



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING - MONDAY, SEPTEMBER 9, 2024
CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:30 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/89523416170?pwd=h0vOLo85LJ6z9RZ9si4QeMZgkvkZmiK.1>

Meeting ID:

895 2341 6170

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Pledge of Allegiance
2. Introductions and Seating of Alternate Commissioners
3. Public Participation (Non-Pending Applications)
4. Acceptance of Minutes
 - a. Special Meeting – August 12, 2024
 - b. On-Site Meeting – August 26, 2024
5. New Applications
 - a. Application #2037 – Wetlands application for construction of a new single-family home at Old Wolcott Road, Lot 46-5; Assessor's Map 7, Lot 46-5; Lorina Dematteis, applicant.

- b. Application #2038 – Wetlands application for construction of a new 16' x 32' pool, electric heat pump and safety fence with gate at 632 Village Street; Assessor's Map 1, Lot 36; Sean O'Neill, applicant.
- c. Application #2039 – Wetlands application for removal of an existing 16' x 18' wooden deck and replace with an 18' x 20' bedroom at 36 Anthony Drive; Assessor's Map 46, Lot 25; Paul Coombs, applicant.
- d. Application #2040 – Wetlands application for construction of a new mixed-use commercial development at 37 Main Street; Assessor's Map 30, Lot 61+61-1/+61-3; Gold Coast Properties, LLC, applicant.
- e. Application #2041 – Wetlands application for regrading rear property at 31 Royal Drive; Assessor's Map 64, Lot 8; Mel Maffei, applicant.
- f. Application #2042 – Wetlands application for excavation and installation of 5' wide ADA compliant concrete sidewalks at Memorial Boulevard Park; Assessor's Map 30 & 30A, Lots 115 & 18; City of Bristol, Public Works Department, applicant.

6. Public Hearings

- a. Application #2034 – Wetlands application to construct a wetlands crossing (access bridge) to rear of property and construction in the upland review area of two dwelling units as part of a greater Open Space Development consisting of 16 dwelling units at 260 Perkins Street and Rear Lot; Assessor's Map 60, Lots 12-5 & 11 (Rear Lot); P&B Properties LLC, applicant.
- b. Application #2035 – Wetlands application to modify previous Wetlands Permit #1964 to install utilities to Lot 2 through a 20'x40' trench and restoration at 175 Southdown Drive & 1936 Perkins Street, Assessor's Map 58, Lots 16-1-2 & 16-11; LED, LLC, applicant.

7. New Business

8. Old Business

- a. Cease & Correct – 42 Paul Street
- b. Cease & Correct – 465 Emmett Street

9. Staff Reports

- a. IWWC Report – August 2024

10. Staff-Approved Applications/Published

a Administrative Applications Approved

App.#			
Approved		Address	Purpose of App.
Administrative	Street No.		
102144	900	Burlington Ave.	fence

11. Adjournment

REMINDER: The next Regular Meeting of the Inland Wetland Commission is Monday, October 7, 2024

SPECIAL MEETING OF MONDAY DATE, AUGUST 12, 2024

Council Chambers
111 North Main St.
First Floor

MEMBERS	NAME:	PRESENT	ABSENT
REGULAR AGENCY MEMBERS	Zachary Fisk (Chairman)	X	
	Michael Robinson (Vice Chairman)	X	
	David Rooks (Secretary)	X	
	James Carros	X	X
	Daniel Massaro, Jr.	X	
	James Ritchie	X	
	Faye Duquette		X
ALTERNATE AGENCY MEMBERS	Greg Klimek	X	
	Laura Valentino	X	
STAFF	Raymond Rogozinski, P.E., Director of Public Works	X	

- ## 2. Introductions and Seating of Alternate Agency Members

Chairman Fisk designated regular Agency Members Robinson, Massaro, Ritchie, Rooks, Fisk and alternate members Klimek and Valentino as voting members tonight.

3. Public Participation

There was no public participation.

4. Approval of Minutes

- a. Regular Meeting – July 1, 2024
- b. On-Site Meeting – June 26, 2024

MOTION: Move to approve the minutes of the July 1, 2024, regular meeting, as amended.

By: Robinson

For: Ritchie, Robinson, Massaro, Rooks, Klimek, Valentino and Fisk.

Against: None.

Abstained: None.

MOTION: Move to approve the onsite minutes of the June 26, 2024, onsite meeting, as amended.

By: Robinson

Seconded: Klimek

For: Ritchie, Robinson, Massaro, Rooks, Klimek, Valentino and Fisk.

Against: None.

Abstained: None.

5. Pending Applications

- a. Application #2034 – Wetlands application to construct a wetland's crossing (access bridge) to rear of property and construction in the upland review area of two dwelling units as part of a greater Open Space Development consisting of 16 dwelling units at 260 Perkins Street and Rear Lot; Assessor's Map 60, Lots 12-5 & 11 (Rear Lot); P&B Properties LLC, applicant.

The Inland Wetlands and Watercourses Agency of the Conservation Commission of the City of Bristol received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Executed Revised Application
- d. Report dated June 18, 2024, from C. Webb & Associates, LLC, regarding Environmental Evaluation of the Proposed Bristol Village Project at 260 Perkins St. for P & B Properties, LLC in Bristol, CT.
Attachments: Attachment A, dated 051723;
Wetlands Survey Photos dated 050823;
GIS Mapping;
Attachment B, dated 081824,
NDDDB Preliminary Site Assessment;
Letter dated May 22, 2023, from Energy and Environmental Protection, regarding Bobroske – Perkins St. Bristol (attached map.)
- e. Stormwater Report dated June 17, 2024, from LBM Engineering, LLC (attached calculations)
- f. Letter dated May 17, 2023, from C. Webb and Associates, LLC, regarding Wetland Evaluation Report prepared for 2 parcels of land at 260 Perkins St, MBL60-12-5 (1.9 acres) & 60-11 rear (8.7 acres), Bristol, CT;
Attachments: Wetlands Survey Photos dated 050823 (4 Pgs.)
GIS mapping (6 Pgs.)
- g. Stormwater Management Report, dated June 17, 2024, from LBM Engineering, LLC, (attached calculations and drainage area maps) Revised date July 30, 2024
- h. Watercourse Analysis Report, dated July 23, 2024 (attached calculations.)
- i. Stormwater Management Plan forms, undated
- j. Electronic Plans

Raymond Rogozinski, Director of Public Works, stated that the application was received previously. The applicant submitted a letter outlining the application and describing the activity.

Attorney Timothy Furey, 43 Bellevue Ave., stated he met with Ray Rogozinski, the Director of Public Works, and provided a narrative that was requested. He is asking the commission to schedule a public hearing and to declare a significant activity with a scheduled site walk. There are two areas of the property that will need to be seen.

Raymond Rogozinski, Director of Public Works, stated that the staff recommends this be a significant activity and schedule a public hearing. He also stated that because of room availability we will not make it to the next meeting due to the statutory timeline, he is asking Attorney Furey to grant the five-day extension.

Attorney Timothy Furey, 43 Bellevue Avenue, stated they will grant the extension. He also asked the board members to read through the packages as they contain all the facts and any questions after that to be directed to the professional staff. There will be a detailed phasing plan for the entire site.

Chairman Fisk asked that the site be flagged prior to the site walk in both areas.

MOTION: Move to declare Application #2034 a significant activity

By: Robinson

Seconded: Rook

For: Ritchie, Robinson, Carros, Massaro, Rooks, Valentino and Fisk.

Against: None.

Abstained: None.

The application was declared a significant activity.

MOTION: to schedule a site walk on August 26, 2024 at 6:00 p.m.

By: Klimek

Seconded: Robinson

For: Ritchie, Robinson, Massaro, Rooks, Klimek, Valentino and Fisk.

Against: None.

Abstained: None.

MOTION: to schedule a public hearing for application #2024 on September 9, 2024 at 6:00 pm

By: Robinson

Seconded: Ritchie

For: Ritchie, Robinson, Massaro, Rooks, Klimek, Valentino and Fisk.

Against: None.

Abstained: None.

6. New Applications

- a. Application #2035 – Wetlands application to modify previous Wetlands Permit #1964 to install utilities to Lot 2 through a 20'x40' trench and restoration at 175 Southdown Drive & 1936 Perkins Street, Assessor's Map 58, Lots 16-1-2 & 16-11; LED, LLC, applicant.

The Inland Wetlands and Watercourses Agency of the Conservation Commission of the City of Bristol received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Plan (Electronic Copy Only) (1 Pg.)

MOTION: Move to receive Application #2035.

By: Klimek

Seconded: Ritchie

For: Ritchie, Robinson, Massaro, Rooks, Klimek, Valentino and Fisk.

Against: None.

Abstained: None.

The application is received.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, stated this is a modification to application # 1964 from a few years ago. There will be a temporary trench dug for the installation of utilities as they could not be put underground which is what the original application was for. The project will last about one work day and the restoration will be done immediately. There will be minimal disturbance to the wetlands.

MOTION: Move to declare Application #2035 a significant activity.

By: Robinson

Seconded: Klimek

For: Ritchie, Robinson, Massaro, Rooks, Klimek, Valentino and Fisk.

Against: None.

Abstained: None.

The application was declared a significant activity.

MOTION: to schedule a site walk for August 26, 2024 at 5:30 p.m.

By: Robinson

Seconded: Klimek

For: Ritchie, Robinson, Massaro, Rooks, Klimek, Valentino and Fisk.

Against: None.

Abstained: None.

MOTION: to schedule a public hearing on September 9, 2024 at 6:00 p.m.

By: Robinson

Seconded: Rooks

For: Ritchie, Robinson, Massaro, Rooks, Klimek, Valentino and Fisk.

Against: None.

Abstained: None.

- b. Application #2036 – Wetlands application for the construction of a detached two car garage at 236 Robertson Street; Assessor's Map 45, Lot 10; Kelly Soucie & Ed Morelli, applicant.

The Inland Wetlands and Watercourses Agency of the Conservation Commission of the City of Bristol received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Plan (Electronic Copy Only)

Raymond Rogozinski, Director of Public Works, stated the application is for construction of a two-car garage. The lot is listed as wetlands on the city mapping; however, the updated wetland boundaries show it is not on wetlands. The new maps do not go into effect until October this year. Two soil scientists did confirm there are no wetlands on the area. Public Works is recommending this application be received and declared a non-significant activity.

Charles Talmadge of Development Planning Solutions, LLC, 225 North Main St., representing the applicant, stated the house was built in 1967. This is a basic two car garage to be built. The soil scientists did confirm it is not a wetland area. The area to be build is a 26 X 28 900 square foot garage and should be completed by October.

Raymond Rogozinski, Director of Public Works, stated that staff recommends approval with subsurface system.

MOTION: Move to receive Application #2036.

By: Klimek

Seconded: Robinson

For: Ritchie, Robinson, Massaro, Rooks, Klimek, Valentino and Fisk.

Against: None.

Abstained: None.

The application is received.

MOTION: Move to declare Application #2036 a non-significant activity.

By: Robinson

Seconded: Rooks

For: Ritchie, Robinson, Massaro, Rooks, Klimek, Valentino and Fisk.

Against: None.

Abstained: None.

The application was declared a non-significant activity.

MOTION: Move to approve Application #2036 – Wetlands application for the construction of a detached two car garage at 236 Robertson Street; Assessor's Map 45, Lot 10; Kelly Soucie & Ed Morelli, applicant, in accordance with the plot plan and information submitted with standard stipulations.

By: Robinson

Seconded: Klimek

For: Ritchie, Robinson, Carros, Massaro, Rooks, Klimek, Valentino and Fisk.

Against: None.

Abstained: None.

The application is approved.

7. Old Business

There was no old business.

8. New Business

Raymond Rogozinski, Director of Public Works, stated that Tony Laurenzetti, who was introduced last month to the board and is working as a temporary engineer, will be taking over the Inland/Wetland meetings starting in October.

Commissioner Rooks asked about the Memorial Boulevard Pond contamination.

Raymond Rogozinski, Director of Public Works, reviewed the data from the contamination of the pond on Memorial Boulevard. There was a spill at the pond and DEEP was called to inspect the issue. Clean Harbors came and cleaned up the spill to industry standards using absorbent materials. DEEP did an investigation and no indication where the contaminant came into the storm drains was found. It will continue to be monitored.

9. Staff-Reports

a. IWWC Report – July 2024

The Bristol Inland Wetlands and Watercourses Agency of the Conservation Commission of the City of Bristol received the following items in their electronic packets:

- a. Inland Wetlands Enforcement Officers report dated August 5, 2024.

MOTION Move to file the report from the Inland Wetlands Zoning Enforcement Officer.

By: Robinson

Seconded: Ritchie

For: Robinson, Massaro, Ritchie, Rooks, Klimek, Valentino and Fisk.
Against: None.
Abstained: None.

The report is filed.

10. Communications

- a. Report Update - City Storm Flooding 2023

The Bristol Inland Wetlands and Watercourses Agency of the Conservation Commission of the City of Bristol received the following items in their electronic packets:

- a. Letter dated July 8, 2024, from Raymond Rogozinski, P.E., Director of Public Works, to Mayor Jeffrey Caggiano, Board of Public Works, regarding Department of Public Works-Report Update – City Storm Flooding 2023 (112 Pgs.)

Raymond Rogozinski, Director of Public Works, reviewed the attached letter regarding the flooding update for the City Storm Flooding 2023. He stated there is a resiliency grant that will be moving forward with. He stated the goal is to create a panel to work on this and asked Chairman Fisk to be recommended to be part of this panel.

Commissioner Robinson spoke about the weather patterns and the effects of the Farmington Rivers and how this will be an ongoing issue for the city and residents who are in the flood plain.

MOTION Move to file the report.

By: Robinson

Seconded: Ritchie

For: Robinson, Massaro, Ritchie, Rooks, Klimek, Valentino and Fisk.
Against: None.
Abstained: None.

The report is filed.

11. Adjournment

MOTION: Move to adjourn at 7:15 P.M.

By: Robinson

Seconded: Rooks

For: Ritchie, Robinson, Massaro, Rooks, Klimek, Valentino and Fisk.
Against: None.
Abstained: None.

This meeting was taped.

Zachary Fisk, Chairman
Bristol Inland Wetlands and Watercourses Agency of the
Conservation Commission of the City of Bristol

David Rooks, Secretary

DRAFT



Department of Public Works | 860.584.6125

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES**

ON-SITE INSPECTION

MONDAY, AUGUST 26, 2024

Application 2035 – 175 Southdown Dr.

Attendees

Commission
Zachary Fisk (Chairman)
Michael Robinson (Vice Chairman)
David Rooks (Secretary)
James Carros
Daniel Massaro, Jr.
James Ritchie
Faye Duquette
Greg Klimek
Laura Valentino – absent

Raymond Rogozinski, P.E., Director of Public Works, City of Bristol
Anthony Lorenzetti, Engineer, City of Bristol

James Ziogas, Attorney for the Applicant
Edward D'Amato, Applicant

On-site started at 5:30 PM

Attorney James Ziogas, Attorney for the applicant provided an overview of the proposed work indicating that as part of a previous approved 9 lot residential subdivision, utilities for lot 2 were to be installed across wetlands using directional boring methods with no disturbance to the wetlands. The applicant has been unable to obtain a directional boring contractor due to the minimum length of boring/crossing 30 ft. The applicant is proposing to install the utilities using trench excavation means. Disturbance will be temporary and the area will be restored to current/ existing conditions.

Mr. Edward D'Amato Jr, applicant showed the Commission the area of the proposed activity. Mr. D'Amato indicated that the work will take 2 days to complete and utilities will be sleeved for future use. Work will consist of three trenches for electric/telecommunication, water and sewer utilities.

On-site ended at 5:50

Application 2034 – 260 Perkins St & Rear Lot

Attendees

Commission
Zachary Fisk (Chairman)
Michael Robinson (Vice Chairman)
David Rooks (Secretary)
James Carros
Daniel Massaro, Jr.
James Ritchie
Faye Duquette
Greg Klimek
Laura Valentino – absent

Raymond Rogozinski, P.E., Director of Public Works, City of Bristol
Anthony Lorenzetti, Engineer, City of Bristol

Timothy Furey, Attorney for the Applicant
Todd Clark, Applicant's Surveyor
Ian Cole, Appliant Soil Scientist

On-site started at 6:15 PM

In addition to the attendees noted above (Commission, City Staff & Applicant's representatives (attorney & surveyor) there were approximately 20 members of the general public along with the applicants.

Chairman Fisk opened the on-site meeting at 6:15 PM. Raymond A Rogozinski, Director of Public Works and staff for the Commission reviewed the on-site protocol stating that the purpose of the on-site is for the Commission to see the site. The on-site is not a public a hearing and the purpose of the on-site is for applicant's representative to show the Commission the site. Public is welcome but should remain in the group with the Commission, City staff and applicants. Chairman Fisk requested that if Commissioners or the public do have a question that they should direct it to the chairman, who will request information from the applicant or staff.

The applicant's attorney Timothy Furey made a brief opening statement identifying the area of the proposed wetland crossing, development (16 unit OSD), need for earth removal and the steep grades of the proposed site.

The on-site started at the wetland crossing (access at 260 Perkins St)

The applicant's surveyor Todd Clark provided a detailed description of the proposed crossing, 18 ft. wide x 72 ft. long, enclosure & constructed with H – piles and concrete panels. Proposed grading consists of 24 ft. of fill at the access road centerline. Retaining walls are proposed parallel to the access road varying in height up to 16 ft. Earth excavation east of the crossing, within the upland review area, is approximately 13 ft. in depth. Mr. Clark stated that the project will be completed in Phases.

Mr. Rogozinski, staff for the IWC recapped the Mr. Clark's description and confirmed the location of the proposed crossing relative to the watercourse top of embankment.



Department of Public Works | 860.584.6125

Mr. Clark stated that there are designated wetland on the parcel to the south of the subject property owned by the City of Bristol. As a result the southern portion of the property is within an upland review area. The proposed activity, in the referenced area, consists of excavation starting 30 ft. from the property line at a 2.5 ft. to 1 ft. grade. Mr. Clark stated that the applicant does not believe the designed wetland are actual wetlands.

Mr. Rogozinski questioned the location of the large tree south of the proposed retaining wall along the southern property line.

The on-site meeting relocated/reconvened to the City's Perkins St parcel to the north, located north of the Pinehurst Road. Access to the applicant's property started through City property. Mr. Clark indicated 1.8 ft. to 1 slopes and showed the Commission the area of the proposed wetland crossing, limits of excavation within the upland review area and the residential unit locations closest to the upland review area.

No soil boring were taken, however the applicants soil scientist Ian Cole stated that he did not believe the designated wetlands on the City owned property to the south were wetlands.

The on-site concluded at approximately 7:20 PM.

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only
APPLICATION NO. **2037**

DATE FILED: _____

DECISION DATE: _____

DECISION: _____

1. APPLICANT:

Name: Quality Contracting / Alan Morell Signature: [Signature]
Address: 17 Jacqueline Dr City: Wolcott State: CT Zip 06716
Telephone No.: 860 637 0543 ☐ home ☒ work Email: Al-Quality@yahoo.com

2. PROPERTY OWNER(S):

Name: Lorina DeMatteis Signature: [Signature]
Address: 115 Old Wolcott Rd. City: Bristol State: CT Zip 06010
Telephone No.: 860-940-8098 ☐ home ☐ work Email: lorina.dematteis@icloud.com

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 46-5 Old Wolcott Rd
Assessor's Map No.: 7 Assessor's Lot No.(s): _____

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.):

Disturbing None of the Wetlands
110' From proposed Grading

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Build a Single Family Home

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☒ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- ☐ c. The proposed activity is a regulated activity and will occur:
- | | |
|--|---|
| ☐ in a wetlands or watercourse; | area of impact: _____ SF _____ acres) |
| ☐ within 100 feet of a wetlands or watercourse; | area of impact: _____ SF _____ acres) |
| ☐ beyond 100 feet of a wetlands or watercourse; | area of impact: <u>CD</u> _____ SF _____ acres) |

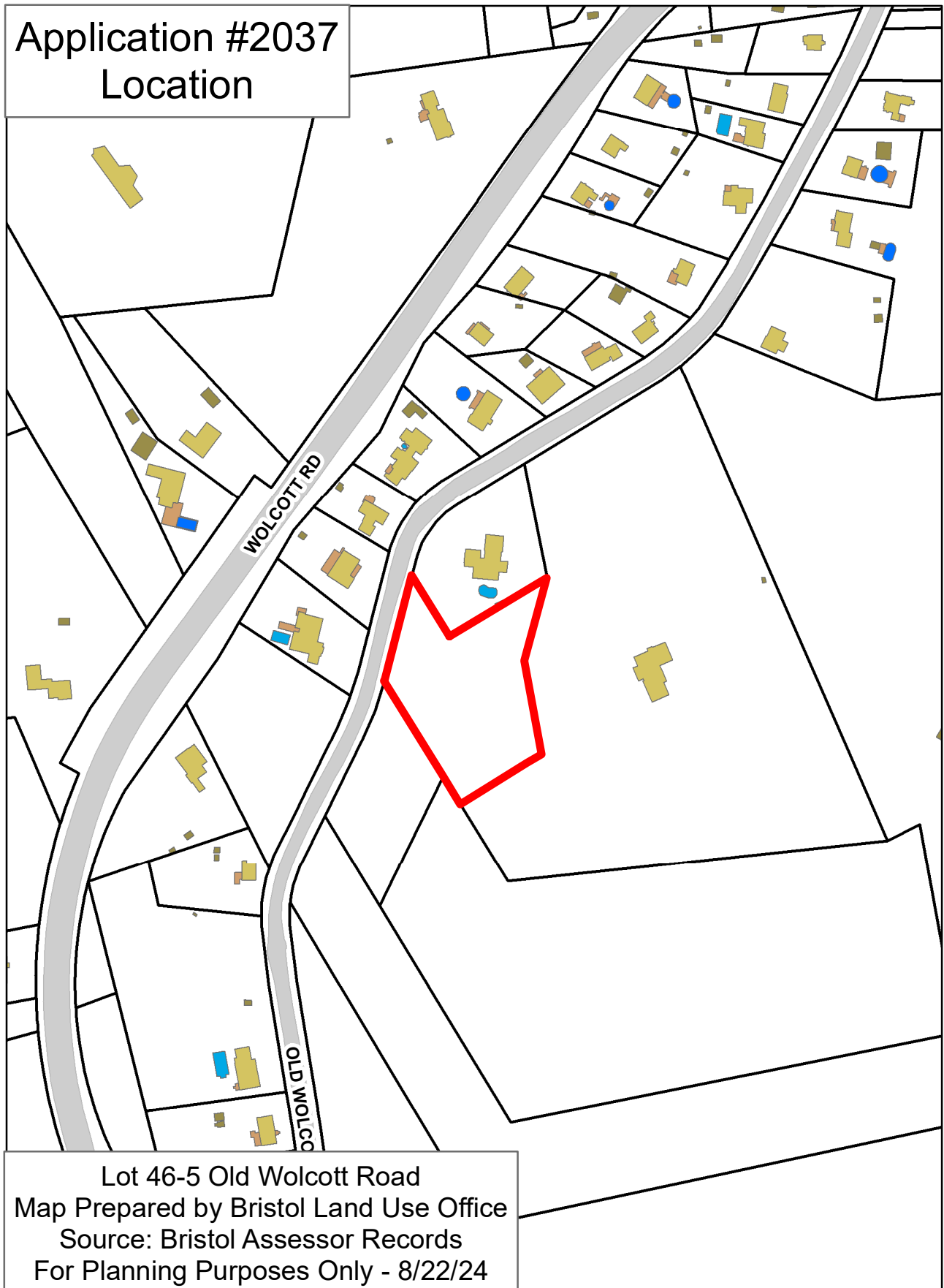
6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

☐ yes ☒ no

If "yes", see instructions for submission requirements.

Application #2037
Location



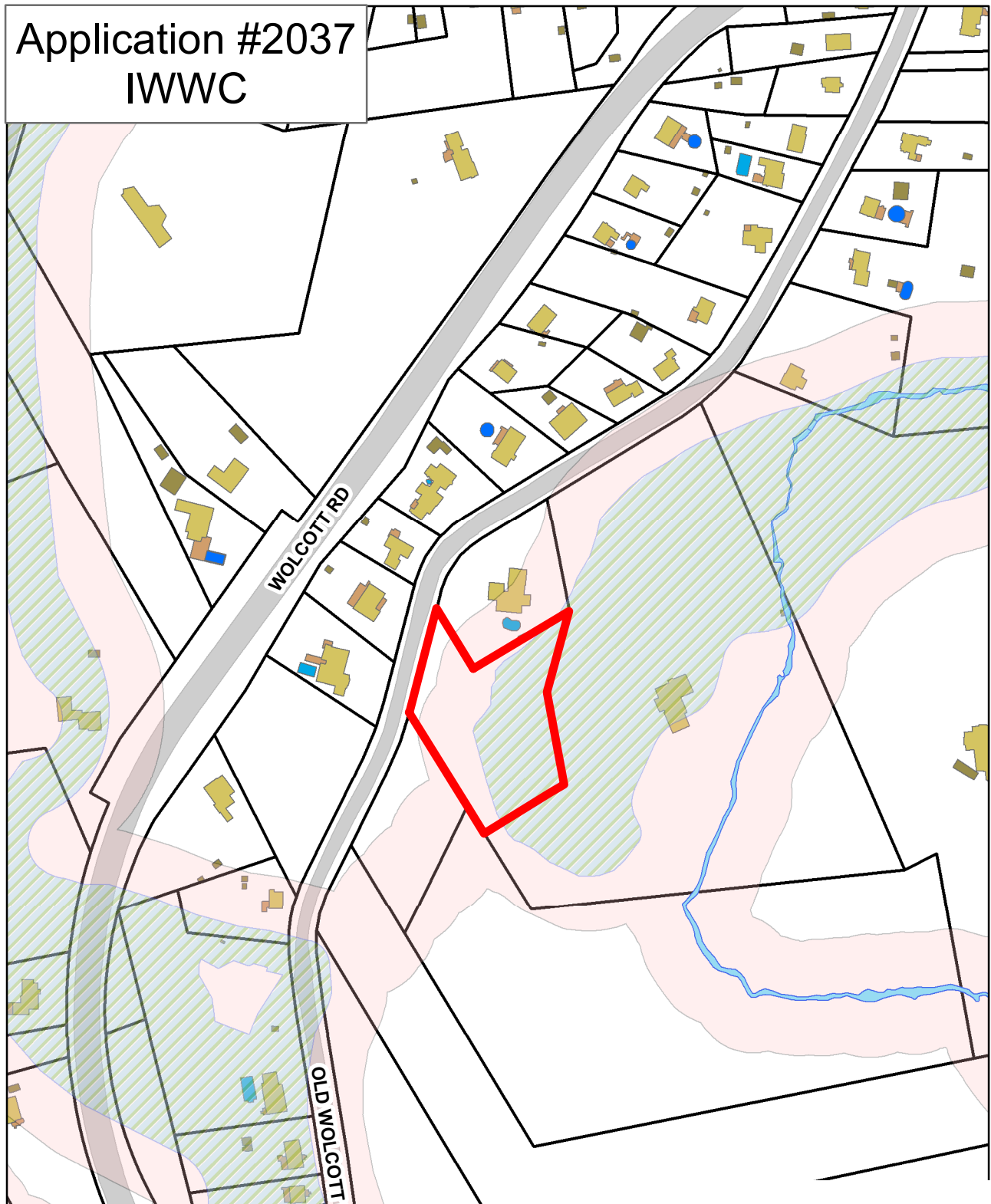
Lot 46-5 Old Wolcott Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/22/24

Application #2037
IWWC



Lot 46-5 Old Wolcott Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/22/24

Application #2037
IWWC



Lot 46-5 Old Wolcott Road
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/22/24

Legend

-  SITE
-  WETLANDS
-  Bristol Watercourse Polygons
-  UplandReviewArea

BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)

For Office Use Only
APPLICATION NO. **2038**
DATE FILED: **08-27-2024**
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: Juliano's Pools, Danielle Levasseur Signature: Danielle L
Address: 321 Talcottville Rd. City: Vernon State: CT Zip: 06066
Telephone No.: 860-573-1190 ☐ home ☒ work Email: danielle@julianospools.com

2. PROPERTY OWNER(S):

Name: Sean O'Neill Signature: see below
Address: 632 Village St. City: Bristol State: CT Zip: 06010
Telephone No.: 732-690-4281 ☒ home ☐ work Email: sgoconnect@aol.com

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 632 Village Street, Bristol
Assessor's Map No.: 01 Assessor's Lot No.(s): 36

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.):

0.0 acres of wetlands to be disturbed
0.0 Cubic yards of fill to be stockpiled within
upland review area. (see attached overview doc.)

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Construction of a 16 x 32 rectangle IG pool
with an electric heat pump and a 4' self-
closing, self-latching safety fence.

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- ☐ c. The proposed activity is a regulated activity and will occur:
- | | |
|---|---|
| ☐ in a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| ☒ within 100 feet of a wetlands or watercourse; | area of impact: <u>3,000</u> SF (<u>.07</u> acres) |
| ☐ beyond 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

☐ yes ☒ no

If "yes", see instructions for submission requirements.

Sean O'Neill

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1/Page 2**

7. AUTHORIZATIONS AND CERTIFICATIONS:

- a. I/we hereby authorize the commissioners and agents of the Bristol Inland Wetlands Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application or request.
- b. I/we hereby certify that, if a portion of the subject property is located within 500 feet of the boundary of an adjoining municipality, I/we have caused written notice of the proposed activity to be sent to the Inland Wetlands and Watercourses Agency of such municipality by certified mail, return receipt requested, on the date that I/we submitted this application to the City of Bristol. Refer to Section 7.5 of the Bristol Inland Wetland Regulations.
- c. I/we hereby certify that I/we am/are familiar with the information included in this application and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of Sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a wetlands permit or ruling through deception or through inaccurate or misleading information.

8. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

- filing fee – make checks payable to "City of Bristol"

Wetlands Permit

total project size: one acre or less – \$185

total project size: more than one acre – \$185 *plus* \$40 per additional acre or portion thereof

Extension of Unexpired Permit

total project size: one acre or less – \$110

total project size: more than one acre – \$135

Modification of Existing Permit

total project size: one acre or less – \$135

total project size: more than one acre – \$160

NOTE: Application filing fees include \$60 state fee.

- • electronic copies of all information, plus one copy of final Plan showing existing and proposed conditions in relation to the wetlands and/or watercourses, prepared in accordance with Section 7.8 of the Regulations
- any other information as may be required by the Agency

August 26, 2024

Town of Bristol Inland Wetlands Agency

Subject: Swimming Pool Installation at 632 Village St.

To Whom It May Concern,

The information below pertains to the wetlands application for 632 Village Street. The application has been filed by Juliano's Pools on behalf of the homeowner, Sean O'Neill. The application is being filed per the request of the Town of Bristol to ensure wetlands compliance.

At A Glance

Homeowner: Sean O'Neill

Address: 632 Village Street

Phone: 732-690-4281

Project: Construction of a new 16x32 rectangle inground pool and 4' safety fence with self-closing and self-latching gate.

Location of Pool/Fence: See attached plot plan.

Materials: Suitable soil will be used for backfill; unsuitable soil will be hauled away.

Significant Event Q/A

- Will the proposed activity involve the deposit or removal of material in or near a regulated area?
16x32 inground pool and 4' safety fencing will be built within wetlands upland review area on established lawn. Silt fence and straw wattles (if req'd) will be installed prior to the start of work.
- Will the proposed activity change the natural channel or inhibit the natural dynamics of a watercourse system? No
- Will the proposed activity cause any decrease in the natural capacity of a wetlands or watercourse to: support desirable fisheries, wildlife, or other biological life; prevent flooding; supply water; assimilate waste; facilitate drainage; or provide recreation or open space? No
- Will the proposed activity cause turbidity, siltation or sedimentation in a wetlands or watercourse? No
- Will the proposed activity diminish the flow of a natural watercourse or the groundwater levels of the regulated area? No
- Will the proposed activity cause or have the potential of causing pollution of groundwater, a wetlands or watercourse? No
- Will the proposed activity create conditions that may adversely affect the health, welfare and safety of any individual or the community? No
- Will the proposed activity destroy a wetlands or watercourse? No
- Will the proposed activity have a major effect or substantial impact on the area for which this application has been filed or on another part of a wetlands or watercourse? No

Construction Approach

Throughout the construction process at 632 Village Street, Juliano's Pools will use the utmost care to ensure there is zero impact to the nearby wetland area.

The following is an explanation of the various phases of the construction process, the safeguards that will be in place to protect the regulated area, and the type of equipment which will be used for the construction of the Inground swimming pool.

Phase 1 – Excavation

Prior to the start of any excavation, Juliano's Pools will meet all CT Guidelines for Erosion and Sediment Controls. Juliano's Pools will properly erect silt fence and place straw wattles as needed to stop any erosion into the wetland area/buffer. The silt fence will be carefully toed in and straw wattles will be staked into the ground with wooden plow stakes.

Excavation of the pool will be done by Juliano's Pools. We use no subcontractors for excavation, therefore we are able to better control the project and ensure all workers are aware of the nearby wetland buffers. A Gehl 802 excavator will be used during the excavation phase. Juliano's Pools has an in-house mechanic who meticulously goes through the machine, to ensure there are no oil leaks or leaking hydraulic hoses, on a regular basis. This excavator is also equipped with rubber tracks to help reduce the amount of grass that is torn up and eliminates damage to any paved road.

Excavated material may be temporarily stockpiled on site for backfill and final grading purposes. Excess material that is not needed will be hauled away by a tri axle dump truck.

Phase 2 – Wall Erection

During this phase of construction no equipment will be used. The only vehicle entering the property will be a concrete truck to pour the footing for the pool.

Phase 3 – Electrical Work

A mini excavator with a 1' wide bucket and rubber tracks will be used to dig the trench for the electrical conduit from the house to the equipment.

Phase 4 – Plumbing

No equipment will be used during this phase

Phase 5 – Vermiculite Pool Bottom

A small paddle mixer will be used to mix the vermiculite.

Phase 6 – Liner Installation

No equipment will be used during this phase

Phase 7 – Pool Backfill

To backfill the pool, we will use a Takeuchi skidsteer. This machine has rubber tracks on it to minimize impact on any areas where it travels.

Phase 8 – Pool Decking / Fence / Landscaping

After the pool is backfilled the concrete decking will be poured. For this, a concrete truck will once again access the property to pour the concrete. Once the concrete is completed, we will come back to final grade the yard. To do this grading we will bring in the Takeuchi skidsteer again. During this phase we will also be spreading topsoil. The silt fence and hay bales will stay in place until grass is established.

The fence will be installed once the grading is done so it can be set to the proper height.

Phase 9 – Pool Operation/Maintenance

Ongoing pool operation and maintenance will have no impact to the property or wetlands. We own water trucks and can haul away water in the Fall when we pump approximately 6" of water out of the pool for winterization. This water can be repurposed and put into other new swimming pools.

In conclusion, Juliano's Pools will exercise a tremendous amount of care to ensure that there is no negative impact to the regulated area throughout the construction process. The biggest reason we can ensure this is that we unprecedentedly haul away ALL material leaving only a virgin ground hole. We have been installing inground pools for 20 years with many of them being within regulated wetlands area. Juliano's has successfully sought over 100 permits with similar or greater wetland intrusion in Hartford, Tolland, Windham, Middlesex, New Haven, and Litchfield counties in Connecticut. All such jobs were executed professionally and flawlessly.

If you have any questions, please feel free to Juliano's Pools at (860) 870-1085.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bryan Cormier", with a stylized flourish at the end.

Bryan Cormier, Project Manager

Letter Of Authorization

I, as owner of subject property, hereby authorize any Juliano's Pools Inc. personnel, to act on my behalf to pull an in-ground swimming pool building permit (and including any/all matters relevant to work authorized by this building permit), using as necessary his/her/their home improvement contractor license, plumbing and piping limited contractor license, electrical contractor license and swimming pool builder in-ground license.

Customer Name: Sean O'Neill

Customer Phone: 732-690-4281

Address: 632 Village Street

Bristol, CT 06010

Thank you for your consideration in this matter.

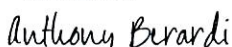
Sincerely,

Signed by:

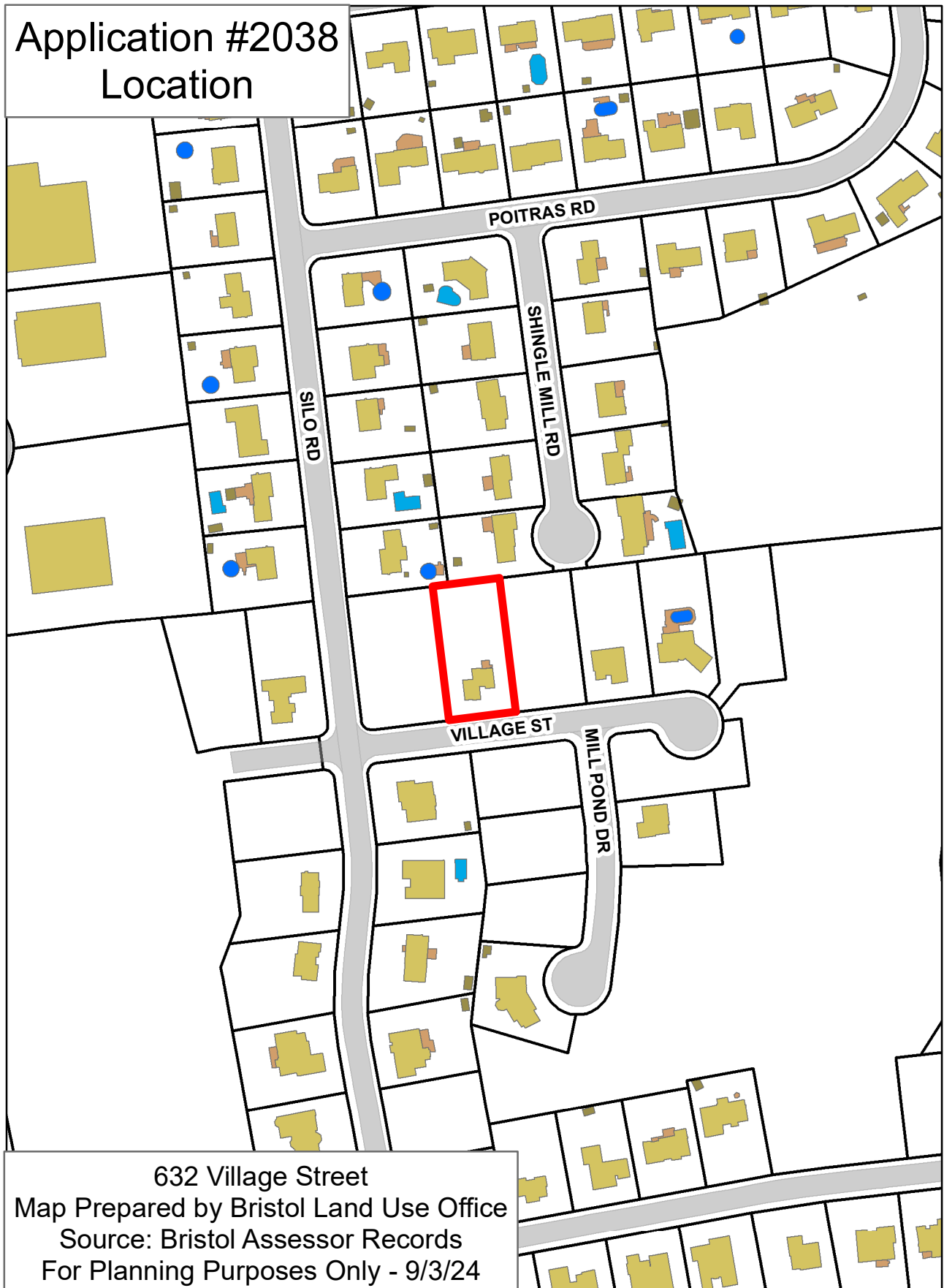
9DB76BFC7E22476...

(signature)

07/17/24 | 8:26 PM EDT
DocuSigned by:


48CBD692A73A488...

Application #2038
Location



632 Village Street

Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

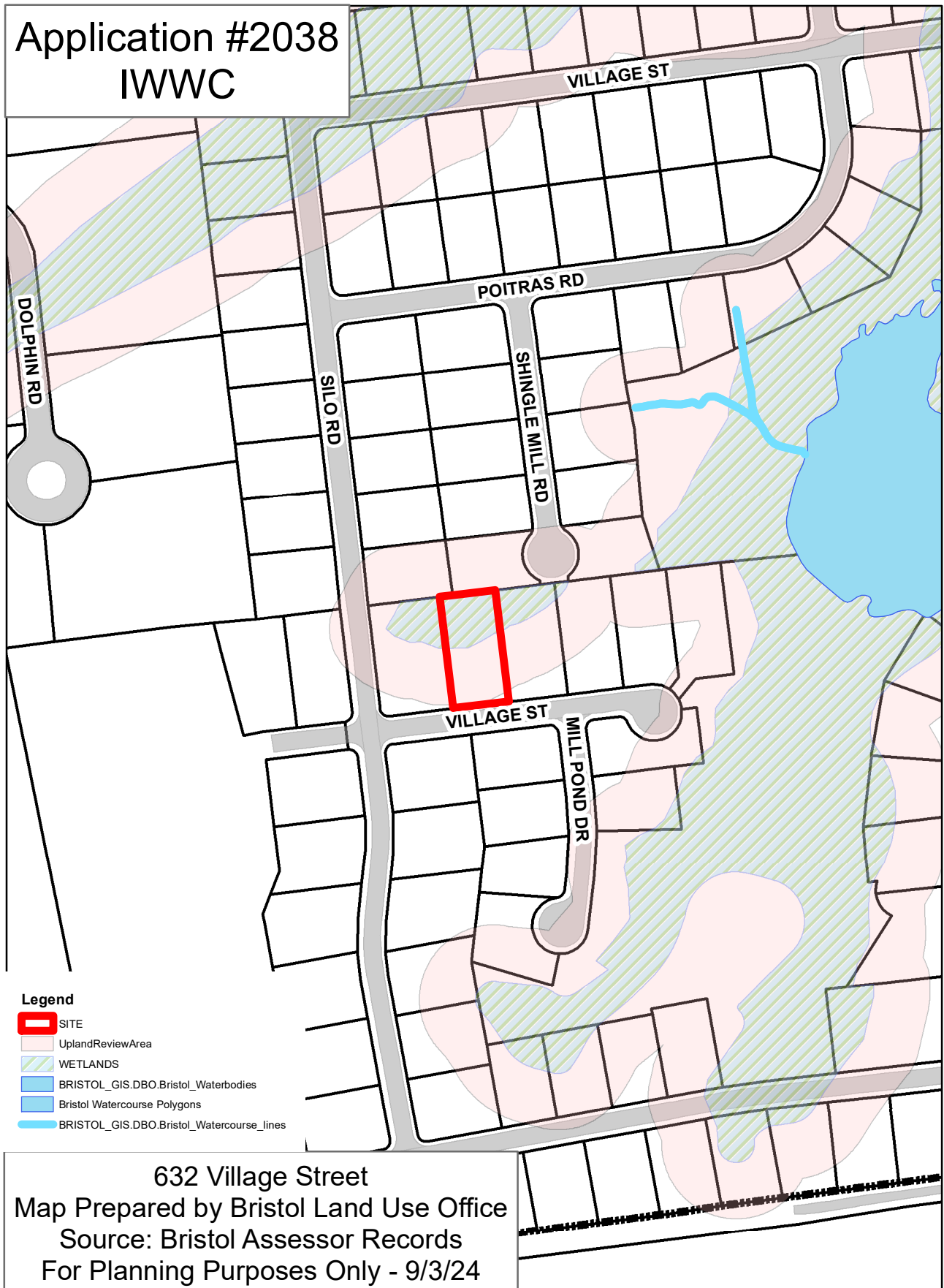
For Planning Purposes Only - 9/3/24

Application #2038
Aerial

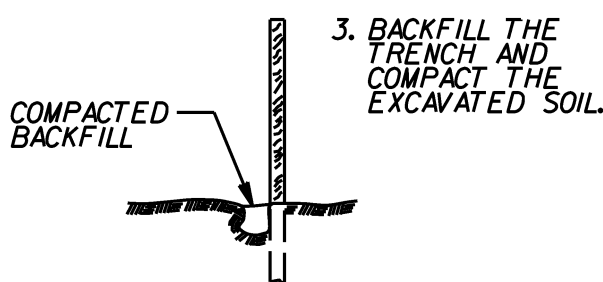
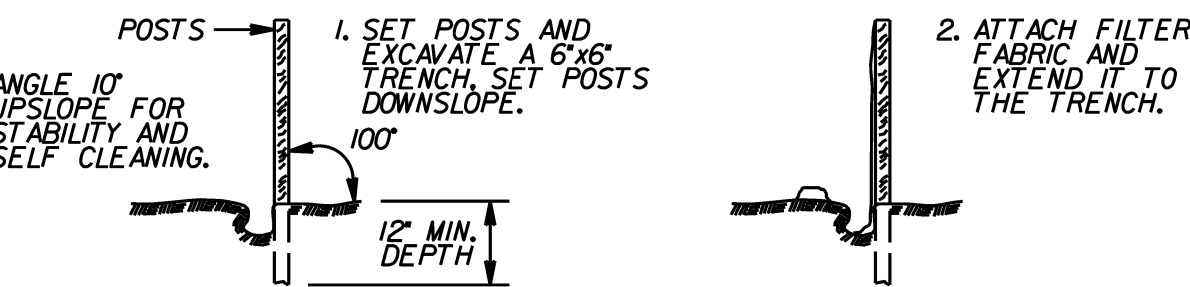


632 Village Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

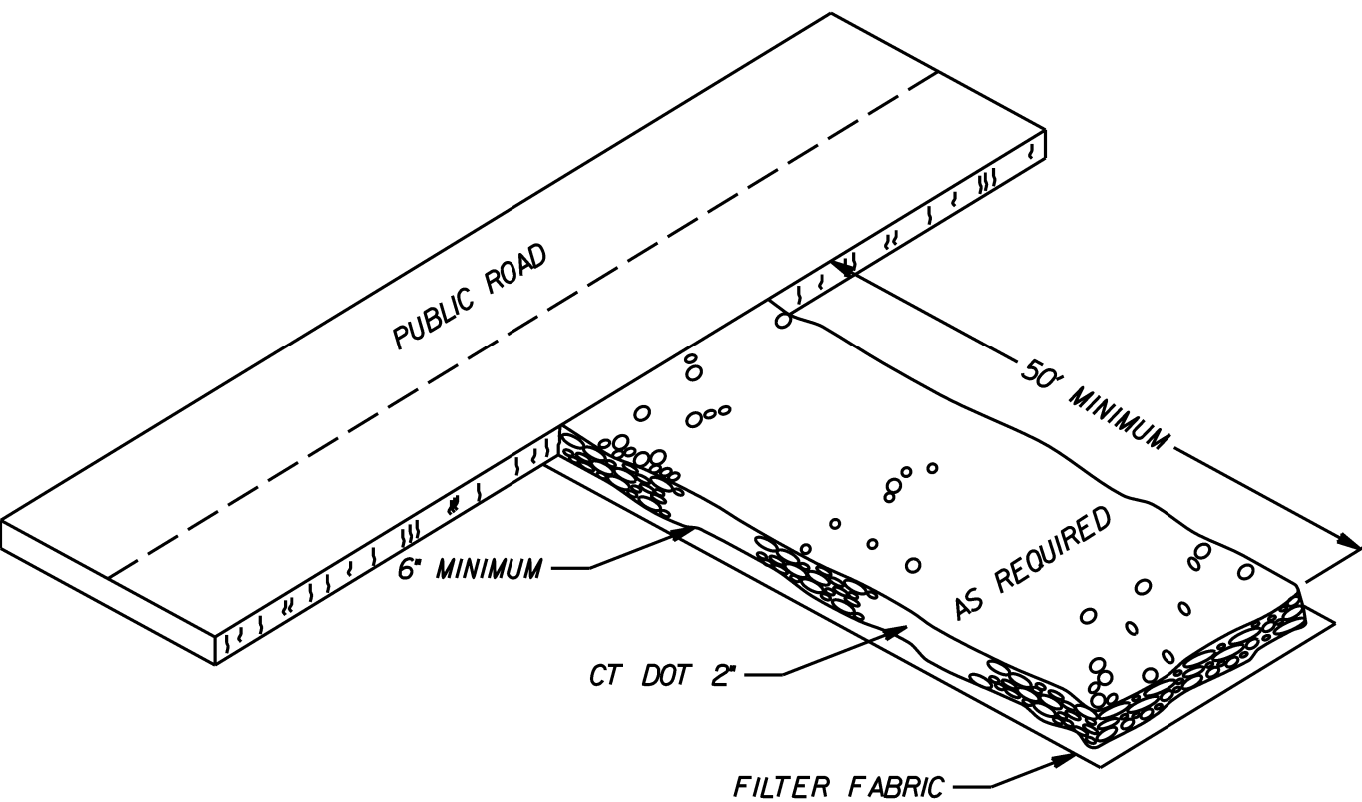
Application #2038
IWWC



Area of wetlands on property - 0.18 Ac.
Area of Wetlands disturbed - 0.0 Ac.
Area of Upland Review - 0.10 Ac.
Upland Review Area Disturbed - 0.07 Ac.
Fill Placed in Upland Review Area - 0.0 C.Y.



PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



CONSTRUCTION ENTRANCE (If Needed)

Legend:

- Existing Contour
- Proposed Contour
- Building Setback Line
- Wetland Limit as depicted on Map Reference "2"
- Upland Review Limit
- Easement Line as Noted
- Proposed Perimeter Pool Fence
- Existing Sewer Main and Lateral
- Existing Water Main and Service Connection
- Electric Service
- Existing Propane Service Line
- Proposed Sedimentation Control Fence

1. Zoning Location Survey As built Plot Plan Assessors Lot 36
Prepared for AMCO Development, LLC Village Street
Bristol, Connecticut Scale P = 20' August 23, 2022
Robert Green Associates Surveyors and Engineers.
2. Corrected Subdivision Plan for Cold Springs Subdivision
Phases 2 and 3 Bristol, Connecticut Scale P = 40' Rev. to Jan. 20, 2006
Sheet 4 of 5 Prepared by: Kratzer, Jones and Associates, Inc.

N/F Mark L. Martin & Debra D. Martin
191 Silo Road
Bristol, Connecticut 06010

N/F James Chamberlain & Alice Chamberlain
445 Shingle Mill Road
Bristol, Connecticut 06010

N/F Elizabeth Kusmider
622 Village Street
Bristol, Connecticut 06010

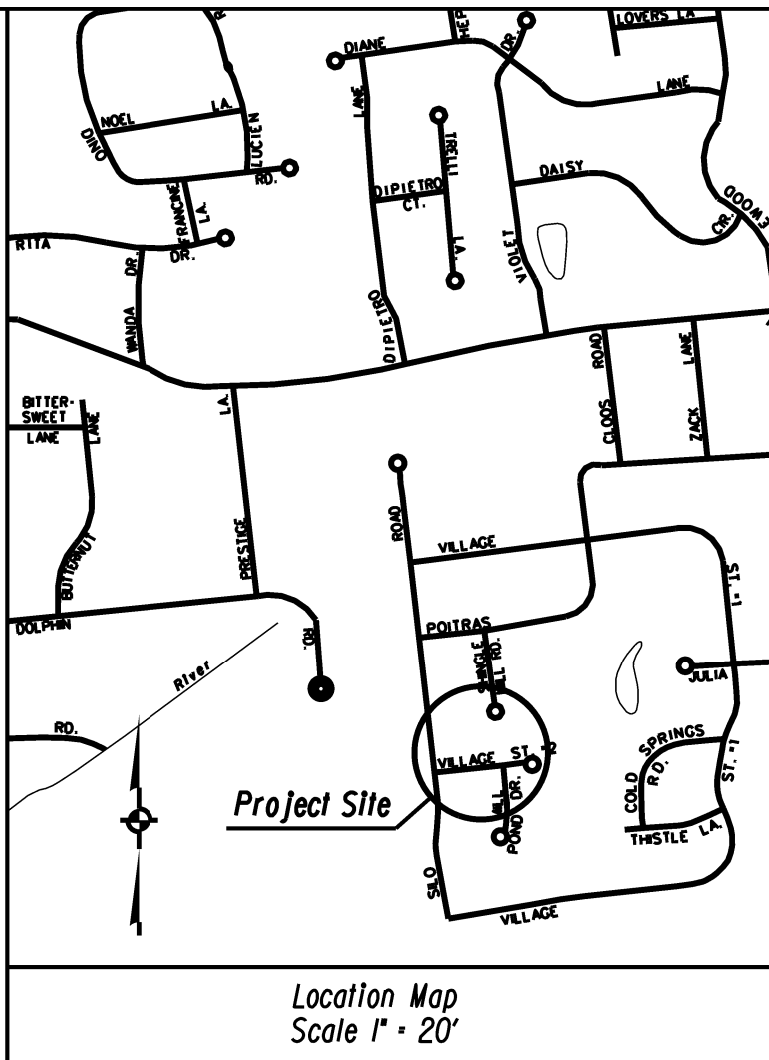
N/F Cale W. Kaminsky & Gabriella Johnson
644 Village Street
Bristol, Connecticut 06010

N/F CAO DUC HUY
641 Village Street
Bristol, Connecticut 06010

N/F CAO DUC HUY
229 Silo Road
Bristol, Connecticut 06010



3. THIS PLAN PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.
6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE TOP FEET EXPOSED FOR MORE THAN 30 DAYS. TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.
 - A) SEED BED PREPARATION:
 - REMOVE STONES LARGER THAN 2"
 - APPLY LIMESTONE AT 90° / 1000 S.F.
 - WORK LIMB AND FERTILIZER INTO SOIL
 - B) SEED APPLICATION:
 - APPLY GRASS MIXTURE BY HAND OR CYCLOE SEEDER, LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED.
 - OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
 - IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.
 - C) MULCHING:
 - IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDBED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE
 - SPREAD MULCH BY HAND OR MULCH BLOWER.
 - PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2" - 3" INTO SOIL SURFACE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
9. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF. MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
10. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GAUGE, OR APPROVED EQUIVALENT. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
11. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
12. SEAN O'NEILL OR HIS DULY AUTHORIZED AGENT (732) 690-4281 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
13. SEAN O'NEILL OR HIS DULY AUTHORIZED AGENT (732) 690-4281 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTY ENGINEERING OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
14. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2024 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED.



The Recharge® 280HD is a 26.5" (673 mm) tall, mid-size chamber and is typically used for installations with depth restrictions or when a larger infiltrative area is required. The Recharge® 280HD has the side port internal manifold feature. HVLV™ FC-24 Feed Connectors are inserted into the side ports to create the internal manifold.

[illegible]

Scale 1" = 20' August 21, 2024



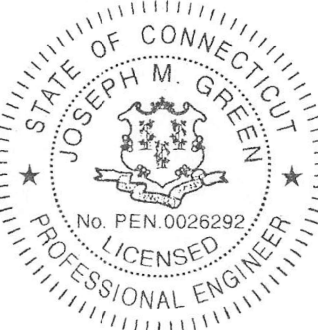
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

Joseph M. Green

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



**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only	
APPLICATION NO.	2039
DATE FILED:	08-28-2024
DECISION DATE:	_____
DECISION:	_____

1. APPLICANT:

Name: Frank Van Linter Signature: [Signature]
Address: 90 Belgian Circle City: Bristol State: CT Zip: 06010
Telephone No.: 860 582-9491 ☐ home ☒ work Email: frankvanlinter@yahoo.com

2. PROPERTY OWNER(S):

Name: Paul Coombs Signature: [Signature]
Address: 36 Anthony Dr City: Bristol State: Ct Zip: 06010
Telephone No.: 860-944-9916 ☒ home ☐ work Email: pcoombs36@yahoo.com

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 36 Anthony Dr Bristol Ct 0610
Assessor's Map No.: 46-25 Assessor's Lot No.(s): 0036846

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.):

Area of wetlands from the Bristol GIS covers approx. 170 sq feet of a triangular configuration in the southeast rear corner of property. Furthest corner from any activity proposed. Ther will be no disturbance of the identified area as all activity is from the front and side yard opposite the area of identified wetland.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

The proposed activity is to remove an existing 16'x18' ground level wood deck and replace with an approx. 18' x 20' first floor master bedroom and bathroom for the owners who are seniors allowing them to remain in their home with having their bedroom on first floor. Area will have a crawl space foundation to allow for proper insulation and plumbing. The total area of earth proposed to be removed is approx. 36-38 cubic yds. All activity will occur in an isolated area approx 64' away from the identified area at its closest point.

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- ☐ c. The proposed activity is a regulated activity and will occur:
- | | |
|--|---|
| ☐ in a wetlands or watercourse; | area of impact: <input type="text"/> SF <input type="text"/> acres) |
| ☐ within 100 feet of a wetlands or watercourse; | area of impact: <u>340</u> SF <input type="text"/> acres) |
| ☐ beyond 100 feet of a wetlands or watercourse; | area of impact: <input type="text"/> SF <input type="text"/> acres) |

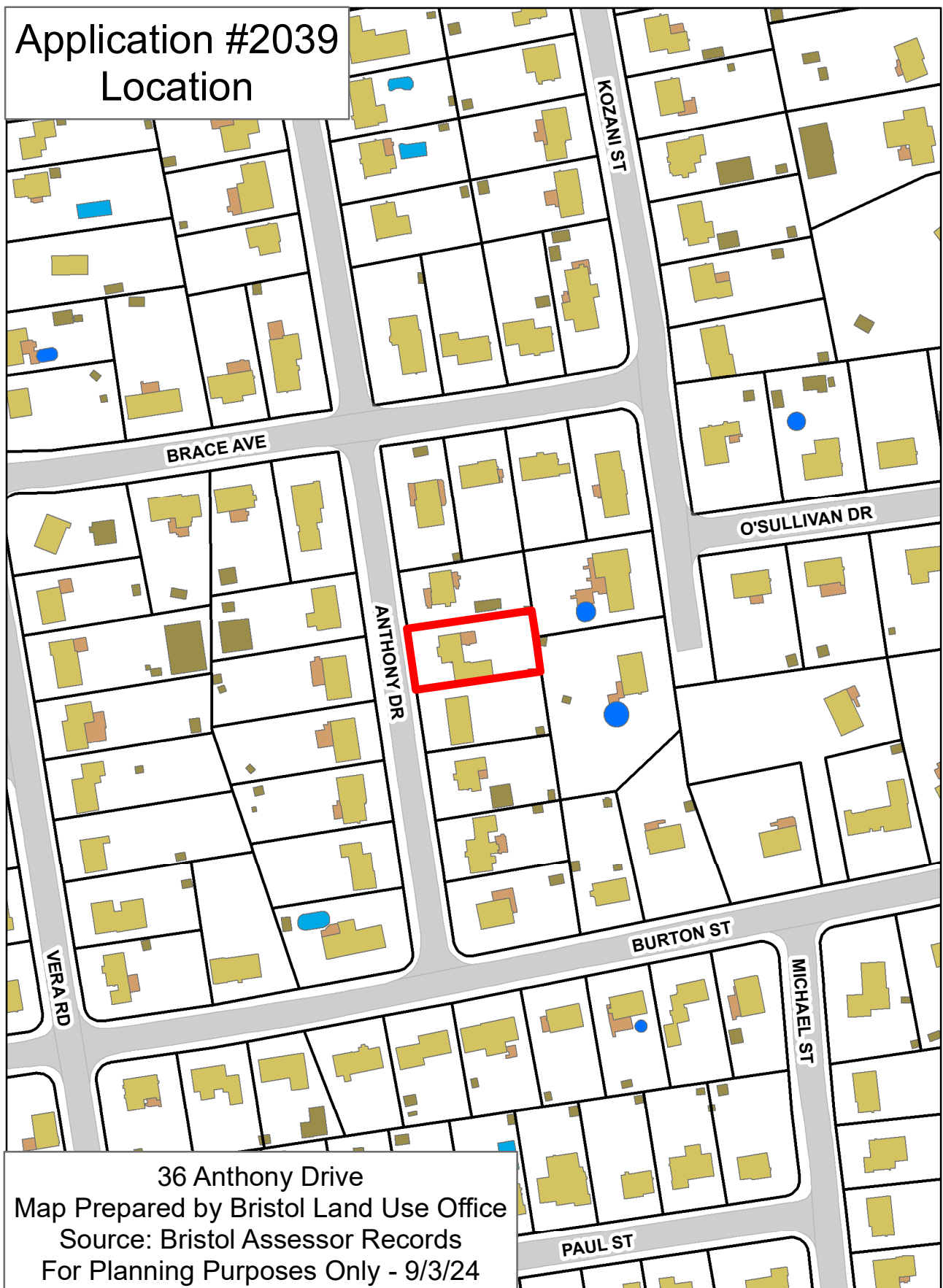
6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

☐ yes ☒ no

If "yes", see instructions for submission requirements.

Application #2039
Location



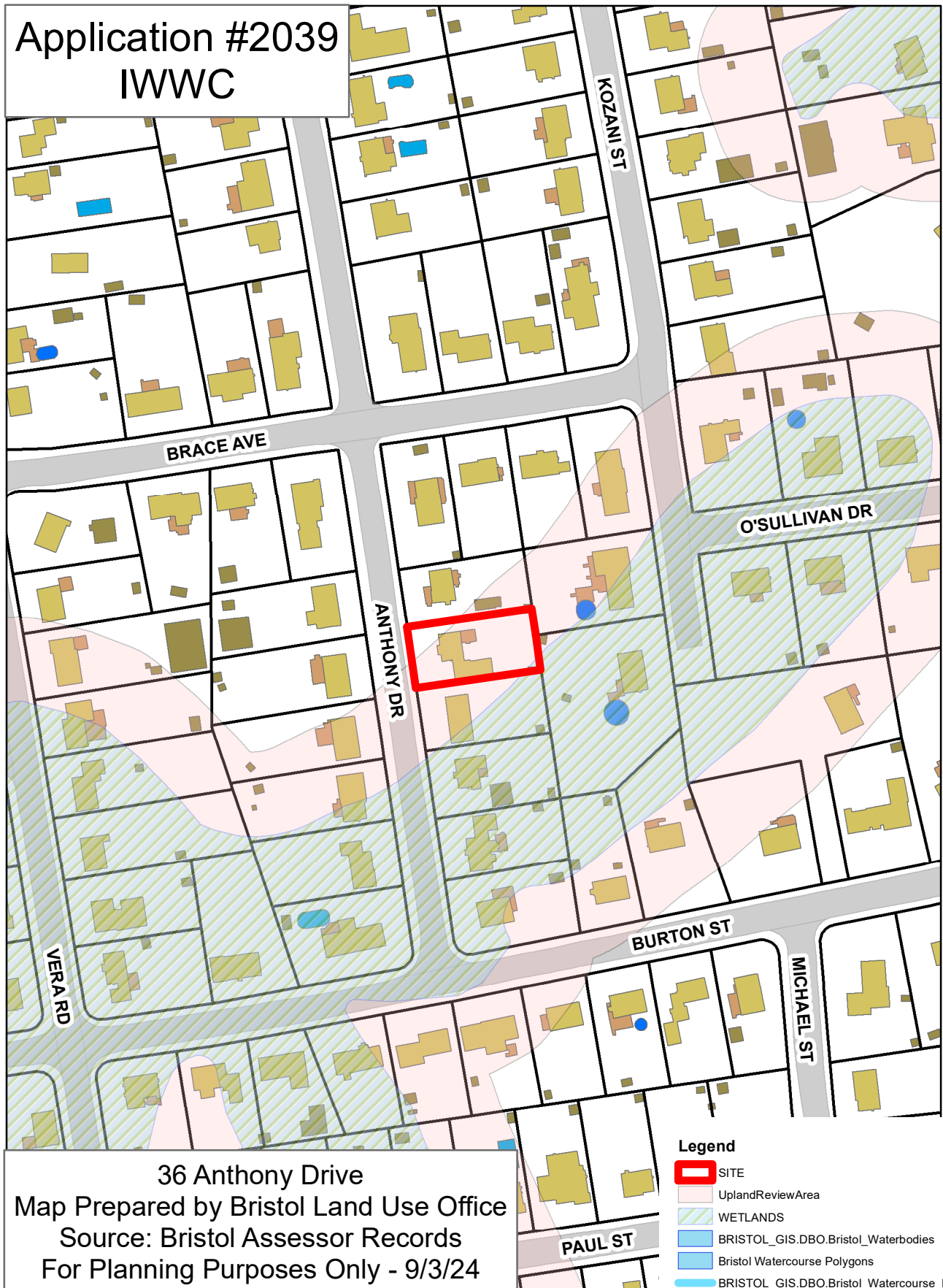
36 Anthony Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

Application #2039
Aerial



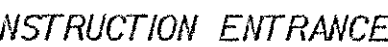
36 Anthony Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

Application #2039
IWWC



36 Anthony Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

Zone - R-15



No. of Chambers = 37.0/10.53 C.F. /Chamber = 0.5 Chambers - Say 1 Chamber

CULTEC Recharger® 280HD

Calculation is based on relative chamber length
Indicates 5" (127 mm) stone above crown of CR3000 and 127-CR Stone Surround
Source: not calculated in this

For more information, contact CULTREC at (203) 775-4416 or visit www.cultrec.com.

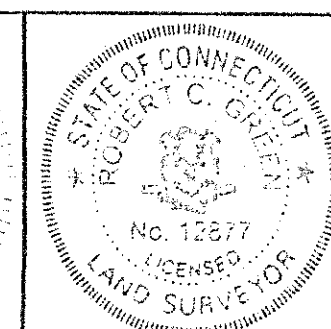
Map of Claremont Park Developed by Claremont Homes, Inc.
Bristol, Conn. Scale 1" = 40' September, 1957
L. J. Barlbault C. E. Rev. to Sept. 15, 1958



Scale 1" = 20' August 22, 2019

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

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



THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b THROUGH 20-300c-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON OCTOBER 26, 2018.

HORIZONTAL ACCURACY CLASS - A-2

TOPOGRAPHIC ACCURACY - T-2

ASSESSORS MAP 46 LOT 25

ZONE B-15

LONG 111

BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)

For Office Use Only
APPLICATION NO. **2040**
DATE FILED: **08-28-2024**
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: Gold Coast Properties, LLC Signature: [Signature]
Address: 303 LINDWOOD AVE Suite 2B City: Fairfield State: CT Zip: 06424
Telephone No.: 203 610 1545 ☐ home ☒ work Email: goldcoasthouses@gmail.com

2. PROPERTY OWNER(S):

Name: 37 MAIN ST, LLC Signature: [Signature]
Address: 104 RIVER ROAD City: Deep River State: CT Zip: 06417
Telephone No.: _____ ☐ home ☐ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 37 MAIN ST
Assessor's Map No.: 30 Assessor's Lot No.(s): 61, 61-1, 61-3

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): _____

A contained water course runs along the Northern side of the property.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Develop site as a mixed use commercial development

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. See instructions for submission requirements.
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. See instructions for submission requirements.
- ☐ c. The proposed activity is a regulated activity and will occur:
- | | |
|---|---|
| ☐ in a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| ☒ within 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| ☐ beyond 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |

6. FLOW CALCULATIONS:

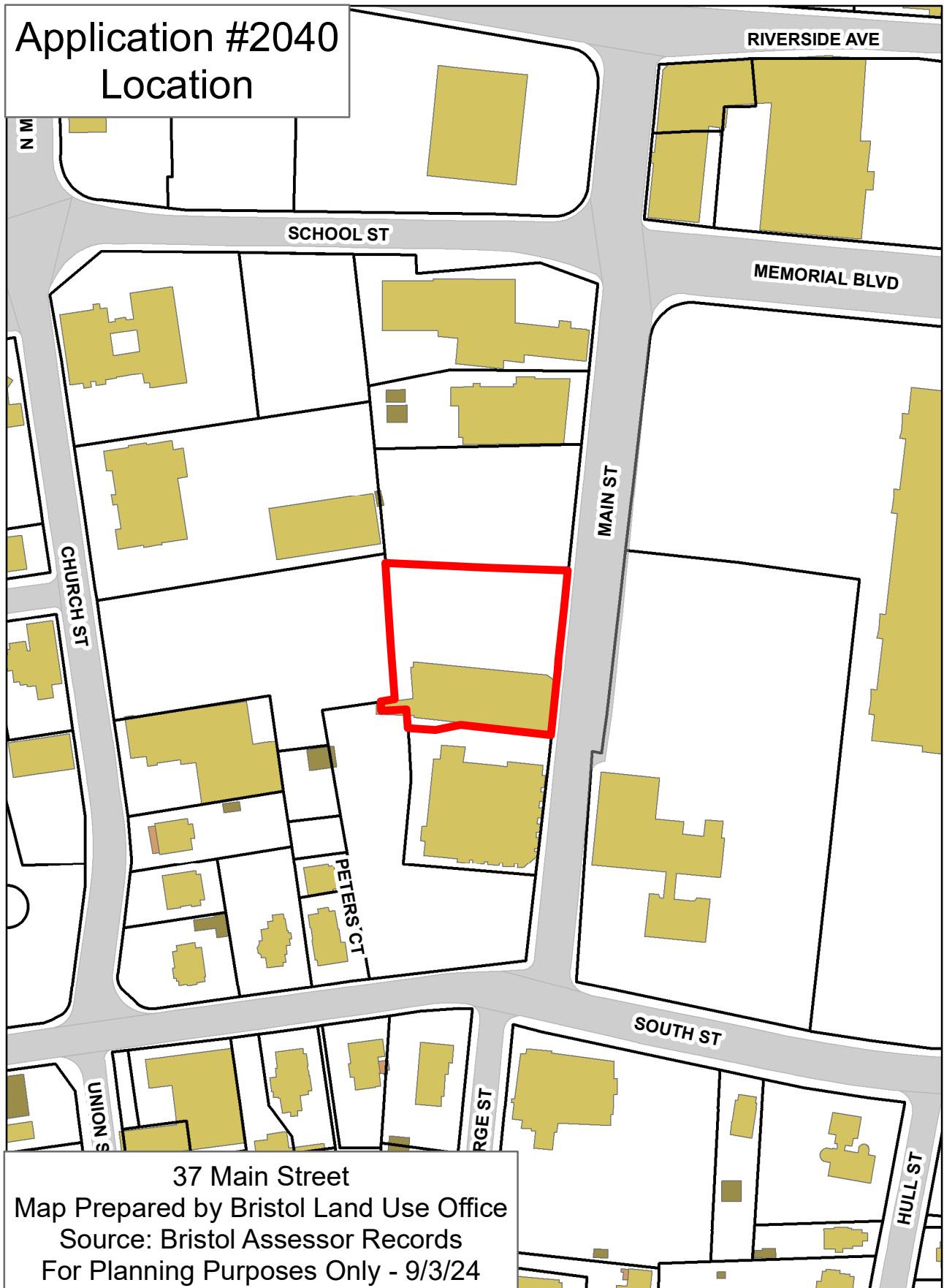
Does a watercourse flow through the subject property?

☐ yes ☐ no

If "yes", see instructions for submission requirements.

JAMES ZIGAS JR
J ZIGAS @ ZIGAS LAW. WM

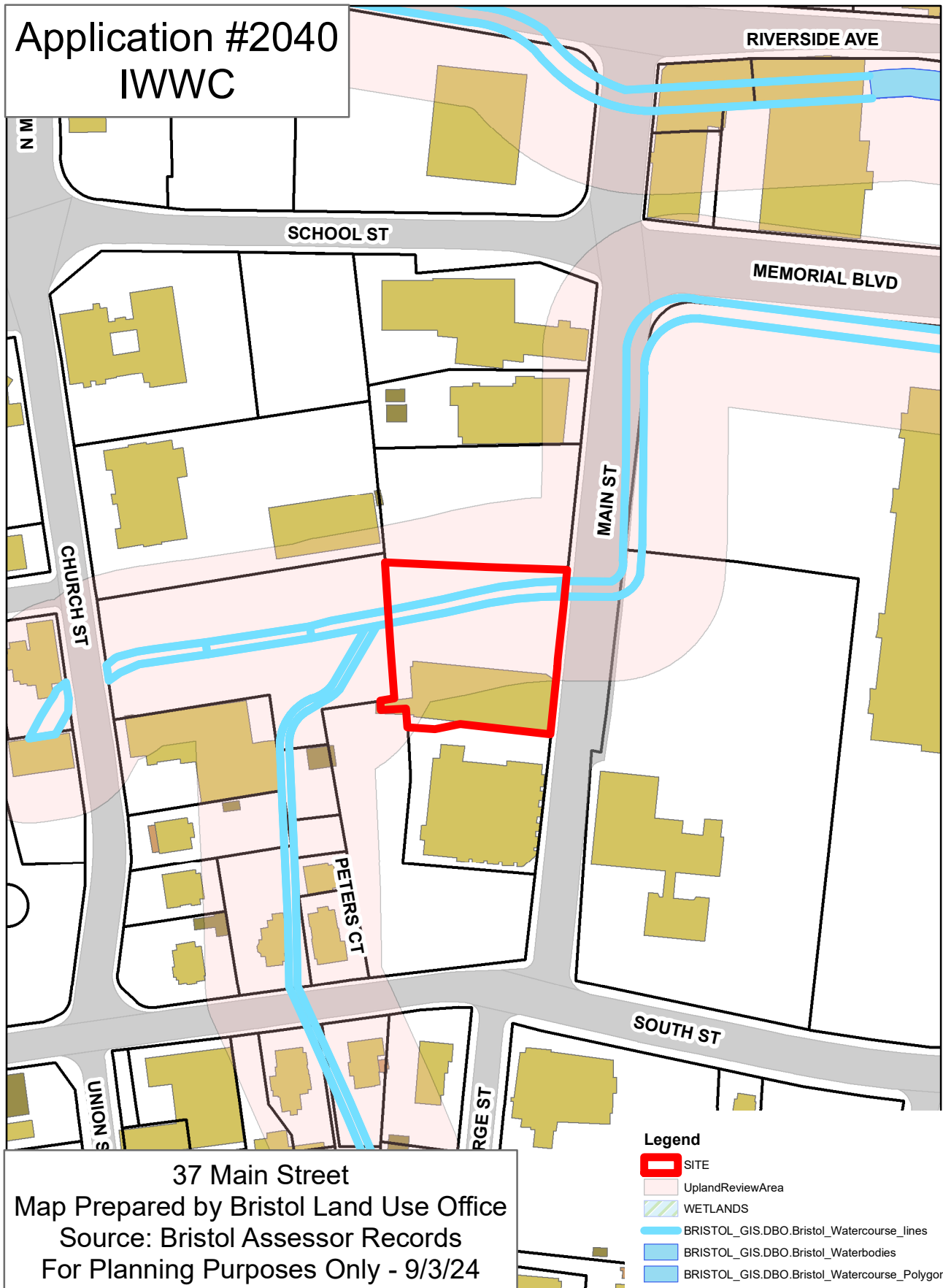
Application #2040
Location



37 Main Street

Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

Application #2040
IWWC



Application #2040
Aerial



37 Main Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

PROPOSED 4-STORY MULTI-USE BUILDING FORMER MAFALES PLAZA

**#37 Main Street
Bristol, Connecticut**



Project Narrative

The project is the re-development of 37 Main Street (Mafles Plaza). The existing site is 27,123 s.f. (0.623 Acres) and is bordered by Main Street to the east, Former Walgreens Pharmacy to the south, City of Bristol public parking to the west and SNET to the north. An existing sidewalk connects the subject property to the public parking lot. The northern property line comprises sections of existing concrete retaining walls which contain an unnamed brook in a depressed section. The area between the walls would be flagged as inland wetlands, but the area was inaccessible due to chain link fence enclosures. The portion of these inland wetlands on the subject property would equate to 936 s.f. The remaining site is uplands comprising of bituminous pavement, concrete sidewalk and a recently demolished building subject to a fire in 2022. The entire existing site is made up of impervious surfaces. Additionally, 19,336 s.f. of the subject property is within the 100' upland review area. The site does not contain any storm drainage features and the entire site sheetflows to Main Street.

The proposed project is a 4-story mixed use building with a footprint of 7,035 s.f. The building will consist of 3,083 s.f. of retail space and 28 residential units (mix of 1 and 2 bedroom units). The site will include 21 off-street parking spaces to the rear of the building and 6 on-street parking spaces along the west side of Main Street. Additional parking will be available on the east side of Main Street (to be developed by others) and the City of Bristol public parking lot to the west of the site contains 55 spaces. The site is serviced by sanitary sewer, public water, underground electric, telephone and cable, and gas services. The east side of the building will have an open-air patio/entrance area along the entire building frontage.

On-site storm drainage consists of a conventional pipe and catch basin system, hydro-dynamic oil/grit separator and an underground storage/infiltration system that treats on-site storm water quality and reduces peak flows to the City of Bristol storm drainage system in Main Street. Proposed impervious is 18,916 s.f. (69.7%) vs 27,123 s.f. (100%) existing, which results in a significant reduction in impervious cover.

PROJECT LOCATION

AS-BUILT SURVEY SHALL BE PROVIDED
PRIOR TO ISSUANCE OF C.O.

ISSUE LOG:

SUBMITTALS / REVISIONS:
Wetlands Submittal; 08-27-24

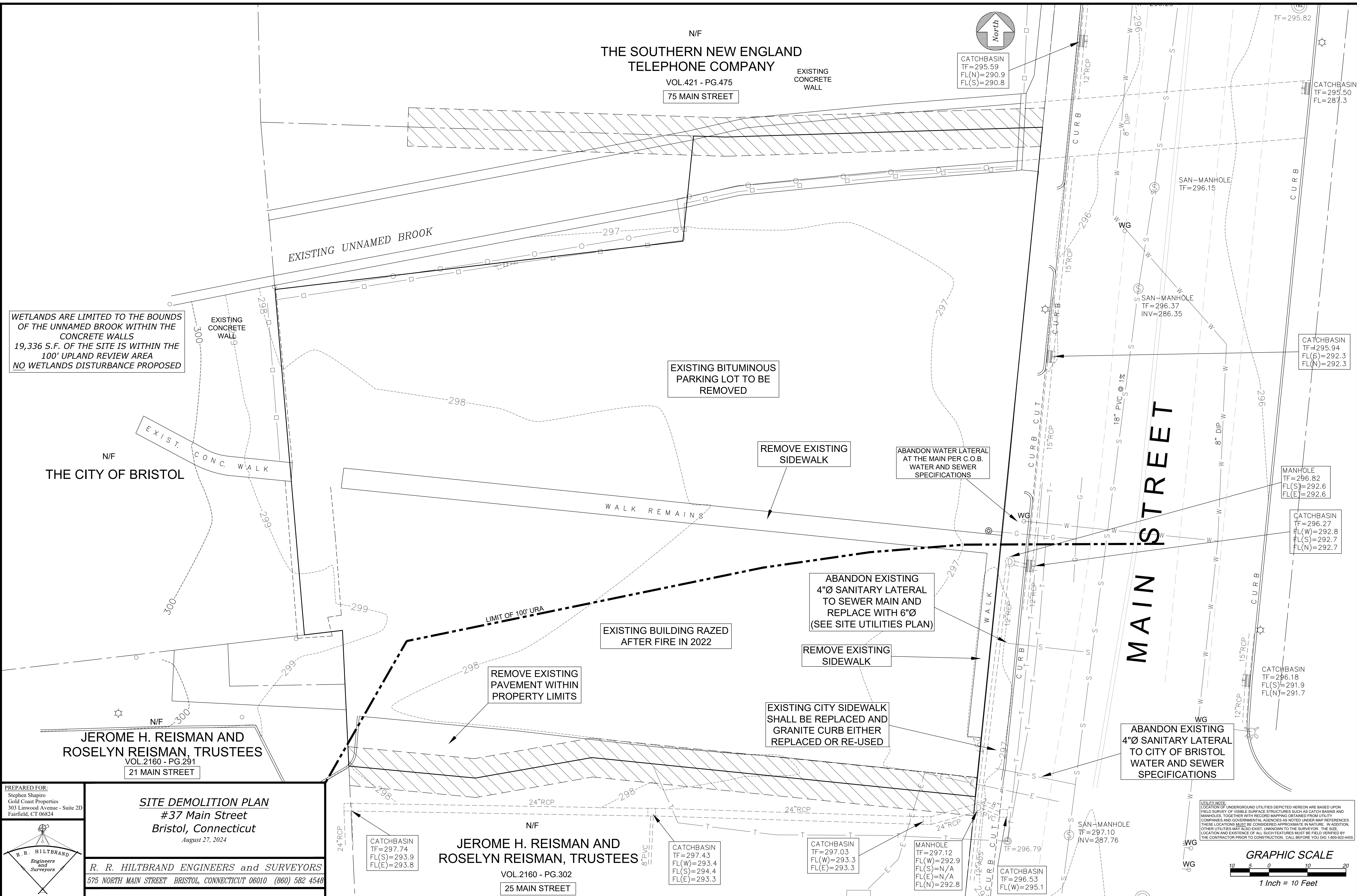
APPROVALS:
Wetlands Application #xxx; Approved xxx
Zoning Application #xxx - xxx; Approved xxx

PREPARED FOR:

Gold Coast Properties
303 Linwood Avenue - Suite 2D
Fairfield, CT 06824
Primary Contact: Stephen Shapiro

ENGINEER:

R. R. Hiltbrand Engineers & Surveyors
575 North Main Street
Bristol, Connecticut
06010



ZONING TABLE (ZONE BD-1)		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	27,123 S.F.
MINIMUM LOT WIDTH	N/A	174.85 Ft
MINIMUM FRONT YARD	N/A	13.00 Ft
MINIMUM SIDE YARD	N/A	12.00 Ft
MINIMUM REAR YARD	N/A	90.30 Ft
MAXIMUM BUILDING HEIGHT	N/A	3 STORY
MAXIMUM BUILDING COVERAGE	N/A	25.94%

BUILDING FORM STANDARDS TABLE (ZONE BD-1)		
	REQUIRED	PROPOSED
MINIMUM FLOOR AREA RATIO	0.6	1.04
MAXIMUM BUILD-TO LINE	10 FT	15.50 Ft
MINIMUM BUILDING HEIGHT	18 FT	4 STORY (40'±)
NUMBER OF STORIES	2 FULL (MIN.)	4 FULL
AREA OF BUILDING FENESTRATION	65% (MIN.) (593 S.F. MIN.)	585.0 S.F. = 64.1%*
BUILDING FRONTAGE - LOT FRONTAGE RATIO	65% = 113.7 FT (174.85' x 65%)	65.2% (114.0 FT/174.85 FT)
ORIENTATION OF BUILDING ENTRANCES	2 STREET ENTRANCES	3 STREET ENTRANCES

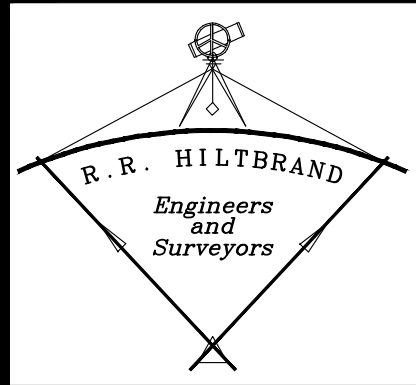
*VARIANCE APPLICATION #XXXX - APPROVED XXXXX

SITE IMPERVIOUS
Existing: 27,123 S.F. = 100%
Proposed: 18,916 S.F. = 69.7%

WETLANDS ARE LIMITED TO THE BOUNDS OF THE UNNAMED BROOK WITHIN THE CONCRETE WALLS
19,336 S.F. OF THE SITE IS WITHIN THE 100' UPLAND REVIEW AREA
NO WETLANDS DISTURBANCE PROPOSED

PARKING REQUIREMENTS TABLE		
	REQUIRED	PROPOSED
RESIDENTIAL DWELLING UNIT		
28 TOTAL UNITS		
1.5 SPACES PER UNIT	42 SPACES	
PROPOSED RETAIL - 3,083 S.F.		
3 SPACES PER 1,000 S.F.	9.25 SPACES	
TOTAL:	= 51.25 SPACES	21 SPACES 20 STANDARD 1 HANDICAP

PREPARED FOR:
Stephen Shapiro
Gold Coast Properties
303 Linwood Avenue - Suite 2D
Fairfield, CT 06824

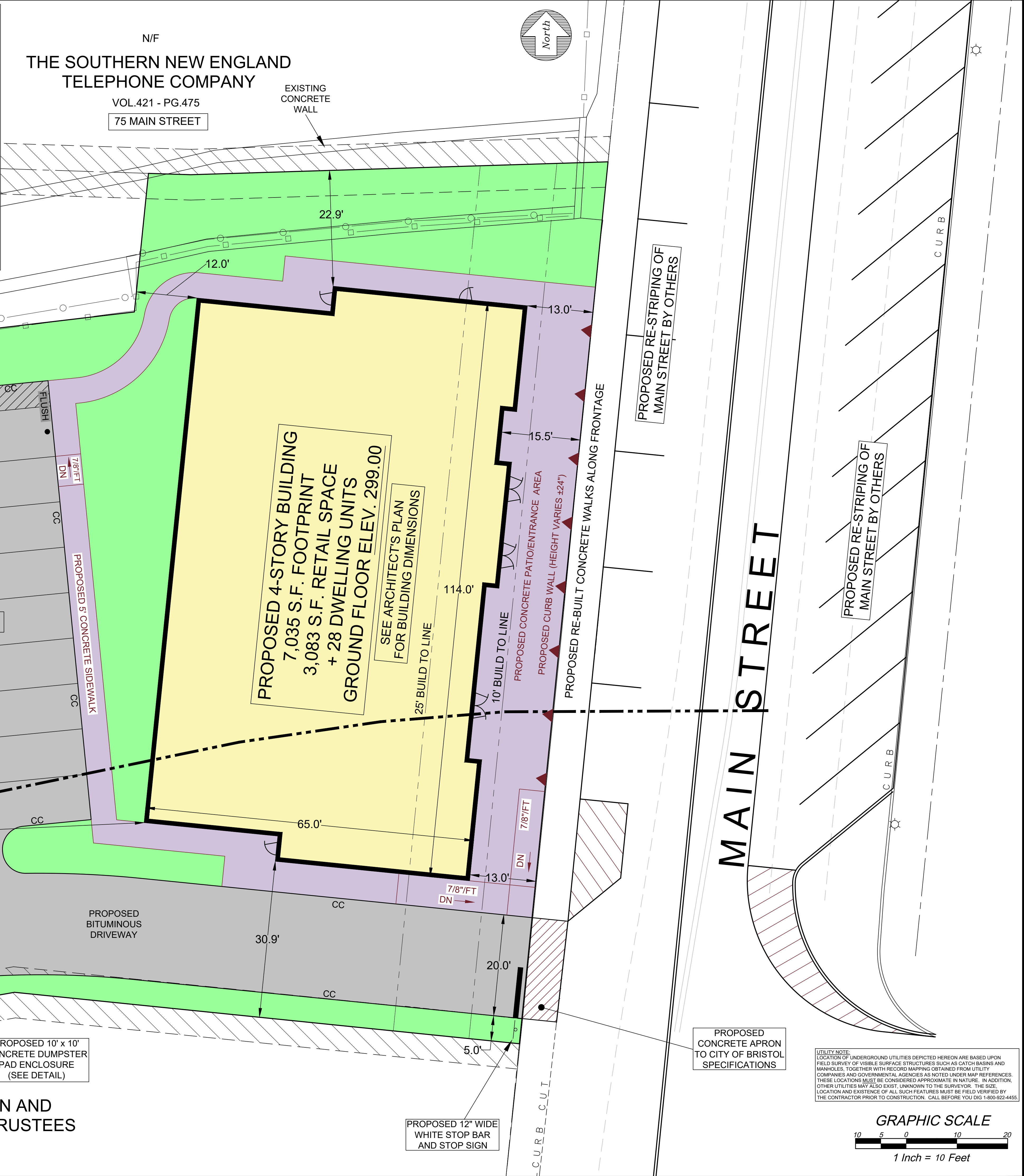


R. R. HILTBRAND
Engineers
and
Surveyors

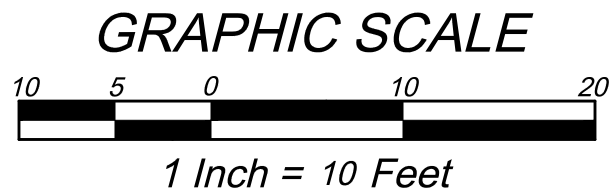
SITE LAYOUT PLAN
#37 Main Street
Bristol, Connecticut
August 27, 2024

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

City of Bristol - Downtown Compliance Chart			
Sec. V.L.C.6.b.(1)	floor area ratio (.6 min) gross floor area of buildings (sq. ft.) total lot area (sq. ft.) ratio of floor area to lot area (.60 required)	28,140 27,123 103.7%	
Sec. V.L.C.6.b.(2)	build-to line (10 ft. min.; 25 ft. max for up to 50% of building wall) total length of building wall (ft.) portion of building wall up to 10-ft. build-to-line (ft.) portion of building wall up to 10-ft. build-to-line (%) portion of building wall between 10-ft. build-to-line and 25ft. (ft.) portion of building wall between 10-ft. build-to-line and 25ft. (%) greatest setback from front lot line (ft.)	114 0 0% 114 100% 15.5	
Sec. V.L.C.6.b.(5)	building fenestration ("glazing")* (65% min) total area of building wall* (sq. ft.) portion of building wall containing glazing* (sq. ft.) portion of building wall containing glazing* (%) * measured between 2 ft. and 10 ft. above street grade	912 585 64.1%	
Sec. V.L.C.6.b.(6)	building frontage to lot frontage (65% min) total length of building wall (building frontage) (ft.) total length of front lot line (ft.) ratio of building frontage to lot frontage	114' 174.85' 65.2%	



UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION, OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.





GRAPHIC SCALE

10 5 0 10 20

1 Inch = 10 Feet



VOL.421 - PG.475

75 MAIN STREET

CATCHBASIN
TF=295.59
FL(N)=290.9
FL(S)=290.8

SAN-MANHOLE

PROPOSED
8" x 6" TSV
& 6" GATE VALVE

CATCHBASIN
TF=295.94
FL(S)=292.3
FL(N)=292.3

MANHOLE
TF=296.82
FL(S)=292.6
FL(E)=292.6

ATCHBASIN
F=296.27
L(W)=292.8
L(S)=292.7

ABANDON WATER LATERAL
AT THE MAIN PER C.O.B.
WATER AND SEWER
SPECIFICATIONS

TCHBASIN
=296.18
(S)=291.9
(N)=291.7

BITUMINOUS PATCH
TRENCHES TO
CITY OF BRISTOL
SPECIFICATIONS
(TYPICAL)

UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION, OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

GRAPHIC SCALE



1 Inch = 10 Feet

EXISTING UNNAMED BROOK

EXISTING
CONCRETE
WALL

THE CITY OF BRISTOL

WATER NOTES:
1. 6" FIRE SERVICE HAS NO CONNECTION FEES, BUT MUST BE PRESSURE TESTED, BACTERIA TESTED AND FLUSHED.
2. MINIMUM 3" SEPARATION REQUIRED BETWEEN 6" FIRE SERVICE AND 4" DOMESTIC SERVICE.

JEROME H. REISMAN AND
ROSELYN REISMAN, TRUSTEES
VOL.2160 - PG.291
21 MAIN STREET

PREPARED FOR:
Stephen Shapiro
Gold Coast Properties
303 Linwood Avenue - Suite 2D
Fairfield, CT 06824

SITE UTILITIES PLAN
#37 Main Street
Bristol, Connecticut
August 27, 2024

R. R. HILTBAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4541

JEROME H. REISMAN AND
ROSELYN REISMAN, TRUSTEES

VOL.2160 - PG.302

25 MAIN STREET

CATCHBASIN
TF=297.74
FL(S)=293.9
FL(E)=293.8

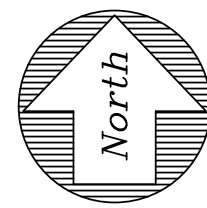
CATCHBASIN
TF=297.43
FL(W)=293.4
FL(S)=294.4
FL(E)=293.3

CATCHBASIN
TF=297.03
FL(W)=293.3
FL(E)=293.3

MANHOLE
TF=297.12
FL(W)=292.9
FL(S)=N/A
FL(E)=N/A
FL(N)=292.8

CATCHBASIN
TF=296.53
FL(W)=295.1

SITE IMPERVIOUS
Existing: 27,123 S.F. = 100%
Proposed: 18,916 S.F. = 69.7%



THE SOUTHERN NEW ENGLAND
TELEPHONE COMPANY

VOL.421 - PG.475
75 MAIN STREET

EXISTING CONCRETE
WALL WILL PREVENT
ANY SEDIMENT/RUN-OFF
FROM ENTERING THE BROOK

CATCHBASIN
TF=295.59
FL(N)=290.9
FL(S)=290.8

EXISTING CONCRETE
WALL WILL PREVENT
ANY SEDIMENT/RUN-OFF
FROM ENTERING THE BROOK

PROPOSED
8"Ø SEDIMENT LOG
(SEE DETAIL)
(TYPICAL)

EXISTING UNNAMED BROOK

EXISTING
CONCRETE
WALL

THE CITY OF BRISTOL

JEROME H. REISMAN AND
ROSELYN REISMAN, TRUSTEES

VOL.2160 - PG.291
21 MAIN STREET

**EROSION & SEDIMENTATION
CONTROL PLAN**
#37 Main Street
Bristol, Connecticut
August 27, 2024

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

JEROME H. REISMAN AND
ROSELYN REISMAN, TRUSTEES

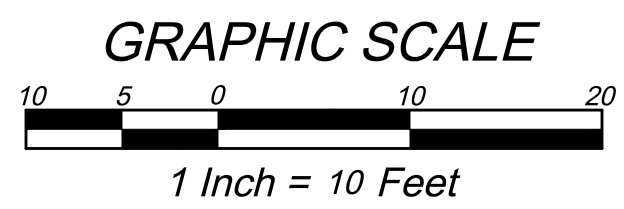
VOL.2160 - PG.302
25 MAIN STREET

PROPOSED 4-STORY BUILDING
7,035 S.F. FOOTPRINT
3,083 S.F. RETAIL SPACE
+ 28 DWELLING UNITS
GROUND FLOOR ELEV. 299.00

SEE ARCHITECT'S PLAN
FOR BUILDING DIMENSIONS

MAIN STREET

UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON
FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND
MANHOLES, TOGETHER WITH RECORD MAPS OBTAINED FROM UTILITY
COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES.
THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION,
OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE,
LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY
THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455



DESIGN REFERENCE:

SEDIMENT & EROSION CONTROL BASED ON 2002 CONNECTICUT GUIDELINES
FOR SOIL EROSION AND SEDIMENT CONTROL D.E.P. BULLETIN 34 BY THE
CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

Erosion & Sediment Controls and Stabilization Practices

- a. Temporary seeding.
b. Mulching.
c. Stone Rip-rap.

During construction, sheet runoff from the site will be filtered through hay bale barriers and silt fences. All storm drain inlets shall be covered with stone rip-rap and silt fences shall be provided at the outlets of drainage pipe in which erosive velocities are encountered.

Off Site Vehicle Tracking

Stabilized construction entrances will be installed at all proposed entrances.

Installation, Maintenance and Inspection Procedures of Erosion & Sediment Controls

A. General-

These are the general inspection and maintenance practices that will be used to implement the plan.

- The smallest practical portion of the site will be denuded at one time.

- All erosion control measures will be inspected at least once a week and following any storm event of 0.25 inches or greater.

- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of the report.

- Built up sediment will be removed from the silt fence or hay bale barriers when it has reached one third the height of the of the fence or barrier.

- A maintenance inspection report will be made after each inspection.

- The contractor's site superintendent will be responsible for inspections, maintenance and repair activities, and completing the inspection and maintenance report.

- R.R. Hiltbrand Engineers & Surveyors shall inspect the site on a periodic basis to assure compliance with the plan.

B. Filters -

1. Straw/ hay bales
 - a. Sheet Flow Applications
 1. Bales shall be placed in a single row , lengthwise on the contour, with the ends of the adjacent bales tightly abutting one another.
 2. All bales shall be either wire bound or string tied. Bales shall be installed so that the bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings.
 3. The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of (4) inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built-up to (4) inches against the uphill side of the barrier. Ideally, bales should be placed ten (10) feet away from the toe of slope.
 4. Each bale shall be securely anchored by at least two (2) stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes and rebars shall be driven deep enough into the ground to securely anchor the bales.
 5. The gaps between bales shall be chinked (filled by wedging) with straw/hay to prevent water from escaping between the bales.
 2. Silt Fence
 - a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements.

Physical Property Test Requirements

Filtering Efficiency ASTM 5.41 75% minimum

Grab Tensile Strength ASTM D4632 100lbs.

Elongation & Failure ASTM D4632 15%

Puncture Strength ASTM 4833 50 lbs.

Flow Rate ASTM D4491 0.2gal./ft2/min.

Ultra-Violet Radiation Stability % ASTM D4355 70% after 500 hours of exposure

- b. The height of a silt fence shall not exceed thirty (30) inches above grade.

- c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at the support posts, with a min. six (6) inch overlap, and securely sealed.

- d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (min. of 12 inches).

- e. A trench shall be excavated approximately six (6) inches wide and six (6) inches deep along the line of posts and upslope from the barrier.

- f. When 'standard strength' filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one inch long, tie wires or hog rings. The wire shall extend no more than 30 inches above the original ground surface.

- g. The 'standard strength' filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface.

- h. When 'extra strength' filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case the filter fabric is stapled or wired directly to the posts with all other provisions of item 'g' applying.

- i. The trench shall be backfilled and the soil compacted over the filter fabric.

- j. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas have been permanently stabilized.

Sequence of Installation

Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.

Maintenance

- a. Straw/ hay bale barrier and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the ends, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.

- b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.

- c. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately (1/3) the height of the barrier.

- d. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

C. Mulching

1. Timing

In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this.

- a. Apply mulch prior to any storm event.

This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Massachusetts (800- 822- 0634), to have adequate warning of significant storms.

- b. Required mulching within a specified time period.

The time period can range from 14 to 21 days of inactivity on an area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Guidelines for winter mulch application.

When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6000 lb. of hay or straw per acre. A tackifier may be added to the mulch.

3. Maintenance

All mulches must be inspected periodically, in particular after rain storms, to check for erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

D. Temporary Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10-10-10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/ acre.

2. Seeding

- a. Utilize annual rye grass at a rate of 40 lb./ acre.

- b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

- c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface shall be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

E. Permanent Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10-10-10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/ acre.

2. Seeding

- a. Utilize Creeping Red Fescue (Pennlawn, Wintergreen)
Redtop (Streaker, Common)
Tall Fescue (Kentucky 31 or Smooth Bromegrass (Saratoga, Lincoln))
- | | Lbs./1,000 Sq. Ft. |
|------|--------------------|
| .45 | |
| .10 | |
| .45 | |
| 1.00 | |

- b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

- c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

F. Storm Drain Inlet Protection

1. Straw Bale Inlet Structure

- a. Bales shall be either wire bound or string tied with the bindings oriented around the sides rather than over and under the bales.

- b. Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together.

- c. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of a bale to a minimum depth of four (4) inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.

- d. Each bale shall be securely anchored and held in place by at least two (2) stakes or rebars driven through the bale.

- e. Loose straw shall be wedged between bales to prevent water from entering between bales.

F. Stabilized Construction Entrance

1. Specifications

- a. Aggregate Size: Use two (2) inch stone. (Gradation Shall Be D.O.T. No. 3)

- b. Aggregate thickness: Not less than six (6) inches.

- c. Width: Ten (10) foot minimum, but not less than the full width of points where ingress or egress occurs.

- d. Length: As required, but not less than one hundred (50) feet.

- e. Geotextile: To be placed over the entire area to be covered with aggregate. Piping of surface water under entrance(s) shall be provided as required.

- f. Criteria for Geotextile: The fabrics shall be Trevia Spunbound 1135, Mirafi 6000x, or equal.

2. Maintenance

The entrance(s) shall be maintained in a condition which will prevent tracking of sediment onto the public right-of-way. When washing is required, it shall be completed on an area stabilized with aggregate which drains into an approved sediment trapping device. All sediment shall be prevented from entering storm drains, ditches or waterways.

Timing of Controls/ Measures

As indicated in the sequence of Major Activities the hay bales and silt fences shall be installed prior to commencing any clearing, demolition or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Area(s) where construction activity temporarily ceases for more than twenty one (21) days will be stabilized with a temporary seed and mulch within fourteen (14) days of the last disturbance. Once construction activity ceases permanently in an area, silt fences and hay bale barriers will be removed once permanent measures are established.

Waste Disposal

A. Waste Materials

All waste materials will be collected and stored in securely lidded receptacles. All trash and construction debris from the site will be deposited into a dumpster. No construction waste materials will be burned on site. All personnel will be instructed regarding the correct procedure for waste disposal by the superintendent.

B. Hazardous Waste

All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in the practices by the superintendent.

C. Sanitary Waste

All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor.

Spill Prevention

A. Material Management Practices

The following are the materials management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances during construction to storm water runoff.

Good Housekeeping:

The following good housekeeping practices will be followed on site during the construction project:

- An effort will be made to store only sufficient amounts of products to do the job.

- All materials stored on site will be stored in a neat, orderly manner in their proper (original if possible) containers and, if possible, under a roof or other enclosure.

- Manufacturer's recommendations for proper use and disposal will be followed.

- The site superintendent will inspect daily to ensure proper use and disposal of materials.

- Substances will not be mixed with one another unless recommended by the manufacturer.

- When ever possible all of a product will be used up before disposing of the container.

Hazardous Products:

The following practices will be used to reduce the risks associated with hazardous products:

- Products will be kept in their original containers unless they are not re-sealable

- Original labels and product safety data will be retained for important product information.

- Surplus product that must be disposed of will be discarded according to the manufacturer's recommended methods of disposal.

B. Product Specific Practices

The following product specific practices will be followed on site:

Petroleum Products:

All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt based substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts directed by the specifications. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed or enclosed trailers. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be disposed of properly according to manufacturer's instructions or state and local regulations.

Concrete Trucks:

Concrete trucks will discharge and wash out surplus concrete or drum wash water in a contained area on site..

C. Spill Control Practices

In addition to good housekeeping and material management practices discussed in the previous section the following practices will be followed for spill prevention and cleanup:

- Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.

- Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include but not limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic or metal trash containers specifically for this purpose.

- All spills will be cleaned up immediately after discovery.

- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

- Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.

- The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to cleanup the spill if it recurs. A description of the spill, its cause, and the cleanup measures will be included.

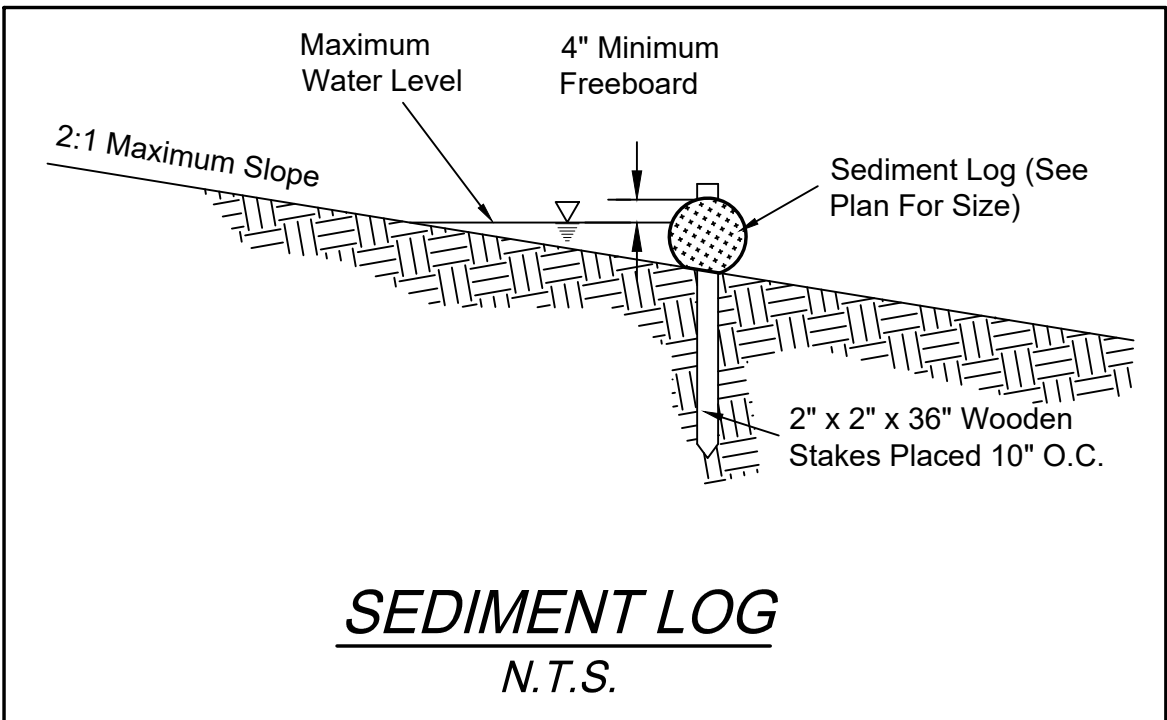
- The site superintendent responsible for day to day operations will be the spill prevention and cleanup coordinator.

The General Contractor(s) and/or Project Owner(s)

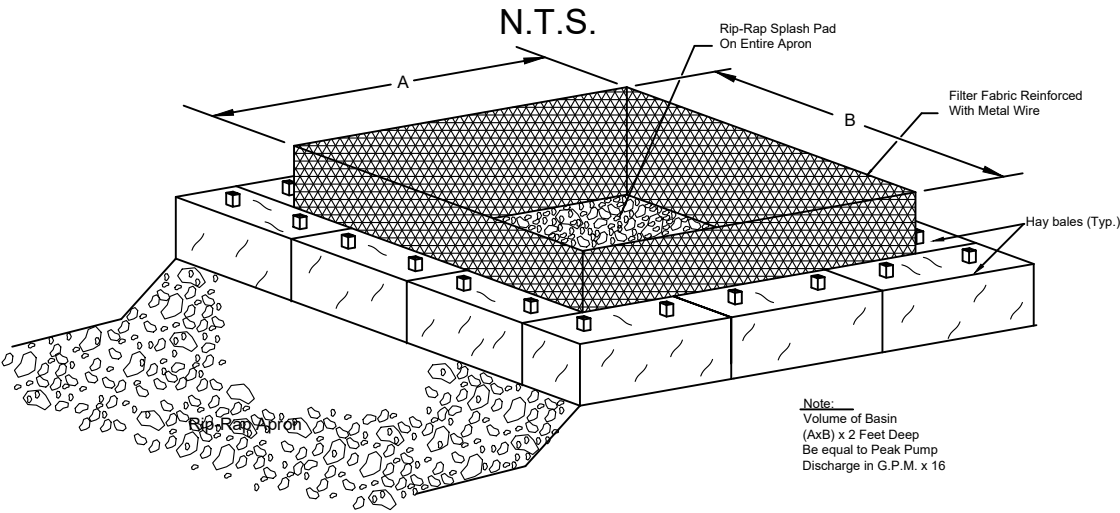
are assigned the responsibility for implementing this erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning office of any transfer of this responsibility, and for conveying a copy of the Sediment & Erosion Control Plan if the title to the land is transferred.

Contingency Erosion Plan

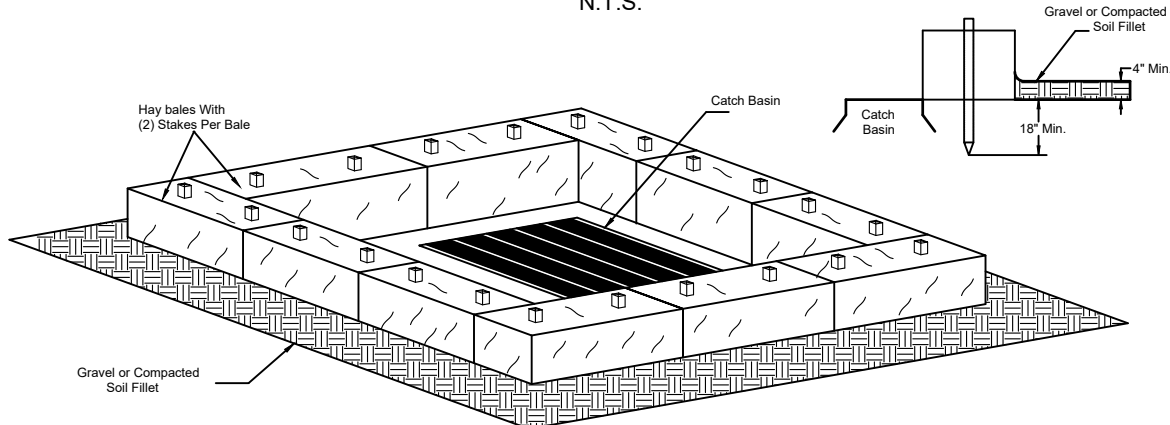
Should unforeseen erosion or sedimentation problems arise, the design engineer of record, (R.R. Hiltbrand Engineers & Surveyors) and the local enforcement agent shall be notified immediately. An inspection of the affected area(s) shall be promptly performed. A remedial action plan shall be formulated with the local enforcement agent's approval. The site contractor shall then implement the recommended course of action which has been determined by both the engineer and local enforcement agent.



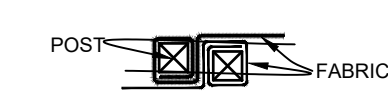
TEMPORARY SEDIMENT BASIN FOR DEWATERING DISCHARGE



HAYBALE INLET PROTECTION



DETAIL FOR FENCE JOINT



- * POSITION POSTS TO OVERLAP AS SHOWN ABOVE, MAKING CERTAIN THAT THE FABRIC FOLDS AROUND EACH POST ONE FULL TURN

- * DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY TYING OFF WITH CORD OR WIRE, TO PREVENT FLOW-THROUGH OF BUILT-UP SEDIMENT AT JOINT.

SILT FENCE

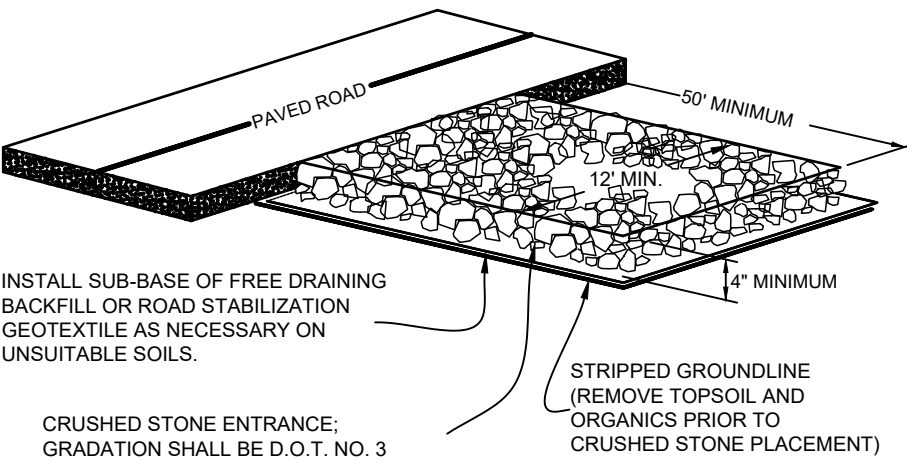
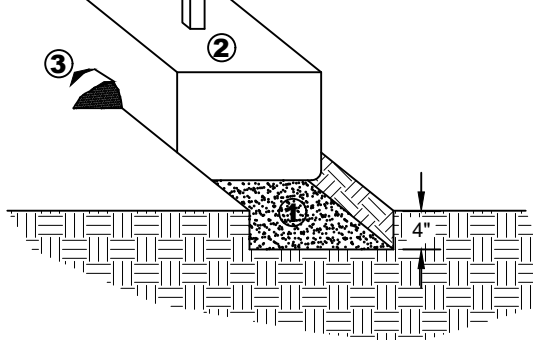
N.T.S.

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES, OF THE '2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL'.
2. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 30 INCHES ABOVE GRADE.
3. POSTS SHALL BE SPACED A MAXIMUM OF (10) FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MIN. 12 INCHES), WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL BE AS THE MANUFACTURER RECOMMENDS.
4. A TRENCH SHALL BE EXCAVATED APPROX. (6) INCHES WIDE BY (6) INCHES DEEP ALONG THE LINE OF THE POSTS AND UPSLOPE FROM THE BARRIER IN ACCORDANCE WITH RECOMMENDATIONS.
5. THE FABRIC SHALL NOT EXTEND MORE THAN (30) INCHES ABOVE THE ORIGINAL GROUND SURFACE, AND WILL EXTEND A MINIMUM OF (6) INCHES INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
7. FILTER BARRIERS SHALL BE REMOVED WHEN THE HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPHILL SURFACE HAS BEEN PERMANENTLY STABILIZED.
8. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
10. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
11. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

PLACEMENT and CONSTRUCTION OF HAY BALE BARRIER

N.T.S.

1. EXCAVATE TRENCH 4" AND PLACE FILL UP-SLOPE OF TRENCH. PLACE HAYBALE & STAKE FIRST STAKE AT ANGLE TOWARDS
2. FIRST HAYBALE. STAKES ARE 18" MIN. INTO GROUND.
3. BACKFILL & COMPACT EXCAVATED FILL ALONG HAY BALE.
4. WEDGE LOOSE HAY BETWEEN BALES.



CONSTRUCTION ENTRANCE n.t.s.

SEDIMENT AND EROSION CONTROL SEQUENCE:

1. CALL BEFORE YOU DID - 1-800-922-4455.
2. PRE-CONSTRUCTION MEETING WITH BRISTOL WETLANDS AND ZONING STAFF.
3. UTILIZE EXISTING NORTHEASTERN SIDEWALK RAMP ENTRANCE TO SITE FOR AS LONG AS POSSIBLE.
4. ONCE EXISTING ENTRANCE IS NO LONGER PRACTICAL, INSTALL STONE CONSTRUCTION ENTRANCE.
5. COMPLETE DEMOLITION OF BITUMINOUS SURFACES AND REMOVE OFF-SITE.
6. INSTALL PERIMETER EROSION CONTROLS AS SHOWN INCLUDING AN 8"Ø SEDIMENT LOG ALONG MAIN STREET FRONTAGE.
7. CONTACT TOWN STAFF FOR INSPECTION 24 HOURS PRIOR TO EXCAVATION OF BUILDING FOUNDATION.
8. COMPLETE EXISTING UTILITY DISCONNECTS FOR EXISTING WATER AND SEWER LATERALS.
9. EXTEND NEW WATER AND SEWER LATERALS TO BUILDING FOOTPRINT.
10. EXCAVATE FOR BUILDING FOOTINGS AND WALLS
11. BACKFILL FOOTINGS AND WALLS.
12. INSTALL SITE STORM DRAINAGE.
13. CONSTRUCT ACCESS DRIVEWAY AND PARKING LOT TO PROCESS GRAVEL SURFACE FOR PROJECT STAGING.
14. CONSTRUCT BUILDING.
15. REMOVE CURBING AND SIDEWALKS ALONG MAIN STREET.
16. CONSTRUCT CONCRETE OPEN-AIR PATIO/ENTRANCE AREA.
17. INSTALL GRANITE CURB ALONG PROJECT FRONTAGE.
18. CONSTRUCT NEW CONCRETE WALKS AND ENTRANCE RAMP TO SITE.
19. BITUMINOUS PAVE ACCESS DRIVE AND PARKING LOT.
20. INSTALL EXTRUDED CONCRETE IN AREAS WITHOUT MONOLITHIC CURB
21. COMPLETE PROJECT RESTORATION, LANDSCAPING AND LIGHTING
22. MAINTAIN ALL EROSION CONTROLS ON PROPERTY AS NEEDED. ADDITIONAL EROSION CONTROLS MAY BE REQUIRED BASED ON SITE CONDITIONS.

Maintenance of Erosion and Sediment Controls

1. **Construction Entrance (CE)**
Maintain the entrance in a condition which will prevent tracking and washing of sediment onto paved surfaces. Provide periodic top dressing with additional stone or additional length as conditions demand. Repair any measures used to trap sediment as needed. Immediately remove all sediment spilled, dropped, washed or tracked onto paved surfaces. Roads adjacent to a construction site shall be left clean at the end of each day. If the construction entrance is being properly maintained and the action of a vehicle traveling over the stone pad is not sufficient to remove the majority of the sediment, then either (1) increase the length of the construction entrance, (2) modify the construction entrance road surface, or (3) install washing racks and associated settling area or similar devices before the vehicle enters a paved surface.
2. **Geo-textile Silt Fence (GSF)**
Inspect the silt fence at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater. Inspection of silt fence prior to large anticipated storms is also recommended.
3. **Permanent Seeding (PS)**
Inspect permanent seeding at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater during the first growing season. Repair eroded areas as needed to control erosion with existing erosion controls or add additional erosion controls.
4. **Entrance and Dust Control Maintenance**
 - a. Sweep paved apron at entrance to site weekly or as required. Any spillage on the Farmington River Turnpike by truck wheels shall be removed daily.
 - b. Dust control measures will be a daily activity when required. Water will be used to suppress dust from the haul road and general work area.
 - c. Clear drywells of silt and debris as needed.
 - d. To prevent airborne dust, excavation face area will be kept to a minimum. Topsoil to be stripped as excavation progresses and areas reclaimed immediately.
5. **Mulch for Seed (MS)**
Application of mulch to protect soil surface and promote the establishment of seeding. See Maintenance Notes for inspection requirements.
6. **Inlet Protection (IP)**
 - a. Inspect the structure after each major rainfall for damage and deterioration. Repair damage immediately. (See Erosion and Sedimentation Control Details Sheet E5T).
7. **Sediment Log (SL)**
Inspect the sediment log at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater. Inspection of sediment log prior to large anticipated storms is also recommended.

EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

#37 Main Street
Bristol, Connecticut

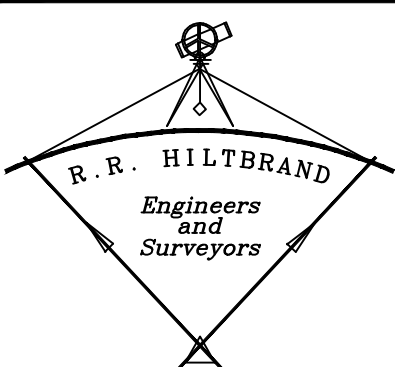
August 27, 2024

R. R. HILTBRAND ENGINEERS and SURVEYORS

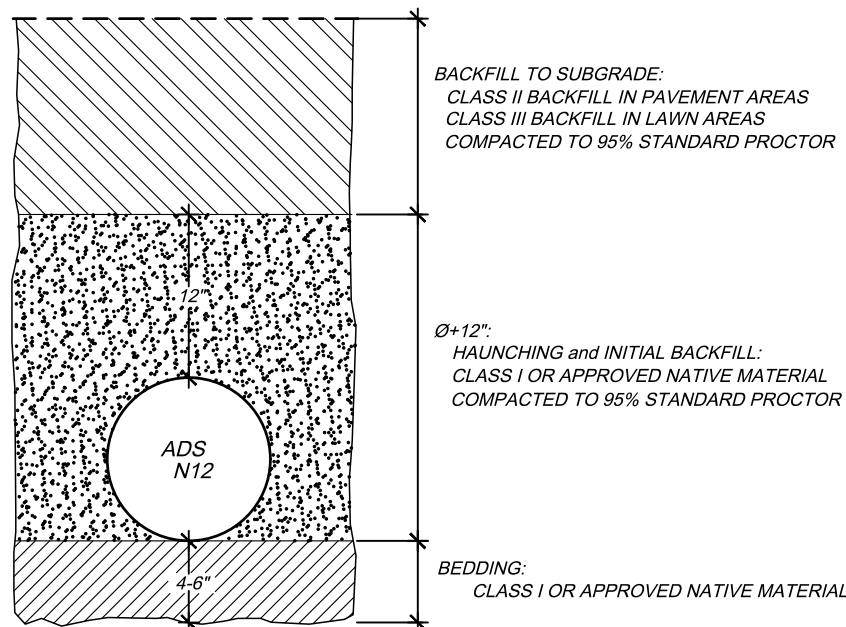
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

PREPARED FOR:

Stephen Shapiro
Gold Coast Properties
303 Linwood Avenue - Suite 2D
Fairfield, CT 06824



AREA RESERVED FOR
SITE SPECIFIC
STORM-TECH SYSTEM
DETAILS



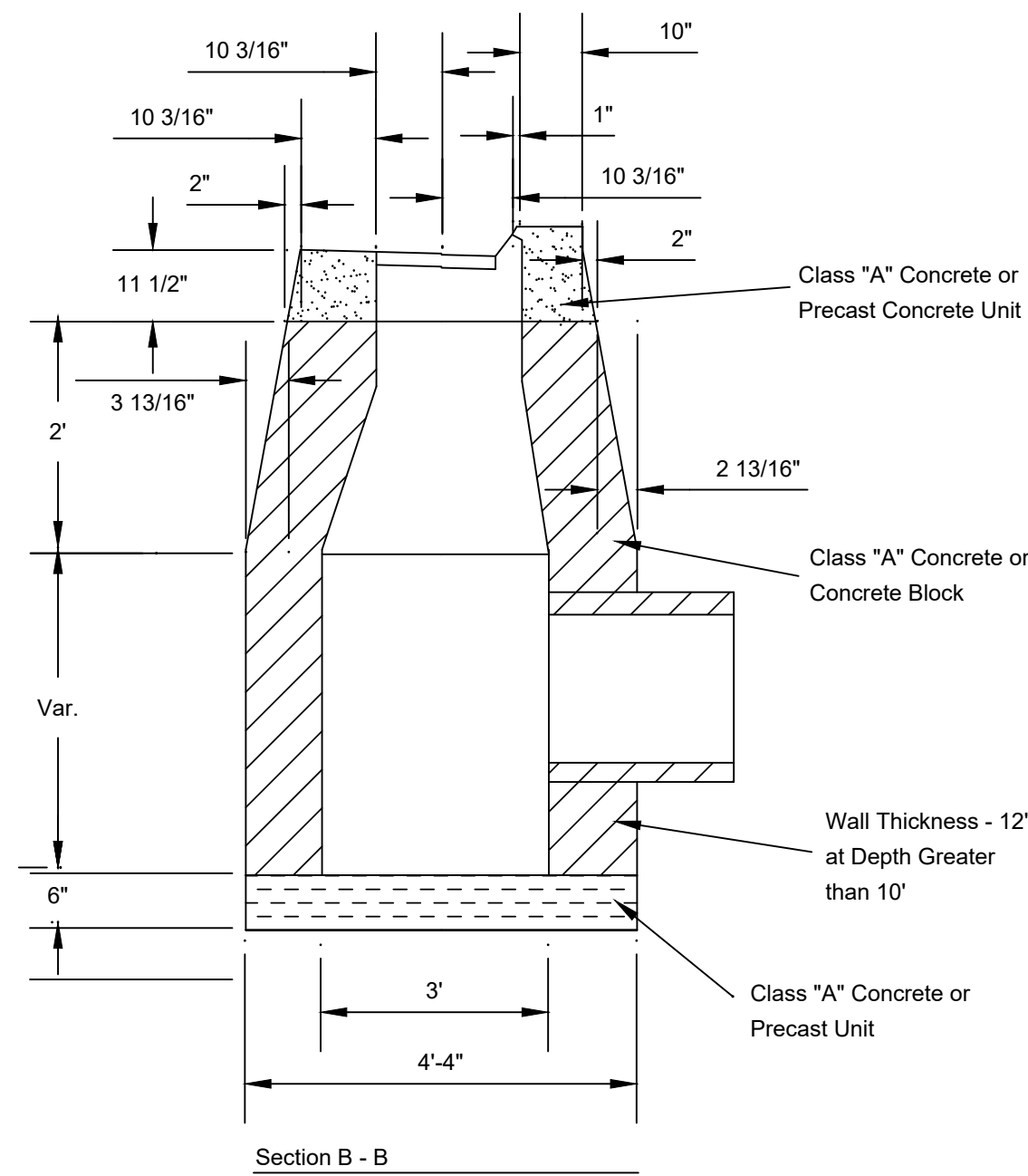
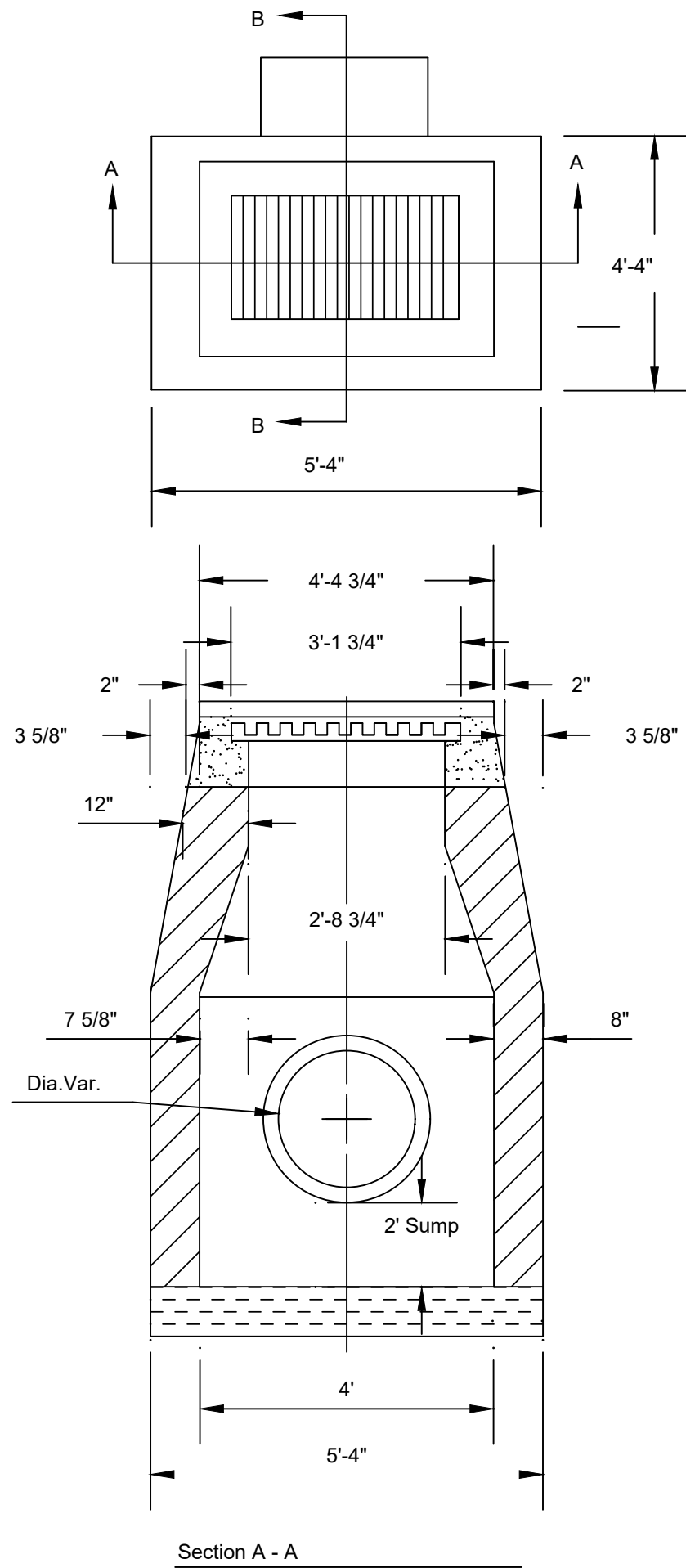
CLASS I BACKFILL:
ANGULAR CRUSHED STONE OR ROCK, DENSE OR OPEN GRADED
WITH LITTLE OR NO FINES (¾" TO 1" INCHES IN SIZE)

CLASS II BACKFILL:
CLEAN, COARSE-GRAINED MATERIALS, SUCH AS GRAVEL,
COARSE SANDS AND GRAVEL-SAND MIXTURES (1" MINOR SIZES)

CLASS III BACKFILL:
COARSE-GRAINED MATERIALS WITH FINES INCLUDING SILTY OR CLAYEY
GRAVELS OR SANDS. GRAVEL OR SAND MUST COMPRISE MORE THAN
50 PERCENT OF CLASS III MATERIALS (1" INCHES MAX. SIZE)

**ADS N-12 (CPP)
TRENCH DETAIL**

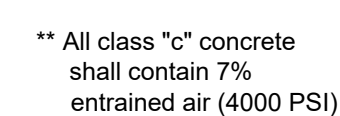
N.T.S.



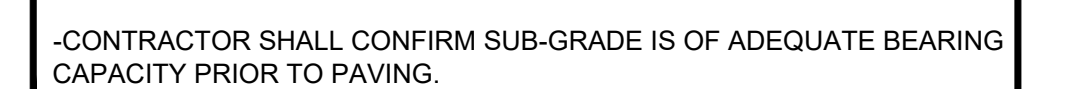
TYPE "C" CATCH BASIN

n. t. s.

PREPARED FOR: Stephen Shapiro Gold Coast Properties 303 Linwood Avenue - Suite 2D Fairfield, CT 06824	SITE DETAILS Sheet 1 OF XXX #37 Main Street Bristol, Connecticut <i>August 27, 2024</i>
	R. R. HILTBRAND ENGINEERS and SURVEYORS 575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

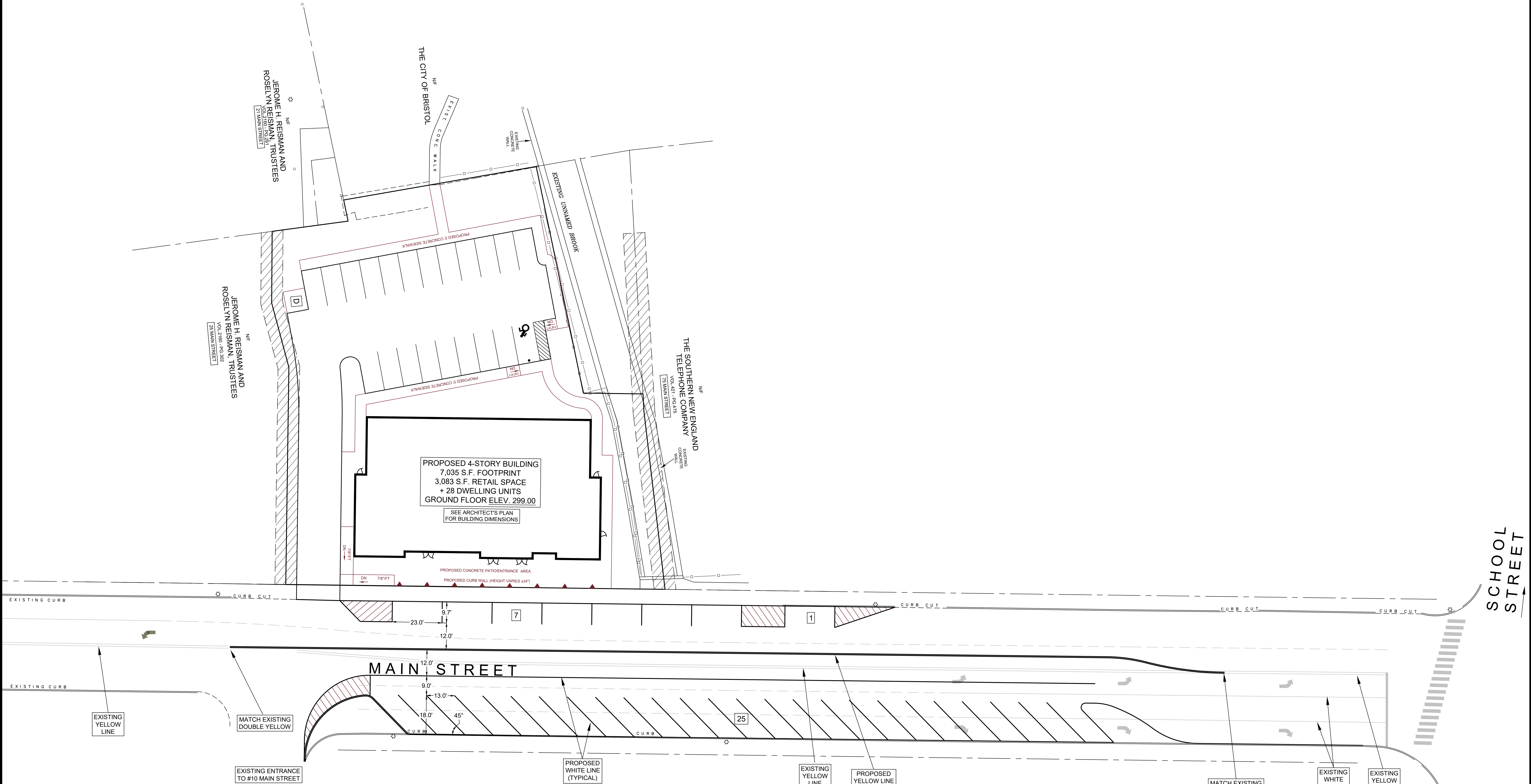


N.T.S.



SCALE: N.T.S.

575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548



PREPARED FOR:
Stephen Shapiro
Gold Coast Properties
303 Linwood Avenue - Suite 2D
Fairfield, CT 06824

R. R. HILTBRAND
Engineers
and
Surveyors

**PROPOSED RE-STRIPING OF A
PORTION OF MAIN STREET PLAN
(BY OTHERS)**
Bristol, Connecticut
August 27, 2024

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

UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON
FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND
MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY
COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES.
THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION,
OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE,
LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY
THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

SCHOOL STREET

MEMORIAL BOULEVARD

Page 47

LINK TO DRAINAGE REPORT DATED: AUGUST 27, 2024:

<https://www.bristolct.gov/DocumentCenter/View/47406/Complete-Drainage-Analysis-8-27-24->

DRAINAGE REPORT

37 Main Street
Bristol, CT
August 27, 2024

Prepared For:

Gold Coast Properties, LLC
303 Linwood Avenue Suite 2D
Fairfield, CT 06824

Prepared by:

R.R. Hiltbrand Engineers & Surveyors, LLC
575 North Main Street
Bristol, CT 06010
rrhilt@aol.com

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only
APPLICATION NO. **2041**
DATE FILED: **08-29-24**
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: mel maffei Signature: *[Signature]*
Address: 31 Royal Drive City: Bristol CT 06010 State: _____ Zip: _____
Telephone No.: 860-582-1593 ☐ home ☐ work Email: melmaffei118@gmail.com

2. PROPERTY OWNER(S):

Name: mel maffei Signature: *[Signature]*
Address: 31 royal drive City: Bristol State: CT Zip: 06010
Telephone No.: 860-582-1593 ☐ home ☐ work Email: melmaffei118@gmail.com

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 1/2 acre residential property at 31 Royal Drive
Assessor's Map No.: _____ Assessor's Lot No.(s): lot# 8

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.):

Back section of lot has been subjected to water buildup since 2019 due to interruption of natural water flow. Because the flow cannot proceed properly as in past years through lots 6 and 7 there is a need to use a berm/swale solution to assure that water buildup can flow to the back portions of lots 6, 7 where ground levels are lower and will ensure a natural flow out to the cul-de-sac's new storm drains.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

The solution to "push" water to the back of lots 6,7,8 was proposed by the City of Bristol in 2020 by town engineers (Nancy and Carol) and will serve as the best practical strategy to eliminate water buildup which resulted from Lot 6 unauthorized alterations of that lot as adjudicated by the wetlands commission in file 1897 where the city solution was imposed on the owner in order to satisfy 5 unregulated activities on lot 6.

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- ☐ c. The proposed activity is a regulated activity and will occur:
- | | |
|--|--|
| ☒ in a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| ☐ within 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| ☐ beyond 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

☐ yes ☐ no

If "yes", see instructions for submission requirements.

Application #2041
Location

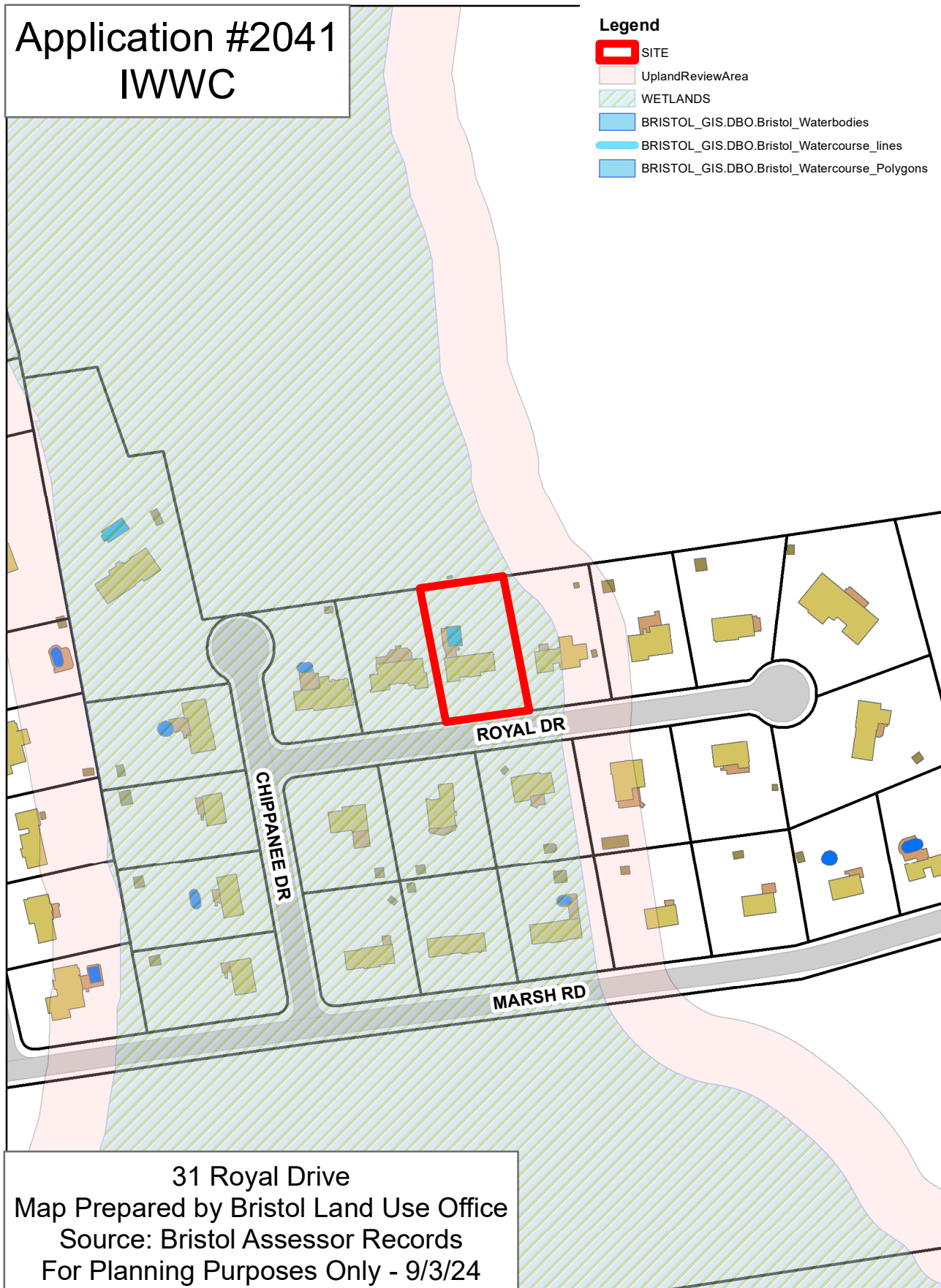


31 Royal Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

Application #2041
IWWC

Legend

-  SITE
-  UplandReviewArea
-  WETLANDS
-  BRISTOL_GIS.DBO.Bristol_Waterbodies
-  BRISTOL_GIS.DBO.Bristol_Watercourse_lines
-  BRISTOL_GIS.DBO.Bristol_Watercourse_Polygons



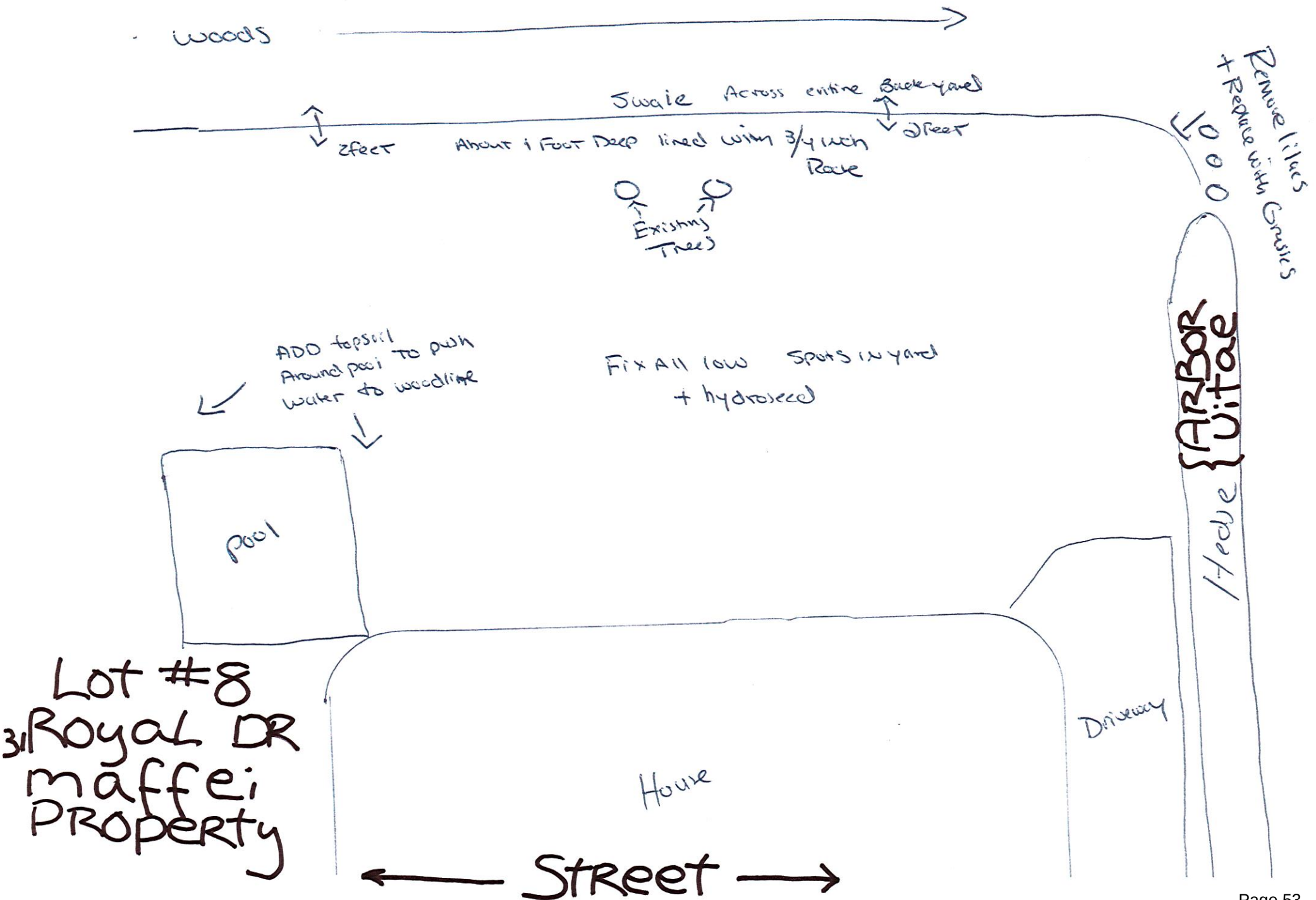
31 Royal Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

Application #2041
Aerial



31 Royal Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

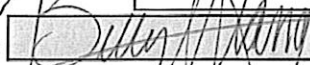
← Chippanee Golf Course →



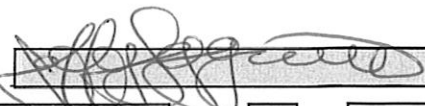
**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only
APPLICATION NO. **2042**
DATE FILED: **08-30-2024**
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: **William R. Stango** Signature: 
Address: **111 North Main Street** City: **Bristol** State: **CT** Zip: **06010**
Telephone No.: **(860) 584 - 6125** [] home [] work Email: **williamstango@bristolct.gov**

2. PROPERTY OWNER(S):

Name: **City of Bristol - Park Department** Signature: 
Address: **51 High Street** City: **Bristol** State: **CT** Zip: **06010**
Telephone No.: **(860) 584 - 6160** [] home [] work Email: **joshmedeiros@bristolct.gov**

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: **Memorial Boulevard Park**
Assessor's Map No.: **30, 30A** Assessor's Lot No.(s): **115, 18**

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.):

The proposed project involves disturbance of upland review area in two locations. The first of which is located on the parcel of land situated between Mellen Street and Wozenski Way adjacent to Memorial Boulevard. This upland review area is relative to an unnamed stream which flows in the northeast corner of the parcel. The second area of disturbance is located on the parcel of land situated between Wozenski Way and Downs Street adjacent to Memorial Boulevard. The upland review area is relative to an unnamed pond situated in the on the eastern half of the parcel.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

The proposed project is to excavate for and install 5' wide concrete sidewalks. The proposed sidewalks will be ADA compliant walking surfaces intended to improve the connectivity within the park.

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- [] a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- [] b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- [] c. The proposed activity is a regulated activity and will occur:
- | | |
|---|--|
| [] in a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| ☒ within 100 feet of a wetlands or watercourse; | area of impact: 5525 SF (0.127 acres) |
| [] beyond 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |

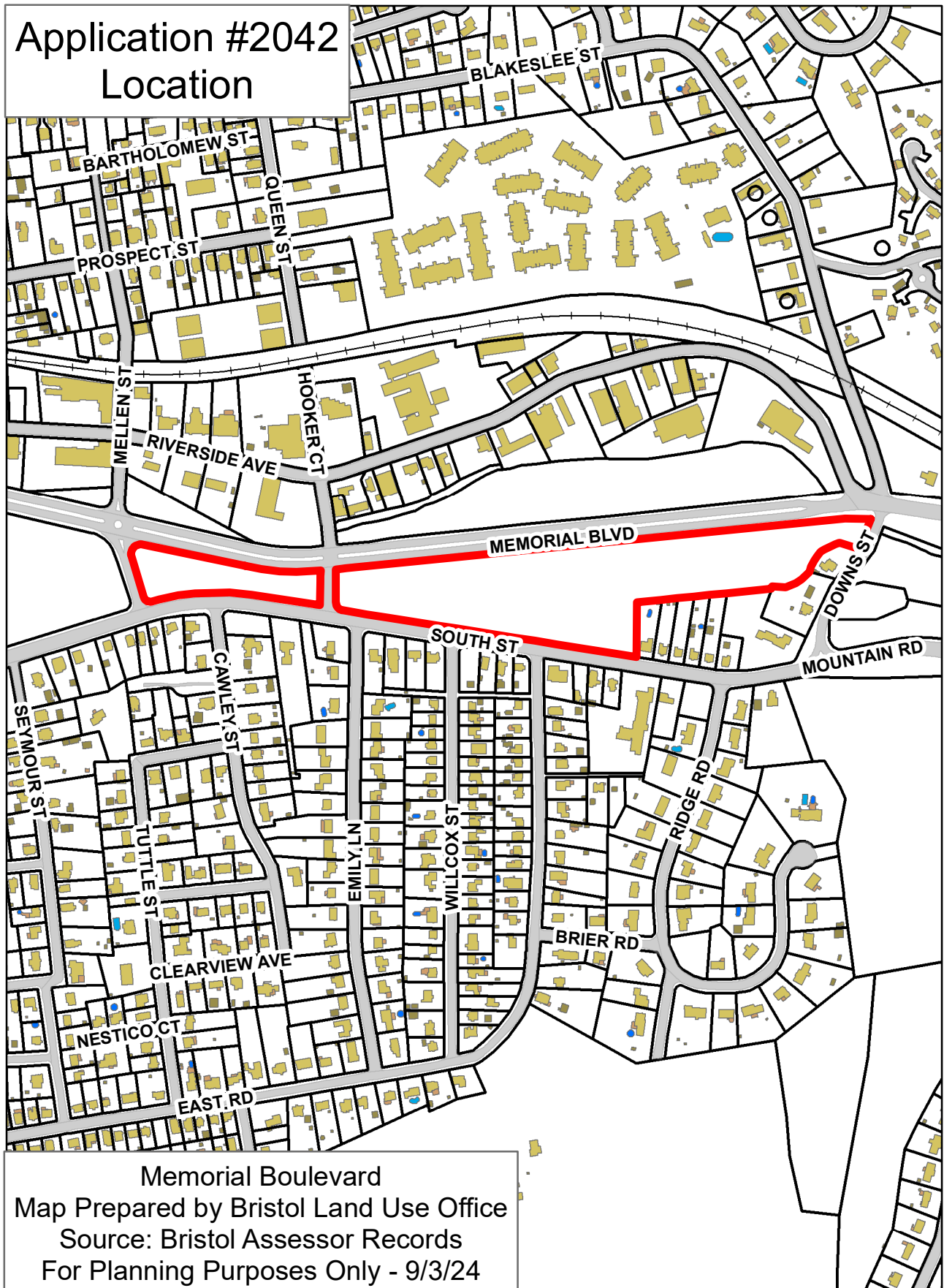
6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

[] yes [] no

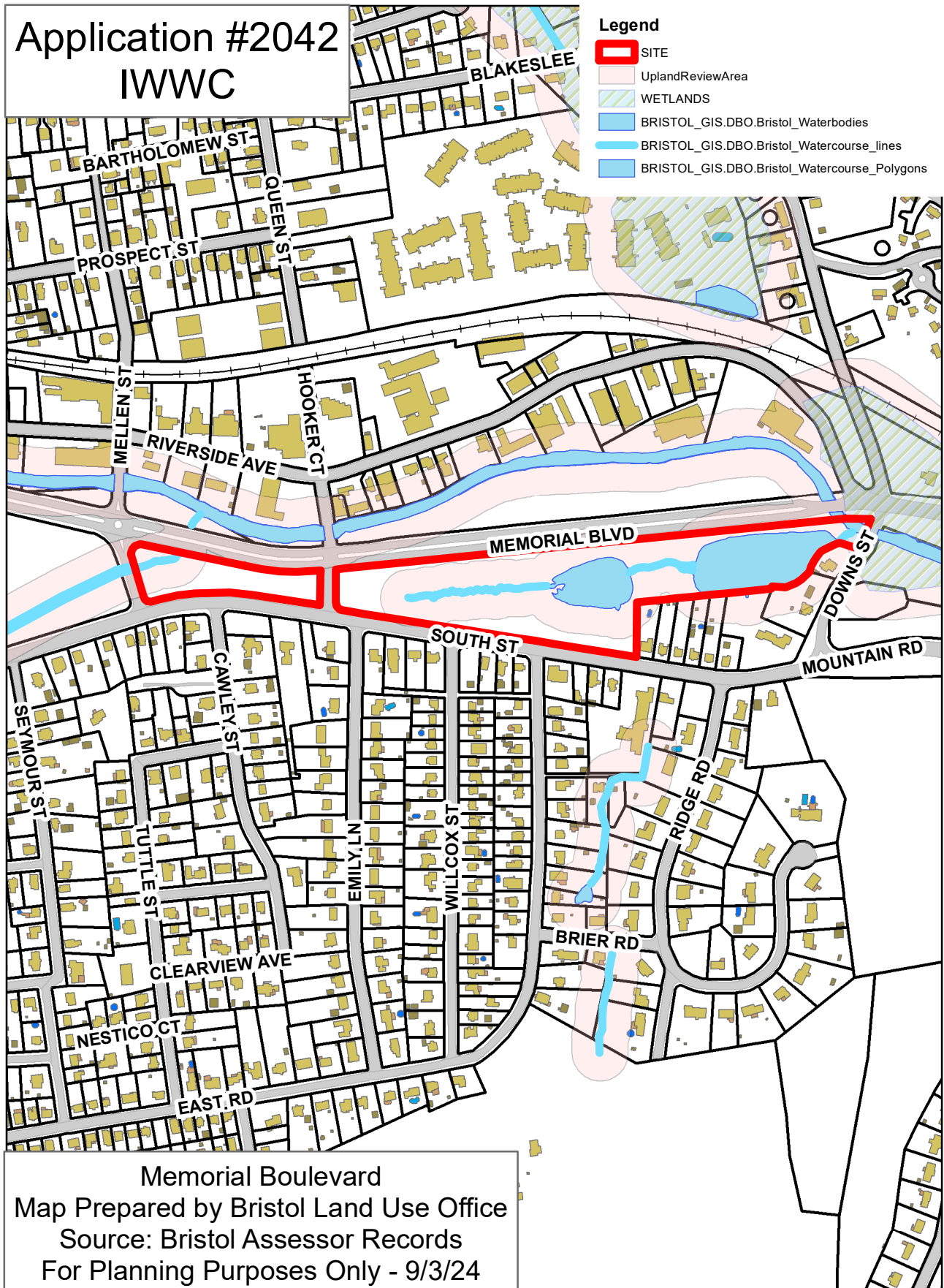
If "yes", see instructions for submission requirements.

Application #2042
Location

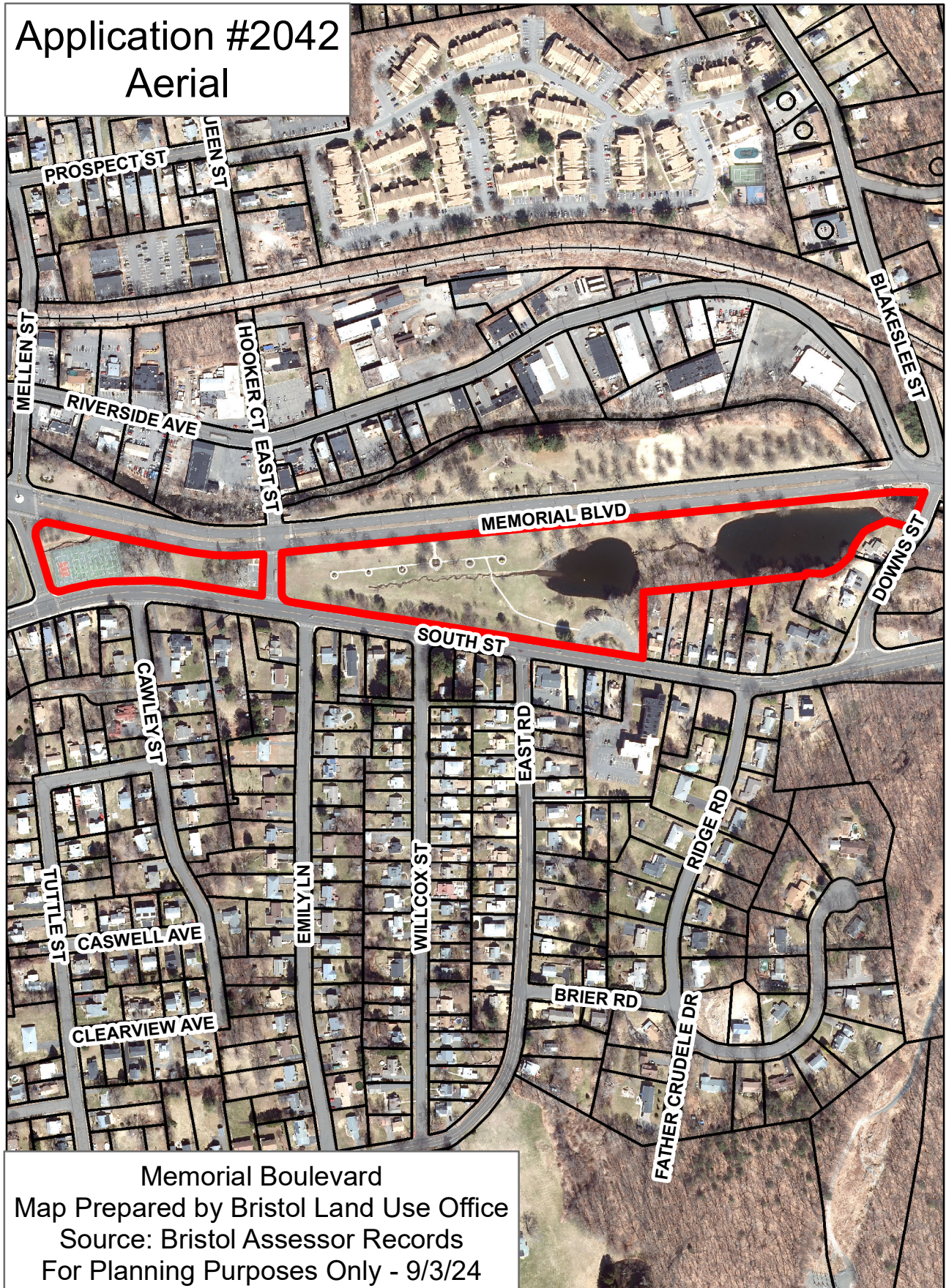


Memorial Boulevard
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

Application #2042 IWWC



Application #2042
Aerial



Memorial Boulevard
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

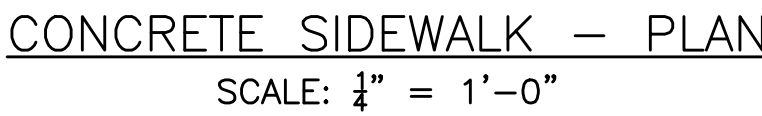
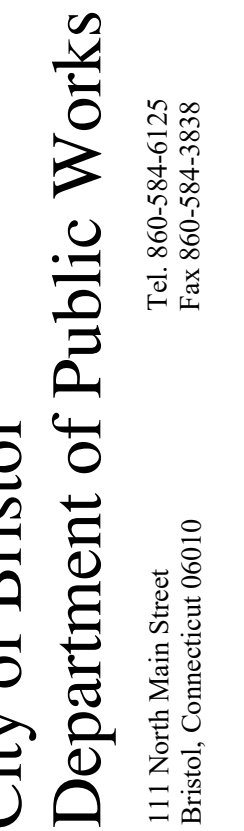


Diagram illustrating the cross-section of a sidewalk installation. The diagram shows the following layers and dimensions:

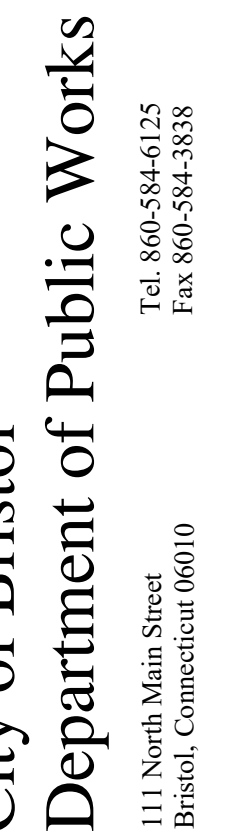
- 4:1 SLOPE (MAX.)**: Indicated on the left side of the excavation.
- 1' MIN.**: Minimum width of the excavation on the left side.
- 5'**: Total width of the excavation.
- 1' MIN.**: Minimum width of the excavation on the right side.
- EXISTING GRADE (TYP.)**: Indicated on the right side of the excavation.
- 6" (TYP.)**: Typical depth of the excavation.
- 2%**: Slope of the sidewalk surface.
- 4" TOPSOIL AND TURF ESTABLISHMENT (TYP.)**: Layer on the left side of the excavation.
- 8" PROCESSED AGGREGATE BASE**: Layer on the left side of the excavation.
- 5" CONCRETE SIDEWALK CONCRETE CLASS PCC04462**: The concrete sidewalk layer.
- FORMATION OF SUBGRADE**: The base layer on the right side of the excavation.

CONCRETE SIDEWALK - SECTION
SCALE: $\frac{1}{2}" = 1'-0"$

[illegible]

DESIGN BY: WRS
DRAFTED BY: WRS
CHECKED BY: WRS
SCALE: 1" = 20"
DATE: 08/29/24
PROJECT No.:

DRAWING NUMBER:

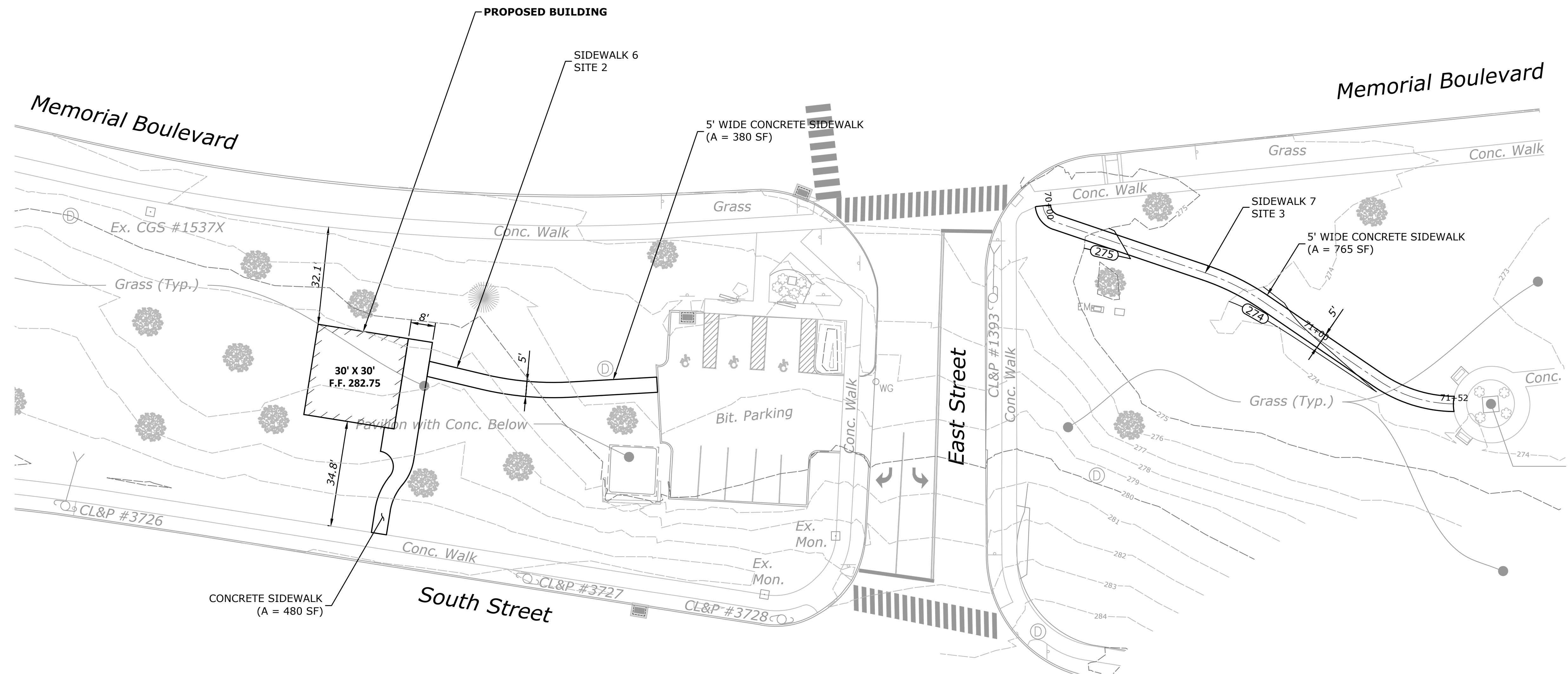


City of Bristol
Department of Public Works
111 North Main Street
Bristol, Connecticut 06010
Tel. 860-584-6125
Fax 860-584-3838

[illegible]

DESIGN BY: WRS
DRAFTED BY: WRS
CHECKED BY: WRS
SCALE: 1" = 20"
DATE: 08/29/24
PROJECT No.:

DRAWING NUMBER:



PLAN VIEW 2
SCALE: 1" = 20'

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only
APPLICATION NO. 2034
DATE FILED: June 20, 24
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: P & B Poperties LLC Signature: [Signature]
Address: 65 Burritt St City: New Britain State: _____ Zip: _____
Telephone No.: 860-224-2244 ☐ home ☐ work Email: jimpryor1@gmailcom

2. PROPERTY OWNER(S):

Name: Same Signature: [Signature]
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ ☐ home ☐ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 260 Perkins Street
Assessor's Map No.: 60 Assessor's Lot No.(s): Lots 12-5 & 11 rear

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.):

Unnamed brook runs through portion of property. No area of wetlands to be disturbed. Portion of upland review area to be disturbed. See plans and reports provided.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Activity to construct access bridge to rear of property. The point of access is the only available means of access. To construct two houses in upland review area

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- ☒ c. The proposed activity is a regulated activity and will occur:
- | | |
|---|---|
| ☐ in a wetlands or watercourse; | area of impact: <u>_____</u> SF <u>_____</u> acres) |
| ☒ within 100 feet of a wetlands or watercourse; | area of impact: <u>**</u> SF <u>_____</u> acres) |
| ☐ beyond 100 feet of a wetlands or watercourse; | area of impact: <u>_____</u> SF <u>_____</u> acres) |

**** See reports attached**

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

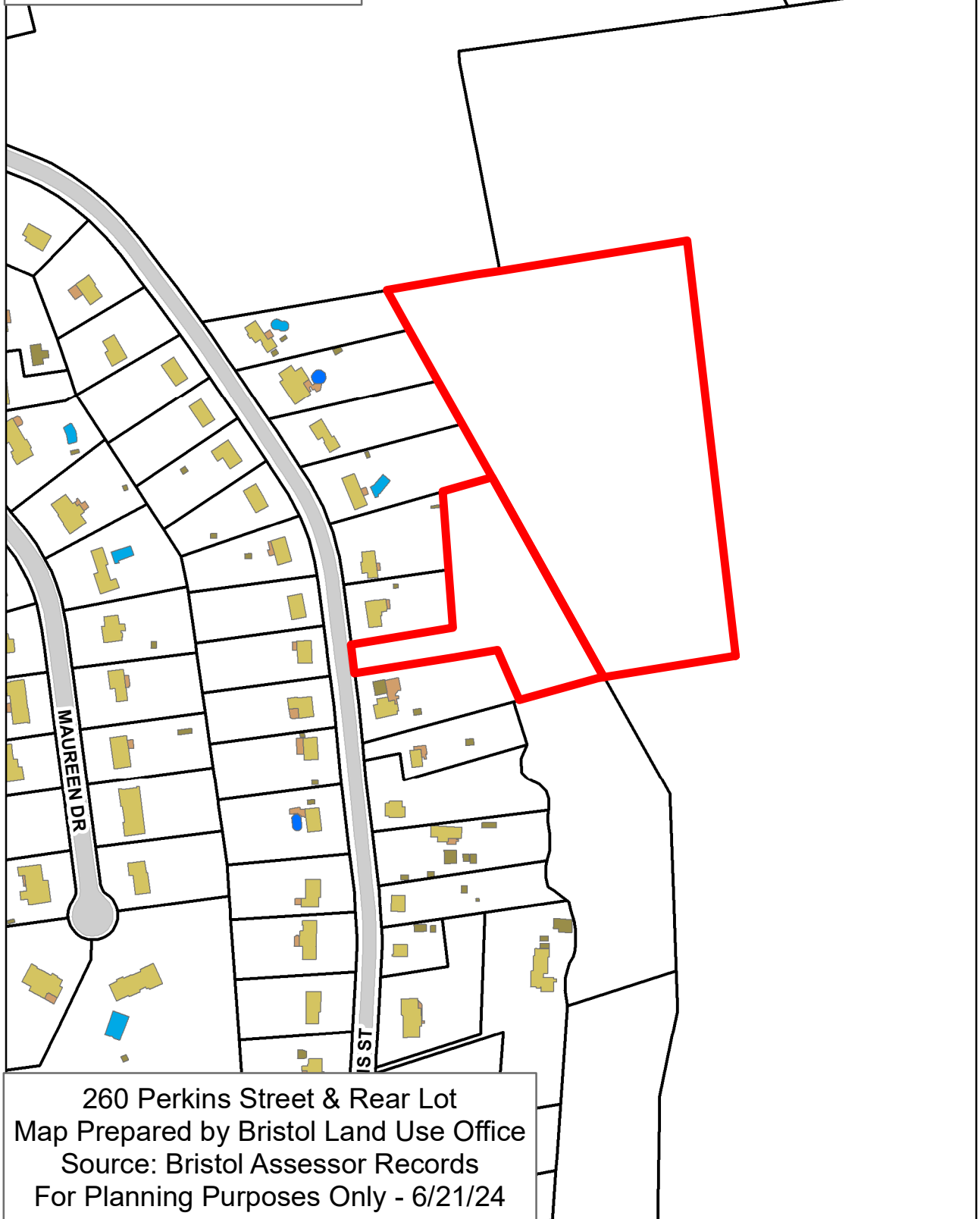
☒ yes ☐ no

If "yes", see instructions for submission requirements.

CC: Timothy W. Furey
Furey, Donovan, Cooney & Dyer P.C
43 Bellexue Ave
Bristol Ct 06010
tfurey@furey donovan.com

Application #2034
Location

Legend
 SITE



260 Perkins Street & Rear Lot
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/21/24

Application #2034
Aerial

Legend
 SITE

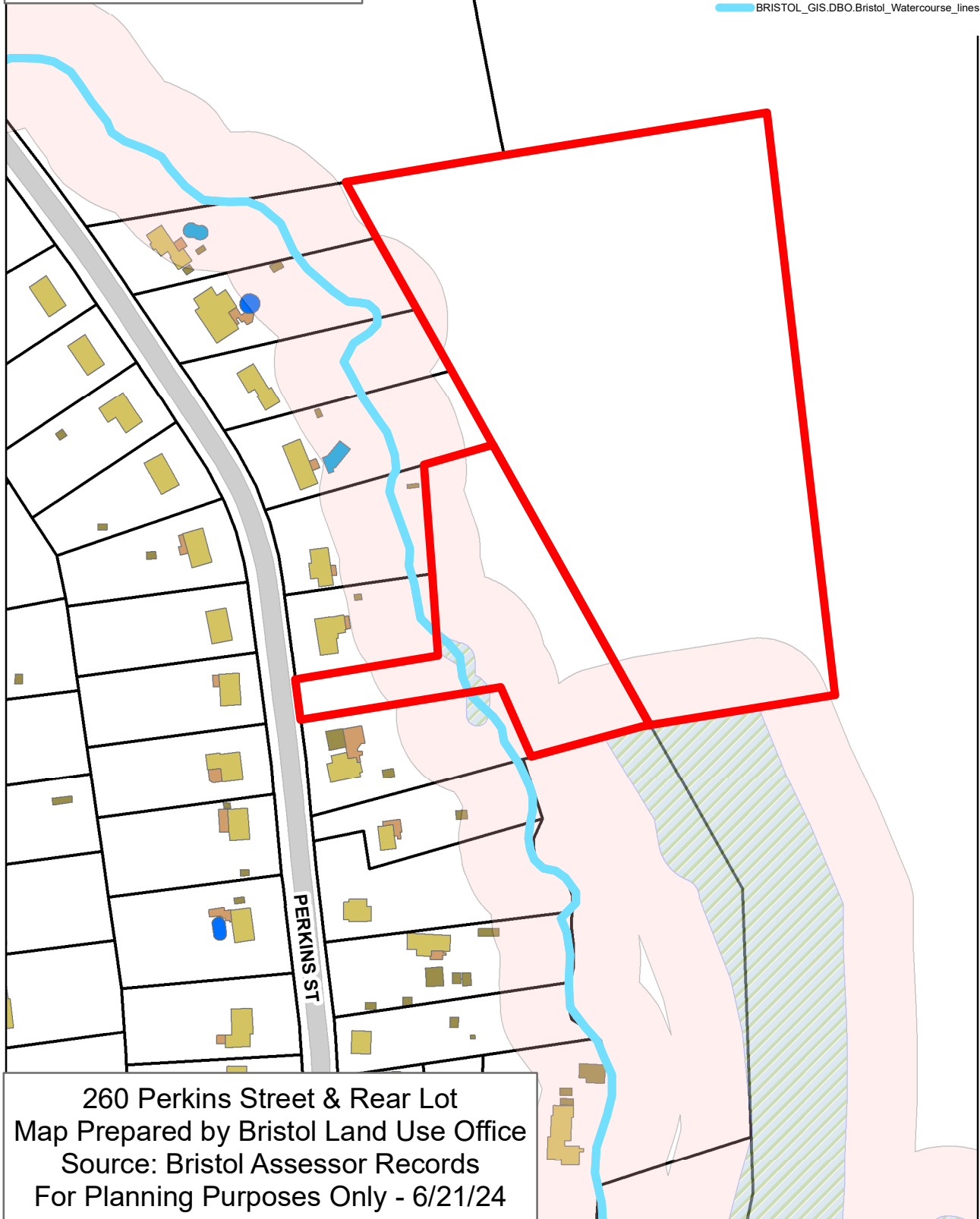


260 Perkins Street & Rear Lot
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/21/24

Application #2034
IWWC

Legend

-  SITE
-  WETLANDS
-  UplandReviewArea
-  BRISTOL_GIS.DBO.Bristol_Waterbodies
-  BRISTOL_GIS.DBO.Bristol_Watercourse_Polygons
-  BRISTOL_GIS.DBO.Bristol_Watercourse_lines



260 Perkins Street & Rear Lot
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 6/21/24

LAW OFFICES

FUREY, DONOVAN, COONEY & DYER P. C.

Project Narrative

Project Title: Bristol Village

General Information

Project Name: Bristol Village Project Location: Perkins Street Zone: R-25 Project Type: Open Space Development Date Submitted: Wetlands Application #2034 June 20 2024 Wetlands Approval Required: Yes	Developer: P & B Properties, LLC Site Engineer: Zirolli Engineering & Surveying Surveyor: Clark Land Surveying Environmental Scientist/Wetland Ecologist: Clinton L. Webb, Jr. Soil Scientist: Ian T. Cole Legal Representative: Attorney Timothy W. Furey
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Project Overview

The proposed development calls for the construction of 16 residential housing units on a proposed open space subdivision located on Perkins Street. The present proposal provides 25% of the property along the City of Bristol owned adjacent property would be placed in a permanent conservation easement. At present, the site consists of two parcels one being a parcel with frontage on Perkins Street known as 260 Perkins Street and the other being an adjacent parcel without any street frontage. The two properties together contain 10.693 acres of land and would be merged as part of the completion of the application process.

The wetlands on the property encompasses 1,367 square feet and consist of a watercourse that flows through the property approximately 137 feet in length. There are additional wetlands shown along the easterly boundary of the property but the applicants predecessor in title had a similar area on the western boundary removed from a wetlands designation in November 1999 application #1089. The area shown on the eastern boundary as wetlands is substantially higher in elevation from the watercourse and is not believed to have any wetlands values.

The site is being designed to be compliant with both the updated State of Connecticut Stormwater Management regulations and the State of Connecticut Soil and Erosion Control Guidelines.

The Project will require the construction of a bridge to cross the brook on the property and work within the upland review area for that purpose. The applicants have reviewed several types of construction scenarios for the brook crossing and have proposed a much more expensive method which does not require the applicant to construct any portion of the bridge within the designated wetlands resource.

The applicant has proposed a detailed phasing plan to assure the protection of the wetlands resource. Four phases are proposed for the wetlands regulated areas and are detailed on the plans submitted with the application.

The applicant has provided an environmental evaluation from C. Webb & Associates, LLC. Clinton L. Webb is an experienced environmental consultant and has worked extensively with Eversource to design bridges for wetlands crossings which meet all state and federal requirements. Mr. Webb was instrumental in providing advice for both the bridge design and phasing plan.

The applicant has provided a Storm Water Management Report and is providing additional information to the City of Bristol Engineering Department as it is requested. The applicants met with the City Engineering Staff on July 17, 2024 to review the initial data and plans.

Inland Wetland Permit 2034 - Public Hearing Sign Posting

Raymond Rogozinski

Tue 9/3/2024 8:23 AM

To: 'T. Furey' <tfurey@fureydonovan.com>; 'jim pryor' <jimpryor1@gmail.com>; 'Timothy Bobroske' <timbobroske@gmail.com>; 'Todd' <todd@clarkls.biz>;

Cc: Jeffrey Steeg <JeffreySteeg@bristolct.gov>; Robert Flanagan <RobertFlanagan@bristolct.gov>; Andrew Armstrong <AndrewArmstrong@bristolct.gov>;

2 attachments (95 KB)

FW: Inland Wetland Permit 2034 - Public Hearing Sign Posting ; Untitled;

The City has reviewed the public hearing sign inspected on August 28, 2024 for application 2034. As indicated in the email below, based on the inspection the required public hearing sign was installed 18 ft. from the Perkins St curb line. In accordance with Sec 9.3 of the City's Inland Wetland regulation the sign shall be posted within 5 ft. of the street line. A review of City roadway plans indicates that the street line is 10 feet from the curb line, therefore it appears the sign was installed 8 ft. (18 ft. – 10Ft) from the street line and was NOT installed in accordance with Inland Wetland regulations. As a result of the apparent defect, City staff recommends the following options/action by the applicant.

1. Withdraw the application.
2. Request from the IWC an additional 28 day extension of the statutory time frame for opening the Public Hearing. If granted by the applicant and approved by the IWC, the IWC can postpone the scheduled 9/9/28 Public Hearing until the October 7 meeting; the applicant can then re-post the signs (within the posting time period for the October meeting) and staff would re-run the Legal Notice.
3. Submit information provided by a licensed surveyor indicating that City street line information is in correct and the sign was installed in accordance with regulation requirements (within 5 ft. of street line)

Absent the applicant performing one of the actions referenced above or providing additional information, City staff will be recommending to the IWC that the Commission should deny application 2034 without prejudice before the Public Hearing begins. Please note that City staff recommendation is only a recommendation and the final decision/determination will be the action of the City's IWC. In addition, please note that the applicant reserves the right to re-submit the application.

Feel free to contact me with any questions/ concerns at 860-584-6113.

From: Raymond Rogozinski

Sent: Wednesday, August 28, 2024 12:45 PM

To: 'Timothy Bobroske' <timbobroske@gmail.com>; jim pryor <jimpryor1@gmail.com>; T. Furey <tfurey@fureydonovan.com>

Cc: Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>; Jeffrey Steeg <JeffreySteeg@bristolct.gov>; Robert Flanagan <RobertFlanagan@bristolct.gov>; Zachary Norton <ZacharyNorton@bristolct.gov>; Andrew Armstrong <AndrewArmstrong@bristolct.gov>

Subject: Inland Wetland Permit 2034 - Public Hearing Sign Posting

In accordance with Section 9.3 of City Wetland regulations, applications subject to public hearing are required to post signs. Based on an on-site inspection performed by the City's Inland Wetland Enforcement Officer today (8/28/24), the sign posted on the subject property is approximately 18 ft from the Perkins St curb line. The referenced IW regulation (sec 9.3) indicate 5 ft off the street line (property line).

MEMORANDUM

DATE: September 4, 2024

TO: Zachary Fisk, Chairman
Inland Wetland Commission
Timothy Furey, Esq (Applicant's Attorney)

From: Raymond A Rogozinski, P.E.
Director of Public Works
Anthony Lorenzetti, P.E.
Bristol Engineer

RE: Application 2034 (DPW Engineering – Review Comments): Open Space Development at 260 Perkins Street and rear lot; Assessor's map 60, lot 12-5 & 11 (rear lot); P&B Properties LLC, applicant.

As indicated in the attached memorandum dated August 7, 2024 proposed activity consist of installation of a temporary and permanent wetland/stream bridge crossing, excavation and fill within the 100 ft. wetland buffer area to construct road access into 15 unit OSD and earth exaction associated with construction of the OSD development. It should be noted that there is proposed large excavation which includes excavation to depth of 48 ft. below existing grades that are outside the City designated wetland and upland review area. On site wetlands on the parcel consist of a stream that bisects the lot and wetlands on the adjacent lot resulting in an upland review area along the southern portion of the subject parcel.

Based on a review of the plans dated 7/30/24 plans the proposed permanent crossing consist of a 18 ft. wide (interior) bridge x 18 ft. high (interior) x 72 ft. long. The bridge has 6 ft. of fill over it resulting in the centerline of the access road being 24 ft. above the stream invert. Proposed retaining walls (segments) parallel the access road at end of the culvert (106 ft. north & 260 ft. south). The height of walls vary from 16 ft. (N) & 12 ft. (S). The wall height at each eastern and western end is approximately 0- 2 ft.

Fill within the upland review west of the proposed culvert is approximately 3,700 CY. On the east side of the culvert the access road to the OSD development requires excavation of 13 ft. and fills of 24 ft. in depth.

Proposed work along the southern portion of the parcel, adjacent to the designated wetlands to the south consist of the excavation of slopes at a 2.5 ft. to 1 ft. at a varying depth to approximately 20 ft. A 30 ft. buffer to excavation is proposed along the southern property line.

DPW/ Engineering comments consist of the following:

1. Proposed permanent bridge is 18 ft. wide, due to the curvature of the stream it appears the bridge walls will be located within the stream. No bridge drainage calculation have been received to date. Submitted drainage report indicates stream depth, however does not include bridge hydraulic and analysis report.

2. Proposed bridge construction consist of H piles and concrete panels. Clarify depth of concrete panels and provide soil/bedrock or test pit information to determine stability of bridge design. If concrete panel bottoms are proposed at existing grade (indicated in Stage II plan), bridge scour and erosion of stream embankment is of concern during construction and installed conditions due to stream velocity. If bridge panels are shown to be installed 2 feet below grade (indicated on plans), it would appear based on the contours that the westerly side of the bridge panels may be proposed to be below the watercourse elevation and dewatering operations/details would be required. Based on referenced comment & comment No. 1, revise note on Stages I - IV indicating wetland disturbance 0 SF. (construction activity, bridge geometry and stream enclosure of 70 ft.).
3. Portions of the proposed grading plans exceed 3 to one for more than 15 feet, the 2024 Erosion Control Guide, recommends reverse benches in these areas. A steeper slope could be considered based upon a geotechnical report for the site. Provide a soils report showing the native soils will be stable with the steeper slopes.
4. Proposed tree line indicated on plans indicated at edge of excavation/fill, however actual tree line will be established further away from the excavation edge due to tree roots and tree stability. Along southern property line, proposed 2.5:1 grading/excavation is 30 Feet.
5. The concrete retaining wall section shown on sheet D shows a base block of 60 inches and base material extending beyond the block on each side, along with 2-inch typical offsets between blocks. The walls depicted on the plans scale much narrower. Erosion control fencing should be placed / shown beyond the limits of the wall compacted stone leveling pad as described on sheet D. Provide plan, profile and cross section views of the walls for each phase of construction (phase 1-4) at no greater than 25-foot intervals. The wall detail shows various size blocks depending upon final wall height. This will provide information on width of excavation, and full impact of construction
6. Correct the note from sheet C that says subdivision approval, the proposed plan is an OSD. It should be noted that additional land use approvals are required to start construction of the project and perform work within wetland regulated area (if approved), including Zoning Earth Removal, property zone change for an OSD and site plan approval of the OSD.
7. Section 7.8 c requires 1 foot interval contours of all areas within 100 feet of the wetlands and watercourses. (note that the commission may waive this requirement as stated in section g)
8. Silt fencing should be placed along the water between the bridge and the water. See sheets S1 to S4, these areas are blocked by the bridge view.
9. At what point in the phasing plans will the underground utilities be installed? In addition show all required utilities including electric telecommunication, water and sewer. Depth of cover of the bridge of 6 ft. may be insufficient for water and sewer cover. In addition to cover over pipes there may be a requirement for cover between the bridge slab and pipe. Coordinate with Bristol Water/Sewer.
10. Provide hydraulic analysis for before and after conditions for the limits of bridge construction.
11. Provide overflow piping and stormwater quality features for all detention/retention areas provided on the plans and for all phases of the plan. No soil infiltration rates have been provided and detention without an outlet required.
12. Provide additional spot elevations in the watercourse and the banks to at least 50 feet above and below the proposed bridge (20 ft. intervals). The Flood review provided by LBM Engineering shows a brook profile of 4%, these elevations are not provided in the plans.
13. Provide details to show what the walls and concrete panels will look like. Walls will be facing adjoining properties (height of 16 and 12 ft.).

14. It is not clear what the finished construction will be for the temporary sediment traps. Calculations need to be provided to determine sizing.
15. Show trees on neighboring properties that are within 20 feet of construction. In particular the large tree south of the retaining wall. Will this tree be impacted by the proposed work.
16. How will the stormwater runoff be handled on the adjoining properties during construction phases and after construction?
17. Provide details that show how embankment will be constructed for fill areas of temporary stormwater ponds.
18. Provide drainage calculation for proposed temporary bridge and cross section. Provide schedule for/ duration of proposed temporary bridge. Stage I depicts retaining walls, however grading does not match retaining walls
19. Stage II indicates a low point of 0.5 ft. adjacent to a 2.5 ft. x 1 ft. slope, with an excavated slope length of 80 ft. During Stage II the grade is depicted as being directed to sediment trap adjacent to the stream. During Stage II a large portion of the site appears to be directed to the sediment chamber and will discharge over the retaining wall to the stream. Provide calculation and clarify flow over retaining wall to stream. In addition, clarify sediment trap/ detention pond (stage II) adjacent to stream west of bridge inlet wing wall.
20. Stage III, see comment 18 regarding sediment trap adjacent to stream (bridge outlet) southeast.
21. Plan set indicates erosion control details, however no silt fence or bank stabilization is depicted on grading plans.
22. Stage IV eliminates sediment trap south east of bridge outlet. As indicated in comment 18 & 19 above how will sediment and site runoff be controlled into brook. In addition, provide sizing for temp sediment trap (el. 592). Also provide additional detail with respect to equipment access to excavate slopes along southern portion of parcel (adjacent to City designated wetlands).
23. Provide benches for Stage IV grading. Indicate discharge of catch basin east of bridge (provide calculations).
24. Provide schedule for slope stabilization once excavated, in particular for areas within wetland upland review area.
25. Proposed depth of excavation varies throughout the site with proposed exaction of 48 ft. at cul-de-sac. Provide groundwater depth and provisions to address ground flow to stream (if encountered) along with slope stability provisions (if ground water is encountered).
26. All erosion control measures shall be designed in accordance with CT DEEP Erosion Control Manual.
27. Plan indicates limits of wetland 5 ft. from centerline of watercourse. Wetland boundary change previously approved to stream, provide field survey data indicating stream/ watercourse as top of embankment.
28. The submitted storm water management plan is the management plan at the completion of your proposed project (if approved) associated with construction of the OSD (16 units). Provide a storm water management plan for activity during construction/excavation. It is critical that the proposed storm water system during construction be operational to ensure sediment/erosion does not enter the stream.
29. Provide copy of completed state wetland form.
30. Provides plans of feasible and prudent alternatives.

Please provide written response to provided comments. Feel free to contact me to discuss/ arrange a meeting to review comments and please note that additional comments may be provided based on review of revised plans.



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: August 7, 2024

TO: Zachary Fisk, Chairman
Inland Wetlands Commission
Timothy Furey, Esq (applicant's attorney)
FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: **Application 2034 (DPW Engineering -Application Form Review):
Wetland application to construct a wetland crossing (access bridge) to
rear of property and construction in the upland review area (two new
residential units) as part of 16 unit Open Space Development at 260
Perkins Street and rear lot; Assessor's map 60, lot 12-5 & 11 (rear lot);
P&B Properties LLC, applicant**

The Inland Wetland Commission received application 2024 at its July 1, 2024 meeting. On July 18, 2024 the applicant provided the attached Project Narrative. The Department of Public Works Engineering Division is currently reviewing the plans and reports submitted with the application, however the following shall be noted for record purposes with respect to the attached application form submitted by the applicant.

A. Application Item 3. "Description of Wetlands"

Applicant Completed Form: Unnamed Brook runs through portion of property. No area of wetlands disturbed. Portion of upland review area to be disturbed. See plans and report provided.

DPW Engineering Comments:

- i. Proposed bridge crosses a brook/watercourse (approx. area of wetlands/water course 10 ft. x 72 ft. = 720 SF). Approximately area of upland review (proposed grading) associated with watercourse crossing (14,400 SF).
- ii. Excavation within upland review area - City designated wetlands located on adjacent property to the north (approx. 19,800)

B. Application Item 5. "Check the Statement which Applies to the Proposed Activity"

Applicant Completed 5.c. Proposed activity is a regulated activity and will occur – within 100 ft. of a wetland or watercourse (area of impact – see reports attached).

DPW Engineering Comments

- i. Proposed activity is a regulated activity and will occur – in a wetland or watercourse; Proposed bridge crossing of brook/watercourse (approx. area of wetlands/water course 10 ft. x 72 ft. = 720 SF)
- ii. Proposed activity is a regulated activity and will occur – within 100 feet of a wetland or watercourse (area of impact approx. 34,200).

It should also be noted that the proposed activity will require an earth removal permit issued by the City's Zoning Commission. The potential of soil erosion into to the wetland/upland review area will be evaluated by DPW Engineering as part of the detailed review of the application. In addition, please note the proposed residential units, indicated on the application are classified as an open space development. Sixteen (16) units are proposed. Two (2) units are within the upland review area (City designated wetland on adjacent property to the north). The agenda for the July 1, 2024 meeting indicated a 16 lot residential subdivision.

DPW Engineering application review based on plans dated 6/17/24 submittal to the City by the application at the time of permit application (June 2024).

Please feel free to contact me with any questions / concerns at 860-584-6113.

LAW OFFICES

FUREY, DONOVAN, COONEY & DYER P. C.

Project Narrative

Project Title: Bristol Village

General Information

Project Name: Bristol Village Project Location: Perkins Street Zone: R-25 Project Type: Open Space Development Date Submitted: Wetlands Application #2034 June 20 2024 Wetlands Approval Required: Yes	Developer: P & B Properties, LLC Site Engineer: Zirolli Engineering & Surveying Surveyor: Clark Land Surveying Environmental Scientist/Wetland Ecologist: Clinton L. Webb, Jr. Soil Scientist: Ian T. Cole Legal Representative: Attorney Timothy W. Furey
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Project Overview

The proposed development calls for the construction of 16 residential housing units on a proposed open space subdivision located on Perkins Street. The present proposal provides 25% of the property along the City of Bristol owned adjacent property would be placed in a permanent conservation easement. At present, the site consists of two parcels one being a parcel with frontage on Perkins Street known as 260 Perkins Street and the other being an adjacent parcel without any street frontage. The two properties together contain 10.693 acres of land and would be merged as part of the completion of the application process.

The wetlands on the property encompasses 1,367 square feet and consist of a watercourse that flows through the property approximately 137 feet in length. There are additional wetlands shown along the easterly boundary of the property but the applicants predecessor in title had a similar area on the western boundary removed from a wetlands designation in November 1999 application #1089. The area shown on the eastern boundary as wetlands is substantially higher in elevation from the watercourse and is not believed to have any wetlands values.

The site is being designed to be compliant with both the updated State of Connecticut Stormwater Management regulations and the State of Connecticut Soil and Erosion Control Guidelines.

The Project will require the construction of a bridge to cross the brook on the property and work within the upland review area for that purpose. The applicants have reviewed several types of construction scenarios for the brook crossing and have proposed a much more expensive method which does not require the applicant to construct any portion of the bridge within the designated wetlands resource.

The applicant has proposed a detailed phasing plan to assure the protection of the wetlands resource. Four phases are proposed for the wetlands regulated areas and are detailed on the plans submitted with the application.

The applicant has provided an environmental evaluation from C. Webb & Associates, LLC. Clinton L. Webb is an experienced environmental consultant and has worked extensively with Eversource to design bridges for wetlands crossings which meet all state and federal requirements. Mr. Webb was instrumental in providing advice for both the bridge design and phasing plan.

The applicant has provided a Storm Water Management Report and is providing additional information to the City of Bristol Engineering Department as it is requested. The applicants met with the City Engineering Staff on July 17, 2024 to review the initial data and plans.

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only

APPLICATION NO. 2034

DATE FILED: June 20, 24

DECISION DATE: _____

DECISION: _____

1. APPLICANT:

Name: P & B Properties LLC Signature: [Signature]
Address: 65 Burritt St City: New Britain State: _____ Zip: _____
Telephone No.: 860-224-2244 ☐ home ☐ work Email: jlmpryor1@gmail.com

2. PROPERTY OWNER(S):

Name: Same Signature: [Signature]
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ ☐ home ☐ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 260 Perkins Street
Assessor's Map No.: 60 Assessor's Lot No.(s): Lots 12-5 & 11 rear

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.):

Unnamed brook runs through portion of property. No area of wetlands to be disturbed. Portion of upland review area to be disturbed. See plans and reports provided.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Activity to construct access bridge to rear of property. The point of access is the only available means of access. To construct two houses in upland review area

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- ☒ c. The proposed activity is a regulated activity and will occur:
- | | |
|---|---|
| ☐ in a wetlands or watercourse; | area of impact: _____ SF _____ acres) |
| ☒ within 100 feet of a wetlands or watercourse; | area of impact: <u>**</u> SF _____ acres) |
| ☐ beyond 100 feet of a wetlands or watercourse; | area of impact: _____ SF _____ acres) |

**** See reports attached**

6. FLOW CALCULATIONS:

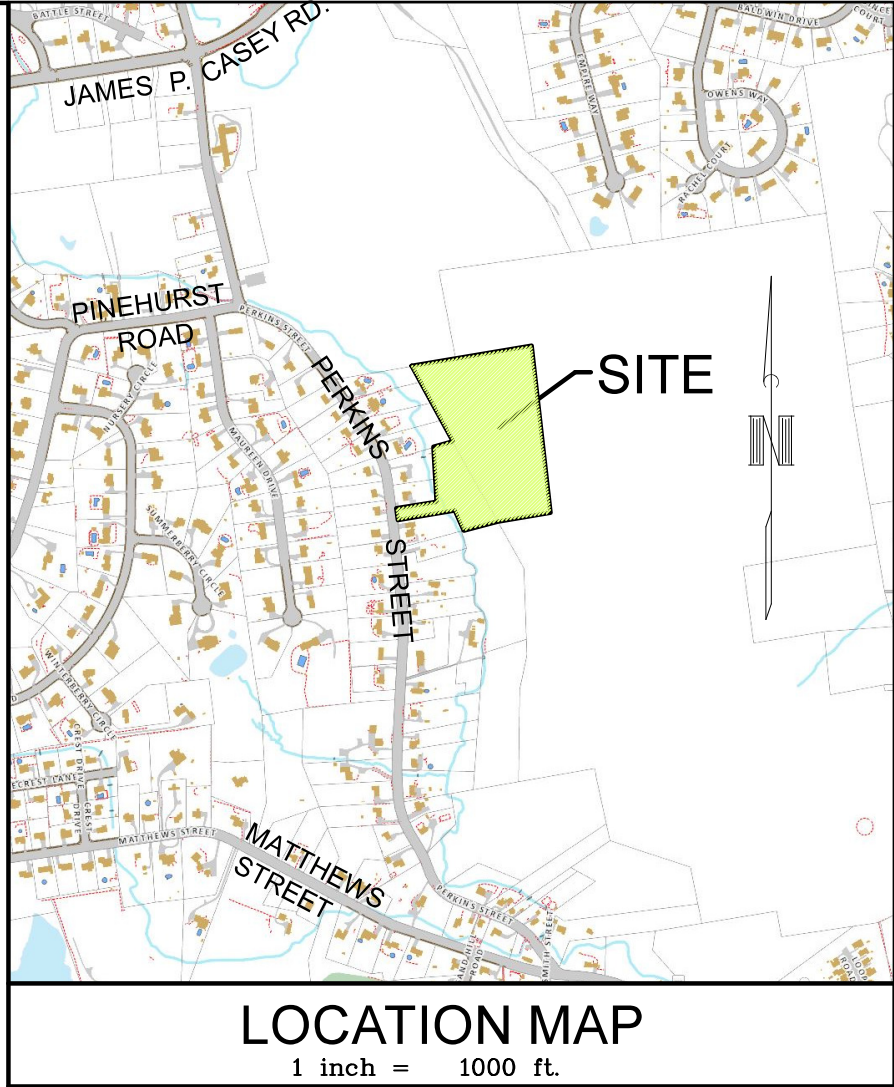
Does a watercourse flow through the subject property?

☒ yes ☐ no

If "yes", see instructions for submission requirements.

CC: Timothy W. Furey
Furey, Donovan, Cooney & Dyer P.C
43 Bellevue Ave
Bristol Ct 06010
tfurey@furey donovan.com

BRISTOL VILLAGE
OPEN SPACE DEVELOPMENT
#260 PERKINS STREET
PREPARED FOR
P & B PROPERTIES LLC
BRISTOL, CONNECTICUT



LIST OF DRAWINGS

- C COVER SHEET
- EC EXISTING CONDITIONS
- SD SITE DEVELOPMENT (1"=30')
- ES E & S CONTROL PLAN (1"=40')
- EN E & S CONTROL NOTES & DETAILS
- S-1 thru S-4 CONSTRUCTION STAGING
- PP PLAN & PROFILE - ROADWAY
- D DETAILS - SITE CONSTRUCTION
- X WATERCOURSE PROFILE & X-ING SECTION

OWNER:
P&B PROPERTIES LLC
65 BURRITT STREET
NEW BRITAIN, CT 06053
VOL. 2281, PG. 517

M/B/L:
60-12-5 & 60-11 REAR

UNDERLYING ZONE:
R-25

PROPOSED ZONE:
OPEN SPACE DEVELOPMENT ZONE
(SECTION 9.1 BRISTOL ZONING REGULATIONS)

TOTAL AREA:
10.693 ACRES

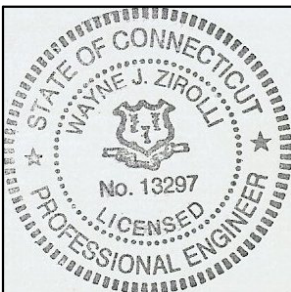
MAXIMUM NUMBER OF LOTS:
10.693 x BDF of 1.5 = 16
PROPOSED DWELLINGS UNITS = 16

ZONING CHART

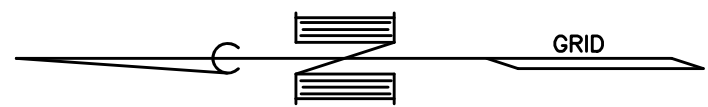
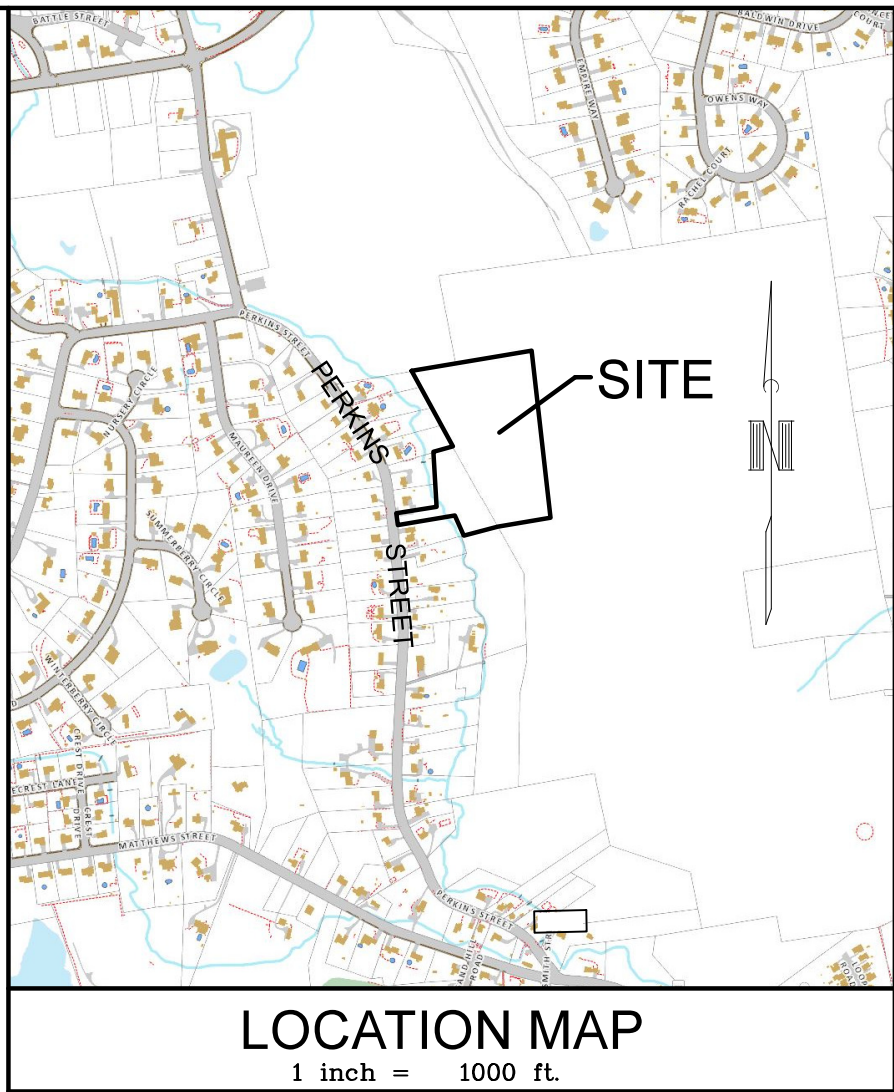
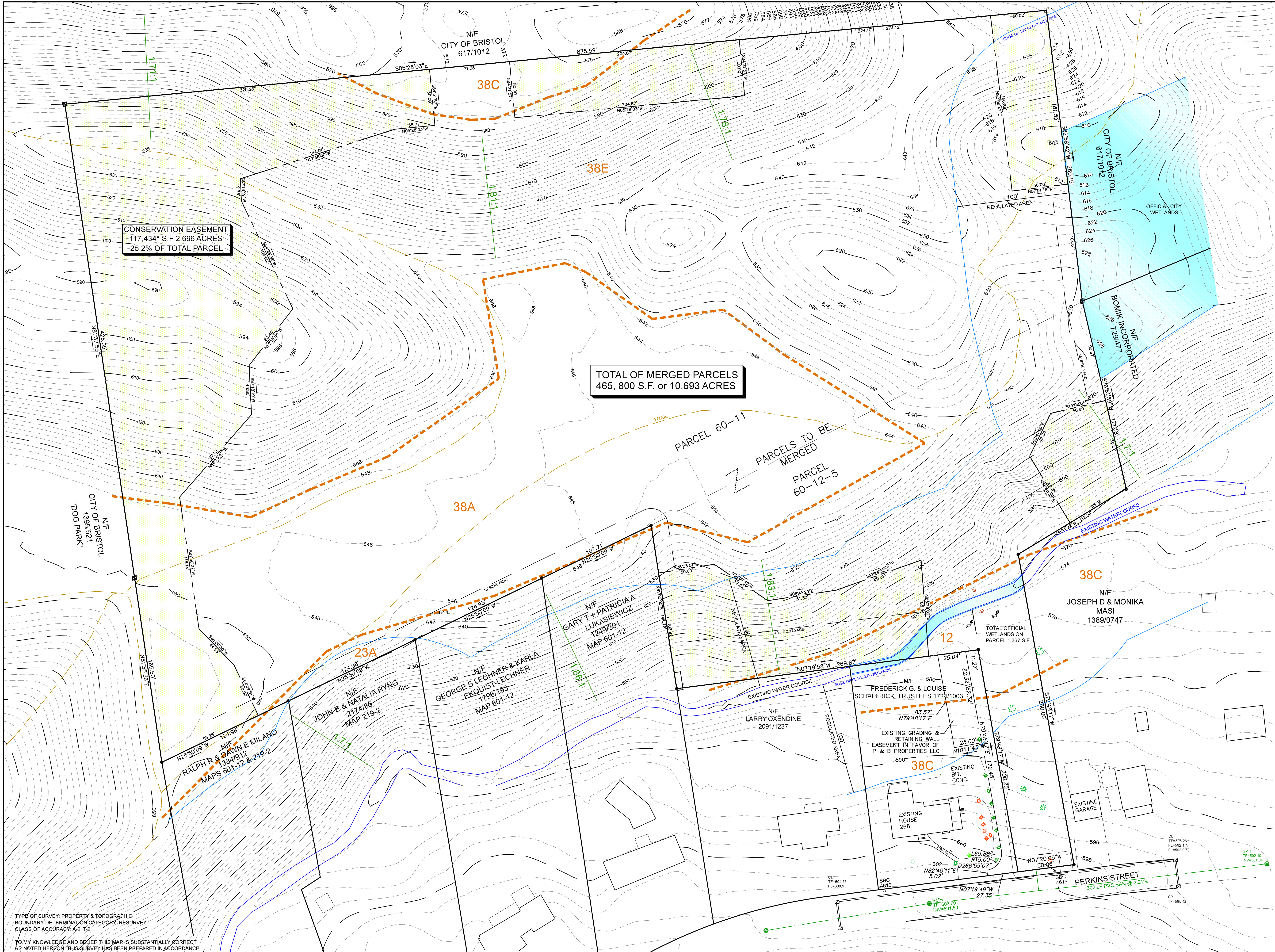
	REQUIRED	PROVIDED
MINIMUM ACREAGE:	10.0	10.693
MINIMUM FRONTAGE:	50'	50.0'
FRONT YARD:	40'	>40'
SIDE YARD:	15'	>15'
REAR YARD:	40'	N/A (CONSERVED)
BUILDING SEPARATION	30' MIN.	>30'

SUBJECT TO CITY OF BRISTOL INLAND WETLAND AND WATERCOURSES COMMISSION APPROVAL AND SUBDIVISION APPROVAL FROM THE PLANNING COMMISSION.

CERTIFIED SUBSTANTIALLY CORRECT:
Wayne J. Zirolli
WAYNE J. ZIROLLI, P.E. & L.S. #13297
SIGNING AS ENGINEER ONLY



WAYNE J. ZIROLLI, P.E. & L.S. Engineering & Surveying 404 Beach Street Litchfield, Connecticut 06759-2314 Phone 203-525-4473	REV. 7-30-2024	
	CLARK LAND SURVEYING, LLC 126 TUNXIS ROAD BRISTOL, CONN. 06010 (860)-967-8590 TODD@CLARKLS.BIZ	SHEET C
DATE: 6-17-2024		MAP NO. 2022-64



LEGEND

- EXISTING MONUMENT
- EXISTING IRON PIPE OR PIN
- EXISTING CONTOUR
- EXISTING ELEVATION
- EXISTING SANITARY SEWER
- EXISTING CATCH BASIN/PIPE
- EXIST. WATER MAIN
- EXISTING TREE
- EXISTING UTILITY POLE/LIGHT
- EXISTING BORING LOCATION
- SOIL BOUNDARY (USDA - NRCS)
- NATURAL SLOPE RATIO*

*NATURAL SLOPE RATIO IS THE GRADE OF THE EXISTING UNDISTURBED EARTH AS SETTLED SINCE THE RECESSION OF THE LAST GLACIER APPROXIMATELY 12,000 YEARS AGO.

TOTAL SITE

WETLANDS 1,367± S.F.
WATERCOURSE - 137 LF

*OFFICIAL CITY OF BRISTOL WETLANDS SHOWN AS AMENDED BY APPLICATION OF AND APPROVAL BY THE INLAND WETLAND COMMISSION OF THE CITY OF BRISTOL (APPLICATION #1089 - APPROVED 11-15-1999)

SOIL TYPES -
38A - HINCKLEY LOAMY SAND 0-3% SLOPES
38C - HINCKLEY LOAMY SAND 3-15% SLOPES
38E - HINCKLEY LOAMY SAND 15-45% SLOPES
12 - RAYPOL SILT LOAM
23A - SUDBURY SANDY LOAM 0-5% SLOPES

AREA 465,800 S.F. or 10.693 ACRES

REQUIRED CONSERVATION EASEMENT - 25%
CONSERVATION EASEMENT PROPOSED - 25.2%

EXISTING CONDITIONS MAP
& CONSERVATION EASMENT PLAN
260 PERKINS STREET
PREPARED FOR
P & B PROPERTIES LLC
BRISTOL, CONNECTICUT

REV. 7-30-2024

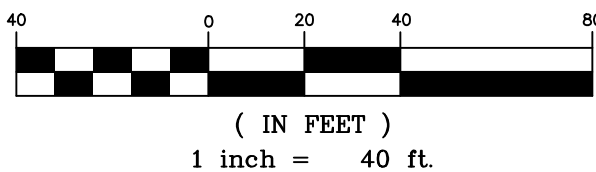
WAYNE J. ZIROLLO, P.E. & L.S.
Engineering & Surveying
404 Beach Street
Litchfield, Connecticut
06759-2314
Phone 203-525-4473

CLARK LAND SURVEYING, LLC
126 TUNNIS ROAD
BRISTOL, CONN. 06010
(860)-967-8590
TODD@CLARKLS.BIZ
DATE: 6-17-2024 SCALE: 1" = 40' MAP NO. 2022-64

SHEET

EC

GRAPHIC SCALE

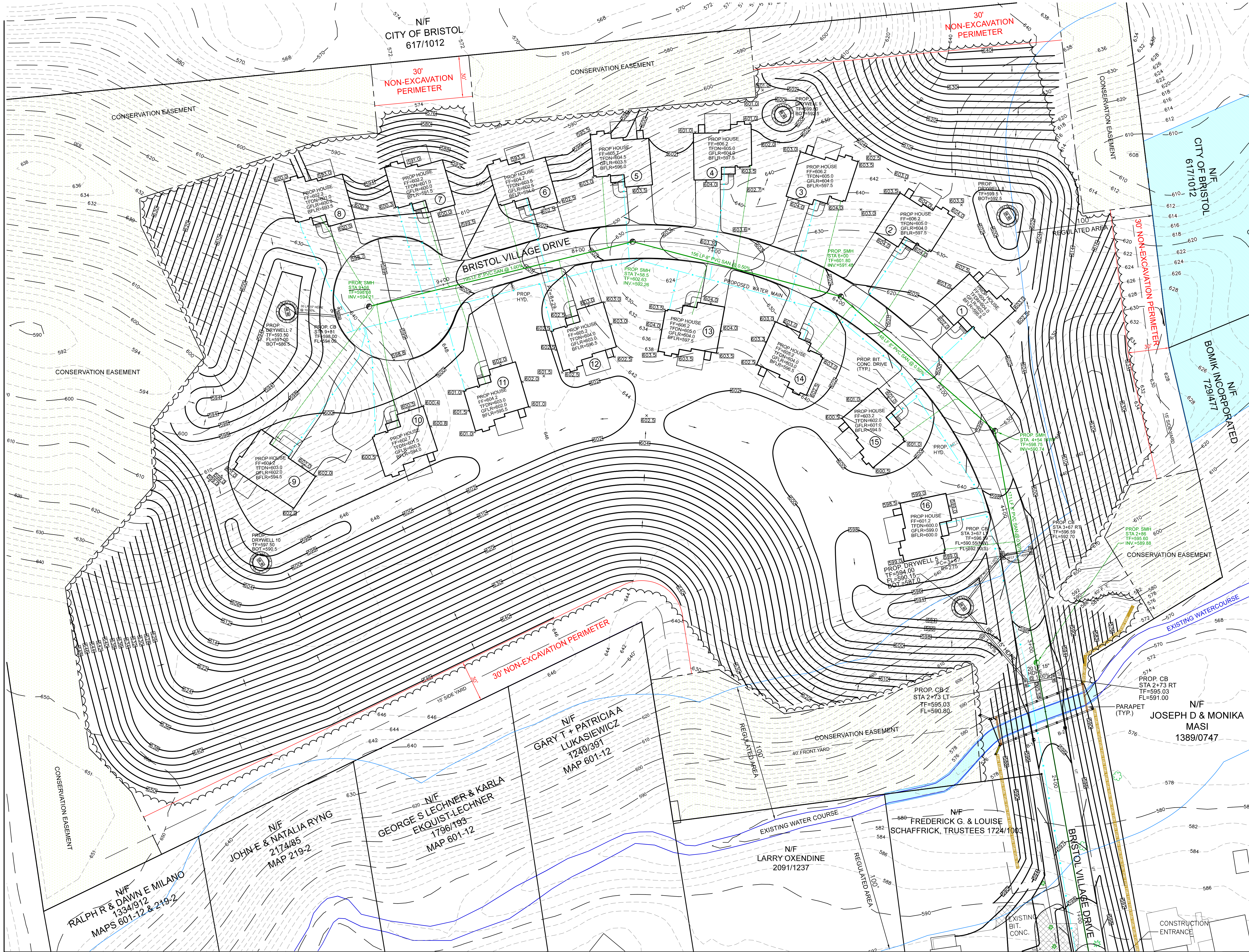


TYPE OF SURVEY: PROPERTY & TOPOGRAPHIC
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF ACCURACY: A-2, T-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE
WITH THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR
THE STATE OF CONNECTICUT PREPARED AND ADOPTED BY THE
CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

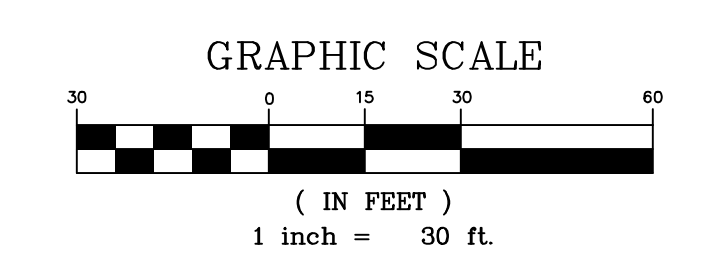
WILLIAM T. CLARK L.S. #70080

NOT VALID WITHOUT EMBOSSED SEAL



LEGEND

- EXISTING MONUMENT
- EXISTING IRON PIPE OR PIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- EXISTING CATCH BASIN/PIPE
- PROPOSED CATCH BASIN/PIPE
- EXIST. WATER MAIN
- EXISTING TREE
- EXISTING UTILITY POLE/LIGHT
- PROPOSED SURFACE FLOW
- "TO BE REMOVED"
- PROPOSED SILT FENCE
- PROPOSED CLEARING LIMIT
- PROPOSED UNDERGROUND UTILITIES



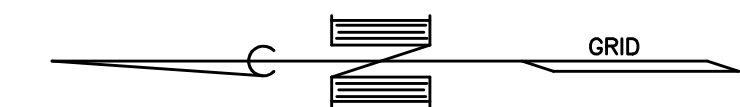
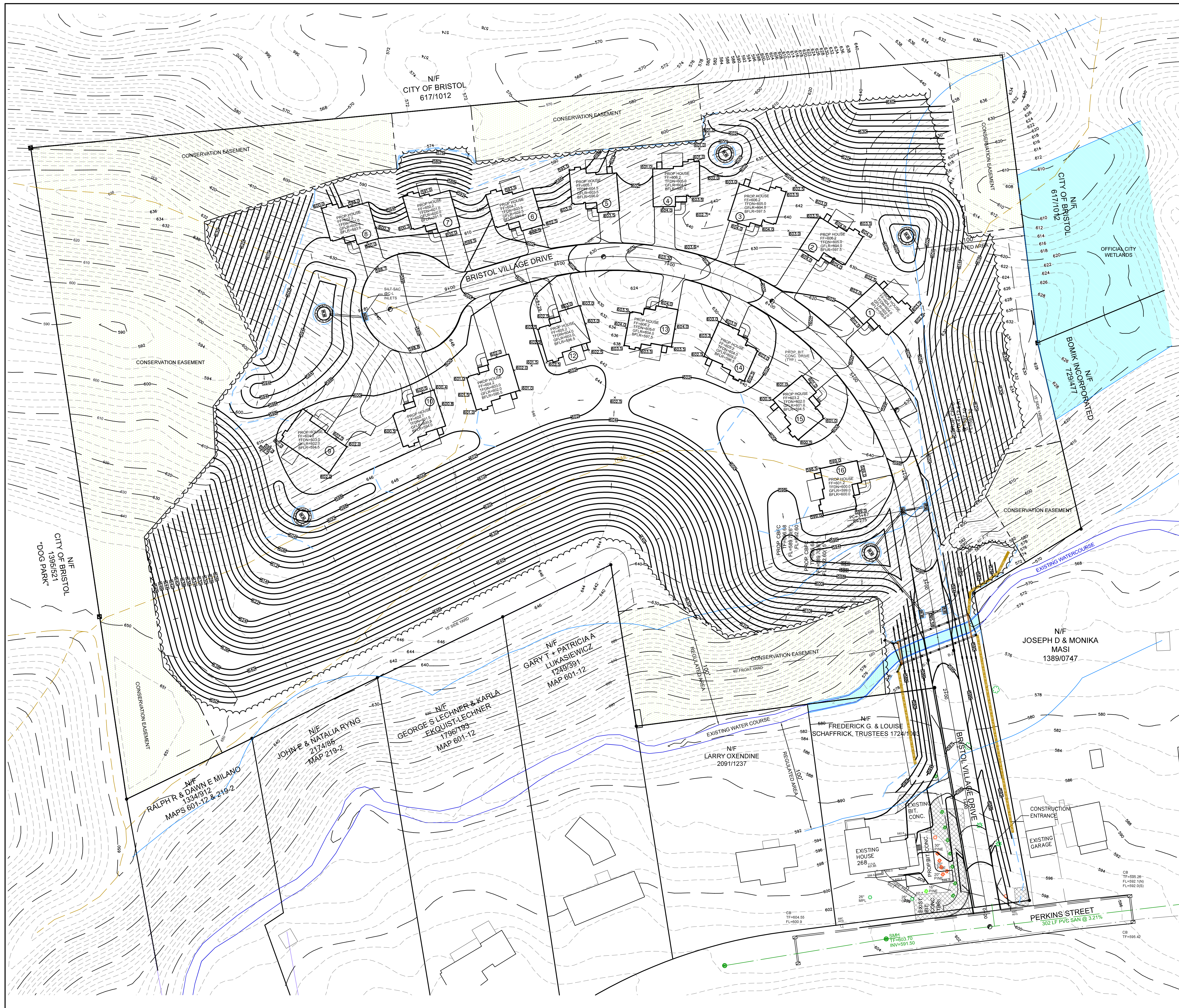
**SITE DEVELOPMENT PLAN
BRISTOL VILLAGE**
PREPARED FOR
P & B PROPERTIES LLC
BRISTOL, CONNECTICUT

WAYNE J. ZIROLI, P.E. & L.S.
Engineering & Surveying
404 Beach Street
Litchfield, Connecticut
06759-2314
Phone 203-525-4473

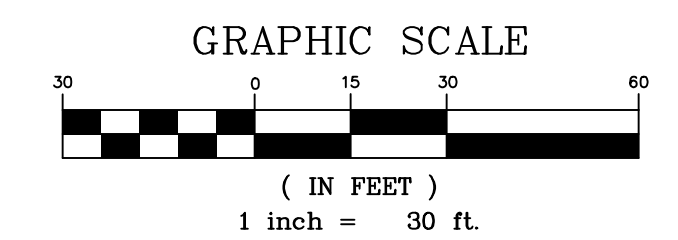
CLARK LAND SURVEYING, LLC
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BRISTOL, CONN. 06010
(860)-967-8590
TODD@CLARKLS.BIZ

REVISIONS
REV. 7-30-2024
DATE: 6-17-2024
SCALE: 1" = 30'

SD



LEGEND	
EXISTING MONUMENT	■
EXISTING IRON PIPE OR PIN	●
EXISTING CONTOUR	—
PROPOSED CONTOUR	- - -
EXISTING ELEVATION	598.0
PROPOSED ELEVATION	598.0*
EXISTING SANITARY SEWER	—
PROPOSED SANITARY SEWER	—
EXISTING SANITARY MANHOLE	⊙
PROPOSED SANITARY MANHOLE	⊙
EXISTING CATCH BASIN/PIPE	⊙
PROPOSED CATCH BASIN/PIPE	⊙
EXIST. WATER MAIN	—
EXISTING TREE	⊙
EXISTING UTILITY POLE/LIGHT	⊙
PROPOSED SURFACE FLOW	—
"TO BE REMOVED"	TBR
PROPOSED SILT FENCE	—
PROPOSED STREET TREE	—



NOTE: SEE STAGING PLANS FOR INTERMEDIATE EROSION & SEDIMENTATION CONTROL PLACEMENT. SEE SHEET "EN" FOR EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS.

SOIL EROSION &
SEDIMENT CONTROL PLAN
BRISTOL VILLAGE
PREPARED FOR
P & B PROPERTIES LLC
BRISTOL, CONNECTICUT

WAYNE J. ZIROLI, P.E. & L.S.
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REV. 7-30-2024
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SCALE: 1" = 40'

SHEET

ES

GENERAL EROSION CONTROL NOTES:

- 1) EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," DATED JANUARY, 2002
- 2) THE CONTRACTOR SHALL LOAM AND SEED ALL DISTURBED AREAS AS SOON AS PRACTICAL DURING CONSTRUCTION.
- 3) ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL ADEQUATE GROUND COVER IS ESTABLISHED IN ALL DISTURBED AREAS.
- 4) SILT FENCING SHALL BE PLACED DOWN SLOPE OF ALL STOCKPILED MATERIALS.
- 5) ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY AND AS REQUIRED BY APPROPRIATE TOWN REPRESENTATIVE.
- 6) ALL EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL. ANY DAMAGE NOTED DURING INSPECTION SHALL BE REPAIRED IMMEDIATELY.
- 7) ALL TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," JANUARY, 2002
- 8) WHERE POSSIBLE, SILT FENCES AND HAYBALES WILL BE INSTALLED A MINIMUM OF 6 FEET FROM THE TOE OF SLOPES.
- 9) ALL SLOPES GREATER THAN 1 FOOT VERTICAL TO 4 FEET HORIZONTAL SHALL BE STABILIZED WITH SEED AND VEGETATIVE COVER UPON FINAL GRADING.
- 10) ALL SITE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRISTOL SPECIFICATIONS AS OUTLINED IN THE ZONING REGULATIONS.

LAND GRADING

GENERAL:

1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING BASIC CRITERIA:
 - A) THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
 - B) THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
 - C) THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
 - D) NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.
 - E) INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS HAY BALES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES. ALL SEDIMENT AND EROSION CONTROL STRUCTURES MUST BE MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SOIL SURFACE IS STABILIZED.
 - F) IF NECESSARY, LATERAL WATER DIVERSIONS SHALL BE INSTALLED ACROSS THE GRADED ROADWAY TO PREVENT DOWNSLOPE OUTFLOW AND EROSION.
 - G) HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.
 - H) PRIOR TO ANY REGRADING, STONE APRON SHALL BE PLACED BY THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

TOPSOILING

GENERAL:

1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH AND MAINTENANCE OF VEGETATION.
 2. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.
 3. APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.
- MATERIAL:
1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
 2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
 3. AN ORGANIC MATTER CONTENT OF OVER TWO (2%) PERCENT IS HIGHLY DESIRABLE. AVOID LIGHT COLORED LOWER SUBSOIL MATERIAL.

APPLICATION:

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST FOUR (4") INCHES.

EROSION CHECKS

GENERAL:

1. TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND, OR SEDIMENT FILTER FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

CONSTRUCTION:

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. FILTER FABRIC SHALL BE SECURELY FASTENED AT THE TOP OF A THREE (3') FOOT HIGH FENCE AND BURIED A MINIMUM OF FOUR (4") INCHES INTO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO (2') FEET.

INSTALLATION AND MAINTENANCE:

1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
2. BALED HAY EROSION BARRIERS AND SEDIMENT FILTER FENCES SHALL BE INSTALLED AT THE LOCATIONS INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING EARTH REMOVAL ACTIVITIES.
3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.

WINDBLOWN SEDIMENT

GENERAL:

1. ALL WINDBLOWN SEDIMENTS SHALL BE CONTROLLED AT ALL TIMES. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING DUST CONTROL AS OFTEN AS NEEDED TO PREVENT ANY WINDBLOWN SEDIMENTS FROM LEAVING THE SITE. PREDETERMINED TRAFFIC ROUTES FOR ALL TRAFFIC SHALL BE ESTABLISHED BY THE SITE CONTRACTOR TO STABILIZED ROUTES. TEMPORARY AND PERMANENT MULCHING AND TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE USED TO MINIMIZE THE NEED FOR DUST CONTROL. MECHANICAL SWEEPERS SHALL BE USED ON ALL PAVED SURFACES TO PREVENT DUST BUILD UP DURING THE COURSE OF SITE WORK.

METHODS:

1. SPRAY ON ADHESIVES ARE ACCEPTABLE AND SHOULD BE APPLIED ACCORDING TO MANUFACTURER'S GUIDELINES.
2. WATER IS ACCEPTABLE BUT MUST BE APPLIED OFTEN IN HOT, DRY WEATHER.
3. CALCIUM CHLORIDE IS ACCEPTABLE BUT MUST BE APPLIED AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.
4. CRUSHED STONE OR COARSE GRAVEL CAN ALSO BE USED.

GENERAL

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE EARTH REMOVAL OPERATION.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INsofar AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS, AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS AND WATERCOURSE, AND TO PREVENT, INsofar AS POSSIBLE, EROSION ON THE SITE.

SILT FENCE, HAYBALES AND STONE SHALL BE KEPT ON-SITE FOR IMMEDIATE USE AT ALL TIME DURING EARTH MOVING ACTIVITIES.

TEMPORARY VEGETATIVE COVER

GENERAL:

1. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED, AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS.
- SITE PREPARATION:
1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
 2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
 3. APPLY LIME ACCORDING TO SOIL TEST OR AT A RATE OF ONE (1) TON OF GROUND DOLOMITIC LIMESTONE PER ACRE (5 LBS. PER 100 SQUARE FEET).
 4. APPLY FERTILIZER ACCORDING TO SOIL TEST OR AT THE RATE OF 300 LBS. OF 10-10-10 PER ACRE (7 LBS. PER 1,000 SQUARE FEET.)
 5. UNLESS HYDROSEEDING, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
 6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

ESTABLISHMENT:

1. USE ANNUAL RYEGRASS AT A RATE OF 40 LBS./AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
2. SEEDING TO BE DONE FROM APRIL 1ST TO JUNE 15 OR AUGUST 1ST TO OCTOBER 1ST. WINTER STABILIZATION PLANTINGS TO BE NO LATER THAN OCTOBER 1ST. THIS INCLUDES STOCKPILE AREAS.
3. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. UNLESS HYDROSEEDING, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT. COVER SUDAGRASS AND SMALL GRAINS WITH 1/2 INCH SOIL.
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

PERMANENT VEGETATIVE COVER

GENERAL:

1. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST OR:

— SPRING SEEDING:
WORK DEEPLY IN SOIL, BEFORE SEEDING, 300 LBS OF 10-10-10 FERTILIZER PER ACRE (7 LBS PER 1,000 SQUARE FEET); THEN SIX (6) TO EIGHT (8) WEEKS LATER APPLY ON THE SURFACE AN ADDITIONAL 300 LBS OF 10-10-10 FERTILIZER PER ACRE.

— FALL SEEDING:
WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS OF 10-10-10 FERTILIZER PER ACRE (14 LBS PER 1,000 SQUARE FEET).

ESTABLISHMENT:

1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
2. SELECT ADAPTED SEED MIXTURE AS FOLLOWS. NOTE RATES AND THE SEEDING DATES.

SUNNY TO PARTIALLY SUNNY SITES

	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.50
CREeping RED FESCUE	20	0.50
PERENNIAL RYEGRASS	05	0.10
TOTAL	45	1.10

SHADY SITES

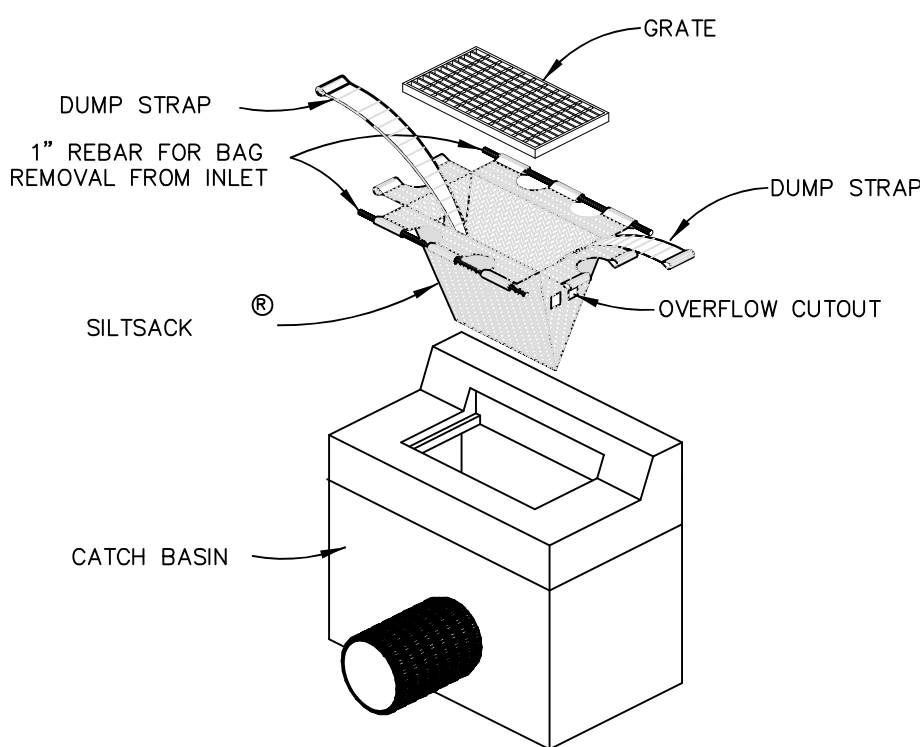
CREeping RED FESCUE	50	1.00
PERENNIAL RYEGRASS	05	0.10
TOTAL	55	1.10

DROUGHTY SITES

CREeping RED FESCUE	40	1.00
TALL FESCUE	20	0.50
TOTAL	60	1.50

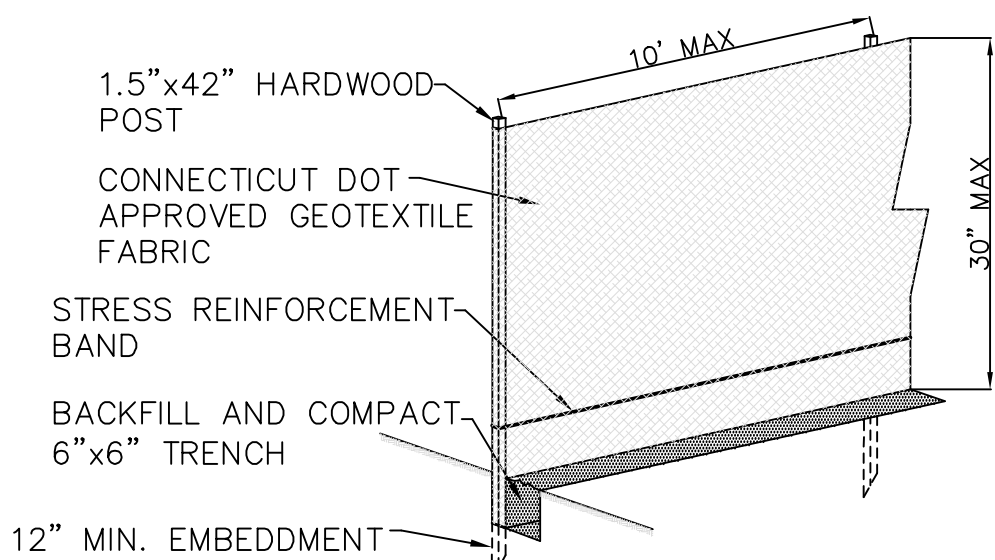
EROSION AND SEDIMENTATION CONTROL NARRATIVE:

1. DISTURBANCE OF SOIL SURFACE IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH THE APPROVED "GRADING AND EROSION CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
2. THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE LAND OWNER AND THE EXCAVATION CONTRACTOR. TOWN OFFICIALS MAY CONTACT TIM BOBROSKE (860-589-3266) TO REPORT ANY FAULTY CONDITIONS. A PRE-CONSTRUCTION CONFERENCE WITH TOWN STAFF IS REQUIRED, PRIOR TO COMMENCEMENT OF ANY SITE WORK OR DISTURBANCE.
3. THE CONTRACTOR SHALL OBTAIN A COPY OF THE "SOIL EROSION & SEDIMENT CONTROL BY THE COUNCIL ON SOIL AND WATER CONSERVATION IN COLLABORATION WITH CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION PUBLICATION DATE: SEPTEMBER 30, 2023 EFFECTIVE DATE: MARCH 30, 2024" AS AMENDED, FOR USE AS A GUIDE IN IMPLEMENTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. A FIELD COPY OF THE MANUAL SHALL BE AVAILABLE ON-SITE DURING ACTIVE CONSTRUCTION. THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, CT D.E.P. 79 ELM STREET, HARTFORD, CT 06106-5127, AND ON-LINE THROUGH DEEP.
4. THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLANS AND REQUIRE THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
5. THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION.
7. THE CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORKING DAY AND AFTER EACH STORM.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONSIDERED BY THIS EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS DIRECTED BY TOWN OFFICIALS AND/OR ENGINEER. ADDITIONAL EROSION AND SEDIMENT CONTROL DETAILS FROM THE 2024 CT GUIDELINES SHALL BE USED FOR APPLICATIONS THAT ARE NOT INCLUDED IN THESE PLANS.
9. ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE SITE DEVELOPMENT PLAN.
10. ALL DISTURBED AREAS SHALL BE PLANTED WITH GRASS ON 4" THICK TOPSOIL.
11. SEEDING: BETWEEN APRIL 1 TO JUNE 15, AND AUGUST 15 TO SEPTEMBER 30, FOLLOWING SEEDING AND SLOPE STABILIZATION DIRECTIVES.
 - A. FINE GRADE SEED BED TOGETHER WITH LIMESTONE AT A RATE OF 100 LBS PER 1000 SF AND 10-10-10 FERTILIZER AT A RATE OF 15 LBS PER 1000 SF.
 - B. APPLY THE FOLLOWING SEED MIXTURE PER 100 SF: KENTUCKY BLUE GRASS AT 2 LBS, CREEPING RED FESCUE AT 1 LB AND PERENNIAL RYEGRASS AT A RATE OF 2 LBS.
 - C. IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED SEEDING DATES, SEED WITH ANNUAL RYEGRASS AT A RATE OF 1 LB/1000 SF AS A TEMPORARY MEASURE (LATER RESEEDING REQUIRED) OR SEED AS SPECIFIED AND PROVIDE MULCHING AND/OR PERIODIC WATERING FOR SUMMER MONTHS.
12. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDBED SURFACE WITH STRAW OR HAY AT A RATE OF 1 TON/ACRE. SPREAD MULCH BY HAND OR MULCH BLOWER.



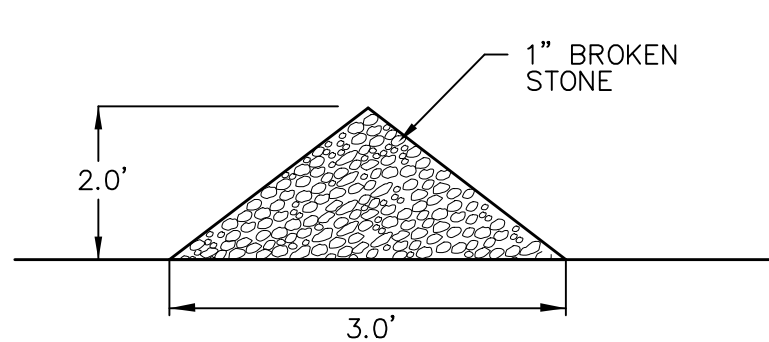
INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE



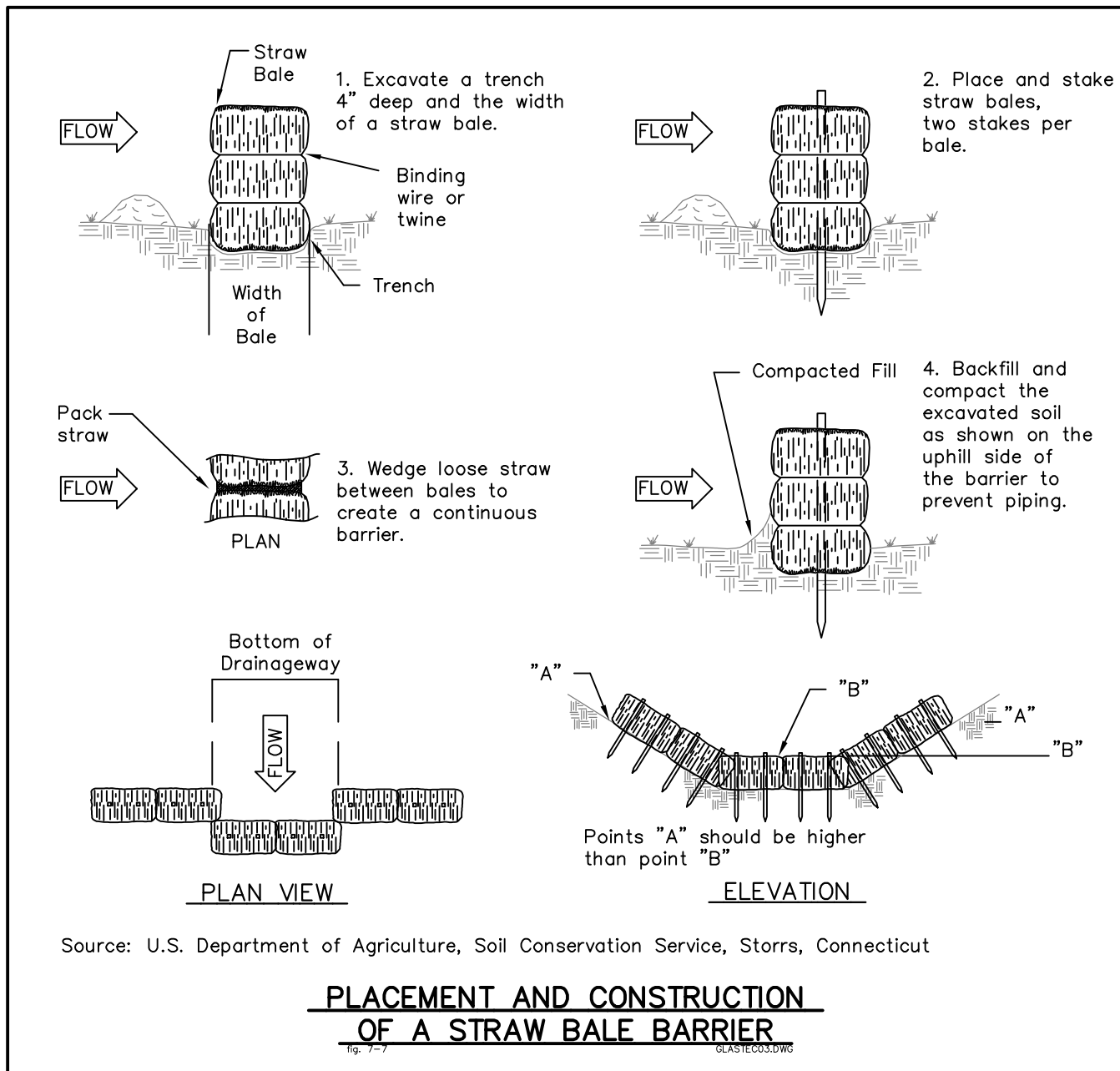
SILT FENCE DETAIL

N.T.S



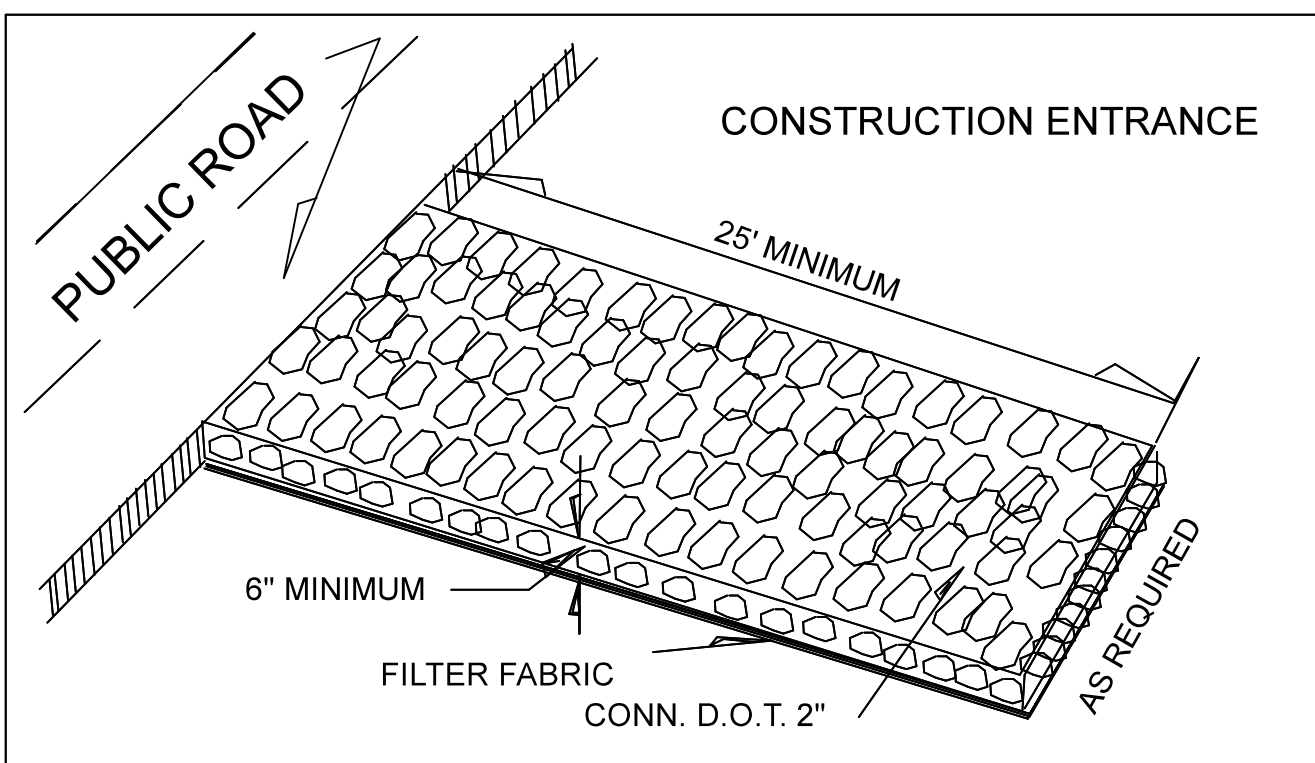
FILTER BERM DETAIL

NOT TO SCALE



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER



EROSION & SEDIMENTATION CONTROL DETAILS

BRISTOL VILLAGE

PREPARED FOR
P & B PROPERTIES LLC
BRISTOL, CONNECTICUT

REV. 7-30-2024

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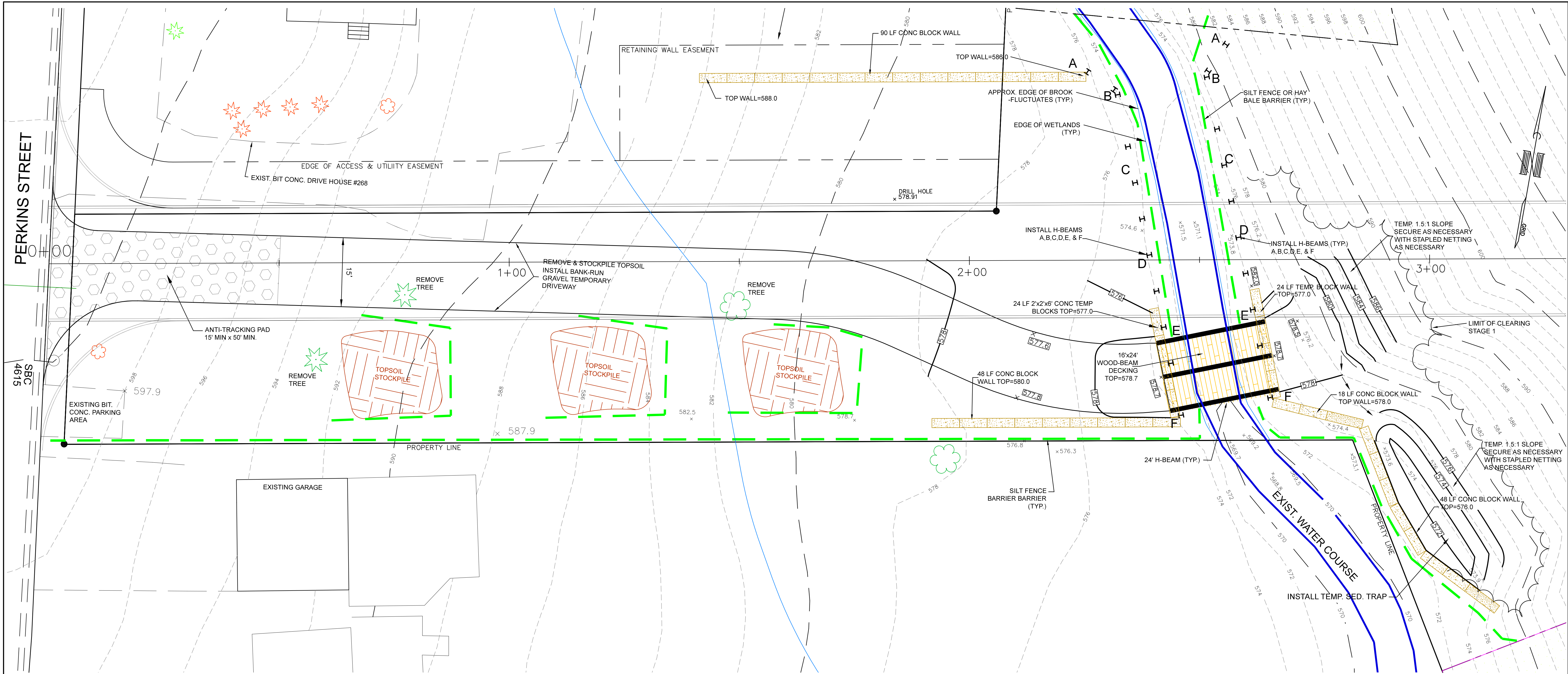
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DATE: 6-17-2024

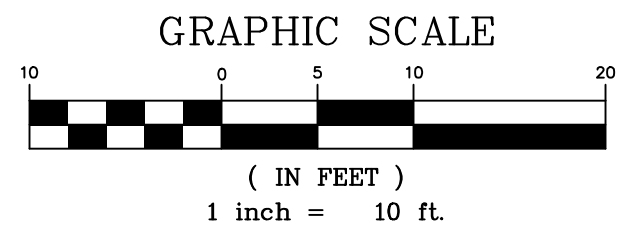
MAP NO. 2022-64

SHEET

EN



STAGE 1



LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING ELEVATION	598.0
PROPOSED ELEVATION	598.0 ±
PROPOSED SILT FENCE	---
PROPOSED CLEARING LIMIT	---

CONSTRUCTION SEQUENCE

- STAGE 1**
1. INSTALL ANTI-TRACKING PAD.
 2. REMOVE TREES FROM 50' ACCESS STRIP.
 3. INSTALL EROSION & SEDIMENTATION CONTROL BARRIERS.
 4. STRIP & STOCKPILE TOPSOIL FROM 15' ACCESS DRIVE.
 5. INSTALL CONCRETE BLOCK WALLS & TEMPORARY BRIDGE SUPPORT.
 6. LAY 24' BEAMS & TEMPORARY WOOD BRIDGE.
 7. REMOVE TREES TO LIMITS OF PHASE 1 CLEARING.
 8. EXCAVATE SEDIMENTATION POND AND STAGING AREA EAST OF WATERCOURSE, USE MATERIAL FOR ACCESS DRIVE.
 9. DRILL & DRIVE H-BEAM BRIDGE PILES.

STAGE 1

WETLANDS DISTURBED - 0 S.F.
WATERCOURSE DISTURBED - 0 LF
REGULATED AREA DISTURBED - 4340± S.F.

CUT EAST OF WATERCOURSE - 500± C.Y.
FILL EAST OF WATERCOURSE - 500± C.Y.

STAGE 1 - CONSTRUCTION PLAN
BRISTOL VILLAGE
PREPARED FOR
P & B PROPERTIES LLC
BRISTOL, CONNECTICUT

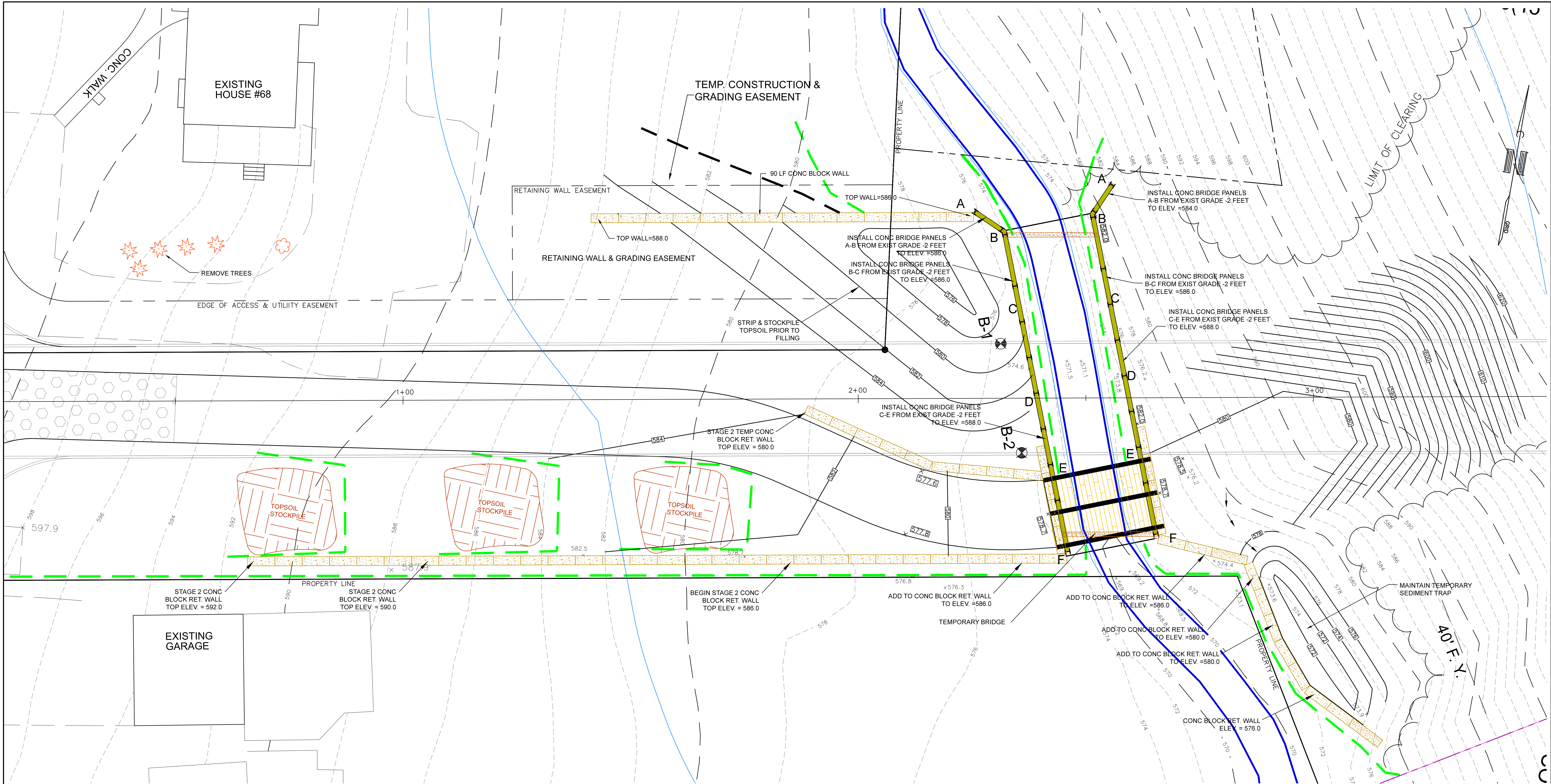
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DATE: 6-17-2024 SCALE: 1" = 10' MAP NO. 2022-64

SHEET
S1



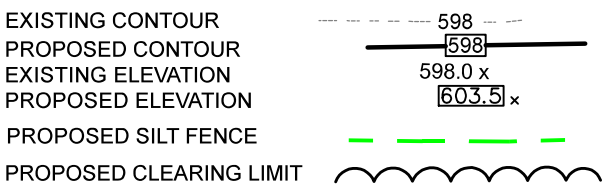
STAGE 2

CONSTRUCTION SEQUENCE

- STAGE 2**
- 1. REMOVE TREES FROM PHASES 2 & 3 CLEARING AREA.
 - 2. INSTALL ADDITIONAL CONCRETE BLOCKS.
 - 3. STRIP & STOCKPILE TOPSOIL FROM LEFT SIDE OF ACCESS DRIVE.
 - 4. INSTALL BRIDGE ABUTMENT PANELS FROM PILES A TO E FROM BASE TO ELEVATIONS AS SHOWN.
 - 5. EXCAVATE FROM THE EAST SIDE OF THE WATERCOURSE TO FILL ON THE WEST SIDE. GRADE AS SHOWN TO PROVIDE SEDIMENTATION TRAP.

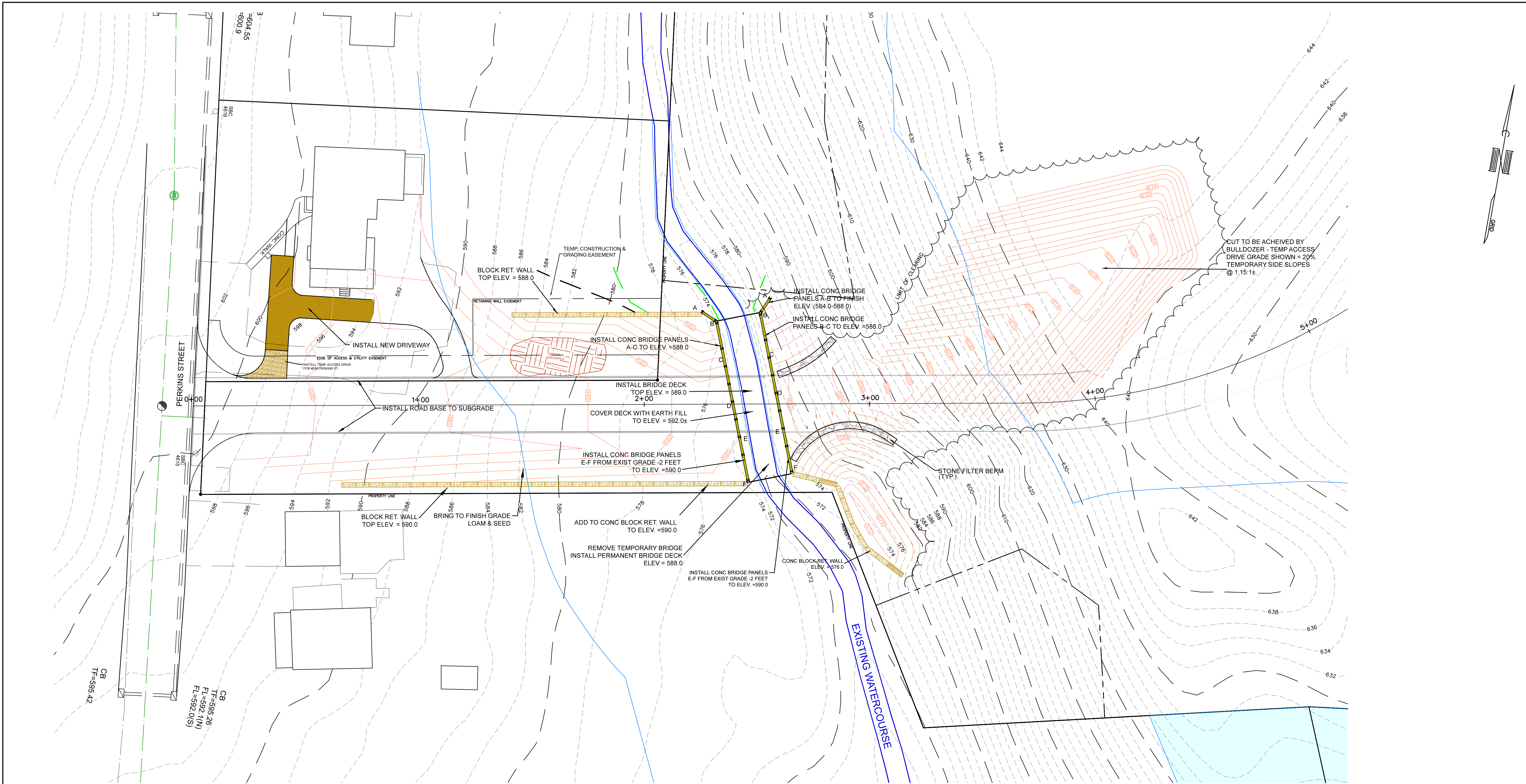
- STAGE 2**
- WETLANDS DISTURBED - 0 S.F.
 - WATERCOURSE DISTURBED - 0 LF
 - REGULATED AREA DISTURBED - 10,948± S.F.
 - CUT FROM EAST OF WATERCOURSE - 700± C.Y.
 - FILL WEST OF WATERCOURSE - 700± C.Y.

LEGEND

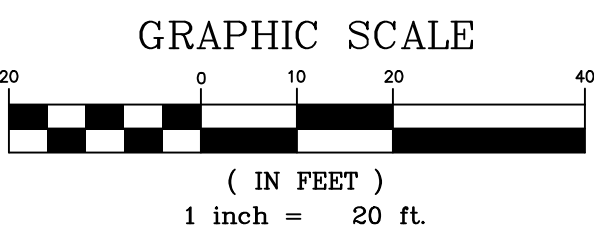


STAGE 2 - CONSTRUCTION PLAN
BRISTOL VILLAGE
PREPARED FOR
P & B PROPERTIES LLC
BRISTOL, CONNECTICUT

WAYNE J. ZIROLLO, P.E. & L.S. Engineering & Surveying 404 Beach Street Litchfield, Connecticut 06759-2314 Phone 203-525-4473		CLARK LAND SURVEYING, LLC 126 TUNXIS ROAD BRISTOL, CONN. 06010 (860)-967-8590 TODD@CLARKLS.BIZ		SHEET S2	
		REV. 7-30-2024			
		DATE: 6-17-2024 SCALE: 1" = 10'		MAP NO. 2022-64	



STAGE 3



LEGEND

- EXISTING CONTOUR 598
- PROPOSED CONTOUR 598.0 x
- EXISTING ELEVATION 598.0 x
- PROPOSED ELEVATION 598.0 x
- PROPOSED SILT FENCE
- PROPOSED CLEARING LIMIT

CONSTRUCTION SEQUENCE

- STAGE 3**
1. INSTALL ADDITIONAL CONCRETE BLOCKS TO ELEVATIONS SHOWN.
 2. STRIP & STOCKPILE TOPSOIL FROM EAST SIDE OF ACCESS DRIVE.
 3. EXCAVATE FROM EAST SIDE OF THE WATERCOURSE TO FILL THE WEST SIDE. PROVIDE FINISH GRADE EAST SIDE OF ACCESS ROAD, LOAM AND SEED.
 4. RAISE BRIDGE ABUTMENT PANELS TO ELEVATIONS AS SHOWN.
 5. INSTALL PERMANENT BRIDGE DECK, REMOVE TEMPORARY BRIDGE.
 6. INSTALL BRIDGE ABUTMENT PANELS FROM PILES E-D.
 7. EXCAVATE FROM EAST SIDE OF WATER COURSE FILL ON WEST SIDE.

STAGE 3

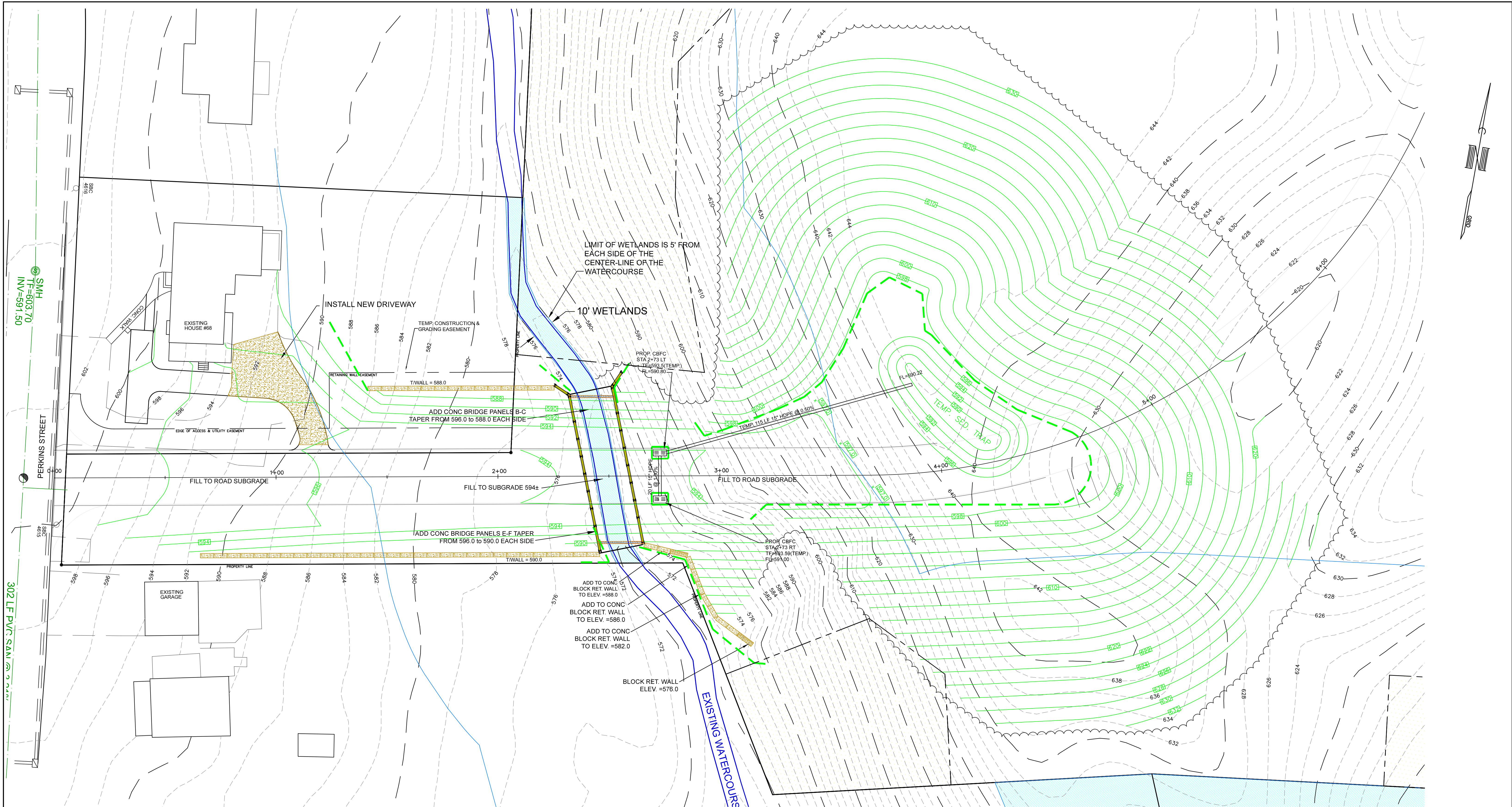
WETLANDS DISTURBED - 0 S.F.
WATERCOURSE DISTURBED - 0 L.F.
REGULATED AREA DISTURBED - 15,407± S.F.

CUT/FILL EAST OF WATERCOURSE - 5,000 C.Y./400 C.Y. NET CUT 4,600± C.Y.
FILL WEST OF WATERCOURSE - 4,600± C.Y.

STAGE 3 - CONSTRUCTION PLAN
BRISTOL VILLAGE
PREPARED FOR
P & B PROPERTIES LLC
BRISTOL, CONNECTICUT

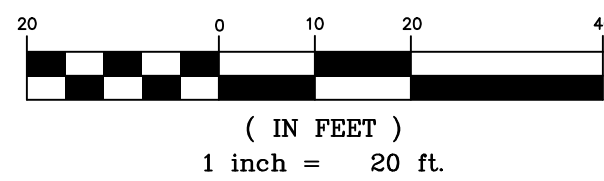
REV. 7-30-2024

WAYNE J. ZIROLLI, P.E. & L.S. Engineering & Surveying 404 Beach Street Litchfield, Connecticut 06759-2314 Phone 203-525-4473	CLARK LAND SURVEYING, LLC 126 TUNXIS ROAD BRISTOL, CONN. 06010 (860)-967-8590 TODD@CLARKLS.BIZ	SHEET
		S3



STAGE 4

GRAPHIC SCALE



LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING ELEVATION	598.0 x
PROPOSED ELEVATION	603.5 x
PROPOSED SILT FENCE	---
PROPOSED CLEARING LIMIT	---

CONSTRUCTION SEQUENCE

STAGE 4

1. BRING WEST SIDE OF ACCESS STRIP TO FINISHED GRADE, LOAM & SEED.
2. FINISH RE-CONSTRUCTED DRIVEWAY AT HOUSE #268.
3. BRING ROADWAY TO SUB-GRADE.
4. INSTALL SEDIMENTATION TRAP EAST OF WATERCOURSE.

STAGE 4

WETLANDS DISTURBED - 0 S.F.
WATERCOURSE DISTURBED - 0 LF
REGULATED AREA DISTURBED - 29,600± S.F.*
19,000± S.F. ASSOCIATED WITH WATERCOURSE WETLANDS
10,600± S.F. ASSOCIATED WITH OFF-SITE CITY WETLANDS ON PLATEAU.

CUT/FILL EAST OF WATERCOURSE - 5,000 C.Y./400 C.Y. NET CUT 4,600± CY
FILL WEST OF WATERCOURSE - 4,600± C.Y.

STAGE 4 - CONSTRUCTION PLAN
BRISTOL VILLAGE
PREPARED FOR
P & B PROPERTIES LLC
BRISTOL, CONNECTICUT

REV. 7-30-2024

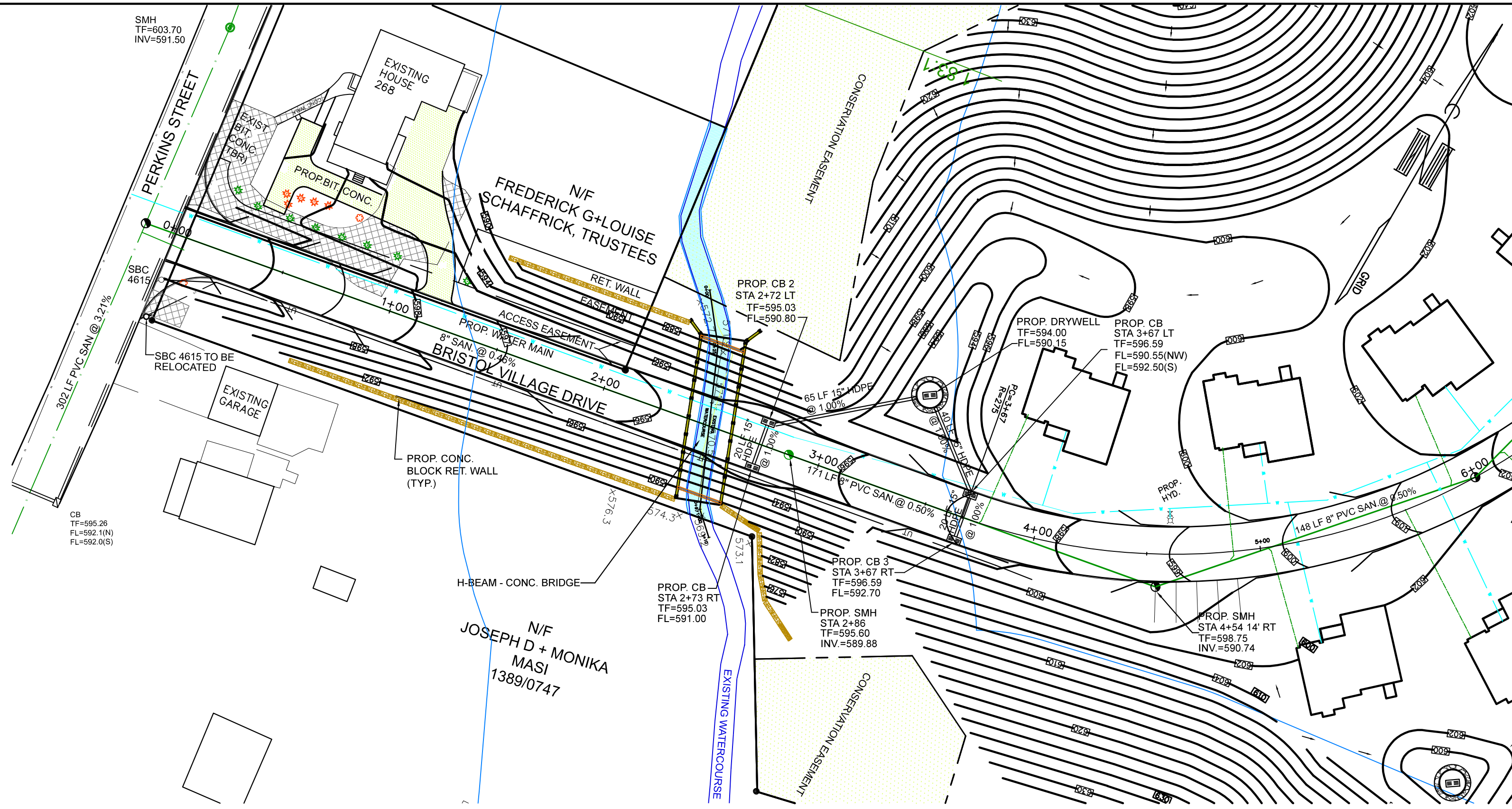
WAYNE J. ZIROLI, P.E. & L.S.
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404 Beach Street
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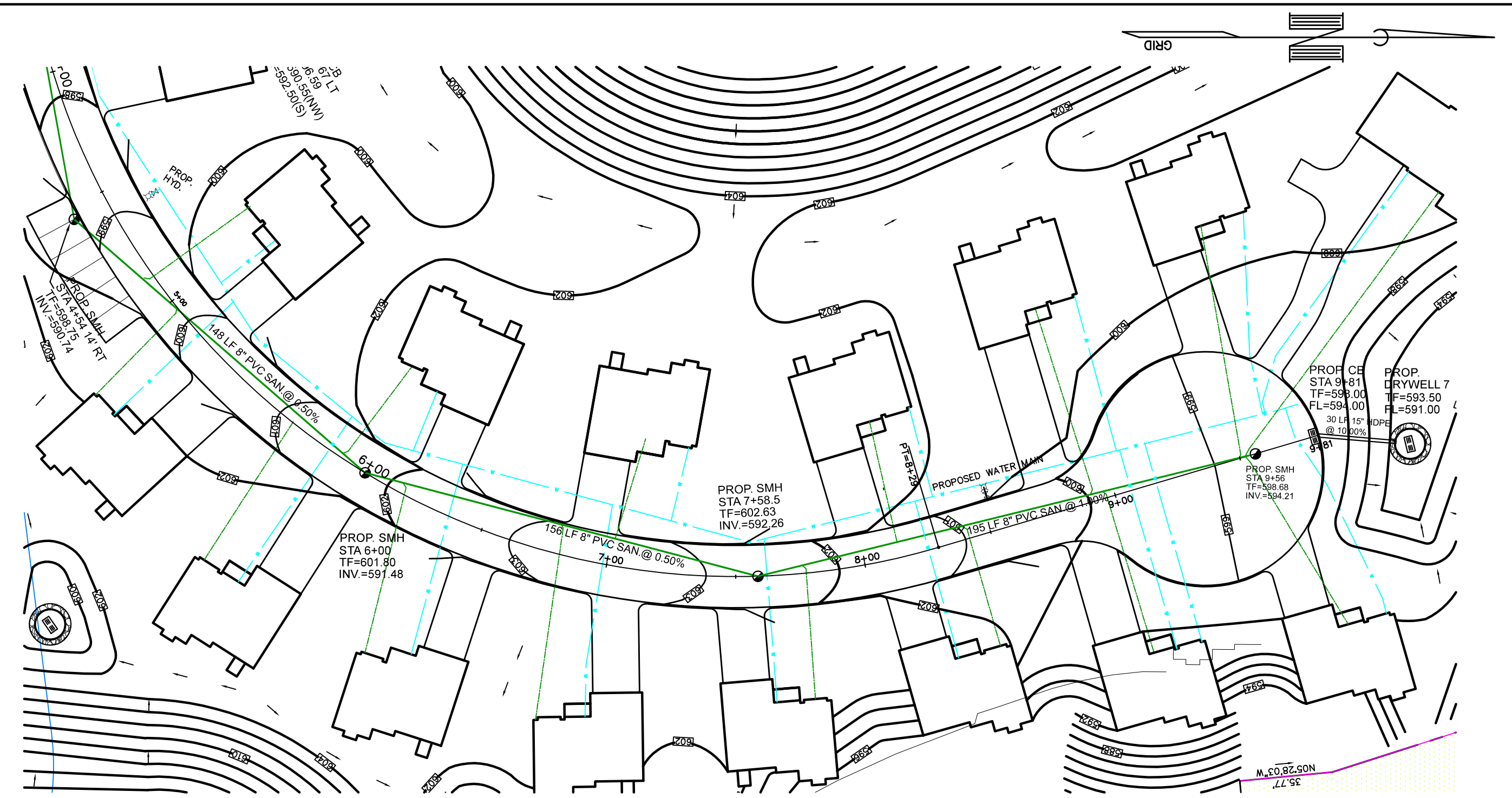
DATE: 6-17-2024 SCALE: 1" = 20' MAP NO. 2022-64

SHEET

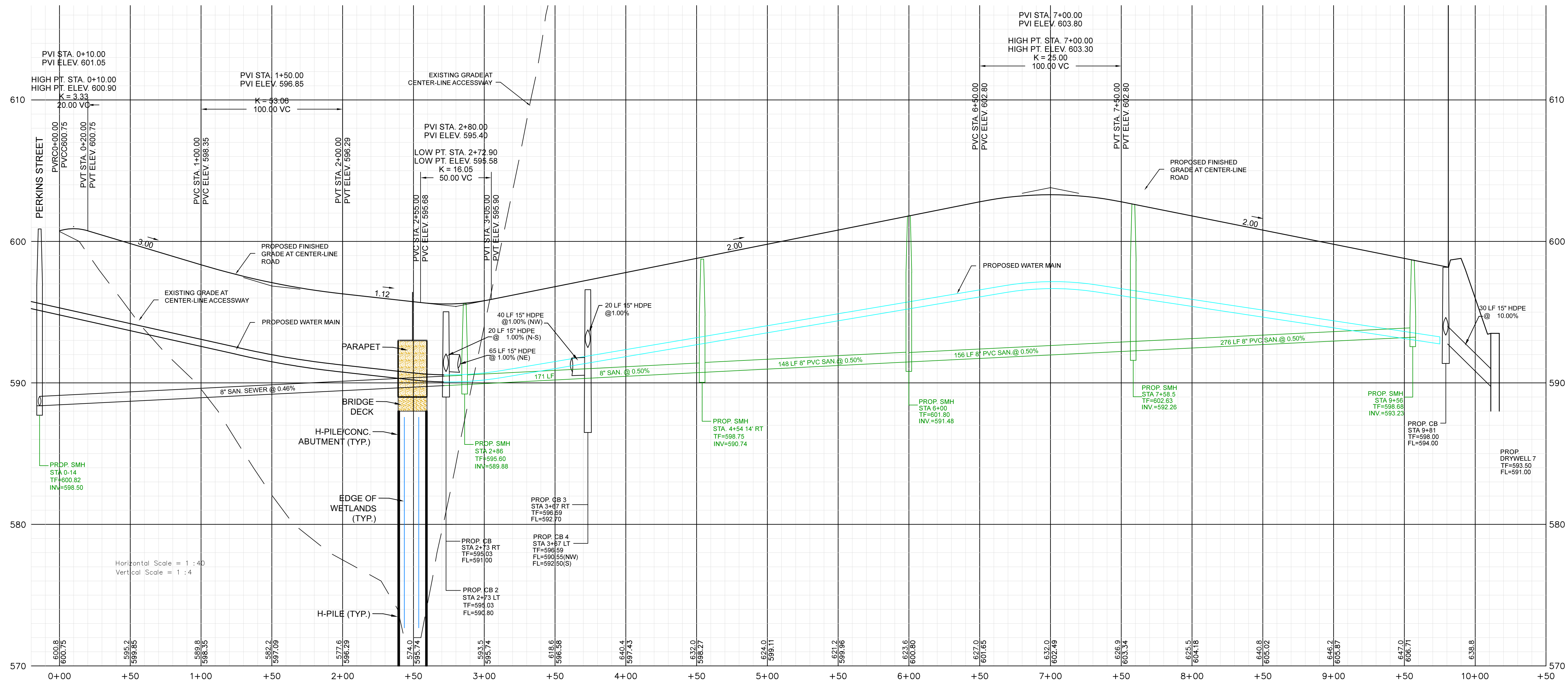
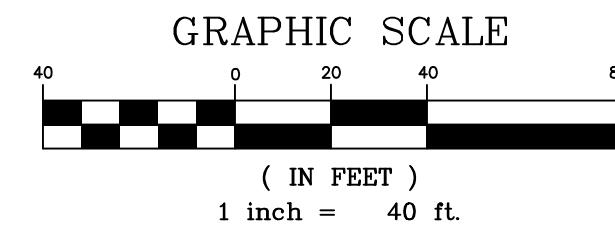
S4



BRISTOL VILLAGE DRIVE PLAN
STA. 0+00 - 6+00
1 inch = 40 ft.



BRISTOL VILLAGE DRIVE PLAN
STA. 6+00 - 10+30
1 inch = 40 ft.



BRISTOL VILLAGE DRIVE PROFILE

PLAN & PROFILE
BRISTOL VILLAGE DRIVE
BRISTOL VILLAGE
PREPARED FOR
P & B PROPERTIES LLC
BRISTOL, CONNECTICUT

WAYNE J. ZIROLI, P.E. & L.S.
Engineering & Surveying
404 Beach Street
Litchfield, Connecticut
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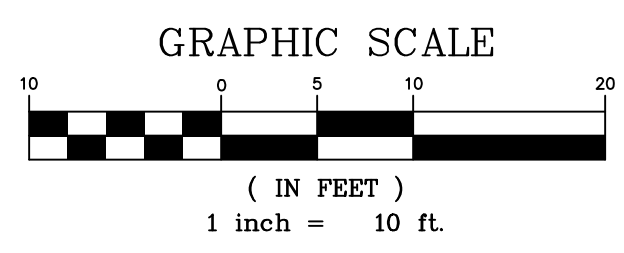
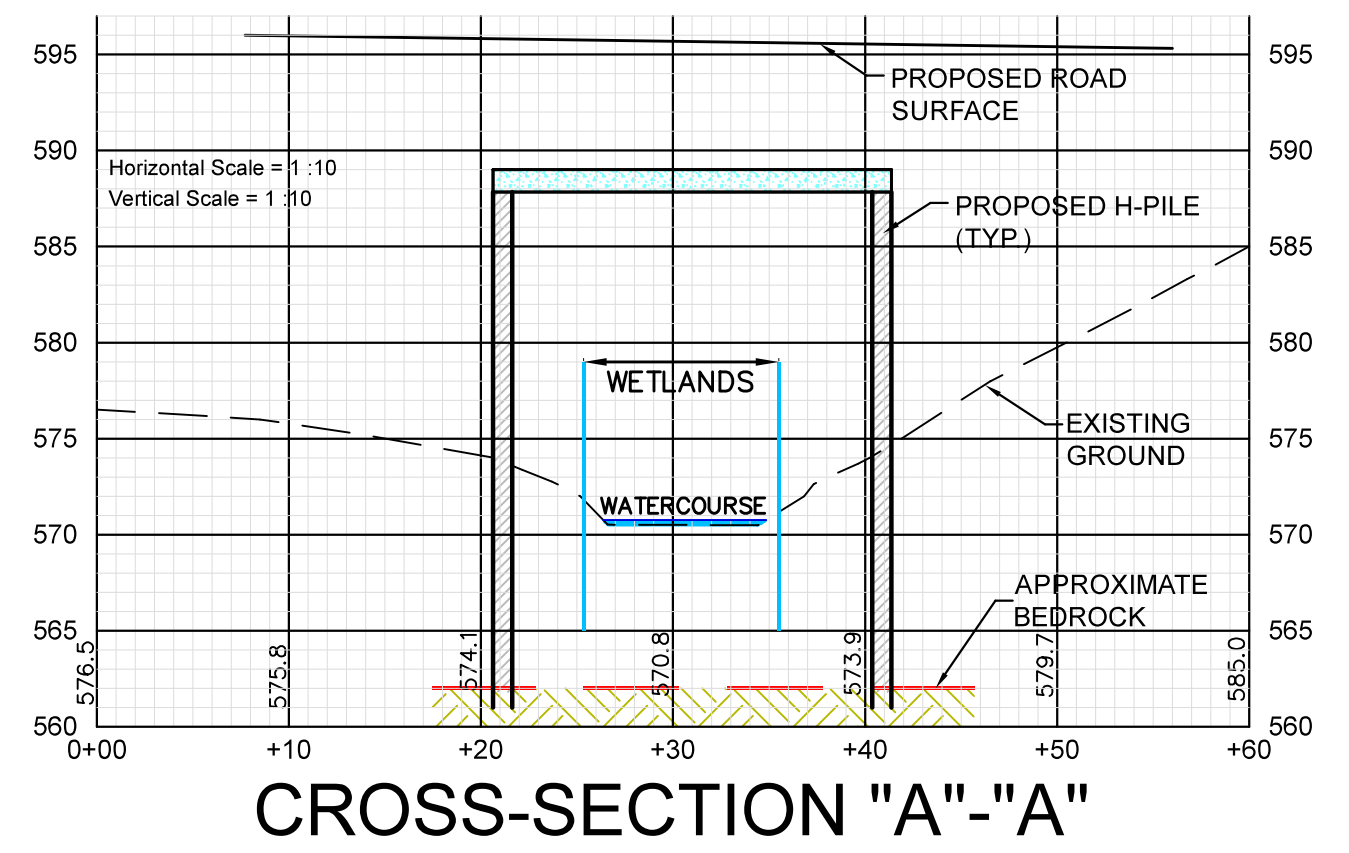
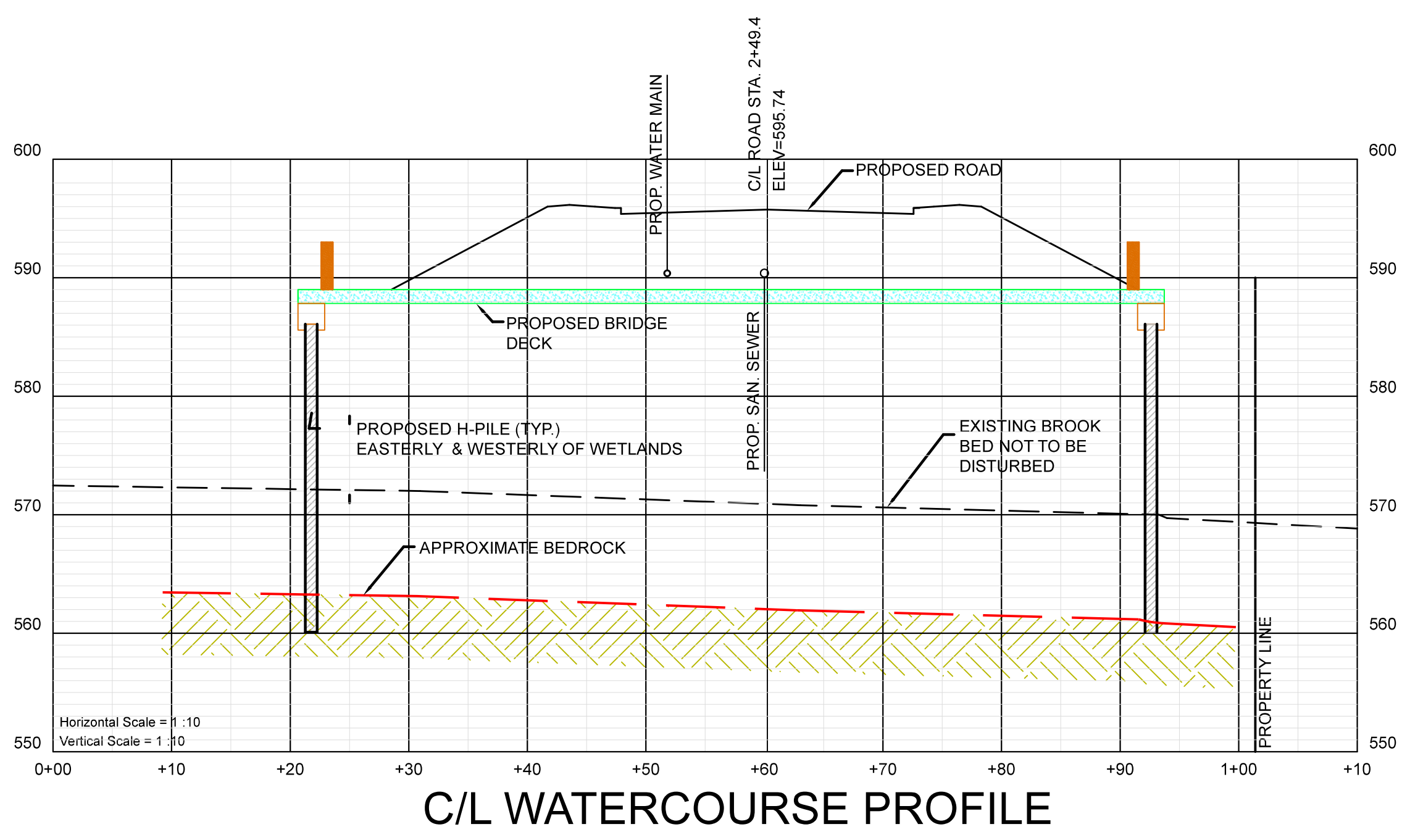
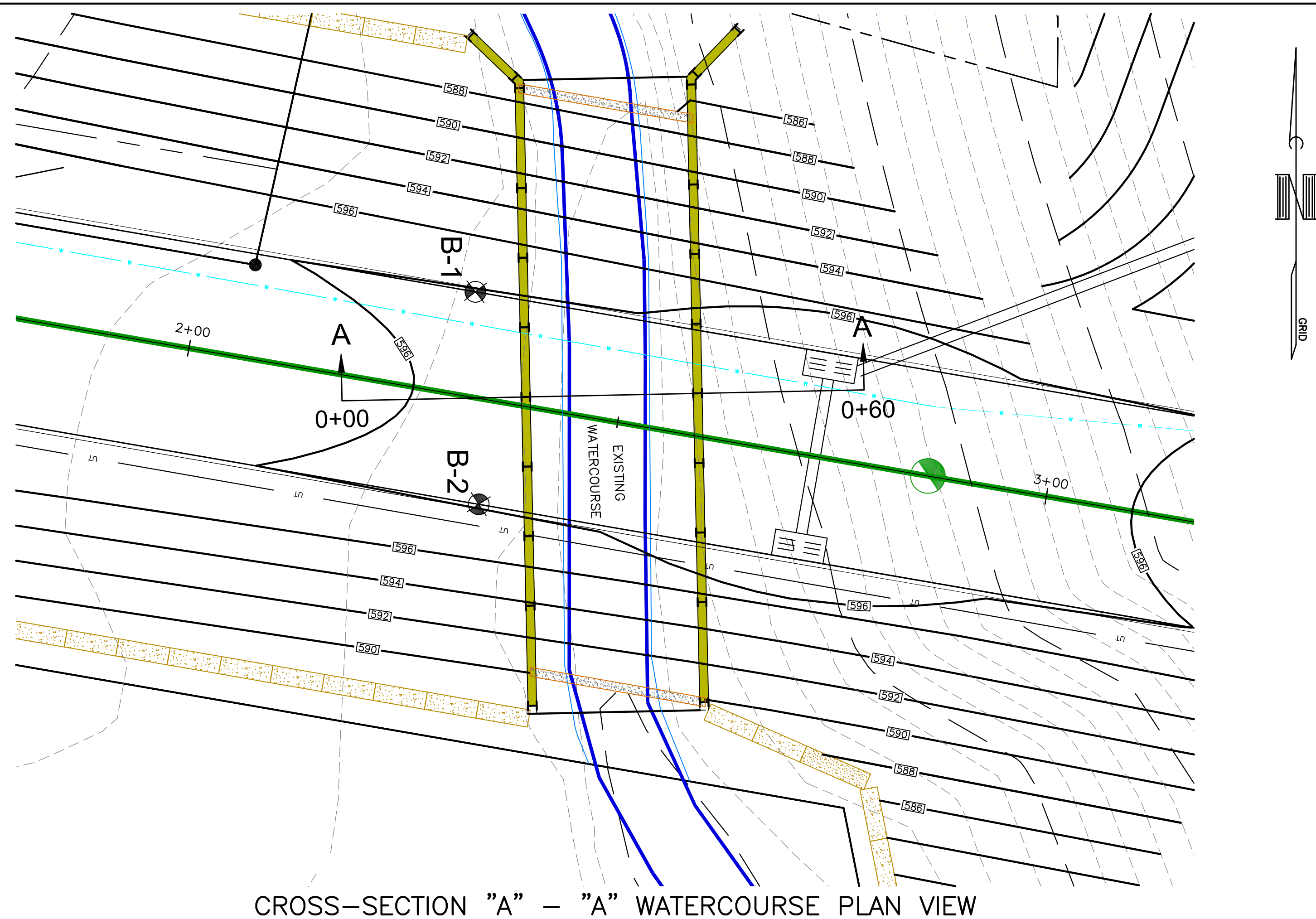
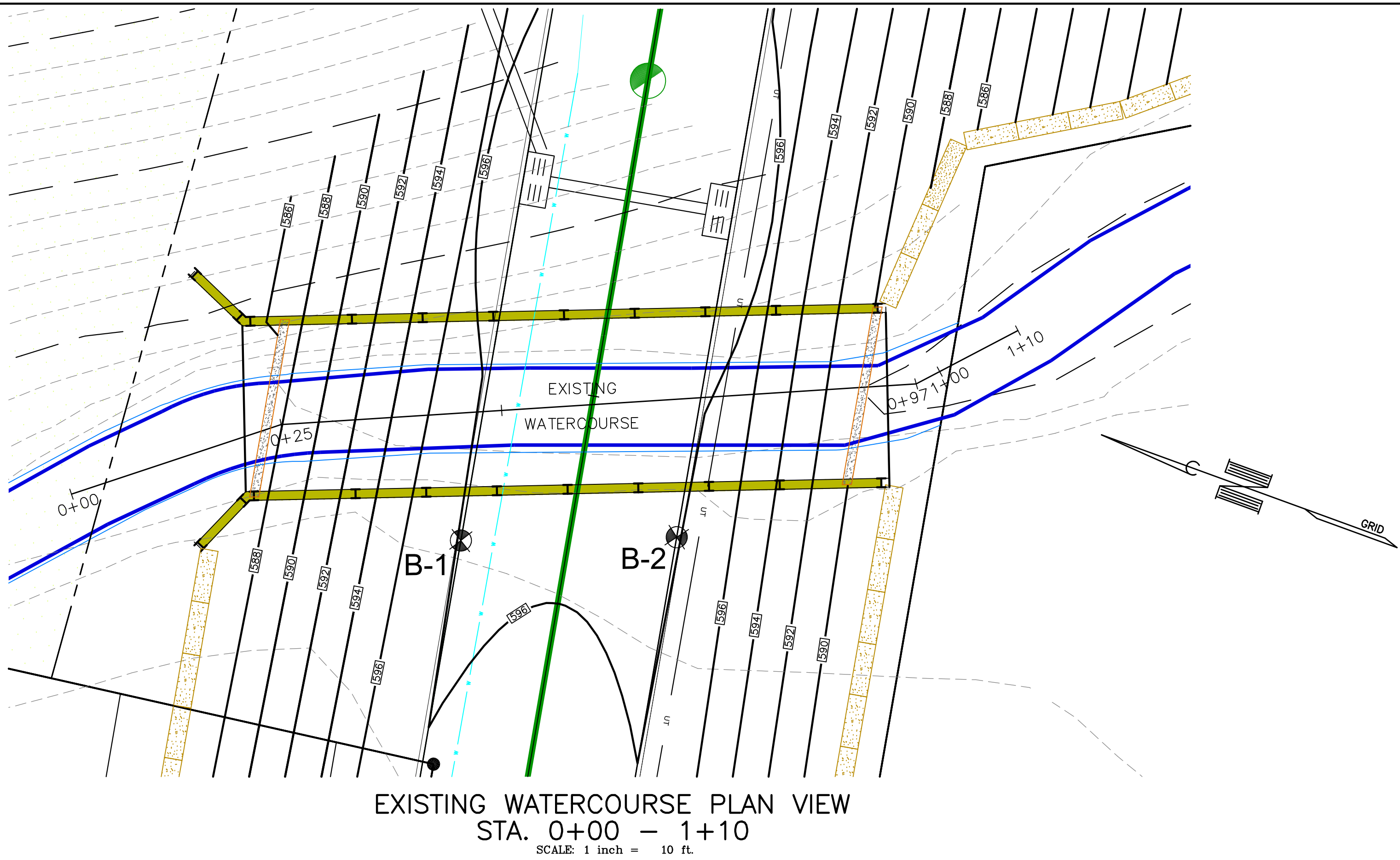
CLARK LAND SURVEYING, LLC
126 TUNXIS ROAD
BRISTOL, CONN. 06010
(860)-967-8590
TODD@CLARKLS.BIZ

REV. 7-30-2024

DATE: 6-17-2024 SCALE: SHOWN

SHEET

PP



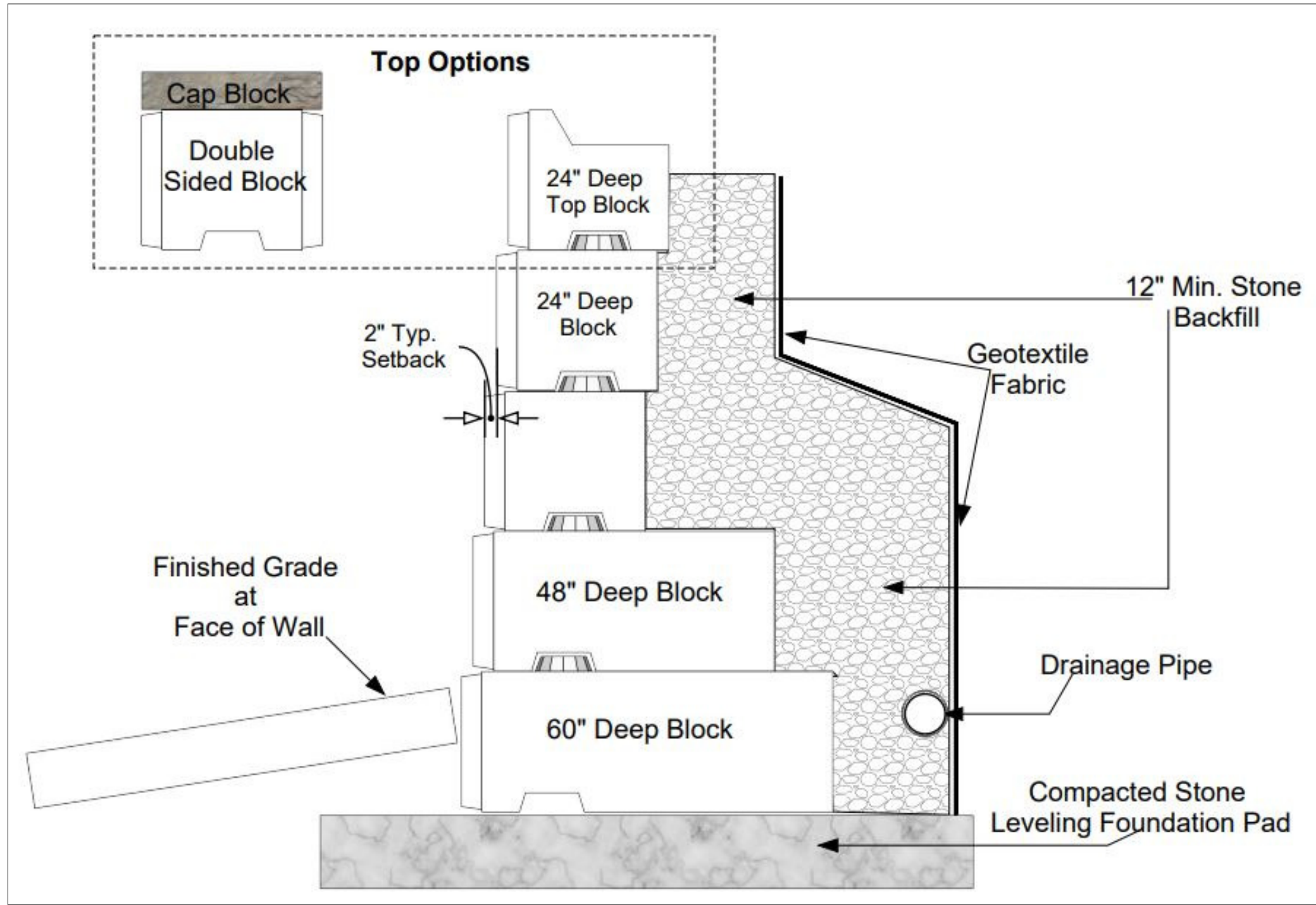
CROSSING PROFILES - SECTIONS
BRISTOL VILLAGE DRIVE
BRISTOL VILLAGE
PREPARED FOR
P & B PROPERTIES LLC
BRISTOL, CONNECTICUT

WAYNE J. ZIROLLI, P.E. & L.S.
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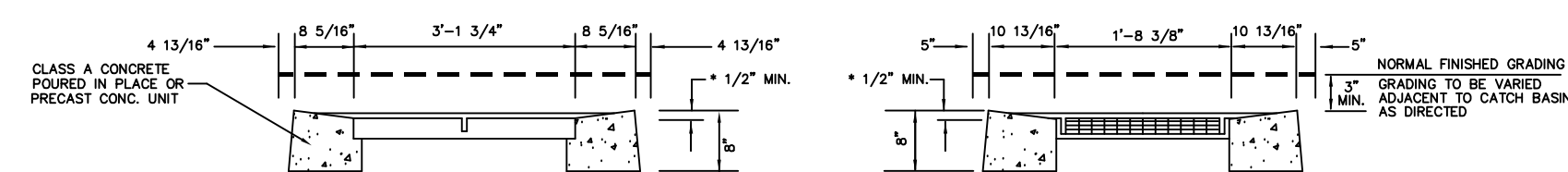
CLARK LAND SURVEYING, LLC
126 TUNXIS ROAD
BRISTOL, CONN. 06010
(860)-967-8590
TODD@CLARKLS.BIZ

DATE: 7-30-2024 SCALE: SHOWN

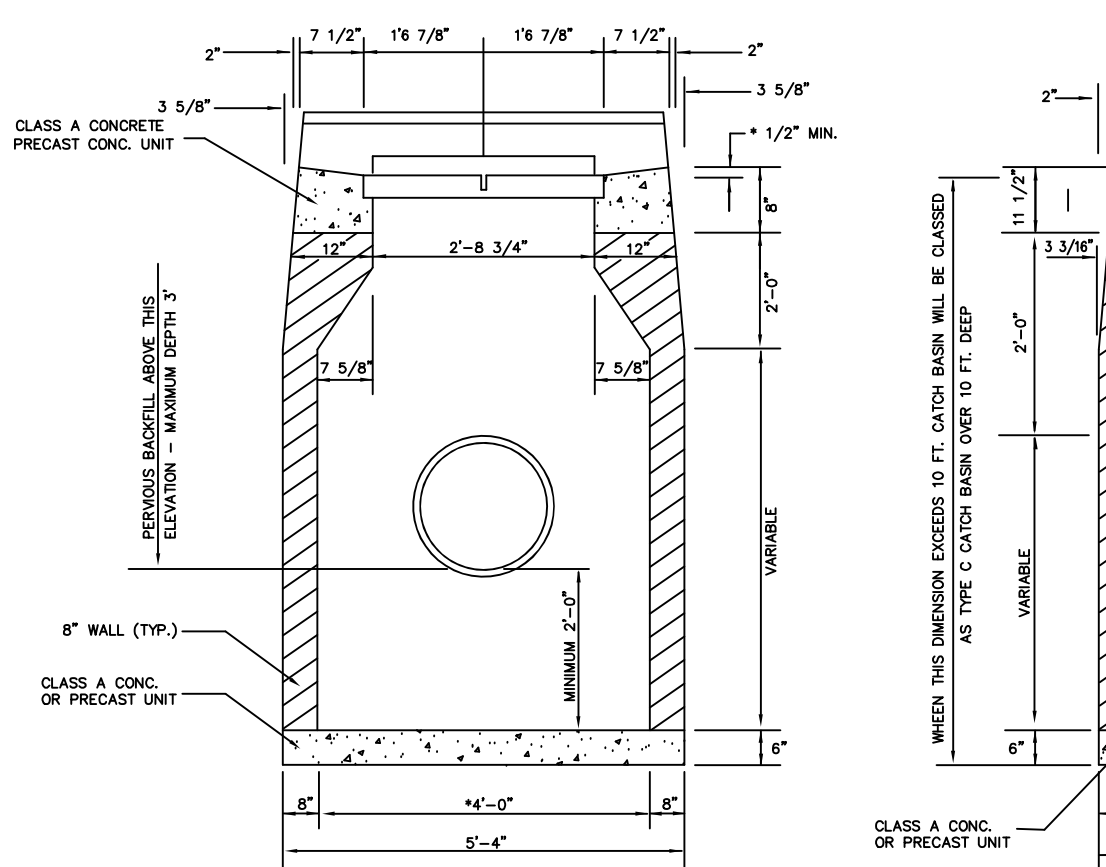
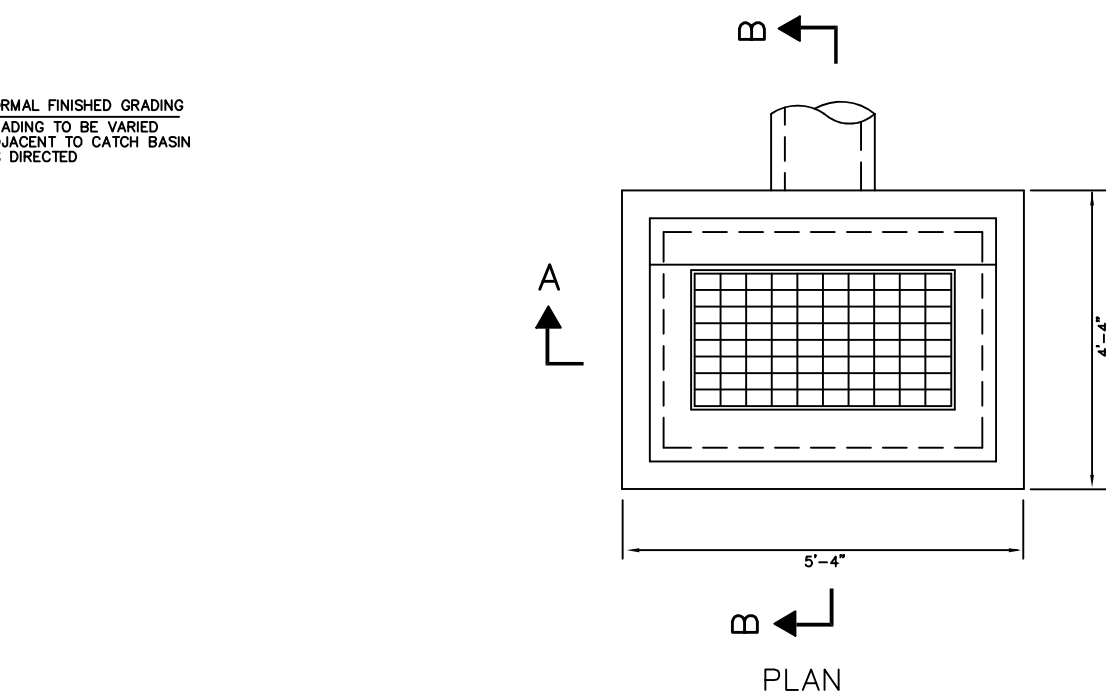
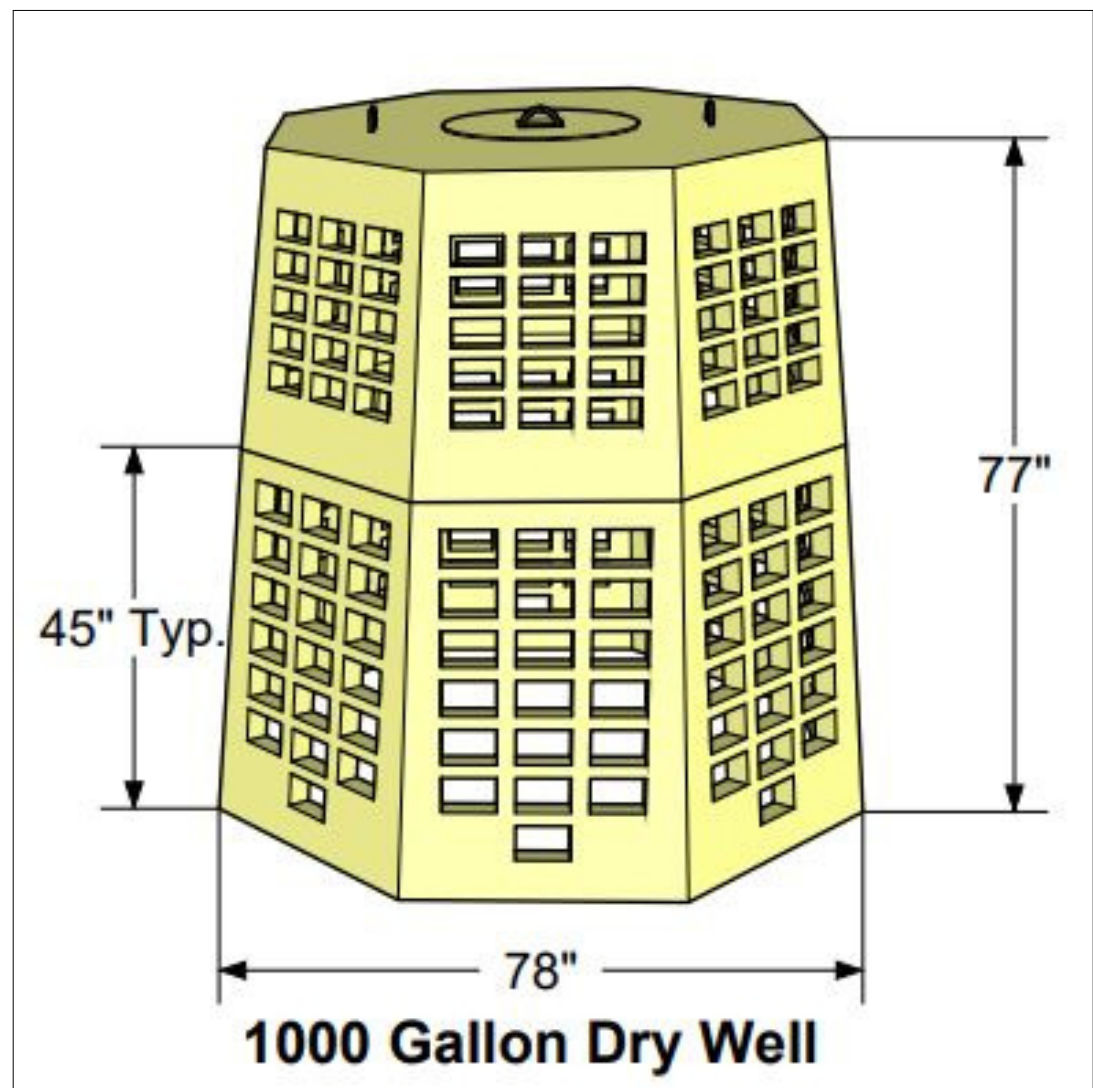
SHEET
X



RETAINING WALL SECTION



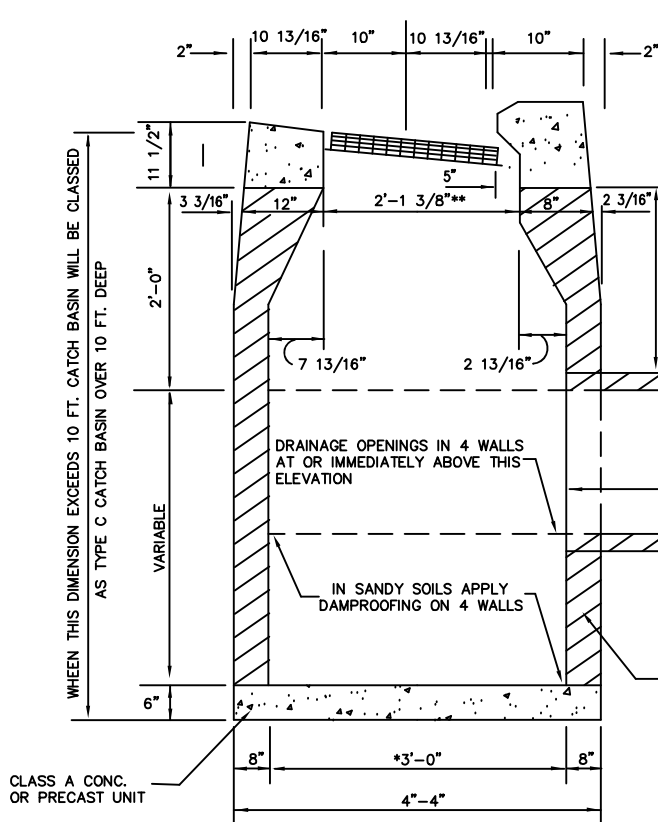
CB C-L TOP FOR DRYWELLS



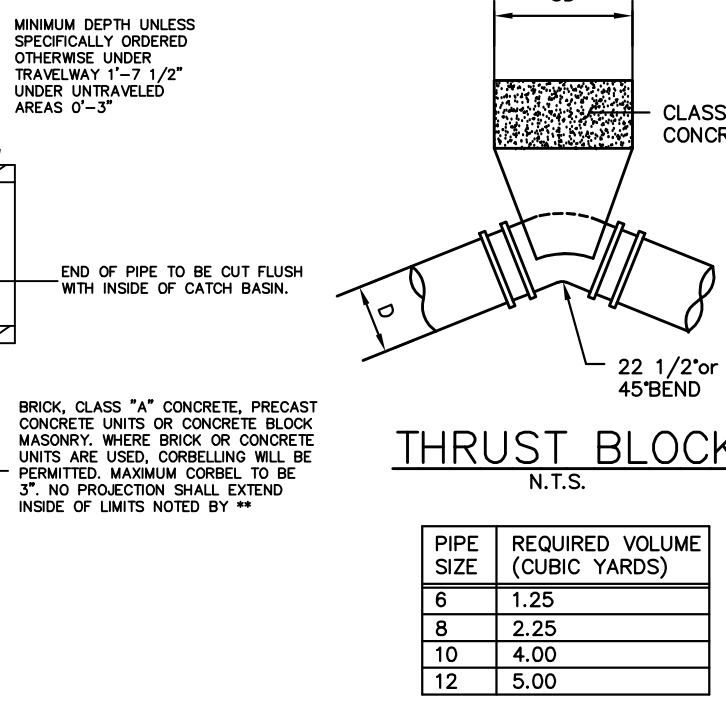
SECTION A-A

* THIS DIMENSION MAY BE INCREASED TO 1 1/2" AT THE DIRECTION OF THE ENGINEER.

TYPE C CATCH BASIN
NOT TO SCALE

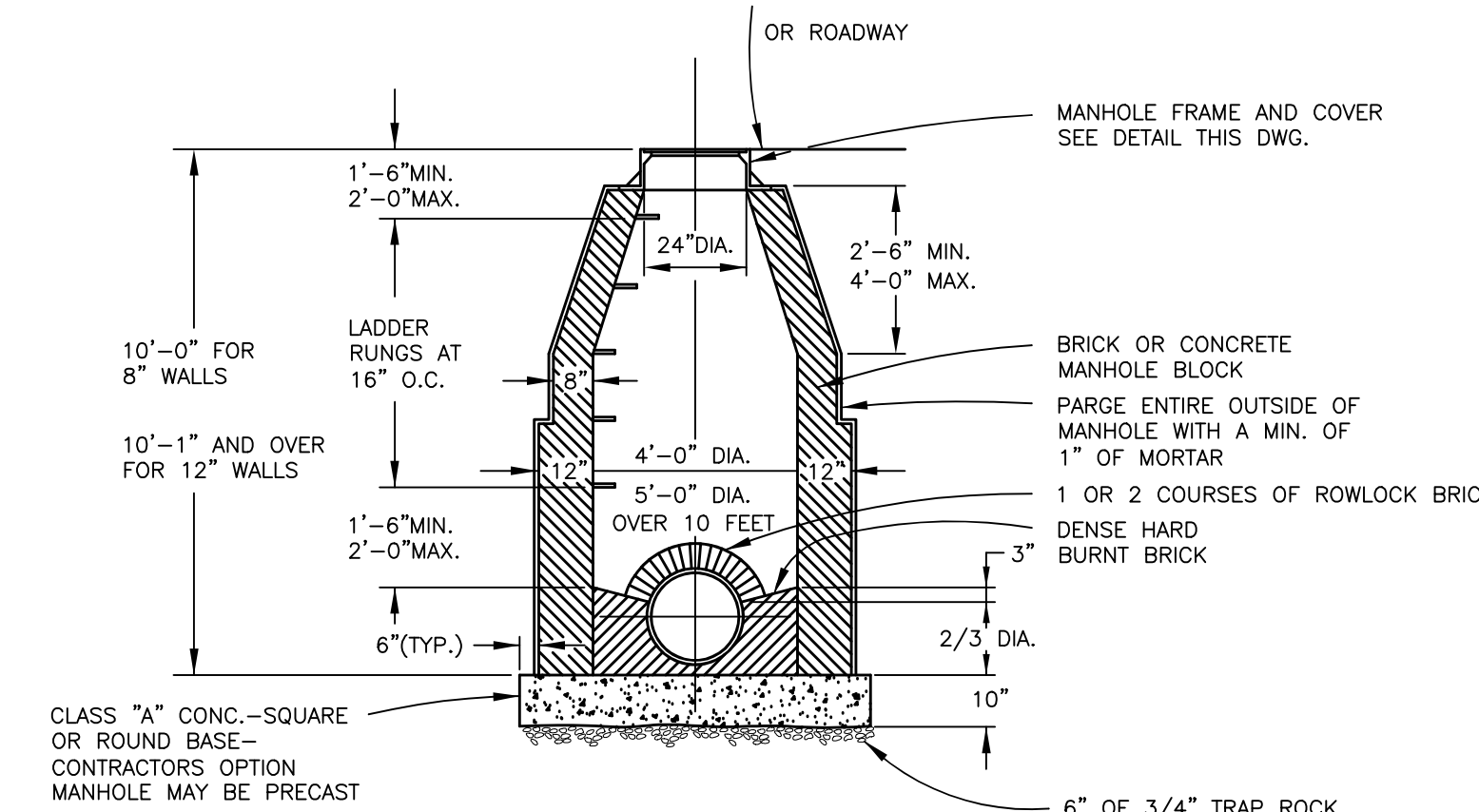


SECTION B-B



- NOTES:
1. THRUST BLOCK DESIGN CRITERIA:
MAX. TEST PRESSURE 250 PSI.
MIN. ALLOWABLE BEARING CAPACITY 2500 PSI
 2. THRUST BLOCKS NOT REQUIRED FOR 11 1/4" BENDS.

WATER SYSTEM NOTE:
DUE TO ANTICIPATED SERVICE PRESSURES AT THE DISTRIBUTION MAIN, ALL HOMES SHALL BE EQUIPPED WITH A PRESSURE REDUCTION VALVE AT THE WATER SERVICE ENTRANCE TO THE HOME. PRESSURE REDUCTION VALVE SHALL BE WATTS LPRC105 OR APPROVED EQUAL. WATER DEPARTMENT SHALL APPROVE PRESSURE REDUCTION VALVE PRIOR TO COMMENCEMENT OF WORK.

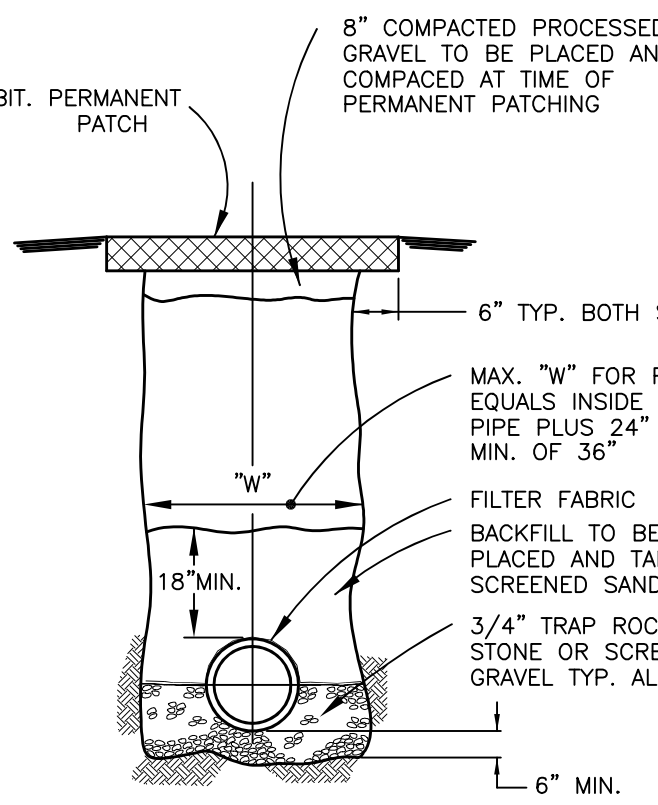


TYPICAL MANHOLE DETAIL

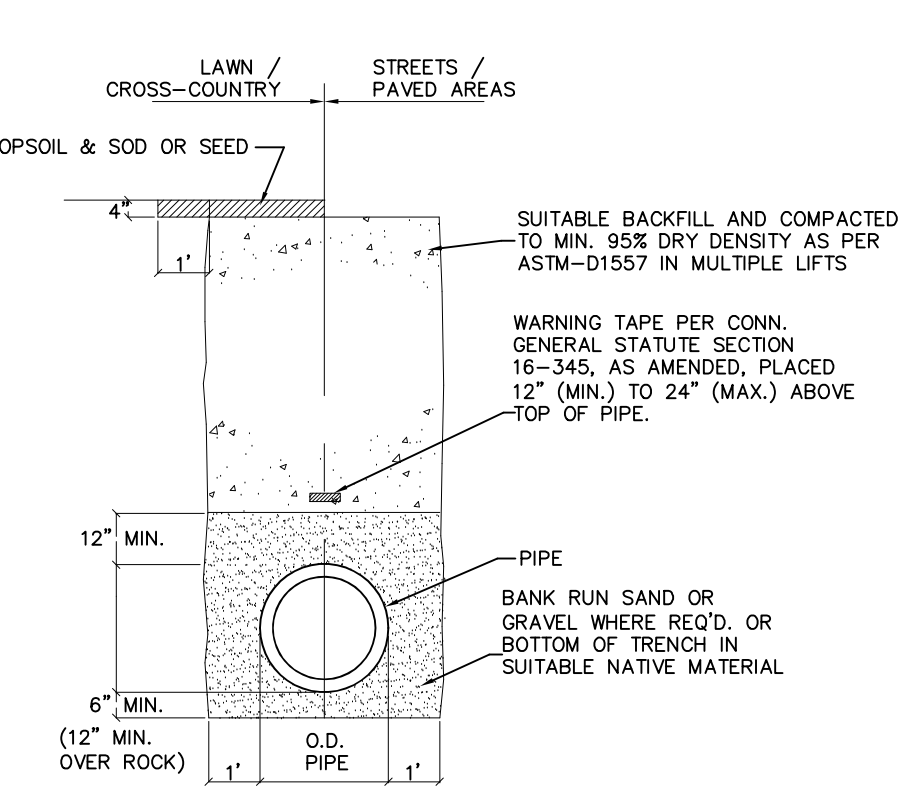
NOTE DIMENSION REQUIREMENTS FOR OVER 10' DEEP.

GENERAL NOTES FOR MANHOLES

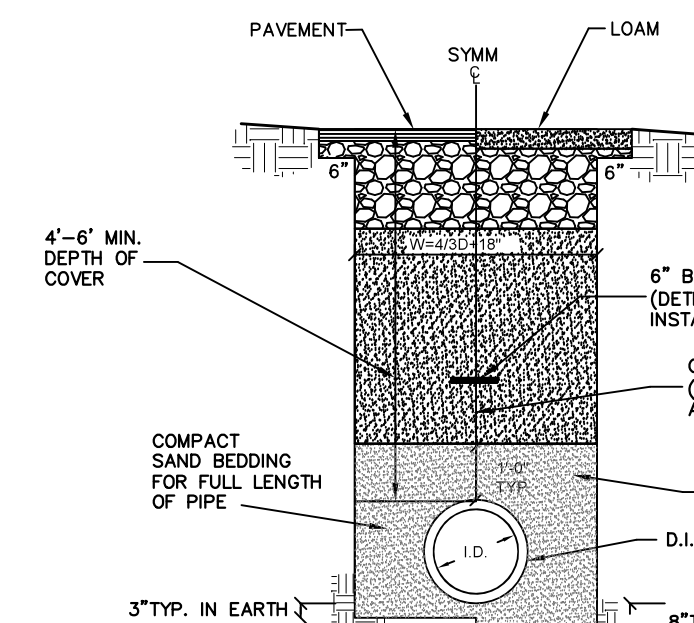
1. MANHOLE SHALL BE WATERTIGHT. IN LIEU OF PARING, TWO COATS OF BITUMINOUS WATERPROOFING MAY BE BRUSHED ON OR SPRAYED ON. INERTOL, TREMCO OR APPROVED EQUAL MAY BE USED TO OBTAIN DESIRED RESULTS. DO NOT BACKFILL UNTIL LAST COAT IS DRY.
2. BACKFILL ALL MANHOLES WITH BANK-RUN GRAVEL.
3. MANHOLE BASES ARE TO BE CLASS "A" CONCRETE.
4. ALL PIPE, CHIMNEY, AND DROP ENCASMENT TO BE CLASS "A" CONCRETE.
5. CLASS "A" SHALL BE 3,000 P.S.I. STRENGTH AT 28 DAYS.
6. TYPICAL JOINT DETAIL TO BE USED WHEN JOINING DIFFERENT ACCEPTABLE PIPE TYPES WITH A COMMON I.D.
7. MANHOLES WHICH ARE LLOCATED IN RIGHTS-OF-WAY OFF CITY STREETS OR DEDICATED CITY STREETS SHALL HAVE BOLT DOWN MANHOLE COVER.



TYPICAL SAN. TRENCH

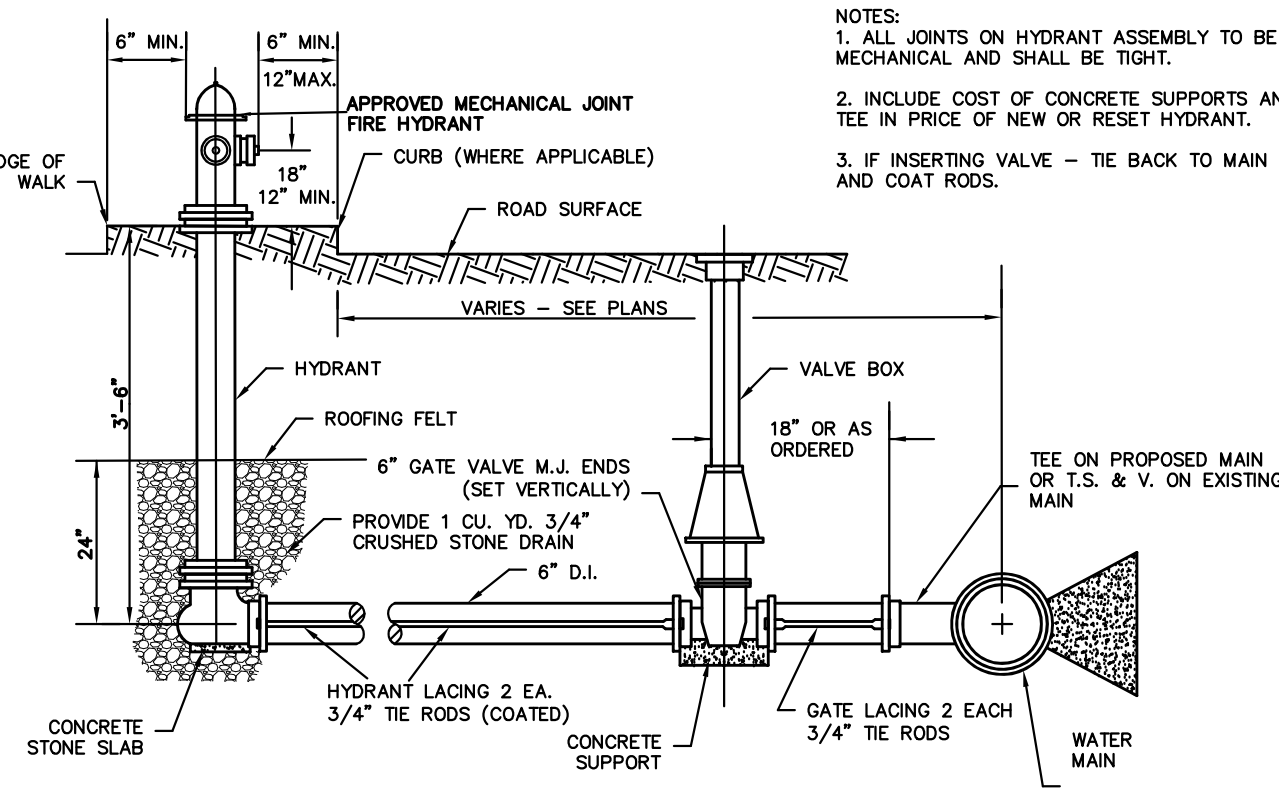


TYPICAL STORM SEWER TRENCH SECTION
NOT TO SCALE



WATER MAIN TRENCH DETAIL
NOT TO SCALE

BRIDGE NOTES AND DETAILS TO BE PROVIDED BY STRUCTURAL ENGINEER PENDING COMPLETION OF DRAWINGS.



HYDRANT ASSEMBLY
N.T.S.

WAYNE J. ZIROLLI, P.E. & L.S.
Engineering & Surveying
404 Beach Street
Litchfield, Connecticut
06759-2314
Phone 203-525-4473

REV. 7-30-2024		SHEET D
CLARK LAND SURVEYING, LLC 126 TUNXIS ROAD BRISTOL, CONN. 06010 (860)-967-8590 TODD@CLARKLS.BIZ		
DATE: 6-17-2024		MAP NO. 2022-64

C. Webb & Associates, LLC
Environmental Consulting Services

**Environmental Evaluation of the Proposed Bristol Village Project
at 260 Perkins Street for P & B Properties, LLC in Bristol, CT (06-
18-2024)**

C. Webb & Associates, LLC conducted an environmental evaluation of the proposed Bristol Village residential development project on the property located at 260 Perkins Street in Bristol, CT.

Documents reviewed for this evaluation include the following:

- The Site Development Plan and Construction Plans for 260 Perkins Street, Prepared for P & B Properties, LLC, Bristol, CT, dated 06-17-2024.
- Wetland Evaluation Report by C. Webb & Associates, LLC, dated 05-17-2023 (see Attachment A in this report).
- NDDB Preliminary Site Assessment dated 05-14-2023 (see Attachment B in this report).

In addition, we conducted multiple site visits to the project area at various times over the past 2 years to review the wetland and natural resources and to evaluate the area where the proposed project would locate a bridge over an existing watercourse to access the approximately 8.7 acres at the rear of the 10.6-acre parcel.

The objective of this evaluation was to determine if the proposed activity would be sensitive to the ecology of the existing wetland resources. Based on the findings of this evaluation, we offer the following observations.

1.0 PROPOSED PROJECT ACTIVITY

The proposed project is to construct 16 residential structures in the rear parcel of the property with access from 260 Perkins Street using a concrete open bottom bridge to cross an existing unnamed watercourse (the proposed crossing location as shown on the site plan). The access road would be located on an existing parcel that extends from Perkins Street to the rear parcel. Due to the increase in elevation between Perkins Road and the rear parcel, fill will be required to

gradually raise the access road up to the proposed watercourse crossing. From the east side of the bridge crossing, the proposed project will require a cut into the slope to construct the road into the residential development (see site plan).

The proposed road surface of the bridge would be 24 feet wide and will span the watercourse, and it's associated Ordinary High Water (OHW) line, on both sides of the watercourse. The bridge opening under the roadway will be 22 feet wide and 14 feet high which will require no construction within wetland/watercourse resource. Construction of the bridge would be scheduled during the dryer time of the year, typically during the months of July, August, or September.

2.0 EXISTING SITE CONDITIONS DESCRIPTION

Site Description

The combined 10.6-acre parcel is vacant and undeveloped. The parcel is situated between Perkins Street and the City of Bristol's Dog Park/Birge Pond & Hoppers Area.

The site is accessed via the 1.9-acre parcel off Perkins Street. The larger rear parcel has no frontage on an established road. The access from Perkins Street is at elevation 600 feet and descends slightly to a low elevation of approximately 575 feet, where a watercourse bisects the site. The property rises to an elevation of 644 feet on the eastern edge of the parcel and on a large area of the 8.7-acre rear parcel.

The site is forested, except for a small clearing at the entrance off Perkins Street which is maintained as mowed lawn. The forest cover on the site is dominated by Oak, Maple, Beech and Pines in the tree layer. Witch-Hazel, Mountain Laurel, Lowbush Blueberry and Maple-leaved Viburnum characterize the rather sparse shrub layer. At the northern edge of the forest, which occurs along the border of the site, the forest grades into a shrubland vegetated with Black Locust and Black Birch saplings, along with invasive plants, Winged Euonymus and Norway Maple.

The previous landowner's family, since the 1970's, harvested trees on a regular basis for their own use, and maintained an open forest floor so that trees would not be crowded out by samplings and shrubs.

Wetland Resource Area Description

A wetland evaluation conducted 2023 by C. Webb & Associates, LLC, led by Mr. Ian Cole, a Professional Soil Scientist, to validate the current boundaries of the wetlands and watercourses on this property as described in the City of Bristol's wetland boundary change permit issued on November 15, 1999, by the Inland Wetlands Commission. As noted on the official town map, the only wetland resource identified on the project site is an unnamed watercourse that bisects the property into east and west parcels. This wetland resource is described as "5 feet wide to either side of the centerline of the brook as wetlands" and its location within the site is shown on the attached site plan.

Behind (east of) the existing residences along Perkins Street is a stream channel associated with an unnamed watercourse that originates at Chippanee Golf Course. The watercourse flows north to south. The western banks of the watercourse, behind the homes on Perkins Street, have been embedded with various construction debris like concrete, bricks, asphalt, wooden poles, etc. The stream channel is approximately ten (10) feet in width and is very rocky with large boulders and cobbles. A more detailed description with photos and graphics of the wetland resource is presented in the attached Wetland Evaluation Report.

Natural Diversity Data Base (NDDDB) Review

The current NDDDB map for the City of Bristol shows part of a state and federal listed species bubble that overlaid on a portion of the rear lot. A CTDEEP NDDDB Preliminary Site Assessment request was submitted into the database for this location. CTDEEP responded that "current data maintained by the NDDDB and housed in the DEEP ezFile portal, indicates that no populations of State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306), and no Critical Habitats have been documented within or in close proximity to the area delineated". A copy of the CTDEEP response is in Attachment B of this report.

3.0 PROPOSED PROJECT ACTIVITIES IN WETLANDS & REGULATED UPLAND REVIEW AREAS

Wetland & Watercourse Impacts

The proposed project will have no temporary or permanent wetland impacts associated with the construction of this project.

Upland Review Area (URA) Impacts

Upland Review Area (URA) impacts are associated with site grading to either side of the proposed bridge and within the residential development.

There will be approximately 29,600 square feet of disturbance within the URA associated with grading and construction of the proposed access road. The City's wetland map shows a wetland area at the southern property boundary line with City owned property adjacent to the proposed residential area. However, based on the 1999 wetland map amendment, which eliminated that wetland on top of the hill on the project property, but not on the City, the proposed project site plan identifies the disturbance area including that area as an upland review area.

Stormwater Management

The project design approach to treatment of stormwater runoff before it leaves the site and flows into the unnamed watercourse includes a network of catch basins and culverts that will direct stormwater into a large infiltration basin. The stormwater management system was designed to infiltrate the stormwater as well as the recharge groundwater. This approach to treatment of stormwater runoff, before it leaves the site and flows into the unnamed watercourse, has the added benefit of improving water quality and reducing water temperature before it discharges to the unnamed watercourse. See the engineer's Stormwater Management Report for additional details.

Mitigation Measures

We propose the following mitigation measures for this project:

- Phase the construction of the project so that the entire area of the site is not cleared all at once, which will limit the area of disturbed soils exposed to stormwater erosion at any one time. The thorough Phasing Plan will eliminate potential temporary/short-term impacts related to the proposed construction activities. Project staging maps are presented in the plan set.
- A thorough and pro-active erosion and sedimentation (E&S) control plan consistent with state standards has been designed for this project. The plan includes phasing site work, construction stormwater control measures, temporary and permanent stabilization methods, erosion control barriers, and limiting work within the upland review areas. Details

of the E&S controls and the on-site E&S control stockpile areas are presented in site plan set.

- A regularly scheduled environmental and construction inspection program is provided to regularly monitor the work and submit regular reports to the developer and the town. An example of the reporting program is presented in the engineer's Stormwater Management Plan.
- The construction and E&S control phasing details are shown in the site set.

4.0 SUMMARY

The issues normally associated with a project of this type include potential increases in storm water runoff, direct impacts to wetland resources, potential reductions in surface and groundwater quality and volume, and secondary impacts to wetland resources. These potential concerns have all been addressed in the very detailed design and development of this project plan.

The proposed project design is the culmination of the project team's refinement of the alternatives to the proposed plan that were considered to protect the unnamed watercourse. The design process also developed and evaluated reasonable alternatives for treating storm water runoff before it is discharged to the off-site wetland resources.

While some of these alternatives evaluated are feasible for developing this site, the current design of the proposed development represents the most prudent alternative because: the project has been designed to balance the need to develop only a portion of the site; this plan avoids temporary and permanent direct impacts to the wetland resources; it maintains much of the upland review areas as a buffer between the development and the wetlands; it maintains surface water inputs to the wetlands and eventually the unnamed watercourse; and, this plan addresses any potential impacts to surface water quality with the inclusion of stormwater treatment facilities to handle runoff from all developed and impervious areas.

ATTACHMENT A

Soil Scientist's Wetland Evaluation Report

ATTACHMENT "A"

C. Webb & Associates, LLC
Environmental Consulting Services

May 17, 2023

Mr. Todd Clark P.L.S.
Clark Land Surveying, LLC
126 Tunxis Road
Bristol, Connecticut 06010

RE: Wetland Evaluation Report prepared for: 2 Parcels of Land at 260 Perkins Street,
MBL:60-12-5 (1.9 acres) & 60-11 Rear (8.7 acres), Bristol, Connecticut.

Dear Mr. Clark:

C. Webb and Associates, LLC completed a field evaluation of the jurisdictional freshwater inland wetlands and watercourses on the above referenced properties totaling 10.6-acres to verify that the wetland resources identified on the City of Bristol's wetlands map. The field survey verified that the existing site conditions match the City's map which was amended on November 18, 1999.

WETLAND SURVEY METHODOLOGY

The on-site regulated wetlands were evaluated in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses as found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey. Such areas may also include disturbed areas that have been filled, graded, or excavated and which possess an aquic (saturated) soil moisture regime.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the City of Bristol or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

WETLAND SURVEY RESULTS

A wetland field survey was completed on May 8, 2023, to verify that the on-site wetland and watercourse resources match the City's wetland map. The combined 10.6-acre parcel is vacant and undeveloped. The parcel is situated between Perkins Street and the City of Bristol Perkins Street dog park / Birge Pond & Hoppers Area Trail. Behind (east) the

existing residences along Perkins Street is a stream channel associated with an unnamed watercourse that originates at Chippanee Golf Course. The watercourse flows north to south following along the base of an escarpment that rises to a level outwash plateau that defines the interior of the rear lot. The western banks of the stream behind the homes on Perkins Street has been embedded with various construction debris like concrete, bricks, asphalt, wooden poles, etc. The stream channel is approximately 10' in width and is very rocky with large boulders and cobbles. There is limited floodplain or wetland development outside of the stream channel. Representative site photos are provided below.

SOIL SURVEY

The soils identified along the wetland boundary are a refinement of the Natural Resources Conservation Service (NRCS) Websoil survey. Soils on the site have formed from outwash, glaciofluvial and eolian parent material.

Wetland Soils

The regulated wetland soils are mapped and classified as belonging to the Raypol soil series. These very poorly drained hydric soils have accumulated organic layers and are found on tributaries. Additionally, within the channel of the watercourse are alluvial wetlands soils associated frequently flooded deposits consisting of coarse-silty alluvium and coarse sands and gravel.

Upland Soils

The bulk of the uplands are mapped as excessively well drained – Hinckley loamy sands. These stratified, water sorted sands and gravels are well suited for development and are generally unrestricted. These deep sands and gravels have rapid permeability and high infiltration rates. Surrounding the property are notable bands of mapped Udorthent soils. These mapping units occur in areas where material was previously mined, evidence of how useful the sandy soil material at the site is for building purposes.

Please feel free to contact Clint Webb at 860-680-5598 if you have any questions or comments.

Regards,



Ian T. Cole
Registered Professional Soil Scientist
Professional Wetland Scientist #2006



Clinton L. Webb, Jr.
Senior Wetland Ecologist

WETLAND SURVEY PHOTOS

MAY 8, 2023

260 PERKINS STREET

BRISTOL

CONNECTICUT



Photo 1: Stream that bisects the entrance of the property coming off Perkins Street heading east to the rear lot.



Photo 2: Standing on the west bank of watercourse at the access point off Perkins Street looking east uphill.



Photo 3: Access from Perkins Street



Photo 4: Entrance to site at Perkins Street



Photo 5: Example of the flat level landscape that defines the bulk of the property.

WETLAND SKETCH - 260 PERKINS STREET



Disclaimer: This map is for planning purposes only. Verification of its accuracy, currency and completeness is the responsibility of the reader's own independent research. All inland wetland and watercourse boundaries are subject to refinement once traditionally field located by a Licensed Land Surveyor and formally adopted by the Town. C. Webb and Associates shall not be held liable for any loss, damages or claims made in relation to anyone referring to this map.

City of Bristol

Geographic Information System (GIS)



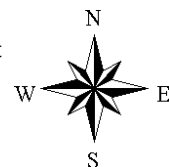
Date Printed: 5/4/2023



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of Bristol and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 150 feet

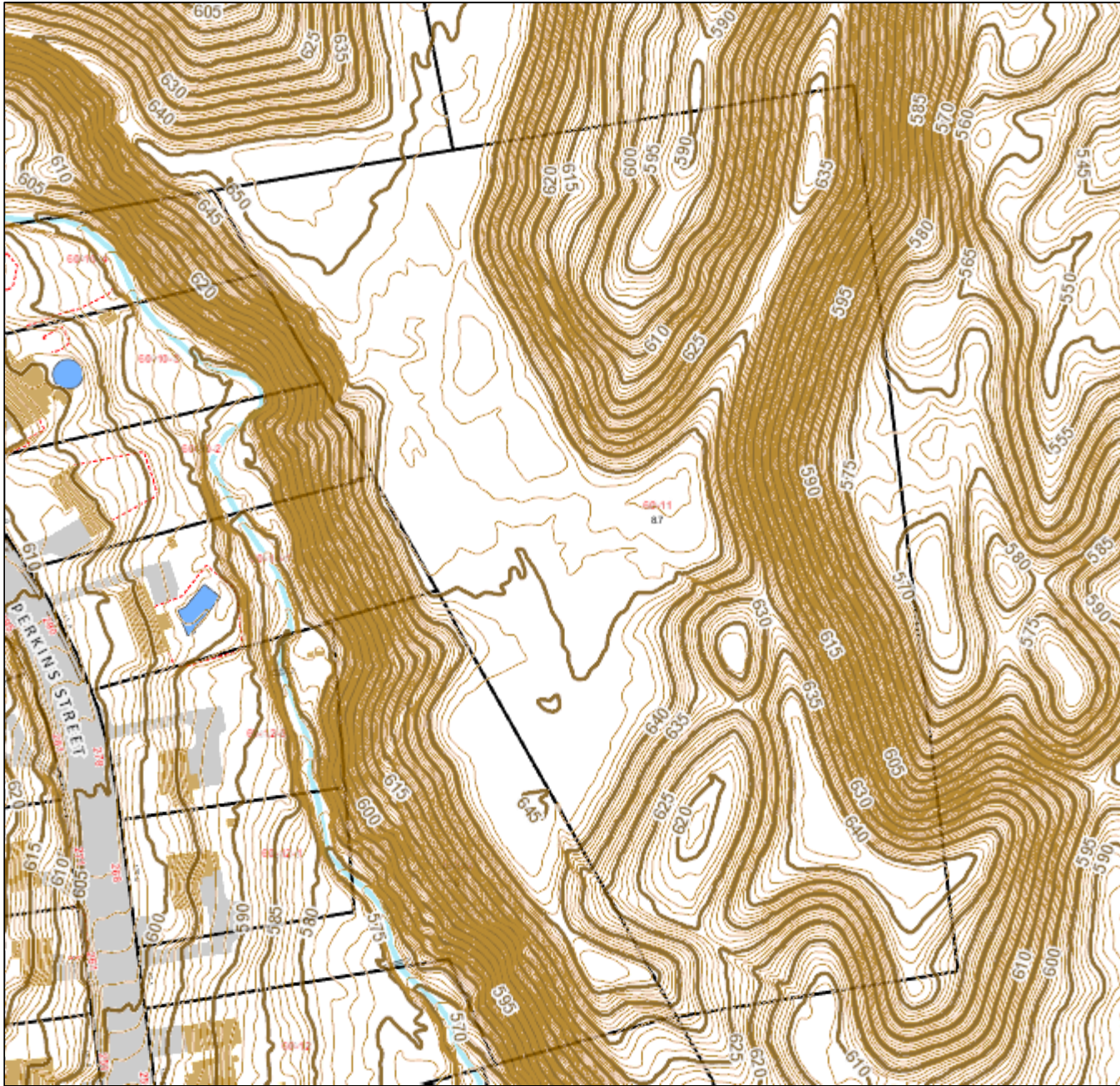


City of Bristol

Geographic Information System (GIS)



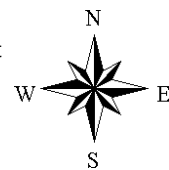
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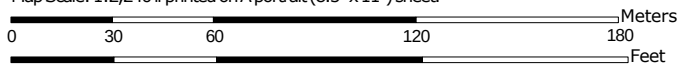


Soil Map—State of Connecticut
(BOBOSKE)



N
Natural Resources
Conservation Service

Map Scale: 1:2,240 if printed on A portrait (8.5" x 11") sheet.



Web Soil Survey
National Cooperative Soil Survey

5/17/2023
Page 1 of 3

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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut

Survey Area Data: Version 22, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Raypol silt loam	0.8	5.4%
23A	Sudbury sandy loam, 0 to 5 percent slopes	0.6	4.2%
38A	Hinckley loamy sand, 0 to 3 percent slopes	2.4	16.7%
38C	Hinckley loamy sand, 3 to 15 percent slopes	1.0	6.8%
38E	Hinckley loamy sand, 15 to 45 percent slopes	9.5	67.0%
Totals for Area of Interest		14.1	100.0%

ATTACHMENT B

NDDB Preliminary Site Assessment

Generated by eNDDb on:
5/22/2023

Clint Webb
Towns: Bristol
Preliminary Site Assessment: 320106937

Subject: Bobroske - Perkins St. Bristol

Current data maintained by the Natural Diversity Database (NDDb) and housed in the DEEP ezFile portal, indicates that no populations of State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306), and no Critical Habitats have been documented within or in close proximity to the area delineated.

Please be advised that this is a preliminary assessment and not a Natural Diversity Database determination. The purpose of this information is to provide a general planning tool which identifies those species that have been reported and may occur on or near the mapped area. A more detailed application and review will be necessary to move forward with any environmental authorization, permit, license, or registration applications submitted to DEEP. If such review is required, please return to the DEEP's ezFile Portal and select [Natural Diversity Database Review](#) to begin the review process.

This Preliminary Site Assessment does not preclude the possibility that species not previously reported to the Natural Diversity Database may be encountered on the site. You are encouraged to report incidental observations to the Natural Diversity Database using the [appropriate survey form](#) and follow the instructions for submittal. We recommend field surveys be conducted in order to evaluate potential habitat and species presence. Field surveys should be performed by a qualified biologist with the appropriate scientific collecting permits at a time when these target species are identifiable. A report summarizing the results of such surveys should include:

1. Survey date(s) and duration
2. Site descriptions and photographs
3. List of component vascular plant and animal species within the survey area (including scientific binomials)
4. Data regarding population numbers and/or area occupied by State-listed species
5. Detailed maps of the area surveyed including the survey route and locations of State listed species
6. Statement/résumé indicating the biologist's qualifications

The site surveys report should be sent to the CT DEEP-NDDb Program (deep.nddbrequest@ct.gov) for further review by program biologists.

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units

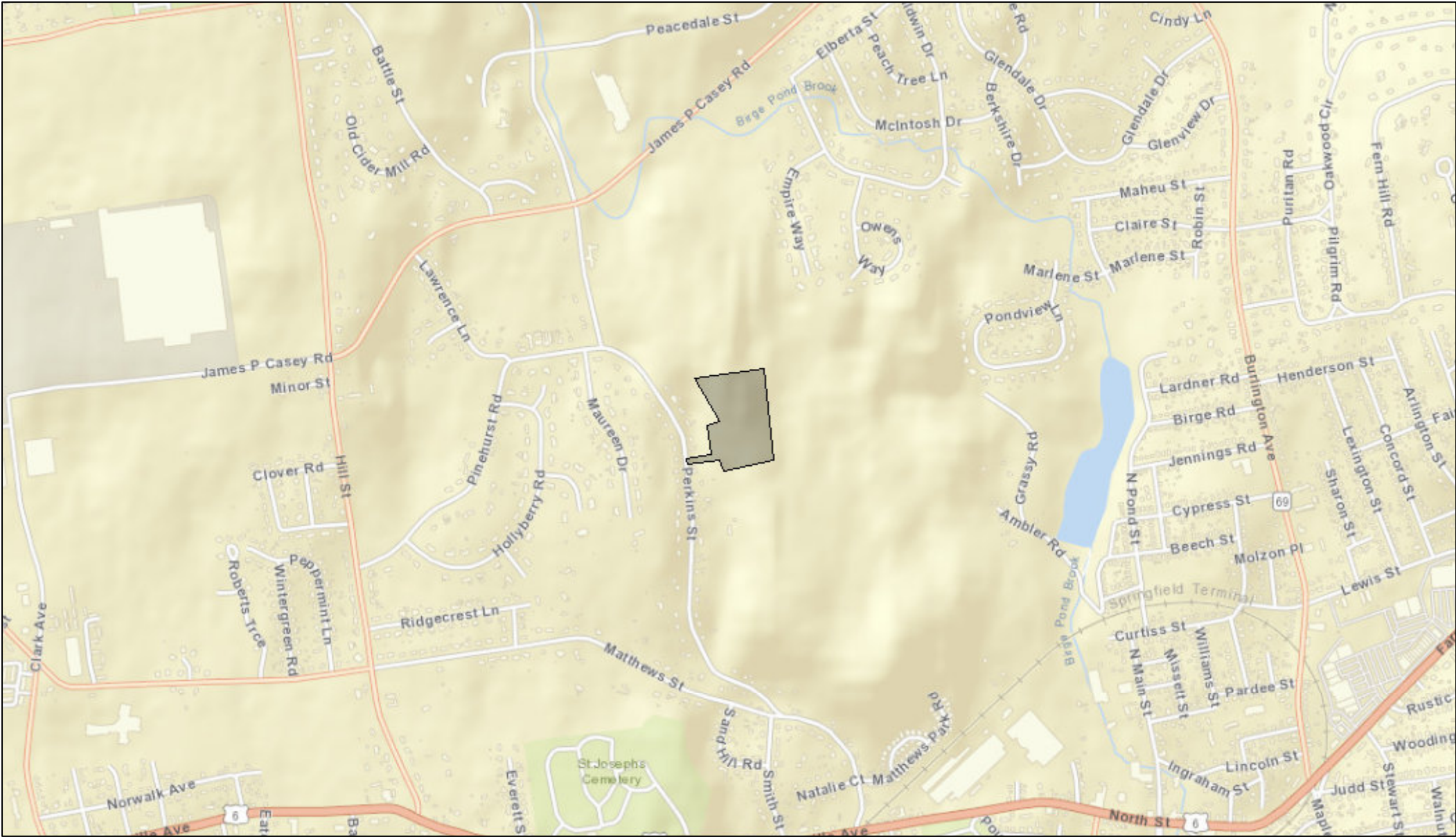
of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available.

This letter is computer generated from our existing records and carries no signature. If however, any clarification/error is noted, or, if you have further questions, please contact the following:

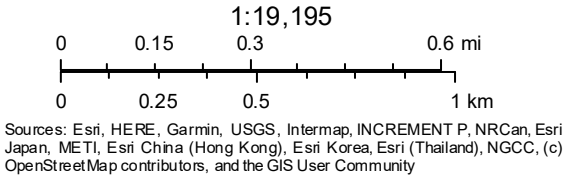
CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3011
deep.nddbrequest@ct.gov

Please include a snapshot of the map, your last name, and the subject area town when you e-mail or write. Thank you for consulting the Natural Diversity Data Base.

Boboske Perkins St. Bristol Map



May 14, 2023



**Stormwater Management Report
For Land Use Commissions Submittals
Bristol Village for P & B Properties, LLC,
#260 Perkins Street, Bristol, Connecticut**

June 17, 2024
Rev. 07/30/2024

EXISTING CONDITIONS: Reference is made to the following Plan Set: "Bristol Village, Open Space Development #260 Perkin Street Prepared for P & B Properties LLC, Bristol, Connecticut" Scales as Shown, Date: 6-17-2024, Revised 7-30-2024, By Clark Land Surveying, LLC, Bristol, Connecticut. The property is located on the east side of Perkins Street approximately one-half mile south of the intersection of Pinehurst Road and Perkins Street. The property is wooded. The property drains to the east and west.

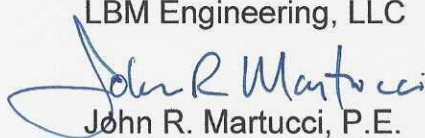
STORMWATER MANAGEMENT: The Rational Method was used to calculate the peak rate of stormwater runoff. The roadway drainage system was designed in accordance with the State of Connecticut Department of Transportation Drainage Manual.

The subsoil throughout the property consists of sands and gravels classified as: Hydrologic Soil Group: A, excessively drained, with no evidence of seasonally high ground water. The soil conditions are excellent for infiltrating storm water. Therefore, each of the proposed homes will have an infiltration area, sized to hold and infiltrate the roof runoff.

The drainage system of catch basins and culverts directs stormwater runoff from roads and bordering vegetated surfaces to drywells and infiltration basins that will reduce runoff from the property to nearly zero. This proposal will not increase the peak rate of runoff from the property, nor will it increase the potential for downstream flooding.

CONCLUSION: The proposed development meets the requirements of the Connecticut D.E.E.P. 2024 Connecticut Stormwater Quality Manual and will not have adverse effects on down-gradient properties. This proposal will not increase the peak rate of runoff from the property and is in keeping with the policies and goals of the Bristol Planning and Zoning Commission.

Submitted by:
LBM Engineering, LLC


John R. Martucci, P.E.



PREPARED BY J Martucci	DATE PREPARED 6/2024	LBM Engineering, LLC 11 HALLY LANE COLCHESTER, CONNECTICUT 06415 TEL: (860)-416-9809 EMAIL: JOHN@LBMENGINEERING.COM	JOB NUMBER	PAGE NUMBER 1
CHECKED BY	DATE CHECKED REVISED 7/2024		CLIENT NAME	TOTAL PAGES 6

STORM WATER CALCS.

RATIONAL METHOD: $Q = C \times I \times A$

Q = FLOW RATE IN CUBIC FEET / SECOND (CFS)

A = AREA IN ACRES

C = IMPERVIOUS COEFFICIENT

I = RAINFALL INTENSITY INCHES / HOUR

CB1 HYDROLOGIC SOIL GROUP A, STEEP SLOPES

4 SLOPES = 3.2 AC

USE $C = 0.20$ FOR OVERLAND FLOW

USE $C = 0.95$ FOR PAVEMENT

$T_c = 10$ MINUTES - SMALL AREAS WITH MIXED
OVERLAND & PAVEMENT

ROOF RUNOFF FROM HOUSES WILL BE INFILTRATED.
(0.04 AC EACH ROOF)

DRAINAGE AREAS:

CB1 STA 2+73 RT

$$\text{PAVT } 365' \times 12' = 0.10 \text{ AC} \times 0.95 = 0.096$$

$$\text{O'LAND } 365 \times 11 = 0.09 \text{ AC} \times 0.20 = 0.018$$

$$\hline 0.19 \qquad \qquad \qquad 0.114$$

$$\text{WEIGHTED } C = 0.114 / 0.19 = 0.600$$

CB2 STA 2+73 LT

SAME AS CB1

0.114

0.579

PREPARED BY JRM	DATE PREPARED 7/2024	LBM Engineering, LLC 11 HALLY LANE COLCHESTER, CONNECTICUT 06415 TEL: (860)-416-9809 EMAIL: JOHN@LBMENGINEERING.COM	JOB NUMBER	PAGE NUMBER 2
CHECKED BY	DATE CHECKED		CLIENT NAME	TOTAL PAGES 6

CB 3 STA 3+67 RT

			A x C
PAV'T	333' x 12' = 0.092 AC	x 0.95	= 0.087
DRIVEWAY	4 x 0.015 AC = 0.060 AC	x 0.95	= 0.057
O'LAND	0.57 AC (MEASURED w/CAD)	x 0.20	= 0.114
	<u>0.722 AC</u>		<u>0.258</u>
	WEIGHTED		0.258 / 0.722 = 0.357

CB 4 STA 3+67 LT

PAV'T	333 x 12' = 0.092 AC	x 0.95	= 0.087
DRIVEWAY	3 x 0.015 AC = 0.045 AC	x 0.95	= 0.043
O'LAND (CAD)	0.183 AC	x 0.20	= 0.037
	<u>0.32 AC</u>		<u>0.167</u>
	WEIGHTED		0.167 / 0.32 = 0.522

CB 6 STA 9+81 $\frac{1}{2}$

PAV'T	0.35 AC (CAD)	x 0.95	= 0.333
O'LAND	0.14 AC (")	x 0.20	= 0.028
	<u>0.49 AC</u>		<u>0.361</u>
	WEIGHTED		0.361 / 0.49 = 0.737

PREPARED BY JRM	DATE PREPARED 7/2024	LBM Engineering, LLC 11 HALLY LANE COLCHESTER, CONNECTICUT 06415 TEL: (860)-416-9809 EMAIL: JOHN@LBMENGINEERING.COM	JOB NUMBER	PAGE NUMBER 3
CHECKED BY	DATE CHECKED		CLIENT NAME	TOTAL PAGES 6

CB1 STA 2+73, RT TF 595.03 FL 591.00 20'-15" HDPE S=0.01'/FT		DW7 STA 10+15 TF 593.50 FL 591.00	
CB2 STA 2+73, LT TF 595.03 FL 590.8 TO DW5		DW8 STA 540 RT TF 599.50 DW9 STA 6+75 RT TF 599.50	
CB3 STA 3+67 RT TF 596.59 FL 592.70 20'-15" HDPE S=0.01'/		DW10 STA 10+85 LT TF 597.50	
CB4 STA 3+67 LT TF 596.59 FL 590.55 (NW) FL 592.50 (S) 40'-15" HDPE S=0.01'/			
DW5 STA 3+40 LT TF 594.00 FL 590.15 FROM CB2 65'-15" HDPE S=0.01'/FT			
CB6 STA 9+81 TF 598.00 FL 594.00 TO DW7 30'-15" HDPE S=0.10'/			

PREPARED BY JRM	DATE PREPARED 1/2024	LBM Engineering, LLC 11 HALLY LANE COLCHESTER, CONNECTICUT 06415 TEL: (860)-416-9809 EMAIL: JOHN@LBMENGINEERING.COM	JOB NUMBER	PAGE NUMBER 4
CHECKED BY	DATE CHECKED		CLIENT NAME	TOTAL PAGES 6

DW5 (DRY WELL) STA 3+40 LT

AxC

O'LAND 1.03 AC x 0.20 =

0.206

DW 7 STA 10+15 RT

O'LAND 0.58 AC x 0.20 =

0.116

DW8 STA 5+40 FAR RT.

O'LAND 0.41 AC x 0.20 =

0.082

DW9 STA 6+15 FAR RT.

O'LAND 0.31 AC x 0.20 =

0.062

DW 10 STA 10+85 LT

O'LAND 1.755 x 0.20

0.351

PROJECT: 260 PERKINS STREET
 PROJECT NO.:
 CITY: BRISTOL
 ROUTE:
 LOCATION: N/A

DESIGNED BY: JRM DATE: 06/10/24
 CHECKED BY: REV: 07/29/24
 DATE:

GUTTER FLOW ANALYSIS - 25 YR STORM																
Inlet ID	Inlet Station and Offset	Area in Acres (A)	Runoff Coeff. (C)	Time to Inlet (min.)	Rainfall Intensity (in/hr)	AC	Total AC	Q to Inlet (cfs)	Grade of Gutter ft/ft (SL)	Cross Slope Of Shoulder ft/ft (Sx)	Depth of Flow of Gutter (ft)	Gutter Flow Width (ft)	Q Bypassing Inlet (cfs)	AC Bypassing Inlet	AC Entering Catch Basin	Inlet Type
KETTLE VILLAGE DRIVE RIGHT GUTTER																
CB 3	3+67,RT	0.722	0.357	10	6.05	0.258	0.258	1.559	0.040	0.045	0.179	3.971	0.214	0.035	0.222	"C"
CB 1	2+73,RT	0.190	0.6	10	6.05	0.114	0.149	0.904	LOW PT	0.045	#VALUE!	#VALUE!	#VALUE!	#VALUE!	0.149	"C"
KETTLE VILLAGE DRIVE LEFT GUTTER																
CB 4	3+67,LT	0.320	0.522	10	6.05	0.167	0.167	1.011	0.040	0.045	0.152	3.375	0.068	0.011	0.156	"C"
CB 2	2+73,LT	0.190	0.579	10	6.05	0.114	0.125	0.758	LOW PT	0.045	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	"C"
CB 6	9+81	0.490	0.737	10	6.05	0.361	0.361	2.185	LOW PT	0.045	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	"C"
LOW POINT ANALYSIS																
INLET	Q TO INLET	PERIM.	C WEIR	d WEIR	WIDTH		WEIR COEF	C _{FS}								
CB 1	0.904	5.020	3.0	0.243	5.40		3.0	2								
CB 2	0.758	5.020	3.0	0.216	4.80											
CB 6	2.185	5.020	3.0	0.340	7.56											

Notes:

- 1.) Manning's n = 0.016 (asphalt).
- 2.) Tc = 5 minutes minimum for areas with all pavement.
- 3.) Tc = 10 minutes minimum for small areas with pavement and grass.
- 4.) All low points operate as a wier. Depth (d) over grate is less than 0.4 feet.

GRATES	PERIM	AREA
C	5.02	3.13
C DOUB	7.33	6.26
CL	7.33	3.13
CL DOUB	11.96	6.26

STORM SEWER SYSTEM DESIGN DRAINAGE SYSTEM

Client:
Project: 260 PERKINS STREET BRISTOL
Proj. No.:
Return Period for Design: 25-YR

Prepared By: JRM
Checked By:

Sheet No. 1 of 1
Date: 06/07/24 Revised: 07/29/24
Date:

Line Segment From To		Time to Inlet (min.)	Time in Pipe (min.)	Accumul. Time (min.)	A x C Entering System	Sum of A x C in System	Rainfall Intensity, R (in./hr.)	Q in System (c.f.s.)	Pipe Data						
									Size (in.)	Length (ft.)	Slope (ft./ft.)	Avg. Vel. (f.p.s.)	Full Cap. (c.f.s.)	Headwater (ft.)	Manning "n"
CB 1 2+73.RT	CB 2 2+73.LT	10	0.11	10.0	0.149	0.149	6.1	0.91	15	20	0.010	3.0	6.99	0.40	0.012
CB 2 2+73.LT	DW5 3+40.LT	10	0.27	10.1	0.125	0.274	6.1	1.67	15	65	0.010	4.0	6.99	0.60	0.012
CB3 3+67.RT	CB4 3+67.LT	10	0.11	10.0	0.222	0.222	6.1	1.35	15	20	0.010	3.0	6.99	0.50	0.012
CB4 3+67.LT	DW5 3+40.LT	10	0.12	10.1	0.156	0.378	6.1	2.31	15	40	0.010	5.5	6.99	1.00	0.012
CB6 9+81	DW7 10+15	10	0.05	10.2	0.361	0.361	6.1	2.20	15	30	0.100	11.0	22.12	1.00	0.012

Manning's "n" for, HDPE and RC pipe = 0.012

NOTE: ALL PIPES ARE BELOW FULL CAPACITY.

The final element to be factored into the determination of runoff coefficients is the land slope. As the slope of the drainage basin increases, the selected C value should also increase. This is caused by the fact that as the slope of the drainage area increases, the velocity of overland and channel flow will increase allowing less opportunity for water to infiltrate the ground surface. Thus, more of the rainfall will become runoff from the drainage area.

In summary, it should be reiterated that in assigning a value to the runoff coefficient for use in the rational method, the engineer must rely heavily on experience and judgement.

Table 6-3 Recommended Coefficient Of Runoff For Pervious Surfaces By Selected Hydrologic Soil Groupings And Slope Ranges

<u>Slope</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
Flat (0 - 1%)	0.04-0.09	0.07-0.12	0.11-0.16	0.15-0.20
Average (2 - 6%)	0.09-0.14	0.12-0.17	0.16-0.21	0.20-0.25
Steep (Over 6%) *	0.13-0.18	0.18-0.24	0.23-0.31	0.28-0.38
USE 0.20 DUE TO STEEP SLOPES				

Source: Storm Drainage Design Manual, Erie and Niagara Counties Regional Planning Board.

Table 6-4 Recommended Coefficient Of Runoff Values For Various Selected Land Uses

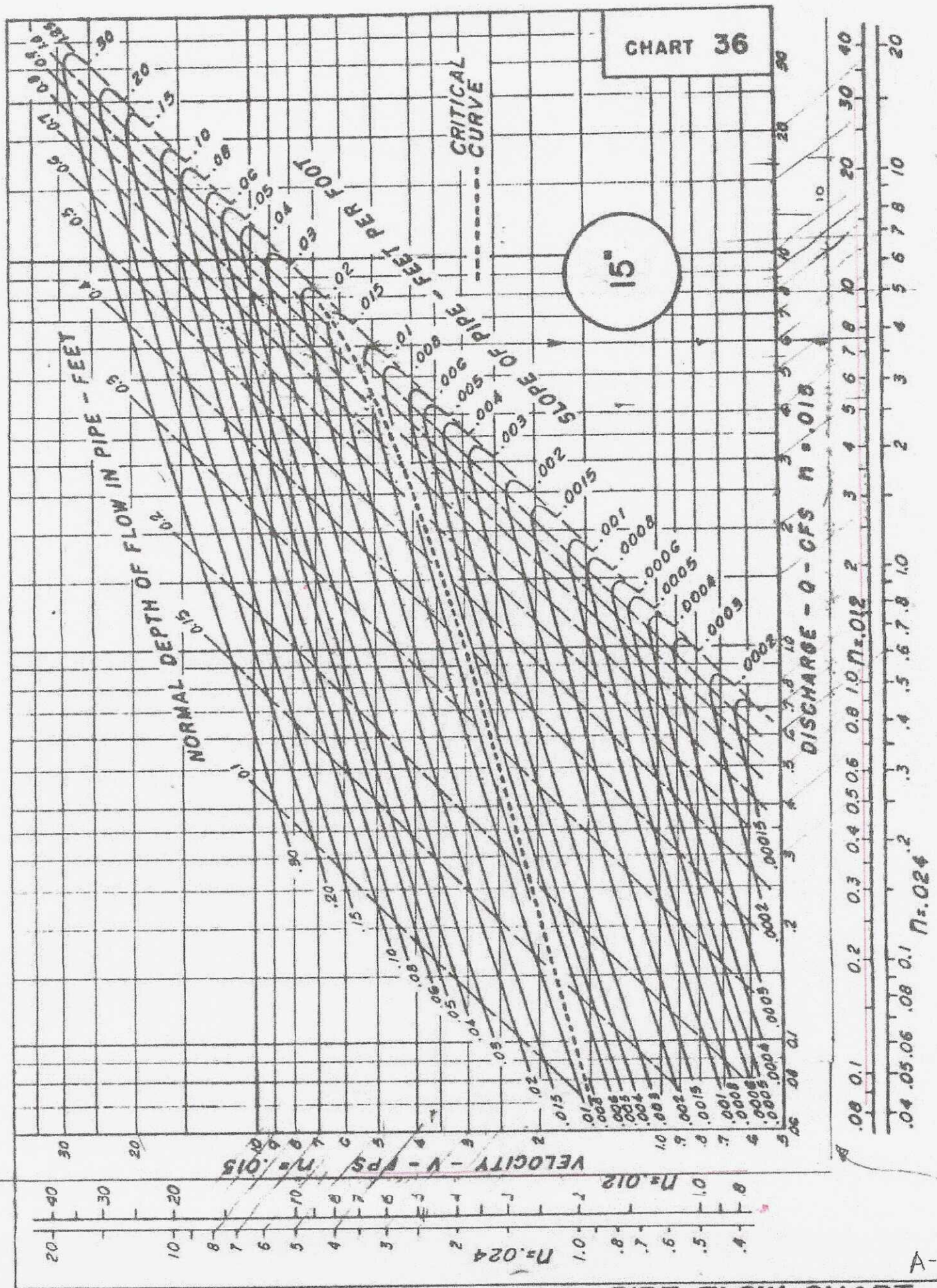
<u>Description of Area</u>	<u>Runoff Coefficients</u>
Business: Downtown areas	0.70-0.95
Neighborhood areas	0.50-0.70
Residential: Single-family areas	0.30-0.50
Multi units, detached	0.40-0.60
Multi units, attached	0.60-0.75
Suburban	0.25-0.40
Residential (0.5 ha (1.2 ac) lots or more)	0.30-0.45
Apartment dwelling areas	0.50-0.70
Industrial: Light areas	0.50-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.20-0.40
Railroad yard areas	0.20-0.40
Unimproved areas	0.10-0.30

SMALL DRAINAGE AREAS W/ OVERLAND
& PAVEMENT, MIXED - USE 10 MINUTE T_c

DURATION (min)	DURATION (hr)	RAINFALL INTENSITY (in/hr)					
		2 Yr	5 Yr	10 Yr	25 Yr	50 Yr	100 Yr
5	0.08	4.6	5.5	6.0	6.7	7.3	7.8
6	0.10	4.4	5.2	5.8	6.5	7.0	7.5
7	0.12	4.2	5.0	5.5	6.2	6.8	7.2
8	0.13	4.0	4.8	5.3	6.0	6.5	7.0
9	0.15	3.8	4.6	5.1	5.7	6.2	6.7
10	0.17	3.6	4.3	4.8	5.5	6.0	6.5
11	0.18	3.4	4.2	4.7	5.3	5.8	6.3
12	0.20	3.3	4.0	4.5	5.1	5.6	6.1
13	0.22	3.1	3.8	4.3	5.0	5.4	5.9
14	0.23	3.0	3.7	4.2	4.8	5.3	5.7
15	0.25	2.8	3.5	4.0	4.6	5.1	5.5
16	0.27	2.8	3.5	3.9	4.5	5.0	5.4
17	0.28	2.7	3.4	3.8	4.4	4.9	5.4
18	0.30	2.7	3.3	3.8	4.4	4.8	5.3
19	0.32	2.6	3.2	3.7	4.3	4.7	5.2
20	0.33	2.5	3.2	3.6	4.2	4.6	5.1
21	0.35	2.5	3.1	3.5	4.1	4.5	5.0
22	0.37	2.4	3.0	3.4	4.0	4.4	4.9
23	0.38	2.3	2.9	3.4	3.9	4.3	4.8
24	0.40	2.3	2.9	3.3	3.8	4.2	4.7
25	0.42	2.2	2.8	3.2	3.7	4.2	4.6
26	0.43	2.2	2.7	3.1	3.7	4.1	4.5
27	0.45	2.1	2.7	3.0	3.6	4.0	4.4
28	0.47	2.0	2.6	3.0	3.5	3.9	4.3
29	0.48	2.0	2.5	2.9	3.4	3.8	4.2
30	0.50	1.9	2.4	2.8	3.3	3.7	4.1

←
25 YR
MULTIPLY
by 1.1
6.05"/hr

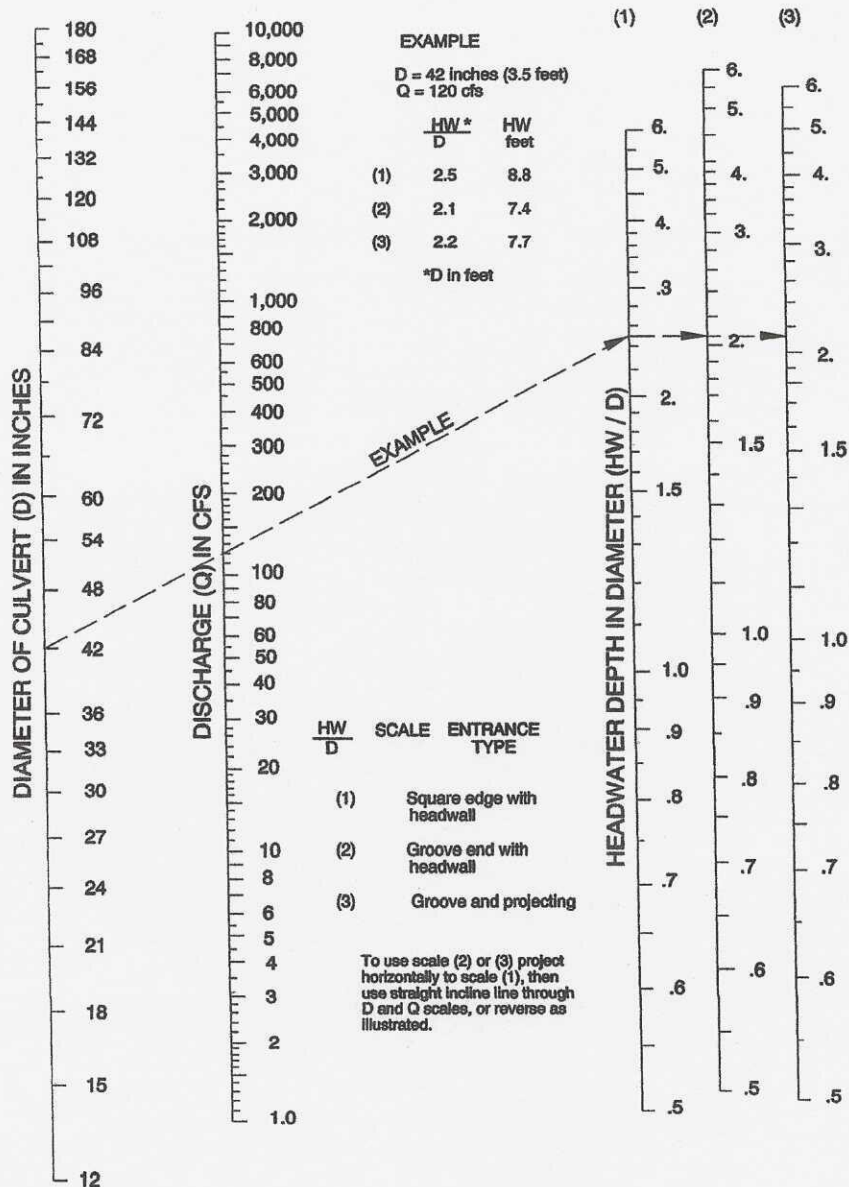
Rainfall Intensity/Duration/Frequency Relationship for Connecticut (English Units)
Table B-2.1

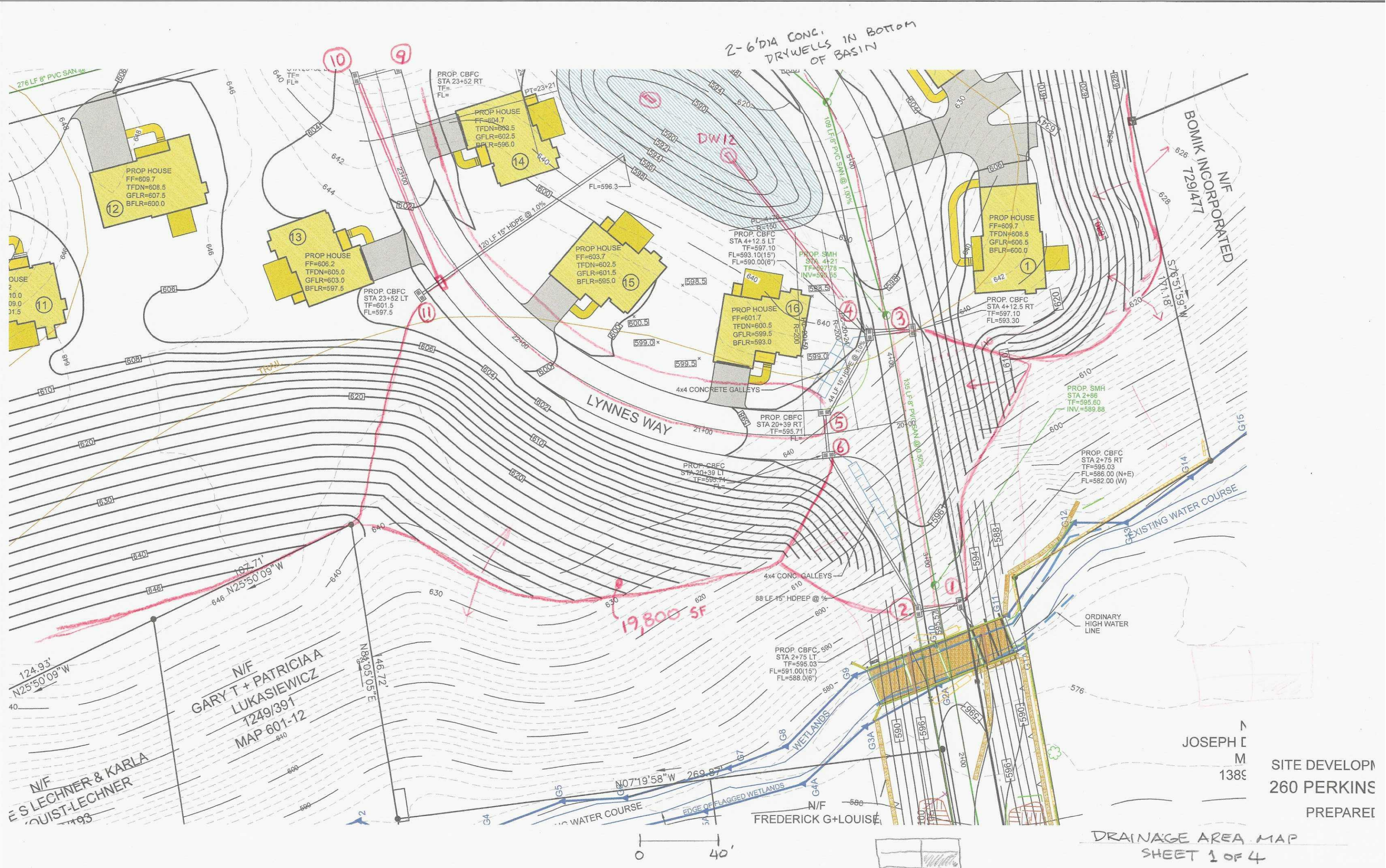


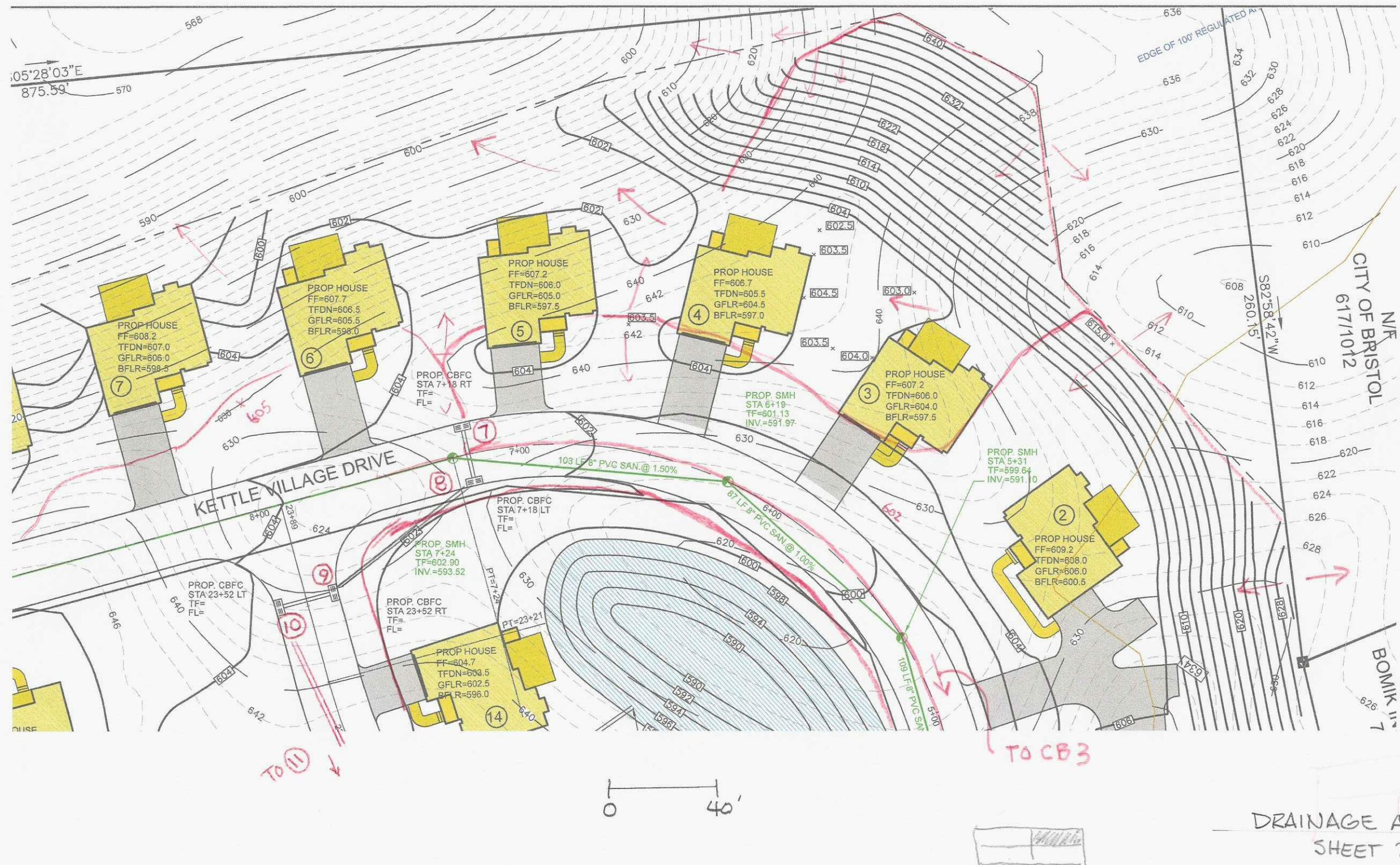
PIPE FLOW CHART 15-INCH DIAMETER

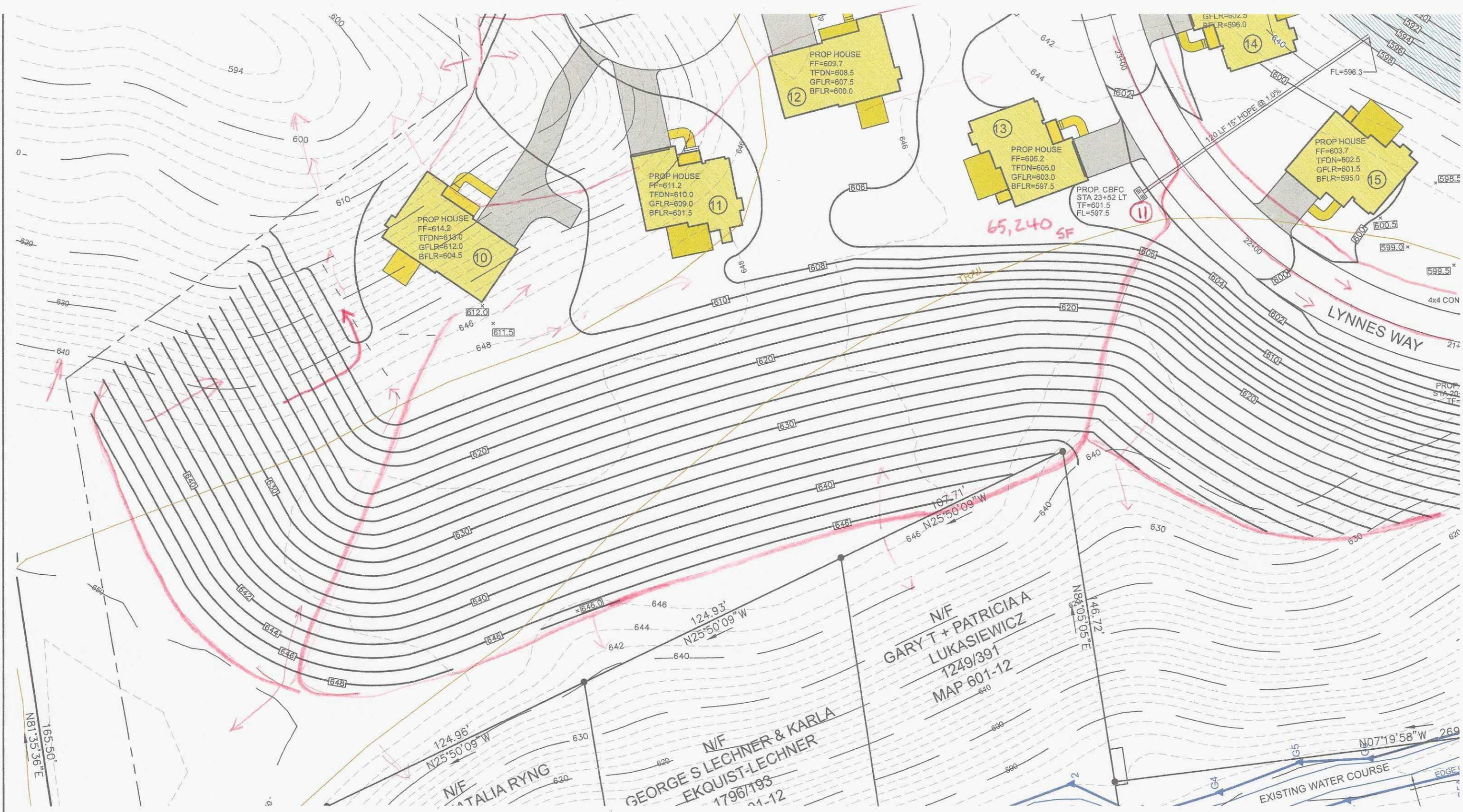
CHART 1

HEADWATER DEPTH FOR CONCRETE PIPE CULVERTS WITH INLET CONTROL









- LIST OF DRAWINGS
1. SITE DEVELOPMENT PLAN - TOPOGRAPHIC



DRAINAGE AREA MAP
SHEET 3 OF 4

July 23, 2024

**Bristol Village for P & B Properties, LLC,
#260 Perkins Street, Bristol, Connecticut
Watercourse Analysis 1% Annual Exceedance Probability (AEP) Flood**

The purpose of this report is to estimate the peak depth of flow in the subject watercourse during a 1% AEP flood and to determine if the flood will impact the proposed bridge over the watercourse.

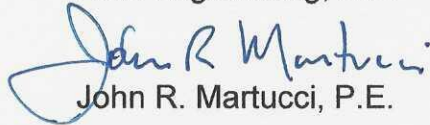
The 1% AEP flow rate was obtained from the USGS (U.S. Geological Survey) www.usgs.gov StreamStats on-line analytical tool. The most conservative 1% AEP flow rate was 334 CFS.

The existing channel cross section was measured from the project topographic survey. Offsets and elevations from the survey were entered into HydroCAD Stormwater Modeling Program which calculated the depth of flow and water surface elevation in the channel using Manning's Equation.

Printouts from StreamStats, HydroCAD and cross section data are attached.

CONCLUSION: The 1% AEP Flood will be able to pass under the proposed roadway bridge without impacting the structure.

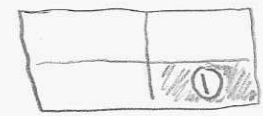
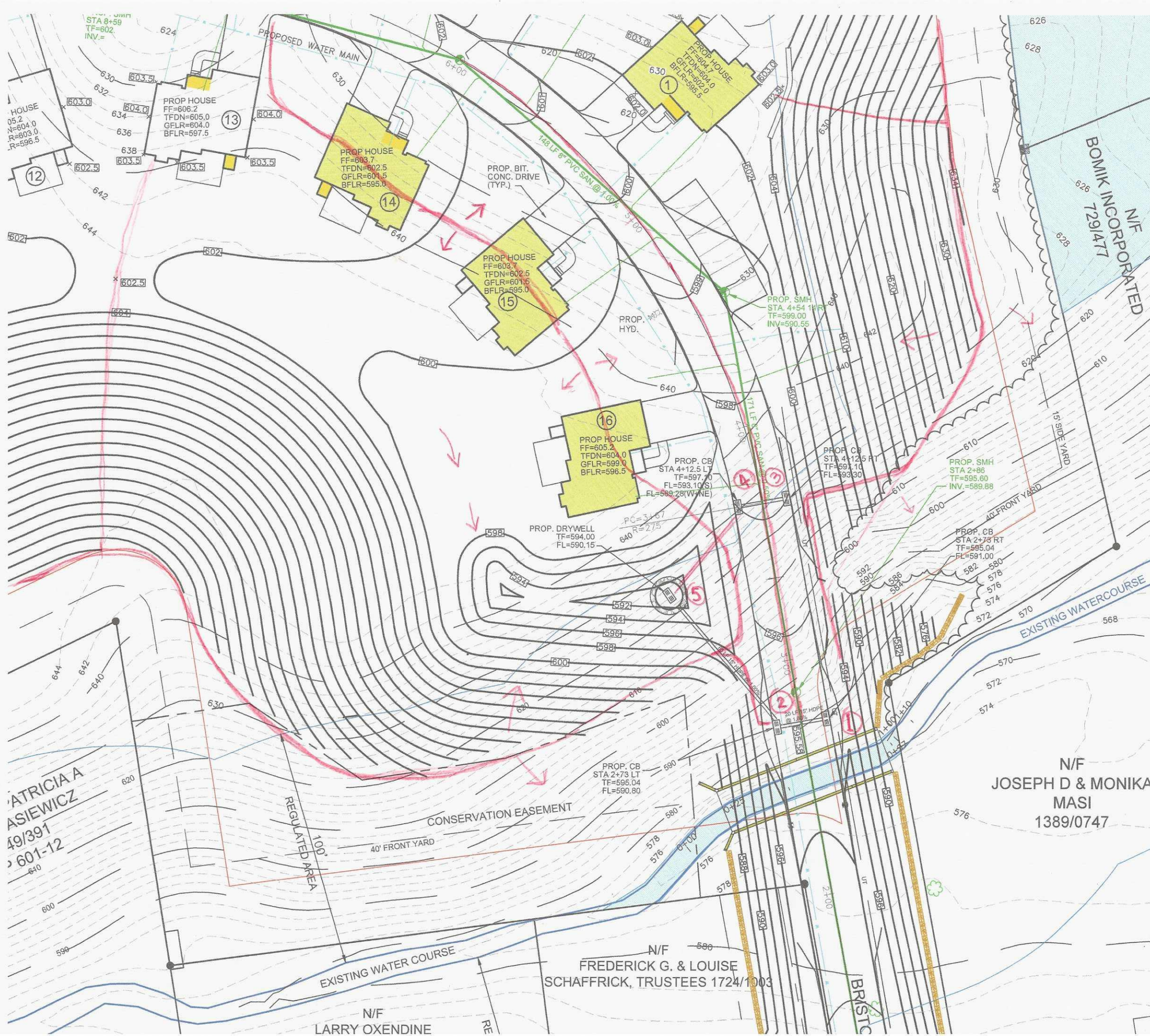
Submitted by:
LBM Engineering, LLC


John R. Martucci, P.E.



Link to 1 % AEP Backup:

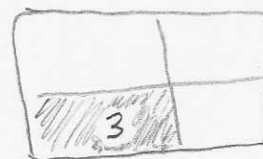
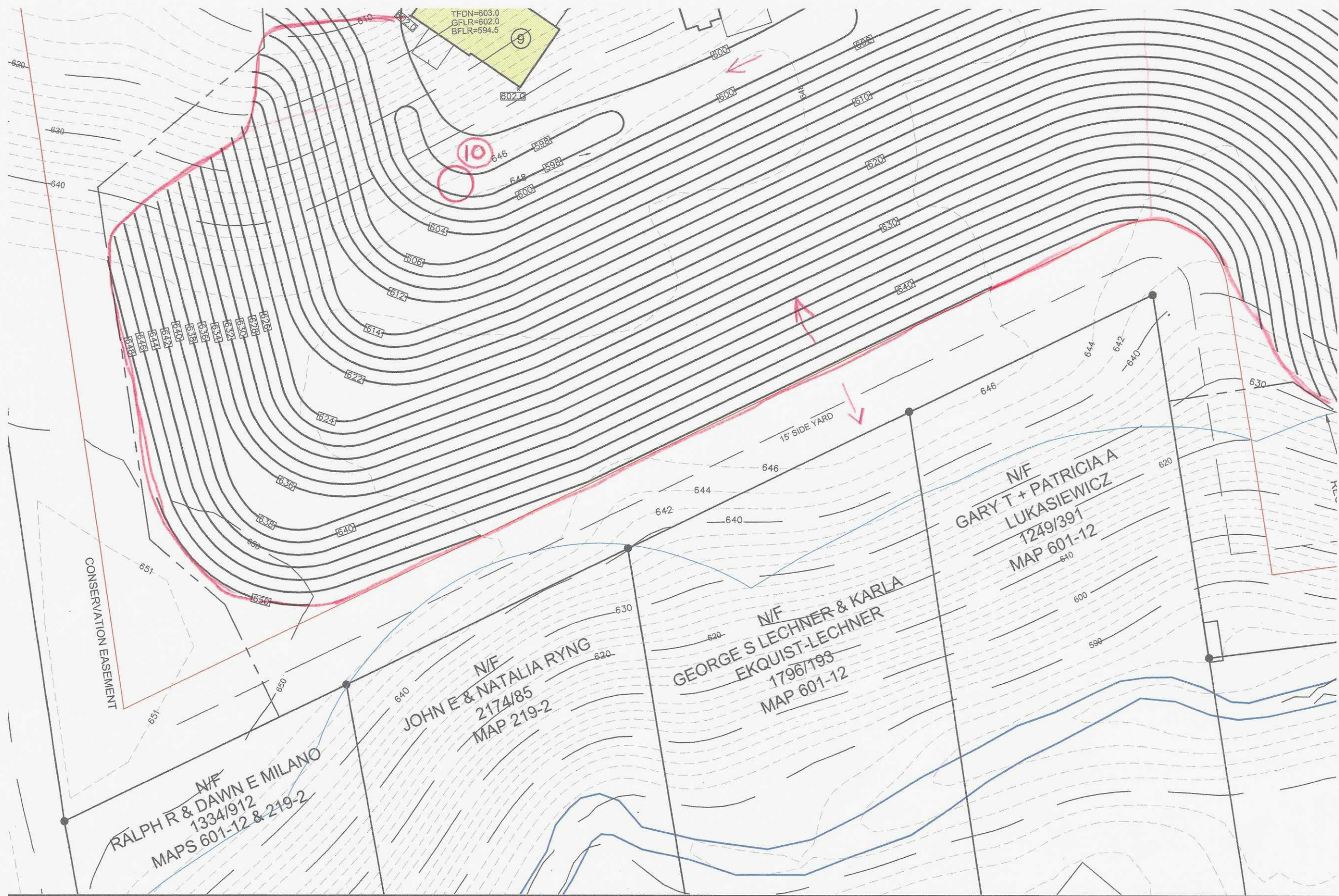
<https://www.bristolct.gov/DocumentCenter/View/47223/ENG-1-PERCENT-AEP-BACKUP-7-23-24>



DRAINAGE
AREA
MAP #1
1"=40'

SITE DEVELOPMENT PLAN
BRISTOL VILLAGE
PREPARED FOR
P & B PROPERTIES LLC
BRISTOL, CONNECTICUT

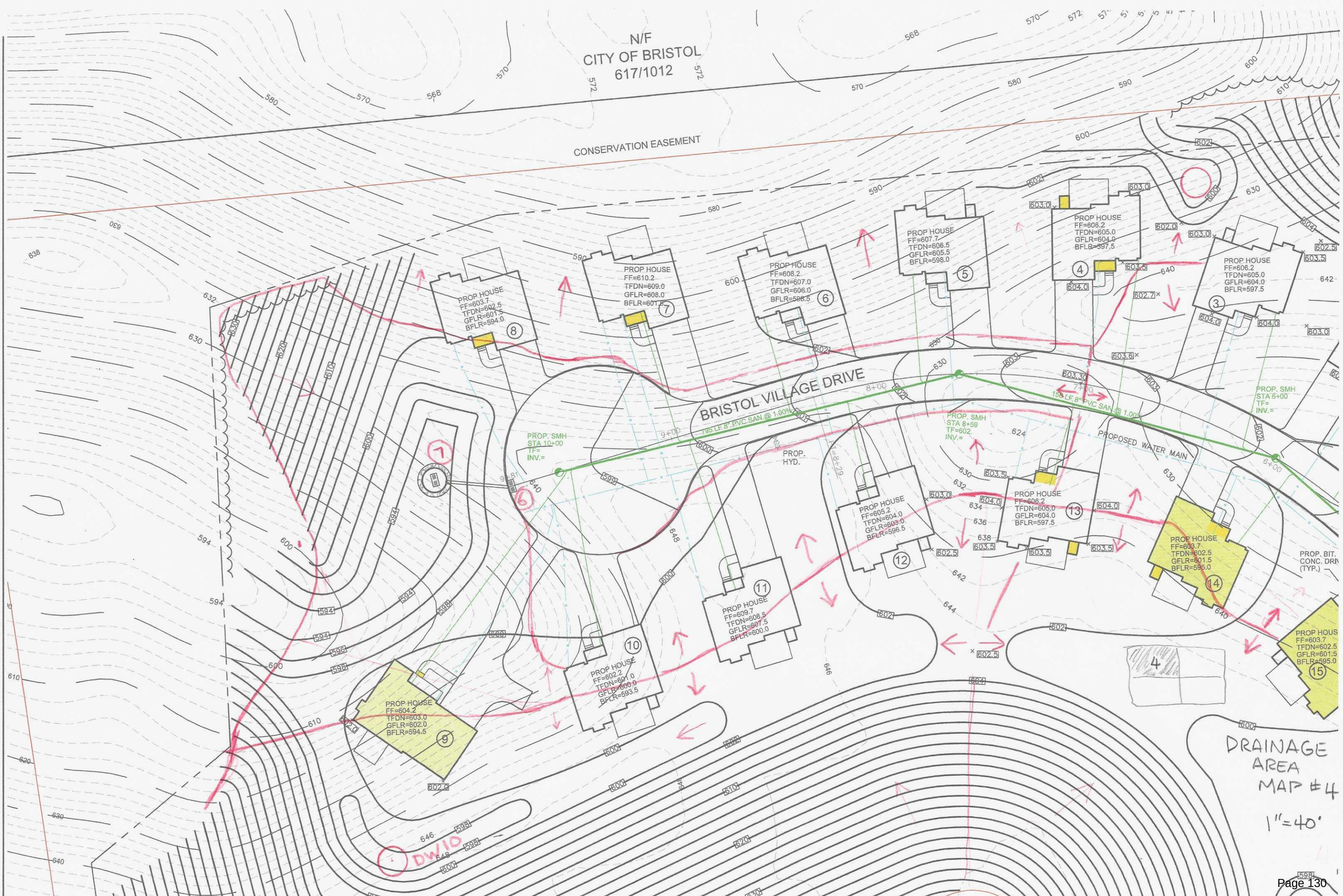
WAYNE J. ZIROLI, P.E. & L.S.
Engineering & Surveying
404 Beach Street
Litchfield, Connecticut
06759-2314
Phone 203-525-4473



DRAINAGE AREA
MAP # 3

N/F
CITY OF BRISTOL
617/1012

CONSERVATION EASEMENT



Link to Geotechnical Report:

(June 20, 2024)

[https://www.bristolct.gov/DocumentCenter/
View/47224/Geotechnical-Report-260-
Perkins-St-Bristol-CT](https://www.bristolct.gov/DocumentCenter/View/47224/Geotechnical-Report-260-Perkins-St-Bristol-CT)

Stormwater Management Plan
Bristol Village
#260 Perkins Street, Bristol CT 06010

Stormwater Management Plan

Facility Name: **Bristol Village, #260 Perkins Street, Bristol, CT 06010**

The Stormwater Management Plan (The Plan) is in accordance with 2024 Connecticut Stormwater Quality Manual and Connecticut Department of Energy and Environmental Protection Guidelines.

This completed Stormwater Management Plan shall be kept on file by the property owner (Owner) as part of the maintenance operation of this facility. This Plan shall be made available to state / municipal inspectors upon request.

Pollution Prevention Team: The Owner will be responsible for implementing the Plan. The Owner will designate a person(s) responsible for site inspection, maintenance of records and be familiar with all drainage structures and their intended function.

This list will be updated as necessary.

Responsible Person: _____

Phone Number: _____

Responsibilities: Coordinate all aspects of the Plan, conduct inspections per the Inspection Schedule, conduct comprehensive Annual Stormwater Evaluation and Inspection, keep records.

The following tables shall be completed after each inspection.

A. Sweeping Schedule:

All roadways, sidewalks and driveways shall be swept clean of sand, litter and other possible pollutants at least twice a year, Spring (During April after snow melt) and Late Fall (Between November 15 and December 15, after leaf fall) and at other times as may be necessary.

Date	Company / Area Swept	Comments / Action to be Taken / To be Completed by Date

B. Drainage Inspection:

The catch basins in the roads shall be cleaned once a year after the Spring (April) sweeping has been completed as noted in Section A above and at other times as necessary. The drywells shall be inspected at the same times. Any debris shall be removed from the drywells.

Date	Company / Structure	Comments / Action to be Taken / To be Completed by Date

C. Erosion Inspection:

Lawn and landscaping ground cover prevent soil erosion. Lawn, landscaping and flowerbeds, including downspouts from roof gutters shall be inspected monthly from April to December. Dead plants shall be replaced. Bare soil shall be replanted.

Date	Area Inspected	Comments / Action to be Taken / To be Completed by Date

Permit Modification #1964

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only	
APPLICATION NO.	2035
DATE FILED:	07-24-2024
DECISION DATE:	
DECISION:	

1. APPLICANT:

Name: LED, LLC

Signature:

[Signature]

Address: 10 MAIN STREET

City: BRISTOL, CT

State: Zip

Telephone No.: 860 250 4264

☐ home

☐ work

Email: EDDAMATO@DAMAMTOCONSTRUCTION.COM

2. PROPERTY OWNER(S):

Name: SAME

Signature:

[Signature]

Address:

City:

State:

Zip

Telephone No.:

☐ home

☐ work

Email:

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 175 Southdown Dr. Lot 9 a/ka 59-16-1 & 1936 Perkins St Lot 2 a/ka 58-16-1-2

Assessor's Map No.: 58

Assessor's Lot No.(s): 58-61-1 & 58-16-1-2

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.):

This is a modification of permit #1964 to allow a temporary 20X40 trench for installation of utilities. work on this project should last 1 work day and restoration is immediate

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

install utilities to Lot 2 as described above and shown on the submitted map.

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. See instructions for submission requirements.

☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. See instructions for submission requirements.

☐ c. The proposed activity is a regulated activity and will occur:

☐ in a wetlands or watercourse;

☐ within 100 feet of a wetlands or watercourse;

☐ beyond 100 feet of a wetlands or watercourse;

area of impact: 740 SF () acres)

area of impact: SF () acres)

area of impact: SF () acres)

6. FLOW CALCULATIONS:

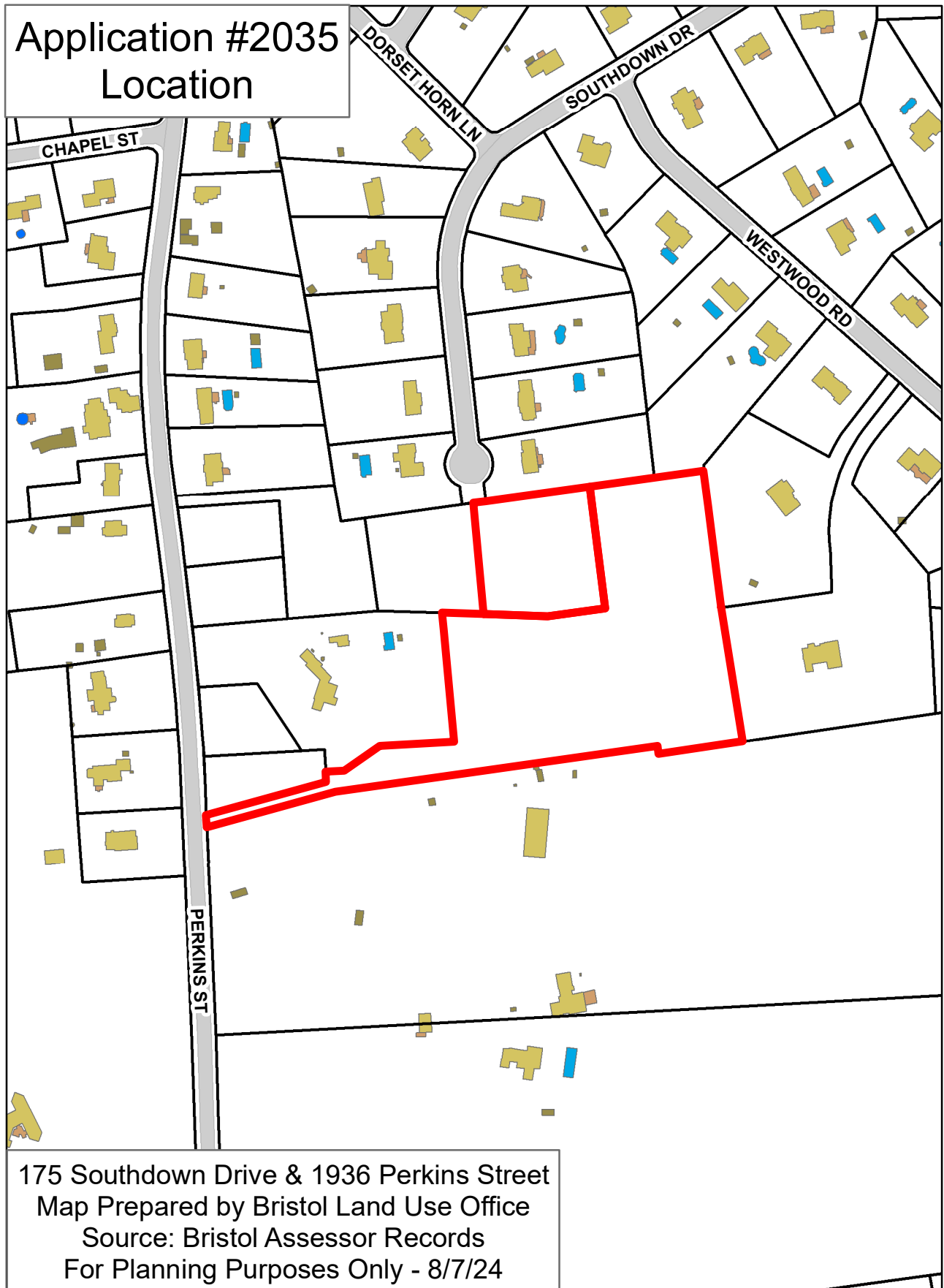
Does a watercourse flow through the subject property?

☐ yes

☒ no

If "yes", see instructions for submission requirements.

Application #2035
Location



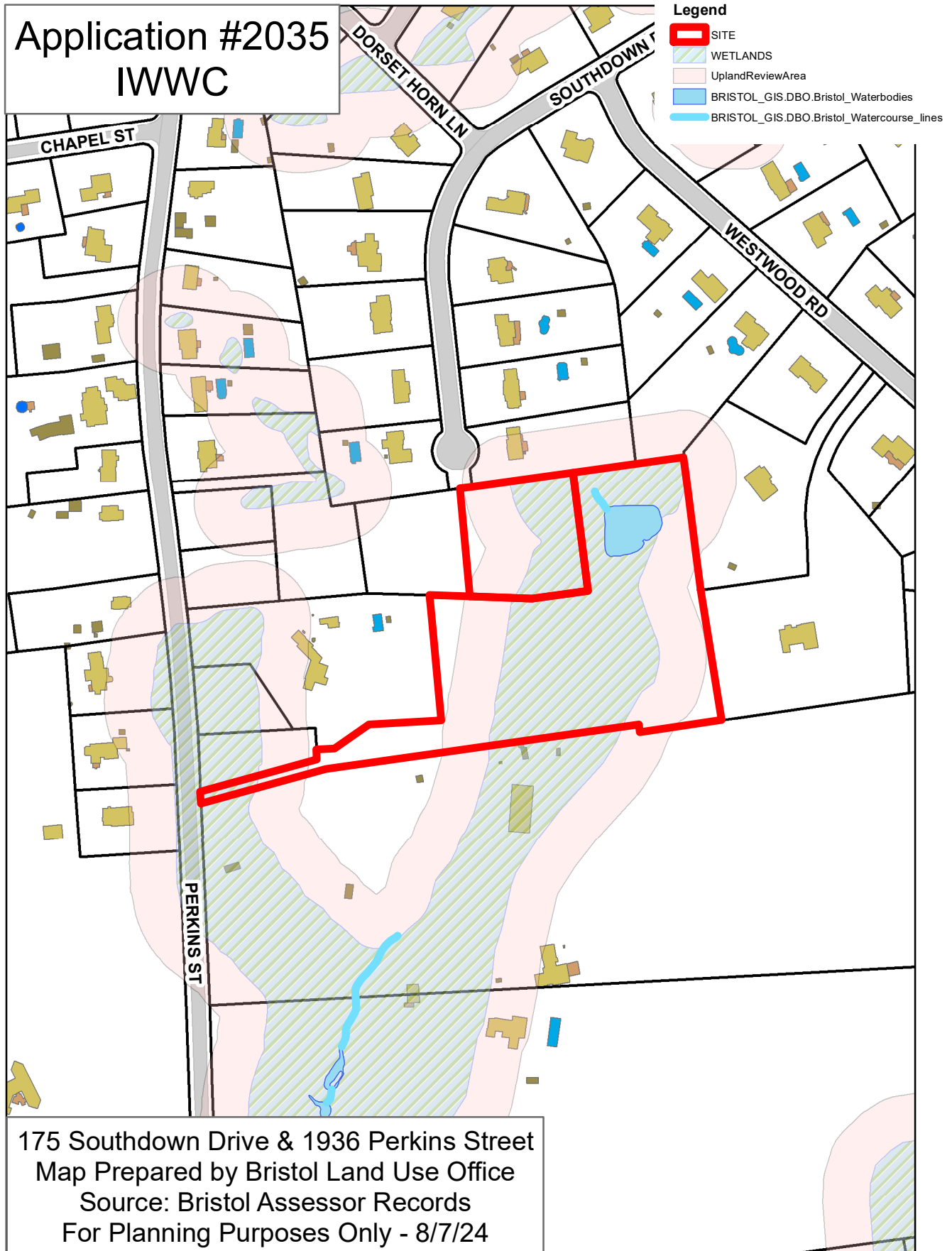
175 Southdown Drive & 1936 Perkins Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/7/24

Application #2035
Aerial



175 Southdown Drive & 1936 Perkins Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/7/24

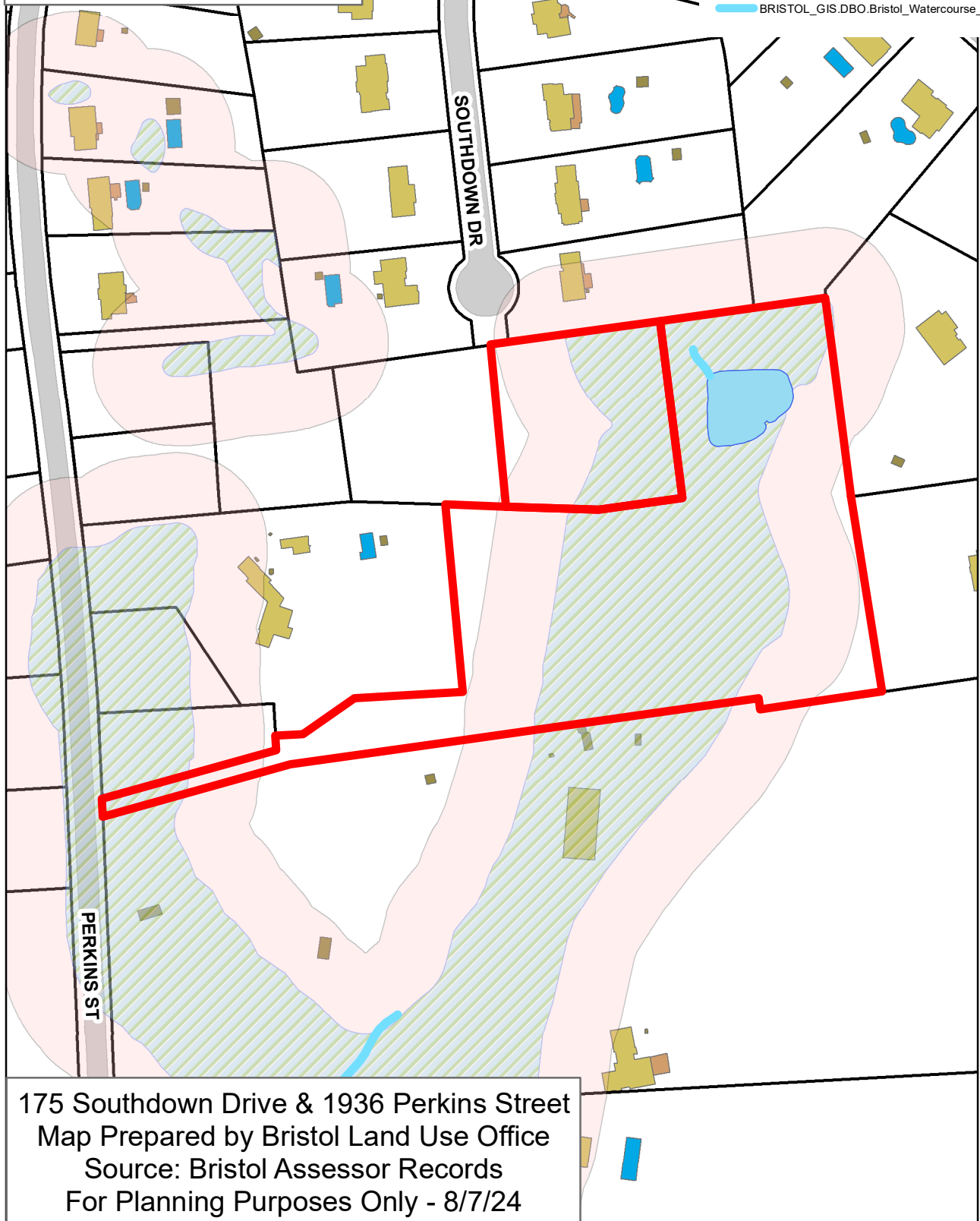
Application #2035
IWWC



Application #2035
IWWC

Legend

-  SITE
-  WETLANDS
-  UplandReviewArea
-  BRISTOL_GIS.DBO.Bristol_Waterbodies
-  BRISTOL_GIS.DBO.Bristol_Watercourse_lines



175 Southdown Drive & 1936 Perkins Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/7/24

Link to Previous Application:

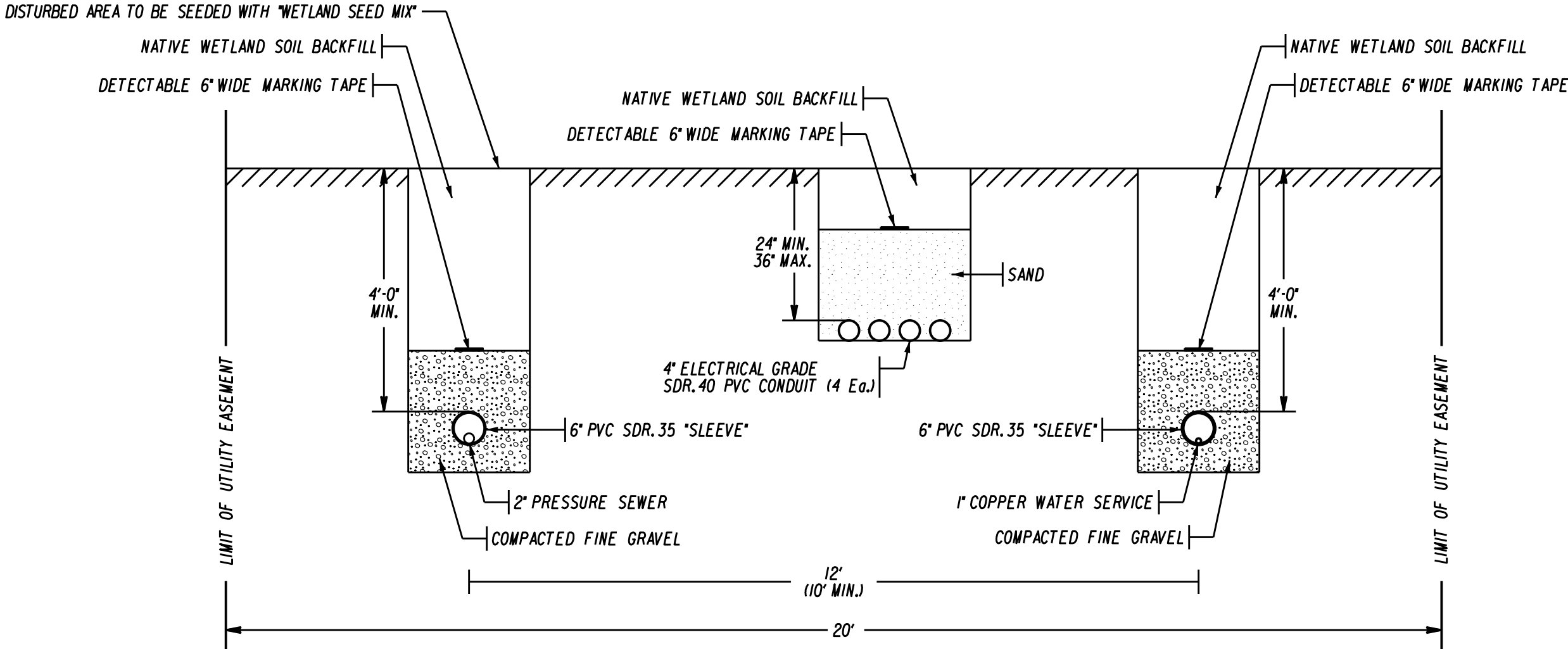
Application #1964

**[https://www.bristolct.gov/DocumentCenter/
View/47241/2--1964--For_Agenda---1960-
Perkins-Street---reordered](https://www.bristolct.gov/DocumentCenter/View/47241/2--1964--For_Agenda---1960-Perkins-Street---reordered)**

New England Wetmix (Wetland Seed Mix) (or similar)

The New England Wetmix (Wetland Seed Mix) contains a wide variety of native seeds that are suitable for most wetland restoration sites that are not permanently flooded. All species are best suited to moist ground as found in most wet meadows, scrub shrub, or forested wetland restoration areas. The mix is well suited for detention basin borders and the bottom of detention basins not generally under standing water. The seeds will not germinate under inundated conditions. If planted during the fall months, the seed mix will germinate the following spring. During the first season of growth, several species will produce seeds while other species will produce seeds after the second growing season. Not all species will grow in all wetland situations. This mix is comprised of the wetland species most likely to grow in created/restored wetlands and should produce more than 75% ground cover in two full growing seasons. The wetland seeds in this mix can be sown by hand, with a hand-held spreader, or hydro-seeded on large or hard to reach sites. Lightly rake to insure good seed-to-soil contact. Seeding can take place on frozen soil, as the freezing and thawing weather of late fall and late winter will work the seed into the soil. If spring conditions are drier than usual watering may be required. If sowing during the summer months supplemental watering will likely be required until germination. A light mulch of clean, weed free straw is recommended.

APPLICATION RATE: 1 LB/2500 sq. ft
18 lbs/acre
PRICE: \$135/bulk pound



TYPICAL UTILITY TRENCH AT WETLAND
(NOT TO SCALE)

GENERAL NOTES

WETLANDS IDENTIFIED IN THE FIELD BY JWM WETLAND CONSULTING SERVICES, LLC
23 HORSESHOE RIDGE ROAD, NEWTOWN, CONNECTICUT 06482
AREA OF WETLANDS DISTURBED: 0.017 ACRES (740 S.F.)

CONSTRUCTION SEQUENCE AND WETLAND RESTORATION

- 1.) ALL WORK WITHIN THE WETLAND SHALL BE COMPLETED BY THE END OF SEPTEMBER 2024.
- 2.) INSTALL SEDIMENTATION AND EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION
- 3.) PRIOR TO ENTERING THE WETLAND, DIRT FROM TRACKS, TIRES, BUCKETS AND OTHER SOURCES OF WETLAND POLLUTANTS SHALL BE REMOVED.
- 4.) WETLAND SOILS EXCAVATED SHALL BE SEPARATED AND PLACED DIRECTLY ADJACENT TO THE TRENCH.
5. UPON COMPLETION OF UTILITY INSTALLATION, THE TRENCH SHALL BE BACKFILLED AND THE AREA RESTORED WITH THE WETLAND SOILS.
6. ONCE WORK WITHIN THE WETLAND IS COMPLETE AND THE WETLAND SOILS IN PLACE, THE CONTRACTOR SHALL SEED THE AREA WITH THE SPECIFIED WETLAND SEED MIX AND COVERED WITH STRAW MULCH.
7. ONCE THE AREA IS STABILIZED AND GROUND COVER ESTABLISHED, EROSION AND SEDIMENTATION CONTROL MEASURES CAN BE REMOVED.

SKETCH SHOWING
UTILITY INSTALLATION

FOR

LOT 2

MEADOW VIEW FARMS SUBDIVISION

PREPARED FOR

D'AMATO CONSTRUCTION CO.

1960 PERKINS STREET

BRISTOL, CONN.

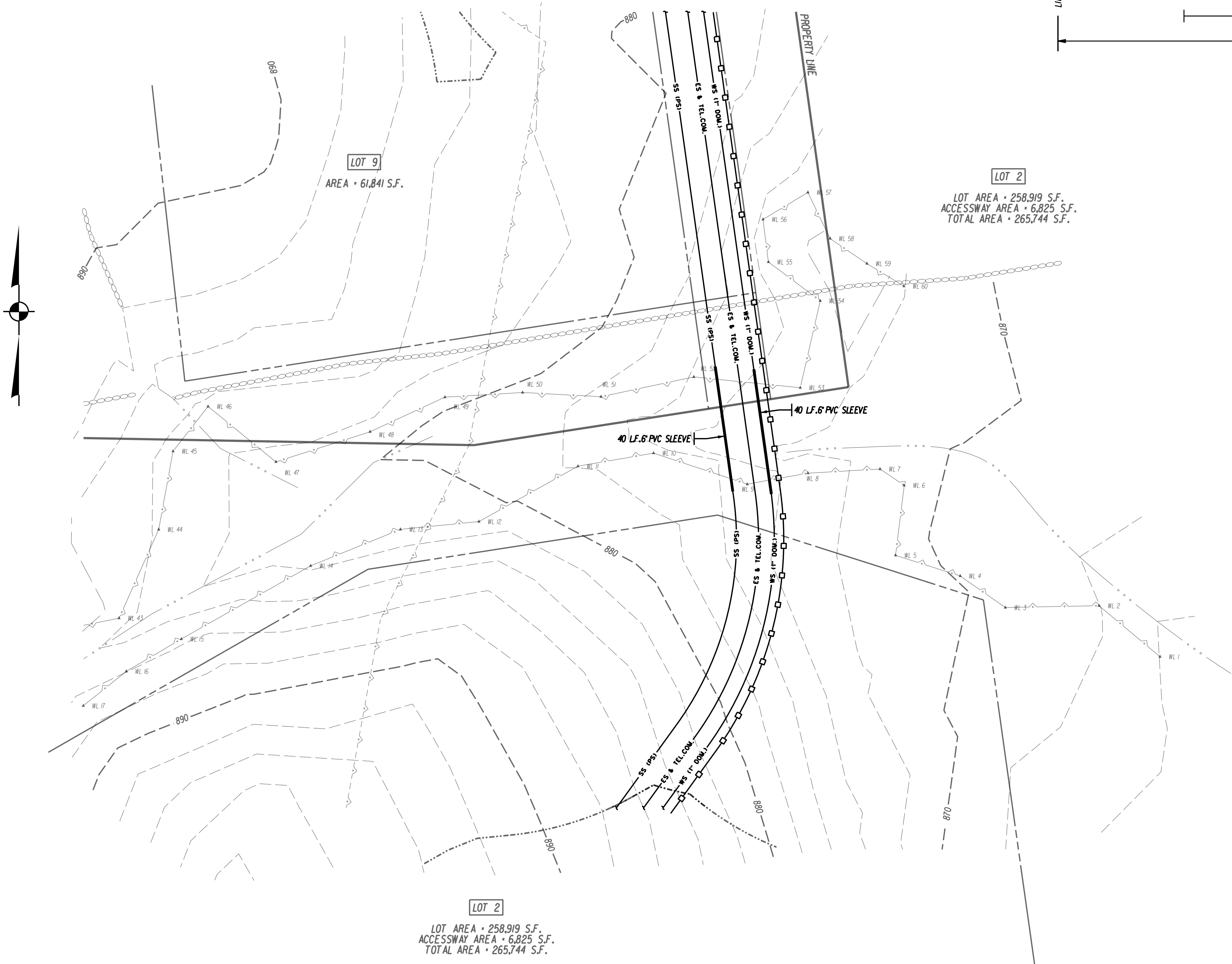
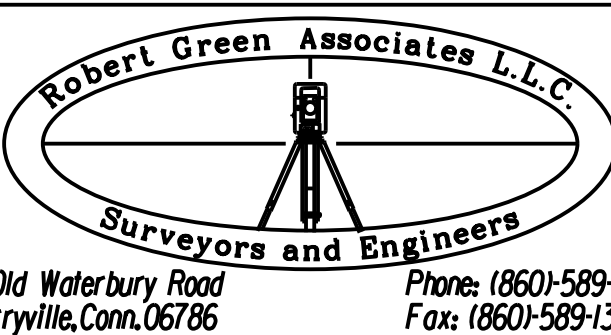
SCALE 1" = 20' JUNE 12, 2024

Rev. JULY 24, 2024

Rev. JULY 29, 2024

JOSEPH M. GREEN P.E.

REG. NO. 0026292





TOWNE ENGINEERING, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • EXPERT WITNESS

MAIL: P.O. BOX 162 SOUTH WINDHAM, CT 06266

OFFICE: 1 RICHMOND LANE, WILLIMANTIC, CT 06226

860-423-6371 • 860-889-2100 • Fax 860-423-5470

24-61

DONALD R. AUBREY, P.E., L.S.

JOSEPH H. BOUCHER, M.S., L.S.

MATTHEW D. MAYNARD, P.E.

August 5, 2024

Zachary Fisk, Chairman
Town of Bristol Inland Wetlands & Water Course Agency
Town of Bristol
111 North Main St
Bristol, CT 06010

Re: Cease and Correct Order Dated: April 15, 2024
Douglas Towne, Landowner, #42 Paul Street, Bristol, CT
TEI Job No. #24-061

Dear Chairman Fisk,

I have been contracted by Douglas Towne to provide assistance on the issue he is experiencing at the above referenced property in connection with an administratively permitted wetlands activity, which is now under review by the Bristol Conservation Commission/Inland Wetlands Commission, and is the subject of a cease and correct order.

To date I have inspected the site, reviewed the neighborhood both via GIS and in the field. I have reviewed the Town of Bristol Inland Wetland map, dated: January 2012, and reviewed the soils map available from Web Soil Survey. I have also reviewed the Cease and Correct letter referenced above, and the minutes of the Wetlands Commission from May 2, 2022 to the most recent Commission Meeting. Lastly, I have also reviewed the original Wetlands Permit from April, 2022, along with the site pictures provided by the Environmental Protection Technician, Zachary Norton.

Based on my preliminary calculations I have determined that the approximate volume of 1-1/4" trap rock, 3/4" crushed stone, and pea stone which encompass the constructed horseshoe pits equals approximately 19.2 cubic yards. It is not possible to determine at this time how much material was removed from this site in order to install the 19.2 cubic yards of material used to construct the horseshoe pit, which is the issue cited in the Cease and Correct order.

Based on the Applicant's original Wetlands Permit, dated 4/6/2022, the Applicant proposed a horseshoe pit that was 8 ft. wide and 74 ft. long, with a 4" to 6" diameter perforated pipe. Said pipe appears to have been permitted with an unspecified amount of stone covering the pipe (see original materials submitted), which would have produced an approximate total depth of 6-8" of stone material to be installed in the proposed horseshoe pit. Based on my calculations the original Wetlands Permit would have allowed the Applicant to install approximately 14.7 cubic yards of material and not

the ten cubic yards which was specified in the standard notations of the 4/6/2022 Wetlands permit.

In my Professional Opinion this is very minor issue, and not the cause of any of the flooding, stormwater runoff, or basement issues cited by the neighbors. In my opinion the removal of the original topsoil and replacement with 1-1/4" stone, 3/4" stone, and pea stone would only help to reduce stormwater runoff as opposed to increasing it in a micro-environmental sense. The addition of the stone materials would allow an area which was once covered by topsoil, which did not have any voids, to now be able to store runoff in the void space of the stone installed, and allow it to infiltrate into the topsoil and subsoils present.

I appreciate how difficult this situation is for both sides of this project and this Wetlands Permit. Based on the size of the influent watershed, and the pervious nature of what Doug Towne was permitted to install, I do not see how any adverse issues can arise out of the construction of the stone horse shoe pit, and I do not see this element which was installed at #42 Paul Street as causing any down gradient flooding or runoff issues. I Professionally believe that this would have cause the opposite effect.

Currently in the two governing land use manuals for this type of activity, which are the 2002 CT E&S Guidelines & the 2004 CT Stormwater Quality Manual. Both manuals prescribe shallow stone trenches as Best Management Practices (BMP) for reducing and controlling runoff in urban areas like the neighborhood which surrounds this project and activity.

We believe it is important to note that based on our field measurements the actual size of the horseshoe pit is equal to what the Applicant was permitted to construct. We would like to additionally mention that at the time of our inspection on July 25, 2024 that this site was fully stabilized with vegetation and I did not observe any current or previous Erosion or Sedimentation issues.

I will be available at your next Conservation Commission/Inland Wetlands Commission Meeting to review this issue further and to answer any questions you may have regarding this site, and the cease and correct order. Please let me know if you have any questions, comments or concerns before your next meeting. I can be reached at our office at 860-423-6371, Monday through Friday, 8am-5pm, or you can email me anytime at mmaynard@towneengineeringinc.com.

Sincerely,


Matthew D. Maynard, P.E.
Owner/Principal Engineer
Towne Engineering, Inc.



cc: Douglas Towne

Andrew Armstrong

From: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>
Sent: Monday, August 12, 2024 5:32 PM
To: 'Peter Plewa'
Cc: Zachary Norton; Andrew Armstrong
Subject: RE: Hey ray take a look at this plan

Submit plan as a PDF to the IWC for its 9/9/24 meeting. An email with the plan would be sufficient.

From: Peter Plewa [mailto:peterplewa@outlook.com]
Sent: Sunday, August 11, 2024 4:53 AM
To: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>
Subject: Re: Hey ray take a look at this plan

Also okay so what do i need to do to submit it again? Whats the quickest process so we can get it approved and so i can plan for spring.

From: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>
Sent: Thursday, August 1, 2024 6:14:34 PM
To: Peter Plewa <peterplewa@outlook.com>
Cc: Zachary Norton <ZacharyNorton@bristolct.gov>
Subject: Re: Hey ray take a look at this plan

Ultimately the plan needs approval from the inland wetland commission, however the proposed planting of trees is in line of I believe the are looking for. In addition, the removal of fill placed over the embankment would be required

Sent from my iPhone

On Aug 1, 2024, at 7:27 AM, Peter Plewa <peterplewa@outlook.com> wrote:



City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

August 30, 2024

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	8/9, 8/22	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	8/9, 8/22	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	8/9, 8/22	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	8/8, 8/21	Inact
#1878	134 Terryville Road	Regrade and establish parking area (20241002)	8/9, 8/22	Inact
#1883	40 Janice Lane	Construct of 2 car garage (20240904)	8/9, 8/22	Inact
#1889	35 Kory Lane	Remove and replace existing dock (20241106)	8/9, 8/22	Inact
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	8/9, 8/22	Inact
#1891	Barnum Road	Clean detention ponds and existing debris piles (20250205)	8/9, 8/22	Inact
#1893	150 Century Drive	Construct drainage area and parking (20250304)	8/8, 8/21	Inact
#1894	315 Shrub Road	Reconstruct road for earth removal (20250304)	8/8, 8/21	Inact

No.	Location	Description	Inspection Dates	Status
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	8/9, 8/22	Act
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	8/9, 8/22	Inact
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	8/8, 8/21	Inact
#1901	105 Maxine Drive	Install pipe, fence, and bridge (20250902)	8/8, 8/21	Inact
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	8/8, 8/21	Inact
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	8/8, 8/21	Inact
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	8/9, 8/22	Inact
#1907	115 Lakewood Circle	Construct 20x40 addition (20251007)	8/9, 8/22	Inact
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	8/9, 8/22	Act
#1909	21 Sonstrom Road	Construct Garage (20251202)	8/8, 8/21	Inact
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	8/8, 8/21	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	8/8, 8/21	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	8/8, 8/21	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	8/8, 8/21	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	8/8, 8/21	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	8/8, 8/21	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	8/8, 8/21	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	8/9, 8/22	Inact

No.	Location	Description	Inspection Dates	Status
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	8/8, 8/21	Inact
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	8/8, 8/21	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	8/9, 8/22	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	8/8, 8/21	Inact
#1951	Lot 7B 1-2 Marsh	Construct single family home (20261103)	8/9, 8/22	Act
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	8/8, 8/21	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	8/8, 8/21	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	8/8, 8/21	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	8/8, 8/21	Act
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	8/8, 8/21	Inact
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	8/9, 8/22	Inact
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	8/9, 8/22	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	8/8, 8/21	Act
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	8/9, 8/22	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	8/9, 8/22	Act
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	8/9, 8/22	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	8/9, 8/22	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	8/8, 8/21	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	8/9, 8/22	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	8/8, 8/21	Inact

No.	Location	Description	Inspection Dates	Status
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	8/9, 8/22	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	8/8, 8/21	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	8/9, 8/22	Act
#2004	Mellen Street Bridge	Bridge replacement (20280206)	8/8, 8/21	Inact
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	8/9, 8/22	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	8/8, 8/21	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	8/9, 8/22	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	8/9, 8/22	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	8/8, 8/21	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	8/9, 8/22	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	8/8, 8/21	Inact
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	8/8, 8/21	Inact
#2018	East Street Bridge	Replacement of Bridge	8/8, 8/21	Act
2033	1001 Stafford Ave	Top Soil And Seed Existing Field	8/8, 8/21	Inact

SPECIAL INSPECTION:

Lot 13-1 Waterbury Road- 20220417 - During a drive by of the property, it was discovered that clearing of trees was being done in a regulated area, EPT called the current property owner and set up a meeting. 20220418 - EPT met with the property owners and explained that their property was in a regulated area, P/O agreed to install temporary silt fence at the bottom of the slope, and then immediately stop all work until they obtain a wetlands permit- **Pending**

C. O. INSPECTIONS:

160 Boy Street

110 Corbin Ridge

NOTICE AND NOTICE OF VIOLATION LETTERS: