



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING - MONDAY, DECEMBER 2, 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/89379286976?pwd=hjCAuYPOjS4mbJZa9LdPlzkxPYpVLs.1>

Meeting ID:

893 7928 6976

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Special Meeting - October 28, 2024
 - b. On-Site Inspection - October 28, 2024
 - c. Regular Meeting - November 4, 2024
 - d. On-Site Inspection - November 23, 2024
4. Public Hearings
 - a. Application #2044 – Wetlands application for the Cambridge Park rehabilitation project consisting of full depth replacement of roadway and existing parking spaces,

reconstruction of roadway and new parking spaces including sidewalks with handicap accessibility, rehabilitation of buildings and demolition of 8 residential buildings at 98 Jerome Avenue; Assessor's Map 53, Lot 129; The Housing Authority of the City of Bristol, applicant.

5. Old Business

- a. IWWA Regulations Update

6. New Business

- a. Inland Wetland & Watercourse Mapping Proposed Regulation Amendment - Section 3.1 - Inventory of Regulated Areas

7. Staff Reports

- a. IWWA Report - November 2024

8. Communications

- a. 2025 Meeting Schedule

9. Adjournment

REMINDER: The next Regular Meeting of the Inland Wetland Commission is Monday, January 6, 2025

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
SPECIAL MEETING OF MONDAY OCTOBER 28, 2024**

By: Chairman Fisk

Time: 5:30 P.M.

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

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	Anthony Lorenzetti, P.E., Staff	X	

1. Call to Order

Per the order of Chairman Fisk, the meeting was called to order at 5:45 P.M.

2. Old Business

a. Cease & Correct – 42 Paul Street

Chairman Fisk designated regular Commissioners Robinson, Carros, Massaro, Rooks and Fisk to vote on the Cease & Correct – 42 Paul Street. Chairman Fisk also designated alternate Commissioners Klimek and Valentino to vote on the Cease & Correct – 42 Paul Street.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application #102007, attached stipulations and map
- c. Plan (Electronic Copy Only)
- d. Letter dated April 15, 2024, from City of Bristol to Douglas Towne, RE: 42 Paul St.
- e. Report dated August 5, 2024, from Towne Engineering, Inc. to Zachary Fisk, Chairman RE: 42 Paul St.
- f. E-Mail, undated, from Matthew Maynard, P.E., Towne Engineering, Inc., to Raymond Rogozinski, P.E.
- g. Six pages of photographs, dated from April 2019 to April 2024
- h. Summary and Engineering Evaluation for 42 Paul Street, Assessor's Map 45, Lot 216 (2 Pgs.)

MOTION Move to open the special meeting for Cease & Correct – 42 Paul St.

By: Klimek

Seconded: Robinson

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

Against: None.

Abstained: None.

Anthony Lorenzetti, Staff Engineer, reviewed the application and its attachments, contour maps of the neighborhood through various years, as well as a letter from the applicants engineer. Summary of the engineering evaluation, including the conclusion of the evaluation was read into the record as well.

The board had a discussion regarding if the horseshoe pit could be placed somewhere else on the property, should it be removed and moved somewhere else maybe closer to the house. Staff said again, that it is recommended that the applicant hire an engineer. It was said that wetland projects have to match the same material that was there before and it needs to be returned to original material that was removed.

Douglas Towne, 42 Paul Street, said he was told to hire an engineer back in April, who said it didn't change anything. If it resolved the issue, it will be taken out. I just need to know how much to take out and what to do.

Dan Strahowski, 253 Mark Street, said there has always been water, but now there is an onslaught of water here. I am still waiting on Zack Norton about whether the town can put a catch basin at the end of the yards as well.

Donna Mansel, 48 Paul Street, asked if there was any funding due to the fact that they shouldn't have built houses on wetlands.

Anthony Lorenzetti, Staff Engineer, no there are not. The commissions exist to try to help alleviate concerns related to problems.

MOTION: for the applicant to hire an engineer, with city staff present, to create a plan to remove the materials along with the perforated pipes and bring back to the original plans as close as possible, and follow up with the Wetlands Enforcement Officer. The cease and correct is still in place.

By: Rooks

Seconded: Klimek

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

Anthony Lorenzetti, stated that Mr. Townes engineer will work on a plan and city staff will be there to assist, not plan the project.

Ethan Towne, 190 Burton Street, asked if he can go in and remove the pipes, timbers and leave all soils behind to start.

Anthony Lorenzetti, said to wait until the engineer comes out.

3. Adjournment

MOTION: Move to adjourn at 6:43 P.M.

By: Rooks

Seconded: Massaro

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

This meeting was taped.

Zachary Fisk, Chairman
Inland Wetlands Commission

David Rooks, Secretary

Monday, October 28, 2024

Time: 5:00 pm

Application #2043 – Wetlands application Rockwell Park

City of Bristol applicant

Attendees:

- Zachary Fisk, Chairman
- Michal Robinson, Vice Chairman
- David Rooks, Secretary
- Daniel Massaro, Jr. Commissioner
- Greg Klimek, Alternate
- Laura Valentino, Alternate
- Anthony Lorenzetti, Bristol Engineering
- William Stango, Applicant for the City of Bristol

Minutes:

The meeting began at 5:10, The applicant explained the proposed project and showed the commission plans, and explained that the project was contingent of having funding and may be changed to meet budget changes would be within the proposed footprint

Meeting Ended at approximately 5:20

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY NOVEMBER 4, 2024**

By: Chairman Fisk

Time: 6:30 P.M.

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

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	Anthony Lorenzetti, Staff Engineer	X	

1. Pledge of Allegiance
2. Introductions and Seating of Alternates

Chairman Fisk designated regular Commissioners Duquette, Robinson, Carros, Massaro, Ritchie, Rooks and Fisk to vote on the October 7, 2024, regular meeting minutes. He also designated alternate Commissioners Klimek and Valentino to vote alternately tonight starting with Klimek.

3. Public Participation (Non-Pending Applications)

None

4. Call to Order

Per the order of Chairman Fisk, the meeting was called to order at 6:30 P.M.

5. Approval of Minutes

- a. Regular Meeting – October 7, 2024

MOTION: Move to approve the minutes of the October 7, 2024, regular meeting.

By: Klimek

Seconded: Carros

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

6. Public Hearings

- a. Application #2041 – Wetlands application for regrading rear property at 31 Royal Drive; Assessor’s Map 64, Lot 8; Mel Maffei, applicant (Public Hearing continued from October 7, 2024, meeting).

The Commission received the following items in their electronic packets:

- a. Assessor’s Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Plan (Electronic Copy Only) revised date October 2, 2020, Grading Plan
- d. Map CT State Plane NAD 1983 – Arch “D” Sheet
- e. Computations dated September 30, 2020, regarding 7 Royal Dr.
- f. Appendix A Design Chart for Open Channel Flow, 402
- g. From Channel Chart, dated September 30, 2020, regarding 7 Royal Dr.
- h. Open Channel Flow Calculator, dated September 30, 2020
- i. Time of Concentration Calculations for assessment of Ditch, dated September 29, 2020
- j. Hydrographs 2-yr. Summary, dated October 2, 2020
- k. Hydrograph Report, dated October 2, 2020, Area #1, Hyd. No. 1
- l. Hydrograph 25-Yr. Summary, dated October 2, 2020
- m. Hydrograph Report, dated October 2, 2020, Area #1, Hyd. No. 1
- n. Hydrograph 100-yr. Summary, dated October 2, 2020
- o. Hydrograph Report, Area #1, Hyd. No 1, dated October 2, 2020
- p. Memorandum dated October 7, 2020, regarding Grading Plan, 7 Royal Dr.
- q. Summary and Engineering Evaluation for 31 Royal Dr., dated October 7, 2020

The Commission received the following items in their electronic packets **PREVIOUSLY**:

- a. Assessor’s Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Map Lot 8, 31 Royal Dr., Maffei property
- d. Map of areas to be filled
- e. Letter dated April 9, 2020, regarding Wetlands permit for regulated activities a 7 Royal Drive
- f. E-Mail dated April 21, 2020, regarding drainage sketch, from Carol Noble, former Environmental Engineer, City of Bristol
- g. Map, Proposal for drainage plan, dated Nov. 23, 2019, regarding 2020 Plan from Bristol Town Engineer to connect to new storm drain in cul-de-sac
- h. Letter dated October 7, 2020, from Nancy Levesque, P.E., former City Engineer, to Inland Wetlands and Watercourses Commission, regarding grading plan for 7 Royal Dr.
- i. Three photographs, dated 092024; 092024; and 11272020, respectively.
- j. Map of Royal Dr., Lot 8

MOTION: Move to continue the public hearing for Application #2041

By: Klimek

Seconded: Rooks

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

Against: None.

Abstained: None.

Mel Maffei, 31 Royal Dr., submitted a letter from the property owner of lot# 7.

Chairman Fisk, read the letter into record.

Mel Maffei, 31 Royal Dr., is asking where the application is at, as this is the second hearing regarding this application. He stated his concerns about his property being labeled a significant activity. He read section two of the wetland regulations. He referenced a Bristol engineering report of 2020, based on the recommendations given, there wouldn’t be any significant activity. By following the engineer recommended action of pushing the water back there wouldn’t be a significant activity and would have a natural water flow. He said the swale would prevent there being any serious interruption. He spoke about the concern regarding discharging the water to properties downslope. He referenced the report and the plan is following the recommendation from Nancy Levesque and Carol Noble, previous city engineers. He showed an enlarged printout of a

check that he paid to have his pools fixed from water pooling there. He stated water is not moving properly on the three lots. He quoted a memo sent to the mayor regarding the role of the commission and stated that the commission is here to protect. He asked where is his protection, this is the second time coming here. He said he spoke to Andrew Armstrong about the availability of the video of the meetings, and has received nothing. He stated another point is the intentional blocking of water. The State of Connecticut has a rule reasonable use, which he read into record. Myself and Alan have spent a few thousand bucks coping with this problem. When does a decision come about for the permit, as it's costing me \$80 a month for the sign? I am saying to you I am in opposition to the term significant activity, because if I follow the plan developed by the City of Bristol, none of those criteria would be in existence. I think this is holding up the works.

Anthony Lorenzetti, read into record what is considered a significant act.

Commissioner Fisk, stated the first couple of point apply, and we are already in a second hearing after if was decided a significant activity so at this point, I would like to move forward.

Commissioner Rooks, explained last month the issue as that w a neighbor came to us about discharging water into his swale and I questioned wasn't that swale made for that and he said no. He asked us to go back and look at minutes and that is what we are doing. Because it's a public hearing so he still has a chance to come and talk and then we will make the decision if we are able to.

Chairman Fisk, said the information was provided for us.

Mel Maffei, 31 Royal Drive, said would it be reasonable that the people who crafted that paid attention to the fact that water is going to move thru the area and would be safe to assume that it would not be harmful to lot # 6 if it is done properly.

Jason Sirko, 175 Lake Avenue, Touch of Pride Landscaping, asked if the commission revisited the site, because there is a huge tree in front of the swale.

Commissioner Fisk, said we will listen to the issues and address that.

Commissioner Klimek, asked why the applicant did not get an engineer study.

Mel Maffei, 31 Royal Drive, responded he didn't feel he needed on as the city engineers did the study and it is in the packet.

Commissioner Klimek, said the report was created by city engineers?

Commissioner Rooks, said, no, it was created by Robert Greene Associates for lot # 6 Royal Drive's engineer which took into account for all the upland properties to go into.

Mel Maffei, 31 Royal Drive, stated that on October 2020, Carol Noble sent information to Alan, the plan that was attached. It is not a bogus paper; it was a plan from that meeting. He showed the plan and email of the approval. In section 14, you do have some enforcement powers, but don't know how often or necessary it is to engage with those. If something is proposed, institutes and doesn't work right, you have the power to modify it.

Commission Fisk, stated the swale was not designed the way it should have been and is tying into a swale that can be done

Anthony Lorenzetti, City Staff, read into record the engineer report from staff and reviewed the history which is in the documents.

Mike Drury, 6 Royal Drive, stated he is speaking for his mom who is on line and the owner of lot # 9 and that they have two concerns, will the berm/swale change the water flow and does it require any maintenance.

Mel Maffei, 31 Royal Drive, stated the owner of lot # 9 died and it was left unattended which was the problem. The sump pump is working there and no issues.

Anthony Lorenzetti, City Staff, said that the water should flow away, topsoil and seeding is needed to stabilize and to be aware of erosion control

Danielle, 45 Royal Drive, stated they have not had water in the basement and wants to be sure that no water will be coming to the basement. Will these changes cause more water and how will it improve?

Commissioner Robinson, said the swales moves water so it doesn't sit and gives it a channel to move

Commissioner Klimek, stated that if done properly and stabilize it will help immensely

Danielle, 45 Royal Drive, asked if it will increase the chances of flooding.

Commissioner Fisk, asked is it ground water or is it coming from the golf course or maybe its coming from the golf course should be fixing what they did.

Commissioner Klimek, asked if it the resident noticed a change

Danielle, 45 Royal Drive, said no, there is always water so the concern is it doesn't cause additional issues.

Commissioner Fisk, asked if the swale could add to that

Anthony Lorenzetti, City Staff, reviewed the maps and the plans

Casey Tobacco, 7 Royal Drive, submitted to record the paperwork and engineer drawings to the commission.

Anthony Lorenzetti, City Staff, asked the applicant, how many feet are you proposing

Jason Sirko, 175 Lake Avenue, Touch of Pride Landscaping, answered, 120 Feet swale, if you don't want a swale, we can pitch it and push into the woods.

Mel Maffei, 31 Royal Drive, we are just trying to keep the water back and the golf course is ok with that.

Commissioner Rooks, asked, are you saying that what the house down the road is not working

Jason Sirko, 175 Lake Avenue, stated there is a huge tree sitting there so I don't see it going thru there much.

Mel Maffei, 31 Royal Drive, stated I don't feel that what we are doing is discharging any, the watercourse will flow naturally and we are trying to encourage it to go back farther.

Commissioner Klimek, asked if the Maple Tree is sitting in the way of the swale

Commissioner Rooks, asked if this is the tree that was supposed to be removed.

Mel Maffei, 31 Royal Drive, stated the concern about lot # 9, this will not be affected by what we are doing

Anthony Lorenzetti, City Staff, asked if the swale is necessary

Mel Maffei, 31 Royal Drive, said it would be more efficient, but if no swale is allowed, we will build up, push the water back and fill the areas.

Jason Sirko, 175 Lake Ave, the swale would be better, if not possible we will do it a different way

Commissioner Robinson, stated in 2020 there were two proposals. He referenced a plan by Carol Noble and the engineering report and reviewed the plan and the golf course plans as well. The purpose of the swale is to put a channel in that is adequate in width and depth to naturally flow. In 2021/2022 the golf course cleared the area so the sheet flow works as designed. If your swale was designed correctly, it would work and flow uninterrupted without affecting anyone and have the water get to the reservoir where it belongs.

Casey Tobacco, 7 Royal Drive, said he understands that, but putting the swale changes the course of the water from sheet flow to a steady flow, the amount of water that will rush down will end up in my backyard, so when my swale washes out, who is going to fix it. My swale was designed for sheet flow.

Commissioner Rooks read the plan submitted by Casey Tobacco from the engineer from Robert Greene reports explaining the design and measurements of the swale. He asked Mr. Tobacco if the swale was done correctly.

Casey Tobacco, 7 Royal Drive, stated yes it was.

Commissioner Rooks and Casey Tobacco had an interaction regarding the swale development.

Casey Tobacco, stated Nancy Levesque and Jason Gagnon both came out and inspected it and said it was good to go and submitted the paper work to the commission.

Commissioner Klimek, stated that the swale ends up as a catch all. It will take the water and move it along in a steady pattern. We don't want to see you get more water either, but if a swale is designed right, it will stop the sheet flow and fan out. Stabilization is very important. Nobody is trying to give you a hard time.

Casey Tobacco and Commissioner Rooks had a second interaction.

Commissioner Fisk, asked, why can't it accommodate the water? It should be six properties based on the engineering report.

Casey Tobacco, 7 Royal Drive, asked can you tell me how much water will be in that swale.

Chairman Fisk stated it is for five properties.

Commissioner Rook, stated that you gave us the engineer report showing the design

Commissioner Massaro, said its designed to improve the convenience of water on the property. In several places it was designed to accommodate all the upslope properties in the area. It is not designed to create a river on your property. He reviewed the applications plan regarding how the water will flow. Is your contention they should not drain there property too.

Casey Tobacco, 7 Royal Drive, stated, the applicant should have to get an engineer as that's what he was told to do.

Commissioner Massaro, it was designed by city engineers and Robert Towne Engineers

Bob Tobacco, Tobacco Construction, stated, it was built exactly as it was supposed to be, it was inspected by Nancy, signed off by Jason Gagnon, so Mr. Brooks would you like to call me a liar. He reviewed the design again that was submitted. I am asking how much water is going into the swale. This is sheet flow.

Commissioner Fisk, said the swale is 120 feet. It's accommodating all water coming to the area. Is there additional water coming in?

Bob Tobacco, Tobacco Construction, said yes, it was put into a designated area, a trench.

Anthony Lorenzetti, City Staff, the amount of water is the same, it will get there quicker because of efficiency. Which is why the backyard of Mr. Maffei should be grass.

Bob Tobacco, Tobacco Construction, asked said an engineer was asked for at the last meeting so we would know how it would be designed. The board should want an engineer so it's done correct. Mr. Rooks asked if Casey was done right, it was signed off by the city and inspected by the city.

Commissioner Klimek, asked Mr. Lorenzetti, will it will be the same amount of water it will get there quicker, also this is not an impervious surface, it's a grass area and will act somewhat as an absorber. This will slow it and absorb as it will come down.

Anthony Lorenzetti, City Staff, said he will not design it. A swale can be different measurements. An engineer should be designing a swale.

Bob Tobacco, stated lot# 7, is the landscapers aunt and was filled in and water pushed to the back. Was there a plot plan or permit for this?

Commissioner Rooks, answered yes.

Bob Tobacco, Tobacco Construction, stated week you asked for a letter from lot #7 so Lot #8 could put their water there. # 7 was allowed to do what he wanted a letter.

Chairman Fisk, stated, that would be a question for Ray

Bob Tobacco, stated last month, you said Casey didn't get the letter. Is that the way you operate on the city board, because if that's what you do and call people up hear liars, you should step off.

Commissioner Fisk, stated to make his claim to the mayor.

Bob Tobacco, said he did already. The plan was approved and done? Then the printout is no longer accurate due to the other yards work that was done. I think it should be an engineer, and if approved and washed out, who is going to take care of fixing it.

There was a brief discussion about a pipe.

Chairman Fisk, stated the questions are in the minutes.

Alan Cahill, Royal Drive, stated this has been going on for 5 years. When the illegal activity happened on lot # 7, they granted me the ability to fill my property. The idea was to push the water back to get to the swale. It wasn't complicated and didn't need an engineer because there were a lot of things done illegally done on the other property. We were the victims from the illegal activity. He reviewed his plan to fix his property. The issue is we just want to resolve this and move on with our lives. We ask this board to help us out. All we need to do is push the water back otherwise the water will just sit there. We are playing semantics. Nancy was very specific and now she is gone and all those letters were forgotten about. They are still there; we are just trying to move on with our lives. Water sits and sinks and cracks foundations. We are not looking for perfection, we just want the water out. The answer to get an engineer is unacceptable, he built the swale correctly. I look at it all the time. I am suggesting the board to look at the situation, work with the guys. The excess water needs to be pushed back. Nancy and Carol were both on board with the situation. The engineers never said we all need swales, we just had to push the water back.

Bob Tobacco, Tobacco Construction, asked if there were plans submitted

The Commission said yes.

Bob Tobacco, stated this is why you hire engineers so that it is done like the correctly and it finished.

Casey Tobacco, showed the commission pictures of the water behind his shed.

MOTION: to close the public hearing for application #2041

By: Klimek

Seconded: Rooks

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

Against: None.

Abstained: None.

The public hearing is closed.

Chairman Fisk, asked Anthony Lorenzetti is in his opinion would it be sufficient to push the water back

Anthony Lorenzetti, City Staff, stated his thought was if the area is grassed and its not a real defined swale and the water is running across the yards thew at it was, it should have similar flow patterns. All the yards have parts in the yards that are sinking. It would be reasonable to fill in some of these holes so there is not standing water sitting there and push the water back. It would have to match the existing drainage patterns.

Commissioner Klimek asked Mr. Lorenzetti is the city has done a drainage work at all up there.

Anthony Lorenzetti, City Staff, stated there is existing road drainage downgrading behind Tobacco's swale. I don't know the history; it seems like an existing system.

MOTION: Move to approve Application #2041 – Wetlands application for regrading rear property at 31 Royal Drive; Assessor's Map 64, Lot 8; Mel Maffei, applicant, in accordance with the plot plan and information submitted with standard stipulations and be closely monitored by the Inland/Wetlands Officer.

By: Klimek

Seconded: Robinson

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

Against: None.

Abstained: None.

The application is approved.

- b. 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.
 - a. Assessor's Map with Inland Wetlands Watercourse Layers
 - b. Application
 - c. Site Plan Map from City of Bristol, Department of Public Works, Rockwell Park Facility Improvements, Construction of ADA Compliant Sidewalks, dated September 27, 2024

MOTION: Move to open a public hearing for Application #2043.

By: Robinson

Seconded: Carros

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

Against: None.

Abstained: None.

The public hearing is open.

William Stango of Bristol City Hall, 111 North Main St., representing the applicant, reviewed the application and presented a power point of the project of installing an ADA compliant sidewalk in an area at Rockwell Park.

Commissioner Massaro asked if there will be ADA sidewalks from the parking area to access this.

William Stango, of Bristol City Hall, stated that it will connect to the gravel path that goes around.

Commissioner Massaro stated that does the gravel meet ADA compliant

William Stango, Bristol City Hall, said that is not in the scope of this project. This is a parks project may have future plans to extend it.

Commissioner Robinson stated, we are putting in a sidewalk that doesn't have ADA compliant access to.

William Stango, Bristol City Hall, said yes, I wouldn't say we don't have AADA compliance but that wasn't something that was verified.

The commission had a discussion regarding the sidewalk and how it is not accessible and will there a plan to add to it later.

Commissioner Robinson, stated his opinion, that the grant will be gone by December and it sounds like a good plan, but it is a pipe dream.

Chairman Fisk asked for a description of the sidewalk.

William Stango, City of Bristol, gave the specifics of the design and measurement.

Commission Robinson asked if the existing athletic items can be accessed by a wheelchair.

William Stango, City of Bristol, answered, that was not something looked into. The 100 -foot upland review area is shown where relative to the project. It was mapped by the city surveyor. The disturbance area is on the application and is 0.132 acres of impact in the upland review area. We are proposing sedimentation and erosion control fencing.

Anthony Lorenzetti, City Staff, stated that this area is used for the Rockwell Park Festivals and the whole area is attended by people, vendors and vehicles in the area. This would have a benefit for people to go around the whole site versus being in the grass.

Commissioner Robinson, stated he does not concur, I don't see how the sidewalk for someone confined to a wheelchair or walker would get to it. Engineering wishes its perfect but from a practical standpoint how will you use it.

Commissioner Carros, stated he understands the concerns, but aren't we concerned about the wetlands impact and not the ADA compliance.

Commissioner Robinson, stated, like I said from engineering its perfection, but to me, your putting in a cement area for people with disabilities that I am all for, but it's not usable.

Commissioner Klimek, stated he agrees with Commissioner Robinson, and I know your trying to use up the rest of the AARPA money, but having sat on the handicap commissioner for 7 years, but a certain part is usable but the other part is not.

Commissioner Carros, stated that is not what our responsibility is.

Chairman Fisk, stated is it worth the cost of the impact to the wetlands for something that cannot be used, but that is not our purview.

William Stango, City of Bristol, responded, that it is intended to be ADA compliance, any one who wants to use the athletic equipment, it provides access and conductivity between them and is intended to be ADA compliant for future expansion. I respectfully ask you to consider the wetlands and the measure we have taken to protect them.

Commissioner Robinson, stated the way it is set up now, anyone that is not handicap can get to the exercise stations. You're impacting the wetlands with something that cannot realistically be used today. If at some point in time later on you come up with enough money to do everything at once, but from common sense side, you are impacting the wetlands for something that cannot be used.

William Stango, City of Bristol, said anyone can use the sidewalk to access, it is not just ADA compliant and is the position of the parks to put the sidewalk in for connectivity to the athletic stations. My job is to show the minimal impact to the wetlands and the measures we have taken to protect them.

Commissioner Fisk, stated they still have to go thru other approval meetings and that we as a commission have to rule on the wetlands, we as a citizen should be voicing our opinions at those meetings.

Chairman Fisk asked if there are other applications coming in the near future.

William Stango, City of Bristol, said he did not know.

Chairman Fisk, stated that this has been expressed before, but someone from the parks board should be present with engineering. A lot of these questions can be addressed to them.

Commissioner Duquette, asked, if there is minimal impact to the wetlands

William Stango, City of Bristol, said yes by minimizing fill to the wetland and to the upland review area. He reviewed the slides showing this plan

Stan Livenque, 39 Landry Street, stated he walks at the park and will it change the water and flood the pond. He showed the commission a picture of some flooding on the gravel path that he was concerned would be worse when this work was done. He mentioned a tree trunk or branch blocking the water flow.

William Stango, City of Bristol, said he could not speak to the historical floods or impact to the wetlands. Silt fencing will protect it the best. He will check the blockage and also let parks department know about the log mentioned.

Commissioner Duquette, asked if the grant money is not used, does it go away

Commissioner Klimek, stated it is AARPA funds and if it's not used it goes away in December.

MOTION: to close the public hearing for Application # 2043

By: Rooks

Seconded: Carros

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

The public hearing is closed.

MOTION: Move to approve Application #2043 – Wetlands application for regrading rear property at 31 Royal Drive; Assessor's Map 64, Lot 8; Mel Maffei, applicant, in accordance with the plot plan and information submitted with standard stipulations.

By: Massaro

Seconded: Duquette

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

The application is approved.

7. New Applications

- a. Application #2044 – Wetlands application for the Cambridge Park rehabilitation project consisting of full depth replacement of roadway and existing parking spaces, reconstruction of roadway and new parking spaces including sidewalks with handicap accessibility, rehabilitation of buildings and demolition of 8 residential buildings at 98 Jerome Avenue; Assessor's Map 53, Lot 129; The Housing Authority of the City of Bristol, applicant.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Letter of Transmittal dated October 17, 2024, from Design Professionals
- d. Plan (Electronic Copy Only)

MOTION: Move to receive Application #2044.

By: Klimek

Seconded: Robinson

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

The application is received.

Attorney Sal Vitrano, 135 West Street, spoke regarding the application, he expects his will be deemed a significant activity and if a public hearing should be scheduled as soon as possible as well as a site visit.

Commissioner Klimek asked if there is an engineer on board with this.

Anthony Lorenzetti, stated it is in wetlands and within the upland review area.

Attorney Sal Vitrano, 135 West Street, stated they are removing eight buildings, it is anticipated to only take one phase to complete.

Commissioner Fisk asked if there was a soil scientist report

Commissioner Massaro asked if the work being done is already disturbed

Attorney Sal Vitrano, 135 West Street, stated there was no soil scientist report, and yes, it is in wetlands, but the sidewalks and pavement are already there they are just being reconstructed. There is no increase off runoff.

MOTION: Move to declare Application # 2044 a significant activity and set a public hearing and an onsite inspection.

By: Robinson

Seconded: Klimek

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

Against: None.

Abstained: None.

The application was declared a significant activity.

MOTION: to schedule an onsite inspection for November 23, 2024 at 8:00 a.m.

By: Rooks

Seconded: Klimek

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

Against: None.

Abstained: None.

8. Old Business

Anthony Lorenzetti, stated he spoke with the engineer of 42 Paul Street has no date for the engineer to come out

9. New Business

None

10. Staff Reports

a. IWWA Report – October 2024

The Commission received the following items in their electronic packets:

The Inland Wetlands Environmental Protection Technician, Monthly Report, dated October 28, 2024, from Zachary Norton.

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

By: Massaro

Seconded: Klimek

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

Against: None.

Abstained: None.

The report is filed.

b. Information Update – New Britain Water Project

The Commission received the following items in their electronic packets: No items received.

Anthony Lorenzetti, distributed a hand out to the commissioner a packet submitted to the commission of the updated information.

Sebastian Amenta, One Hartford Square, speaking for the applicant, reviewed the access from Mix Street north of Harbor Freight. It was determined thru zoning that a utility pole is in the way so the access point had to be adjusted. Its thirteen feet more north but there are no wetlands there.

Chairman Fisk, asked if there was a change to the impervious surface

Sebastian Amenta, stated, it is not adding to the impervious surface. The landscape will be the same. It will be monitored for five years and the army corps will monitor for seven years and then annual review.

MOTION Move to approve the change from the New Britain Water Project.

By: Massaro

Seconded: Rooks

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

Against: None.

Abstained: None.

c. IWWA Regulations Workshop

The Commission received the following items in their electronic packets: No items received.

Chairman Fisk proposed that the commission move forward with the workshop to get ready and talk about the regulations.

MOTION: Move to schedule a IWWA Regulations Workshop meeting on November 14, 2024 at 5:30 p.m.

By: Klimek

Seconded: Robinson

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

Against: None.

Abstained: None.

The report is filed.

11. Adjournment

MOTION: Move to adjourn at 9:10 P.M.

By: Massaro

Seconded: Robinson

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

Against: None.

Abstained: None.

This meeting was recorded.

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

David Rooks, Secretary

Saturday, November 23, 2024

Time: 8:00 am

Application #2044 – 98 Jerome Avenue Assessor's Map 53 Lot 129

Cambridge Park Rehabilitation

Daniel H. Jameson P.E. of Design Professionals representing the applicant.

Attendees:

- Zachary Fisk, Chairman
- Michal Robinson, Vice Chairman
- David Rooks, Secretary
- James Ritchie, Commissioner
- Daniel Massaro, Jr. Commissioner
- Faye L. Duquette, Commissioner
- Anthony Lorenzetti, Bristol Engineering
- Daniel H. Jameson, Applicant
- Luis Velaquez, BHA

Minutes:

Mr. Jameson explained the project and the Commission toured the site where the proposed construction was to occur. Mr. Velaquez gave a brief history of Cambridge Park, and the reasons for the project including utility and building repairs. Mr. Lorenzetti provided copies of the cities Wetland and upland review areas that was taken from the cities GIS site. The locations of stormwater outfalls were located, however some of the outfalls were inaccessible due to fencing, and since the Commission could not see them, they requested that the outfalls be photographed for them. The applicant agreed.

Meeting Ended at approximately 9:00 am

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

For Office Use Only
APPLICATION NO. 2044
DATE FILED: 10-17-2024
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: The Housing Authority of the City of Bristol

Signature: [Signature] 10/15/24

Address: 164 Jerome Ave

City: Bristol

State: CT

Zip 06010

Telephone No.: 860-582-6313



home



work

Email: mrowe@bristolhousing.org

2. PROPERTY OWNER(S):

Name: The Housing Authority of the City of Bristol

Signature: [Signature] 10/15/24

Address: 164 Jerome Ave

City: Bristol

State: CT

Zip 06010

Telephone No.: 860-582-6313



home



work

Email: mrowe@bristolhousing.org

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: Jerome Ave, Davis Drive, and Quaker Lane

Assessor's Map No.: 53-129

Assessor's Lot No.(s): _____

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): The wetland boundary shown on the plans is from the City of Bristol's Inland Wetlands and Watercourses Map. This affordable housing development is on a 39.95 acre parcel and has been occupying an area noted to be partially within the city wetland boundaries since its construction in 1942. The current rehabilitation project will have disturbance to areas currently observed to be lawn, sidewalk, roads, and residential apartment buildings. The survey shows a noted flagged wetland line that appears to be the edge of observable wetland features and there is no project disturbance beyond this line. The maximum amount of disturbance within the city wetland boundary is approximately 71,028 sf/ 1.63 acres and the disturbance within 100 ft is approximately 43,146 sf/ 0.99 ac.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE: The Cambridge Park Rehabilitation project consists of improving the roadway and existing parking spaces with a full-depth pavement reconstruction, adding new parking spaces to be more in compliance with residential parking ratios, new sidewalks alongside the roadway for handicap accessibility, reconstruction of the sidewalks throughout the site, rehabilitation of 75 multi-unit residential buildings and the demolition of 8 residential buildings to de-densify the site. The project does not include any new building construction, the rehabilitated buildings will retain their foundations. Site utilities will be updated, gas service is to be discontinued, and the stormwater system will remain and will be fixed where noted to be currently damaged.

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



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



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



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



in a wetlands or watercourse;



within 100 feet of a wetlands or watercourse;



beyond 100 feet of a wetlands or watercourse;

area of impact: 77,424 SF (1.78 acres)

area of impact: 47,972 SF (1.10 acres)

area of impact: 94,074 SF (2.16 acres)

Note: Plans show alternate lower disturbance numbers for the option where not all sidewalks are to be replaced.

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?



yes



no

If "yes", see instructions for submission requirements.

The watercourse shown on the City of Bristol's Inland Wetland and Watercourses map shows a watercourse on the subject property at a distance of more than 800 ft away from the proposed disturbance.

BBS

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

7. AUTHORIZATIONS AND CERTIFICATIONS:

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

8. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

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

Wetlands Permit

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

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

Extension of Unexpired Permit

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

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

Modification of Existing Permit

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

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

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

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

LETTER OF TRANSMITTAL

To: City of Bristol
Conservation Commission and Inland
Wetlands Agency
111 North Main Street
Bristol, CT 06010

Date: 10-17-24

DPI Project No. 5059

Re: Cambridge Park Rehabilitation
Jerome Ave, Davis Dr, Quaker Lane
Wetlands Permit Application

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via _____ the following items:
☐ Shop Drawings ☒ Prints ☐ Renderings ☐ Specifications
☐ Copy of Letter ☐ Change Order ☒ check and thumbdrive

COPIES	DATE	NO.	DESCRIPTION
1	10/15/24		Check for Application fee- \$1,745 (\$185 plus 39 acres @\$40/acre)
1	10/17/24		Thumbdrive with application and Site Plan pdfs.
1	10/15/24		Form IW-1- Wetlands Permit Application
1	10/17/24		Site Plan Application 24x36 set with survey (28 pages total)

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☒ For review and comment ☐ No exceptions taken
☒ For your use ☐ For bids due ☐ Make corrections
☐ As requested ☐ Prints returned after loan to us ☐ Make corrections

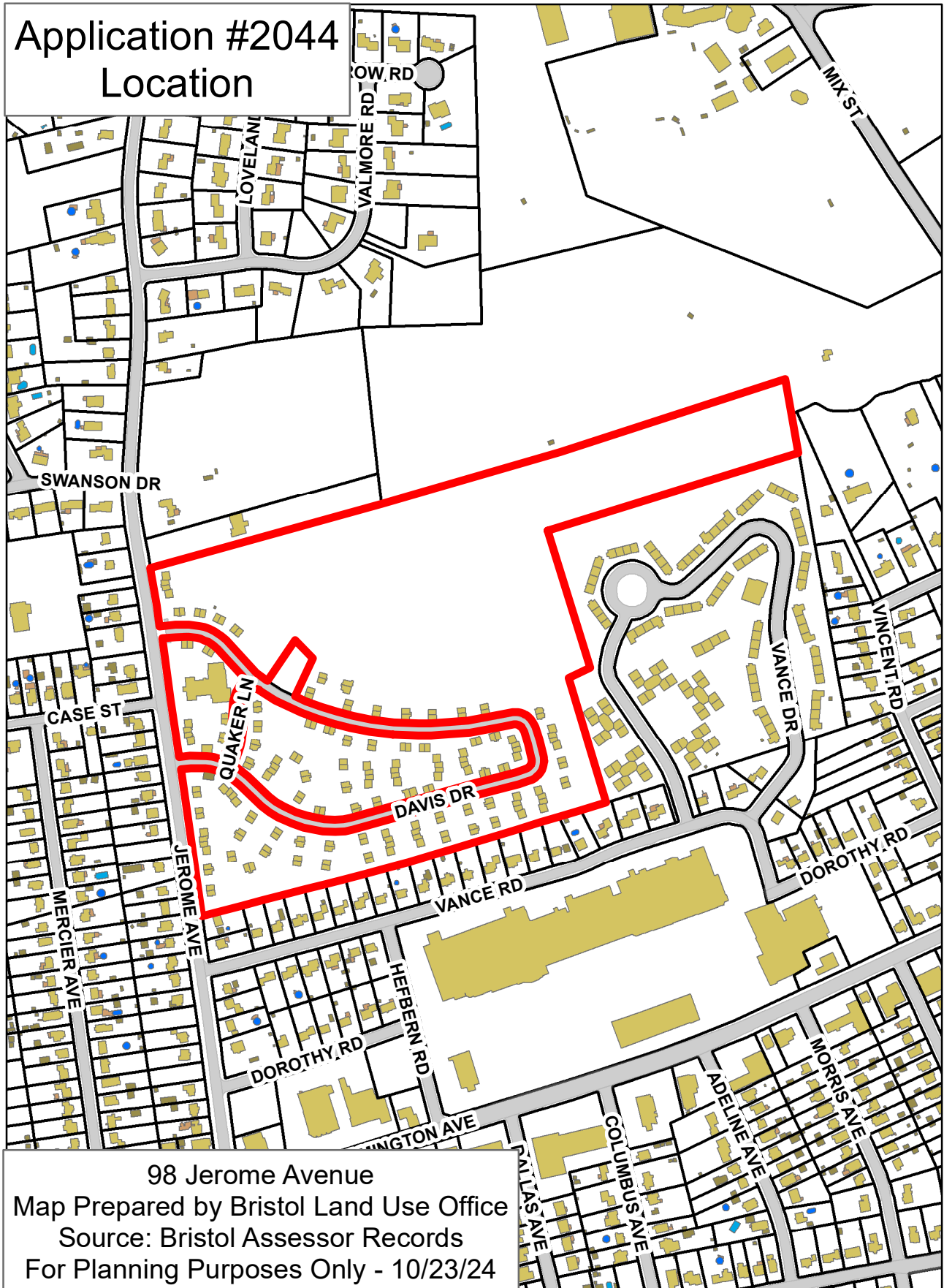
REMARKS:

BSchmitt@designprofessionalsinc.com

SIGNED: Barbara Schmitt **CC:** _____

Barbara Schmitt PLA, LEED AP

Application #2044
Location



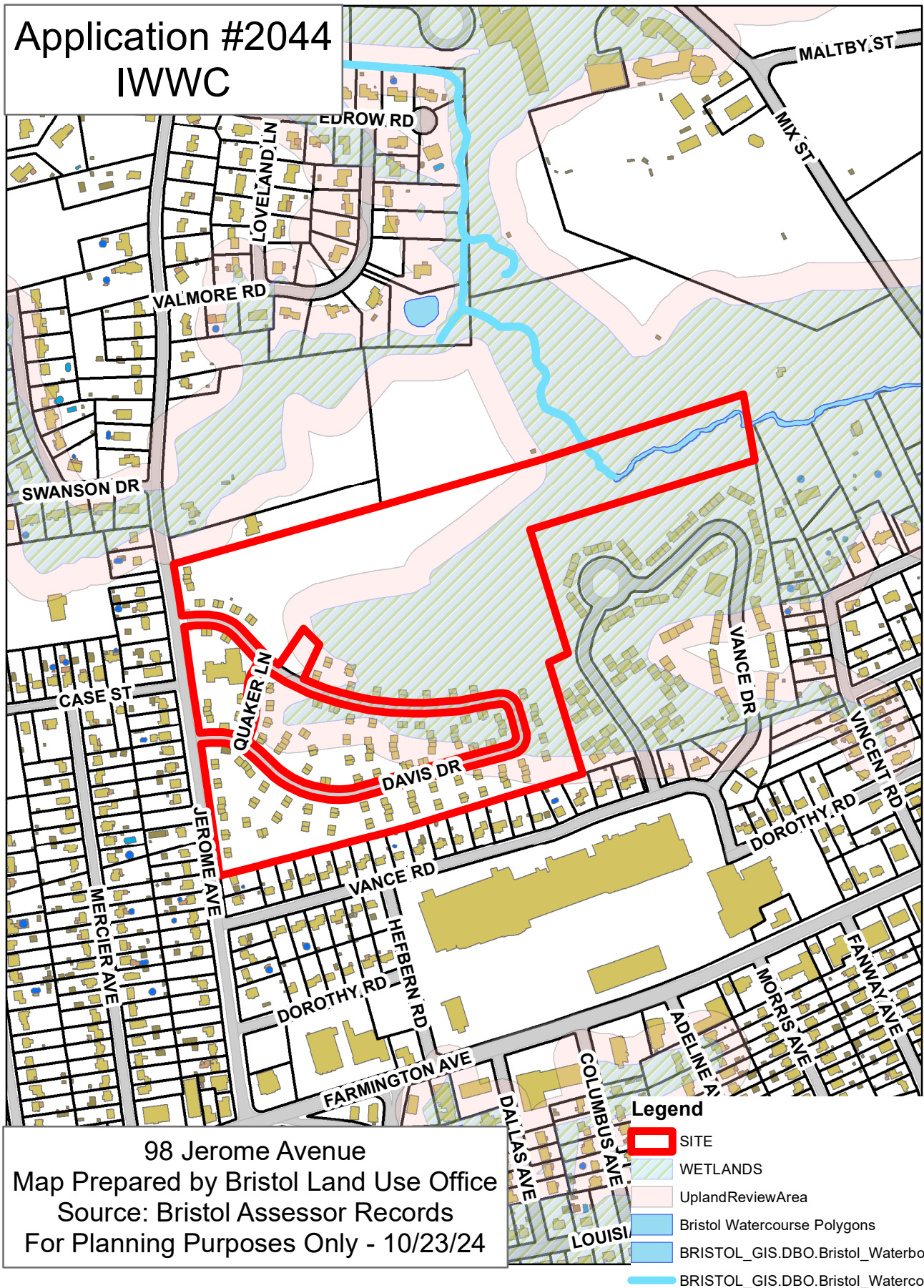
98 Jerome Avenue

Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

For Planning Purposes Only - 10/23/24

Application #2044 IWWC



Application #2044
Aerial



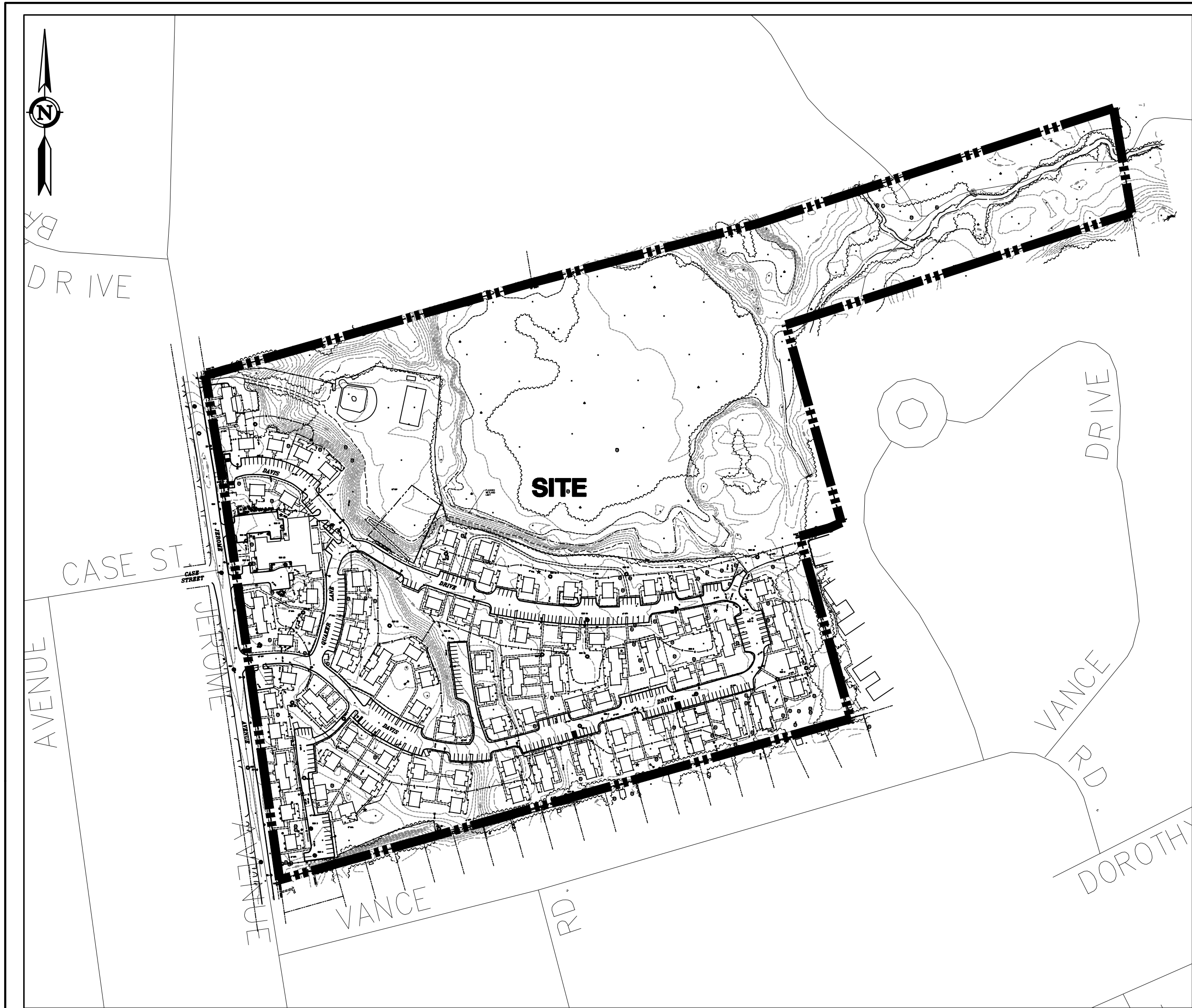
98 Jerome Avenue
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 10/23/24

CAMBRIDGE PARK REHABILITATION

SITE PLAN APPLICATION

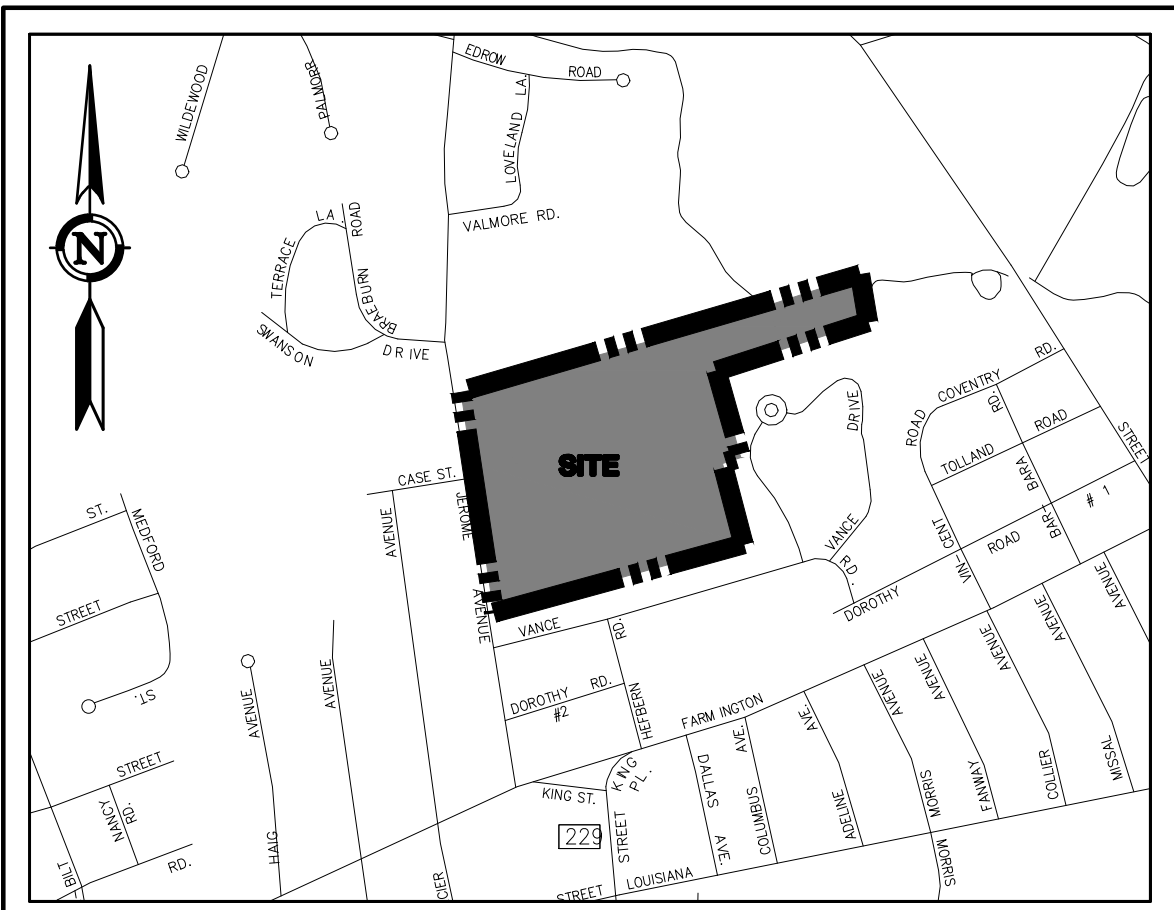
JEROME AVENUE, DAVIS DRIVE, QUAKER LANE
BRISTOL, CONNECTICUT
PARCEL NUMBER: 53-129

ABUTTERS LIST		
Parcel ID	Site Address	Owner Name
53-129-1	171 VANCE RD	BRISTOL HOUSING AUTHORITY
53-141	181 MIX ST	CITY OF BRISTOL
53-130	208 JEROME AVENUE	TANSKI WOJCIECH
53-7	25 VANCE RD	JJAKIRA JOSEPHINE N
53-29	69 VANCE RD	MCKISSICK ROBERT W + ELIZABETH SURV
53-38	133 VANCE RD	BRETON ANTHONY + KELLY
53-12	63 VANCE RD	ARANDA-DURAN FRANCISCA DE LOURDES
53-35	109 VANCE RD	BRISTOL NEIGHBORHOOD DEVELOPMENT CORP
53-121-E	135 VINCENT RD	TOMPKINS VINCENT A
53-32	87 VANCE RD	LEWIS AUBREY R
53-5	84 JEROME AVE	LAFERRIERE KATHRYN
53-37	125 VANCE RD	LOPEZ NILSA M
53-11	55 VANCE RD	ARIGONI GABRIELLE
53-33	93 VANCE RD	BERMUDEZ RUTH V + CUASCUT ALEXANDER
53-30	75 VANCE RD	MCKENNEY JOHN L
53-9	37 VANCE RD	DUDLEY CHARLOTTE
53-6	19 VANCE RD	201907WY-26 LLC
53-8	33 VANCE RD	NISKI PATRICIA A
53-34	101 VANCE RD	VILLA FERNANDO
53-36	115 VANCE RD	PARKER VICTOR + TRACEY L JOINT TENANTS
53-31	81 VANCE RD	LOPEZ DAVID + IRIS M JOINT TEN



LOCATION MAP
SCALE: 1"=200'

SHEET INDEX		
C-T1	TITLE SHEET	1 of 22
C-KEY	KEY MAP	2 of 22
C-ES1 - C-ES3	EROSION & SEDIMENTATION CONTROL PLAN	3-5 of 22
C-DM1 - C-DM3	DEMOLITION PLAN	6-8 of 22
C-SP1 - C-SP3	SITE PLAN	9-11 of 22
C-SP4	SITE PLAN - BUILDING ENLARGEMENTS	12 of 22
C-GD1 - C-GD3	GRADING & UTILITIES	13-15 of 22
C-LS1 - C-LS3	LANDSCAPE PLAN	16-18 of 22
C-LS4	LANDSCAPE DETAILS & TYPICAL BUILDING PLANTINGS	19 of 22
C-D1	NOTES, DETAILS, & LEGEND	20 of 22
C-D2 - C-D3	DETAILS	21-22 of 22
	PRE-ALTA/NSPS LAND TITLE SURVEY - KEY MAP	1 OF 1
	PRE-ALTA/NSPS LAND TITLE SURVEY	1-5 OF 5



LOCATION MAP
SCALE: 1"=1,000'

**PRELIMINARY
NOT FOR CONSTRUCTION**
THESE PLANS ARE FOR PLANNING PURPOSES ONLY INTENDED TO SECURE REGULATORY APPROVALS. ONLY FINAL PLANS STAMPED APPROVED BY THE TOWN SHALL BE USED FOR CONSTRUCTION PURPOSES.

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Fax: 860-291-8757
www.designprofessionalsinc.com

ARCHITECT:
David Holmes
Capital Studio Architects, LLC
1379 Main Street
East Hartford, CT 06108
860-289-3262 X101
www.capitalstudio.net

PROPERTY OWNER:
THE HOUSING AUTHORITY OF THE CITY OF BRISTOL
164 JEROME AVENUE
BRISTOL, CT 06010

APPLICANT:
THE HOUSING AUTHORITY OF THE CITY OF BRISTOL
164 JEROME AVENUE
BRISTOL, CT 06010

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PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 06108

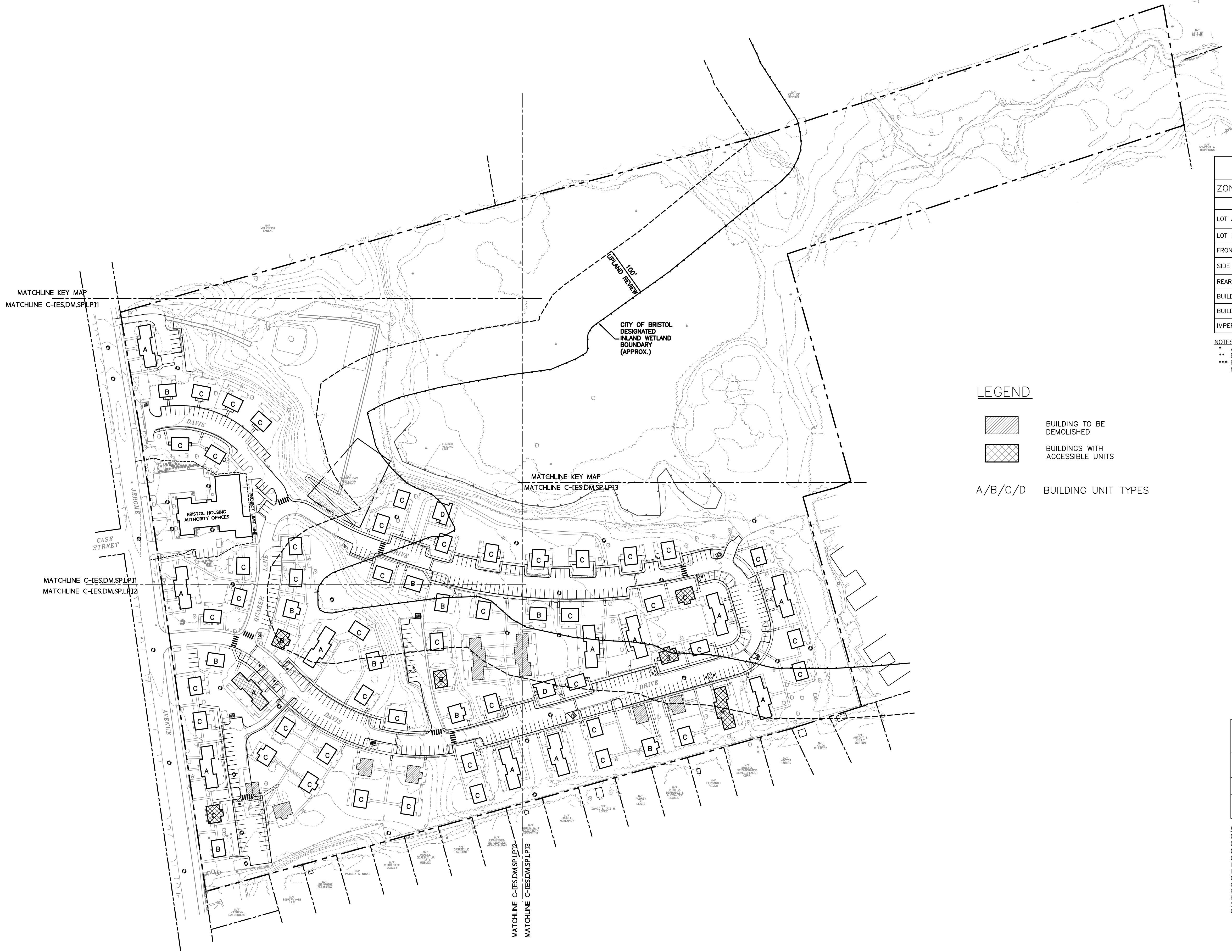
PROJECT NO.:
10/17/24
DATE:
10/17/24
DESIGN BY:
BMS
CHECKED BY:
D

**CAMBRIDGE PARK
REHABILITATION**
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO. DATE REVISIONS BY

TITLE SHEET

SHEET
C-T1
CIVIL SHEET 1 OF 22



ZONING TABLE			
ZONE: A – MULTI-FAMILY RESIDENTIAL			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA	2 AC MIN	38.8 AC**	39.95 AC***
LOT FRONTAGE	50' MIN	1,165'	1,165'
FRONT YARD	40'	±25'**	±25'**
SIDE YARD	25'/50'*	±24'**	±24'
REAR YARD	25'/50'*	±77'	±72'
BUILDING HEIGHT	40' MAX	±23'	±23'
BUILDING COVERAGE	30% MAX.	±9.6%	±8.5%
IMPERVIOUS COVERAGE	40% MAX.	20.83%	19.36%

NOTES:
* APPLICABLE TO YARDS ABUTTING A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT
** EXISTING NON-CONFORMING SIDE YARD AND REAR YARD
*** PROPERTY IS SHOWN AS 38.8 AC PER CITY OF BRISTOL GIS W/ CITY ROADS NOT INCLUDED. PARCEL SIZE INCLUDING INTERIOR ROADS IS 39.95.

LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH ACCESSIBLE UNITS

A/B/C/D BUILDING UNIT TYPES

PARKING & UNITS TABLE			
	TOTAL RESIDENTIAL BUILDING UNITS	TOTAL PARKING FOR RESIDENTIAL UNITS	SPACES / UNIT
EXISTING	196	282	1.5*
PROPOSED	176	366	2.1**

PARKING NOTES:
- PROPOSED TOTAL PARKING INCLUDES 9 HANDICAP SPACES WITH 2 VAN ACCESSIBLE SPACES.
- 10% / 37 PARKING SPACES SHALL BE EV CAPABLE, LOCATIONS TBD.
* EXISTING NON-CONFORMING PARKING FOR MULTI-FAMILY RESIDENTIAL
** PROPOSED PARKING RATIO TO REQUIRE WAIVER AT 2.1 SPACES PER UNIT
--- PER THE CITY OF BRISTOL ZONING REGULATIONS:
--- SECTION VII – SUPPLEMENTAL REGULATIONS, OFF-STREET PARKING REQUIREMENTS, TABLE 2.B: AMOUNT OF OFF-STREET PARKING REQUIRED FOR MULTI-FAMILY DWELLINGS = 1 BEDROOM NOT REQUIRED TO EXCEED 2.5 PARKING SPACES PER DWELLING UNIT.
--- SECTION V – 2.3.d MULTI-FAMILY RESIDENTIAL ZONE, SPECIAL PERMIT USES: HOUSING DEVELOPMENTS OWNED, OPERATED BY A GOVERNMENTAL AGENCY OR NON-PROFIT MAY BE PERMITTED A REDUCTION IN THE AMOUNT OF PARKING SPACES OTHERWISE ALLOWED/REQUIRED BY THE REGULATIONS.

WETLANDS TABLE		
	DISTURBANCE ALT 1 ⁽¹⁾	DISTURBANCE ALT 2 ⁽²⁾
WETLANDS DISTURBANCE ⁽³⁾	77,424 SF 1.78 AC	61,404 SF 1.41 AC
DISTURBANCE WITHIN 100' UPLAND REVIEW ⁽³⁾	47,972 SF 1.10 AC	42,285 SF 0.97 AC

WETLAND NOTES:
(1) ALT 1 CONSISTS OF COMPLETE REPLACEMENT OF SIDEWALKS.
(2) ALT 2 CONSISTS OF PARTIAL REPLACEMENT OF SIDEWALKS.
(3) WETLANDS AND 100 FT UPLAND REVIEW DISTURBANCE REFERS TO THE CONSTRUCTION ACTIVITIES WITHIN THE BOUNDARY OF THE CITY OF BRISTOL'S INLAND WETLAND AND WATERCOURSES MAP AS REFERENCED. THIS DISTURBANCE IS IN AREAS CURRENTLY OBSERVED TO BE LAWN, RESIDENTIAL BUILDINGS, CONCRETE SIDEWALKS, AND ROAD AND PARKING SPACE PAVEMENT. THESE CONSTRUCTION ACTIVITIES WILL CONSIST OF FULL DEPTH REPLACEMENT OF THE ROADS AND PARKING AREAS, ADDING NEW PAVEMENT FOR ADDITIONAL PARKING, REPLACEMENT OF CONCRETE SIDEWALKS, NEW CONCRETE SIDEWALKS AND PATIOS, SOME UNDERGROUND UTILITY REPLACEMENT, NEW DUMPSTER PADS, AND MINOR GRADING FOR HANDICAP ACCESSIBILITY AND DRAINAGE.

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPITAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
2. MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL CONNECTICUT, 06010" AMENDED JANUARY 23, 2023

PREPARED FOR:
DAVID HOLMES
CAPITAL
1379 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO.:
5059
DATE:
10/17/24
DESIGN BY:
BMS
CHECKED BY:
BMS

CAMBRIDGE PARK
REHABILITATION
Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO. DATE

REVISIONS

BY

KEY MAP
SCALE:
1" = 100'
0 50' 100' 200'

SHEET
C-KEY
CIVIL SHEET 2 OF 22

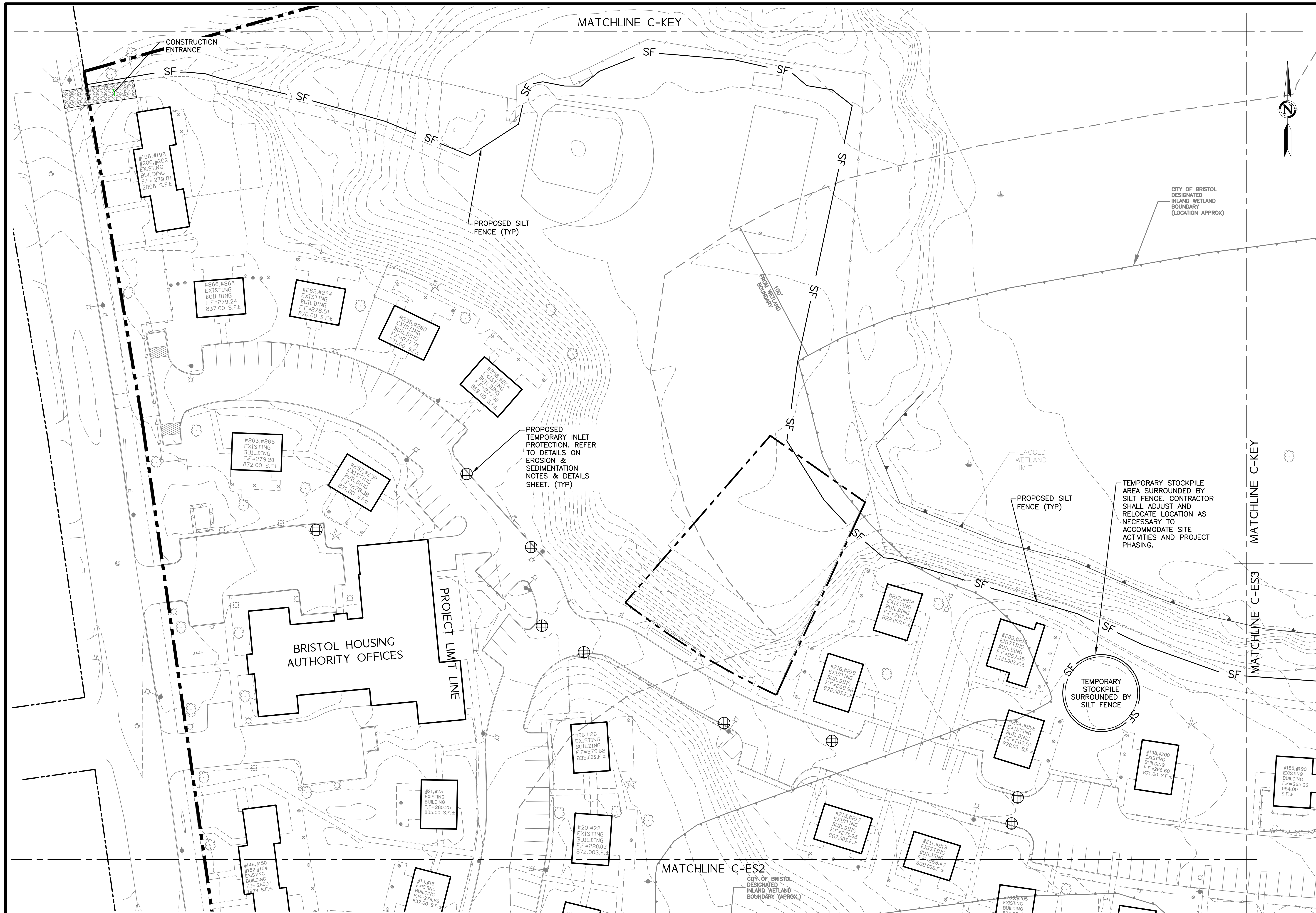
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58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-291-8255
860-291-8757 - F
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* This plan is a final plan. It bears the seal of a Professional Engineer and is not to be used for any other project without the written consent of the Engineer.

** This plan is a final plan. It bears the seal of a Professional Engineer and is not to be used for any other project without the written consent of the Engineer.

*** This plan is a final plan. It bears the seal of a Professional Engineer and is not to be used for any other project without the written consent of the Engineer.



EROSION & SEDIMENTATION CONTROL PLAN NOTES:

1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT LEAST 811 TO AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR EROSION & SEDIMENTATION CONTROL PURPOSES ONLY.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLANS.
4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.

SEE E+S DETAILS SHEET C-ES3

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPTIAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.

C-ES1 CIVIL SHEET 3 OF 22	SHEET			EROSION & SEDIMENTATION CONTROL PLAN			SCALE: 0 15' 30' 60' 1" = 30'			<table><thead><tr><th colspan="2">REVISIONS</th><th rowspan="2">BY</th></tr><tr><th>NO.</th><th>DATE</th></tr></thead><tbody><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>			REVISIONS		BY	NO.	DATE																																																
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**CAMBRIDGE PARK
REHABILITATION**

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

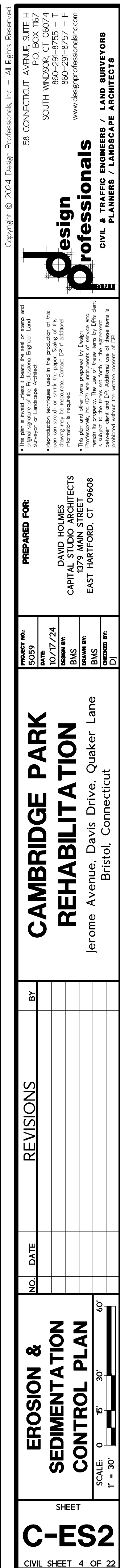
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DATE	10/17/24
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DATE	10/17/24
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DATE	10/17/24

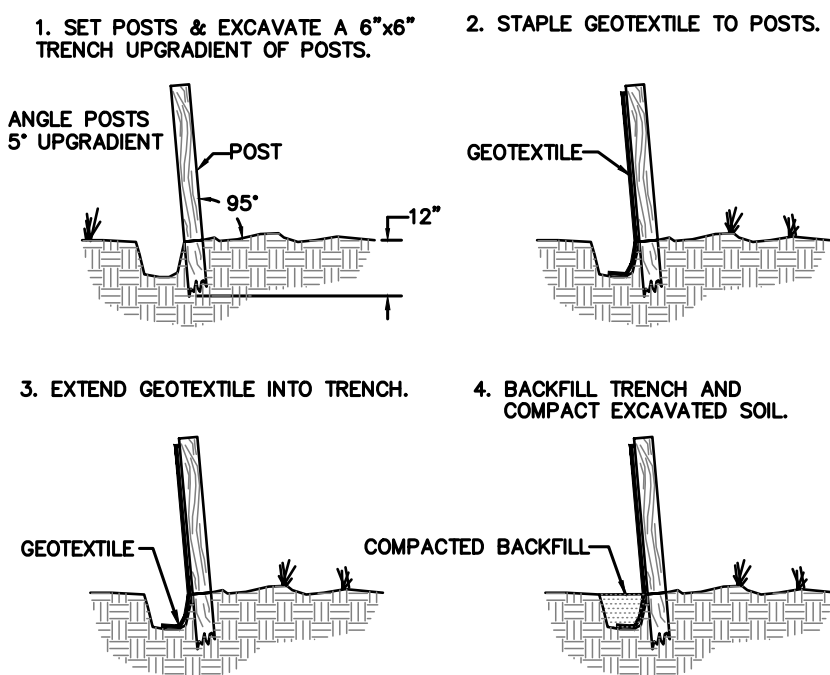
PREPARED FOR:
DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 09608

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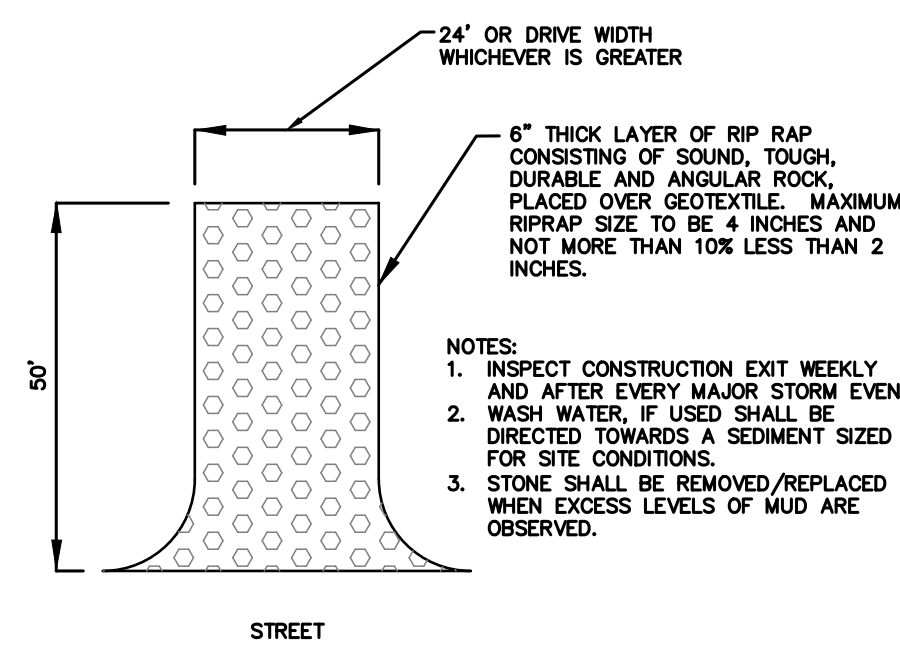
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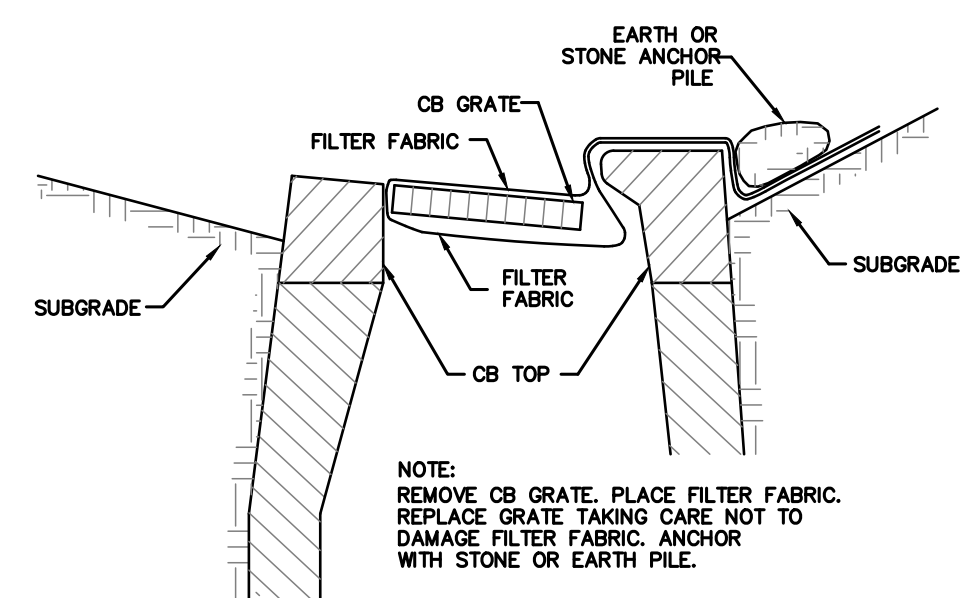




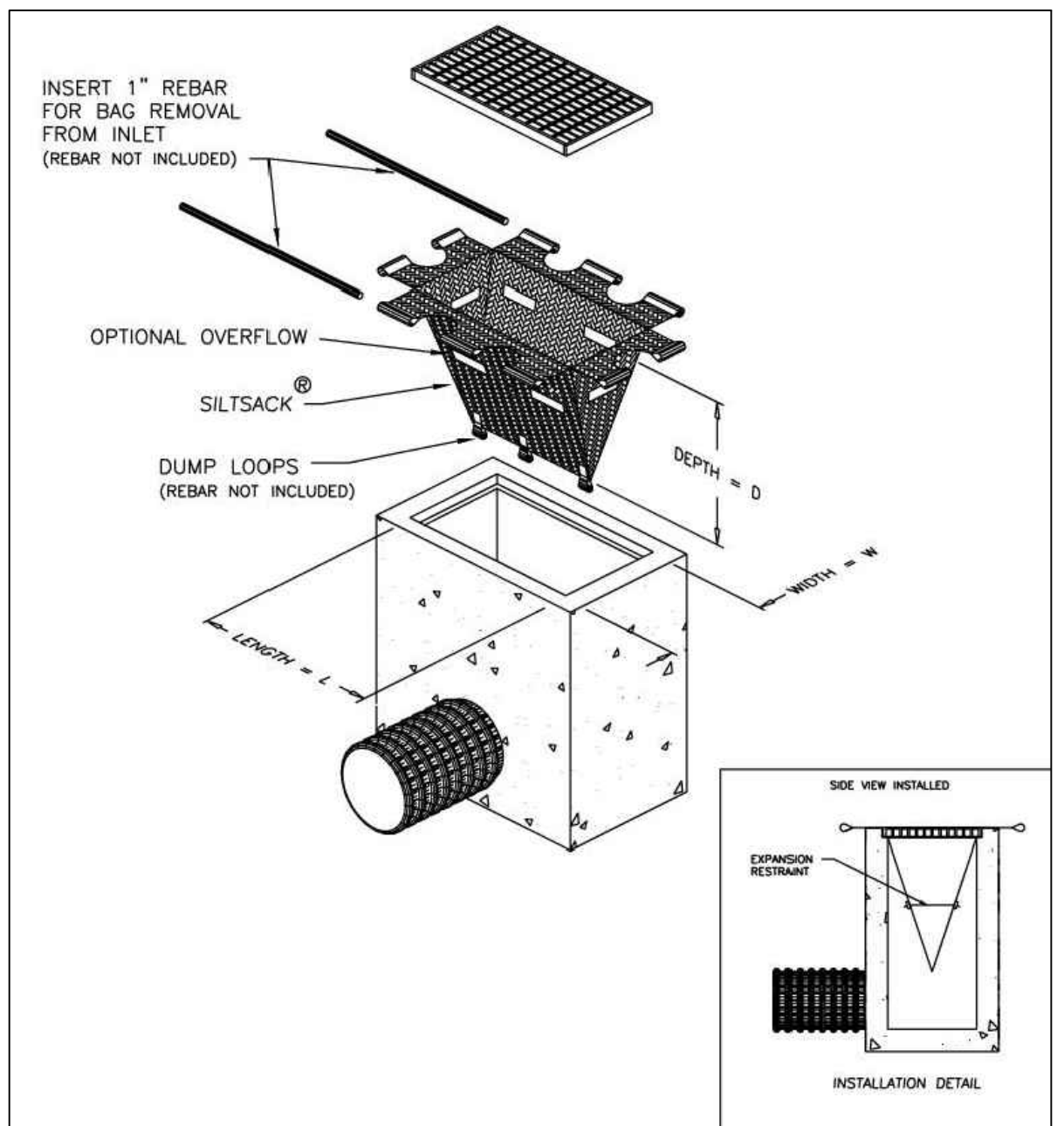
SILT FENCE
N.T.S.



CONSTRUCTION ACCESS
N.T.S.



CATCH BASIN GRATE
SEDIMENTATION CONTROL
N.T.S.



CURB-LESS INLET PROTECTION DETAIL

EROSION & SEDIMENTATION CONTROL PLAN NOTES:
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR EROSION & SEDIMENTATION CONTROL PURPOSES ONLY.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL PLANS.
4. REFER TO EROSION & SEDIMENTATION CONTROL NOTES & DETAILS SHEET FOR EROSION & SEDIMENTATION CONTROL NOTES.

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPITAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.

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DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 06108

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EROSION & SEDIMENTATION CONTROL PLAN

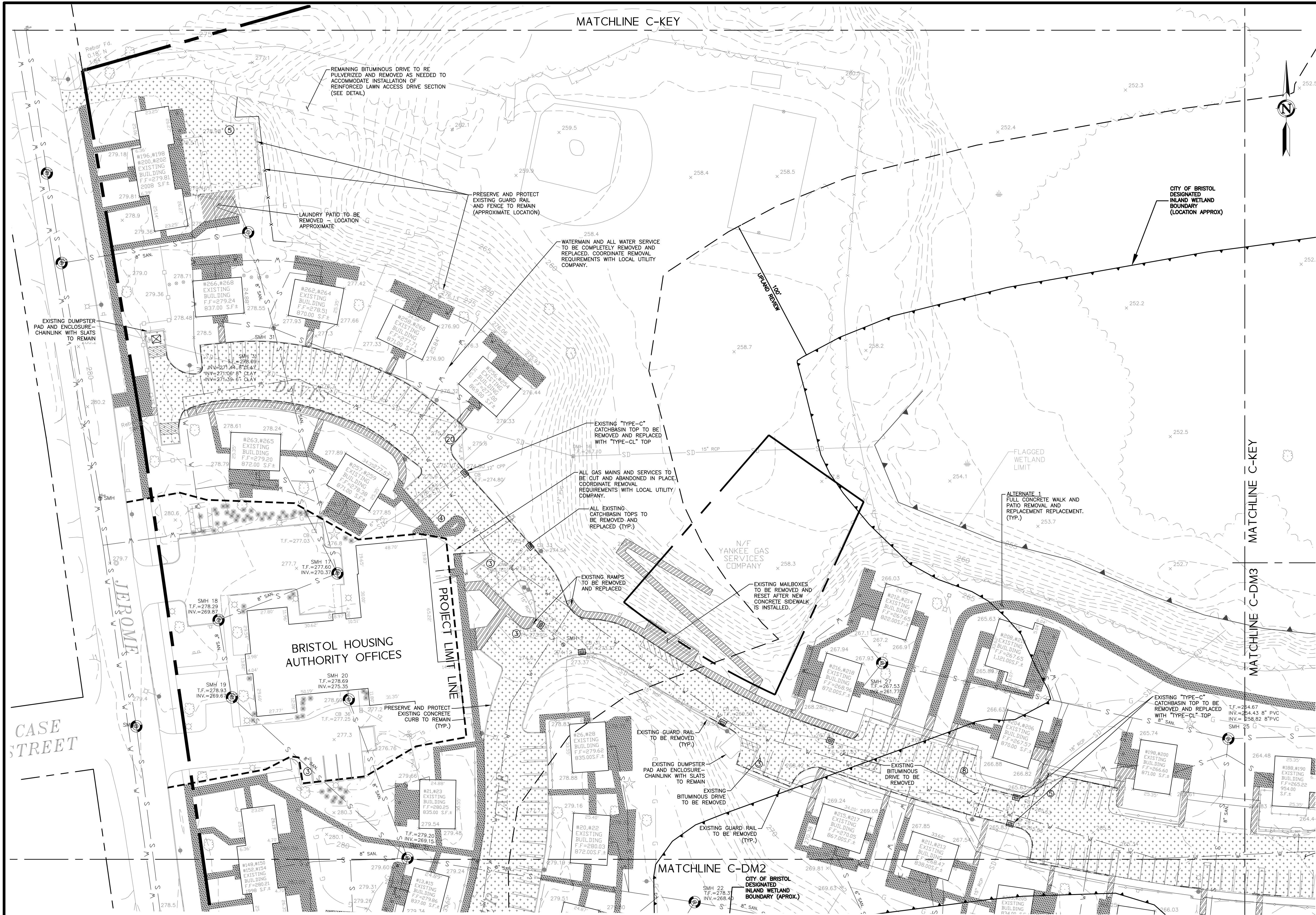
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REVISIONS

SCALE:
1" = 30'

0' 30' 60'

SHEET
C-ES3
CIVIL SHEET 5 OF 22



SEE DEMOLITION PLAN LEGEND AND
NOTES ON SHEET C-DM3

MAP REFERENCE:
1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPITAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
2. MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL CONNECTICUT, 06010" AMENDED JANUARY 23, 2023

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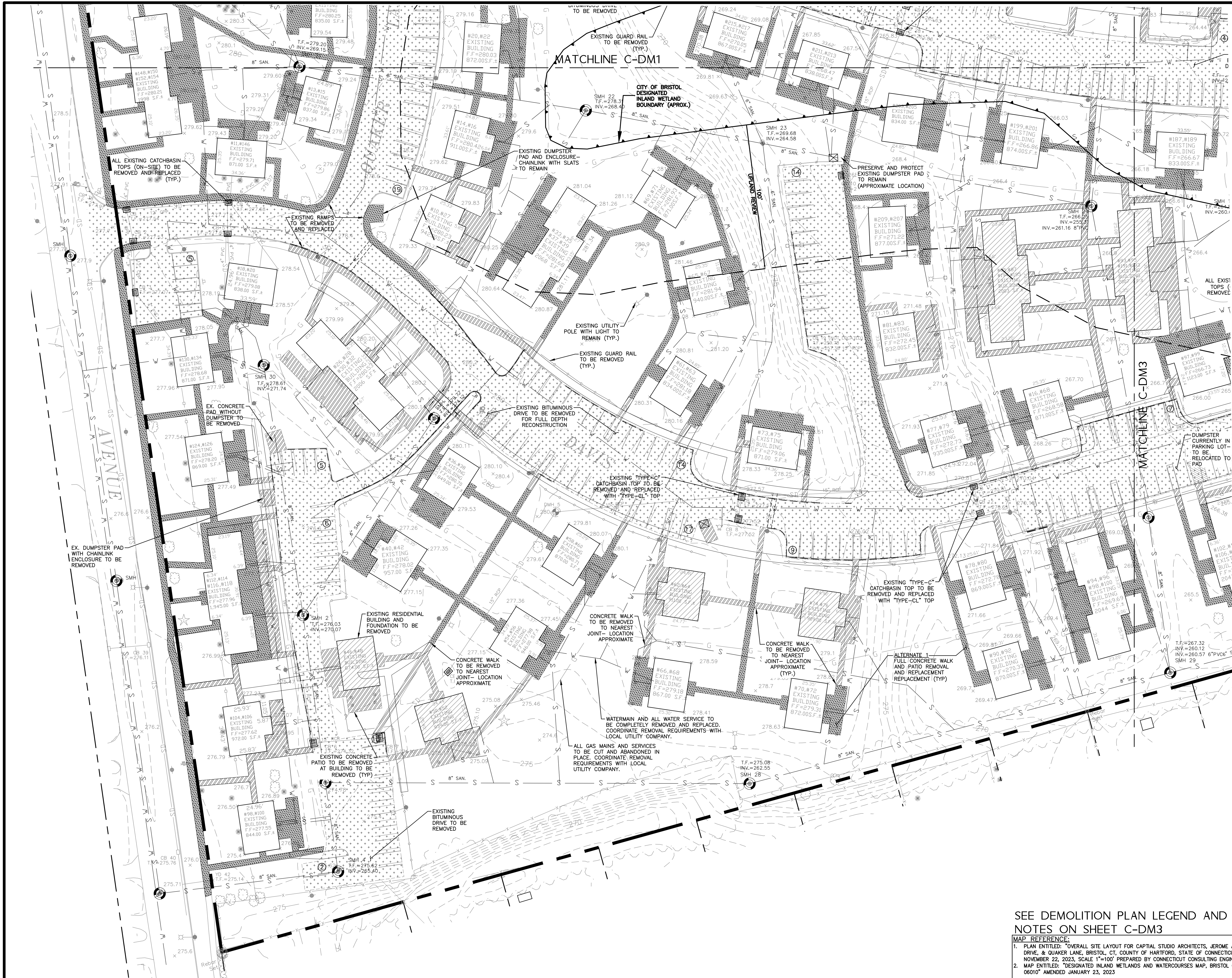
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CAPITAL
1379 MAIN STREET
EAST HARTFORD, CT 06108

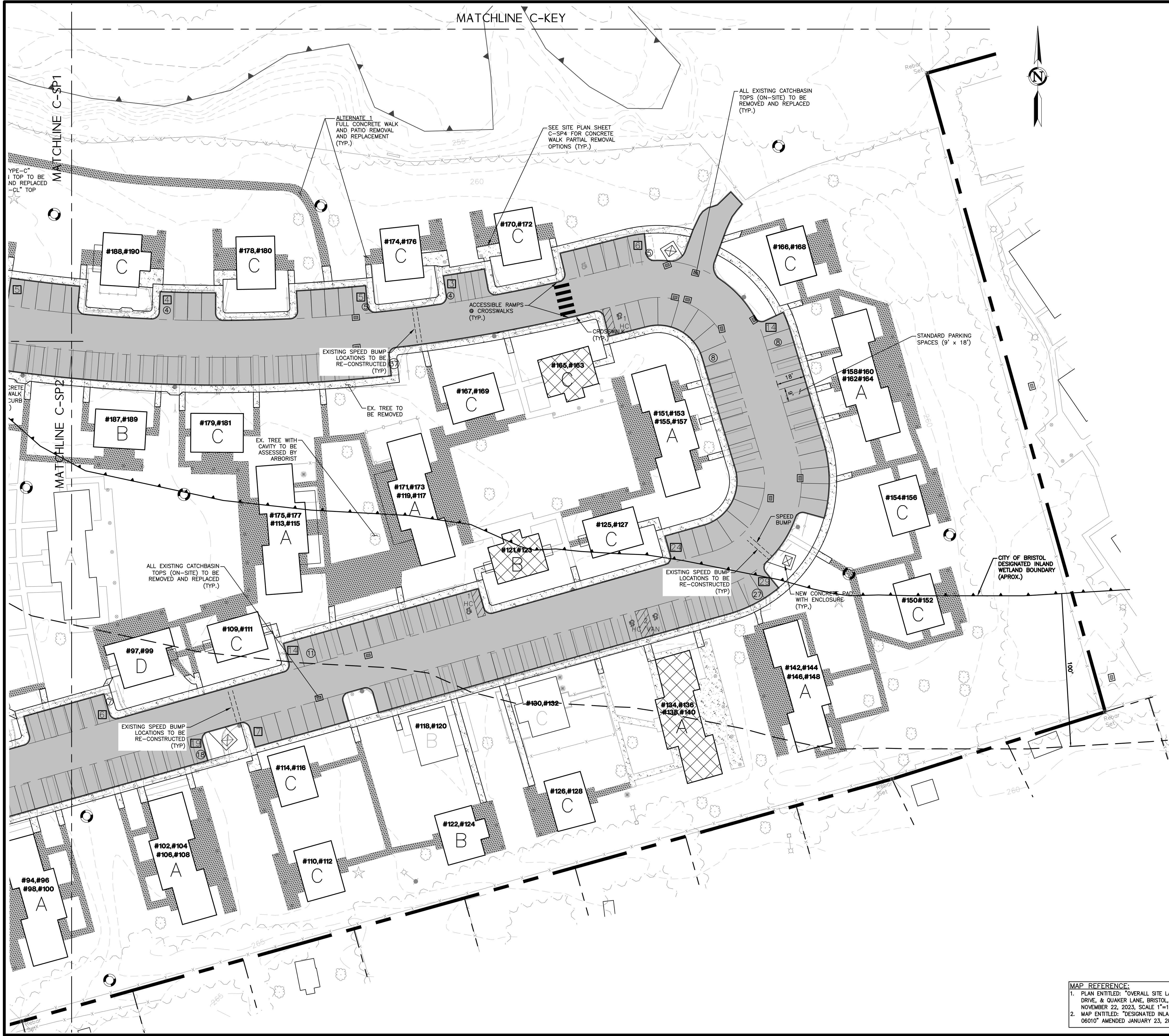
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DEMOLITION PLAN
C-DM1
SHEET
CIVIL SHEET 6 OF 22





- SITE PLAN NOTES:**
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION AT OR NEAR PUBLIC UTILITIES. CALL 811 AT LEAST 72 HOURS PRIOR TO BEGINNING EXCAVATION.
 2. THIS PLAN SHALL BE USED FOR SITE LAYOUT ONLY
 3. REFER TO NOTES SHEET FOR SITE LAYOUT NOTES
 4. LAUNDRY POLES TO REMAIN WHERE PRACTICAL
 5. FOR EXISTING WALKS TO REMAIN- GRIND OR REPLACE ANY WALKWAYS THAT DO NOT MEET ACCESSIBILITY REQUIREMENTS IF ASSOCIATED WITH AN ACCESSIBLE UNIT OR ROUTE- TO HAVE SLOPES EQUAL TO OR LESS THAN 5% AND CROSS SLOPES EQUAL OR LESS THAN 2%.
 6. REPLACE ANY CONCRETE WALKS THAT ARE DAMAGED/ UNSAFE.
 7. CURB RAMPS TO BE INSTALLED/ CONNECTED TO EXISTING CONC WALKS WHERE ACCESSIBLE SPACES ARE LOCATED AND ALONG ACCESSIBLE ROUTES TO COMMON AREAS/ DESTINATIONS.
- ROUTE.
 - NEW ACCESSIBLE ROADWAY SIDEWALK TO BE ALONG ONE SIDE OF ROADWAY.

- EXISTING CONDITIONS NOTES:**
- EXISTING PARKING STRIPING AND SPEED BUMPS AS OBSERVED IN FIELD AND IN AERIAL - CT ECO ORTHOPHOTOGRAPHY
 - CURBING TYPES ADDED PER SURVEY LAYER DENOTATION AND AS OBSERVED IN FIELD.
 - FENCE TYPES NOTED AS OBSERVED- NOT SPECIFIED IN SURVEY.
 - STORM INFO FROM PREVIOUS CCE SURVEY DATED 10-12-23.
 - SANITARY IF AND INV INFORMATION FROM PREVIOUS SURVEY CCE DATED 9/6/23. TOP OF FRAMES ALSO CONFIRMED BY SPOT ELEVATION IN ALTA SURVEY DATED 11-24-23.

SITE PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- BUILDINGS WITH 1 OR 2 ACCESSIBLE UNITS
- EXISTING PARKING NUMBER
- PROPOSED PARKING NUMBER
- DUMPSTER
- #215, #217** EXISTING BUILDING UNIT NUMBERS
- EXISTING BUILDING UNIT TYPE

MAP REFERENCE:

1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPITAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
2. MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL, CONNECTICUT, 06010" AMENDED JANUARY 23, 2023

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PREPARED FOR:

DAVID HOLMES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO.	PROJ. DATE	DESIGNER	DATE	CHECKED BY
0559	10/17/24	BMS		

**CAMBRIDGE PARK
REHABILITATION**

Jerome Avenue, Davis Drive, Quaker Lane
Bristol, Connecticut

NO.	DATE	REVISIONS	BY

SITE PLAN

SCALE: 1" = 30'

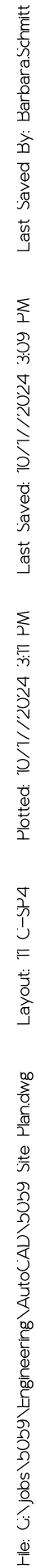
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SHEET

C-SP3

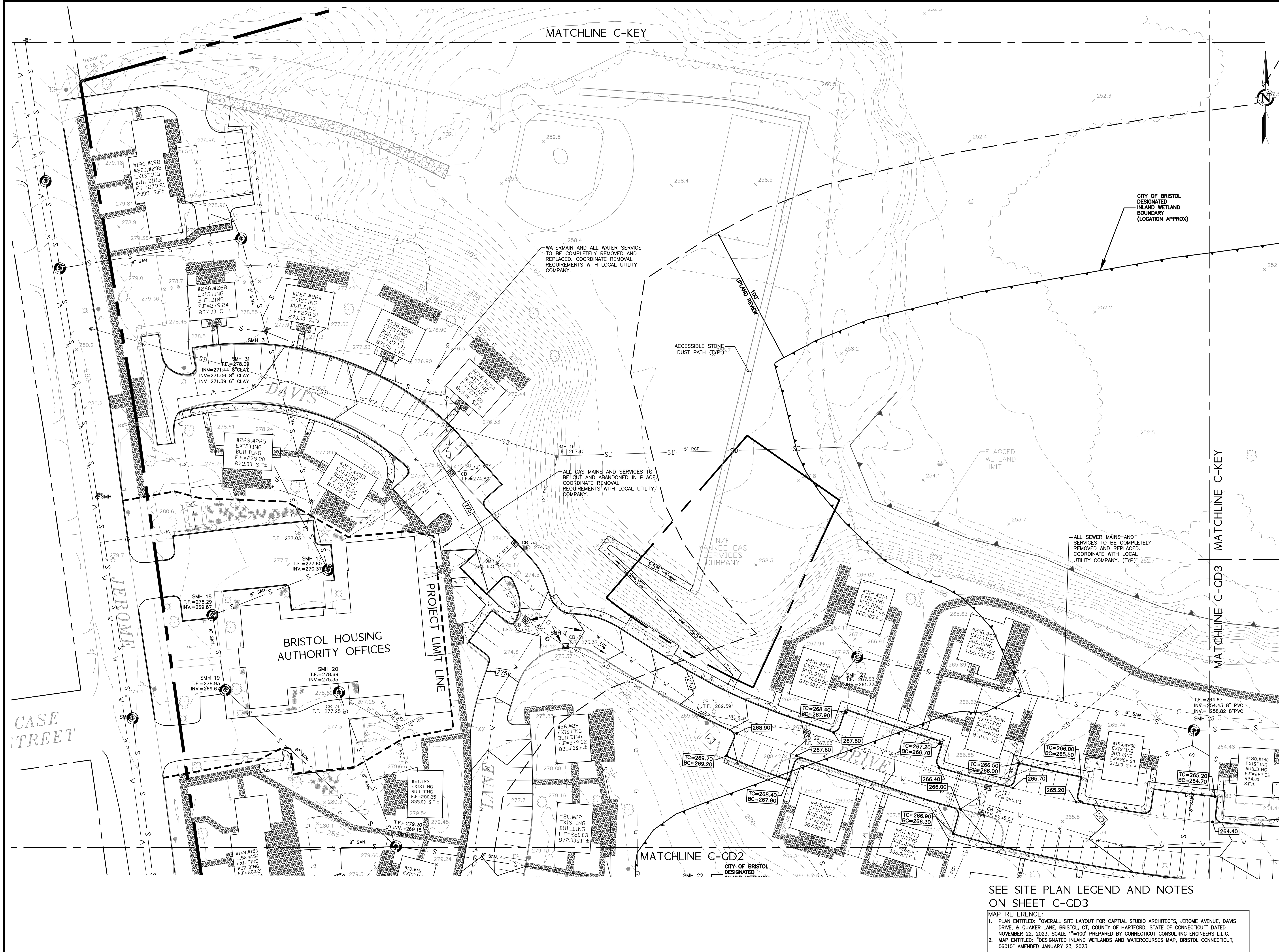
CIVIL SHEET 11 OF 22

- SEE ARCH PLANS FOR SPECIFIC BUILDING TYPES
- SEE SITE PLAN FOR CONNECTING SIDEWALK LOCATIONS



- SEE ARCH PLANS FOR SPECIFIC BUILDING TYPES
- SEE SITE PLAN FOR CONNECTING SIDEWALK LOCATIONS
- TO INCLUDE REPLACEMENT OF CONCRETE WALKS AND LAUNDRY POLES AS NEEDED FOR REPAIR OR AS NOTED ON SITE PLAN
- CONC. WALKS TO ALL ACCESSIBLE UNITS TO BE REPLACED

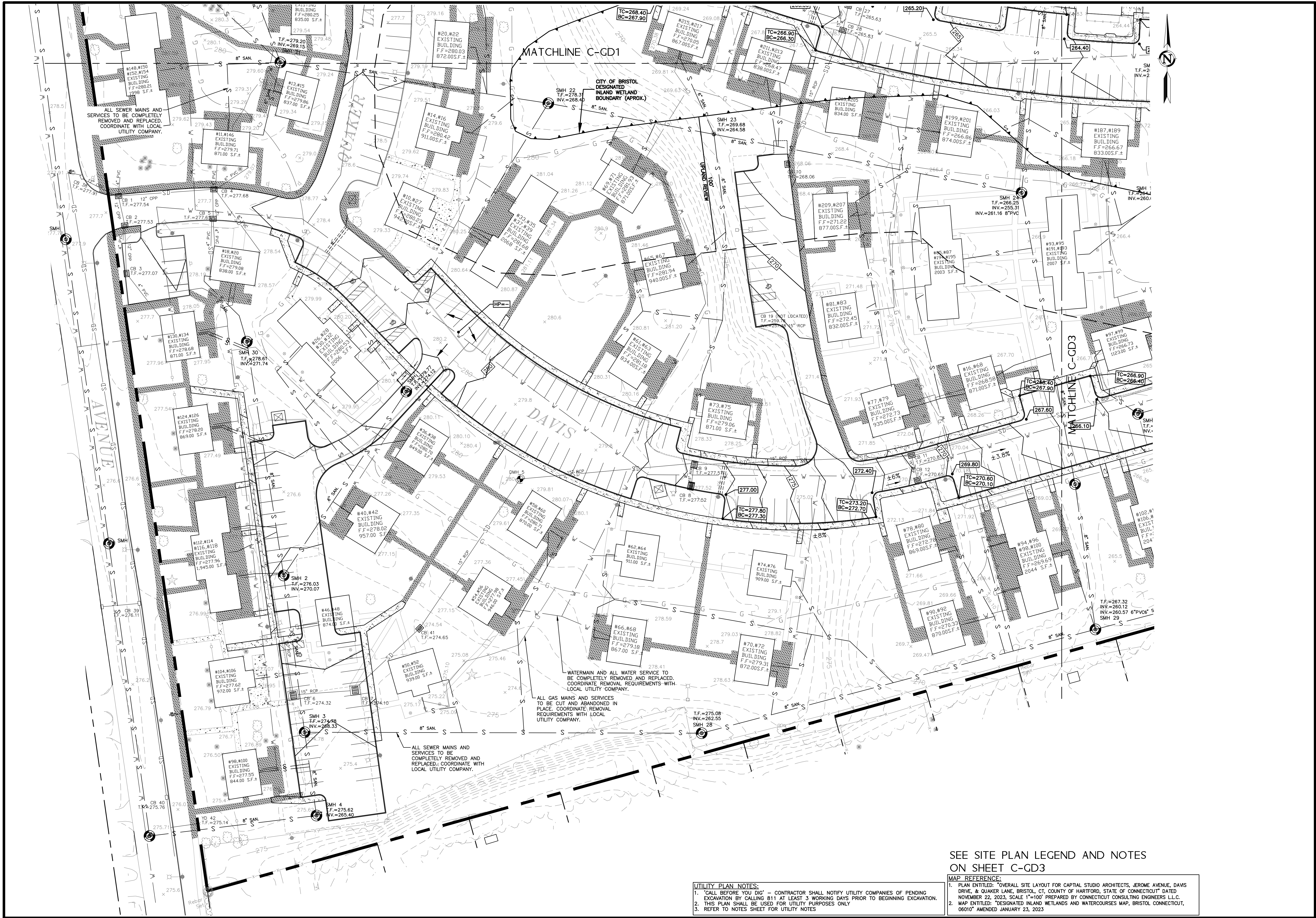
Page 3



SEE SITE PLAN LEGEND AND NOTES
ON SHEET C-GD3

- MAP REFERENCE:
- PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPITAL STUDIO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE, & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE 1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
 - MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL CONNECTICUT, 06010" AMENDED JANUARY 23, 2023

PROJECT NO. 10/17/24		DATE 10/17/24	
PROJECT NAME CAMBRIDGE PARK REHABILITATION		PROJECT LOCATION Jerome Avenue, Davis Drive, Quaker Lane, Bristol, Connecticut	
PREPARED FOR DAVID HOLMES CAPITAL 1379 MAIN STREET EAST HARTFORD, CT 06108		DESIGNED BY BMS	
CHECKED BY		DATE	
REVISIONS		BY	
NO.		DATE	
GRADING & UTILITIES		SCALE: 1" = 30'	
SHEET C-GD1		CIVIL SHEET 13 OF 22	
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ALL SEWER MAINS AND SERVICES TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE WITH LOCAL UTILITY COMPANY.

ALL GAS MAINS AND SERVICES TO BE CUT AND ABANDONED IN PLACE. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

WATERMAIN AND ALL WATER SERVICE TO BE COMPLETELY REMOVED AND REPLACED. COORDINATE REMOVAL REQUIREMENTS WITH LOCAL UTILITY COMPANY.

UTILITY PLAN NOTES:
1. "CALL BEFORE YOU DIG" - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. THIS PLAN SHALL BE USED FOR UTILITY PURPOSES ONLY
3. REFER TO NOTES SHEET FOR UTILITY NOTES

MAP REFERENCE:
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2. MAP ENTITLED: "DESIGNATED INLAND WETLANDS AND WATERCOURSES MAP, BRISTOL CONNECTICUT, 06010" AMENDED JANUARY 23, 2023

SEE SITE PLAN LEGEND AND NOTES ON SHEET C-GD3

PROJECT NO:
10/17/24

DATE:
10/17/24

BY:
[Signature]

NO. DATE REVISIONS

BY

PREPARED FOR:
DAVID HOLMES
CAPITAL
1379 MAN STREET
EAST HARTFORD, CT 06108

DESIGNED BY:
BMS

CHECKED BY:
[Signature]

SCALE:
1" = 30'

60'
30'
0'

GRADING & UTILITIES

C-GD2

SHEET
C-GD2

CIVIL SHEET 14 OF 22

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- FOR CONC WALKS TO REMAIN- GRIND OR REPLACE ANY WALKWAYS THAT DO NOT MEET ACCESSIBILITY REQUIREMENTS IF ASSOCIATED WITH AN ACCESSIBLE UNIT OR ROUTE-- TO HAVE SLOPES EQUAL TO OR LESS THAN 5% AND CROSS SLOPES EQUAL OR LESS THAN 2%.
- NEW CIRCULATION SIDEWALKS ALONG ROAD AND PARKING AREAS TO HAVE GRADES EQUAL TO OR LESS THAN 5% AND CROSS SLOPES EQUAL TO OR LESS THAN 2%.
- WALKWAYS AND ROADS CONNECTED TO ACCESSIBLE UNITS AND THEIR ASSOCIATED HANDICAP PARKING SPACE SHALL BE GRADED FOR ACCESSIBILITY.

1. 'CALL BEFORE YOU DIG' - CONTRACTOR SHALL NOTIFY UTILITY COMPANIES OF PENDING EXCAVATION BY CALLING 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
2. REFER TO NOTES SHEET FOR UTILITY NOTES.
3. ELECTRICAL SERVICE UPGRADES FOR RESIDENTIAL UNITS TO BE ASSESSED FOR POTENTIAL UNDERGROUND CONNECTIONS.
4. ANY WATER/ SANITARY DISRUPTIONS SHALL BE COORDINATED TO OCCUR WHEN BUILDINGS ARE NOT OCCUPIED, TO BE COORDINATED WITH BRISTOL HOUSING AUTHORITY.
5. WATER SERVICE REPLACEMENTS TO BE COORDINATED WITH UTILITY COMPANY.
6. HYDRANTS TO MEET CURRENT STANDARD. LOOP WATER SYSTEMS/ CLEAN VALVES.
7. SANITARY SYSTEMS TO BE UPGRADED WHERE NEEDED. COORDINATE WITH LOCAL UTILITY COMPANY.
8. GAS SERVICE IS DISCONTINUED- COORDINATE WITH UTILITY COMPANY.

_____ G _____ GAS LINE

_____ W _____ W _____ WATER LINE

_____ SD _____ STORM DRAIN LINE

_____ S _____ S _____ SANITARY SERVICE LINE

1. PLAN ENTITLED: "OVERALL SITE LAYOUT FOR CAPITAL STUDO ARCHITECTS, JEROME AVENUE, DAVIS DRIVE & QUAKER LANE, BRISTOL, CT, COUNTY OF HARTFORD, STATE OF CONNECTICUT" DATED NOVEMBER 22, 2023, SCALE "1"=100' PREPARED BY CONNECTICUT CONSULTING ENGINEERS L.L.C.
2. MAP ENTITLED: "DESIGNED LANDFILL METLANDS AND WATERCOURSES MAP, BRISTOL CONNECTICUT, 06010" DATED JANUARY 23, 2023
3. ALL UTILITIES SHOWN ON CONVEYED AND BEST AVAILABLE REFERENCES PROVIDED BY PROJECT SURVEYORS. TO BE CONFIRMED IN FIELD AND APPROPRIATE UTILITY COMPANY
4. STORM LINE INFO FROM PREVIOUS CCE SURVEY DATED 9/6/23
5. SANITARY TIE AND INV INFORMATION FROM CCE SURVEYS DATED 9/6/23 AND 11/24/23.

C-GD3

CIVIL SHEET 15 OF 20

SHEET

GRADING & UTILITIES

SCALE: 1" = 30'

NO.	DATE	REVISIONS	BY

CAMBRIDGE PARK REHABILITATION

Jerome Avenue, Bristol Drive, Quaker Lane
Bristol, Connecticut

PREPARED FOR

DAVID USKES
CAPITAL STUDIO ARCHITECTS
1379 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO.
24057

DATE
10/17/24

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BMS

CHECKED BY
BMS

DATE BY
01

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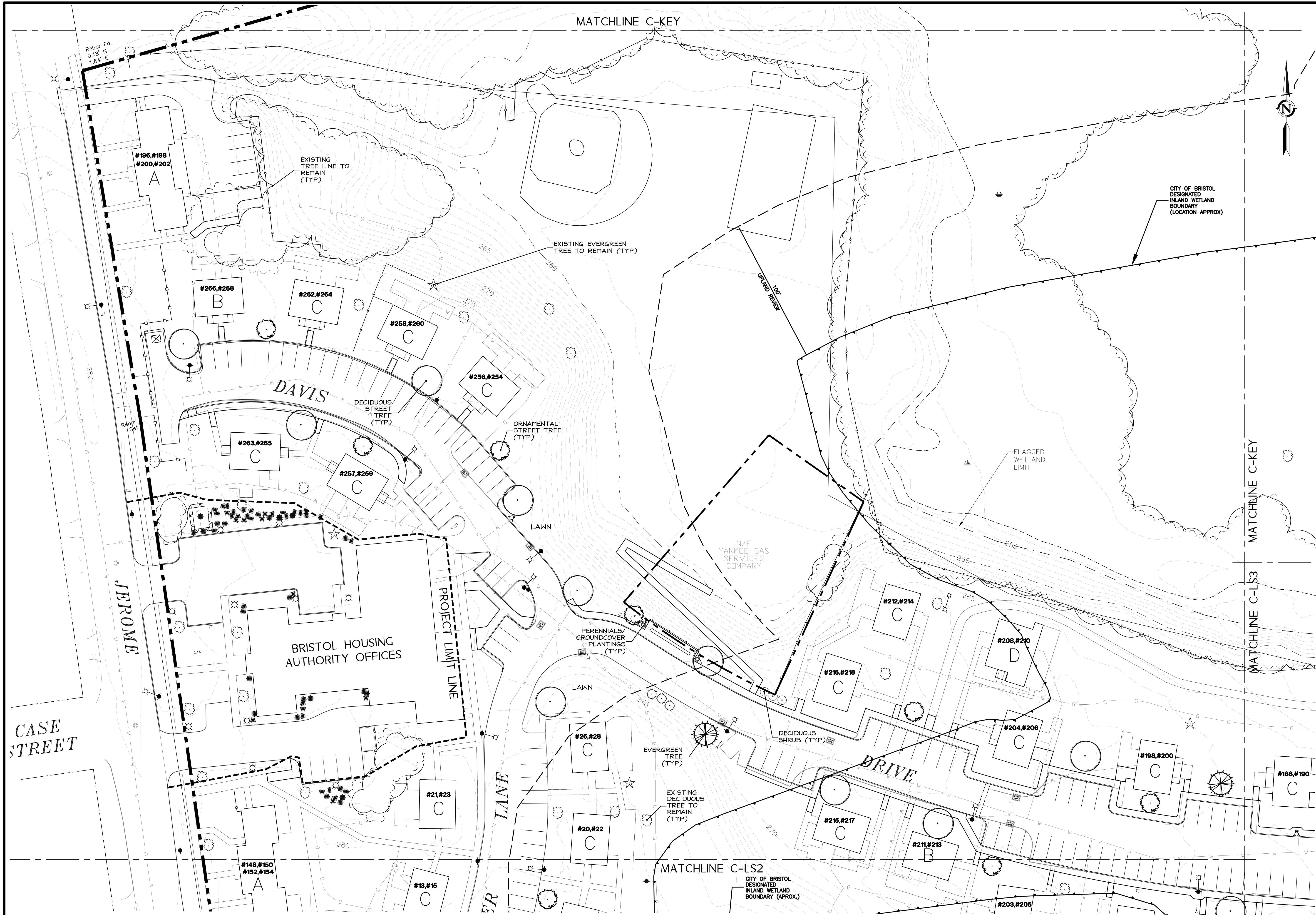
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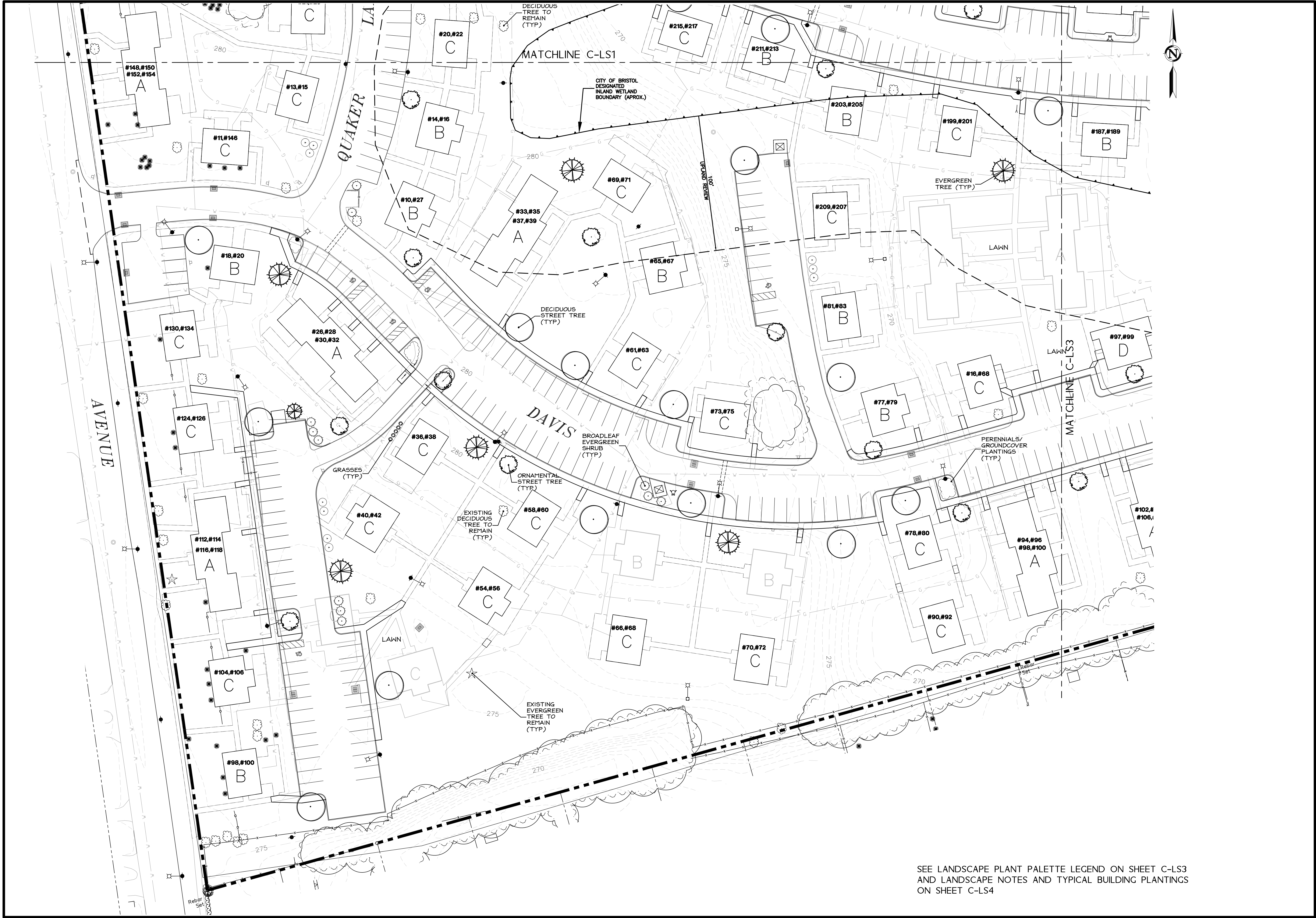
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SEE LANDSCAPE PLANT PALETTE LEGEND ON SHEET C-LS3
AND LANDSCAPE NOTES AND TYPICAL BUILDING PLANTINGS
ON SHEET C-LS4

LANDSCAPE PLAN		REVISIONS		CAMBRIDGE PARK REHABILITATION		PREPARED FOR:		PROJECT NO.:	
SHEET		NO. DATE		Jerome Avenue, Davis Drive, Quaker Lane Bristol, Connecticut		DAVID HOLMES CAPITAL 1379 MAIN STREET EAST HARTFORD, CT 06108		58 CONNECTICUT AVENUE, SUITE H PO BOX 167 SOUTH WINDSOR, CT 06074 860-291-8755 - F 860-291-8757 - P www.dwgprofessionals.com	
C-LS1								SURVEYOR OF LANDSCAPE ARCHITECT	
CIVIL SHEET 16 OF 22								*The plan is based upon a field survey of the site and is not intended to be used for any other purpose. *Representations made in this plan are based upon the information provided to the designer and are not intended to be used for any other purpose. *The plan and other items prepared by Design Professionals, Inc. are the property of Design Professionals, Inc. and are not to be reproduced or used in any other manner without the written consent of Design Professionals, Inc.	





TREES							
	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
DECIDUOUS STREET TREES							
	AF		Acer x. freemanii 'Jeffer's Red'	Autumn Blaze Maple	3" cal.	B&B	
	SR		Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2.5" cal.	B&B	
	ZS		Zelkova serrata	Japanese Zelkova	3" cal.	B&B	
EVERGREEN TREES							
	PA		Picea abies	Norway Spruce	6"—8' ht.	B&B	
	PP		Picea pungens 'Glauca'	Colorado Blue Spruce	6"—8' ht.	B&B	
	TO		Thuja occidentalis 'Nigra'	Nigra Arborvitae	4'—6' ht.	B&B	
ORNAMENTAL STREET TREES							
	CC		Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" cal.	B&B	
	CF		Cornus florida	Flowering Dogwood	2" cal.	B&B	
	CK		Cornus kousa	Kousa Dogwood	2" cal. or multi-stem	B&B	Multi or Single Stem—choose for quality

	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	NOTES
	BROADLEAF EVERGREEN SHRUBS						
●	AD		Azalea x 'Delaware Valley White'	Delaware Valley White Azalea	No. 3	CONT.	5' O.C. MIN.
	PJ		Pieris japonica 'Mountain Fire'	Mountain Fire Pieris	No. 3	CONT.	6' O.C. MIN.
	RM		Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	3-4' ht.	CONT.	6' O.C. MIN.
	DECIDUOUS SHRUBS						
●	CA		Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	No. 3	CONT.	6' O.C. MIN.
	FG		Fothergilla gardenii	Fothergilla- Legend of the Fall / Blue Shadow varieties	No. 3	CONT.	5' O.C. MIN.
	HM		Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea- varieties	No. 3	CONT.	5' O.C. MIN.
	IV		Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	No. 3	CONT.	5' O.C. Moles 1 per 6
	VP		Viburnum p. tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	No. 3	CONT.	6' O.C. MIN.
	GRASSES						
●	CA		Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	No. 2	CONT.	3' O.C.
	MS		Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	No. 2	CONT.	3' O.C.
	PERENNIALS / GROUNDCOVER / SMALL GRASS						
●	EP		Echinacea purpurea- varieties	Coneflower varieties	No. 2	CONT.	2.5' O.C.
	HH		Hemerocallis 'Happy Returns'	Happy Returns Daylily	No. 1	CONT.	2' O.C.
	PA		Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	No. 1	CONT.	2.5' O.C.
	RA		Rhus aromatica 'Gro-Low'	Gro-Lo Fragrant Sumac	No. 3	CONT.	5' O.C. MIN.
	RF		Rudbeckia fulgida var. sulcata 'Goldsturm'	Goldsturm Black Eyed Susan	No. 2	CONT.	2' O.C.

[illegible]

LANDSCAPE NOTES:

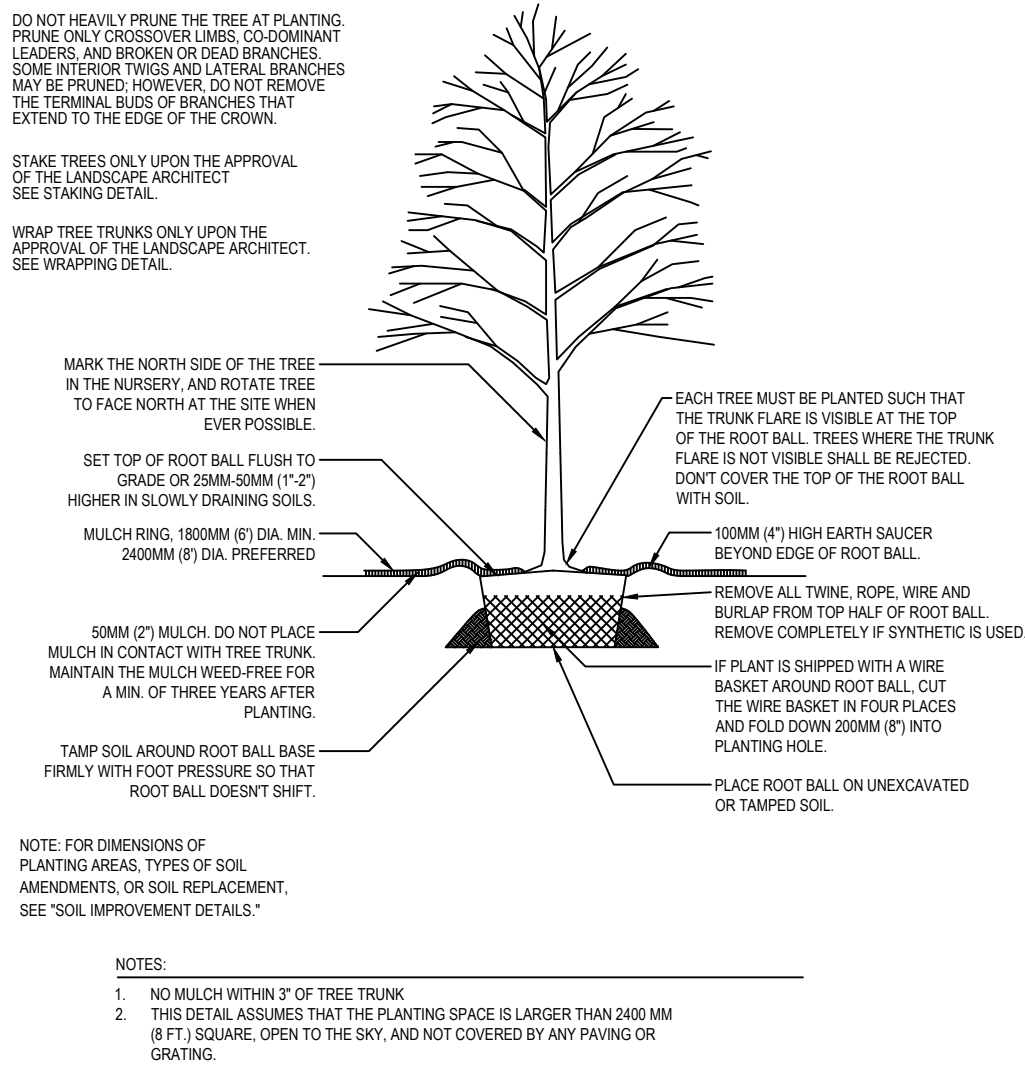
1. ALL EXISTING TREES TO REMAIN SHALL BE SHAPED OR PRUNED WITHIN THE DEVELOPMENT AND ALONG THE PERIMETER OF CONSTRUCTION LIMIT UNDER THE DIRECTION OF A LICENSED ARBORIST. DEBRIS AND DEAD, UNHEALTHY EXISTING TREES AND INVASIVE SPECIES SHALL BE REMOVED FROM WETLANDS AND RESIDENTIAL LANDSCAPE BUFFER AREAS.
3. ALL AREAS DESIGNATED TO BE SEEDED SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL, SOIL AMENDMENTS AND MULCH, WATER AND MAINTAIN LAWN AREAS UNTIL ALL AREAS ARE STABILIZED AND ACCEPTED BY OWNER'S REPRESENTATIVE.
4. PLANTS: ALL PLANTS SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK. PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY WITH NORMAL, DENSELY BRANCHED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. PROVIDE ONLY SOUND PLANTS FREE FROM INSECT PESTS, DISEASES, AND PHYSICAL INJURY. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN SPACES.
5. BALLED AND BURLAPPED PLANTS: DIG BALLED AND BURLAPPED PLANTS WITH FIRN, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CRACKED OR MUSHROOTED BALLS ARE NOT ACCEPTABLE.
- 5.B. BARE-ROOT PLANTS: DIG WITH ADEQUATE FIBROUS ROOTS, COVERED WITH A UNIFORM THICK COATING OF MUD BY BEING PUDDLED IMMEDIATELY AFTER THEY ARE DUG, OR PACKED IN POST STRAW OR PEAT MOSS.
- 5.B.B. CONTAINER STOCK: GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
- 5.C. CONTAINER STOCK SHALL NOT BE POT BOUND.
- 5.C.A. CONTAINER STOCK SHALL NOT BE LOOSE IN THE CONTAINER.
- 5.C.B. ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT, FOR AT LEAST ONE YEAR.
6. CONTRACTOR RESPONSIBLE TO MAINTAIN PLANT MATERIAL TO REMAIN ALIVE AND BE HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND CONTRACTOR'S CONTROL.
7. CONTRACTOR TO REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD AT CONTRACTOR'S EXPENSE. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD, AND EXTEND WARRANTY PERIOD FOR AN ADDITIONAL GROWING SEASON FOR THE REPLACEMENT PLANTS.
8. CONTRACTOR RESPONSIBLE FOR PLANTING UNDER FAVORABLE WEATHER CONDITIONS AND RECOMMENDED SEASON FOR SURVIVAL. AT OPTION OF, AND UNDER FULL RESPONSIBILITY OF CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS, BUT WITHOUT ADDITIONAL COMPENSATION. IF SPECIAL CONDITIONS EXIST TO REQUIRE PLANTING OUTSIDE THE ABOVE SPECIFIED DATES, THE CONTRACTOR SHALL SUBMIT IN WRITING FOR PERMISSION BY THE OWNER'S REPRESENTATIVE. ANY VARIANCE IN THE PLANTING SEASON WILL NOT AFFECT THE ONE YEAR PLANTING GUARANTEE PERIOD.
9. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TOGETHER WITH PROPOSAL FOR EQUIVALENT MATERIAL. SUBSTITUTION OF PLANTS WILL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE OWNER.
- 9.A. ROOT TYPES MAY BE FREELY SUBSTITUTED IN THE CASE OF BALLED AND BURLAPPED, OR CONTAINER GROWN. ALL OTHER SPECIFICATIONS REMAINING UNCHANGED. BARE ROOT OR COLLECTED PLANTS ARE NOT ACCEPTABLE AS SUBSTITUTES WITHOUT RECEIPT OF A CHANGE ORDER.
10. PROVIDE A MINIMUM OF 12" OF PLANTING SOIL MIXTURE IN ALL PLANTING BEDS.
11. PLANTING SOIL MIXTURE (BY VOLUME) SHALL BE EQUAL TO:
A. BARK MULCH/COMPOST 50%
B. COARSE SAND 40-45%
C. TOPSOIL 45-50%
12. PRIOR TO PLANTING, THE CONTRACTOR SHALL OBTAIN SOIL TEST FROM A CERTIFIED SOIL LABORATORY FOR ALL AREAS OF THE SITE WITH RECOMMENDATIONS FOR APPROPRIATE SOIL AMENDMENTS FOR THE TYPES OF PLANTS SPECIFIED.
- 12.A. LIFE SHALL BE PELLETED LIME MANUFACTURED TO MEET AGRICULTURAL STANDARDS AND CONTAIN A MAXIMUM OF 60% OXIDE (I.E., CALCIUM OXIDE PLUS MAGNESIUM OXIDE).
- 12.B. FERTILIZER SHALL BE OF A FORMULA INDICATED BY THE SOIL TESTING TO ACHIEVE A MINIMUM OF ONE POUND OF NITROGEN PER 1000 S.F. OF LAWN AREA. FERTILIZER SHALL BE A MINIMUM OF 50% ORGANIC SLOW-RELEASE COMPOSITION.
- 12.C. NO SOIL AMENDMENTS OR FERTILIZER SHALL BE USED FOR AREA DISTURBED WITHIN WETLANDS OR CREATED WATER QUALITY BASINS.
- 12.D. CONTRACTOR TO HAVE FERTILIZER MATERIALS DELIVERED IN ORIGINAL, UNOPENED, AND UNDAMAGED CONTAINERS SHOWING HEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT WETTING AND DETEIORATION.
- 12.E. DELAY MIXING FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
13. DAYLILIES AND PERENNIALS SHALL BE INSTALLED AT 24" O.C., UNLESS NOTED OTHERWISE. APPLY 2" OF BARK MULCH, IN AREAS OF GROUND COVER AND PERENNIALS OR OWNER SELECTED ANNUALS. NO PLANT, EXCEPT GROUND COVERS, GRASSES, OR VINES, SHALL BE PLANTED LESS THAN TWO FEET FROM STRUCTURES, EDGE OF PAVEMENT, OR BACK OF CURB.
15. TREES IN EXCESS OF 3" CALIPER SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO THE SPECIFICATIONS AND APPROVAL OF LANDSCAPE ARCHITECT AT THEIR PLACE OF GROWTH AND UPON DELIVERY. WRITTEN REQUEST SHALL BE SUBMITTED 10 DAYS PRIOR.
16. CONTRACTOR RESPONSIBLE TO SUBMIT CERTIFICATES OF INSPECTION AS REQUIRED BY GOVERNMENTAL AUTHORITIES. LANDSCAPE MATERIALS TO BE SHIPPED WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNMENTAL AUTHORITIES. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS AND CONTRACTOR TO SUBMIT MANUFACTURERS OR VENDOR'S CERTIFIED ANALYSIS FOR FERTILIZER MATERIALS.
17. MOVING AND STORAGE OF PLANT MATERIALS: CONTRACTOR TO TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING. WORKMANSHIP THAT FAILS TO MEET THE HIGHEST STANDARDS WILL BE REJECTED.
- 17.A. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTITRANSPIRANT IMMEDIATELY AFTER DIGGING TO PREVENT DEHYDRATION.
- 17.B. LEGIBLY TAG PLANTS WITH BOTANICAL NAME AND SIZE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 17.C. DIG, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY. FULLY PROTECT PLANTS FROM DAMAGE BY SUN, WIND, DROUGHT, WATER AND OTHER INJURIOUS CONDITIONS DURING TRANSPORTATION TO SITE AND DURING TEMPORARY STORAGE BEFORE PLANTING.
- 17.D. INSPECTION CERTIFICATES REQUIRED BY LAH SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL. THE CERTIFICATE SHALL BE FILED WITH THE OWNER.
- 17.E. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD DAMAGE OR BREAK THE BRANCHES.
18. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED ON THE DRAWINGS. LARGER STOCK IS ACCEPTABLE, AT NO ADDITIONAL COST AND PROVIDING THE LARGER PLANTS WILL NOT BE CUT BACK TO THE SIZE INDICATED ON THE DRAWINGS.
20. THE HEIGHT OF THE TREE, MEASURED FROM THE CROWN OF THE ROOTS TO THE AVERAGE HEIGHT OF THE TOP OF THE TREE, SHALL NOT BE LESS THAN THE MINIMUM SIZE DESIGNATED IN THE PLANT LIST.
21. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND HEIGHT INDICATED IN THE PLANT LIST.
22. NO PRUNING WOUNDS SHALL BE PRESENT WITH A DIAMETER OF MORE THAN 1 INCH AND SUCH WOUNDS MUST SHOW VIGOROUS BARK ON ALL EDGES.
23. ANTITRANSPIRANT: PROVIDE PROTECTIVE FILM EMULSION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPARATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
24. WATER IS TO BE SUPPLIED FOR PLANTS THAT IS CLEAN, FREE FROM TOXIC AMOUNTS OF SALT, OIL, ACID, ALKALI, ORGANIC MATTER OR OTHER SUBSTANCES HARMFUL TO PLANTS.
25. CONTRACTOR TO PRUNE AND REPAIR PLANTS AS FOLLOWS:
25.A. REMOVE OR CUT BACK BROKEN, DAMAGED, AND UNSYMMETRICAL GROWTH OF NEW WOOD.
25.B. MULTIPLE LEADER PLANTS: PRESERVE THE CENTRAL LEADER WHICH WILL BEST PROMOTE THE SYMMETRY OF THE PLANT. CUT BRANCHES FLUSH AT THE BRANCH COLLAR WITH THE TRUNK OR MAIN BRANCH.
25.C. PRUNE NEEDLE-LEAF EVERGREEN TREES ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
25.D. ALL TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FEET ABOVE FINISH GRADE.
26. MULCH TO BE APPLIED AS FOLLOWS:
26.A. AREAS TO RECEIVE MULCH: ALL PLANT BEDS AND OTHER AREAS AS DESIGNATED ON DRAWINGS SHALL BE MULCHED.
26.B. PLACEMENT: PLACE MULCH TO REQUIRED UNIFORM DEPTH SOON AFTER PLANTING TO PREVENT DRYING OF PLANTING SOIL AROUND ROOTS. DO NOT PLACE MULCH WITHIN 3" OF TREE TRUNKS.
26.C. APPLY BARK MULCH TO A UNIFORM DEPTH OF 2 INCHES.
26.D. MULCH SHALL BE 6 MONTHS OLD, WELL-ROTTED, SHREDDED, NATIVE HARDWOOD BARK, NOT LARGER THAN 4" IN LENGTH AND 1/2" IN WIDTH, FREE OF WOOD CHIPS AND SAWDUST.
27. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIALS:
27.A. MAINTAIN PLANTINGS UNTIL FINAL ACCEPTANCE OF WORK.
27.B. MAINTENANCE SHALL INCLUDE PRUNING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE.
27.C. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
27.D. CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
27.E. WATER PLANTINGS IN A SATISFACTORY MANNER DURING AND IMMEDIATELY FOLLOWING PLANTING, TWICE PER WEEK OR LESS UNDER WET CONDITIONS, UNTIL ACCEPTANCE BY OWNER. PROVIDE ADDITIONAL WATERING DURING EXCESSIVE DRY PERIODS DURING THE MAINTENANCE PERIOD AS DIRECTED BY THE OWNER.
27.F. REPLACEMENT OF PLANTS: ANY PLANTS TO BE REPLACED PRIOR TO ACCEPTANCE OF WORK, OR UNDER TERMS OF GUARANTY SHALL BE INSTALLED FOLLOWING PROCEDURES SET FORTH ABOVE.
28. LANDSCAPE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
29. LANDSCAPE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 1-800-422-4465 AT LEAST TWO FULL WORKING DAYS PRIOR TO INSTALLATION.
31. LANDSCAPE CONTRACTOR TO REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS FROM SITE PER GOVERNING REGULATIONS.
32. CONSTRUCTION SITE IS TO BE IN A CLEAN, ORDERLY CONDITION AT ALL TIMES.
33. ALL REQUIRED PERMITS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
34. LANDSCAPE CONTRACTOR SHALL PROVIDE FINE GRADING WORK FOR THE ENTIRE PROJECT. THIS WILL INCLUDE ALL AREAS TO BE GRASSED OR LANDSCAPED. GRADING MUST PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND NOT LEAVE ANY POCKETS WHERE STANDING WATER MAY COLLECT.
34.A. TOPSOIL SHALL NOT BE SPREAD UNDER FROZEN OR MUDDY CONDITIONS.
35. THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

SEEDING NOTES:

1. SEEDING MIXTURE TYPE I (LAWN AREAS):
BLUEGRASS BLEND (3 VARIETIES) 50% OF MIXTURE
CHEENING RED FESCUE 30% OF MIXTURE
PERENNIAL RYEGRASS 20% OF MIXTURE
APPLICATION RATE: 4.50LBS. PER 1000 S.F.

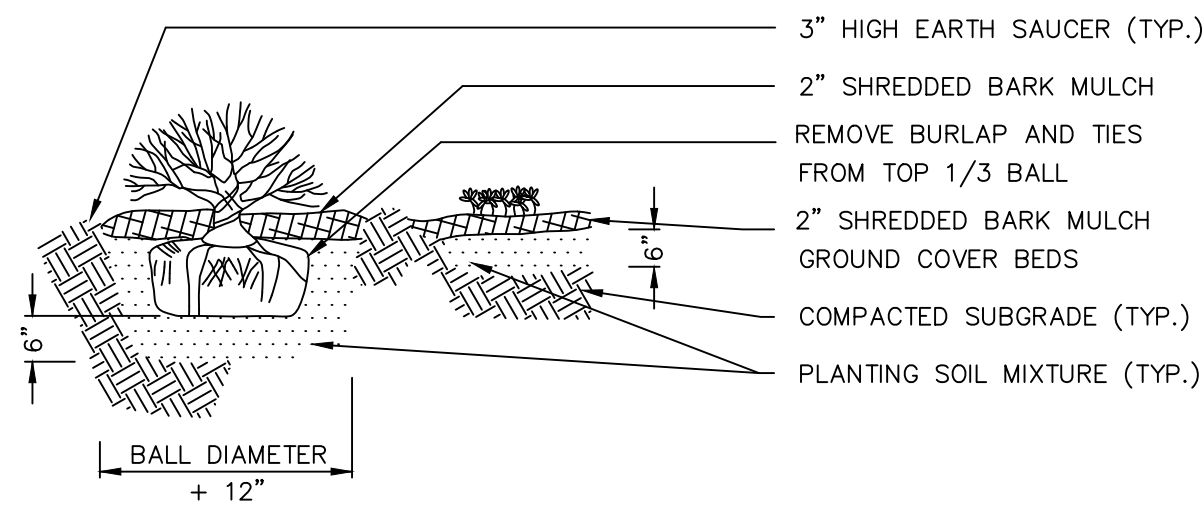
STREET TREE NOTES:

1. ALL TREES SHALL BE HANDLED BY THE ROOT BALL AND NOT BY THE TRUNK OF THE TREE.
2. ALL ROPE OR THINE SHALL BE COMPLETELY REMOVED ONCE THE TREE HAS BEEN PLACED IN THE PLANTING AREA. BURLAP SHALL BE ROLLED DOWN AND CUT OR TUCKED UNDER THE ROOT BALL.
3. ANY WIRE BASKETS SHALL BE CUT AND THE UPPER 2/3 REMOVED AFTER THE TREE IS PLACED IN THE PLANTING AREA.
4. ALL TREES SHALL BE FRESHLY DUG WITHIN 30 DAYS OF DELIVERY TO THE PLANTING SITE.
5. ALL THINE, ROPE OR ANY OTHER OBJECTS AROUND THE ROOT BALL SHALL BE REMOVED.
6. A PLANTING AREA OF TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE EXCAVATED. THE DEPTH OF THE EXCAVATION SHALL BE TWO INCHES LESS THAN THE OVERALL HEIGHT OF THE ROOT BALL AS MEASURED FROM THE ROOT FLAIR ON THE TRUNK TO THE BOTTOM OF THE ROOT BALL.
7. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED AT AN APPROVED SITE.
8. WHEN BACK FILLING TREES, GROUND MEDIUM SHALL BE WORKED IN TO AVOID ANY AIR POCKETS. CARE MUST BE TAKEN NOT TO COMPACT GROWING MEDIUM EXCESSIVELY.
9. THE BEGINNING OF THE ROOT FLAIR SHALL BE SET TWO INCHES ABOVE FINAL GRADE.
10. WATER SHALL BE APPLIED AS SOIL CONDITIONS DICTATE.
11. ALL TREE TRUNKS SHALL BE FREE FROM ANY INJURY OR DAMAGE.
12. ALL TREES SHALL HAVE A SINGLE CENTRAL DOMINANT LEADER.
13. TREES SHALL NOT BE STAKED OR GUYED UNLESS DICTATED BY THE TREE WARDEN.
14. THE DEPTH OF ALL MULCH SHALL NOT EXCEED MORE THAN TWO INCHES.
15. ALL TAGS, RIBBONS, OR OTHER MARKINGS SHALL BE REMOVED.
16. NO PRUNING SHALL BE PERFORMED UNLESS DIRECTED BY THE TREE WARDEN.
17. NO FERTILIZERS OR WATER POLYTHERS SHALL BE APPLIED AT PLANTING.



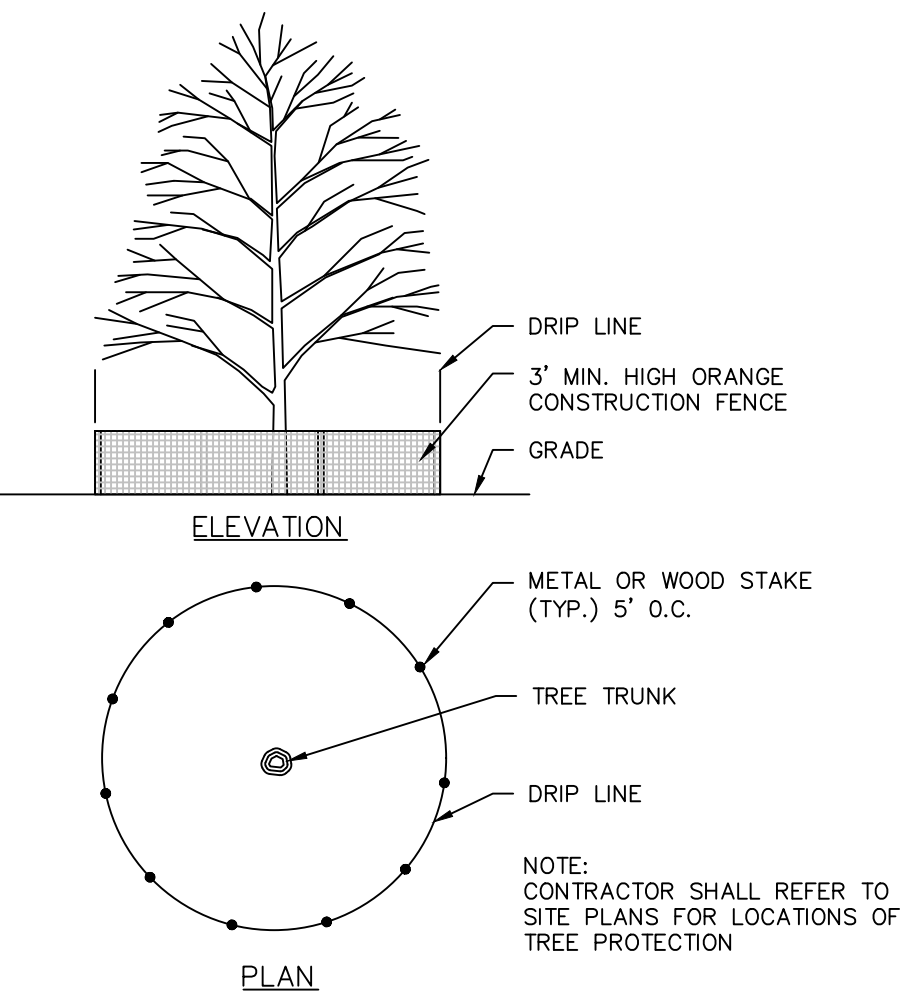
1 TREE PLANTING DETAIL

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2 SHRUB & GROUND COVER PLANTING DETAIL

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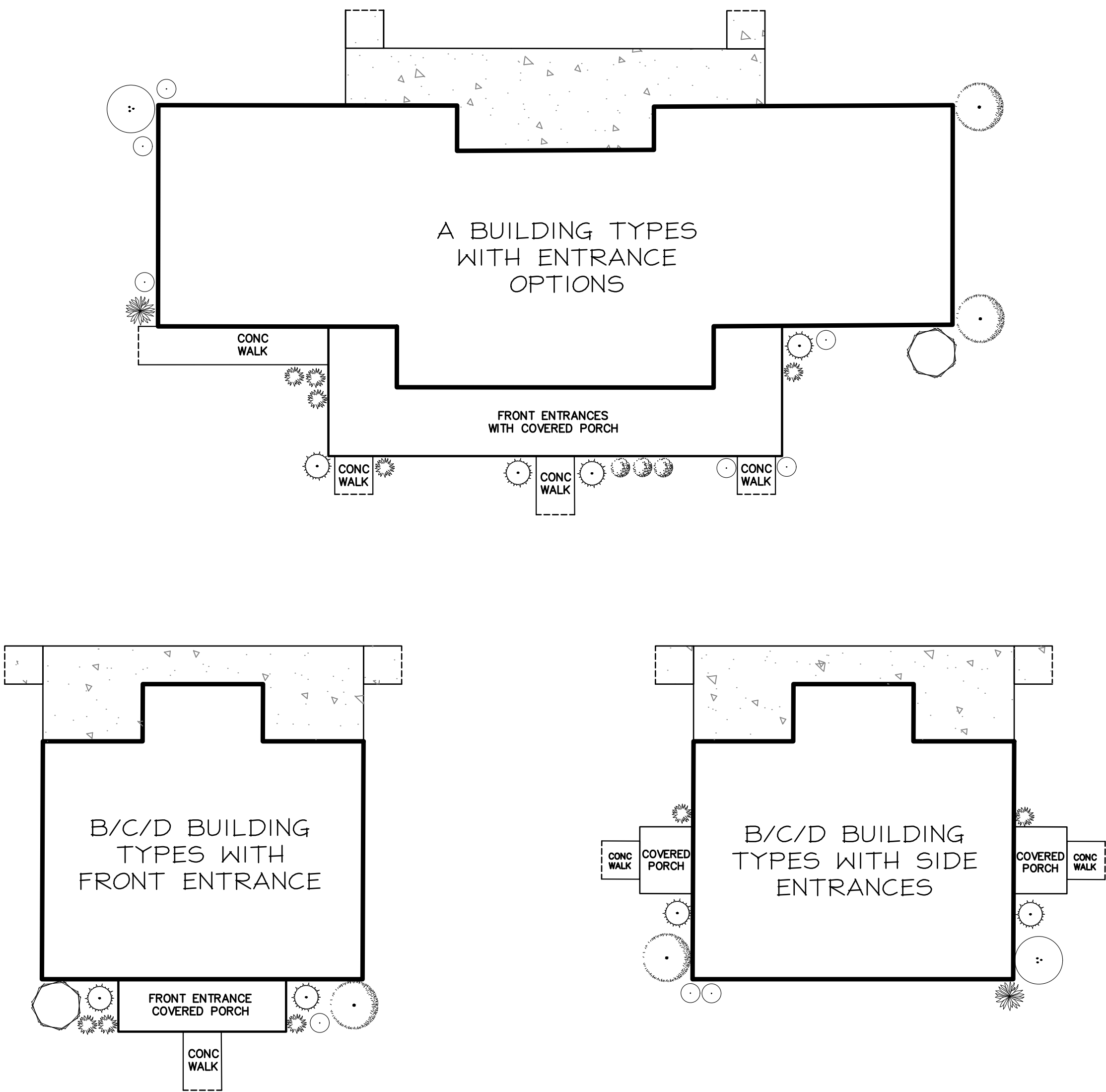
3 TREE PROTECTION DETAIL

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TYPICAL BUILDING PALETTE
SHRUB / PERENNIALS / GRASSES

	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ACCENT PLANTINGS- CORNERS AND BETWEEN WINDOW AREAS					
	AD	Azalea x 'Delaware Valley White'	Delaware Valley White Azalea	No. 3	
	CA	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	No. 3	
	FG	Fothergilla gardenii	Fothergilla- Legend of the Fall / Blue Shadow varieties	No. 3	
	HM	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea- varieties	No. 3	
	HP	Hydrangea paniculata 'Strawberry Sundae'	Strawberry Sundae Hydrangea	No. 3	
	HS	Hibiscus syriacus 'Blue Satin'	Blue Satin Rose of Sharon	No. 3	Seedless variety
	MS	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	No. 2	
	PJ	Pieris japonica 'Mountain Fire'	Mountain Fire Pieris	No. 3	
	RM	Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	3-4' ht.	
FOUNDATION / ENTRANCE SHRUBS					
	BG	Buxus x 'Green Gem'	Green Gem Boxwood	18-24" ht.	
	IC	Ilex crenata 'Helleri'	Helleri Japanese Holly	No. 1	
	SJ	Spiraea japonica 'Double Play Candy Corn'	Candy Corn Spiraea- double play varieties	No. 3	
FOUNDATION / ENTRANCE PERENNIALS & SMALL GRASSES					
	CV	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	No. 2	
	EP	Echinacea purpurea- varieties	Coneflower varieties	No. 2	Foundation filler
	HH	Hemerocallis 'Happy Returns'	Happy Returns Daylily	No. 1	
	LM	Liriope muscari 'Variegata'	Variegated Lily Turf	No. 1	
	NR	Nepeta racemosa - varieties	Catmint- Cat's Meow / Walker's Low	No. 2	
	PA	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	No. 1	
	RF	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black Eyed Susan	No. 2	
	ST	Sedum telephium 'Autumn Fire'	Autumn Fire Sedum	No. 2	

PLANTING OPTIONS FOR TYPICAL BUILDING TYPES



- NOTES:
- SEE ARCH PLANS FOR BUILDING TYPES AND PORCH OPTIONS
- BUILDING FACADES ALONG ROADWAYS TO HAVE MIX OF ACCENT AND FOUNDATION PLANTINGS
- BUILDING ENTRANCES TO HAVE MINIMUM OF 2 PLANTS THROUGHOUT SITE

58 CONNECTICUT AVENUE, SUITE H
PO BOX 167
SOUTH WINDSOR, CT 06074
860-298-8255
860-298-8257
www.designprofessionals.com

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PREPARED FOR:
DAVID HOLMES
ARCHITECTS
CAPITAL
1379 MAIN STREET
EAST HARTFORD, CT 06108

PROJECT NO:
10/17/24
DATE:
10/17/24
BY:
BMS
CHECKED BY:
DJ

LANDSCAPE DETAILS
& TYPICAL BUILDING
PLANTINGS

REVISIONS

NO. DATE

BY

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CIVIL SHEET 19 OF 22

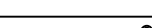
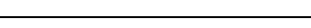
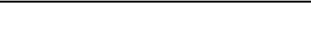
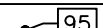
1. At least two full business days prior to starting any site activity or demolition, the contractor shall contact the applicable state utility location service by dialing 811 or submitting an online ticket request. The utilities shall be marked in all areas of proposed disturbance.
2. It is the contractor's responsibility to review all construction contract documents associated with the project scope of work, including, but not limited to, all drawings and specifications, architectural plans, boundary and topographic survey, wetlands assessment and reports, geotechnical reports, environmental reports, and approval conditions, prior to the commencement of construction. Should the contractor find conflict and/or discrepancy between the documents relative to the plans, specifications, reports, or the relative or applicable codes, regulations, laws, rules, statutes and/or ordinances, it is the contractor's sole responsibility to notify the Engineer, in writing, of said conflict and/or discrepancy prior to the start of construction.
3. The contractor shall be responsible for adhering to any conditions of approval placed on the project by the authorities having jurisdiction.
4. The contractor must comply, to the fullest extent, with the latest Occupational Health and Safety (OSHA) standards and regulations, and/or any other agency with jurisdiction for construction activities. The contractor is solely responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with work on the Project. The Engineer will not be responsible for the contractor's safety, schedules, or failure to carry out its work in accordance with the contract documents. The Engineer will not have control over or charge of acts or omissions of the contractor, subcontractors, or their agents or employees, or of any persons performing portions of work on the Project.
5. Contractor must notify the Engineer in writing if there are any questions concerning the accuracy or intent of these plans or related specifications. If such notification is given, no demolition or site activity may begin until such time that the Engineer provides a written response to same.
6. Contractor shall adhere to and is responsible for compliance with all details, notes, plans and specifications contained herein. It is the responsibility of the contractor to ensure that all work performed by their subcontractors is in full compliance with these requirements.
7. The contractor shall confirm that they are in receipt of the current version of the referenced documents prior to the commencement of any work.
8. Prior to commencing work, the contractor shall review and correlate all consultants plans and specifications including the entire site plan and the latest architectural plans (including, but not limited to, structural, mechanical, electrical, plumbing, and fire suppression plans, where applicable), in particular for building utility connection locations, grease trap requirements/ details, door access, and exterior grading. Contractor must immediately notify the Architect and the Engineer, in writing, of any conflicts, discrepancies or ambiguities which exist, and receive a written resolution prior to commencing construction.
9. Prior to commencing work, contractor is required to secure all necessary and/or required permits and approvals for the construction of the project, including, but not limited to, demolition work, and all off site material sources and disposal facilities. Copies of all permits and approvals shall be maintained on site throughout the duration of the project. The contractor shall thoroughly review and understand all permits and permit conditions prior to fabrication of any materials or products to be used as part of the project.
10. The contractor is responsible for independently verifying all existing onsite utilities within and adjacent to the limits of the project activities. Underground utility, structure and facility locations depicted and noted on the plans have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from oral testimony, and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to the Engineer.
11. The contractor is responsible for ensuring the installation of all improvements comply with all requirements of utility companies with jurisdiction and/or control of the site.
12. Locations of all existing and proposed services are approximate. Final utility service sizes and locations, including, but not limited to, the relocation and/or installation of utility poles, or the relocation and/or installation of transformers, are at the sole discretion of the respective utility companies.
13. Prior to commencement of any work, the contractor shall independently coordinate and confirm with the appropriate utility companies to finalize all utility services and/or relocations to ensure no conflict with the design plans and that proper depths can be achieved. All discrepancies must immediately be reported to the Engineer in writing. Should a conflict arise due to the final designs of the utility company, the contractor shall notify the Engineer in writing and await a written resolution prior to proceeding with further utility installations.
14. Prior to commencing construction, the contractor shall field verify all existing conditions, topographic information, utility invert elevations, and proposed layout dimensions, and must immediately notify the Engineer in writing if actual site conditions differ or are in conflict with the proposed work. No extra compensation will be paid to the contractor for work which has to be redone or repaired due to dimensions or grades shown incorrectly on these plans unless the contractor receives written permission from Owner/developer giving authorization to proceed with such additional work.
15. Where utilities are proposed to cross/traverse existing underground utilities, the elevations of the existing utilities shall be verified in the field prior to construction by excavating a test pit at the proposed utility crossing point. Should the field verified existing utility be in conflict with the proposed site designs, the contractor shall notify the Engineer in writing and shall not proceed with said utility construction until further direction is given from the Engineer.
16. At least 72 hours prior to starting any site activity or demolition, the contractor shall notify, at a minimum, the building official, municipal engineer, department of public works, planning and zoning commission, the Engineer, and a local inland wetland commission, as applicable. The contractor shall attend a pre-construction meeting with the local municipality, if required, prior to commencing any site activity or demolition.
17. Prior to starting any site activity or demolition, the contractor shall implement the soil erosion and sediment control measures as noted on the plans. Refer to the Erosion and Sedimentation Control Notes.
18. The demolition plan or existing features designated to be removed are intended to provide only general information regarding items to be demolished and/or removed. The contractor shall review all site plans (and architectural drawings as applicable) to assure that all demolition activities and incidental work necessary for the construction of the new site improvements are completed.
19. The contractor shall protect and maintain the operation and service of all other utilities and systems with the project being removed during all construction activities. Should a temporary interruption of utility services be required as part of the proposed construction activities, the contractor shall coordinate with appropriate utility companies and the affected end users to minimize impact and service interruption.

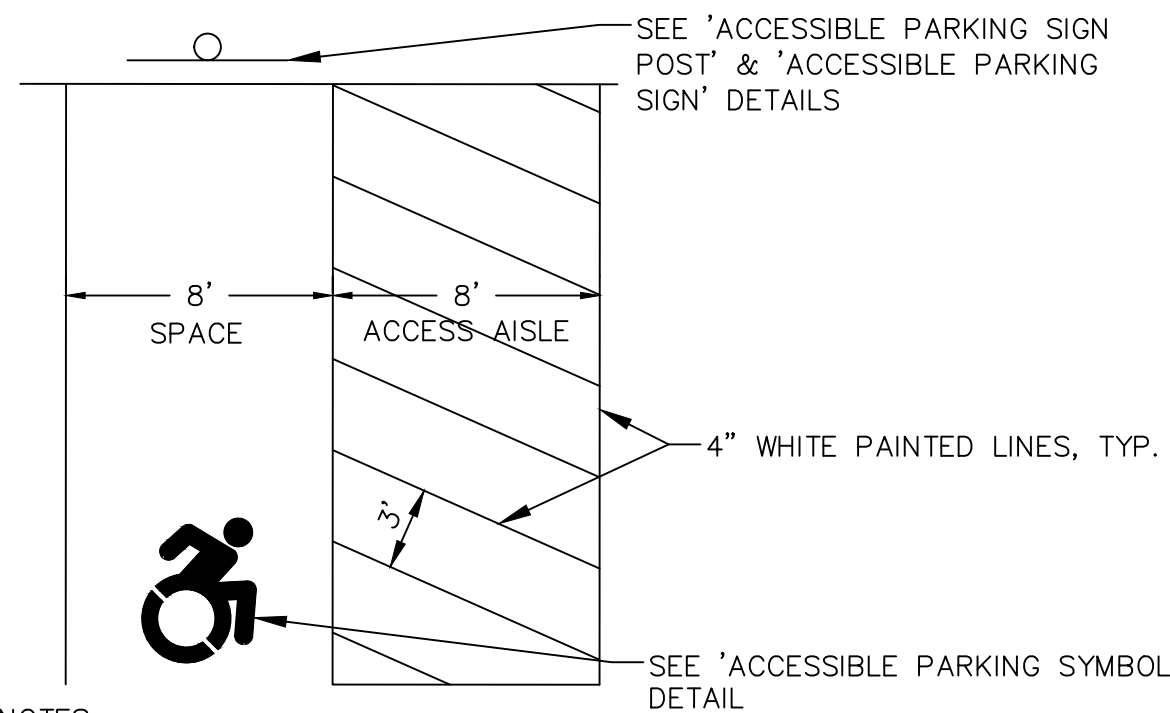
- The contractor shall arrange for and coordinate with the appropriate utility companies for all services that require temporary or permanent termination for the project, whether shown on the site plans or not. Termination of utilities shall be performed in compliance with all local, state and/or federal regulations.
- Contractor must prepare record drawings depicting the location of existing utilities that are capped, abandoned in place, or relocated and provide to the Owner and the Engineer of record.
- Should hazardous material be discovered/encountered, which was not anticipated/addressed in the project plans and specifications, cease all work immediately and notify Owner and Engineer regarding the discovery of same. Do not continue work in the area until written instructions are received from an environmental professional.
- The contractor is responsible for preventing movement, settlement, damage, or collapse of existing structures, and for any other improvements that are to remain. If any existing structures that are to remain are damaged during construction, repairs shall be made using new product/materials resulting in a pre-damage condition, or better. Contractor is responsible for all repair costs. Contractor shall document all existing damage and to notify the Owner prior to the start of construction.
- The use of explosives, if required, must comply with all local, state and federal regulations. The contractor shall obtain all permits that are required by the federal, state and local governments, and shall also responsible for all notification, inspection, monitoring or testing as may be required.
- All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of demolition debris will not be permitted. Debris shall not be burned or buried on site. All demolition materials to be disposed of, including, but not limited to, stumps, limbs, and brush, shall be done in accordance with all municipal, county, state, and federal laws and applicable codes. The contractor must maintain records of all disposal activities.
- The contractor is responsible for repairing all damage to any existing utilities during construction, at its own expense.
- All new utilities/services, including electric, telephone, cable tv, etc. are to be installed underground unless noted otherwise on the plans. The Contractor shall be responsible for installing all new utilities/services in accordance with the utility/service provider's written installation specifications and standards.
- All earthwork activities must be performed in accordance with these plans and specifications and the recommendations set forth in the geotechnical report completed for this project. In the absence of a geotechnical report, all earthwork activities must comply with the standard state Department of Transportation (DOT) specifications (latest edition) and any amendments or revisions thereto. All earthwork activities must comply for all applicable requirements, rules, statutes, laws, ordinances and codes for the jurisdictions where the work is being performed.
- All materials and work shall conform to the state Department of Transportation standard specifications (latest edition, and any amendments or revisions thereto), unless otherwise specified in these plans.
- The contractor is responsible for removing and replacing unsuitable materials with suitable materials. All excavated or filled areas must be properly compacted. Moisture content at time of placement must be submitted in a compaction report prepared by a qualified geotechnical engineer, licensed in the state where the work is being performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans, specifications and the recommendations. Subbase material for building pads, sidewalks, curb, or asphalt must be freed of organics and other unsuitable materials. Should subbase be deemed unsuitable by Owner/developer or Owner/developer's representative, subbase is to be removed and filled with suitable material and properly compacted at the contractor's expense. All fill, compaction, and backfill materials required for utility installation must be coordinated with the applicable utility company specifications. The Engineer shall have no liability or responsibility for or as related to fill, compaction, backfill, or the balancing of earthwork.
- Pavement must be saw cut into straight lines and must extend to the full depth of the existing pavement, except for edge of butt joints.
- The tops of existing manholes, inlet structures, and sanitary cleannout tops must be adjusted as necessary, to match proposed grades.
- Where retaining walls (whether or not they meet the jurisdictional definition) are identified on plans, elevations identified herein are for the exposed portion of the wall. Wall footing/foundation elevations are not identified herein and are to be set/determined by the contractor based on final structural design shop drawings prepared by an appropriate professional licensed in the state where the construction occurs.
- Unless indicated otherwise or required by the authority having jurisdiction, all pipes shall be as follows:
 - Reinforced Concrete pipe (RCP) shall meet the requirements of AASHTO M 170 Class IV with slight tight joints.
 - RCP Class V pipe shall be used in paved areas with less than 1 ft. of cover or in locations noted on the plans.
 - High-Density Polyethylene pipe (HDPE) shall conform to AASHTO M 294, Type S (smooth interior with angular corrugations) with gaskets for slight tight joints.
 - Polyvinyl chloride (PVC) pipe for roof drain connections shall be SDR 35 gasket pipe. Polyvinyl Chloride (PVC) pipe for sanitary sewer pipe shall be SDR 35 gasket pipe.
- Storm sewer pipe lengths indicated are approximate and measured to the inside of inlet and/or manhole structure. Sanitary sewer pipe lengths indicated are approximate and measured to center of inlet and/or manhole structure to center of structure.
- Stormwater roof drain locations are approximate and are based on preliminary architectural plans. Contractor is responsible for reviewing and coordinating the final architectural plans to verify final locations and sizes of all roof drains.
- Sewers crossing streams and/or location within 10 feet of the stream embankment, or where site conditions so indicate, must be constructed of steel, reinforced concrete, ductile iron or other suitable material. Sewers conveying sanitary flow, combined sanitary and stormwater flow or industrial flow must be separated from water mains by a distance of at least 10 feet horizontally. If such lateral separations are not possible, the pipes must be in separate trenches with the sewer at least 18 inches below the bottom of the water main, or such other separation as approved by the agency with jurisdiction over same. Where appropriate separation from a water main is not possible, the sewer must be encased in concrete, or constructed of ductile iron pipe using mechanical or slip-on joints for a distance of at least 10 feet on either side of the crossing. In addition, one full length of sewer should be located so both joints will be as far from the water line as possible. Where a water main crosses under a sewer, adequate structural support for the sewer must be provided.

3. Contractor's price for water service must include all fees, costs and appurtenances required by the utility to provide full and complete working service.
39. Contractor must contact the applicable water company to confirm the proper water meter and vault, prior to commencing construction. Water main and water service piping shall be installed in accordance with the requirements and specifications of the water authority having jurisdiction. In the absence of such specifications, water main piping must ductile iron (DIP) minimum Class 54. All work and materials must comply with the applicable American Water Works Association (AWWA) standards in effect at the time of the service application.
40. The contractor shall ensure that all work located in existing pavement be repaired in accordance with municipal, county and/or DOT details as applicable. Contractor is responsible to coordinate the permitting, inspection and approval of completed work with the agency having jurisdiction over the proposed work.
41. Where sump pumps are installed, all discharges must be connected to the storm sewer or discharged to an approved location.
42. For single and multi-family residential projects, spot elevation(s) adjacent to the buildings are schematic for non-specific building footprints. Grades must be adjusted based on final architectural plans and shall provide a minimum of six (6) inches below top of foundation/concrete and/or six (6) inches below the facade treatment, whichever is lower, and must provide positive drainage away from the structure (minimum of 2%). All areas shall be graded to preclude ponding adjacent to buildings, and on or adjacent to walks/driveways leading to the buildings. All construction, including grading, must comply with all applicable building codes, local, state and federal requirements, regulations and ordinances.
43. Contractor shall maintain and control traffic on and offsite in conformance with the current Federal Highway Administration (FHWA) "Manual on Uniform Traffic Control Devices" (MUTCD), and the federal, state, and local regulations for all aspects of demolition and site work. If a Maintenance of Traffic Plan is required for work that affects public travel either on or offsite, the contractor shall be responsible for the cost and implementation of said plan.
44. All temporary and permanent onsite and offsite signage and pavement markings shall conform to MUTCD, ADA, state DOT, and/or local approval requirements.
45. Contractor shall prevent the emission of dust, sediment, and debris from the site, and shall be responsible for corrective measures such as street sweeping, and clean-up work as deemed necessary by the Engineer or the authority having jurisdiction.
46. All concrete must be air entrained with a minimum compressive strength of 4,000 psi at 28 days unless otherwise specified on the plans, details and/or geotechnical report.
47. The Engineer will review contractor submittals which the contractor is required to submit, but only for the sole purpose of checking for general conformance with the intent of the design and contract documents. The Engineer is not responsible for any deviations from the construction documents unless contractor received explicit direction to do so, in writing, from the Engineer. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, and for techniques of assembly and/or fabrication processes.
48. All dimensions are to face of curb, edge of pavement, or edge of building, unless noted otherwise.
49. The contractor shall install and/or construct all aspects of the project in strict compliance with and accordance with manufacturer's written installation standards, recommendations and specifications.

The contractor shall review the proposed construction with the local building official prior to the start of construction. Contractors shall be precise in the construction of Americans with Disabilities Act (ADA) accessible parking, components, and accessible routes for the project. These components shall comply with all applicable state and local accessibility laws and regulations and the current ADA regulations and construction standards. These components include, but are not limited to the following:

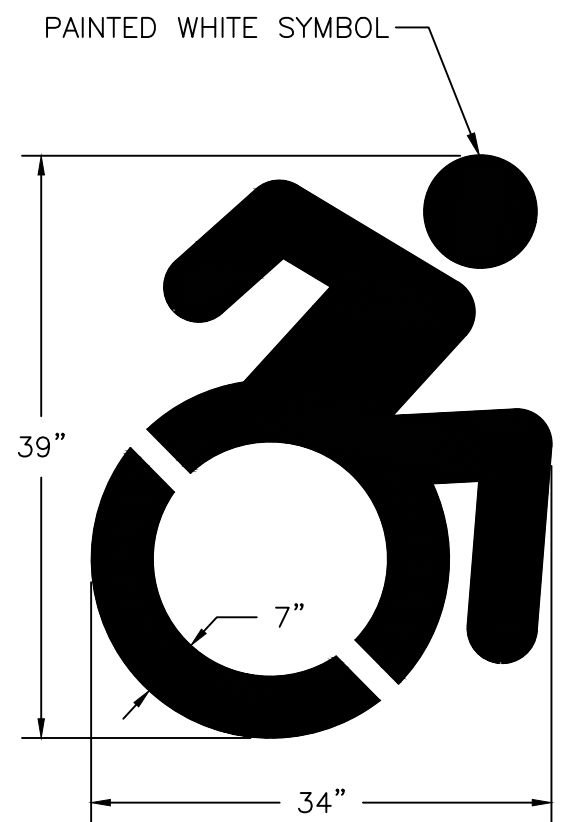
- Parking spaces and parking aisles shall not exceed a 1:50 (nominally 2.0%) slope in any direction.
- Accessible routes shall be a minimum of 36" wide (unobstructed). Handrails and car overhangs may not obstruct these areas. Longitudinal slopes (direction of travel) shall not exceed 1:20 (5.0%) and shall have a cross slope no greater than 1:50 (2.0%).
- Accessible routes exceeding 1:20 (5.0%) shall be considered a "ramp". Maximum slopes of a ramp shall be 1:12 (8.3%) in the direction of travel, and a cross slope of 1:50 (2.0%). Ramps shall have maximum rise of thirty (30) inches, shall be equipped with hand rails on both sides, and landings at the top and bottom of the ramp. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing.
- A landing shall be provided at the exterior of all doors and at each end of ramps. Landings shall not exceed 1:50 (2.0%) in any direction and have positive drainage away from the landing and/or building. The landing shall be no less than 60 inches long unless permitted otherwise per the ADA regulations.
- Curb ramps-- shall not exceed a 1:12 (8.3%) slope for a maximum length of six (6) feet or a maximum rise of six (6) inches.
- The contractor shall verify all existing elevations shown on the plan in areas of existing doorways, accessible routes or other areas where re-construction is proposed. The contractor shall immediately notify the Owner and Engineer in writing if any of the proposed work intended to meet ADA requirements is incapable of doing so, or if there is any ambiguity regarding which design components are intended to meet ADA requirements. The contractor shall not commence the work in the affected area until receiving written resolution from Engineer.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	BORING / TEST PIT LOCATION	
COMMUNICATION		
--- C _u ---	UNDERGROUND COMMUNICATION LINES	--- C ---
DOMESTIC WATER		
--- W _u --- W _u ---	WATER MAIN	--- W ---
--- WS _u ---	WATER SERVICE	--- WS ---
--- F _u --- F _u ---	FIRE SERVICE LINE	--- F ---
--- NPW _u ---	NON-POTABLE WATER LINE	--- NPW ---
	WATER VALVE / FIXTURES	
	FIRE HYDRANT	
LIQUID FUEL		
--- LF _u ---	MAIN LIQUID FUEL LINE	--- LF ---
--- LFS _u ---	LIQUID FUEL SERVICE LINE	--- LFS ---
--- LF _o ---	LIQUID FUEL LINE, ABANDONED	
IRRIGATION		
--- I _u --- I _u ---	IRRIGATION LINES	--- I ---
LIGHTING		
	POLE / GROUND MOUNTED LIGHT	
NATURAL GAS		
--- G _u --- G _u ---	GAS MAIN	--- G ---
--- GS _u ---	GAS SERVICE LINE	--- GS ---
POWER		
--- E _u ---	ELECTRICAL LINES, OVERHEAD	--- E _o ---
--- E _u ---	ELECTRICAL LINES, UNDERGROUND	--- EU ---
	UTILITY POLE	
PROPERTY		
---	PROPERTY LINE	---
---	EASEMENT LINE	---
	IRON PIPE	
	IRON ROD	
	MONUMENT	
ROADS		
o o	GUARD RAIL	
EROSION CONTROL		
---	SILT FENCE	--- SF ---
SITE FEATURES		
---	4" DOUBLE SOLID YELLOW LINE	DSYL
---	4" SINGLE SOLID WHITE LINE	SSWL
---	BIT. CONC. UP CURB	BCLC
---	PRECAST CONCRETE CURB	PCC
SANITARY SEWER		
--- S _u --- S _u ---	SANITARY SEWER MAIN	
--- SS _u --- SS _u ---	SANITARY SEWER SERVICE LINE	--- SS ---
	SANITARY SEWER MANHOLE	
STORM SEWER		
---	STORM DRAIN PIPE	
--- RL _u --- RL _u ---	ROOF LEADER	--- RL ---
--- UD --- UD ---	UNDERDRAIN	--- UD --- UD ---
	STORM DRAIN MANHOLE	
	CURB INLET	
	CATCH BASIN	
	YARD DRAIN	
TOPOGRAPHY		
--- 95 ---	CONTOUR	--- [95] ---
X 61.95	SPOT ELEVATION	
OTHER		
---	RAMP	R
---	LANDSCAPE AREA	LSA

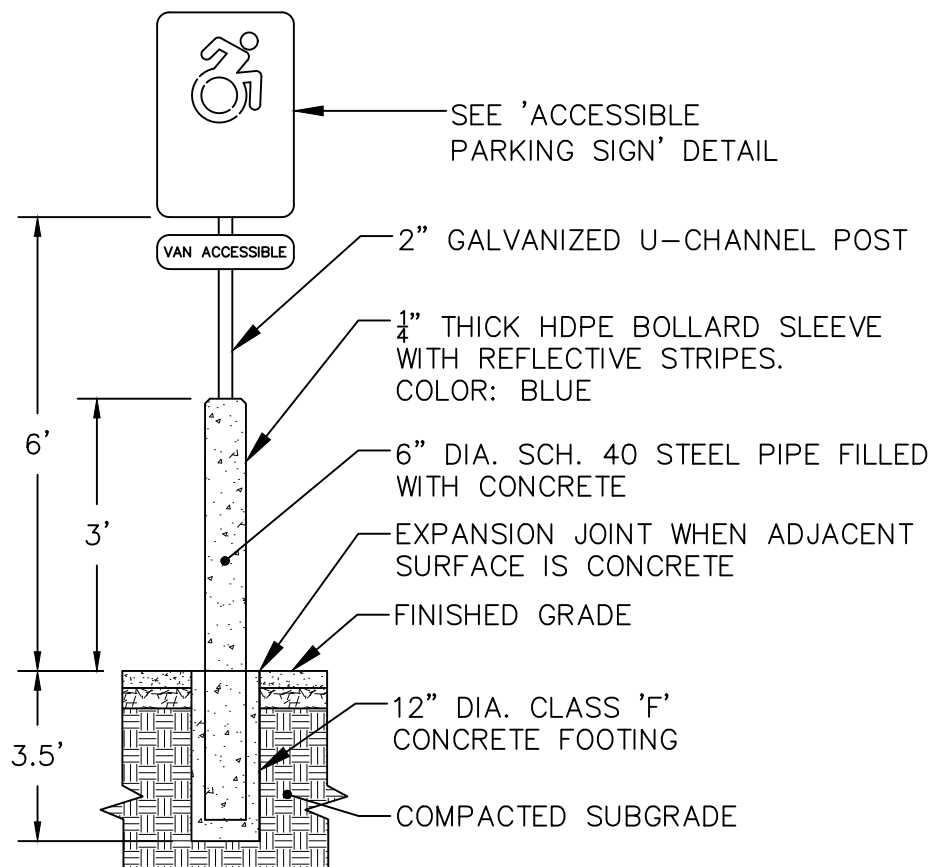


1. ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.
2. TWO VAN ACCESSIBLE SPACES MAY SHARE AN 8' ACCESS AISLE.
3. ONE CAR AND ONE VAN SPACE MAY SHARE AN 8' ACCESS AISLE.

Not to Scale

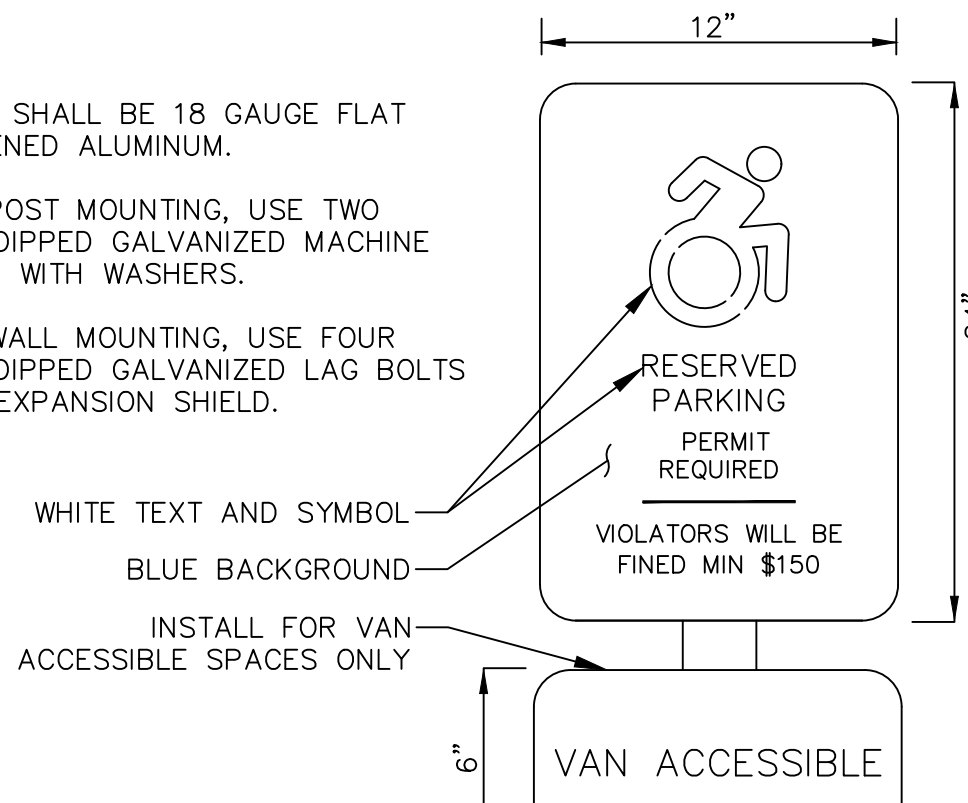


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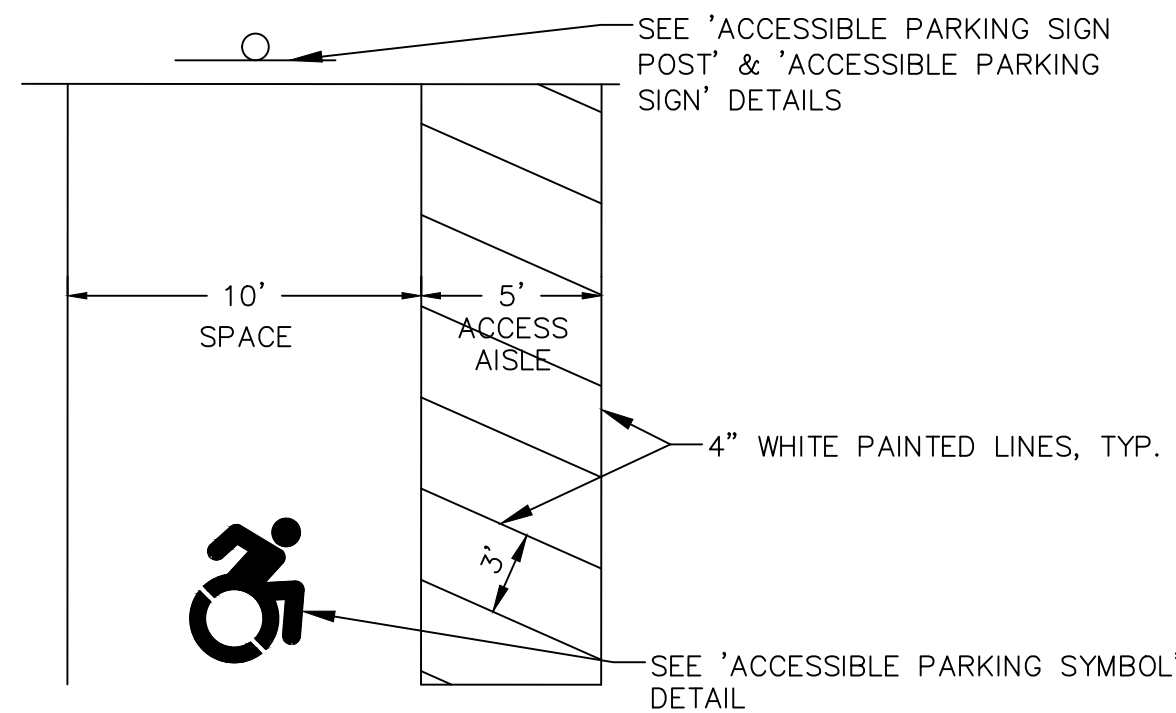


Not to Scale

1. SIGNS SHALL BE 18 GAUGE FLAT SCREENED ALUMINUM.
2. FOR POST MOUNTING, USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH WASHERS.
3. FOR WALL MOUNTING, USE FOUR HOT-DIPPED GALVANIZED LAG BOLTS WITH EXPANSION SHIELD.

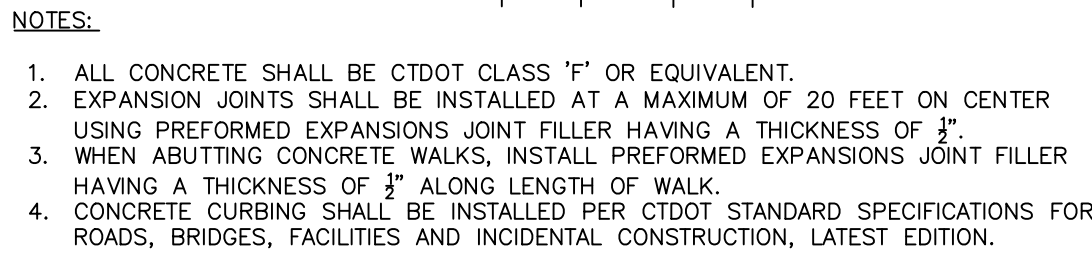


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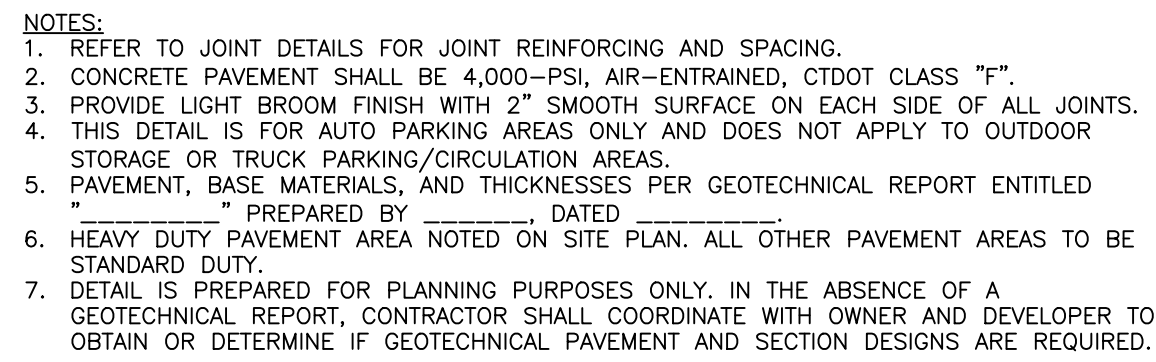


1. ACCESSIBLE PARKING SPACES AND ADA PASSENGER LOADING AREAS SHALL BE GRADED WITH A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS.
2. TWO CARS SPACES MAY SHARE A 5' ACCESS AISLE.
3. ONE CAR AND ONE VAN SPACE MAY SHARE AN 8' ACCESS AISLE.

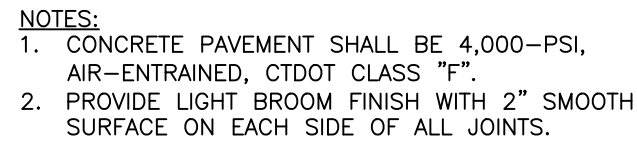
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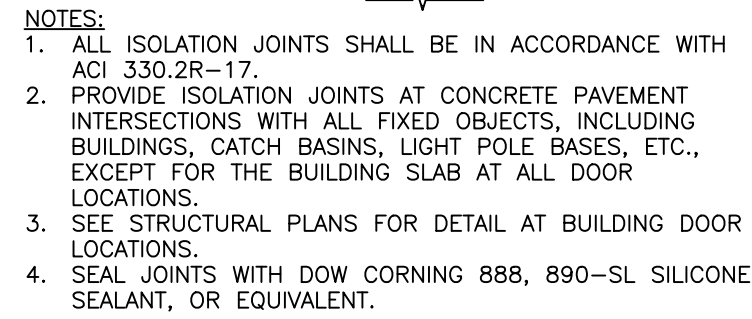
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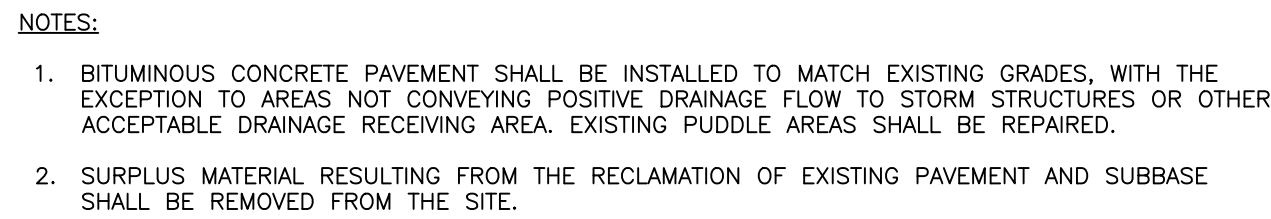
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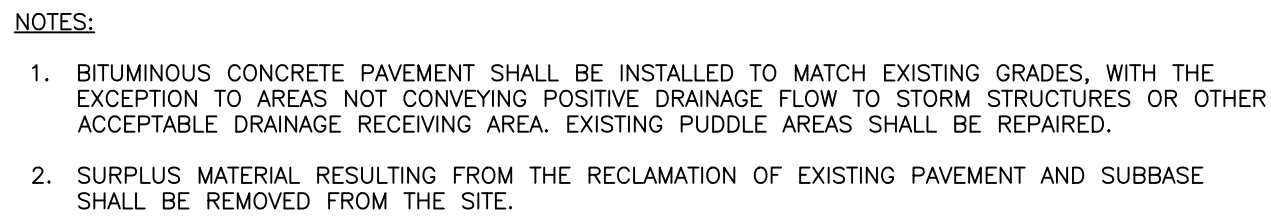
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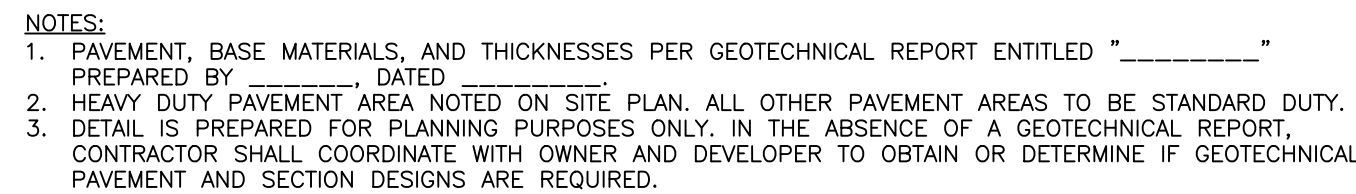
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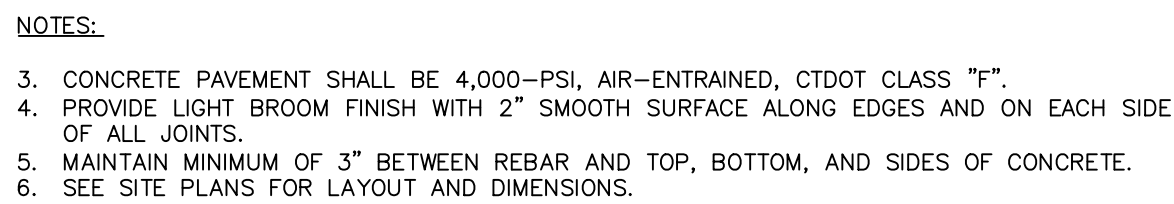
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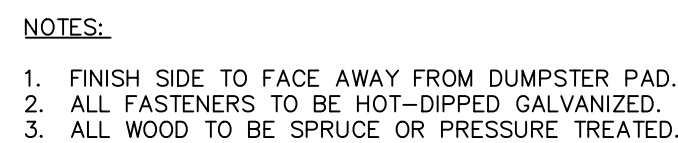
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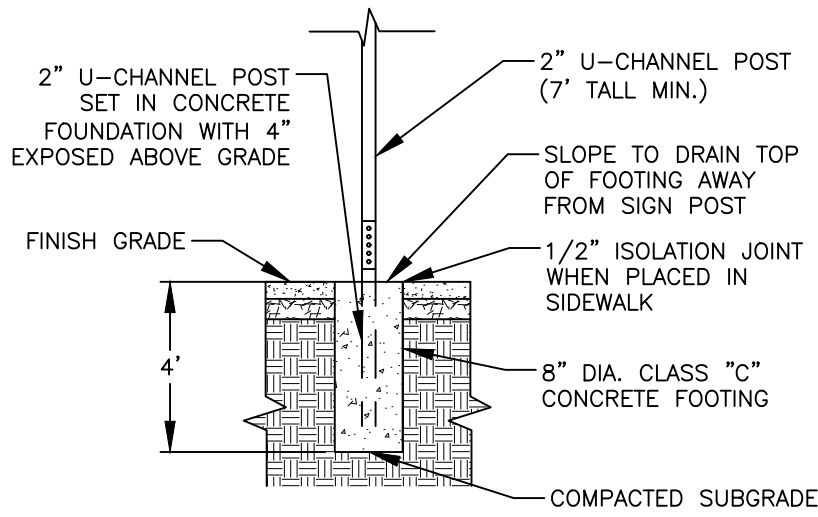


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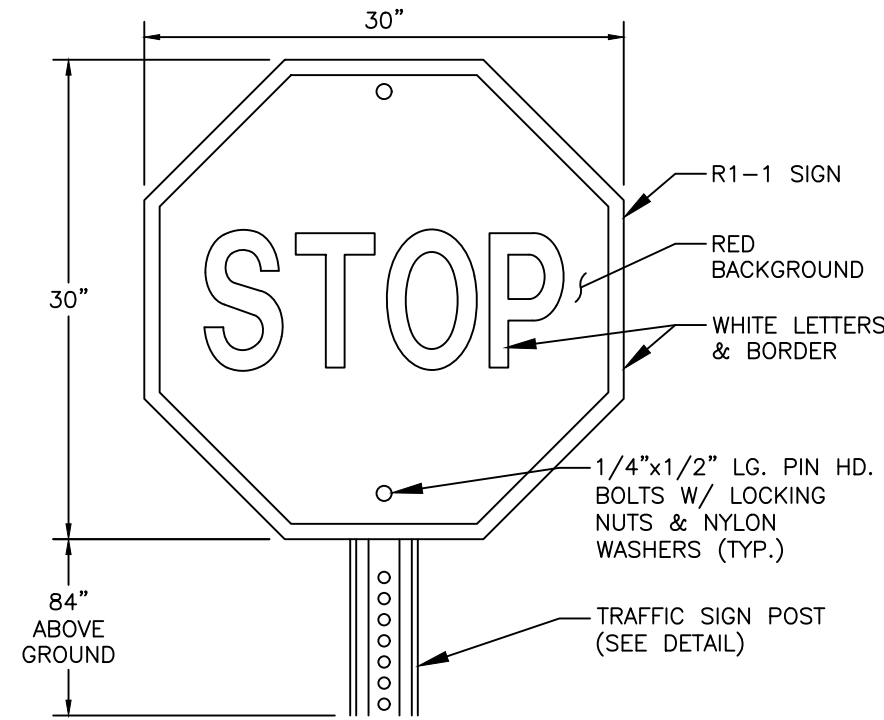
Page 4



- NOTES:
1. SUPPORTS SHALL BE METAL GALVANIZED STEEL POSTS (4 LB. / FT.) WITH BREAKAWAY COUPLING SYSTEM.
 2. USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH WASHERS FOR POST CONNECTION.
 2. USE TWO HOT-DIPPED GALVANIZED MACHINE BOLTS WITH NYLON WASHERS AND LOCKING NUTS FOR SIGN MOUNTING.
 3. CONCRETE FOOTING SHALL EXTEND MINIMUM 4" BELOW BOTTOM OF POST.
 4. SIGN HEIGHT SHALL CONFORM TO MUTCD STANDARDS UNLESS NOTED OTHERWISE ON THE PLANS.
 5. MAINTAIN 12" SETBACK FROM CURB OR SIDEWALK.

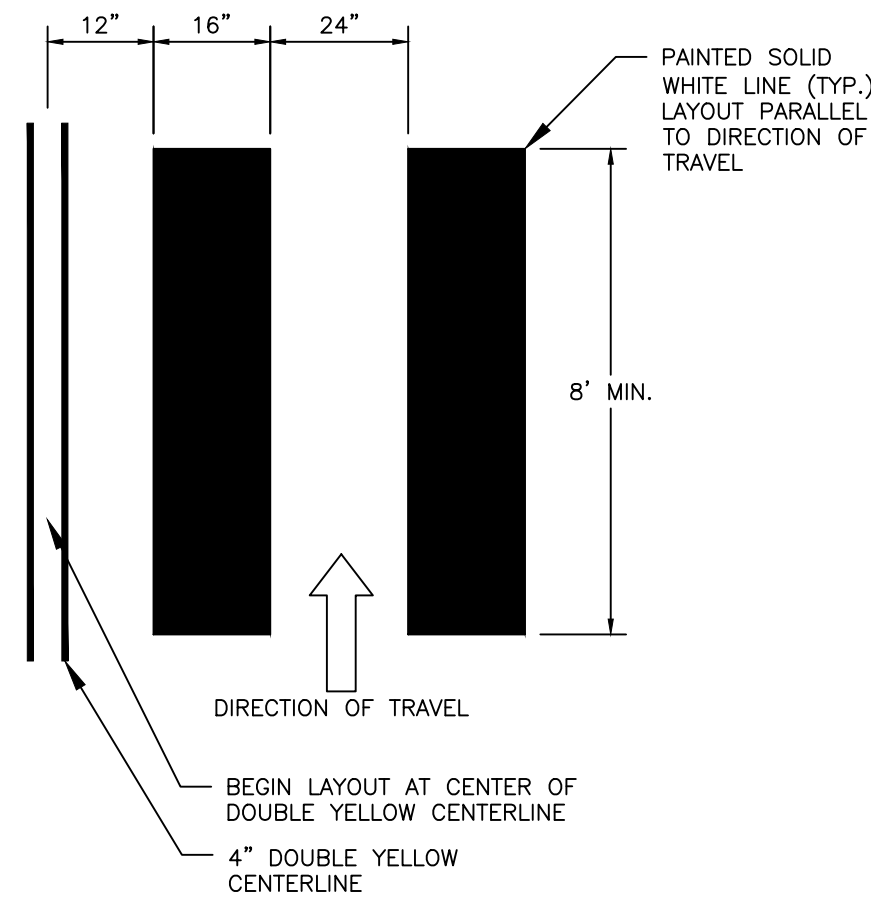
1 TRAFFIC SIGN POST

Not to Scale



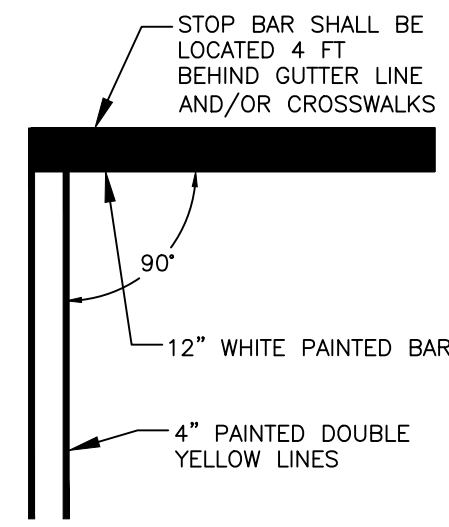
2 STOP SIGN

Not to Scale



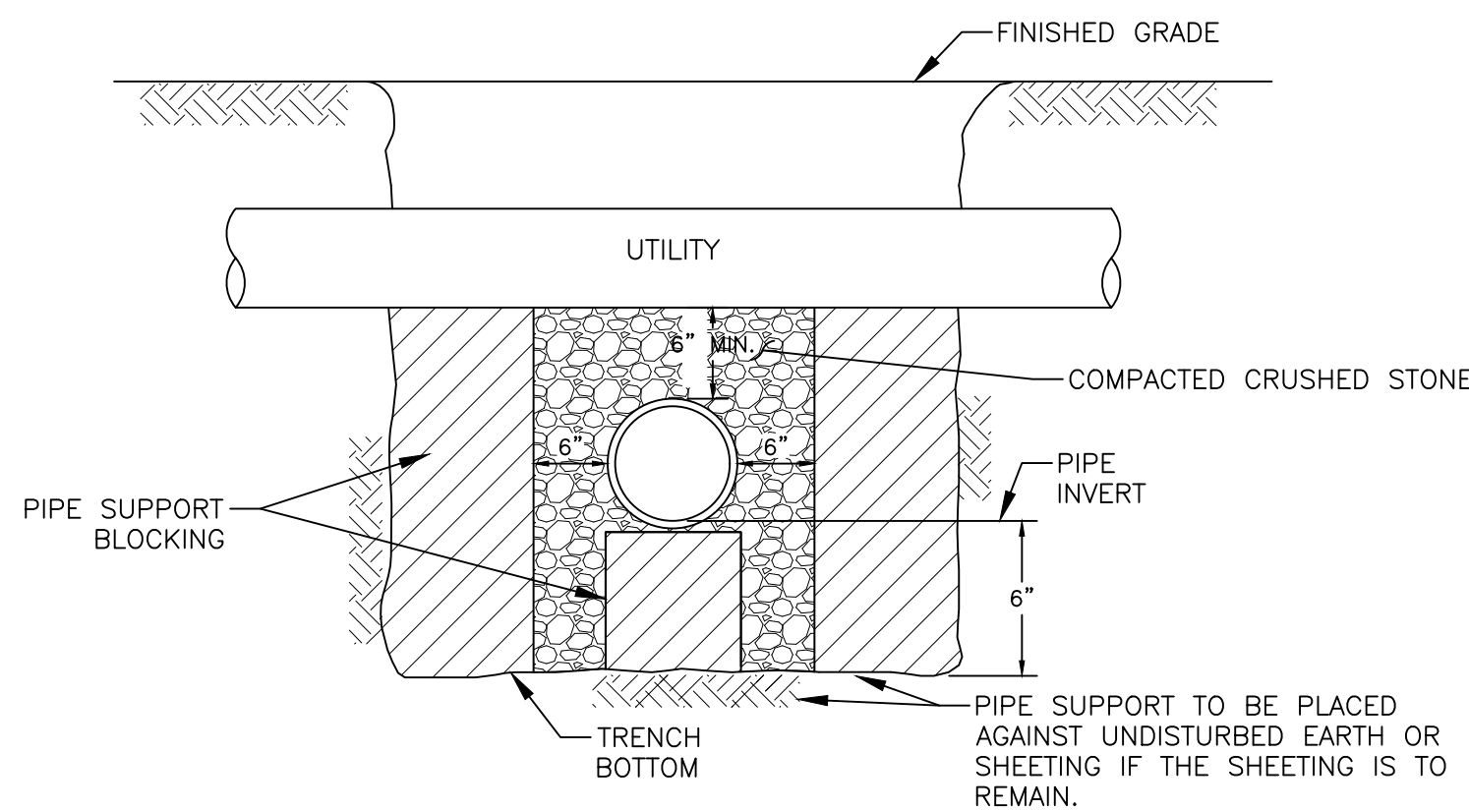
3 PAINTED CROSSWALK

Not to Scale



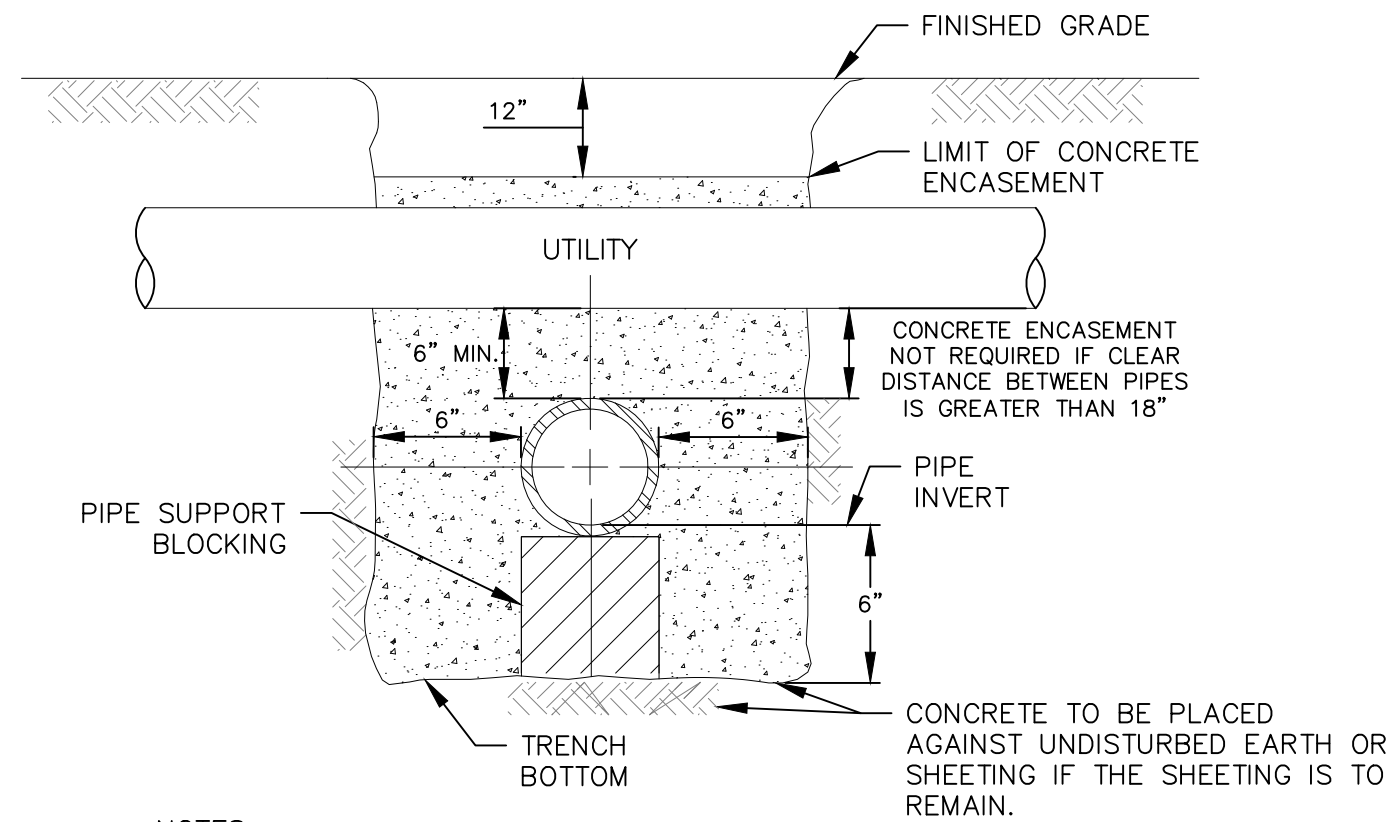
4 PAINTED STOP BAR

Not to Scale



5 UTILITY CROSSING

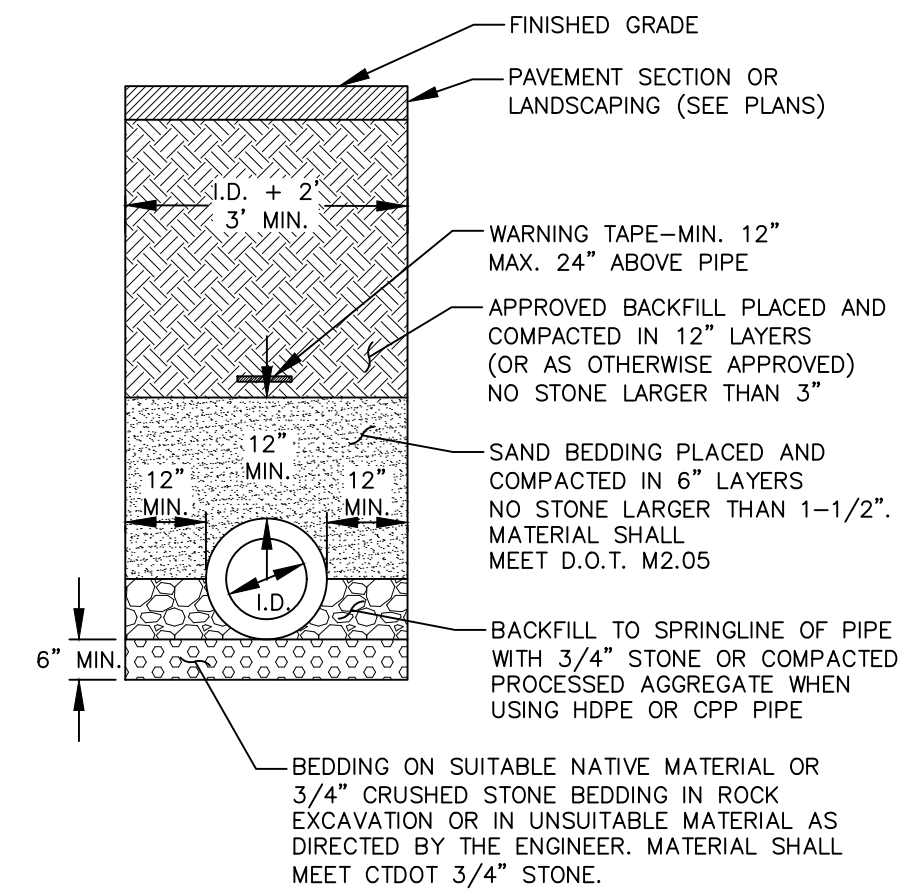
Not to Scale



- NOTES:
1. CONCRETE ENCASEMENT NOT REQUIRED IF CLEAR DISTANCE BETWEEN PIPES IS GREATER THAN 18".
 2. PIPES MUST BE BRACED VERTICALLY AND HORIZONTALLY TO PREVENT FLOATING DURING PLACEMENT OF CONCRETE.
 3. ALL CONCRETE ENCASEMENTS SHALL BE KEPT 12" BELOW THE BOTTOM OF ASPHALT PAVEMENT.
 4. CONCRETE SHALL EXTEND 1.5' IN EITHER DIRECTION OF CROSSING EXCEPT FOR WATER/SEWER CROSSINGS WHICH SHALL EXTEND 10' IN EITHER DIRECTION OF CROSSING.

6 UTILITY CROSSING - ENCASED IN CONCRETE

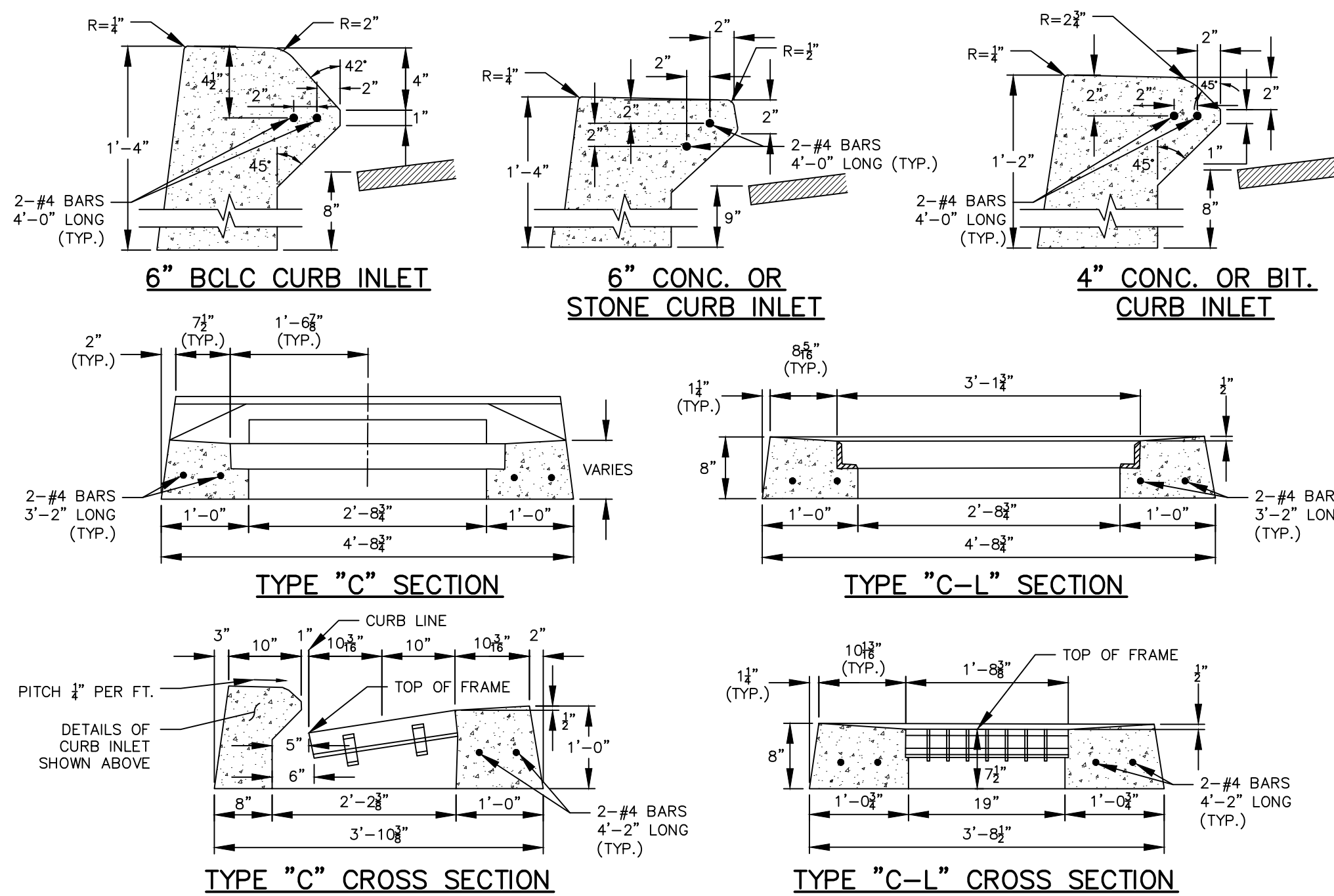
Not to Scale



- NOTES:
1. REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF AASHTO M 170 CLASS IV WITH SILT TIGHT JOINTS.
 2. RCP CLASS V PIPE SHALL BE USED IN PAVED AREAS WITH LESS THAN 1 FT. OF COVER OR IN LOCATIONS NOTED ON THE PLANS.
 3. HIGH-DENSITY POLYETHYLENE PIPE (HDPE) SHALL CONFORM TO AASHTO M 294, TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKETS FOR SILT TIGHT JOINTS.
 4. POLYVINYL CHLORIDE (PVC) PIPE FOR ROOF DRAIN CONNECTIONS SHALL BE SDR 35 GASKET PIPE.

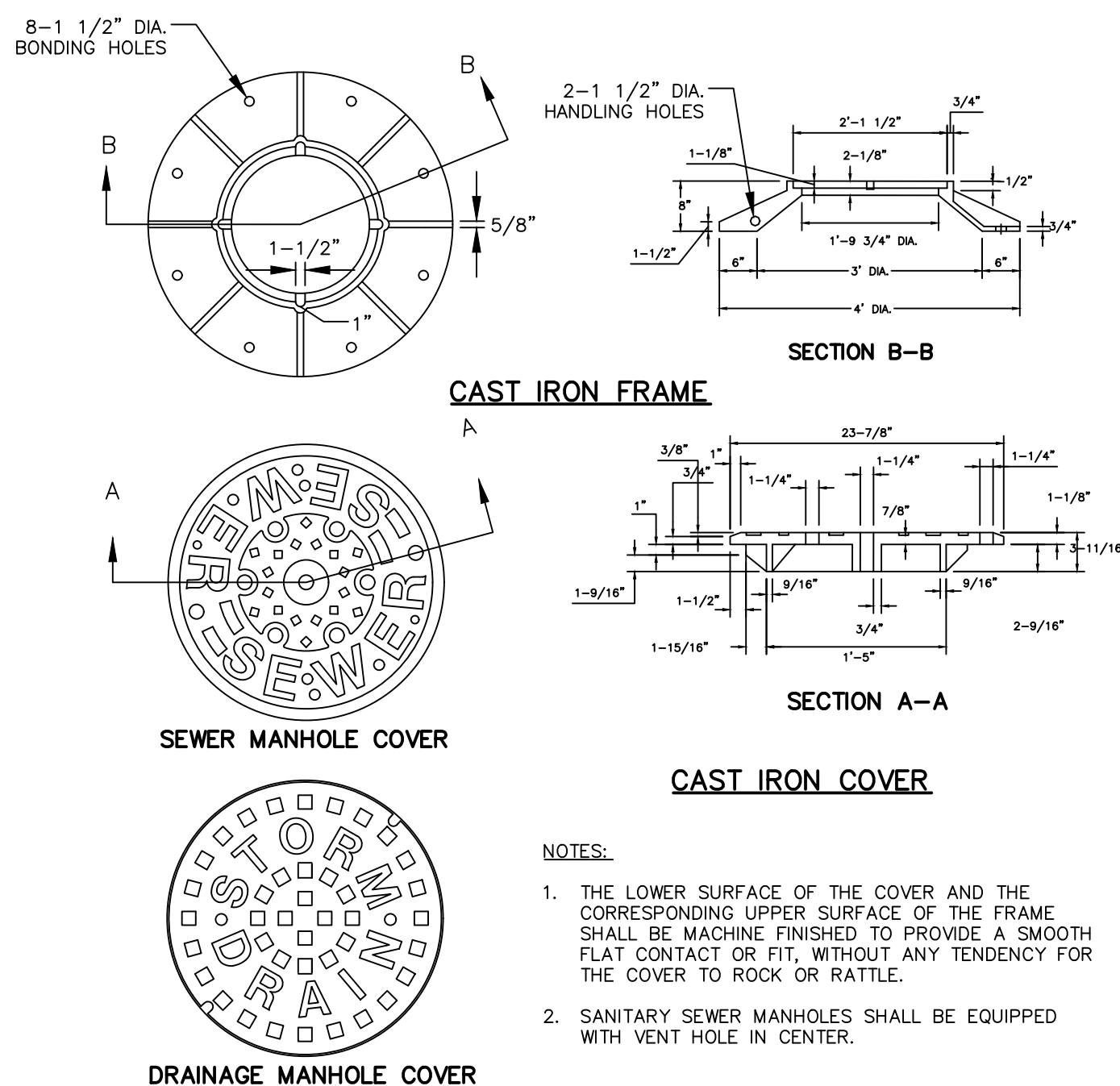
7 STORM DRAIN TRENCH SECTION

7



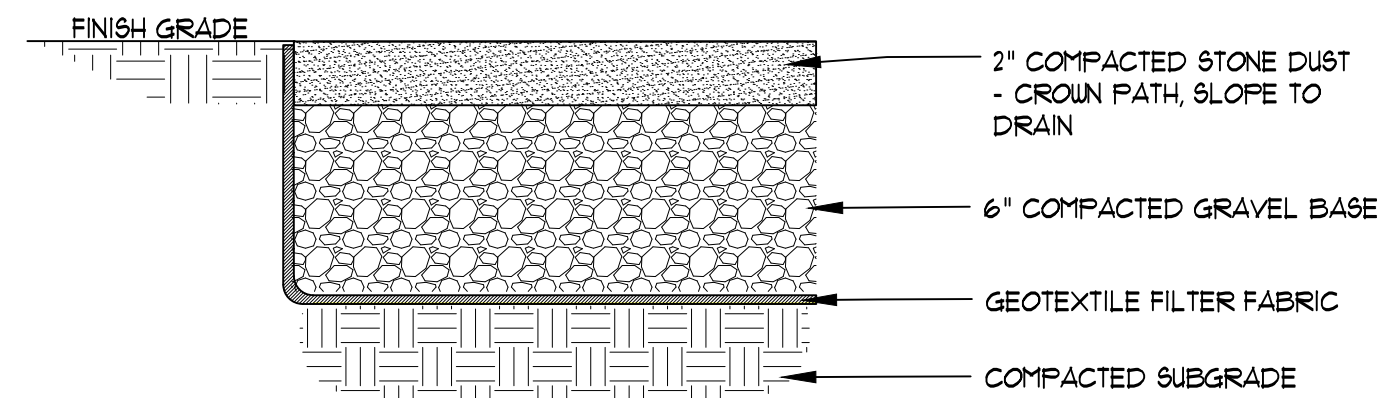
8 STANDARD CATCH BASIN TOPS

Not to Scale



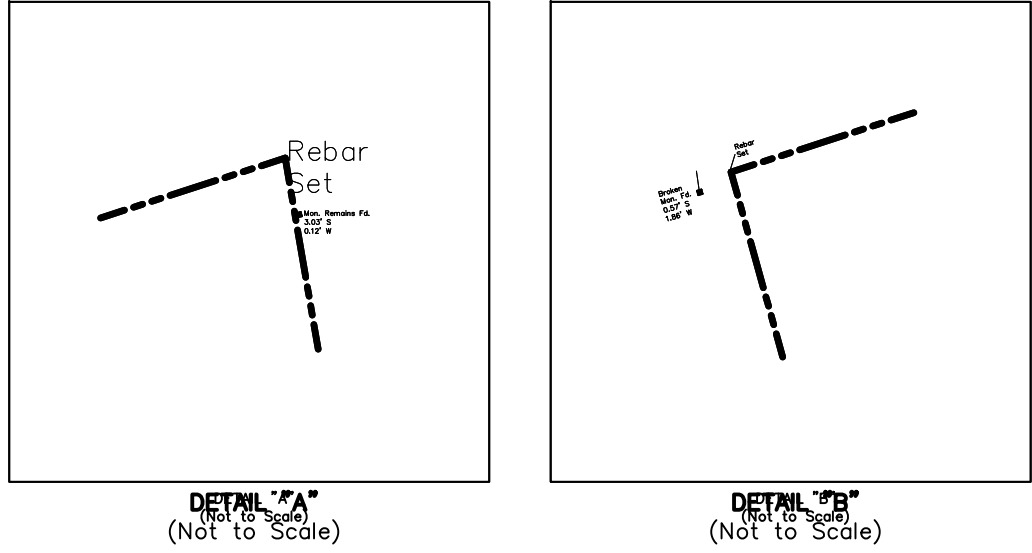
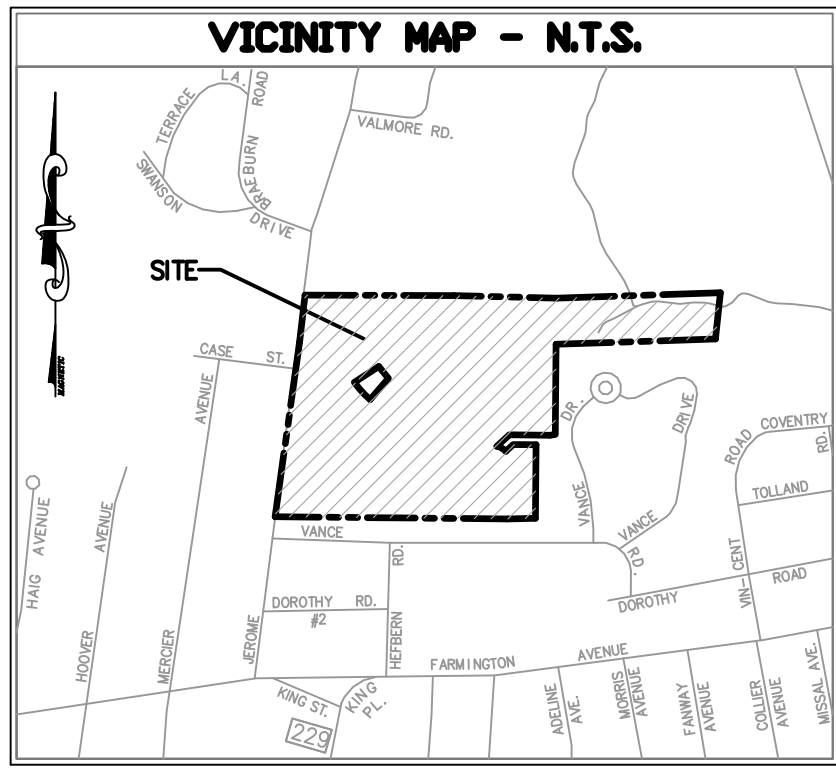
9 MANHOLE FRAME & COVER

Not to Scale



10 STONE DUST PATH

Not to Scale





MISCELLANEOUS NOTES

1. THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
2. THERE WAS NO EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
3. THERE WAS NO EVIDENCE OF CEMETERIES, GRAVESTONES, AND BURIAL GROUNDS.
4. THERE APPEARS TO BE WETLANDS LOCATED ON THE PROPERTY, HOWEVER ONLY A CERTIFIED SOIL SCIENTIST CAN VERIFY THE EXISTENCE OF WETLANDS.
5. DAVIS DRIVE & QUAKER LANE ARE NOT PUBLICLY ACCEPTED STREETS.

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FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X AND AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 090023, MAP NUMBER 0900300458F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND A PORTION OF THE PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE. HTTP://MSC.FEMA.GOV/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

STATEMENT OF ENCROACHMENTS

"AT THE TIME OF THE SURVEY NO ENCROACHMENTS WERE OBSERVED."

UTILITY NOTES

THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE & BEST AVAILABLE INFORMATION.

ITEMS CORRESPONDING TO SCHEDULE B

CURRENT TITLE COMMITMENT NOT PROVIDED TO THE SURVEYOR.

ZONING DATA

A ZONING REPORT HAS NOT BEEN PROVIDED TO THE SURVEYOR.

MAP REFERENCES

1. CAMBRIDGE PARK, OWNER: - UNITED STATES OF AMERICA, CITY OF BRISTOL, CONNECTICUT, SCALE 1"=40', SEPTEMBER 13, 1947, NO. 6091, NEW ENGLAND SURVEY SERVICE INC.
2. CAMBRIDGE PARK, CONN. 6091, LAYOUTS OF DAVIS DRIVE & QUAKER LANE, BRISTOL, CONNECTICUT, SEPTEMBER 20, 1943, SCALE 1"=40', CHARLES A. MAGUIRE AND ASSOCIATES.
3. COMPILED PROPERTY LINE PLAN, CONN-23-1, CONN-23-2, REMAINDER OF CONN-6091, LOCATED IN BRISTOL, CONNECTICUT, SCALE 1"=80', JULY 24, 1961, ADRIAN M. MATTHEWS, REG. LAND SURVEYOR.
4. MAP SHOWING PROPERTY BELONGING TO UNITED STATES OF AMERICA, BRISTOL, CONN., DEC. 1957, SCALE 1"=200', C.M. PFENNIG, CITY ENGR.
5. CONTOUR MAP, LAND IN BRISTOL, CONN., PROPERTY OF THE UNITED STATES OF AMERICA, PROPOSED SITE FOR FEDERAL ELDERLY HOUSING PROGRAM, TO BE DEVELOPED BY THE HOUSING AUTHORITY OF THE CITY OF BRISTOL, SCALE 1"=40', APRIL 8, 1961, ADRIAN M. MATTHEWS, P.E. & L.S.
6. PHA AIDED LOW-RENT HOUSING PROJECT CONN. 23-2, HOUSING AUTHORITY OF THE CITY OF BRISTOL, CAMBRIDGE PARK, BRISTOL, CONN., AS BUILT STREET PLAN, SCALE: 1"=40', NOV. 1963, A.W.C. KRATZER, CIVIL ENGINEER & LAND SURVEYOR.
7. MAP SHOWING SEWER RIGHT OF WAY ACROSS PROPERTY OF THE UNITED STATES OF AMERICA, BRISTOL, CONN., JAN. 1950, SCALE 1"=200', DEPT. OF ENG. CITY OF BRISTOL.
8. MAP SHOWING LOCATION OF STORM WATER EASEMENT THRU PROPERTY OF THE UNITED STATES OF AMERICA, BRISTOL, CONN., SCALE 1"=40', JAN. 18, 1957, L.J. BARIBAUT, C.E.
9. DEVELOPMENT PLAN, PROPERTY OF THE HEFURN CORPORATION, BRISTOL, CONN., MAY 1946, SCALE 1"=40', A.W. BACON, CIVIL ENGINEER MAP OF BRISTOL ACRES, DEVELOPED BY A.G.A. DEVELOPMENT CORP., BRISTOL, CONN., SCALE 1"=40', OCT. 1955, L.J. BARIBAUT, C.E.
10. MAP OF BRISTOL ACRES, SECTION TWO, DEVELOPED BY A.G.A. DEVELOPMENT CORP., BRISTOL, CONN., SCALE 1"=40', DEC. 1955, TIES ADDED 1 DEC. '58, H.B.'S SET 3 DEC. '58, L.J. BARIBAUT, C.E.
11. MAP SHOWING VANCE DRIVE, FROM VANCE ROAD NORTH TO CIRCLE, BRISTOL, CONN., SCALE 1"=40', AUGUST 1969, SHEET 1 OF 1, F.N. WHITEMORE JR., L.S.
12. MAP OF FARMINGTON GREENS, BRISTOL, CONN., OWNED AND DEVELOPED BY J.T. DONOVAN AND W.J. PHELAN, AUGUST 1926, REVISED JUNE 1937, REVISED OCTOBER 1951, SCALE 1"=100', SPERRY & BUELL, INC. (SEE ALSO FIELD NOTES N.B. 554, PG. 64)
13. MAP SHOWING PROPERTY BELONGING TO HARRY C. BARNES, MIX STREET, BRISTOL, CONN., NOV. 1928, SCALE: 1"=100', SPERRY & BUELL, INC.
14. MAP SHOWING STREET LINES OF JEROME AVENUE, BRISTOL, CONN., SCALE 1"=50', ENGINEERING DEPARTMENT, CITY OF BRISTOL.
15. MAP ENTITLED, "BOUNDARY STAKEOUT SURVEY, CAMBRIDGE PARK", OWNED BY BRISTOL HOUSING AUTHORITY a.k.a. THE HOUSING AUTHORITY OF THE CITY OF BRISTOL, JEROME AVENUE", SCALE: 1"=100', DATED: JUNE 6, 2016, PREPARED BY ROBERT GREEN ASSOCIATES, LLC.
16. MAP ENTITLED, "SITE DEMOLITION PLAN, CITY OF BRISTOL HOUSING AUTHORITY AT CAMBRIDGE PARK, BRISTOL, CONNECTICUT", SCALE: 1"=80', DATED: JULY 22, 2013, REVISED: OCTOBER 27, 2016, PREPARED BY CAPITAL STUDIO ARCHITECTS, LLC.
17. CITY OF BRISTOL ENGINEERING DEPART SEWER MAPS FOR DAVIS DRIVE OUTLET, SCALE HORIZ. = 1"=40', VERTICAL = 8'.

SURVEYOR'S GENERAL NOTES

- 1) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS APPROVED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. 1996
- 2) THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.
- 3) THE BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY, SEE NOTES HEREON.
- 4) THIS SURVEY CONFORMS TO A CLASS "A-2" SURVEY.

"TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

I HEREBY CERTIFY TO CAPITAL STUDIO ARCHITECTS; CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY THAT THIS SURVEY WAS ACTUALLY MADE BY INSTRUMENT SURVEY UPON THE GROUND AND THAT THIS SURVEY FULLY AND CORRECTLY REPRESENTS THE PROPERTY, INCLUDING ALL BUILDINGS, VISIBLE STRUCTURES, VISIBLE IMPROVEMENTS AND PARKING AREAS THEREON.

THIS IS TO CERTIFY THAT THIS MAP OR PLOT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 8, 9, 11A, 12, 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOV. 13, 2023.

SCOTT D. PORTER, REGISTERED LAND SURVEYOR NO. 19299

IN THE STATE OF CONNECTICUT

DATE OF SURVEY: NOV. 24, 2016

DATE OF LAST REVISION:

PRE-ALTA/NSPS LAND TITLE SURVEY FOR CAPITAL STUDIO ARCHITECTS

JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

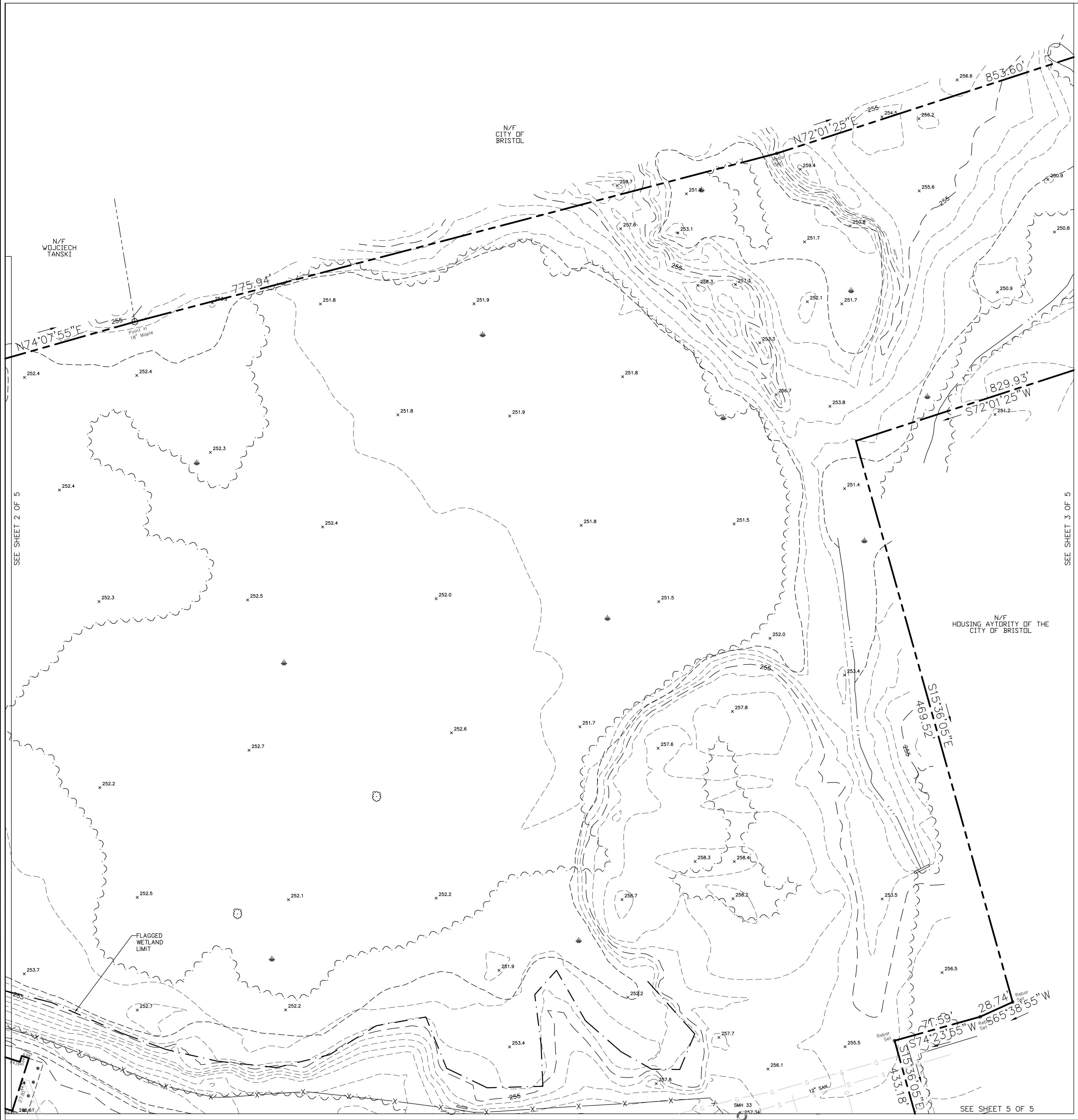
NOVEMBER 24, 2023

SCALE 1"=40'

CONNECTICUT CONSULTING ENGINEERS, LLC
CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8836

MERIDEN, CT. 06450
FAX 203-639-0022



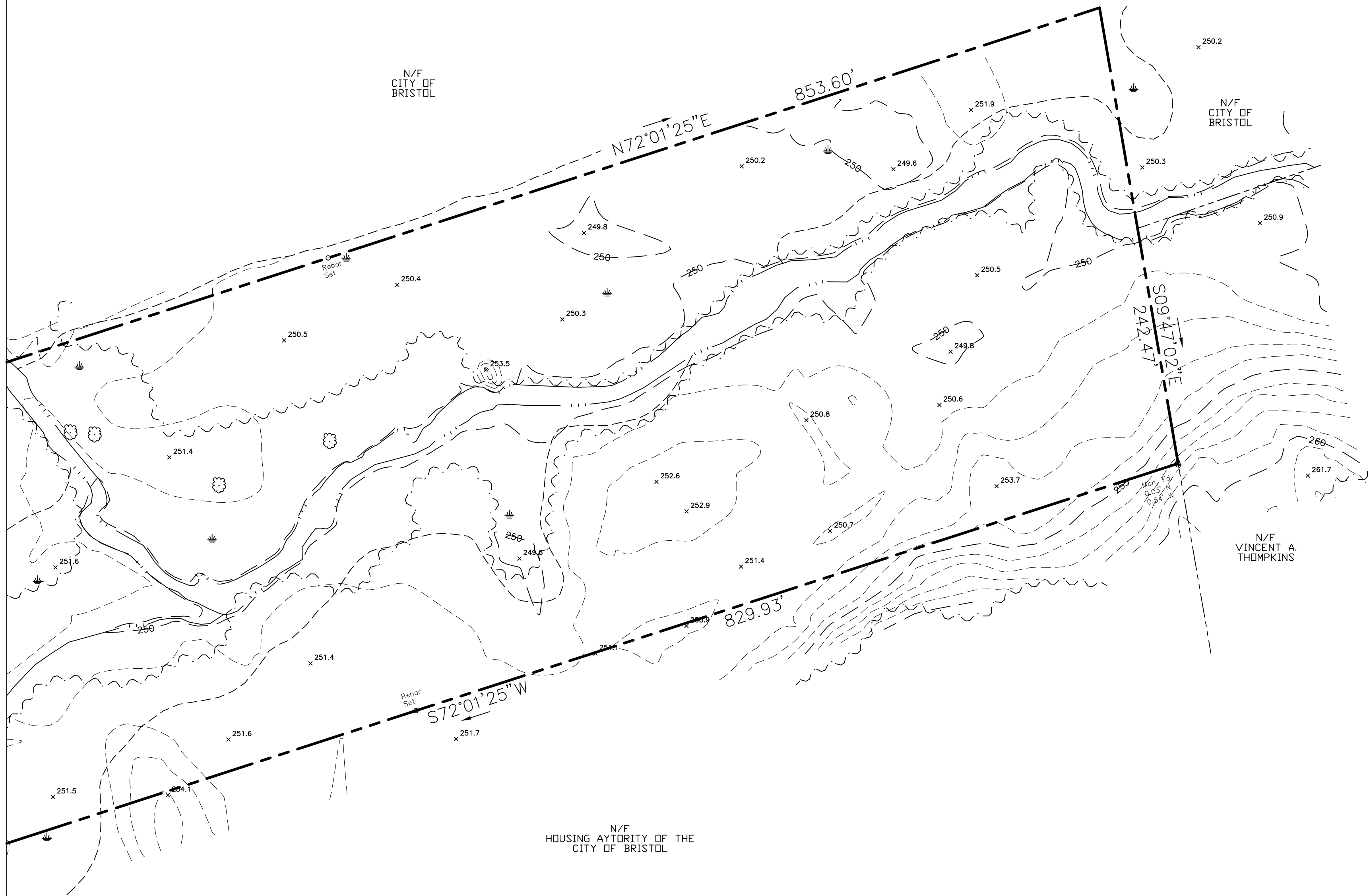
PRE-ALTA/NSPS LAND TITLE SURVEY
FOR
CAPTIAL STUDIO ARCHITECTS
JEROME AVENUE, DAVIS DRIVE & QUAKER LANE
BRISTOL, CT
COUNTY OF HARTFORD
STATE OF CONNECTICUT

NOVEMBER 24, 2023 SCALE 1"=40'

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CIVIL ENGINEERS & SURVEYORS

ONE PRESTIGE DRIVE
SUITE 110
203-639-8636
MERIDEN, CT. 06450
FAX 203-639-0022





SEE SHEET 3 OF 5



PRE-ALTA/NSPS LAND TITLE SURVEY
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SUITE 110
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MERIDEN, CT. 06450
FAX 203-639-0022



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ONE PRESTIGE DRIVE
SUITE 110
203-639-8636
MERIDEN, CT. 06450
FAX 203-639-0022





SEE SHEET 2 OF 5

SEE SHEET 4 OF 5

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SUITE 110
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MERIDEN, CT. 06450
FAX 203-639-0022



INLAND WETLANDS AND WATERCOURSES REGULATIONS OF THE
CONSERVATION COMMISSION
OF THE
CITY OF BRISTOL, CT

Amended to: Effective date 5-3-2021
Adopted: August 13, 1973

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SECTION 1 – TITLE AND AUTHORITY

- 1.1 These regulations shall be known as the "Inland Wetlands and Watercourses Regulations of the City of Bristol."
- 1.2 These regulations have been prepared and adopted and may be amended, from time to time, in accordance with the provisions of the Sections 22a-36 through 22a-45 of the Connecticut General Statutes by the Bristol Conservation Commission, as authorized by ordinance of the Bristol City Council meeting on March 6, 1973.
- 1.3 The preservation and protection of the wetlands and watercourses from random, unnecessary, undesirable and unregulated uses, disturbance or destruction is in the public interest and is essential to the public health, welfare and safety. It is, therefore, the purpose of these regulations to implement the provisions of the Inland Wetlands and Watercourses Act of the State of Connecticut and to protect the citizens of Bristol, Connecticut, by making provisions for the protection, preservation, maintenance and use of the inland wetlands and watercourses by minimizing their disturbance and pollution; maintaining and improving water quality in accordance with the highest standards set by Federal, State or local authority; preventing damage from erosion, turbidity or siltation; preventing loss of fish and other beneficial aquatic organisms, wildlife and vegetation and the destruction of the natural habitats thereof; deterring and inhibiting the danger of flood and pollution; protecting the quality of wetlands and watercourses for their conservation, economic, aesthetic, recreational and other public and private uses and values; and protecting potable fresh water supplies from danger of drought, overdraft, pollution, misuses and mismanagement by providing an orderly process to balance the need for economic growth of the City of Bristol, Connecticut, and the use of its land with the need to protect its environment and ecology in order to forever guarantee to the people of the City of Bristol, Connecticut, the safety of such natural resources for their benefit and enjoyment of generations yet unborn.
- 1.4 Pursuant to the General Statutes of the State of Connecticut, the Agency shall enforce all provisions of the Inland Wetlands and Watercourses Act and shall grant, grant with conditions, or deny all regulated activities on inland wetlands and watercourses in the City of Bristol pursuant to Sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, as amended.

SECTION 2 – DEFINITIONS

- 2.1 As used in these regulations:
 - a. "Act" means the Inland Wetlands and Watercourses Act, Section 22a-36 through 22a-45 of the General Statutes, as amended.
 - b. "Agency" means the Inland Wetlands and Watercourses Agency of the Conservation Commission of the City of Bristol, Connecticut.
 - c. "Clear cutting" means the harvest of timber products in a fashion which removes all species of trees down to a two (2) inch diameter at breast height.
 - d. "Commission member" means a member of the Agency.
 - e. "Commissioner of Environmental Protection" means the commissioner of the State of Connecticut Department of Environmental Protection.
 - f. "Deposit" includes, but shall not be limited to fill, grade, dump, place, discharge or emit.
 - g. "Discharge" means emission of any water, substance, or material into wetlands or watercourses whether or not such substance causes pollution.
 - h. "Disturbing the natural and indigenous character of the land" means that the activity will significantly alter the inland wetland and watercourses by reason of removal or deposition of material, clear cutting, alteration or obstruction of water flow, or will result in the pollution of the wetland or watercourse.
 - i. "Feasible" means able to be constructed or implemented consistent with sound engineering principles.

- j. "Permit" means the whole or any part of any license, certificate or approval or similar form of permission which may be required of any person by the provisions of these regulations under the authority of the Agency.
- k. "Permittee" means the person to whom such permit has been issued.
- l. "Material" means any substance, solid or liquid, organic or inorganic, including but not limited to: soil, sediment, aggregate, land, gravel, clay, bog, mud, debris, sand, refuse or waste.
- m. "Municipality" or "city" means the City of Bristol, Connecticut.
- n. "Nurseries" means land used for propagating trees, shrubs or other plants for transporting, sale, or for use as stock for grafting.
- o. "Person" means any person, firm, partnership, association, corporation, company, organization or legal entity of any kind, including municipal corporations, governmental agencies or subdivisions thereof.
- p. "Pollution" means the harmful thermal effect or the contamination or the rendering unclean or impure of any waters within the city caused by, but not limited to, erosion or any waste or other materials discharged or deposited therein by any public or private sewer or otherwise so as to directly or indirectly come into contact with any waters.
- q. "Prudent" means economically and otherwise reasonable in light of the social benefits to be derived from the proposed regulated activity, provided cost may be considered in deciding what is prudent and further provided a mere showing of expense will not necessarily mean an alternative is prudent.
- r. "Regulated Activity" (i) means any operation within or use of a wetland or watercourse involving removal or deposition of material; or any obstruction, construction, alteration or pollution, of such wetlands or watercourses, (ii) and any earth moving, filling, construction, clearcutting of trees or installation of septic systems within one hundred (100) feet of wetlands or watercourses or within 200 feet of a watercourse as defined by a pond or lake with a surface area greater than 5 acres (reservoirs, Jacklin Lake, Indian Lake, Birge Pond, Pine Lake, Cedar Lake), **and vernal pools. The upland review shall be extended if the upgradient slope of the land exceeds 5% from the wetlands, water course or vernal pool. The distance that upland review area will be extended shall be 50 feet for a five percent slope and shall increase by 5 feet per every 1% percent increase in slope to a maximum extended upland review distance of 200 feet. The total maximum upland review area can be 400 feet in total. Parcels with soils that are identified as highly erodible soils that are upgradient will also be extended to the limits of the erodible soil to a maximum of 200 feet additional.** Since the environmental impact of proposed activity may, in some instances, come from outside the physical boundaries of a wetland or watercourse, the intent of (ii) is to regulate these adjacent areas and thereby implement the statutory authority necessary to effectuate the legislative purpose set forth in the Connecticut General Statutes Section 22a-36 and regulation 1.3; (iii) means the construction of or alteration of ponds; (iv) means any construction to alter or create a wetland; (v) but shall not include the specified activities in Section 4 of these regulations.
- s. "Regulated Area" means any wetlands or watercourses as defined in these regulations.
- t. "Remove" includes, but shall not be limited to, drain, excavate, mine, dig, dredge, suck, grub, clear cut timber, bulldoze, dragline or blast.
- u. "Rendering unclean or impure" means any alteration of the physical, chemical or biological properties of any waters within the city, including, but not limited to, change in odor, color, turbidity or taste.
- v. "Significant activity" means any activity, including but not limited to, the following activities which may have a major effect or substantial impact on the area for which an application has been filed or on another part of an inland wetland or watercourse system:
 - (i) any activity involving deposition or removal of material which will or may have a substantial effect or significant impact on the regulated area or on another part of the inland wetland or watercourse system, or
 - (ii) any activity which substantially changes the natural channel or may inhibit the natural dynamics of a watercourse system, or

(iii) any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to support desirable fisheries, wildlife, or other biological life, prevent flooding, supply water, assimilate waste, facilitate drainage, provide recreation or open space or other functions, or

- (iv) any activity which causes substantial turbidity, siltation or sedimentation in a wetland or watercourse, or
- (v) any activity which causes a substantial diminution of flow of a natural watercourse, or groundwater levels of the regulated area, or
- (vi) any activity which causes or has the potential to cause pollution of groundwater, a wetland or watercourse, or
- (vii) any activity which creates conditions which may adversely affect the health, welfare and safety of any individual or the community, or
- (viii) any activity which destroys a wetland or watercourse.

w. "Soil Scientist" means an individual duly qualified in accordance with standards set by the Federal Office of Personnel Management.

x. "Submerged lands" means those lands which are inundated by water on a seasonal or more frequent basis.

y. "Waste" means sewage or any natural or man-made substance, liquid, gaseous, solid or radioactive, hazardous waste, or toxic waste which may pollute or tend to pollute any of the waters of the city.

(i) Hazardous waste includes material which may pose a present or potential hazard to human health or the environment including without limitation hazardous waste identified and listed in the Code of Federal Regulations Part 261.30 through 261.33, as amended or as superseded by subsequent regulation, or which meet the criteria outlined in Part 261.20 through 261.24 of said Code.

(ii) Toxic waste includes substances shown in scientific studies to have toxic, carcinogenic, mutagenic or teratogenic effects on humans and other life forms.

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

(i) Bogs are usually distinguished by evergreen trees and shrubs underlain by peat deposits, poor drainage, and highly acidic conditions.

(ii) Marshes are distinguished by the absence of trees and shrubs and the dominance of soft-stemmed herbaceous plants. The water table in marshes is at or above the surface throughout the year, but seasonal fluctuations are encountered and areas of open water six inches or more in depth are common.

(iii) Swamps are dominated by wetland trees and shrubs. Red maple is the most characteristic tree of the wooded swamps, with black gum and black ash as frequent associates. A conspicuous shrubbery understory of highbush blueberry, spicebush, sweet pepperbush, clammy azalea and other wetland shrubs may be present and a rich diversity of wildflowers such as marsh-marigold, skunk-cabbage, jewelweed, violets, and cardinal flower may also be present. Shrub swamps represent another swamp type, where alders, willows, buttonbush and other shrubs can form relatively pure or mixed stands. Occasionally trees may be associated with a shrub swamp. However, a high water table often favors certain shrubs, such as buttonbush, over trees. In swamps the underlying deposits are often relatively shallow and usually highly organic. Swamps may develop through the gradual invasion of marshes by woody species or directly, as in poorly drained depressions.

(iv) Vernal pools are small bodies of standing fresh water that are most obvious in the landscape during the spring of the year and shall have the following characteristics:

- (A) contains water for a minimum of two months during the growing season, usually the spring,

- (B) occurs within a confined depression or basin that lacks a permanent outlet stream,
- (C) lacks a fish population,
- (D) dries out most years, usually by late summer,
- (E) serves as a habitat for one or more obligate species. Obligate species shall include, but are not limited to, fairy shrimp, spotted salamander, eastern spadefoot toad, Jefferson salamander, marbled salamander, and wood frog.

The regulatory boundary of a vernal pool shall be defined as the lower of (A) and (B) or the elevation as defined by (C) below:

- (A) the maximum elevation of a topographical depression that holds water for a minimum of two (2) continuous months,
- (B) the maximum observed or recorded water level in a topographical depression,
- (C) the maximum water elevation based on a theoretical one year storm of a total of 2.6 inches of water in 24 hours taking into account the ground water that the basin is holding at the beginning of the spring amphibian breeding season.

aa. "Wetlands" means land, including submerged land not regulated pursuant to Section 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service of the United States Department of Agriculture. Such areas may include filled, graded, or excavated sites which possess an aquatic (saturated) soil moisture regime as defined by the USDA Cooperative Soil Survey. Wetlands shall be delineated by a Soil Scientist, geologist, or ecologist.

SECTION 3 – INVENTORY OF REGULATED AREAS

- 3.1 The map of regulated areas entitled "Inland Wetlands and Watercourses Map, Bristol, Connecticut" delineates the general location and boundaries of inland wetlands and the general location of watercourses. Copies of this map are available for inspection at the office of the Inland Wetlands Agency. In all cases, the precise location of regulated areas shall be determined by the actual character of the land, the distribution of wetland soil types and location of watercourses. The Agency may use aerial photography, remote sensing imagery, resource mapping, soils maps, site inspection observations or other information in determining the location of the boundaries of wetlands and watercourses.
- 3.2 Any property owner who disputes the designation of any part of his or her land as a regulated area on the Inland Wetlands and Watercourses Map, may petition the Agency to change the designation. All petitions for a map change shall be submitted in writing and shall include all relevant facts and circumstances which support the change. The petitioner shall provide proof that the designation is inapplicable. Documentation in accordance with Section 15 of these regulations may be required of the property owner when the Agency requires an accurate delineation of regulated areas.
- 3.3 The Inland Wetlands and Watercourses Agency or its designated agent(s) shall monitor and maintain general surveillance of all regulated areas.

SECTION 4 – PERMITTED USES AS OF RIGHT AND NONREGULATED USES

- 4.1 The following operations and uses shall be permitted in inland wetlands and watercourses, as of right:
 - a. Grazing, farming, nurseries, gardening and harvesting of crops and farm ponds of three acres or less essentially to the farming operation, and activities conducted by, or under the authority of, the Department of Environmental Protection for the purposes of wetland or watercourse restoration or enhancement or mosquito control. The provisions of this subdivision shall not be construed to include road construction or the erection of buildings not directly related to the farming operation, relocation of watercourses with continual flow, filling or reclamation of wetlands or watercourses with continual flow, clear cutting of timber except for the expansion of agricultural crop land, the mining of top soil, peat, sand, gravel or similar material from wetlands or watercourses for the purposes of sale;
 - b. A residential home (A) for which a building permit has been issued or (B) on a subdivision lot, provided the permit has been issued or the subdivision has been approved by a municipal planning, zoning or planning and zoning commission as of the

effective date of the promulgation of the municipal regulations pursuant to subsection (b) of section 22a-42a, or as of July 1, 1974, whichever is earlier, and further provided no residential home shall be permitted as of right pursuant to this subdivision unless the permit was obtained on or before July 1, 1987. The applicant shall be prepared to document the validity of said permit by providing a certified copy of the building permit and approved site plan showing proposed and existing topographic contours, house and well locations, septic systems, driveways approval dates or other information;

- c. Boat anchorage or mooring, not to include dredging or dock construction;
 - d. Uses incidental to the enjoyment or maintenance of residential property, such property defined as equal to or smaller than the largest minimum residential lot site permitted anywhere in the municipality and containing a residence. Such incidental use shall include maintenance of existing structures, landscaping involving planting of trees and shrubs, fences, signs, but shall not include excavation for such incidental use of more than a total of ten (10) cubic yards of material from a regulated wetland or watercourse, or diversion or alteration of a watercourse; or deposition of no more than a total of ten (10) cubic yards of material into a regulated wetland or watercourse, or diversion or alteration of a watercourse; or combination thereof;
 - e. Construction and operation, by water companies as defined by Section 16-1 or by municipal water supply systems as provided for in Chapter 102 of the Connecticut General Statutes, of dams, reservoirs and other facilities necessary to the impounding, storage and withdrawal of water in connection with public water supplies except as provided in Sections 22a-401 through 22a-410 of the General Statutes;
 - f. Maintenance relating to any drainage pipe which existed before the effective date of any municipal regulations adopted pursuant to Section 22a-42a or July 1, 1974, whichever is earlier, provided such pipe is on property which is zoned as residential but which does not contain hydrophytic vegetation. For purposes of this subsection, "maintenance" means the removal of accumulated leaves, soil, and other debris whether by hand or machine, while the pipe remains in place; and
 - g. Withdrawals of water for fire emergency purposes.
- 4.2 The following operations and uses shall be permitted as a nonregulated use in wetlands and watercourses, provided they do not disturb the natural and indigenous character of the wetland or watercourse by removal or deposition of material, alteration or obstruction of water flow or pollution of the wetland or watercourse:
- a. Conservation of soil, vegetation, water, fish, shellfish, and wildlife. Such operation or use may include, but is not limited to, minor work to control erosion, or to encourage proper fish, wildlife and silviculture management practices;
 - b. Outdoor recreation including play and sporting areas, golf courses, field trails, nature study, hiking, horseback riding, swimming, skin and scuba diving, camping, boating, water-skiing, trapping, hunting, fishing, shellfishing and cross-country skiing where otherwise legally permitted and regulated.
 - c. The installation of a dry hydrant by or under the authority of a municipal fire department, provided such dry hydrant is only used for firefighting purposes and there is no alternative access to a public water supply. For purposes of this section, "dry hydrant" means a non-pressurized pipe system that: (A) is readily accessible to fire department apparatus from a proximate public road, (B) provides for the withdrawal of water by suction to such fire department apparatus, and (c) is permanently installed into an existing lake, pond or stream that is a dependable source of water.
- 4.3 All activities in wetlands or watercourses involving filling, excavation, dredging, clear cutting, grading and excavation, or any other alteration or use of a wetland or watercourse not specifically permitted by this section, shall require a permit from the Agency in accordance with Section 6 of these regulations.
- 4.4 To carry out the purposes of this section, any person proposing to carry out a permitted or nonregulated operation or use of a wetland or watercourse shall, prior to commencement of such operation or use, notify the Agency on a form provided by it, and provide the Agency with sufficient information to enable it to properly determine that the proposed operation and use is a permitted or nonregulated use of the wetland or watercourse. The Agency, or its designated agent, shall rule that the proposed operation or use is a permitted or nonregulated use or operation or that a regular permit is required. Such ruling shall be in writing and shall be made no later than the next regular scheduled meeting of the Agency following the meeting at which the

request was received. The designated agent for the Agency may make such ruling on behalf of the Agency at any time. The Bristol Inland Wetlands Agency hereby designates the technical advisor to the Inland Wetlands Agency, as determined by the Public Works Department, as its designated agent to act with authority to determine whether a proposed operation or use is a permitted or nonregulated use or operation under Section 4 of the Bristol Inland Wetlands Regulations, and to make such rulings thereunder, with the following limitations and guidance:

- a. That no such determination or ruling shall authorize more than ten (10) cubic yards of excavation or fill or combination thereof within a two (2) year period at any site.
- b. That the delegation to make such determinations and rulings under Paragraph 1.d of Section 4, allowing "uses incidental to the enjoyment and maintenance of residential property", is made to encourage the exercise of good judgment and discretion of the designated agents, particularly, but not limited to, to permit those uses or operations that involve the removal or deposition of material ~~in, or~~ within 100 feet of a wetlands or watercourse and the uses or operations for the construction of additions to primary residences or freestanding accessory structures normally incidental to the use of pre-existing residential structures. Actual field conditions, land cover, slopes and drainage patterns, past and current soil scientist reports, geotechnical information, and other pertinent existing condition information may be considered in this determination.
- c. Any person receiving such approval from the agent shall, within ten days of the date of such approval, publish, at the applicant's expense, notice of the approval in a newspaper having a general circulation in the City of Bristol where the activity will take effect. Any person may appeal such decision of such agent to the Inland Wetlands Agency within 15 days of the publication date of the notice and the Inland Wetlands Agency shall consider such appeal at its next regularly scheduled meeting provided such meeting is no earlier than 3 business days after receipt by such agency or its agent of such appeal. The Inland Wetlands Agency shall, at its discretion, sustain, alter, or reject the decision of its agent or require an application for a permit addressed to the agency itself.
- d. Such delegation of authority can be modified at any time by the Agency.

SECTION 5 – ACTIVITIES REGULATED BY THE STATE

- 5.1 The Commissioner of the Environmental Protection shall regulate activities in or affecting wetlands or watercourses subject to the following jurisdiction:
- a. Construction or modification of any dam pursuant to Sections 22a-410 of the General Statutes, as amended;
 - b. Construction or placement of any obstruction within stream channel encroachment lines pursuant to Sections 22a-342 through 22a-349 of the General Statutes, as amended;
 - c. Diversion of water in excess of fifty thousand (50,000) gallons per day or any surface waters of the state where the tributary watershed area above the point of diversion is 100 acres or larger pursuant to Sections 22a-365 through 22a-378 of the General Statutes, as amended;
 - d. Discharges into the waters of the state pursuant to Section 22a-430 of the General Statutes, as amended;
 - e. Discharge of fill or dredged materials into the wetlands and watercourses of the state pursuant to Section 401 of the Federal Clean Water Act, as amended, for activities regulated by the U.S. Army Corps of Engineers under Section 404 of the Federal Clean Water Act.

SECTION 6 – REGULATED ACTIVITIES TO BE LICENSED

- 6.1 No person shall conduct or maintain a regulated activity without first obtaining a permit for such activity from the Agency.

- 6.2 The Agency shall regulate any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration or pollution of such wetlands or watercourses and any other regulated activity, unless such operation or use is permitted or non-regulated pursuant to Section 4 of these regulations.
- 6.3 Any person found to be conducting or maintaining a regulated activity without the prior authorization of the Agency or violating any other provision of these regulations shall be subject to the enforcement proceedings and penalties prescribed in Section 14 of these regulations and any other remedies as provided by law.

SECTION 7 – APPLICATION REQUIREMENTS

- 7.1 Any person wishing to undertake a regulated activity shall apply for a permit on a form provided by the Agency. An application shall include an application form, such number of site plans as required by the Agency and such information as prescribed by Section 7.3 and, in the case of a significant activity, by Section 7.4 of these regulations. Application forms may be obtained in the office of the Agency.
- 7.2 No such application shall be deemed complete unless it shall be in such form and contain such information as the Agency deems necessary for a fair and informed determination of the issues. The Agency shall inform the applicant of such necessary information.
- 7.3 All applications shall include the following information in writing:
- a. The applicant's name, home and business address and telephone numbers;
 - b. The owner's name, address and telephone number and written consent if the applicant is not the owner of the property involved in the application;
 - c. The geographical location of the property which is to be affected by the proposed activity, including a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, area(s) of wetland or watercourse disturbance, soil types(s) and vegetation;
 - d. The purpose and a description of the proposed activity;
 - e. Alternatives considered by the applicant and why the proposal to alter wetlands set forth in the application was chosen;
 - f. A site plan showing existing and proposed conditions in relation to wetlands and watercourses;
 - g. Names and addresses of adjacent property owners;
 - h. Certification that the applicant is familiar with the information provided in the application and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information;
 - i. Certification of the present flow of storm water for a 50 year storm and the flow which would result from the proposed activity. In addition, the Agency may require certification of existing flows and determination of flow which would result from the proposed activity associated with a 2, 5, 10, 25 and 100 year storm event.
 - j. Submit a feasible and prudent stormwater management plan to minimize site runoff. The goal of the plan shall be to provide no increase in the peak rate of stormwater runoff.
 - k. Authorization for the commissioners and agents of the Agency to inspect the property, at reasonable times, both before and after a final decision has been issued;
 - l. Any other information the Agency deems necessary to the understanding of what the applicant is proposing;

m. Submission of the appropriate filing fee as established by the Agency.

7.4 If the proposed activity involves a significant activity as defined in Section 2.1 of these regulations, additional information, based on the nature and anticipated effects of the activity, including but not limited to the following may be required.

- a. Site plans for the proposed use or operation and the property which will be affected, which show existing and proposed conditions, wetland and watercourse boundaries, land contours, boundaries of land ownership, proposed alterations and uses of the wetlands and watercourses, and other pertinent features of the development drawn by a licensed surveyor, professional engineer or architect registered in the State of Connecticut or by such other person acceptable to the Agency;
- b. Engineering reports and analyses and additional drawings to fully describe the proposed project and any filling, excavation, drainage or hydraulic modifications to watercourses;
- c. Mapping of soil types consistent with the categories established by the National Cooperative Soil Survey of the U.S. Soil Conservation Service;
- d. Description of the ecological communities and functions of the wetlands or watercourses involved with the application and the effects of the proposed regulated activities on these communities and wetland functions;
- e. Description of how the applicant will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application and with each alternative, and a description of why each alternative considered was deemed neither feasible nor prudent;
- f. Analysis of chemical and/or physical characteristics of any fill material;
- g. Measures which would mitigate the impact of the proposed activity. Such measures include, but are not limited to, plans or actions which avoid destruction or diminution of wetland or watercourse functions, recreational uses and natural habitats; which prevent flooding, degradation of water quality, erosion and sedimentation and obstruction of drainage; or which otherwise safeguard water resources;
- h. Analysis of chemical and/or physical characteristics of the wetlands or watercourses involved with the application.

7.5 The applicant shall certify whether:

- a. Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality;
- b. Traffic attributable to the completed project on the site will use streets within an adjoining municipality to enter or exit the site;
- c. Sewer or water drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality; or,
- d. Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

7.6 The original application, site plans, filing fee and any other materials as may be required by the Agency shall be submitted to comprise a complete application.

7.7 Any application to extend the expiration date of a previously issued permit shall be filed with the Agency no later than sixty-five (65) days prior to the expiration date for the permit in accordance with Subsections 8.4 through 8.8 of these regulations. Any application for renewal or extension shall be made in accordance with this section provided:

- a. The application may incorporate by reference the documentation and record of the original application;

- b. for purposes of this section, “preservation restriction “ means a limitation, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land described therein, including, but not limited to, the state of any political subdivision of the state, or in any order of taking such land whose purpose is to preserve historically significant structures or sites.
 - c. no person shall file a permit application, other than for interior work, in an existing building or for exterior work on an existing building that does not expand or alter the footprint of such existing building, relating to property that is subject to conservation restriction or a preservation restriction unless the applicant provides proof that the applicant has provided written notice of such application, by certified mail, return receipt requested, to the party holding such restriction, including but not limited to, any state agency that holds such restriction, not later than sixty days prior to the filling of the permit application.
 - d. in lieu of such notice pursuant to section 7.9c, the applicant may submit a letter from the holder of such restriction or from the holder’s authorized agent, verifying that the application is in compliance with the terms of the restriction.
- 7.10 Any application to renew a permit shall be granted upon request of the permit holder unless the Agency finds that there has been a substantial change in circumstances which requires a new permit application or an enforcement action has been undertaken with regard to the regulated activity for which the permit was issued, provided no permit shall be valid for more than ten years, and b) no permit issued prior to July 1, 2006 or after July 1, 2009 may be valid for more than ten years, and further provided that any permit issued prior to July 1, 2011 that did not expire prior to May 9, 2011 shall be valid for no more than fourteen years.

SECTION 8 – APPLICATION PROCEDURES

- 8.1 All applications shall be filed in the Agency's office.
- 8.2 In the case of any application where any portion of the wetland or watercourse on which the regulated activity is proposed is within 500 feet of the boundary of an abutting town, the applicant shall give written notice of the proposed activity, certified mail return receipt requested, to the adjacent municipal inland wetlands and watercourses agency on the same day of filing an inland wetlands and watercourses permit application with this Agency. Documentation of such notice shall be provided to this Agency.
- 8.3 The Agency shall notify the clerk of any adjoining municipality of the pendency of any application to conduct a regulated activity when:
- a. Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality;
 - b. A significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
 - c. A significant portion of the sewer or water drainage from the project site will flow through and significantly impact the sewage or drainage system within the adjoining municipality; or,
 - d. Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Notice of the pendency of such application and a copy of said application shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application. No hearing shall be conducted on any application, petition, request or plan until the adjoining town has received the notice required under this section.

- 8.4 The date of receipt of any application shall be the day of the next regularly scheduled meeting of the Agency immediately following the day of submission to the Agency or thirty-five days after such submission, whichever is sooner.

- 8.5 At any time during the review period, the Agency may require the applicant to provide additional information about the regulated area or regulated activity which is the subject of the application, or wetlands or watercourses affected by the regulated activity.
- 8.6 If a public hearing is to be held on any application for a permit, all documentary evidence in support of the application shall be filed with the Agency and available for public inspection no less than ten (10) days prior to the day of the hearing or any reconvening thereof.
- 8.7 All applications shall be open for public inspections.
- 8.8 Incomplete applications may be denied.
- 8.9 When an application is filed to conduct or cause to be conducted a regulated activity upon an inland wetland or watercourse, any portion of which is within the watershed of a water company as defined in Section 16-1 of the General Statutes, the applicant shall provide written notice of the application to the water company provided such water company has filed a map showing the boundaries of the watershed on the land records of the municipality in which the application is made and with the inland wetlands agency of such municipality. Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven days of the date of the application. The water company, through a representative, may appear and be heard at any hearing on the application.

SECTION 9 – PUBLIC HEARINGS

- 9.1 The Agency shall not hold a public hearing on an application unless the Agency determines that the proposed activity may have a significant impact on wetlands or watercourses or a petition signed by at least twenty-five persons who are eighteen years of age or older and who reside in the municipality in which the regulated activity is proposed, requesting a hearing is filed with the Agency not later than fourteen days after the date of receipt of such application or the Agency finds that a public hearing regarding such application would be in the public interest. The Agency may issue a permit without a public hearing provided no petition provided for in this section is filed with the Agency on or before the fourteenth day after the date of receipt of the application. Such hearing shall be held no later than sixty-five days after the receipt of such application. All applications and maps and documents relating thereto shall be open for public inspection. Any person or persons may appear and be heard or may be represented by agent or by attorney at any public hearing.
- 9.2 The Agency shall publish a notice of a public hearing in a newspaper having a general circulation in the municipality where the regulation, map, or regulated activity that is the subject of the hearing is located.
- a. Such notice shall be published at least twice, at intervals of not less than two days.
 - b. The first notice shall be published between ten and fifteen days before the date of the public hearing.
 - c. The second notice shall be published not less than two days before the date of the public hearing.
 - d. The notice shall contain specific information, including but not be limited to, the public hearing date, time, and location, and a summary of the proposed regulated activity or action.
- 9.3 A sign or signs must be posted on the premises which is the subject of the application at least fifteen (15) days before the hearing or any reconvening thereof and must be removed within ten (10) days after completion of the hearing or any rehearing thereof. The sign shall be so located on the property so as to be visible and readable from the street(s) or highway(s) that the property fronts on. The sign must be no more than 5 feet off the street line and must be readable for the full time of the required posting. The sign shall be a 4 feet by 4 feet. Printed lettering shall be black on a yellow background. The wording and size of lettering shall be as follows:

INLAND WETLANDS APPLICATION	(3" letters)
PLACE: City Hall	(2" letters)
DATE	(2" letters)
FOR ADDITIONAL INFORMATION, CALL 860-584-6225	(2" letters)

The sign must be legible in block or printed letters not less than the sizes shown above. The sign shall be prepared and erected by the applicant at a cost to be borne by the applicant.

If the opening of the hearing is postponed, the date on the sign shall be revised to indicate the date of the rescheduled hearing. Such revision shall be made to the sign at least fifteen (15) days before the rescheduled hearing.

SECTION 10 – CONSIDERATIONS FOR DECISION

10.1 The Agency may consider the following in making its decision on an application:

- a. The application and its supporting documentation;
- b. Public comments, evidence and testimony from a public hearing;
- c. Reports from other agencies, departments and commissions including but not limited to those of the City of Bristol;
- d. The Agency may also consider comments on any application from the CT Conservation District, the Connecticut Regional Council of Government or other regional organizations; agencies in adjacent municipalities which may be affected by the proposed activity, or other technical agencies or organizations which may undertake additional studies or investigations.
- e. Non-receipt of comments from agencies, departments and commissions listed above within the prescribed time shall neither delay nor prejudice the decision of the Agency.

10.2 Factors for Consideration; Finding of No Feasible or Prudent Alternative

In carrying out the purposes and policies of Sections 22a-36 to 22a-45a, inclusive, including matters relating to regulating, licensing and enforcing of the provisions thereof, the Agency shall take into consideration all relevant facts and circumstances, including but not limited to:

- a. The environmental impact of the proposed activity on wetlands or watercourses;
- b. The applicant's purpose for and any feasible and prudent alternatives to, the proposed regulated activity which alternatives would cause less or no environmental impact to wetlands or watercourses;
- c. The relationship between the short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses and the maintenance and enhancement of long-term productivity of such wetlands or watercourses
- d. Irreversible and irretrievable loss of wetland or watercourse resources which would be caused by the proposed regulated activity, including the extent to which such activity would foreclose a future ability to protect, enhance or restore such resources, and any mitigation measures which may be considered as a condition of issuing a permit for such activity including, but not limited to, measures to:
 - (i) prevent or minimize pollution or other environmental damage,
 - (ii) maintain or enhance existing environmental quality, or,
 - (iii) in the following order of priority: restore, enhance and create productive wetland or watercourse resources;
- e. The character and degree of injury to, or interference with, safety, health or the reasonable use of property which is caused or threatened by the proposed regulated activity; and,

- f. Impacts of the proposed regulated activity on wetlands or watercourses outside the area for which activity is proposed and future activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses.
- 10.3 In the case of an application which received a public hearing pursuant to a finding by the Inland Wetlands Agency that the proposed activity may have a significant impact on wetlands or watercourses, a permit shall not be issued unless the Agency finds on the basis of the record that a feasible and prudent alternative does not exist. In making the finding, the Agency shall consider the facts and circumstances set forth in subsection 10.2. The finding and the reasons therefore shall be stated on the record in writing.
- 10.4 In reaching its decision on any application after a public hearing, the Agency shall base its decision on the record of that hearing. Documentary evidence or other material not in the hearing record shall not be considered by the Agency in its decision. A conclusion that a feasible and prudent alternative does not exist does not create a presumption that a permit should be issued. The applicant has the burden of demonstrating that his application is consistent with the purposes and policies of these regulations and sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes.
- 10.5 In the case of an application which is denied on the basis of a finding that there may be feasible and prudent alternatives to the proposed regulated activity which have less adverse impact on wetlands or watercourses, the Agency shall propose on the record in writing the types of alternatives which the applicant may investigate provided this subsection shall not be construed to shift the burden from the applicant to prove that he is entitled to the permit or to present alternatives to the proposed regulated activity.
- 10.6 For purposes of this section, (1) "wetlands or watercourses" includes aquatic, plant or animal life and habitats in wetlands or watercourses, and (2) "habitats" means areas or environments in which an organism or biological population normally lives or occurs.
- 10.7 A municipal inland wetlands agency shall not deny or condition an application for a regulated activity in an area outside wetlands or watercourses on the basis of an impact or effect on aquatic, plant, or animal life unless such activity will likely impact or affect the physical characteristics of such wetlands or watercourses.
- 10.8 For development of the regulated area in and around a vernal pool, the Commission may consider the following:
- a. The physical characteristics of the vernal pool depression shall remain undisturbed. There may be no cutting, heavy equipment operation, grading, or clearing in the vernal pool depression at any time of the year unless approved by the Commission.
 - b. Disturbance of the regulated area around the vernal pool shall be minimized. All disturbances within the regulated area shall be approved by the Commission.
 - c. No work that would affect the physical characteristics of the pool is to occur in the pool and regulated area between the dates of February 15th to July 31st.
 - d. Maintain overland and ground water flow to the vernal pool. Point discharges directly to the vernal pool depression will be prohibited without the specific approval of the Commission.
 - e. The use of fertilizers and pesticides without written approval of the Commission is prohibited within the regulated area.
 - f. The construction of a detention / drainage facility shall have no short or long term impact to vernal pools.
 - g. If multiple pools are present and located within close proximity to each other, the establishment of an undisturbed conservation area connecting the vernal pools is recommended within the regulated area.
 - h. Detailed erosion and sedimentation control plans will be required in the areas of the vernal pools.

- i. The controlled removal of invasive species along with the replacement of invasive plants with native plants is encouraged. Removal and restoration plans require Commission approval.
 - j. If required by the Commission, the applicant shall provide a written certification by a qualified Registered Soil Scientist, geologist, or ecologist that no vernal pools are located within the regulated area of the proposed activity.
- 10.9 If required by the Agency, signs delineating the City of Bristol Inland Wetland Easement shall be located a minimum of thirty (30) feet apart or at a change of direction unless otherwise approved by the Engineering Department.
- A minimum of three (3) signs per lot shall be provided. Signs shall be installed on 4" x 4" posts constructed of Treks wood polymer lumber or an approved equal. Posts shall be installed a minimum of four (4) feet above grade and three-and-one-half (3.5) feet below grade. Signs shall read "City of Bristol Inland Wetland Easement."
- 10.10 In the case of an application where the applicant has provided written notice pursuant to subsection 7.9c of these regulation, the holder of the restriction may provide proof to the inland wetlands agency that granting of the permit application will violate the terms of the restriction. Upon a finding that the requested land use violates the terms of such restriction, the inland wetlands agency shall not grant the permit approval.
- 10.11 In the case of an application where the applicant fails to comply with the provisions of subsection 7.9c or 7.9d of these regulations, (1) the party holding the conservation or preservation restriction, other than a state agency that holds such restriction, may, not later than 15 days after receipt of actual notice of permit approval, file an appeal with the inland wetlands agency, subject to the rules and regulations of such agency relating to appeals. The inland wetlands agency shall reverse the permit approval upon a finding that the requested land use violates the terms of such restriction; or (2) the state agency that holds such restriction may, not later than thirty days after receipt of actual notice of permit approval, file an appeal with the inland wetlands agency, subject to the rules and regulations of such agency relating to appeals. The inland wetlands agency shall immediately reverse such permit approval if the commissioner of the state agency that holds such restriction certifies that the land use authorized in such permit violates the terms of such conservation or preservation restriction.
- 10.12 Nothing in subsection 7.9c or 7.9d of these regulation shall be construed to prohibit the filing of a permit application or to require such written notice when the activity that is the subject of such application will occur on a portion of property that is not restricted under the terms of such conservation or preservation restriction.

SECTION 11 – DECISION PROCESS AND PERMIT

- 11.1 The Agency may grant the application as filed; grant it upon such terms, conditions, limitations or modifications necessary to carry out the purposes of the Act; or deny it. Such terms may include any reasonable measures which would mitigate the impacts of the regulated activity and which would (a) prevent or minimize pollution or other environmental damage, (b) maintain or enhance existing environmental quality, or (c) in the following order of priority: restore, enhance and create productive wetland or watercourse resources. Such terms may include restrictions as to the time of year in which a regulated activity may be conducted, provided the agency, or its agent, determines that such restrictions are necessary to carry out the policy of sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes.
- 11.2 No later than sixty-five (65) days after receipt of an application, the Agency may hold a public hearing on such application. At such hearing any person or persons may appear and be heard and may be represented by agent or attorney. The hearing shall be completed within thirty-five (35) days of its commencement and action shall be taken on applications within thirty-five (35) days after completion of a public hearing. In the absence of a public hearing, action shall be taken on applications within sixty-five (65) days from the date of receipt of the application. The applicant may consent to one or more extensions of the periods specified in this subsection for the holding of the hearing and for action on such application, provided the total extension of any such period shall not be for longer than sixty-five (65) days, or may withdraw such application. Failure of the Inland Wetlands Agency to act within the time period specified in this subsection, or any extension thereof, shall not be deemed to constitute approval of the application. An application deemed incomplete by the Agency shall be withdrawn by the applicant or denied by the Agency.

- 11.3 The Agency shall state upon its record the reasons and bases for its decision and, in the case of any public hearing, such decision shall be based fully on the record of such hearing and shall be in writing.
- 11.4 In the case of an application which is denied on the basis of a finding that there may be feasible and prudent alternatives to the proposed regulated activity which have less adverse impact on wetlands or watercourses, the Agency shall propose on the record in writing the types of alternatives which the applicant may investigate. The requirement shall not be construed to shift the burden from the applicant to prove that he is entitled to the permit or to present alternatives to the proposed regulated activity.
- 11.5 The Agency shall notify the applicant and any named parties to the proceeding of its decision within fifteen (15) days of the date of the decision by certified mail and the Agency shall cause notice to its order in the issuance or denial of the permit, in a newspaper having general circulation in the city. A copy of all Agency decisions shall be forwarded to the Commissioner of Environmental Protection in such a form as prescribed by the Commissioner. In any case in which such notice is not published within such fifteen-day period, the applicant may provide for the publication of such notice within ten days thereafter.
- 11.6 Any permit issued by the Agency for the development of land for which an approval is required under chapter 124, 124b, 126 or 126a of the Connecticut General Statutes shall be valid until the approval granted under such chapter expires or for ten years, whichever is earlier. Any permit issued by the Agency for any activity for which an approval is not required under chapter 124, 124b, 126 or 126a shall be valid for not less than two years and not more than five years.
- 11.6.1 Notwithstanding the provisions of 11.6 of these regulations, any permit issued by the Agency prior to July 1, 2011 that was in effect and did not expire prior to May 9, 2011 shall be valid for a period not less than nine years after the date of such approval.
- 11.7 If an activity authorized by the inland wetland permit also involves an activity or project which requires zoning or subdivision approval, a special zoning permit, variance or special exception, a copy of the Agency's decision and report on the application shall be forwarded to the respective Commission.
- 11.8 If the Agency grants a permit with terms, condition, limitations or modifications, the applicant may attempt to modify the proposal to the Agency's satisfaction. The Agency shall determine whether the proposed modification requires the filing of a new application. The rejection of a modified or corrected application by the Agency shall be equivalent to the denial of an application for purposes of appeal.
- 11.9 If the Agency denies a permit, the application may be resubmitted if there has been a material change in the plan or other facts or circumstances to warrant reconsideration.
- 11.10 All permit conditions shall be the responsibility of the original applicant unless otherwise approved by the Commission or its duly authorized agent(s). All requests to transfer permits shall include the following:
- a. The grantor(s) name, address and telephone numbers.
 - b. The grantee(s) name, address and telephone numbers.
 - c. Certification that the grantee(s) is aware with the information provided in the permit requirements and conditions imposed by the permit.
 - d. The existing permit, or portion thereof, must be in conformance with all regulations and conditions of approval immediately prior to and at the time of transfer.
 - e. A fee as established by the Commission.
- All applicable conditions and requirements of the permit shall be the responsibility of the new applicant.
- 11.11 If a bond is required in accordance with Section 12 of these regulations, no permit shall be issued until such bond is provided.
- 11.12 General provisions in the issuance of all permits:

- a. In evaluating applications in which the Agency relied in whole or in part on information provided by the applicant, if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked.
 - b. All permits issued by the Agency are subject to and do not derogate any present or future rights or powers of the Agency or the City of Bristol, and convey no rights in real estate or material nor any exclusive privileges, and are further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the property or activity.
 - c. If the activity authorized by the inland wetland permit also involves an activity or a project which requires zoning or subdivision approval, special permit, variance or special exception, no work pursuant to the wetland permit may begin until such approval is obtained.
 - d. The permittee shall employ construction management practices, consistent with the terms and conditions of the permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses in accordance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" prepared by The Connecticut Council on Soil and Water Conservation, which plan shall be submitted to and approved by the Agency or its designated agent(s) prior to the initiation of any activity. The disturbed area shall be revegetated within a period of time determined by the Agency.
- 11.13 The Agency or its duly authorized agent(s) shall compare permits issued by the Agency to those issued by the building department or any other city agency, department or commission to monitor compliance.
- 11.14 Notice of the permit and its conditions or stipulations shall be filed on the land records of the City of Bristol.

SECTION 12 – [RESERVED]

SECTION 13 – BOND

- 13.1 Upon approval of the application and prior to issuance of a permit, the applicant may, at the discretion of the Agency, be required to file a bond or other surety in a form approved by the Agency.
- 13.2 The bond or surety shall be conditioned on compliance with all provisions of these regulations and the terms, conditions and limitations established in the permit.
- 13.3 In determining the necessity and amount of any bond or security, the Agency may consider criteria which include:
- a. Guaranteeing the structural integrity of any man-made structures designed to control the flow, amount or retention of water such as detention ponds, dams, berms, swales, etc.;
 - b. Any activity involving the deposition of or the removal of 100 cubic yards or more of material within a regulated area or any deposition that will have a substantial adverse effect on the regulated area or on another part of the wetlands or watercourses;
 - c. Any activity which may substantially change the natural channel of a watercourse system;
 - d. Any activity which may diminish substantially the natural capacity of a watercourse or an inland wetland to support desirable biological life, prevent flooding, supply water, and/or facilitate drainage; and/or,
 - e. Any activity which may result in degrading a watercourse, surface water, ground water or an inland wetland, such degradation to be measured by standards of the water compliance division of the Department of Environmental Protection, where applicable.

13.4 On any construction site involving a regulated activity the bond will not be released until it has been inspected and approved by the Agency or its duly appointed agent.

SECTION 14 – ENFORCEMENT

14.1 The Agency may appoint an agent or agents to act in its behalf with the authority to inspect property, except a private residence, and issue notices of violations and carry out other actions or investigations necessary for the enforcement of these regulations.

14.2 The Agency or its agent may make regular inspections of all regulated activities for which permits have been issued under these regulations.

14.3 In the case in which a permit has not been issued or a permit has expired, the Agency or its agent may make regular inspections at reasonable hours with the consent of the property owner or authorized agent of the property owner.

14.4 If the Agency or its duly authorized agent finds that any person is conducting or maintaining any activity, facility or condition which is in violation of the Act or of these regulations, the Agency may:

- a. issue a written order by certified mail, return receipt requested to such person conducting such activity or maintaining such facility or condition to immediately cease such activity or to correct such facility or condition. Within ten (10) days of the issuance of such order the Agency shall hold a hearing to provide the person an opportunity to be heard and show cause why the order should not remain in effect. The Agency shall consider the facts presented at the hearing and within ten days of the completion of the hearing, notify the person by certified mail that the original order remains in effect, that a revised order is in effect, or that the order has been withdrawn. The Agency shall publish notice of its decision in a newspaper having general circulation in the municipality. The original order shall be effective upon issuance and shall remain in effect until the Agency affirms, revises or withdraws the order. The issuance of an order pursuant to this section shall not delay or bar an action pursuant to Section 22a-44(b) of the General Statutes, as amended.
- b. issue a notice of violation to such person conducting such activity or maintaining such facility or condition, stating: the nature of the violation; the jurisdiction of the Agency; and prescribing the necessary action and steps to correct the violation. Such corrective action may include, without limitation: halting work in wetlands or watercourses; appearing at the next regularly scheduled meeting of the Agency to discuss the unauthorized activity; providing a written reply to the notice or filing a proper application for the necessary permit. Failure to carry out the action(s) directed in a notice of violation may result in issuance of the order provided in subsection a of this section or other enforcement proceedings as provided by law.

14.5 The Agency may suspend or revoke a permit if it finds that the applicant has not complied with the terms, conditions or limitations set forth in the permit or has exceeded the scope of the work as set forth in the application including application plans. Prior to revoking any permit or suspending any permit, the Agency shall issue notice to the permittee, personally or by certified mail, return receipt requested, setting forth the facts or conduct which warrants the intended action. The agency shall hold a hearing to provide the permittee with the opportunity to show that it is in compliance with its permit and any and all requirements for retention of the permit. The Agency shall consider the facts presented at the hearing and notify the permittee of the Agency's decision to suspend, revoke, or maintain a permit by certified mail within fifteen (15) days of the date of its decision. The Agency shall publish notice of the suspension or revocation in a newspaper having general circulation in the municipality.

SECTION 15 – AMENDMENTS

15.1 These regulations and the Inland Wetlands and Watercourses Map for the City of Bristol may be amended, from time to time, by the Agency in accordance with changes in the Connecticut General Statutes or regulations of the State Department of Environmental Protection, or as new information regarding soils and inland wetlands and watercourses becomes available.

15.2 An application filed with an Inland Wetland Agency which is in conformance with the applicable inland wetlands regulations as of the date of the receipt of such application shall not be required thereafter to comply with any change in inland wetlands regulations, including changes to setbacks and buffers, taking effect on or after the date of such receipt and any appeal from the decision of such Agency with respect to such application shall not be dismissed by the Superior Court on the grounds that such a change has taken effect on or after the date of such receipt. The provisions of this section shall not be construed to apply (1) to the establishment, amendment or change of boundaries of inland wetlands or watercourses, or (2) to any change in regulations necessary to make such regulations consistent with the provisions of this chapter as of the date of such receipt.

15.3 These regulations and the Inland Wetlands and Watercourses Map shall be amended in the manner specified in the General Statutes, as amended. The Agency shall provide the Commissioner of Environmental Protection with a copy of any proposed regulations and notice of the public hearing to consider any proposed regulations or amendments thereto, except determinations of boundaries, at least thirty-five days before the public hearing on their adoption.

15.4 Petitions requesting changes or amendments to the "Inland Wetlands and Watercourses Map, Bristol, Connecticut" shall contain at least the following information:

- a. the petitioner's name, address and telephone number;
- b. the address of the land affected by the petition;
- c. the petitioner's interest in the land affected by the petition;
- d. map(s) showing the geographic location of the land affected by the petition and the existing and the proposed wetland(s) and watercourse(s) boundaries documentation supporting such proposed boundary locations: and
- e. the reasons for the requested action.

15.5 Any person who submits a petition to amend the "Inland Wetlands and Watercourses Map, Bristol, Connecticut" shall bear the burden of proof for all requested map amendments. Such proof may include, but is not limited to, professional interpretation of aerial photography and remote sensing imagery, resource mapping, soils mapping, or other information acceptable to the Agency. If such person is the owner, developer or contract purchaser of the land which is the subject of the petition, or if such person is representing the interests of such an owner, developer or purchaser, in addition to the information required in subsection 15.4, the petition shall include:

- a. the name, address and telephone number of the owner(s) of such land and owner(s) agent or other representative;
- b. the names and addresses of the owners of abutting land;
- c. documentation by a soil scientist of the distribution of wetland soils on said land. Such documentation shall at a minimum include the report of the soil scientist documenting the location of wetland soils on the land and a map of the said land indicating the flag locations set by the soil scientist and defining the boundaries of wetland soil types; and
- d. map(s) showing any proposed development of the land in relation to existing and proposed wetland and watercourse boundaries. Map indicating proposed wetland and watercourse boundaries shall be signed by a certified soil scientist.

15.6 Watercourses shall be delineated by a soil scientist, geologist, or ecologist.

15.7 A public hearing shall be held on petitions to amend the Inland Wetland and Watercourses Map. Notice of the hearing shall be published in a newspaper having substantial circulation in the municipality at least twice at intervals of not less than two days, the first not more than fifteen days nor less than ten days, and the last not less than two days, before the hearing. A copy of the proposed boundary change shall be filed in the Agency's office and the city clerk's office for public inspection at least ten days before such hearing.

15.8 Within sixty-five (65) days after receipt of a complete petition for a change in the mapped boundaries of any wetland or watercourse, the Agency shall hold a public hearing to consider the petition. The hearing shall be completed within thirty-five days after commencement. The Agency shall act upon the changes requested in such petition within sixty-five days after the close of the hearing. The petitioner may consent to one or more extensions of the periods specified in this subsection for the holding of the hearing and for action on such petition, provided the total extension of any such period shall not be for longer than sixty-five days, or may withdraw such petition. The failure of the Inland Wetlands Agency to act within any time period

specified in this subsection, or any extension thereof, shall not be deemed to constitute approval of the petition. The Agency shall provide a copy of the change to the Commissioner of Environmental Protection no later than ten (10) days after adoption.

15.9 The Agency shall make its decision and state the reasons why the change in the Inland Wetland and Watercourses Map was made in writing.

15.10 The city shall amend the Inland Wetlands and Watercourses Map within thirty (30) days after adoption of the amendment by the Agency.

SECTION 16 – APPEALS

16.1 Appeal of actions of the Agency shall be made in accordance with the provisions of the Connecticut General Statutes.

16.2 Notice of such appeal shall be served upon the Agency and the Commissioner of Environmental Protection.

SECTION 17 – CONFLICT AND SEVERANCE

17.1 If there is a conflict between the provisions of these regulations, the provision which imposes the most stringent standards for the use of wetlands and watercourses shall govern. The invalidity of any word, clause, sentence, section, part, subsection or provision of these regulations shall not affect the validity of the remaining portions of these regulations. These regulations shall not supersede or obviate requirements of any other regulation or ordinance of the City. Where there is a conflict between the provisions of these regulations and those of any regulation administered by the Connecticut Department of Environmental Protection, the provisions of the regulation which imposes the most stringent standards for the use of the wetland or watercourse shall govern.

17.2 If there is a conflict between any provision of these regulations and the provision of the Act, the provisions of the Act shall govern.

SECTION 18 – OTHER PERMITS

18.1 Nothing in these regulations shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation of the City of Bristol, the State of Connecticut and the Government of the United States including any approval required by the Connecticut Department of Environmental Protection and the U. S. Army Corps of Engineers. Obtaining such assents, permits or licenses is the sole responsibility of the applicant.

SECTION 19 - FEE SCHEDULE

19.1 All applications shall be accompanied by a fee based on a fee schedule set by the Inland Wetlands and Watercourses Agency of the City of Bristol, Connecticut.

SECTION 20 – [Reserved]

SECTION 21 – EFFECTIVE DATE OF THESE REGULATIONS

21.1 These regulations are effective upon filing in the Office of the City Clerk and publication of such filing in a newspaper having general circulation in the City of Bristol. These regulations for the protection and preservation of Inland Wetlands and

Watercourses are in conformity with the Department of Environmental Protection Guidelines, utilizing information provided by the Department of Environmental Protection and from the regulations of other Connecticut towns.

SECTION 22 – ASSESSMENT RELIEF

22.1 Any owner of wetlands and watercourses who is denied a permit in connection with a regulated activity affecting such wetlands and watercourses, shall upon written application to the Assessor or the Board of Tax Review of the City of Bristol, be entitled to a revaluation of such property to reflect the fair market value thereof, in light of the restriction placed upon it by denial of such permit, effective with respect to the next succeeding assessment list, provided no such revaluation shall be retroactive and the city may require as a condition, therefore the conveyance of a less than fee interest to it of such land pursuant to the provisions of Sections 7-131b to 7-131k, inclusive, of the Connecticut General Statutes, as amended.

SECTION 23 – STATE REPORT

23.1 A reporting form shall be completed during the application process which provides the commissioner of the state Department of Environmental Protection with information necessary to properly monitor the inventory of state wetlands. The reporting form shall be part of the application and specified sections shall be completed by the applicant. The sections shall include the following: name of applicant; name of the project; project description; area of wetlands and/or lineal feet of watercourse proposed to be altered.



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: November 25, 2024

TO: Inland Wetlands Commission

FROM: Raymond A. Rogozinski, P.E., Director of Public Works

RE: **DPW – Proposed Inland Wetland Regulation Amendment**
Section 3:1 – Inventory of Regulated Areas

The Department of Public Works request that the **Inland Wetland Commission schedule a public hearing at its February 2, 2025 meeting to update Inland Wetland Regulation Section 3.1**, the map depicting regulated wetland area within the City as indicated below:

SECTION 3.1 – INVENTORY OF REGULATED AREAS

a. Existing Regulation:

The map of regulated areas entitled “Inland Wetlands and Watercourse Map, Bristol, Connecticut” delineates the general location and boundaries of inland wetlands and the general location of watercourse. Copies of this map are available for inspection at the office of the inland wetland agency. In all cases, the precise location of regulated areas shall be determined by the actual character of the land, the distribution of wetland soil types and location of watercourses. The agency may use aerial photographs, remote sensing imagery, resource mapping, soil maps, site inspection observation or other information in determining the location of boundaries of wetlands and watercourses.

b. Proposed Regulation

1. Purpose of Proposed Amendment:

Purpose of Proposed Amendment – The purpose of the proposed regulation amendment is to update the current City-wide wetland map, used as the preliminary assessment of regulated wetlands within the City. The wetlands depicted on the current map area based on soil information from the 1960s along with approved wetland boundary change applications. The intent of this amendment is to adopt a new updated map prepared by BL Company working on behalf of the City of Bristol as reviewed and amended by the Department of Public Works. The proposed map amendment was developed utilizing 2019 aerial imagery, 2016 light detection and Ranging LiDAR, US Fish and Wildlife Service National Wetland Inventory dataset, Natural Resource Conservation Service Soil data along with field verifying section of the City.

Although the primary intent of the Inland Wetland Regulation amendment is to update the City wetland map, the Department of Public Works also proposes the following text amendment to clarify section 3.1 Inventory of regulated areas; The proposed revisions is as follows:

2. Proposed Amendment – Draft

3.1. The map entitled “City of Bristol – City Designated Inland Wetlands Regulated Areas, Dated December 2, 2024” shall delineates the general location and boundaries of inland wetlands and the general location of watercourse within the City of Bristol. The referenced map may be updated by the Inland Wetland Commission on a periodic basis and shall reflect all wetland boundary changes approved by the Commission. Copies of this map are available for inspection at the office of the inland wetland agency and are available on the Departments of Public Works City of Bristol Website.

Applicants and property owners shall be advised that the map may not depict all wetlands within the City. The precise location of regulated areas shall be determined by the actual character of the land, the distribution of wetland soil types and location of watercourses. The agency may use aerial photographs, remote sensing imagery, resource mapping, soil maps, site inspection observation or other information in determining the location of boundaries of wetlands and watercourses. The Inland Wetland Commission or its agents reserves the right to require applicants or property owners to submit a report prepared by a Certified Soil Scientist indicating that an area of concern is NOT classified as an inland wetlands or watercourse. It should also be noted that Applicants and property owners reserve the right to submit an application of wetland boundary change to the Commission for review and approval to amend the map entitled “City of Bristol – City Designated Inland Wetlands Regulated Areas, Dated December 4, 2024”.

Inland Wetland Commission approval to schedule a public hearing shall include forwarding the proposed regulation amendment, included the revised map entitled “City of Bristol – City Designated Inland Wetlands Regulated Areas, Dated December 2, 2024” to the CT DEEP for review and comment.

The DPW is requesting the scheduling of a public hearing at the IWC’s February meeting to comply with the following CT DEEP regulation amendment requirements:

- 1) The amendment and the notice of public hearing must be submitted to the Commissioner of DEEP at least 35 days before such hearing on the amendment is held.
- 2) A public hearing on the amendment must be held within 65 days after the receipt of the amendment proposal.
- 3) The public hearing must finish within 35 days after it has started.
- 4) The inland wetlands agency must take action on the amendment proposal within 65 days after the hearing ends.
- 5) The inland wetlands agency must submit the final adopted amendment language to the Commissioner of DEEP not later than 10 days after adoption.

A memorandum prepared by BL Company Inc. outlining the methodology used to prepare the updated map is attached and the proposed map along with text amendments to section 3.1, Inventory of Regulated Areas shall be available to public review at eh Department of Public Works, 111 North Main St Office along with being posted on the Department’s website.

A Department of Public Works representative is scheduled to attend the Commission’s December 2024 meeting and BL Company will be presenting propose map amendments to the Commission at the January 6, 2024 hearing associated with amendments to Section 3:1 of the City’s Inland Wetland Regulations.



Department of Public Works | 860.584.6125

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

November 18, 2024

City of Bristol
Inland Wetland Commission
111 N. Main Street
Bristol, CT 06010

RE: City of Bristol's Inland Wetland and Watercourse
Mapping Updates
City of Bristol, CT
BL Project No. 2201957

Dear City of Bristol Inland Wetland Commission:

I am pleased to present a summary of the recently completed project, "City of Bristol Regulatory Inland Wetland and Watercourse Mapping Updates". This memorandum summarizes the recent updates made to the City of Bristol's (City) Inland Wetland and Watercourse Mapping (IWW Mapping), including the methods, field verification process, and the significance of the mapping enhancements for future regulatory and planning decisions.

Project Overview

The current City GIS Inland Wetlands map layer indicating the approximate location/extent of Inland Wetlands within the City was developed from Soil Conservation Service (SCS) mapping from the 1960s. It is our understanding that the City's IWW mapping was generated by digitizing those paper maps and incorporating them into the City's GIS system. These maps that were developed over 55 years ago, from hand drawn paper mapping, have been used by the City and the general public to identify wetlands and watercourses in the City. The mapping is available on the Department of Public Works' website and referenced in Section 3 of the City's Inland Wetland Regulations. The IWW mapping is used to make a preliminary determination on whether a wetland permit is required for site specific projects.

BL Companies (BL) was selected by the City to update the current map sets using both updated GIS field driven data collection, and recently available GIS data layers from various public resource agencies to modify the existing GIS IWW layers used by the City. The IWW mapping project was undertaken by the City in order to provide a more accurate depiction of regulated wetland and waterway resources within the City's jurisdiction to help streamline permit determinations and reduce costs to the public.

To achieve the project's goals, BL completed a comprehensive review and analysis of multiple datasets, including 2019 aerial imagery, 2016 Light Detection and Ranging (LiDAR) data, both derived from UCONN's online imagery repository, the latest US Fish and Wildlife Service National Wetland Inventory (NWI) dataset, Natural Resource Conservation Service (NRCS) soil survey data,

the existing City of Bristol Inland Wetland dataset, and then limited field verification of specific areas of concern for either presence or absence of wetlands and watercourses as currently shown on the City's IWW mapping.

Key Tasks and Accomplishments

1. **Data Analysis:** We utilized a GIS-based Topographic Wetness Index (TWI) derived from LiDAR data, employing geospatial processes to differentiate upland areas from regions with a high probability of inundation. This involved analyzing flow direction, flow accumulation, and slope.
2. **Overlay and Identification:** The TWI was then overlain with various datasets, allowing us to identify areas that were inaccurately mapped or omitted entirely from the City's current IWW map GIS layer.
3. **Field Verification:** BL's soils and wetlands scientists conducted 80 hours of field verification of parcels identified during the data analysis phase. This limited field review included collecting GPS points of sub foot accuracy, at key locations to ensure that BL's GIS analysis accurately reflects the current location of regulated wetlands and watercourses, or lack thereof.
4. **Incorporation of Past Revisions:** Following our initial analysis and field verification, BL's GIS team reviewed and incorporated the previous five (5) years of the City's IWW Map Revisions. These map revisions were the result of Inland Wetlands Commission driven field delineations completed by others for development located within the City limits. These map revisions are on file with the Department of Public Works.

Challenges and Solutions

BL encountered challenges related to data discrepancies and the need for thorough field validation. By leveraging our team's expertise and employing a meticulous approach to data analysis and verification, we were able to overcome these challenges effectively. BL deployed soils/wetlands scientists to identify areas of interest throughout the City. The BL field teams were able to confidently and accurately update wetland boundaries at these limited locations, as appropriate, based upon the data analysis findings.

Impact and Significance

The updated mapping will serve as a crucial resource for the City of Bristol by enhancing decision-making for environmental planning and conservation efforts. The City will be able to more effectively guide residents and business owners on the need to utilize a wetland consultant to delineate wetland and watercourse boundaries and obtain wetland encroachment permits for proposed projects. The updated mapping accuracy in wetland and watercourse habitat will allow the City to continue to support sustainable land use practices and protection of natural resources more effectively.

Disclaimer

It is essential to understand that the mapped wetland and watercourse data, while derived from high-resolution GIS analysis and aerial imagery, may not comprehensively represent all wetland areas within the City. Not every wetland or stream area identified in this updated mapping has undergone on-site field review due to the limited resources allotted to the overall mapping update. Wetlands, by nature, can be highly variable, with boundaries that may shift based on environmental conditions, such as soil moisture and vegetation changes.

The revised map layer serves as a preliminary guide to identify potential wetland areas and should not be solely relied upon for site-specific planning or regulatory purposes. BL strongly recommends that any proposed project within or near indicated wetland areas undergo a field-specific assessment by a qualified soil scientist or wetland professional to confirm the presence or absence of wetlands and to accurately delineate boundaries if needed. Such field verification is critical to ensure compliance with applicable local, state, and federal wetland regulations.

Sincerely,
BL Companies



Joseph P. Kempf
Senior Project Scientist II



Wesley G. Wolf
Senior Project Manager



City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

November 25, 2024

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	11/7, 11/17, 11/21	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	11/7, 11/17, 11/21	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	11/7, 11/17, 11/21	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	11/6, 11/13, 11/20	Inact
#1883	40 Janice Lane	Construct of 2 car garage (20240904)	11/7, 11/17, 11/21	Expired
#1889	35 Kory Lane	Remove and replace existing dock (20241106)	11/7, 11/17, 11/21	Inact
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	11/7, 11/17, 11/21	Inact
#1891	Barnum Road	Clean detention ponds and existing debris piles (20250205)	11/7, 11/17, 11/21	Inact
#1893	150 Century Drive	Construct drainage area and parking (20250304)	11/6, 11/13, 11/20	Inact
#1894	315 Shrub Road	Reconstruct road for earth removal (20250304)	11/6, 11/13, 11/20	Inact

No.	Location	Description	Inspection Dates	Status
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	11/7, 11/17, 11/21	Act
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	11/6, 11/13, 11/20	Inact
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	11/6, 11/13, 11/20	Inact
#1901	105 Maxine Drive	Install pipe, fence, and bridge (20250902)	11/6, 11/13, 11/20	Inact
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	11/6, 11/13, 11/20	Inact
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	11/6, 11/13, 11/20	Inact
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	11/7, 11/17, 11/21	Act
#1907	115 Lakewood Circle	Construct 20x40 addition (20251007)	11/6, 11/13, 11/20	Inact
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	11/7, 11/17, 11/21	Act
#1909	21 Sonstrom Road	Construct Garage (20251202)	11/6, 11/13, 11/20	Inact
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	11/6, 11/13, 11/20	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	11/6, 11/13, 11/20	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	11/6, 11/13, 11/20	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	11/6, 11/13, 11/20	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	11/6, 11/13, 11/20	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	11/6, 11/13, 11/20	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	11/6, 11/13, 11/20	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	11/6, 11/13, 11/20	Inact

No.	Location	Description	Inspection Dates	Status
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	11/6, 11/13, 11/20	Inact
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	11/6, 11/13, 11/20	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	11/6, 11/13, 11/20	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	11/6, 11/13, 11/20	Inact
#1951	Lot 7B 1-2 Marsh	Construct single family home (20261103)	11/7, 11/17, 11/21	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	11/6, 11/13, 11/20	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	11/6, 11/13, 11/20	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	11/6, 11/13, 11/20	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	11/6, 11/13, 11/20	Act
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	11/6, 11/13, 11/20	Inact
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	11/6, 11/13, 11/20	Inact
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	11/6, 11/13, 11/20	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	11/6, 11/13, 11/20	Act
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	11/7, 11/17, 11/21	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	11/7, 11/17, 11/21	Act
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	11/7, 11/17, 11/21	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	11/6, 11/13, 11/20	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	11/6, 11/13, 11/20	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	11/6, 11/13, 11/20	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	11/6, 11/13, 11/20	Inact

No.	Location	Description	Inspection Dates	Status
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	11/6, 11/13, 11/20	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	11/6, 11/13, 11/20	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	11/6, 11/13, 11/20	Act
#2004	Mellen Street Bridge	Bridge replacement (20280206)	11/6, 11/13, 11/20	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	11/7, 11/17, 11/21	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	11/6, 11/13, 11/20	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	11/7, 11/17, 11/21	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	11/7, 11/17, 11/21	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	11/6, 11/13, 11/20	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	11/7, 11/17, 11/21	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	11/6, 11/13, 11/20	Inact
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	11/6, 11/13, 11/20	Inact
#2018	East Street Bridge	Replacement of Bridge	11/6, 11/13, 11/20	Act
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	11/6, 11/13, 11/20	Inact

No.	Location	Description	Inspection Dates	Status
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	11/6, 11/13, 11/20	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	11/7, 11/17, 11/21	Act
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	11/6, 11/13, 11/20	Inact
#2029	315-350 Divinity Street	Replacement of Culvert (10/7/2029)	11/7, 11/17, 11/21	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	11/7, 11/17, 11/21	Act
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	11/7, 11/17, 11/21	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	11/7, 11/17, 11/21	Inact
#2038	632 Village Street	Pool (10/7/2029)	11/6, 11/13, 11/20	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	11/7, 11/17, 11/21	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	11/6, 11/13, 11/20	Inact
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	11/6, 11/13, 11/20	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**

71 Richard Court- 20241118 - An inspection of 71 Richards Court was conducted due to complaints from a neighboring property. During the inspection it was discovered that leaves and yard waste from 71 Richards Court are being dumped into the regulated wetlands. - **Notice - Pending.**

C. O. INSPECTIONS:

101 Corbin Ridge

NOTICE AND NOTICE OF VIOLATION LETTERS:



Department of Public Works | 860.584.6125

November 25, 2024

Joshua Makula
71 Richard Court
Bristol Connecticut, 06010

**Re: NOTICE – Dumping Leaves And Yard Waste Into Regulated Wetlands – 71 Richard Court
Bristol, CT 06010**

After responding to a complaint and conducting a field investigation on November 18, 2024 it was discovered that leaves from the property are being dumped into the regulated wetlands behind 71 Richards Court, this is not allowed.

You are required to take the following actions and repairs:

- Immediately cease dumping leaves and yard waste into the regulated area
- Immediately remove the existing pile of leaves and yard waste from the regulated area

Please contact the Engineering Department with a remedial plan of action and conduct restoration before **December 9, 2024**. The failure to comply with the above request will subject you to further regulatory action, including but not limited to, legal fines and/or penalties by the City.

To arrange a time to meet and review progress on the restoration, please contact us at (860) 584-6115.

Sincerely,

Zachary Norton

Environmental Protection Technician

cc: Inland Wetlands Commission
City Engineer





City of Bristol
Land Use Office
111 North Main Street
Bristol, Connecticut 06010

TO: Erica Cabiya, CCTC, Town & City Clerk

FROM: Conservation Commission/Inland Wetlands and Watercourses Agency

CONTACT PERSON: Robert M. Flanagan, AICP, City Planner

TEL. #: 860-584-6225

DATE: November 1, 2024

In compliance with Section 1-225 of the Connecticut General Statutes the following is a listing of dates of the regular meetings of the Bristol Conservation/Inland Wetlands Commission for 2025.

MONTH	DATE/DATES	TIME & PLACE OF MEETING
JANUARY 2025	Monday, January 6	6:30 PM – Council Chambers City Hall – 111 North Main Street
FEBRUARY	Monday, February 3	6:30 PM – Council Chambers City Hall – 111 North Main Street
MARCH	Monday, March 3	6:30 PM – Council Chambers City Hall– 111 North Main Street
APRIL	Monday, April 7	6:30 PM – Council Chambers City Hall– 111 North Main Street
MAY	Monday, May 5	6:30 PM – Council Chambers City Hall– 111 North Main Street
JUNE	Monday, June 2	6:30 PM – Council Chambers City Hall – 111 North Main Street
JULY	Monday, July 7	6:30 PM – Council Chambers City Hall – 111 North Main Street
AUGUST	Monday, August 4	6:30 PM – Council Chambers City Hall – 111 North Main Street
SEPTEMBER	Monday, September 8	6:30 PM – Council Chambers City Hall – 111 North Main Street
OCTOBER	Monday, October 6	6:30 PM – Council Chambers City Hall – 111 North Main Street
NOVEMBER	Monday, November 3	6:30 PM – Council Chambers City Hall – 111 North Main Street
DECEMBER	Monday, December 1	6:30 PM – Council Chambers City Hall – 111 North Main Street
JANUARY 2026	Monday, January 5	6:30 PM – Council Chambers City Hall – 111 North Main Street

Chair

(Signature)

(Date)