



*City of Bristol
Planning Commission*

*REGULAR MEETING OF MONDAY, FEBRUARY 26, 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/86031998698?pwd=vEYfkVR2GVs5awvr5jeHs1K3742cZ8.1>

Meeting ID:

860 3199 8698

Meeting Passcode:

123456

Join by phone

1-929-205-6099

1. Call to Order
2. Pledge of Allegiance
3. Public Participation
4. Approval of Minutes
 - a. Approval of Minutes: January 29, 2024
5. Receipt of New Applications
6. Public Hearings
 - a. Application #435 – Site Plan for renovations and improvements to Page Park, 641 & 649 King Street; Assessor's Map 37, Lots 134 & 135; City of Bristol Parks, Recreation, Youth and Community Services, applicant – Public Hearing continued from January 29, 2024.

7. Zoning Commission Referrals

- 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.

8. City Council and Other Referrals

- a. 135 Cross Street – Assessor's Map 3, Lot 15 – Request to release the Declarations of Restrictions adopted by the City Council on October 30, 1961 and recorded on the Bristol Land Records – Volume 438, Page 513.

9. New Business

- a. Application #413 – Laurentide Glen Subdivision – Assessor's Map 67; R-15/OSD (Single-Family Residential/Open Space Development) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners. Request for reduction of bonding for public improvements for:
 - 1. Phase 1 (12 lots) – Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street;
 - 2. Phase 2 (11 Lots) – Lots 12 -14, 16 – 22 Wiegert Way;
 - 3. Phase 3 (20 Lots) – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive;
 - 4. Phase 4 (19 Lots) – Lots 38 & 40 Gino Drive and Lots 39-56 Pequabuck Street

10. Old Business

11. Staff Reports

- a. Subdivision Status Report

- 1. January 2024

12. Communications

13. Adjournment

NOTE: This meeting will be held in-person and online (Via Zoom).
Please contact the Land Use Office at 860-584-6225 for further information.

REMINDER: The next Regular Meeting of the Planning Commission is Monday, March 25, 2024.

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY JANUARY 29, 2024**

CALL TO ORDER:

By: Chairman Veits

Time: 6:04 P.M.

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

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	John Soares (Vice Chairman)	X	
	Jon Pose	X	
	Tracey Bacchus	X	
	Christopher Nardi (Acting Secretary)	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X	
	Anthony Lorenzetti		X
	Kristen O'Donnell		X
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Nancy Levesque, P.E., City Engineer	X	

Chairman Veits designated regular Commissioners Soares, Nardi, Pose, Bacchus and Veits as voting members this evening. Chairman Veits also reminded the Commission the next regular meeting was on Monday February 26, 2024.

Chairman Veits called the meeting to order at 6:04 P.M.

PLEDGE OF ALLEGIANCE:**PUBLIC PARTICIPATION:**

There was no public participation.

ADMINISTRATIVE MATTERS:

- 1 Approval of Minutes
 - a. Special Meeting – 12/20/23

MOTION: Move to approve the minutes of the December 20, 2023, special meeting.

By: Pose

Seconded: Soares.

For: Soares, Nardi, Pose, Bacchus and Veits.

Against: None.

Abstain: None.

PUBLIC HEARINGS:

2. Application #435 – Site Plan for renovations and improvements to Page Park, 641 & 649 King Street; Assessor's Map 37, Lots 134 & 135; City of Bristol Parks, Recreation, Youth and Community Services, applicant.

Staff explained a new application was received, but it needs a signature. He explained there were outstanding comments. Therefore, Staff recommended the application be continued to the February meeting for comments to be addressed.

Joshua Medeiros, Director, of Parks Recreation Youth and Community Services, 111 North Main St., representing the applicant, explained he worked with agencies to revitalize Page Park with 200 parking spaces, recreational amenities, recreational areas and enhanced Inland Wetlands areas.

Jonathan Tunsy, PLA, CPI of Weston and Sampson Engineers, Inc., 712 Brook St., Rocky Hill, representing the applicant, gave his presentation of the proposed renovations and improvements to be made to Page Park. He reviewed the status of the required permits, which included a ConnDEEP permit. He explained there would be buildings, parking lots, recreational areas and a walkway system added to the park. The applicant received an IW Commission approval in December 2023. He explained the comments were addressed with the Engineering Dept. and the Commissions. The IW Commission was concerned about the IW area and retaining the existing vegetation. He explained the improvements to the spillways and the relocation of the stream. Mr. Tunsy reviewed illustrations on how the park would look in the future.

Mr. Tunsy explained the 79 existing parking spaces were insufficient. 314 parking spaces is the maximum for the park. He explained 226 parking spaces were proposed for four lots. He reviewed the pedestrian style lighting plan, three different types of signage and various recreational areas proposed for the park. He then reviewed the four phases of construction. His view was this plan would be a benefit for the entire City.

Staff reviewed the documents for the application.

Staff inquiry: Mr. Tunsy explained the IW plan and the Planning Commission plan would be put into one final set of plans.

The following person was not in favor or against the application, but had inquiries: Scotty Boucher, 311 Woodland St. Mr. Boucher inquired about the lighting plan and the parking area for the Ingraham field area. He inquired if the disk golf area would eliminate the road to the Ingraham field area.

Mr. Tunsy explained the street to the Ingraham field area would be replaced with a trail to the park.

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

MOTION: Move that Application #435 be continued to the February 26, 2024, Regular meeting of the Planning Commission.

By: Bacchus

Seconded: Soares.

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

The application is continued.

CITY COUNCIL AND OTHER REFERRALS:

3. C.G.S. 8-24 Referrals:
 - a. 208 Louisiana Avenue – Map 48, Lot 190B

The following item was submitted into the record: an e-mail dated 19, 2024, from Lieutenant Patrick Krajewski, regarding no traffic or safety concerns relocating the pathway (submitted by Attorney Jeffrey Steeg.)

The following persons reviewed the 8-24 Referral with the Commission Attorney Jeffrey Steeg, Corporation Counsel Office, 111 North Main Street, City of Bristol. Attorney Steeg indicated he was also a member of the Real Estate Committee. Attorney James Ziogas, 104 Bellevue Ave., representing D'Amato Construction, LLC.

Staff read into the record the referral letter dated January 10, 2024, from the City Council.

Staff reviewed the summary of the referral letter dated January 10, 2024, requesting the Commissions clarification of the report to the City Council for the purchase of .56-acres at 208 Louisiana Avenue by the neighbor from the City of Bristol. He explained the pathway from Morris Avenue to Stafford School would also be relocated. The City Council requested a clarified report for the August 2023 report. He reviewed the property specifics. He explained the site was identified in the PoCD as a community facility. He reviewed the pathway for the students going to the Stafford School.

Attorney Steeg reviewed the two concerns of the City Council for the August 2023 positive referral. He explained the first concern was the positive referral did not indicate the .56-acres of land. The second concern was a pathway for the school that currently exists and would be relocated. He reviewed the request of the City Council to Lieutenant Krajewski that indicated no safety concerns with the pathway being relocated.

Attorney Ziogas explained the original approval of .56-acres. He explained the City Council wanted the Commission to indicate the .56 acres in the motion. He explained the relocation of the pathway was discussed with Attorney Steeg, the Board of Education and Mr. Fusco. He requested the Commission to recommend the .56-acres be transferred. He explained this was not a final contract with D'Amato Construction, LLC because the neighbors may bid on the property.

Commission inquiry: Attorney Ziogas explained the D'Amato Construction, LLC, would construct the new pathway.

Commissioner Pose was in favor of eliminating the existing pathway because of the concerns of traffic in this area. He noted the City had already sold the D'Amato Construction, LLC, 2 acres (with no access). His view was a 15 ft. X 500 ft. driveway would not impact any addition to the school. He explained there would be 18 acres of land left for the school.

Commissioner Nardi inquiry: Staff explained if the Commission votes on the clarification, it was okay for him to vote on the 8-24 referral.

MOTION: Move to send a positive referral to the City Council for the proposed sale of municipal property of .56 acres of land, depicted on a sketch map dated 3/31/23 drawn by Robert Green Associates, to be taken from the Stafford School property located at 208 Louisiana Avenue, Assessor's Map 48, Lot 190B & 31-4.

By: Nardi

Seconded: Pose.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

b. Prospect Street – Map 30, Lot R4-1

The following item was submitted into the record: a e-mail dated January 23, 2024, from Robert Longo, Superintendent, Bristol Water Dept., regarding no uses needed by the City Water Department for the property (submitted by Attorney Jeffrey Steeg.)

The following persons reviewed the 8-24 Referral with the Commission Attorney Jeffrey Steeg, Corporation Counsel Office, 111 North Main Street, City of Bristol. Attorney Steeg indicated he was also a member of the Real Estate Committee. Attorney Timothy Furey, 43 Bellevue Ave., representing Carrier Construction, LLC. Staff explained this 8-24 Referral was from the City Council.

Staff read into the record the letter dated January 10, 2024, from Erica Cabiya, Town and City Clerk.

Staff read into the record the letters dated January 25, 2024 and January 11, 2024, from Raymond Rogozinski, P.E., Director of Public Works.

Staff read into the record the letter dated January 25, 2024, from Charles Talmadge, Development Planning Solutions.

Staff read into the record the e-mail dated January 11, 2024, from Lindsey Rivers, Department of Public Works.

Attorney Steeg explained the Water Dept. responded to the 8-24 referral and did not have any use for this property.

Attorney Furey explained Carrier Construction, Inc. had purchased four properties, which he described. He explained his client started work on the site for it to become part of the downtown area. He explained the site needed a lot of repairs and clean up for any new businesses. If his client does obtain this site, a parking lot would be constructed with a lighting plan. He explained there was a plan to work with the homeless people in the area.

Staff was concerned a map was not received to draft a precise motion, but the vote was up to the Commission.

Mr. Talmadge noted a map was not prepared but the 300 ft. description was used from the City's GIS system. He explained if Carrier Construction, Inc. obtained the site, a survey would be conducted and has no intention of using Henry St.

Attorney Furey explained the request was not that detailed. It is to purchase this property excluding the public right of way on Henry St. (300 ft.) He would not have his client survey the property until there were approvals.

Attorney Steeg explained the potential RFP would be for the whole lot and a deed would be prepared. The purchaser would receive the site without the 300 ft. (east of property) as recommended.

Commission inquiries: Attorney Furey explained the City was working with the homeless people on the property.

MOTION: Move To send a positive referral to the City Council for the proposed sale of municipal property across Mix Street, at Prospect Street Map 30, Lot 4-1, excluding the eastern most section of approximately 300 linear feet (+ -) as well as any means of access to residential properties along the eastern most portion.

By: Nardi

Seconded: Bacchus.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

NEW BUSINESS

4. Application #433 –Subdivision (Cold Spring Farm – Phase 4) west of Village St. and Silo Rd. (20 lots) Assessor's Map 1, & Lot 7B; R-10 (Single-Family Residential) zone; Industrial Builders & Realty Co., LLC. Request for: a 90-day extension of the deadline for recording of subdivision maps to May 24, 2024.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained revised plans were submitted to the City. The bond estimate for the roadway. Ms. Levesque explained the bond estimate was done and the Engineering Dept. agreed with the estimates of approximately \$550,000.

Staff explained Staff was waiting for a revised set of plans because there were 10 outstanding comments. This was the last 90-day extension, so Staff would work with the applicant.

MOTION: Move to extend the deadline for the recording of the subdivision maps pursuant to Section 2.06 of the Bristol Subdivision Regulations for Application #433, Cold Springs Phase 4 for an additional 90 days to May 24, 2024.

By: Bacchus

Seconded: Soares.

For: Nardi, Bacchus, Pose, Soares and Veits.

Against: None.

Abstain: None.

The application is approved.

STAFF REPORTS:

1. Monthly Subdivision Status Report

The Commission acknowledged receipt of the following item in their electronic packets: the updated monthly Subdivision status report dated January 25, 2024.

Regarding Lauretide Glen, Staff spoke with the applicants for a notification and the bond was expiring on March 18, 2024. Staff spoke with a neighbor and the street trees have not been planted. Ms. Levesque spoke with the developers to review the bond estimate and the acceptance of streets. She needed to speak with the Director of Public Works on the storm water trust. She noted a 15% bond would be retained for a year.

ADJOURNMENT:

Motion was made by Commissioner Soares to adjourn.

Motion seconded by Commissioner Nardi.

Motion carried 5-0.

The meeting adjourned at 7:33 P.M.

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

Respectfully submitted,
Nancy King

William Veits
Chairman
City Planning Commission

DRAFT

For Office Use Only	
APPLICATION NO.	435
DATE FILED:	12-7-23
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 Park _____, a ☒ permitted use [] Special Permit use
under Section(s) _____ V.A.2.c. _____ of the Bristol Zoning Regulations.

Address or Location of the Property: _____ 641 & 649 King Street _____

Assessor's Map No.: _____ 37 _____ Assessor's Lot No.(s): _____ 134 & 135 _____

Zone of the Property: _____ R-40 _____ Size of the Property (in acres or square feet): _____ 82.85 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 9/21/2023 [] 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 Department of Parks, Recreation, Youth and Community Services

Address: 51 High Street City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-6160 E-Mail: joshmederios@bristolct.gov

Signature: _____ Signature – (Printed/Typed) Josh Mederios

CHECK ONE: [] owner ☒ other (specify): Superintendent of Parks

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. **435**

Address or location of property: _____ 641 & 649 King Street _____

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

See attached narrative.

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: Jonathan Tunsky

Address: 712 Brook Street, Suite 103 City: Rocky Hill State: CT Zip: 06067

Telephone No.: 959-777-5828 E-Mail: tunsky.jonathan@wseinc.com

08/17 - LUO

December 7, 2023

Bristol Planning Commission
111 North Main Street
Bristol, CT 06010

Re: Page Park Application for Site Plan Approval: Narrative

Dear Bristol Planning Commission:

Page Park is an over 82-acre public park located at 641 and 649 King Street. The park is east of the downtown area and across from Bristol Eastern High School. As part of the City Wide Parks, Recreation, Youth & Community Services Master Plan from 2021, Page Park was identified as the park in need of the most improvements. After reviewing the proposed master plan and recent reports on the park we meet with project stakeholders, city staff and the Board of Parks Commissioners to understand their vision for the park. We then prepared a revised master plan with their guidance.

The proposed plan includes new play areas, splash pad, restroom building, great lawn, four pickleball courts, two basketball courts, new shade structures, lighting, walk system, multi-use trail, parking, plantings and other improvements. Page Park dam was determined to be in poor condition and required significant repairs. The existing spillway and culvert will be replaced, a new stream channel will be created, and the pond bank will be improved.

The site plan includes three new buildings as part of the improvements. The first is a restroom and storage building near the great lawn. This building includes three ADA accessible individual unisex restrooms with a space for storage and splash pad control equipment. The building is about 20' wide by 20' long and just under 15' to the peak of the roof. The facade is made of a durable stone veneer to match other stonework on site and a metal roof. The second building is a timber shade structure with a steel roof. It is 24' wide by 36' long and about 18' high to the peak of the roof. This is an open-air pavilion located just south of the existing tennis courts. The third building is a fabric shade structure to the west of the tennis courts. It is a triangle shape with each side measuring 30'. The highest corner is 14' high.

The park currently has about 79 parking spaces. The proposed site plan will have 226 parking spaces. This increase is due to the additional programming opportunities and use of the park due to the proposed improvements. The existing 33 space parking area near the lodge will be replaced with a 60-space lot. A new 20 car parking area will be added west of the tennis courts to provide closer parking for the tennis courts, pickleball and sledding hill. Another 60-space lot will be located adjacent to the pavilion and great lawn area. The existing informal dirt parking area by the disc golf will be formalized into a 50-car parking area. All parking areas will be lighted and landscaped to meet the zoning regulations.

Site lighting will be provided at all parking areas and along the walk system and multi-use trail. The typical light fixture used through the park will be an LED full cut off type on a 25-foot tall pole. In the great lawn area, a more decorative post top fixture will be used on a 15-foot tall pole. Site lighting will be on from dusk to dawn for security purposes.

The four pickleball and two basketball courts will be lighted with LED sports lighting fixtures. The pickleball court will have two fixtures mounted on 50' tall poles. Each basketball court will have two fixtures mounted on 40' tall poles. The fixtures will be on a timer and activated by a push button for on demand use only.

As part of the improvements there will be new signage provided. Signage will identify the park, assist users with wayfinding and provide rules and regulations for individual features or areas of the park. A large stone gateway will be built at the King Street Entrance to replicate the entrance at the former DeWitt Page and Mae Rockwell Page residence.

Overall, we feel these improvements will be a great addition and much needed refresh to this important asset for the City of Bristol.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

A handwritten signature in black ink that reads "Jon Tunsky". The signature is written in a cursive, flowing style.

Jonathan Tunsky, PLA, CPSI
Project Manager

February 22, 2024

712 Brook Street, Suite 103, Rocky Hill, CT 06067
Tel: 860.513.1473

Robert Flanagan
City of Bristol Department of Public Works
City Planner
111 N Main Street
Bristol, CT 06010

Re: **Application #435 Page Park Site Plan Review Committee Staff Comments**

Dear Robert:

Please find below our responses to your staff comments regarding the Page Park Site Plan application. Plans dated December 7, 2023.

Revised plans dated February 22, 2024 submitted with these revised responses.

SITE PLAN: 641 & 649 King Street; Assessor's Map 37, & Lots 134 & 135; R-40 (Single-Family Residential) zone.
Date of Committee Review: 12/12/23-First Review; Second Review 2/20/24

Engineering/Public Works (Nancy Levesque):

1. Where Westminster Drive is being turned into a walkway, there is an accessible ramp at the east end but not the west. Is the path accessible?

Response: An accessible ramp will be added on the west end of the path.

2/20/24 City Response: Comment addressed.

Response: The section of walkway in question is not an accessible route and is for convenience only. The slopes are too great to make it accessible without major disturbances. Detectable warning will be added to the west end of the path and signage added noting the steep grade.

2. Reconfigure the intersection where Westminster is being abandoned. Indicate a snow storage area. Provide sufficient signage to indicate the ninety-degree turn. Will additional gates be installed to prevent vehicular traffic?

Response: Snow storage can be accommodated to the north or south of the multi-use path. Signage will be added and coordinated with the city engineer. Timber guide rail will be added to prevent vehicular traffic.

2/20/24 City Response: Final layout to be determined with Engineering staff.

Response: See L303 for updated layout, materials, and signage. We will work with Engineering staff on a final layout.

3. Will there be designated paths between the disc golf tees and targets/baskets? There are several steep grade changes and every effort should be made to prevent erosion on the paths.

Response: The existing holes do not have designated paths because the players follow the most direct path to their disc. Using the new multi-use trail is encouraged. Preventing erosion on the paths will be discussed with the disc golf users.

2/20/24 City Response: Comment addressed.

4. For the operations and maintenance plan, BPRYCS shall add existing structures/culverts not being impacted by this project to the maintenance program.

Response: Adding existing structures and culverts to the operations and maintenance plan is outside the scope of our work. BPRYCS is seeking additional CIP funding. If approved, this additional work will be considered.

2/20/24 City Response: This item has been discussed with BPRYCS. They are willing to update the O&M to include the existing facilities.

Response: Acknowledged.

5. Outlet control structure detail B10 does not match the outlet device inverts listed in the summary for pond 29P – Pond P-3B. An extra 4" orifice is indicated on the detail for Outlet control structure C4. Indicate on both details that the weir needs to be constructed at 4' in width. Update drainage plans for consistency.

Response: Yes, these will be updated for consistency and reflected in the record drawings.

2/20/24 City Response: To be verified on final drawings.

Response: See C202 for updated invert information.

6. Erosion control plans indicate stone check dams. Will these be permanent measures? If so, include inspection and reestablishment in the O&M plan.

Response: Proposed check dams are temporary to slow down runoff during construction. They shall be removed when final stabilization measures have been placed.

2/20/24 City Response: Comment addressed.

7. Indicate construction staging areas and stockpile limits.

Response: Yes, these will be added to the E&S plans and reflected in the record drawings.

2/20/24 City Response: To be verified on final drawings.

Response: E&S plans updated with construction staging and stockpile limits.

8. Provide a plan for maintenance and protection of traffic during the construction phases.

Response: A maintenance and protection of traffic plan will be coordinated with the city engineer and submitted with the record drawings.

2/20/24 City Response: To be verified on final drawings.

Response: See C408 for maintenance and protection of traffic details and notes.

9. Has consideration been given to repaving the park road at the completion of construction. Several patches are already in existence with more proposed on the plans. The construction and truck traffic will take its toll on the roadway condition.

Response: Repaving the park road will be considered if funding allows.

2/20/24 City Response: Comment addressed.

10. What measures are being taken to reduce noise from the courts for the properties to the north?

Response: Tennis and pickleball is currently played on the existing courts. It is the parks department opinion the properties to the north are accustomed to a level of noise due to the amount of existing programming in that area of the park including the pool, sledding hill, tennis, pickleball, baseball and softball.

2/20/24 City Response: Comment addressed.

11. Water fountains do not appear to be inclusive for children and pets.

Response: The specified water fountains will meet ADA guidelines. Adding pet bowls will be reviewed with the parks department.

2/20/24 City Response: Comment addressed.

Response: See L901 for the specified water fountain.

12. Are the soils under the porous pavers suitable for infiltration?

Response: There will be 20" of porous stone under the porous pavers. Imported subgrade will be specified to allow for the necessary infiltration.

2/20/24 City Response: Comment addressed.

13. The water quality swale is proposed to be seeded with a roadside matrix mix. Plantings suitable for the bioretention mix soil should be proposed.

Response: The water quality swale bioretention mix will be replaced with a sand/topsoil mix. Seeding will remain the roadside matrix.

2/20/24 City Response: Comment addressed.

Response: Water quality swale detail updated.

14. The backup/turnaround area in Parking Lot C is quite deep and could be used as parking spaces. Please reconfigure or stripe as "No Parking."

Response: The backup area will be striped and signed for No Parking.

2/20/24 City Response: Comment addressed.

Response: See L302 for updated stripping and signage.

15. How is the lighting for the courts and paths controlled? Are there photocells or timers or a combination thereof?

Response: Lighting for the courts will be a combination timer and push button. Lights will turn on when the push button is activated by the user. The timer will control the hours the push button can be activated to prevent the lights from turning on after the park closes. The site lighting will be controlled by an astronomic timer which automatically adjusts for sunrise, sunset and daylight savings time. The lights will be on from dusk to dawn.

2/20/24 City Response: To be verified on final drawings.

Response: See notes added to detail 2, sheet L901 for site lighting. See notes added to L705 for the court lighting.

16. What portion of the electrical is being switched to underground services? There are a large number of poles being removed, is the opportunity to service underground being taken?

Response: The portion of above ground electrical service from the park road south to the pavilion is being moved underground. The other poles will remain or be relocated to allow for the improvements. These poles will continue to provide lighting for the road.

2/20/24 City Response: Comment addressed.

17. Further review of the structural plans will be provided to the applicant.

Response: Understood.

2/20/24 City Response: To be verified on final drawings.

18. Additional permits from State agencies including OSTA, DOT encroachment, and multiple DEEP permits will be required.

Response: Understood.

2/20/24 City Response: Comment addressed.

19. As-builts of the improvements shall be provided.

Response: As-builts will be required to be prepared by the contractor.

2/20/24 City Response: Comment addressed.

New Comment: On 1/12/2024 during a follow up meeting Nancy requested we investigate adding trash racks to the watercourse inlets to prevent large debris from getting stuck in the storm drainage system.

Response: Adding trash racks to the existing park culvert inlets (including the 18" inlet at King Street) is beyond the original anticipated construction budget. BPRYCS is seeking additional CIP funding. If approved, this additional work will be considered.

2/20/24 City Response: At a minimum trash rack should be added to the inlet to the inlet nearest King Street to prevent larger items from entering the CTDOT drainage system.

Response: This concern was communicated to the CTDOT District 1 Drainage Engineer. Typically, we avoid installing a trash rack in stream channels because they tend to trap debris and clog more readily. The parks department has used trash racks near this location in the past and determined they clog easily and has since removed them. Below is a screenshot from *FHA Hydraulic Engineering Circular No. 9 "Debris Control Structures – Evaluation and Countermeasures 3rd Edition"*. This is taken from Appendix B in which each state was surveyed as to its policy on "debris control structures". The District has indicated that it doesn't use trash racks on culverts but would like to schedule an onsite meeting.

	in their drainage designs.
Connecticut	Discourage the use of debris control structures on culverts. Use rounded nose for multiple culvert or for bridge piers. Debris racks have been used with varying degrees of success. However, these structures are discouraged except where absolutely necessary because they are invariably maintenance intensive.

Building/Zoning Enforcement (Richard Brown/Ed Spyros):

1. Please clarify address number for Park (R.B.)

Response: 641 & 649 King Street. The second Zoning Information charts title is incorrect. It should read 649 rather than 651.

2/20/24 City Response: Comment addressed.

Response: See cover for updated Zoning Information chart.

2. Location of pickleball court may be noisy to abutting residential neighbors.

Response: Please see response to comment number 10 from the city engineer.

2/20/24 City Response: Comment addressed.

3. None at this time. (E.S.)

Response: Acknowledged.

2/20/24 City Response: No further comments. (E.S.)

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.

Response: We will add this to the record drawings.

2/20/24 City Response: Comment addressed.

Response: Information added to cover.

2. Provide Assessor's Map and Lot numbers on cover sheet.

Response: We will add this to the record drawings.

2/20/24 City Response: Comment addressed.

Response: Information added to cover.

3. Provide a buffer to single-family residential properties abutting the pickleball courts.

Response: Please see response to comment number 10 from the city engineer.

2/20/24 City Response: Comment remains; discuss w/ Commission.

Response: Acknowledged.

4. Change "land use" in the zoning table to "public park".

Response: We will update this for the record drawings

2/20/24 City Response: Comment addressed.

Response: See revised cover.

5. Within the parking area of 56 spaces, are the handicap spaces accessible to a ramp and sidewalk?

Response: The four handicap spaces will be accessible to the sidewalk.

2/20/24 City Response: Comment addressed.

Response: See L302 for updated ramp layout.

6. Consider if bollard(s) would enhance safety where Dewitt Page Park Road intersects with crosswalk/pathway at grade.

Response: Pedestrian crossing signage is provided at the crosswalk as well as 100' prior to the crosswalk in both directions. We feel this is adequate safety measures and it follows the MUTCD manual for pedestrian crossings.

2/20/24 City Response: Comment addressed.

7. Place bollards at the transformer location to protect from vehicles.

Response: We will add this to the record drawings.

2/20/24 City Response: Comment addressed.

Response: See L301 for bollard locations.

8. What are the park hours? Will there be signage to prohibit overnight parking?

Response: Park hours are 6:00 AM to 10:00 PM. New signage will identify general rules and direct users to the city ordinance website for the complete list.

2/20/24 City Response: Comment addressed.

9. Provide dimension from parking lot to property line along King Street.

Response: We will add this to the record drawings. The distance is approximately 14'.

2/20/24 City Response: Comment addressed.

Response: See L302 for added dimension.

10. Clarify stop sign is at the exit at King Street stop bar.

Response: The King Street and park road intersection has an existing stop light.

2/20/24 City Response: Comment addressed.

11. Is Dewitt Drive one-way or two-way traffic? Provide pavement directional arrows for traffic flow.

Response: Dewitt Drive is two-way traffic currently and will remain two-way.

2/20/24 City Response: Comment addressed.

12. Are there any trash receptacles planned?

Response: Yes, trash receptacles are planned, and the locations will be coordinated with the parks department.

2/20/24 City Response: Comment addressed.

Police Department (Lt. Krajewski/Sgt. Ouellette):

1. Any changes to the driveway apron or drainage near the State Road may need State of Connecticut DOT approval.

Response: Understood.

2/20/24 City Response: Comment acknowledged.

2. I did not see any design of parking areas, as discussed in the introduction where 192 new parking spaces would be included. Handicap spaces would be required as well. Per Table 1106.1, 6 spaces would be required. See <https://www.bristolct.gov/DocumentCenter/View/22637/Handicapped-Parking-PDF?bidId> for further.

Response: Proposed parking areas can be found on sheets L301-L303. Handicap parking is provided as required.

2/20/24 City Response: Comment acknowledged. No new comments at this time.

Fire Marshall (Kristopher Lambert):

1. No comments or concerns at this time.

Response: Acknowledged.

2/20/24 New City Comment: Are any fire hydrants impacted by this project or subject to relocation?

Response: Yes. Hydrant south of pool parking area needs to be relocated due to new proposed multi-use trail.

Water Department (Paul Keegan/Sean Hennessey/Robert Longo):

Sewer:

1. Septic needs to be dismantled.

Response: Understood.

2/20/24 City Response: Comment addressed.

Response: Septic tank removal noted on L201 per CT DPH Regulations.

Water:

2. Splash pad is being relocated. Water needs to be disconnected at the Water main.

Response: Understood.

2/20/24 City Response: Comment addressed.

3. Ski lodge service is at 631 King Street. Our records indicate it being a 1932 service. We recommend disconnecting on King and possibly using the Splash pad service.

Response: We will consider this change if funding allows.

2/20/24 City Response: Comment addressed.

4. (New comment 2/20/24) We recommend replacing the Mathews hydrants on the property.

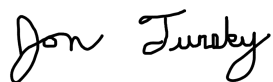
Response: We will consider this change if funding allows.

5. (New comment 2/20/24) When running water main we do not allow 90-degree fittings, must be 45 degrees.

Response: Agreed. Ninety-degree fittings have been replaced with 45° bends (or less).

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.



Jonathan Tunsky, PLA, CPSI
Project Manager

Joe Perugini, P.E.
Senior Project Manager

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 435

SITE PLAN: Page Park Improvements – 641 & 649 King Street; Assessor's Map 37, & Lots 134 & 135;
R-40 (Single-Family Residential) zone.

Date of Committee Review: 12/12/23 – First Review; Applicant Responses Received: 1/19/24

ENGINEERING/PUBLIC WORKS (Nancy Lévesque):

1. Where Westminster Drive is being turned into a walkway, there is an accessible ramp at the east end but not the west. Is the path accessible?

1/19/24 Response: An accessible ramp will be added on the west end of the path.

1/30/24 City Response: Comment addressed.

2. Reconfigure the intersection where Westminster is being abandoned. Indicate a snow storage area. Provide sufficient signage to indicate the ninety degree turn. Will additional gates be installed to prevent vehicular traffic?

1/19/24 Response: Snow storage can be accommodated to the north or south of the multi-use path. Signage will be added and coordinated with the city engineer. Timber guide rail will be added to prevent vehicular traffic.

1/30/24 City Response: Final layout to be determined with Engineering staff.

3. Will there be designated paths between the disc golf tees and targets/baskets? There are several steep grade changes and every effort should be made to prevent erosion on the paths.

1/19/24 Response: The existing holes do not have designated paths because the players follow the most direct path to their disc. Using the new multi-use trail is encouraged. Preventing erosion on the paths will be discussed with the disc golf users.

1/30/24 City Response: Comment addressed.

4. For the operations and maintenance plan, BPRYCS shall add existing structures/culverts not being impacted by this project to the maintenance program.

1/19/24 Response: Adding existing structures and culverts to the operations and maintenance plan is outside the scope of our work. BPRYCS is seeking additional CIP funding. If approved, this additional work will be considered.

1/30/24 City Response: This item has been discussed with BPRYCS. They are willing to update the O&M to include the existing facilities.

5. Outlet control structure detail B10 does not match the outlet device inverts listed in the summary for pond 29P – Pond P-3B. An extra 4" orifice is indicated on the detail for Outlet control structure C4. Indicate on both details that the weir needs to be constructed at 4' in width. Update drainage plans for consistency.

1/19/24 Response: Yes, these will be updated for consistency and reflected in the record drawings.

1/30/24 City Response: To be verified on final drawings.

6. Erosion control plans indicate stone check dams. Will these be permanent measures? If so, include inspection and reestablishment in the O&M plan.

1/19/24 Response: Proposed check dams are temporary to slow down runoff during construction. They shall be removed when final stabilization measures have been placed.

1/30/24 City Response: Comment addressed.

7. Indicate construction staging areas and stockpile limits.

1/19/24 Response: Yes, these will be added to the E&S plans and reflected in the record drawings.

1/30/24 City Response: To be verified on final drawings.

8. Provide a plan for maintenance and protection of traffic during the construction phases.

1/19/24 Response: A maintenance and protection of traffic plan will be coordinated with the city engineer and submitted with the record drawings.

1/30/24 City Response: To be verified on final drawings.

9. Has consideration been given to repaving the park road at the completion of construction. Several patches are already in existence with more proposed on the plans. The construction and truck traffic will take its toll on the roadway condition.

1/19/24 Response: Repaving the park road will be considered if funding allows.

1/30/24 City Response: Comment addressed.

10. What measures are being taken to reduce noise from the courts for the properties to the north?

1/19/24 Response: Tennis and pickleball is currently played on the existing courts. It is the parks department opinion the properties to the north are accustomed to a level of noise due to the amount of existing programing in that area of the park including the pool, sledding hill, tennis, pickleball, baseball and softball.

1/30/24 City Response: Comment addressed.

11. Water fountains do not appear to be inclusive for children and pets.

1/19/24 Response: The specified water fountains will meet ADA guidelines. Adding pet bowls will be reviewed with the parks department.

1/30/24 City Response: Comment addressed.

12. Are the soils under the porous pavers suitable for infiltration?

1/19/24 Response: There will be 20" of porous stone under the porous pavers. Imported subgrade will be specified to allow for the necessary infiltration.

1/30/24 City Response: Comment addressed.

13. The water quality swale is proposed to be seeded with a roadside matrix mix. Plantings suitable for the bioretention mix soil should be proposed.

1/19/24 Response: The water quality swale bioretention mix will be replaced with a sand/topsoil mix. Seeding will remain the roadside matrix.

1/30/24 City Response: Comment addressed.

14. The backup/turnaround area in Parking Lot C is quite deep and could be used as parking spaces. Please reconfigure or stripe as “No Parking.”

1/19/24 Response: The backup area will be striped and signed for No Parking.

1/30/24 City Response: To be verified on final drawings.

15. How is the lighting for the courts and paths controlled? Are there photocells or timers or a combination thereof?

1/19/24 Response: Lighting for the courts will be a combination timer and push button. Lights will turn on when the push button is activated by the user. The timer will control the hours the push button can be activated to prevent the lights from turning on after the park closes. The site lighting will be controlled by an astronomic timer which automatically adjusts for sunrise, sunset and daylight savings time. The lights will be on from dusk to dawn.

1/30/24 City Response: To be verified on final drawings.

16. What portion of the electrical is being switched to underground services? There are a large number of poles being removed, is the opportunity to service underground being taken?

1/19/24 Response: The portion of above ground electrical service from the park road south to the pavilion is being moved underground. The other poles will remain or be relocated to allow for the improvements. These poles will continue to provide lighting for the road.

1/30/24 City Response: Comment addressed.

17. Further review of the structural plans will be provided to the applicant.

1/19/24 Response: Understood

1/30/24 City Response: To be reviewed on final drawings.

18. Additional permits from State agencies including OSTA, DOT encroachment, and multiple DEEP permits will be required.

1/19/24 Response: Understood

1/30/24 City Response: Comment addressed.

19. As-builts of the improvements shall be provided.

1/19/24 Response: As-builts will be required to be prepared by the contractor.

1/30/24 City Response: Comment addressed.

New Comment: On 1/12/2024 during a follow up meeting Nancy requested we investigate adding trash racks to the watercourse inlets to prevent large debris from getting stuck in the storm drainage system.

1/19/24 Response: Adding trash racks to the existing park culvert inlets (including the 18" inlet at King Street) is beyond the original anticipated construction budget. BPRYCS is seeking additional CIP funding. If approved, this additional work will be considered.

1/30/24 City Response: At a minimum trash rack should be added to the inlet nearest King Street to prevent larger items from entering the CTDOT drainage system.

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

1. Please clarify address number for Park (R.B.)

1/19/24 Response: 641 & 649 King Street. The second Zoning Information charts title is incorrect. It should read 649 rather than 651.

1/30/24 City Response: Comment addressed.

2. Location of pickleball court may be noisy to abutting residential neighbors.

1/19/24 Response: Please see response to comment number 10 from the city engineer.

1/30/24 City Response: Comment addressed.

3. None at this time. (E.S.)

1/19/24 Response: Acknowledged.

1/30/24 City Response: No further comments. (E.S.)

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.

1/19/24 Response: We will add this to the record drawings.

1/30/24 City Response: Comment addressed.

2. Provide Assessor's Map and Lot numbers on cover sheet.

1/19/24 Response: We will add this to the record drawings.

1/30/24 City Response: Comment addressed.

3. Provide a buffer to single-family residential properties abutting the pickleball courts.

1/19/24 Response: Please see response to comment number 10 from the city engineer.

1/30/24 City Response: Comment remains; discuss w/ Commission.

4. Change “land use” in the zoning table to “public park”.

1/19/24 Response: We will update this for the record drawings.

1/30/24 City Response: Comment addressed.

5. Within the parking area of 56 spaces, are the handicap spaces accessible to a ramp and sidewalk?

1/19/24 Response: The four handicap spaces will be accessible to the sidewalk.

1/30/24 City Response: Comment addressed.

6. Consider if bollard(s) would enhance safety where Dewitt Page Park Road intersects with crosswalk/pathway at grade.

1/19/24 Response: Response: Pedestrian crossing signage is provided at the crosswalk as well as 100' prior to the crosswalk in both directions. We feel this is adequate safety measures and it follows the MUTCD manual for pedestrian crossings.

1/30/24 City Response: Comment addressed.

7. Place bollards at the transformer location to protect from vehicles.

1/19/24 Response: We will add this to the record drawings.

1/30/24 City Response: Comment addressed.

8. What are the park hours? Will there be signage to prohibit overnight parking?

1/19/24 Response: Park hours are 6:00 AM to 10:00 PM. New signage will identify general rules and direct users to the city ordinance website for the complete list.

1/30/24 City Response: Comment addressed.

9. Provide dimension from parking lot to property line along King Street.

1/19/24 Response: We will add this to the record drawings. The distance is approximately 14'.

1/30/24 City Response: Comment addressed.

10. Clarify stop sign is at the exit at King Street stop bar.

1/19/24 Response: The King Street and Park Road intersection has an existing stop light.

1/30/24 City Response: Comment addressed.

11. Is Dewitt Drive one-way or two-way traffic? Provide pavement directional arrows for traffic flow.

1/19/24 Response: Dewitt Drive is two-way traffic currently and will remain two-way.

1/30/24 City Response: Comment addressed.

12. Are there any trash receptacles planned?

1/19/24 Response: Yes, trash receptacles are planned, and the locations will be coordinated with the parks department.

1/30/24 City Response: Comment addressed.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. Any changes to the driveway apron or drainage near the State Road may need State of Connecticut DOT approval.

1/19/24 Response: Understood.

1/30/24 City Response: Comment acknowledged.

2. I did not see any design of parking areas, as discussed in the introduction where 192 new parking spaces would be included. Handicap spaces would be required as well. Per Table 1106.1, 6 spaces would be required. See <https://www.bristolct.gov/DocumentCenter/View/22637/Handicapped-Parking-PDF?bidId> for further.

1/19/24 Response: Proposed parking areas can be found on sheets L301-L303. Handicap parking is provided as required.

1/30/24 City Response: Comment acknowledged. No new comments at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comments or concerns at this time.

1/19/24 Response: Acknowledged.

1/30/24 New City Comment: Are any fire hydrants impacted by this project or subject to relocation?

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

Sewer:

1. Septic needs to be dismantled.

1/19/24 Response: Understood.

1/30/24 City Response: Comment addressed.

Water:

2. Splash pad is being relocated. Water needs to be disconnected at the Water main.

1/19/24 Response: Understood.

1/30/24 City Response: Comment addressed.

3. Ski lodge service is at 631 King Street. Our records indicate it being a 1932 service. We recommend disconnecting on King and possibly using the Splash pad service.

1/19/24 Response: We will consider this change if funding allows.

1/30/24 City Response: Comment addressed.

4. (New Comment) We recommend replacing the Mathews hydrants on the property.

5. (New Comment) When running water main we do not allow 90-degree fittings, must be 45 degrees.

February 22, 2024

712 Brook Street, Suite 103, Rocky Hill, CT 06067
Tel: 860.513.1473

Nancy Levesque, PE
City of Bristol Department of Public Works
City Engineer
111 N Main Street
Bristol, CT 06010

Re: **Application #2015 Page Park Inland Wetlands**

Dear Nancy:

Please find below our **revised** responses to your staff comments regarding the Page Park Inland Wetlands application.

Revised plans dated February 22, 2024 submitted with these revised responses.

APPLICATION #2015: Wetlands application for park renovations and improvements including stabilizing the dam, repair dam seepage, increasing flood storage, replacing the existing spillway, and replace existing wetlands in kind with improved plantings at Page Park; Assessor's Map 37, Lots 134 & 135; Bristol Parks & Recreation, applicant. Site Plan dated 9-21-2023, Review comments: 11-21, 2023.

1. Mitigation planting details to be provided and included in the plan set.

Response: We will include more detailed plan in the record drawings. Within the mitigation area two Niobe Weeping Willows, two Wildfire Tupelo and six Bald Cypress trees will be planted. Three groupings of wetland shrub and perennial plantings will be planted adjacent to the stream channel. This will include a mix of 30 shrubs including Chokeberry, Summersweet, Dogwood and Bayberry including a mix of 130 perennials including Joe Pye Weed and Blue Flag Iris. The entire area will be seeding with a New England Wetmix. Full plant list and seed mix found on sheet L600. Planting plan will be reviewed by a wetland scientist.

Revised Response: Sheet L600 was updated with the quantity of wetland plantings. See sheet L601 for detailed wetland planting. Letter from wetland scientist will be provided once received.

2. Provide a demolition plan indicating items to be removed.

Response: Demolition plans added to set, see sheets L201-204.

3. Are the test pit locations depicted on the plans?

Response: Test pits and boring locations will be added to L100 record drawings.

Revised Response: See L100 for test pit and boring locations.

4. Review the grading just north of swale 3A where the former path is being relocated from grades 360-346; there appear to be swales and the path that should be smoothed out within the limits of disturbance.

Response: The existing swales will be filled in to smooth out the grade, topsoil and seeded. Grading plan will be updated for the record drawings.

Revised Response: See L501 for updated grading.

5. What efforts were made to preserve existing trees?

Response: In an effort to preserve existing trees, park improvements are concentrated in previously developed areas or maintained lawns. This allowed us to maintain as much of the tree canopy with understory vegetation as possible. Roughly three acres of disturbed areas will be seeded with an upland seed mix and allowed to return to a successional forest. About two acres of disturbed areas will be mowed yearly similar to the sledding hill the parks department established this past year to provide a variety of habitat to promote diversity in the plant and animal ecosystem. We estimate within 25 years the 158 new trees planted as part of this project will provide tree cover for almost two acres of the park. This will more than equal the 6.5 acres of disturbed woodland.

6. Are the cut/fills balanced for the site? – indicate the disposition of any materials.

Response: We have calculated approximately 17,000 cubic yards of cut and 21,000 cubic yards of fill requiring an import of approximately 3,000 cubic yards of material.

7. It appears that a couple of the disc golf tees will be shifted. Indicate the new locations and if their location or access will require additional disturbance.

Response: We are working with the disc golf group to relocate hole number 9 and modify hole number 8 which will require no additional tree clearing. Any new tee locations will require minimal disturbance.

8. What is the disposition of the gravel area off Dewitt Drive (partially in the regulated area)?

Response: In an effort to reduce impervious pavement in the regulated area, while providing site accessibility, the gravel area will be replaced with a two-car paved handicap parking area and the remaining area will be topsoiled and seeded.

9. Details call for erosion control matting – indicate locations where matting is to be installed.

Response: Erosion control matting will be installed per General Note #1 on sheet C201. Permanent turf reinforcement matting for slope protection shall be installed on detention basin side slopes and where proposed slopes are 2:1 (or steeper). Temporary matting shall be used for slopes that are 3:1 (or steeper) but flatter than 2:1. We will include slope protection locations in the record drawings.

Revised Response: See grading plans L501-L503 for locations of permanent turf reinforcement matting.

10. Cuts of approximately 20' are proposed in areas for the parking lot driveway – how will this impact the groundwater/hydrology in the vicinity?

Response: Based on test pits conducted in late April 2023 along the location of the proposed driveway there may be some groundwater encountered in the location near Test Pit TP-13 during the season high groundwater period (typically Feb thru May). TP-13 is located at the upper end of the driveway and just prior to the proposed parking area. No groundwater was observed at Test Pit TP-12 which coincides with the deepest proposed cut ($\geq 18'$). Groundwater seepage from the cut will be intercepted by the proposed swale on the south side of the parking lot driveway leading to structure B4. This drainage system drains to Subgrade Detention System B which allows runoff to infiltrate and allow excess to flow back to the existing Page Park watercourse. The groundwater seepage that enters the driveway swale is

anticipated to be quite low in relation to the 10-year design storm that the swale is designed for. The 10-year storm flow depth is 0.86 ft. The swale depth (to top of riprap) is 1.5 ft. The added groundwater flow is quite low in flow rate due to the manner in which it seeps through the soil stratum, therefore it is not anticipated to negatively influence the hydraulic capacity of the swale. Impacts to the groundwater within the area will be minimal.

11. Will the trees proposed within the swales impact the swale function over time or will the swales potentially have a negative impact on the tree roots?

Response: Any trees within the swale bottom will be moved.

Revised Response: See revised tree locations on L602.

12. Are any specific measures being taken for the culvert removal and infill to prevent a weak point in the dam? Have structural alternatives been considered. Detail how the channel will be filled/sloped and stabilized.

Response: Yes. The existing spillway and culvert will be excavated with a minimum 2H:1V side slope in all directions, structures will be removed, where horizontal layers meet rising slopes each layer will be keyed and benched. The area will then be backfilled and compacted in lifts with soil containing a minimum 20% clay.

13. Monthly reports are to be provided to the City with regards to phasing and erosion control inspections.

Response: We will accommodate this request. Weekly reports are required per the CTDEEP Stormwater Discharge Permit.

14. Provide drainage structures along the driveway to the parking at a maximum interval of 250'.

Response: In an effort to incorporate low impact design and reduce rock removal we elected to sheet flow water off the driveway and directly into the swale at this location.

15. Indicate estimate timeframe for each phase.

Response: We estimate this will be a two-year construction project. Phase 1 we estimate will be about 6 months, Phase 2 through 4 about 3 months each, Phase 5 and 6 about 6 months each, Phase 7 about 1 year. Phases will overlap with one another.

16. Appendix A in Appendix 1 of the Stormwater report does not include the proposed drainage conditions map with locations of culverts labeled to match the report. (Areas P-1 and P-2 are not depicted on FIG 2 Post dev Drainage Map.

Response: Area P-1 and P-2, which are located outside of the Limit of Work, are to remain unchanged. The areas in the Existing Conditions are representative of those in the Proposed Conditions. Changes in area P-4, are included in the P-1 analysis area. The map will be updated when we submit record drawings and reports.

Revised Response: See revised stormwater report dated December 6, 2023.

17. Verify the 18" pipe into King St is 18" and not 24" as indicated on a different survey.

Response: Pipe is 18"



18. The first 24" pipe west of King St along Dewitt Page Park Rd does not have chain link fence. There is a rock and several posts as well as a park sign located along the proposed sidewalk location. Indicate disposition of these materials and what modifications will be proposed to the headwall. Other landscape boulders are located along the same road where sidewalk is also proposed.

Response: The existing rocks, posts, park sign will be removed as part of the improvements. The existing curb will be replaced with an integral concrete curb and walk. A 4' high ornamental fence will be mounted behind the headwall to provide a guard.

19. Are existing structures/swales including in the O&M plan? Which overall plan indicating feature ID's will be provided to the entity performing the maintenance?

Response: Existing structures/swales are not included in the O&M plan. Only items which are within the limit of work. The drainage plans (C201 to C204) would be best for indicating feature ID's for performing maintenance.

20. How will snow be managed on site?

Response: Snow will be managed on site within the parking lot area perimeter greenspace and islands, and along roadway swales, and along the greenspace between roadway and sidewalks. Locations where taller snow piles can be safely located will be determined by City maintenance crews.

21. Where is Area P-4B accounted for in the stormwater routing?

Response: Area P-4B is accounted for in Area P-1 (Sub catchment 5S).

22. Label culverts on plan/drainage map in accordance with stormwater report.

Response: Culverts will be labeled on the pre and post development figures in the updated stormwater report.

Revised Response: See revised stormwater report dated December 6, 2023.

23. The applicant shall be responsible for acquiring any additional state, local or federal permits required to complete this project.

Response: Understood.

Question received over email:

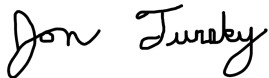
The drainage report refers to a New Pond 1 that appears to be an underground system, however it is not found on the plans. Please clarify.

Response: Preliminary design models included a subgrade detention system to be installed in the area of the disk golf parking. During the analysis of the proposed pond conditions, the added flood storage offset the need to detain (impervious) runoff from the disk golf parking area, thus, the (costly) detention system in ledge was removed from the design. Although the design model still includes that subgrade system (New Pond 1), no flow is routed through it. The extraneous pond will be removed in the updated Stormwater report.

Revised Response: See revised stormwater report dated December 6, 2023.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.



Jonathan Tunsky, PLA, CPSI
Project Manager

Joe Perugini, P.E.
Senior Project Manager

Inland Wetland Plan Review Comments - 12/1/23

December 1, 2023

Nancy Levesque, PE
City of Bristol Department of Public Works
City Engineer
111 N Main Street
Bristol, CT 06010

Re: Application #2015 Page Park Inland Wetlands

Dear Nancy:

Please find below our responses to your staff comments regarding the Page Park Inland Wetlands application.

APPLICATION #2015: Wetlands application for park renovations and improvements including stabilizing the dam, repair dam seepage, increasing flood storage, replacing the existing spillway, and replace existing wetlands in kind with improved plantings at Page Park; Assessor's Map 37, Lots 134 & 135; Bristol Parks & Recreation, applicant. Site Plan dated 9-21-2023, Review comments: 11-21, 2023.

1. Mitigation planting details to be provided and included in the plan set.

Response: We will include more detailed plan in the record drawings. Within the mitigation area two Niobe Weeping Willows, two Wildfire Tupelo and six Bald Cypress trees will be planted. Three groupings of wetland shrub and perennial plantings will be planted adjacent to the stream channel. This will include a mix of 30 shrubs including Chokeberry, Summersweet, Dogwood and Bayberry including a mix of 130 perennials including Joe Pye Weed and Blue Flag Iris. The entire area will be seeding with a New England Wetmix. Full plant list and seed mix found on sheet L600. Planting plan will be reviewed by a wetland scientist.

2. Provide a demolition plan indicating items to be removed.

Response: Demolition plans added to set, see sheets L201-204.

3. Are the test pit locations depicted on the plans?

Response: Test pits and boring locations will be added to L100 record drawings.

4. Review the grading just north of swale 3A where the former path is being relocated from grades 360-346; there appear to be swales and the path that should be smoothed out within the limits of disturbance.

Response: The existing swales will be filled in to smooth out the grade, topsoil and seeded. Grading plan will be updated for the record drawings.

5. What efforts were made to preserve existing trees?

Response: In an effort to preserve existing trees, park improvements are concentrated in previously developed areas or maintained lawns. This allowed us to maintain as much of the tree canopy with understory vegetation as possible. Roughly three acres of disturbed areas will be seeded with an upland seed mix and allowed to return to a successional forest. About two acres of disturbed areas will be mowed yearly similar to the sledding hill the parks department established this past year to provide a

variety of habitat to promote diversity in the plant and animal ecosystem. We estimate within 25 years the 158 new trees planted as part of this project will provide tree cover for almost two acres of the park. This will more than equal the 6.5 acres of disturbed woodland.

6. Are the cut/fills balanced for the site? – indicate the disposition of any materials.

Response: We have calculated approximately 17,000 cubic yards of cut and 21,000 cubic yards of fill requiring an import of approximately 3,000 cubic yards of material.

7. It appears that a couple of the disc golf tees will be shifted. Indicate the new locations and if their location or access will require additional disturbance.

Response: We are working with the disc golf group to relocate hole number 9 and modify hole number 8 which will require no additional tree clearing. Any new tee locations will require minimal disturbance.

8. What is the disposition of the gravel area off Dewitt Drive (partially in the regulated area)?

Response: In an effort to reduce impervious pavement in the regulated area, while providing site accessibility, the gravel area will be replaced with a two-car paved handicap parking area and the remaining area will be topsoiled and seeded.

9. Details call for erosion control matting – indicate locations where matting is to be installed.

Response: Erosion control matting will be installed per General Note #1 on sheet C201. Permanent turf reinforcement matting for slope protection shall be installed on detention basin side slopes and where proposed slopes are 2:1 (or steeper). Temporary matting shall be used for slopes that are 3:1 (or steeper) but flatter than 2:1. We will include slope protection locations in the record drawings.

10. Cuts of approximately 20' are proposed in areas for the parking lot driveway – how will this impact the groundwater/hydrology in the vicinity?

Response: Based on test pits conducted in late April 2023 along the location of the proposed driveway there may be some groundwater encountered in the location near Test Pit TP-13 during the season high groundwater period (typically Feb thru May). TP-13 is located at the upper end of the driveway and just prior to the proposed parking area. No groundwater was observed at Test Pit TP-12 which coincides with the deepest proposed cut ($\geq 18'$). Groundwater seepage from the cut will be intercepted by the proposed swale on the south side of the parking lot driveway leading to structure B4. This drainage system drains to Subgrade Detention System B which allows runoff to infiltrate and allow excess to flow back to the existing Page Park watercourse. The groundwater seepage that enters the driveway swale is anticipated to be quite low in relation to the 10-year design storm that the swale is designed for. The 10-year storm flow depth is 0.86 ft. The swale depth (to top of riprap) is 1.5 ft. The added groundwater flow is quite low in flow rate due to the manner in which it seeps through the soil stratum, therefore it is not anticipated to negatively influence the hydraulic capacity of the swale. Impacts to the groundwater within the area will be minimal.

11. Will the trees proposed within the swales impact the swale function over time or will the swales potentially have a negative impact on the tree roots?

Response: Any trees within the swale bottom will be moved.

12. Are any specific measures being taken for the culvert removal and infill to prevent a weak point in the dam? Have structural alternatives been considered. Detail how the channel will be filled/sloped and stabilized.

Response: Yes. The existing spillway and culvert will be excavated with a minimum 2H:1V side slope in all directions, structures will be removed, where horizontal layers meet rising slopes each layer will be keyed and benched. The area will then be backfilled and compacted in lifts with soil containing a minimum 20% clay.

13. Monthly reports are to be provided to the City with regards to phasing and erosion control inspections.

Response: We will accommodate this request. Weekly reports are required per the CTDEEP Stormwater Discharge Permit.

14. Provide drainage structures along the driveway to the parking at a maximum interval of 250'.

Response: In an effort to incorporate low impact design and reduce rock removal we elected to sheet flow water off the driveway and directly into the swale at this location.

15. Indicate estimate timeframe for each phase.

Response: We estimate this will be a two-year construction project. Phase 1 we estimate will be about 6 months, Phase 2 through 4 about 3 months each, Phase 5 and 6 about 6 months each, Phase 7 about 1 year. Phases will overlap with one another.

16. Appendix A in Appendix 1 of the Stormwater report does not include the proposed drainage conditions map with locations of culverts labeled to match the report. (Areas P-1 and P-2 are not depicted on FIG 2 Post dev Drainage Map.

Response: Area P-1 and P-2, which are located outside of the Limit of Work, are to remain unchanged. The areas in the Existing Conditions are representative of those in the Proposed Conditions. Changes in area P-4, are included in the P-1 analysis area. The map will be updated when we submit record drawings and reports.

17. Verify the 18" pipe into King St is 18" and not 24" as indicated on a different survey.



Response: Pipe is 18"

18. The first 24" pipe west of King St along Dewitt Page Park Rd does not have chain link fence. There is a rock and several posts as well as a park sign located along the proposed sidewalk location. Indicate disposition of these materials and what modifications will be proposed to the headwall. Other landscape boulders are located along the same road where sidewalk is also proposed.

Response: The existing rocks, posts, park sign will be removed as part of the improvements. The existing curb will be replaced with an integral concrete curb and walk. A 4' high ornamental fence will be mounted behind the headwall to provide a guard.

19. Are existing structures/swales including in the O&M plan? Which overall plan indicating feature ID's will be provided to the entity performing the maintenance?

Response: Existing structures/swales are not included in the O&M plan. Only items which are within the limit of work. The drainage plans (C201 to C204) would be best for indicating feature ID's for performing maintenance.

20. How will snow be managed on site?

Response: Snow will be managed on site within the parking lot area perimeter greenspace and islands, and along roadway swales, and along the greenspace between roadway and sidewalks. Locations where taller snow piles can be safely located will be determined by City maintenance crews.

21. Where is Area P-4B accounted for in the stormwater routing?

Response: Area P-4B is accounted for in Area P-1 (Sub catchment 5S).

22. Label culverts on plan/drainage map in accordance with stormwater report.

Response: Culverts will be labeled on the pre and post development figures in the updated stormwater report.

23. The applicant shall be responsible for acquiring any additional state, local or federal permits required to complete this project.

Response: Understood.

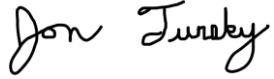
Question received over email:

The drainage report refers to a New Pond 1 that appears to be an underground system, however it is not found on the plans. Please clarify.

Response: Preliminary design models included a subgrade detention system to be installed in the area of the disk golf parking. During the analysis of the proposed pond conditions, the added flood storage offset the need to detain (impervious) runoff from the disk golf parking area, thus, the (costly) detention system in ledge was removed from the design. Although the design model still includes that subgrade system (New Pond 1), no flow is routed through it. The extraneous pond will be removed in the updated Stormwater report.

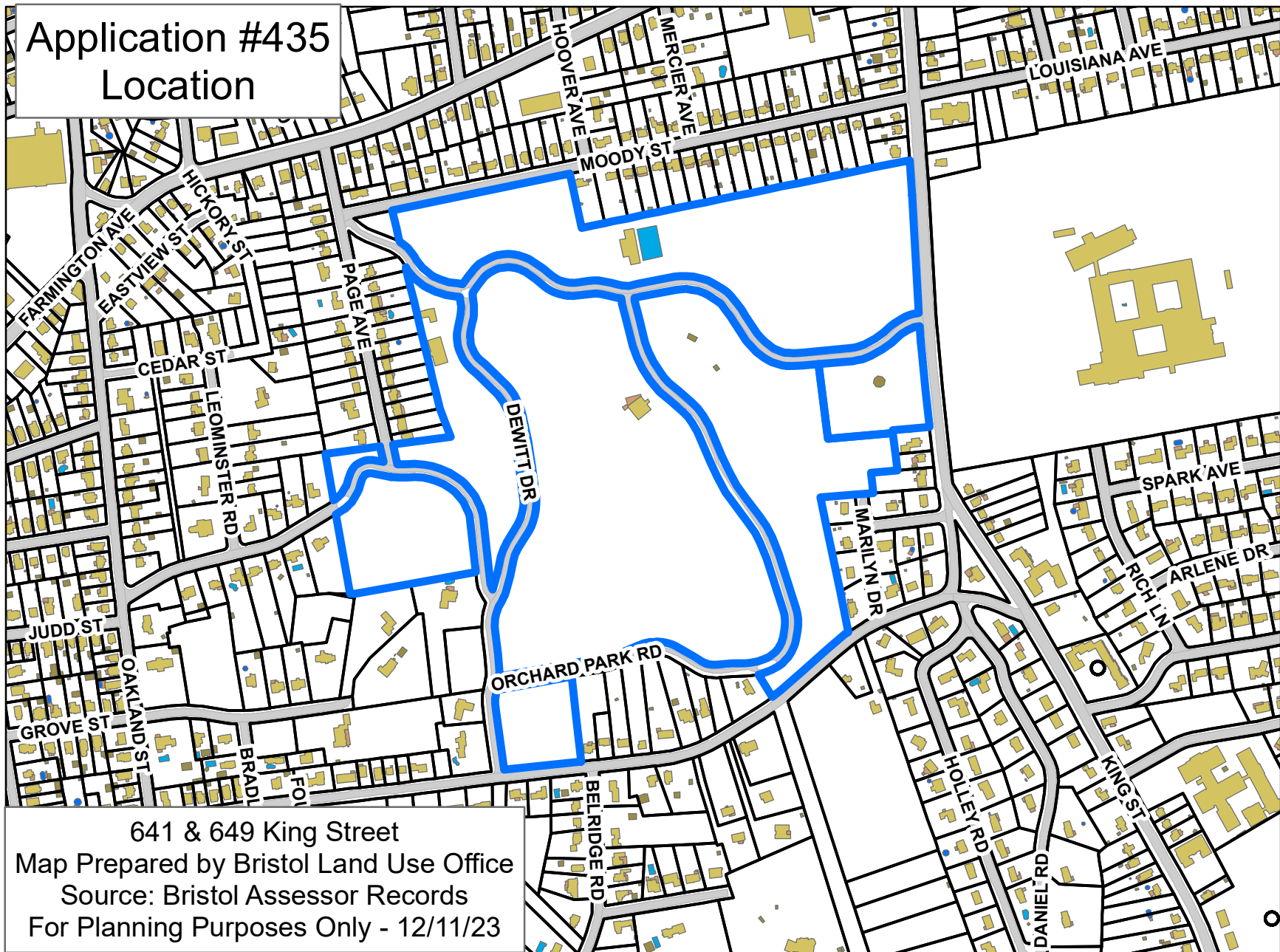
Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

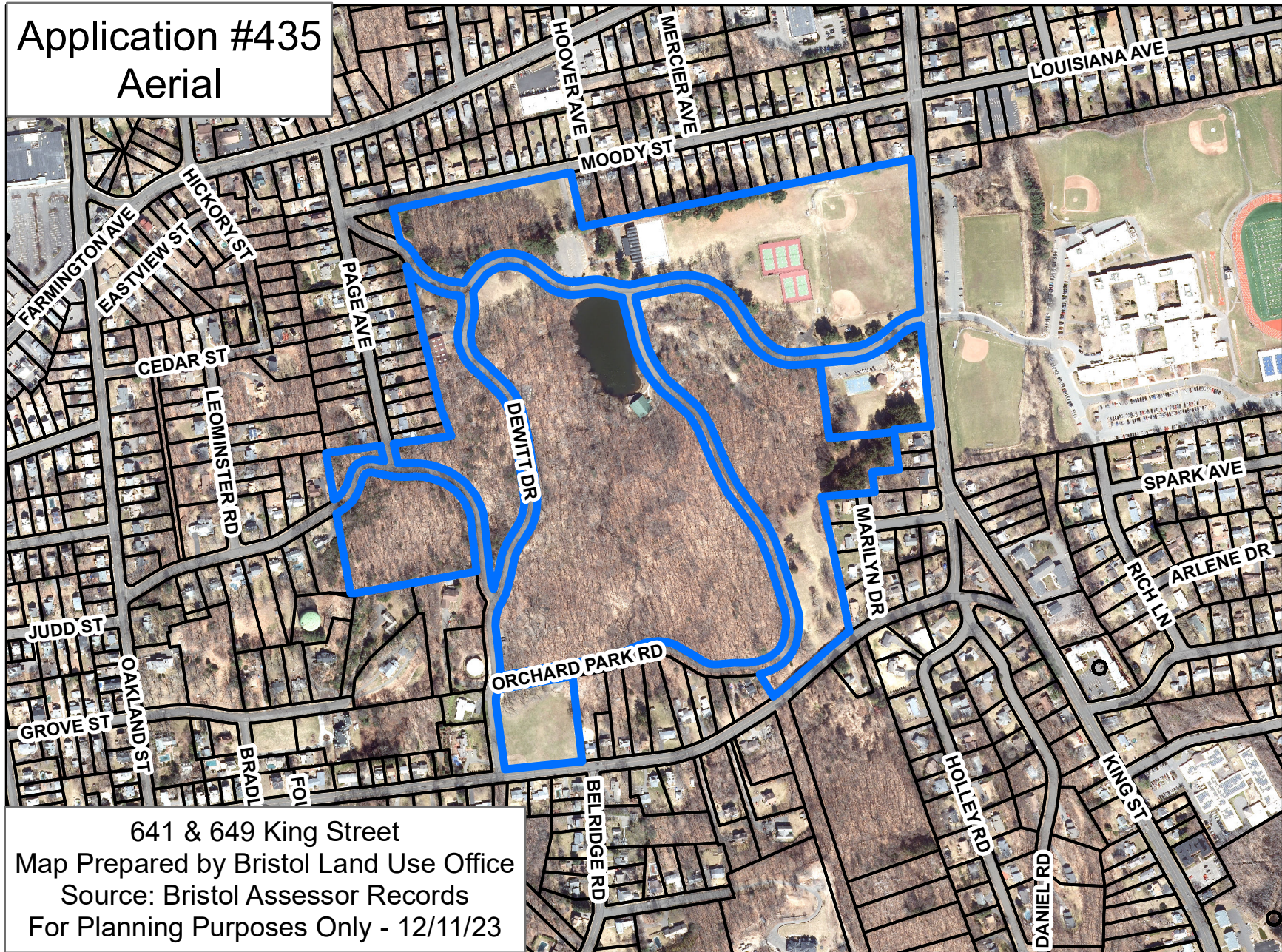
A handwritten signature in black ink that reads "Jon Tunsky". The signature is written in a cursive, flowing style.

Jonathan Tunsky, PLA, CPSI
Project Manager

Joe Perugini, P.E.
Senior Project Manager

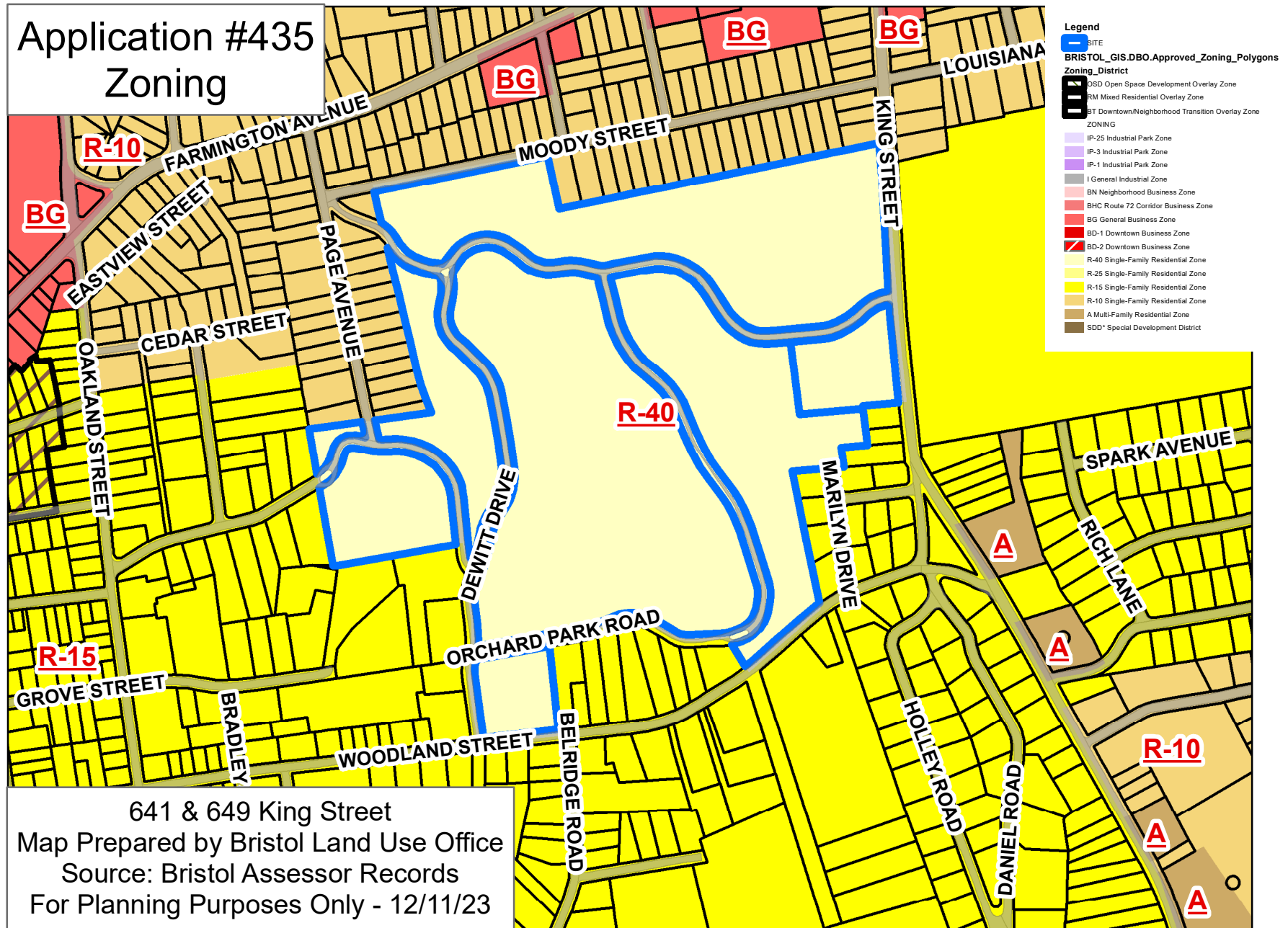


Application #435
Aerial

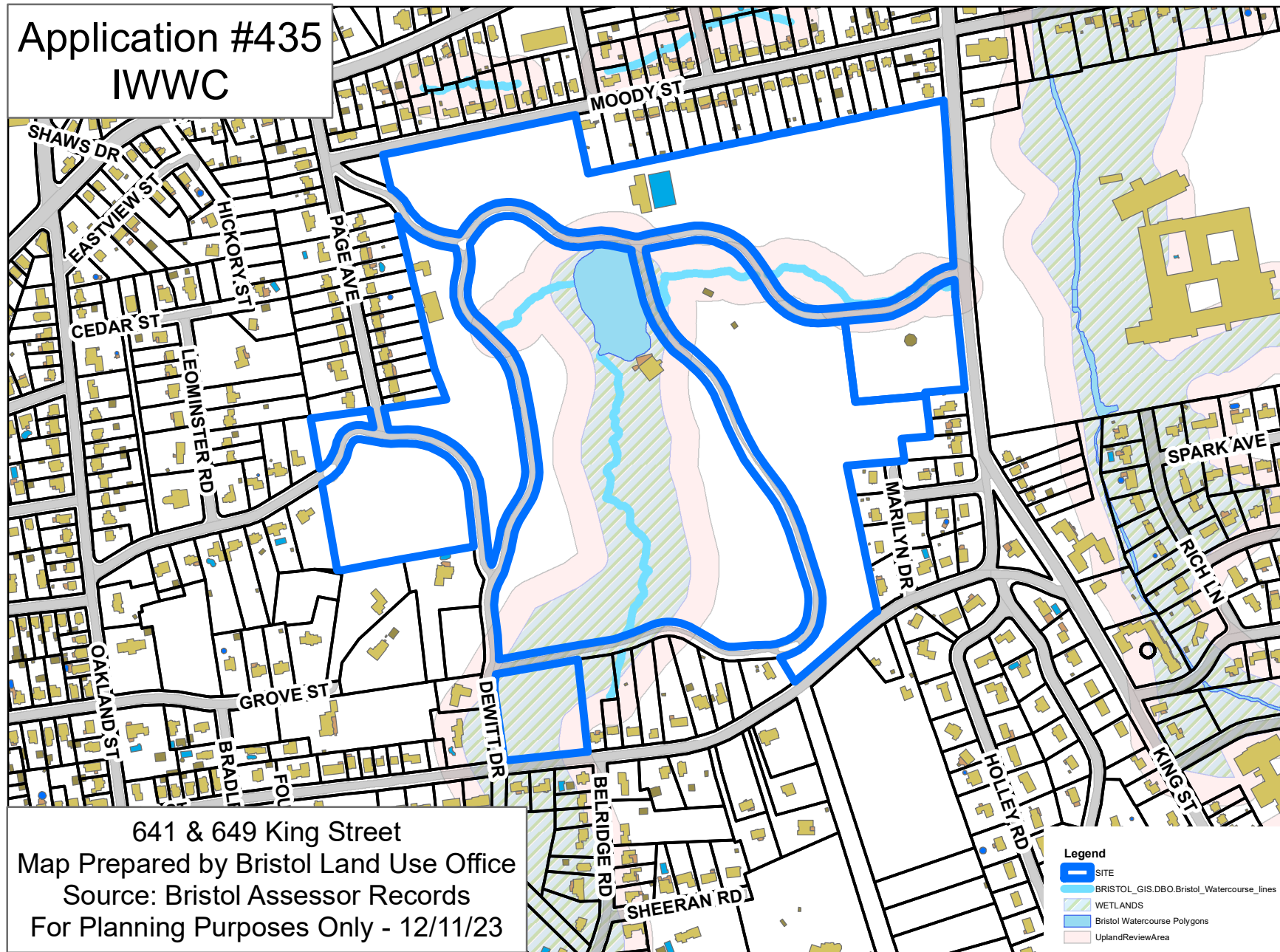


641 & 649 King Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 12/11/23

Application #435 Zoning

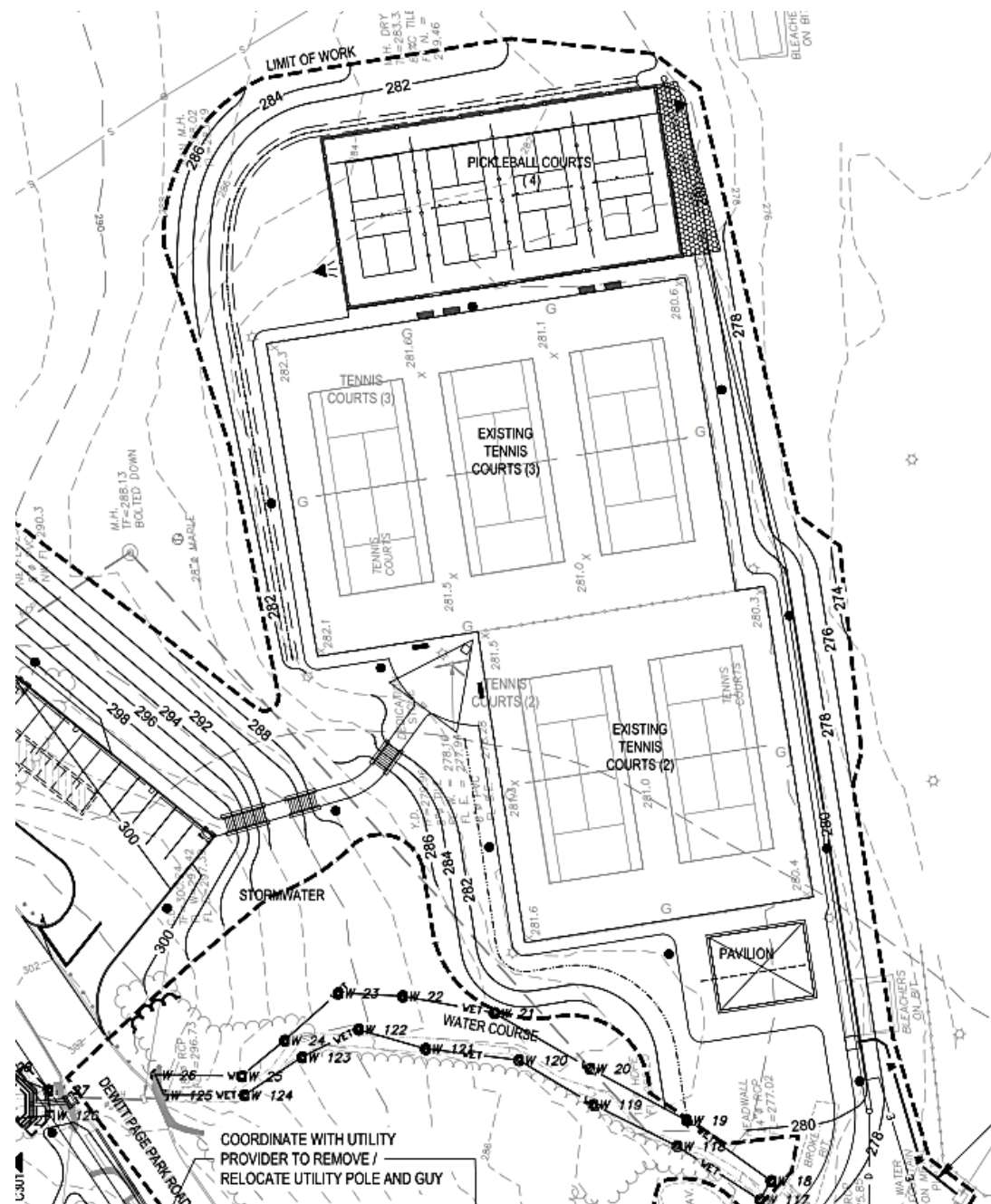


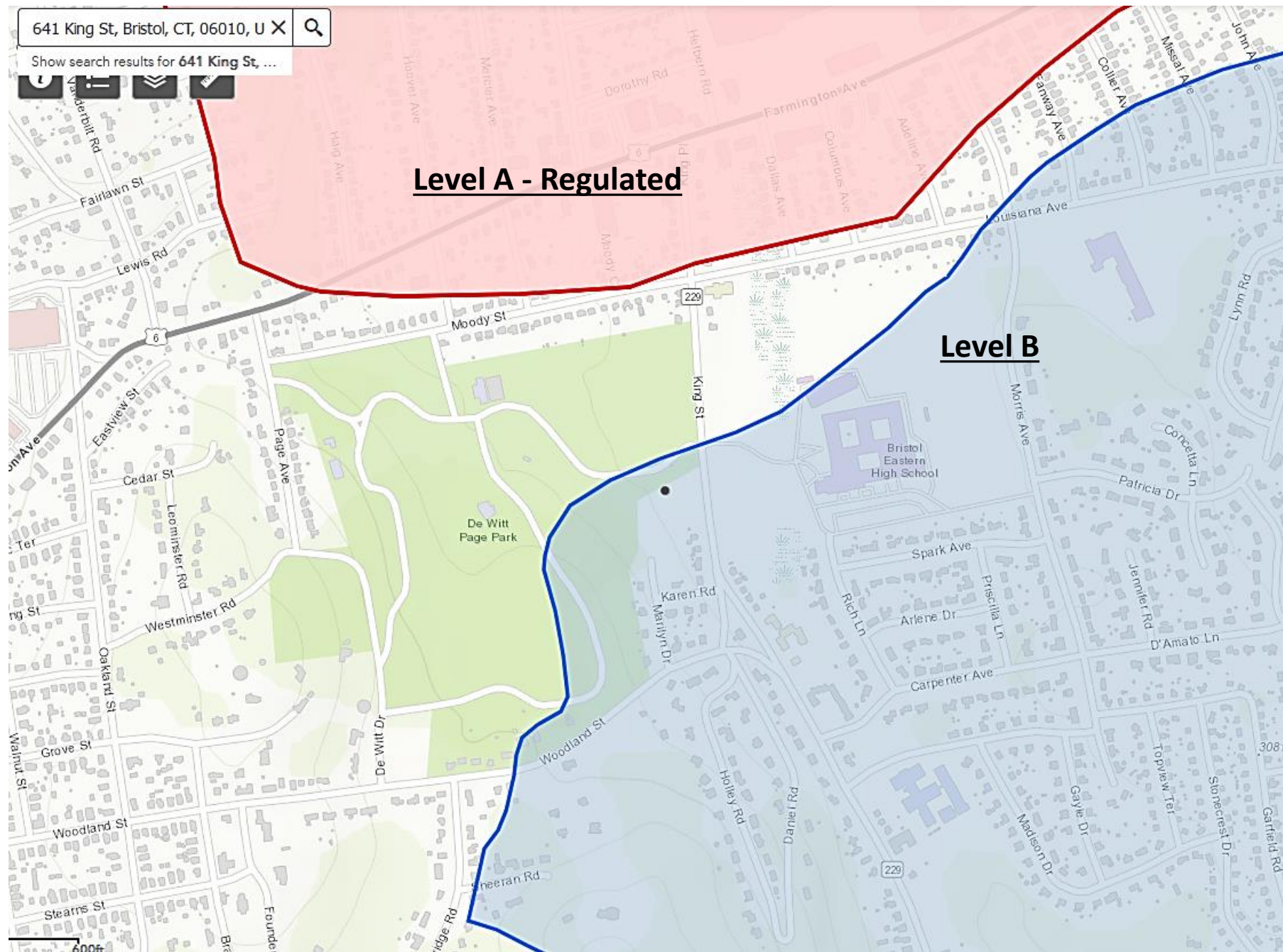
Application #435
IWWC











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: Wednesday, December 13, 2023 11:34 AM
To: tunsky.jonathan@wseinc.com; 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:

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

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

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

This is renovation and improvements project at Page Park in Bristol, Connecticut. Improvements include new pickleball, basketball, play area, splash pad, bathroom, great lawn area, new pedestrain walks and multi-use trail, parking, planting and seeding, stormwater drainage improvements, stabilizing the existing dam and increasing the flood storage, replacing the existing spillway, repair dam seepage and wetland replacement.

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:

This is renovation and improvements project at Page Park in Bristol, Connecticut. Improvements include new pickleball, basketball, play area, splash pad, bathroom, great lawn area, new pedestrain walks and multi-use trail, parking, planting and seeding, stormwater drainage improvements, stabilizing the existing dam and increasing the flood storage, replacing the existing spillway, repair dam seepage and wetland replacement.

Please enter the date of the application, petition, request or plan:
2023-12-07

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? Yes

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

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:
Jonathan Tunsky

Applicant email address:
tunsky.jonathan@wseinc.com

Street address or intersection of application, petition, request or plan:
641 & 649 King Street, Bristol, CT

Enter Project Longitude/Latitude:
-72.92530068602086
41.685358050729555

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:
Will forward plans to email address.

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

Link to Page Park Stormwater Report:

<https://www.bristolct.gov/DocumentCenter/View/43963/20231207-Page-Park-Stormwater-Report>

(Dated December 6, 2023)



westonandsampson.com

WESTON & SAMPSON ENGINEERS, INC.
712 Break Street, Suite 103
Rocky Hill, CT 06067
Tel: 860.313.1473

REPORT

December 6, 2023

Stormwater Management Report

Project:
Renovations & Improvements at
Page Park

Prepared for:
City of Bristol

Site Location:
651 King Street



641 & 649 King Street, Bristol, CT 06010
Assessor's Map Number: 37
Assessor's Lot Number: 134 & 135

[illegible]

1. EXISTING BUILDING COVERAGE: 1.237171 10-1.07%

[illegible]

1. EMBROIDERED SILK/STAINLESS STEEL BRACE - 17.1751.17T 352-0-0
2. EMBROIDERED SILK/STAINLESS STEEL BRACE - 17.1751.17T 352-0-0

PARKING AREA A LANDSCAPING REQUIREMENTS (60 SPACES)			
REQUIREMENT	REQUIRED	PROPOSED	COMPLIANCE
SECT/ROW/USE	1 TREE: 10 SPACES + 10 TREES	18 TREES	YES
SECT/ROW/USE	2 SHRUBS: 10 SPACES + 12 SHRUBS	12 SHRUBS	YES
SECT/ROW/USE	MINIMUM OF 20% LANDSCAPED SPACE	60% OF 100	YES
SECT/ROW/USE	NO SIGNAGE OR LIGHTS	N/A	N/A

PARKING AREA B LANDSCAPING REQUIREMENTS (20 SPACES)			
REQUIREMENT	REQUIRED	PROPOSED	COMPLIANCE
REQUIREMENT 1a	1 TREE: 14 SPACES - 1 TREE	1*	YES
REQUIREMENT 1b	2 SHRUBS: 10 SPACES - 4 SHRUBS	12 SHRUBS	YES
REQUIREMENT 2	1 SIGNPOST FOR LANDSCAPING SPACES - 200 FT	445 FT	YES
REQUIREMENT 3a	ACCESS TO CURB STREET	N/A	YES

PARKING AREA C LANDSCAPING REQUIREMENTS (60 SPACES)			
REQUIREMENT	REQUIRED	PROPOSED	COMPLIANCE
SEEDING/PLANTING	1 TREE: 10 SPACES + 1 TREE	10	YES
SEEDING/PLANTING	3 SHRUBS - 10 SPACES + 13 SHRUBS	13 SHRUBS	YES
SEEDING/PLANTING	COVER PLANTER 10% LANDSCAPING SPACE 1000 SF	1000	YES
SEEDING/PLANTING	SCREEDING/GRASS STRIP	1000 SF GRASS STRIP	YES

PARKING AREA D LANDSCAPING REQUIREMENTS (50 SPACES)			
REQUIREMENT	REQUIRED	PROPOSED	COMPLIANCE
SEEDING/PLANTING	1 TREE: 10 SPACES - 1 PLANT	0	YES
SEEDING/PLANTING	2 SHRUBS: 10 SPACES - 10 SHRUBS	10 SHRUBS	YES
SEEDING/PLANTING	COVERED 25% LANDSCAPED SPACE = 12.5'	0.00	YES
SEEDING/PLANTING	CONCRETE/PAVED DRIVEWAY	0.00	YES



• FOR ILLUSTRATIVE PURPOSES ONLY.

DECEMBER 7, 2023

RECEIVED FEBRUARY 22, 2008

Prepared By

Prepared By

 Studydrive

Week 10 @ Sunpa

Weston & Sampson Engineers, Inc.
712 Brock Street, Suite 103

Rocky Hill, CT 06067

800-512-4473 BOLSAMPSO
www.westonsandsampson.com

www.elsevier.com/locate/jmb

OWNER:
CITY OF BRISTOL
111 NORTH MAIN STREET
BRISTOL, CT 06010

LANDSCAPE ARCHITECT, STRUCTURAL, CIVIL, AND TRANSPORTATION
WESTON & SAMPOSON ENGINEERS, INC.
702 BROOK STREET, SUITE 103
RODNEY HILL, CT 06067

BASELINE'S
BRISTOL OFFICE
BRISTOL PARKS AND RECREATION

SURVEY:
DENNO LAND SURVEYING
2 TURNERS ROAD SUITE 214
TARRYVILLE, CT 06061

OROTEC
WESTON & SAMPSON ENGINEERS, INC.
65 WALKERS BROOK DRIVE, SUITE 100
READING, MA 01867

**BRISTOL SITE PLAN
APPROVAL**
NOT FOR CONSTRUCTION

SHEET INDEX

- SHEET NO. 1-5.....EXISTING CONDITIONS PLAN
- L100.....OVERALL EXISTING CONDITIONS PLAN
- L201-204.....SITE PREPARATION & DEMOLITION PLAN
- L301-304.....LAYOUT & MATERIALS PLAN
- L310.....SIGNAGE PLAN
- L501-504.....DRAWINGS PLAN
- L530.....SECTIONS
- L600.....OVERALL PLANTING PLAN
- L651-654.....PLANTING PLAN
- L701-704.....PHOTOMETRIC PLAN
- L750.....PHOTOMETRIC PLAN FOR SPORTS LIGHTING
- L800-804.....DETAILS
- ADA RESTROOM FACILITY WITH STORAGE UNIT BID NO. 10130 SET
- C101-104.....EROSION AND SEDIMENTATION CONTROL PLAN
- C201-204.....DRAINAGE PLAN
- C251-254.....UTILITY PLAN
- C401-404.....EROSION AND SEDIMENTATION CONTROL DETAILS
- C451-454.....SITE CIVIL DETAILS
- S101.....STRUCTURAL PLAN 1
- S102.....STRUCTURAL PLAN 2
- S301.....SITE 1 STRUCTURAL PLAN
- S302.....SITE 2 STRUCTURAL PLAN
- S303.....SITE 3 STRUCTURAL PLAN AND CULVERT INLET ELEVATION
- S304.....SITE 4 STRUCTURAL PIER PLAN ELEVATION AND SECTION
- S401.....SITE 1 WALL ELEVATIONS I
- S402.....SITE 1 WALL ELEVATIONS II
- S403.....SITE 1 WALL ELEVATIONS AND DETAILS
- S411.....SITE 2 CULVERT DETAILS
- S412.....SITE 2 CULVERT DETAILS



LOCATION MAP

Page Park Site Plan Hyperlink for the Planning Commission – 12/7/23

<https://ct-bristol2.civicplus.com/DocumentCenter/View/44084/20231207-Page-Park-PLANS>

CITY OF BRISTOL RENOVATIONS & IMPROVEMENTS AT PAGE PARK

641 & 649 King Street, Bristol, CT 06010



ZONING INFORMATION 641 KING STREET				
REQUIREMENT	REQUIRED	EXISTING	PROPOSED	COMFORMANCE
USE	R-1 SINGLE-FAMILY RESIDENTIAL	R-1 SINGLE-FAMILY RESIDENTIAL	R-1 SINGLE-FAMILY RESIDENTIAL	YES
LAND USE	RECREATIONAL FACILITY	RECREATIONAL FACILITY	RECREATIONAL FACILITY	YES
MINIMUM LOT AREA	8000 SF	> 10,000 SF 2.7X ACRES	> 10,000 SF 2.7X ACRES	YES
MINIMUM LOT FRONTAGE	100'	> 100 SF	> 100 SF	YES
MINIMUM LOT DEPTH	50'	> 150 SF	> 150 SF	YES
MINIMUM LOT WIDTH	50'	> 150 SF	> 150 SF	YES
MINIMUM BUILDING HEIGHT	30'	< 30'	< 30'	YES
MINIMUM BUILDING FOOTPRINT	20%	100%	100%	YES
OFF-STREET PARKING REQUIRED	AS DETERMINED BY COMMISSION	20 SPACES	20 SPACES	YES

1. EXISTING BUILDING COVERAGE: 1.23% (11,188 SF)
2. PROPOSED BUILDING COVERAGE: 1.23% (11,188 SF)

ZONING INFORMATION 651 KING STREET				
REQUIREMENT	REQUIRED	EXISTING	PROPOSED	COMFORMANCE
USE	R-1 SINGLE-FAMILY RESIDENTIAL	R-1 SINGLE-FAMILY RESIDENTIAL	R-1 SINGLE-FAMILY RESIDENTIAL	YES
LAND USE	RECREATIONAL FACILITY	RECREATIONAL FACILITY	RECREATIONAL FACILITY	YES
MINIMUM LOT AREA	8000 SF	> 10,000 SF 2.7X ACRES	> 10,000 SF 2.7X ACRES	YES
MINIMUM LOT FRONTAGE	100'	> 100 SF	> 100 SF	YES
MINIMUM LOT DEPTH	50'	> 150 SF	> 150 SF	YES
MINIMUM LOT WIDTH	50'	> 150 SF	> 150 SF	YES
MINIMUM BUILDING HEIGHT	30'	< 30'	< 30'	YES
MINIMUM BUILDING FOOTPRINT	20%	100%	100%	YES
OFF-STREET PARKING REQUIRED	AS DETERMINED BY COMMISSION	20 SPACES	20 SPACES	YES

1. EXISTING BUILDING COVERAGE: 1.23% (11,188 SF)
2. PROPOSED BUILDING COVERAGE: 1.23% (11,188 SF)

PARKING AREA A LANDSCAPING REQUIREMENTS (60 SPACES)			
REQUIREMENT	REQUIRED	PROPOSED	COMFORMANCE
SECTION 101	1 TREE TO 10 SPACES - 10 TREES	10 TREES	YES
SECTION 102	2 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 103	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 104	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 105	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 106	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 107	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 108	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 109	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 110	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 111	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 112	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 113	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 114	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 115	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 116	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 117	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 118	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 119	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 120	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 121	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 122	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 123	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 124	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 125	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 126	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 127	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 128	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 129	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 130	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 131	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 132	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 133	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 134	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 135	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 136	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 137	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 138	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 139	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 140	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 141	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 142	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 143	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 144	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 145	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 146	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 147	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 148	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 149	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 150	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 151	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 152	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 153	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 154	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 155	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 156	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 157	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 158	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 159	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 160	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 161	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 162	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 163	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 164	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 165	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 166	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 167	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 168	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 169	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 170	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 171	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 172	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 173	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 174	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 175	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 176	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 177	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 178	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 179	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 180	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 181	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 182	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 183	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 184	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 185	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 186	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 187	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 188	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 189	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 190	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 191	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 192	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 193	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 194	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 195	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 196	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 197	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 198	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 199	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES
SECTION 200	1 SHALLOU TO 10 SPACES - 10 SHALLOU	10 SHALLOU	YES

PARKING AREA B LANDSCAPING REQUIREMENTS (20 SPACES)			
REQUIREMENT	REQUIRED	PROPOSED	COMFORMANCE
SECTION 101	1 TREE TO 10 SPACES	10 TREES	YES
SECTION 102	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 103	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 104	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 105	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 106	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 107	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 108	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 109	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 110	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 111	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 112	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 113	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 114	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 115	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 116	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 117	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 118	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 119	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 120	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES

PARKING AREA C LANDSCAPING REQUIREMENTS (60 SPACES)			
REQUIREMENT	REQUIRED	PROPOSED	COMFORMANCE
SECTION 101	1 TREE TO 10 SPACES	10	YES
SECTION 102	1 SHALLOU TO 10 SPACES	10 SHALLOU	YES
SECTION 103	1 SHALLOU TO 10 SPACES	10	YES
SECTION 104	1 SHALLOU TO 10 SPACES	10	YES
SECTION 105	1 SHALLOU TO 10 SPACES	10	YES

PARKING AREA D LANDSCAPING REQUIREMENTS (20 SPACES)			
REQUIREMENT	REQUIRED	PROPOSED	COMFORMANCE
SECTION 101	1 TREE TO 10 SPACES	10	YES
SECTION 102	2 SHALLOU TO 10 SPACES	20 SHALLOU	YES
SECTION 103	1 SHALLOU TO 10 SPACES	10	YES
SECTION 104	1 SHALLOU TO 10 SPACES	10	YES
SECTION 105	1 SHALLOU TO 10 SPACES	10	YES



PAGE PARK
- FOR ILLUSTRATIVE PURPOSES ONLY -



LOCATION MAP

CITY OF BRISTOL
111 NORTH MAIN STREET
BRISTOL, CT 06010

LANDSCAPE ARCHITECT, STRUCTURAL, CIVIL AND TRANSPORTATION
WESTON & SAMPSON ENGINEERS, INC.
712 BROOK STREET, SUITE 100
RODNEY HILL, CT 06067

BASE MAPS
BRISTOL GIS
BRISTOL PARKS AND RECREATION

SURVEY
DEMING LAND SURVEYING
2 TURNER ROAD SUITE 214
TARRYVILLE, CT 06061

GEOTECH
WESTON & SAMPSON ENGINEERS, INC.
85 WALKERS BROOK DRIVE, SUITE 100
READING, MA 01867

**BRISTOL SITE PLAN
APPROVAL**
NOT FOR CONSTRUCTION

SHEET INDEX

- SHEET NO. 1-5, EXISTING CONDITIONS PLAN
- L100-001-001 COVERALL EXISTING CONDITIONS PLAN
- L201-001-001 SITE PREPARATION & DEMOLITION PLAN
- L201-001-002 LAYOUT & MATERIALS PLAN
- L301-001-001 SEWAGE PLAN
- L301-001-002 DRAINAGE PLAN
- L301-001-003 SECTIONS
- L600-001-001 COVERALL PLANTING PLAN
- L601-001-001 PLANTING PLAN
- L701-001-001 PHOTOMETRIC PLAN
- L701-001-002 PHOTOMETRIC PLAN FOR SPORTS LIGHTING
- L800-001-001 DETAILS
- ADA RESTROOM FACILITY WITH STORAGE LIMITED BID NO. 10100 SET
- C101-001-001 EROSION AND SEDIMENTATION CONTROL PLAN
- C201-001-001 DRAINAGE PLAN
- C201-001-002 UTILITY PLAN
- C301-001-001 EROSION AND SEDIMENTATION CONTROL DETAILS
- C401-001-001 SITE CIVIL DETAILS
- S101-001-001 STRUCTURAL PLAN 1
- S102-001-001 STRUCTURAL PLAN 2
- S201-001-001 SITE 1 STRUCTURAL PLAN
- S202-001-001 SITE 2 STRUCTURAL PLAN
- S301-001-001 SITE 3 STRUCTURAL PLAN AND CULVERT INLET ELEVATION
- S302-001-001 SITE 4 STRUCTURAL PLAN ELEVATION AND SECTION
- S401-001-001 SITE 1 WALL ELEVATIONS I
- S402-001-001 SITE 1 WALL ELEVATIONS II
- S403-001-001 SITE 1 WALL ELEVATIONS AND DETAILS
- S411-001-001 SITE 2 CULVERT DETAILS
- S412-001-001 SITE 3 WEIR DETAILS

DECEMBER 7, 2023

Prepared By

Weston & Sampson

Weston & Sampson Engineers, Inc.
712 Brook Street, Suite 100
Rodney Hill, CT 06067

860-513-1473 808 SAMPSON
www.westonandsampson.com

Page Park Site Plan Hyperlink for the Inland Wetlands and Watercourses Commission:

<https://ct-bristol2.civicplus.com/DocumentCenter/View/45958/20230921-Page-Park-IWWC-Plans>

CITY OF BRISTOL

RENOVATIONS & IMPROVEMENTS AT PAGE PARK

641 & 649 King Street, Bristol, CT 06010



PAGE PARK
- FOR ILLUSTRATIVE PURPOSES ONLY -

SEPTEMBER 21, 2023

Prepared By

Weston & Sampson

Weston & Sampson Engineers, Inc.
712 Brook Street, Suite 103
Rocky Hill, CT 06067
860-513-1473 800.SAMPSON
www.westonandsampson.com

OWNER:
CITY OF BRISTOL
111 NORTH MAIN STREET
BRISTOL, CT 06010

LANDSCAPE ARCHITECT, STRUCTURAL, CML, AND TRANSPORTATION:
WESTON & SAMPSON ENGINEERS, INC.
712 BROOK STREET, SUITE 103
ROCKY HILL, CT 06067

BASE MAPS:
BRISTOL GIS
BRISTOL PARKS AND RECREATION

SURVEY:
DENNO LAND SURVEYING
2 TURNIS ROAD SUITE 214
TARIFFVILLE, CT 06081

GEOTECH:
WESTON & SAMPSON ENGINEERS, INC.
55 WALKERS BROOK DRIVE, SUITE 100
READING, MA 01867

**BRISTOL WETLANDS
SUBMISSION**
NOT FOR CONSTRUCTION

SHEET INDEX

- SHEET NO. 1-S.....EXISTING CONDITIONS PLAN
- L100.....OVERALL EXISTING CONDITIONS PLAN
- L301-304.....LAYOUT & MATERIALS PLAN
- L501-504.....GRADING PLAN
- L510.....WETLAND MITIGATION PLAN
- L520.....WATER HANDLING PLAN
- L530.....SECTIONS
- L600.....OVERALL PLANTING PLAN
- L601-604.....PLANTING PLAN
- L701-704.....PHOTOMETRIC PLAN
- L800-904.....DETAILS
- ADA RESTROOM FACILITY WITH STORAGE UNITED BID NO. 10130 SET
- C101-104.....EROSION AND SEDIMENTATION CONTROL PLAN
- C201-204.....DRAINAGE PLAN
- C301-304.....UTILITY PLAN
- C400-401.....EROSION AND SEDIMENTATION CONTROL DETAILS
- C402-407.....SITE CIVIL DETAILS
- S101.....STRUCTURAL PLAN 1
- S102.....STRUCTURAL PLAN 2
- S103.....STRUCTURAL PLAN 3
- S104.....STRUCTURAL PLAN 4
- S301.....SITE 1 STRUCTURAL PLAN
- S302.....SITE 2 STRUCTURAL PLAN
- S303.....SITE 3 STRUCTURAL PLAN
- S401.....SITE 1 WALL ELEVATIONS I
- S402.....SITE 1 WALL ELEVATIONS II
- S403.....SITE 1 WALL ELEVATIONS AND DETAILS
- S411.....SITE 2 CULVERT DETAILS
- S412.....SITE 2 WEIR DETAILS



LOCATION MAP

Renovations & Improvements at Page Park



Planning| January 29, 2024

PAGE PARK Agenda

- Permitting
- Project Overview
- Buildings
- Parking
- Lighting
- Signage
- Play Area
- Splash Pad
- Phasing

PAGE PARK Design Development

Tentative Permitting Schedule		
Permit	Apply	Decision
CT DEEP Individual Dam Safety Permit (8 Months)	September 2023	April 2024
Bristol Conservation Commission Inland Wetlands	September 2023	December 4, 2023
Bristol Planning Commission	December 2023	February 2024
ACOE General Permit #17 and a PCN	February 2024	April 2024
CT DEEP General Permit for Discharge of Stormwater	March 2024	May 2024
CT DOT OSTA Administrative Decision	March 2024	May 2024

PAGE PARK Master Plan



PAGE PARK Preliminary Design Review Priority Plan

-  ACCESS POINTS
-  1-WAY VEHICULAR LANE (+8' MULTI-USE TRAIL)
-  2-WAY VEHICULAR LANE
-  PEDESTRIAN SIDEWALK
-  BOARDWALK
-  EXISTING WETLAND AREA
-  EXISTING WATER COURSE
-  PROPOSED WATER COURSE
-  DISC GOLF
-  FUTURE EXPANSION
-  PARKING LOT (PK)
-  PLAYGROUND (PLAY)
-  GREAT LAWN
-  RESTROOM FACILITIES (RF)
-  SPLASH PAD (SP)
-  PAVILION (PA)
-  OBSERVATION TOWER
-  BASKETBALL COURT (BB)
-  PICKLE BALL COURT (PB)



PAGE PARK Schematic Design Review



PAGE PARK Schematic Design Review









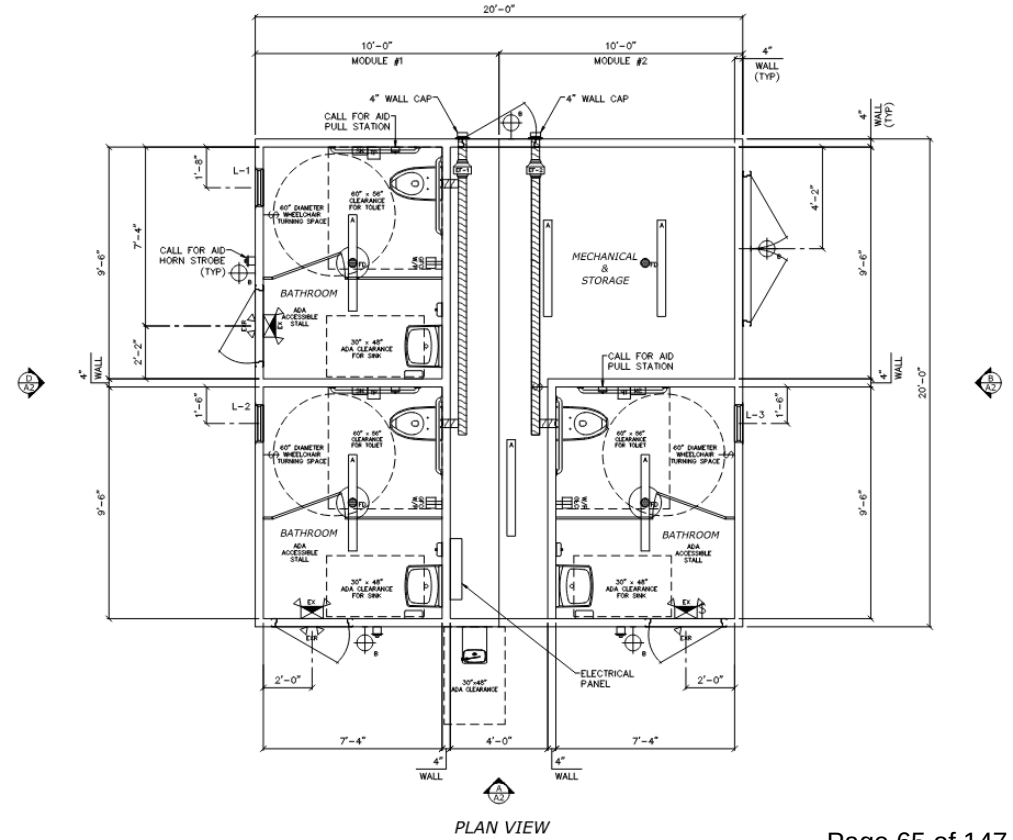
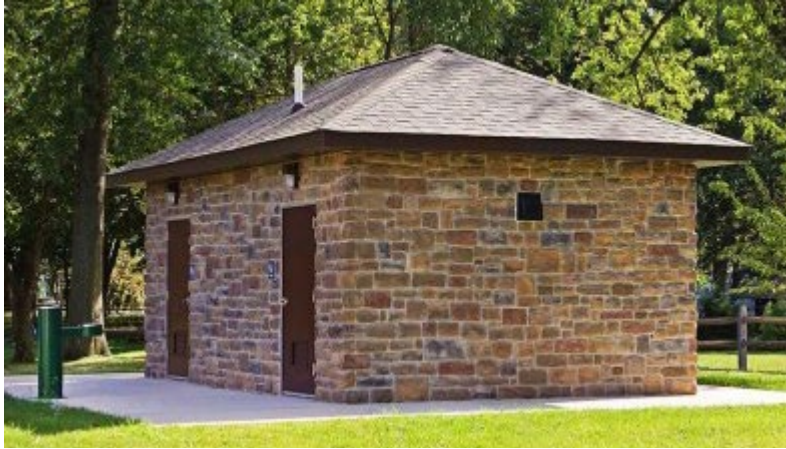




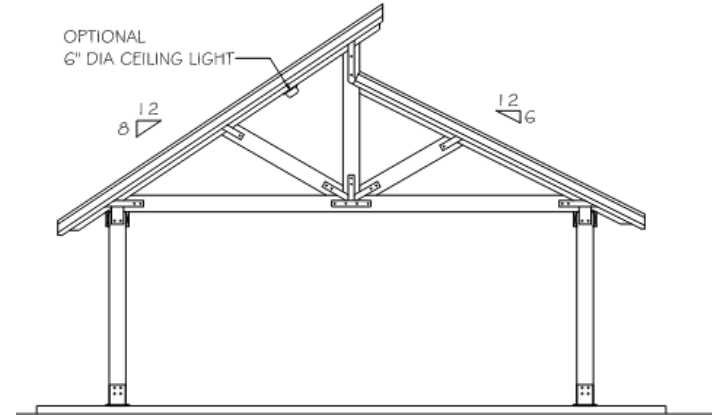
PAGE PARK Buildings



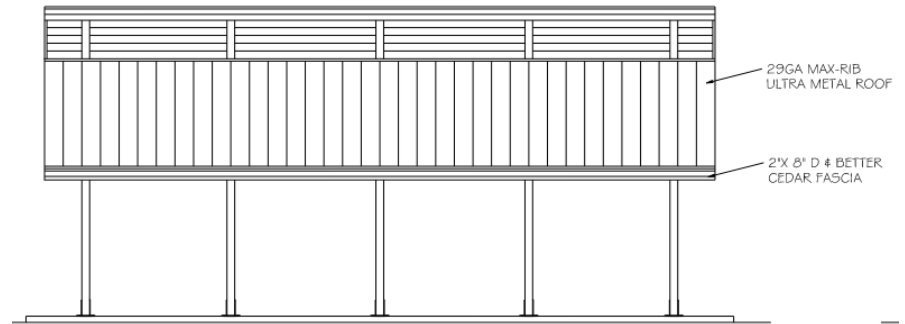
PAGE PARK Buildings



PAGE PARK Buildings

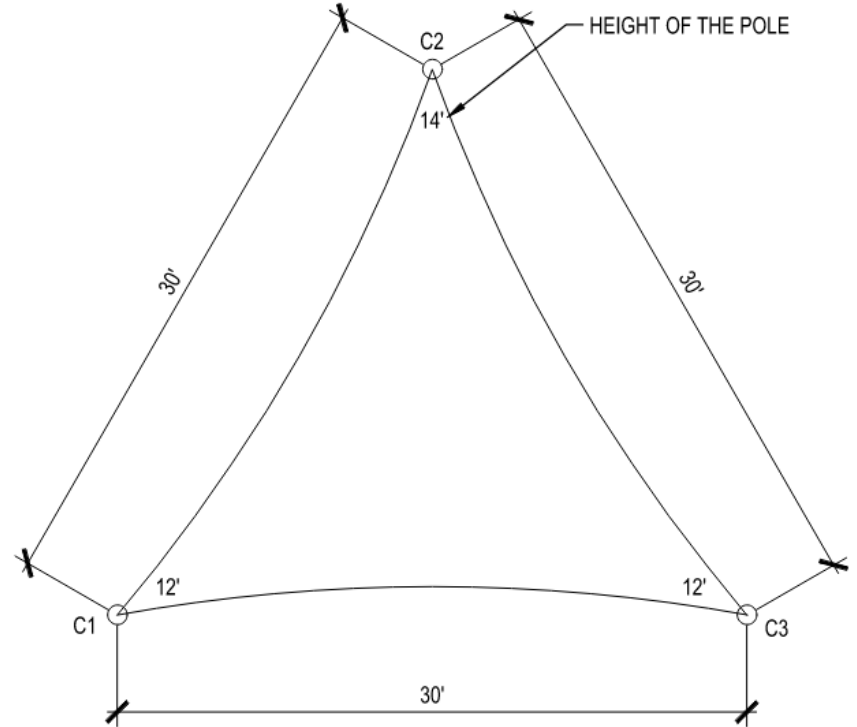


SIDE ELEVATION



FRONT ELEVATION

PAGE PARK Buildings



PAGE PARK Parking

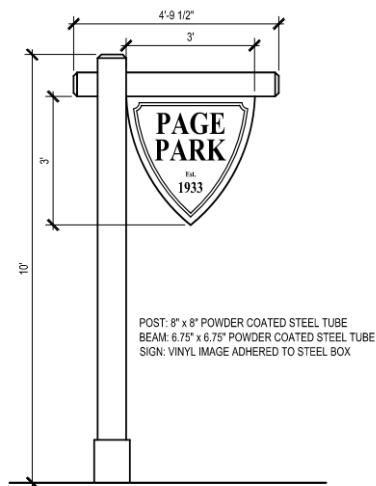
- Existing 79
- Master plan 314
- Rockwell Park 291
- Proposed 226



PAGE PARK Lighting

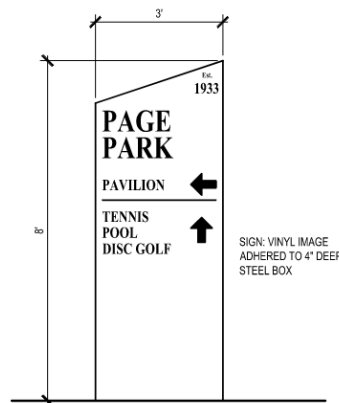


PAGE PARK Signage



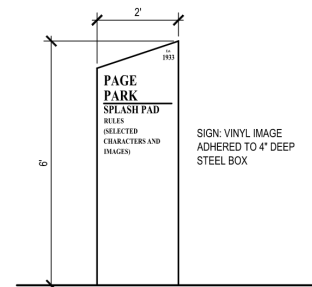
1 SIGN - TYPE 1
NOT TO SCALE

CT-PP-91



2 SIGN - TYPE 2
NOT TO SCALE

CT-PP-92



3 SIGN - TYPE 3
NOT TO SCALE

CT-PP-93

PAGE PARK Play Area



PAGE PARK Play Area



PAGE PARK Splash Pad



PAGE PARK Phasing







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.



D | P | S
DEVELOPMENT PLANNING SOLUTIONS LLC.

January 24, 2024

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

For Office Use Only

Received: Jan. 24, 2024

Application No.: 2488

Decision Date:

Decision:

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

Dear Commissioners,

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

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

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

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

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

STRATEGIC LAND USE PLANNING AND DEVELOPMENT CONSULTING

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

Exhibit “A”

4.1 Principle Use Summary Table: Summary Table

Proposed to Add:

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

9.2 RM – Mixed Residential Zone (Overlay Zone)

Proposed to Add:

9.2.3 Unified Residential Developments

A. Purpose

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

B. General Requirements

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

C. Area and Dimensional Requirements

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

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

Maximum Density (units per acre) 18

Minimum Lot Area (acres) .5

Minimum Lot Frontage (feet) 75

Minimum Front Yard (feet) 6

Minimum Side Yard (feet) 6

Minimum Rear Yard (feet) 15

Maximum Building Height (feet) 35

Maximum Building Coverage (%) 40%

Maximum Impervious Surface Coverage (%) 80%

Minimum Building Spacing (feet) 18 apart

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

D. Site Based Amenities

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

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

E. Site Design Standards

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

F. Building Design Standards

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

Exhibit “B”

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

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

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

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

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

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	



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.

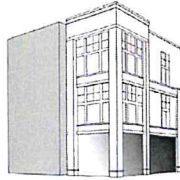


Exhibit "A"

PROPOSED TEXT AMENDMENT

Section V. Residential Zones

C. RM - Mixed Residential Zone

3. Special Permit Uses – The following additional principal uses shall be permitted in the RM zone subject to Special Permit and Site Plan approvals in accordance with Sections X and XI:

c. Existing - *None*

c. Proposed - Unified residential developments subject to the following provisions

1. The proposed project site shall contain a minimum of 15,000 square feet on a single parcel.
2. Minimum Lot Frontage 75 Feet.
3. The proposed density shall not exceed 18 units per acre.
4. The maximum number of dwelling units per building shall be three (3) units.
5. The minimum distance between structures shall be 18 feet.
6. Two (2) Off-Street Parking Spaces shall be provided per dwelling unit.

STRATEGIC LAND USE PLANNING AND DEVELOPMENT CONSULTING

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



2023 Proposal

City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: October 12, 2023

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: Application #2480 – 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, at its Regular Meeting of October 11, 2023 voted to recommend the approval of the above zoning text amendment application with the following positive referral motion:

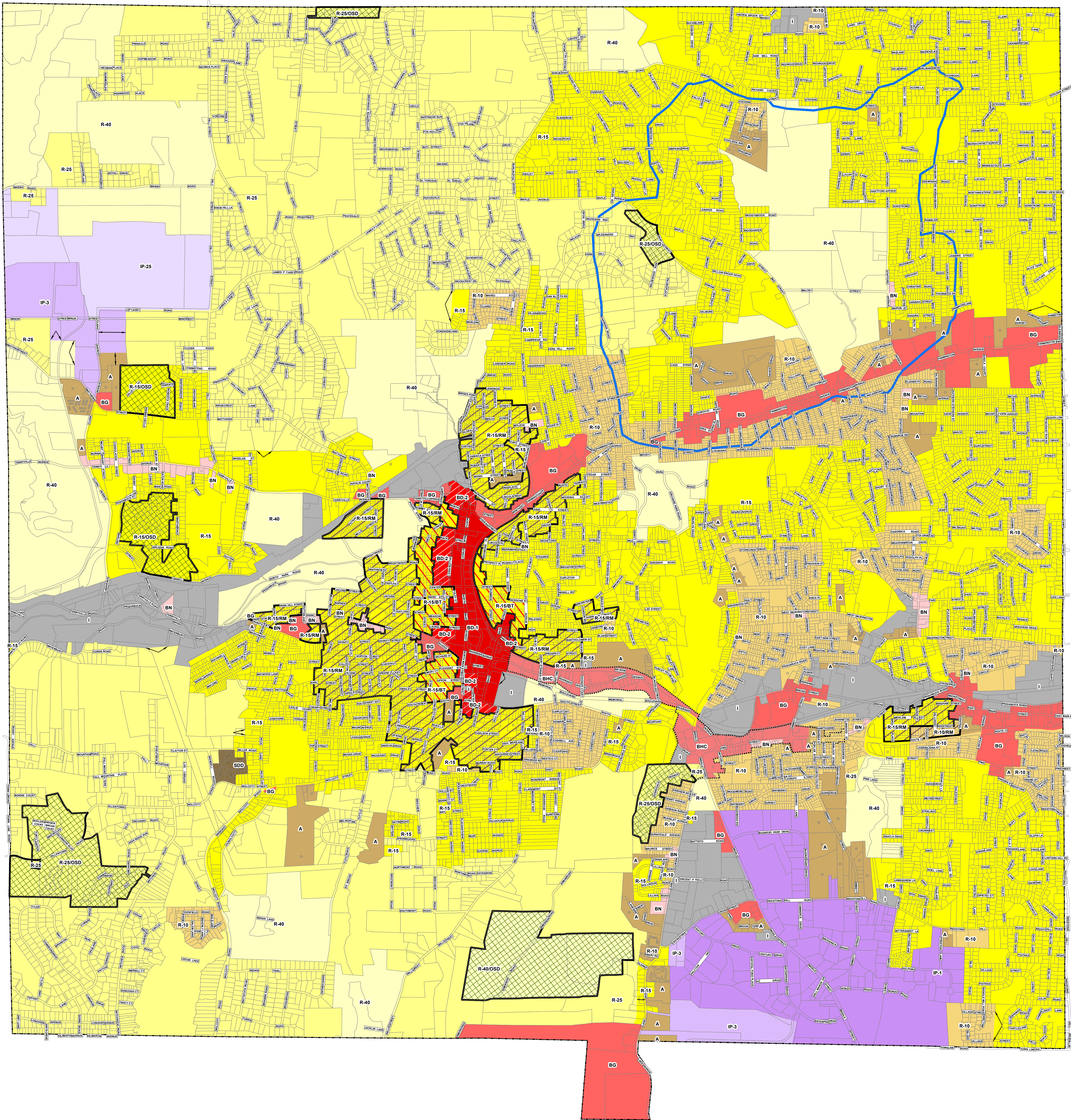
“The Planning Commission finds that the zoning text amendment, as presented, would be generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.”

For questions or additional information, please contact:

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

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

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

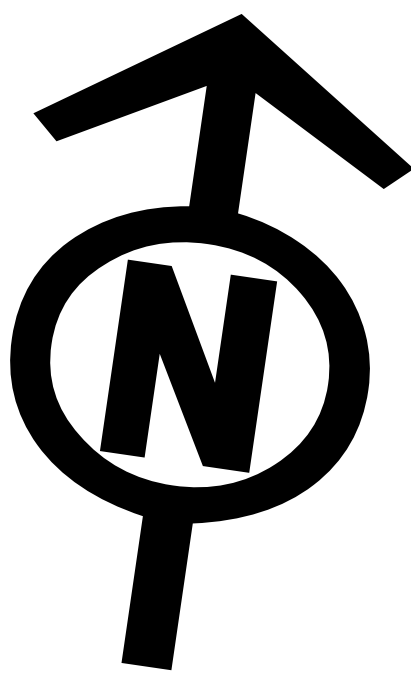
- IP-25 Industrial Park Zone
- IP-3 Industrial Park Zone
- IP-1 Industrial Park Zone
- I General Industrial Zone

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)

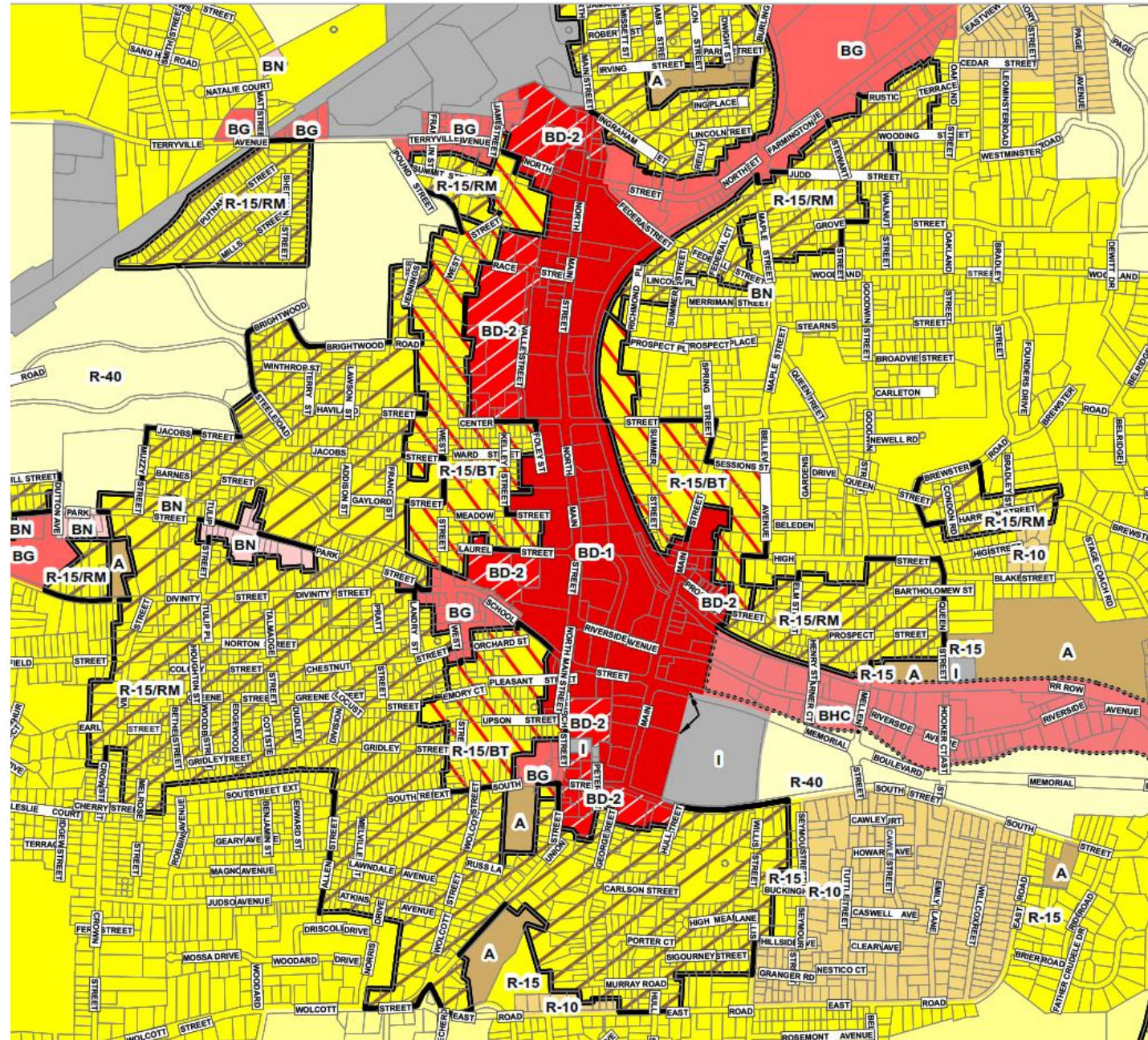
1 inch = 1,000 feet
0 500 1,000 2,000 3,000 4,000 5,000
Feet



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 Pavarano
Chair, Bristol Zoning Commission

Street names are shown for informational purposes only.







Office of the Corporation Counsel | 860.584.6150

MEMORANDUM

TO: William Veits, Chairman, Planning Commission

FROM: Thomas W. Conlin, Assistant Corporation Counsel *WC*

DATE: February 21, 2024

RE: Release of Restrictions
Industrial Land Sites: Lake Avenue, Middle Street, Vincent P. Kelly Road and Cross Street

Chairman Veits and Planning Commissioners:

We have received the request from Attorney Richard Mann on behalf of his client, Bud's Goods, for a waiver/release of certain restrictions and comments which encumber a number of industrial land sites on Lake Avenue, Middle Street, Vincent P. Kelly Road, and Cross Street, including the proposed Bud's Goods location at 135 Cross Street. (Attached "A").

When this industrial park was laid out in 1959, and the Declaration of Restrictions recorded in 1961 (Attached "B") the use of premises located on any conveyed lot was restricted to "industrial manufacturing purposes": (See Declaration of Restrictions #2). The Declaration of Restrictions, final paragraph, also states,

"These regulations shall be promulgated and enforced by the City Council and remain in effect unless changed by that body with the approval of the City Planning Commission, subject to all existing statutes and regulations..."

The proposed use of the 135 Cross Street is for the packaging of cannabis products, with no public access or retail sales, pursuant to City Ordinance Sections 13-122 through 13-131.

Our records in the Corporation Counsel's office has shown that since 1961 the City Council has granted seven (7) releases or partial releases of the Declaration of Restrictions:



Office of the Corporation Counsel | 860.584.6150

1. Paragraph 1 & 7, June 29, 1973
2. Paragraph 1 & 2, November 4, 1976
3. Paragraph 1 & 7, September 1983
4. Paragraph 1 & 2, March 29, 1984
5. Paragraph 1, July 26, 2005
6. Paragraph 1-10, February 27, 2012
7. Paragraph 1-10, December 17, 2012

It appears that over time City leadership has taken a more progressive approach to the utilization of these lots, now more than 60 years old. Of special note are the releases provided in 1976 and 1984 which relieved those owners of the “industrial manufacturing purposes” restriction.

Upon your review and anticipated approval this matter will go to the City Council for its approval as well.

**THE LAW OFFICE OF
RICHARD S. MANN**
ATTORNEY

845 WASHINGTON STREET
SUITE 501
NEWTON, MA 02460

RICHARD S. MANN, ESQ.
TEL: 617-771-3361
RMANN@RICKMANNLAW.COM

VIA EMAIL

February 23, 2024
Planning Commission
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: 135 Cross Street—Request for Waiver and Release of Restrictions

Dear Planning Commissioners:

The undersigned represents Bud's Goods of CT, Corp. ("Bud's"), the prospective purchaser of the property known as 135 Cross Street (Lot 3-15 and Lot 3-31A-1), Bristol, CT (the "Property").

Bud's has received a provisional license as a cannabis Product Packager from the Connecticut Department of Consumer Protection and has filed an application for approval of the Property by the Bristol City Council as a cannabis product packaging facility with no public access or retail sales pursuant to Bristol City Ordinance § 13-122 et seq.

The Property is located in an Industrial Land site subject to the Declaration of Restrictions adopted by the Bristol City Council on October 30, 1961 and recorded with the Bristol Land Records at Volume 438, Page 513 (the "Restrictions").

Two of the items contained in the Restrictions are of particular concern to Bud's and will be of concern to any prospective lender.

Section 2 of the Restrictions provides that "{t}he use of the premises shall be restricted to industrial manufacturing purposes." There is no express definition of "industrial manufacturing purposes" set forth in the Restrictions. While the proposed use as a cannabis product packaging facility may well be within the intended meaning of these words as they are generally construed, Bud's is seeking clarification or a waiver or release of this restriction by the City Council to ensure its compliance.

The second item of concern is contained in Section 7 of the Restrictions. This section includes a right of reversion of title to the City at the original purchase price in certain events. The existence

of a right of reversion will be of concern to any prospective lender. In apparent anticipation that the right of reversion could be problematic in the future, Section 9 of the Restrictions provides as follows, in pertinent part:

“...if the release of the above reversion clause is deemed necessary in order to secure mortgage financing for said construction, then the owner, upon written application to the City Council, may seek a hearing and approval of said request, which the City Council shall be empowered to grant.”

As set forth in Corporation Counsel’s Memorandum of February 21, 2024 to the Chairman of the Commission, these particular restrictions have been waived or released in their entirety at least twice in the past so there is ample precedent for the requested relief.

A formal request to the City Council for waiver and release of these two items has been made by the undersigned pursuant to the attached letter to the City Council dated February 22, 2024.

As noted in Corporation Counsel’s Memorandum, the Restrictions may be changed by the City Council with the approval of the Planning Commission. Based on the foregoing, the undersigned respectfully requests that the Planning Commission provide its recommendation of approval of the requested waiver and release.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Richard S. Mann', with a stylized flourish extending to the left.

Richard S. Mann, Esq.
General Counsel for
Bud’s Goods of CT Corp.

cc: Stella Johnson
Matthew D. Glennon, Esq. (CT Counsel)
Thomas Conlin, Esq. (Asst. Corporation Counsel)
Robert M. Flanagan (City Planner)

partial rel
VOL. 1181 PRO. 28

See Release of Restrictions
Vol. 616 P. 322 Lot 15

VOL. 438

See Release of Restrictions
Vol. 644 pg 430 Lot 14
758 " 892
44 769 " 550

513

DECLARATION OF RESTRICTIONS

Declaration of Restrictions by the City of Bristol for
Industrial land sites fronting on Lake Avenue, Middle Street,
Vincent P. Kelly Road and Cross Street.

The following agreements, restrictions, covenants, or regulations shall pertain to all lots located in the City of Bristol's Industrial Land Sites located between Lake Avenue and Middle Street and Vincent P. Kelly Road and Cross Street and sold after this date (February 1, 1961), and shall appear in the deeds for same.

- See first clause*
Vol. 515 P. 150
" 4 507
1. All sales shall be subject to approval by the City Council.
 2. The use of the premises shall be restricted to industrial manufacturing purposes.
 3. The premises shall not be subdivided for a period of 25 years, from date of sale.
 4. If and when any easements may be deemed necessary in the opinion of city officials for storm water drains or any other utilities, such easements shall be granted free of charge and be located in an area bordered by property lines and lines parallel to same, a distance of Five (5) feet in upon said property side lines, or in an area bordered by property lines and a line parallel to same, a distance of Ten (10) feet in upon said property rear line. If any other easement is deemed necessary, it shall be negotiated only with the proper consent of both parties.
 5. The building line along Lake Avenue shall be a minimum distance from the property line of Fifty (50) feet, along all other streets surrounding the area a minimum distance of Thirty-five (35) feet, along internal streets a minimum distance of Twenty-five (25) feet.
 6. All plans and specifications for any and all buildings shall be approved by the City Council and the City Planning Commission after examination by the Public Works and Street Improvement Committee and the Building Inspector for conformation with existing codes.

VOL. 438

514

- 2 -

*See Ord. 438 Pg. 317
Ord. 438 Pg. 314
" 434 " 20
" 513 " 28*

- Actual construction on the premises must begin within one (1) year from the date of closing of the sale of property, and construction must be completed and the building or buildings be ready for occupancy within two (2) years after the date of commencement of construction. Failure to comply on the part of the property owner then extant shall make him liable, upon demand by the City of Bristol, to return said property to the City at the original purchase price, free and clear of all encumbrances save those mentioned herein. For purposes of this paragraph, commencement of construction means the actual beginning of the foundation construction, and ready for occupancy means acceptable to the building inspector for issuance of a certificate of occupancy.
8. The minimum size for a main manufacturing building or the sum total of two or more separate manufacturing buildings to be located on the average one-acre plots shall be 4,000 square feet floor area on such plots that are only single depth and 8,000 square feet floor area on such plots that are double depth. On plots that are fractional acres, the building size shall remain in the same proportion as the total area. For construction on multiple plots of more than two (2), the total area of manufacturing space shall be a minimum of ten (10) percent of the total plot area.
 9. If, in compliance with all the above regulations, the owner has commenced construction, and shown to the interests of the City good faith and capability to complete construction as proposed and on schedule, and if the release of the above reversion clause is deemed necessary in order to secure mortgage financing for said construction, then the owner, upon written application to the City Council, may seek hearing and approval of said request, which the City Council shall be empowered to grant.
 10. The owner agrees that if, as a result of manufacturing or any other processes, wastes are produced deemed harmful, injurious, of a nuisance value, or in some other manner undesirable in the best interests of the surrounding neighborhood or the City of Bristol through a violation of any existing City or State Health or Sanitation law or regulation, then said waste products shall be completely removed or treated such as to be rendered sufficiently harmless or nuisance-free according to existing regulations. This shall apply to all wastes whether or not

VOL. 438

515

- 3 -

introduced into City pipe lines or other facilities. Failure to comply may result in the proper authority concerned with such regulations taking necessary steps for correction of same at the expense of the owner.

These regulations shall be promulgated and enforced by the City Council and remain in effect unless changed by that body with the approval of the City Planning Commission, subject to all existing statutes and regulations. All other regulations, ordinances, etc., in force shall also be complied with.

STATE OF CONNECTICUT, }
COUNTY OF HARTFORD } SS. Bristol, October 30, A. D. 1961

THIS IS TO CERTIFY that at a meeting of the City Council on October 26, 1961 the foregoing Declaration of Restrictions was adopted by the City Council of the City of Bristol.

ATTEST:



John E. Poon
City Clerk

Received for Record Oct. 30, 1961 at 11:30 AM and recorded by
FORM 63

John E. Poon
Town Clerk

AGENDA

BRISTOL PLANNING COMMISSION CITY OF BRISTOL

REGULAR MEETING OF JANUARY 25, 2012

7:00 P.M., BRISTOL CITY HALL

I. Approval of Minutes

II. Pending Applications

1. Application #359 – Site Plan for generator buildings for broadcast facility, northeast side of Ronzo Rd.; Assessor's Map 1, Lot 5; IP-1 (Industrial Park) zone; ESPN, Inc., applicant (continued from 12/28/11).

III. New Applications

IV. Zoning Commission Referrals

1. Proposed amendments to the Zoning Regulations and Zoning Map re Route 72 corridor – initiated by Bristol Zoning Commission (continued from 12/28/11).

V. City Council and Other Referrals

1. Release of declaration of restrictions – Lots 5 and 6, east side of Lake Ave.

VI. Old Business

VII. New Business

1. Planning Commission appointment to Central CT Regional Planning Agency

VIII. Staff Reports

1. Monthly Subdivision Status Report
2. Update of 2000 Plan of Conservation and Development – Demographics/Population/Housing/Economic Characteristics

IX. Communications

REMINDER: The next meeting of the Planning Commission is Wednesday, February 29, 2012

**BRISTOL PLANNING COMMISSION
REGULAR MEETING OF JANUARY 25, 2012**

ATTENDANCE: Chairman William Veits (Chairman)
Commissioner John Soares (Vice Chairman)
Commissioner Marie Keeton (Secretary)
Anthony Dell'Aera (arrived 7:05 P.M.)
Angelo Cannici (Alternate)
John Reek, Jr. (Alternate)
City Planner, Alan Weiner
City Engineer, Paul Strawderman

ABSENT: Commissioner Brian Ewings.

The meeting was called to order at 7:00 P.M.

Chairman Veits designated Commissioners Cannici and Reek to vote in place of Commissioners Ewings and Dell'Aera.

The Commission heard a brief presentation from Edward Swicklas, Superintendent of Parks and Recreation. The CT Chapter of the American Society of Landscape Architecture has presented the City with an award for the recent improvements to Rockwell Park, and Mr. Swicklas thanked the Commission for the support of the project.

I. Minutes

There were no minutes.

Commissioner Dell'Aera arrived at 7:05 PM and took his seat, with Commissioner Cannici stepping down.

II. Pending Applications

1. Application #359 – Site Plan for generator buildings for broadcast facility, northeast side of Ronzo Rd.; Assessor's Map 1, Lot 5; IP-1 (Industrial Park) zone; ESPN, Inc., applicant (continued from 12/28/11).

The Commission acknowledged receipt of a letter dated January 17, 2012, from John Cistulli, Senior Director, Global Construction and Facilities Engineering, of ESPN, in response to concerns raised at the previous meeting, describing the company's plans for testing and maintaining the proposed generators. Commissioner Keeton read the letter into the record.

David Arai, Maier Design Group, representing ESPN, reviewed the issues discussed in the January 17th letter from ESPN, regarding construction phases, construction, noise levels, and testing.

Wayne Czarnezki, 265 Silo Road and David Milewski, 264 Silo Road, asked questions about the January 17 letter. ESPN representatives and Commission staff provided information in response to their questions.

Mr. Weiner felt that the January 17 letter reasonably addressed the Commission's and public's previous concerns and provided a mechanism for the City to revisit the issue if problems arose after construction. He suggested that, if the Commission were ready to approve the application, that stipulations be included to incorporate the items discussed in the letter.

Motion was made by Commissioner Dell'Aera to close public comment

Motion seconded by Commissioner Soares.

Motion carried 5-0.

Motion was made by Commissioner Dell'Aera to approve Application #359 with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. The phasing of construction of this project shall be as outlined in the letter from ESPN to the Planning Commission dated January 17, 2012.

3. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.
4. The operation, maintenance, acoustics testing, and emissions testing of the emergency generators shall be conducted in accordance with the provisions contained in the letter from ESPN to the Planning Commission dated January 17, 2012.

Motion seconded by Commissioner Keeton.
Motion carried 5-0.

III. New Applications

There were no new applications.

Item V.1. was taken out of order.

V. City Council and Other Referrals

1. Release of declaration of restrictions – Lots 5 and 6, east side of Lake Ave.

The Commission acknowledged receipt of a letter dated January 18, 2012 from Melissa Simonik, Assistant Corporation Counsel.

Mr. Weiner explained that this is not an 8-24 referral. The original industrial subdivision creating these properties contained a number of development restrictions. The Declaration of Restrictions states that any change to these conditions requires the approval of the Planning Commission.

Robert Larrange, owner of Lots 5 and 6, described the current configuration of his property. There are still two lots, different in layout than the original subdivision; a lot fronting on Lake Avenue with an existing machine shop on it, and a vacant rear lot behind that. The rear lot is for sale, and a potential buyer would like to establish a trucking company on it. This would not be allowed under the Declaration of Restrictions. The Commission is being asked to release the restriction that limits the lots to industrial use.

Mr. Weiner pointed out that the request from the Assistant Corporation counsel did not make clear whether the request is for release of one specific restriction or the entire list contained in the Declaration. He pointed out that any further development on any of the lots would require detailed review by the land use boards, which was not the case at the time of the original subdivision approval.

After review and discussion of the entire list of restrictions, the Commission came to a consensus that the restrictions are no longer needed due to changes in the land use approval process and the greater level of scrutiny that development applications now receive.

Motion was made by Commissioner Keeton to approve the Release of Declaration of Restrictions, Lots 5 and 6, east side of Lake Avenue.

Motion seconded by Commissioner Soares.
Motion carried 5-0.

IV. Zoning Commission Referrals

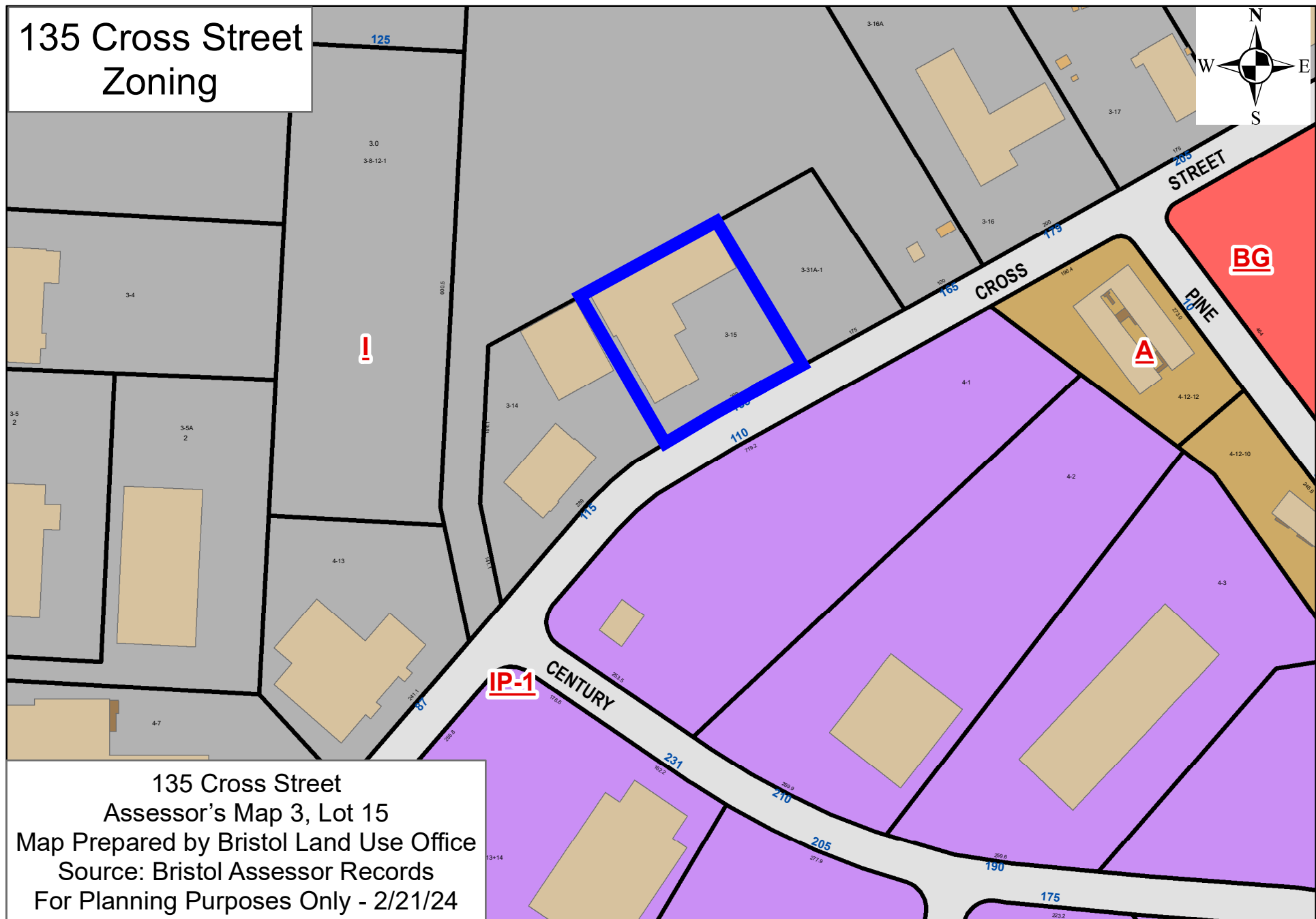
1. Proposed amendments to the Zoning Regulations and Zoning Map re Route 72 corridor – initiated by Bristol Zoning Commission (continued from 12/28/11).

Mr. Weiner reviewed the Commission's previous discussions of the amendments to the Zoning Regulations and Zoning Map regarding the Route 72 corridor. He made a presentation of the proposed list of uses that the Zoning Commission felt are not appropriate for the corridor zone and would not be allowed or would be allowed only by special permit.

The Commission discussed the proposed list and was in agreement with it as presented.

Mr. Weiner briefly reviewed the entire package of amendments to remind the Commission what was included.

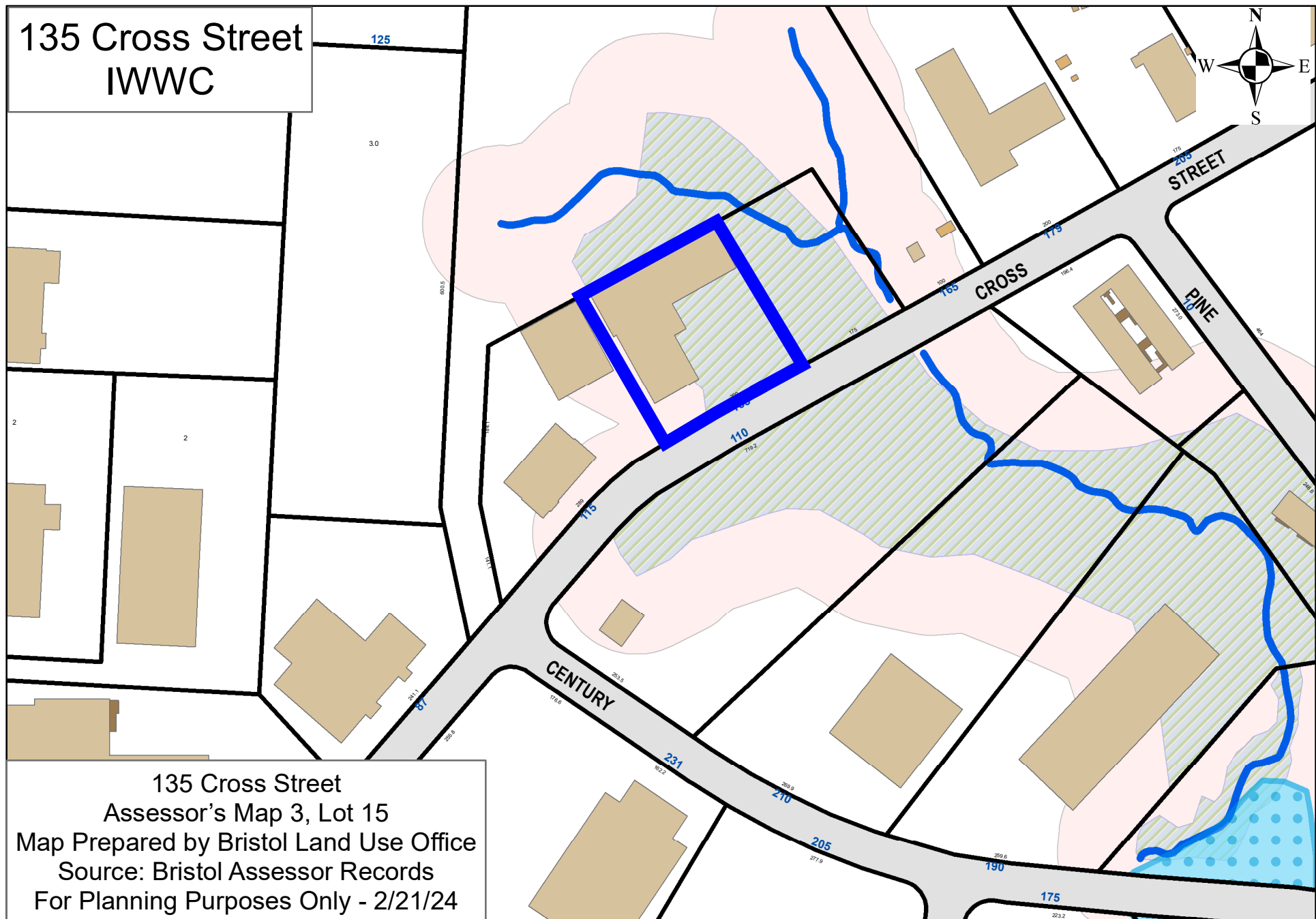




135 Cross Street Aerial



135 Cross Street
Assessor's Map 3, Lot 15
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 2/21/24



2024 Bond Reduction Request

MARK ZIOGAS
ATTORNEY AT LAW
88 VALLEY STREET 2ND FLOOR
P.O. BOX 1197, BRISTOL, CT 06011-1197
mziogas@csmlc.com

Phone (860) 589-4121

FAX (860) 589-4966

February 12, 2024

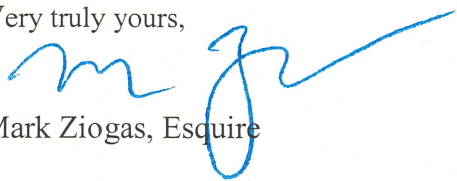
Planning Commission
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Application No. 413

Dear Commissioners:

The bonding for Phases 1-4, is coming up for renewal. My client has been working with the Town Engineer to finalize the amount of the bond. The cost to complete the remaining work is less than the 15% of the overall cost for the project infrastructure improvements so the parties have agreed a bond in the amount of \$265,875.00 shall be required of the Applicant. We further request that no bond be required for Phases 5-6 until such time as building permits are requested. Please place this matter on the Planning Commission's agenda so we can request the Commission's approval of the new bond amount.

Very truly yours,


Mark Ziogas, Esquire

2024 Bond Estimate - Page 1

Laurentide Glen Subdivision - LC Estimate

Infrastructure Costs - Phase 1			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 1	\$4,000.00	\$4,000.00	\$0.00
Strip Topsoil/Clearing for Roadway Phase 1	\$15,000.00	\$15,000.00	\$0.00
Earth Excavation/Grading	\$35,000.00	\$35,000.00	\$0.00
Detention Basin & Primary Storm Outlet for Phase 1	\$135,000.00	\$135,000.00	\$0.00
Sanitary Sewers	\$65,000.00	\$65,000.00	\$0.00
Storm Drainage	\$64,000.00	\$64,000.00	\$0.00
Water Mains - On Site	\$75,000.00	\$75,000.00	\$0.00
Pequabuck & Barlow Street Intersection/Re-alignment	\$80,000.00	\$80,000.00	\$0.00
Water Mains - Off Site	\$80,000.00	\$80,000.00	\$0.00
Road Subbase	\$32,500.00	\$32,500.00	\$0.00
Sidewalks	\$18,000.00	\$18,000.00	\$0.00
Underground Utilities	\$41,000.00	\$41,000.00	\$0.00
Light Poles & Bases	\$14,500.00	\$14,500.00	\$0.00
Bit. Paving & Curbs	\$47,500.00	\$47,500.00	\$0.00
Restoration	\$6,500.00	\$6,500.00	\$0.00
Survey/As-Built	\$2,500.00	\$2,000.00	\$500.00
Detention Pond Maintenance	\$110,000.00	\$0.00	\$110,000.00
Subtotal	\$825,500.00	\$715,000.00	\$110,500.00
15% Contingency	\$123,825.00	\$107,250.00	\$16,575.00
Totals	\$949,325.00	\$822,250.00	\$127,075.00

Infrastructure Costs - Phase 2			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 2	\$4,000.00	\$4,000.00	\$0.00
Strip Topsoil/Clearing for Roadway Phase 2	\$10,000.00	\$10,000.00	\$0.00
Earth Excavation/Grading for Roadway Phase 2	\$20,000.00	\$20,000.00	\$0.00
Sanitary Sewers - Phase 2	\$40,000.00	\$40,000.00	\$0.00
Storm Drainage - Phase 2	\$25,000.00	\$25,000.00	\$0.00
Water Mains - Phase 2	\$50,000.00	\$50,000.00	\$0.00
Road Subbase	\$18,500.00	\$18,500.00	\$0.00
Sidewalks	\$12,000.00	\$12,000.00	\$0.00
Underground Utilities	\$22,000.00	\$22,000.00	\$0.00
Light Poles & Bases	\$7,500.00	\$7,500.00	\$0.00
Bit. Paving & Curbs	\$31,500.00	\$31,500.00	\$0.00
Restoration	\$4,500.00	\$3,500.00	\$1,000.00
Survey/As-Built	\$2,000.00	\$1,500.00	\$500.00
Subtotal	\$247,000.00	\$245,500.00	\$1,500.00
15% Contingency	\$37,050.00	\$36,825.00	\$225.00
Totals	\$284,050.00	\$282,325.00	\$1,725.00

2024 Bond Estimate - Page 2

Infrastructure Costs - Phase 3			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 3	\$4,000.00	\$3,000.00	\$1,000.00
Strip Topsoil/Clearing for Roadway Phase 3	\$30,000.00	\$30,000.00	\$0.00
Earth Excavation/Grading for Roadway Phase 3	\$35,000.00	\$35,000.00	\$0.00
Sanitary Sewers - Phase 3	\$80,000.00	\$80,000.00	\$0.00
Storm Drainage - Phase 3	\$65,000.00	\$65,000.00	\$0.00
Water Mains - Phase 3	\$70,000.00	\$70,000.00	\$0.00
Road Subbase	\$24,000.00	\$24,000.00	\$0.00
Sidewalks	\$18,500.00	\$18,500.00	\$0.00
Underground Utilities	\$24,000.00	\$24,000.00	\$0.00
Light Poles & Bases	\$12,500.00	\$12,500.00	\$0.00
Bit. Paving & Curbs	\$45,000.00	\$45,000.00	\$0.00
Restoration	\$4,500.00	\$2,500.00	\$2,000.00
Survey/As-Built	\$2,000.00	\$1,500.00	\$500.00
Subtotal	\$414,500.00	\$411,000.00	\$3,500.00
15% Contingency	\$62,175.00	\$61,650.00	\$525.00
Totals	\$476,675.00	\$472,650.00	\$4,025.00

Infrastructure Costs - Phase 4			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 4	\$4,000.00	\$2,000.00	\$2,000.00
Strip Topsoil/Clearing for Roadway Phase 4	\$20,000.00	\$20,000.00	\$0.00
Earth Excavation/Grading for Roadway Phase 4	\$25,000.00	\$25,000.00	\$0.00
Sanitary Sewers - Phase 4	\$40,000.00	\$40,000.00	\$0.00
Storm Drainage - Phase 4	\$25,000.00	\$25,000.00	\$0.00
Water Mains - Phase 4	\$58,500.00	\$58,500.00	\$0.00
Road Subbase	\$18,500.00	\$18,500.00	\$0.00
Sidewalks	\$15,000.00	\$12,500.00	\$2,500.00
Underground Utilities	\$24,000.00	\$24,000.00	\$0.00
Light Poles & Bases	\$10,500.00	\$7,000.00	\$3,500.00
Bit. Paving & Curbs	\$38,500.00	\$21,000.00	\$17,500.00
Restoration	\$4,500.00	\$1,000.00	\$3,500.00
Survey/As-Built	\$2,000.00	\$1,000.00	\$1,000.00
Subtotal	\$285,500.00	\$255,500.00	\$30,000.00
15% Contingency	\$42,825.00	\$38,325.00	\$4,500.00
Totals	\$328,325.00	\$293,825.00	\$34,500.00

Total Remaining Work Phase 1, 2, 3 & 4 \$167,325.00

Total (Phase 1-4) \$1,772,500.00

15% Contingency \$265,875.00

2023 Letter of Credit Extension to 2024



DATE: FEBRUARY 16, 2023

ISSUING BANK: NBT BANK, N.A.
LETTER OF CREDIT ADMINISTRATOR
52 SOUTH BROAD STREET
PO BOX 351
NORWICH, NY 13815
PHONE: 607-337-6620 / FAX: 607-337-6620

COPY

BENEFICIARY: CITY OF BRISTOL
111 NORTH MAIN STREET
BRISTOL, CT 06010

APPLICANT: TRADEMARK ACQUITISONS, LLC
72 COLD SPRINGS RD
BRISTOL, CT 06010

RE: AMENDMENT NO. 1 TO IRREVOCABLE STANDBY LETTER OF CREDIT NO.

DEAR SIR OR MADAM:

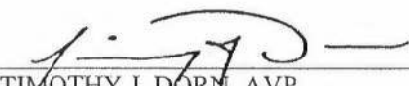
THE ABOVE-MENTIONED INSTRUMENT, INCLUDING ANY PREVIOUS AMENDMENTS, IS AMENDED AS FOLLOWS:

➤ EXPIRATION DATE AT NBT BANK, N.A. IS EXTENDED TO MARCH 18, 2024

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

THIS AMENDMENT IS TO BE CONSIDERED AS PART OF THE ABOVE CREDIT AND MUST BE ATTACHED THERETO.

NBT BANK, N.A.


TIMOTHY J. DORN, AVP

OPERATIONS LOAN MANAGER

PLEASE SIGNIFY YOUR AGREEMENT TO THIS AMENDMENT BY SIGNING AND RETURNING TO US THE ATTACHED COPY OF THIS AMENDMENT. A POSTAGE-PAID ENVELOPE HAS BEEN ENCLOSED FOR YOUR CONVENIENCE.

BENEFICIARY AUTHORIZED SIGNATURE

MARK ZIOGAS
ATTORNEY AT LAW
88 VALLEY STREET 2ND FLOOR
P.O. BOX 1197, BRISTOL, CT 06011-1197
mziogas@csmlc.com

Phone (860) 589-4121

FAX (860) 589-4966

September 21, 2023

William Veits
Planning Commissioner Chairman
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Application No. 413

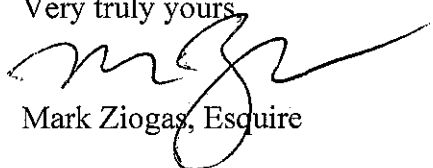
Dear Chairman Veits:

On October 21, 2021 the Planning Commission granted final approval for Phases 1 and 2 to the above-captioned application. At that time Phases 3, 4, 5 & 6 remained as conditional approvals with an expiration date of October 24, 2023.

The subdivision is moving along nicely, with all the homes in Phase 1 completed and sold. All infrastructure in Phase 1 is complete. All the homes in Phase 2 are also completed and sold. All infrastructure in Phase 2 is complete with the exception of the final wearing course on the roadway. In Phase 3 10 of 15 homes are complete and sold, with the remaining 5 homes under contract with 2 building permit applications in to the City. All infrastructure complete, with exception of final wearing surface on the roadway, street light fixtures and utility service connections to un-built homes. In Phase 4 8 of 19 homes are complete and sold, 10 homes have building permits issued, and the remaining home will have a building permit application in to the City by end of September. All infrastructure complete, with exception of final wearing surface, street light fixtures, 3 short sections of sidewalks in front of homes under construction and utility service connection to un-built home. All the roadways in Phases 2-4 have a binder coat and curbs installed.

The applicant is seeking a 5 year extension of the Final Approvals for Phases 1-4, with Final Bonding to be determined between the Town Engineer and the Applicant. The applicant is seeking a 2 year extension of the Conditional Approvals for Phases 5 & 6, as they will not be built out until the earth removal is completed. We further request that no bond be required for Phases 5-6 until such time as building permits are requested.

Very truly yours,



Mark Ziogas, Esquire



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

CERTIFIED MAIL

October 12, 2023

Trademark Acquisitions, LLC
175 Lake Avenue
Bristol, CT 06010

Re: Application #413 – Subdivision (Laurentide Glen), south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, north of Farrell Avenue (92 lots); Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development) zone.

Request for:

- 1) A five-year extension from October 24, 2023 to October 24, 2028, for the final subdivision approval (with the current bond amounts) for Phases 1, 2, 3 & 4. 2) A two-year extension from October 24, 2023 to October 24, 2025 on the conditional approvals for Phases 5 & 6.

Dear Applicant:

The Bristol Planning Commission, at its special meeting of October 11, 2023, approved the following motions with respect to the above captioned property:

Phase 1, 2, 3 & 4:

"I move that..... Application #413– Subdivision – Subdivision (Laurentide Glen), south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, north of Farrell Avenue (92 lots); Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development) zone.....be approved..... for a five-year extension from October 24, 2023 to October 24, 2028, for the final subdivision approval (with the current bond amounts) for Phases 1, 2, 3, & 4."

Phase 5 & 6:

"I move that..... Application #413– Subdivision – Subdivision (Laurentide Glen), south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, north of Farrell Avenue (92 lots); Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development) zone.....be approved..... for a two-year extension from October 24, 2023 to October 24, 2025 on the conditional approvals for Phases 5 & 6."

Should you have any questions, please call me at 860-584-6225.
Very truly yours,

Robert M. Flanagan

Robert M. Flanagan – AICP
City Planner

2023 Extensions

Bristol Planning Commission

Regular Meeting of October 11, 2023

BRISTOL PLANNING COMMISSION MINUTES SPECIAL MEETING OF WEDNESDAY OCTOBER 11, 2023

CALL TO ORDER:

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall West
Meeting Room One

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)		X
	John Soares (Acting Chairman and Vice Chairman)	X	
	Jon Pose (Secretary)	X	
	Tracey Bacchus	X	
	Christopher Nardi	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X	
	Anthony Lorenzetti	X	
	Kristen O'Donnell	X	
	Robert M. Flanagan, AICP, City Planner	X	
	Nancy Levesque, P.E., City Engineer		X
STAFF:	Andrew Armstrong, Assistant City Planner	X	

Acting Chairman Soares designated regular Commissioners Pose, Nardi, Bacchus and Soares as voting Commissioners this evening. He also designated alternate Commissioner Lorenzetti as voting Commissioners this evening.

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

PLEDGE OF ALLEGIANCE:

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, October 23, 2023.

PUBLIC PARTICIPATION:

There was no public participation.

ADMINISTRATIVE MATTERS:

1. Approval of Minutes
 - a. August 28, 2023

Acting Chairman Soares designated regular Commissioners Pose, Bacchus and Soares to vote on the August 28, 2023, regular minutes. He also designated alternate Commissioners Lorenzetti and O'Donnell to vote to vote on the August 28, 2023, regular minutes.

MOTION: Move to approve the minutes of the August 28, 2023, regular meeting.

By: Nardi

Seconded: Pose.

For: Lorenzetti, O'Donnell, Pose, Bacchus and Soares.

Against: None.

Abstain: None.

2023 Extensions

Bristol Planning Commission

Regular Meeting of October 11, 2023

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

7. Application #413 – Subdivision (Laurentide Glen), south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, north of Farrell Avenue (92 lots); Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development) zone.

Request for: 1) A five-year extension from October 24, 2023 to October 24, 2028, for the final subdivision approval (with the current bond amounts) for Phases 1, 2, 3 & 4. 2) A two-year extension from October 24, 2023 to October 24, 2025 on the conditional approvals for Phases 5 & 6. Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners.

The following persons representing the applicant reviewed the request with the Commission: Attorney Mark Ziogas, 88 Valley St. and Gino Troiano, P.E., of Trademark Acquisitions, LLC, 175 Lake Ave.

Staff explained he worked with the applicant and Staff supports both of the extensions for the Subdivision. There is a bond in place with the City for Phase 4 for \$400,000.

Attorney Ziogas explained the Subdivision has been successful. The applicant is at the level of needing a 2-year extension to continue the construction phase. The applicant would apply for an extension for Phase 5 and 6 when the sand removal is finished. He reviewed the improvements made to Phase 4.

Staff inquiries: Attorney Ziogas explained the final approval for Phases 1 to 3 be applied for in the spring 2024. Mr. Troiano reviewed the concern of the mail deliveries from the United States Postal Service to new developments. He explained the mail deliveries would not affect the entire development.

MOTION: Move that Application #413– Subdivision – Subdivision (Laurentide Glen), south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, north of Farrell Avenue (92 lots); Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development) zone, be approved, for a five-year extension from October 24, 2023, to October 24, 2028, for the final subdivision approval (with the current bond amounts) for Phases 1, 2, 3, & 4.

By: Nardi

Seconded: Pose.

For: Lorenzetti, Pose, Nardi, Bacchus and Soares.

Against: None.

Abstain: None.

The application is approved for Phases 1, 2, 3, & 4.

MOTION: Move that Application #413– Subdivision – Subdivision (Laurentide Glen), south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, north of Farrell Avenue (92 lots); Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development) zone, be approved for a two-year extension from October 24, 2023, to October 24, 2025, on the conditional approvals for Phases 5 & 6.

By: Nardi

Seconded: Pose.

For: Lorenzetti, Pose, Nardi, Bacchus and Soares.

Against: None.

Abstain: None.

The application is approved for Phases 5 & 6.

STAFF REPORTS:

8. Subdivision Status Report
 - a. September 2023

2022 Bond
Phases 1, 2, 3 & 4

MARK ZIOGAS
ATTORNEY AT LAW
88 VALLEY STREET 2ND FLOOR
P.O. BOX 1197, BRISTOL, CT 06011-1197
mziogas@csmlc.com

Phone (860) 589-4121

FAX (860) 589-4966

August 31, 2022

William Veits
Planning Commissioner Chairman
City of Bristol
111 North Main street
Bristol, CT 06010

Re: Application No. 413

Dear Chairman Veits:

My client is in the process of opening up Phase Four of the Lauretide Glen Subdivision.. Prior to my client obtaining building permits for prior phases an Irrevocable Letters of Credit were provided to the City to ensure all public improvements are completed. Since many of the public improvements in the first three phases have been completed and with new improvements to be built in Phase Four a new bond amount will have to be agreed upon.. The budget to complete the infrastructure for Phase Four and complete outstanding items from Phase One, Two and Three is being worked on between my clients and the City Engineers. We are requesting that the Commission approve a new updated Letter of Credit to include all four phases of the current project. My client is looking to pull additional building permits in Phase Four and requests this matter be added to the agenda for the September meeting. Thank you for your cooperation.

Very truly yours,



Mark Ziogas



City of Bristol
BRISTOL, CONNECTICUT 06010
Planning Commission

2022 Bond Phases 1, 2, 3 & 4

CERTIFIED MAIL

October 20, 2022

Trademark Acquisitions, LLC
175 Lake Avenue
Bristol, CT 06010

Re: Application #413 – Laurentide Glen Subdivision

Request for a reduction in bonding for:

1. Phase 1 (12 lots – Assessor’s Map 67, Lots 37B-1 to 37B-11; 37B-72 Pequabuck Street);
2. Phase 2 (11 Lots – Map 67, Lots 12-14, 16-22 Wiegert Way);
3. Phase 3 (20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive)

Request for acceptance of bonding for:

4. Phase 4 (19 Lots – Lots 38 & 40 Gino Drive and Lots 39-56 Pequabuck Street)

Dear Applicant:

The Planning Commission, at its meeting of October 17, 2022, voted to accept a bond reduction for Phase 1, 2 & 3 and to accept a bond for Phase 4, based on a recommendation from the City Engineer, for the above referenced development, with the following motion:

“I move that..... the request by the applicant for Application #413 – Laurentide Glen Subdivision – for a replacement of bonding for Phases 1, 2 & 3 and the acceptance of bonding for Phase 4 which are being held to guarantee the completion of public improvements for the following: Phase 1 (12 lots – Pequabuck Street), Phase 2 (11 Lots – Wiegert Way), Phase 3 (20 Lots –Stellas Way and Gino Drive) and Phase 4 (19 Lots –Pequabuck Street and Gino Drive) – Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners be approved with the following limits:

The current bond amount for Phase 1 is: \$127,075

Bond amount for Phase 1 remains at \$127,075– as recommended by the City Engineer.

The current bond amount for Phase 2 is: \$42,500

The revised bond amount for Phase 2 recommended by the City Engineer will be: \$17,825.

The current bond amount for Phase 3 as recommended by the City Engineer will be: \$284,625.

The revised bond amount for Phase 3 recommended by the City Engineer will be: \$27,600.

The proposed bond amount for Phase 4 as recommended by the City Engineer is: \$256,450.

The new bond amounts for Phases 1, 2, 3 and 4 as recommended by the City Engineer will be: \$428,950.

An Irrevocable Letter of Credit # 5700794077 was issued by NBT Bank of Norwich, New York on March 18, 2022 in the amount of \$454,250 and will be in effect until at least March 18, 2023.

Phases 1, 2, 3 & 4 will be now be Final Approvals. Phases 5 & 6 will remain as Conditional Approvals with an expiration date of: October 24, 2023.”



City of Bristol
BRISTOL, CONNECTICUT 06010
Planning Commission

Page 2 – Application #413 – Laurentide Glen Subdivision – 092622

In order for this Special Permit to become effective, you will need to bring the enclosed form to the Office of the City Clerk, Bristol City Hall, and record it on the city land records as per Section 8-3d of the Connecticut General Statutes.

Should you have any questions, please call me at 860-584-6225.

Very truly yours,

Robert M. Flanagan

Robert M. Flanagan - AICP
City Planner

cc: Attorney Mark Ziogas (via email)
Arcadia Acres, LLC (via email)
Arcadia Group, LLC (via email)

BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY SEPTEMBER 26, 2022

CALL TO ORDER:

By: Chairman Veits

Time: 7:01 P.M.

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

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:			
	Chairman William Veits (Chairman)	X	
	Commissioner John Soares (Vice Chairman)	X	
	Jon Pose, (Acting Secretary)	X	
	Tracey Bacchus		X
	Jeff Hayden	X	
ALTERNATE MEMBERS:			
	Kenneth Rasmussen-Tuller	X	
	Christopher Nardi	X	
	Anthony Lorenzetti	X	
STAFF:			
	Robert M. Flanagan, AICP, City Planner	X	
	Nancy Levesque, P.E., City Engineer	X	

PLEDGE OF ALLEGIANCE:

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, October 24, 2022. The October regular meeting will take place at the Board of Education (BOE) Auditorium located at 129 Church Street.

PUBLIC PARTICIPATION:

There was no public participation.

ADMINISTRATIVE MATTERS:

1. Minutes from the July 18, 2022, Meeting

Chairman Veits designated regular Commissioners Pose, Hayden and Veits to vote on the July 18, 2022, special minutes. He also designated alternate Commissioner Rasmussen-Tuller to vote on the July 18, 2022, special minutes in place of Commissioner Bacchus with his absence this evening.

MOTION: Move to approve the minutes of the July 18, 2022, special meeting.

By: Pose

Seconded: Rasmussen-Tuller.

For: Rasmussen-Tuller, Pose, Hayden and Veits.

Against: None.

Abstain: None.

Chairman Veits designated regular Commissioners Soares, Pose, Hayden and Veits as voting Commissioners this evening. Also, he designated alternate Commissioner Lorenzetti as a voting member this evening in place of Commissioner Bacchus with his absence this evening. In addition, he designated Commissioner Pose as Acting Secretary this evening.

RECEIPT OF NEW APPLICATIONS:

There was no receipt of new applications.

ADD UNDER NEW BUSINESS:

MOTION: move to add under New Business #5 – Application #413 – Laurentide Glen Subdivision – Bonding discussion for Phase's 1, 2, 3 & 4.

By: Pose

Seconded: Soares

For: Soares, Pose, Hayden, Lorenzetti and Veits.

Against: None.

Abstain: None.

Mr. Flanagan explained the Attorney Mark Ziogas had contacted him this morning to add this request to the agenda to review this with some correspondence, which the Chairman may entertain.

The item was added to the agenda.

Attorney Mark Ziogas, 88 Valley St., representing the applicant, explained the request was to seek final approval for Phase 4 of the Laurentide Glen Subdivision. The first three phases have a Final Approval. Phase I and II are finished, but there may be some small items remaining. Phases I, II and III and all sold, so the applicant is moving on to Phase IV.

Ms. Levesque and the applicant's engineer and developer, Gino Troiano, have worked on the new bonding amount. There is a \$454,250 bond in place. Based on the work finished in the previous three phases, and work to be done for Phase IV, there is an excess in bonding.

Ms. Levesque explained earlier today she forwarded a spreadsheet to Mr. Flanagan that stated she agreed with the calculations Mr. Troiano provided. Attorney Ziogas explained the request was to approve Phase IV. The applicant needs the approval to start issuing building permits for Phase IV. The applicant would keep the bond already in place and add Phase IV on to the existing bond.

Mr. Flanagan explained the new bond amount was \$428,950; the existing bond was \$454,250. He prepared a draft motion, if they agreed, with each item and the new amount for Phase IV. Phases I, II and III were previously accepted as final. The request was for acceptance of final for Phase IV, which the bond amount was \$256,450. The bond description was generic, so he agreed to Attorney Ziogas description.

MOTION: move that Application #413 – the request by the applicant for Application #413 – Laurentide Glen Subdivision – for a replacement of bonding for Phases 1, 2 & 3 and the acceptance of bonding for Phase 4 which are being held to guarantee the completion of public improvements for the following:

Phase 1 (12 lots – Pequabuck Street), Phase 2 (11 Lots – Wiegert Way), Phase 3 (20 Lots –Stellas Way and Gino Drive) and Phase 4 (19 Lots –Pequabuck Street and Gino Drive) – Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners be approved with the following limits:

The current bond amount for Phase 1 is: \$127,075

The bond amount for Phase 1 remains at \$127,075 – as recommended by the City Engineer.

The current bond amount for Phase 2 is: \$42,500

The revised bond amount for Phase 2 recommended by the City Engineer will be: \$17,825.

The bond amount for Phase 3 as recommended by the City Engineer will be: \$284,625.

The revised bond amount for Phase 3 recommended by the City Engineer will be: \$27,600.

The proposed bond amount for Phase 4 as recommended by the City Engineer is: \$256,450.

The new bond amounts for Phases 1, 2, 3 and 4 as recommended by the City Engineer will be: \$428,950

An Irrevocable Letter of Credit # 5700794077 was issued by NBT Bank of Norwich, New York on March 18, 2022, in the amount of \$454,250 and will be in effect until at least March 18, 2023.

Phases 1, 2, 3 & 4 will be now be Final Approvals.

Phases 5 & 6 will remain as Conditional Approvals with an expiration date of: October 24, 2023.

By: Hayden

Seconded: Soares.

For: Soares, Pose, Hayden, Lorenzetti and Veits.

Against: None.

Abstain: None.

MOTION: move that the item for Phase 3 be amended to “the current bond amount” for Phase 3 as recommended by the City Engineer will be: \$284,625.”

By: Lorenzetti

Seconded: Soares.

For: Soares, Pose, Hayden, Lorenzetti and Veits.

Against: None.

Abstain: None.

The application is approved with stipulations.

ZONING COMMISSION REFERRALS:

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

The Commission acknowledged receipt of the following items in their electronic packets: a memorandum dated September 6, 2022, from the Bristol Zoning Commission to the Bristol Planning Commission, regarding the Referral of Proposed Amendment to the Zoning Regulations; a copy of the draft Zoning Regulations entitled “AZR22-1: Proposed Amendments of the Bristol Zoning Regulations, Bristol Zoning Commission, Draft for Public Hearing: 10-17-22”; a copy of the Background Information On Current Text 2022 Regulation, Current Text – V.A.9. and associated reference material.

Mr. Flanagan explained this request was to correct a previous amendment approved six years ago to the Zoning Regulation that did not have the correct references in a different parts of the Regulations. The original list of reuses was reordered. Therefore, because of these, the list was not correct. There is a property owner that wanted to utilize this Regulation and that is when the error was discovered.

Mr. Flanagan reviewed the existing text and the proposed text, which needs the references to Sections a & j corrected in the BG zone and also and in the BHC RT 72 Corridor Business zone. The Zoning Commission believes in adaptive reuse and there are a lot of buildings that may benefit from this Regulation. He suggested the Commission approve the referral to the Zoning Commission.

MOTION: to send a positive referral to the Zoning Commission for Application AZR #22-1 – Proposed amendments to Sections VI.B.3.z. & VI.E.3.o. of the Zoning Regulations to correct references to Section V.A.9. Adaptive re-use of existing non-residential principal buildings; initiated by the Bristol Zoning Commission because the Planning Commission finds that the text amendment, as presented, would be consistent with the goals and policies of the 2015 Plan of Conservation and Development, amended to April 1, 2018, and specifically:

Section 8.3.1.4. – Policies:

Encourage the adaptive reuse of existing buildings and the redevelopment of underutilized sites.

By: Soares

Seconded: Pose.

For: Soares, Pose, Hayden, Lorenzetti and Veits.

Against: None.

Abstain: None.

The CT General Statute 8-24 Referral is recommended for approval.

CITY COUNCIL AND OTHER REFERRALS:

There were no City Council and other referrals.



City of Bristol

BRISTOL, CONNECTICUT 06010

DATE: April 5, 2022

TO: Jeanne Doerr, Deputy Treasurer

FROM: Robert M. Flanagan, City Planner

RE: Bonding for Phases 1, 2 & 3.

Application #413 – Laurentide Glen Subdivision – 1) Request for replacement of bonding for public improvements for: Phase 1 (12 lots – Assessor's Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street); 2) Request for replacement of bonding for public improvements for: Phase 2 (11 Lots – Map 67, Lots 12 -14, 16 – 22 Wiegert Way); 3) Request for acceptance of bonding for public improvements for: Phase 3 (20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive); R-15/OSD (Single-Family Residential/Open Space Development) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners.

Enclosed for your safekeeping is the following letter of credit, submitted in compliance with one of the stipulations of the above-referenced 92-lot Subdivision, which was originally approved by the Zoning Commission on October 24, 2018, with an extension of the original subdivision conditional approval extended to October 24, 2023.

By virtue of the bond being received, Phase 1, 2 & 3 now have a Final Approval.
Phases 4, 5 & 6 remain as Conditional Approvals good through October 24, 2023.

Type of Bond: letter of credit
Payer: Trademark Acquisitions, LLC
Drawn on: NBT Bank, N.A.
Date: March 18, 2022
Amount: \$454,250.00

c: Richard Brown, Chief Building Inspector
Ed Spyros, Zoning Enforcement Officer
Nancy Levesque, City Engineer



City of Bristol

BRISTOL, CONNECTICUT 06010

February 23, 2022:

The current bond amount for **Phase 1** is: \$154,100.

The revised bond amount for **Phase 1** recommended by the City Engineer will be: \$127,075.

The current bond amount for **Phase 2** is: \$200,675.

The revised bond amount for **Phase 2** recommended by the City Engineer will be: \$42,550.

The bond amount for **Phase 3** as recommended by the City Engineer will be: \$284,625.

The new bond amount for Phases 1, 2 & 3 (combined) as recommended by the City Engineer will be:

\$454,250.



DATE: MARCH 18, 2022

Original
Duplicate

ISSUING BANK: NBT BANK, N.A.
LETTER OF CREDIT ADMINISTRATOR
52 SOUTH BROAD STREET
P.O. BOX 351
NORWICH, NY 13815
PHONE: 607-337-6620 / FAX: 607-336-7538

BENEFICIARY: CITY OF BRISTOL
111 NORTH MAIN STREET
BRISTOL, CT 06010

APPLICANT: TRADEMARK ACQUISITIONS, LLC
72 COLD SPRINGS RD.,
BRISTOL, CT 06010

IRREVOCABLE LETTER OF CREDIT NUMBER 5700794077

WE HEREBY ISSUE OUR IRREVOCABLE LETTER OF CREDIT NUMBER 5700794077 EFFECTIVE MARCH 18, 2022, IN YOUR FAVOR FOR THE ACCOUNT OF TRADEMARK ACQUISITIONS, LLC UP TO THE MAXIMUM AGGREGATE AMOUNT OF FOUR HUNDRED FIFTY-FOUR THOUSAND TWO HUNDRED FIFTY AND 00/100 U.S. DOLLARS (\$454,250.00) AVAILABLE BY YOUR DRAFT AT SIGHT DRAWN ON NBT BANK, N.A., ATTN: LETTERS OF CREDIT ADMINISTRATOR-LDCC, 52 SOUTH BROAD STREET, NORWICH, NY 13815.

THIS LETTER OF CREDIT IS EFFECTIVE IMMEDIATELY AND EXPIRES AT THE CLOSE OF BUSINESS ON MARCH 18, 2023, (THE "EXPIRATION DATE") UNLESS THIS LETTER OF CREDIT TERMINATES BY ITS TERMS PRIOR THERETO.

FUNDS UNDER THIS LETTER OF CREDIT ARE AVAILABLE TO YOU AGAINST THE FOLLOWING DOCUMENTS PRESENTED AT OUR NORWICH, NY OFFICE:

- 1.) BENEFICIARY'S DRAFT AT SIGHT DRAWN ON NBT BANK N.A. BEARING ON ITS FACE THE CLAUSE "DRAWN UNDER NBT BANK LETTER OF CREDIT NUMBER 5700794077, DATED _____."
- 2.) A CERTIFICATE, IN THE FORM OF ANNEX A ATTACHED HERETO.

PAGE 2 IRREVOCABLE LETTER OF CREDIT NUMBER 5700794077

3.) THE ORIGINAL LETTER OF CREDIT AND ANY AMENDMENTS ATTACHED THERETO.

YOUR SIGHT DRAFT SHALL BE: (1) IN AN AMOUNT NOT EXCEEDING THE MAXIMUM AGGREGATE AMOUNT; (2) SHALL REFER TO THE NUMBER OF THIS LETTER OF CREDIT; (3) THE CERTIFICATE SHALL BE COMPLETED AND SIGNED BY ONE WHO STATES THEREIN THEIR CAPACITY AS DULY AUTHORIZED OFFICER; AND (4) BE DATED THE DATE SUCH CERTIFICATE IS PRESENTED HEREUNDER.

PRESENTATION OF SUCH SIGHT DRAFT AND CERTIFICATE SHALL BE MADE AT OUR OFFICE LOCATED AT NBT BANK, N.A., ATTN: LETTERS OF CREDIT ADMINISTRATOR-LDCC, 52 SOUTH BROAD STREET, NORWICH, NY 13815. WE HEREBY AGREE THAT ALL DRAFTS DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT WILL BE DULY HONORED BY US UPON DELIVERY OF THE DOCUMENTS SPECIFIED ABOVE IF PRESENTED AT SUCH OFFICE ON OR BEFORE THE EXPIRATION DATE OR EARLIER TERMINATION HEREOF. NOTWITHSTANDING ANYTHING TO THE CONTRARY HERE IN CONTAINED, FACSIMILE DRAWINGS ARE PERMITTED SO LONG AS SUCH DRAWINGS CONFORM TO THE TERMS AND CONDITIONS HEREOF.

IF A DRAWING IN RESPECT OF PAYMENT IS MADE BY YOU HEREUNDER AT OR PRIOR TO 12:00 NOON, EASTERN TIME, ON A BUSINESS DAY, AND PROVIDED THAT SUCH DRAWING AND THE DOCUMENTS PRESENTED IN CONNECTION THEREWITH CONFORM TO THE TERMS AND CONDITIONS HEREOF, PAYMENT SHALL BE MADE TO YOU IN THE AMOUNT SPECIFIED IN IMMEDIATELY AVAILABLE FUNDS, AT OR BEFORE 12:00 NOON, EASTERN TIME, ON THE NEXT BUSINESS DAY. IF A DRAWING IN RESPECT OF PAYMENT IS MADE BY YOU HEREUNDER AFTER 12:00 NOON, EASTERN TIME, ON A BUSINESS DAY, AND PROVIDED THAT SUCH DRAWING AND THE DOCUMENTS PRESENTED IN CONNECTION THEREWITH CONFORM TO THE TERMS AND CONDITIONS HEREOF, PAYMENT SHALL BE MADE TO YOU OF THE AMOUNT SPECIFIED, IN IMMEDIATELY AVAILABLE FUNDS, AT OR BEFORE 12:00 NOON, EASTERN TIME, ON THE SECOND SUCCEEDING BUSINESS DAY. "BUSINESS DAY," AS USED HEREIN, SHALL BE DEFINED TO MEAN ANY DAY ON WHICH THE ISSUING BANK AT ITS NORWICH, NY OFFICE IS OPEN FOR THE PURPOSE OF CONDUCTING COMMERCIAL BUSINESS.

ONLY THE BENEFICIARY OR BENEFICIARY'S ASSIGNEE MAY MAKE A DRAWING UNDER THIS LETTER OF CREDIT. UPON THE PAYMENT TO YOU OR TO YOUR ACCOUNT OF THE AMOUNT SPECIFIED IN A SIGHT DRAFT PRESENTED HEREUNDER, WE SHALL BE FULLY DISCHARGED OF OUR OBLIGATION UNDER THIS LETTER OF CREDIT WITH RESPECT TO SUCH DRAFT, AND WE SHALL NOT THEREAFTER BE OBLIGATED TO MAKE ANY FURTHER PAYMENTS UNDER THIS LETTER OF CREDIT IN RESPECT OF SUCH DRAFT.

THIS LETTER OF CREDIT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF NEW YORK, INCLUDING ARTICLE 5 OF THE UNIFORM COMMERCIAL CODE AS IN EFFECT IN THE STATE OF NEW YORK, AS WELL AS THE UNIFORM CUSTOMS AND PRACTICES FOR DOCUMENTARY CREDITS CURRENT VERSION. UNLESS OTHERWISE PROVIDED HEREIN, COMMUNICATIONS WITH RESPECT TO THIS LETTER OF CREDIT SHALL BE IN WRITING AND SHALL BE.

ADDRESSED TO US AT NBT BANK, N.A., ATTN: LETTERS OF CREDIT ADMINISTRATOR-LDCC, 52 SOUTH BROAD STREET, NORWICH, NY 13815 SPECIFICALLY REFERRING THEREON TO OUR IRREVOCABLE LETTER OF CREDIT NUMBER 5700794077

THIS LETTER OF CREDIT SETS FORTH IN FULL OUR UNDERTAKING, AND SUCH UNDERTAKING SHALL NOT IN ANY WAY BE MODIFIED, AMENDED, AMPLIFIED OR LIMITED BY REFERENCE TO ANY DOCUMENT, INSTRUMENT OR AGREEMENT REFERRED TO HEREIN, EXCEPT THE CERTIFICATES AND THE DRAFTS REFERRED TO HEREIN, AND ANY SUCH REFERENCE SHALL NOT BE DEEMED TO INCORPORATE HEREIN ANY DOCUMENT, INSTRUMENT OR AGREEMENT EXCEPT FOR SUCH CERTIFICATES AND SIGHT DRAFTS.

NBT BANK, N.A.



TIMOTHY J. DORN
AUTHORIZED SIGNER, AVP
OPERATIONS LOAN MANAGER

ANNEX A

DRAWING CERTIFICATE

IRREVOCABLE LETTER OF CREDIT NUMBER 5700794077

THE UNDERSIGNED, A DULY AUTHORIZED OFFICER OF CITY OF BRISTOL OR IT'S ASSIGNEE HEREBY CERTIFIES TO NBT BANK N.A. (THE "ISSUING BANK") WITH REFERENCE TO LETTER OF CREDIT NUMBER 5700794077 (THE "LETTER OF CREDIT") OF THE ISSUING BANK ISSUED IN FAVOR OF TRADEMARK ACQUISITIONS, LLC, THAT:

1. THE UNDERSIGNED IS MAKING A DRAWING UNDER THE LETTER OF CREDIT AS A RESULT OF THE FOLLOWING OCCURRENCE:
FUNDS UNDER THIS LETTER OF CREDIT ARE AVAILABLE TO YOU ONLY IF TRADEMARK ACQUISITIONS, LLC, FAILS TO DISCHARGE ITS OBLIGATIONS IN CONNECTION WITH APPLICATION #413 LAURENTIDE GLEN SUBDIVISION.
2. THE AMOUNT OF THE DRAFT ACCOMPANYING THIS CERTIFICATE DOES NOT EXCEED THE MAXIMUM AGGREGATE AMOUNT.
3. [IF APPLICABLE] THE UNDERSIGNED DIRECTS THE ISSUER TO PAY THE AMOUNT OF THE DRAFT ACCOMPANYING THIS CERTIFICATE AS FOLLOWS:

[INCLUDE PAYMENT INSTRUCTIONS]

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED AND DELIVERED THIS CERTIFICATE AS OF THE _____ DAY OF _____, 20_____.

CITY OF BRISTOL

BY: _____

PRINTED NAME:

TITLE:

September 26, 2022

Laurentide Glen Subdivision - LC Estimate

<u>Infrastructure Costs - Phase 1</u>			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 1	\$4,000.00	\$4,000.00	\$0.00
Strip Topsoil/Clearing for Roadway Phase 1	\$15,000.00	\$15,000.00	\$0.00
Earth Excavation/Grading	\$35,000.00	\$35,000.00	\$0.00
Detention Basin & Primary Storm Outlet for Phase 1	\$135,000.00	\$135,000.00	\$0.00
Sanitary Sewers	\$65,000.00	\$65,000.00	\$0.00
Storm Drainage	\$64,000.00	\$64,000.00	\$0.00
Water Mains - On Site	\$75,000.00	\$75,000.00	\$0.00
Pequabuck & Barlow Street Intersection/Re-alignment	\$80,000.00	\$80,000.00	\$0.00
Water Mains - Off Site	\$80,000.00	\$80,000.00	\$0.00
Road Subbase	\$32,500.00	\$32,500.00	\$0.00
Sidewalks	\$18,000.00	\$18,000.00	\$0.00
Underground Utilities	\$41,000.00	\$41,000.00	\$0.00
Light Poles & Bases	\$14,500.00	\$14,500.00	\$0.00
Bit. Paving & Curbs	\$47,500.00	\$47,500.00	\$0.00
Restoration	\$6,500.00	\$6,500.00	\$0.00
Survey/As-Built	\$2,500.00	\$2,000.00	\$500.00
Detention Pond Maintenance	\$110,000.00	\$0.00	\$110,000.00
Subtotal	\$825,500.00	\$715,000.00	\$110,500.00
15% Contingency	\$123,825.00	\$107,250.00	\$16,575.00
Totals	\$949,325.00	\$822,250.00	\$127,075.00

<u>Infrastructure Costs - Phase 2</u>			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 2	\$4,000.00	\$4,000.00	\$0.00
Strip Topsoil/Clearing for Roadway Phase 2	\$10,000.00	\$10,000.00	\$0.00
Earth Excavation/Grading for Roadway Phase 2	\$20,000.00	\$20,000.00	\$0.00
Sanitary Sewers - Phase 2	\$40,000.00	\$40,000.00	\$0.00
Storm Drainage - Phase 2	\$25,000.00	\$25,000.00	\$0.00
Water Mains - Phase 2	\$50,000.00	\$50,000.00	\$0.00
Road Subbase	\$18,500.00	\$18,500.00	\$0.00
Sidewalks	\$12,000.00	\$12,000.00	\$0.00
Underground Utilities	\$22,000.00	\$22,000.00	\$0.00
Light Poles & Bases	\$7,500.00	\$7,500.00	\$0.00
Bit. Paving & Curbs	\$31,500.00	\$17,500.00	\$14,000.00
Restoration	\$4,500.00	\$3,500.00	\$1,000.00
Survey/As-Built	\$2,000.00	\$1,500.00	\$500.00
Subtotal	\$247,000.00	\$231,500.00	\$15,500.00
15% Contingency	\$37,050.00	\$34,725.00	\$2,325.00
Totals	\$284,050.00	\$266,225.00	\$17,825.00

September 26, 2022

Infrastructure Costs - Phase 3			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 3	\$4,000.00	\$3,000.00	\$1,000.00
Strip Topsoil/Clearing for Roadway Phase 3	\$30,000.00	\$30,000.00	\$0.00
Earth Excavation/Grading for Roadway Phase 3	\$35,000.00	\$35,000.00	\$0.00
Sanitary Sewers - Phase 3	\$80,000.00	\$80,000.00	\$0.00
Storm Drainage - Phase 3	\$65,000.00	\$65,000.00	\$0.00
Water Mains - Phase 3	\$70,000.00	\$70,000.00	\$0.00
Road Subbase	\$24,000.00	\$24,000.00	\$0.00
Sidewalks	\$18,500.00	\$18,500.00	\$0.00
Underground Utilities	\$24,000.00	\$24,000.00	\$0.00
Light Poles & Bases	\$12,500.00	\$8,500.00	\$4,000.00
Bit. Paving & Curbs	\$45,000.00	\$29,000.00	\$16,000.00
Restoration	\$4,500.00	\$2,000.00	\$2,500.00
Survey/As-Built	\$2,000.00	\$1,500.00	\$500.00
Subtotal	\$414,500.00	\$390,500.00	\$24,000.00
15% Contingency	\$62,175.00	\$58,575.00	\$3,600.00
Totals	\$476,675.00	\$449,075.00	\$27,600.00

Infrastructure Costs - Phase 4			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 4	\$4,000.00	\$0.00	\$4,000.00
Strip Topsoil/Clearing for Roadway Phase 4	\$20,000.00	\$12,500.00	\$7,500.00
Earth Excavation/Grading for Roadway Phase 4	\$25,000.00	\$15,000.00	\$10,000.00
Sanitary Sewers - Phase 4	\$40,000.00	\$10,000.00	\$30,000.00
Storm Drainage - Phase 4	\$25,000.00	\$0.00	\$25,000.00
Water Mains - Phase 4	\$58,500.00	\$25,000.00	\$33,500.00
Road Subbase	\$18,500.00	\$0.00	\$18,500.00
Sidewalks	\$15,000.00	\$0.00	\$15,000.00
Underground Utilities	\$24,000.00	\$0.00	\$24,000.00
Light Poles & Bases	\$10,500.00	\$0.00	\$10,500.00
Bit. Paving & Curbs	\$38,500.00	\$0.00	\$38,500.00
Restoration	\$4,500.00	\$0.00	\$4,500.00
Survey/As-Built	\$2,000.00	\$0.00	\$2,000.00
Subtotal	\$285,500.00	\$62,500.00	\$223,000.00
15% Contingency	\$42,825.00	\$9,375.00	\$33,450.00
Totals	\$328,325.00	\$71,875.00	\$256,450.00

Total Remaining Work Phase 1, 2, 3 & 4 **\$428,950.00**

April 5, 2022

Laurentide Glen Subdivision - LC Estimate

Infrastructure Costs - Phase 1			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 1	\$4,000.00	\$4,000.00	\$0.00
Strip Topsoil/Clearing for Roadway Phase 1	\$15,000.00	\$15,000.00	\$0.00
Earth Excavation/Grading	\$35,000.00	\$35,000.00	\$0.00
Detention Basin & Primary Storm Outlet for Phase 1	\$135,000.00	\$135,000.00	\$0.00
Sanitary Sewers	\$65,000.00	\$65,000.00	\$0.00
Storm Drainage	\$64,000.00	\$64,000.00	\$0.00
Water Mains - On Site	\$75,000.00	\$75,000.00	\$0.00
Pequabuck & Barlow Street Intersection/Re-alignment	\$80,000.00	\$80,000.00	\$0.00
Water Mains - Off Site	\$80,000.00	\$80,000.00	\$0.00
Road Subbase	\$32,500.00	\$32,500.00	\$0.00
Sidewalks	\$18,000.00	\$18,000.00	\$0.00
Underground Utilities	\$41,000.00	\$41,000.00	\$0.00
Light Poles & Bases	\$14,500.00	\$14,500.00	\$0.00
Bit. Paving & Curbs	\$47,500.00	\$47,500.00	\$0.00
Restoration	\$6,500.00	\$6,500.00	\$0.00
Survey/As-Built	\$2,500.00	\$2,000.00	\$500.00
Detention Pond Maintenance	\$110,000.00	\$0.00	\$110,000.00
Subtotal	\$825,500.00	\$715,000.00	\$110,500.00
15% Contingency	\$123,825.00	\$107,250.00	\$16,575.00
Totals	\$949,325.00	\$822,250.00	\$127,075.00

Infrastructure Costs - Phase 2			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 2	\$4,000.00	\$3,000.00	\$1,000.00
Strip Topsoil/Clearing for Roadway Phase 2	\$10,000.00	\$10,000.00	\$0.00
Earth Excavation/Grading for Roadway Phase 2	\$20,000.00	\$20,000.00	\$0.00
Sanitary Sewers - Phase 2	\$40,000.00	\$40,000.00	\$0.00
Storm Drainage - Phase 2	\$25,000.00	\$25,000.00	\$0.00
Water Mains - Phase 2	\$50,000.00	\$50,000.00	\$0.00
Road Subbase	\$18,500.00	\$18,500.00	\$0.00
Sidewalks	\$12,000.00	\$0.00	\$12,000.00
Underground Utilities	\$22,000.00	\$22,000.00	\$0.00
Light Poles & Bases	\$7,500.00	\$2,500.00	\$5,000.00
Bit. Paving & Curbs	\$31,500.00	\$17,500.00	\$14,000.00
Restoration	\$4,500.00	\$0.00	\$4,500.00
Survey/As-Built	\$2,000.00	\$1,500.00	\$500.00
Subtotal	\$247,000.00	\$210,000.00	\$37,000.00
15% Contingency	\$37,050.00	\$31,500.00	\$5,550.00
Totals	\$284,050.00	\$241,500.00	\$42,550.00

April 5, 2022

Infrastructure Costs - Phase 3			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 3	\$4,000.00	\$1,000.00	\$3,000.00
Strip Topsoil/Clearing for Roadway Phase 3	\$30,000.00	\$30,000.00	\$0.00
Earth Excavation/Grading for Roadway Phase 3	\$35,000.00	\$35,000.00	\$0.00
Sanitary Sewers - Phase 3	\$80,000.00	\$65,000.00	\$15,000.00
Storm Drainage - Phase 3	\$65,000.00	\$35,000.00	\$30,000.00
Water Mains - Phase 3	\$70,000.00	\$0.00	\$70,000.00
Road Subbase	\$24,000.00	\$0.00	\$24,000.00
Sidewalks	\$18,500.00	\$0.00	\$18,500.00
Underground Utilities	\$24,000.00	\$0.00	\$24,000.00
Light Poles & Bases	\$12,500.00	\$0.00	\$12,500.00
Bit. Paving & Curbs	\$45,000.00	\$0.00	\$45,000.00
Restoration	\$4,500.00	\$0.00	\$4,500.00
Survey/As-Built	\$2,000.00	\$1,000.00	\$1,000.00
Subtotal	\$414,500.00	\$167,000.00	\$247,500.00
15% Contingency	\$62,175.00	\$25,050.00	\$37,125.00
Totals	\$476,675.00	\$192,050.00	\$284,625.00

Total Remaining Work Phase 1, 2 & 3 \$454,250.00

Original Application - 2018

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

For Office Use Only	
APPLICATION NO.	413
DATE FILED:	6-11-18
DECISION DATE:	
DECISION:	

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

Name of the Subdivision (if any): Laurentide Glen
south and southeast of Barlow St.; south and west of Martin Rd.; south of Arcadia
Address or Location of the Subdivision: Rd.: north of Farrell Ave.
20; 21; 22; 23; 24; 25; 37; 85; all paper
Assessor's Map No.: 67 Assessor's Lot No.(s): roads shown on Assessor's Map Zone of the Property: R-15/OSD
Size of the Property to be Subdivided (in acres or square feet): 55.75 No. of Lots in the Subdivision: 94
Water Supply: ☒ city water Sanitary Sewer: ☒ city sewer
☐ private well(s) ☐ on-site septic system(s)

Does the Property to be subdivided abut an adjoining municipality? ☒ no ☐ yes, Town of _____

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

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

APPLICANT (If more than one, list each separately)

Name: Trademark Acquisitions, LLC
Address: 175 Lake Avenue City: Bristol State: CT Zip: 06010
Telephone No.: 860-982-8785 E-Mail: toddplourde@sbcglobal.net
Signature: [Signature] Signature – (Printed/Typed) GINO P. TROIANO, Jr.
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 – \$125 per lot; \$250 minimum, plus \$60 State fee (make checks payable to "City of Bristol")
- seven copies of the subdivision plan, in accordance with the submission requirements of the Bristol Subdivision Regulations
- any other data and drawings as may be required by the Planning Commission

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

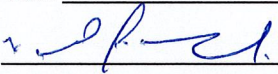
**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 413

Address or location of property: south and southeast of Barlow St.; south and west of Martin Rd.; south of Arcadia Rd.; north of Farrell Ave.

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

ADDITIONAL APPLICANT

Name: Arcadia Acres, LLC CHECK ONE: ☒ owner [] other: _____
Address: 175 Lake Avenue City: Bristol State: CT Zip: 06010
Telephone No.: 860-982-8785 E-Mail: toddplourde@sbcglobal.net
Signature:  Signature – (Printed/Typed) Gino P. Troiano, Jr.

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: Mark Ziogas
Address: PO Box 1197 City: Bristol State: CT Zip: 06011
Telephone No.: 860-589-4121 E-Mail: mziogas@aahzs.com

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

For Office Use Only
APPLICATION NO. 413

Address or location of property: _____

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

ADDITIONAL APPLICANT

Name: James & Delores Driscoll CHECK ONE: ☒ owner [] other: _____

Address: 121 Arcadia Road City: Bristol State: CT Zip: 06010

Telephone No.: _____ E-Mail: _____

Signature: Kathryn LaFerre Signature – (Printed/Typed) KATHERINE LAFERRIERE

Attorney-in-Fact for
DOLORES DRISCOLL, OWNER

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

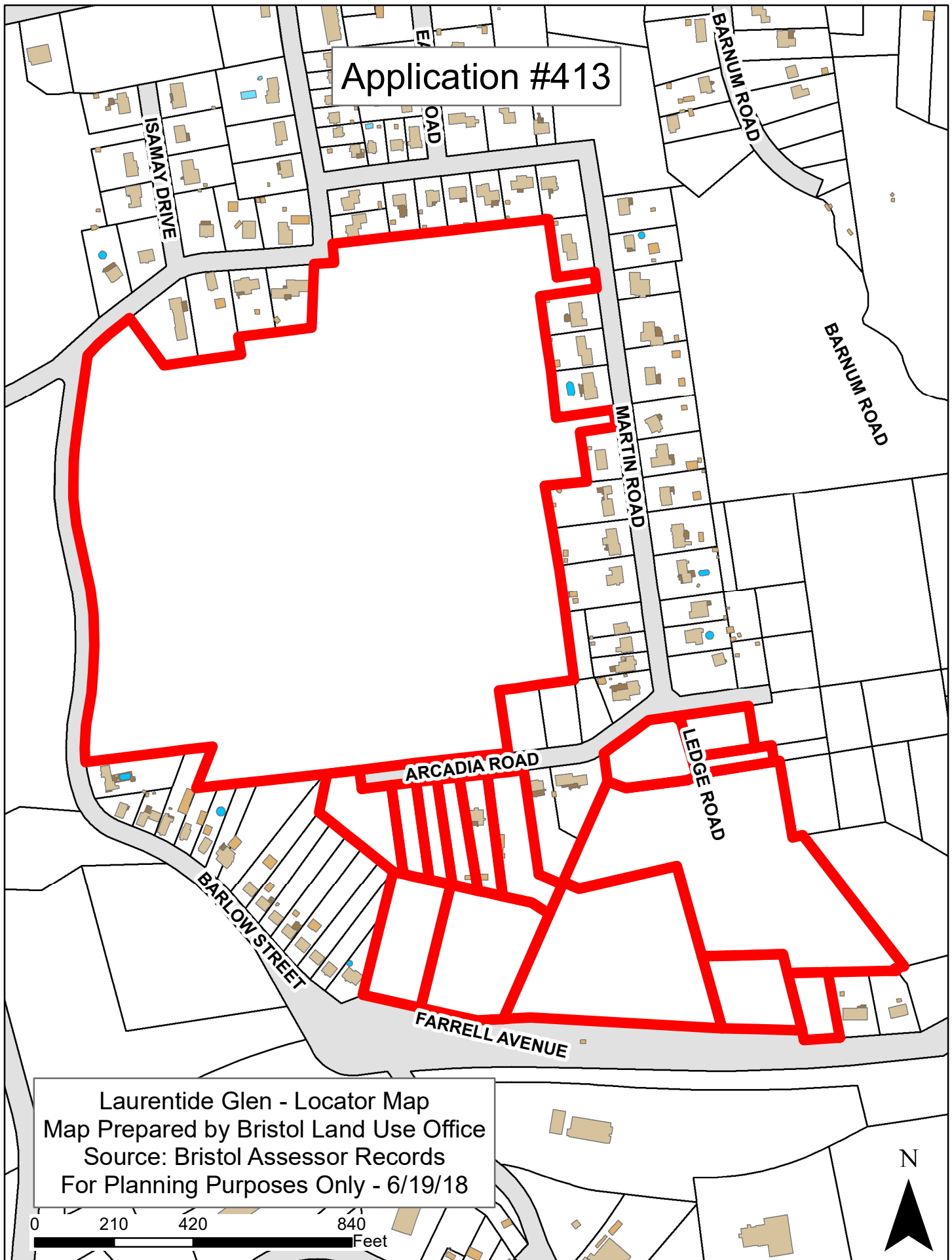
Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

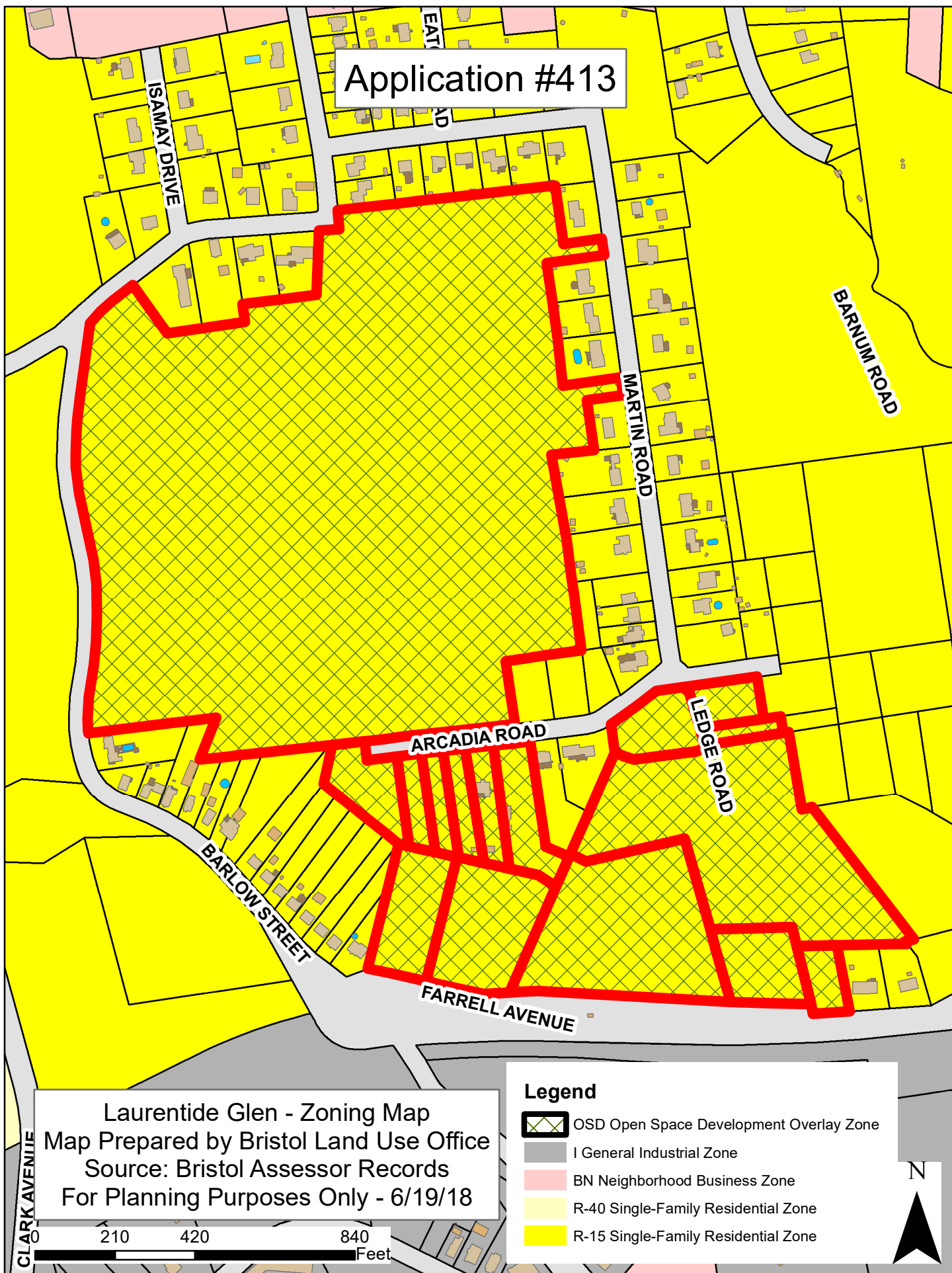
Name: _____

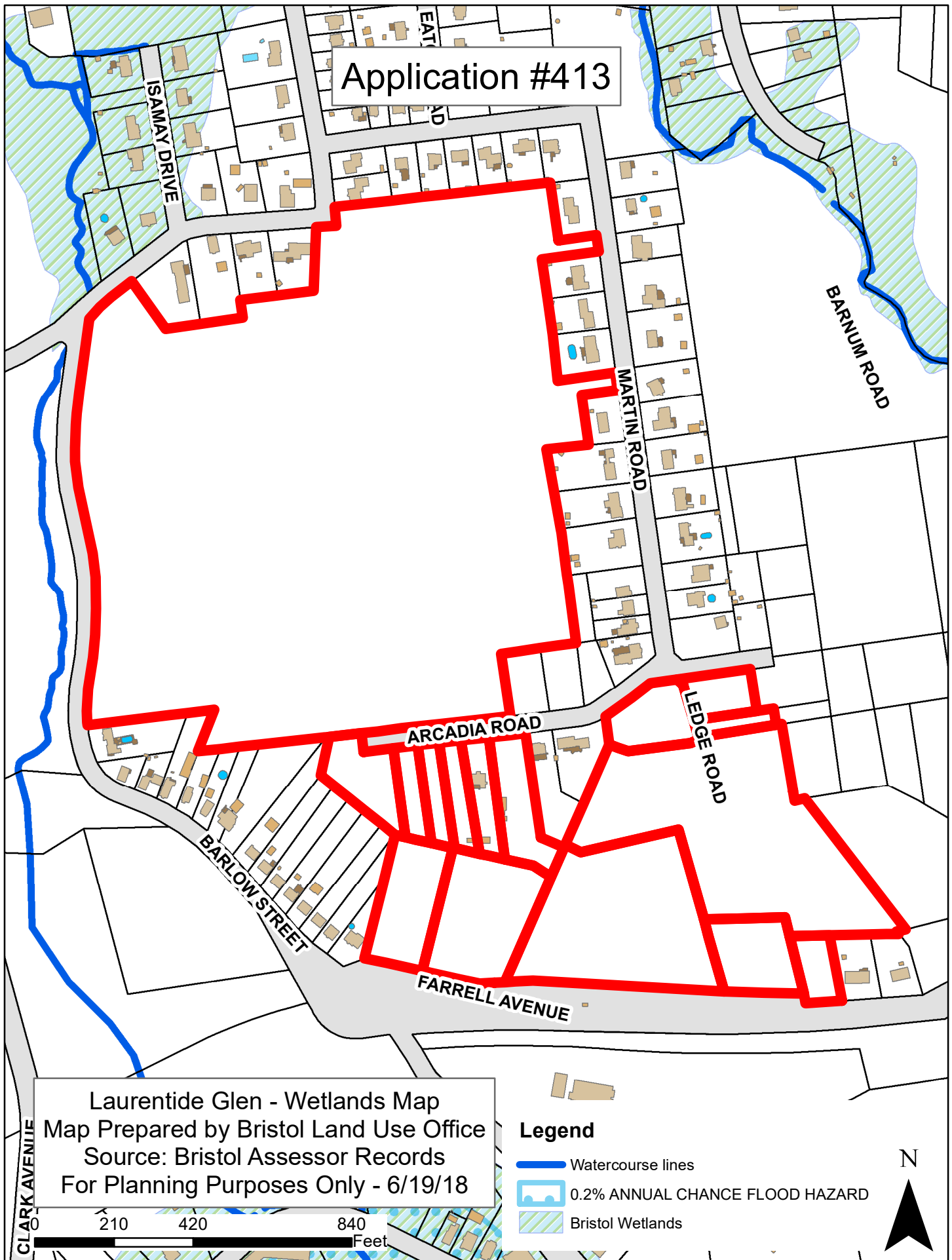
Address: _____ City: _____ State: _____ Zip: _____

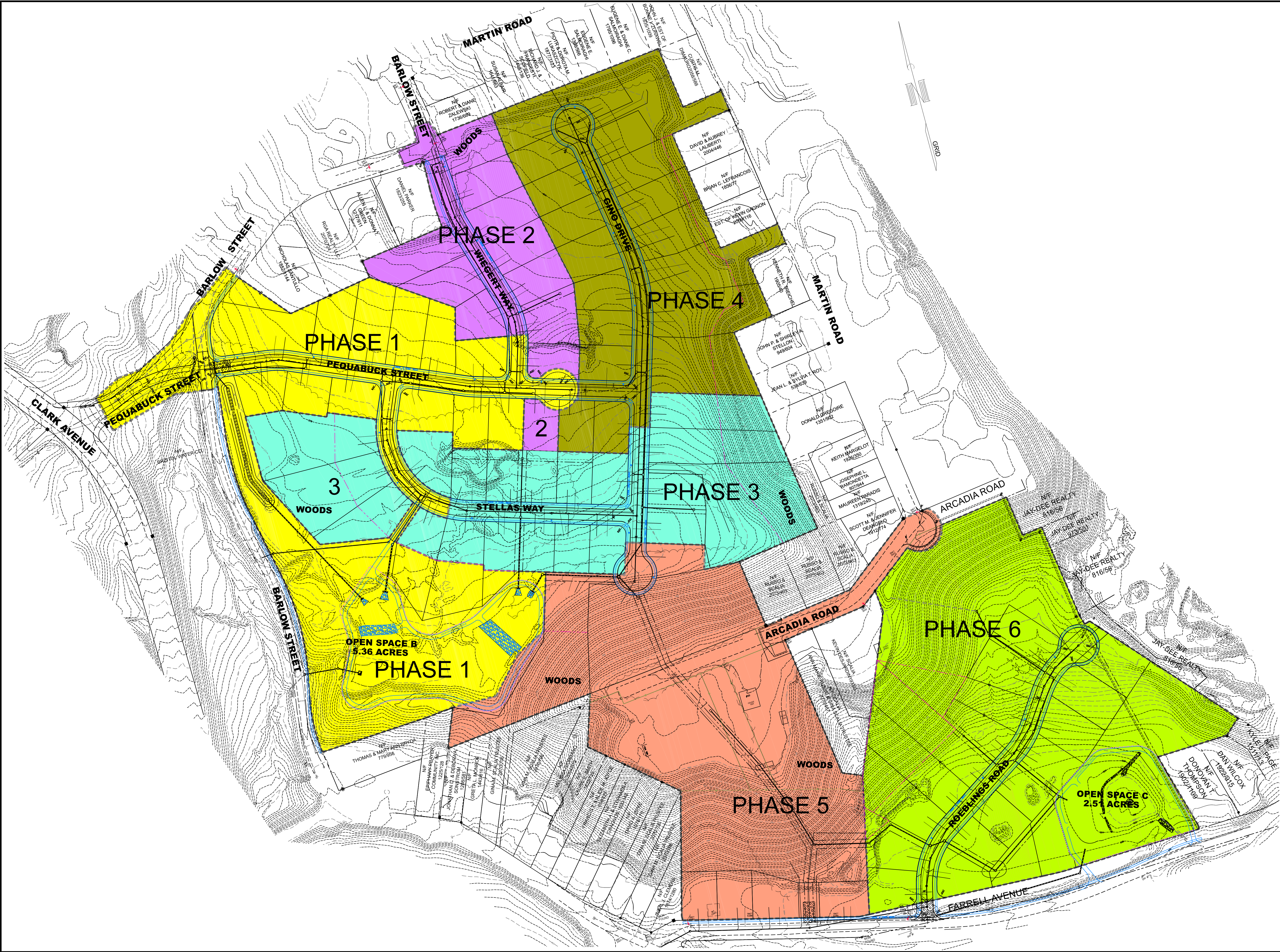
Telephone No.: _____ E-Mail: _____



Application #413







ENGINEER OF RECORD	GPT
PROJECT ENGINEER	GPT/WTC
CADD	GPT/WTC



PROJECT NAME & LOCATION

**LAURETIDE
GLEN**

BRISTOL, CONNECTICUT

CLIENT

**TRADEMARK
ACQUISITIONS, LLC**

DRAWING TITLE

**LAURETIDE
GLEN**

**CONCEPT PLAN &
PHASING**

REVISIONS

NO.	DATE	ISSUE
4	7-30-19	APPROVAL COMMENTS
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS

DATE
6/11/18

PROJECT NO.

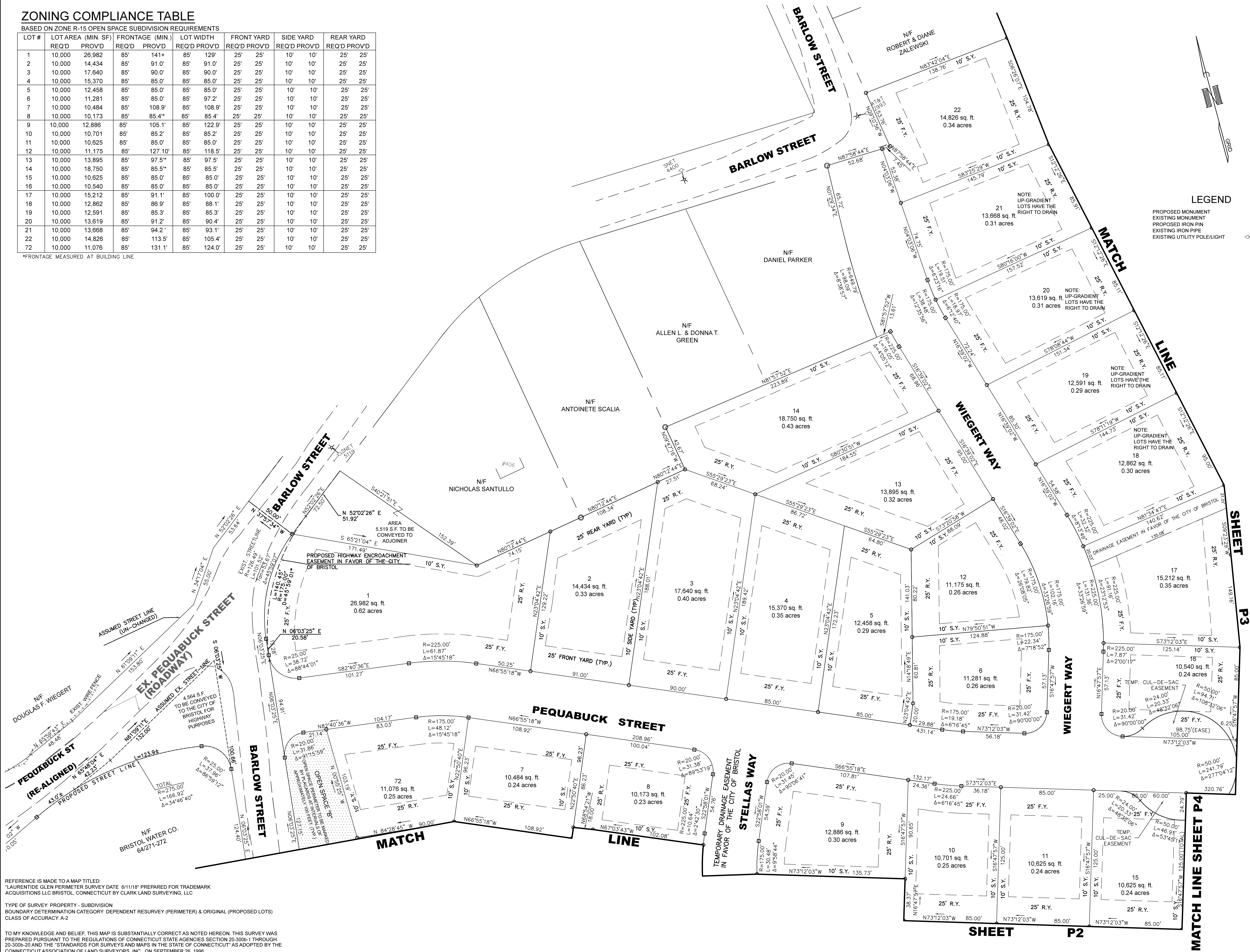
SCALE
0 25' 50' 100' 200'
1"=100'

DRAWING NO.
CONCEPT

ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS												
LOT #	LOT AREA (MIN. SF)		FRONTAGE (MIN.)		LOT WIDTH		FRONT YARD		SIDE YARD		REAR YARD	
	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD
1	10,000	26,982	85'	141+	85'	129'	25'	25'	10'	10'	25'	25'
2	10,000	14,434	85'	91.0'	85'	91.0'	25'	25'	10'	10'	25'	25'
3	10,000	17,640	85'	90.0'	85'	90.0'	25'	25'	10'	10'	25'	25'
4	10,000	15,370	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
5	10,000	12,458	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
6	10,000	11,281	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
7	10,000	10,484	85'	108.9'	85'	108.9'	25'	25'	10'	10'	25'	25'
8	10,000	10,173	85'	85.4"	85'	85.4"	25'	25'	10'	10'	25'	25'
9	10,000	12,886	85'	105.1'	85'	122.9'	25'	25'	10'	10'	25'	25'
10	10,000	10,701	85'	85.2'	85'	85.2'	25'	25'	10'	10'	25'	25'
11	10,000	10,625	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
12	10,000	11,175	85'	127.10'	85'	118.5'	25'	25'	10'	10'	25'	25'
13	10,000	13,895	85'	97.5"	85'	97.5'	25'	25'	10'	10'	25'	25'
14	10,000	18,750	85'	85.5"	85'	85.5'	25'	25'	10'	10'	25'	25'
15	10,000	10,625	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
16	10,000	10,540	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
17	10,000	15,212	85'	91.1'	85'	100.0'	25'	25'	10'	10'	25'	25'
18	10,000	12,862	85'	86.9'	85'	88.1'	25'	25'	10'	10'	25'	25'
19	10,000	12,591	85'	85.3'	85'	85.3'	25'	25'	10'	10'	25'	25'
20	10,000	13,619	85'	91.2'	85'	90.4'	25'	25'	10'	10'	25'	25'
21	10,000	13,668	85'	94.2'	85'	93.1'	25'	25'	10'	10'	25'	25'
22	10,000	14,826	85'	113.5'	85'	105.4'	25'	25'	10'	10'	25'	25'
72	10,000	11,076	85'	131.1'	85'	124.0'	25'	25'	10'	10'	25'	25'

*FRONTAGE MEASURED AT BUILDING LINE



REFERENCE IS MADE TO A MAP TITLED:
"LAURENTIDE GLEN PERIMETER SURVEY DATE: 6/11/18" PREPARED FOR TRADEMARK
ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS
PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300a) THROUGH
20-300b) 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.

WILLIAM T. CLARK L.S. #70080
NOT VALID WITHOUT EMBOSSED SEAL

ENGINEER OF RECORD
GPT

PROJECT ENGINEER
GPT/WTC

CADD
GPT/WTC



PROJECT NAME & LOCATION

**LAURENTIDE
GLEN**

BRISTOL, CONNECTICUT

CLIENT

**TRADEMARK
ACQUISITIONS, LLC**

DRAWING TITLE

**LAURENTIDE
GLEN**

SUBDIVISION PLAN

REVISIONS

7	4-18-20	SETBACK ADJUSTMENT
4	7-30-19	APPROVAL COMMENTS
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS

DATE

6/11/18

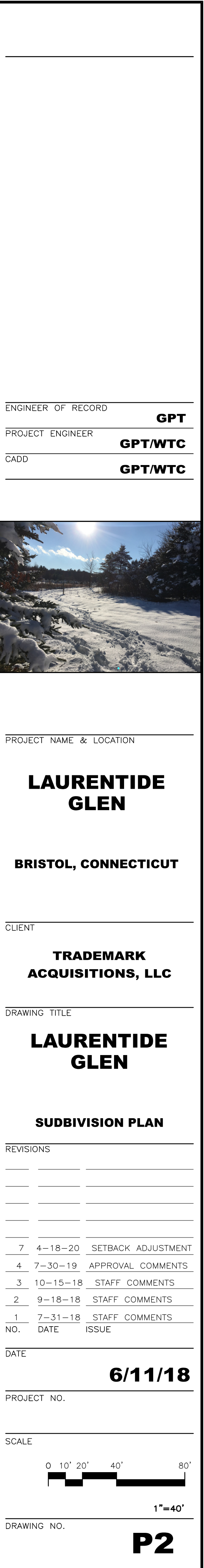
PROJECT NO.

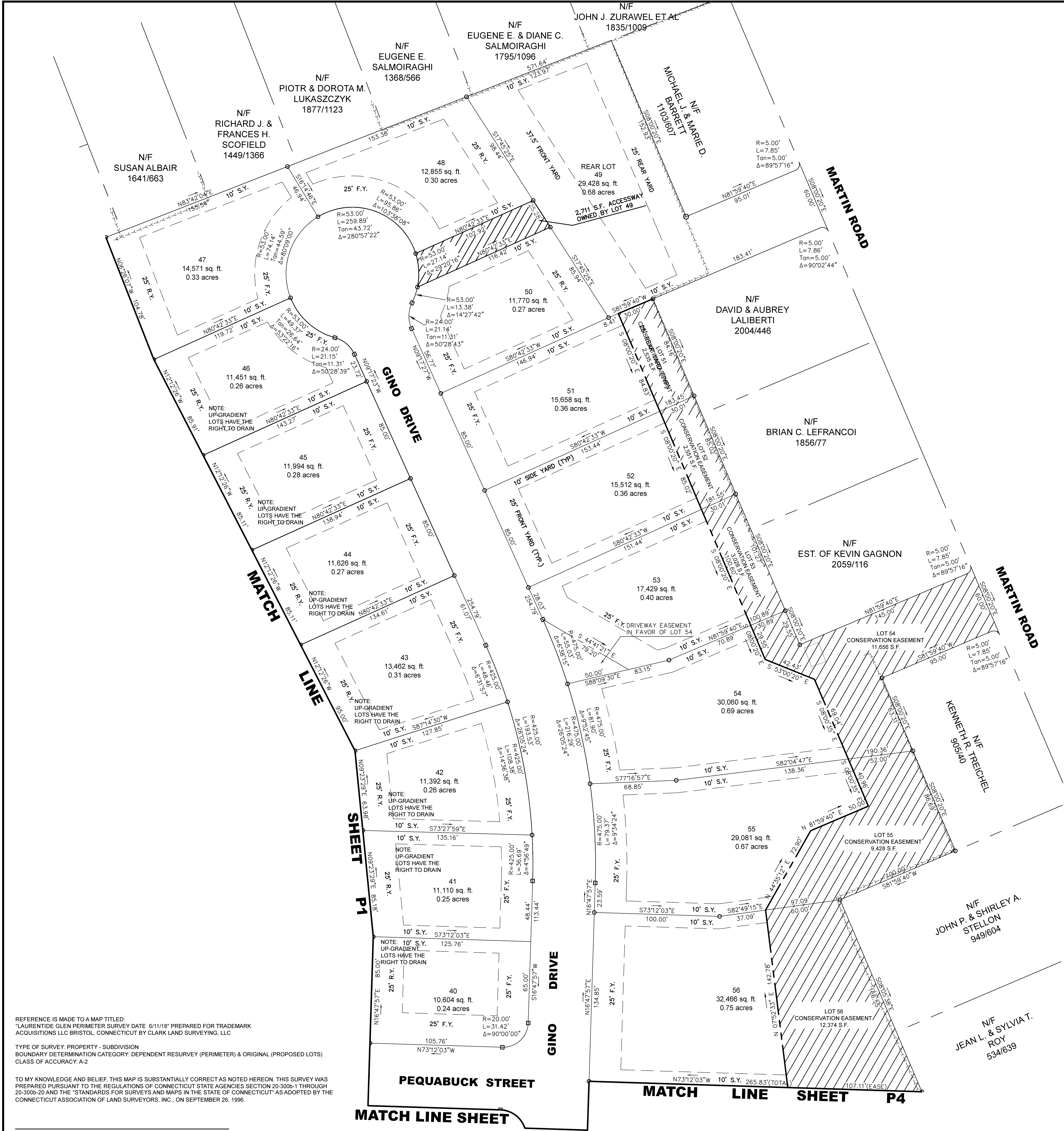
SCALE

0 10' 20' 40' 80'

1"=40'

DRAWING NO.
P1





REFERENCE IS MADE TO A MAP TITLED:
"LAURENTIDE GLEN PERIMETER SURVEY DATE 6/11/18" PREPARED FOR TRADEMARK
ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS
PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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.

WILLIAM T. CLARK L.S. #70080
NOT VALID WITHOUT EMBOSSED SEAL

LEGEND

- PROPOSED MONUMENT
- EXISTING MONUMENT
- PROPOSED IRON PIN
- EXISTING IRON PIPE
- EXISTING UTILITY POLE/LIGHT

ZONING COMPLIANCE TABLE											
BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS											
LOT #	LOT AREA (MIN. SF)	FRONTAGE (MIN.)		LOT WIDTH		FRONT YARD		SIDE YARD		REAR YARD	
		REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD
40	10,000	10,604	85'	85.0'	85' 85.0'	25'	25'	10'	10'	25'	25'
41	10,000	11,110	85'	85.0'	85' 85.0'	25'	25'	10'	10'	25'	25'
42	10,000	11,392	85'	108.4'	85' 101.6'	25'	25'	10'	10'	25'	25'
43	10,000	13,462	85'	109.5'	85' 107.2'	25'	25'	10'	10'	25'	25'
44	10,000	11,626	85'	85.0'	85' 85.0'	25'	25'	10'	10'	25'	25'
45	10,000	11,994	85'	85.0'	85' 85.0'	25'	25'	10'	10'	25'	25'
46	10,000	11,451	85'	84.2'	85' 85.0'	25'	25'	10'	10'	25'	25'
47	10,000	14,571	85'	103.1**	85' 99.5'	25'	25'	10'	10'	25'	25'
48	10,000	12,885	85'	129.7**	85' 100.0'	25'	25'	10'	10'	25'	25'
49**	15,000	26,717	25'	25.0'	85' 201.0'	37.5'	37.5'	10'	10'	25'	25'
50	10,000	11,770	85'	91.2'	85' 85.0'	25'	25'	10'	10'	25'	25'
51	10,000	15,658	85'	85.0'	85' 85.0'	25'	25'	10'	10'	N.A.	C.E.
52	10,000	15,512	85'	85.0'	85' 85.0'	25'	25'	10'	10'	N.A.	C.E.
53	10,000	17,429	85'	88.9**	85' 87.1'	25'	25'	10'	10'	N.A.	C.E.
54	10,000	30,060	85'	85.6**	85' 85.7'	25'	25'	10'	10'	N.A.	C.E.
55	10,000	29,081	85'	104.2**	85' 104.2'	25'	25'	10'	10'	N.A.	C.E.
56	10,000	32,466	85'	134.10'	85' 134.10'	25'	25'	10'	10'	N.A.	C.E.

*FRONTAGE MEASURED AT BUILDING LINE
**REAR LOT 26,717 S.F. EXCLUSIVE OF ACCESSWAY

ENGINEER OF RECORD
GPT

PROJECT ENGINEER
GPT/WTC

CADD
GPT/WTC

PROJECT NAME & LOCATION

LAURENTIDE GLEN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

LAURENTIDE GLEN

SUBDIVISION PLAN

REVISIONS

7	4-18-20	SETBACK ADJUSTMENT
4	7-30-19	APPROVAL COMMENTS
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS

NO. DATE ISSUE

DATE

6/11/18

PROJECT NO.

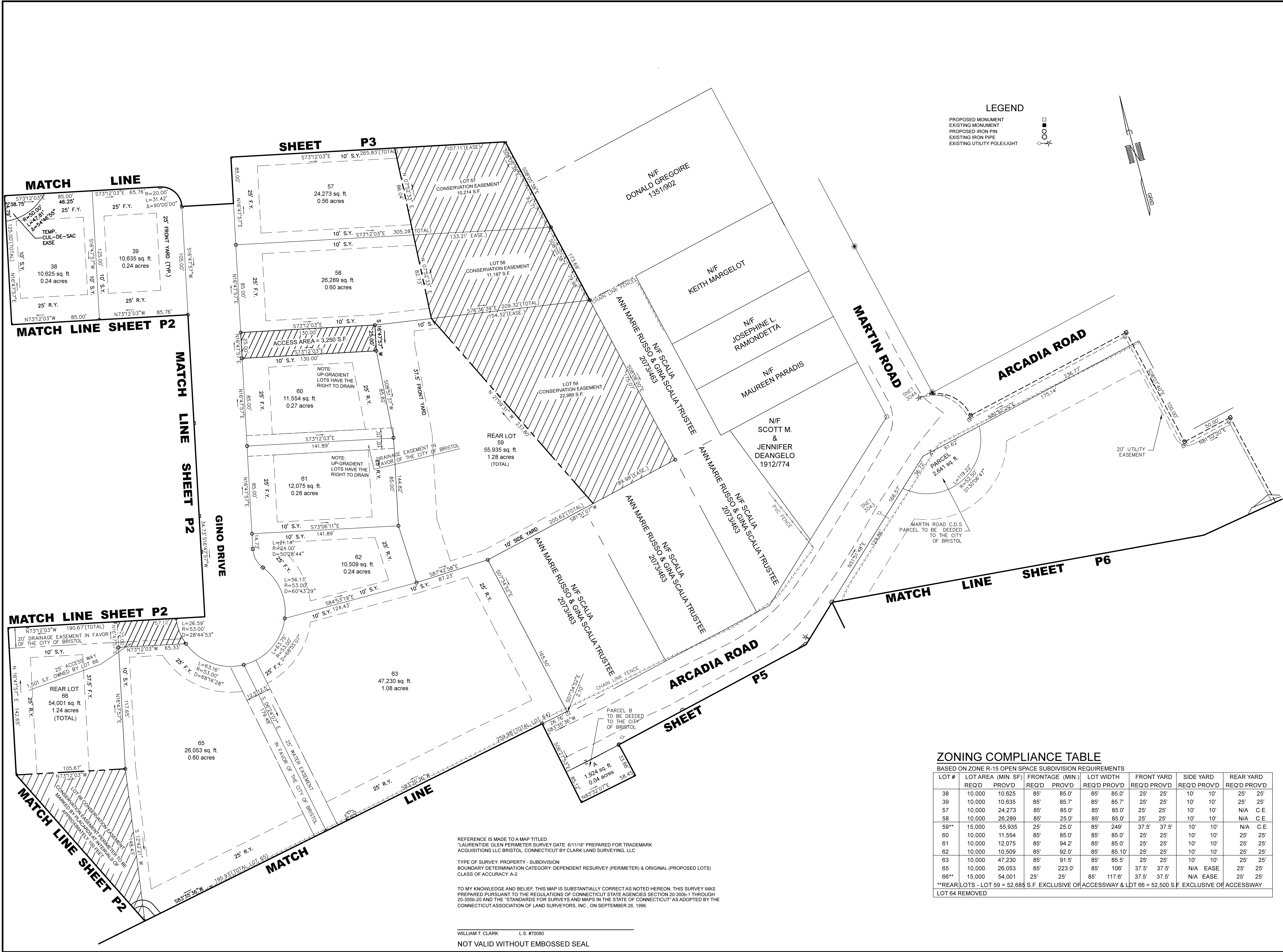
SCALE

0 10' 20' 40' 80'

1"=40'

DRAWING NO.

P3



ENGINEER OF RECORD
GPT

PROJECT ENGINEER
GPT/WTC

CADD
GPT/WTC



PROJECT NAME & LOCATION

LAURETIDE GLEN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

LAURETIDE GLEN

SUBDIVISION PLAN

REVISIONS

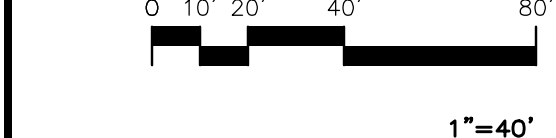
7	4-18-20	SETBACK ADJUSTMENT
5	7-30-19	APPROVAL COMMENTS
4	10-22-18	WATER DEPT. COMMENT
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS

DATE

6/11/18

PROJECT NO.

SCALE



DRAWING NO.

P4

ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

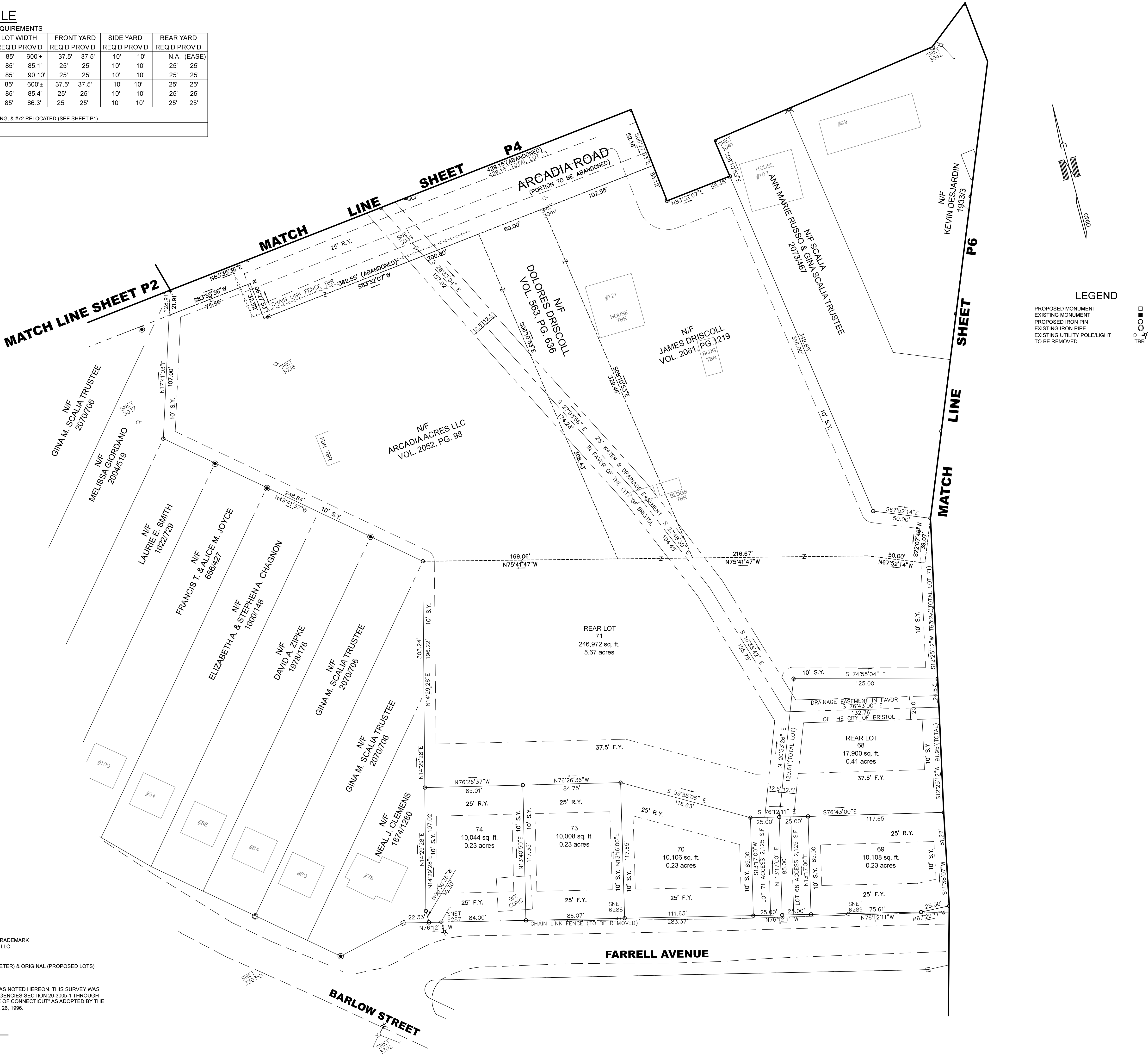
LOT #	LOT AREA (MIN. SF)		FRONTAGE (MIN.)		LOT WIDTH		FRONT YARD		SIDE YARD		REAR YARD	
	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD
68*	10,000	17,900	85'	651.1'	85'	600'+	37.5'	37.5'	10'	10'	N.A. (EASE)	
69	10,000	10,108	85'	85.1'	85'	85.1'	25'	25'	10'	10'	25'	25'
70	10,000	10,106	85'	90.10'	85'	90.10'	25'	25'	10'	10'	25'	25'
71 **	10,000	246,972	85'	628.9'	85'	600'±	37.5'	37.5'	10'	10'	25'	25'
73	10,000	10,008	85'	86.0'	85'	85.4'	25'	25'	10'	10'	25'	25'
74	10,000	10,044	85'	84.0'^	85'	86.3'	25'	25'	10'	10'	25'	25'

*PERMITTED REDUCTION WITHIN 10% OF 85'

***LOT #67 REMOVED FROM SUBDIVISION DUE TO REVISED GRADING, & #72 RELOCATED (SEE SHEET P1).

*LOT 68 AREA EXCLUSIVE OF ACCESSWAY IS 15,775 S.F.

**LOT 71 AREA EXCLUSIVE OF ACCESSWAY IS 244,847 S.F.



REFERENCE IS MADE TO A MAP TITLED:
"LAURENTIDE GLEN PERIMETER SURVEY" DATE 6/11/18* PREPARED FOR TRADEMARK
ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS
PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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.

WILLIAM T. CLARK L.S. #70080
NOT VALID WITHOUT EMBOSSED SEAL

ENGINEER OF RECORD	GPT
PROJECT ENGINEER	GPT/WTC
CADD	GPT/WTC



PROJECT NAME & LOCATION
LAURENTIDE GLEN

BRISTOL, CONNECTICUT

CLIENT
TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE
LAURENTIDE GLEN

SUBDIVISION PLAN

REVISIONS		
7	4-18-20	SETBACK ADJUSTMENT
5	7-30-19	APPROVAL COMMENTS
4	10-22-18	WATER DEPT. COMMENT
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS
NO.	DATE	ISSUE

DATE
6/11/18

PROJECT NO.

SCALE
0 10' 20' 40' 80'
1"=40'

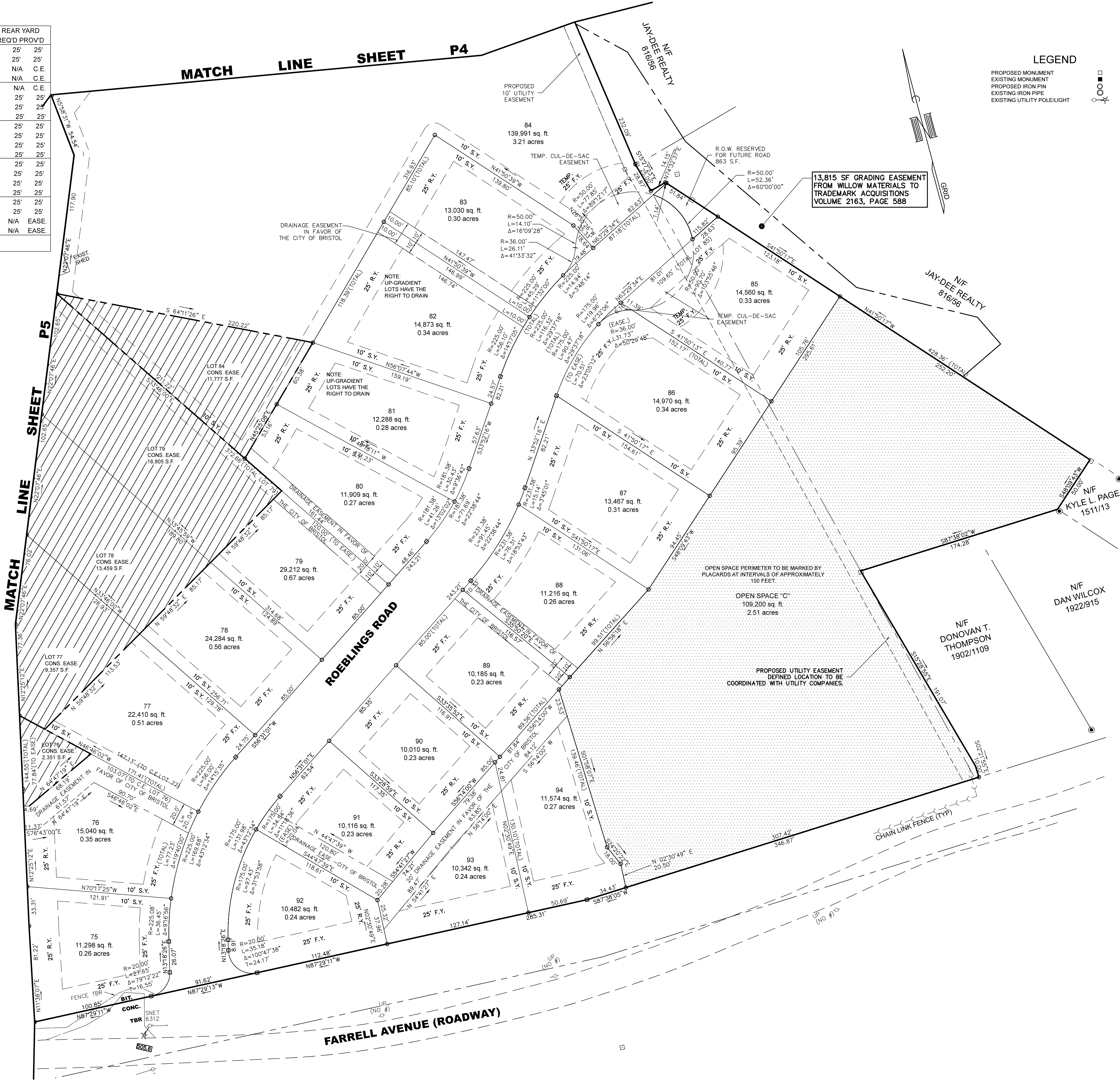
DRAWING NO.
P5

ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

LOT #	LOT AREA (MIN. SF)		FRONTAGE (MIN.)		LOT WIDTH		FRONT YARD		SIDE YARD		REAR YARD	
	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD
75	10,000	11,298	85'	85.0**	85'	85.0**	25'	25'	10'	10'	25'	25'
76	10,000	15,040	85'	89.3**	85'	88.10'	25'	25'	10'	10'	25'	25'
77	10,000	22,410	85'	89.5'	85'	89.3'	25'	25'	10'	10'	N/A	C.E.
78	10,000	24,284	85'	85.0'	85'	85.0'	25'	25'	10'	10'	N/A	C.E.
79	10,000	29,212	85'	85.0'	85'	85.0'	25'	25'	10'	10'	N/A	C.E.
80	10,000	11,909	85'	89.7'	85'	85.0'	25'	25'	10'	10'	25'	25'
81	10,000	12,288	85'	88.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
82	10,000	14,873	85'	85.3**	85'	85.5'	25'	25'	10'	10'	25'	25'
83	10,000	13,030	85'	85.0**	85'	85.6'	25'	25'	10'	10'	25'	25'
84	10,000	139,991	85'	82.6^	85'	87.2'	25'	25'	10'	10'	25'	25'
85	10,000	14,560	85'	109.6'	85'	109.6'	25'	25'	10'	10'	25'	25'
86	10,000	14,970	85'	96.10'	85'	95.5'	25'	25'	10'	10'	25'	25'
87	10,000	13,467	85'	97.2'	85'	97.2'	25'	25'	10'	10'	25'	25'
88	10,000	11,216	85'	88.7**	85'	88.7'	25'	25'	10'	10'	25'	25'
89	10,000	10,185	85'	85.0'	85'	85.7'	25'	25'	10'	10'	25'	25'
90	10,000	10,010	85'	85.3'	85'	85.4'	25'	25'	10'	10'	25'	25'
91	10,000	10,116	85'	97.0'	85'	93.1'	25'	25'	10'	10'	25'	25'
92	10,000	10,482	85'	130.5'	85'	114'	25'	25'	10'	10'	25'	25'
93	10,000	10,342	85'	122.1'	85'	122'	25'	25'	10'	10'	N/A	EASE.
94	10,000	11,574	85'	85.1'	85'	85.1'	25'	25'	10'	10'	N/A	EASE.

*FRONTAGE MEASURED AT BUILDING LINE
*PERMITTED REDUCTION WITHIN 10% OF 85'



REFERENCE IS MADE TO A MAP TITLED:
"LAURENTIDE GLEN PERIMETER SURVEY DATE 6/11/18" PREPARED FOR TRADEMARK ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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.

WILLIAM T. CLARK L.S. #70080
NOT VALID WITHOUT EMBOSSED SEAL

ENGINEER OF RECORD	GPT
PROJECT ENGINEER	GPT/WTC
CADD	GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

LAURENTIDE GLEN

SUBDIVISION PLAN

REVISIONS

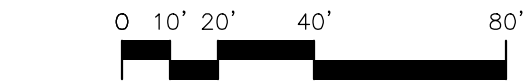
8	2-4-21	GRADING EASEMENT
7	4-18-20	SETBACK ADJUSTMENT
4	7-30-19	APPROVAL COMMENTS
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS
NO.	DATE	ISSUE

DATE

6/11/18

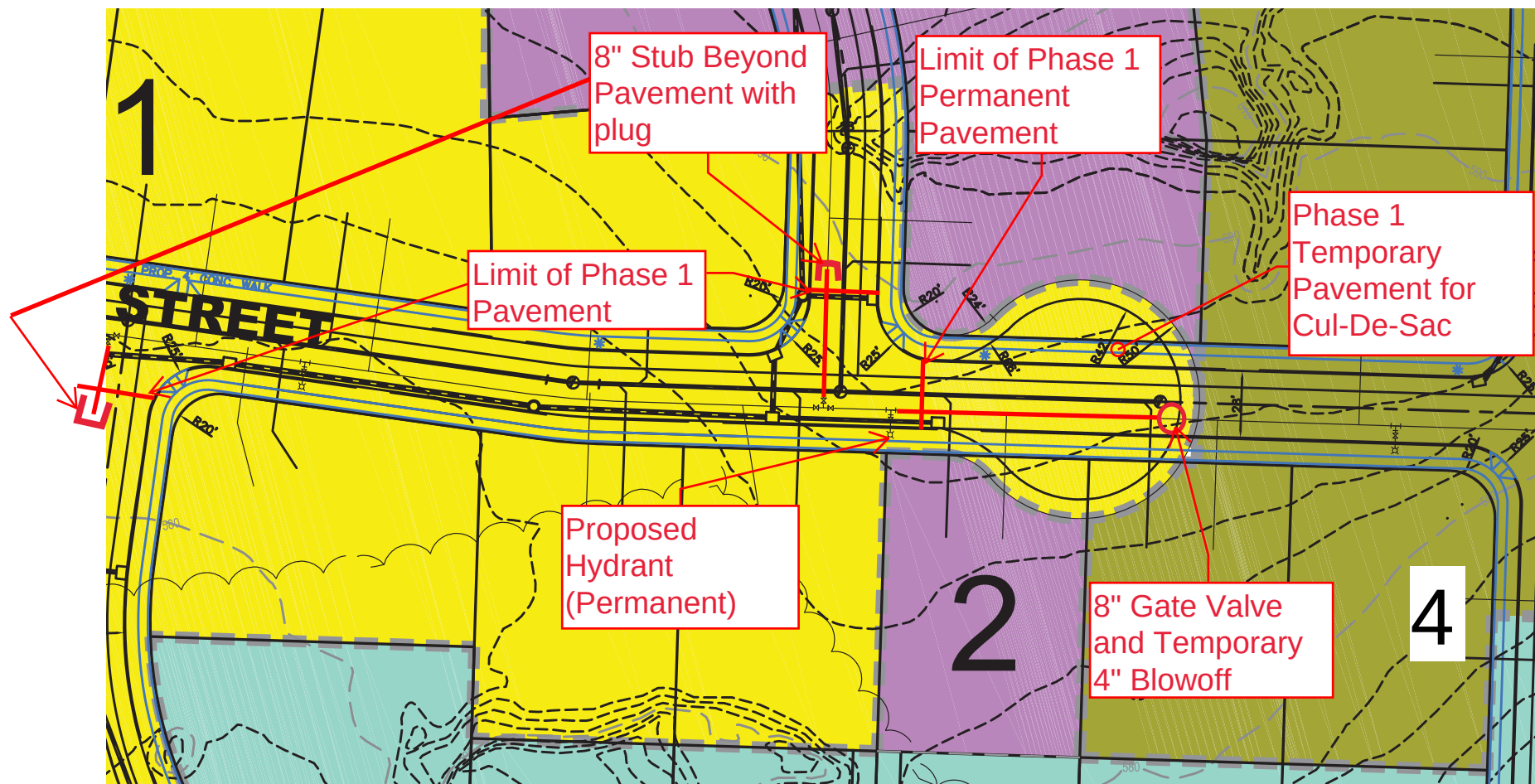
PROJECT NO.

SCALE

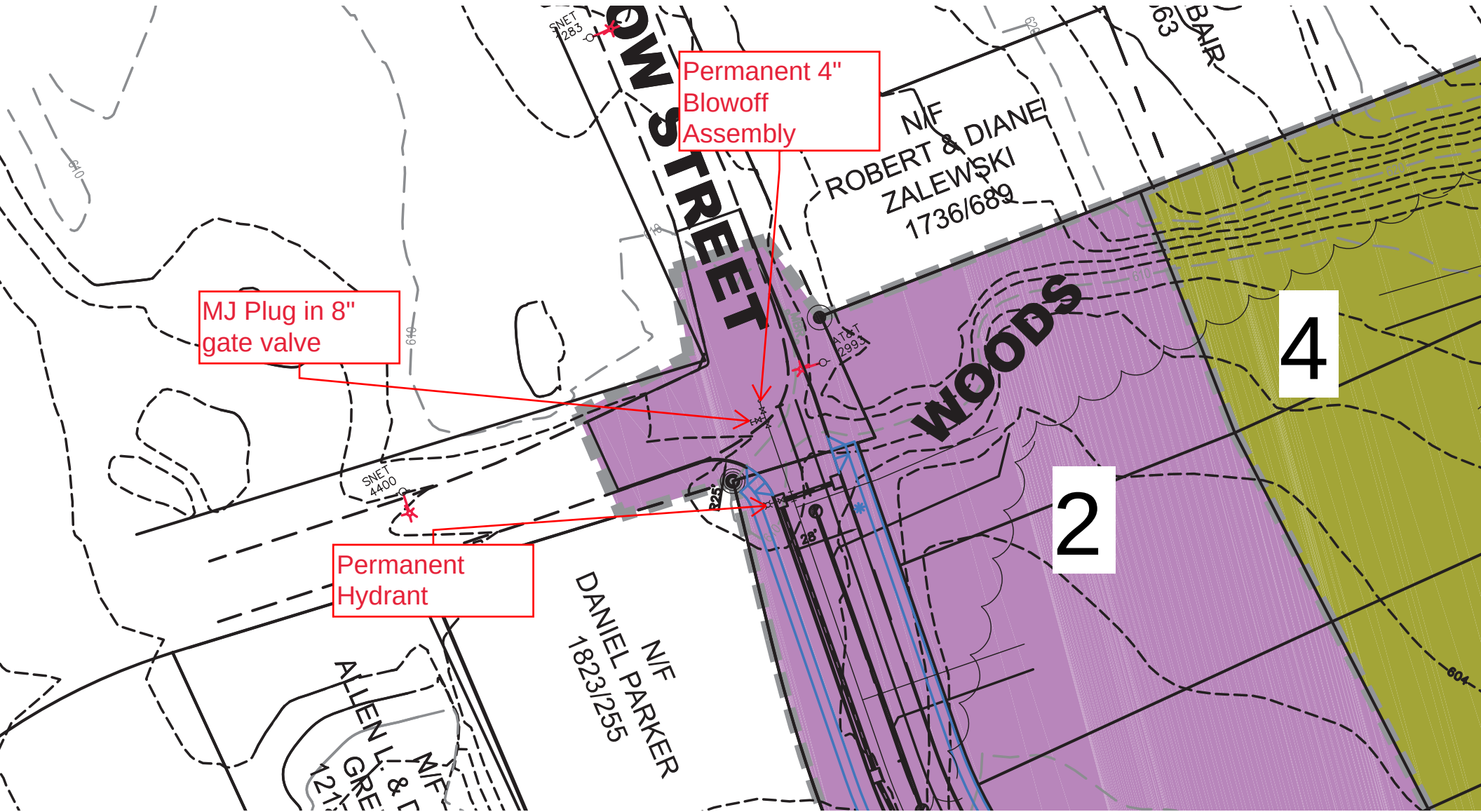


DRAWING NO.

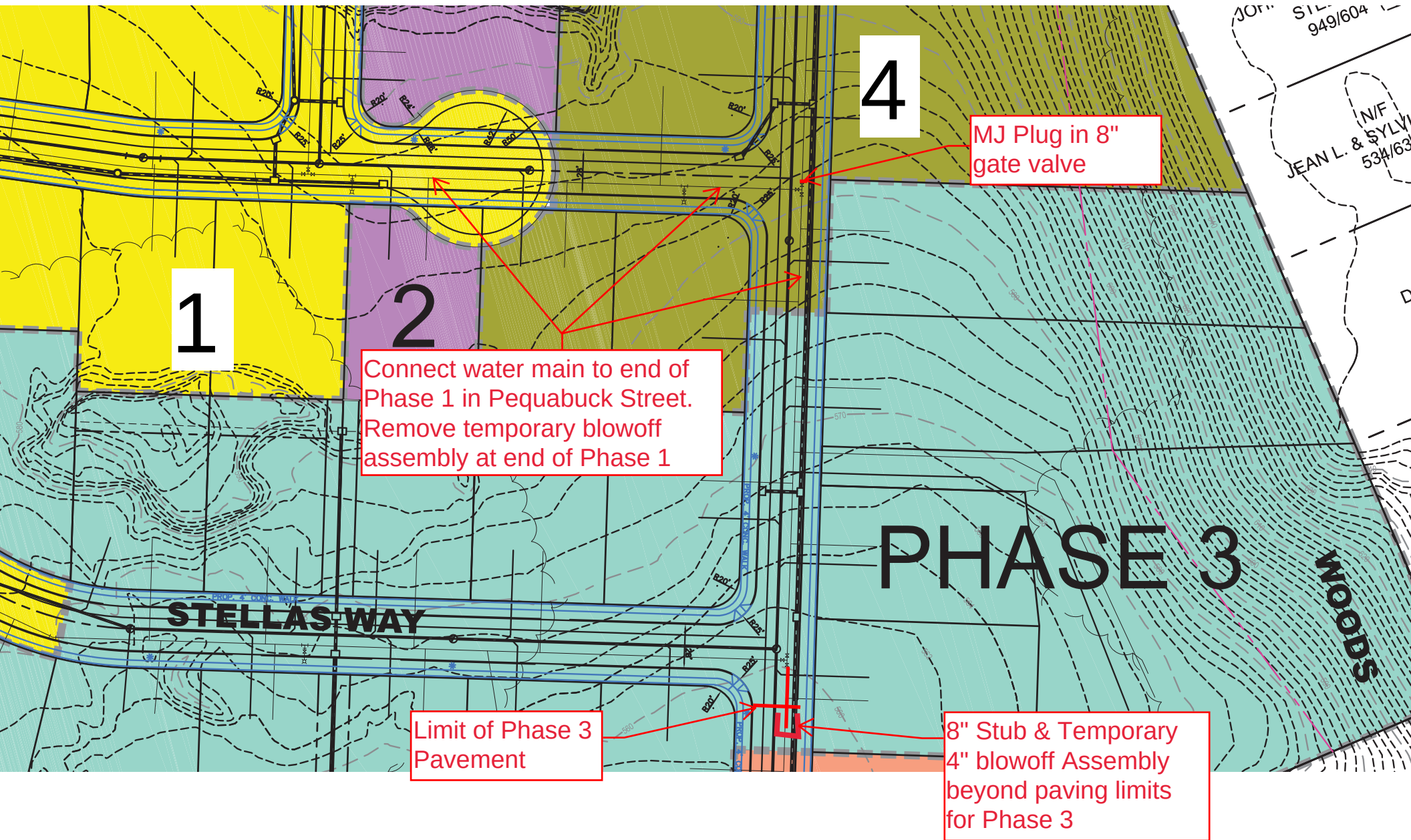
P6



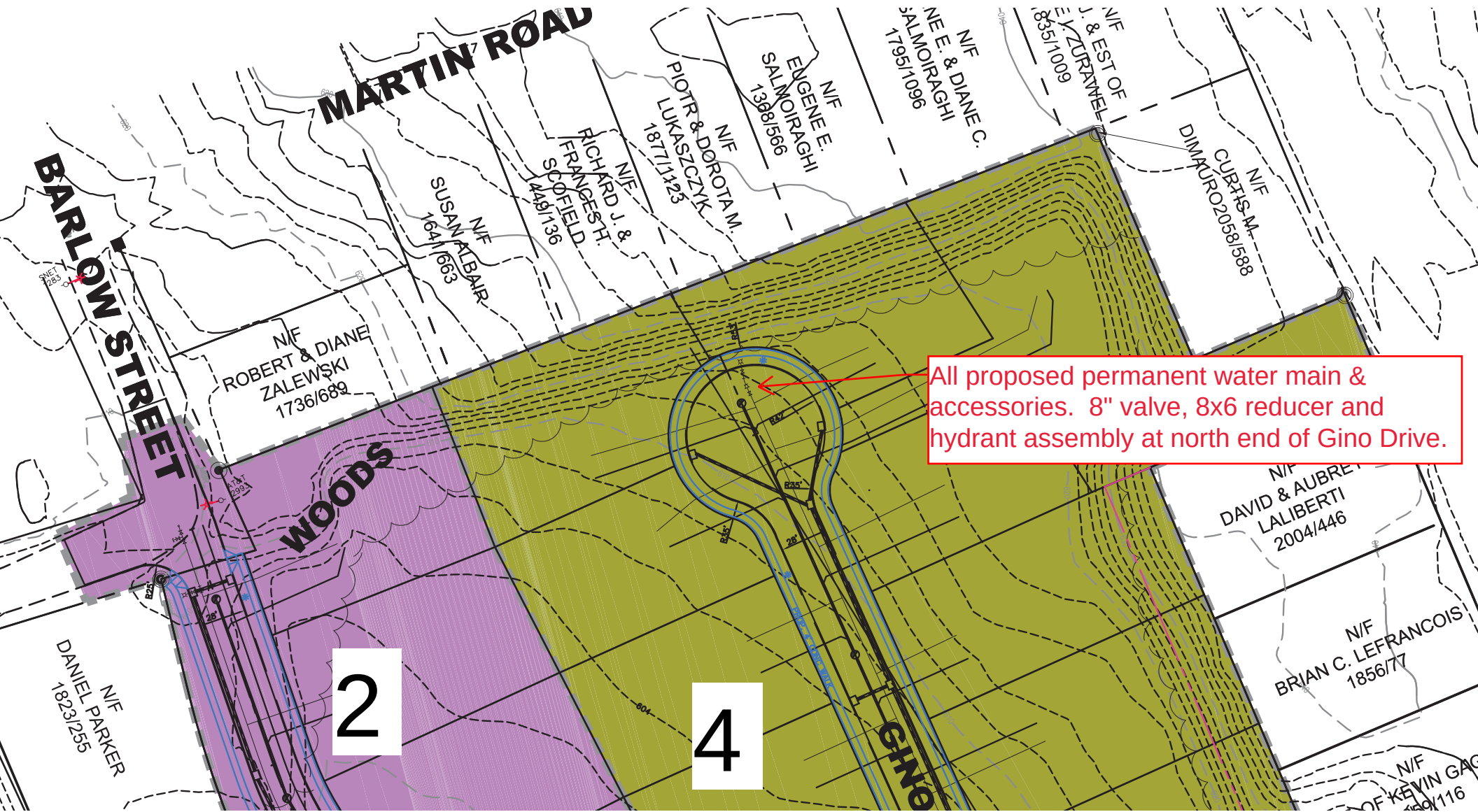
Phase 1 Water Main Termination



Phase 2 Water Main Termination

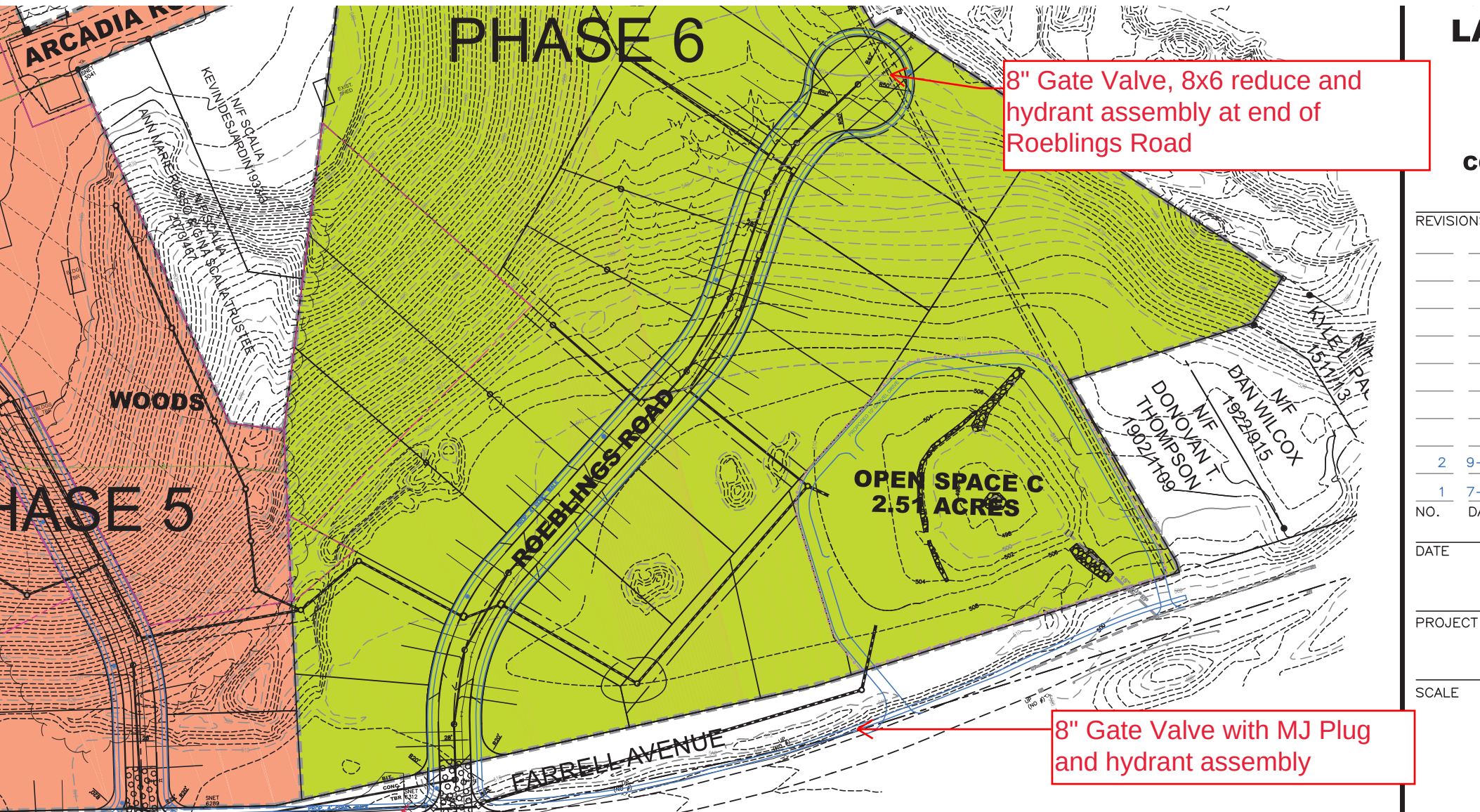


Phase 3 Water Main Termination



Phase 4 Water Main Termination





Phase 6 Water Main Termination

Subdivision Status Report																														
Identifying Information						Open Space		Approvals			Bonding			Construction Status**											Notes					
											Performance Bond ⁽⁴⁾		Maintenance Bond																	
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres)	Transaction Complete (x)	Date Approved by Planning Comm.	Due Date for Filing on Land Records	Expiration Date of Conditional Approval ⁽²⁾	Not Required (x)	Original Bond Amount (\$)	Date Bond Expires	Maintenance Bond Amount (\$)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other		
							Ownership		Expiration Date of Subdivision ⁽¹⁾	Date Filed on Land Records	Date of Final Approval ⁽³⁾																			
324 ⁽⁶⁾	Bristol Crossings, Section 1, Phase 2	Old Orchard Rd./Corbin Ridge extensions Phase 2	19	19	x				Jun 25, 2008								x	x	x	x	x	x	x	x	x	x	x	x		
324 ⁽⁶⁾	Bristol Crossings, Section 1, Phase 3	Old Orchard Rd./Tevins Way Phase 3	12	12	x				Jun 25, 2008				\$583,660	May 18, 2024								x								
									Jun 25, 2025	Feb 20, 2009	Mar 08, 2019		\$583,660																	
409	Ridgeview (Rock Builders)	Great Pyrenees Way	8	7	x				May 30, 2018				\$59,370	Apr 01, 2024		x	x	x			x	x	x							Sidewalks partial
									May 30, 2028	Aug 06, 2018	May 30, 2020																			
413	Laurentide Glen Phase 1	12 lots – Assessor’s Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street	12	12	x				Oct 24, 2018				\$454,250	Mar 18, 2024		x	x	x	x	x	x	x	x	x			x	x		
									Oct 24, 2028	Aug 06, 2019	Apr 01, 2021		\$127,075																	
413	Laurentide Glen Phase 2	11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;	11	11	x				Oct 24, 2018				\$454,250	Mar 18, 2024		x	x	x	x	x	x	x	x	x				x		
									Oct 24, 2028	Aug 06, 2019	Oct 27, 2021		\$17,825																	
413	Laurentide Glen Phase 3	20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive	20	20	x				Oct 24, 2018				\$454,250	Mar 18, 2024		x	x	x	x		x	x								
									Oct 24, 2028	Aug 06, 2019	Mar 24, 2022		\$27,600																	
413	Laurentide Glen Phase 4	19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive	19	19	x				Oct 24, 2018				\$454,250	Mar 18, 2024		x	x	x	x		x	x								
									Oct 24, 2028	Aug 06, 2019	Sep 26, 2022		\$256,450																	
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	30	30	x				Oct 24, 2018		Oct 24, 2025																			
									Oct 24, 2025	Aug 06, 2019																				
414	Calco Construction	Pine St. and Mitchell St.	5	3					Aug 29, 2018				\$202,075	n/a														x	Earth excavation, rough grading OSTA permit acquired; Encroachment Permit needed.	
									Aug 29, 2028	Jun 11, 2019	Aug 26, 2020		\$202,075																	
424	Blossom Estates	Redstone Hill Road - Phase 1	2	0					Aug 25, 2021				\$9,600						x	x										
									Aug 25, 2026	May 04, 2022	Jul 18, 2022		\$9,600																	
424	Blossom Estates	Redstone Hill Road - Phase 2	16	16	x				Aug 25, 2021		Aug 25, 2025					x	x	x	x		x	x								
									Aug 25, 2026	May 04, 2022																				
430	Perkins Meadow	James P. Casey Road and Perkins Street	9	7					Feb 23, 2022				n/a	n/a																
									Feb 23, 2027	Apr 05, 2022	Feb 23, 2022		n/a	n/a																
431	Meadow View Farm	1960 Perkins Street and Southdown Drive	9	8					Apr 27, 2022				n/a	n/a																
									Apr 27, 2027	May 25, 2022	Apr 27, 2024		n/a	n/a																
433	Cold Springs Farm Phase 4	20 lots - West of Village St. &Silo Rd.	20	20					Aug 28, 2023	Feb 24, 2024	Aug 24, 2025																			
									Aug 28, 2028																					

NOTES:

(1) The expiration date is 5 years from the original date of approval or, if extended by the Commission, up to 10 years from the original date of approval. HOWEVER, SEE NOTE (6) BELOW.

(2) The expiration date of a conditional approval (which is also the deadline for final approval) is 24 months from the original date of approval. Up to three additional 12-month extensions of the expiration date may be granted by the Commission.

(3) For subdivisions that contain public improvements, the date of final approval is the date on which either (a) all public improvements have been completed, or (b) a performance bond is posted with the city for any uncompleted public improvements. For subdivisions that contain no public improvements, the date of final approval is the date on which the subdivision is approved by the Commission. Final approval is required prior to the sale or offering for sale of any subdivision lots.

(4) A performance bond must be posted for any uncompleted public improvements in order to obtain final approval. A performance bond is NOT necessary for those subdivisions that have final approval, either because all public improvements have been completed or because there are no public improvements associated with the subdivision.

(5) A maintenance bond is required for any subdivision that contains public improvements, even if such improvements were completed prior to final approval and a performance bond was not required.

(6) In accordance with Public Act No. 11-5, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire not less than NINE (9) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.

(7) In accordance with Public Act No. 21-163, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire prior to March 10, 2020 shall not expire not less than nineteen (19) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than nineteen (19) years from the date the subdivision was approved. L = Land C= Conservation Easement F= Fee x = complete (blank) = not complete n/a = not applicable