



City of Bristol
Planning Commission

REGULAR MEETING - MONDAY, MARCH 25, 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/86800424115?pwd=rjKUYObzfcaYr2vaQQmdnRfJxmHqAR.1>

Meeting ID:

868 0042 4115

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting - February 26, 2024
4. Receipt of New Applications
5. Public Hearings
6. Zoning Commission Referrals
 - a. Application AZR 24-1 – Proposed revisions to the Zoning Regulations to add and amend the following:
 - i - Add to Section 19 Use Definitions: Community Youth Organization
 - ii - Amend Section 4.1 to include Community Youth Organization in the table of permitted principal uses and to allow in the R-10, R-15, R-25, and R-40 (Single-Family Residential) zones.

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

7. City Council and Other Referrals

- a. C.G.S 8-24 Review:
Department of Parks, Recreation, Youth and Community Services
Improvements to Memorial Boulevard/Wozenski Way

8. New Business

- a. Application #424 – Blossom Estates Subdivision - 505-545 Redstone Hill Road – Acceptance of bonding for public improvements for Phase 2 (16 lots); Assessor's Map 2, Lots 133-1; 133-3 through 133-17; R-15 (Single-Family Residential) zone; 505-545 Redstone Hill Road, LLC, applicant.
- b. 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.
Notification of Bond Expiration 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

9. Old Business

10. Staff Reports

- a. Subdivision Status Report
March 2024

11. Communications

12. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, April 22, 2024.

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY FEBRUARY 26, 2024**

1. CALL TO ORDER:

By: Acting Chairman Soares

Time: 6:00 P.M.

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

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)		X
	John Soares (Vice Chairman)	X	
	Jon Pose (Acting Secretary)	X	
	Tracey Bacchus	X	
	Christopher Nardi	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	

Acting Chairman Soares designated regular Commissioners Nardi, Pose, Bacchus and Soares as voting members this evening. He also designated alternate Commissioner Rasmussen-Tuller as a voting member this evening in place of Commissioner Veits with his absence. Acting Chairman Soares called the meeting to order at 6:00 P.M.

2. Pledge of Allegiance**3. Public Participation**

There was no public participation.

4. Approval of Minutes

- a. Minutes from the January 29, 2024, Regular Meeting

MOTION: Move to approve the minutes of the January 29, 2024, regular meeting.

By: Rasmussen-Tuller

Seconded: Pose.

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Soares.

Against: None.

Abstain: None.

5. Receipt of New Applications

There were no new applications.

Staff suggested that Application #435 be heard after the three administrative items.

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.

MOTION: Move that Application #435 be moved to be heard after "New Business" on tonight's agenda.

By: Pose

Seconded: Nardi.

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Soares.

Against: None.

Abstain: None.

The application #435 is moved to after New Business on tonight's agenda.

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.

Charles Talmadge, 225 North Main St., one of the applicants, explained the prior application was withdrawn because the State Statutes timeline was ending for the application. He explained a new application was filed to make it a cleaner process.

Staff explained there were significant changes so this item was going through a new application process.

Attorney Timothy Furey, 43 Bellevue Ave., one of the applicants, reviewed the prior application that required limitations because the review was during the time of the Zoning Rewrite process. He explained the Zoning Commission liked the application but did not want to rush the application in association with the Rewrite of the Zoning Regulations. He reviewed the previous positive referral for the prior application. He reviewed the changes and safeguards added to the new application for this evening. He explained the zones that would be inappropriate in Forestville for this Regulation. He explained the Regulation would affect 30 properties in Bristol.

Commission inquiry: Mr. Talmadge explained how the water lines and the sewer lines would be connected to property.

Staff noted this would be a more aesthetical design and Staff supported the proposed amendment.

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

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

By: Pose

Seconded: Nardi.

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Soares.

Against: None.

Abstain: None.

The application is recommended for a positive referral.

8. City Council and Other Referrals

- a. Bud's Goods – 135 Cross Street – Assessor's Map 3, Lot 15 – Request to confirm that the proposed use as a product packager for a cannabis establishment is an industrial manufacturing use and confirming compliance with the Declarations of Restrictions adopted by the City Council on October 30, 1961 and recorded on the Bristol Land Records - Volume 438, Page 513.

Staff explained a memo from Attorney Thomas Conlin, Corporation Counsel Office, to remove two restrictions placed on the property on October 30, 1961. Staff reviewed the Planning Commission minutes from January 25, 2012, with the former City Planner's comments. Staff also reviewed the Planning Commission's 2012 decision after the discussion of agreement to release the restrictions.

Staff reviewed the documents from 2012. Staff explained the request required the City Council's vote and was not for a determination of use, but a property title concern and was not an 8-24 referral. He explained there would be no sales or retail use on the property and the product would only be distributed in Connecticut.

Staff read into the record the letter dated February 2024, from Attorney Richard Mann, regarding the request to remove two Declarations of Restrictions from the property.

Staff reviewed the documents from 2012 regarding the property.

Staff inquiries: Attorney Richard Mann, 845 Washington St., Newton, MA, explained the request was to remove restrictions #2 and #7 from the property.

Commission inquiries, respectively: Staff explained that cannabis is an allowed use on the property which is in an I-zone. Ms. Levesque explained the Public Works City garage was in this area.

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

1. Restriction #2 – The use of the premises shall be restricted to industrial manufacturing purposes;
2. Restriction #7 – The right of reversion of title to the City of Bristol at the original purchase price, under certain events.

The Planning Commission finds 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.

By: Nardi

Seconded: Pose.

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Soares.

Against: None.

Abstain: None.

The application is approved.

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:
 - b) Phase 1 (12 Lots) – Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street;
 - c) Phase 2 (11 Lots) – Lots 12 -14, 16 – 22 Wiegert Way;
 - d) Phase 3 (20 Lots) – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive;
 - e) Phase 4 (19 Lots) – Lots 38 & 40 Gino Drive and Lots 39-56 Pequabuck Street

Attorney Mark Ziogas, 88 Valley St., stated that the largest cost was for the detention pond maintenance. Therefore, the remaining costs were less than the entire project. Attorney Ziogas reviewed the required bond amounts for the project and requested to reduce the bond amount to \$265,875. He explained the project was going very well and the lots with final approvals were under contract. The project may not be finished until the sand and gravel portion are completed. The plan had two trees in front of each property.

Ms. Levesque explained she reviewed the bond amounts. She explained the city inspectors have inspected the property. She agreed with the bond amounts for this evening.

Staff reviewed the current bond amount of \$455,250 and the request to reduce the bond to \$265.875 with a 15% contingency. Staff also explained he would work with the applicant regarding the trees.

Commission inquiries: Attorney Ziogas explained the trees were not listed on the deeds. Gino Troiano, P.E., of 175 Lake Ave., 175 Lake Ave., of Trademark Acquisitions, LLC, explained there was no resolution of the mailbox situation. He explained there may be a centralized mailboxes for the Phase 4 area. He is working with a councilwoman to avoid this situation. The post office was delivering mail to Phases 1 to 3.

MOTION: move that pursuant to Subdivision Regulation 3.03 – Partial Release of the Performance Guarantee a request by the applicant for Application #413 – Laurentide Glen Subdivision – for a reduction in bonding for Phases 1, 2 3 & 4 which are being held to guarantee the completion of public improvements has been received 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)

The owner/applicant of record is: Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners be approved under the following parameters:

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

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

The current bond amount for Phase 2 is: \$17,825.

The revised bond amount for Phase 2 recommended by the City Engineer will be: \$1,725.

The current bond amount for Phase 3 is: \$27,600.

The revised bond amount for Phase 3 recommended by the City Engineer will be: \$4,025.

The current bond amount for Phase 4 is: \$256,450.

The revised bond amount for Phase 4 recommended by the City Engineer will be: \$34,500.

The current bond amount for Phases 1, 2, 3 and 4 is: \$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 was renewed on March 18, 2023 and will be in effect until at least March 18, 2024.

A bond amount for Phases 1, 2, 3 and 4 as recommended by the City Engineer will be: \$167,325.00. Pursuant to Subdivision Regulation 3.03, the bond being held cannot be reduced below 15 percent of the original amount of the performance guarantee (\$1,772,500.00). Calculating 15 percent of the original bond amount brings the total new bond amount to \$265,875.00

The new bond amount, as recommended by the City Engineer is: \$265,875.00

The new bond amount must be deposited with the City of Bristol on or before March 18, 2024.

Phases 1, 2, 3 & 4 are Final Approvals with an expiration date of: October 24, 2028.

Phases 5 & 6 will remain as Conditional Approvals with an expiration date of: October 24, 2025.

By: Pose

Seconded: Nardi.

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Soares.

Against: None.

Abstain: None.

The application is approved with stipulations.

The Application #435 was resumed under Item #6, Public Hearings, a.

Jon Tunsy, P.E. of Weston and Sampson, 712 Brook St., Rocky Hill, representing the applicant, gave his presentation for the renovations and improvements for Page Park. He explained the applicant received an Inland Wetlands approval for the project. State permit approvals were also required. This project was part of the City's Master Plan. He reviewed the many recreational areas, parking areas and walkways throughout the Page Park. A pickle ball area would be added to the park.

He explained there are 79 existing parking spaces. The City's Master Plan has 226 total proposed parking spaces. Directional signage would be added to the park. He reviewed the handicapped accessibility near the amenities.

Commission inquiries: Mr. Tunsky explained how the increase in parking spaces would be accomplished by distributing the parking spaces throughout the park. He explained 60 parking spaces were provided near King St. and the basketball area and baseball areas. The baseball areas and softball areas would not be improved with this plan.

No one else spoke in favor of the application.

The following persons were not in favor or against the application, but had inquiries: Michael Griffin, 333 Woodland St. and Claude Bourret, 58 Page Ave.

Mr. Griffin inquired if the disk golf hole would be relocated away from his property (and neighbor's properties) or if fences may be constructed to prevent littering and property damage. He suggested a more appropriate area. He detailed his requests for a fence or to relocate a disk golf hole away from his yard to the Parks, Recreation and Youth and Community Services.

Ms. Bourret inquired if there would be walkways to the rear of the park where the disk golf is located. She inquired if any roads would be changed or closed because the roads were very narrow. She inquired how parking lots would be constructed near the pavilion with the elevation and ledge in that area.

Mr. Tunsky explained only the disk golf holes near the access drive near the pavilion would be relocated. The lighting and paved walkway throughout the park should improve the visibility for the neighbors.

Commission inquiries: Mr. Griffin explained his discussion with the Park Commission on relocating the disk hole on the opposite side of the property near his property.

Sara Larson, Deputy Superintendent, City of Bristol, 51 North Main St., Parks Recreation and Youth and Community Services, answered questions for the Commission. Ms. Larson explained regarding Mr. Griffin's property that vehicles were unable to access Orchard Rd. for maintenance. She described the access road near Dewitt St. and explained her dept. may place increased trash receptacles near Mr. Griffin's property. Also, the debris would be removed from Mr. Griffin's property. She reviewed the decision of the Park Board and the decision of the City Council for Mr. Griffin's property.

Commission inquiries: Ms. Larson explained she would work with Mr. Griffin and the Disk Golf Association on Mr. Griffin's concerns. She explained some responsibilities of the Disk Golf Assoc. that included limited cleanup/maintenance during non-tournaments.

Mr. Tunsky explained the walkways to Ms. Bourret. He explained the street in the West Minister Rd. would be closed and replaced with a multi-use trail and how the parking area would be constructed near the pavilion area.

Staff explained the plans were on the City's Website with a link on the Planning Commission Webpage.

Ms. Levesque explained there were no major comments. She worked with the applicant to make sure the latest revised plans were verified. She wanted to make sure this was a safe project throughout the phases.

Staff inquiries, respectively: Regarding comment #9, Ms. Levesque explained the roadway remained a concern. Mr. Tunsky explained there were no complaints to the City for the pickle ball areas. Regarding Mr. Armstrong's comments, he explained the 4 parking spaces were handicapped accessible. Ms. Larson explained EV charging stations would be reviewed for future plans. The plan was estimated at \$19 Million. She reviewed the Capital Improvement Project (CIP) process for this item with the Commission.

Commission inquiries, respectively: Mr. Tunsky explained the truck entrance through King St. during construction. He reviewed the restroom security system. He briefly reviewed the RFP and potential alternate plans. Ms. Larson reviewed the security system and the building layout of the restrooms. She explained the existing security cameras in the park and the potential of increased security cameras.

Staff reviewed the documents for the application. Staff noted they would work with the applicant to resolve comments. A Level B, Aquifer Protection Area is located in the park. Staff explained that a Level A, Aquifer Protection Area, is not in the park and therefore unregulated at this time.

The application is closed.

By: Pose

Seconded: Rasmussen-Tuller.

MOTION: Move that 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, be approved 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.

By: Pose

Seconded: Nardi.

For: Nardi, Bacchus, Pose, Rasmussen-Tuller and Soares.

Against: None.

Abstain: None.

The application is approved with stipulations.

10. Old Business

There was no old business.

11. Staff Reports

Acting Chairman Soares reminded the Commission the next Planning Commission Meeting was on Monday, March 25, 2024.

Ms. Levesque reviewed the monthly Subdivision Status report, dated February 21, 2024, with the Commission. She explained there was no status with exception of the bond of the Laurentide Glen Subdivision. She explained a request for bond would be received soon for Blossom Estates on Redstone Hill Rd.

Staff explained App. #431, Meadow View Farms Subdivision, had started work on the subdivision. Ms. Levesque explained the applicant was working with the Sewer and Water Dept. The report would be updated for next month's Subdivision report.

12. Communications

There were no communications.

13. Adjournment

Motion was made by Commissioner Pose to adjourn.

Motion seconded by Commissioner Nardi.

Motion carried 5-0.

The meeting adjourned at 7:45 P.M.

These minutes represent the proceedings of the meeting.

This meeting was taped.

Respectfully submitted,
Nancy King

William Veits
Chairman
City Planning Commission



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: March 1, 2024

TO: **Bristol Planning Commission**

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

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

Application #AZR 24-1

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

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

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

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

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

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:

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

Enclosure

AZR 24-01

3/1/24

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

2/7/24

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

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

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

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

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

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

AZR 24-1 - Hyperlinks

Previous Regulations:

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

Current Regulations:

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

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



AZR 24-01
3/1/24

City of Bristol
BRISTOL, CONNECTICUT 06010
Zoning Commission

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

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

Application #AZR 24-1

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

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

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

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

Enclosure.



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: March 1, 2024

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #AZR 24-1

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

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

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

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

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

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:

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

NVCOG STAFF REFERRAL REPORT

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

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

DATE: March 8, 2024

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

DESCRIPTION OF PROPOSAL:

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

STAFF RECOMMENDATION:

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

* * * * *

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

BRIS-46-030424-Z



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: March 1, 2024

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #AZR 24-1

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

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

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

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

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

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:

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



REFERRAL

FROM: NHCOG

DATE RECEIVED: March 4, 2024

DATE: March 7, 2024

TYPE OF REFERRAL: Zoning

REFERRED BY: Robert Flanagan

REFERRAL COMMENT BY: Rista
Malanca, AICP

MUNICIPALITY: City of Bristol

PUBLIC HEARING DATE: April 8, 2024

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

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

ZONING REFERRAL FORM



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

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

CRCOG-2017

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

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



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: March 1, 2024

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #AZR 24-1

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

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

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

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

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

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:

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



AZR 24-01
3/1/24

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

CERTIFIED MAIL

DATE: March 1, 2024

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

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

Application #AZR 24-1

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

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

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

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

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

Initiated by: Bristol Zoning Commission.

Tentative Hearing Date: April 8, 2024

For questions or additional information, please contact:

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

Enclosure.



Layers





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

March 13, 2024

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

Dear Members:

At a meeting of the City Council on March 12, 2024 it was voted to refer Map 30, Lot 115 and Map 30A Lot 18 Memorial Boulevard to the Planning Commission for a C.G.S. §8-24 Report at the request of Parks, Recreation, Youth and Community Services Department for the Memorial Boulevard ARPA Improvement Project.

Very truly yours,

A handwritten signature in black ink that reads "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Raymond Rogozinski, Dir. of PW
Asst. Corp. Counsel Jeffrey Steeg
Joshua Medeiros, Supt. of PRY&CS



Memo: Memorial Boulevard Accessibility Improvements

From: Sarah Larson, Deputy Superintendent of Parks, Recreation, Youth and Community Services

To: Planning Commission

CC: Robert Flanagan, City Planner; Andrew Armstrong Assistant City Planner

February 14, 2024

Bristol Parks, Recreation, Youth and Community Services received \$300,000 in American Rescue Plan Act funds to support accessibility upgrades to Memorial Boulevard. Based on input from the department's 2020 Master Plan and the Bristol Veteran's Council, the following improvements were recommended. Bristol Parks, Recreation, Youth and Community Services is looking to engage in the construction of the improvements this summer, with final completion of the project by 2025.

The following list encompasses the scope of the improvements:

- Add sidewalk access to the south monuments off of Wozenski Way
- Replace current pathway from South Street Parking lot to the monuments with a rerouted accessible pathway
- Add sidewalks through the Urban Garden
- Addition of a prefabricated restroom

As always, please let me know if you have any questions.



LOCATION PLAN
SCALE: 1" = 40'

ARPA ADA SITE IMPROVEMETS
COLLINS ROAD
Bristol, Connecticut

LOCATION PLAN

DESIGN BY: WRS
DRAFTED BY: WRS
CHECKED BY: WRS
SCALE: 1" = 40'
DATE: 12/18/2023
PROJECT No.:

NO.	DATE	COMMENTS

PREPARED BY:
City of Bristol
Department of Public Works
111 North Main Street
Bristol, Connecticut 06010
Tel. 860-584-0125
Fax 860-584-3838



DRAWING NUMBER:
1

8-24 Referral
Memorial Blvd.
Zoning

BHC

R-40

R-10

Assessor's Map 30, Lots 115
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 3/13/24

R-40

R-10

8-24 Referral
Memorial Blvd.
Zoning

BHC

R-40

R-10

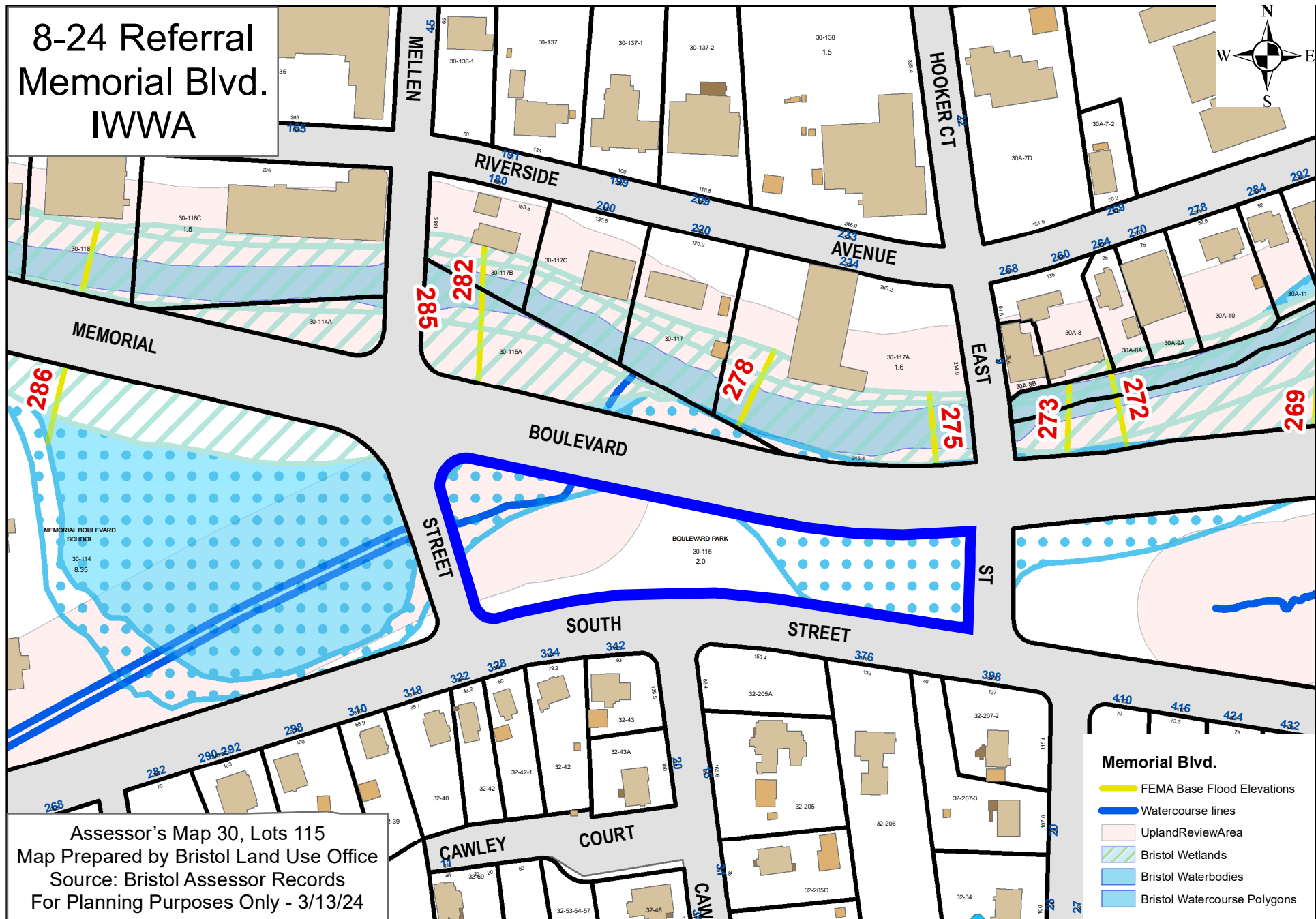
Assessor's Map 30, Lots 115
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 3/13/24

8-24 Referral
Memorial Blvd.
Aerial

MEMORIAL BOULEVARD SCHOOL

BOULEVARD PARK

Assessor's Map 30, Lots 115
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 3/13/24



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

For Office Use Only	
APPLICATION NO.	<u>424</u>
DATE FILED:	<u>6-8-21</u>
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): _____

Address or Location of the Subdivision: 505-545 Redstone Hill Road, Bristol, CT

Assessor's Map No.: 2 Assessor's Lot No.(s): 133, 133-1, / 133-2, 133-3 Zone of the Property: R-15

Size of the Property to be Subdivided (in acres or square feet): 14.12 Ac No. of Lots in the Subdivision: 18

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: 505-545 Redstone Hill Road LLC

Address: 75 Neal Court City: Plainville State: CT Zip: 06062

Telephone No.: 860-777-7575 E-Mail: totalaccess@outlook.com

Signature: - C. B. Signature - (Printed/Typed) Charles Barzee

CHECK ONE: ☐ owner ☒ other (specify): Purchaser-Developer

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

Name: Arlene Jagielski

Address: 505 Redstone Hill Road City: Bristol State: CT Zip: 06010

Telephone No.: 860-877-2699 E-Mail: rziel04@gmail.com

Signature: Arlene Jagielski Signature - (Printed/Typed) Arlene Jagielski

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. 424

Address or location of property: 505-545 Redstone Hill Road, Bristol, CT 06010

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

The Bristol Inland Wetlands Commission at its May 5, 2021 meeting approved the proposed subdivision subject to its standard conditions (Application #1915)

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

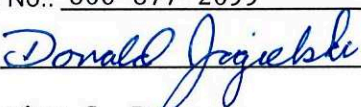
Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: Donald Jagielski

Address: 505 Redstone Hill Road City: Bristol State: CT Zip: 06010

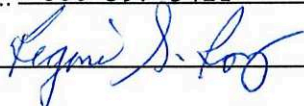
Telephone No.: 860-877-2699 E-Mail: rziel04@gmail.com

Signature:  Signature – (Printed/Typed) Donald Jagielski

Name: Regina S. Roy

Address: 10 Lucien Road City: Bristol State: CT Zip: 06010

Telephone No.: 860-597-5421 E-Mail: _____

Signature:  Signature – (Printed/Typed) Regina S. Roy

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Andre D. Dorval, Esquire

Address: 17 Riverside Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-3136 E-Mail: andre.dorval@snet.net

08/17 - LUO

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 424

Address or location of property: _____

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

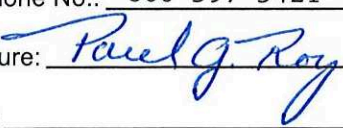
Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: Paul G. Roy

Address: 10 Lucien Road City: Bristol State: CT Zip: 06010

Telephone No.: 860-597-5421 E-Mail: _____

Signature:  Signature – (Printed/Typed) Paul G. Roy

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Harry E. Cole & Son

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

Telephone No.: 860-628-4484 E-Mail: sgiudice@hecole.com

**ANDRE D. DORVAL
ATTORNEY AT LAW**

App. #424

17 RIVERSIDE AVENUE
BRISTOL, CONNECTICUT 06010

TELEPHONE: (860) 589-3136
FAX: (860) 582-5504
Email: andre.dorval@snet.net

March 12, 2024

Mr. William Veits
Chairman, Bristol Planning Commission
c/o Robert Flanagan, City Planner
111 North Main Street
Bristol, CT 06010

Re: Blossom Estates Subdivision
Redstone Hill Road, Bristol, CT
Application No. 424

Dear Gentlemen:

As you may recall the Bristol Planning Commission granted a conditional subdivision approval in reference to the Blossom Estates 18-lot subdivision located at 505-545 Redstone Hill Road, Bristol, CT on August 25, 2021 under Application No. 424. On July 18, 2022 the Bristol Planning Commission granted final approval for Phase 1 of the development which contains Lot 1 and Lot 18 of the development. On July 24, 2023 the Planning Commission voted to grant a request for a 5-year extension of the time period to obtain final subdivision approval for the remaining lots to August 29, 2028. The vast majority of the construction for the onsite improvements has in fact been completed including, excavation; installation of detention basins; sanitary sewer lines; sanitary drainage lines; water lines and electrical lines as well as the first coating of bituminous pavement for the roadway and the installation of a portion of the sidewalks.

The purpose of this letter is to respectfully request that the amount of the bond required for the completion of the remaining work to be completed, be set at an amount to be approved by the City Engineer, Nancy Levesque, so that a final subdivision approval for the remaining portion of the development can be obtained upon the filing of the approved bond.

Please schedule this matter for the upcoming March Planning Commission meeting agenda.

Mr. William Veits
Chairman, Bristol Planning Commission
c/o Robert Flanagan, City Planner
March 12, 2024
Page two

Pease feel free to contact my office should you have any questions regarding this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Andre D. Dorval', written in a cursive style.

ANDRE D. DORVAL

ADD/mmc

ANDRE D. DORVAL, ESQ.

17 RIVERSIDE AVENUE • P.O. BOX 756 • BRISTOL, CONNECTICUT 06011-0756
TELEPHONE (860) 589-3136 • FAX (860) 582-5504

App. #424

505-545 Redstone Hill Road			
ITEM	Schedule Value	Completed to Date	Balance to Finish
Erosion Control/ Tracking Pad	\$9,328	\$9,328	\$0
Clearing/Topsoil Strip	\$51,000	\$51,000	\$0
Earth Excavation/Grading	\$23,000	\$23,000	\$0
Detention Basin/ OCS	\$16,000	\$16,000	\$0
Sanitary Sewer	\$53,340	\$53,340	\$0
Storm Drainage	\$41,650	\$41,650	\$0
Water Main	\$48,230	\$48,230	\$0
Electrical	\$35,000	\$35,000	\$0
Street Lights/ Bases	\$1,500	\$0	\$1,500
Road Subbase	\$21,000	\$21,000	\$0
Bit. Paving & Curb	\$96,551	\$48,000	\$48,551
Survey/As-Built	\$5,000	\$2,500	\$2,500
Fence	\$35,100	\$0	\$35,100
Restoration	\$5,000	\$2,500	\$2,500
Sidewalks	\$26,000	\$13,000	\$13,000
Detention Pond Maintenance	\$29,568	\$0	\$29,568
Sub Total	\$497,267	\$364,548	\$132,719
15% Contingency	\$65,434	\$54,682	\$19,908
Totals	\$562,701	\$419,230	\$152,627



TILCON CONNECTICUT INC. P. O. Box 1357 * 642 Black Rock Avenue
A CRH Company New Britain, CT 06050-1357

Paving & Material Quotation

Estimated By: TJ Vanblaricom Phone: 860-384-0899 Email: tvanblaricom@tilcon-inc.com	Date: 04/05/2022
Submitted To: Total Access Construction P.O. Box 9787 Address: Bristol, CT 6010 Phone: (860) -77-7-7575 Fax: (860) -58-2-6866 Email:	Bid Title: Red Stone Hill Subdivision Est 2022 Bid Number: Bid Date: Project Location:

DESCRIPTION OF MATERIALS AND/OR SERVICES TO BE PROVIDED WITH ASSOCIATED PRICING:

Line Number	Item Description	Est. Quantity	Unit	Unit Price	Ext Price
100	Fine Grading	3,000.000	SY	\$ 2.25	\$6,750.00
200	1.5" Class 1 Binder Course	303.000	TON	\$ 130.00	\$39,390.00
300	1.5" Class 2 Surface Course	303.000	TON	\$ 137.00	\$41,511.00
400	Tack Coat	150.000	GAL	\$ 8.00	\$1,200.00
500	Install 7.5" BCLC on Binder	1,100.000	LF	\$ 7.00	\$7,700.00
Grand Total:					\$96,551.00

NOTES:

- The above prices are valid for the above referenced contract only.
- This proposal includes only the items as specified and described above.
- Pricing is dependent on bid documents and correspondence provided and had prior to bid proposal submission.
- Applicable taxes have been included in the above pricing. Tax exempt jobs will be charged tax unless a certificate is supplied at contract execution.
- Tilcon CT will schedule activities at its earliest availability upon request and to mitigate conflicts, long lead notice is advised. Scheduling risk is borne by the General Contractor.
- Tilcon CT will not accept any schedule risk, including any back charges or liquidated damage risk.
- In accepting this quotation, the General Contractor acknowledges to Tilcon CT, that the General Contractor owns all schedule risk related to performance with the prime contract.
- The General Contractor waives all quality performance requirements when it requires Tilcon CT to pave within temperature conditions that are outside the limits as detailed within the specifications.

777 Osgood Ave
New Britain, CT, 06489

New Britain Fence Jr. LLC

Tel: 860-919-9102

CONTRACTOR'S PROPOSAL

Proposal Submitted To: <u>Total Access Construction</u>		Job Name	Job #
Address: <u>75 Neal Court</u>		Job Location: <u>545-505 Redstone Hill Rd, Bristol</u>	
<u>Plainville CT 06062</u>		Date: <u>2/22/24</u>	Date of Plans
Phone # <u>860-777-7575</u>	Fax #	Architect	

We hereby submit specifications and estimates for: ① To install 765' of 4' high black chain-link fencing commercial grade with top and bottom rail = \$22,900 plus tax

② To install 80' of 4' high black steel monumental fencing with a 24' wide double gate = \$12,200 plus tax

We propose hereby to furnish material and labor—complete in accordance with the above specifications for the sum of:

\$ _____ Dollars

with payments to be made as follows: 50% Deposit to start

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted:

[Signature]

Note—this proposal may be withdrawn by us if not accepted within 60 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

App. #424

Invoice

JRF Concrete Works LLC

163 Forest St
 Naugatuck CT
 06770

Date	Invoice #
8/24/2022	557

Bill To
Total Access 75 Neil Court Plainville CT

P.O. No.	Terms	Project

Quantity	Description	U/M	Rate	Amount
3,029 3,029	Provide labor for Sidewalks at Bristol CT BAMWCE		3.00	PO 9,087.00 29,087.00
			Total	\$9,087.00



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

CERTIFIED MAIL

July 25, 2023

505-545 Redstone Hill Road, LLC
75 Neal Court
Plainville, CT 06062

Re: Application #424 – Request for extension of conditional subdivision approval from August 25, 2023 to August 25, 2025 for: Subdivision (Blossom Estates – Phase 2) – Redstone Hill Road (16 lots); Assessor's Map 2, Lots 133, 133-1, 133-2 & 133-3; R-15 (Single-Family Residential) zone; 505-545 Redstone Hill Road, LLC, applicant.

Dear Applicant:

The Planning Commission at its meeting of July 24, 2023, voted to grant the requested two-year extension for the above captioned conditional subdivision approval from August 25, 2023 to August 25, 2025.

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 A. Dorval (via email)

**ANDRE D. DORVAL
ATTORNEY AT LAW**

17 RIVERSIDE AVENUE
BRISTOL, CONNECTICUT 06010

TELEPHONE: (860) 589-3136
FAX: (860) 582-5504
Email: andre.dorval@snet.net

July 13, 2023

Mr. William Veits
Chairman, Bristol Planning Commission
c/o Robert Flanagan, Town Planner
111 North Main Street
Bristol, CT 06010

Re: Blossom Estates Subdivision
Redstone Hill Road, Bristol, CT
Application No. 424

Gentlemen:

As you are aware the Bristol Planning Commission conditionally approved an 18-lot subdivision known as Blossom Estates which is located at 505-545 Redstone Hill Road, Bristol, CT on August 25, 2021 Application #424.

On behalf of the Applicant I hereby respectfully request two additional twelve month renewals of the aforesaid conditional subdivision approval pursuant to Section 2.08(3) of the City of Bristol Subdivision Regulations.

Please feel free to contact me should you have any questions pertaining to this matter.

Very truly yours,



ANDRE D. DORVAL

ADD/mmc

ATTACHMENT TO PLANNING & ZONING APPLICATION

Property Owners:

Parcel 02-133 & 02—133-3

Arlene Jagielski & Regina S. Roy

Parcel 02-133-1

Donald & Arlene Jagielski and
Paul G. and Regina S. Roy

Parcel 02-133-2

Arlene Jagielski & Regina S. Roy



App. #424

City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

CERTIFIED MAIL

November 1, 2021

505-545 Redstone Hill Road, LLC
75 Neal Court
Plainville, CT 06062

Re: Application #424 – Subdivision, 505-545 Redstone Hill Road (18 lots); Assessor's Map 2, Lots 133, 133-1, 133-2 & 133-3; R-15 (Single-Family Residential) zone.

Dear Applicant:

The Planning Commission, at its meeting of October 27, 2021, approved the following motion for the above referenced development:

I move that Application #424 – Subdivision – Request for a 90 day extension to file mapping for the Conditional Approval granted on August 25, 2021 for: 505-545 Redstone Hill Road (18 lots); 505-545 Redstone Hill Road, LLC, applicant be approved. The new deadline to file the mapping associated with this project shall be February 21, 2022.

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 A. Dorval (via email)
S. Giudice (via email)



App. #424

City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

CERTIFIED MAIL

January 28, 2022

505-545 Redstone Hill Road, LLC
75 Neal Court
Plainville, CT 06062

Re: Application #424 – Subdivision, 505-545 Redstone Hill Road (18 lots); Assessor's Map 2, Lots 133, 133-1, 133-2 & 133-3; R-15 (Single-Family Residential) zone.

Dear Applicant:

The Planning Commission, at its meeting of January 26, 2022, approved the following motion for the above referenced development:

I move that Application #424 – Subdivision – Request for a 90 day extension to file mapping for the Conditional Approval granted on August 25, 2021 for: 505-545 Redstone Hill Road (18 lots); 505-545 Redstone Hill Road, LLC, applicant be approved. The new deadline to file the mapping associated with this project shall be May 25, 2022.

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

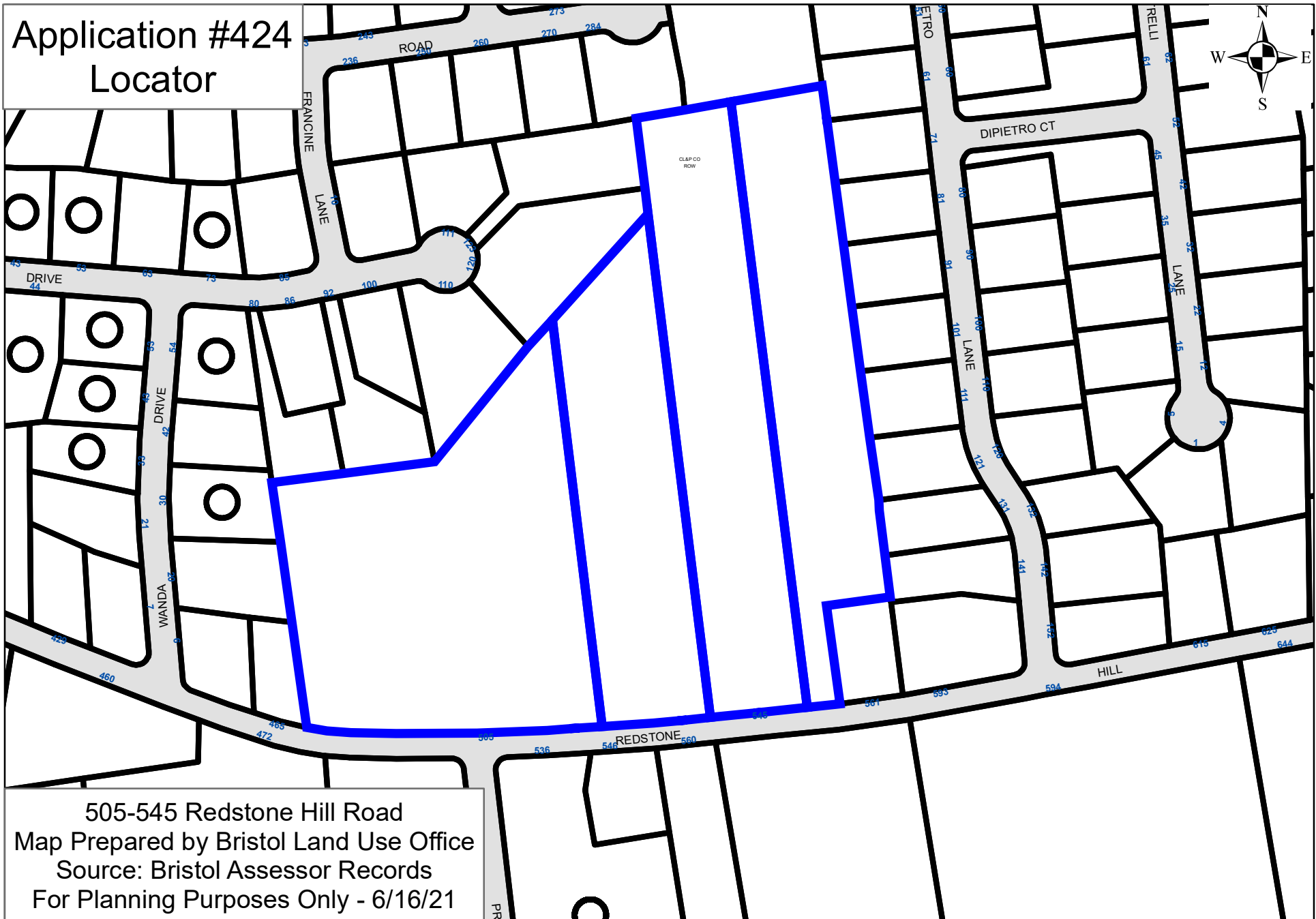
Very truly yours,

Robert M. Flanagan

Robert M. Flanagan, AICP
City Planner

cc: Attorney A. Dorval (via email)
S. Giudice (via email)

Application #424
Locator



505-545 Redstone Hill Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/16/21

Application #424
Zoning

R-15

R-10

A

505-545 Redstone Hill Road

Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/16/21

Application #424
Zoning

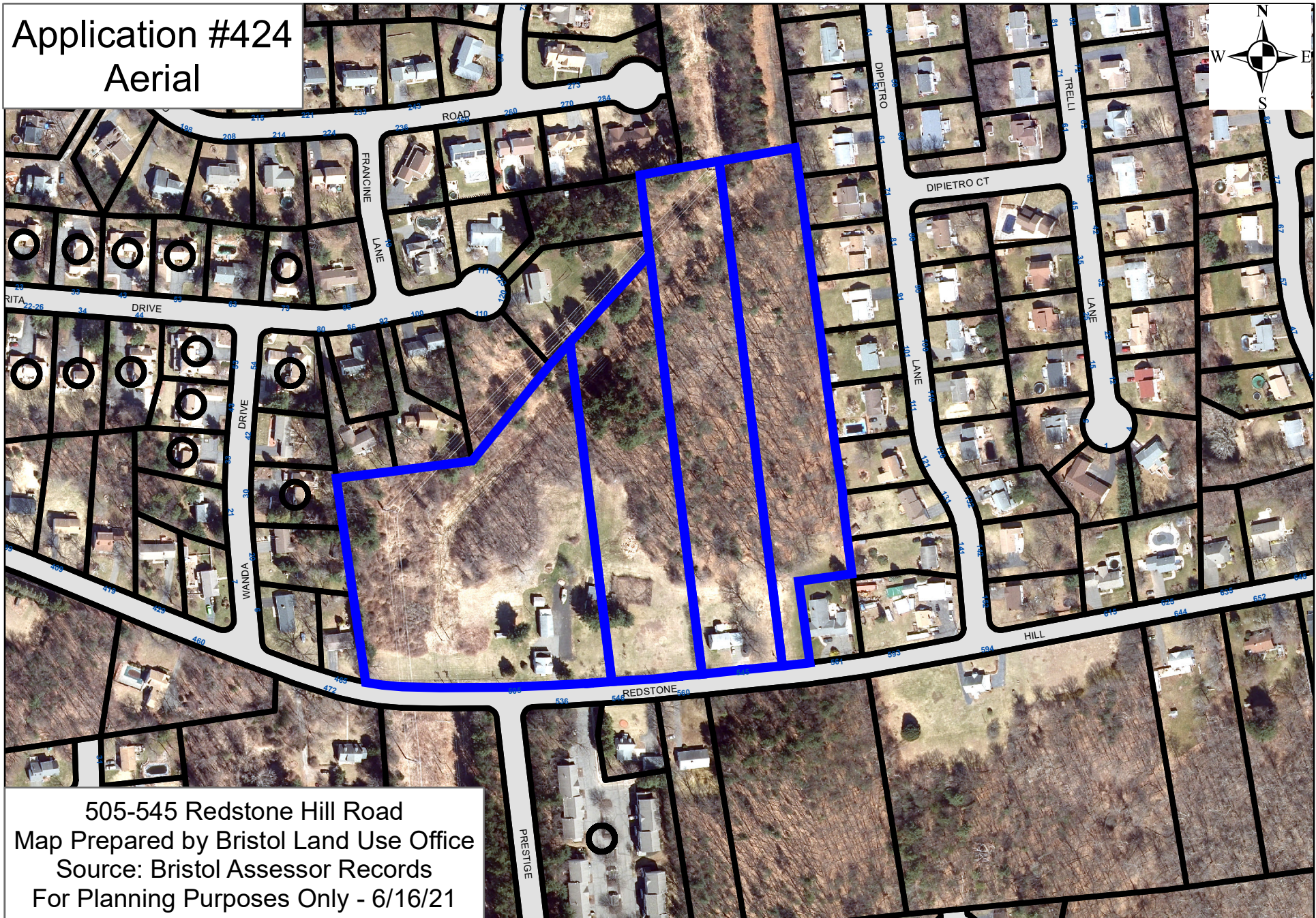
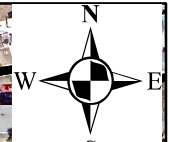
R-15

R-10

A

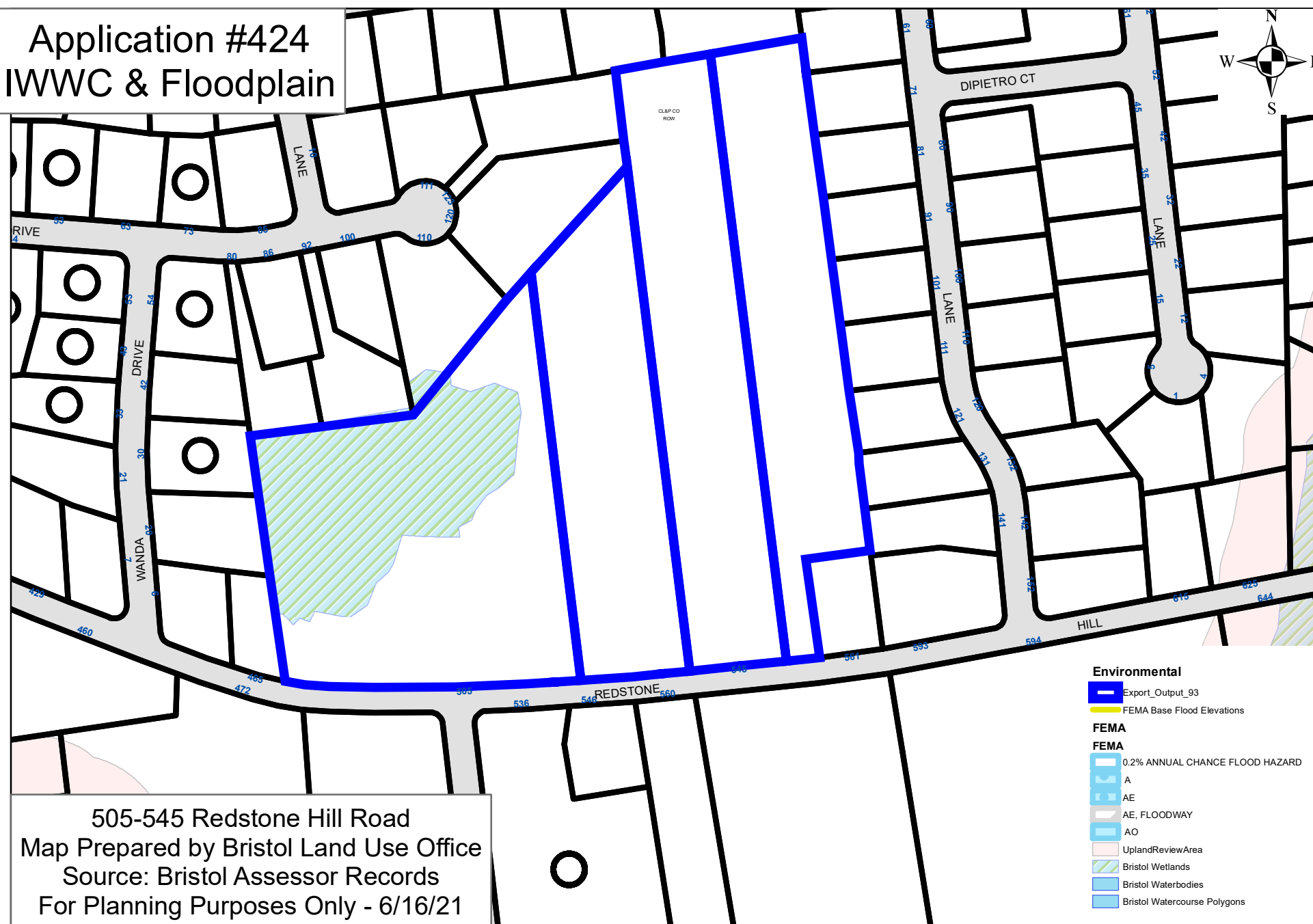
505-545 Redstone Hill Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/16/21

Application #424
Aerial



505-545 Redstone Hill Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/16/21

Application #424 IWWC & Floodplain



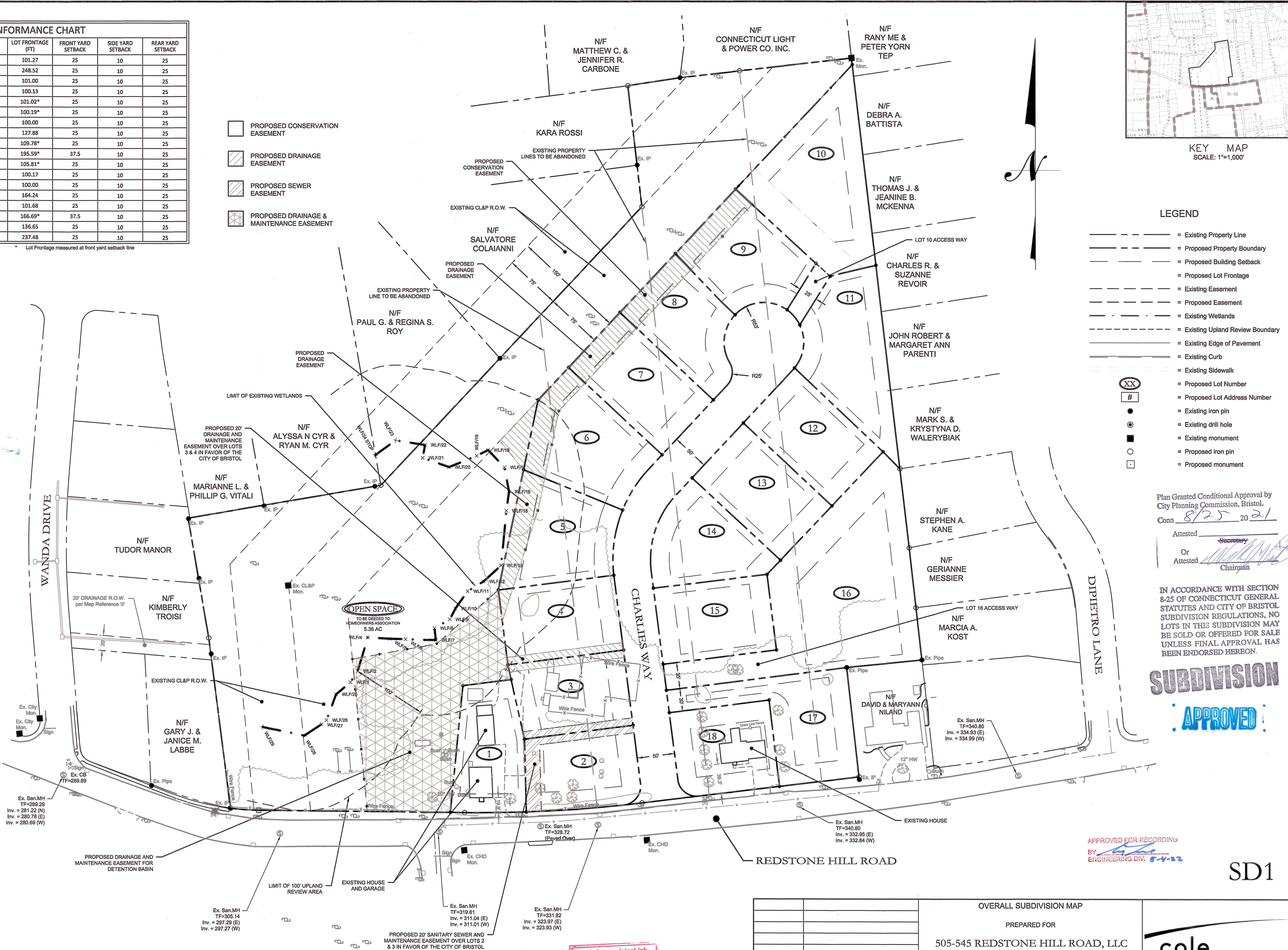
505-545 Redstone Hill Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/16/21

LOT DATA & ZONING CONFORMANCE CHART								
LOT #	PARCEL AREA (SF)	ACCESS WAY AREA (SF)	NET AREA (SF)	AREA (ACRES)	LOT FRONTAGE (FT)	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
1	15,063	0	15,063	0.346	101.27	25	10	25
2	15,123	0	15,123	0.347	248.52	25	10	25
3	15,191	0	15,191	0.349	101.00	25	10	25
4	15,513	0	15,513	0.356	100.13	25	10	25
5	17,660	0	17,660	0.405	101.02*	25	10	25
6	19,373	0	19,373	0.445	100.19*	25	10	25
7	17,004	0	17,004	0.390	100.00	25	10	25
8	15,171	0	15,171	0.348	127.88	25	10	25
9	17,077	0	17,077	0.392	109.78*	25	10	25
10 (Interior)	29,616	1,836	27,780	0.638	195.59*	37.5	10	25
11	20,670	0	20,670	0.475	105.81*	25	10	25
12	16,087	0	16,087	0.369	100.17	25	10	25
13	16,045	0	16,045	0.368	100.00	25	10	25
14	15,061	0	15,061	0.346	164.24	25	10	25
15	15,421	0	15,419	0.354	101.68	25	10	25
16 (Interior)	46,245	5,317	40,928	0.940	166.69*	37.5	10	25
17	19,664	0	19,663	0.451	136.65	25	10	25
18	15,245	0	15,240	0.350	237.48	25	10	25

* Lot Frontage measured at front yard setback line

TOTAL DEVELOPMENT			
Parcel	Area (ft2)	Area (Acres)	% of Total Parcel
Lots	341,229	7.83	55.48%
Right Of Way	40,366	0.93	6.56%
Open Space	233,450	5.36	37.96%
Total	615,044	14.12	100.00%

ZONING INFORMATION	
ITEM	REQUIRED/ALLOWED
PRESENT ZONE	R15
MIN. AREA	15,000 SQ. FT.
MIN. LOT FRONTAGE	100 FT
MIN. FRONT SETBACK	25 FT
MIN. SIDE SETBACK	10 FT
MIN. REAR SETBACK	25 FT
MAX BUILDING COVERAGE	30%
MAX BUILDING HEIGHT	35 FT



DATE		REVISION		F.B. #		PROJECT #	
Mar. 23, 2022		Miscellaneous Revisions					
July 16, 2021		Miscellaneous Revisions					
May 24, 2021		Revised per City Comments					
		Miscellaneous Revisions					

OVERALL SUBDIVISION MAP			
PREPARED FOR			
505-545 REDSTONE HILL ROAD, LLC			
505-545 REDSTONE HILL ROAD BRISTOL, CONNECTICUT			
February 22, 2021		Scale: 1" = 60'	
60' 30' 0' 30' 60'			

cole HARRY E. COLE & SON engineering, surveying, planning. 878 South Main Street P.O. Box 44 Plainville, CT 06479 - 0044 Tel: (860) 628-4484 Fax: (860) 620-0198 www.hecole.com	
--	--

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Type of survey performed: Property Survey
3. Boundary determination category: Original Survey
4. Class of accuracy:
Horizontal: A-2
5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.
6. Map References:
a. " Existing Conditions Survey, Prepared For, Total Access, Redstone Hill Road, Bristol, Connecticut, October 7, 2020, Scale: 1"=60'." by Stephen M. Giudice, L.S.#70145
7. Per agreement with property owner no boundary corners were set by this survey, unless noted hereon. All monumentation found is depicted or noted hereon.
8. Zone: R-15 (Residential)
9. Total area: 615,044 Sq Ft. / 14.12 Acres

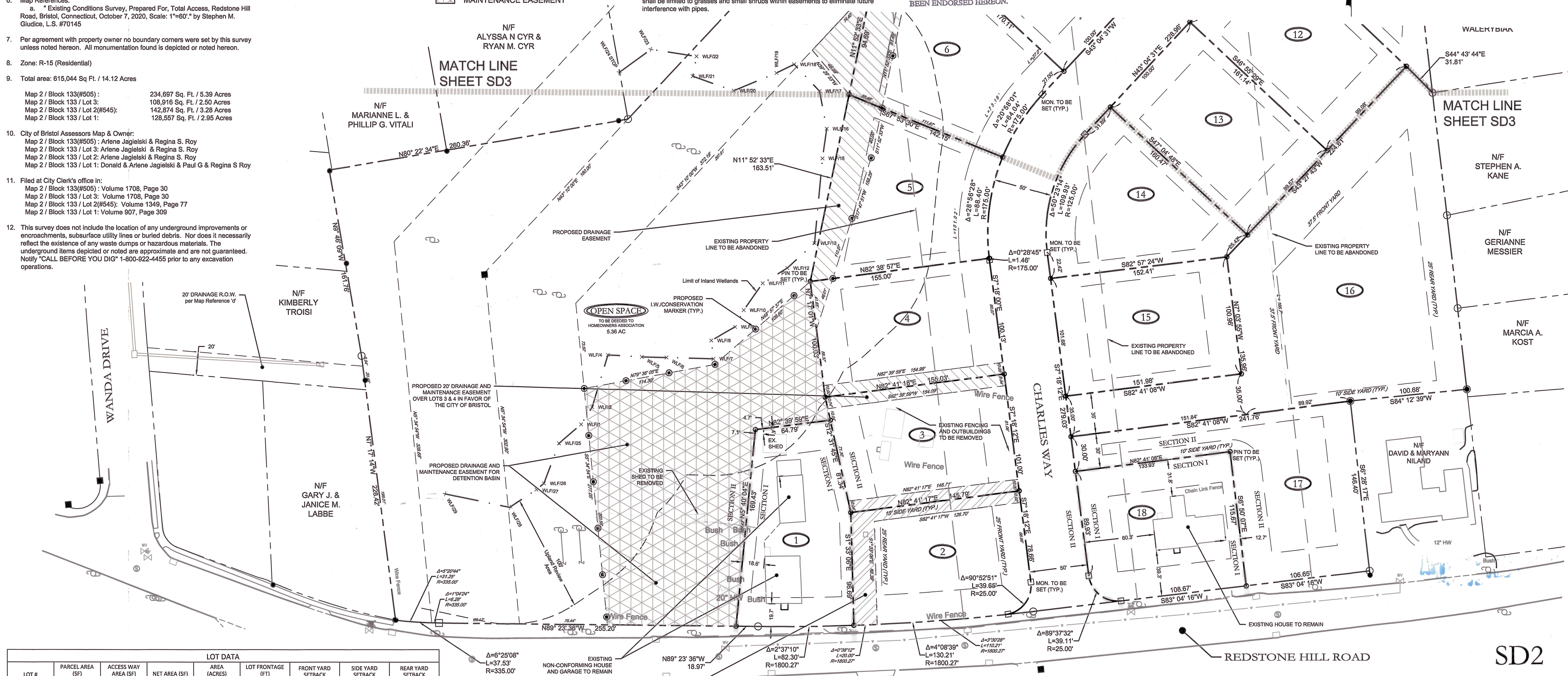
Map 2 / Block 133 (#505):	234,697 Sq. Ft. / 5.39 Acres
Map 2 / Block 133 / Lot 3:	108,916 Sq. Ft. / 2.50 Acres
Map 2 / Block 133 / Lot 2(#545):	142,874 Sq. Ft. / 3.28 Acres
Map 2 / Block 133 / Lot 1:	128,557 Sq. Ft. / 2.95 Acres
10. City of Bristol Assessors Map & Owner:
Map 2 / Block 133 (#505): Ariene Jagielski & Regina S. Roy
Map 2 / Block 133 / Lot 3: Ariene Jagielski & Regina S. Roy
Map 2 / Block 133 / Lot 2: Ariene Jagielski & Regina S. Roy
Map 2 / Block 133 / Lot 1: Donald & Ariene Jagielski & Paul G & Regina S Roy
11. Filed at City Clerk's office in:
Map 2 / Block 133 (#505): Volume 1708, Page 30
Map 2 / Block 133 / Lot 3: Volume 1708, Page 30
Map 2 / Block 133 / Lot 2(#545): Volume 1349, Page 77
Map 2 / Block 133 / Lot 1: Volume 907, Page 309
12. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

TOTAL DEVELOPMENT			
Parcel	Area (ft2)	Area (Acres)	% of Total Parcel
Lots	341,229	7.83	55.48%
Right Of Way	40,366	0.93	6.56%
Open Space	233,450	5.36	37.96%
Total	615,044	14.12	100.00%

1. City of Bristol Assessors Map And Owner:
Map 2 / Block 133(5505): Arlene Jagielski & Regina S. Roy
Map 2 / Block 133 / Lot 3: Arlene Jagielski & Regina S. Roy
Map 2 / Block 133 / Lot 2: Arlene Jagielski & Regina S. Roy
Map 2 / Block 133 / Lot 1: Donald & Arlene Jagielski & Paul G & Regina S Roy
2. Applicant: Total Access
3. All work in connection with this subdivision shall be completed within five years from date of approval.
4. Public water service and public sewer service proposed.
5. Developer shall be responsible to correct any unforeseen field conditions.
6. Any future grading activity not a part of this subdivision which involves designated inland wetlands shall require approval by the Inland Wetland Commission.
7. Property owner/owners are responsible for maintaining any existing watercourses.
8. On-site regulatory signage as deemed necessary by the Police Department shall be installed at the expense of the applicant. The applicant shall meet with the Police Department to review signage needs prior to the issuance of the first Certificate of Occupancy within the development.
9. The City shall not maintain responsibility or maintenance of any proposed streets until the street has been accepted by the Town. Maintenance, including snowplowing, shall be the responsibility of the applicant and shall not be the responsibility of the Town until such time that the street is accepted.
10. Installation of any required street lighting shall be the responsibility of the applicant.
11. Solar energy techniques have been considered in the design of this subdivision.
12. No fences or structures shall be constructed within utility easements and plantings shall be limited to grasses and small shrubs within easements to eliminate future interference with pipes.

	= Existing Property Line		= Existing Curb
	= Proposed Property Boundary		= Existing Sidewalk
	= Proposed Building Setback		= Proposed Lot Number
	= Proposed Lot Frontage		= Proposed Lot Address
	= Existing Easement		= Existing iron pin
	= Proposed Easement		= Existing drill hole
	= Existing Wetlands		= Existing monument
	= Existing Upland Review Boundary		= Proposed iron pin
	= Existing Edge of Pavement		= Proposed monument

IN ACCORDANCE WITH SECTION 8-25 OF CONNECTICUT GENERAL STATUTES AND CITY OF BRISTOL SUBDIVISION REGULATIONS, NO LOTS IN THIS SUBDIVISION MAY BE SOLD OR OFFERED FOR SALE UNLESS FINAL APPROVAL HAS BEEN ENDORSED HEREON.



LOT DATA								
LOT #	PARCEL AREA (SF)	ACCESS WAY AREA (SF)	NET AREA (SF)	AREA (ACRES)	LOT FRONTAGE (FT)	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
1	15,063	0	15,063	0.346	101.27	25	10	25
2	15,123	0	15,123	0.347	248.52	25	10	25
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14	15,061	0	15,061	0.346	164.24	25	10	25
15	15,421	0	15,419	0.354	101.68	25	10	25
16 (Interior)	46,245	5,317	40,928	0.940	166.69*	37.5	10	25
17	19,664	0	19,663	0.451	136.65	25	10	25
18	15,245	0	15,240	0.350	237.48	25	10	25

PROPOSED 20' SANITARY SEWER AND
MAINTENANCE EASEMENT OVER LOTS 2
& 3 IN FAVOR OF THE CITY OF BRISTOL

Plan Granted Conditional Approval by
City Planning Commission, Bristol.

Conn 5/25 20 21

Attested _____
Secretary _____

Or
Attested _____
Chairman _____

APPROVED FOR RECORDING
BY [Signature]
ENGINEERING DIV. 5-4-22

This is an original ink
drawing on mylar prepared
by
HARRY E. COLE & SON.

Mar. 23, 2022	Miscellaneous Revisions
Feb. 2, 2022	Miscellaneous Revisions
Aug. 18, 2021	Revised per City Comments
July 16, 2021	Revised per City Comments
May 24, 2021	Miscellaneous Revisions
DATE	REVISION
To the best of my knowledge and belief, this map is substantially correct as noted hereon.	
	
Stephen M. Giudice, L.S.	#70145 Reg. No.
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO	

SUBDIVISION MAP PREPARED FOR 505-545 REDSTONE HILL ROAD, LLC 505-545 REDSTONE HILL ROAD BRISTOL, CONNECTICUT February 22, 2021 Scale: 1" = 40'	
F.B. #:	PROJECT #: 2019



cole

HARRY E. COLE & SON

engineering. surveying. planning.

876 South Main Street
P.O. Box 44
Plainville, CT 06479 - 0044

Tel: (860) 628-4484
Fax: (860) 622-0198
www.hccole.com

LOT DATA							
LOT #	PARCEL AREA (SF)	ACCESS WAY AREA (SF)	NET AREA (SF)	AREA (ACRES)	LOT FRONTAGE (FT)	FRONT YARD SETBACK	REAR YARD SETBACK
6	19,373	0	19,373	0.445	100.19*	25	10
7	17,004	0	17,004	0.390	100	25	10
8	15,171	0	15,171	0.348	127.88	25	10
9	17,077	0	17,077	0.392	109.78*	25	10
10 (Interior)	29,616	1836	27,780	0.638	195.59*	37.5	25
11	20,670	0	20,670	0.475	105.81*	25	10
12	16,087	0	16,087	0.369	100.169	25	10
13	16,045	0	16,045	0.368	100	25	25

TOTAL DEVELOPMENT			
Parcel	Area (ft2)	Area (Acres)	% of Total Parcel
Lots	341,229	7.83	55.48%
Right Of Way	40,366	0.93	6.56%
Open Space	233,450	5.36	37.96%
Total	615,044	14.12	100.00%

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

2. Type of survey performed: Property Survey

3. Boundary determination category: Original Survey

4. Class of accuracy:
Horizontal: A-2

5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

6. Map References:
a. "Existing Conditions Survey, Prepared For, Total Access, Redstone Hill Road, Bristol, Connecticut, October 7, 2020, Scale: 1"=50'." by Stephen M. Giudice, L.S. #70145

7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.

8. Zone: R-15 (Residential)

9. Total area: 615,044 Sq Ft. / 14.12 Acres

Map 2 / Block 133(#505): 234,697 Sq. Ft. / 5.39 Acres
Map 2 / Block 133 / Lot 3: 108,916 Sq. Ft. / 2.50 Acres
Map 2 / Block 133 / Lot 2(#545): 142,874 Sq. Ft. / 3.28 Acres
Map 2 / Block 133 / Lot 1: 128,557 Sq. Ft. / 2.95 Acres

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Map 2 / Block 133(#505): Arlene Jagielski & Regina S. Roy
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11. Filed at City Clerk's office in:

Map 2 / Block 133(#505): Volume 1708, Page 30
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12. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

SUBDIVISION NOTES:

1. Additional Subdivision notes located on Sheet S2.

ZONING INFORMATION

ITEM	REQUIRED/ALLOWED
PRESENT ZONE	R15
MIN. AREA	15,000 SQ.FT.
MIN. LOT FRONTAGE	100 FT
MIN. FRONT SETBACK	25 FT
MIN. SIDE SETBACK	10 FT
MIN. REAR SETBACK	25 FT
MAX BUILDING COVERAGE	30%
MAX BUILDING HEIGHT	35 FT

PROPOSED CONSERVATION EASEMENT

PROPOSED DRAINAGE EASEMENT

PROPOSED DRAINAGE & MAINTENANCE EASEMENT



KEY MAP
SCALE: 1" = 500'

LEGEND

- Existing Property Line
- Proposed Property Boundary
- Proposed Building Setback
- Proposed Lot Frontage
- Existing Easement
- Proposed Easement
- Existing Wetlands
- Existing Upland Review Boundary
- Existing Edge of Pavement
- Existing Curb
- Existing Sidewalk
- Proposed Lot Number
- Existing iron pin
- Existing drill hole
- Existing monument
- Proposed iron pin
- Proposed monument

SUBDIVISION

IN ACCORDANCE WITH SECTION 8-25 OF CONNECTICUT GENERAL STATUTES AND CITY OF BRISTOL SUBDIVISION REGULATIONS, NO LOTS IN THIS SUBDIVISION MAY BE SOLD OR OFFERED FOR SALE UNLESS FINAL APPROVAL HAS BEEN ENDORSED HEREBY.

Plan Granted Conditional Approval by
City Planning Commission, Bristol.
Conn 8/25/2021

Attested
Or Attested
Chairman

APPROVED FOR RECORDING
BY
ENGINEERING DIV.
8-22

This is an original ink
drawing on mylar prepared
by
HARRY E. COLE & SON.

APPROVED

SD3

Mar. 23, 2022	Miscellaneous Revisions
Feb. 2, 2022	Miscellaneous Revisions
Aug. 18, 2021	Revised per City Comments
July 16, 2021	Revised per City Comments
May 24, 2021	Miscellaneous Revisions
DATE	REVISION
To the best of my knowledge and belief, this map is substantially correct as noted hereon.	
Stephen M. Giudice, L.S.	#70145
Reg. No.	
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO	

SUBDIVISION MAP	
PREPARED FOR	
505-545 REDSTONE HILL ROAD, LLC	
BRISTOL, CONNECTICUT	
February 22, 2021	Scale: 1" = 40'
40' 20' 0 20' 40'	
F.B. #:	PROJECT #: 2019

cole
HARRY E. COLE & SON
engineering. surveying. planning.
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Tel: (860) 628-4484
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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] 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: _____

Expired Bond - Laurentide Glen

Email to Chief Building Official

From: Robert Flanagan

Sent: Wednesday, March 20, 2024 12:18 PM

To: Richard Brown <RichardBrown@bristolct.gov>

Cc: Deanna Rosa <DeannaRosa@bristolct.gov>; Raymond Rogozinski <RaymondRogozinski@bristolct.gov>; Edward Krawiecki <EdwardKrawiecki@bristolct.gov>; Jeffrey Steeg <JeffreySteeg@bristolct.gov>; Nancy Levesque <nancylevesque@bristolct.gov>

Subject: Application #413 - Subdivision Bond

Importance: High

Good Morning Rick:

It has come to my attention that the Subdivision Bond (Letter of Credit #5700794077) for Application #413 (Trademark Acquisitions) was not renewed by NBT Bank of Norwich New York. The Bond is for Phases 1, 2, 3 & 4.

At the Planning Commission meeting on February 26, 2024, the Commission met with the applicant and accepted a revised bond amount of \$265,875.

A new letter of credit was expected by March 18, 2024, but was not received.

A Cease and Desist order should be issued for all Building Permits, Zoning Permits and Certificates of Occupancy currently pending for the subdivision.

All work must stop. Once the revised bond amount above has been received, I will communicate that to you.

If you need any further information, please let me know.

Thanks.

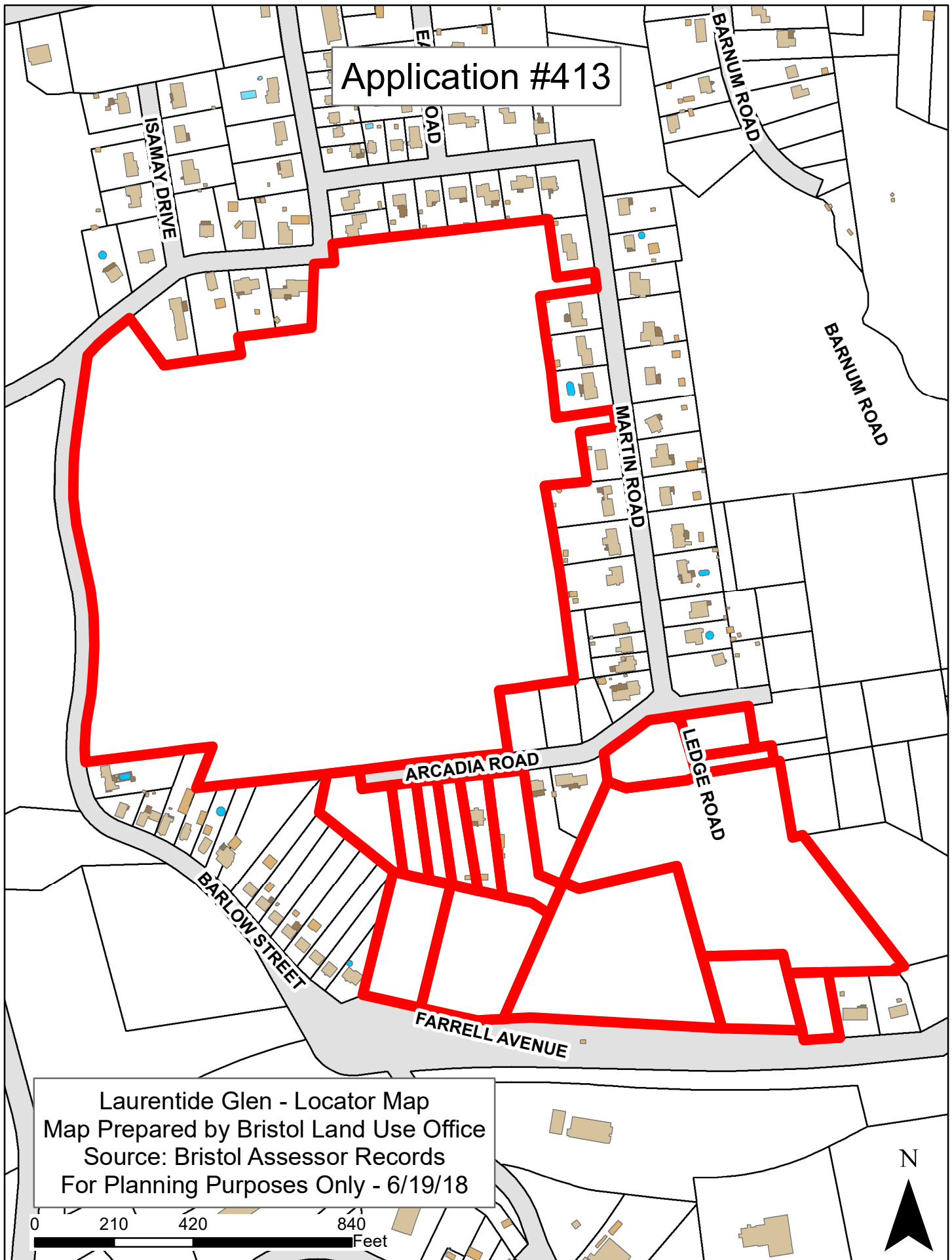
Robert M. Flanagan, AICP

City Planner

860-584-6225

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5).

A copy of this message and any reply will be retained by the City of Bristol and will be accessible to the public unless exempted by law.





City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

February 27, 2024

Trademark Acquisitions, LLC
175 Lake Avenue
Bristol, CT 06010

RE: 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

Dear Applicant:

The Bristol Planning Commission, at its meeting of February 26, 2024, approved your request to reduce the bond amount for the Laurentide Glen Subdivision – Phases 1, 2, 3 & 4.

A bond amount for Phases 1, 2, 3 and 4 as recommended by the City Engineer was approved to be \$167,325.00. Pursuant to Subdivision Regulation 3.03, the bond being held cannot be reduced below 15 percent of the original amount of the performance guarantee, which is \$1,772,500.00. Calculating 15 percent of the original bond amount brings the total new bond amount to \$265,875.00

The new bond amount must be deposited with the City of Bristol on or before March 18, 2024.

Phases 1, 2, 3 & 4 are Final Approvals with an expiration date of: October 24, 2028.

Phases 5 & 6 will remain as Conditional Approvals with an expiration date of: October 24, 2025.

For questions or additional information, please contact me at 860-584-6227.

Very truly yours,

Robert M. Flanagan

Robert M. Flanagan - AICP
City Planner

c: Attorney M. Ziogas (via email)
Arcadia Acres, LLC (via email)
Arcadia Group, LLC (via email)



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

TEXT OF FULL MOTION:

I move that..... pursuant to Subdivision Regulation 3.03 – Partial Release of the Performance Guarantee a request by the applicant for Application #413 – Laurentide Glen Subdivision – for a reduction in bonding for Phases 1, 2 3 & 4 which are being held to guarantee the completion of public improvements has been received 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)*

The owner/applicant of record is: Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners be approved under the following parameters:

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

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

The current bond amount for Phase 2 is: \$17,825.

The revised bond amount for Phase 2 recommended by the City Engineer will be: \$1,725.

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

The revised bond amount for Phase 3 recommended by the City Engineer will be: \$4,025.

The current bond amount for Phase 4 as recommended by the City Engineer will be: \$256,450.

The revised bond amount for Phase 4 recommended by the City Engineer will be: \$34,500.

*The current bond amount 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 was renewed on March 18, 2023 and will be in effect until at least March 18, 2024.

*A bond amount for Phases 1, 2, 3 and 4 as recommended by the City Engineer will be:
\$167,325.00. Pursuant to Subdivision Regulation 3.03, the bond being held cannot be reduced below 15 percent of the original amount of the performance guarantee (\$1,772,500.00). Calculating 15 percent of the original bond amount brings the total new bond amount to \$265,875.00*

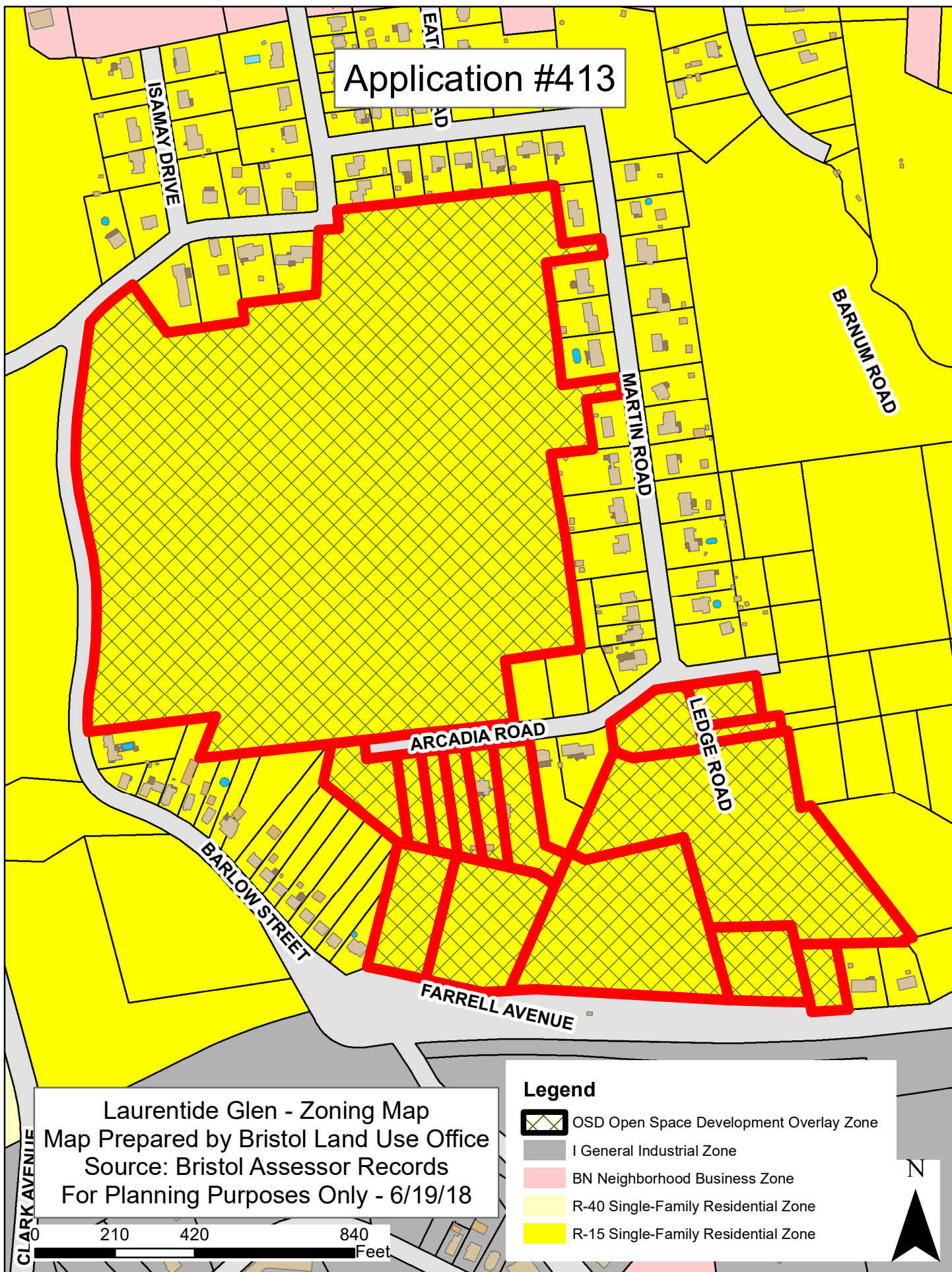
The new bond amount, as recommended by the City Engineer is: \$265,875.00

The new bond amount must be deposited with the City of Bristol on or before March 18, 2024.

Phases 1, 2, 3 & 4 are Final Approvals with an expiration date of: October 24, 2028.

Phases 5 & 6 will remain as Conditional Approvals with an expiration date of: October 24, 2025.

Application #413



Laurentide Glen - Zoning Map

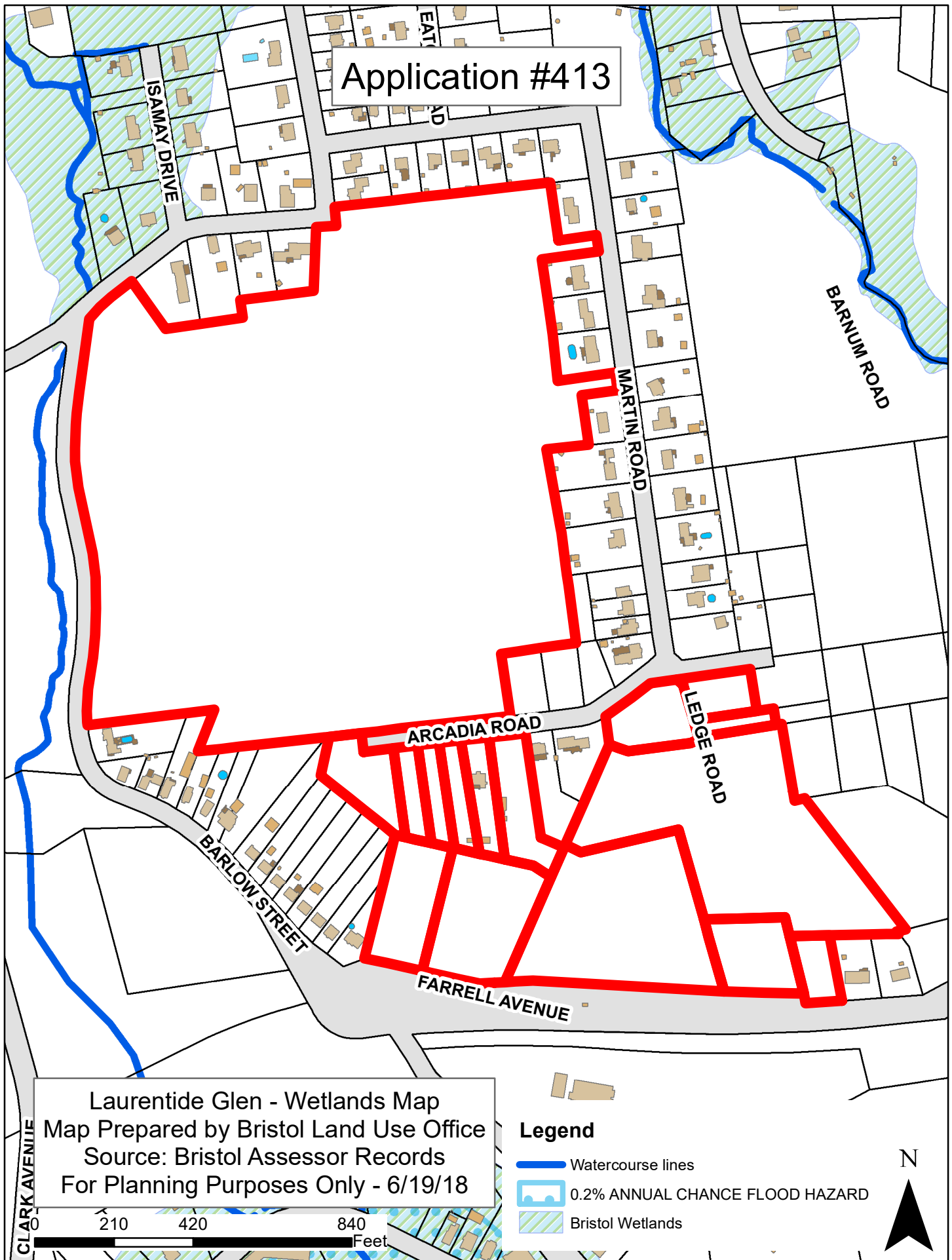
Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

For Planning Purposes Only - 6/19/18

Legend

-  OSD Open Space Development Overlay Zone
-  I General Industrial Zone
-  BN Neighborhood Business Zone
-  R-40 Single-Family Residential Zone
-  R-15 Single-Family Residential Zone



2024 Bond Reduction Request

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

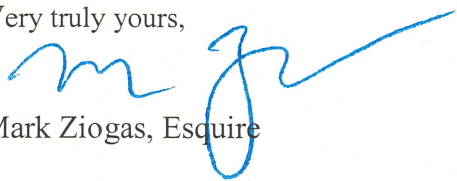
Planning Commission
City of Bristol
111 North Main Street
Bristol, CT 06010

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

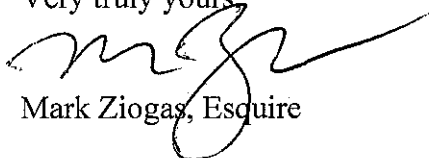
Dear Chairman Veits:

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 HEREIN 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

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	\$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

<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	\$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

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

*FRONTAGE MEASURED AT BUILDING LINE

NOT VALID WITHOUT EMBOSSED SEAL



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



ENGINEER OF RECORD

GPT

PROJECT ENGINEER

GPT/WTC

CADD

GPT/WTC



BRISTOL, CONNECTICUT

DRAWING TITLE

SUBDIVISION PLAN

REVISIONS

DATE _____

6/11/18

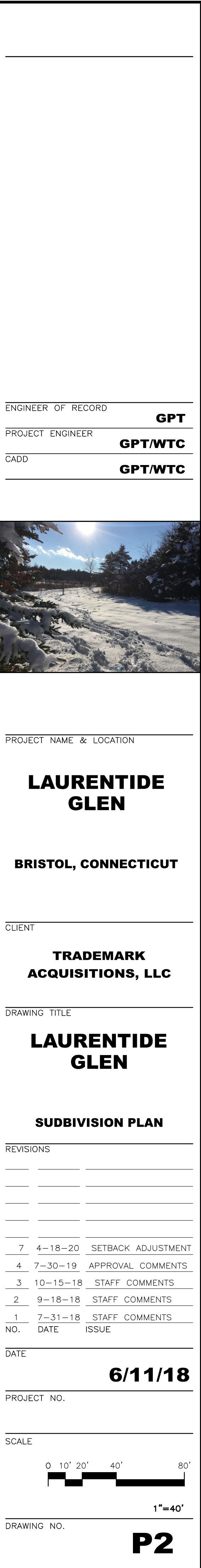
PROJECT NO.

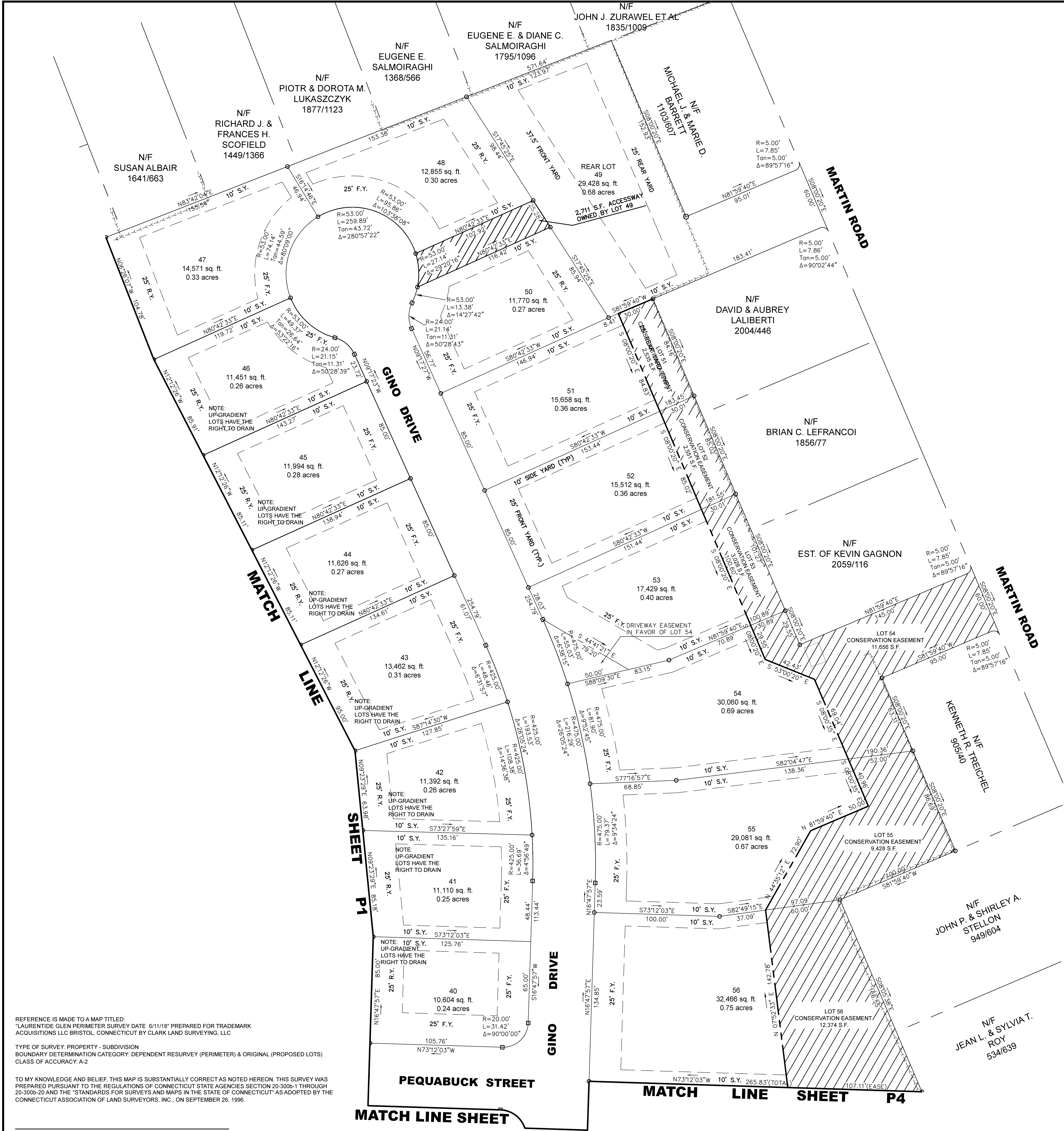
SCALE



DRAWING NO.

P1





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	
	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'
41	10,000	11,110	85'	85.0'	85'	85.0'	25'	25'	10'	10'
42	10,000	11,392	85'	108.4'	85'	101.6'	25'	25'	10'	10'
43	10,000	13,462	85'	109.5'	85'	107.2'	25'	25'	10'	10'
44	10,000	11,626	85'	85.0'	85'	85.0'	25'	25'	10'	10'
45	10,000	11,994	85'	85.0'	85'	85.0'	25'	25'	10'	10'
46	10,000	11,451	85'	94.2'	85'	85.0'	25'	25'	10'	10'
47	10,000	14,571	85'	103.1**	85'	99.5'	25'	25'	10'	10'
48	10,000	12,885	85'	129.7**	85'	100.0'	25'	25'	10'	10'
49**	15,000	26,717	25'	25.0'	85'	201.0'	37.5'	37.5'	10'	10'
50	10,000	11,770	85'	91.2'	85'	85.0'	25'	25'	10'	10'
51	10,000	15,658	85'	85.0'	85'	85.0'	25'	25'	10'	10'
52	10,000	15,512	85'	85.0'	85'	85.0'	25'	25'	10'	10'
53	10,000	17,429	85'	88.9**	85'	87.1'	25'	25'	10'	10'
54	10,000	30,060	85'	85.6**	85'	85.7'	25'	25'	10'	10'
55	10,000	29,081	85'	104.2**	85'	104.2'	25'	25'	10'	10'
56	10,000	32,466	85'	134.10'	85'	134.10'	25'	25'	10'	10'
*FRONTAGE MEASURED AT BUILDING LINE										
**REAR LOT 26,717 S.F. EXCLUSIVE OF ACCESSWAY										

LEGEND

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

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
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.

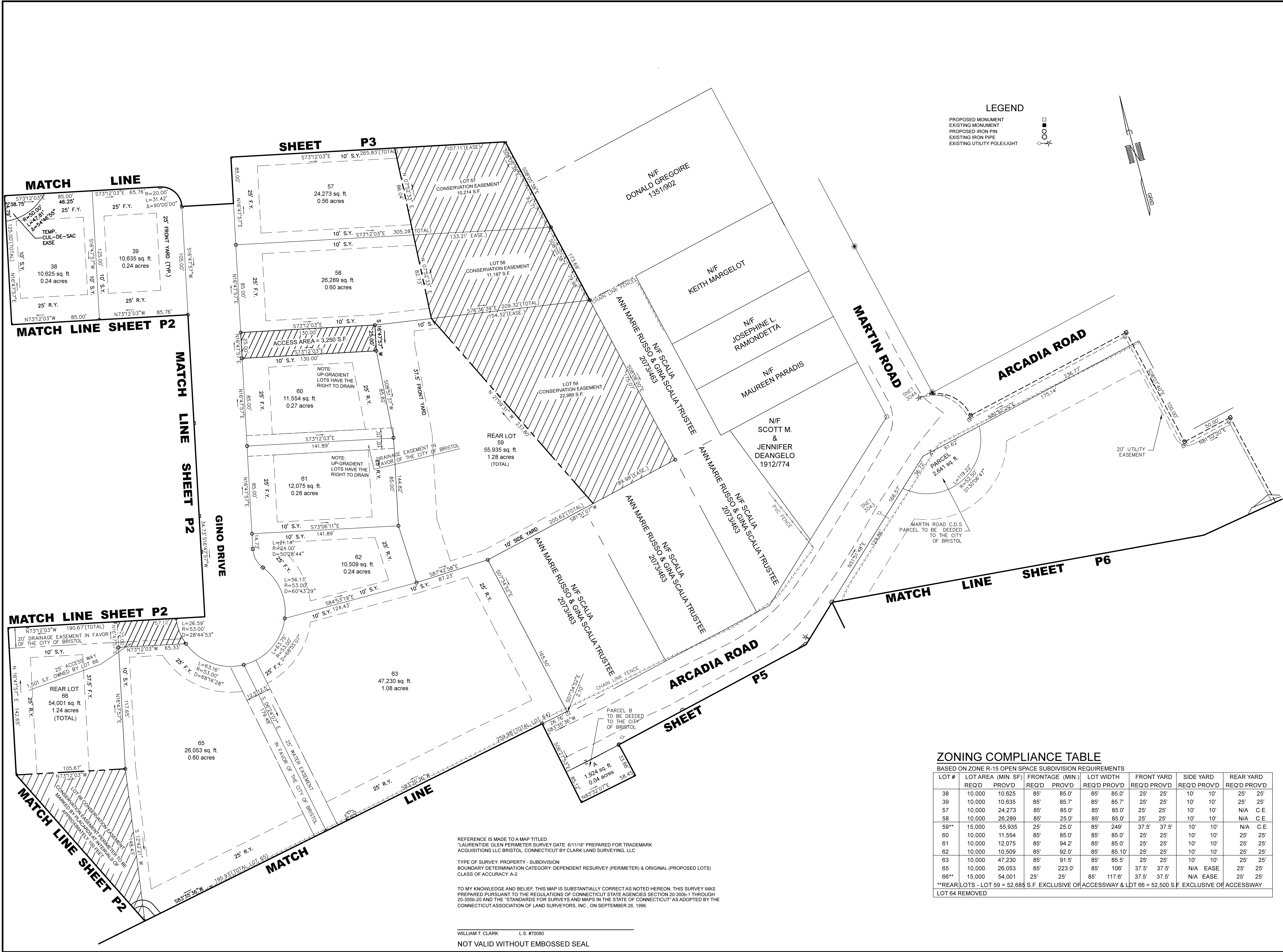
SCALE

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

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

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	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D
38	10,000	10,625	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
39	10,000	10,635	85'	85.7'	85'	85.7'	25'	25'	10'	10'	25'	25'
57	10,000	24,273	85'	85.0'	85'	85.0'	25'	25'	10'	10'	N/A	C.E.
58	10,000	26,289	85'	25.0'	85'	85.0'	25'	25'	10'	10'	N/A	C.E.
59**	15,000	55,935	25'	25.0'	85'	249'	37.5'	37.5'	10'	10'	N/A	C.E.
60	10,000	11,554	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
61	10,000	12,075	85'	94.2'	85'	85.0'	25'	25'	10'	10'	25'	25'
62	10,000	10,509	85'	92.0'	85'	85.10'	25'	25'	10'	10'	25'	25'
63	10,000	47,230	85'	91.5'	85'	85.5'	25'	25'	10'	10'	25'	25'
65	10,000	26,053	85'	223.0'	85'	106'	37.5'	37.5'	N/A	EASE.	25'	25'
66**	15,000	54,001	25'	25'	85'	117.6'	37.5'	37.5'	N/A	EASE.	25'	25'

**REAR LOTS - LOT 59 = 52,685 S.F. EXCLUSIVE OF ACCESSWAY & LOT 66 = 52,500 S.F. EXCLUSIVE OF ACCESSWAY

LOT 64 REMOVED

DATE
6/11/18

PROJECT NO.

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

DRAWING NO.
P4

ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

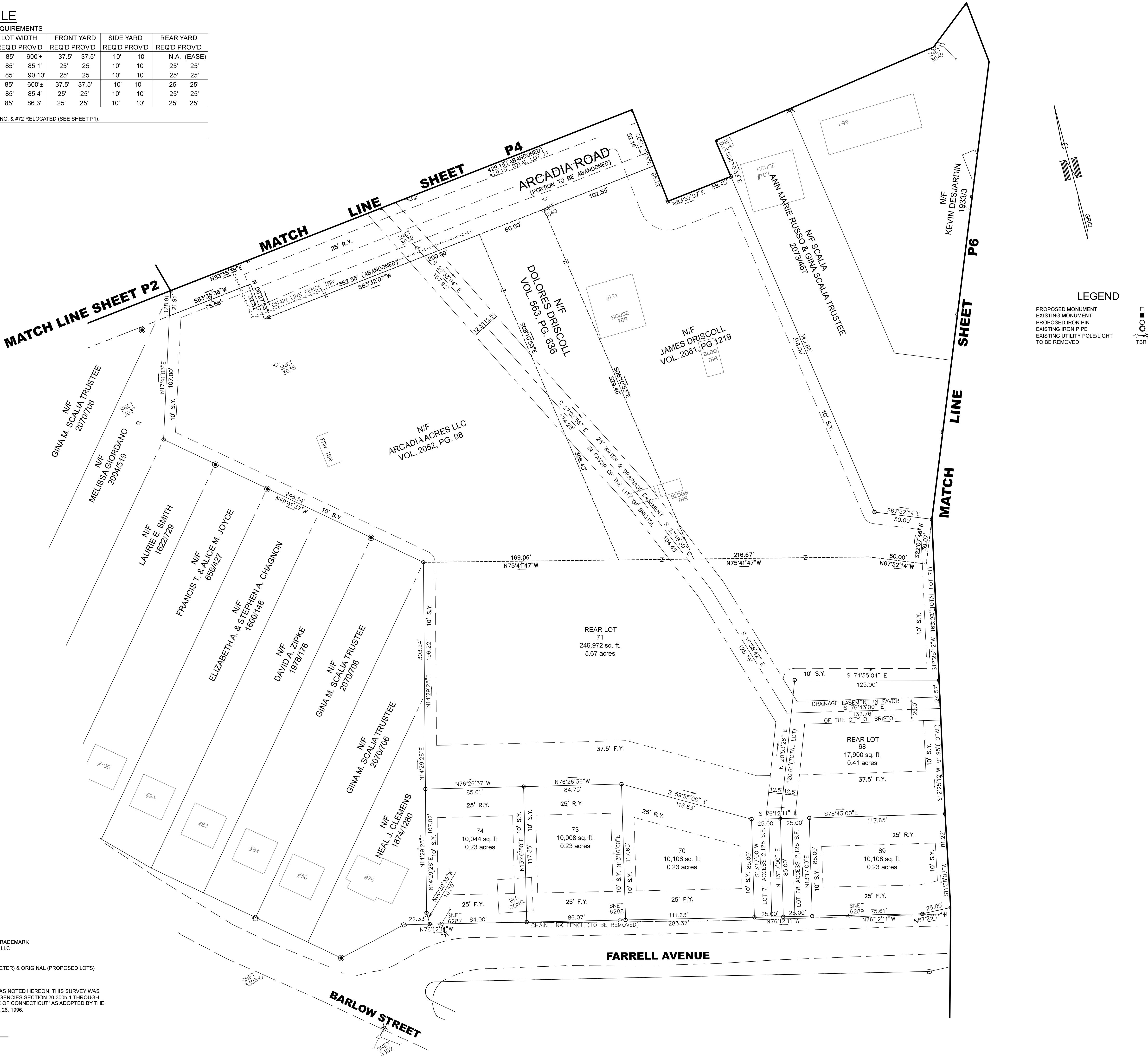
LOT #	LOT AREA (MIN. SF)		FRONTAGE (MIN.)		LOT WIDTH		FRONT YARD		SIDE YARD		REAR YARD	
	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD
68*	10,000	17,900	85'	651.1'	85'	600'+	37.5'	37.5'	10'	10'	N.A. (EASE)	
69	10,000	10,108	85'	85.1'	85'	85.1'	25'	25'	10'	10'	25'	25'
70	10,000	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'

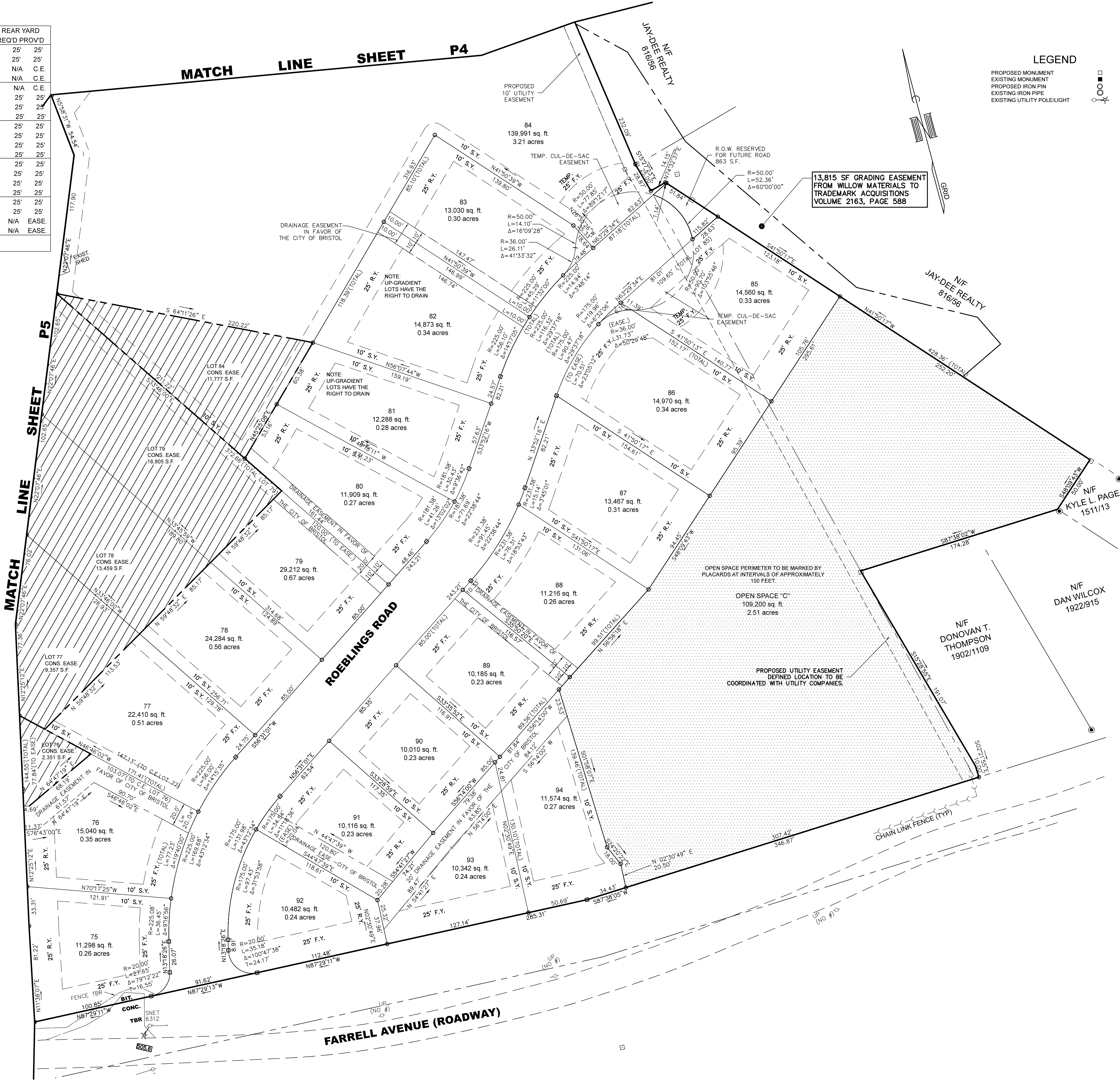
DRAWING NO.
P5

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

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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

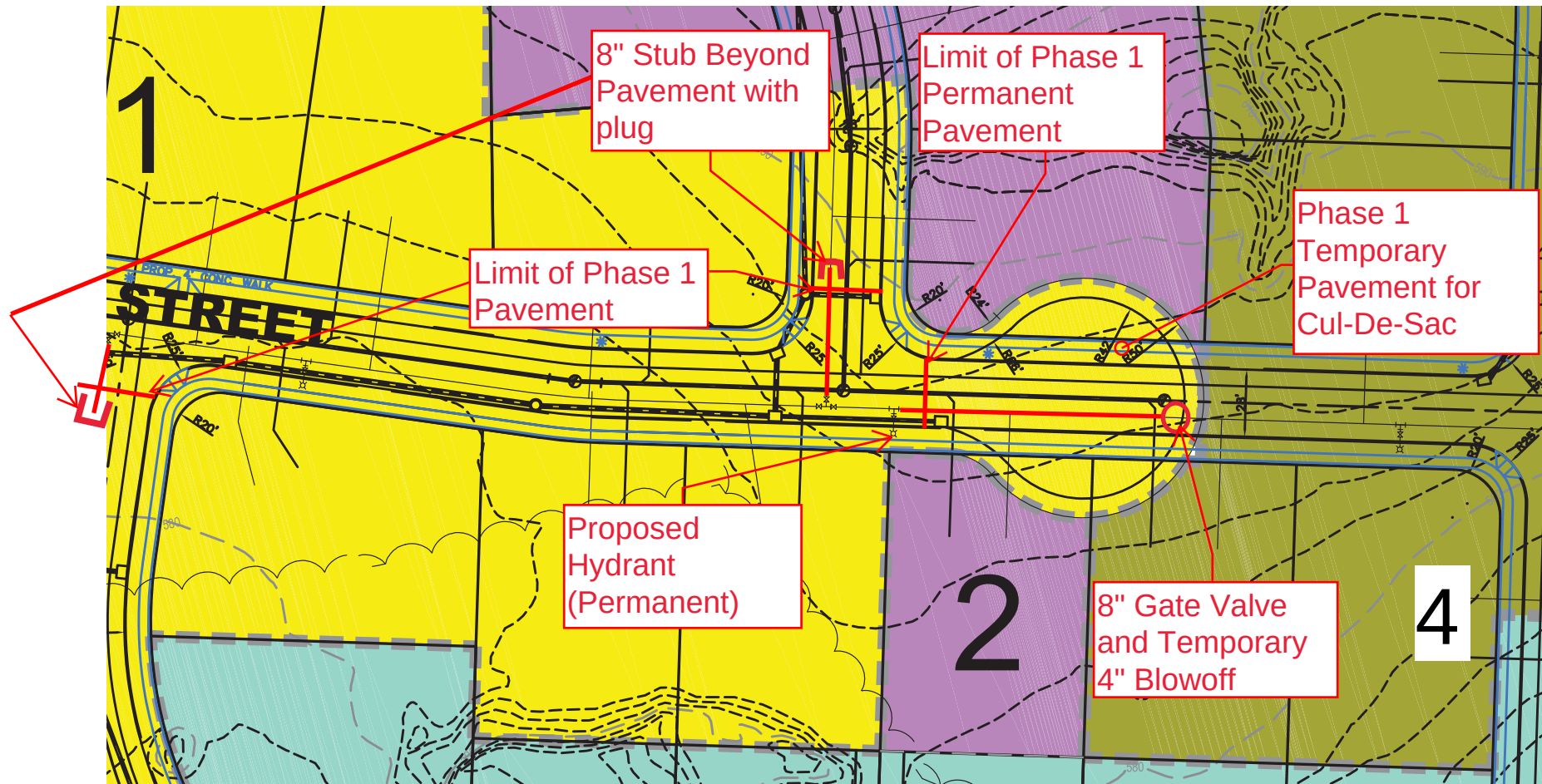
PROJECT NO.

SCALE

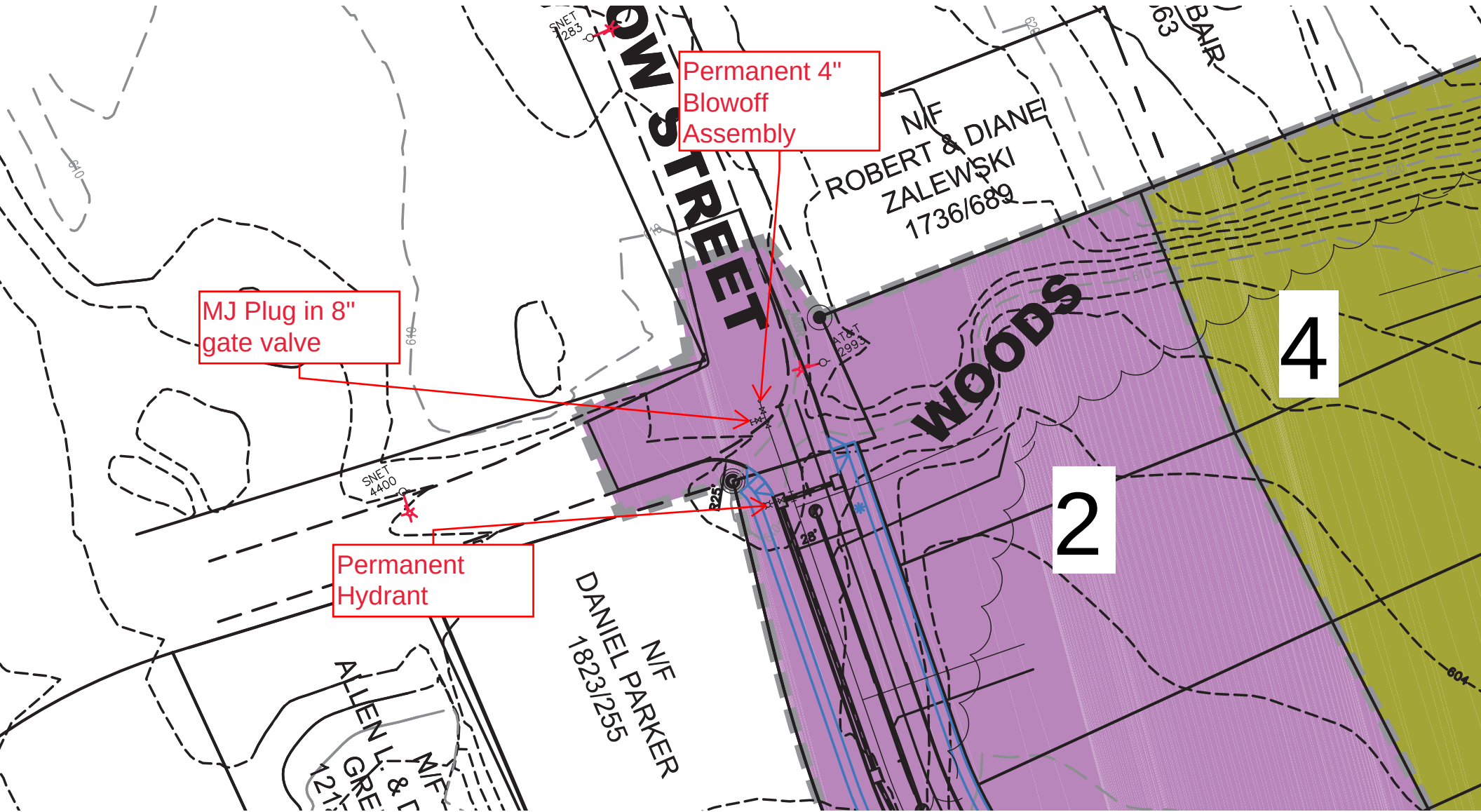


DRAWING NO.

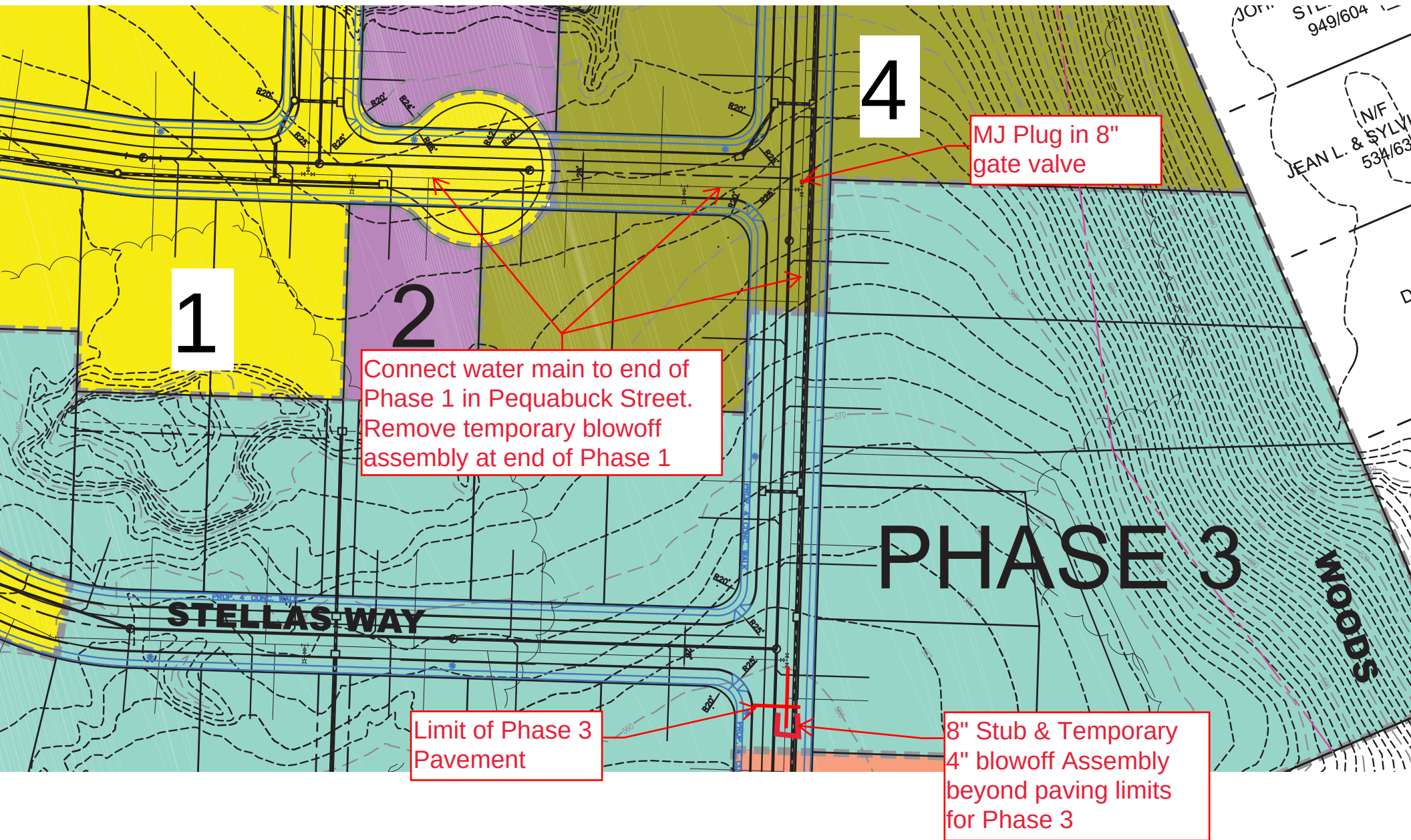
P6



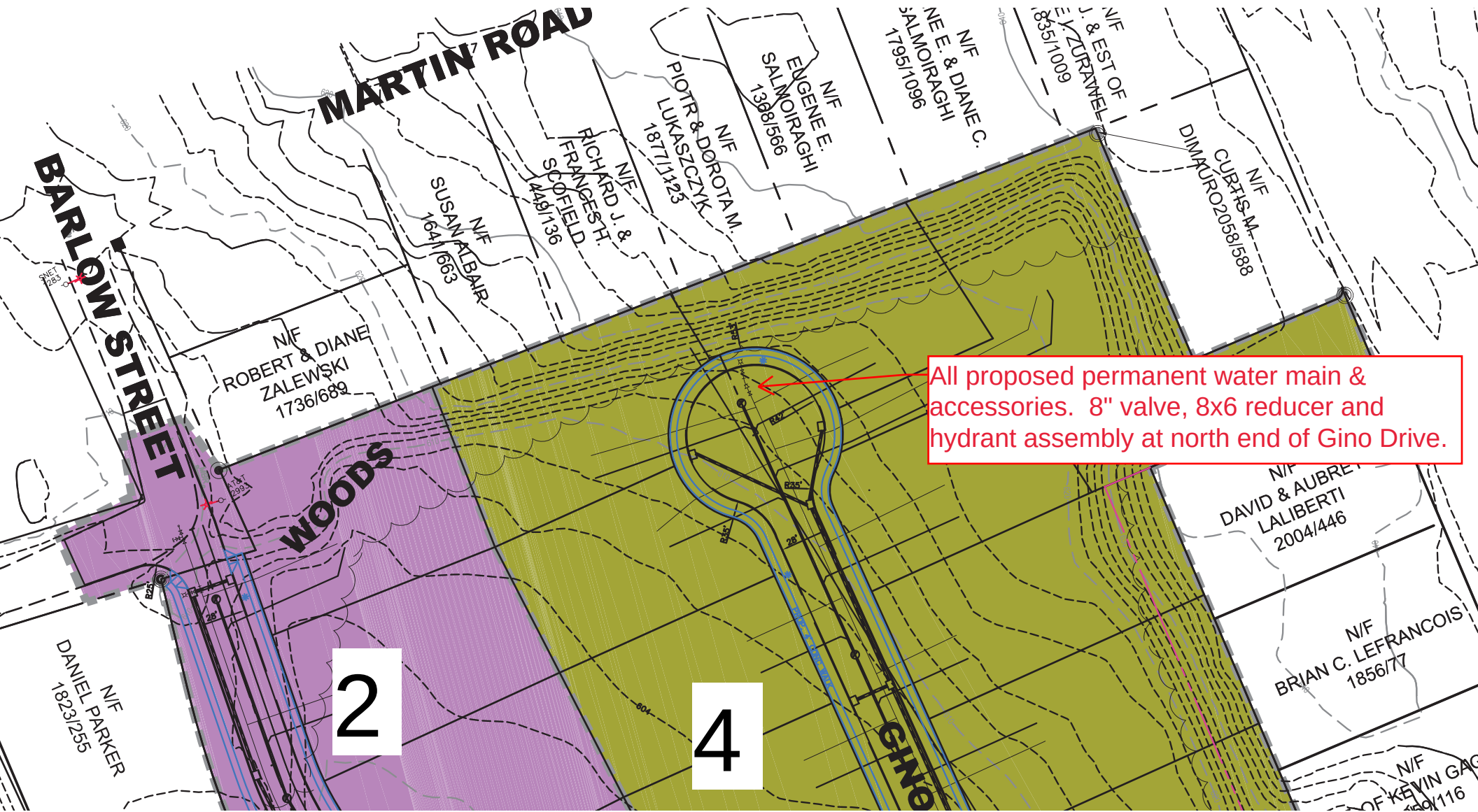
Phase 1 Water Main Termination



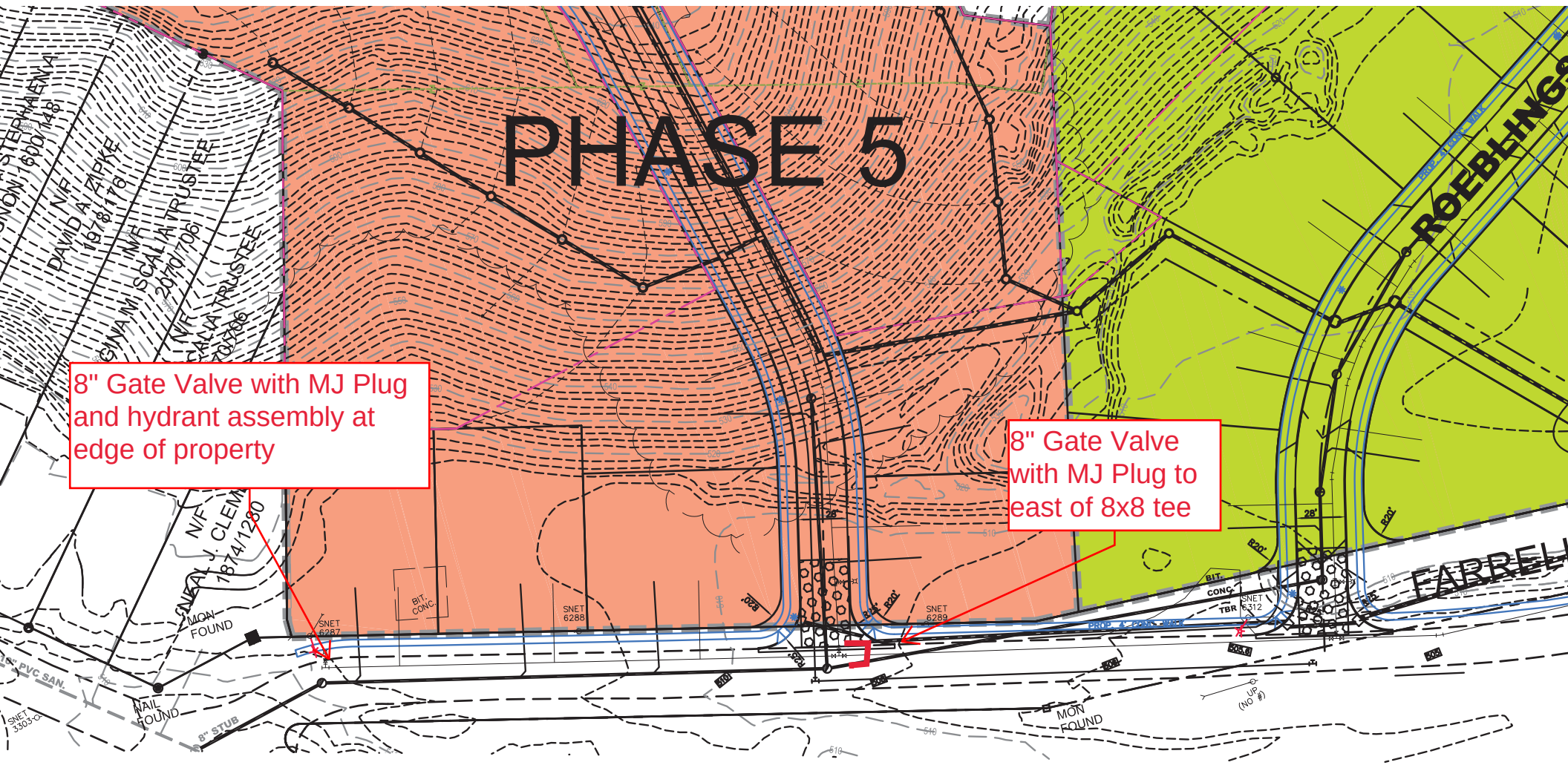
Phase 2 Water Main Termination



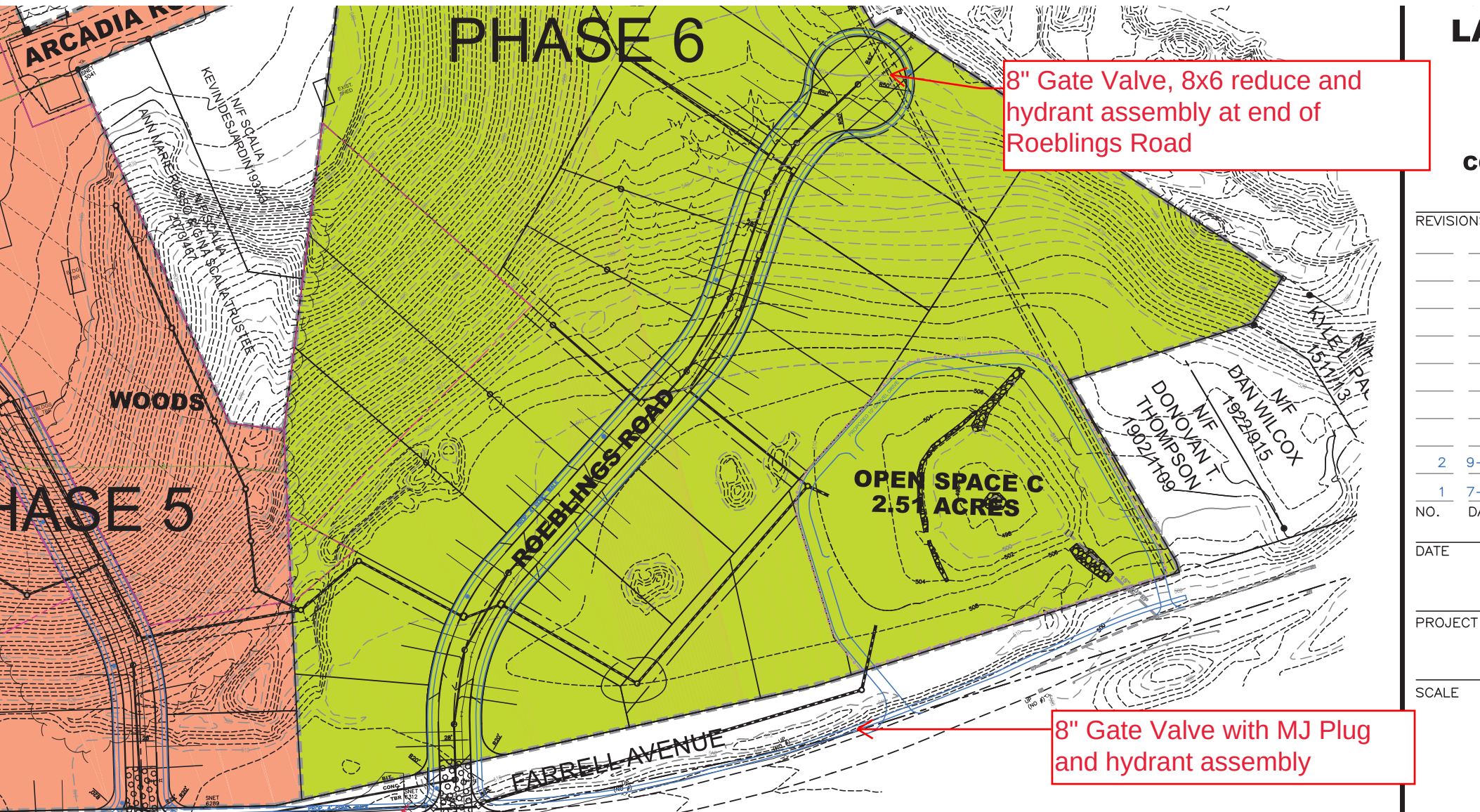
Phase 3 Water Main Termination



Phase 4 Water Main Termination



Phase 5 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⁾		Current Bond Amount (\$)	Date Bond Released	Current Maint. Bond Amount (\$)															
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		
										Feb 20, 2009	Mar 08, 2019																			
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, 2025			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, 2025			x	x	x	x	x	x	x	x	x				x	
									Oct 24, 2028	Aug 06, 2019	Oct 27, 2021		\$1,725																	
413	Laurentide Glen Phase 3	20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive	20	20	x				Oct 24, 2018				\$454,250	Mar 18, 2025			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, 2025			x	x	x	x		x	x							
									Oct 24, 2028	Aug 06, 2019	Sep 26, 2022		\$34,500																	
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	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