



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING - MONDAY, OCTOBER 7, 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/87031220396?pwd=CihixZjQjIWnFyR3MaVXaiflSt49bv.1>

Meeting ID:

870 3122 0396

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. Approval of Minutes
 - a. Regular Meeting – September 9, 2024
 - b. On-Site Meetings – September 23, 2024
5. Public Hearings
 - a. 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.

- b. Application #2041 – Wetlands application for regrading rear property at 31 Royal Drive; Assessor's Map 64, Lot 8; Mel Maffei, applicant.
 - c. 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. New Applications
 - a. Application #2043 – Wetlands application for excavation and installation of 5' wide ADA compliant concrete sidewalks including ADA compliance for planned exercise circuits at Rockwell Park; Assessor's Map 11, Lot 208; City of Bristol, Parks Department, applicant.
- 7. New Business
 - a. Discussion of Future Meeting for Regulation Review
- 8. Old Business
 - a. Cease & Correct – 465 Emmett Street
 - b. Cease & Correct – 42 Paul Street
- 9. Staff Reports
 - a. IWWC Report – September 2024
- 10. Communications
 - a. Letter – Lake Avenue Solar Development
- 11. Adjournment

REMINDER: The next Regular Meeting of the Inland Wetland Commission is Monday, November 4, 2024

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY, SEPTEMBER 9, 2024**

By: Chairman Fisk

Time: 6:30 P.M.

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

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

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

1. Pledge of Allegiance
2. Introductions and Seating of Alternate Commissioners

Chairman Fisk designated regular Commissioners Duquette, Robinson, Carros, Massaro, Ritchie, Rooks and Fisk as voting members tonight.

3. Public Participation (Non-Pending Applications)

There was no public participation.

4. Acceptance of Minutes
 - a. Special Meeting – August 12, 2024
 - b. On-Site Meeting – August 26, 2024

MOTION: Move to approve the minutes of the August 12, 2024, regular meeting.

By: Robinson

Seconded: Massaro

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

Against: None.
Abstained: None.

MOTION: Move to approve the minutes of the August 26, 2024, onsite meeting.

By: Robinson

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.
Against: None.
Abstained: None.

6. Public Hearings

- a. Application #2034 – Wetlands application to construct a wetland 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 Commission received the following items in their electronic packets:

- a. application form
- b. mapping: locator map, aerial, and wetlands map (3 pages)
- c. narrative
- d. email regarding sign posting requirements (2 pages)
- e. memo from Ray Rogozinski dated September 4, 2024 (3 pages)
- f. memo: Ray Rogozinski (4 pages)
- g. site plan set (12 pages)
- h. environmental evaluation (20 pages)
- i. DEEP preliminary site assessment (3 pages)
- j. stormwater management report (11 pages)
- k. drainage area maps (4 pages)
- l. watercourse analysis 1% annual exceedance probability (link to file, 10 pages)
- m. drainage area maps (4 pages)
- n. geotechnical report (link to file, 22 pages)
- o. stormwater management plan (4 pages)

The following item(s) were submitted into the record: a letter from Attorney Timothy Furey dated September 9, 2024.

Raymond Rogozinski, Director of Public Works, stated the city notified the applicant that the city reviewed the public hearing signs and determined they were installed based on Inland Wetland regulations. The Inland Wetlands regulation states signs shall be posted within 5 feet from the street line. The sign was not installed within the inland/wetland regulation. He also read into the record a letter he received from Attorney Furey stating the clients have chosen to withdraw the application with the intention of refiling in the future and would have full statutory timeframe in which to work.

MOTION: Move to withdraw Application #2034.

By: Robinson

Seconded: Rooks

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.
Against: None.
Abstained: None.

The application is withdrawn.

- 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 & 16-1I; LED, LLC, applicant.

The Commission received the following items in their electronic packets:

- a. application form
- b. mapping: locator map, aerial, and wetlands map (4 pages)
- c. link to previous IWWC application file #1964 (301 pages)
- d. site plan (1 page)

The Commission received the following items in their electronic packets:

MOTION: to open the Public Hearing

By: Robinson

Seconded: Rooks

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.
Against: None.
Abstained: None.

The Public Hearing is open.

Attorney James Ziogas, 104 Bellevue Ave, stated that this application was previously approved to insert a sleeve under the wetlands for installation of utilities, however, it has been determined that this process does not work and we are looking to modify the application. There will be a trench 20 x 40 ft. with 740 ft. of disturbance. There will be four different sleeves to accommodate the utilities and then the disturbed area will be restored. This should be done within two to four days.

Ed D’Amato, D’Amato Construction, 10 Main Street, stated that the electrical conduit will be installed. A water sleeve SDR35 will be installed which has a 50–100-year life span. It should take about a week to complete the job. We will be prepared in the event of a rain event with either creating a swale or back fill.

MOTION: Move to close the public hearing.

By: Robinson

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.
Against: None.
Abstained: None.

The public hearing is closed.

MOTION: Move to approve 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 & 16-1I; LED, LLC, applicant, in accordance with the plot plan and information submitted with standard

stipulations. The stipulation that the applicant notify the City Inland Wetland Enforcement Officer within 48 hours before activity to be inspected.

By: Robinson

Seconded: Carros

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

Against: None.

Abstained: None.

The application is approved.

Raymond Rogozinski, Public Works Director, stated that this is a critical application, and we ask that the applicant notifies the city inland wetland officer 48 hours before activity so he can inspect it.

7. New Applications

- b. 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.

The Commission received the following items in their electronic packets:

- a. application form
- b. mapping: locator map, aerial, and wetlands map (3 pages)
- c. plan

MOTION: Move to receive Application #2037.

By: Robinson

Seconded: Carros

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

Against: None.

Abstained: None.

The application is received.

Raymond Rogozinski, Director of Public Works, stated that the first question the commission will ask is if it is a significant activity with respect to the wetlands. If determined it is, they will schedule a public hearing.

Lorina Dematteis, 115 Old Wolcott Rd, explained that the lot has been sold and the new owner will be building a new house on it.

Chairman Zachary Fisk asked if this is within 100 ft. of the wetland or watercourse.

Alan Morelli, Quality Contracting, 17 Jacqueline Dr., Wolcott, representing the applicant addressed the Commission regarding the new home and that it is not near the wetlands. It is over the 100 ft. of the wetlands.

Raymond Rogozinski, Public Works Director, stated that the issues is that by city designated wetlands, the activity is within 100 ft. of wetlands by the current maps.

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

By: Robinson

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.
Against: None.
Abstained: None.

The application was declared a non-significant activity.

The hearing is closed.

MOTION: Move to approve 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, in accordance with the plot plan and information submitted with standard stipulations.

By: Robinson

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.
Against: None.
Abstained: None.

The application is approved.

- c. 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.

The Commission received the following items in their electronic packets:

- a. application form
- b. narrative (3 pages)
- c. letter of authorization
- d. mapping: locator map, aerial, and wetlands map (3 pages)
- e. plan

MOTION: Move to receive Application #2038.

By: Robinson

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.
Against: None.
Abstained: None.

The application is received.

Sean O'Neill, 632 Village St., applicant, stated he is represented by Danielle Levasseur to discuss the project.

Danielle Levasseur of Juliano's Pools, Inc., 321 Talcottville Rd., Vernon, representing the applicant, stated the application is for a 16 x 32 rectangular pool in the upland review area.

Raymond Rogozinski, Director of Public Works, stated that the critical component is to confirm the excess material would be moved offsite.

Danielle Levasseur of Juliano's Pools, Inc., 321 Talcottville Rd., Vernon, stated the material will be removed and clean fill will be brought in.

MOTION: Move to declare Application #2038 a non-significant activity.

By: Robinson

Seconded: Carros

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

Against: None.

Abstained: None.

The application was declared a non-significant activity.

MOTION: Move to approve 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, in accordance with the plot plan and information submitted with standard stipulations and all material be removed from the site.

By: Robinson

Seconded: Carros

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

Against: None.

Abstained: None.

The application is approved.

- d. 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.
 - a. application form
 - b. mapping: locator map, aerial, and wetlands map (3 pages)
 - c. plan

MOTION: Move to receive Application #2039.

By: Robinson

Seconded: Carros

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

Against: None.

Abstained: None.

The application is received.

Frank Van Linter, 90 Belgian Circle, representing the applicant, stated the owner is looking to remove the existing deck to add a first-floor master bedroom suite so that as they get older, they are able to stay in their home. There will not be a foundation, just a crawl space that will allow plumbing under it. There may be 30-35 yards of fill removed. The deck is almost grade level and the bedroom will be grade level. It is about 67 feet at its closest point of the wetlands.

MOTION: Move to declare Application #2039 a non-significant activity.

By: Robinson

Seconded: Carros

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

Against: None.
Abstained: None.

The application was declared a non-significant activity.

MOTION: Move to approve 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, in accordance with the plot plan and information submitted with standard stipulations and the dirt removed and not what is used will be removed from the site.

By: Robinson

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.
Against: None.
Abstained: None.

The application is approved.

- e. 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.
 - a. application form
 - b. mapping: locator map, aerial, and wetlands map (3 pages)
 - c. plan set (10 pages)
 - d. link to drainage report dated August 27, 2024 (85 pages)

MOTION: Move to receive Application #2040.

By: Robinson

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.
Against: None.
Abstained: None.

The application is received.

Attorney Ziogas, 104 Bellevue Ave, stated that this property is the Malfali Plaza that was destroyed by a fire and removed. The existing unnamed brook that runs through the property is open, encased by a concrete wall. We feel it is an insignificant activity because the amount of impervious surface will be reduced as well as the amount of water flow to the brook. There is no impact to the watercourse.

Raymond Rogozinski, Director of Public Works, the unnamed brook is not enclosed. It is work being done immediately adjacent to a brook and staff recommends it be declared a significant activity and a public hearing be scheduled accordingly.

Attorney Ziogas, 104 Bellevue Ave, stated that the distance from the building to the brook is about 22 feet.

Commissioner Robinson is concerned about the winter with snow pushed into that area with the salt, oil, antifreeze potential, it will all end up in the brook.

Attorney Ziogas, 104 Bellevue Ave, reviewed that drainage calculations for the 25-year storms. He talked about the reduction of the water flow once built. Subsurface storm drainage will be installed and it releases into the storm drain on North Main St. and returns to the brook. It will be the same path as the prior building, but there will be underground detention to reduce the flow, but eventually released back to the brook later.

MOTION: Move to declare Application #2040 a significant activity and set a public hearing for the October 7, 2024 meeting and schedule an onsite inspection on September 23, 2024 at 5:00 p.m. with a rain date of September 30, 2024 at 5:00 p.m.

By: Robinson

Seconded: Ritchie

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

Against: None.

Abstained: None.

The application was declared a significant activity.

Raymond Rogozinski, Director of Public Works, stated for the record, that he has reviewed the drainage report and staff does concur with the findings of the drainage report, in case next month there is a different staff member at the meeting.

- f. Application #2041 – Wetlands application for water solutions to back lots 6, 7 & 8 to eliminate water buildup as a result of previous approvals at 31 Royal Drive; Assessor's Map 64, Lot 8; Mel Maffei, applicant.
 - a. application form
 - b. mapping: locator map, aerial, and wetlands map (3 pages)
 - c. plan

Raymond Rogozinski, Public Works Director, stated that there is an application form along with a drawing submitted. The purpose of the application is to communicate to the commission what the proposed activity is.

MOTION: Move to receive Application #2041.

By: Robinson

Seconded: Carros

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

Against: None.

Abstained: None.

The application is received.

Mel Maffei, 31 Royal Dr., representing the applicant addressed the Commission to follow up on a grading plan of his lot to address the water issues on the property. The water is flowing thru his yard is causing his neighbor a problem on lot 7. He is asking to create a swale and berm to have the water flow naturally to the back where it belongs.

Raymond Rogozinski, Director of Public Works, asked the applicant how much material is being brought in as the plan did not communicate this.

Mel Maffei, 31 Royal Dr., the contractor suggested 40 yards of material be brought in. The water coming in has caused some dips in the yard and would like to fill those in as well. The construction of the vertical swale is a 3-4-day job

Raymond Rogozinski, Director of Public Works, stated that staff is always concerned with grading of back yard in areas where we have had issues. Prior to approval, the commission should take a look at this.

Commissioner Robinson stated that at there at Tomasso property in the cul de sac there has been water issues there due to a storm drain that flood during significant rain. Another property across from that they took all the shrubbery out because the water was supposed to flow to the reservoir.

Commission Rook stated that the corner house brought material in, raised his back yard up and is climbing up the road. The first individual is the problem which caused issues to other properties.

Mel Maffei, 31 Royal Dr., stated that he has spent about \$12,000 into fixing the issues. This has been happening for two or three years. The water coming in around the back lawn and this berm swale will get it over to lot 7 and get it flowing naturally to the back of the properties to the storm drains.

Raymond Rogozinski, Director of Public Works, stated he strongly the commission do an onsite inspection.

MOTION: Move to declare Application #2041 a significant activity and set a public hearing for the October 7, 2024 meeting and schedule an onsite inspection for September 23, 2024 at 5:00 with a rain date of September 30, 2024 at 5:00 p.m.

By: Robinson

Seconded: Carros

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

Against: None.

Abstained: None.

The application was declared a significant activity.

Raymond Rogozinski, Director of Public Works, stated that there will be an onsite scheduled, but it also means there needs to be a more developed plan.

Mel Maffei, 31 Royal Dr., stated that financially it would be very difficult for him as he already has spent \$12,000.00 as it is. If the feeling of the commission is that he needs to do an engineer drawing, he cannot go that far and will just walk away from the project. This has been going on since 2020 and he feels aggravation and this has been uncooperative in helping to fix. Another concern we are losing time, it has been a wet season, and equipment would have to go in there, and with the rain the equipment won't get in and it gets delayed until next year.

Chairman Fisk stated that these are requirement of the regulations and the complexity of the site requires a public hearing and onsite visit.

Raymond Rogozinski, Director of Public Works, stated that the onsite will have value to both the commission and the property owner.

- g. 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.
 - a. application form
 - b. mapping: locator map, aerial, and wetlands map (3 pages)
 - c. plan set (3 pages)

Raymond Rogozinski, Director of Public Works, stated the applicant acknowledges it is a significant activity and the commissioner declare it a significant activity and schedule a public hearing.

MOTION: Move to receive Application #2042.

By: Robinson

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.
Against: None.
Abstained: None.

The application is received.

MOTION: Move to declare Application #2042 a significant activity and set a public hearing for the October 7, 2024 meeting and schedule an onsite inspection for September 23, 2024 at 5:00p.m. with a rain date of September 30, 2024 at 5:00 p.m.

By: Robinson

Seconded: Carros

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.
Against: None.
Abstained: None.

The application was declared a significant activity.

8. New Business
None

- 9. Old Business
 - a. Cease & Correct – 42 Paul Street
 - b. Letter from Towne Engineering, Inc. (2 pages)

Douglas Towne, 42 Paul St, stated that he hired an engineer and they are online to discuss the results.

Raymond Rogozinski, Director of Public Works, stated if the applicants engineer could summarize the report and his findings.

Mathew Maynard, P.E., Towne Engineering, Inc, stated he was hired by Douglas Town at 42 Paul Street to review the horseshoe pits he built on his property. He stated he reviewed the site, measurements, took photos, looked at the original sketch, and permits. At this time, Mr. Towne developed a trap rock and pea stone horseshoe pit in accordance with the permit. He stated that the resident added more material was used than the permit allowed, but felt there is no adverse effect to the neighborhood. He did not block any drainage pipes and did construct the horseshoe pit with the dimensions with what he got the permit for. He did not put any impervious surface, no concrete pads and not anything that will affect the wetlands or neighbors.

Raymond Rogozinski, Director of Public Works, stated he had no objections to the submitted report.

Randy Lindstrom, 216 Mark Street, spoke about the water damage to his home that he has spend thousands of dollars to repair. He has lived at this address for 27 years. After the initial digging, my cellar was flooded and lost the family room downstairs. He presented a zip drive of photos and videos of the water. He described the photos of the project. He stated that Doug asked him to sign a letter saying that it didn't affect his property, and I said I have red water on my property and my yard has been soggy since this has happened. My shed and gardens are all sinking and there are 4-inch perforated pipes under the horseshoe pit. There were two truckloads of fill brought in. He also said that Doug told him he bought 100 bags of red mulch and soil from Walmart. Also, not mentioned he also brought in a load of dust and put in patios and a full vegetable garden. The fence on my yard has sunk. There is a photo of a new trench dug since he was told to stop any work. I am petitioning the commissioner not to accept this report as reasonable. I am not hear to get him, but he has been nasty to me and tried to get me in trouble with the building department, it is harassment. He has sworn at me while my grandson was there. I have done nothing to him. I have had my cellar flooded, my yard ruined and spent \$20,000.00 in repairs. I just want the problem corrected.

Raymond Rogozinski, Director of Public Works, asked the engineer online to comment on this and whether he is familiar the pictures seen here.

Mathew Maynard, P.E., Towne Engineering, stated he somewhat recognized the area and has seen some of the pictures but they are hard to determine where they were taken.

Raymond Rogozinski, Director of Public Works, stated that staff recommends the commission to make the photos available to the property owner and his consultant the pictures as presented and request a supplemental report at the next meeting.

Daniel Strahowski, 253 Mark Street, stated that he is having the same issues with water as Randy. The water is flowing into my area as well. I have put enough money into my house as well. The photos show how deep he dug and the pipes he put it. This is diverting that water and is illegal. It was built just to get the water out of his yard and into ours. By looking at the pictures the elevation was definitely raised. We just want this to be done in a calm, reasonable fashion. We don't want anyone to spend any more money to fix this. We had a lot of rain and we get flash flooding in this area. I am not blaming Doug or anybody that this is the reason for the flash flood, this just made it so much worse for everybody.

Donna McNamara, 48 Paul Street, is speaking for her mother who owns 48 Paul Street. She is unable to in her yard as it is so wet, we are afraid, she will fall and get hurt. She lives in her yard; she gardens and cannot do this as the water pooling everywhere is too dangerous. She stated that she grew up in this house and have never had water like this until the work was done at Paul St. She is asking for some resolution to get this fixed. All we want is to get this resolved. We just want to have her enjoy her yard again. We couldn't believe another pit was dug in June before the engineer went in July because we understood there shouldn't be any work being done.

Raymond Rogozinski, Director of Public Works, state that the photos will be uploaded to the city website under engineering documents (Paul St. Photos) and if anyone has questions, they can contact him at Public Works directly.

MOTION: to make available the photos to the property owner and Towne Engineers to review and submit a supplemental report at next month's Inland Wetlands meeting.

By: Rooks

Seconded: Robinson

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

Against: None.

Abstained: None.

The cease and correct is continued.

The report is filed.

Doug Towne, 42 Paul St, stated initially he was asked to hire an engineer to determine if I should remove the horseshoe pit or leave it. That was the direction of the board as I understood it. From his study he determined I should leave it as it was a benefit. What is my directive now?

Raymond Rogozinski, Director of Public Works, responded, that we have additional information that was presented to the commission at this session. Based on the testimony at this session, your engineer was unaware of some of the photographs so the commission is asking your engineer, based on the new information to review the photos and submit to the commission.

Doug Towns, 42 Paul St, at the same time I was doing my project, Mr. Lindstrom was installing a new pool and was getting a permit after the fact. That was discussed on the walk thru of my yard and was not put into consideration how that would affect his basement water.

Commission Rooks, stated that is not the issue. The issue is you got a permit and did work over the permit was allowed to do. That is the issue here. We as commissioners have given you as much opportunity as you can to fix the problem. If you want to start to force us to do certain thing, we can easily tell you to remove everything and put back to the way it was. We are trying to work and plan with the neighbors and you. The property I care about is your property.

c. Cease & Correct – 465 Emmett Street

The Commission received the following items in their electronic packets:

- a. E-mail dated August 12, 2024, from Raymond Rogozinski, P.E., Director of Public Works, regarding 465 Emmett St. to Peter Plewa.
- b. Attached photo
- c. Attached map

The applicant was not present at the meeting.

MOTION: to postpone the Cease and Correct at 465 Emmett Street to the October 7, 2024 meeting and the applicant be present at the meeting.

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

The application is postponed.

10. Staff Reports

a. IWWC Report – August 2024

The Commission received the following items in their electronic packets:

a. Inland Wetlands Enforcement Officers report dated August 30, 2024

MOTION Move to file the report.

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

The report is filed.

11. Staff-Approved Applications/Published

a. Administrative Applications Approved

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

MOTION Move to file the report.

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

The report is filed.

12. Adjournment

MOTION: Move to adjourn at 8:01 P.M.

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,
Laura Leger

Zachary Fisk, Chairman
Inland Wetlands Commission

David Rooks, Secretary

On-Site Meeting Minutes

Monday, September 23, 2024

Time: 5:00 pm

Application #2041 – Wetlands application 31 Royal Drive

Mel Maffei applicant – request to install a swale and fill low spots in upland review area.

Attendees:

- Zachary Fisk, Chairman
- Michael Robinson, Vice Chairman
- David Rooks, Secretary
- James Carros, Commissioner
- James Ritchie, Commissioner
- Daniel Massaro, Jr. Commissioner
- Faye L. Duquette, Commissioner
- Greg Klimek, Alternate
- Laura Valentino, Alternate
- Raymond Rogozinski, Bristol DPW
- Anthony Lorenzetti, Bristol Engineering
- Shirley Cahill, Neighbor downgrade
- Alan Cahill, Neighbor downgrade
- Mel Maffei, Applicant
- Morgani Maffei, Resident
- Jason Sirko, Contractor

Minutes:

The applicant explained that drainage runoff was entering their property from the northeast, and provided some history on the matter and photos of the same. The applicant stated that they would like to install a swale to drain water to the west and fill in various low portions of the yard that have settled. Mr. Rogozinski expressed a city concern with draining water onto the downstream neighboring property and explained that the neighbor would have to formally grant permission to the applicant to drain onto their property. Mr. Cahill said he

understood. Mr. Rogozinski also explained that the city had concerns regarding the upstream property, and stated that the work should stay ten feet off the property. Mr. Sirko explained where the swale would be installed along the northside of the property, shrubs would be removed and low spots would be filled in. The applicant was told to provide plans showing the proposed work.

Meeting Ended at approximately 5:20

Monday, September 23, 2024

Time: approximately 5:35 pm

Application #2042 – Memorial Boulevard Park Assessors Maps 30 & 30A Lots 115 and 18

City of Bristol applicant – request to install sidewalks and associated work in the upland review area.

Attendees:

- Zachary Fisk, Chairman
- Michal Robinson, Vice Chairman
- David Rooks, Secretary
- James Carros, Commissioner
- James Ritchie, Commissioner
- Daniel Massaro, Jr. Commissioner
- Faye L. Duquette, Commissioner
- Greg Klimek, Alternate
- Laura Valentino, Alternate
- Raymond Rogozinski, Bristol DPW
- Anthony Lorenzetti, Bristol Engineering
- William Stango, City of Bristol Engineering presenting on behalf of the Park and Recreation Services Department

Minutes:

Mr. Stango explained the proposed ADA sidewalk project that is proposed for Memorial Boulevard, he provided plans for the commissioners to see the locations of the new sidewalks that are being placed both in the upland review area and no regulated areas. The areas from west to east included the area where the old tennis courts were, the area west of the pond and fountain and a segment south of the pond. Mr. Stango further clarified that the existing sidewalk by the easterly parking lot would remain in addition to the new ADA compliant walk. No further discussion.

Meeting Ended at approximately 5:45

Monday, September 23, 2024

Time: approximately 5:50 pm

Application #2040 – 37 Main Street

James Ziogas representing the applicant.

Attendees:

- Zachary Fisk, Chairman
- Michael Robinson, Vice Chairman
- David Rooks, Secretary
- James Carros, Commissioner
- James Ritchie, Commissioner
- Daniel Massaro, Jr. Commissioner
- Faye L. Duquette, Commissioner
- Greg Klimek, Alternate
- Laura Valentino, Alternate
- Raymond Rogozinski, Bristol DPW
- Anthony Lorenzetti, Bristol Engineering
- James Ziogas, Applicant
- Rob Hiltbrand, Engineer

Minutes:

Mr. Ziogas explained where the proposed building was to be located on the site.

Mr. Hiltbrand explained that the proposed project would be reducing the impervious surface on the site from 100 % to about 70 %. He further clarified what portions of the watercourse to the north are on the applicant's property. No further discussion.

Meeting Ended at approximately 6:05

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:

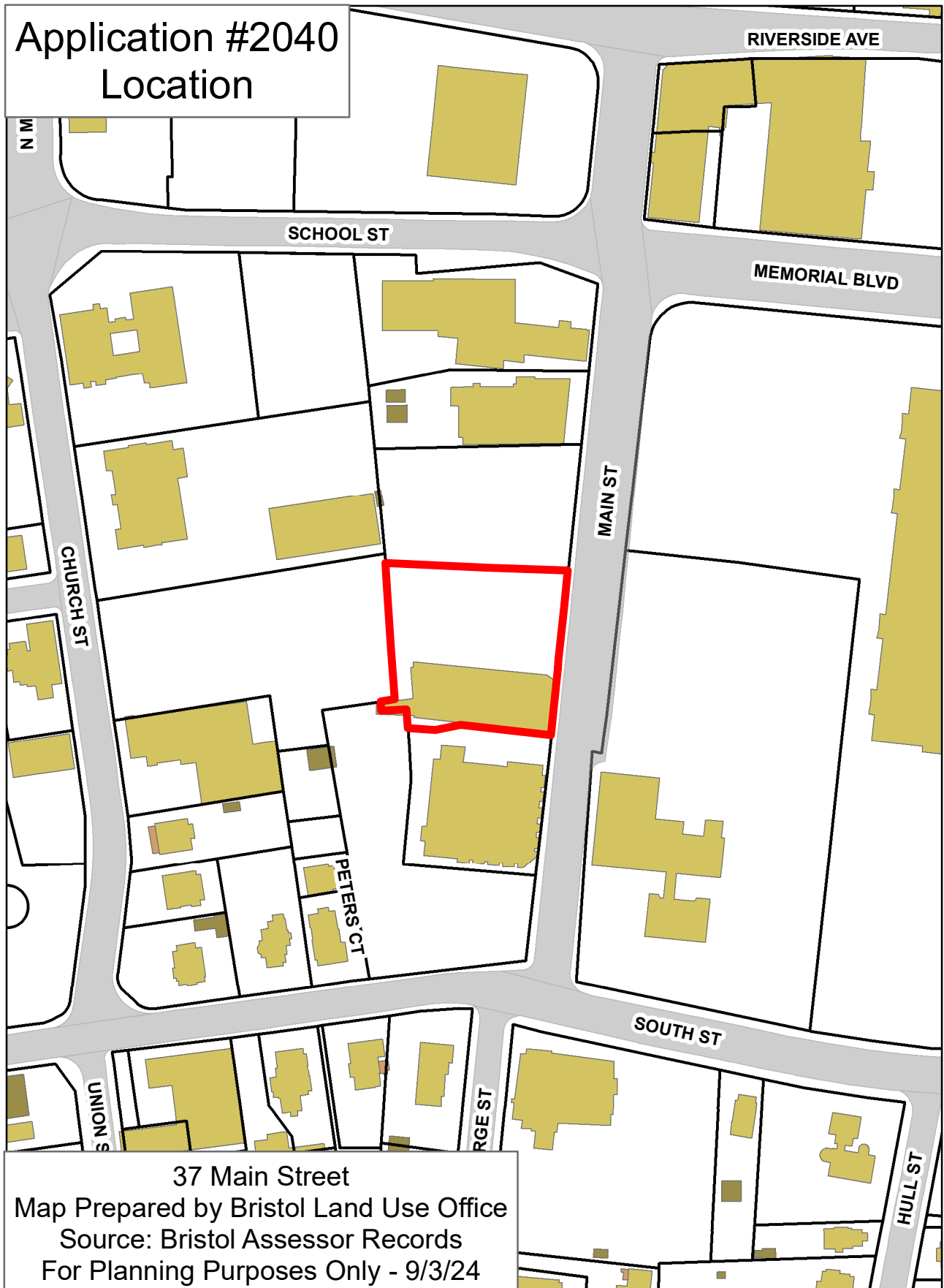
Does a watercourse flow through the subject property?

☐ yes ☐ no

If "yes", see instructions for submission requirements.

JAMES ZIGAS JR
J ZIGAS @ ZIGAS LAW. WM

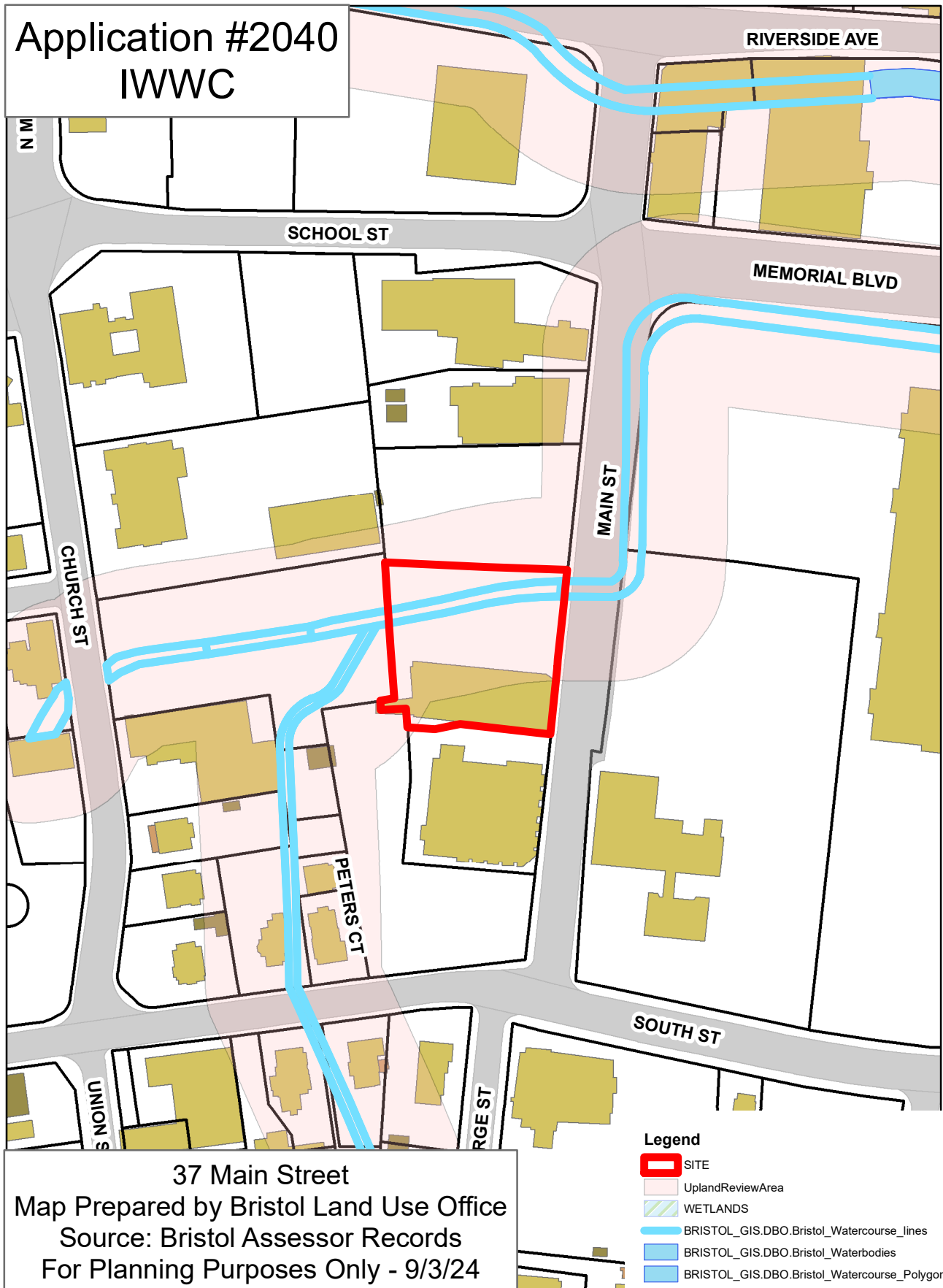
Application #2040
Location



37 Main Street

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

Application #2040
IWWC



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

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

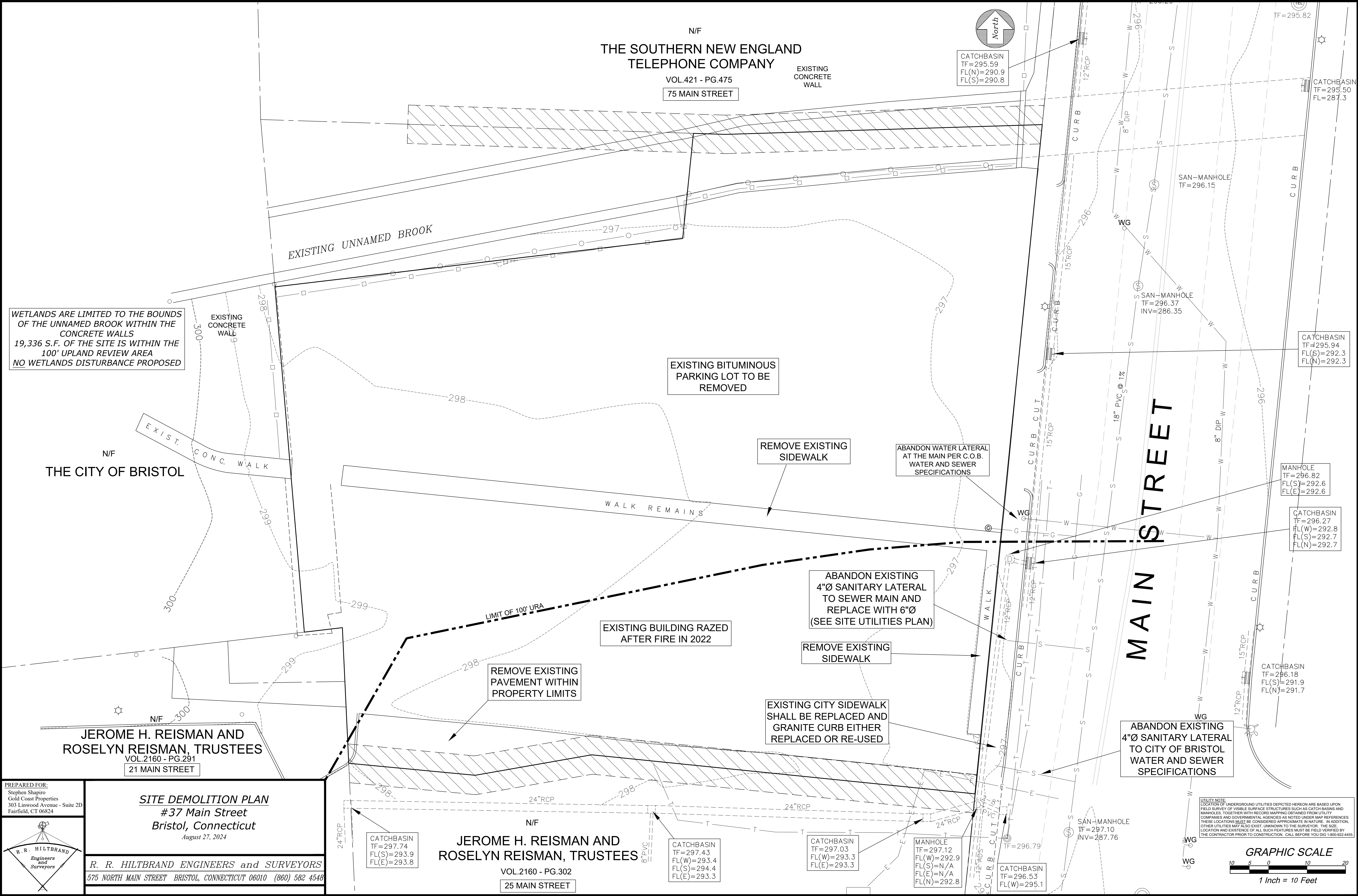
APPROVALS:
Wetlands Application #xxx; Approved xxx
Zoning Application #xxx - xxx; Approved xxx

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



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

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

R. R. HILTBRAND
Engineers and Surveyors

SITE DEMOLITION 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

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

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

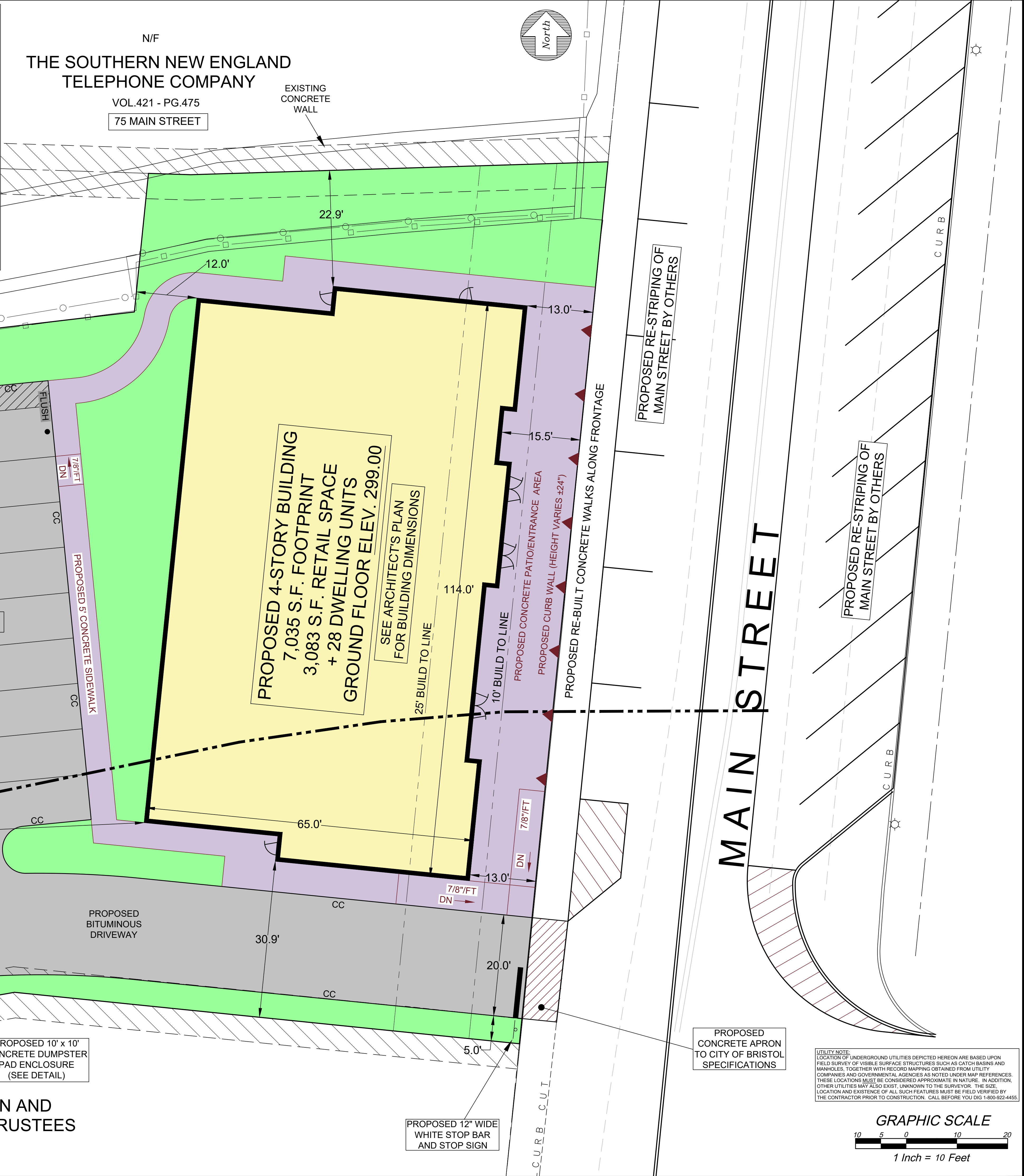
PREPARED FOR:
Stephen Shapiro
Gold Coast Properties
303 Linwood Avenue - Suite 2D
Fairfield, CT 06824

R. R. HILTBRAND
Engineers and Surveyors

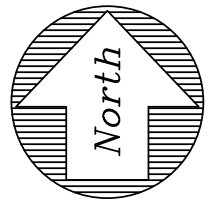
SITE LAYOUT PLAN
#37 Main Street
Bristol, Connecticut
August 27, 2024

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%	



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



TEST PIT DATA:

DP #1 (PARKING LOT AREA)

- 0 - 3" BITUMINOUS CONCRETE
- 3 - 15" TAN MEDIUM-FINE SAND SUB-BASE
- 15 - 34" MIXED FILL
- 34 - 38" ORIGINAL GRADE (ORGANICS)
- 38 - 90" BROWN MEDIUM-FINE SAND AND GRAVEL (6" COBBLES)

NO GROUNDWATER MOTTLING @ 84"

DP #2 (BUILDING DEMO AREA)

- 0 - 36" MIXED FILL
- 36 - 40" ORIGINAL GRADE (ORGANICS)
- 40 - 99" BROWN MEDIUM-FINE SAND AND GRAVEL (6" COBBLES)

GROUNDWATER @ 96" MOTTLING @ 86"

**THE SOUTHERN NEW ENGLAND
TELEPHONE COMPANY**

VOL.421 - PG.475

75 MAIN STREET

EXISTING
CONCRETE
WALL

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

PROPOSED
C-CB #4
TF - 295.88±
FL - 292.50

CATCHBASIN
TF=295.50
FL=287.3

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

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

CATCHBASIN
TF=296.27
FL(W)=292.8
FL(S)=292.7
FL(N)=292.7

CATCHBASIN
TF=296.18
FL(S)=291.9
FL(N)=291.7

CATCHBASIN
TF=296.53
FL(W)=295.1

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

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

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

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

**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

STORMTECH SC-740
4 ROWS - 6 UNITS EACH ROW
BOTTOM OF UNIT = 293.00
STORAGE AND INFILTRATION SYSTEM

PROPOSED
C-CB #3
TF - 297.50
FL - 294.50

PROPOSED
C-CB #2
TF - 297.50
FL - 293.95

PROPOSED
4"Ø DOWNSTREAM
DEFENDER S4
TF - 298.17
FL - 293.55 (IN)
FL - 294.50 (OUT)

PROPOSED
C-CB #1
TF - 297.50
FL - 294.70

EXISTING UNNAMED BROOK

EXISTING
CONCRETE
WALL

EXIST.
CONC. WALK

THE CITY OF BRISTOL

**JEROME H. REISMAN AND
ROSELYN REISMAN, TRUSTEES**

VOL.2160 - PG.291

21 MAIN STREET

SITE GRADING & DRAINAGE PLAN

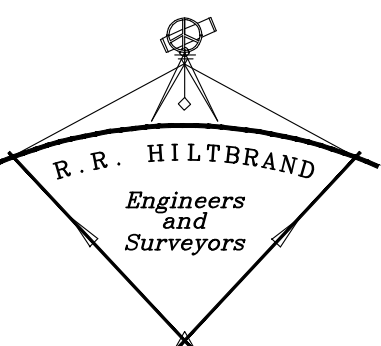
**#37 Main Street
Bristol, Connecticut**

August 27, 2024

R. R. HILTBRAND ENGINEERS and SURVEYORS

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

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



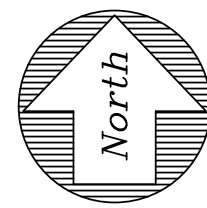
UTILITY NOTE:
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GRAPHIC SCALE



1 Inch = 10 Feet

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

PROPOSED
C-CB #4
TF - 295.88±
FL - 292.50

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

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

CATCHBASIN
TF=296.27
FL(W)=292.8
FL(S)=292.7
FL(N)=292.7

CATCHBASIN
TF=296.18
FL(S)=291.9
FL(N)=291.7

INSTALL
CRUSHED STONE
CONSTRUCTION
ENTRANCE
(SEE DETAIL)

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

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

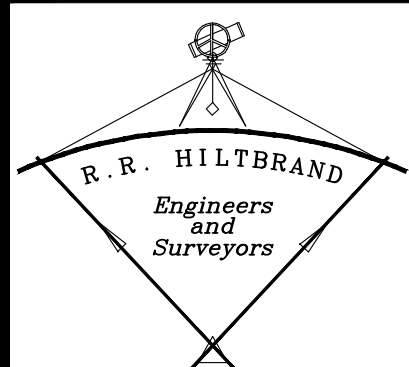
MANHOLE
TF=297.12
FL(W)=292.9
FL(S)=N/A
FL(E)=N/A
FL(N)=292.8

CATCHBASIN
TF=296.53
FL(W)=295.1

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THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION,
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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

PREPARED FOR:
Stephen Shapiro
Gold Coast Properties
303 Linwood Avenue - Suite 2D
Fairfield, CT 06424



DESIGN REFERENCE:

SEDIMENT & EROSION CONTROL BASED ON 2002 CONNECTICUT GUIDELINES
FOR SOIL EROSION AND SEDIMENT CONTROL D.E.P. BULLETIN 34 BY THE
CONNECTICUTT 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)	Lbs./1,000 Sq. Ft.
Redtop (Streeker, Common)	.45
Tall Fescue (Kentucky 31 or Smooth Bromegrass (Saratoga, Lincoln)	.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.

-Maintenance

-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.

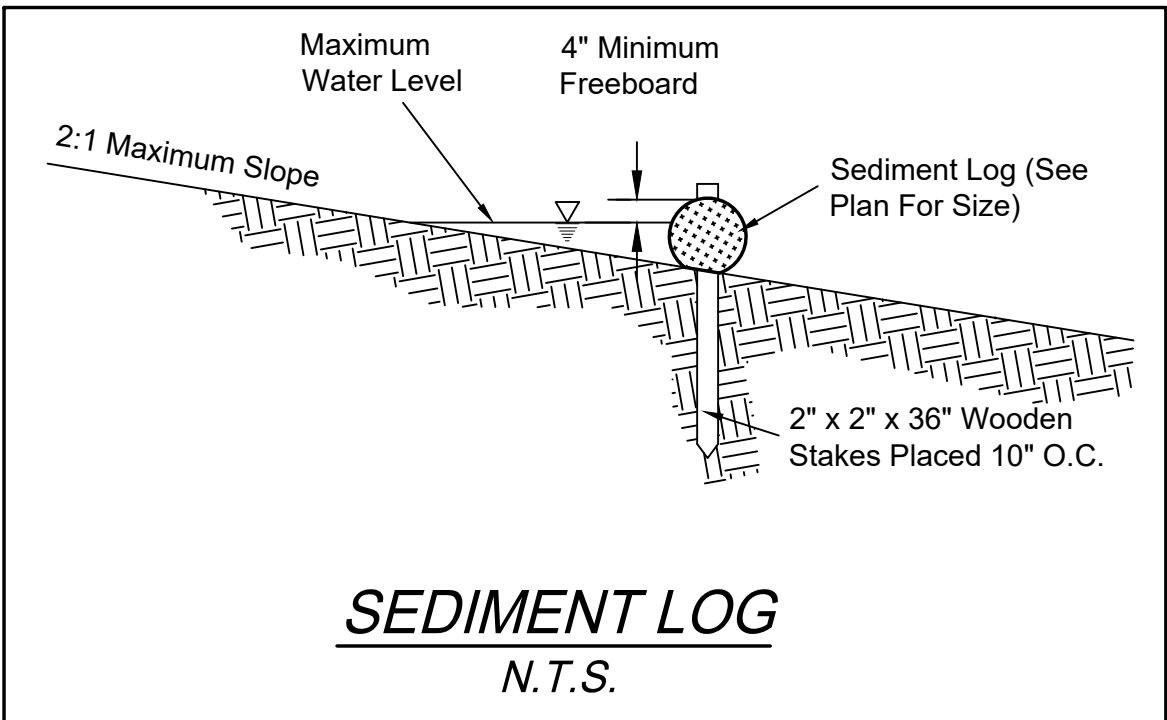
-The site superintendent responsible for day to day operations will be the spill prevention and cleanup coordinator.

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

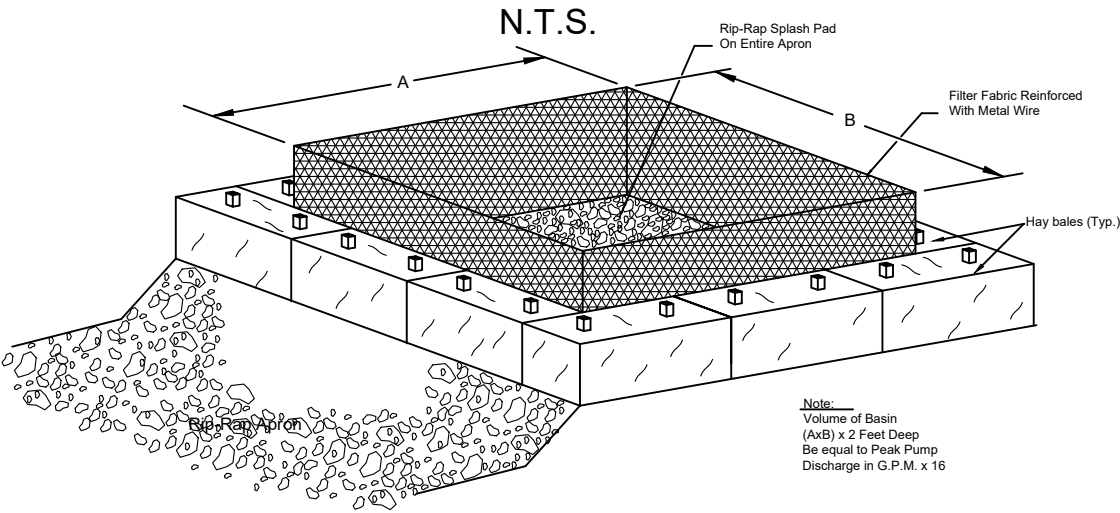
are assigned the responsibility for implementing this erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and 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

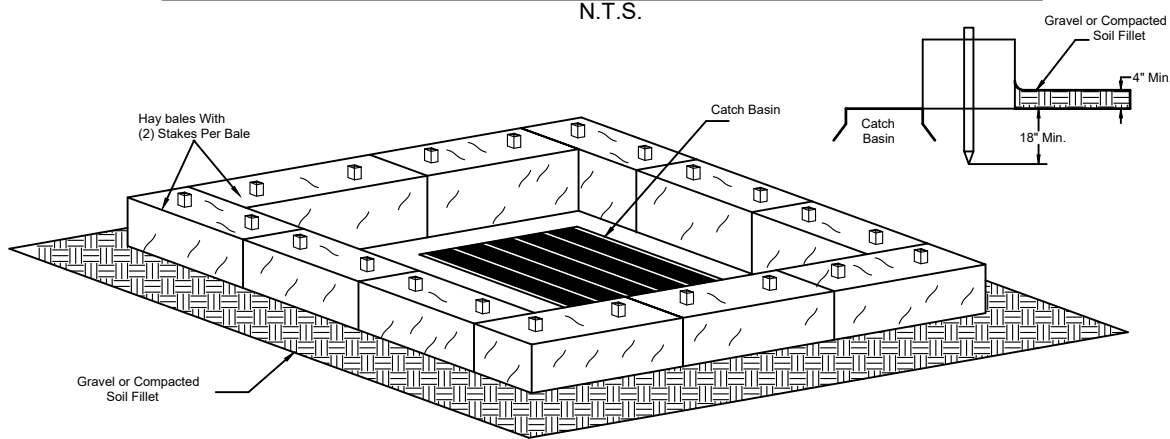
Should unforeseen erosion or sedimentation problems arise, the design engineer of record. (R.R. Hiltbrand Engineers & Surveyors) and the local enforcement agent shall be notified immediately. An inspection of the affected area(s) shall be promptly performed. A remedial action plan shall be formulated 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.



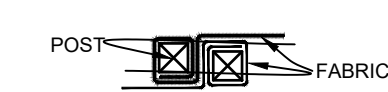
TEMPORARY SEDIMENT BASIN FOR DEWATERING DISCHARGE



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

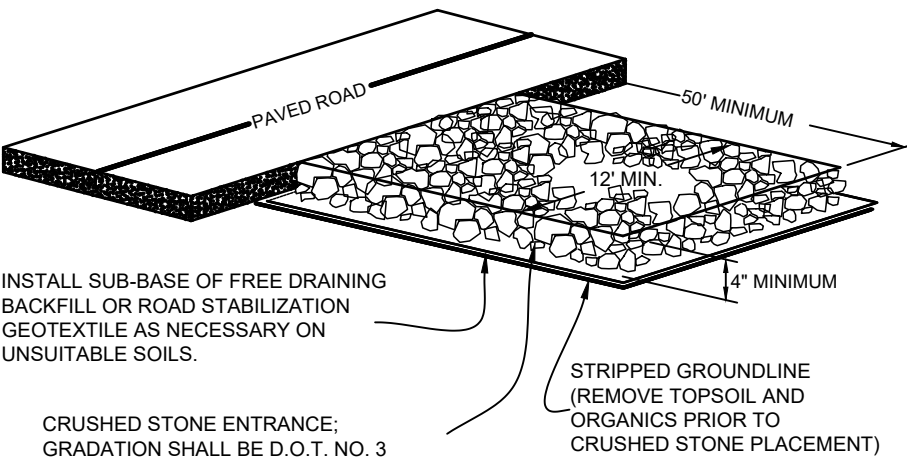
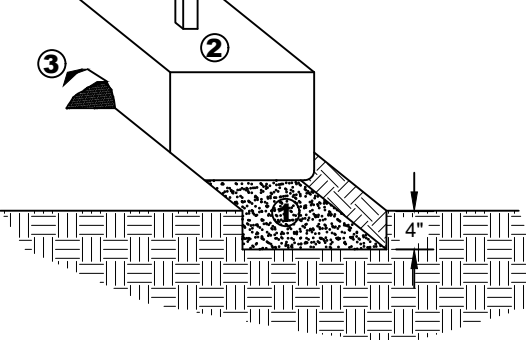
N.T.S.

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 THEY 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.

Responsible Person:
GOLD COAST PROPERTIES
Stephen Shapiro
203-610-1545

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

(CE)

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.

(GSF)

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.

(PS)

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.

(DC)

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.

(MS)

5. Mulch for Seed (MS)

Application of mulch to protect soil surface and promote the establishment of seeding. See Maintenance Notes for inspection requirements.

(IP)

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 E57).

(SL)

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

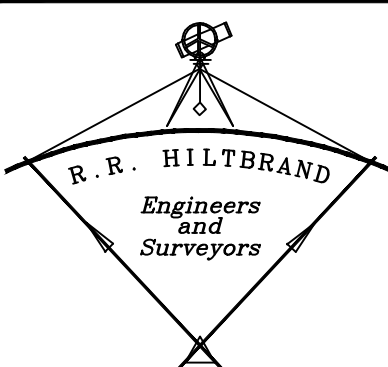
#37 Main Street
Bristol, Connecticut

August 27, 2024

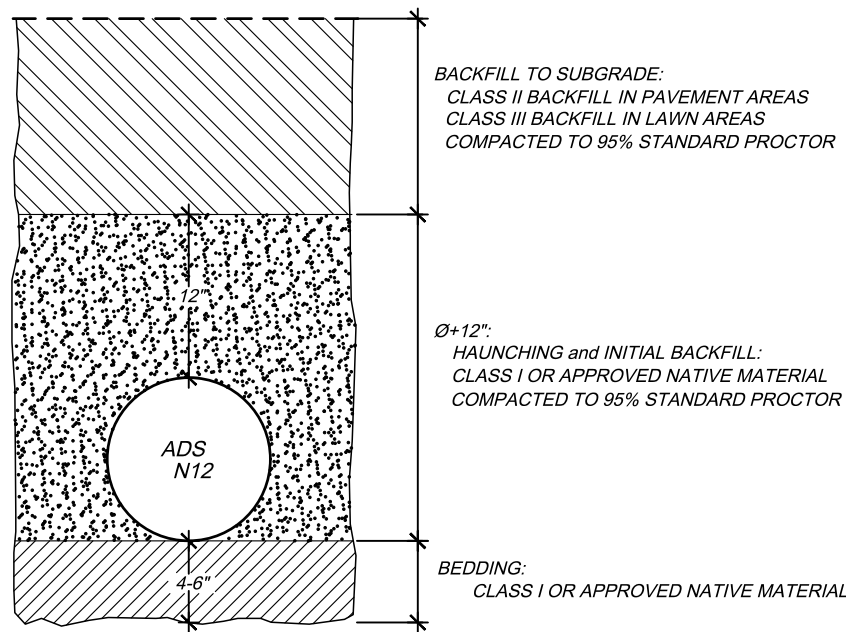
R. R. HILTBRAND ENGINEERS and SURVEYORS

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



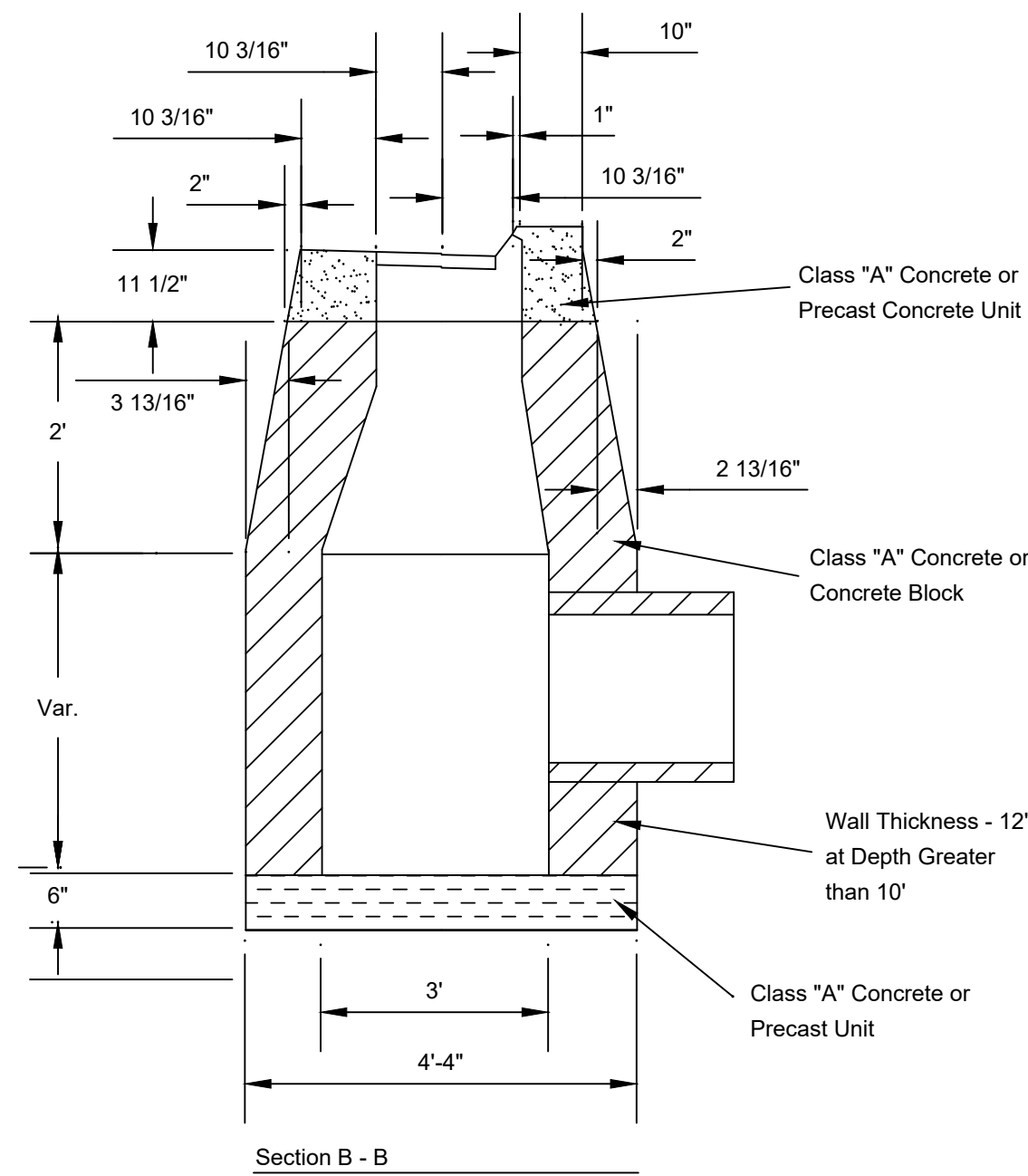
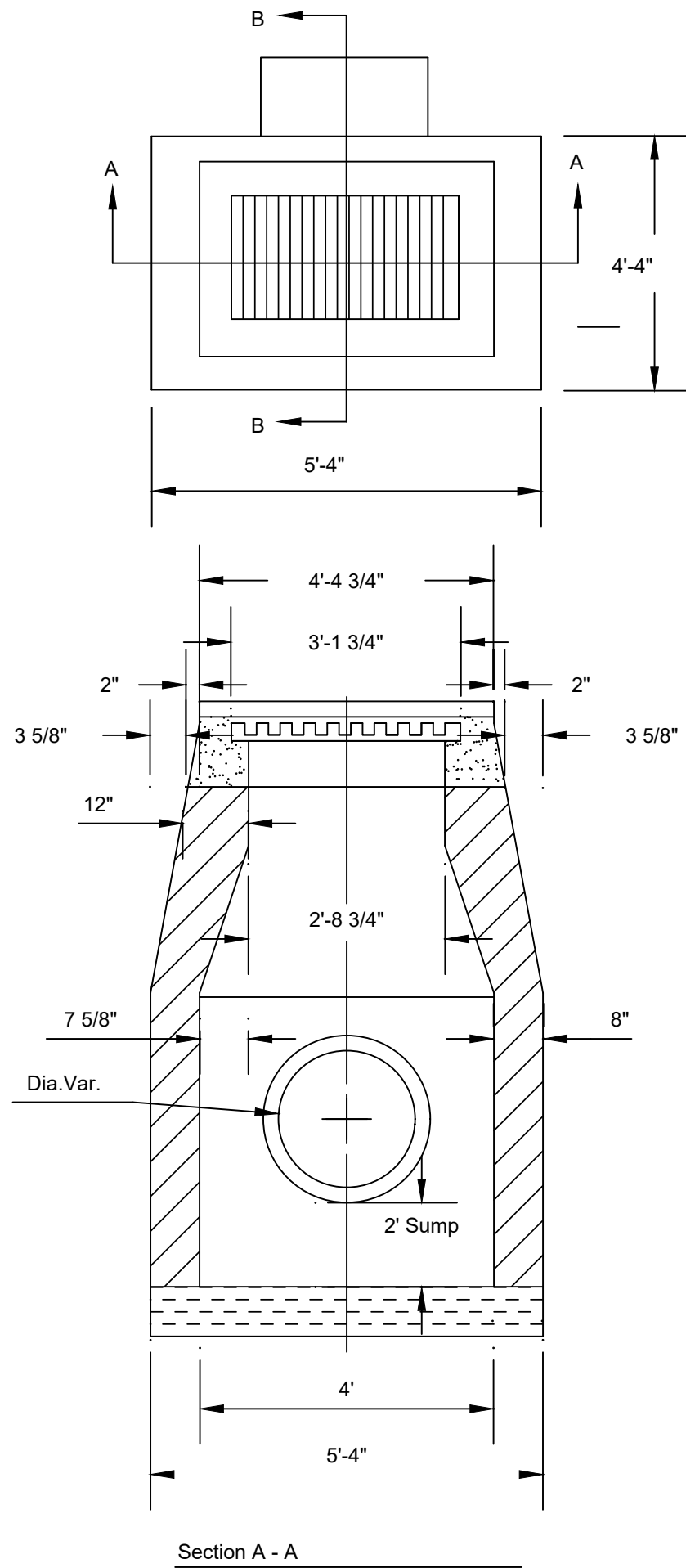
CLASS I BACKFILL:
ANGULAR CRUSHED STONE OR ROCK DENSE OR OPEN GRADED
WITH LITTLE OR NO FINES (NO.10 TO 1 INCHES IN SIZE)

CLASS II BACKFILL:
CLEAN, COARSE-GRAINED MATERIALS, SUCH AS GRAVEL,
COARSE SANDS AND GRAVEL-SAND MIXTURES (1 INCHES TO 2 INCHES)

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**

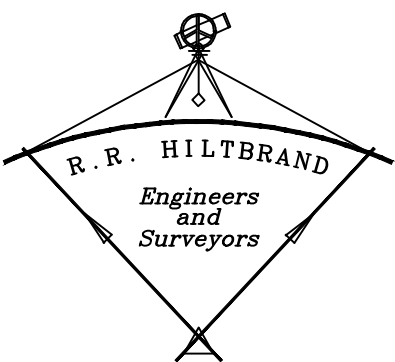
N.T.S.



TYPE "C" CATCH BASIN

n. t. s.

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

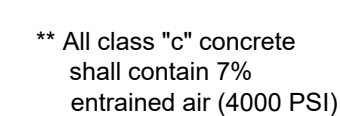


SITE DETAILS
Sheet 1 OF XXX
#37 Main Street
Bristol, Connecticut
August 27, 2024

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

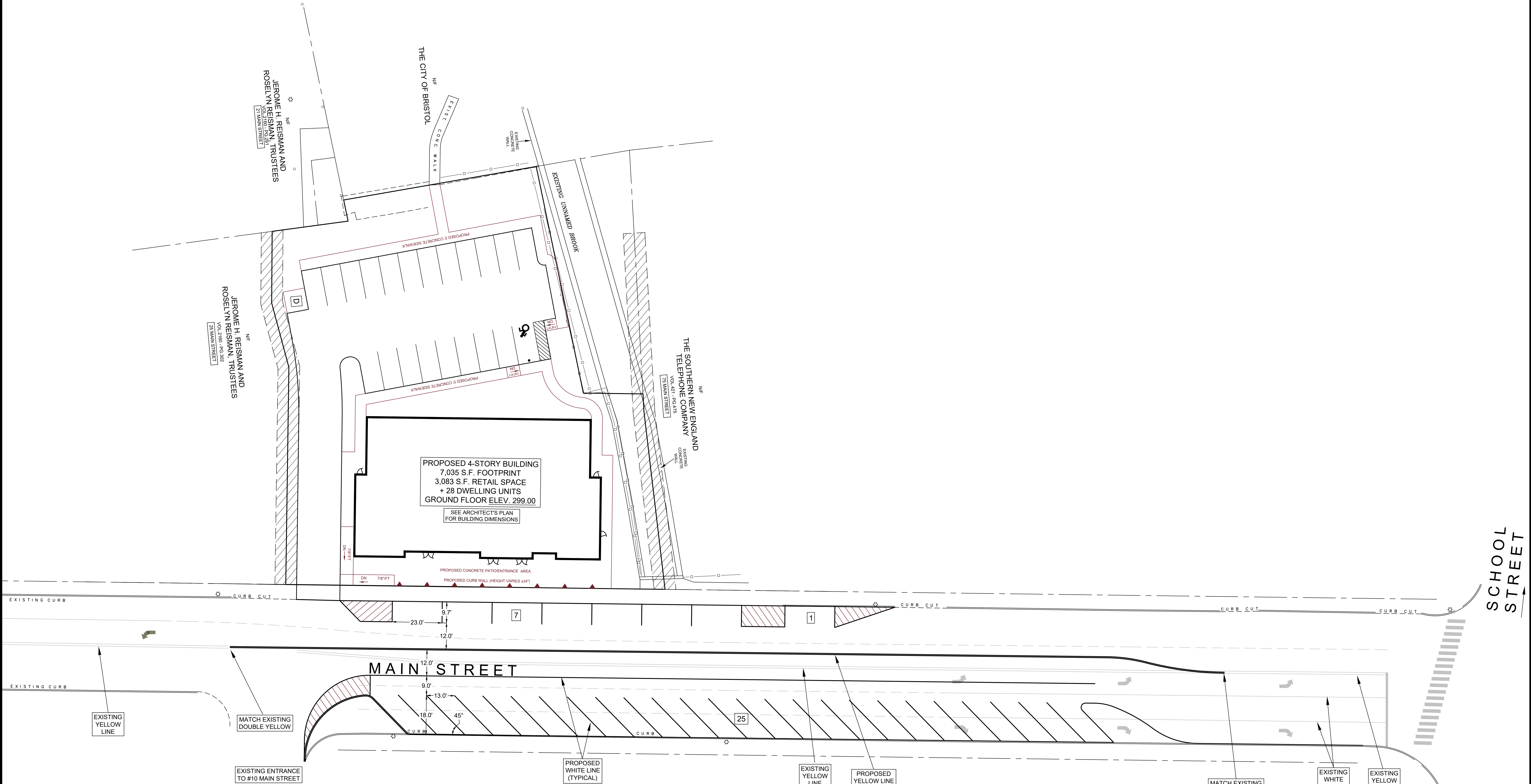


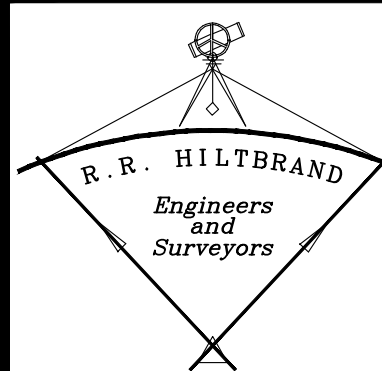
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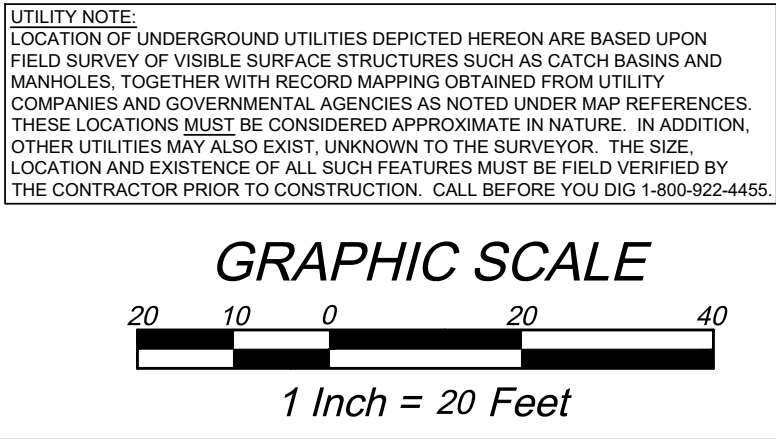


N.T.S.

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
	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



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

Soil Resource Consultants

P.O. Box 752

Meriden, CT 06450

September 23, 2024

SRC Job No. 22-22

Robert Hiltbrand, P.E.
R.R. Hiltbrand Engineers & Surveyors, L.L.C.
575 North Main Street
Bristol, CT 06010

Dear Mr. Hiltbrandt:

Re: Wetland Delineation – 37 Main Street – Bristol, CT

At your request, I have completed an onsite investigation of this site. The purpose of my investigation was to identify and delineate the onsite inland wetlands and watercourse boundaries. The field work was originally completed on June 16, 2022.

The wetland and watercourse boundaries were marked with blue paint marks which were placed at eight points along the top edges of existing concrete retaining walls that completely surrounded a regulated watercourse channel. Please refer to the enclosed sketch for the approximate location of the watercourse boundaries. The sketch is not drawn to scale but is a field drawn representation of wetland and watercourse configurations.

The wetland soil map prepared for this site is a refinement of data found in the **Soil Survey of Hartford County**. Each map unit is composed of a unique combination of soils. Areas with the same symbol have a similar soil composition.

The map units described below are based on data collected at this particular site. Soil surveys in Connecticut were originally conducted for primarily agricultural purposes and do not provide site specific information. The minimum area delineated on a soil survey map sheet is approximately 2-3 acres in size. For this reason there may be some differences between the following information and that published in the Soil Survey.

INLAND WETLAND SOILS

The identification of inland wetland areas on this site is based on my field observations of test borings and the guidelines of the **National Cooperative Soil Survey Program**. Test borings were done using a shovel and or hand auger.

In Connecticut inland wetland soil categories include poorly drained soils, very poorly drained soils, alluvial and flood plain soils.

Wetland Delineations Wetland Impact Evaluations Environmental Planning

109 (Fl)

The **109** map unit consists of recently (geologically) deposited alluvial soil materials. This map unit is referred to taxonomically as Fluvaquents -Udifuvents which are deep to very deep, well drained soils that formed in recently (geologically) deposited alluvium. Typically, Fluvaquents-Udifuvents frequently flood and have loamy fine sandy to loamy sand textures overlying stratified sand and gravel. This soil map unit was observed in very narrow discontinuous bands along the outside edges of the onsite watercourse channel.

W/C

The **W/C** designation refers to the existence of a watercourse on the subject properties. The watercourse is a well defined channel or ditch area that conveys excess surface water runoff from its drainage area as well as groundwater seepage areas and or inland wetland soil areas. The watercourse channel extends from a drainage culvert under Main Street westerly to an existing culvert under the property immediately to the west.

NON-WETLAND SOILS

The non-wetland soils were not studied or mapped in enough detail to provide approximate boundaries. Some observations were made of these soils during the process of identifying the inland wetland areas. Random soil boring locations were flagged with pink & black stripped plastic ribbon. The following map unit descriptions do not constitute a detailed soil investigation of these upland areas, but may be used as a guide in site planning.

Ud (308)

The **Ud** map unit consists of moderately well to well drained disturbed soils. It is composed of filled areas and areas consisting of both cut and fill. Soils in this map unit have been disturbed by previous minor excavation and grading activities associated with the existing altered portions of this site. This soil map unit was observed in disturbed areas outside the concrete walls lining the watercourse channel.

Classification into natural soil units is impossible. This map unit is referred to taxonomically as Udorthents. Original diagnostic soil horizons are not present. Soils in this map unit have a wide range of characteristics. Textures are predominantly gravelly fine sandy loams. Permeability can be variable due to the lack of soil profile structure caused by the grading activities.

If you have any questions regarding this report, or need additional assistance with this site, please contact me. I am available to attend Inland Wetland Commission meetings and site walks.

Sincerely,



David H. Lord

Certified Soil Scientist
& Environmental Consultant

Wetland Delineations Wetland Impact Evaluations Environmental Planning

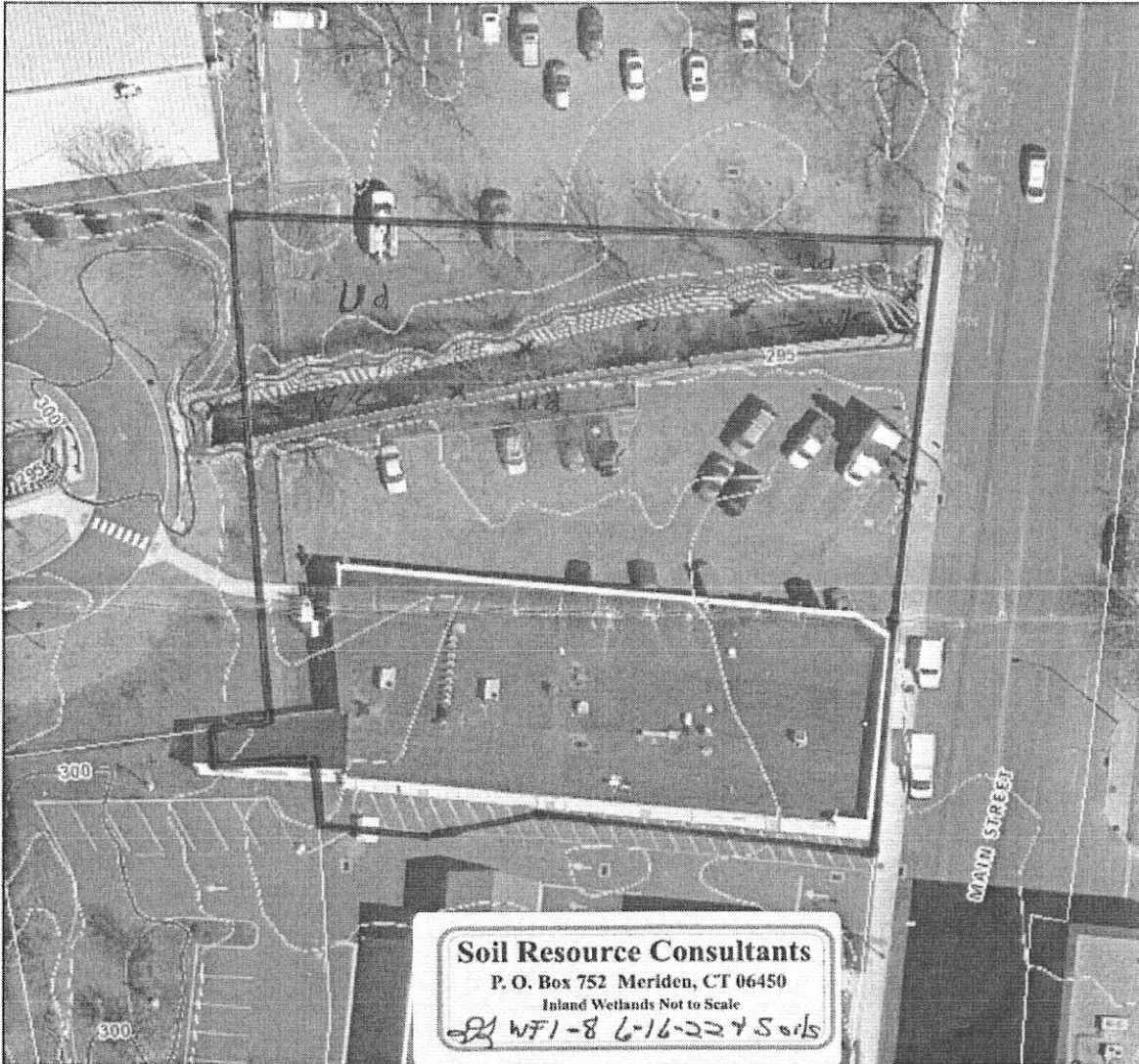
37 Main Street Bristol, CT

City of Bristol

Geographic Information System (GIS)



Date Printed: 5/31/2022



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 = 50 feet



Wetland Delineations Wetland Impact Evaluations Environmental Planning

**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

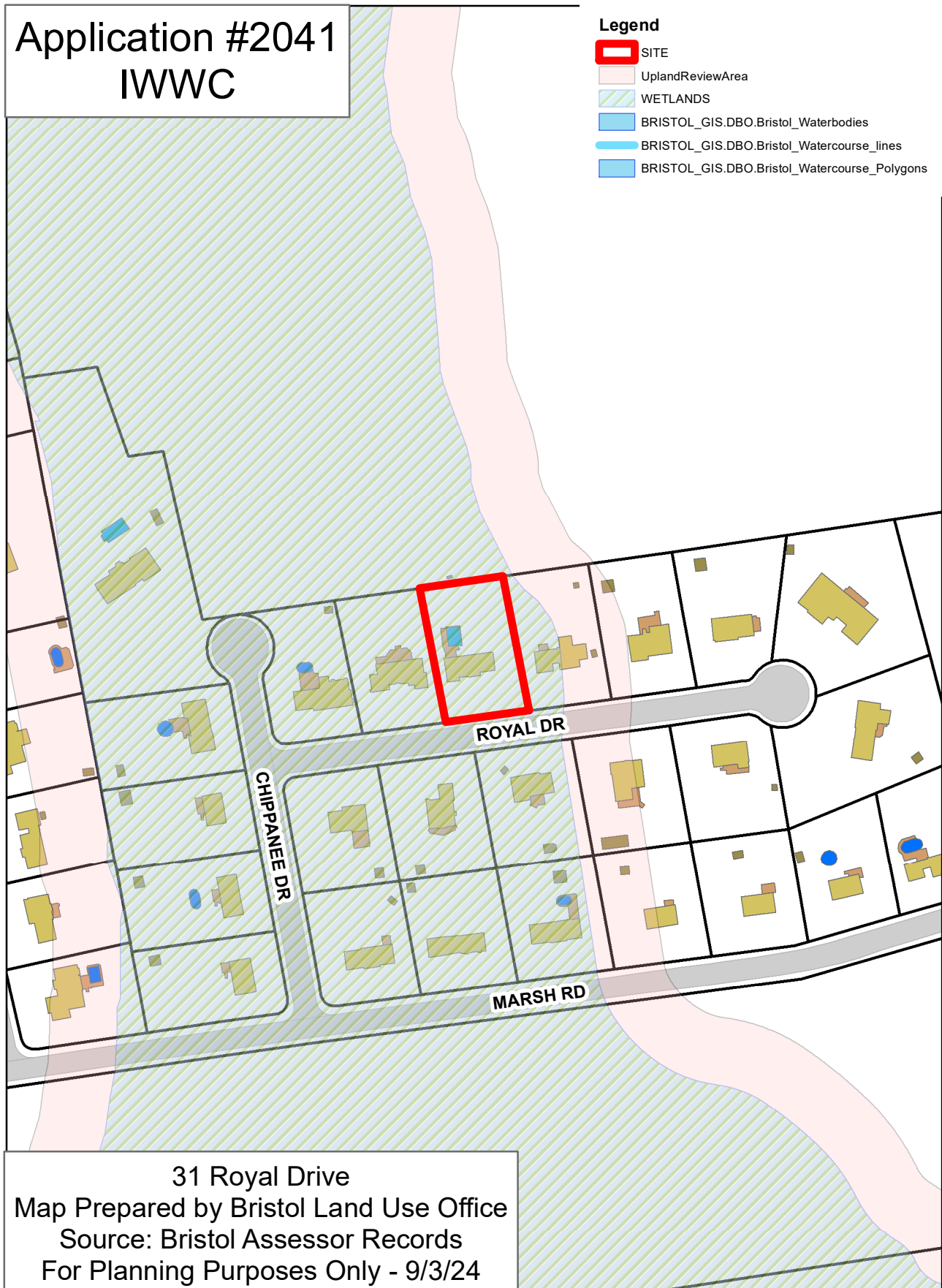


31 Royal Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

Application #2041
IWWC

Legend

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

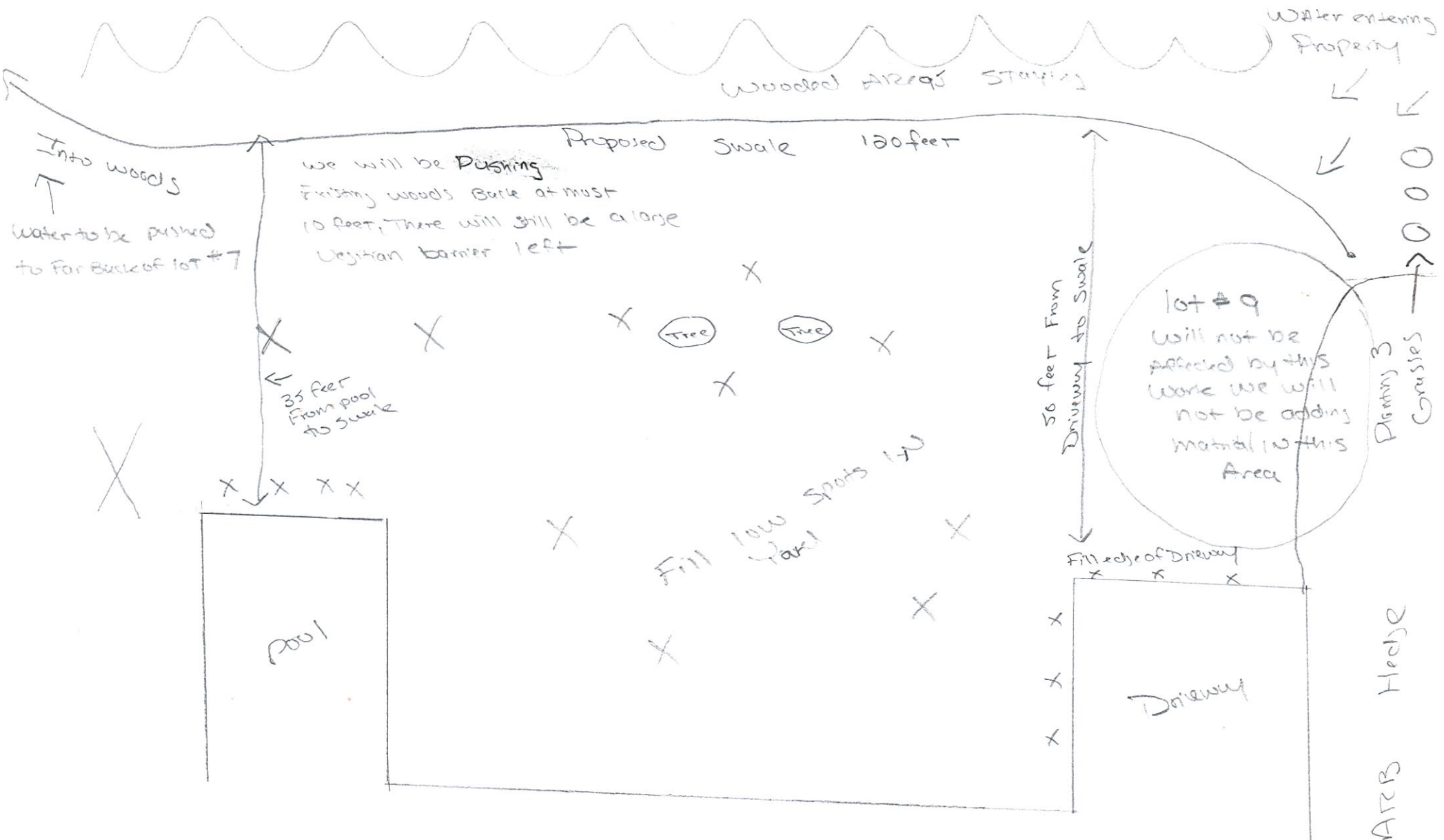


31 Royal Drive
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

Application #2041
Aerial



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



X Marks Areas to Be Filled with topsoil
To Stop standing water + to push water
to Back of property.

Any Areas Damaged by Equipment will Also
be topsoiled + hydroseeded

House

Estimated 40 yards topsoil
6 tons 3/4 inch Rock for
Swale
+ hydroseed



April 9, 2020

Casey and Danielle Tobacco
7 Royal Drive
Bristol, CT 06010

RE: Wetlands permit for regulated activities at 7 Royal Drive, Bristol, CT

Dear Property Owner:

In response to your permit request for new shed and continuing drainage concerns in the vicinity, Bristol Engineering representatives conducted a site visit on April 7, 2020. The site visit revealed that numerous alterations to the property have been made that are considered regulated activities, including: the shed, stone trenching and apparent fill, pool, basketball court, and Chippanee Drive driveway curb cut and gravel. Since the property is located in a regulated wetland area, these alterations are subject to wetlands permit in accordance with the City of Bristol wetland regulations. The attached 2016 and 2019 aerial maps demonstrate the property conditions.

The Bristol Wetland regulation Section 4.4 allows for permitted or non-regulated activities of a wetlands or watercourse to be carried out by a City agent, provided sufficient information is submitted, prior to commencement of the activity, to properly make that determination. Because notifications were not made prior to the property alterations, this determination was not made. Additionally, the alterations may potentially cause negative impacts by increasing impervious area, decreasing stormwater storage areas and/or potentially blocking historic drainage flow through the property.

You are requested to submit a wetland permit application (attached) for consideration by the Bristol Inland Wetlands Commission for the shed and other constructed alterations. Please submit the application by noon on April 27 so that the information may be distributed for Wetland Commission for review at its May 6 meeting. If you are unable to submit for that meeting, please contact me before April 27. Your prompt consideration is appreciated.

Sincerely,

A handwritten signature in blue ink that reads 'Carol Noble'.

Carol Noble, P.E.
Environmental Engineer

CN/nk

c: Inland Wetlands Commission
City Engineer
Environmental Protection Tech
Zoning Code Enforcement Officer

Enclosures: Bristol GIS aerial topography wetlands map, application

Admonition By Bristol
Town Engineer of
adverse effects of
Lot #6 alterations

Carol Noble

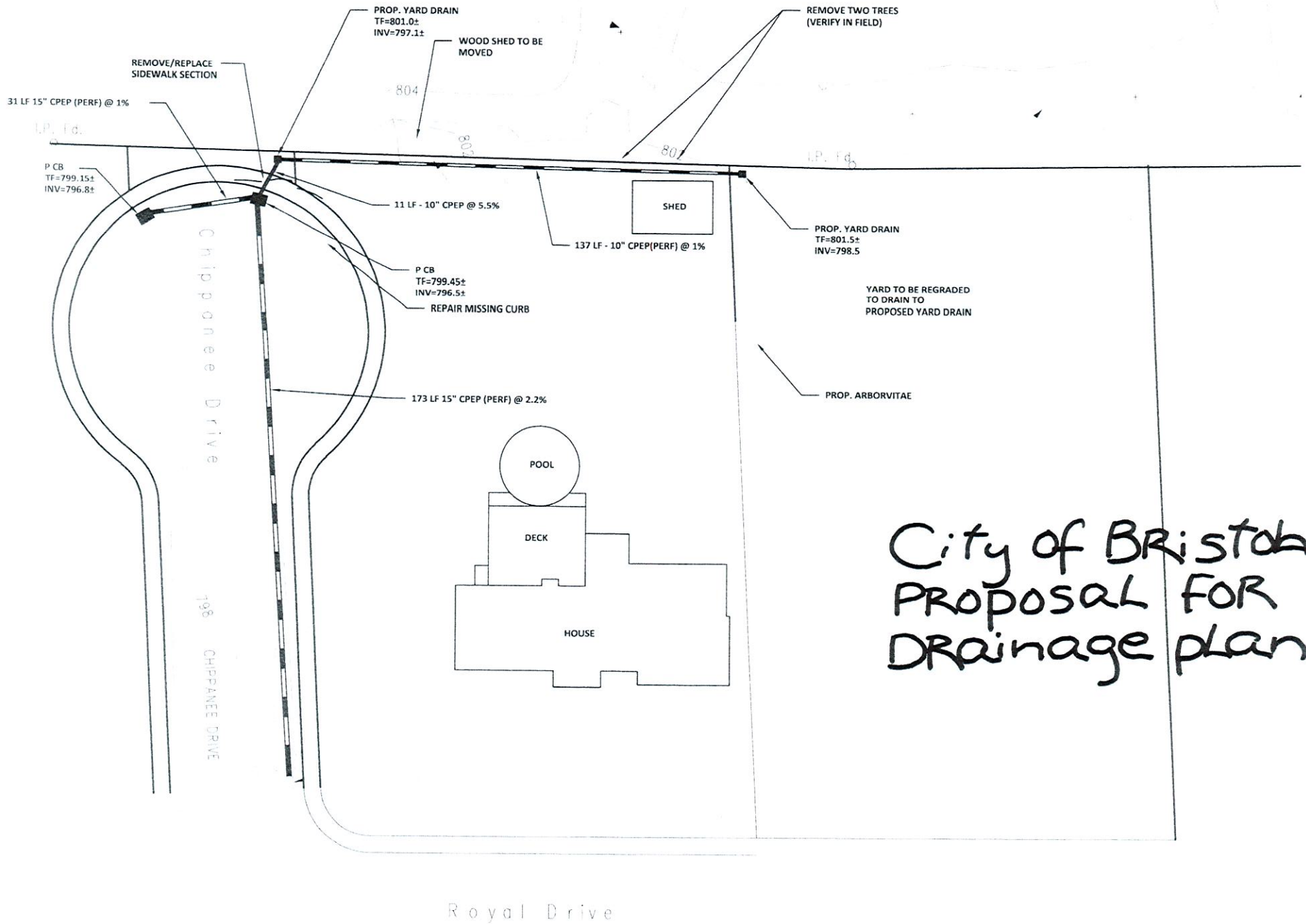
From: Carol Noble
Sent: Tuesday, April 21, 2020 11:00 AM
To: kctabac@gmail.com; samadore@sbcglobal.net
Cc: Nancy Levesque
Subject: Drainage sketch
Attachments: Drainage Sketch.pdf

Good morning, Danielle, Casey, Shirley, Alan,

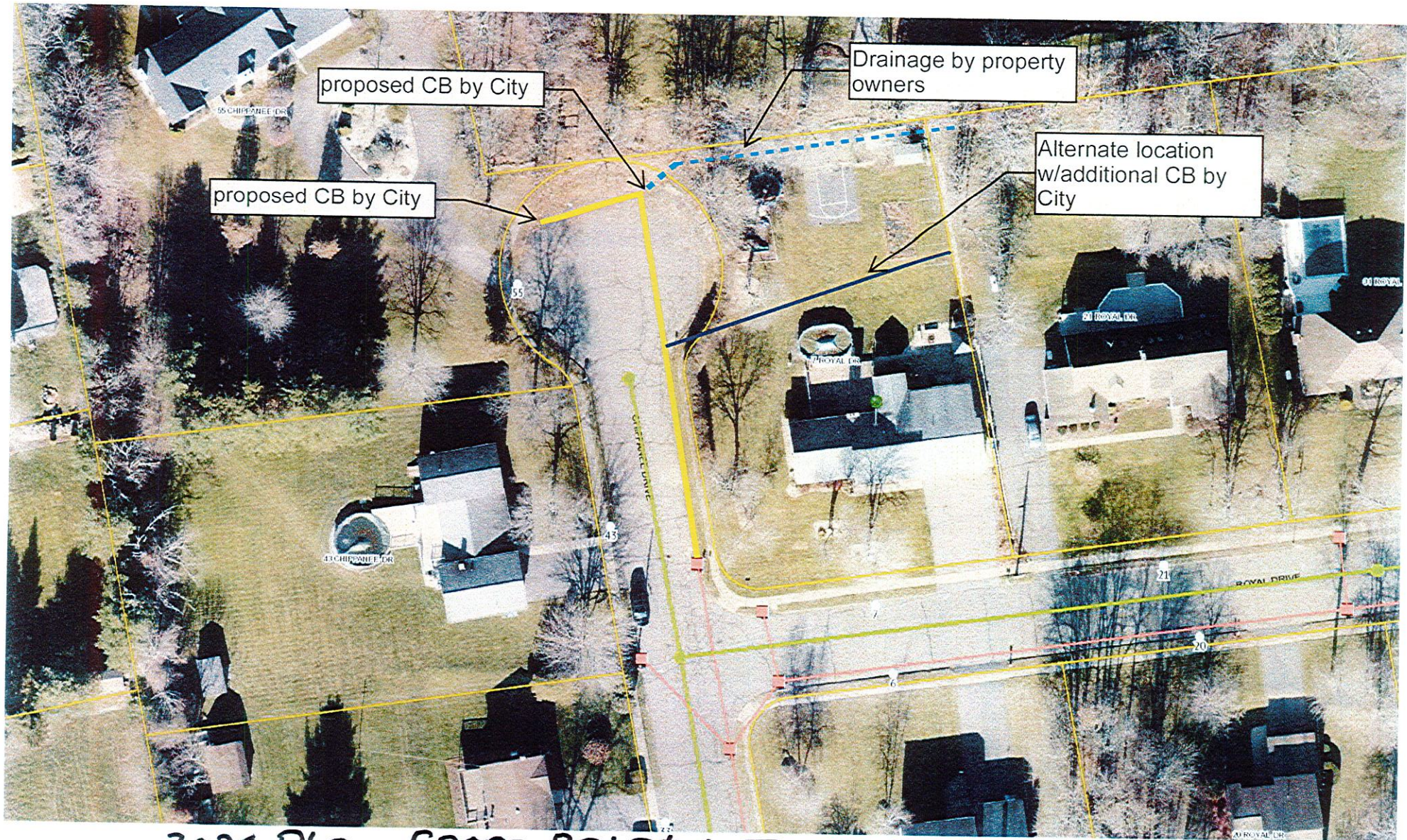
In order to improve the road drainage and provide an opportunity for you to improve your property drainage, the City is willing to extend the storm drain system to the Chippanee cul-de-sac end. A sketch is attached. The sketch shows (in blue shades) how you may consider to convey drainage from your properties to the extended system. Please note that your own private property drainage design, wetland and connection permits will be required for any proposed work, in accordance with City regulations. The sketch is provided for your discussion and will be included for the May 6 Bristol Wetland Commission meeting.

For your information, the City has also been in contact with Chippanee golf course about the drainage conditions. That communication can be provided upon request and we are waiting for a response on the schedule for berm stabilization and drainage system repair.

Please let me know if I may provide the City Stormwater Connection agreement or provide any other assistance related to wetlands permits. Thank you for your consideration. Carol Noble, P.E.



7 Royal



2020 Plan from Bristol Town Engineer to connect to new storm drains in Cul-de-Sac



MEMORANDUM

DATE: October 7, 2020

TO: Inland Wetlands and Watercourses Commission

FROM: Nancy Levesque, P.E., City Engineer 

RE: Grading Plan, 7 Royal Drive

Based upon my review of the information provided by Robert Green Associates, LLC on Monday, October 5, 2020; the proposed swale is sufficient to support the drainage per the calculations provided. The drainage area includes the rear yards for the properties upslope of 7 Royal Drive. Additional grading in the neighbor's yard will be required for their yard to drain. Plans shall be submitted and reviewed under separate application.

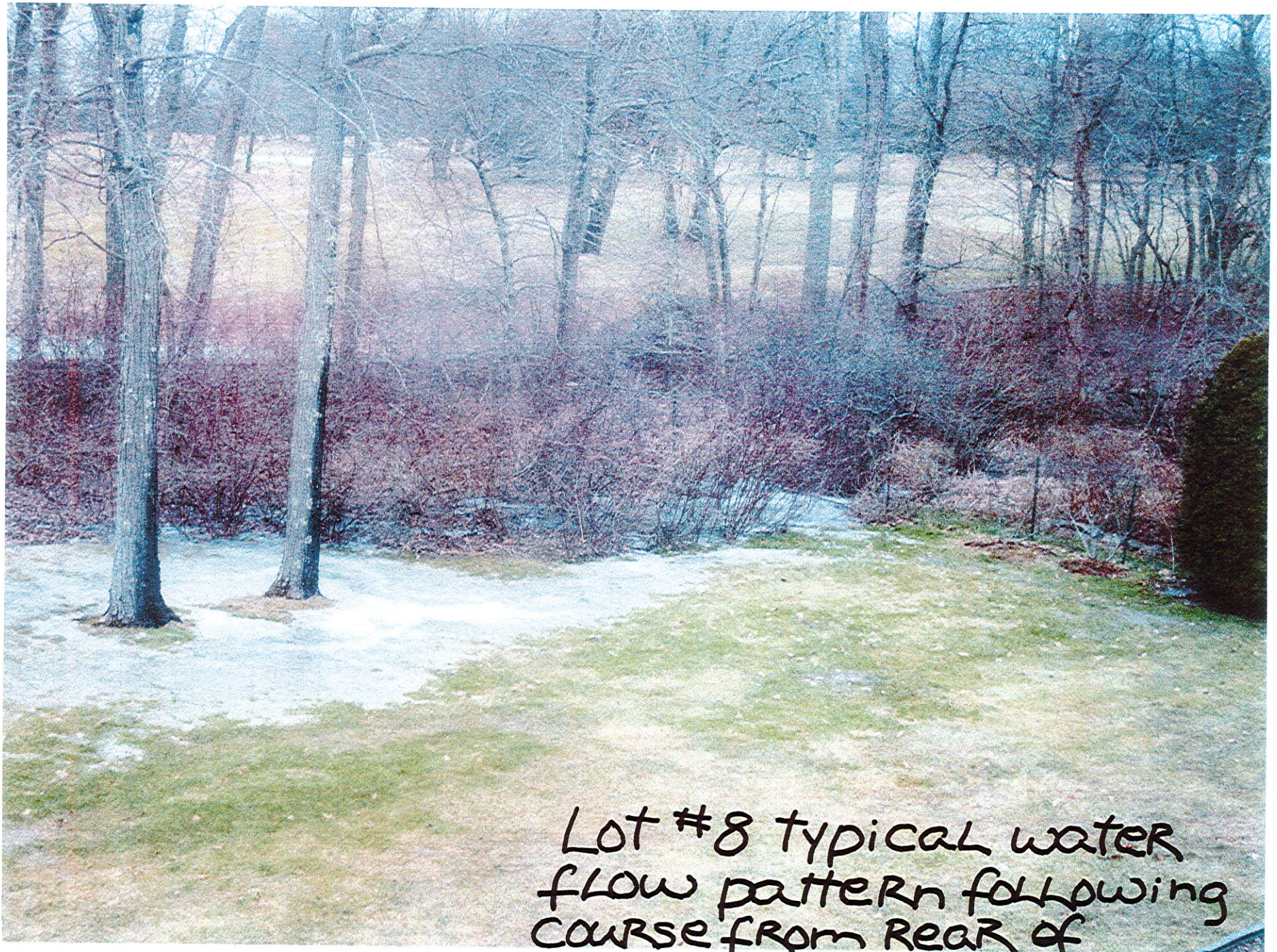
With regards to the May 20, 2020 Chippanee Golf Course email:

1. All work is to be performed on the property in question, work is no longer proposed on the golf course property.
2. No trees on club property are proposed to be removed.
3. The applicant will provide a copy of the plan to the golf club.
4. The wood shed has been removed from club property. All remaining debris will be removed during the construction of the swale.
5. Decorative trees may be planted but are not required as part of the application.
6. The applicant will be responsible for all costs associated with this application.

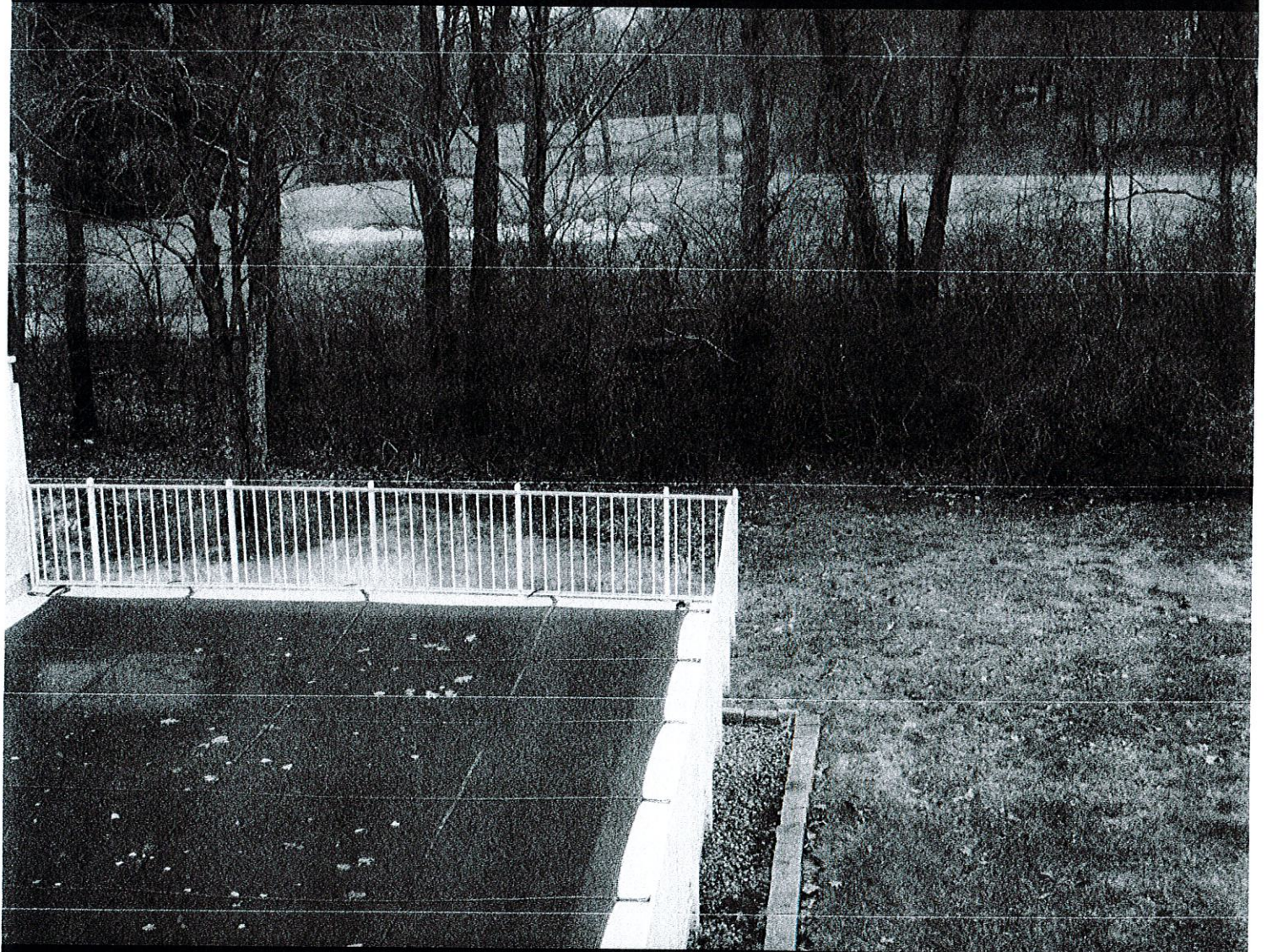
Per a site visit on Tuesday, October 7, the drainage installation was complete on Chippanee Drive including permanent patch. Per the request of the applicant's engineer, the proposed yard drain was changed to a CL-CB. Curbing, loam and seed remain to be done. The applicant may perform the swale construction upon approval.

Please feel free to contact me with any questions or concerns at 860-584-6125.

City engineer includes properties upslope of 7 Royal DR in city plan for proper drainage



Lot #8 typical water
flow pattern following
course from rear of
Lot #9



From: 8609894678@mms.att.net
Subject:
Date: November 27, 2020 at 8:30 AM
To: melmaffei118@gmail.com

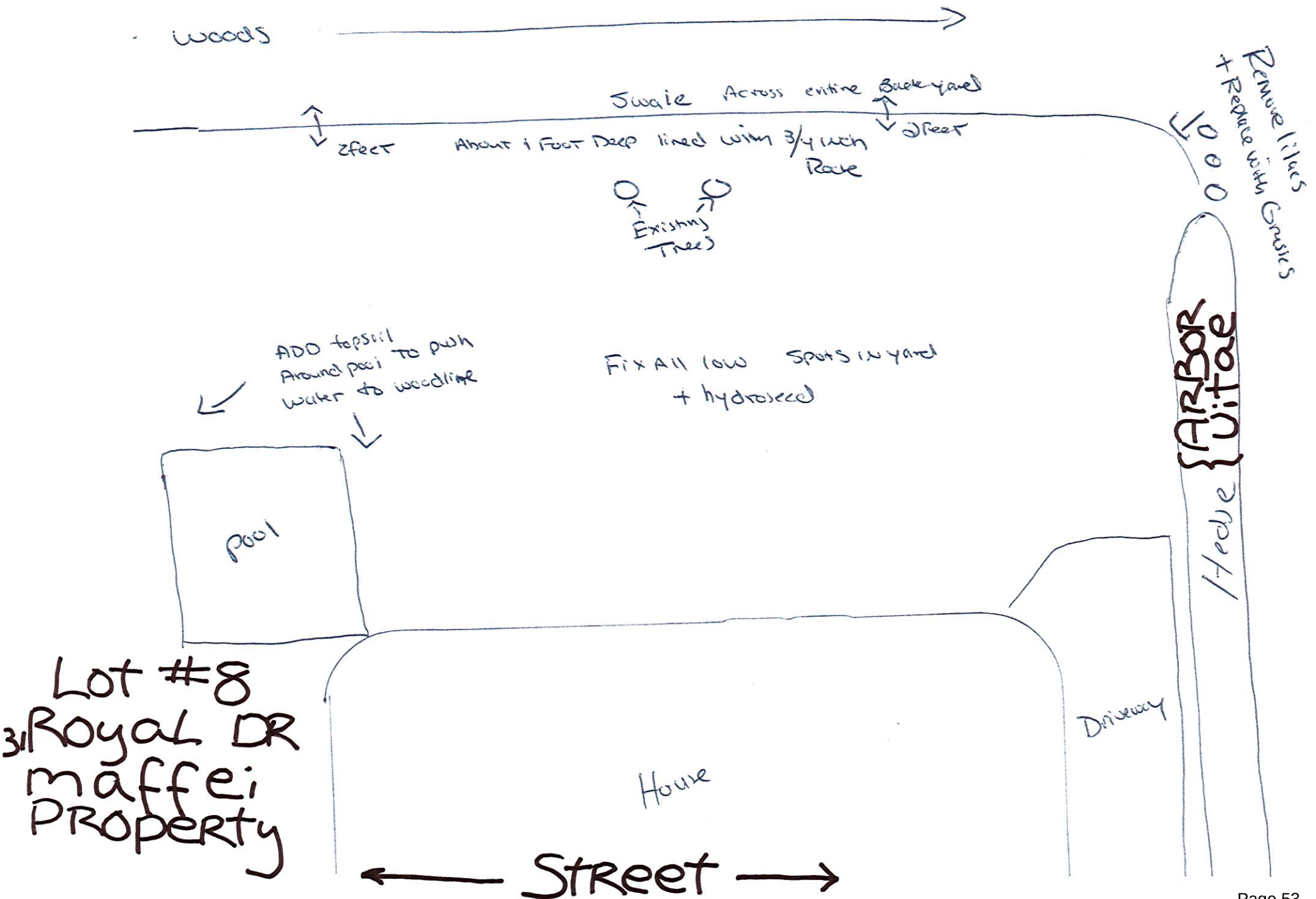
Hold pix



PRIOR TO 2020 WATER WOULD FOLLOW
A NATURAL COURSE THRU REAR
SECTIONS OF LOTS #6, 7, 8 TO THE
CUL-DE-SAC. LOT #8 WOULD DRY OUT
BY THE END OF MAY.



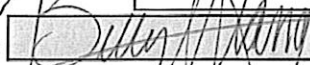
← Chippanee Golf Course →



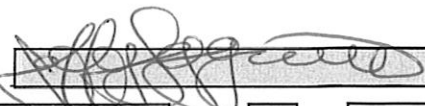
**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

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) |

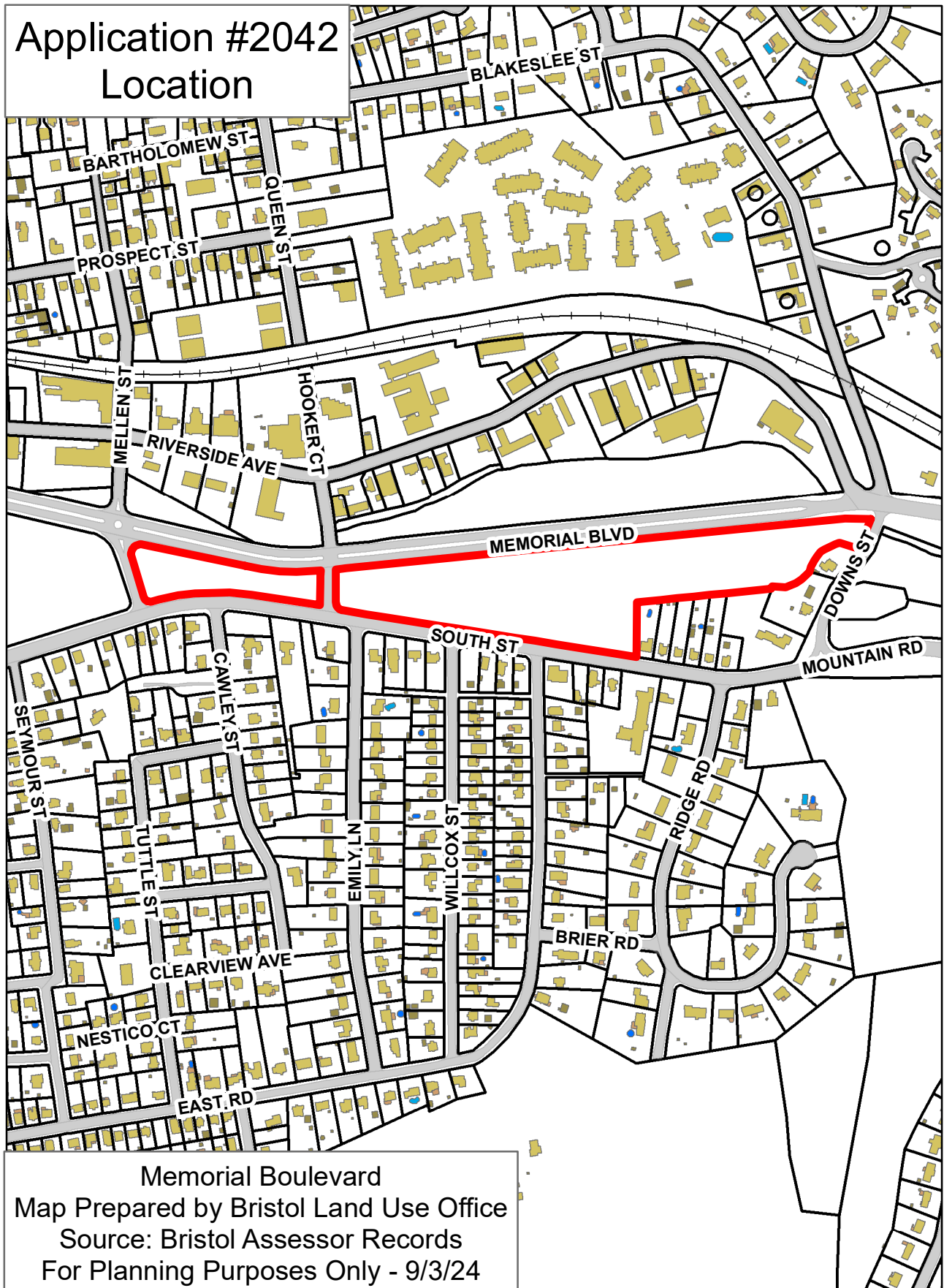
6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

[] yes [] no

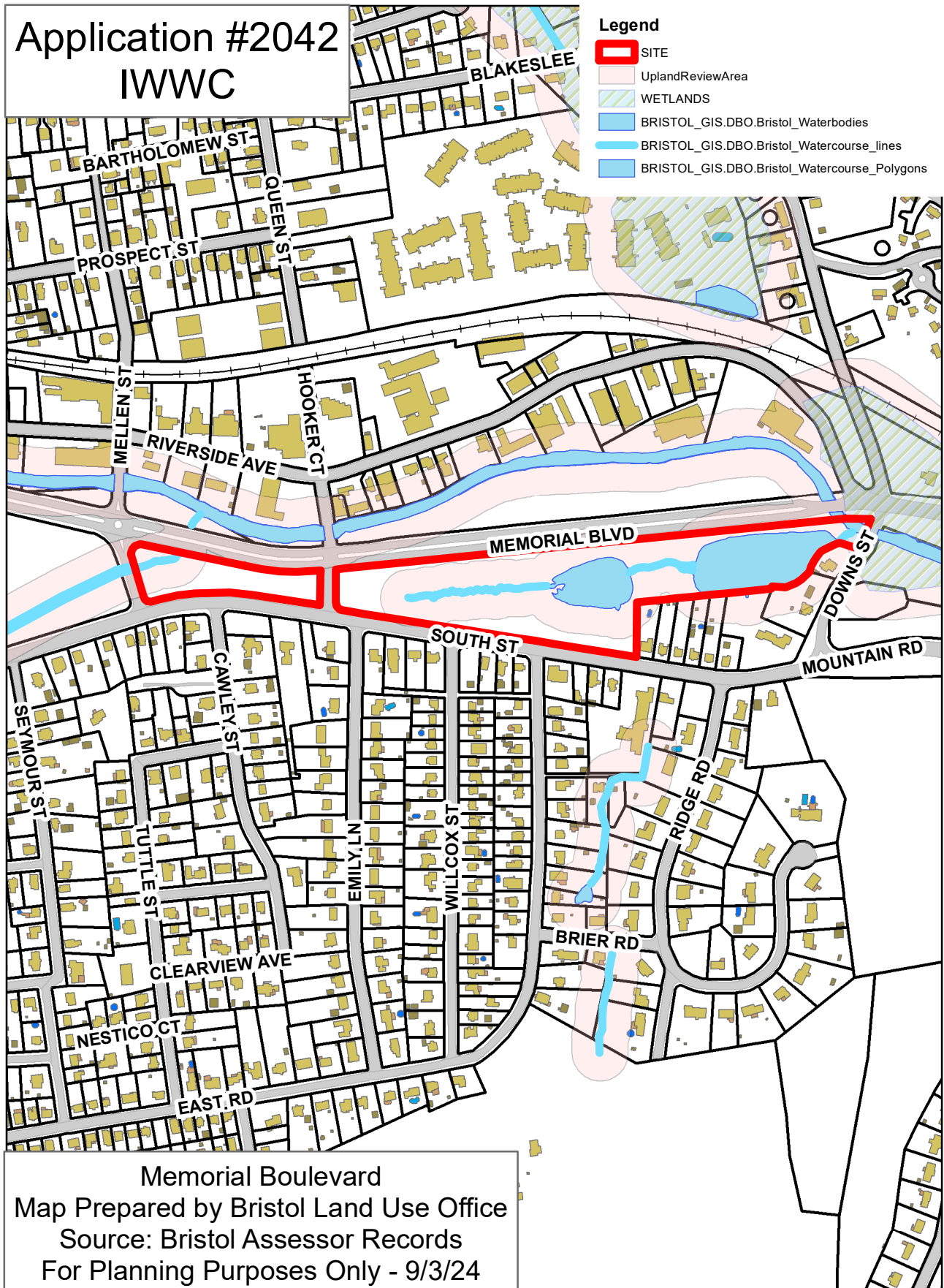
If "yes", see instructions for submission requirements.

Application #2042
Location

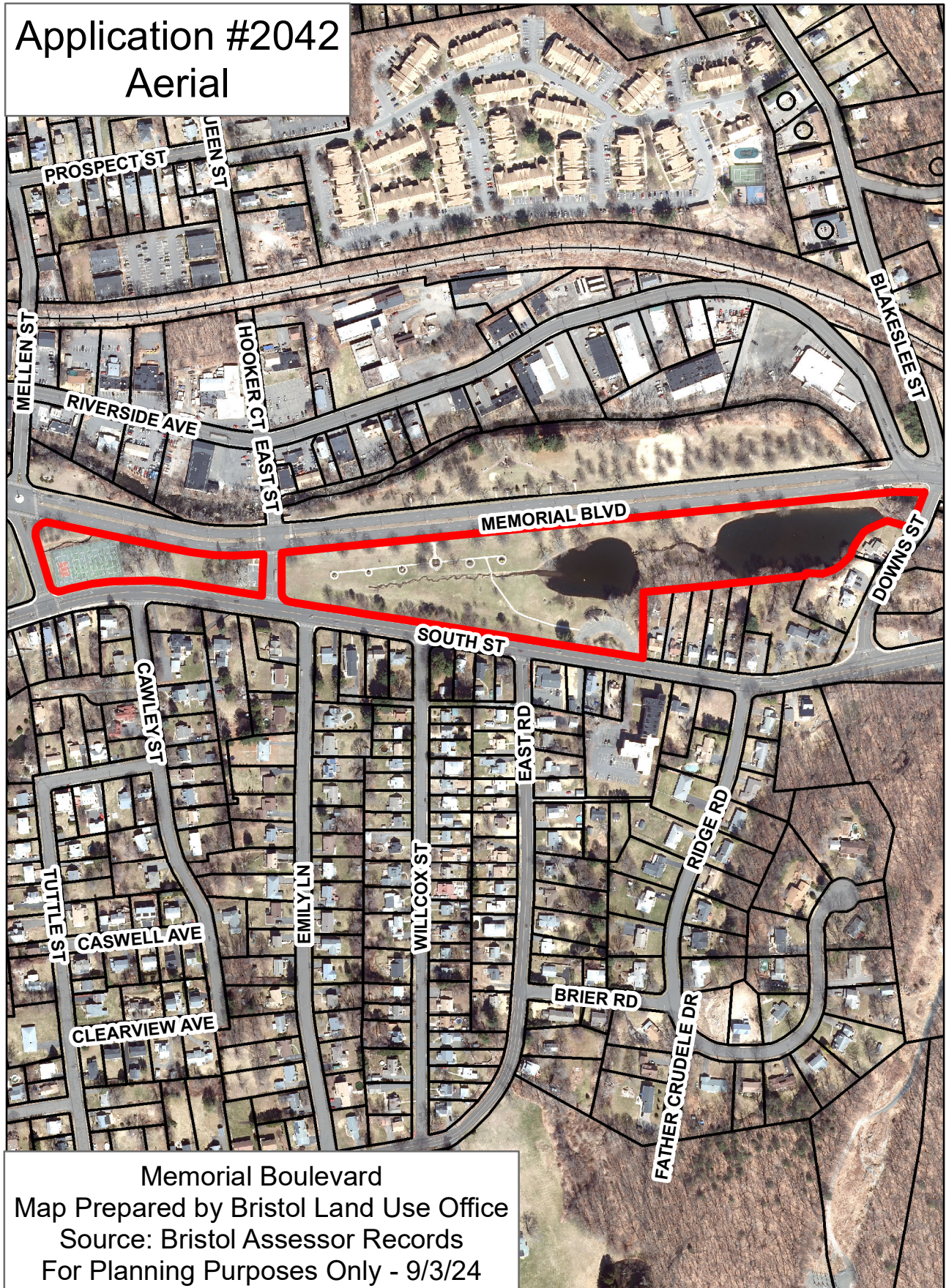


Memorial Boulevard
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/3/24

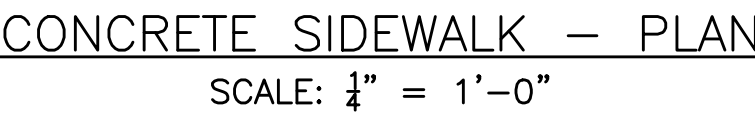
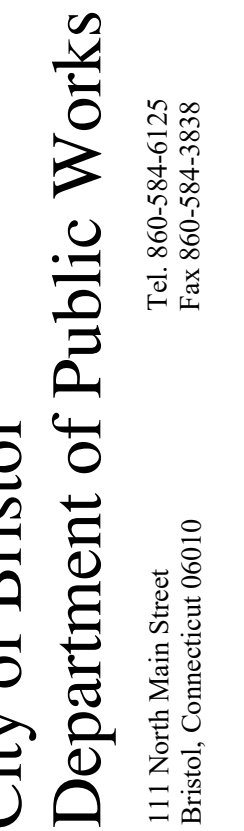
Application #2042 IWWC



Application #2042
Aerial



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



4:1 SLOPE (MAX.)

1' MIN.

5'

1' MIN.

EXISTING GRADE (TYP.)

6" (TYP.)

2%

4" TOPSOIL AND TURF ESTABLISHMENT (TYP.)

8" PROCESSED AGGREGATE BASE

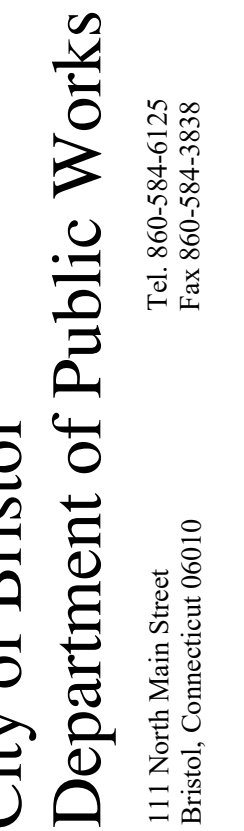
5" CONCRETE SIDEWALK
CONCRETE CLASS PCC04462

FORMATION OF SUBGRADE

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

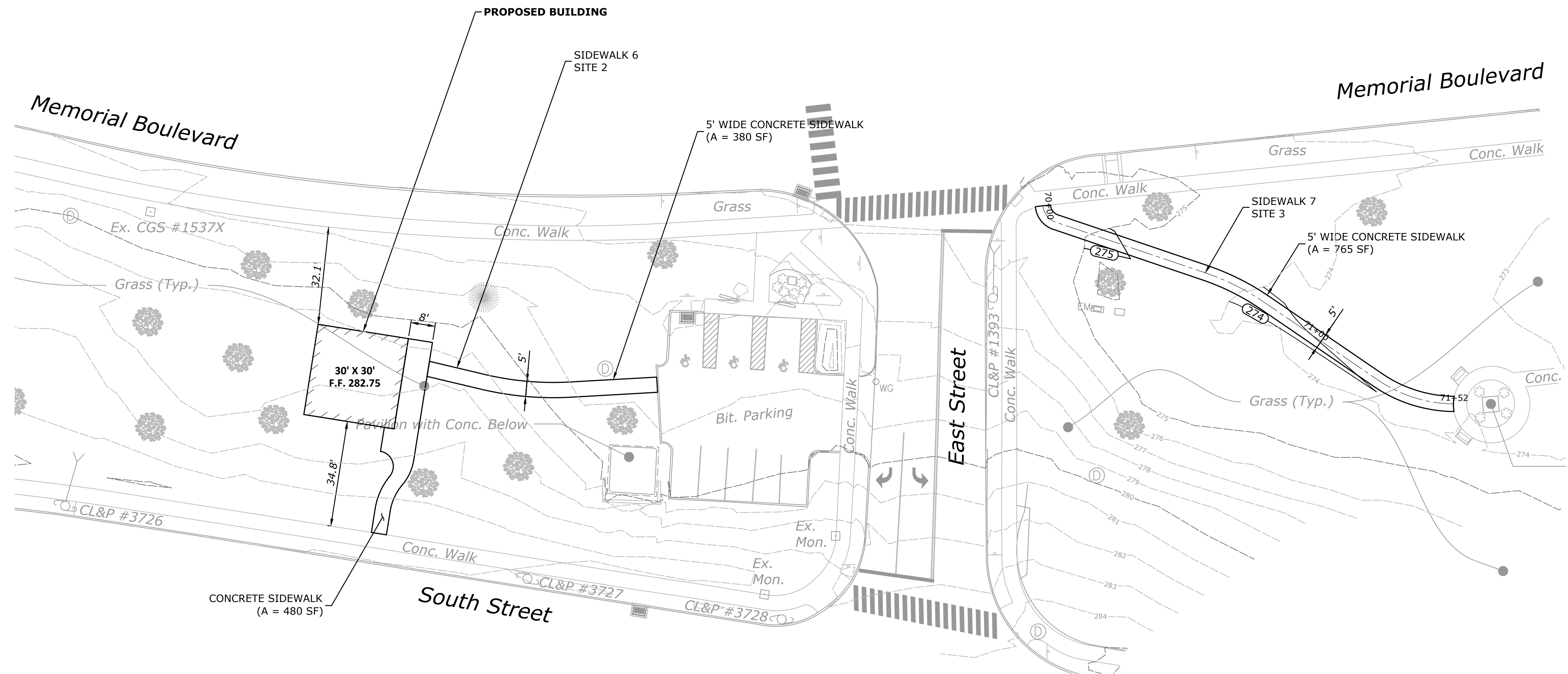
DESIGN BY: WRS		No.	DATE	COMMENTS:
DRAFTED BY: WRS				
CHECKED BY: WRS				
SCALE: 1" = 20'				
DATE: 08/29/24				
PROJECT No.:				

DRAWING NUMBER:

[illegible]

--	--

DRAWING NUMBER:

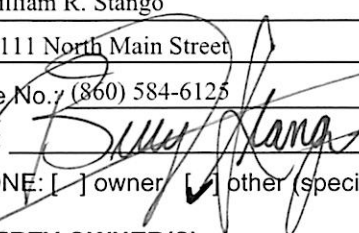


PLAN VIEW 2
SCALE: 1" = 20'

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

For Office Use Only	
APPLICATION NO.	_____
DATE FILED:	_____
DECISION DATE:	_____
DECISION:	_____

1. APPLICANT:

Name: William R. Stango
Address: 111 North Main Street City: Bristol State: CT Zip 06010
Telephone No.: (860) 584-6125 ☐ home ☒ work E-Mail: williamstango@bristolct.gov
Signature:  Signature – (Printed/Typed) William R. Stango
CHECK ONE: ☐ owner ☒ other (specify): DPW - Engineering

2. PROPERTY OWNER(S):

Name: City of Bristol - Parks Department
Address: 51 High Street City: Bristol State: CT Zip 06010
Telephone No.: (860) 584 - 6160 ☐ home ☒ work E-Mail: joshmedeiros@bristolct.gov
Signature: _____ Signature – (Printed/Typed) _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: Rockwell Park
Assessor's Map No.: 11 Assessor's Lot No.(s): 208
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): The area to be disturbed is part of an upland review area for an adjacent unnamed pond and Bristol GIS mapped wetland. The existing site is an old soccer soccer field within Rockwell Park. The area to be disturbed is a landscaped grassy field approximately 0.1323 ac.

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 create an accessible exercise circuit which will connect 4 existing exercise stations 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: _____ |
| ☒ within the upland review area | area: <u>0.132 Acre</u> |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?
☐ yes ☒ no

If "yes", see instructions for submission requirements.

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

Address or location of property: Rockwell Park

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

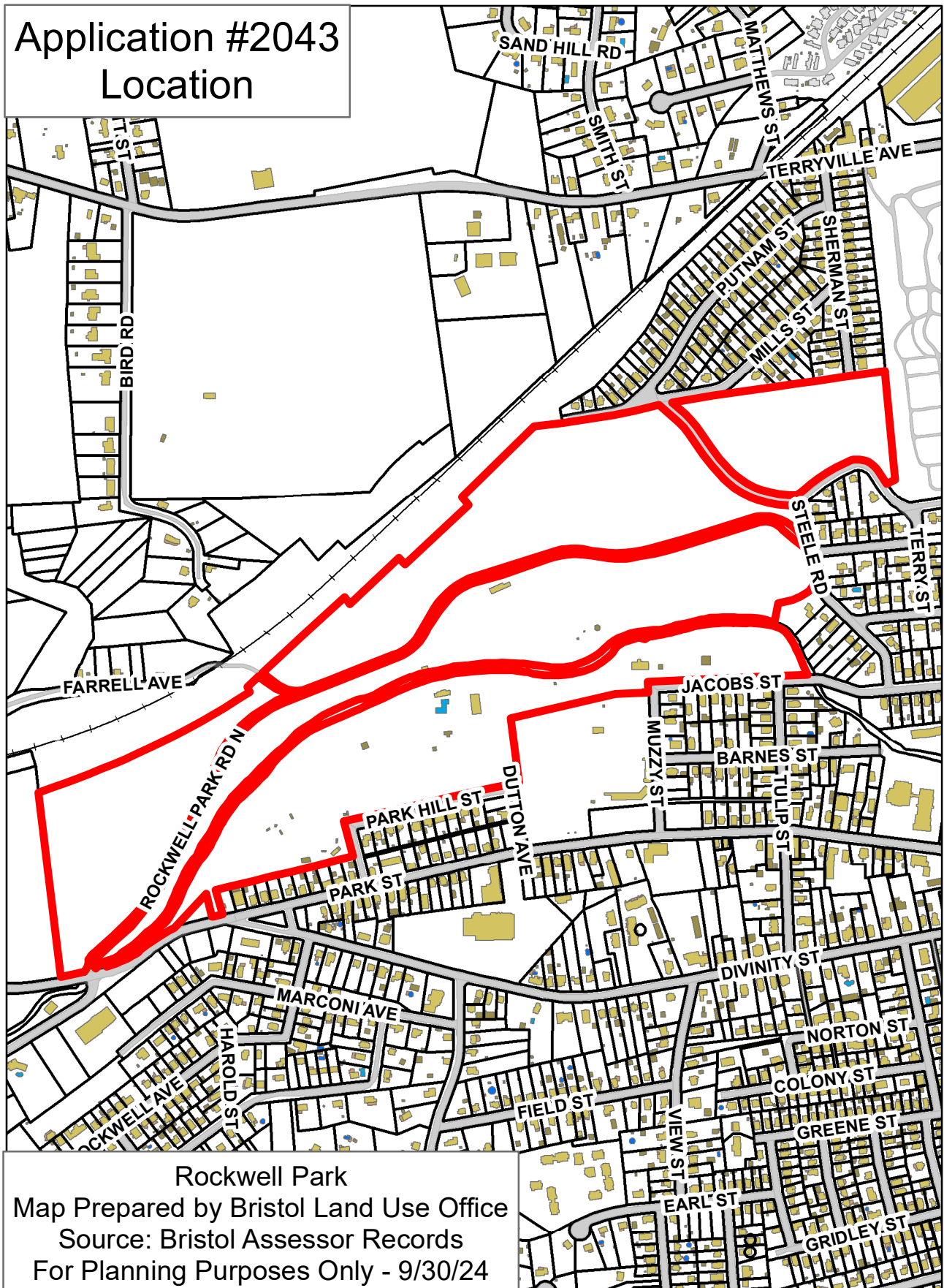
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

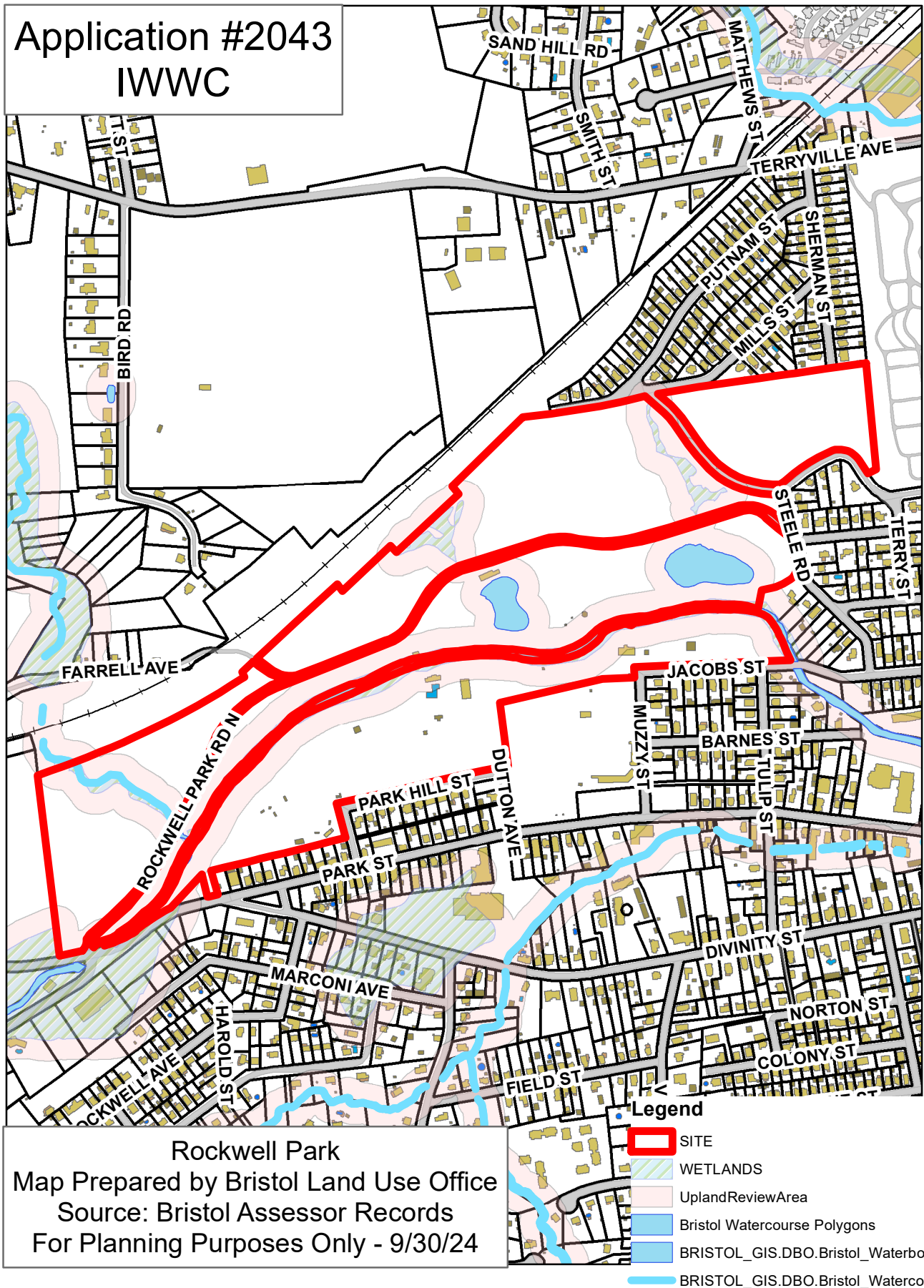
Telephone No.: _____ E-Mail: _____

Application #2043
Location



Rockwell Park
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/30/24

Application #2043 IWWC



Rockwell Park
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/30/24

Application #2043
Aerial



Rockwell Park
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/30/24

Application #2043
Aerial #2



Rockwell Park
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/30/24

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

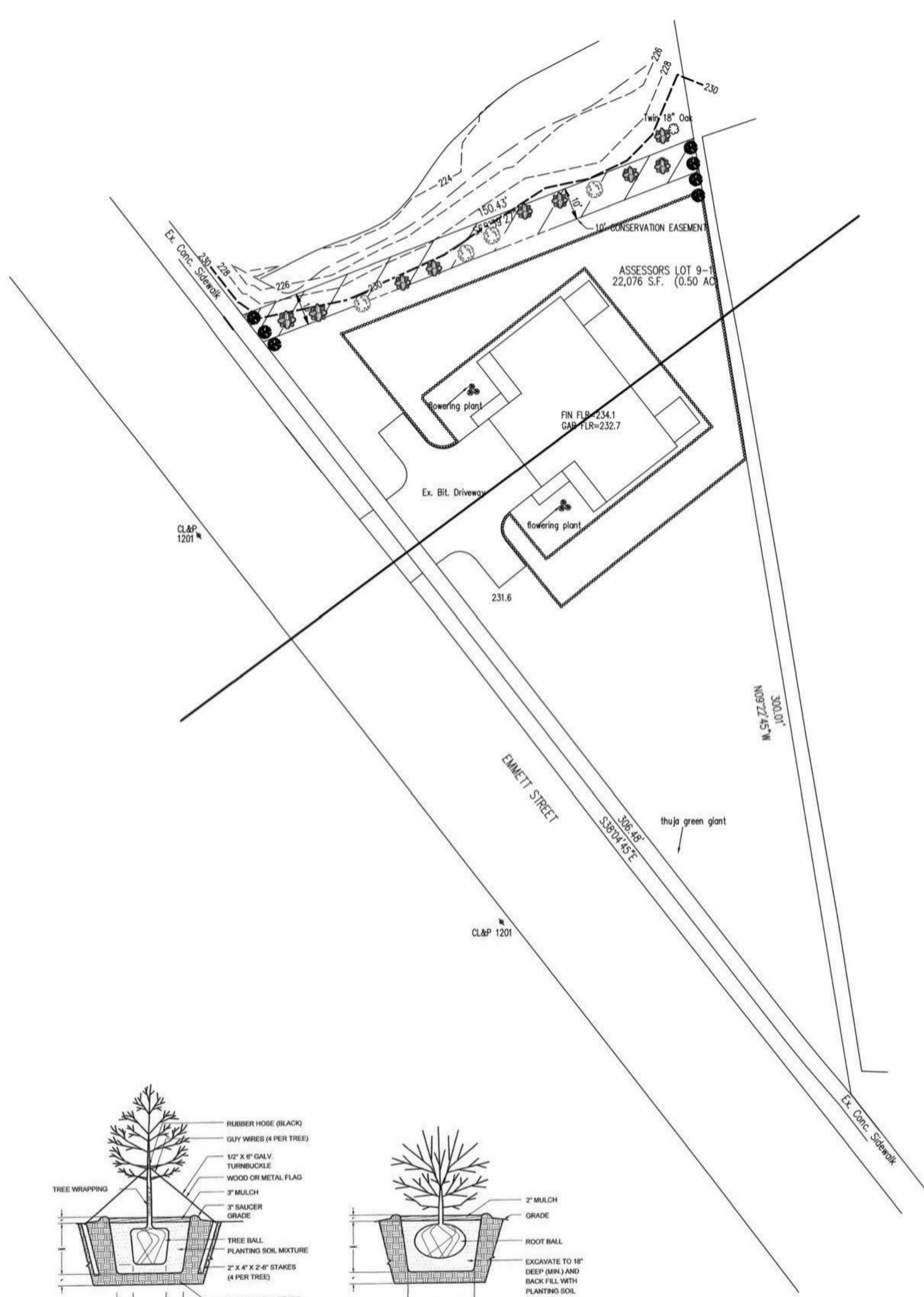
Also okay so what do i need to do to submit it again? Whats the quickest process so we can get it approved and so i can plan for spring.

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:

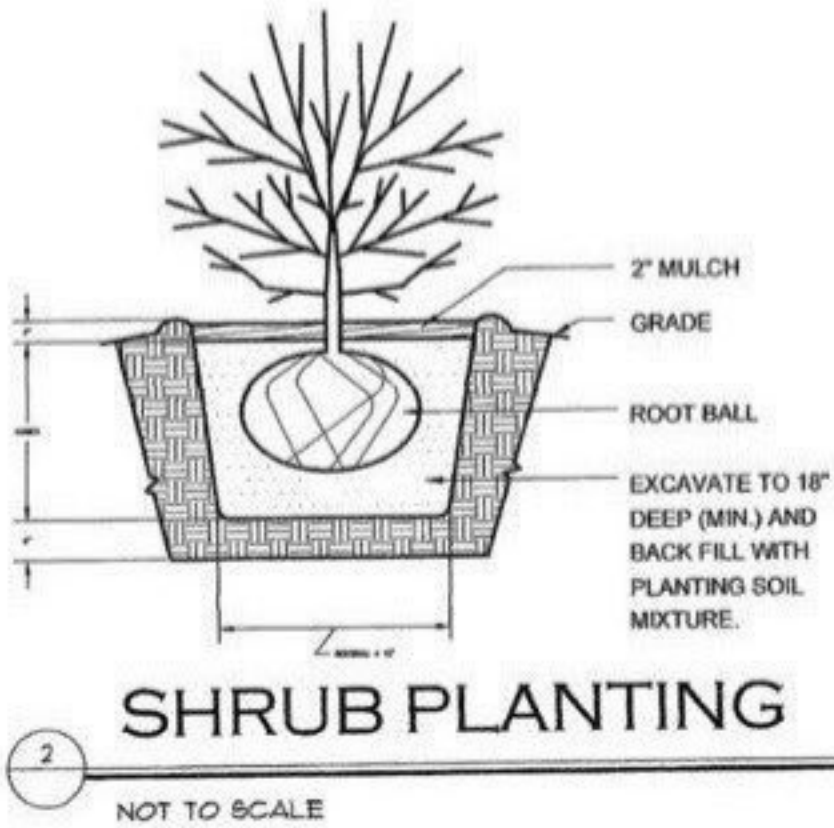
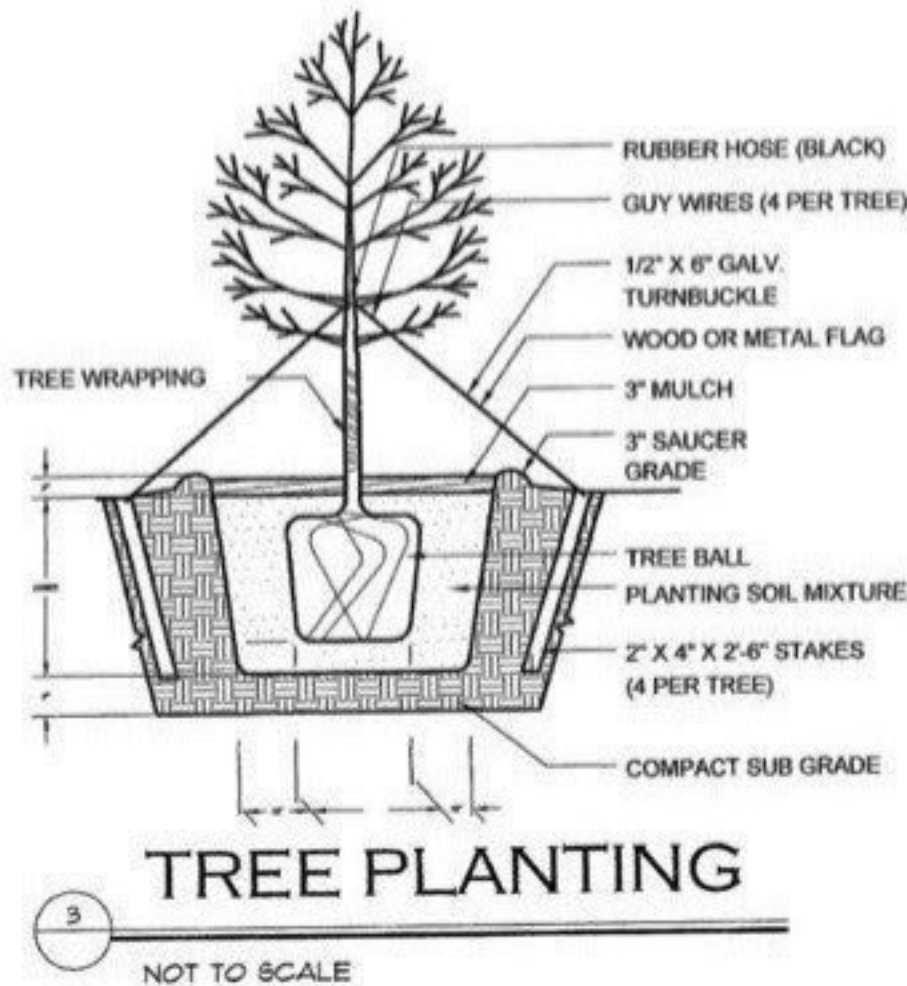


LANDSCAPE NOTES:

- 1.) THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN
- 2.) ALL PLANTS AND MATERIALS SHALL BE APPROVED BY THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO ARRIVAL ON SITE.
- 3.) THE CONTRACTOR SHALL LOCATE, VERIFY, AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED
- 4.) NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER.
- 6.The hole should be twice a wide as the root ball, but not deeper than the root ball. Reason the hole should not be deeper is to prevent settling. After putting the tree in the hole, backfill with the soil that was dug out. No need to add amendments to the backfill soil.
- 7.The root flare needs to be above the grade, not buried and the mulch should not touch the base of the tree.
- 8.Water after the tree is planted – about 2-3 gallons – really depends on the size of the tree. Only water once or twice per week for the next two years if lack of rain. No need to water in winter, of course.
- 9.The best mulch to use is arborist woodchips that you can get from a tree company or from a transfer station. You can purchase woodchips from a hardware store, but add a layer of good compost around the tree before adding woodchips. Do not fertilize.
- 10.) PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE, AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEE PERIOD.
10. The trees will not need to be staked, unless they are balled and burlap trees with a small root ball in proportion to the canopy, or they are subjected to high winds. Younger/smaller trees with root systems in proportion to canopy will grow faster and have a better chance of survival. Bare root trees have most of their root system intact, whereas balled and burlap can have only 10% of their roots intact. Potted are OK, just be sure the roots are not pot-bound. You can examine the roots when you purchase the trees. This goes for shrubs, too.

Approval By:

Ginny Patsun
North Central Conservation District



SITE LANDSCAPING PLAN

PLANT SCHEDULE					
MARK	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
A		THUJA ACCIDENTALIS	AMERICAN ARBORVITAE	Native spread=25'-47' Native height=12'-15'	
B		RHUS GLABRA	Smooth Sumac	Native spread=12'-15' Native height=12'-15'	
C		fragrant sumac	Rhus Aromatica	2-6FT	
D		wild harvest	red elder berry	10-12FT	



TOWNE ENGINEERING, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • EXPERT WITNESS

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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



City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

September 27, 2024

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	9/5, 9/12, 9/19	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	9/5, 9/12, 9/19	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	9/5, 9/12, 9/19	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	9/4, 9/11, 9/18	Inact
#1878	134 Terryville Road	Regrade and establish parking area (20241002)	9/5, 9/12, 9/19	Inact
#1883	40 Janice Lane	Construct of 2 car garage (20240904)	9/4, 9/11, 9/18	Inact
#1889	35 Kory Lane	Remove and replace existing dock (20241106)	9/5, 9/12, 9/19	Inact
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	9/5, 9/12, 9/19	Inact
#1891	Barnum Road	Clean detention ponds and existing debris piles (20250205)	9/5, 9/12, 9/19	Inact
#1893	150 Century Drive	Construct drainage area and parking (20250304)	9/4, 9/11, 9/18	Inact
#1894	315 Shrub Road	Reconstruct road for earth removal (20250304)	9/4, 9/11, 9/18	Inact

No.	Location	Description	Inspection Dates	Status
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	9/5, 9/12, 9/19	Act
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	9/4, 9/11, 9/18	Inact
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	9/4, 9/11, 9/18	Inact
#1901	105 Maxine Drive	Install pipe, fence, and bridge (20250902)	9/4, 9/11, 9/18	Inact
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	9/4, 9/11, 9/18	Inact
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	9/4, 9/11, 9/18	Inact
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	9/5, 9/12, 9/19	Inact
#1907	115 Lakewood Circle	Construct 20x40 addition (20251007)	9/5, 9/12, 9/19	Inact
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	9/5, 9/12, 9/19	Act
#1909	21 Sonstrom Road	Construct Garage (20251202)	9/4, 9/11, 9/18	Inact
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	9/4, 9/11, 9/18	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	9/4, 9/11, 9/18	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	9/4, 9/11, 9/18	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	9/4, 9/11, 9/18	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	9/4, 9/11, 9/18	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	9/4, 9/11, 9/18	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	9/4, 9/11, 9/18	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	9/5, 9/12, 9/19	Inact

No.	Location	Description	Inspection Dates	Status
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	9/4, 9/11, 9/18	Inact
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	9/4, 9/11, 9/18	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	9/4, 9/11, 9/18	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	9/4, 9/11, 9/18	Inact
#1951	Lot 7B 1-2 Marsh	Construct single family home (20261103)	9/5, 9/12, 9/19	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	9/4, 9/11, 9/18	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	9/4, 9/11, 9/18	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	9/4, 9/11, 9/18	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	9/4, 9/11, 9/18	Act
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	9/5, 9/12, 9/19	Inact
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	9/5, 9/12, 9/19	Inact
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	9/5, 9/12, 9/19	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	9/4, 9/11, 9/18	Act
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	9/4, 9/11, 9/18	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	9/5, 9/12, 9/19	Act
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	9/5, 9/12, 9/19	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	9/4, 9/11, 9/18	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	9/4, 9/11, 9/18	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	9/4, 9/11, 9/18	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	9/5, 9/12, 9/19	Inact

No.	Location	Description	Inspection Dates	Status
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	9/4, 9/11, 9/18	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	9/4, 9/11, 9/18	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	9/5, 9/12, 9/19	Act
#2004	Mellen Street Bridge	Bridge replacement (20280206)	9/4, 9/11, 9/18	Inact
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	9/4, 9/11, 9/18	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	9/4, 9/11, 9/18	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	9/5, 9/12, 9/19	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	9/5, 9/12, 9/19	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	9/4, 9/11, 9/18	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	9/5, 9/12, 9/19	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	9/5, 9/12, 9/19	Inact
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	9/4, 9/11, 9/18	Inact
#2018	East Street Bridge	Replacement of Bridge	9/4, 9/11, 9/18	Act
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	9/4, 9/11, 9/18	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:

477 Perkins Street

110 Gino Drive

200 Terryville Road

NOTICE AND NOTICE OF VIOLATION LETTERS:



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lhoffman@pullcom.com
www.pullcom.com

September 25, 2024

**Via Certified Mail/
Return Receipt Requested**

Inland Wetlands Commission
Bristol Town Hall
111 North Main Street
Bristol, CT 06010

Re: Development of Solar Project to be located at Lake Avenue, Bristol, Connecticut

To the Commission:

Please be advised that this office represents CTEC Solar, LLC ("CTEC"), a developer of renewable energy facilities. CTEC intends to develop an approximately 1.625 MW AC ground-mounted solar photovoltaic facility to be located at Lake Avenue in Bristol, Connecticut ("the Property").

This letter is to advise you that CTEC intends to file a petition for declaratory ruling with the Connecticut Siting Council on or after September 30, 2024, to seek to develop its solar project at the Property. You are receiving this notice from CTEC in accordance with the Siting Council's regulations, as a government official.

Copies of the petition will be available at the Connecticut Siting Council; 10 Franklin Square; New Britain, CT 06051 or at the City Hall for the City of Bristol. In addition, an electronic copy of the petition will be available on the Siting Council's website at www.ct.gov/csc. Should you have any further questions or concerns regarding this matter, please contact me at 860-424-4315 or the Connecticut Siting Council.

Sincerely,

Lee D. Hoffman