



City of Bristol
Aquifer Protection Agency

SPECIAL MEETING - MONDAY, NOVEMBER 18, 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/81475785014?pwd=iwVslb5mllFDutC6OnXdOtBsSu1A7D.1>

Meeting ID:
814 7578 5014

Meeting Passcode:
123456

Join by phone
1-929-205-6099

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. Special Meeting - September 16, 2024
 - b. Special Meeting - October 21, 2024
3. Registration Transfers
 - a. APAT1-2411-01 – Request to transfer existing registration for Frank’s Transmission (APA2-2011-01 – Expiration Date: December 2025) located at 881 Farmington Avenue, Assessor’s Map 53, Lot 1; BG (General Business) zone **to** 881 Farmington Associates Corp., owner; Jonas Lima, agent; for the previously registered regulated activity on-site: *Repair or maintenance of vehicles; repair or maintenance of internal combustion engines of vehicles (including boats, snow blowers, and lawnmowers.)*
4. Aquifer Protection Area Program Technical Training
 - a. Overview of APA Technical Training
5. Adjournment

**BRISTOL AQUIFER PROTECTION AGENCY
MINUTES
SPECIAL MEETING OF MONDAY SEPTEMBER 16, 2024**

1. Call to Order

By: Chairman White

Time: 8:15 P.M.

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

AGENCY MEMBERS	NAME	PRESENT	ABSENT
REGULAR AGENCY MEMBERS:	David White (Chairman)	X	
	Thomas Marra (Vice Chairman)	X	
	Richard Harlow	X	
	Richard Goodwin (Secretary)		X
	John LaFreniere	X	
ALTERNATE AGENCY MEMBERS:	Michael DeRoehn	X	
	Sara Mangiafico	X	
	Peter Caruso	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Andrew Armstrong, Assistant City Planner	X	

Per the order of Chairman White, the meeting was called to order at 8:15 P.M.

2. Approval of Minutes

a. Special Meeting - April 8, 2024

Chairman White designated regular Agency members Marra, LaFreniere, Harlow, and White to vote on the special minutes of April 8, 2024. He also designated alternate Agency member DeRoehn to vote on the April 8, 2024, special minutes in place of Agency member Goodwin with his absence this evening.

MOTION: Move to approve the minutes of the April 8, 2024, special meeting.

By: Harlow

Seconded: Marra.

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

Against: None.

Abstained: None.

3. Registration Renewals

a. Application #APA3-2409-01 – Request for renewal of registration of Rick's Automotive, Inc.; 16 John Avenue; Assessor's Map 48, Lots 145 & 152; Randy Goodine for Rick's Automotive, registrant.

Chairman White designated regular Agency members Marra, LaFreniere, Harlow and White to vote on Application #APA3-2409-01. He also designated alternate Agency member DeRoehn to vote on Application #APA3-2409-01 in place of Agency member Goodwin with his absence this evening.

The Agency acknowledged receipt of the following items in their electronic packets: a map entitled "*Determination of Regulatory Status, Facility Location Map, Rick's Automotive, 16 John Avenue*;" a plan entitled "*Materials Management Plan, Rick's Automotive, 16 John Ave., Bristol, CT 06010, Prepared by City of Bristol, 111 North Main St., Bristol, CT 06010 and the Department of Energy and Environmental Protection Bureau of Water Protection and Land Reuse, Planning and Standards Division, Aquifer Protection*"

Area Program, 79 Elm Street, Hartford, CT 06106, dated August 28, 2024;" and a map dated May 12, 1978, Site Plan of Lots #145 and #152 for #16 John Ave., prepared by A.F. Lepore, Jr. & Associates."

Staff explained this was the third renewal for this registration. Staff reviewed the business for the dispensing of petroleum for the purpose of retail, wholesale or fleet use and the repair or maintenance of internal combustion engines of vehicles including snow blowers and lawnmowers. Staff confirmed there were no complaints about the facility. Staff noted the aquifer is located through the center of the building. Staff suggested the application be accepted. Staff reminded the Agency the renewal would be good until 2029, if it is accepted.

MOTION: Move that the Bristol Aquifer Protection Agency accept the renewal of the registration for the following facility in the "Upper White's Bridge/Lower White's Bridge/Mix Street" Aquifer Protection Area as complete, in accordance with Section 8 of the City of Bristol's Aquifer Protection Area Regulations:

Rick's Automotive – 16 John Avenue; Assessor's Map 48, Lots 145 and 152.

By: White

Seconded: Marra.

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

Against: None.

Abstained: None.

- b. Application #APA3-2409-03 – Request for renewal of registration of Yankee Harley Davidson Motorcycles; 488 Farmington Avenue; Assessor's Map 37, Lot 129; Brandon Sard, for Yankee Harley-Davidson Motorcycles, registrant.

Chairman White designated regular Agency members Marra, LaFreniere, Harlow and White to vote on Application #APA3-2409-03. He also designated alternate Agency member DeRoehn to vote on Application #APA3-2409-03 in place of Agency member Goodwin with his absence this evening.

The Agency acknowledged receipt of the following items in their electronic packets: a map entitled "*Determination of Regulatory Status, Facility Location Map, Yankee Harley-Davidson, 488 Farmington Avenue, printed date March 29, 2012*" "a plan entitled "*Materials Management Plan, Yankee Harley-Davidson Motorcycles, 488 Farmington Avenue, Bristol, CT 06010, Prepared by City of Bristol, 111 North Main St., Bristol, CT 06010 and the Department of Energy and Environmental Protection Bureau of Water Protection and Land Reuse, Planning and Standards Division, Aquifer Protection Area Program, 79 Elm Street, Hartford, CT 06106, dated August 29, 2024;" a Map entitled Yankee Harley Davidson, 488 Farmington Ave.;" a Map entitled "Yankee Harley-Davidson, 488 Farmington Ave., undated" and a Site Plan Map, entitled Yankee Harley-Davidson, 488 Farmington Avenue, Bristol, CT, undated."*

Staff explained this was the third renewal for this registration. Staff reviewed the business for the dispensing of petroleum oil for the purpose of retail, wholesale or fleet use and for the repair or maintenance of internal combustion engines of vehicles including snow blowers and lawnmowers. Staff noted this business repairs and sells motorcycles. Staff noted the aquifer is located on the property. Staff suggested the application be accepted. Staff reminded the Agency the renewal would be valid until 2029, if it is accepted.

MOTION: Move that the Bristol Aquifer Protection Agency accept the renewal of the registration for the following facility in the "Upper White's Bridge/Lower White's Bridge/Mix Street" Aquifer Protection Area as complete, in accordance with Section 8 of the City of Bristol's Aquifer Protection Area Regulations:

Yankee Harley-Davidson Motorcycles – 488 Farmington Avenue; Assessor's Map 37, Lot 129.

By: White

Seconded: Marra.

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

Against: None.

Abstained: None.

The application is accepted for approval.

- c. Application #APA3-2409-04 – Request for renewal of registration for True Value Rental; 742 Farmington Avenue;

Assessor's Map 48, Lot 87-8; Joseph Englert for True Value Rental, registrant.

Chairman White designated regular Agency members Marra, LaFreniere, Harlow and White to vote on Application #APA3-2409-04. He also designated alternate Agency member DeRoehn to vote on Application #APA3-2409-04 in place of Agency member Goodwin with his absence this evening.

The Agency acknowledged receipt of the following items in their electronic packets: a map entitled "*Determination of Regulatory Status, Facility Location Map, Just Ask Rental, 742 Farmington Avenue, print date December 14, 2011;*" "a plan entitled "*Materials Management Plan entitled "True Value Rental, 742 Farmington Ave, Bristol, CT, 06010, Prepared by City of Bristol, 111 North Main St., Bristol, CT 06010 and the Department of Energy and Environmental Protection Bureau of Water Protection and Land Reuse, Planning and Standards Division, Aquifer Protection Area Program, 79 Elm Street, Hartford, CT 06106, dated August 29, 2024; and "Six Photographs of Facility, undated."*

Staff explained this was the third renewal for this registration. Staff reviewed the dispensing of petroleum for the purpose of retail, wholesale or fleet use and the repair or maintenance of internal combustion engines of vehicles including snow blowers and lawnmowers. Staff noted this business was a True Value Rental store with the hardware store located next to the facility. Staff verified the True Value Rental store rents vehicles for people to clean up their yards. Staff commented that the facility conducts their business in an orderly process. Staff suggested the application be accepted. Staff reminded the Agency the renewal would be good until 2029, if it is accepted.

MOTION: Move that the Bristol Aquifer Protection Agency accept the renewal of the registration for the following facility in the "Upper White's Bridge/Lower White's Bridge/Mix Street" Aquifer Protection Area as complete, in accordance with Section 8 of the City of Bristol's Aquifer Protection Area Regulations:

Joseph Englert for True Value Rental – 742 Farmington Avenue – Assessor's Map 48, Lot 87-8;

By: White

Seconded: Marra.

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

Against: None.

Abstained: None.

The application is accepted for approval.

4. Determinations

- a. Application #APA-2024-05 – Determination of regulatory status for the New Britain Water Department; Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant.

Chairman White designated regular Agency members Marra, LaFreniere, Harlow and White to vote on Application #APA-2024-05. He also designated alternate Agency member DeRoehn to vote on Application #APA-2024-05 in place of Agency member Goodwin with his absence this evening.

The Agency acknowledged receipt of the following items in their electronic packets: *Map entitled "White Bridge Waterworks Facility, dated February 22, 2023"; Map entitled "Overall Site Plan, Sheet C-2, undated"; An Aquifer Protection Area Guidance, Best Management Practices for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas, dated July 7, 2014; Map entitled Wetland Replication and Compensatory Flood Storage Plan I; a Map entitled "Wetland Replication and Compensatory Flood Storage Plan II" and a City of Bristol, Geographic Information System (GIS) Map, printed date September 8, 2024."*

Staff noted that no regulated activities are proposed on the APA Determination Form. This will be a temporary construction project in the Bristol Aquifer Protection Area on New Britain Water Department land. Staff mentioned that there are concerns on how the construction is managed. As such, Staff indicated the Zoning Commission applications would continue to be reviewed.

MOTION: Move that the Bristol Aquifer Protection Agency accept the determination that there are no regulated activities proposed with the temporary construction activity associated with the upgrades to the New Britain Water Department's water infrastructure, in accordance with Section 4.04 of the Bristol Aquifer Protection Area Regulations. The proposed activity is in the "Upper White's Bridge/Lower White's Bridge/Mix Street" located within the Aquifer

Protection Area for the property located at: Maltby Street: Map 52 & 53, Lots 11; 15; 16B16A; 17; 145; 147; 149; 150 & 151, for the following:

1. New Britain Water Department – Maltby Street; Assessor's Map 52 and 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151.

By: White

Seconded: Marra.

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

Against: None.

Abstained: None.

The application is accepted as complete.

5. Adjournment

Chairman White designated regular Agency members Marra, LaFreniere, Harlow and White to vote on the adjournment. Chairman White also designated alternate Agency member DeRoehn to vote on the adjournment in place of Agency member Goodwin with his absence this evening.

MOTION: Move to adjourn at 8:30 P.M.

By: Harlow

Seconded: Marra.

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

**BRISTOL AQUIFER PROTECTION AGENCY
MINUTES
SPECIAL MEETING OF MONDAY OCTOBER 21, 2024**

By: Chairman White

Time: 7:51 P.M.

Place: City Hall
111 North Main St.
Meeting Room 3-1
Third Floor

AGENCY MEMBERS	NAME	PRESENT	ABSENT
REGULAR AGENCY MEMBERS:	David White (Chairman)	X	
	Thomas Marra (Vice Chairman)	X	
	Richard Harlow	X	
	Richard Goodwin (Secretary)	X	
	John LaFreniere	X	
ALTERNATE AGENCY MEMBERS:	Michael DeRoehn	X	
	Sara Mangiafico	X	
	Peter Caruso	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Andrew Armstrong, Assistant City Planner	X	

1. Call to Order

Per the order of Chairman White, the meeting was called to order at 7:51 P.M.

2. Approval of Minutes
a. Special Minutes – September 16, 2024

The Agency tabled voting on the September 16, 2024, draft minutes to the next agency meeting.

3. Registration Transfer Form in Aquifer Protection Areas
a. Review of Registration Transfer Form

Staff explained when the Aquifer Protection Area program was initiated in 2011 there was a registration certificate application created. Staff confirmed these were the only applications that were required at the time. Staff noted there was a property located on Farmington Avenue currently that required a change of ownership.

Staff verified that the registration for this property would expire in 2025. Staff requested the Agency approve the form submitted this evening. Staff explained then the existing registration would be transferred to the new property owners.

- b. Review of proposed fee for Registration Transfer Form

The new fee for a transfer has been set as the same fee for existing registrations. Staff explained if the form is approved the process for a transfer would begin with the applicant. Staff requested approval of the form and the fees for the new Registration Transfer Form.

Staff verified that the Registration Transfer Form was e-mailed the form to the ConnDEEP and their department agreed that the form was complete except for two minor additions of contact email addresses.

MOTION: Move to approve the Registration Transfer Form for the Aquifer Protection Area and the proposed fee of \$100.00 for the Registration Transfer Form.

By: White

Seconded: Marra.

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

Against: None.

Abstained: None.

Staff mentioned in the new year he would like to go through the training of the new Agency members.

#4. Adjournment

Chairman White designated regular Agency members Marra, Harlow, LaFreniere and White to vote on the adjournment.

MOTION: Move to adjourn at 8:00 P.M.

By: White

Seconded: Marra.

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

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

Existing
Registration:
APA2-2011-01
for
881
Farmington
Ave.



Approval Letter

City of Bristol

BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

December 14, 2020

James Warzecho for Frank's Transmission
881 Farmington Avenue
Bristol, CT 06010

Re: Registration #APA2-2011-01 – Frank's Transmission
881 Farmington Avenue, Bristol

Dear Mr. Warzecho:

This is to inform you that at its meeting of December 9, 2020, the Bristol Aquifer Protection Agency accepted as complete the above-referenced registration renewal to allow the following regulated activities to be conducted on the property located at 881 Farmington Avenue, Bristol:

1. Repair or maintenance of vehicles; repair or maintenance of internal combustion engines of vehicles (including boats, snow blowers, and lawnmowers).

Enclosed for your information is a "Certificate of Registration" that acknowledges that these activities have been properly registered in accordance with the city's Aquifer Protection Regulations. Please be advised that the expiration date noted on the certificate is the expiration date for this registration.

This registration shall be subject to the following general provisions:

- (1) In making its determination, the Agency has relied in whole or in part on information provided by you; if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the Agency may modify, suspend or revoke the registration.
- (2) This registration issued is subject to and does not derogate any present or future rights or powers of the Commissioner of Energy and Environmental Protection of the State of Connecticut, the Bristol Aquifer Protection Agency, or the City of Bristol, and conveys no rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the subject land or activity.
- (3) This registration shall expire on December 9, 2025.

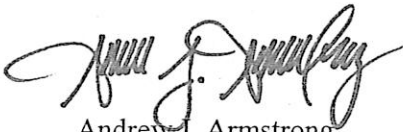
James Warzecho
December 14, 2020
Page 2

- (4) Prior to its expiration date, you shall apply to the Agency to renew this registration.
- (5) Any person wishing to assume the benefits under this registration shall apply to transfer such registration on a form prescribed by the Agency and submitted to the Agency.

On behalf of the Bristol Aquifer Protection Agency, we would like to thank you for your cooperation with this very vital and important environmental program.

If you have any questions regarding this registration or the Aquifer Protection Area Program, please feel free to call me at 860-584-6225.

Very truly yours,



Andrew J. Armstrong
Assistant City Planner

Enclosure

cc: Connecticut Department of Energy and Environmental Protection (via email)
Connecticut Department of Public Health (via email)
City of Bristol Water Department (via email)
City of New Britain Water Department (via email)



Current Registration

Certificate of Registration

Issued to:

**Frank's Transmission
881 Farmington Avenue**

For the following regulated activities:

1. Repair or maintenance of vehicles; repair or maintenance of internal combustion engines of vehicles (including boats, snow blowers, and lawnmowers).

in accordance with the City of Bristol Aquifer Protection Area Regulations

Registration #: APA2-2011-01
Issued on: December 9, 2020
Expires on: December 9, 2025

**Louise Provenzano, Chairman
Bristol Aquifer Protection Agency
City of Bristol, CT**

Email to Applicant

From: Robert Flanagan
Sent: Tuesday, November 12, 2024 2:16 PM
To: 'moe.a@ezcomm.co' <moe.a@ezcomm.co>
Cc: 'alphapetrotank@yahoo.com' <alphapetrotank@yahoo.com>
Subject: APA Submission
Importance: High

Good Afternoon Moe:

Our office has conducted an application review of the following documents for 881 Farmington Avenue that you dropped off at City Hall last week:

1. Transfer Form
2. Materials Management Plan (MMP)
3. A third file is attached and it is "Submitted Maps."
We have scanned these documents as a courtesy to you, as they were not submitted digitally. You'll need to assimilate these scanned maps into the files they are supposed to be with. You can then send the files back to me (via email) for inclusion on the agenda for next week.

I would suggest that you review each of the files above carefully and make sure this is what you want to submit.

Several items of note:

1. Each attachment should have its own unique number and be labeled correctly for your proposed business. You should also remove all references to Frank's Transmissions/Frank's Service Center.
2. It looks like you have two floor plans submitted – one for Frank's and another rendering; which one is correct?
3. On Page 6 of 7 of the Transfer Form, you have checked that you have submitted Attachment "D" a Stormwater Management Plan. I did not see a Stormwater Management Plan in your emails or paper copies that you brought to the office; please assimilate this document into the application, if it exists.
4. On your original Transfer Form application, you listed the last renewal application number for the previous owner from 2015. I updated this for you to show the correct renewal application number from 2020.
5. At the bottom of the Transfer Form application, you are instructed to send the completed application to four entities: CT DEEP; CT DPH; New Britain Water Department; Bristol Water Department and the contact information was provided. Provide proof of these filings of the complete applications with the agencies above; I believe there is a 30 day comment period, which starts the day of the meeting.
6. As we have discussed, a current survey of the property needs to be submitted with the application, stamped by a licensed professional surveyor in CT.
The "BuyaSitePlan" document submitted does not meet those minimum requirements.

Let me know if you have any questions.
Thanks.

Robert M. Flanagan, AICP
City Planner
860-584-6225

Transfer Form - Submitted by Applicant

Transfer Form for Registrations and Permits in an Aquifer Protection Area City of Bristol CT Aquifer Protection Area Program

This transfer form is for transferring a registration or permit for regulated activities in Aquifer Protection Areas in accordance with **Section 7** of the Aquifer Protection Area Regulations in the **City of Bristol**.

AGENCY USE ONLY	
Application No.	<u>APAT1-2411-01</u>
Registration No.	<u>APA2-2411-01</u>
Permit No.	<u>n/a</u>
APA Name	<u>UWB/LWB/MS</u>
Date of Receipt	<u>11/7/2024</u>

Part I: Transfer Type

Check the appropriate box identifying the transfer type.

This transfer is for (check one):		
☒	A registration	
☐	A permit	
Please identify the aquifer protection registration or permit number you are proposing to transfer.		
Registration or Permit Number	Expiration Date	Date of Proposed Transfer
<u>APA2-2011-01</u>	<u>12/2025</u>	<u></u>

Part II: Fee Information

A transfer fee of \$100.00 shall be submitted with the transfer form. A transfer of registration/permit shall not be deemed complete and no activity will be authorized by this transfer form unless the fee has been paid in full. The transfer will not be processed without the fee. The fee shall be non-refundable and shall be paid by check, cash or money order to the City of Bristol, CT .
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Part III: General Information

1. Name of facility: <u>Franks Transmisson</u>		
Street Address: <u>881 Farmington Avenue</u>		
City/Town: <u>Bristol</u>	State: <u>CT</u>	Zip Code: <u>06010</u>
2. Fill in the name, address and phone number of the current licensee.		
Name: <u>James Warzecho</u>		
Mailing Address: <u>79 Bayberry Drive</u>		
City/Town: <u>Thomaston</u>	State: <u>CT</u>	Zip Code: <u>06011</u>
Business Phone: <u>860-582-9939</u>	Ext. <u></u>	Fax: <u></u>
E-mail Address: <u>franksofbristol@hotmail.com</u>		

Part III: General Information (continued)

Contact Person: James Warzecho Title: Owner

Registration Number: APA2-2011-01

Permit Number: n/a

3. Fill in the name, address and phone number of the proposed transferee.

Name: Farmington Associates Corp.

Mailing Address: 881 Farmington Avenue

City/Town: Bristol State: CT Zip Code: 06010

Business Phone: 914-458-2028 Ext. _____ Fax: _____

E-mail Address: alpapetrotank@yahoo.com

Contact Person: Jonas Lima Title: _____

Registration Number: APA2-2011-01

Permit Number: _____

4. Name of facility (if it will change with the transfer): Xpress Auto & Tire

Street Address: 881 Farmington Avenue

City/Town: Bristol State: CT Zip Code: 06010

5. Proposed transferee's interest in the property at which the regulated or permitted activity is located:

☒ site owner ☐ option holder ☐ lessee ☐ facility owner

☐ easement holder ☐ operator ☐ other (specify): _____

☐ Check here if there are co-applicants. If so, label and attach additional sheet(s) to this sheet with the required information as supplied above.

6. List new primary contact for correspondence and inquires, if different than the proposed transferee.

Name: _____

Mailing Address: _____

City/Town: _____ State: _____ Zip Code: _____

Business Phone: _____ Ext. _____ Fax: _____

E-mail Address: _____

Contact Person: _____ Title: _____

Part III: General Information (continued)

7. List new attorney or other representative(s), if applicable.

Firm Name: _____
Mailing Address: _____
City/Town: _____ State: _____ Zip Code: _____
Business Phone: _____ Ext. _____ Fax: _____
Attorney: _____

8. New Property, Facility and/or Site Owner, if different than the proposed transferee.

Name: _____
Mailing Address: _____
City/Town: _____ State: _____ Zip Code: _____
Business Phone: _____ Ext. _____ Fax: _____
E-mail Address: _____
Contact Person: _____ Title: _____
Location address, if different than mailing address: _____
☐ property owner ☐ facility owner ☐ site owner

9. New Facility Operator, if different than the owner:

Name: Xpress Auto & Tire
Mailing Address: 881 Farmington ave
City/Town: Bristol State: CT Zip Code: 06011
Business Phone: 203-600-1777 Ext. _____ Fax: _____
Contact Person: Mohammed Aziz Title: Operator
Type (check one): ☒ individual ☐ private company ☐ municipality

10. List any engineer(s) or other consultant(s) employed or retained to assist in preparing the transfer or in designing or constructing the activity.

Name: _____
Mailing Address: _____
City/Town: _____ State: _____ Zip Code: _____
Business Phone: _____ Ext. _____ Fax: _____
Contact Person: _____ Title: _____
Service Provided: _____

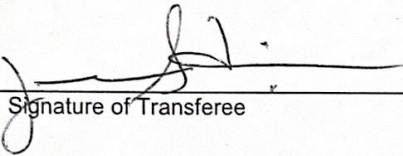
☐ Check here if additional sheets are necessary, and label and attach them to this sheet.

Part IV: Certification of Best Management Practices

The transferee and operator, if different from the transferee, must certify that the facility is in compliance with all the best management practices set forth in Section 12 of the Aquifer Protection Area Regulations. The transferee and the operator, if different from the transferee, must sign this part. A transfer form will be considered incomplete unless the required signatures are provided. For a full description of Best Management Practices (BMP's) for regulated activities, see Section 12 of the Aquifer Protection Area Regulations.

"I certify that the subject facility is in compliance with all the best management practices set forth in Section 12 of the Aquifer Protection Area Regulations. I have checked the box by each of the following statements as verification that the subject facility is in compliance with all applicable best management practices."

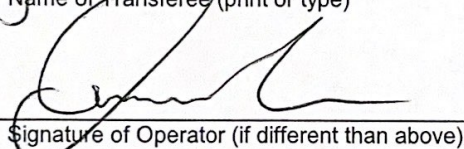
- ☒ Storage of hazardous materials above ground is in compliance with all provisions of Section 12 of the Aquifer Protection Area Regulations.
- ☒ The number of underground storage tanks used to store hazardous materials shall not increase in accordance with Section 12 of the Aquifer Protection Area Regulations.
- ☒ Replacement of any underground storage tanks used to store hazardous materials shall take place in accordance with all provisions of Section 12 of the Aquifer Protection Area Regulations.
- ☒ Devices for release of wastewaters to the ground shall not be used except in accordance with Section 12 of the Aquifer Protection Area Regulations.
- ☒ A Materials Management Plan has been developed in accordance with Section 12 of the Aquifer Protection Area Regulations and will be implemented upon issuance of a transfer.


Signature of Transferee

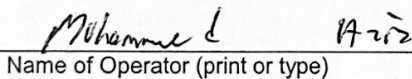
11-2-24
Date


Name of Transferee (print or type)

Title (if applicable)


Signature of Operator (if different than above)

11-04-2024
Date


Name of Operator (print or type)

Title (if applicable)

Part V: Supporting Documents

Please check the box by the attachments as verification that *all* applicable attachments have been submitted with this transfer form. When submitting any supporting documents, please label the documents as indicated in this part (e.g., Attachment A, etc.) and be sure to include both the licensee and the proposed transferee's name.

- ☒ Attachment A: A copy of the licensee's Registration Form and Registration Certificate
- ☒ Attachment B: A copy of the Facility Boundary Map (*Required as an attachment for all Registrations*)
An 8" X 11" copy of the relevant portion of a USGS Topographic Quadrangle Map with the exact location of the facility* (property) boundaries shown. A larger scale [local property or assessor's] map with the facility boundaries shown, may also be submitted to clarify boundary locations.
- ☒ Attachment C: Materials Management Plan, *if applicable*.
- ☒ Attachment D: Stormwater Management Plan, *if applicable*.

(continued on the following page)

Part VII: Transferee Certification

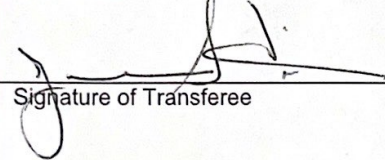
The transferee and the individual(s) responsible for actually preparing the transfer form must sign this part. A transfer will be considered incomplete unless all required signatures are provided.

"I have personally examined and am familiar with the information submitted in this document and all attachments, and I certify, based on reasonable investigation, including my inquiry of the individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief.

I understand that any false statement made in the submitted information is punishable as a criminal offense, under Section 53a-157b of the General Statutes and any other applicable law.

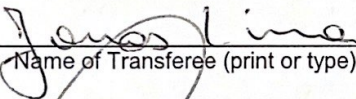
I understand that this transfer shall become effective upon the Agency's written approval of this request. I understand that this registration and permit transfer form is only to be used for changes in owners and operators of the licensed activity; if other changes are being proposed to the facility or site or facility operations, the proposed transferee must also obtain necessary permits or approvals.

I certify that this application is on complete and accurate forms as prescribed by the Agency without alteration of the text."



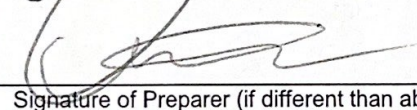
Signature of Transferee

11-2-29
Date



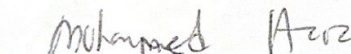
Name of Transferee (print or type)

Title (if applicable)



Signature of Preparer (if different than above)

11-04-2029
Date



Name of Preparer (print or type)

Title (if applicable)

☐ Check here if additional signatures are required. If so, please reproduce this sheet and attach signed copies to this sheet.

Please submit the Transfer Form, Fee, and all Supporting Documents to:

BRISTOL AQUIFER PROTECTION AGENCY
CITY HALL – 111 NORTH MAIN STREET
LAND USE DIVISION – SECOND FLOOR
BRISTOL, CT 06010

The Transferee shall also email a copy of this completed form to the following:

1. Department of Energy and Environmental Protection at DEEP.AquiferProtection@ct.gov,
2. Department of Public Health at DPH.SourceProtection@ct.gov, and
3. The City of New Britain Water Department: ray.esponda@newbritainct.gov
4. The City of Bristol Water Department: robertlongo@bristolct.gov

Materials Management Plan Submitted by Applicant

MATERIALS MANAGEMENT PLAN FOR

Xpress Auto & Tire 881 Farmington Avenue

FOR REGULATED ACTIVITIES IN

AN AQUIFER PROTECTION AREA



BRISTOL AQUIFER PROTECTION AGENCY
CITY OF BRISTOL
111 NORTH MAIN STREET
BRISTOL, CT 06010



DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION
BUREAU OF WATER PROTECTION AND LAND REUSE
PLANNING AND STANDARDS DIVISION
AQUIFER PROTECTION AREA PROGRAM
79 ELM STREET, HARTFORD, CT 06106

Instructions

This model Materials Management Plan (MMP) was prepared by the CT Department of Energy and Environmental Protection (DEEP) and adapted for local use by the City of Bristol to assist you in complying with the requirements of the Bristol Aquifer Protection Area (APA) Program. The document provides a general form for developing and implementing a site-specific MMP for regulated activities conducted at facilities in aquifer protection areas in Bristol.

This model is an example of what a facility might use for a template for preparing its own MMP. Depending on the type of business or industry, MMPs may be different and could be tailored to meet the needs and requirements of each individual facility. This model MMP has eight sections including:

- Section 1 – Facility and Site Information
- Section 2 – Tables
- Section 3 – Emergency Response Plan
- Section 4 – Employee Training
- Section 5 – Record Keeping System
- Section 6 – Individual Responsible for Implementing MMP
- Section 7 – Additional Protection Actions
- Section 8 – Certification

Keep the following in mind when completing the MMP:

1. If any section does not apply to your facility, write “*not applicable*”. Do not skip it or leave it blank.
2. The MMP may be hand-written, but has been converted to an electronic format for your convenience.
3. If other similar information has already been prepared for the site for other purposes (i.e. site plans, emergency response procedures, spill plans, etc) and meets the MMP requirement, it may be submitted as an attachment.

Once the MMP is complete, you are required by the APA program to keep it on file at your facility and use it to assist you in controlling inventory of hazardous materials, monitoring and inspecting your site operations, responding to emergency and training employees.

Keep the MMP up to date. By using common sense, good housekeeping and by following the MMP, pollutants that could potentially contaminate ground water can be managed or eliminated without significant cost. Remember, it costs less to keep pollutants out of ground water than to remediate later!

The following are telephone numbers that you may find useful when assembling the MMP:

Bristol Land Use Office: 860-584-6225 (for any questions about the APA program or for assistance specific to completing the MMP)

Bristol Water Department: 860-582-7431 Bristol Water Department Emergency Line: 860-583-6504

CT DEEP Division Telephone Numbers:

Aquifer Protection Area Program: 860-424-3020 (for any questions specific to completing the MMP, its format or its contents)

Pollution Prevention: 860-424-3297 (for any question about pollution prevention or best management practices)

Bureau of Materials Management and Compliance Assistance: 860-424-3023 (for any questions about spills, hazardous materials, waste engineering and enforcement)

Wastewater Permitting and Enforcement: 860-424-3018 (for any questions about floor drains or waste water discharges)

Emergency Response and Spill Prevention:

Emergency Line: 860-424-3333 OR 860-424-3338 (to report spills)

General Information: 860-424-3024 (for questions on underground storage tanks or spill preparedness)

APA Materials Management Plan

SECTION 1 – FACILITY AND PROPERTY INFORMATION

A. Facility Information

Name of business/facility: Xpress Auto & Tire Date of MMP: 11/04/2024

Address/location of business/Facility: 881 Farmington Avenue

Telephone No. of business/facility: 203-600-1777

E-Mail address of business/facility: Xpressautosllc@gmail.com

Briefly describe the type of business(es) conducted at this address/location:

We will be operating a general repair, transmission repair and tire repair and sale of tires.

Total number of employees: 4

B. Property Information

Property size (in acres or square feet): 15400 sq. ft

Description and size of buildings or accessory structures on the property (in square feet):

Description	Size
1. Building #1: <u>Building</u>	<u>2164 sq ft</u>
2. Building #2: _____	_____
3. Building #3: _____	_____
Total Area:	_____

Description and size of paved surfaces on the property (in acres or square feet):

Description	Size
1. Paved surface #1: <u>Pavement</u>	<u>12,648 sq ft</u>
2. Paved surface #2: _____	_____
3. Paved surface #3: _____	_____
Total Area:	<u>12,648 sq ft</u>

APA Materials Management Plan

SECTION 1 – FACILITY AND PROPERTY INFORMATION

C. Site Map

Attach a site map of the facility and label it as: "Attachment #1".

The following is a list of items that, if applicable to the facility, should be included on the site map:

- Property boundary
- Outlines of buildings, accessory buildings or other storage structures, including all paved surfaces
- Stormwater structures, such as catch basins, yard-drains, swales, detention basins, etc.
- Location of fueling stations, pump islands, and any other oil or petroleum dispensing point, etc.
- Location of hazardous material loading and unloading areas
- Location of wastewater disposal systems such as sewer lines or septic systems
- Location of waste storage and disposal areas including dumpsters, waste oil storage tanks, and other hazardous waste or material waste storage containers
- Location of liquid storage areas including underground storage tanks, above ground storage tanks, and their filling points as well as their discharging or distribution lines
- Location of any other outdoor structures or materials processing service areas that may impact groundwater or have materials, especially hazardous materials exposed to the weather.

APA Materials Management Plan

SECTION 1 – FACILITY AND PROPERTY INFORMATION

D. Building Floor Plan/Facility Operations

Attach a building plan or diagram showing the floor plan of the facility and label it as: "Attachment #2".

The following is a list of items that, if applicable to the facility, should be included on the building floor plan or diagram:

- Hazardous materials and hazardous waste storage areas
- Hazardous materials and hazardous waste transfer, handling, and processing areas
- Waste water generation areas, collection lines, and disposal areas including floor-drains, sinks, sewer-line or septic-system connections
- Hazardous materials delivery routes, and hazardous waste transport through the site
- Designated loading and unloading areas, tank filling operations, and holding areas
- Location of vehicle and equipment maintenance and cleaning areas
- Location of roof areas that may be subject to chemical exhaust or drippage (do not include heating/ventilation/air-conditioning (HVAC) condensate)

Note: For plans with less complexity, the site map and building floor plan may be combined into one attachment; label it as: "Attachment #1 & #2".

APA Materials Management Plan

SECTION 2 – TABLES

A. Hazardous Material Inventory

Date of Inventory: 11/04/2024

Provide an inventory of all hazardous materials that could potentially pollute ground-water. List hazardous materials that are handled or stored on site including: raw ("new") materials; waste materials; and other materials (i.e. used oil filters, used absorbents, etc.).

Hazardous Material Type	Purpose / Description	Location	Container Type	Container Size	Maximum Quantity Stored
Automatic Transmission Fluid	Generated from Auto services performed at business	Northwest corner of shop	above ground	200 gallons	200 gallons
Used Anti Freeze	Generated from Auto services performed at business	North floor wall	55 gallon drum	55 gallons	55 gallons
Various Chemicals	Generated from Auto services performed at business	Cart in middle of shop floor	Cans and quart bottles	Different sizes	Varies
Motor Oil	Generated from Auto services performed at business	North wall of building on shelf	plastic quart bottles	Quarts	55 gallons
Batteries	Generated from Auto services performed at business	Back left corner on shelf	Self contained	25 lb batteries	10 batteries
Used Oil	Generated from Auto services performed at business	Back Wall of shop	250 gallons- above ground- in doors	3- 250 gallons	750 gallons

APA Materials Management Plan

SECTION 2 – TABLES

B. Waste and Wastewater Inventory

Date of Inventory: 11/04/2024

Provide a description of all types and volumes of hazardous and solid wastes and wastewaters generated, and a description of how wastes are handled, stored and disposed.

Waste and Wastewater	Purpose / Description	Location	Quantity Stored / Generated	Disposal Method
Used oil	Waste from Auto service	Back wall of shop	3/ 250 gallon tanks	CT Oil recycle and waste oil furnace
Used Anti freeze	Waste from Auto service	Back wall of shop	55 gallon drums	recycle
Scrap metal parts	Scrap collected from used parts	Back wall of shop	55 gallon drums	recycle
Trash	Daily use trash	North side of property	10x10 dumpster	Garbage company
Used tires	Rubber tires	Behind building inside container	Fenced area behind building	Tire collection company

APA Materials Management Plan

SECTION 2 – TABLES

C. Potential Pollution Sources and Protection Measures

Date Completed: 11/04/2024

Provide a description of measures and controls used to prevent and abate any releases or spills which could cause pollution of the aquifer including design structures and controls, procedures, good housekeeping and preventive maintenance.

Potential Pollution Source	Control/Protection Measures	Future Preventive Practices
Waste oil	Stored in 3 - 250 gallon tanks indoors in back room	
Batteries	stored indoors on shelf	
New oil	stored indoors on shelf	
Waste anti Freeze	Stored in 55 gallon drum	

APA Materials Management Plan

SECTION 2 – TABLES

D. List of Significant (greater than 5 Gallons) Spills and Leaks

Document any significant spill or leak and any response and correction measures taken. Call DEEP Waste Management Bureau at 860-424-3372 for questions about pollution potential of spilled materials and proper disposal of spilled materials or wastes.

Date	Spill	Leak	Location	Description				Response Procedures	Corrective Measures Taken
(MM/DD/YY)	(check one)			Type of Material	Quantity	Source	Reason		
Date	Spill	Leak	Location	Description				Response Procedures	Corrective Measures Taken
(MM/DD/YY)	(check one)			Type of Material	Quantity	Source	Reason		
Date	Spill	Leak	Location	Description				Response Procedures	Corrective Measures Taken
(MM/DD/YY)	(check one)			Type of Material	Quantity	Source	Reason		

APA Materials Management Plan

SECTION 2 – TABLES

E. Inspections

Identify high-risk activities and critical areas of the facility that could pollute the aquifer and require regular or special inspection including: storage areas, loading areas, drains, containment areas, waste areas, and any other areas of concern. The areas identified should be inspected for evidence of leaks/spills, integrity/condition, and maintenance and housekeeping. Inspection reports shall be kept on file with this MMP.

Area to be Inspected	Inspection Schedule	Checked for leaks, conditions, maintenance	Problems?		If yes, describe action taken	Date of Last Inspection
			Y	N		
Waste oil tank	Weekly			✓		
New Oil shelf	monthly			✓		
Battery storage	monthly			✓		
used oil filters	daily			✓		
outside dumpster	weekly			✓		
Tires	weekly			✓		
used Tires	weekly			✓		

APA Materials Management Plan

SECTION 3 - EMERGENCY RESPONSE PLAN

Provide an Emergency Response Plan. You may reference any Spill Prevention Countermeasure Control Plan or other Spill Plan that you have as long as such plan sufficiently addresses the items listed below. The following information shall be included:

A. Spill Response Procedures

1. Identify where spill response equipment* or materials are located at your facility:

Rags, speedy dry pads, soaking pads, sorbent socks, mats. Will be located near waste oil tanks

2. Indicate how a spill will be evaluated to determine an appropriate response.

Owner and management will asses the severity of the spill of any kind of chemicals. Small spills will cleaned up

with spill response equipment by trained staff. Large spills, authorities and all required personal will be notified.

3. Indicate the type of spill response equipment that your facility will use to properly contain a spill as close to its source as possible.

Rags, speedy dry pads, soaking pads, sorbent socks, mats.

4. Indicate how all waste material is disposed of, including used cloths and absorbents.

Waste material will be disposed through CT oil recycle / rags will be picked up

APA Materials Management Plan

SECTION 3 - EMERGENCY RESPONSE PLAN

5. Indicate how the facility will re-stock its spill response equipment (i.e. absorbents)

All supplies will be restocked as need basis

6. Describe the process that will be used to ensure the facility has spill response equipment that is always readily available and functioning properly.

Oil rags used for auto services will be supplied as business daily needs. Spill response equipment will be supplied

as replacements are needed

In case of a health hazard, fire, or explosion potential:

1. Call 911
2. Call DEEP Oil and Chemical Spills Unit at 860-424-3338 immediately If the spill is large or threatens ground-water.
3. Any questions on pollution potential of spilled materials and proper disposal of spilled materials or wastes should be directed to DEEP Waste Management Bureau at 860-424-3372.

*Emergency spill kits should include material such as spill dams; absorbent socks, pads, mats, and pillows; "pigs", dikes, barriers, and berms.

SECTION 4 - EMPLOYEE TRAINING

Training Date: 11-4-2024

Trainer Name/Title: Mohammed Aziz - Trainer Operator

- ☒ Purpose and requirements of the MMP
- ☒ Employee responsibilities
- ☒ Facility site plan and location of all hazardous materials
- ☒ Proper waste collection and disposal procedures
- ☒ Spill prevention, response procedures, and use of spill equipment
- ☒ Good housekeeping practices and preventive maintenance
- ☒ Reporting procedures
- ☒ Other measures and controls

[illegible]

APA Materials Management Plan

SECTION 5 - RECORD KEEPING SYSTEM - ACCOUNTING AND TRACKING OF MATERIALS

Identify how materials are tracked and how abnormal losses are accounted for:

1. Maintain product Material Safety Data Sheets (MSDS):

Material safety sheets kept in office

2. Maintain hazardous waste manifests:

N/A

3. Ensure materials and waste containers are properly labeled:

Containers are labeled . Safety equipment will have have sign posted

4. Mark purchase date on materials:

N/A

5. Control access to materials that are hazardous:

Back room, staff excess

6. Maintenance of Spill Logs:

Major spills will be recorded

7. Other:

N/A

APA Materials Management Plan

SECTION 6 - MATERIALS MANAGEMENT PLAN IMPLEMENTATION

A. Contact Information:

Identify the person(s) responsible for implementing the MMP.

1. Name of primary contact person: Mohammed Aziz Title: Operator

Company: Xpress Auto & Tire

Address: 881 Farmington ave City: Bristol State: CT Zip Code: 0610

Telephone No.: 203-600-1777 E-Mail: Xpressautosllc@gmail.com

2. Name of secondary contact person: _____ Title: _____

Company: _____

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

Telephone No.: _____ E-Mail: _____

B. Emergency Contact/Spill Coordinator Information:

Identify the emergency contact information for the person identified as the “spill coordinator” for the facility who will be advised immediately of all spills, regardless of the quantity.

1. Name of spill coordinator: Mohammed Aziz

Telephone No.: 203-600-1777

E-Mail: Xpressautosllc@gmail.com

2. List additional emergency contact telephone numbers:

DEEP Emergency Line: 860-424-3333 OR 860-424-3338 (to report spills)

Bristol Water Department Emergency Line: 860-583-6504

Other emergency contact telephone numbers:

Emergency Contact: Mohammed Aziz Telephone No.: 203-600-1777

Emergency Contact: Muhammad Abdelgani Telephone No.: 203-631-7097

Emergency Contact: _____ Telephone No.: _____

APA Materials Management Plan

SECTION 7 - ADDITIONAL PROTECTION ACTIONS

Use this section to list any other current measures, improvements, or modifications in practices, procedures, or structures that are needed to ensure compliance or to ease registration/permit requirements.

APA Materials Management Plan

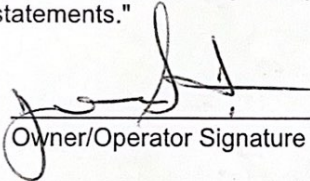
SECTION 8 - CERTIFICATION

You shall certify the MMP by signing and dating it. A "Connecticut Licensed Professional Engineer" or "Certified Hazardous Materials Manager" may also have to certify the MMP, if such certification is required by the Bristol Aquifer Protection Agency. To obtain a list of consultants that are registered with the State of Connecticut, contact the Bureau of Water Protection and Land Reuse at 860-424-3018 and ask for the "Engineer of the Day".

Re-certification shall be required when there are substantial changes to the facility resulting in significant revisions to the MMP. An example of such a change would be the construction of a building addition that includes adding a new process to a registered regulated activity that was already existing at the facility. If you have any questions as to whether or not a change is "substantial", please contact the Bristol Land Use Office at 860-584-6225.

Certification by Facility Owner/Operator

"I certify that the Materials Management Plan (MMP) prepared for this site meets the criteria set forth in Sections 22a-354i-7(d) or 22a-354i-8(c) of the Regulations of Connecticut State Agencies. This certification is based on my review of the materials management plan for the site and an inspection of the site. I am aware that there are significant penalties for false statements in this certification, including the possibility of fine and imprisonment for knowingly making false statements."



Owner/Operator Signature

11-2-24

Date

Josias Lima

Owner/Operator Name (printed or typed)

Certification by Professional Engineer

"I certify that, in my professional judgment, the Materials Management Plan (MMP) prepared for this site meets the criteria set forth in Sections 22a-354i-7(d) or 22a-354i-8(c) of the Regulations of Connecticut State Agencies. This certification is based on my review of the materials management plan for the site and an inspection of the site. I am aware that there are significant penalties for false statements in this certification, including the possibility of fine and imprisonment for knowingly making false statements."

P.E. Signature

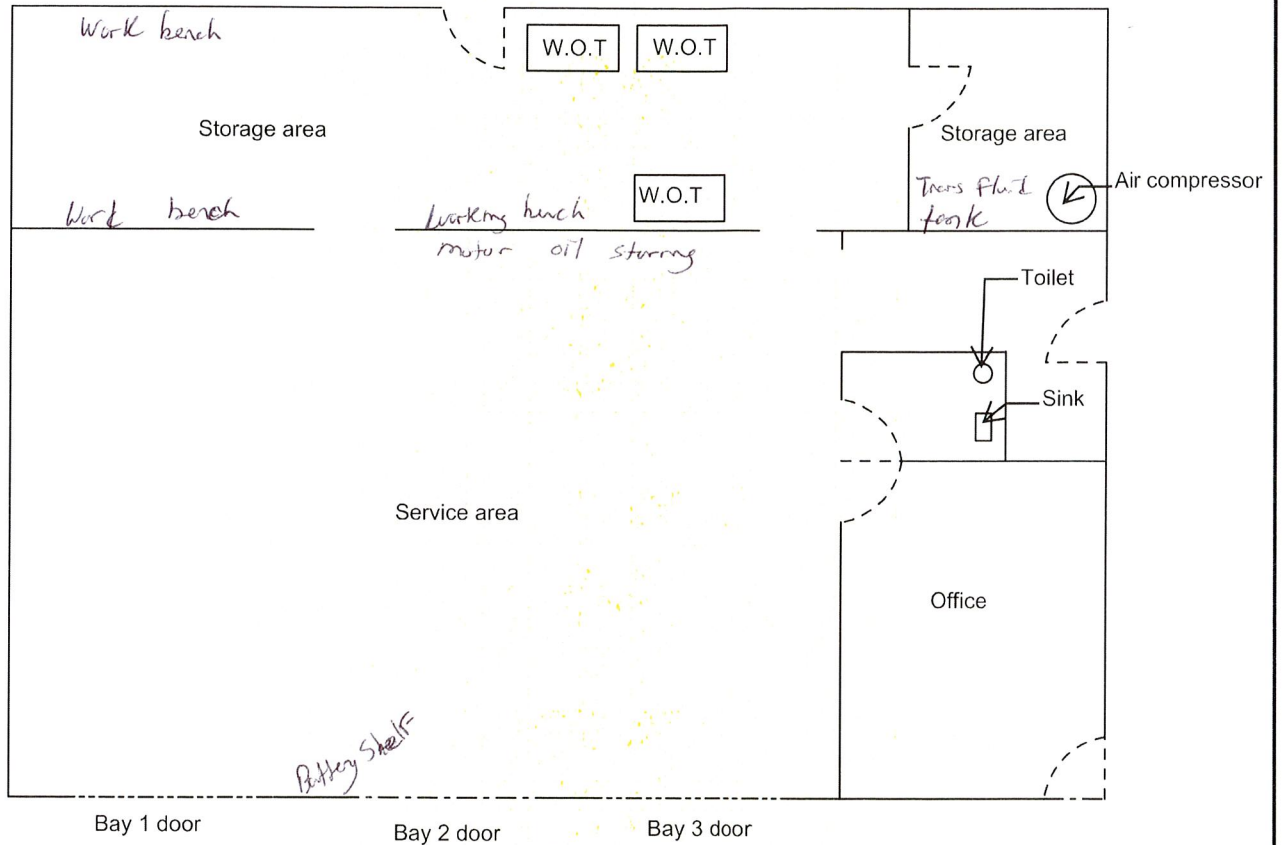
P.E. Number and Seal

P.E. Name (printed or typed)

Date

Applicant Submission of Various Maps and Floorplans

881 Farmington Avenue, Bristol, CT, 06010



←
Farmington Ave
→

Legend

WOT 250 GAL WAIST OIL TANK

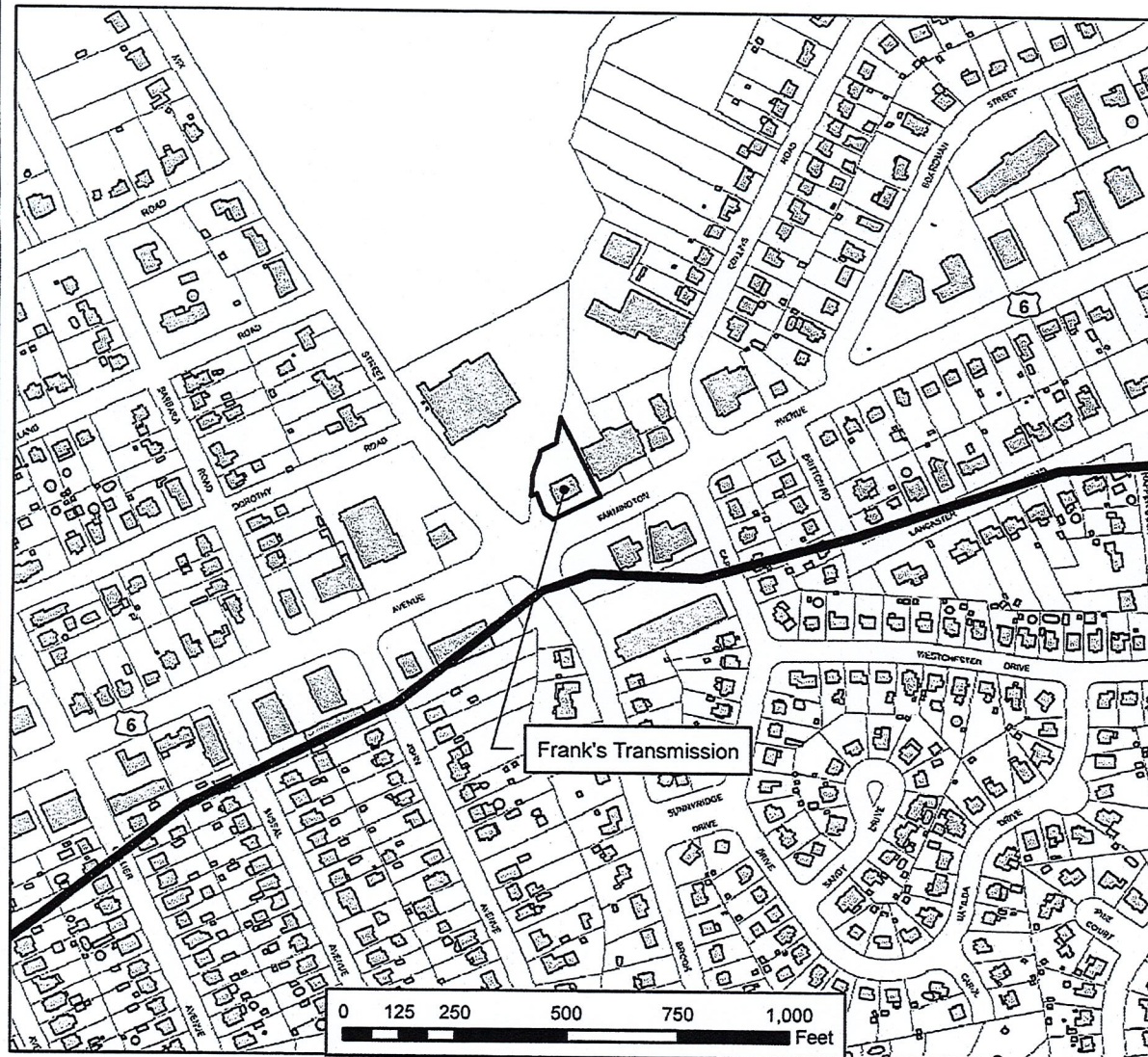


Determination of Regulatory Status

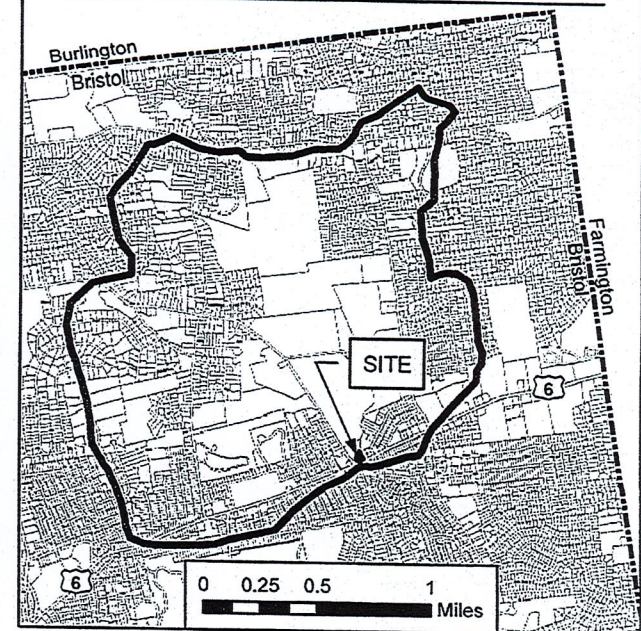
Facility Location Map

Frank's Transmission
881 Farmington Avenue

Form No.:
Date of Receipt:
Determination:
Determination Date:



OVERVIEW MAP: "LEVEL A" AQUIFER PROTECTION AREA #1 (Upper and Lower White Bridge and Mix St. Well Fields)



Legend

- Property containing subject facility
- Buildings/Structures
- "Level A" Aquifer Protection Area #1
(Effective Date: 5/27/11)



Map prepared by Bristol Land Use Office, printed on: 3/29/12



SITE PLAN

Address: 881 Farmington Ave

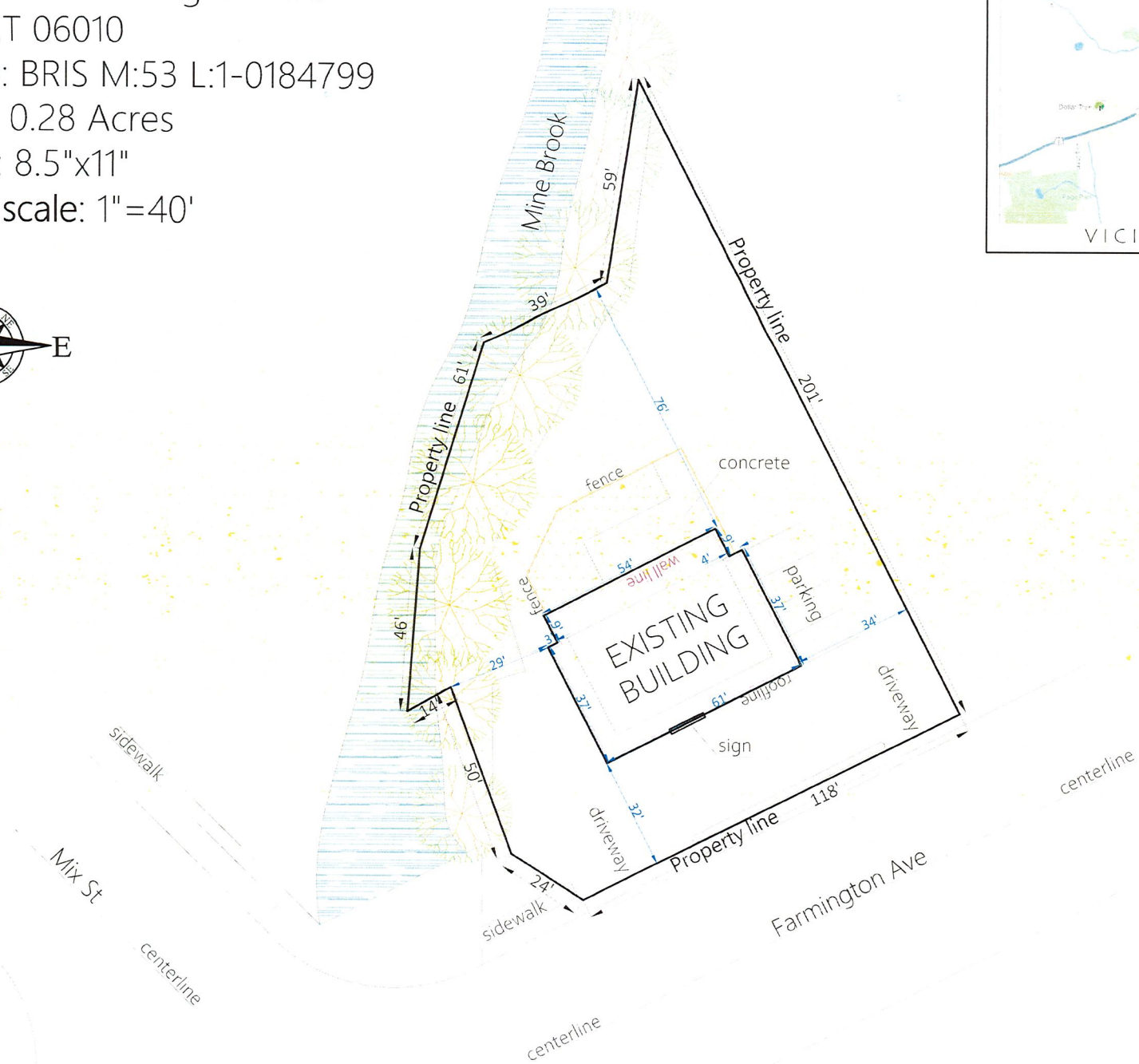
Bristol, CT 06010

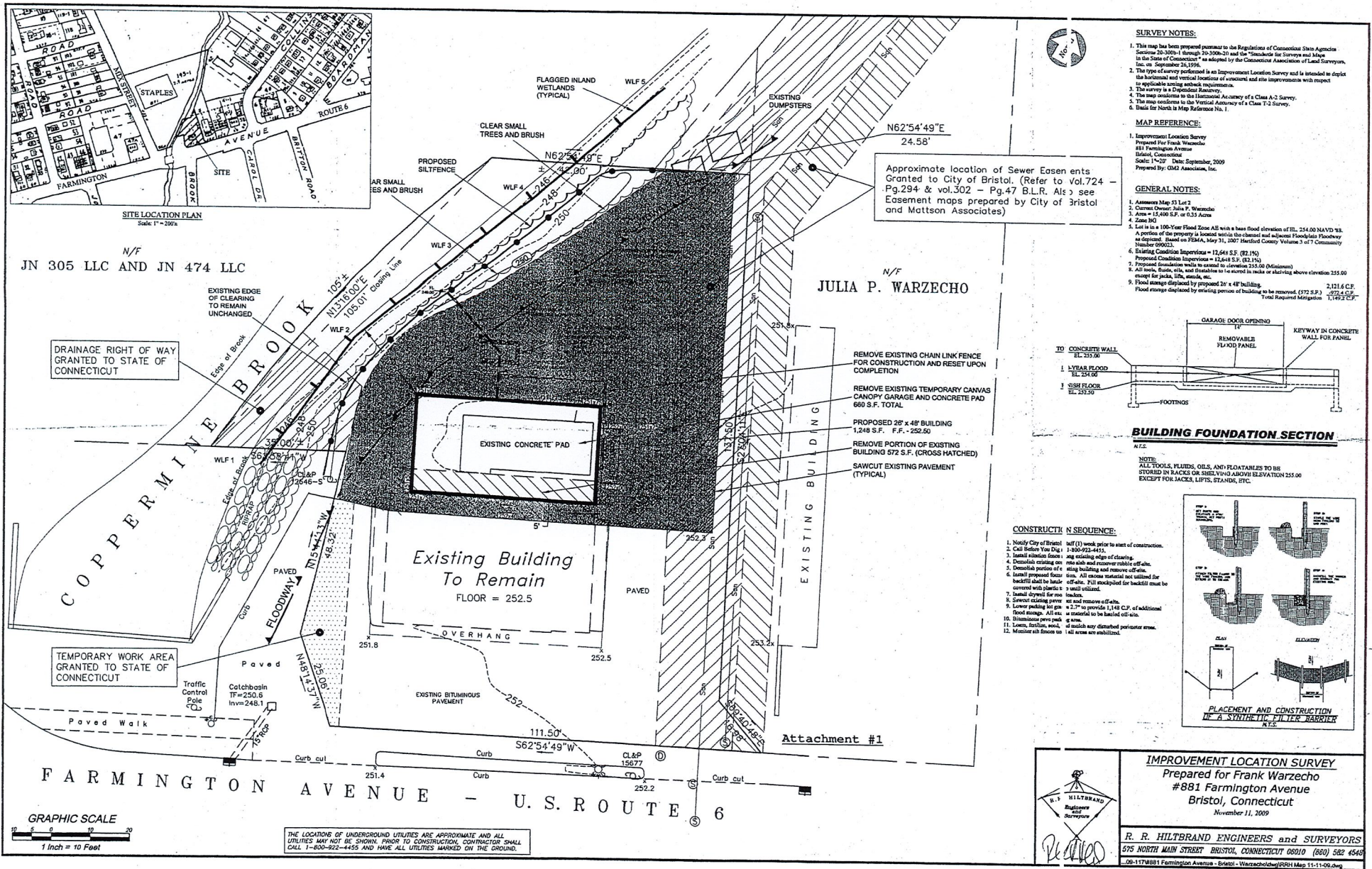
Parcel ID: BRIS M:53 L:1-0184799

Lot area: 0.28 Acres

Plot Size: 8.5"x11"

Drawing scale: 1"=40'





SURVEY NOTES:

1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20 and the "Manuals for Surveyors and Maps" in the State of Connecticut, as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. The type of survey performed is an Improvement Location Survey and is intended to depict the horizontal and vertical locations of associated and site improvements with respect to applicable existing and proposed requirements.
3. The survey is a Dependent Survey.
4. The map conforms to the Horizontal Accuracy of a Class A-2 Survey.
5. The map conforms to the Vertical Accuracy of a Class 1-2 Survey.
6. Data for North is Map Reference No. 1.

MAP REFERENCE:

1. Improvement Location Survey
Prepared for Frank Warzecho
881 Farmington Avenue
Bristol, Connecticut
Solic: 1-1-2009 Date: September, 2009
Prepared by: GM2 Associates, Inc.

GENERAL NOTES:

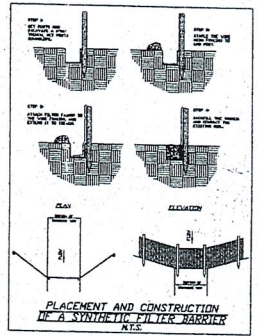
1. Assesses Map 31 Lot 2
2. Current Owner: Julia P. Warzecho
3. Area = 15,400 S.F. or 0.35 Acres
4. Zone: S0
5. Lot is in a 100-Year Flood Zone All with a base flood elevation of 254.00 NAVD 83. A portion of the property is located within the channel and adjacent Floodplain Floodway as depicted. Based on FEMA, May 31, 2007 Flooded County Volume 3 of 7 Community Number 090023.
6. Existing Condition Improvements = 12,649 S.F. (82.1%)
Proposed Condition Improvements = 12,649 S.F. (82.1%)
7. Proposed Foundation walls to extend to elevation 255.00 (Minimum)
8. All tools, fluids, oils, and floatables to be stored in racks or shelving above elevation 255.00 except for jacks, lifts, stands, etc.
9. Flood storage displaced by proposed 28' x 48' building. 2,121.4 CF
Flood storage displaced by existing portion of building to be removed. (572 S.F.) 272.4 CF
Total Required Mitigation: 1,149.2 CF

BUILDING FOUNDATION SECTION

NOTE:
ALL TOOLS, FLUIDS, OILS, AND FLOATABLES TO BE STORED IN RACKS OR SHELVING ABOVE ELEVATION 255.00 EXCEPT FOR JACKS, LIFTS, STANDS, ETC.

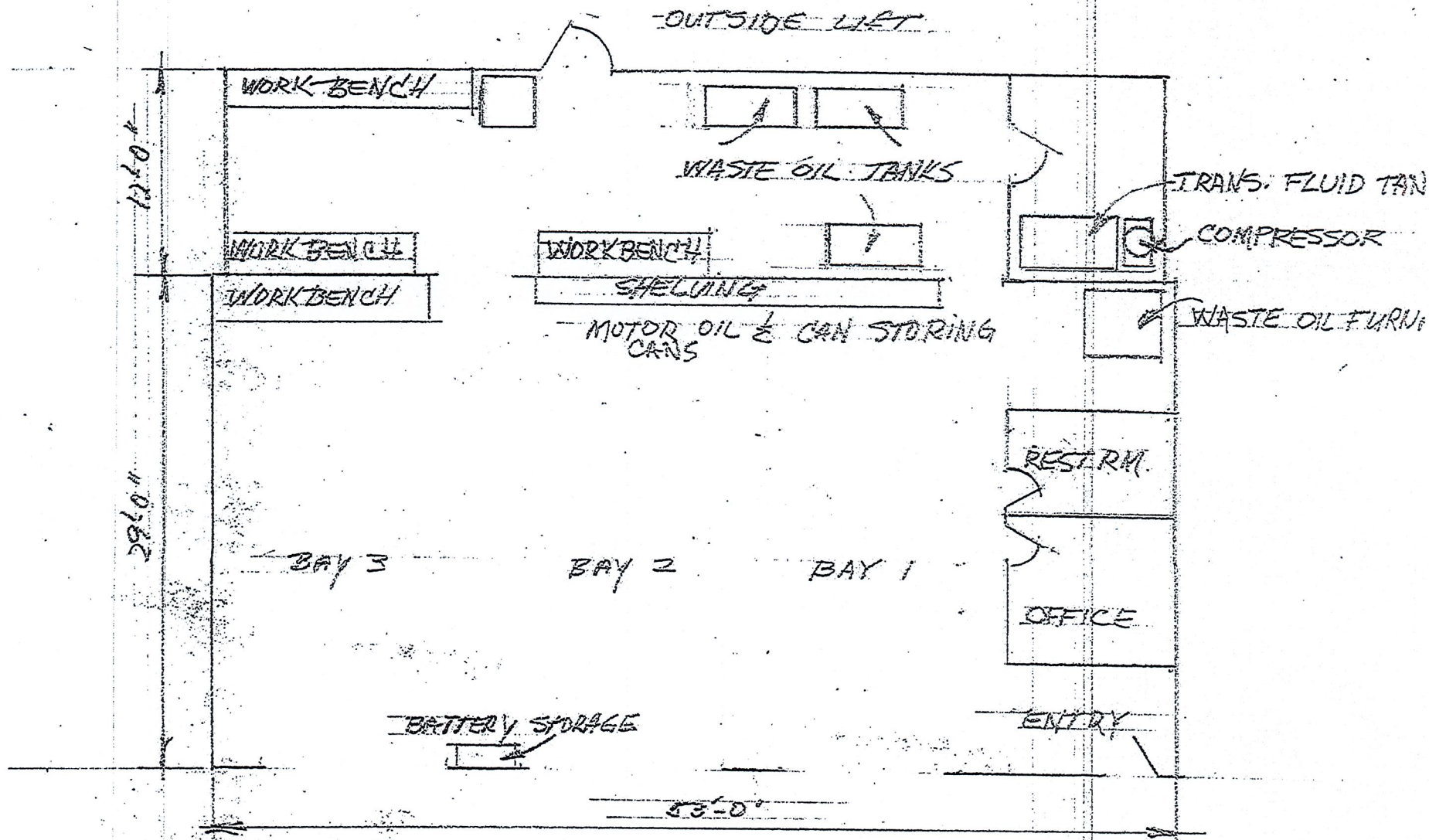
CONSTRUCTION SEQUENCE:

1. Notify City of Bristol 1-1 week prior to start of construction.
2. Call Before You Dig: 1-800-922-4455.
3. Install retention fence along existing edge of clearing.
4. Demolish existing on-site shed and remove rubble off-site.
5. Demolish portion of existing building and remove off-site.
6. Install proposed foundation. All excess material not utilized for backfill shall be hauled off-site. Fill excavated for backfill must be covered with plastic to prevent erosion.
7. Install drywall for new building.
8. Remove existing pavement and remove off-site.
9. Lower parking lot grade 2.7' to provide 1.5% CLF of additional flood storage. All excess material to be hauled off-site.
10. Reinstall new pavement.
11. Install, adjust, and maintain any disturbed pavement areas.
12. Maintain all fences on all areas are established.



IMPROVEMENT LOCATION SURVEY
Prepared for Frank Warzecho
#881 Farmington Avenue
Bristol, Connecticut
November 11, 2009

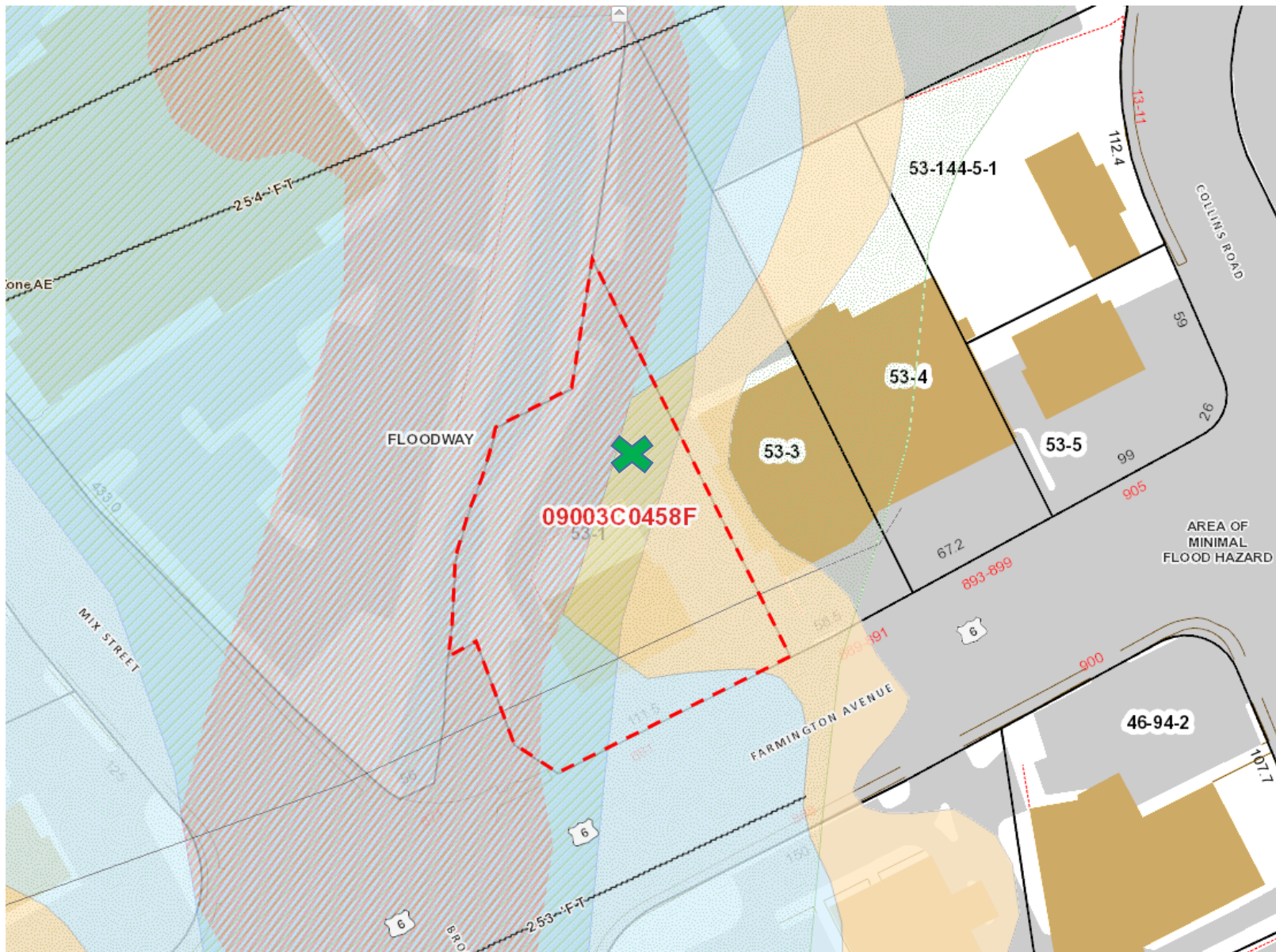
R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582-4545
-06-117881 Farmington Avenue - Bristol - Vwarzechodwg\RRH Map 11-11-09.dwg



FRANK'S SERVICE STATION INC FLOOR PLAN

Attachment #2

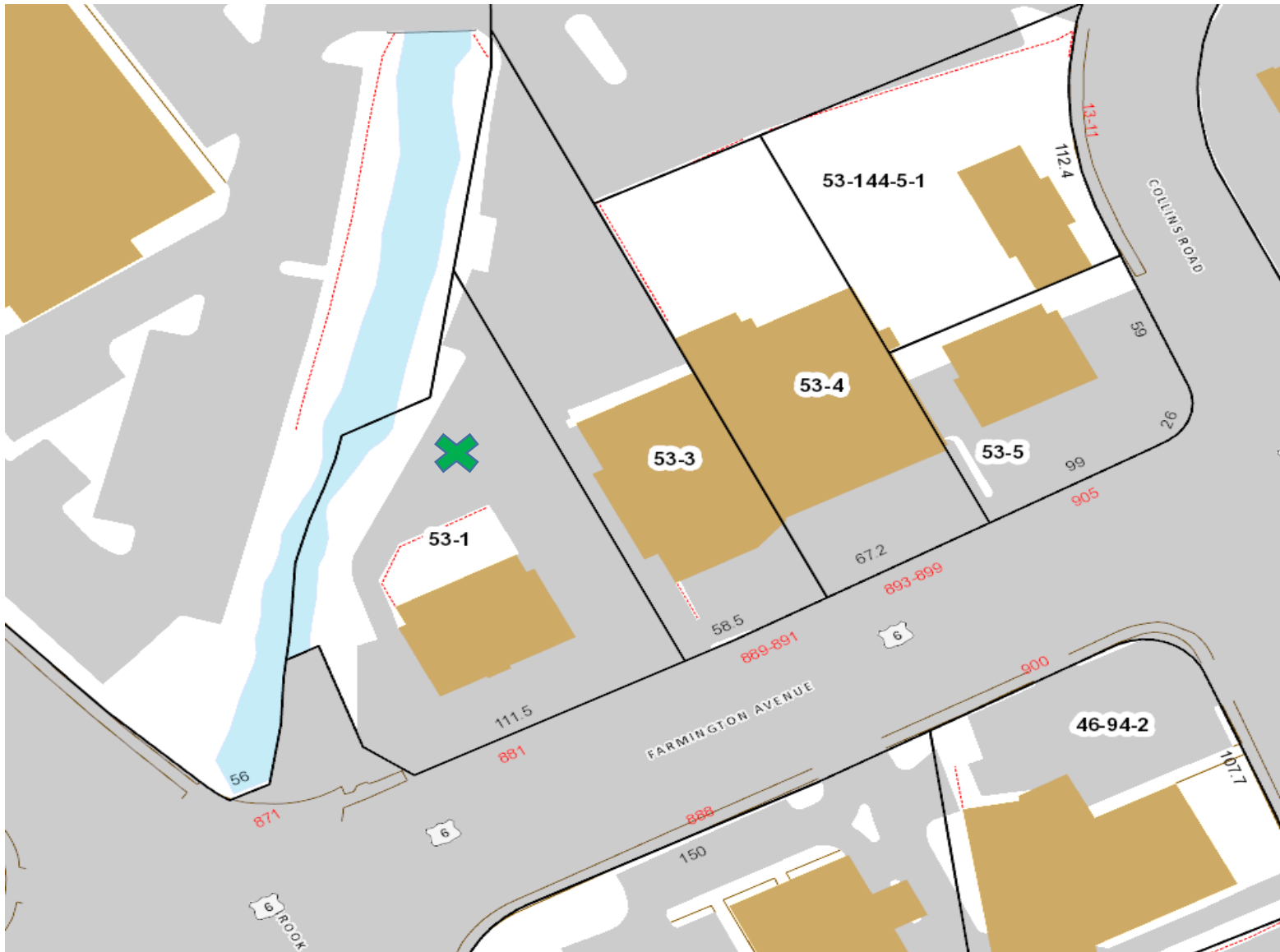
GIS Mapping



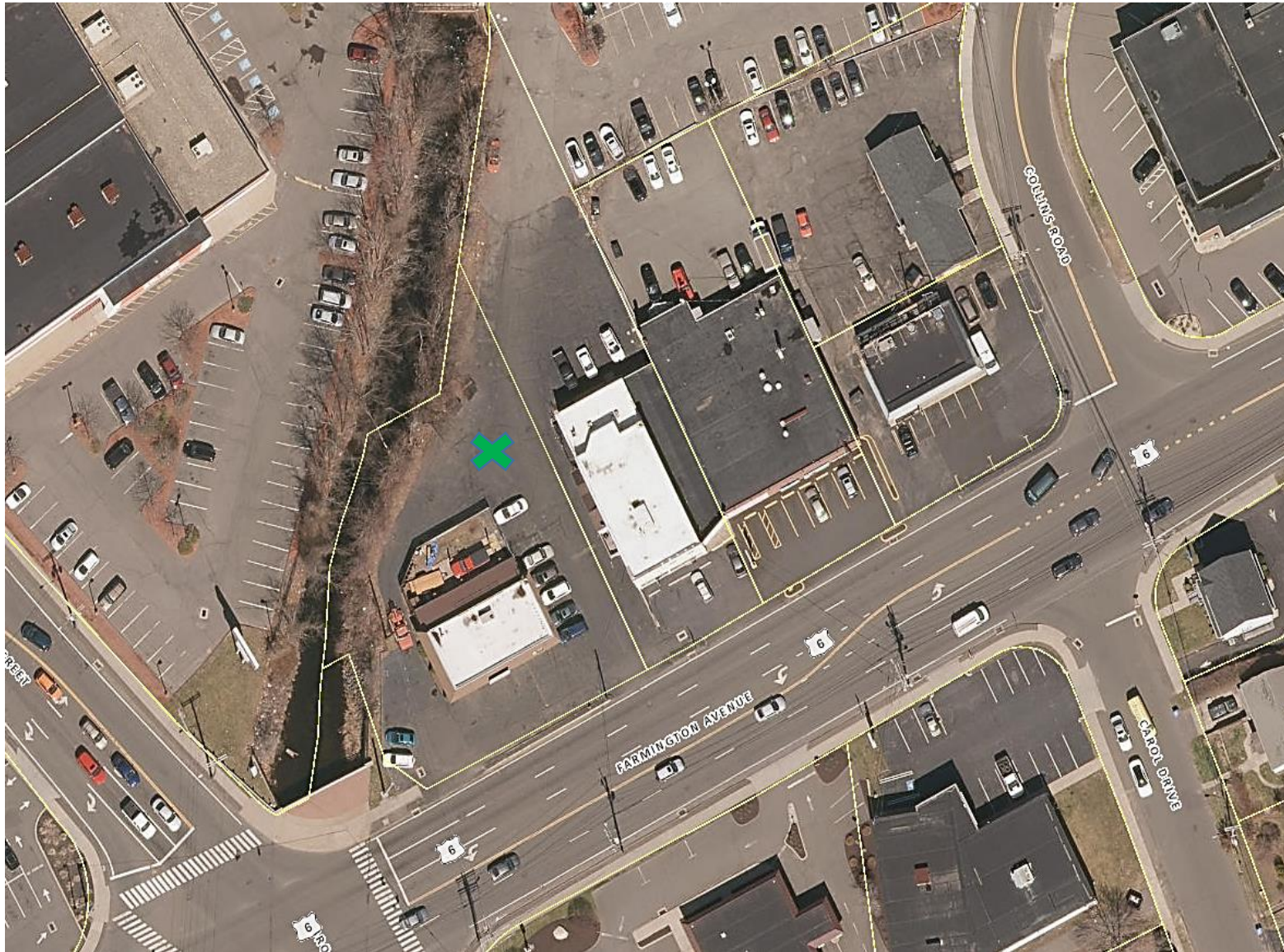
881 Farmington Ave.
Floodplain and Inland Wetlands
Non-Conforming Lot and Use



881 Farmington Ave.
Zoning – General Business (BG)
Non-Conforming Lot and Use

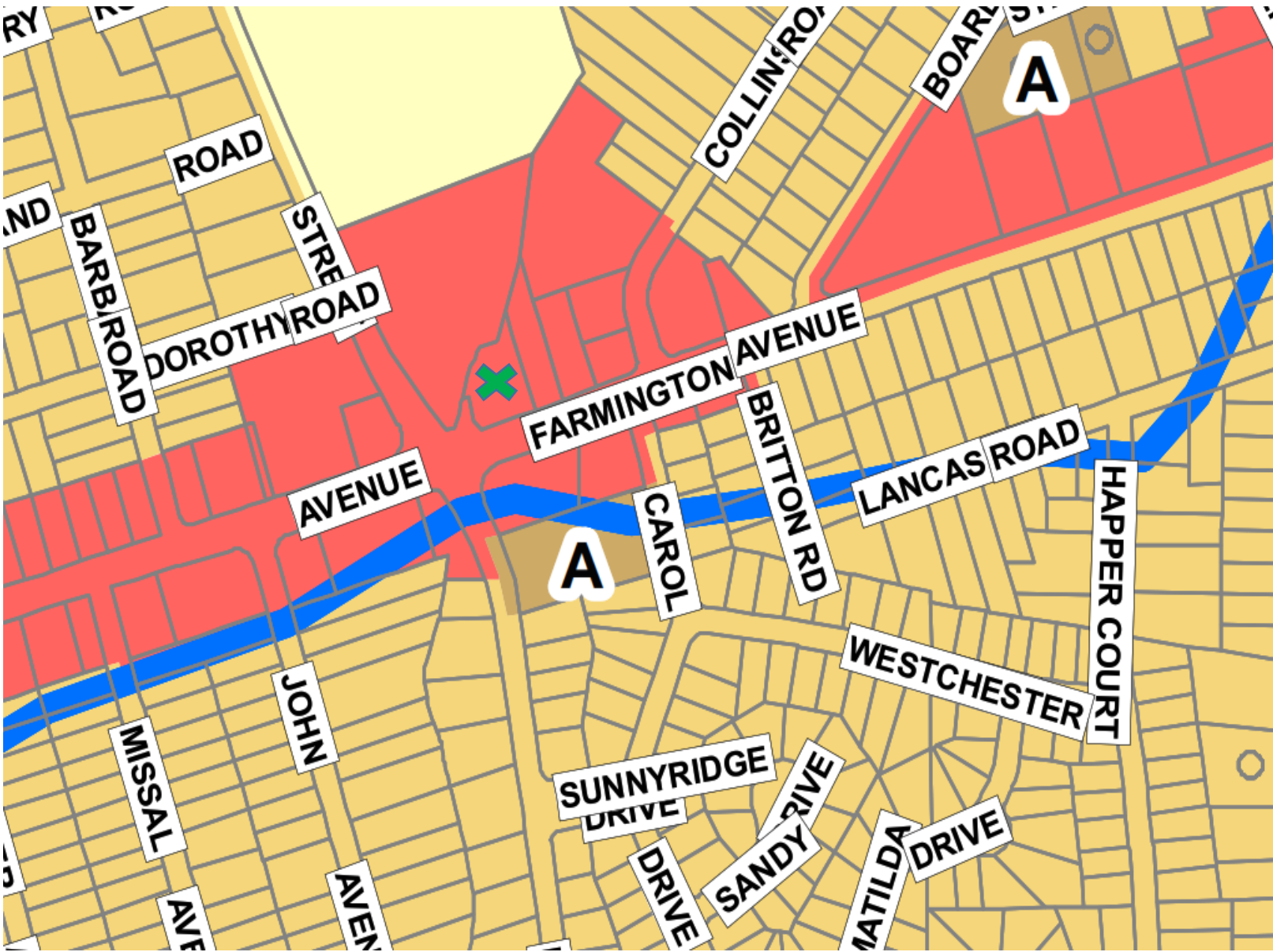


881 Farmington Ave.
Location Map
Non-Conforming Lot and Use



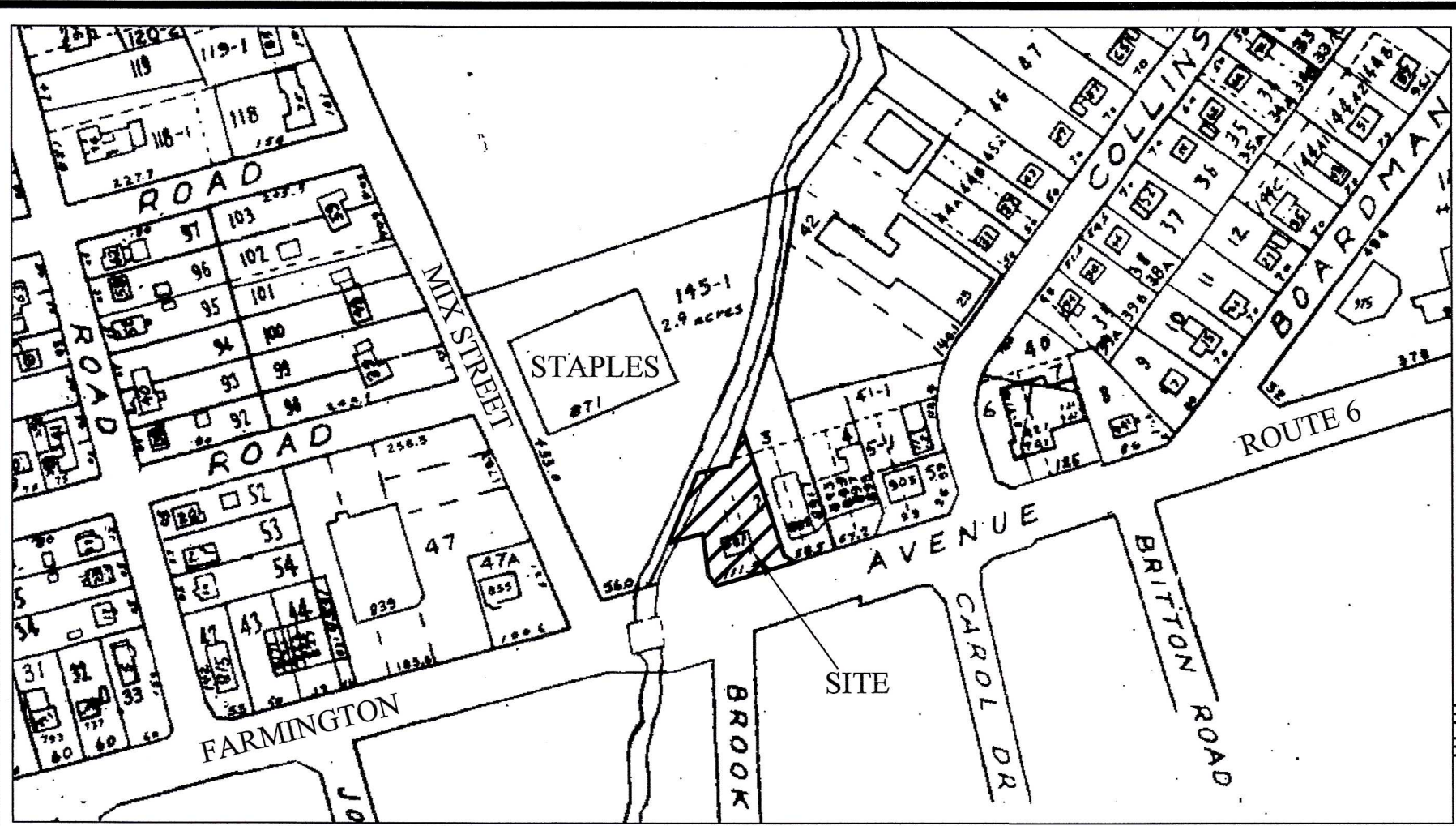
881 Farmington Ave.
Aerial Photo
Non-Conforming Lot and Use

Zoning Map w/ Aquifer



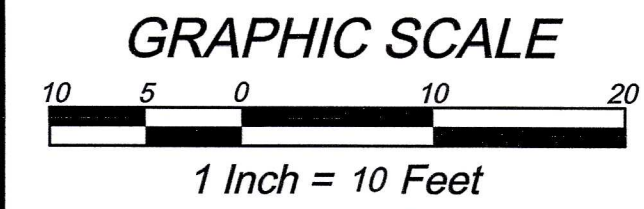
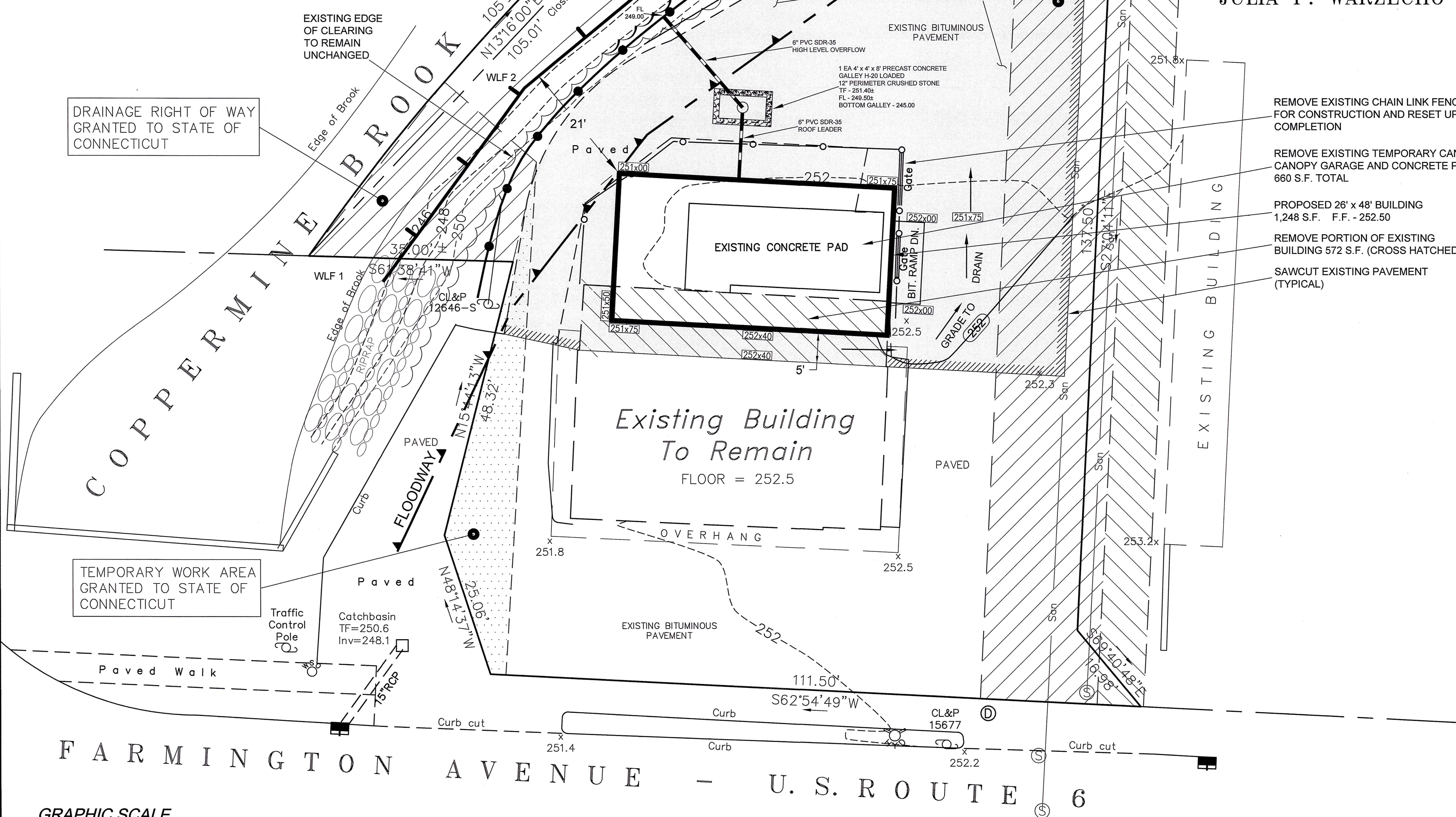
881 Farmington Ave.
Zoning – General Business (BG)
Non-Conforming Lot and Use

Survey 2009

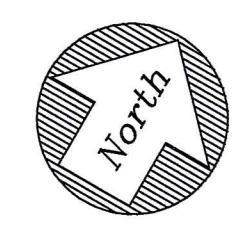


SITE LOCATION PLAN
Scale: 1" = 200'

N/F
JN 305 LLC AND JN 474 LLC



THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED ON THE GROUND.

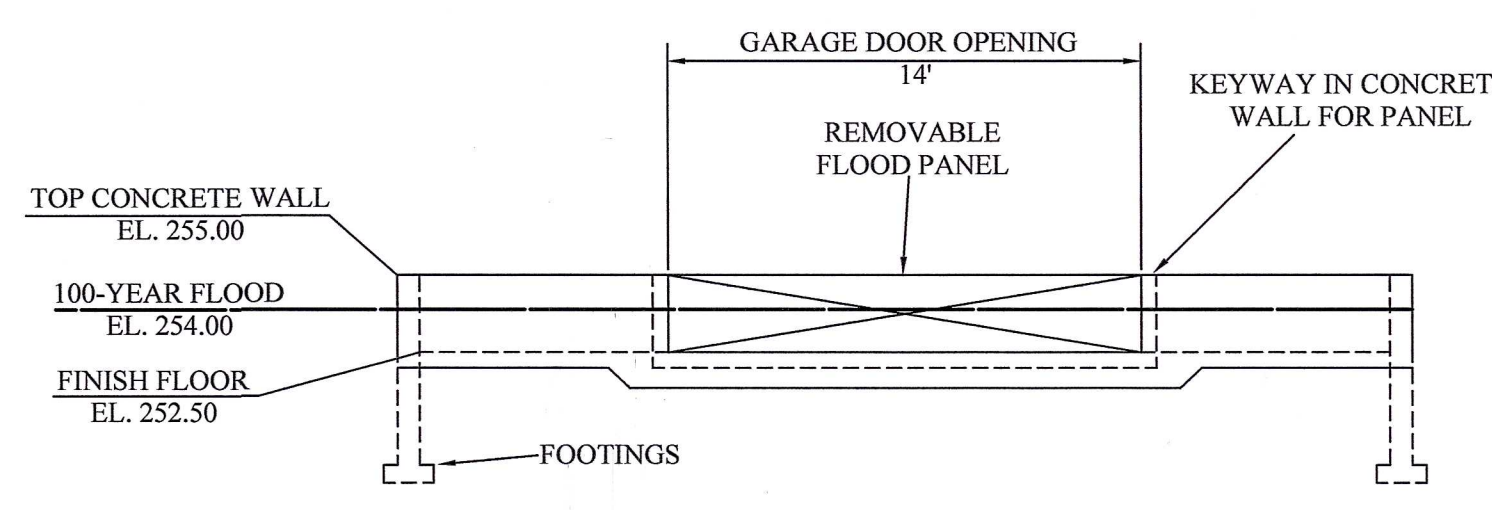


- SURVEY NOTES:**
1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 2. The type of survey performed is an Improvement Location Survey and is intended to depict the horizontal and vertical locations of structural and site improvements with respect to applicable zoning setback requirements.
 3. The survey is a Dependent Resurvey.
 4. The map conforms to the Horizontal Accuracy of a Class A-2 Survey.
 5. The map conforms to the Vertical Accuracy of a Class T-2 Survey.
 6. Basis for North is Map Reference No. 1.

- MAP REFERENCE:**
1. Improvement Location Survey Prepared For Frank Warzecho 881 Farmington Avenue Bristol, Connecticut Scale: 1"=20' Date: September, 2009 Prepared By: GM2 Associates, Inc.
- GENERAL NOTES:**
1. Assessors Map 53 Lot 2
 2. Current Owner: Julia P. Warzecho
 3. Area = 15,400 S.F. or 0.35 Acres
 4. Zone BG
 5. Lot is in a 100-Year Flood Zone AE with a base flood elevation of EL. 254.00 NAVD '88. A portion of the property is located within the channel and adjacent Floodplain Floodway as depicted. Based on FEMA, May 31, 2007 Hartford County Volume 3 of 7 Community Number 090023.
 6. Existing Condition Impervious = 12,648 S.F. (82.1%) Proposed Condition Impervious = 12,648 S.F. (82.1%)
 7. Proposed foundation walls to extend to elevation 255.00 (Minimum)
 8. All tools, fluids, oils, and floatables to be stored in racks or shelving above elevation 255.00 except for jacks, lifts, stands, etc.
 9. Flood storage displaced by proposed 26' x 48' building. (572 S.F.) -972.4 C.F. Flood storage displaced by existing portion of building to be removed. (572 S.F.) -972.4 C.F. Total Required Mitigation 1,149.2 C.F.

Approximate location of Sewer Easements Granted to City of Bristol. (Refer to Vol.724 - Pg.294 & vol.302 - Pg.47 B.L.R. Also see Easement maps prepared by City of Bristol and Mattson Associates)

N/F
JULIA P. WARZECHO

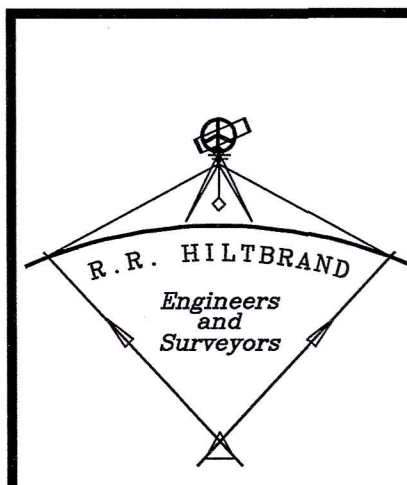
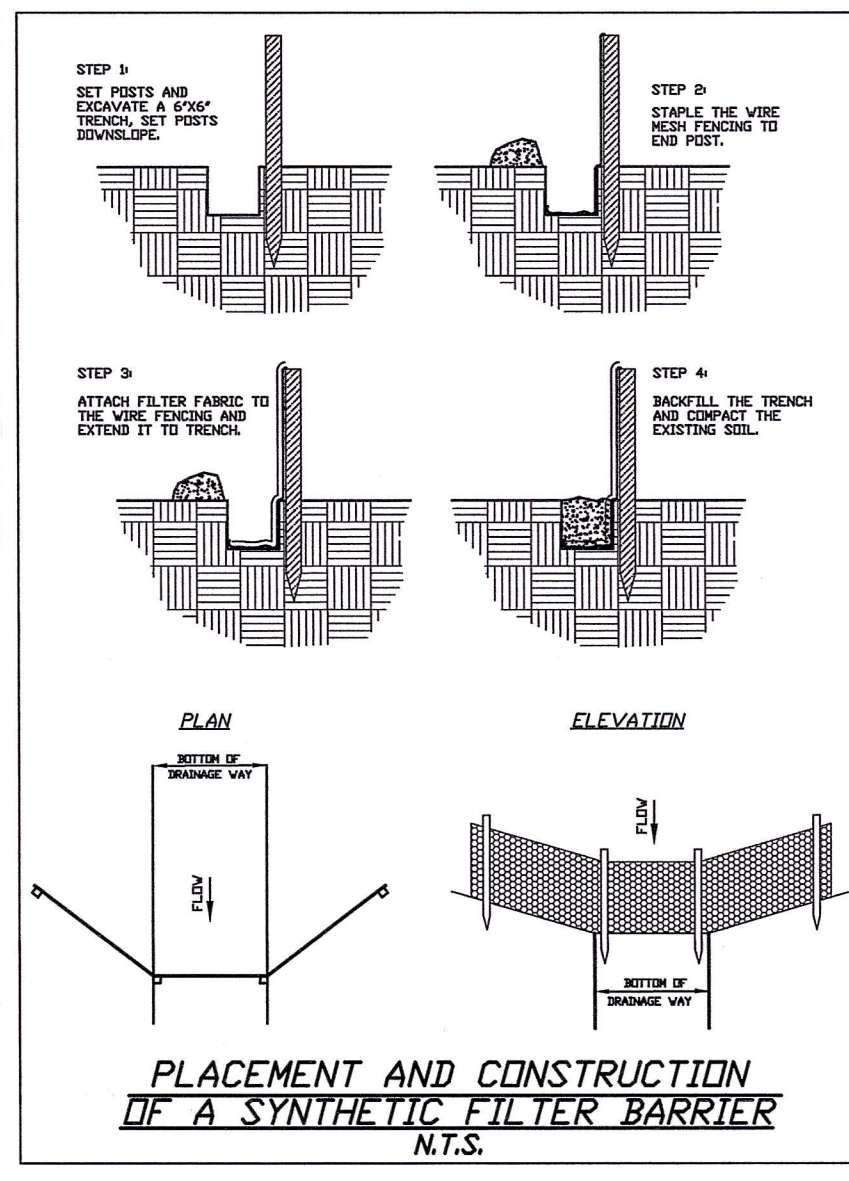


BUILDING FOUNDATION SECTION
N.T.S.

NOTE:
ALL TOOLS, FLUIDS, OILS, AND FLOATABLES TO BE STORED IN RACKS OR SHELVING ABOVE ELEVATION 255.00 EXCEPT FOR JACKS, LIFTS, STANDS, ETC.

CONSTRUCTION SEQUENCE:

1. Notify City of Bristol Staff (1) week prior to start of construction.
2. Call Before You Dig at 1-800-922-4455.
3. Install siltation fence along existing edge of clearing.
4. Demolish existing concrete slab and remove rubble off-site.
5. Demolish portion of existing building and remove off-site.
6. Install proposed foundation. All excess material not utilized for backfill shall be hauled off-site. Fill stockpiled for backfill must be covered with plastic tarp until utilized.
7. Install drywell for roof leaders.
8. Sawcut existing pavement and remove off-site.
9. Lower parking lot grades 2.7" to provide 1,148 C.F. of additional flood storage. All excess material to be hauled off-site.
10. Bituminous pave parking area.
11. Loam, fertilize, seed, and mulch any disturbed perimeter areas.
12. Monitor silt fences until all areas are stabilized.



IMPROVEMENT LOCATION SURVEY
Prepared for Frank Warzecho
#881 Farmington Avenue
Bristol, Connecticut
November 11, 2009

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548
...09-11#881 Farmington Avenue - Bristol - Warzecho\dwg\RRH Map 11-11-09.dwg

**IWWA Application #1659 for 881 Farmington
Avenue – circa 2009 – hyperlink:**

<https://www.bristolct.gov/DocumentCenter/View/47816/1659---881-FARMINGTON-AVE>







Search

Panorama

< Tue Mar 22 2022 >

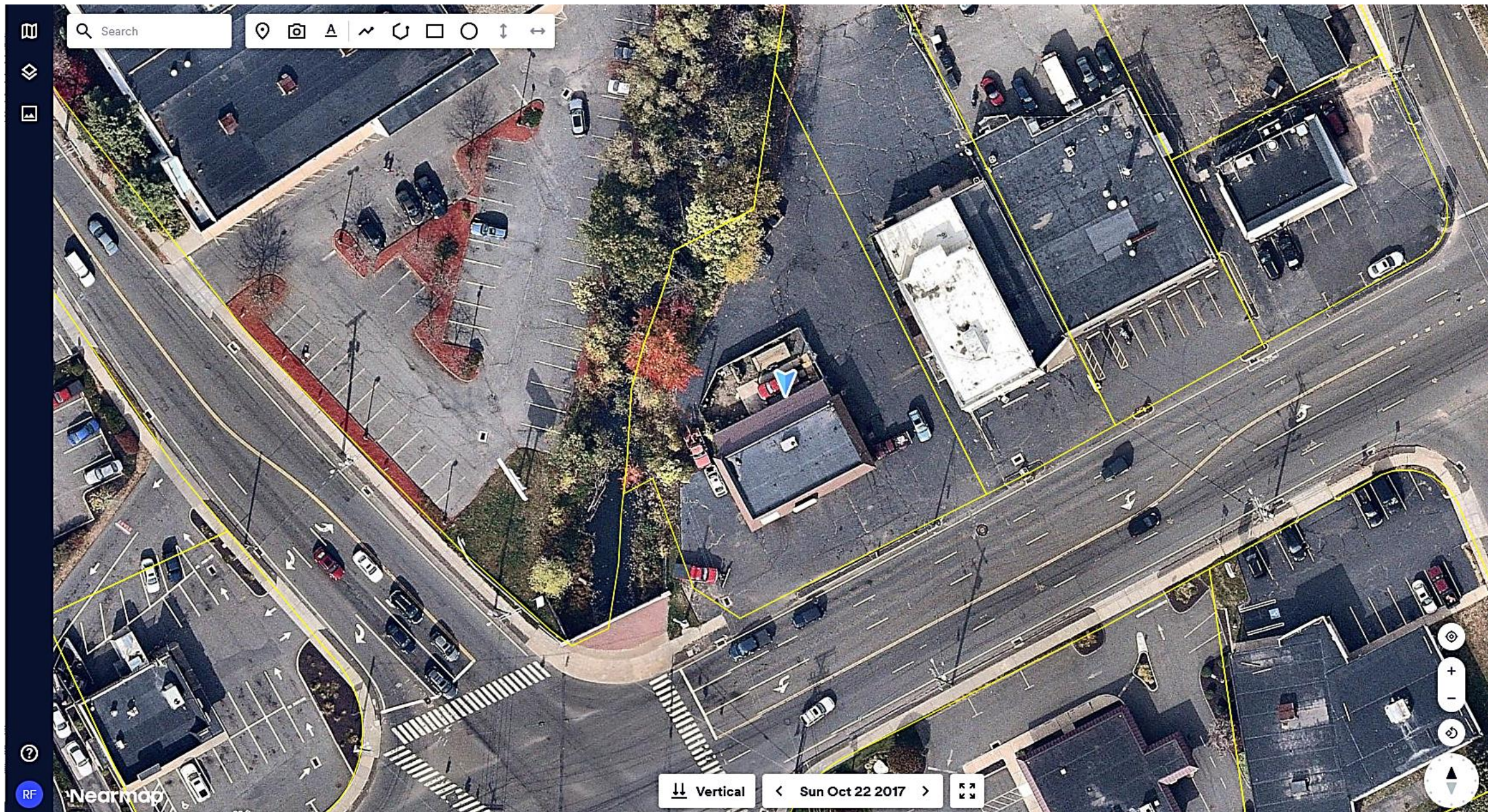
Nearmap

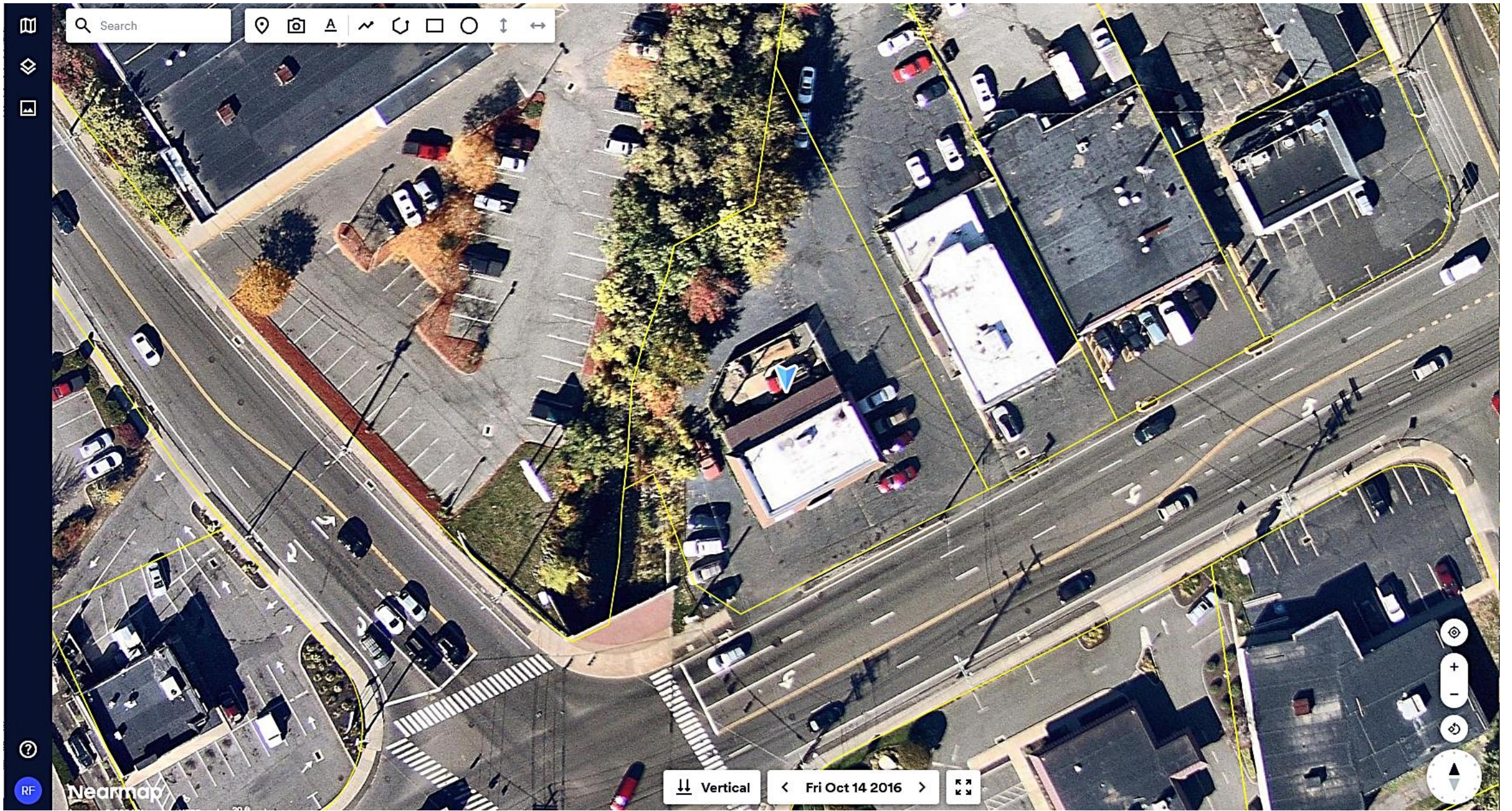


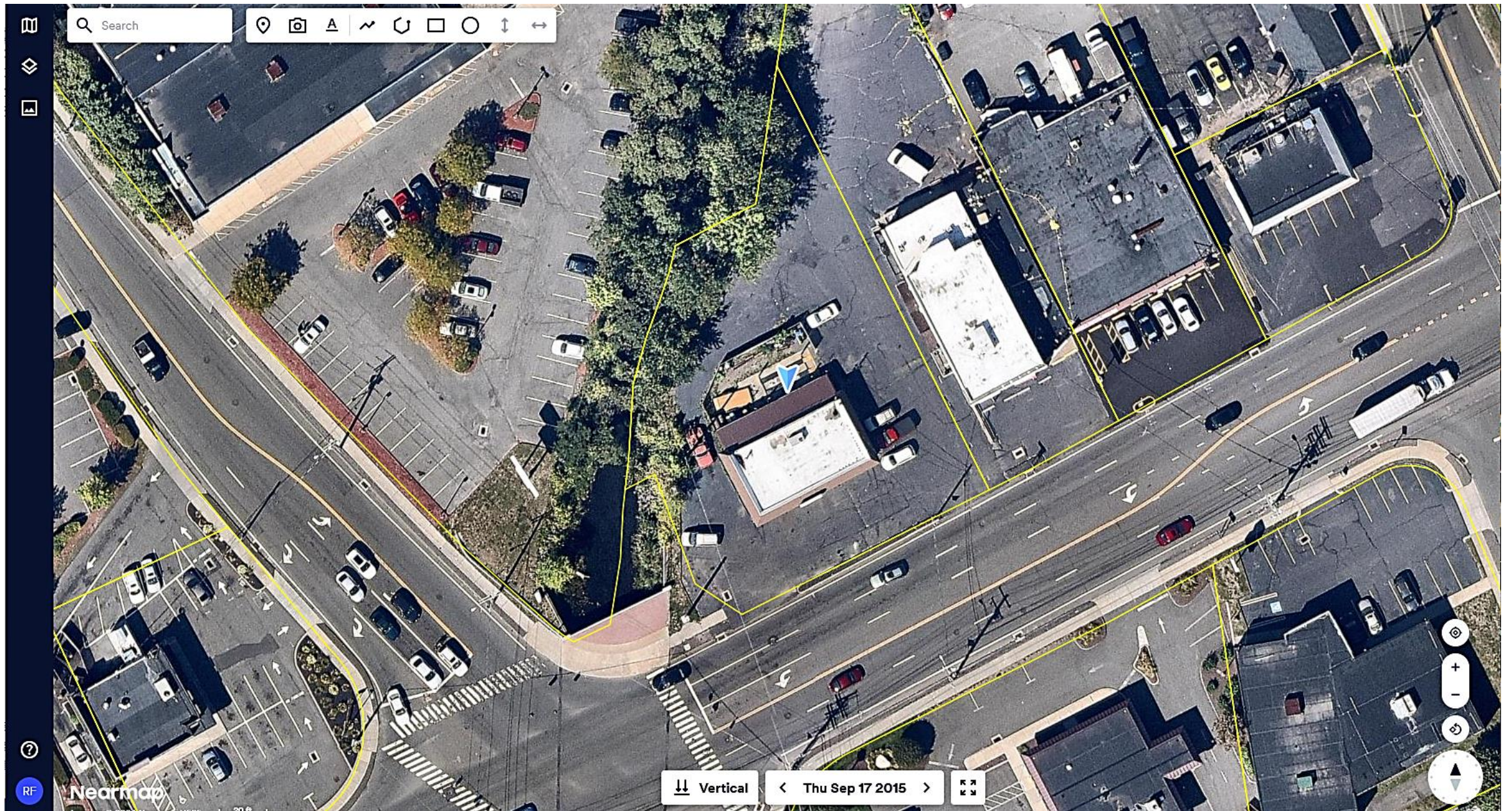












Inactive Sites

If a regulated facility/site is currently out of business, unoccupied, or in some other way currently inactive at the time the registration is due, the regulated facility may be registered if it has been active within the past five (5) years of the date the Aquifer Protection Area was adopted and if Aquifer Protection Area Regulations are in place.

In this case, the facility owner or property owner should file an Aquifer Protection Area Registration to preserve its right to conduct a regulated activity in the future.

The facility seeking to register an inactive site may register only the regulated activities that were previously conducted on the site within the past five (5) year timeframe.

If the facility is registered as an inactive site and then becomes active, the facility should modify its registration to an active status. If the facility becomes active but will be adding or changing the registered regulated activity conducted on site, then an Aquifer Protection Area Permit is required to be submitted to the Agency for review and approval.

Inactive Sites, continued



For example, four (4) years ago a gas station was active and registered with the Municipal Aquifer Protection Area Agency. Unfortunately, the gas station went out of business and the property became unoccupied.

Now, new business owners want to revive the gas station and bring it back to life. Because the site had an Aquifer Protection Area Registration and was active within the last five (5) years, the Aquifer Protection Area Registration for the site is able to be transferred to the new business owners.





Aquifer Protection Area Registration Renewals

A registration expires five (5) years from the date of receipt of the registration by the Municipal Aquifer Protection Agency. Registered facilities must apply to the Agency to renew the registration on a form prescribed by the Commissioner for a facility before expiration of the registration.

If a registered regulated activity is out of business or inactive when the registration renewal is required, a five (5) year allowance is in effect from the date the registration expires.

If the registrant has not applied to renew the registration within five (5) years of the date the registration expires, the facility is no longer eligible for registration, and conduct of regulated activities would be prohibited.

Aquifer Protection Area Registration Transfers

If the owner or operator of a registered site changes, the new owner or operator may apply to transfer the registration for a facility.

The application for transfer must be on the prescribed form and be submitted to the Connecticut DEEP or Municipal Aquifer Protection Agency, as appropriate.

If the facility holds a Municipal Aquifer Protection Area Registration, then the registration must be transferred by the Municipal Aquifer Protection Agency.

