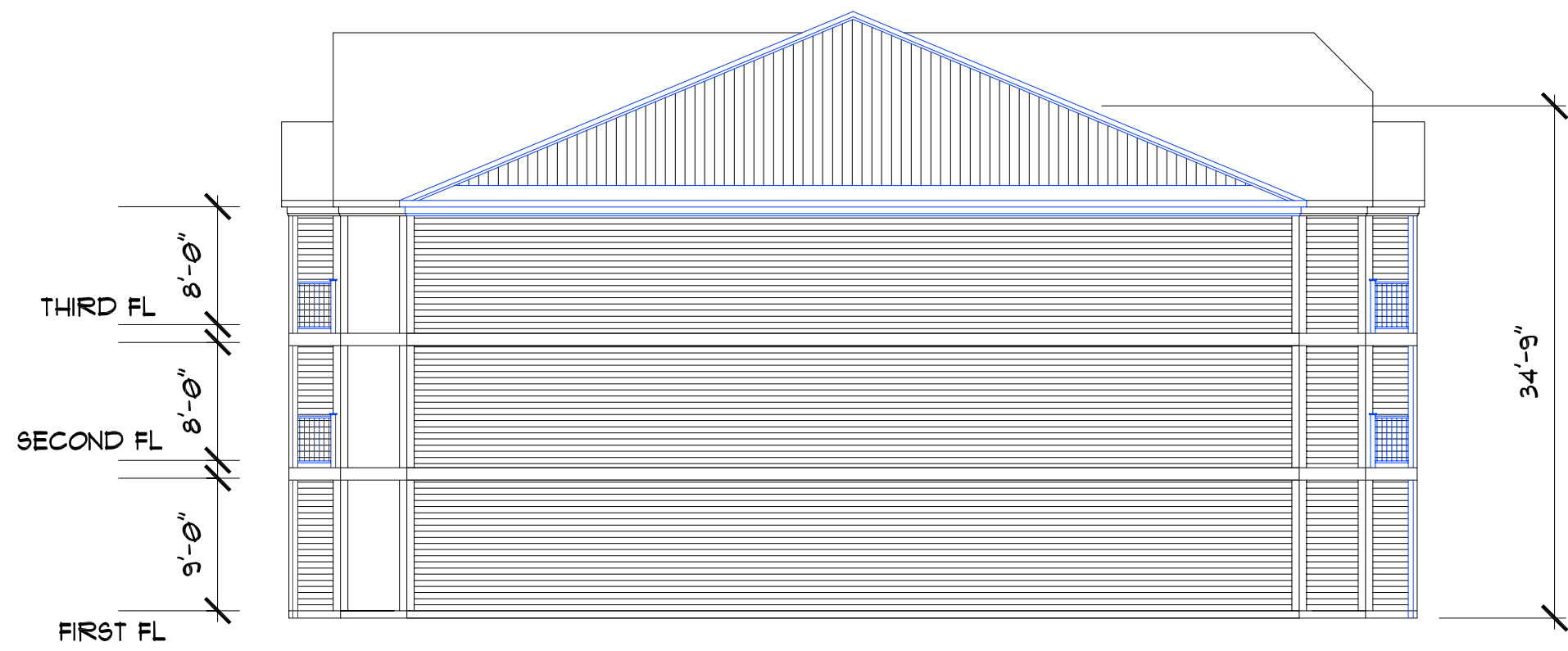
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LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

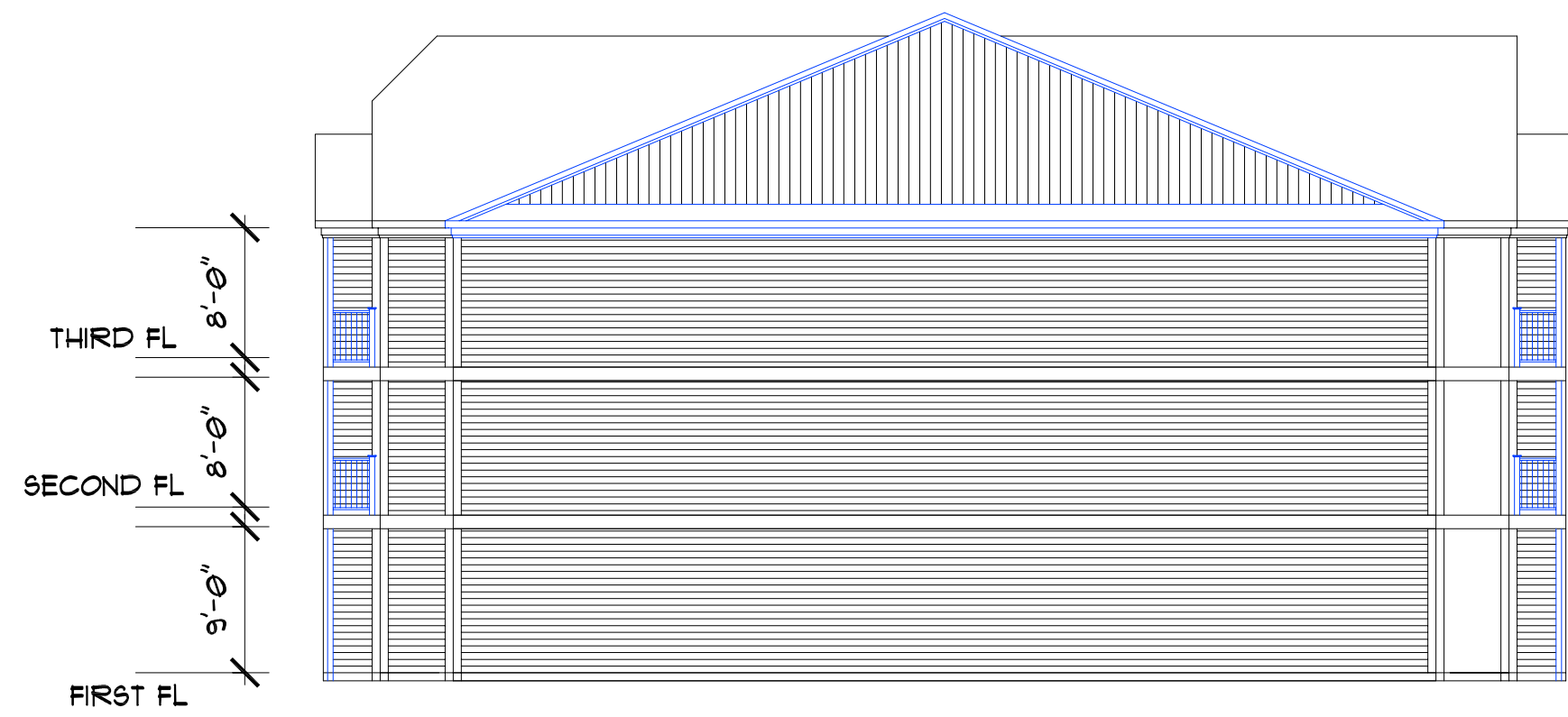
BUILDING 2 - 48 UNIT
FLOOR PLANS

A 101



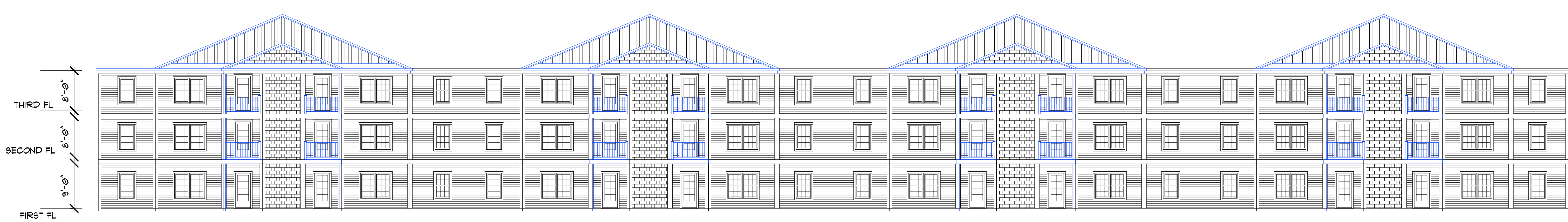
2 Building 2 - 3 story - 48 Unit - Exterior Elevation - Side

Scale: 3/32" = 1'-0"



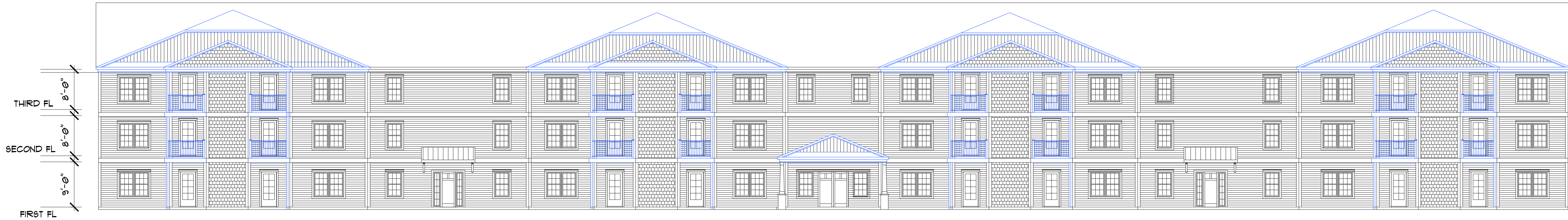
2 Building 2 - 3 story - 48 Unit - Exterior Elevation - Side

Scale: 3/32" = 1'-0"



2 Building 2 - 3 story - 48 Unit - Exterior Elevation - Rear

Scale: 3/32" = 1'-0"



1 Building 2 - 3 story - 48 Unit - Exterior Elevation - Front

Scale: 3/32" = 1'-0"

REVISIONS

REVISIONS		REMARKS
NO.	DATE	DESCRIPTION
1	03/06/24	ZONING SUBMISSION
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LAUREL MEADOWS LLC

594 REDSTONE HILL RD
BRISTOL CT

BUILDING 2 - 48 UNIT
EXTERIOR ELEVATIONS

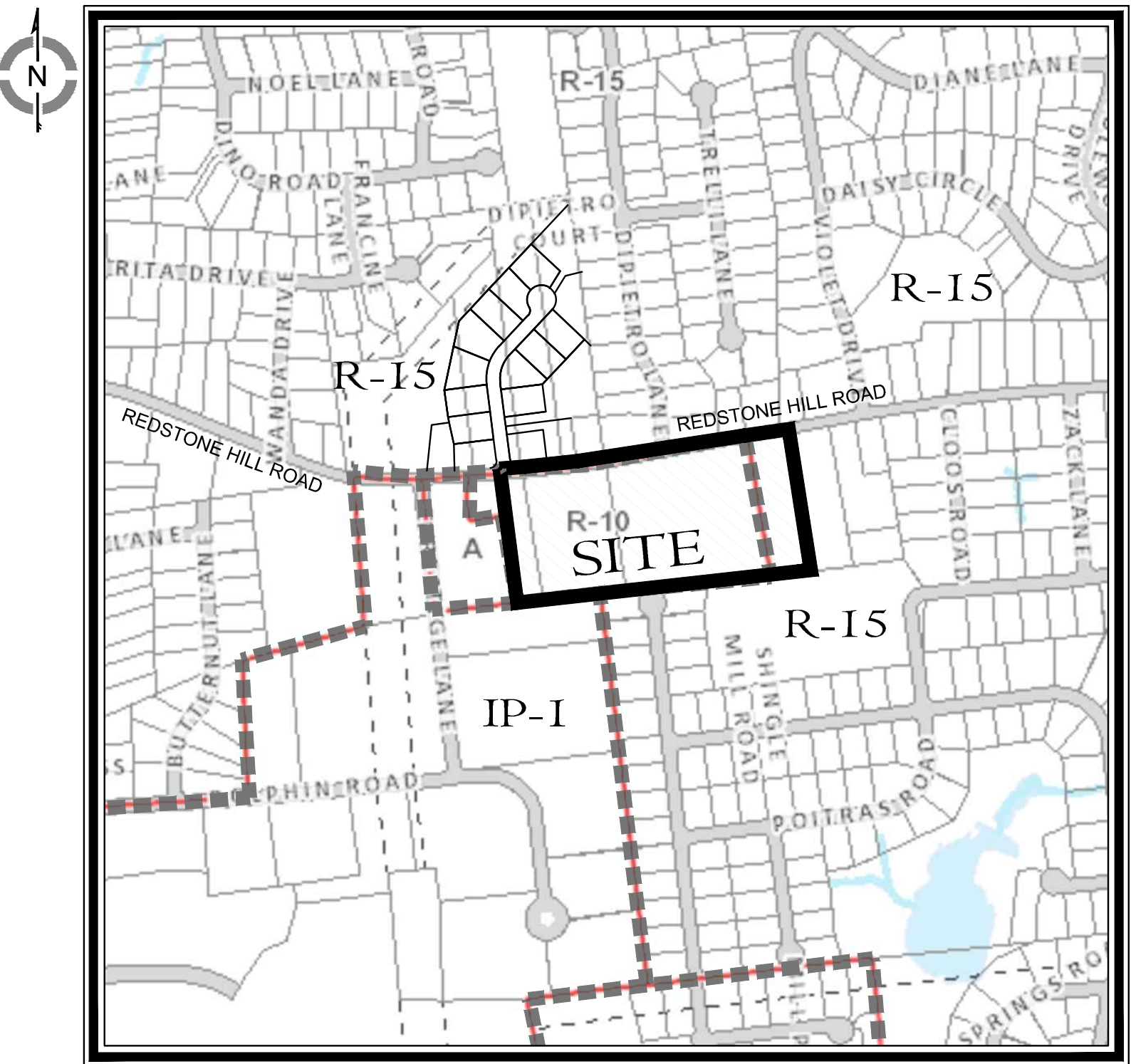
A 300

Laurel Meadows Adult Community

560-644 Redstone Hill Road
Bristol, Connecticut

Wetland Application #XXXX - Approved: X/X/2024
Site Plan Application #XXXX - Approved: X/X/2024

Assessor's Map 1, Lots 9B-1, 9B-2, 11-11-2-11-3, & 10-B-1



KEY MAP

SCALE: 1"=500'

Sheet Index:

S1	Survey Map
S2	Lot Line Revision Map
C1	Site Layout Plan
C2	Site Grading & Utility Plan
L1	Landscaping Plan
PH1	Photometric Plan
ES1	Soil Erosion & Sedimentation Control Plan
D1	Details
D2	Details
D3	Details
DB1	Detention Basin Details
DB2	Detention Basin Details

Applicant:

Laurel Meadows, LLC
P.O. Box 686
Bristol, Connecticut

Property Owner:

Laurel Meadows, LLC
P.O. Box 686
Bristol, Connecticut

Consultants:

Engineering & Surveying
cole civil + survey
876 South Main Street
Plantsville, Connecticut 06489
Tel. (860) 628-4484
colecivil.com

PREPARED FOR

LAUREL MEADOWS, LLC

FEBRUARY 22, 2024

Revision Table			
01	02/27/24	Revised for P&Z Submittal	
	February 22, 2024	First Submittal Set - Preliminary	COLE#2120

DRAWING NAME: P:\Land Projects\2120-594 Redstone Hill Road, LLC\644 Redstone Hill Road, Bristol, CT\2120-594 Redstone Hill Road, LLC\2120-594 Redstone Hill Road, LLC.dwg
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PLOT DATE: 04-28-2024 10:29am
C:\Users\HARRY.E.COLE\OneDrive\Documents\2120-594 Redstone Hill Road, LLC\2120-594 Redstone Hill Road, LLC.dwg

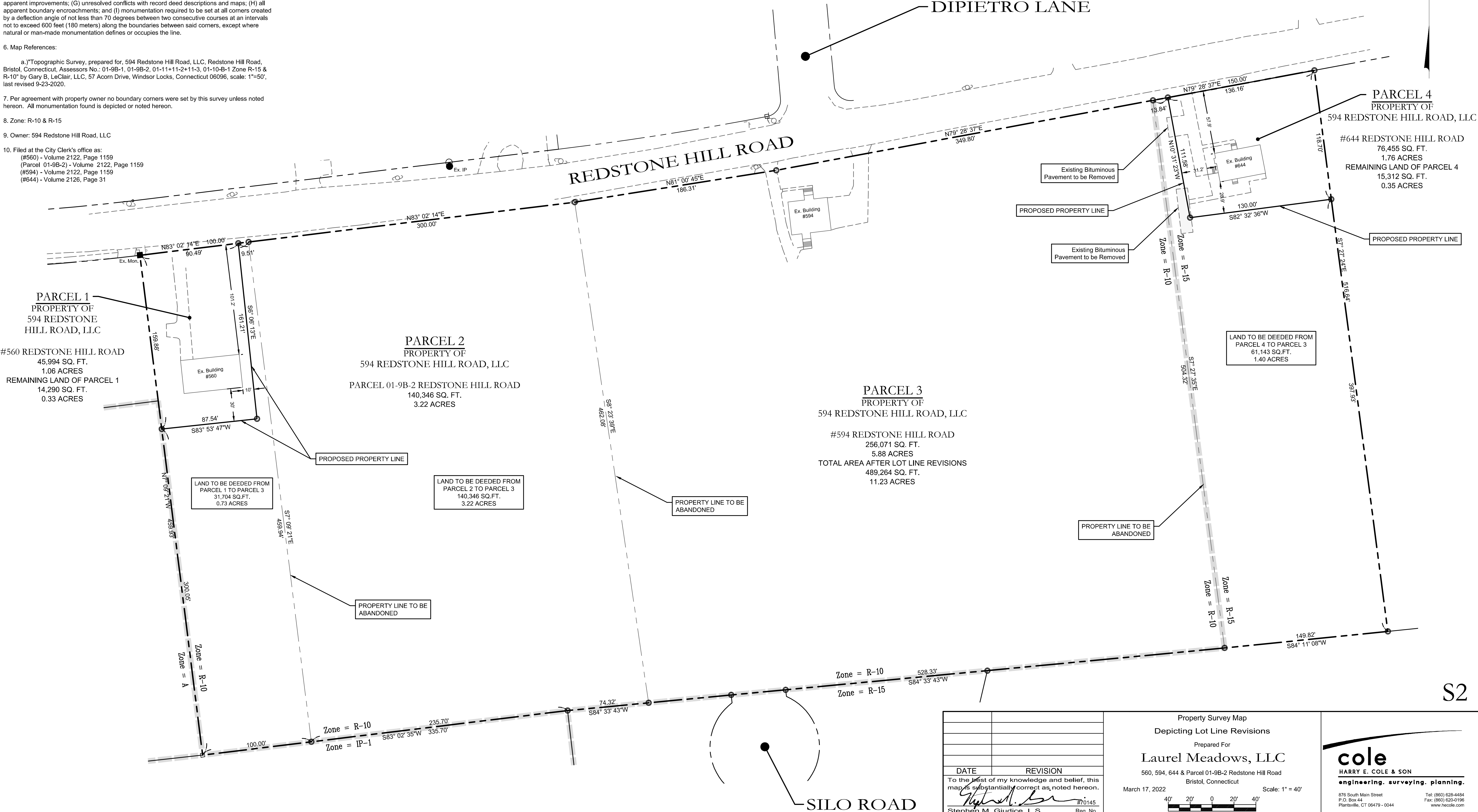
SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Type of survey performed: Property Survey
3. Boundary determination category: Resurvey
4. Class of accuracy:
Horizontal: A-2
5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.
6. Map References:
a.) "Topographic Survey, prepared for, 594 Redstone Hill Road, LLC, Redstone Hill Road, Bristol, Connecticut, Assessors No.: 01-9B-1, 01-9B-2, 01-11+11-2+11-3, 01-10-B-1 Zone R-15 & R-10" by Gary B. LeClair, LLC, 57 Acorn Drive, Windsor Locks, Connecticut 06096, scale: 1"=50', last revised 9-23-2020.
7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
8. Zone: R-10 & R-15
9. Owner: 594 Redstone Hill Road, LLC
10. Filed at the City Clerk's office as:
(#560) - Volume 2122, Page 1159
(Parcel 01-9B-2) - Volume 2122, Page 1159
(#594) - Volume 2122, Page 1159
(#644) - Volume 2126, Page 31

LEGEND

- - - - - Existing edge of pavement
- - - - - Existing bituminous concrete lip curb
- Existing iron pin
- ⊙ Existing drill hole
- Existing monument

ZONING INFORMATION				
ITEM	REQUIRED	PROVIDED PARCEL 4	REQUIRED	PROVIDED PARCEL 1
CURRENT ZONE	R-15	R-15	R-10	R-10
EXISTING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT AREA	15,000 SF	15,312 SF	10,000 SF	14,290 SF
LOT WIDTH	100 FT	136.12 FT	85 FT	90.49 FT
FRONT YARD SETBACK	25 FT	57.9 FT	20 FT	101.2 FT
SIDE YARD SETBACK	10 FT	31.2 FT	8 FT	10 FT
REAR YARD SETBACK	25 FT	28.9 FT	20 FT	30 FT
MAX. BUILDING HEIGHT	35 FT	< 35 FT (EXISTING)	35 FT	< 35 FT (EXISTING)
MAX. BUILDING COVERAGE	30%	7.3%	35%	11.4 %



S2

DRAWING NAME: P- Land Project 2126-094 Redstone Hill Road, LLC 560-644 Redstone Hill Road, Bristol, CT 06010
DATE: 02/22/24
DRAWN BY: BTP
CHECKED BY: NAB
DATE: 02/22/24
PROJECT: 2126-094 Redstone Hill Road, LLC 560-644 Redstone Hill Road, Bristol, CT 06010

SITE PLAN NOTES:

- Owner: Laurel Meadows, LLC
- Applicant: Laurel Meadows, LLC
- Street #: 560-644 Redstone Hill Road
- Area of Parcel: ±518,866 SF - ±11.9 Acres
- Parcel is zoned: R-10 & R-15
- Present use: Residential
- Proposed use: Residential - Elderly Housing
- Wetlands are present and were delineated in June of 2020 by David H. Lord.
- All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
- Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002, and amended to date.
- All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2020 and amended to date.
- Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
- All areas disturbed by construction to be restored with 4" of loam and seeded.
- All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses and dark sky compliant.
- Underground fuel tanks are prohibited.
- Town of Bristol Planning and Engineering Departments to be notified at (860)-584-6297 and (860)-584-6185, 24 hours before site grading begins.
- Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
- All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
- Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.

ZONING INFORMATION			
ITEM	REQUIRED/ALLOWED	REQUIRED/ALLOWED	PROPOSED
PRESENT ZONE	R15	R10	R-10 & R-15
MIN. AREA	15,000 SQ.FT.	10,000 SQ.FT.	VARIES
MIN. LOT FRONTAGE	100 FT	85 FT	R-15 = 136 FT R-10 = 90 FT & 859 FT
MIN. FRONT SETBACK	25 FT	20 FT	R-15 = 57.9 FT R-10 = 38.0 FT
MIN. SIDE SETBACK	10 FT	8 FT	R-15 = 31.2 FT R-10 = 8.5 FT
MIN. REAR SETBACK	25 FT	20 FT	R-15 = 28.9 FT R-10 = 30.0 FT
MAX BUILDING COVERAGE	30%	35%	R-15 EXISTING = 7.2% R-10 EXISTING = 11.4% PROPOSED = 8.4%
MAX BUILDING HEIGHT	35 FT	35 FT	R-10 PROPOSED ≤ 35 FT

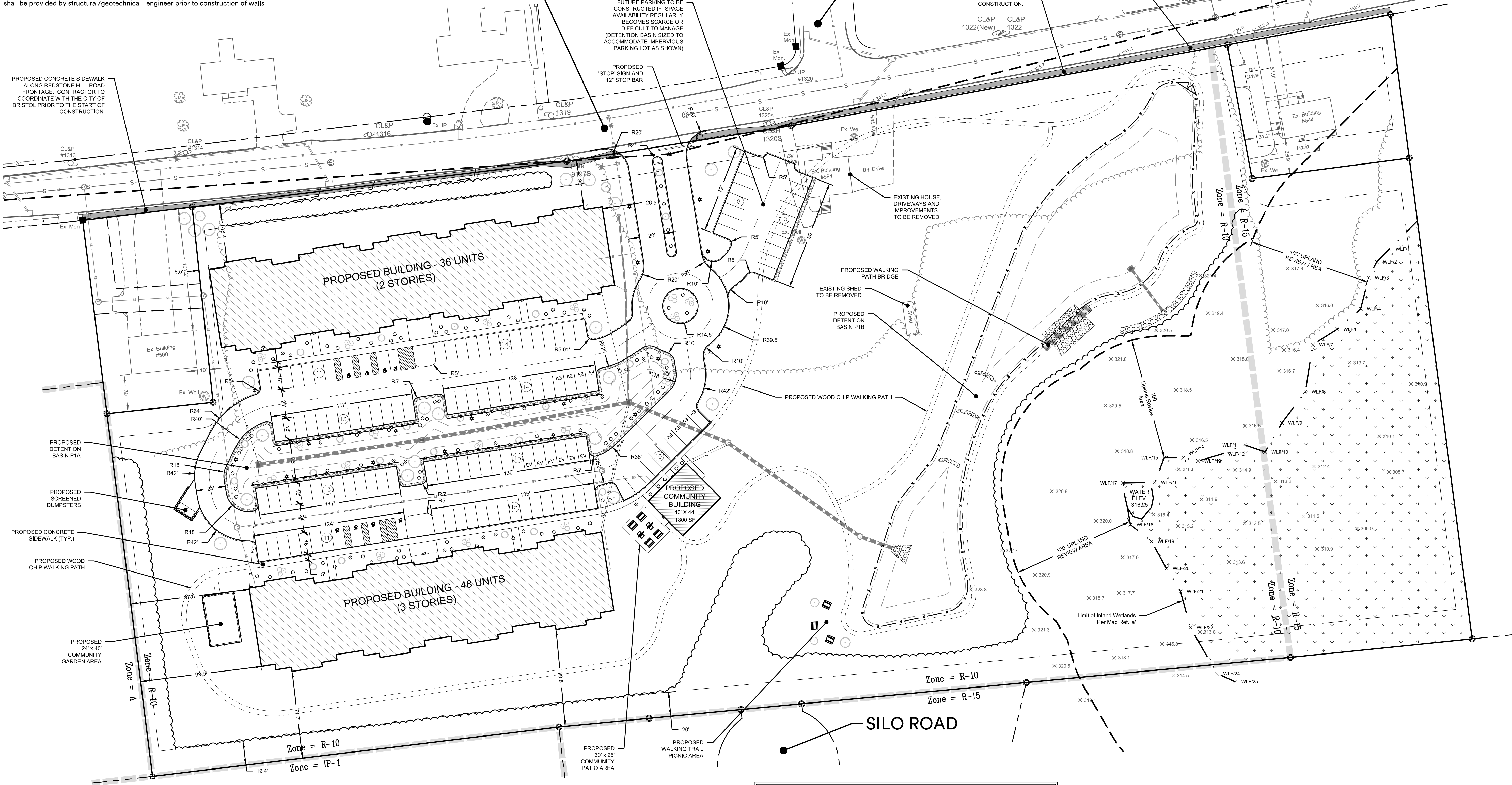


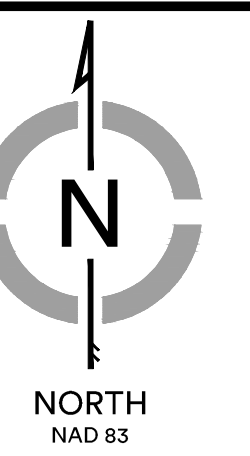
LEGEND			
	= Existing utility pole		= Existing edge of pavement
	= Existing light pole		= Proposed curbed pavement
	= Proposed Light		= Existing/Proposed well
	= Existing fire hydrant		= Existing catch basin
	= Proposed fire hydrant		= Existing drainage manhole
	= Existing water valve		= Existing sanitary manhole
	= Existing gas valve		= Proposed catch basin
	= Existing underground pipe		= Proposed manhole
	= Existing/Proposed treeline		= Existing/ Proposed water line
			= Existing/ Proposed sewer line

REDSTONE HILL ROAD

DIPIETRO LANE

SIL0 ROAD





76 south main street
plantsville, ct 06479
olecivil.com
60.628.4484

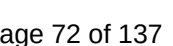
LAUREL MEADOWS, LLC

Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL
OR STAMP IS AFFIXED HERETO

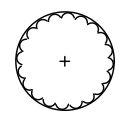
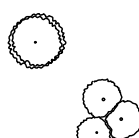
ITE GRADING & UTILITY PLAN

C2

COLE #2120



DRAWING NAME: P:\Land Projects\2120-094 Redstone Hill Road, LLC\04-044 Redstone Hill Road, Bristol, CT\04-044 Redstone Hill Road, Bristol, CT.dwg
DATE: 02/22/24
DRAWN BY: BTP
CHECKED BY: BTP
DATE: 02/22/24
PROJECT: LAUREL MEADOWS ADULT COMMUNITY
SHEET: L1

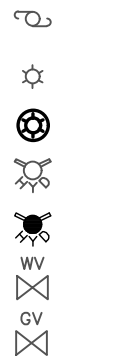
PLANT LIST				
SYM.	QTY.	SCIENTIFIC NAME	COMMON NAME	CONDITION
SHADE TREES				
	XX	QUERCUS RUBRA	RED OAK	B & B, 3" CAL.
		ACER RUBRUM	RED MAPLE	B & B, 3" CAL.
		TILIA TOMENTOSA	SILVER LINDEN	B & B, 3" CAL.
		PRUNUS PENSYLVANICA	WILD RED CHERRY	B & B, 3" CAL.
SHRUBS				
	XX	ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.
		ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GAL, HEAVY, FULL
		RHODODENDRON CANADENSE	RHODODENDRON	3 GAL, HEAVY, FULL
		VIBURNUM CASSINOIDES	WITHEROD VIBURNUM	3 GAL, HEAVY, FULL
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3 FT
GRASS, GROUND COVER & PERENNIALS				
	XX	FESTUCA OVINA GLAUCA 'ELIJAH	ELIJAH BLUE FESCUE	1 GALLON
		PENNISETUM HAMELIN	PENNISETUM	1 GALLON
		ACHILLEA 'MOONSHINE'	FERN LEAF YARROW	1 GALLON
		COREOPSIS 'MOONBEAM'	MOONBEAM TICKSEED	1 GALLON
		ECHINECEA 'KIM'S KNEE HIGH'	CONEFLOWER	1 GALLON
		LEUCANTHEMUM SUPERBUM 'BECKY'	SHASTA DAISY	1 GALLON

1. THE ABOVE LIST DOES NOT INCLUDE ANY SPECIES LISTED ON THE CONNECTICUT INVASIVE PLANT LIST AND NO PLANT ON THIS LIST SHALL BE PLANTED ON SITE.

LANDSCAPING PLAN NOTES:
1. Additional notes located on Sheet C1
2. All areas disturbed shall receive loam and seed

FUNCTIONAL OPEN SPACE		
84 UNITS - 750 SF/UNIT - 63,000 SF		
AREA TYPE	SF	ACRES
DECKS/PATIOS	3,600	0.08
GRASS/LAWN	44,000	1.01
WALKING PATH	16,000	0.37
TOTAL	63,600	1.46

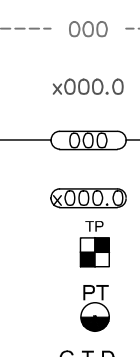
811
Know what's below.
Call before you dig.



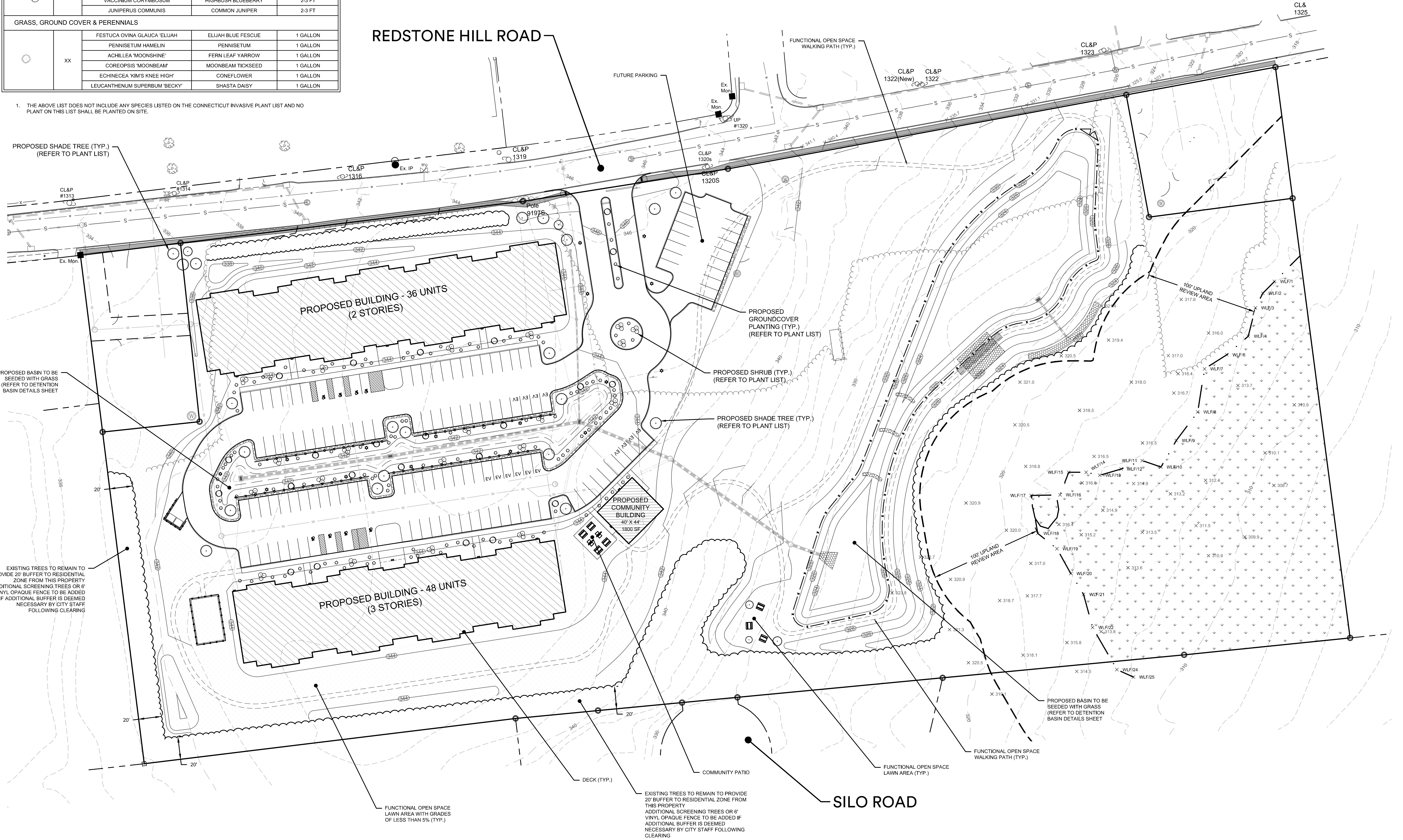
- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- Existing water valve
- Existing gas valve
- Existing underground pipe
- Existing/Proposed treeline

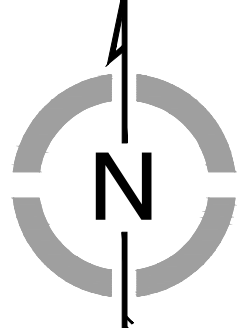


- Existing edge of pavement
- Proposed curbed pavement
- Existing/Proposed well
- Existing catch basin
- Existing drainage manhole
- Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- Existing/Proposed water line
- Existing/Proposed sewer line



- Existing contour
- Existing spot elevation
- Proposed contour
- Proposed spot elevation
- Deep test pit location
- Percolation test location
- Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe





NORTH
NAD 83



876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT: LAUREL MEADOWS ADULT COMMUNITY

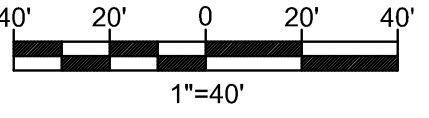
560-644 Redstone Hill Road - Bristol, Connecticut

PREPARED FOR: LAUREL MEADOWS, LLC

Revisions:

Date:	Revised:	By:	For:
02/27/24	Revised for P&Z Submittal		

Scale: 1"=40'

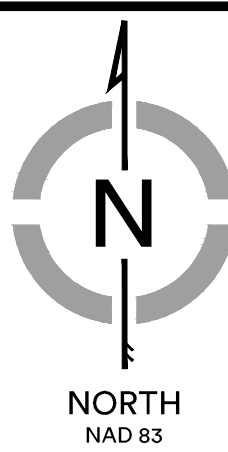


Sheet Description: LANDSCAPING PLAN

Sheet #: L1

Page 73 of 137

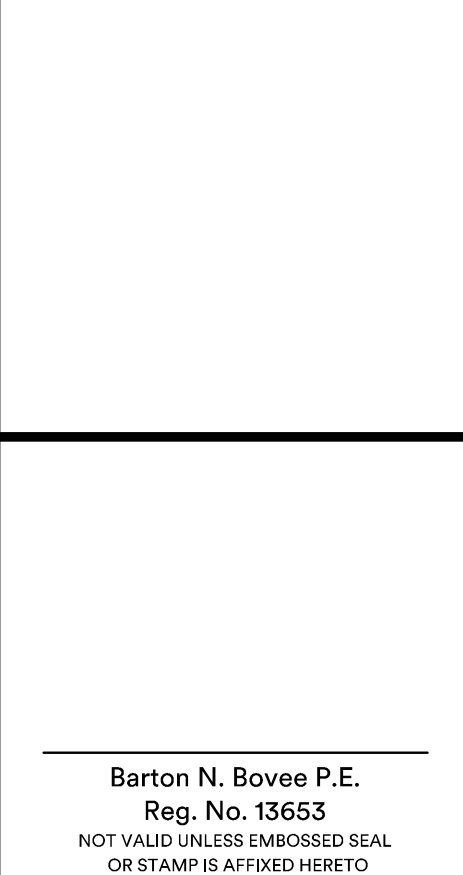
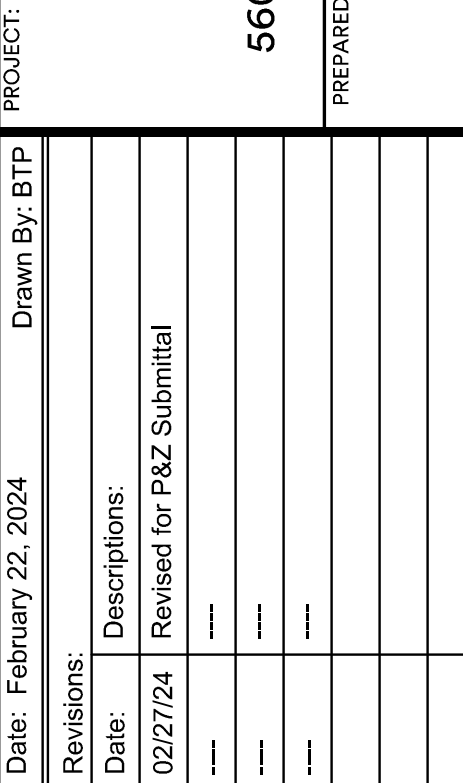
Notes:
Actual light fixture may vary. Light fixture wattage and style for representation only.
Final selection by owner and shall maintain similar luminosity and foot-candle luminance of site.
All lighting fixtures shall be properly shielded and full cutoff
All light fixtures shall be LED



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plantsville, ct 06479
colecivil.com
860.628.4484

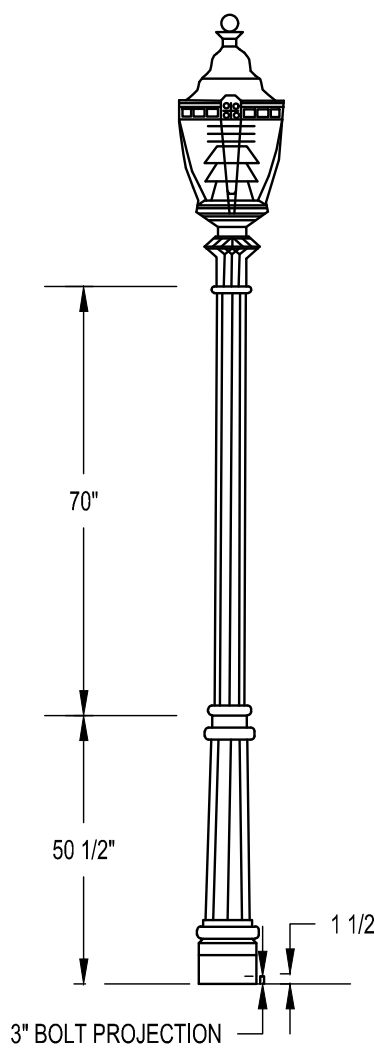
560-644 Redstone Hill Road - Bristol, Connecticut

LAUREL MEADOWS, LLC



PHOTOMETRIC PLAN

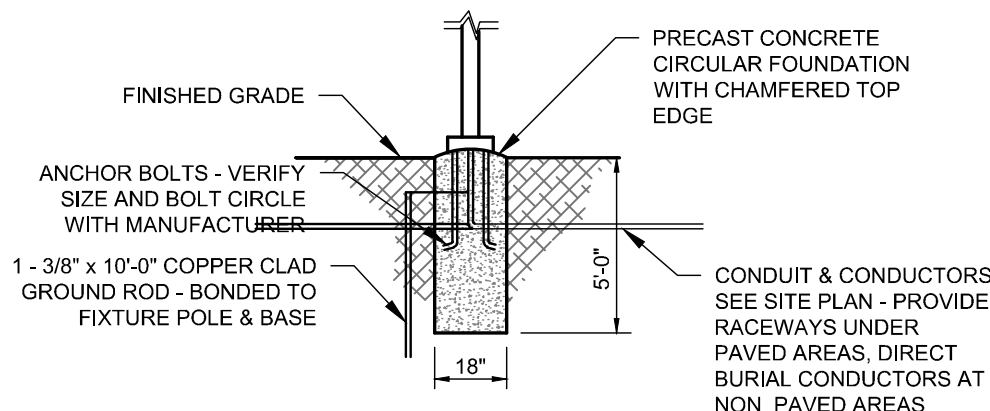
PH1



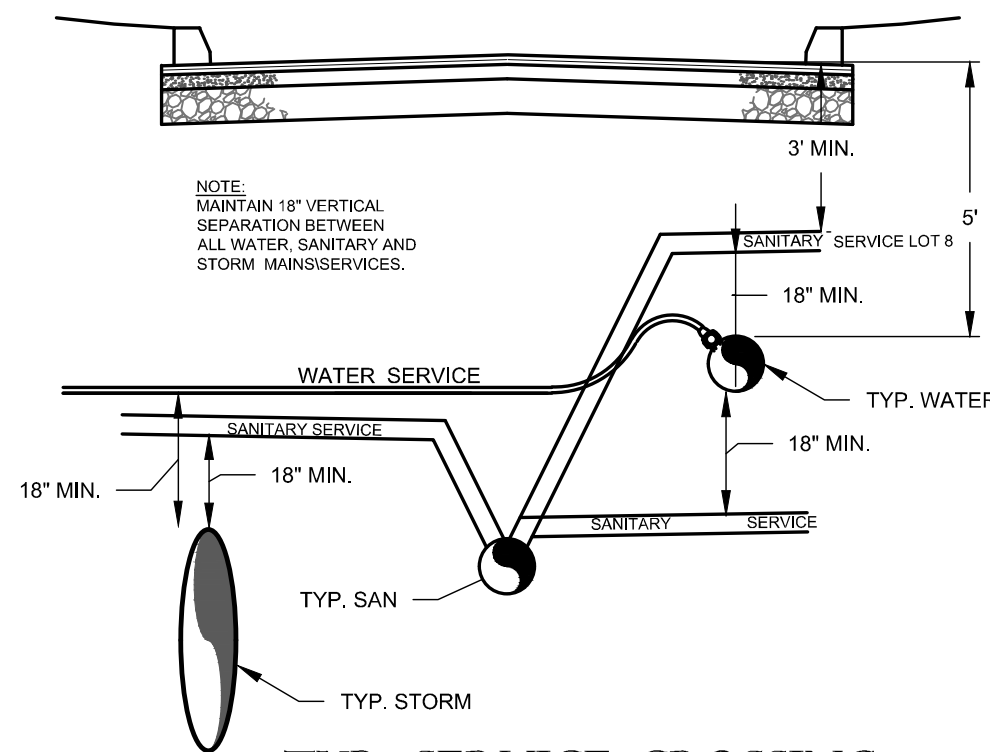
LUMINAIRE SPECIFICATION
 Manufacturer: King Luminaire Co. - Jefferson, Ohio
 Style: Catalog #K12-LAR-100HPS-III-K16-WRS
 Material: Globe DR Acrylic
 Ornamentation: Cast Aluminum
 IES Type: Type III Medium Semi-Cutoff
 Lamp: 100 Watt High Pressure Sodium
 Voltage: Advise
 Capitol: K16
 Options: Westing House Rings and Struts
 Finish: Advise Color

LAMP POST SPECIFICATION
 Manufacturer: Alloy Casting, Inc. - East Bridgewater, Ma.
 Style: Extruded Cat. #ACDP-P-10E
 Material: Base Heavy Wall Cast Aluminum, Alloy #356
 Shaft-5" OD Extruded Aluminum, 0.025" Wall
 Thickness
 Alloy #6063-T
 Height: 10 Foot overall
 Bolt Circle: 14" Diameter - 4 Bolt Pattern
 Anchor Bolt: 1/4" X12"x3" Hook, Hot Dipped Galvanized
 Finish: Advise Color
 Options: N/A

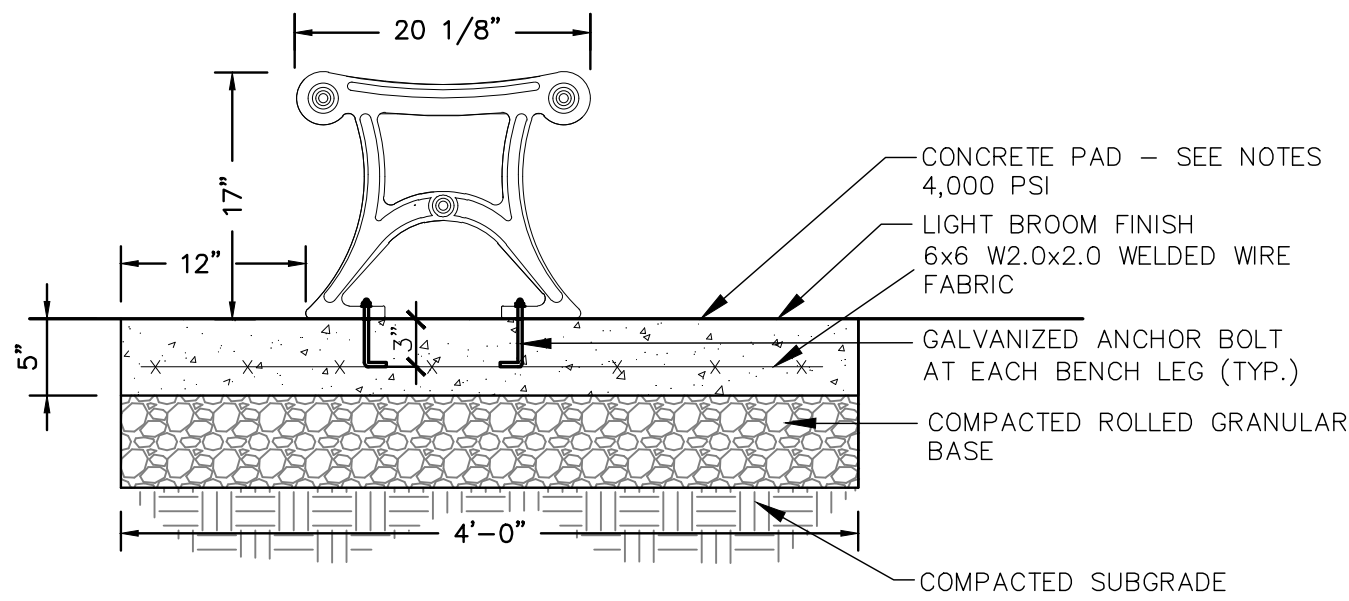
LAMP POST DETAIL
N.T.S.



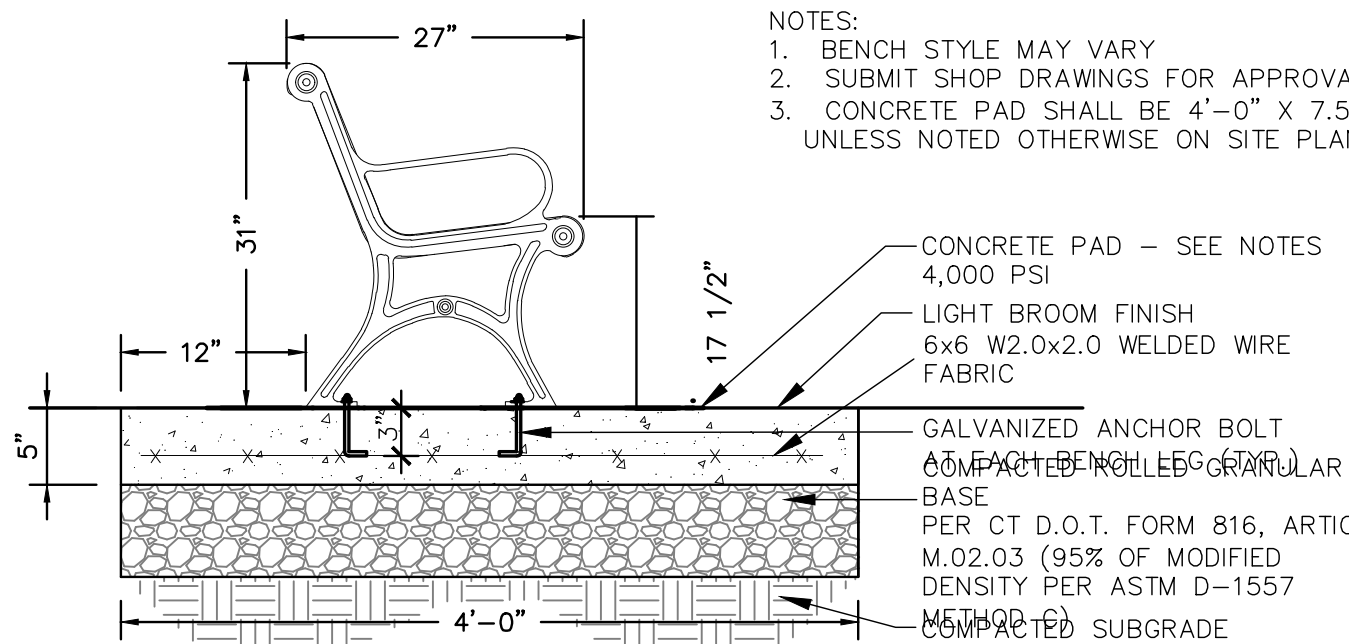
STREET LIGHT POLE FOUNDATION
N.T.S.



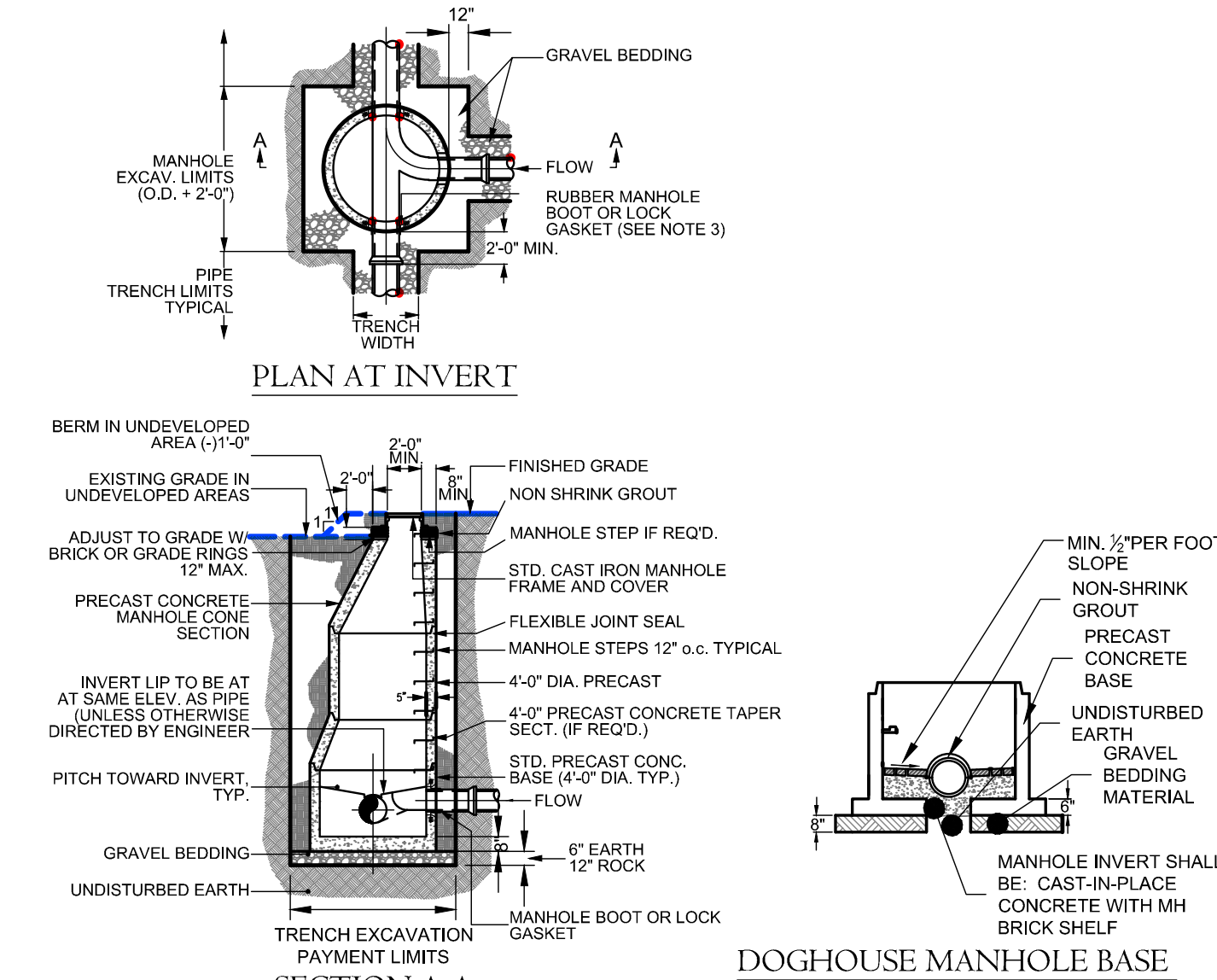
TYP. SERVICE CROSSING
N.T.S.



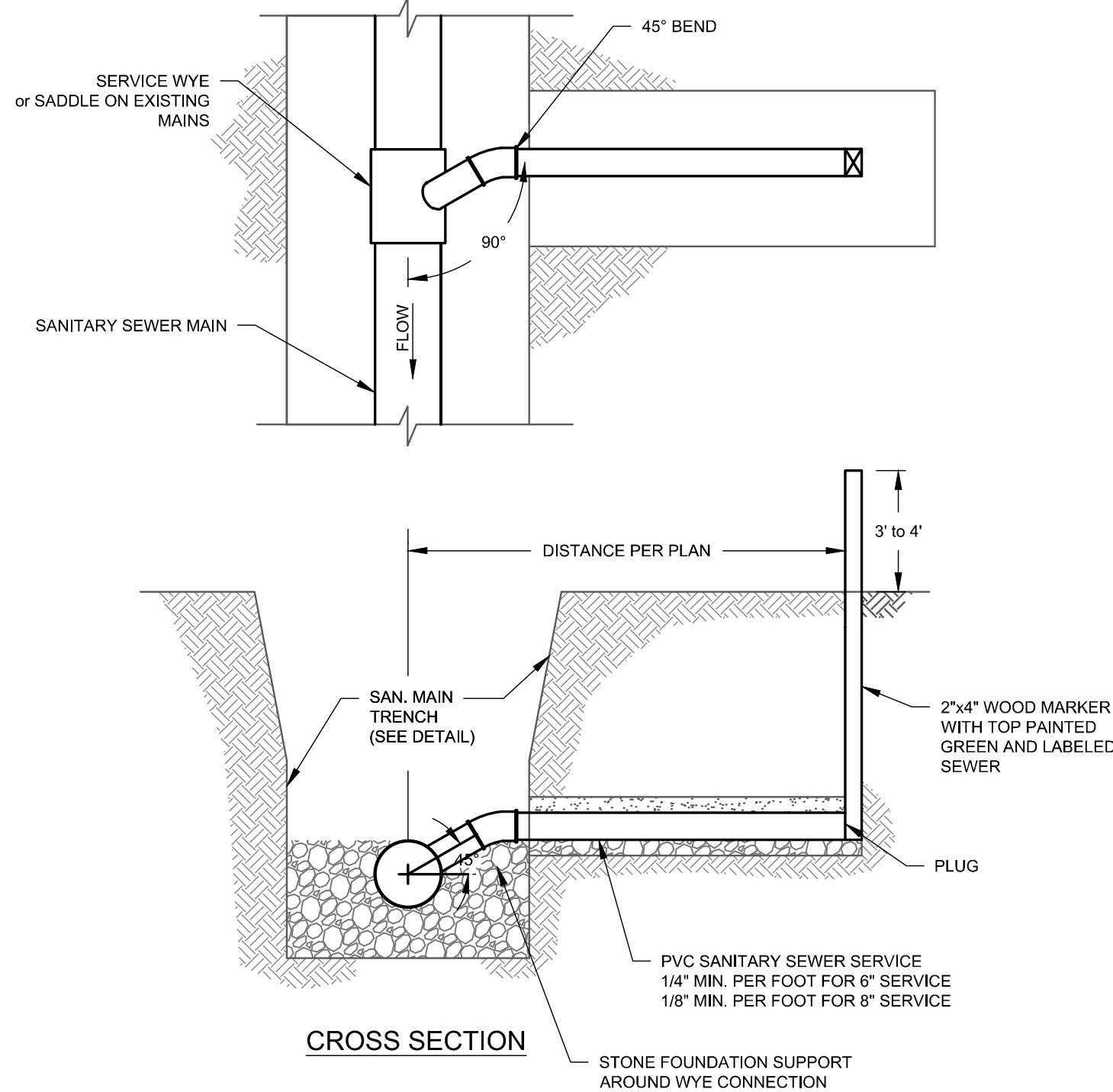
BACKLESS BENCH



BENCH ON CONCRETE PAD DETAIL
N.T.S.

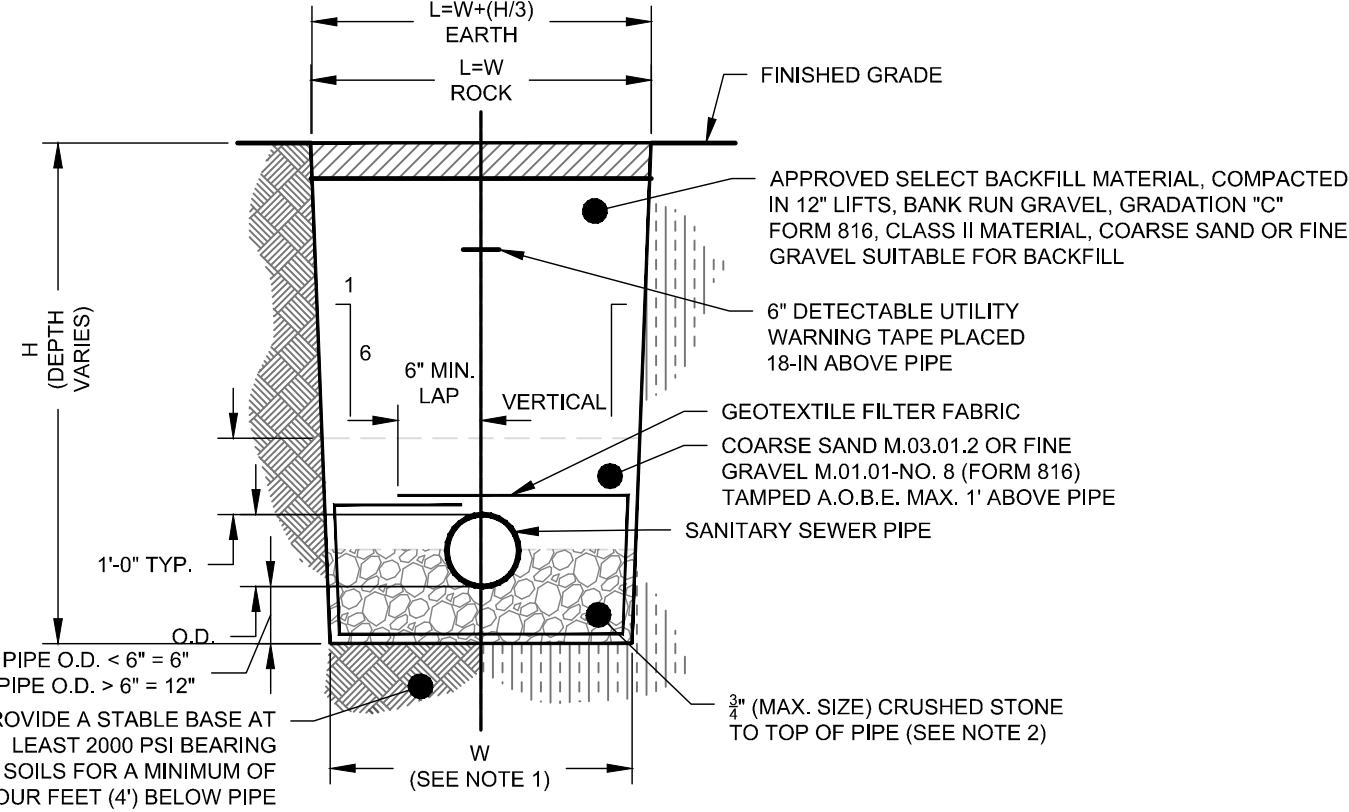


SECTION A-A		
BE USED FOR ALL PRECAST BASINS, SUMPS, TRANSITION, RISER AND DRAINING AND SPECIFICATIONS SHALL CONFORM TO ASTM C-478. LATEST		1.
1. BE CRACKED UP.		
2. MANHOLE SHALL BE PROVIDED WHERE PIPE ENTERS OR LEAVES MANHOLE. 3. NOT EXCEED 3' IN LENGTH AND SHALL BE PLUGGED WATER TIGHT. 4. BE CAMPBELL PATTERN NO. 1005. CASTINGS SHALL BE PROVIDED WITH 5. SPRAY AS REQUIRED.		2.
6. COAT THE OUTSIDE WALLS WITH COAL TAR EPOXY (SAR. M.H.'S ONLY)		3.
PRECAST CONCRETE		
SANITARY MANHOLE DETAIL		
N.T.S.		

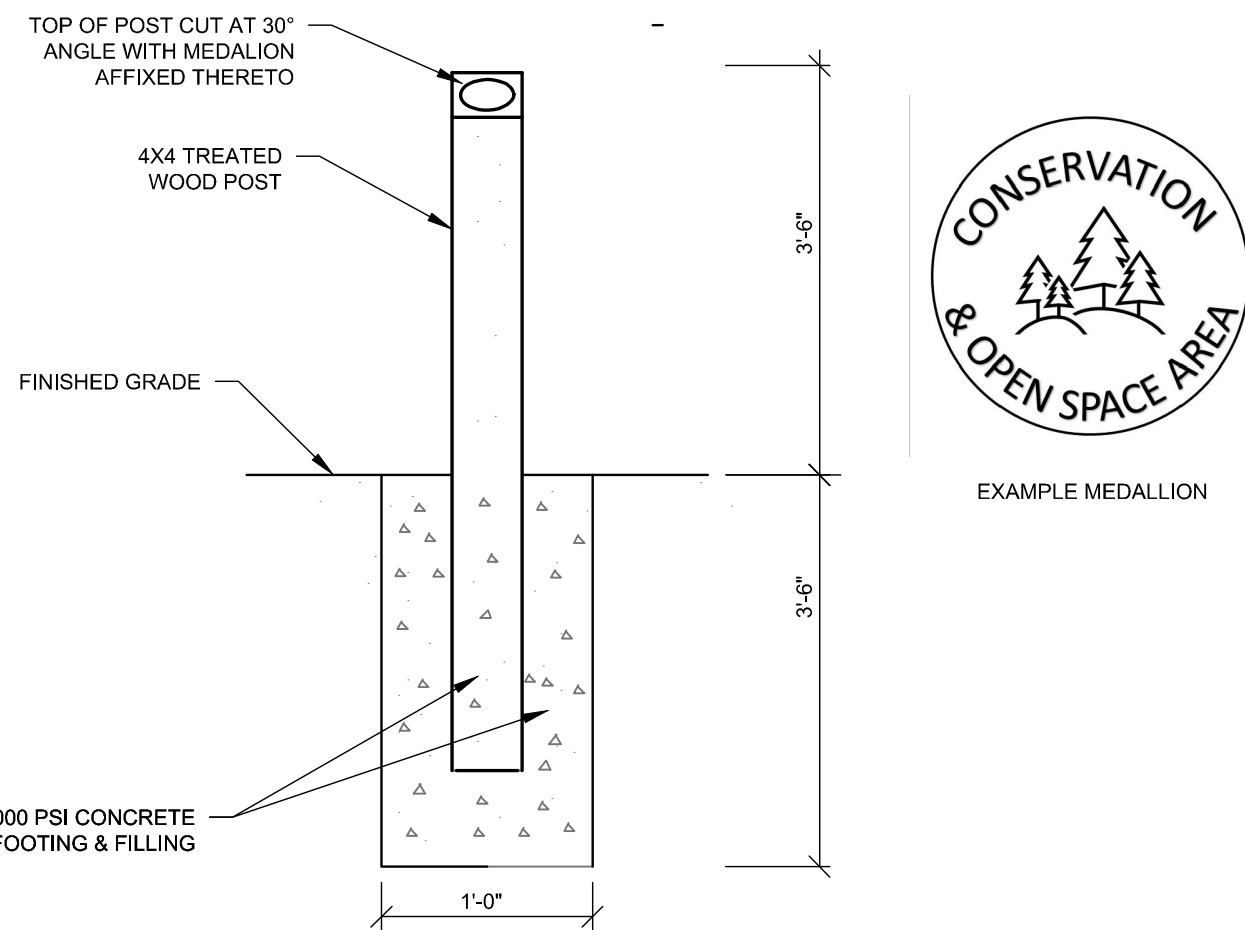


SANITARY SERVICE DETAIL
N.T.S.

- NOTES:**
1. FOR UNSHEATHED TRENCH WHERE PIPE O.D. IS 6" OR LESS THAN PAYMENT WIDTH (W) < 2'-6" WHERE PIPE O.D. IS GREATER THAN 6" BUT IS NOT MORE THAN 12" THEN W/P.O.D. < 2'-6" WHERE PIPE O.D. IS GREATER THAN 12" THEN W/P.O.D. < 3'-6"
 2. IF SUITABLE GRANULAR PIPE BEDDING MATERIAL IS AVAILABLE FROM SITE EXCAVATIONS, IT SHALL BE UTILIZED PROVIDED IT CONFORMS WITH THE "STANDARD SPECIFICATIONS" AND IS APPROVED BY THE ENGINEER. NO PAYMENT SHALL BE MADE FOR THIS MATERIAL.
 3. TYPICAL FOR ALL FLEXIBLE PIPE MATERIALS, I.E. PVC, CDP, POLYETHYLENE, FRP AND ABS TRUSS.
 4. SHEETING OR SHORING OF TRENCH WALLS, WHERE UNSATISFACTORY CONDITIONS EXIST, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 5. FOR ROCK REMOVAL DEPTHS GREATER THAN 10', INCREASE PAYMENT WIDTH (W) BY 6". REMOVAL DEPTH SHALL BE MEASURED FROM THE TOP OF EXPOSED ROCK TO THE BOTTOM OF THE TRENCH.

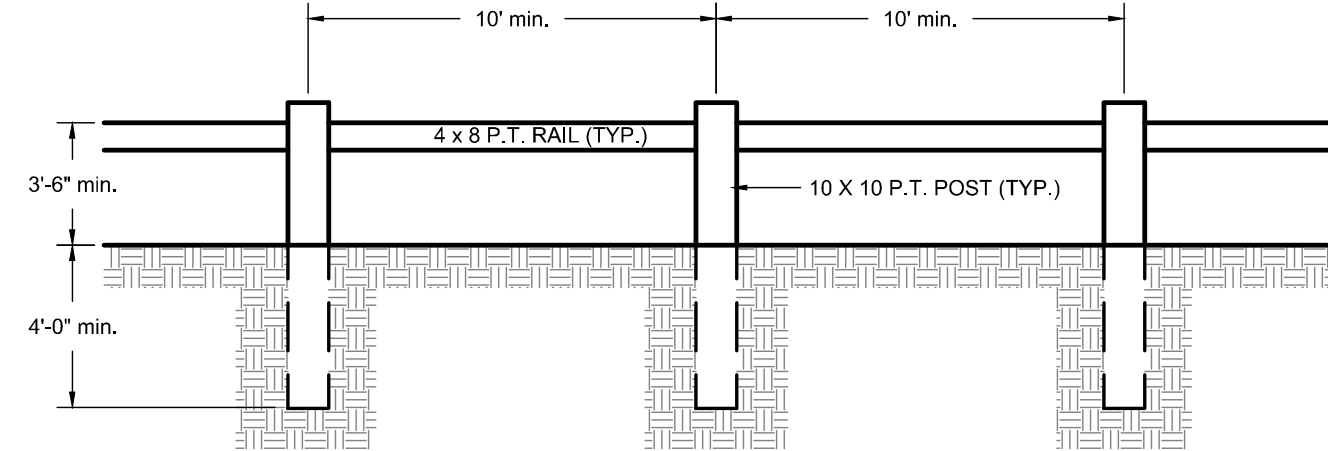


EARTH EXCAVATION ROCK EXCAVATION
SANITARY CLASS 'B' TRENCH DETAIL
 N.T.S.



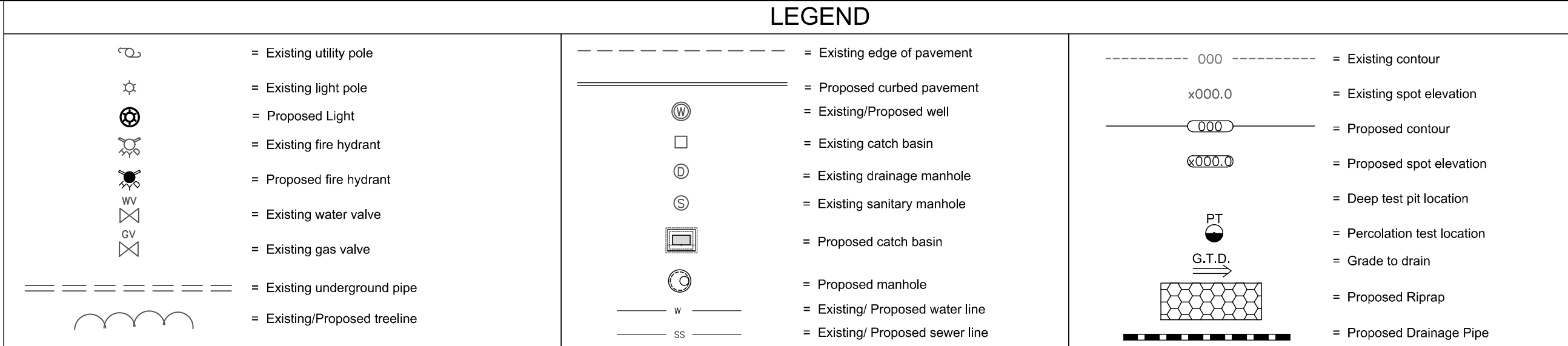
WOOD POST WITH CONSERVATION/
OPEN SPACE MEDALLION
N.T.S.

DETENTION BASIN P1A

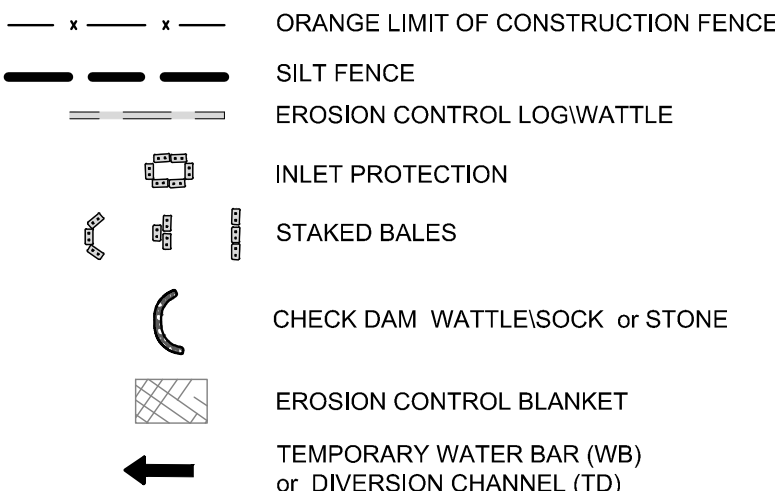


WOOD GUIDE RAIL DETAIL
N.T.S.

ALL SLOPES GREATER THAN 3:1 TO BE STABILIZED IMMEDIATELY FOLLOWING CONSTRUCTION USING MATTING OR HYDROSEED WITH TACKIFIER

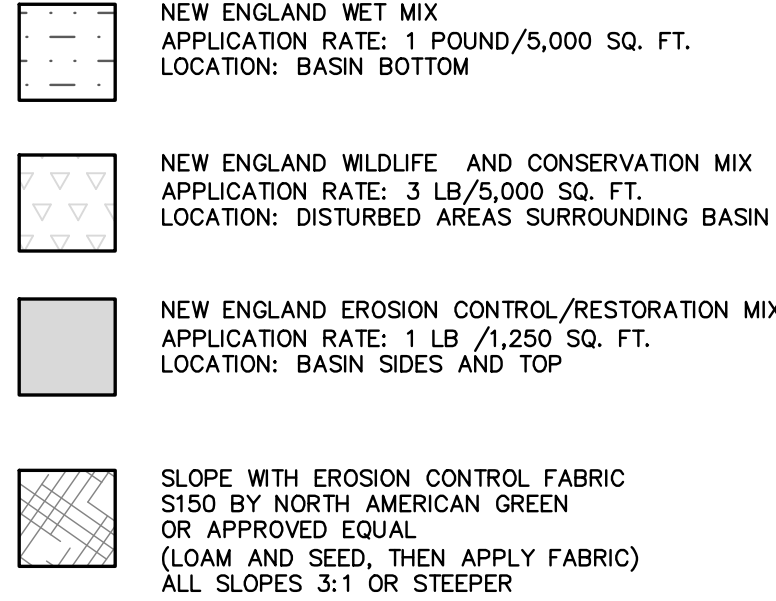


EROSION CONTROL
SYMBOL LEGEND

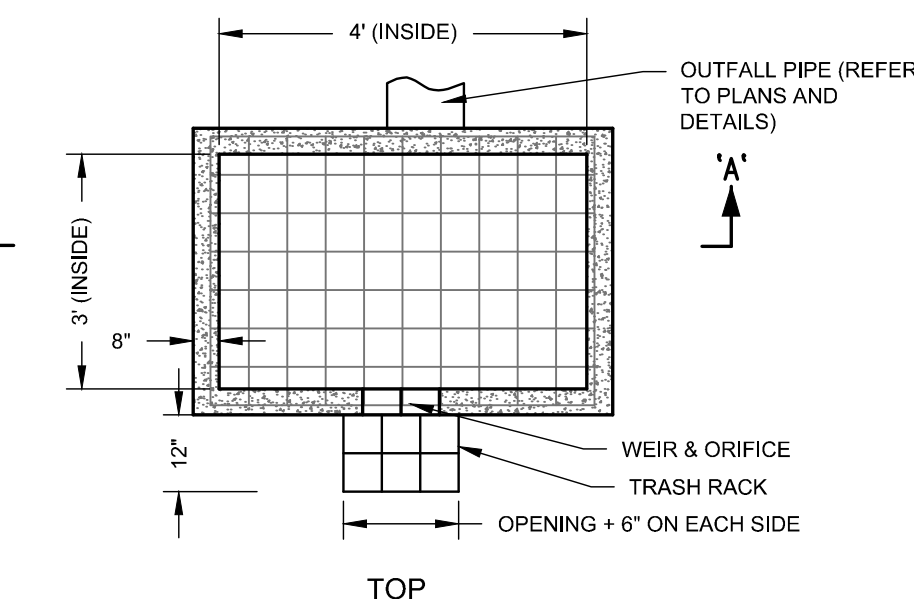


*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION

SEED MIX & FABRIC LEGEND

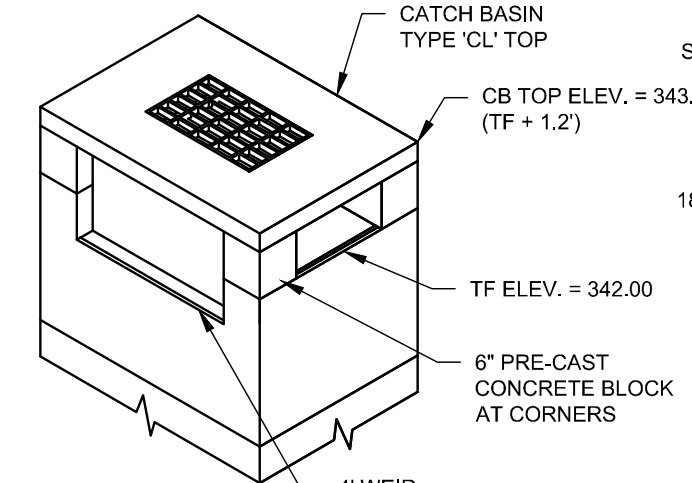


- NOTES:
1. DETAIL IS FOR ILLUSTRATION PURPOSES ONLY. INSTALL STRUCTURE IN ACCORDANCE WITH LOCAL CONSTRUCTION STANDARDS.
 2. CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OF THE STRUCTURE.
 3. THE STRUCTURE SHALL BE INSTALLED WATER TIGHT WITH ALL JOINTS PARGED WITH WATER PLUG, AND FROM 6" BELOW THE INLET WEIR AND DOWN THE EXTERIOR WALLS AND BOTTOM SHALL BE EPOXY COATED.



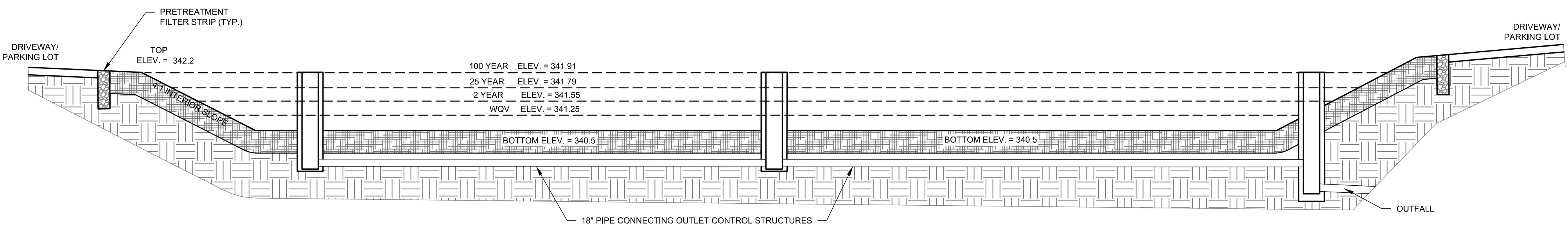
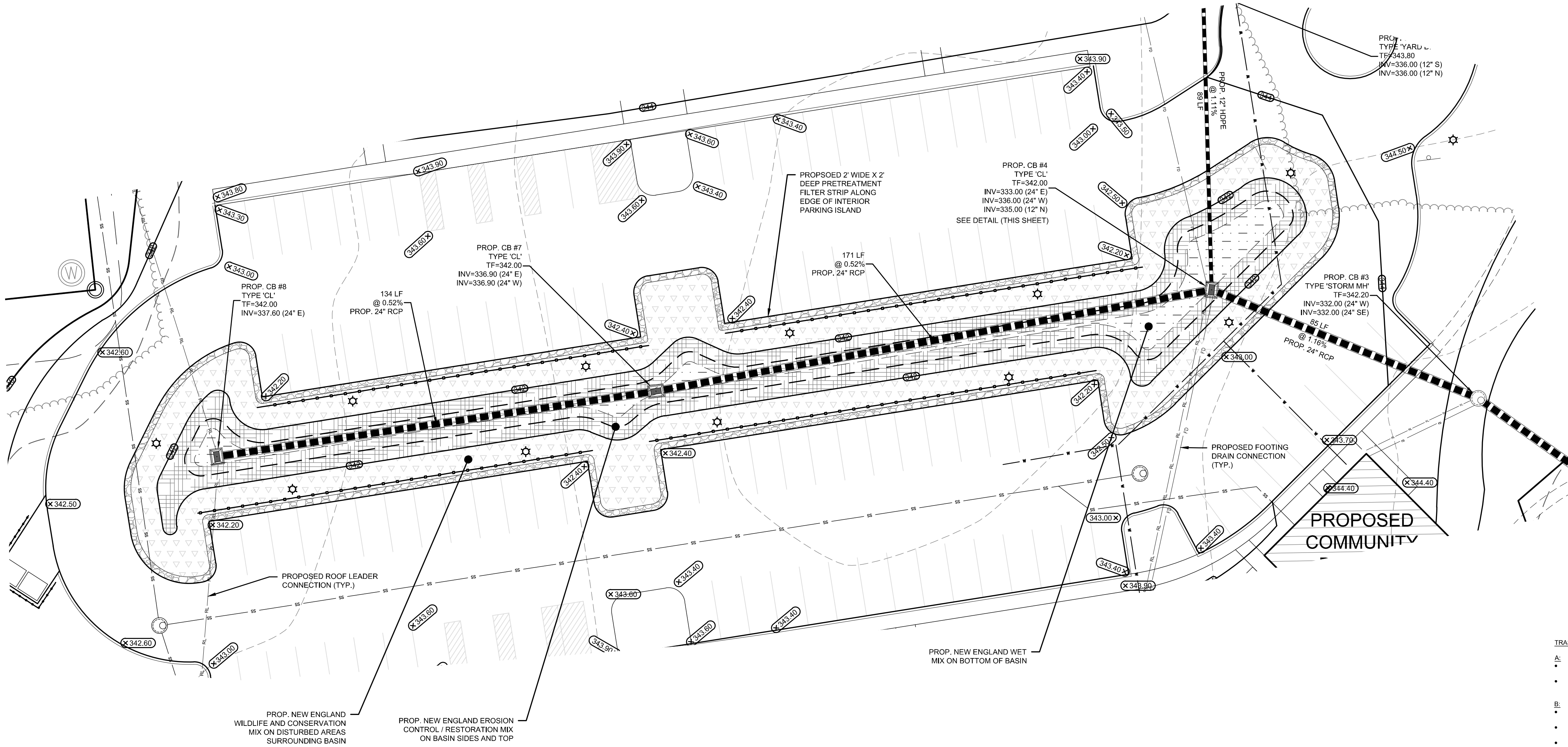
TRASH RACK OPTIONS:

- A. MANUFACTURED BY PLASTIC SOLUTIONS INC. OR EQUAL. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- B. 3.0 LBS/SF EXPANDED STEEL GRATE WELDED TO STEEL FRAME. LWD=34" SWD=36" WIDTH = 0.264" 1 1/2" x 1 1/2" x 1/4" STEEL ANGLE FRAME WORK. STEEL SHALL CONFORM TO ASTM A-36. ALL SURFACES SHALL BE GALVANIZED AND WELDS SHALL BE COATED WITH A GALVANIZING COMPOUND AFTER WELDING. FABRICATOR MAY MODIFY COMPONENTS TO IMPROVE CONTRACTIBILITY.

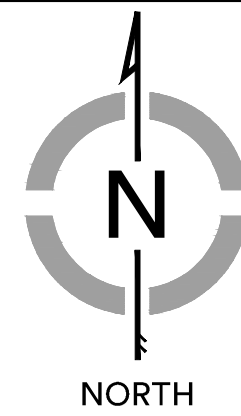


Optional Top in Place of Trash Rack

OUTLET CONTROL STRUCTURE DETAIL (CB#4)
N.T.S.



BASIN SCHEMATIC
N.T.S.



COLE
civil + survey

876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

LAUREL MEADOWS ADULT
COMMUNITY
560-644 Redstone Hill Road - Bristol, Connecticut
PREPARED FOR:
LAUREL MEADOWS, LLC

Revisions:	Date:	Descriptions:
1	02/27/24	Revised for P&Z Submittal



Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL
OR STAMP IS AFFIXED HERETO

Sheet Description:
DETENTION BASIN
DETAILS

Sheet #:
DB2

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: _____

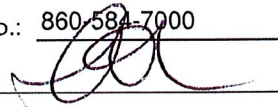
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands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

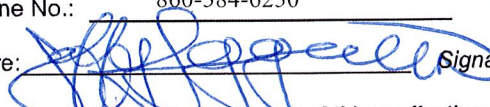
CHECK ONE: ☒ owner ☐ other (specify): _____

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

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.

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.

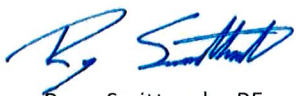
The new Northeast Middle School will be approximately 130,000 square feet and is designed to accommodate 748 students. This is part of a redistricting of the schools throughout the city and represents a larger capacity than the current Northeast Middle School which is approximately 74,000 square feet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

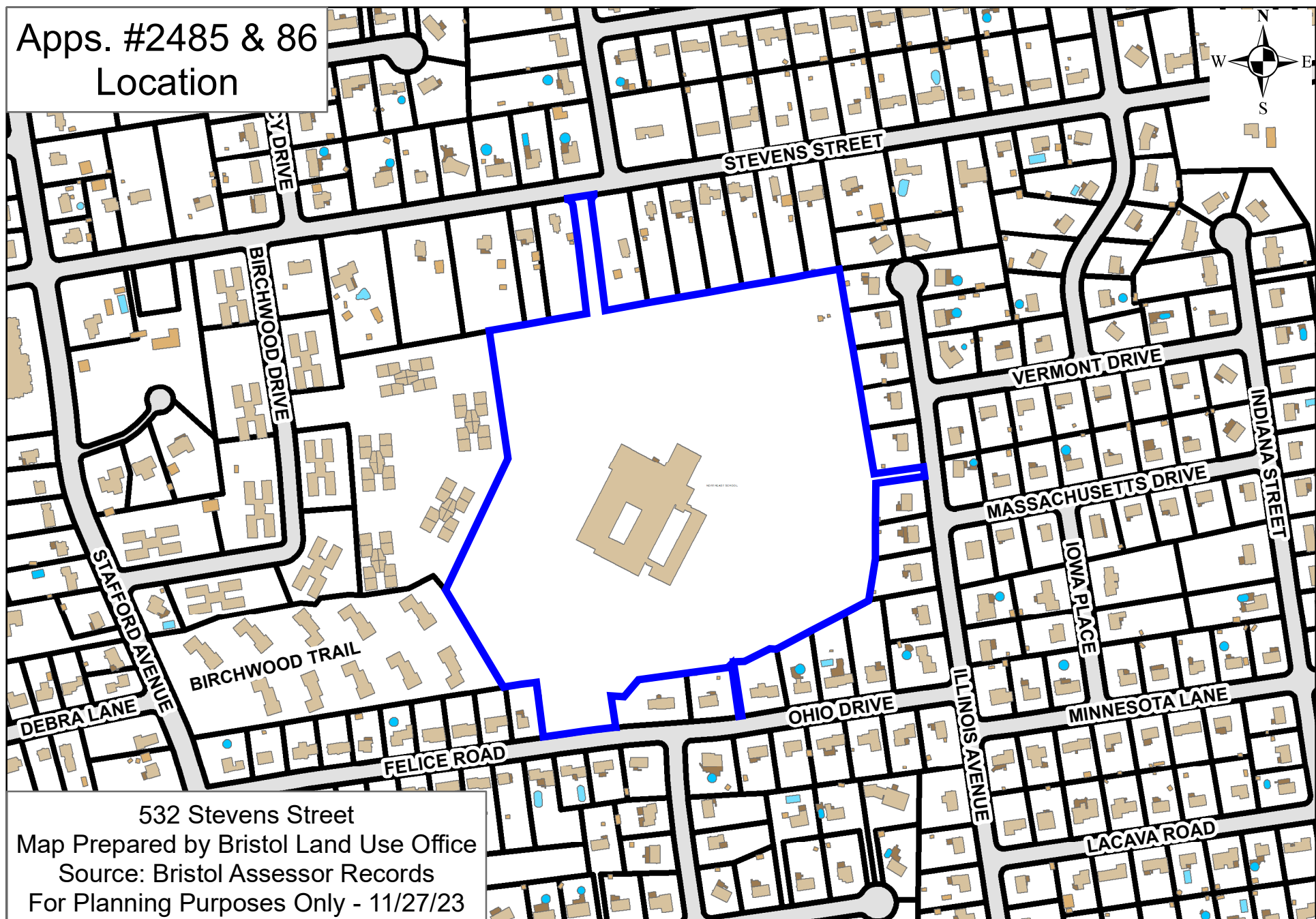
Design and construction documents for the project are scheduled to be completed by the Spring of 2024. Bidding for the project will occur during the summer of 2024 with construction starting directly after. Construction of the new school will run through the summer of 2026 with students moving in for 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.

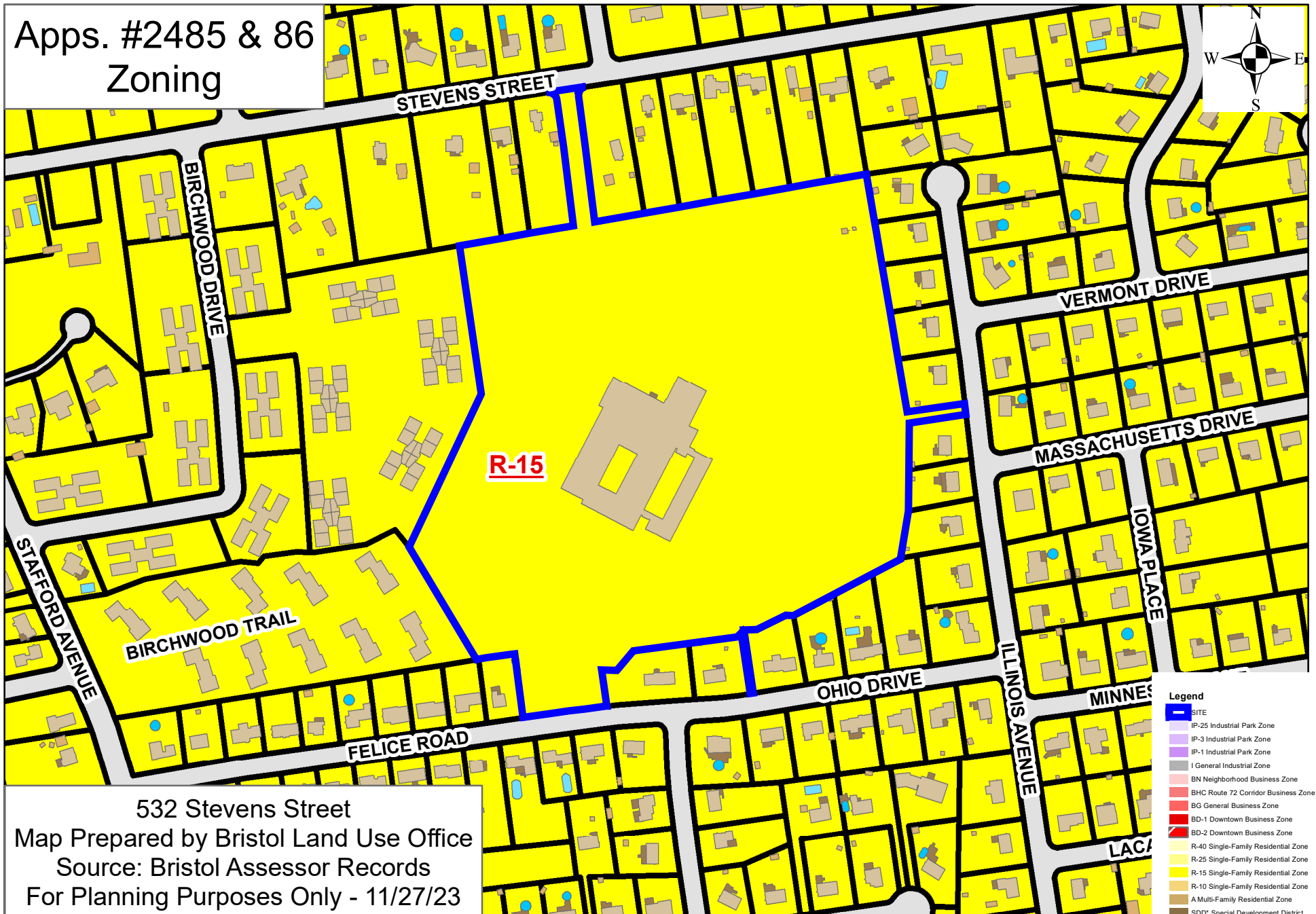
Sincerely,

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

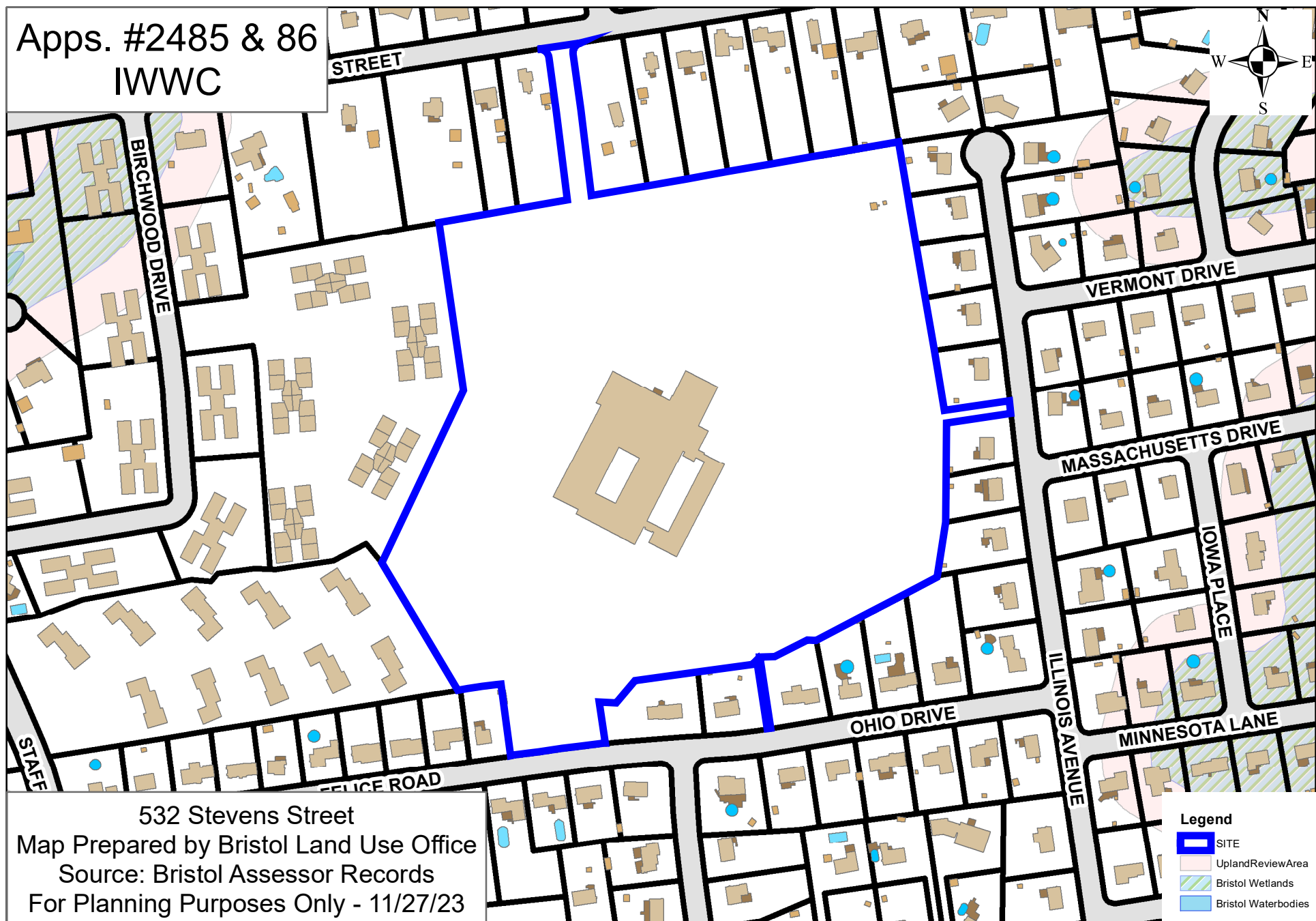
Ryan Scrittorale, PE
Senior Project Manager



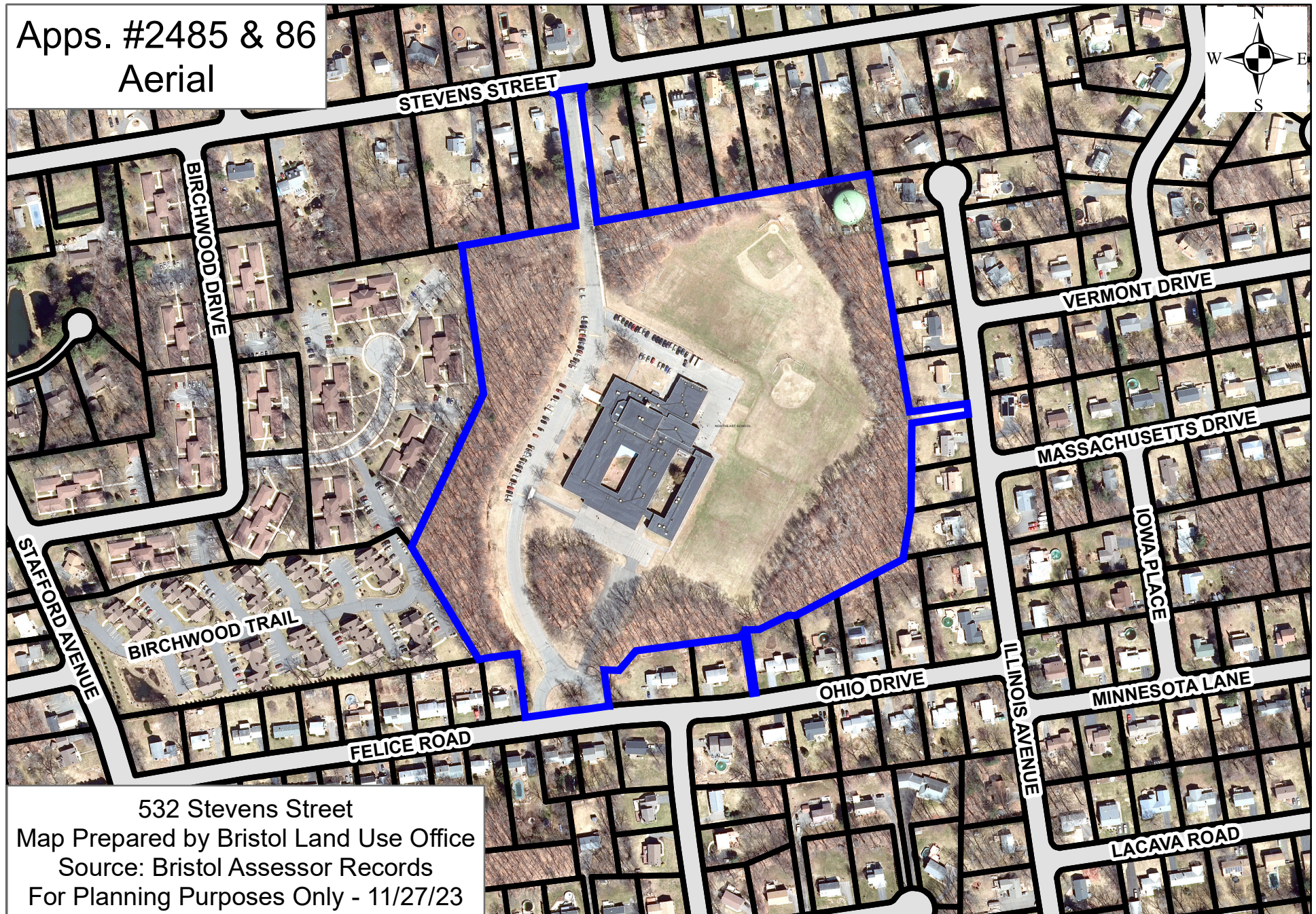
Apps. #2485 & 86
Zoning



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



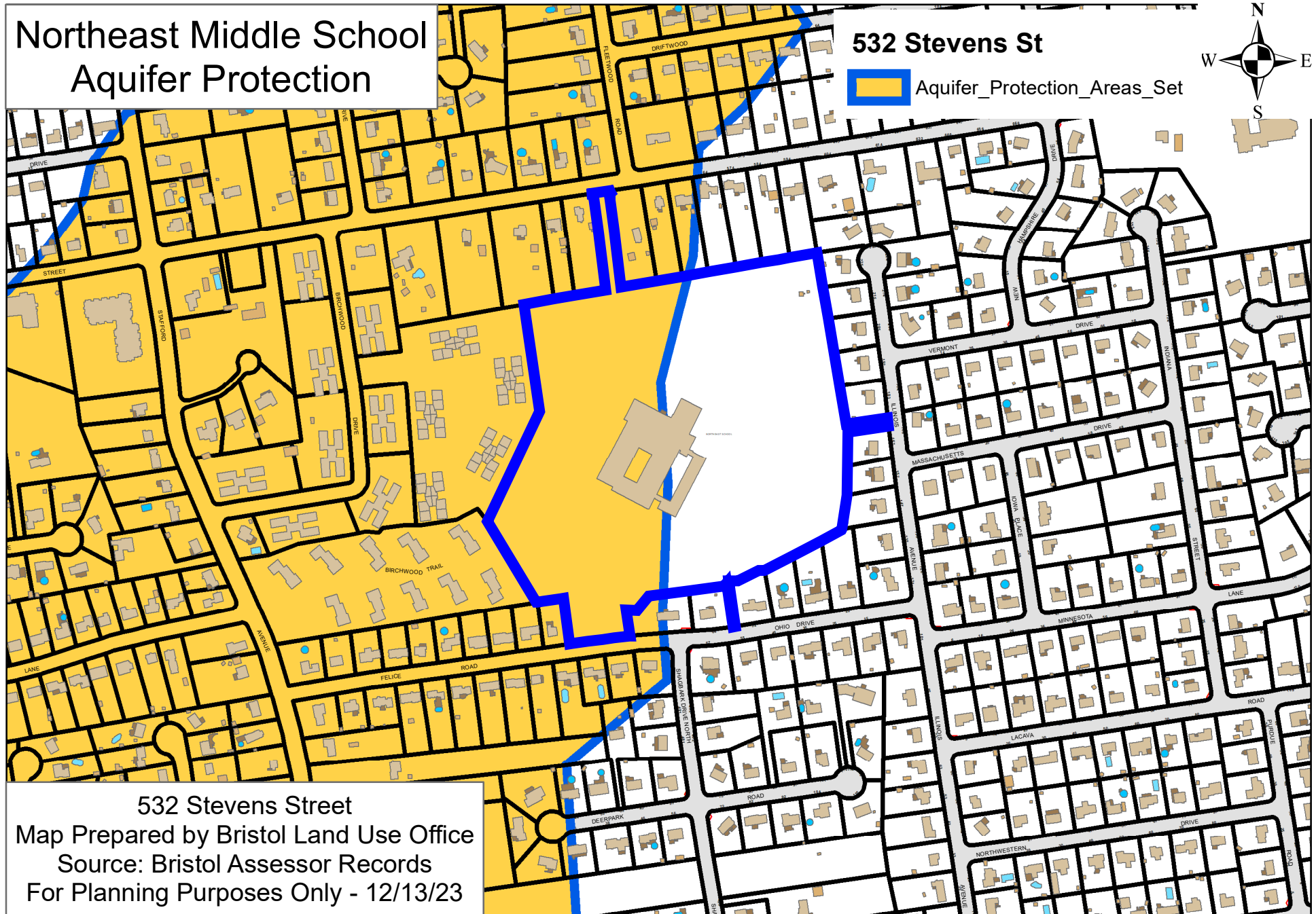
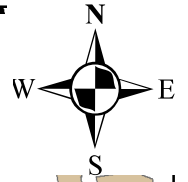
Apps. #2485 & 86
Aerial



Northeast Middle School Aquifer Protection

532 Stevens St

 Aquifer_Protection_Areas_Set





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; 2/28/24 – 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.

3/7/24 City Response: Comment addressed.

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.

3/7/24 City Response: Comment addressed.

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.

3/7/24 City Response: Comment addressed.

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.

3/7/24 City Response: Comment addressed.

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.

3/7/24 City Response: Comment addressed.

6. Proposed treelines do not accurately depict proposed conditions.

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

3/7/24 City Response: Comment addressed.

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.

3/7/24 City Response: *Provide easement documentation when complete. Should easement not be obtained, what is the next step.*

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.

3/7/24 City Response: *Provide easement documentation when complete. Should easement not be obtained, what is the next step.*

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.

3/7/24 City Response: *Comment addressed.*

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.

3/7/24 City Response: *Comment addressed.*

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.

3/7/24 City Response: Comment addressed.

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.

3/7/24 City Response: Comment regarding sizing addressed. The TST for Phase 3 is located over a sewer main/lateral – consider locating to the west.

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.

3/7/24 City Response: Hydraulic calculations for the on site stormwater should be designed for the 25 year storm. The report states that it was designed for the 10 year storm. Modify the system to match the crowns of pipes versus the inverts. Some of the pipe sizes could potentially be reduced. Provide the profiles from the storm sewer program indicating the HGL.

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.

3/7/24 City Response: The O&M plan should be for the entire site, not only for the hydrodynamic separators and retain-it system. Provide a checklist to be used and maintained on site by the owner.

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.

3/7/24 City Response: How will a maintenance vehicle/vector truck access the retain-it system when it requires removal of sediment/debris?

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.

3/7/24 City Response: Comment addressed.

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.

3/7/24 City Response: Comment outstanding. Provide addendum.

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.

3/7/24 City Response: Comment addressed.

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.

3/7/24 City Response: Comment addressed.

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.

3/7/24 City Response: Please review and clarify the cut/fill tabulation.

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.

3/7/24 City Response: Comment addressed.

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.

3/7/24 City Response: Comment addressed.

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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 City Response: *Comment addressed.*

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.

2/28/24 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.

2/28/24 City Response: *Comment addressed.*

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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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 perimeter 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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 2/28/24: 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 2/28/24: It appears the ball field in the northwest corner from the previous plan has been removed. Please confirm.
31. New Comment 2/28/24: Provide a thicker line weight and clearer designation for the boundary of the “Level A” Aquifer Protection area so that this area is more prominently visible; Additionally, incorporate CT DEEP documents for BMP’s for Temporary Construction (Document #1) and BMP’s for Stormwater from Parking Lots (Document #2) in their entirety, into the plan set. For convenience, Documents #1 & #2 have been provided as the last pages of this review.
32. New Comment 2/28/24: 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?
33. New Comment 2/28/24: What is the gray rectangular line at the north “accessibility entry” sidewalk? Is it a handicap ramp?
36. New Comment 2/28/24: 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 2/28/24: There are no sidewalks on the North side of Felice Road to Stafford Avenue, where a neighbor mentioned that children walk in the road. Please offer comment on this matter.

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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 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.

2/28/24 City Response: *Comment addressed.*

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.

2/28/24 City Response: *Comment addressed.*

AQUIFER PROTECTION AREA GUIDANCE

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

Issues and Concerns

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

Guidance/Recommendations

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

Temporary Construction Measures

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

Stormwater Pollution Prevention Measures:

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

Drainage System Design Criteria:

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

Doucment #1 Page 2

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

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

AQUIFER PROTECTION AREA GUIDANCE

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

- (1) Do not use direct infiltration structures (galleries, drywells, trenches) as these do not allow for attenuation of salt or other soluble compounds that may be contained in parking lot runoff.
- (2) Non-structural measures to dissipate and treat runoff are encouraged, including sheetflow from uncurbed pavement and vegetated swales/basins. These provide an opportunity for volatilization of volatile organic compounds to the extent possible before the stormwater can infiltrate into the ground.
- (3) If a stormwater collection system must be installed, it should discharge to an above-ground outlet point (swales, detention/retention basins or surface waters).
 - (a) Any catch basins installed should have deep sumps to trap sediments and hoods to trap oil and grease.
 - (b) If more than 1 acre of pavement drains to a common discharge point, a gross particle separator should also be installed. Advanced designs for gross particle separators have been developed, such as Vortech, Downstream Defender and Stormceptor, that the Department believes are very effective in retaining medium to coarse grained sediments as well as floatables. The last type of separator is designed to treat runoff from areas up to approximately 1 acre in size, while the former two can be sized to accommodate flow from larger areas. It is recommended that the appropriate variety of this or similar type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area.
- (4) Provisions should be made for the periodic maintenance that will be required to insure continued effectiveness of these control measures.

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

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:



22 10 NORTHEAST MIDDLE SCHOOL

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

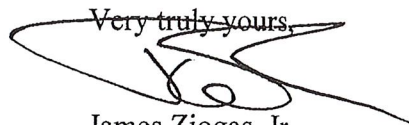
Robert Luongo
119 Riverside Ave
Bristol, Ct 06010

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	UWB/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:

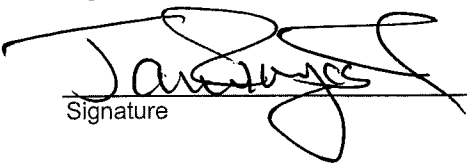
- ☐ The activity involves the dispensing of oil or petroleum from an above-ground storage tank or tanks with an aggregate volume of not more than 2,000 gallons and satisfies ALL of the following conditions:

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

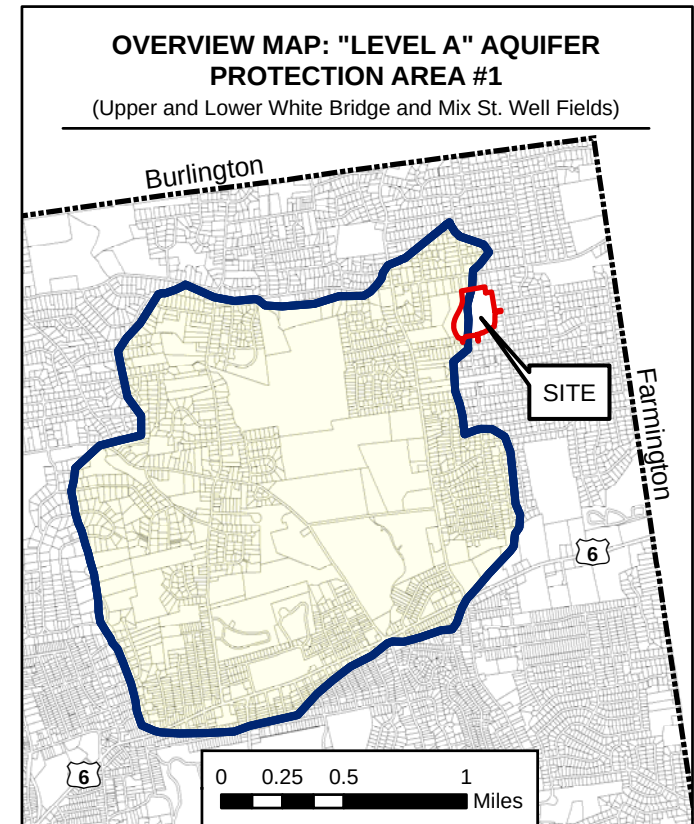
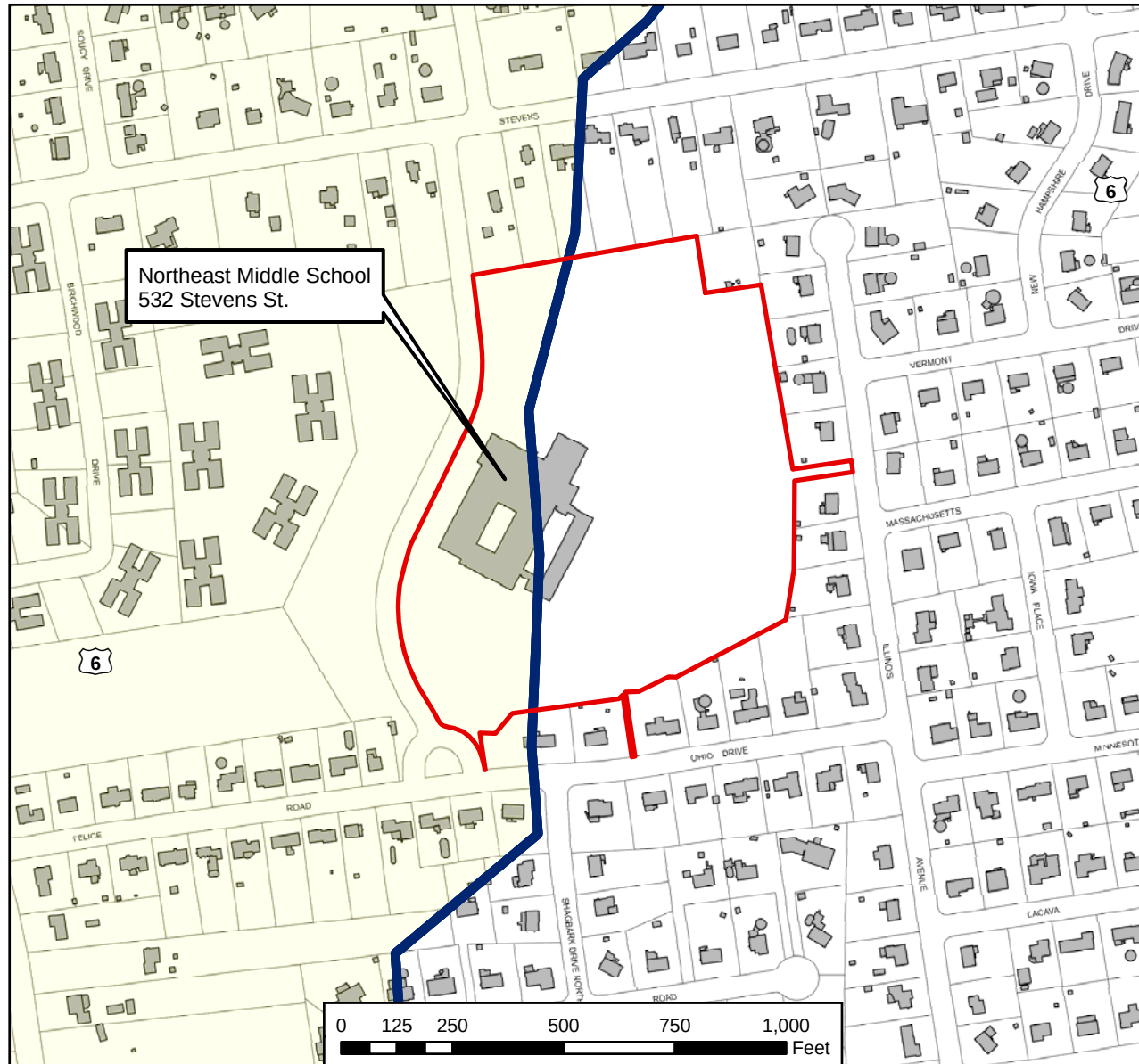


Determination of Regulatory Status

Facility Location Map

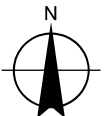
Northeast Middle School
532 Stevens Street

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



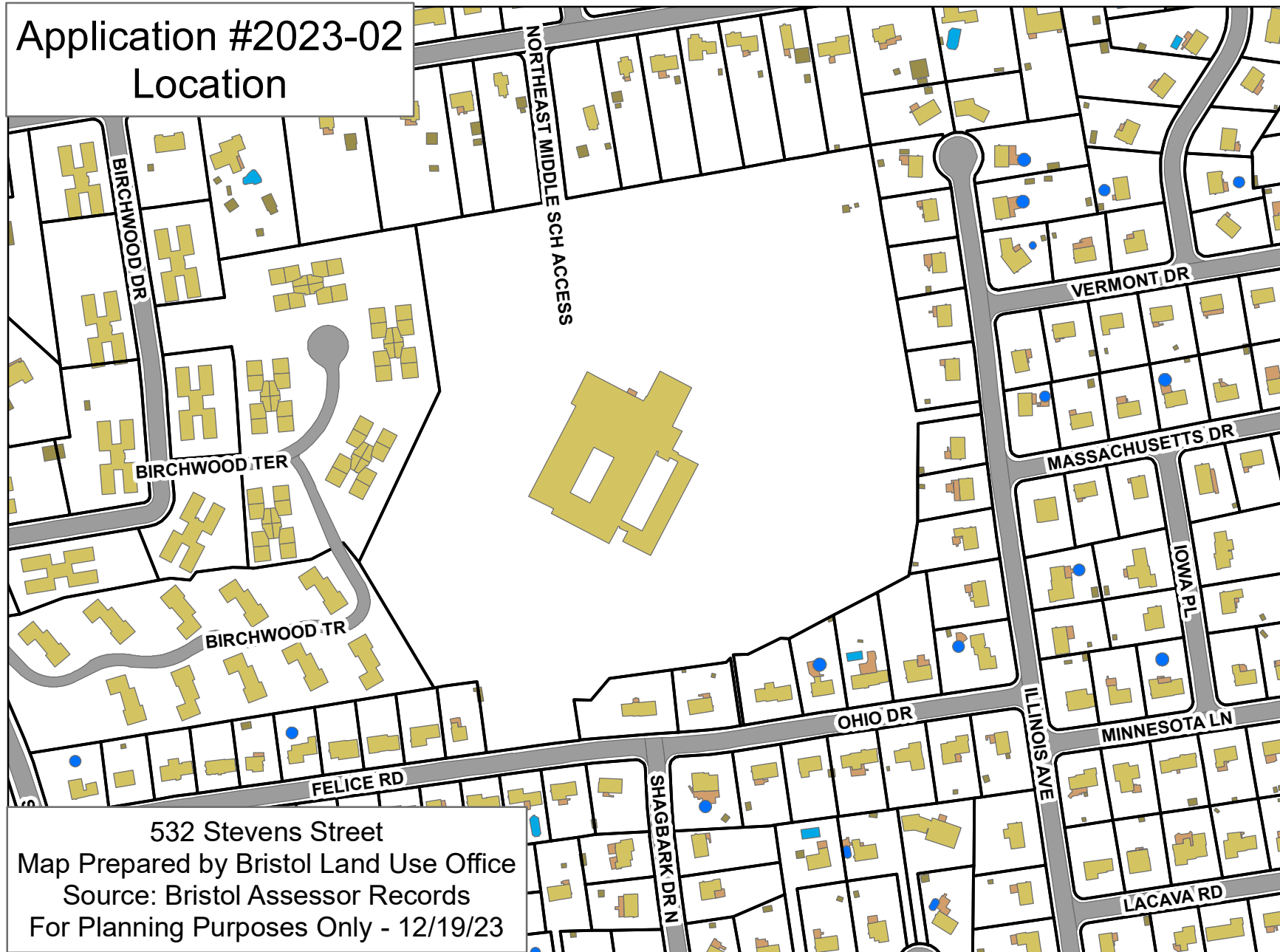
Legend

- 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



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**

Revised 3/5/24



D | P | S
DEVELOPMENT PLANNING SOLUTIONS LLC.

March 5, 2024

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

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.

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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.

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. **If a dumpster is provided for rubbish service, the dumpster location shall comply with Section 11.4.2.**
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.

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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 **and comply with Section 11.1.**
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.**

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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.

From: Kristopher Lambert
Sent: Thursday, March 7, 2024 2:39 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: RE: Zoning Text Amendment - March P.H.

The 18 feet building separation is allowed under both the fire and building codes, provided that the exterior walls are properly rated in accordance with both codes.

Kristopher Lambert

Fire Marshal
Bristol City Hall
111 N. Main St
Bristol, CT 06010
Office: (860)584-7964 X8102



From: Robert Flanagan
Sent: Tuesday, February 20, 2024 8:38 AM
Subject: Zoning Text Amendment - March P.H.

Good Morning Site Plan Review:

An amendment to the Zoning Regulations has been proposed for the R-15/RM zones. The attached is self-explanatory, but I'm interested in any comments from the Review Committee.

One of the proposals is to have multiple buildings on one parcel, with a separation distance of 18' feet. I'm looking for comment from Building and Fire in particular on this proposed provision.

For the rest of the Committee, feel free to offer comments as you see fit. I'll need a response by next Tuesday (2/27) in order to provide the applicant with feedback prior to the Public Hearing.

See you all at 1:00 PM today for New Britain Water.
Thanks.

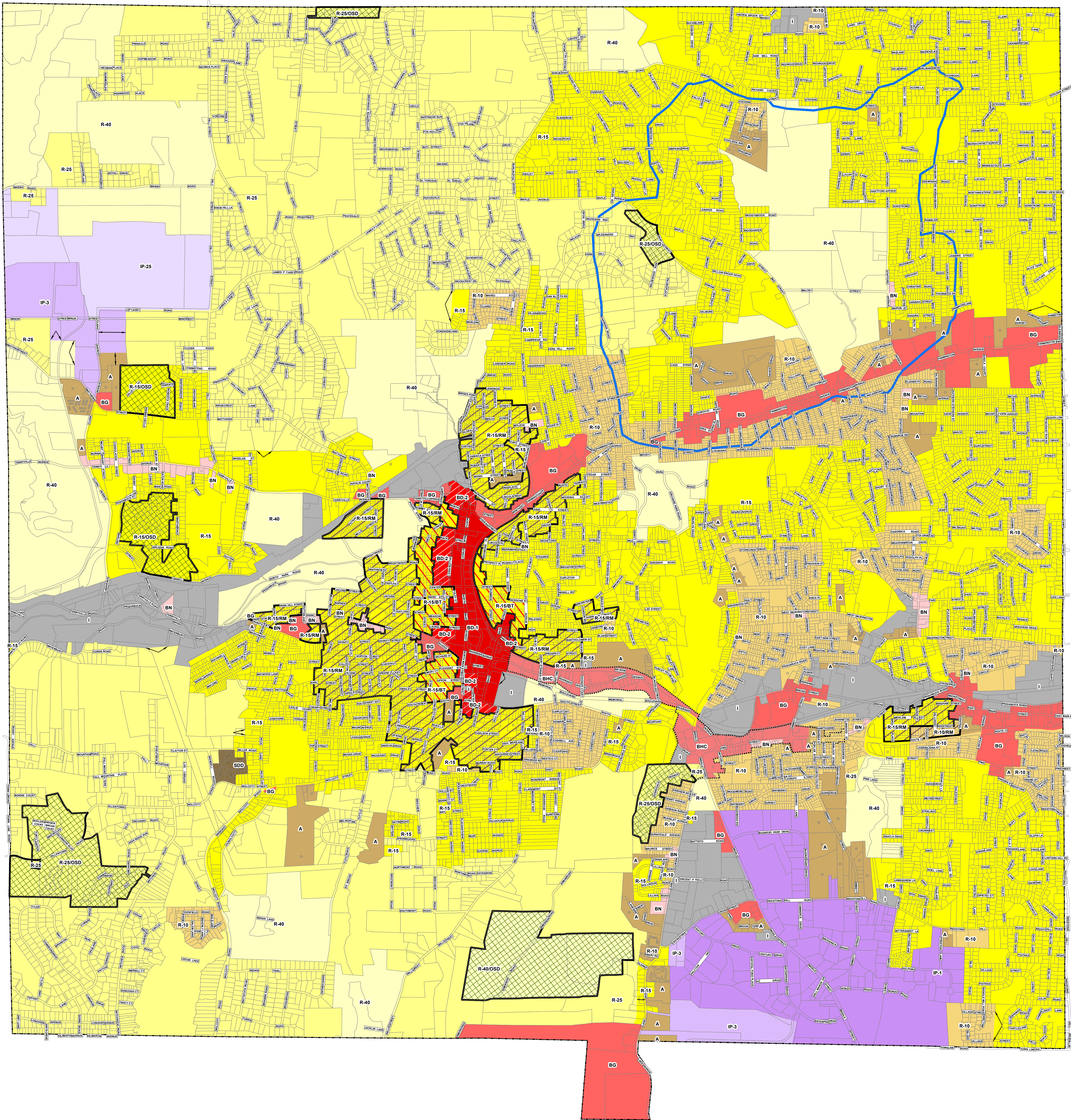
Robert M. Flanagan, AICP
City Planner

Vacant Properties in the RM Zone (Total 58)	
**6 properties owned by either the City of Bristol or State of Connecticut	
Properties with Significant Challenges (Total 18)	
Lot 31-184 Sigourney Street	Under Sized
132 George Street	Significant Upland Review Area
18 Highmeadow Lane	Significant Upland Review Area
Lot 22-242 Central Avenue	Short Frontage
Lot 22-113 Roberts Street	Short Frontage
Lot 23-78 Lincoln Place	Short Frontage
Lot 27-150 Jennings Terrace	Short Frontage
Lot 29-259 Chestnut Street	Short Frontage
Lot 28-133D Jacobs Street	No Street Frontage
Lot 20 - 160B Burlington Avenue	No Street Frontage
Lot 12-106-2 Divinity Street	No Street Frontage
30 Elm Street	No Street Frontage
Lot 16-118-1 Wolcott Street	No Street Frontage
Lot 30 158A Henry Street	No Street Frontage
Lot 14-95 Norton Street	No Street Frontage
231 Gridley Street	Has Structure
Lot 14-161 Colony Street	Has Structure
Lot 20-125 Crescent Drive Ext	Has Structure
Buildable Properties (Total 34)	
Lot 163 Conlon Street	Buildable
242 Queen Street	Buildable
97 Prospect Street	Buildable
Lot 231 / 233 / 235 Burlington Avenue	Buildable
29 Earl Street	Buildable
Lot 73 Earl Street	Buildable
Lot 74 Earl Street	Buildable
Lot 75 Earl Street	Buildable
Lot 23-15-2 Hungerford Alley	Buildable
Lot 140 Jamaica Street	Buildable
Lot 106 Norton Street	Buildable
Lot 14-115 Norton	Buildable
Lot 300 Gridley	Buildable
Lot 212 - 74 Terry Street	Buildable
206 South Street	Buildable
Lot 16-120B Lawndale Avenue	Buildable
Lot 197 - 14 Condon Street	Buildable
Lot 211 / 10 Condon Street	Buildable
Lot 127 Pine View Street	Buildable
Lot 16 - 111 Lawndale Avenue	Buildable
Lot 14-238 Edgewood	Buildable
Lot 20-170 Beech Street	Buildable
Lot 16-132 Lawndale Ave	Buildable
117 Gridley Street	Buildable
Lot 23-75 Lincoln Place	Buildable
Lot 14-92 View Street	Buildable
Lot 12-118-1 Divinity Street	Buildable
Lot 31-194 Sigourney Street	Buildable
Lot 27-129 Graham Street	Buildable
Lot 22-267 / 268 / 271 Highland Street	Buildable
Lot 14-324 Melrose Street	Buildable
Lot 12-158 Barnes Street	Buildable
Lot 14-310 Bethel Street	Buildable
Lot 14-368 Gridley Street	Buildable
** 6 of 34 Vacant Properties (18%) owned by Niman or Carrier	

RM 15 & RM 10 Assessor's Report Submitted by Staff 1/16/24 – Link:

https://ct-bristol2.civicplus.com/DocumentCenter/View/44378/RM10_R15_Report_For-Meeting

ZONING MAP OF THE CITY OF BRISTOL, CONNECTICUT



ZONING DISTRICTS

Residential Zones

- R-40 Single-Family Residential Zone
- R-25 Single-Family Residential Zone
- R-15 Single-Family Residential Zone
- R-10 Single-Family Residential Zone
- A Multi-Family Residential Zone
- SDD* Special Development District

*Zone Deleted Under Prior Zoning Regulations

Business Zones

- BN Neighborhood Business Zone
- BHC Route 72 Corridor Business Zone
- BG General Business Zone
- BD-1 Downtown Business Zone
- BD-2 Downtown Business Zone

Industrial Zones

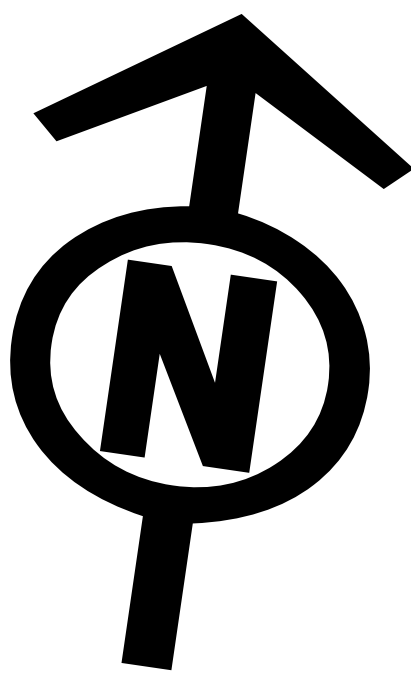
- IP-25 Industrial Park Zone
- IP-3 Industrial Park Zone
- IP-1 Industrial Park Zone
- I General Industrial Zone

Overlay Zones

- OSD Open Space Development Overlay Zone
- RM Mixed Residential Overlay Zone
- BT Downtown/Neighborhood Transition Overlay Zone
- Access Management Overlay Zone
- Level "A" Aquifer Protection Area

(1) Upper and Lower White Bridge & Mix Street
(Effective Date: 5/27/11)

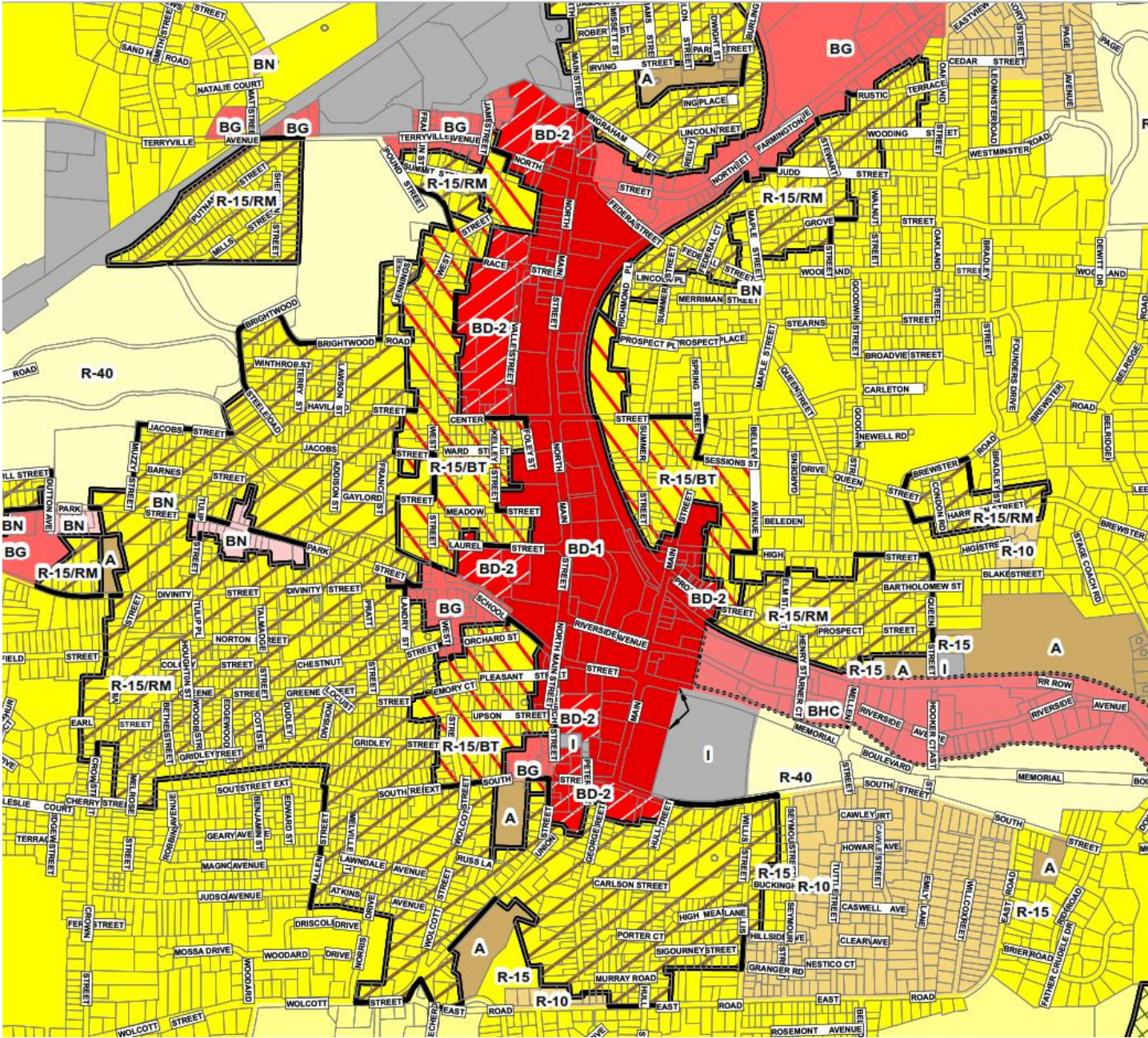
1 inch = 1,000 feet
0 500 1,000 2,000 3,000 4,000 5,000
Feet



Effective Date: December 21, 1990
Amended To: April 25, 2022
Digital Format Adopted On: May 11, 2011
Map Printed On: April 29, 2022
Base Map Information Last Updated On: April 27, 2022

Louie Parniano
Chair, Bristol Zoning Commission

Street names are shown for informational purposes only.







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

Planning Commission

DATE: February 27, 2024

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: 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.

The Planning Commission, at its Regular Meeting of February 26, 2024 voted to recommend the approval of the above zoning text amendment application with the following positive referral motion:

“To send a positive referral to the Zoning Commission for Application #2488 – Proposed amendments to the Zoning Regulations to allow for Unified Residential Developments in the R-15/RM (Single-Family Residential/Mixed Residential) zone; Attorney Timothy Furey and Charles Talmadge, applicants.

The Planning Commission finds that the zoning text amendment, as presented, would be generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.”

For questions or additional information, please contact:

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

Very truly yours,

Robert M. Flanagan

Robert M. Flanagan - AICP
City Planner

c: Attorney T. Furey (via email)
C. Talmadge (via email)



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.