



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING OF MONDAY, FEBRUARY 3, 2025

6:30 PM

MEETING ONLINE VIA ZOOM AND
BRISTOL CITY HALL – COUNCIL CHAMBERS
111 NORTH MAIN STREET

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

[https://bristolct-
gov.zoom.us/j/84369285542?pwd=5hwofOxdI6QDA9j67KhNU5h4xtSe1Y.
1](https://bristolct-gov.zoom.us/j/84369285542?pwd=5hwofOxdI6QDA9j67KhNU5h4xtSe1Y.1)

Meeting ID:

843 6928 5542

Meeting Passcode:

363391

Join by phone

1-929-205-6099

AGENDA

1. Pledge of Allegiance
2. Call to Order
3. Public Participation
4. Approval of Minutes
 - a. Regular Meeting - January 6, 2025
5. Public Hearings
 - a. Application AWR-24-1 – Draft Regulation Amendments: Proposed amendments to the Inland Wetlands & Watercourse Regulations to include the following: Section 3.1 – Inventory of Regulated Areas; Initiated by the Bristol Inland Wetlands & Watercourses Agency.

- b. Application AWR-24-2 – Draft IWWA Map Amendments: Proposed amendments to the Inland Wetlands & Watercourse Agency Map to include the following: Section 3.1 – Inventory of Regulated Areas; Initiated by the Bristol Inland Wetlands & Watercourses Agency.
 - c. Application AWR-24-3 – Draft Regulation Amendments - Draft IWWA Map Amendments: Proposed amendments to the Inland Wetlands & Watercourse Agency Regulations to include the following: Section 2.1(r) – Definitions for “Regulated Activities”; Initiated by the Bristol Inland Wetlands & Watercourses Agency.
- 6. Receipt of New Applications
 - a. Application #2045 – Wetlands application to construct a new industrial park development consisting of two buildings and associated parking on #Lot 3, Business Park Drive; Assessor’s Map 3, Lot 3; Force Automation, Inc., applicant.
- 7. Old Business
 - a. Renewal/Extension of Application #1888 – Wetlands Application for the construction of a parking lot and water quality basin construction for a solar aquaponics greenhouse at 3 North Street; Assessor’s Map 22, Lots 33; Bristol Enterprises, LLC, applicant.
 - b. Renewal/Extension of Application #19-462F-246 – Floodplain Application to drill well for a solar aquaponics greenhouse at 3 North Street; Assessor’s Map 22, Lots 33; Bristol Enterprises, LLC, applicant.
 - c. Cease & Correct – 42 Paul Street
 - d. 31 Royal Drive – Response Letter
- 8. New Business
 - a. Proposed Bond for New Britain Water Project
- 9. Staff Reports
 - a. IWWA Report - January 2025
- 10. Conservation Commission
 - a. City Council Referral – Highlands Conservation Region Participation
- 11. Communications
- 12. Adjournment

NOTE: This meeting will be held in-person and online (Via Zoom).

Please contact the Land Use Office at 860-584-6225 for further information.

REMINDER: The next Regular Meeting of the Inland Wetland Commission is Monday, March 3, 2025

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY JANUARY 06, 2025**

By: Chairman Fisk

Time: 6:30 P.M.

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

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

MEMBERS	NAME:	PRESENT	ABSENT
REGULAR MEMBERS	Zachary Fisk (Chairman)	X	
	Michael Robinson (Vice Chairman)	X	
	David Rooks (Secretary)	X	
	James Carros	X	
	Daniel Massaro, Jr.	X	
	James Ritchie	X	
	Faye Duquette	X	
ALTERNAME MEMBERS	Greg Klimek	X	
	Laura Valentino		X
STAFF	Anthony Lorenzetti, P.E., City Staff	X	

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

1. Pledge of Allegiance

2. Call to Order

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

Chairman Fisk reminded the Commission the next Regular Meeting of the Inland Wetland Commission is Monday, February 3, 2025

3. Public Participation

Michael J Dudko, 116 Lewis Road, Bristol, stated that he was here to find out when he can speak about the new wetlands amendments. He also wanted an intervener status on lot # 3 in the southeast business park which is having a new building there.

Chairman Fisk, stated that he would be able to address this at the public hearing that would most likely be held in February regarding the wetland amendments.

4. Approval of Minutes

- a. Special Meeting – November 14, 2024

MOTION: Move to approve the minutes of the of the November 14, 2024, special meeting, as amended.

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

b. On-Site Meeting – November 23, 2024

Chairman Fisk stated that the minutes of the November 23 onsite meeting were approved at last month's meeting.

c. Regular Meeting – December 2, 2024

MOTION: Move to approve the minutes of the December 2, 2024, regular meeting, as amended.

By: Robinson

Seconded: Massaro

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

Against: None.

Abstained: None.

MOTION: To move up application 24-466F-310 on the agenda and receive.

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

5. New Applications

- a. Application 24-466F-310 - Floodplain application for a new loading dock and ramp at 300 Broad Street; Assessor's Map 43, Lot 100; 300 Broad Street Property LLC, applicant.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers with FEMA Map
- b. Application (Pg. 1-2)
- c. Memorandum dated December 4, 2024, from Thomas Daly, P.E., to Robert Flanagan, City Planner, regarding Project Narrative (4 Pgs., 2 attached photos)
- d. Electronic Plans (8 Pgs.)

Rock Edmond, LSR Consulting, 99 Realty Dr, Cheshire, CT, reviewed the application to install a loading dock ramp and building loading dock. The activities are not within the proposed wetland or upland review area. This is to modify the existing garage door.

Anthony Lorenzetti, P.E., City of Bristol Staff, asked for the stamped plans to be sent. He also has concerns regarding the plans on how spills would be handled. He also asked how many yards are being removed.

Rock Edmund, SLR Consulting, 99 Realty Dr, Cheshire, stated that there is already a blanket plan in place and this would cover any issues that arise from this project. The stamped copies will be forwarded. We are removing around 75 yards which is a small amount. There is a storm water maintenance plan for the entire development.

MOTION: Move to declare Application #24-466F-310 a non-significant activity.

By: Massaro

Seconded: Robinson

The application was declared a non-significant activity.

By: Massaro Seconded: Robinson

The application is approved.

- a. Application AWR-24-1 – Draft Regulation Amendments: Proposed amendments to the Inland Wetlands & Watercourse Regulations to include the following: Section 3.1 – Inventory of Regulated Areas; Initiated by the Bristol Inland Wetlands & Watercourses Agency.
- b. Application AWR-24-2 – Draft IWWA Map Amendments: Proposed amendments to the Inland Wetlands & Watercourse Agency Map to include the following: Section 3.1 – Inventory of Regulated Areas; Initiated by the Bristol Inland Wetlands & Watercourses Agency.
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The Commission received the following items in their electronic packets for Application #AWR-24-1:

- The Commission received the following items in their electronic packets for Application #AWR-24-2:

- The Commission received the following items in their electronic packets for Application #AWR-24-3:

- Page 6

Joe Kemp, BL Companies, gave a PowerPoint presentation explaining the objective and significance of the updated regulation. He stated that the current maps had not been updated since the 1960's. The tools utilized to do this update were the current mapping, GIS based TWI derived from LiDAR data, Overlay and identification as well as 80 hours of walking specific areas. He also stated reviewed the disclaimer included in the letter included in the packet.

The commission had a brief discussion about how the wetlands were designated as well as how they felt 80 hours was not a great deal of time to walk the areas. They also stated that overall, they were done with better techniques than previously.

MOTION: to schedule a public hearing on February 3, 2024 for Application AWR-24-1 that shall include forwarding the proposed regulation amendment, included the revised map entitled "City of Bristol-City Designated Wetlands Regulated Areas, dated December 2, 2024 to the CT DEEP for review and comment.

By: Robinson

Seconded: Massaro

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

MOTION: to schedule a public hearing for on February 3, 2024 Application AWR-24-2 that shall include forwarding the proposed regulation amendment, included the revised map entitled "City of Bristol-City Designated Wetlands Regulated Areas, dated December 2, 2024 to the CT DEEP for review and comment.

By: Robinson

Seconded: Carros

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

MOTION: to schedule a public hearing for on February 3, 2024 Application AWR-24-3 that shall include forwarding the proposed regulation amendment, included the revised map entitled "City of Bristol-City Designated Wetlands Regulated Areas, dated December 2, 2024 to the CT DEEP for review and comment.

By: Robinson

Seconded: Massaro

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

7. Old Business

There was no new business.

8. New Business

Commissioner Rooks asked what the survey markers were for on Frederick Street.

Raymond Rogozinski, P.E., Director of Public Works, stated there is removal of sediment going to be done.

Commissioner Massaro stated that someone asked him to mention that it has garbage, pollution and sanitation issues in the area from Pine Street to Middle Street.

Raymond Rogozinski, P.E., Director of Public Works, stated that the city is aware of it.

9. Staff Reports

- a. IWWA Report – December 2024

The Commission received the following items in their electronic packets:

- a. Inland Wetlands Enforcement Officer report dated December 30, 2024_

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

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

The report is filed.

10. Conservation Commission

11. Communications

There were no communications.

12. Adjournment

MOTION: Move to adjourn at 7:55 P.M.

By: Massaro

Seconded: Rooks

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

Against: None.

Abstained: None.

This meeting was recorded.

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

David Rooks, Secretary



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

A handwritten signature in blue ink, appearing to read "Joe Kempf".

Joseph P. Kempf
Senior Project Scientist II

A handwritten signature in black ink, appearing to read "Wesley Wolf".

Wesley G. Wolf
Senior Project Manager



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

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Department of Public Works | 860.584.6125

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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

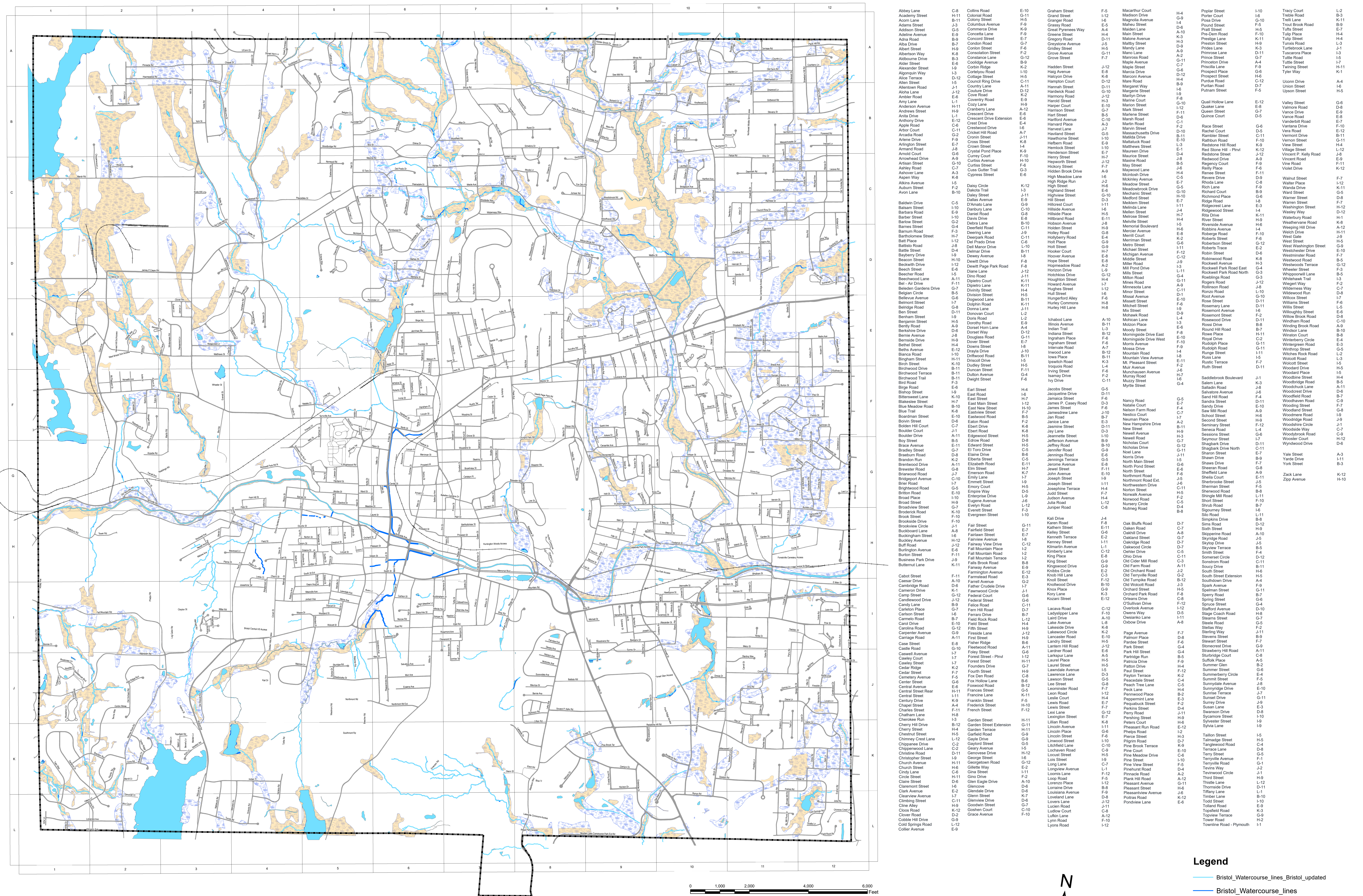
A handwritten signature in blue ink, appearing to read "J. Kempf".

Joseph P. Kempf
Senior Project Scientist II

A handwritten signature in black ink, appearing to read "Wesley Wolf".

Wesley G. Wolf
Senior Project Manager

CITY OF BRISTOL - CITY DESIGNATED INLAND WETLANDS REGULATED AREAS, DATED DECEMBER 2, 2024



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.

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

For Office Use Only
APPLICATION NO. 2045
DATE FILED: 1/16/25
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: Force Automation, INC Signature: [Signature]
Address: 100 Production Court, Section B City: New Britain State: CT Zip: 06051
Telephone No.: (860) 622-1618 ☒ home ☒ work Email: lukasz@forceautomationusa.com

2. PROPERTY OWNER(S):

Name: City of Bristol Signature: [Signature]
Address: 111 North Main Street City: Bristol State: Ct Zip: 06010
Telephone No.: (860) 584-6250 ☒ home ☒ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: Lot 3 Business Park Drive
Assessor's Map No.: 03 Assessor's Lot No.(s): 3
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): Natural Wetland marshy area on property

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE: Construct 42,00 new Industrial Space in the Southeast Business Park

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

- [] a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- [] b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- [] c. The proposed activity is a regulated activity and will occur:
- | | |
|---|--|
| [] in a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| [] within 100 feet of a wetlands or watercourse; | area of impact: <u>34000</u> SF (_____ acres) |
| [] beyond 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |

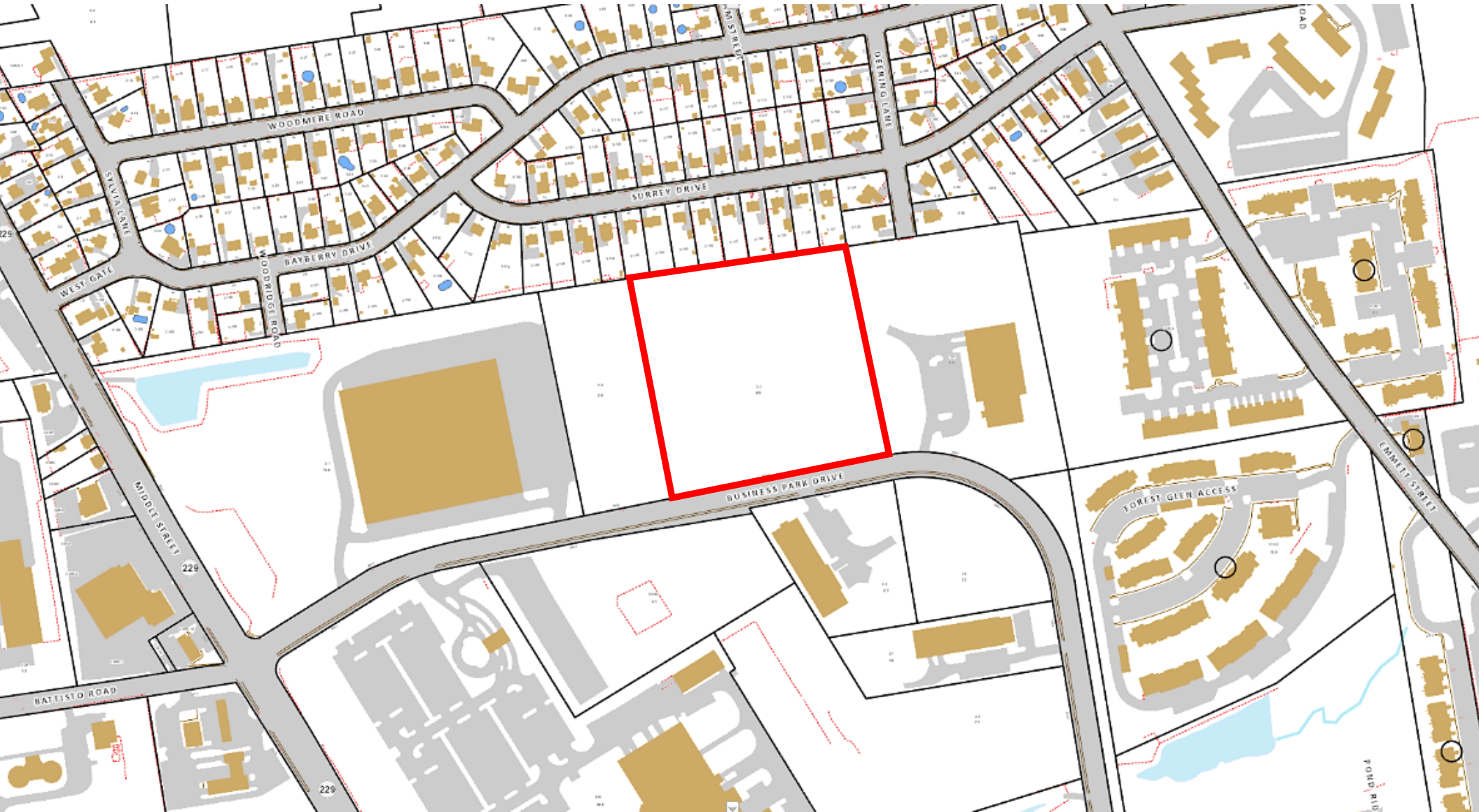
6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

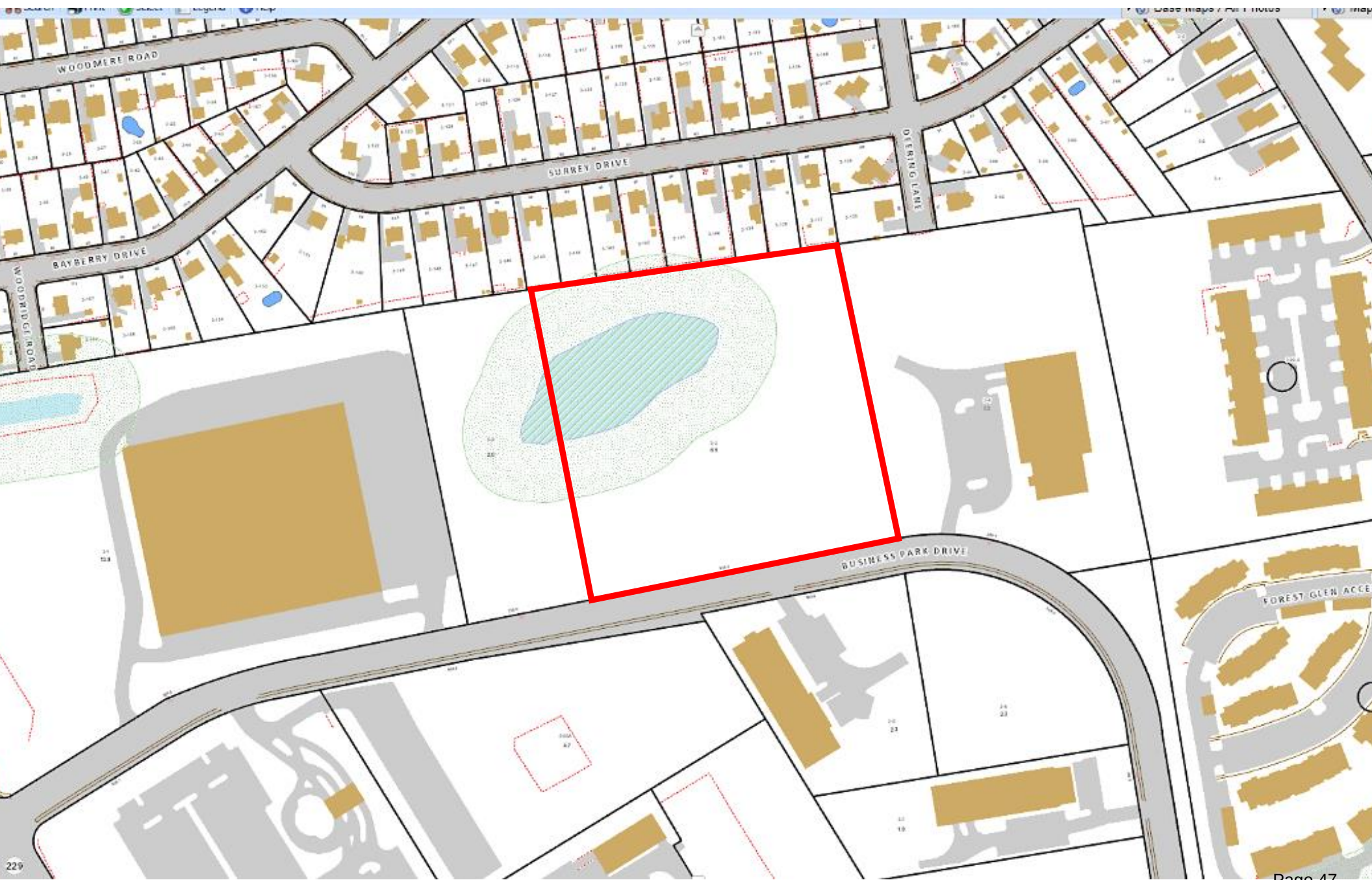
[] yes [] no

If "yes", see instructions for submission requirements.

Location Map
Business Park Drive - Lot #3



IWWA Map
Business Park Drive - Lot #3



Aerial Map
Business Park Drive - Lot #3



LOT 3-3 BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT
DECEMBER 3, 2024
ASSESSORS MAP 3 LOT 3

GRANTED: MM/DD/YY

	NORTH ARROW
	UTILITY POLE
	UTILITY POLE W/ LUMINAIRE
	MANHOLE
	CATCH BASIN
	SIGN
	GATE VALVE (TYPE AS NOTED)
	HYDRANT
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUB / BUSH
+0000.0	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	CURBING (TYPE AS NOTED)
	CHAIN LINK FENCE
	ZONING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROX. LOCATION EXISTING SEWER MAIN
	APPROX. LOCATION EXISTING WATER MAIN
	APPROX. LOCATION EXISTING GAS MAIN
	APPROX. LOCATION EXISTING COMMUNICATION LINE
	PROPOSED 6" PVC (SDR-35) SEWER LATERAL
	PROPOSED 2" DOMESTIC WATER SERVICE
	PROPOSED UNDERGROUND ELECTRIC CONNECTION
	PROPOSED ROOF LEADER CONNECTION
	SEDIMENTATION AND EROSION CONTROL FENCE
	WHITE PAINTED PAVEMENT ARROW
	TREELINE



- Applicant:

Force Automation Inc.
100 Production Court Unit B
New Britain, CT 06051

Attn: Lukasz Poplawski
(860) 495-5221

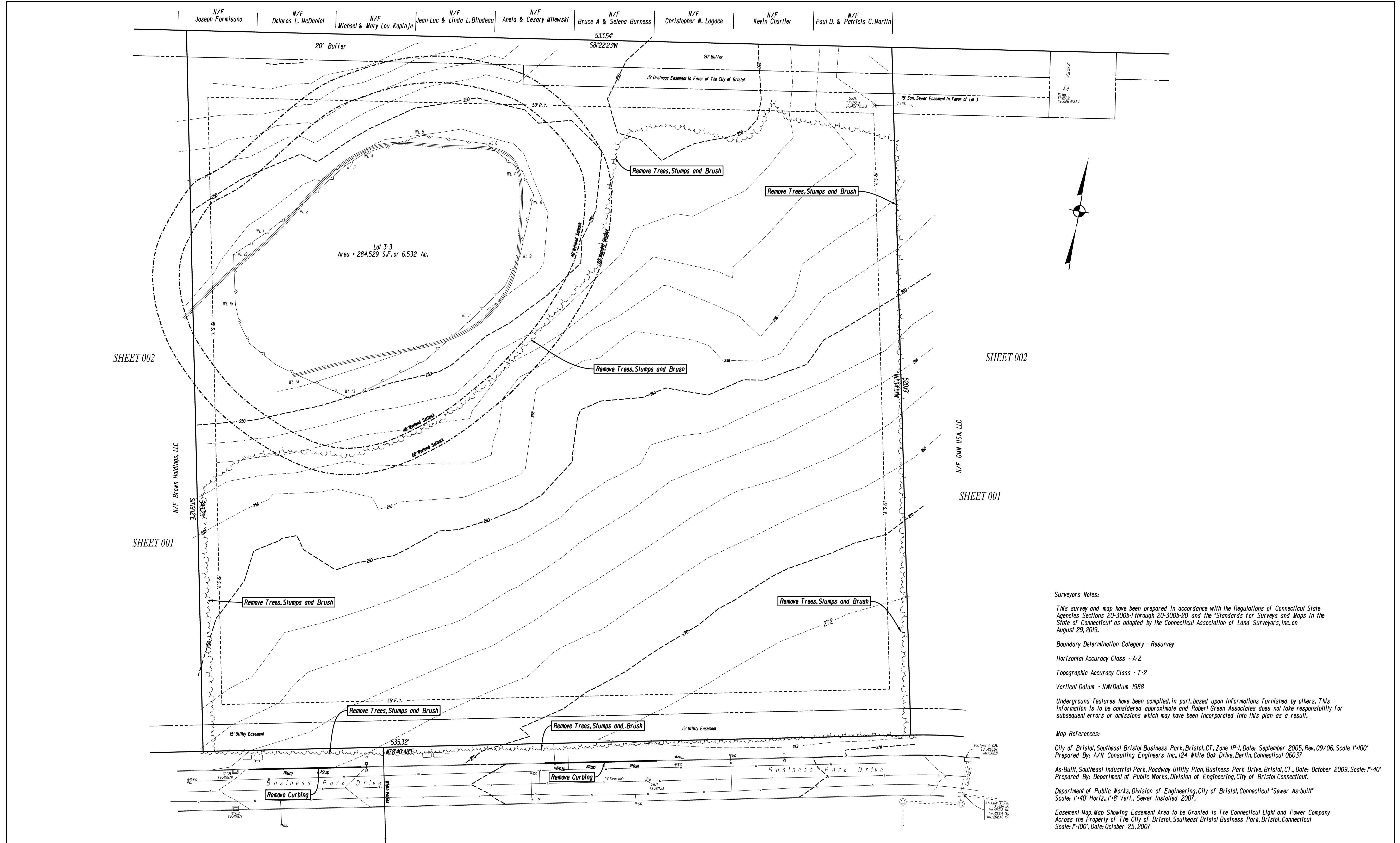
Surveyor/Civil Engineer:

Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Landscaping:

Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
(860) 506-4268

Lighting:



Surveyors Notes:

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

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2

Topographic Accuracy Class - T-2

Vertical Datum - NAVDatum 1988

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

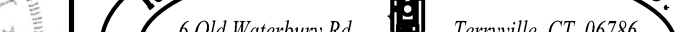
Map References:

City of Bristol, Southeast Bristol Business Park, Bristol, CT, Zone 1P-1, Date: September 2005, Rev. 09/06, Scale 1"=100'
Prepared By: A/N Consulting Engineers Inc., 124 White Oak Drive, Berlin, Connecticut 06037

As-Built, Southeast Industrial Park, Roadway Utility Plan, Business Park Drive, Bristol, CT., Date: October 2009, Scale: 1"=40'
Prepared By: Department of Public Works, Division of Engineering, City of Bristol Connecticut.

Department of Public Works, Division of Engineering, City of Bristol, Connecticut "Sewer As-Built"
Scale: 1"=40' Horiz., 1"=8' Vert., Sewer Installed 2007.

Easement Map, Map Showing Easement Area to be Granted to The Connecticut Light and Power Company Across the Property of The City of Bristol, Southeast Bristol Business Park, Bristol, Connecticut
Scale: 1"=100', Date: October 25, 2007

			DATE: DECEMBER 3, 2024	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 		ENGINEER SIGNATURE/BLOCK:	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 3 / 3	DRAWING NO. V-001				
			SCALE: SCALE IN FEET SCALE 1"=30' 										
I	1-17-25	MISC. HOUSEKEEPING											
REV.	DATE	REVISION DESCRIPTION								SHEET NO. 2			

GENERAL NOTES:

1. ASSESSORS MAP: 3
ASSESSORS LOT: 3
2. PROPERTY ADDRESS: BUSINESS PARK DRIVE
3. OWNER NAME: CITY OF BRISTOL
5. ZONE: IP-1
6. LOT AREA - 284,529 S.F. (6.532 ACRES)
7. WETLANDS SHOWN ARE AS INDICATED ON MAP REFERENCE NO.1
8. BASED ON FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 466 OF 675, MAP NUMBER 0900304667, EFFECTIVE DATE: SEPTEMBER 26, 2008 THE PARCEL LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
9. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA
10. EXISTING CONTOURS AT 2' INTERVALS - PROPOSED CONTOURS AT 1' INTERVALS
11. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK
12. PROPOSED BUILDING TO BE SERVICED BY PUBLIC WATER AND SEWER
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION

CONSTRUCTION SEQUENCE

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE TOWN STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455.)
3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.
4. INSTALL CONSTRUCTION ENTRANCE PAD.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE E&S PLAN.
6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD CHIP BRUSH AND SLASH, STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.
7. REMOVE ALL ITEMS PER REMOVALS PLAN.
8. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
9. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF THE BUILDING FOR THE CONSTRUCTION ACTIVITIES.
10. BEGIN PERIMETER WALL CONSTRUCTION.
11. BEGIN CONSTRUCTION OF THE BUILDING.
12. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
13. INSTALL ALL UTILITIES AND DRAINAGE SYSTEMS TO WITHIN 5 FEET OF THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.
14. PREPARE SUB-BASE, SLOPES, PARKING AREAS, SHOULDER AREAS, ACCESS DRIVES AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
15. INSTALL PROCESS AGGREGATE IN PARKING AREAS.
16. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
17. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
18. UPON SUBSTANTIAL COMPLETION OF THE BUILDING, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.
19. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
20. INSTALL FINAL COURSE OF PAVEMENT.
21. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

OPERATION AND MAINTENANCE PLAN (POST-CONSTRUCTION)

1. ALL DRAINAGE SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12 INCHES OF THE OUTLET PIPE INVERT, NOT LESS THAN ONCE PER YEAR. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
2. ALL PAVED AREAS SHALL BE SWEEPED TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING, AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.
3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. (USE ONLY ORGANIC FERTILIZER)
4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2" OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
5. THE WATER QUALITY STRUCTURE SHALL BE INSPECTED TWICE A YEAR AND CLEANED OUT IN ACCORDANCE WITH THE PRODUCT MANUFACTURERS GUIDELINES. RECORDS OF THE INSPECTIONS AND CLEANOUTS SHALL BE MAINTAINED ON THE PREMISES.

GENERAL NOTES FOR SITE PLANS "CITY OF BRISTOL" (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE WATER AND SEWER DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A GRAVITY BACK FLOW PREVENTER. (BUILDING SEWERS AND CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH SEC. 22-191(f) OF THE CODE OF ORDINANCES - CITY OF BRISTOL.)
2. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.
3. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.
4. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/WEO.
5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
6. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
7. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK AND/OR CURBING IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

PARKING CALCULATION

PHASE 1 BUILDING 1				
OFFICE/RESEARCH	6,725 S.F.	REQUIRED 1/250 G.F.A.	26.9 SPACES	
MANUFACTURING/WAREHOUSE	23,416 S.F.	REQUIRED 2/1000 S.F.	46.8 SPACES	
PHASE 2 BUILDING 2				
MANUFACTURING/WAREHOUSE	12,000 S.F.	REQUIRED 2/1000 S.F.	24 SPACES	36 SPACES
			TOTAL AGGREGATE PARKING REQUIRED - 98 SPACES	106 SPACES

REMOVAL NOTES:

1. ANY SITE FEATURE NOT LABELED AS BEING REMOVED, REPLACED, ETC. IS INTENDED TO REMAIN.
2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. DURING THE PRECONSTRUCTION MEETING, THE CONTRACTOR, ENGINEER AND CITY SHALL DETERMINE A SUITABLE LOCATION FOR THE TOPSOIL STOCKPILE.
4. SIDEWALKS TO BE REPLACED SHALL BE REPLACED TO THE NEAREST JOINT.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.
2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.
3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.
3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
4. ALL RAMPS SHALL NOT EXCEED 1/42 OR 2% CROSS PITCH.

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE.
2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.
3. ALL YARD DRAINS SHALL BE "NYLOPLAST DRAIN BASINS" (OR APPROVED EQUAL) WITH THE STANDARD D.J. FRAME AND GRADE UNLESS OTHERWISE NOTED ON THE PLANS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF UNDERGROUND UTILITIES TO VERIFY PROPOSED DRAINAGE PIPE CLEARANCES PRIOR TO CUTTING PAVEMENT FOR PIPE TRENCHING EXCAVATIONS.
6. ALL WATERMAIN, WATER SERVICE AND SEWER WORK TO BE INSTALLED IN ACCORDANCE WITH THE BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS. CONTACT KRAG REEGAN AT THE BRISTOL WATER AND SEWER DEPARTMENT AT (860) 582-7431 OR mikevynckov@bristolct.gov PRIOR TO THE START OF CONSTRUCTION. THE SEWER CONTACT SHALL BE BRYAN ROBERTS AT (860) 582-7431 OR bryanroberts@bristolct.gov
7. THE BUILDING WILL HAVE A SINGLE METER INSTALLED AND ONCE THE OWNERS ENGINEER HAS DETERMINED THE MAX GPM TO BE SUPPLIED TO THE BUILDING, BRISTOL WATER AND SEWER DEPARTMENT WILL THEN DETERMINE METER SIZE.
8. ALL WATER SERVICE TAPS TO BE DONE BY THE CITY OF BRISTOL WATER DEPARTMENT. SEWER TAPS TO BE DONE BY CONTRACTOR (DEVELOPER).
9. THE UNUSED 6" FIRE SERVICE TO THE PROPERTY SHALL BE ABANDONED AT THE WATER MAIN; THE VALVE SHALL BE REMOVED AND A PLUG WILL BE INSTALLED.
10. WATER AND SEWER SHALL MAINTAIN A MINIMUM 10 FT HORIZONTAL SEPARATION.
11. SUBSEQUENT TO C.B.Y.D., THE CONTRACTOR SHALL IDENTIFY ANY POTENTIAL CONFLICTS BETWEEN EXISTING UNDERGROUND UTILITIES AND PROPOSED DRAINAGE AND UTILITIES WITHIN THE EASEMENT ALONG THE FRONTAGE.
12. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.
6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS, TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.
- A) SEED BED PREPARATION:
- REMOVE STONES LARGER THAN 2"
- APPLY LIMESTONE AT 50# / 1000 S.F.
- WORK LIME AND FERTILIZER INTO SOIL
- B) SEED APPLICATION:
- APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER, LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
- IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.
- C) SEED MIX:
- CREEPING RED FESCUE 49% / ACRE
- TALL FESCUE 20% / ACRE
- D) MULCHING:
- IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE SPREAD MULCH BY HAND OR MULCH BLOWER.
- PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2" - 3" INTO SOIL SURFACE.
- E) TREE PROTECTION:
- LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES, THE AREA ADJACENT TO, AND TREES THAT ARE TO BE PROTECTED, WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT, OR AS DIRECTED BY THE ENGINEER.
10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE, THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.
11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED, THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.: 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g. CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.
12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
14. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
15. LUKASZ POPLAWSKI OR HIS DULY AUTHORIZED AGENT (860) 495-5221 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
16. LUKASZ POPLAWSKI OR HIS DULY AUTHORIZED AGENT (860) 495-5221 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN, INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2024 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

THE SIDE SLOPES SHALL NOT EXCEED A SLOPE GREATER THAN 2:1. STOCKPILES THAT WILL NOT BE USED WITHIN 30 DAYS SHOULD BE SEEDED AND MULCHED. A SEDIMENTATION FENCE SHALL BE INSTALLED APPROX. 10 FT FROM THE TOE OF SLOPE.

IF THE TOPSOIL STOCKPILE LOCATION IS RELOCATED, IT SHALL BE LOCATED SO AS NOT TO OBSTRUCT THE NATURAL DRAINAGE PATTERN OF THE SITE. IT SHALL BE LOCATED AS FAR AS PRACTICAL FROM ANY WETLANDS, WATER COURSES, DRAINAGEWAYS AND STEEP SLOPES. IF THE LOCATION IS DOWNGRADIENT FROM A LONG SLOPE, DIVERT RUNOFF AROUND THE STOCKPILE.

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

THE CONSTRUCTION ENTRANCE SHALL BE KEPT CLEAN OF ANY DEBRIS OR CONSTRUCTION MATERIALS. A PERIODIC TOP DRESSING OF STONE SHALL BE ADDED AS MAY BE REQUIRED TO KEEP THE ENTRANCE PAD WORKING EFFECTIVELY. IF A SEDIMENT SPILL OCCURS ON THE ROAD, IT SHALL BE CLEANED UP IMMEDIATELY.

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

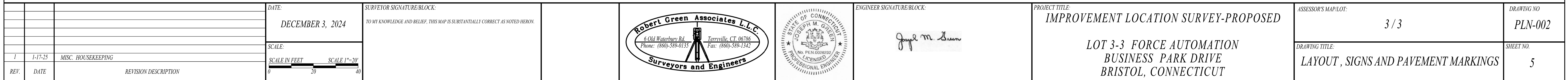
PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP. AFTER THE TRAVELWAY HAS BEEN PAVED, PERIODIC SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.

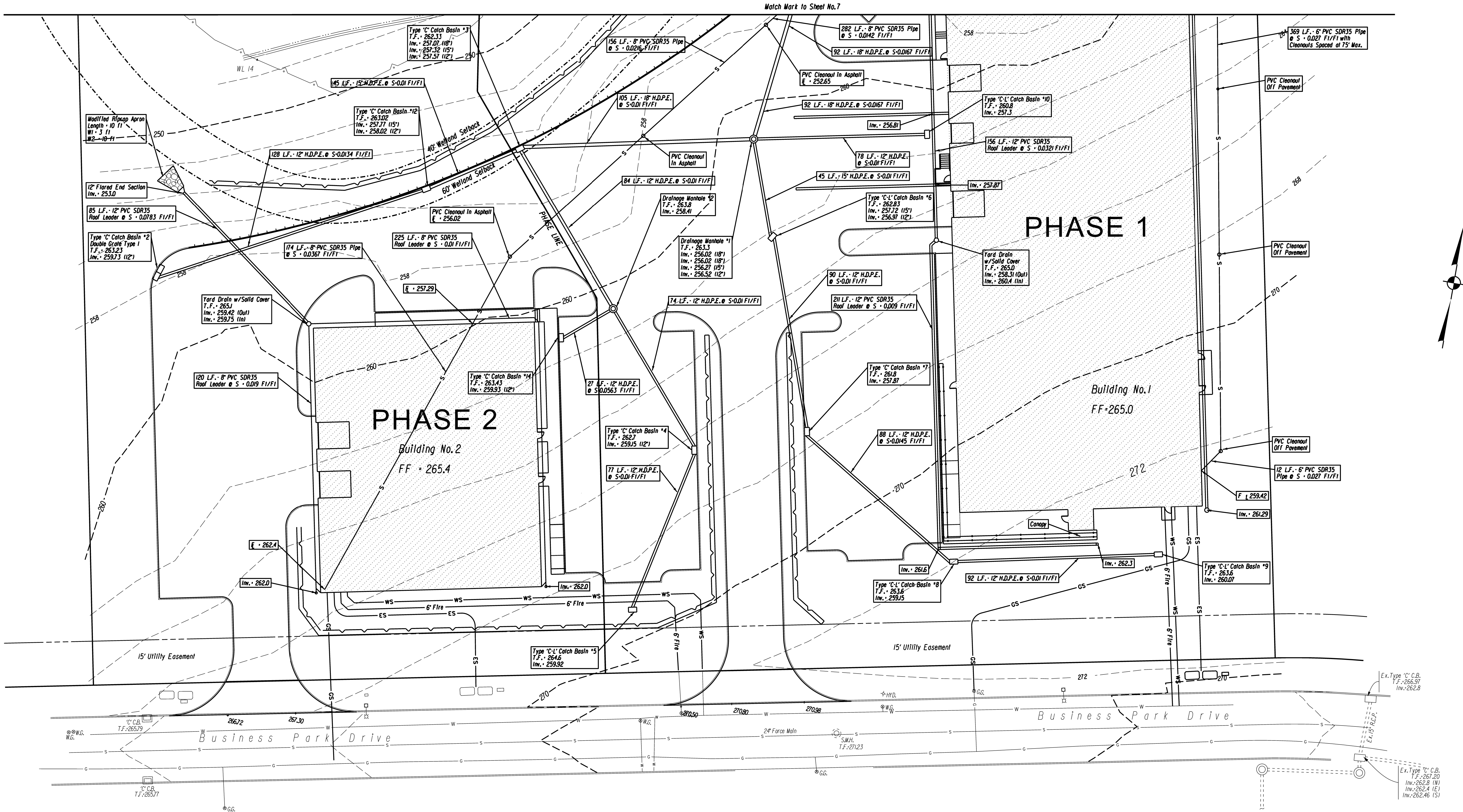
TREE PROTECTION:

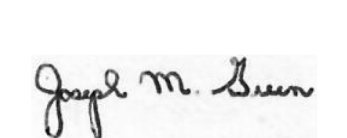
TREES TO BE PROTECTED WILL BE IDENTIFIED AND CLEARLY MARKED. CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT AREA THAT MAY CAUSE DAMAGE TO THE TREE SHALL BE LIMITED AND TRUNK ARMORING PROVIDED.

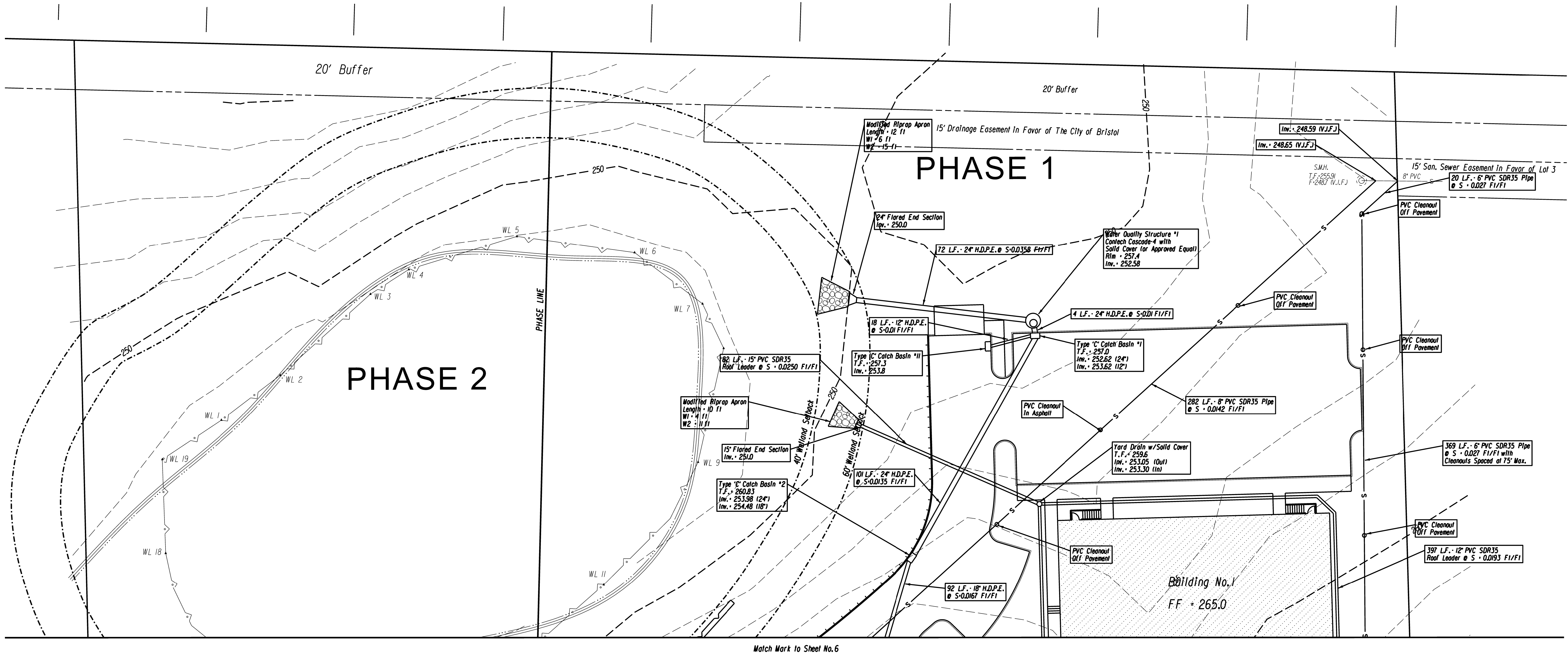
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			DECEMBER 3, 2024	TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.			IMPROVEMENT LOCATION SURVEY-PROPOSED	3 / 3	NOTES-001
1	1-17-25	MISC. HOUSEKEEPING							
			NOT TO SCALE						
REV.	DATE	REVISION DESCRIPTION						DRAWING TITLE:	SHEET NO.
							LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	GENERAL NOTES	3

Paul D. & Patricia C. Martin

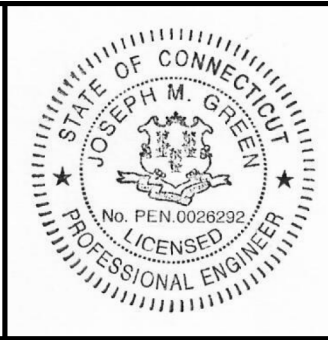
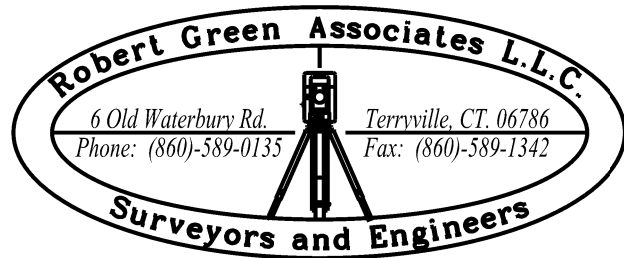




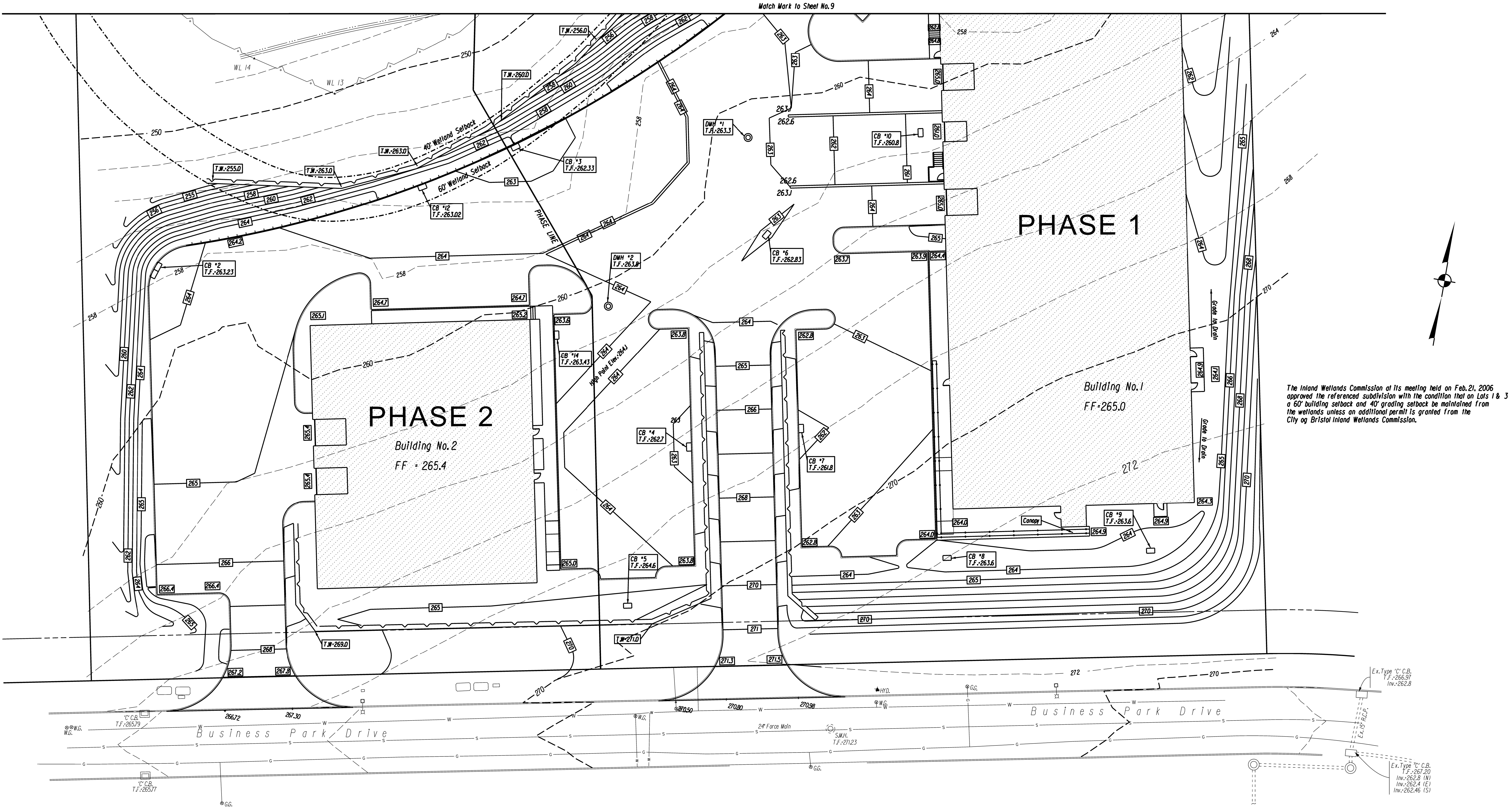
				DATE: DECEMBER 3, 2024	SURVEYOR SIGNATURE BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.			ENGINEER SIGNATURE BLOCK: 	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED	ASSESSOR'S MAP/LOT: 3 / 3	DRAWING NO. UTIL-001
1	1-17-25	MISC. HOUSEKEEPING		SCALE: SCALE IN FEET SCALE 1"=20'					LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	DRAWING TITLE: DRAINAGE AND UTILITIES	SHEET NO. 6



				DATE: DECEMBER 3, 2024	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.						PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED		ASSESSOR'S MAP/LOT: 3 / 3		DRAWING NO UTIL-002	
				SCALE: SCALE IN FEET 0 20 40 SCALE 1"=20'							LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT		DRAWING TITLE: DRAINAGE AND UTILITIES		SHEET NO. 7	
REV.	DATE	REVISION DESCRIPTION														
1	1-17-25	MISC. HOUSEKEEPING														



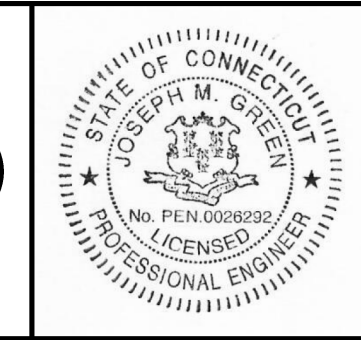
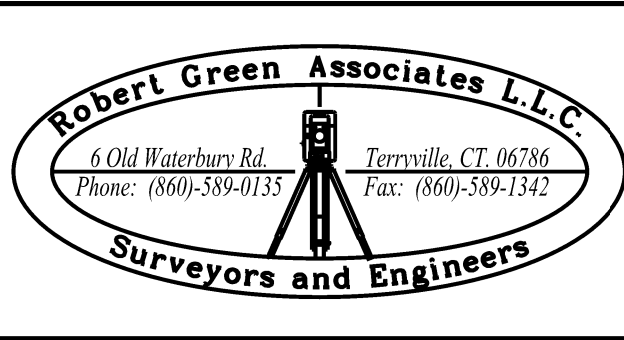
ENGINEER SIGNATURE/BLOCK:
Joseph M. Green



1	1-17-25	MISC. HOUSEKEEPING
REV.	DATE	REVISION DESCRIPTION

DATE:	DECEMBER 3, 2024
SCALE:	SCALE IN FEET SCALE 1"=20'
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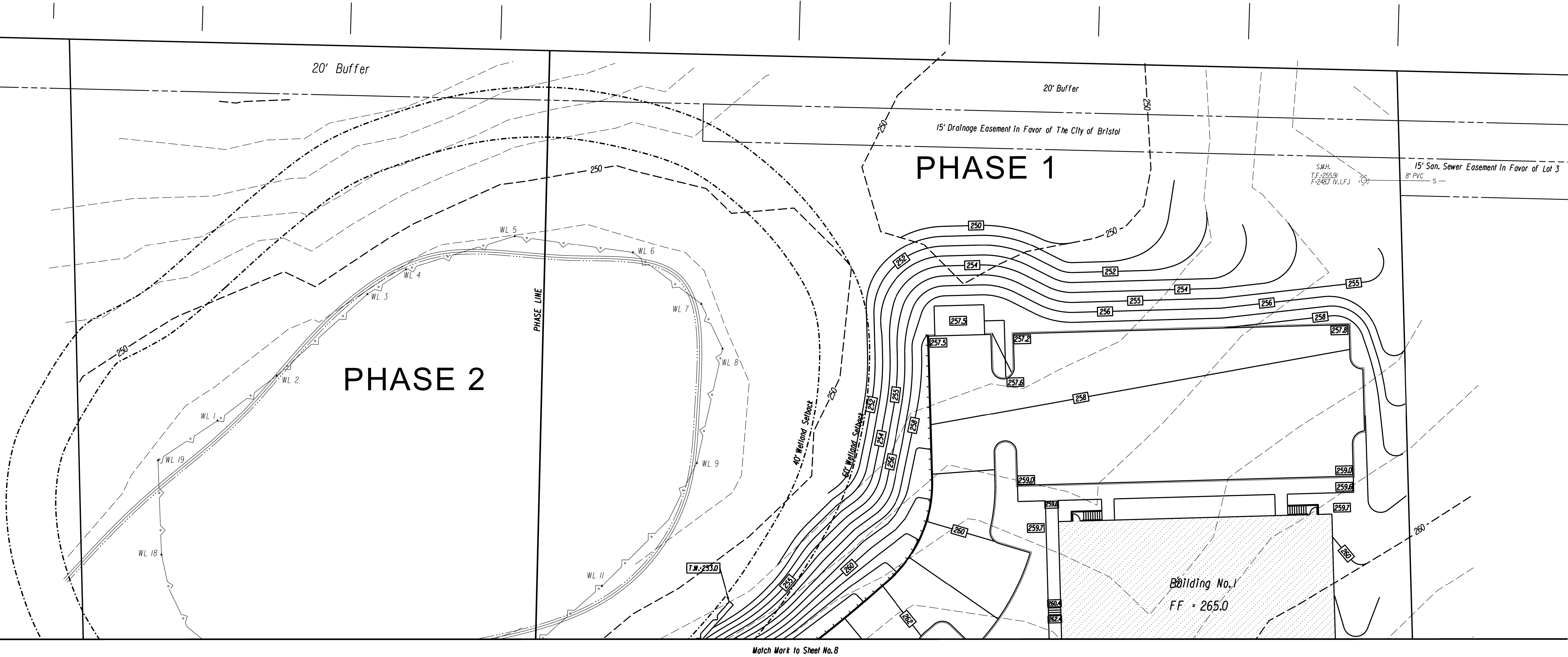
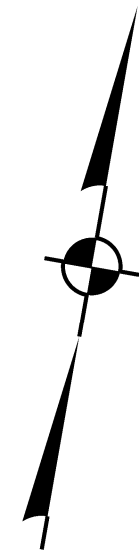


ENGINEER SIGNATURE BLOCK:
Joseph M. Green

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:	3 / 3	DRAWING NO.	GRA-001
DRAWING TITLE:	GRADING	SHEET NO.	8

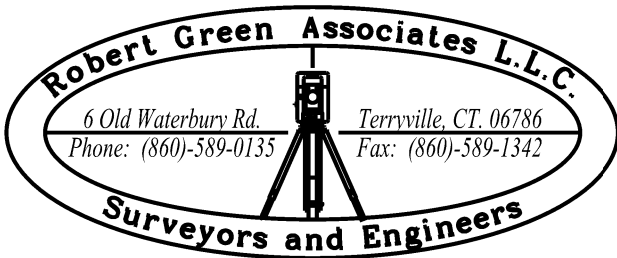
The Inland Wetlands Commission at its meeting held on Feb. 21, 2006 approved the referenced subdivision with the condition that on Lots 1 & 3 a 60' building setback and 40' grading setback be maintained from the wetlands unless an additional permit is granted from the City of Bristol Inland Wetlands Commission.



1	1-17-25	MISC. HOUSEKEEPING
REV.	DATE	REVISION DESCRIPTION

DATE:	DECEMBER 3, 2024
SCALE:	SCALE IN FEET SCALE 1"=20'
	0 20 40

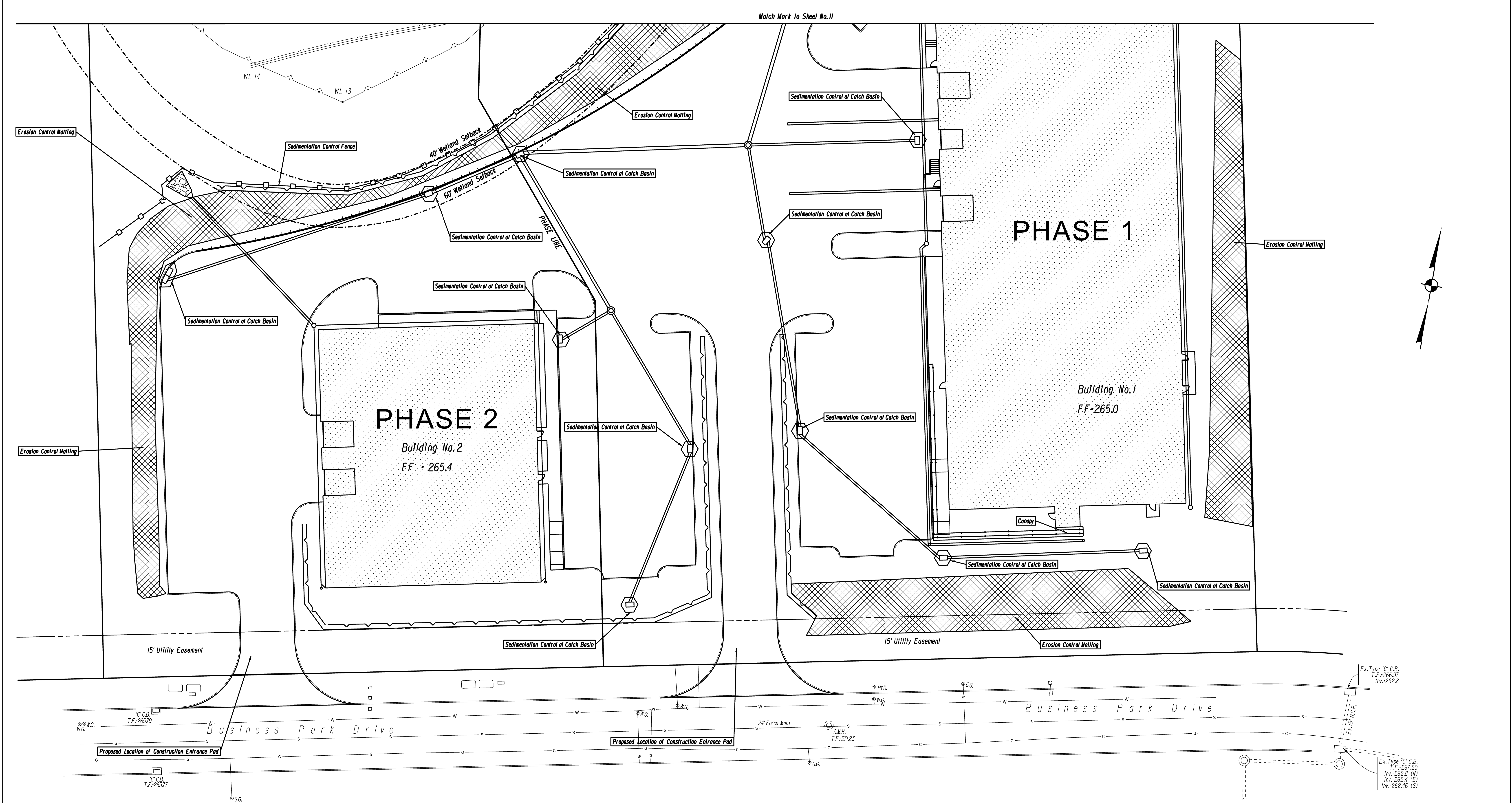
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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

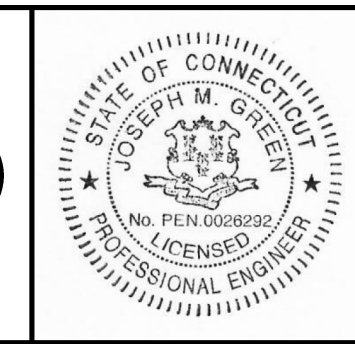
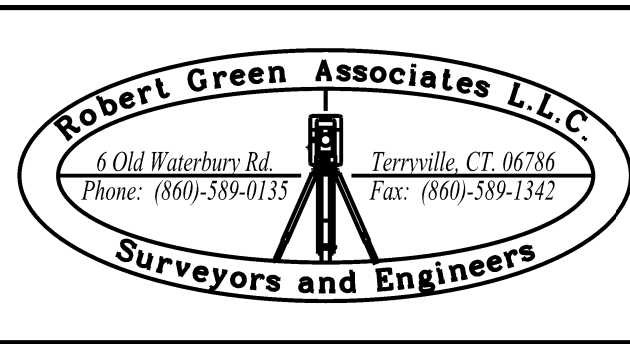
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DRAWING TITLE:	GRADING	SHEET NO.	9



REV.	DATE	REVISION DESCRIPTION
1	1-17-25	MISC. HOUSEKEEPING

DATE:	DECEMBER 3, 2024
SCALE:	SCALE IN FEET SCALE 1"=20'

SURVEYOR SIGNATURE/BLOCK:
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ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
3 / 3
DRAWING TITLE:
EROSION AND SEDIMENTATION CONTROL

DRAWING NO.
E&S-001
SHEET NO.
10



N/F
Joseph Formisano

N/F
Dolores L. McDaniel

N/F
Michael & Mary Lou Kopinja

N/F
Jean-Luc & Linda L. Blodeau

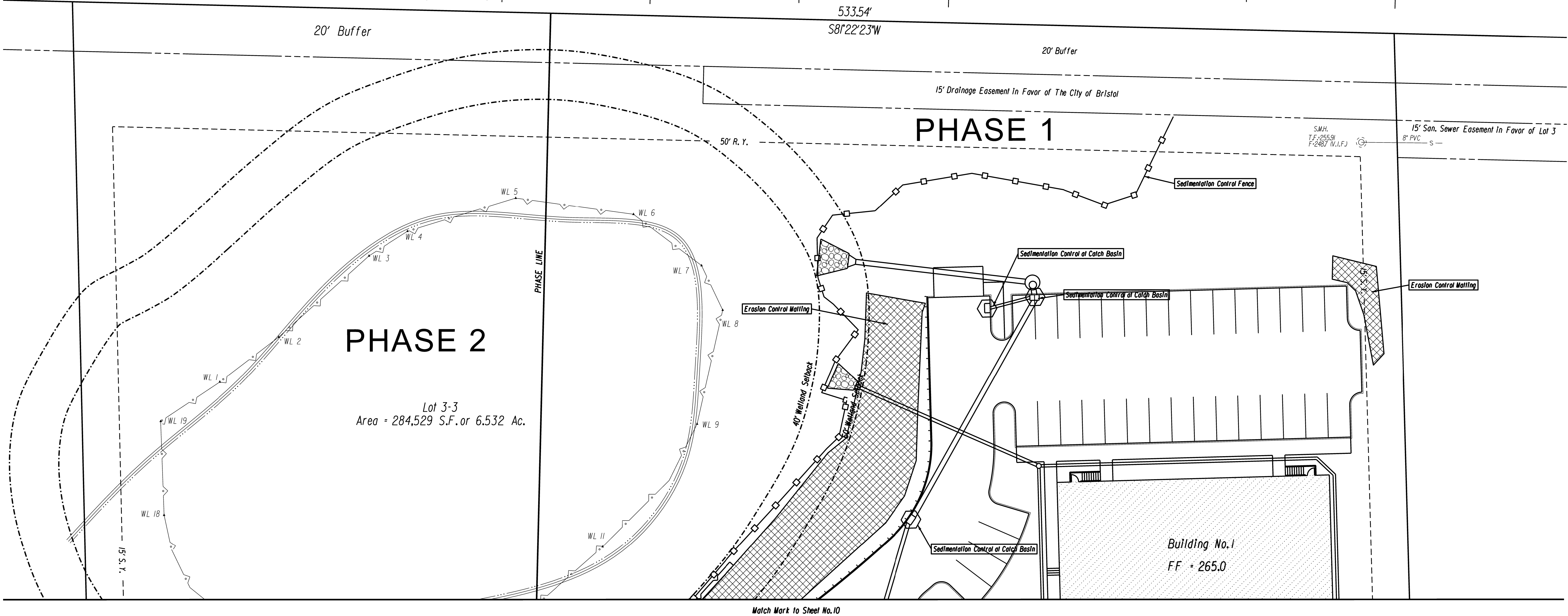
N/F
Aneta & Cezary Milewski

N/F
Bruce A & Selena Burness

N/F
Christopher N. Lagace

N/F
Kevin Chartier

N/F
Paul D. & Patricis C. Martin



1	1-17-25	MISC. HOUSEKEEPING
REV.	DATE	REVISION DESCRIPTION

DATE:	DECEMBER 3, 2024
SCALE:	SCALE IN FEET SCALE 1"=20'
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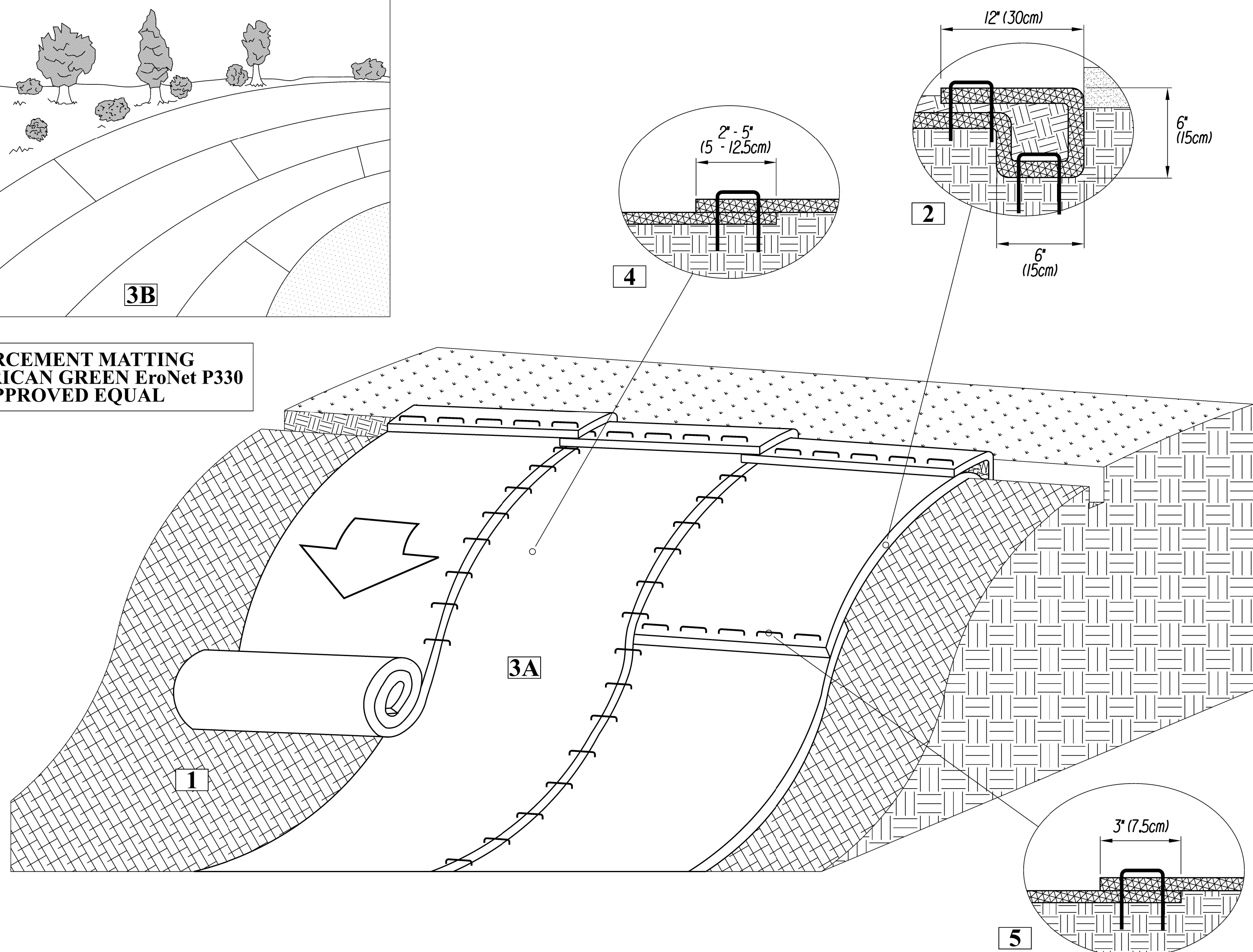
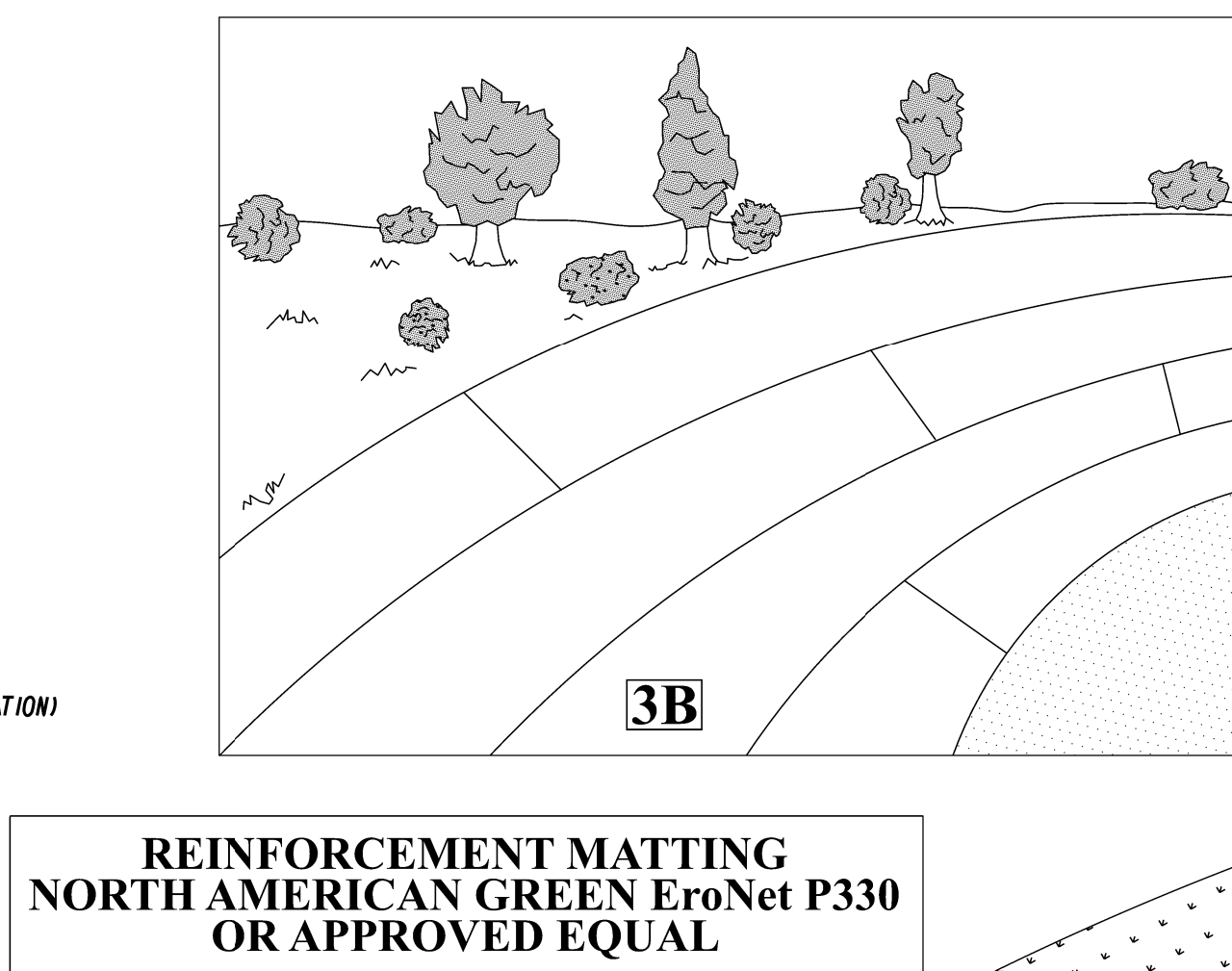
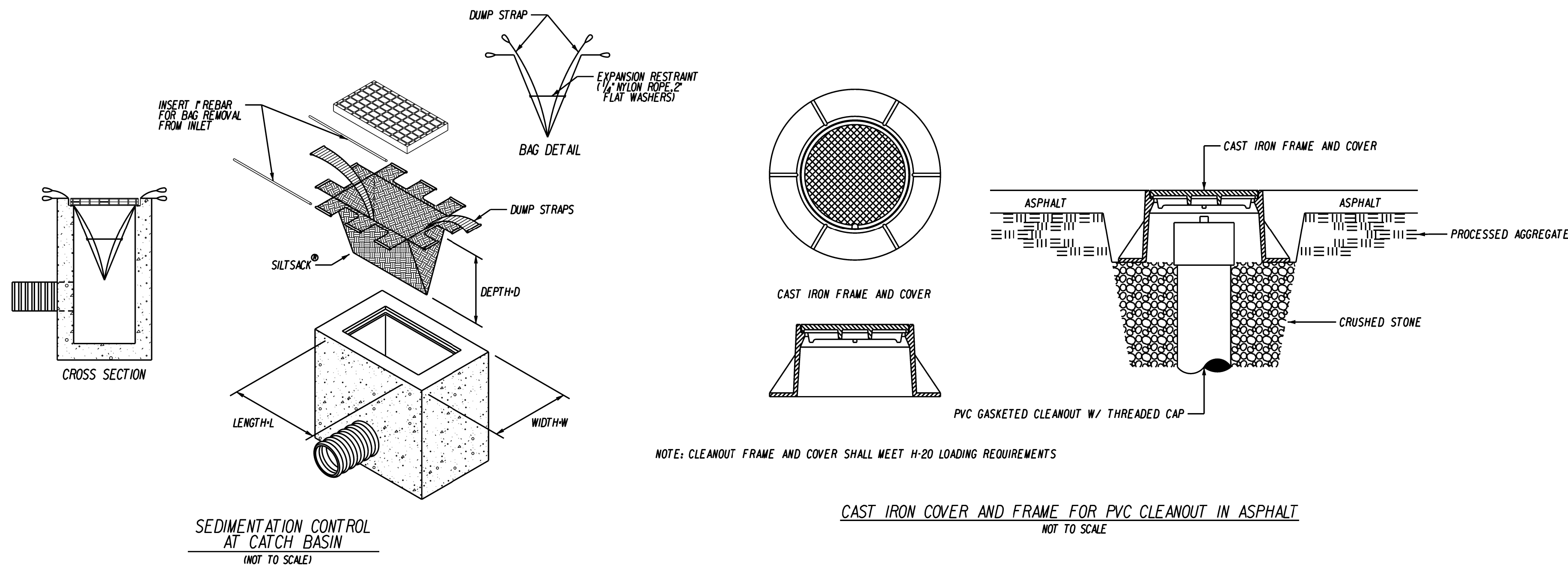


ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
3 / 3
DRAWING TITLE:
EROSION AND SEDIMENTATION CONTROL

DRAWING NO.
E&S-002
SHEET NO.
11



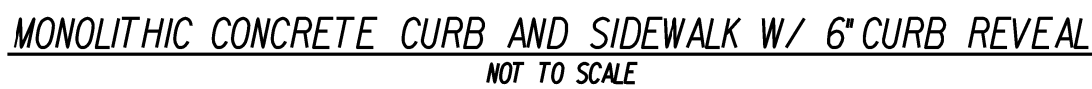
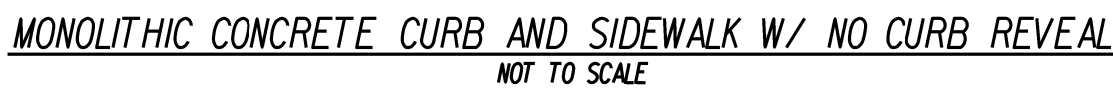
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6"(15cm) DEEP X 6"(15cm) WIDE TRENCH WITH APPROXIMATELY 12"(30cm) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12"(30cm) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12"(30cm) APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 - 12.5cm) OVERLAP DEPENDING ON THE RECPs TYPE.
5. CONSECUTIVE RECPs SPICED DOWN THE SLOPE MUST BE END OVER END (SINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12"(30cm) APART ACROSS ENTIRE RECPs WIDTH.

*NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE
OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY
BE NECESSARY TO PROPERLY SECURE THE RECPs.

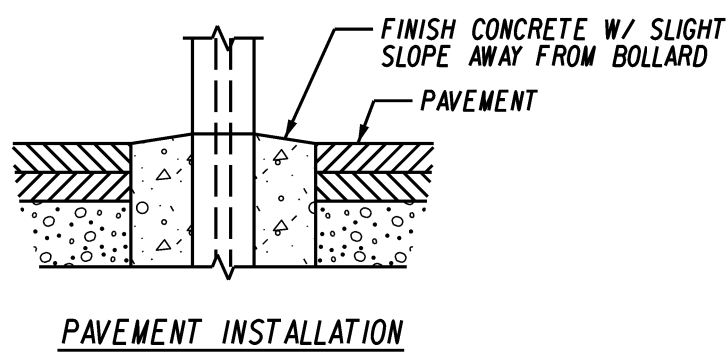
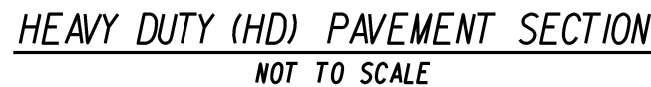
			DATE: DECEMBER 3, 2024	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.		 	ENGINEER SIGNATURE/BLOCK: <i>Joseph M. Green</i>	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED	ASSESSOR'S MAP/LOT: 3 / 3	DRAWING NO. MISC-001
1	1-17-25	MISC. HOUSEKEEPING	SCALE: AS NOTED					LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS	SHEET NO. 12
REV.	DATE	REVISION DESCRIPTION								



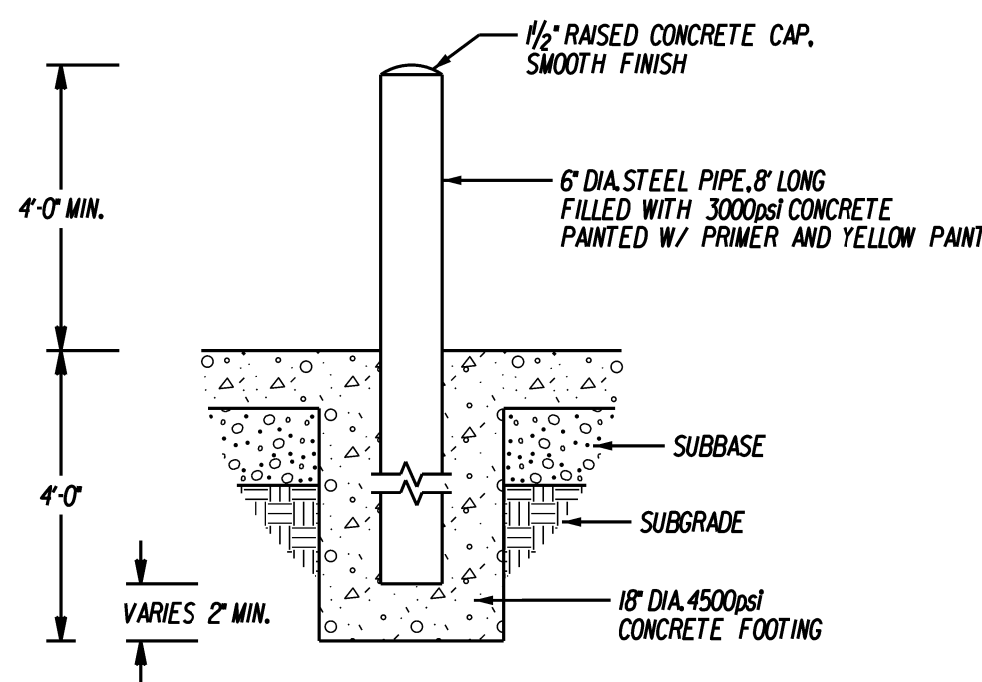
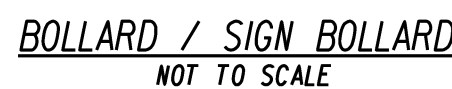
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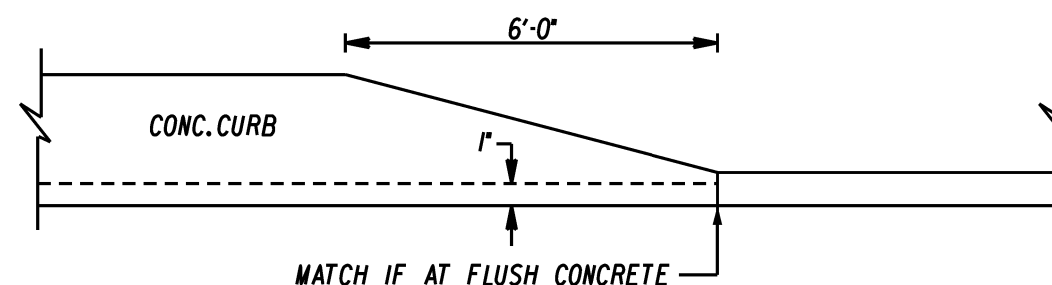
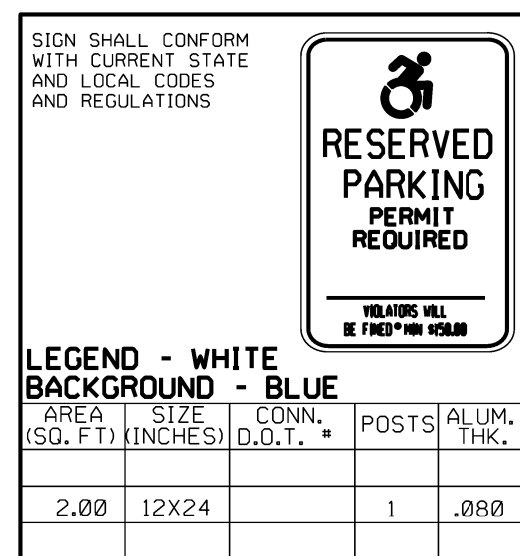
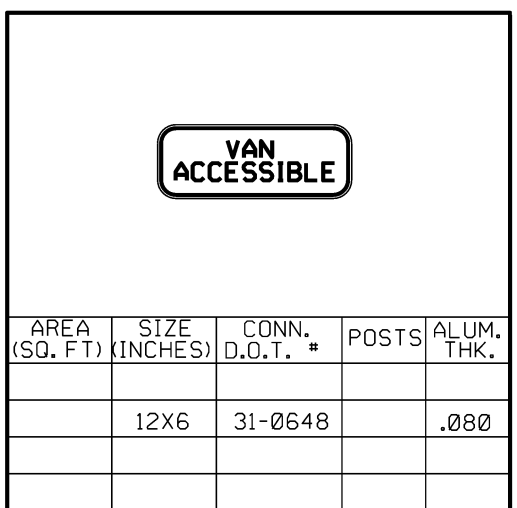
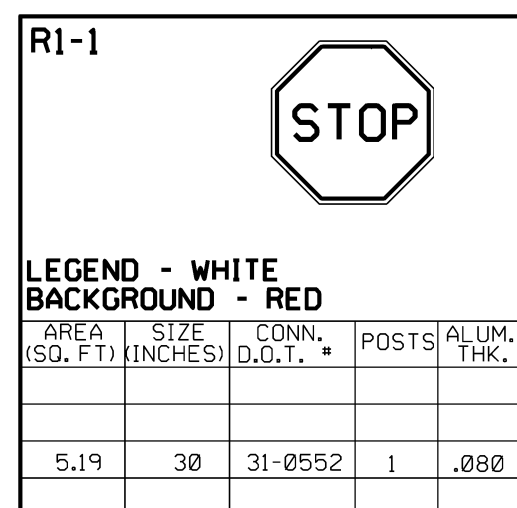
-
- 3"
- VARIES
- 3"
- 2" BITUMINOUS CONCRETE FINISH COURSE (CLASS 2)
- 2" BITUMINOUS CONCRETE BINDER COURSE (CLASS 1)
- 6" COMPACTED BROKEN STONE BASE
- 10" COMPACTED SUBBASE
SEC. 212 & M.O.2 FORM 817
- COMPACTED SUBGRADE



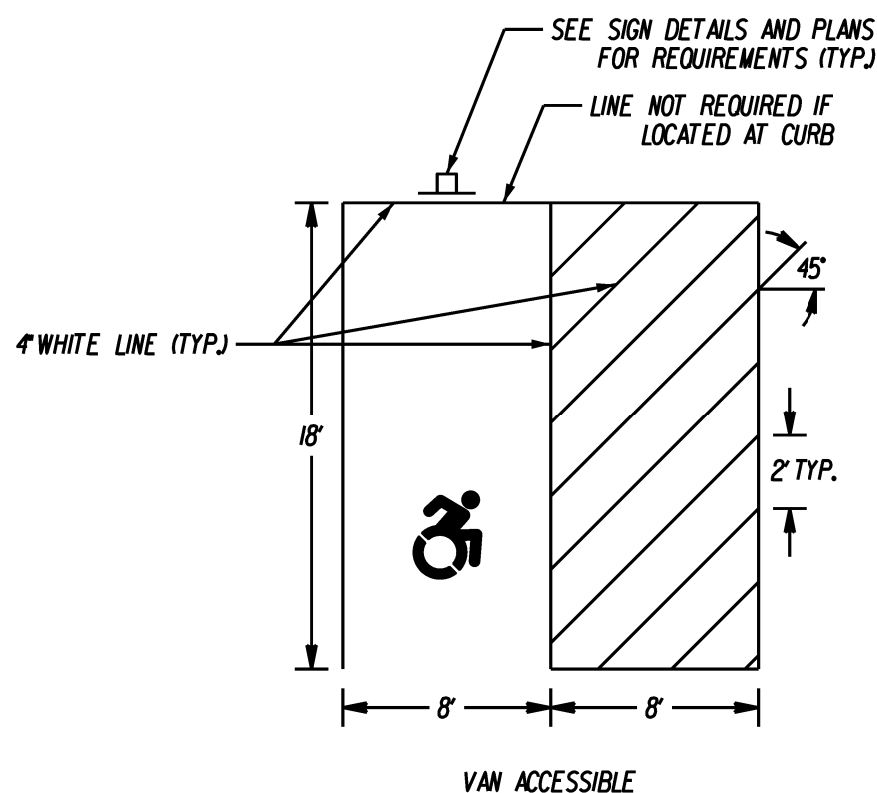
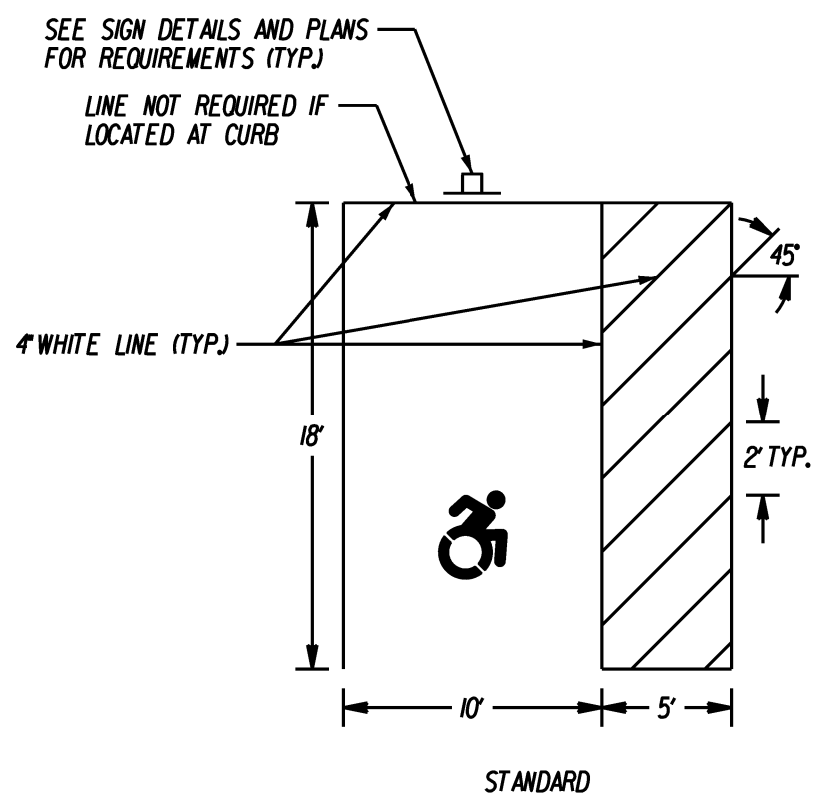
- NOTES:
1. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A253-78 (OR LATEST VERSION).
 2. BOLTS SHALL NOT PROTRUDE MORE THAN $\frac{3}{4}$ " BEYOND THE NUT WHEN TIGHT, BUT SHALL FULLY ENGAGE ALL THREADS ON THE NUT.
 3. SEE PLANS FOR TYPE OF INSTALLATION AND WHETHER TO BE INSTALLED WITH OR WITHOUT A SIGN.



SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.P.A.*16-78)
NOT TO SCALE

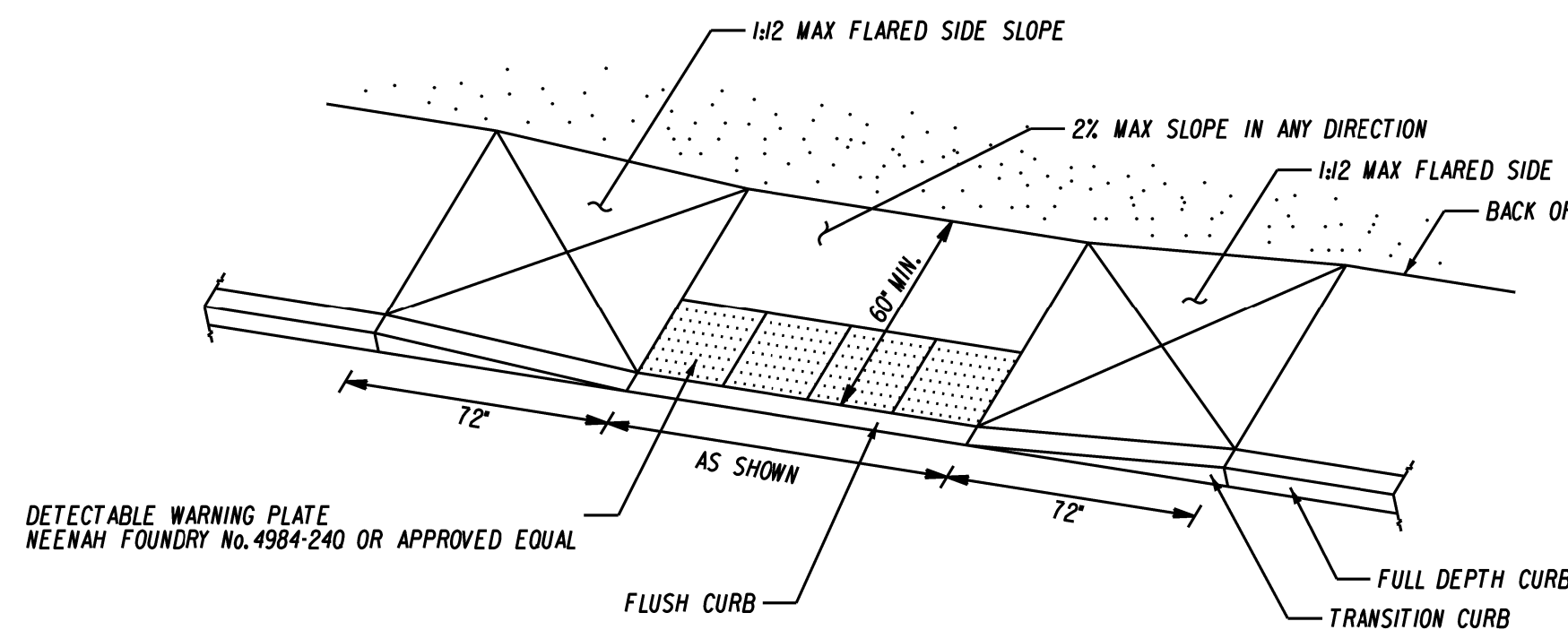


CURBING TAPER
NOT TO SCALE



NOTE: SEE PLAN FOR CROSS HATCH LOCATION

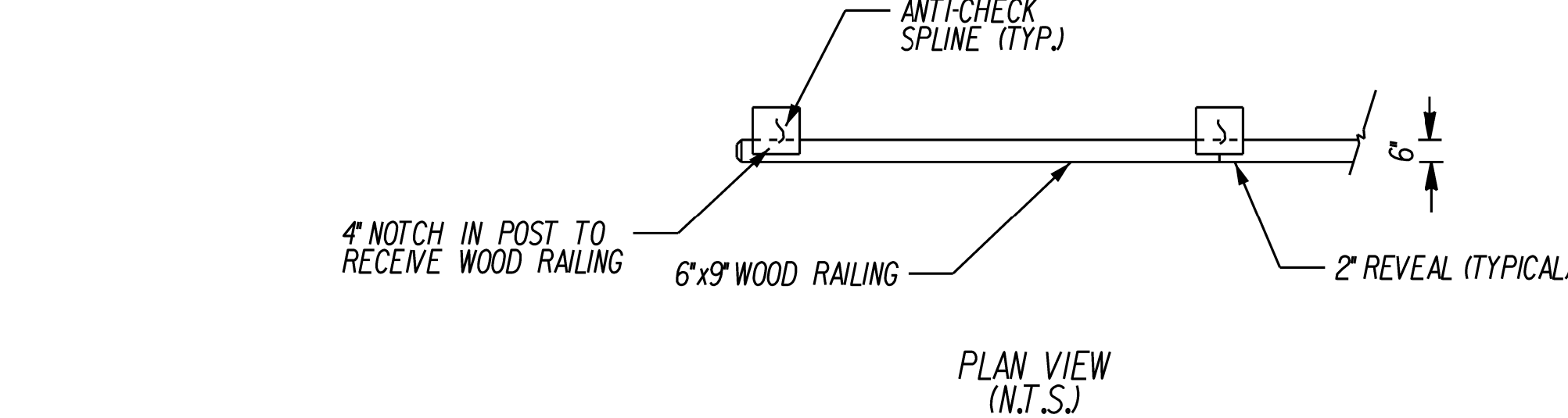
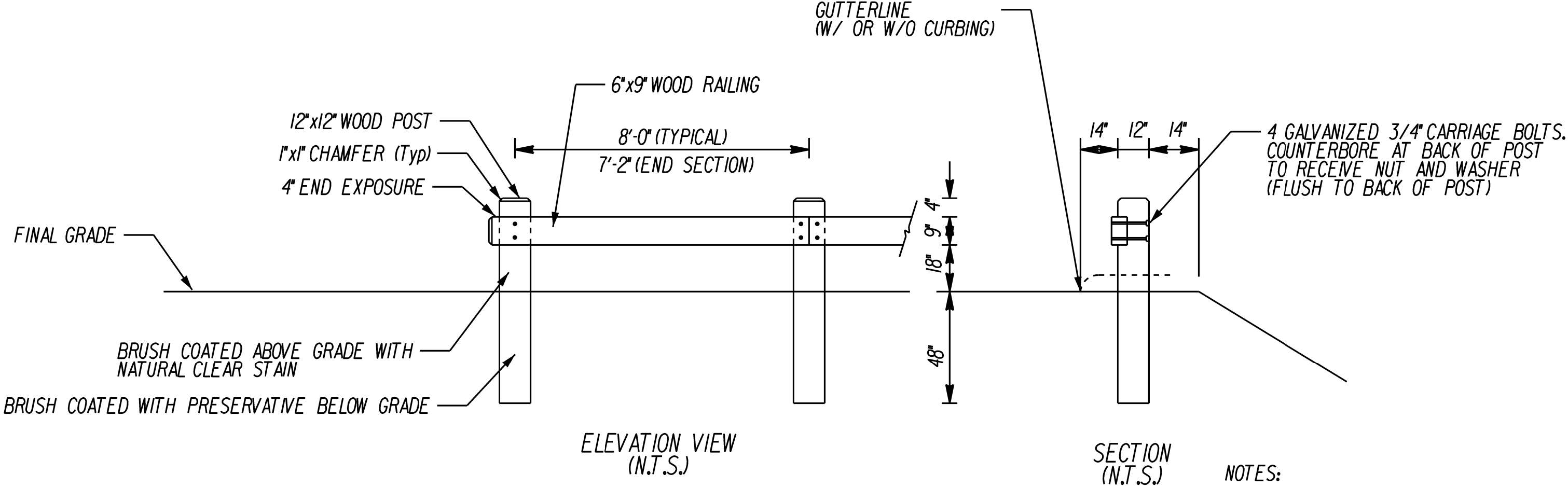
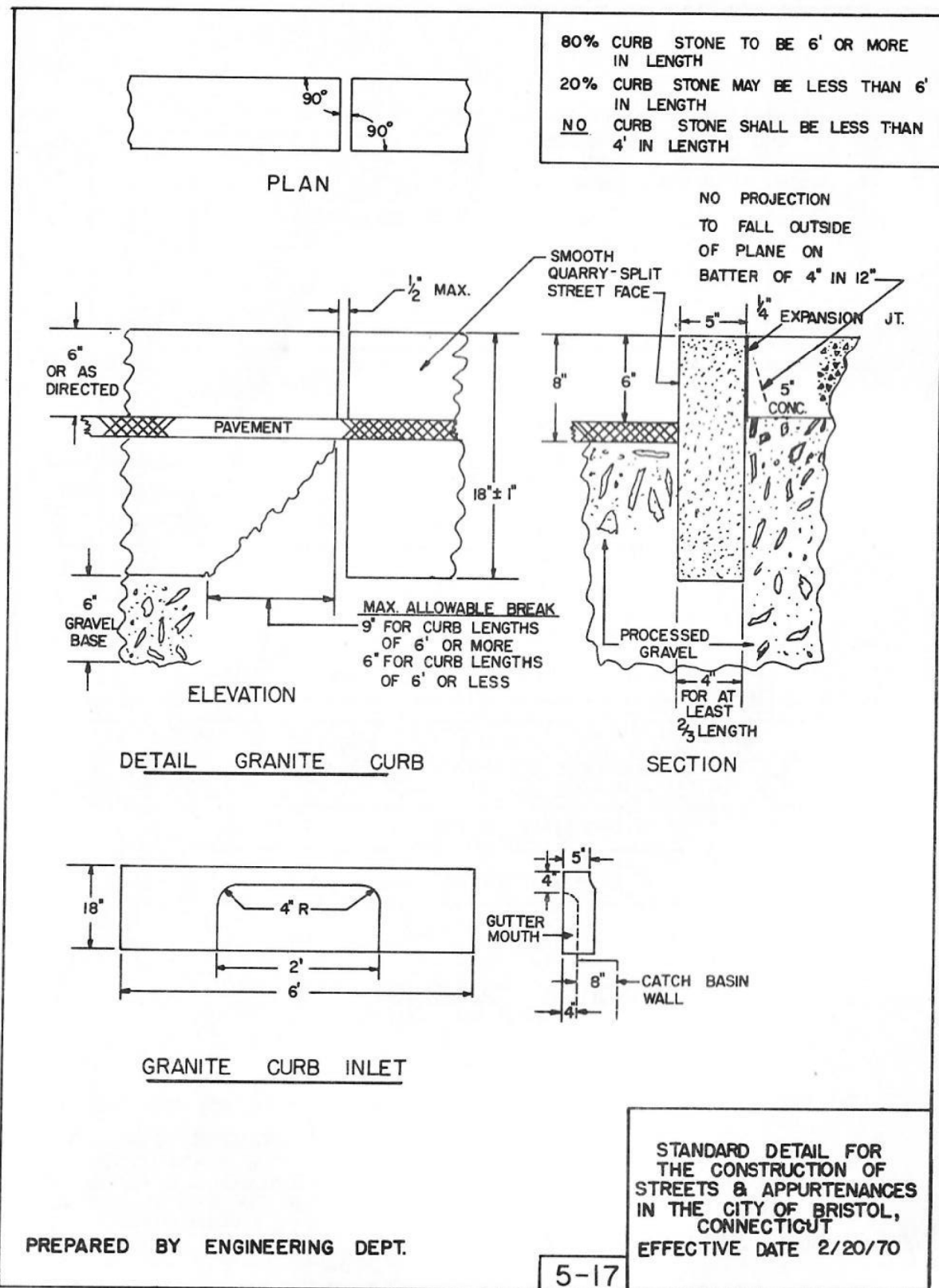
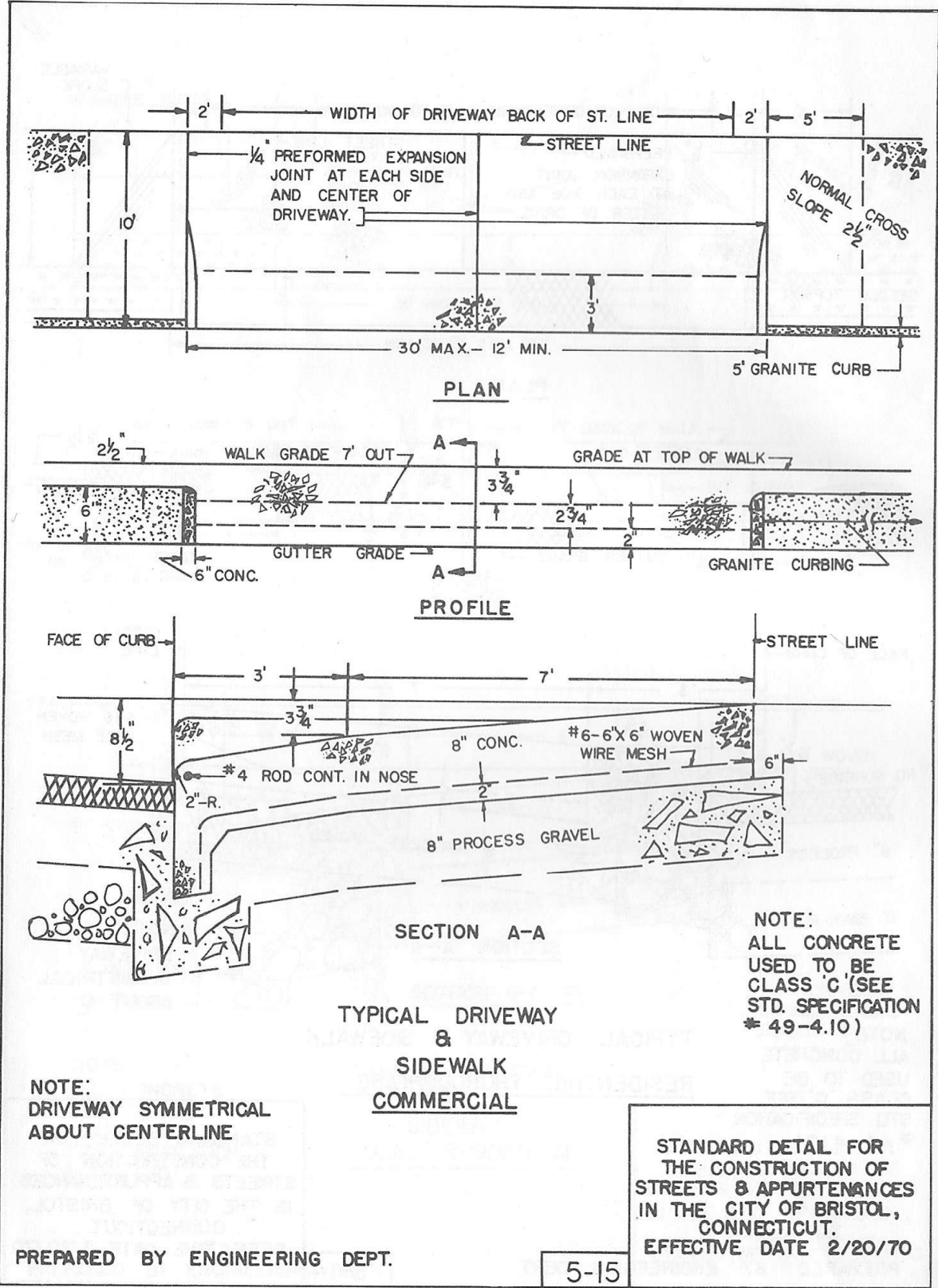
PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



- NOTES:
1. 2% MAX SIDEWALK CROSS SLOPE.
 2. ADJOINING PAVEMENT SLOPE SHALL BE 2% MAX IN ANY DIRECTION.

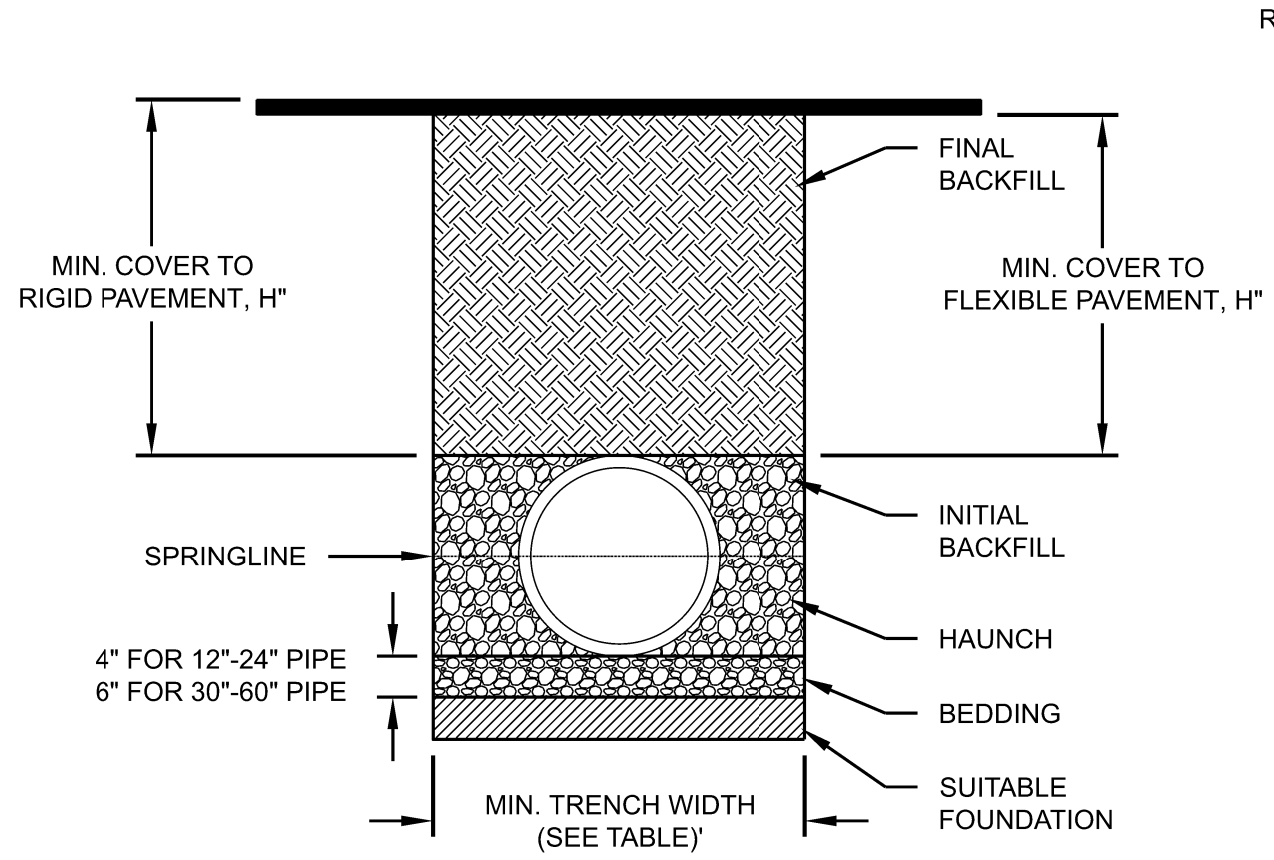
SIDEWALK RAMP TYPE 'D'
NOT TO SCALE

Page 6:



TIMBER RAILING DETAILS
NOT TO SCALE

- NOTES:**
1. COMMERCIAL LUMBER GRADE No. 1 OR BETTER
 2. ROUGH SAWN (NON-PLANED) OR S4S (SURFACE FOUR SIDE) SOLID YELLOW PINE WITH NOMINAL DIMENSIONS AS INDICATED ON THE PLANS. VARIATIONS IN THE SIZE OF ANY DIMENSIONS SHALL NOT BE MORE THAN +/- 1/4"
 3. ALL TIMBER POSTS SHALL BE PRESSURE TREATED. PRESSURE TREATMENT SHALL BE CCA IN ACCORDANCE WITH AWPA *P5 TO A MINIMUM NET RETENTION OF 0.60 lb/cubic foot
 4. ALL TIMBER RAILINGS SHALL BE PRESSURE TREATED. PRESSURE TREATMENT SHALL BE CCA IN ACCORDANCE WITH AWPA *P5 TO A MINIMUM NET RETENTION OF 0.40 lb/cubic foot
 5. ALL TIMBER COMPONENTS SHALL BE FREE OF EXCESS PRESERVATIVE AND SOLVENT AT THE CONCLUSION OF THE TREATING PROCESS.
 6. BOLTS SHALL BE 3/4" DIAM., ASTM 307, WITH APPROPRIATE NUTS AND WASHERS (ALL HOT DIPPED GALVANIZED)
 7. BACKFILL AROUND EACH POST WITH SUITABLE NATIVE MATERIAL COMPACTED IN 1 FOOT LIFTS



- NOTES:**
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
 5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

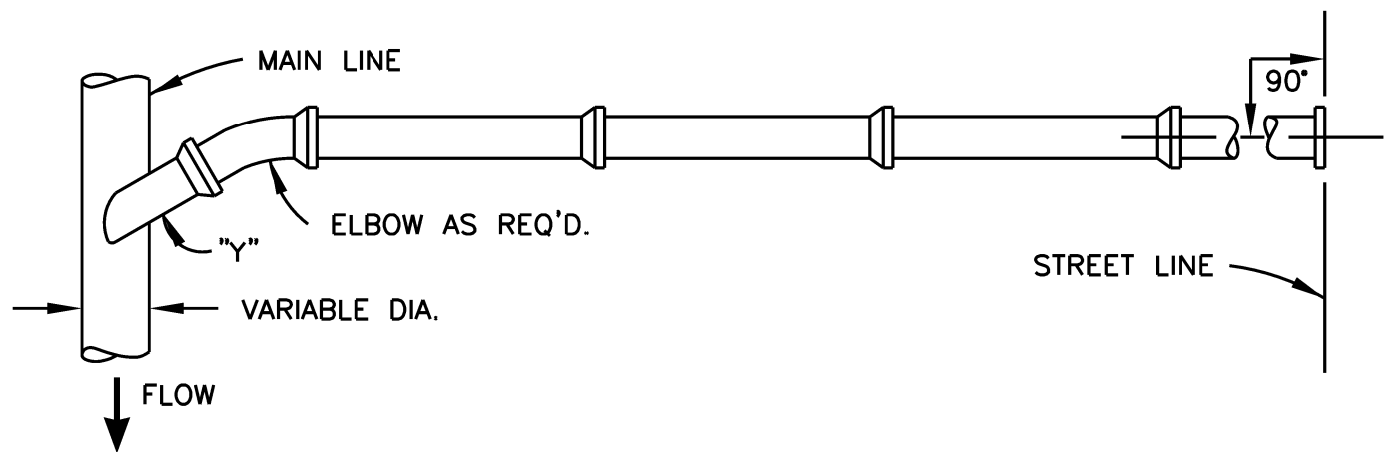
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

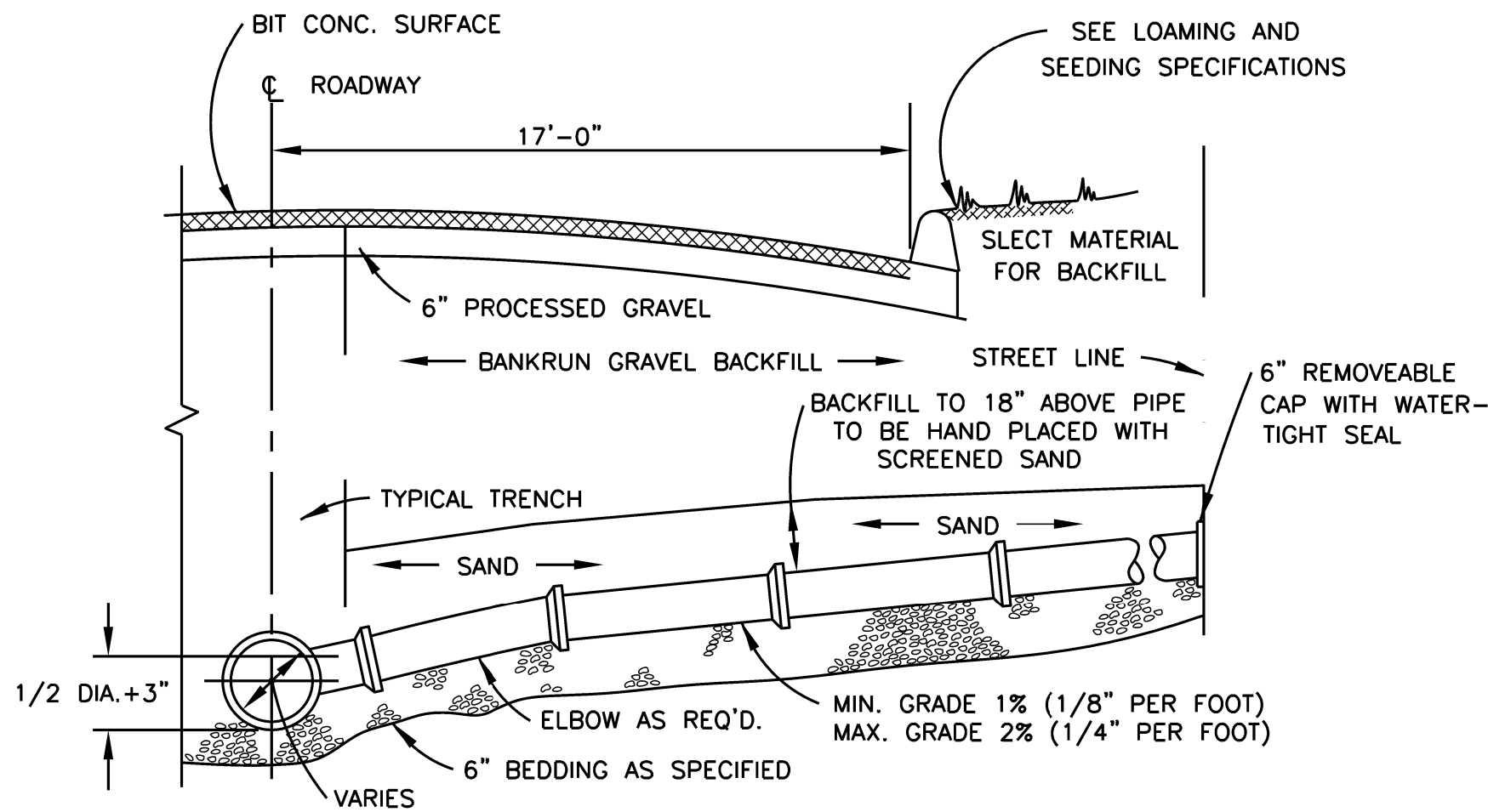
PIPE DIAM.	CLASS I		CLASS II		CLASS III
	COMPACTED	DUMPED	95%	90%	
4" (100mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)	20 (6.1m)
8" (200mm)	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.3m)	15 (4.6m)
10" (250mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	18 (5.5m)
15" (375mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	19 (5.8m)
18" (450mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
24" (600mm)	27 (8.2m)	13 (4.0m)	19 (5.8m)	13 (4.0m)	14 (4.3m)
30" (750mm)	22 (6.7m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)
42" (1050mm)	24 (7.3m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
48" (1200mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE.
UNIT WEIGHT OF SOIL (γs) = 120 PCF

			DATE: DECEMBER 3, 2024	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.				ENGINEER SIGNATURE/BLOCK: 	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 3 / 3	DRAWING NO. MISC-003
1	1-17-25	MISC. HOUSEKEEPING	SCALE: AS NOTED							DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS	SHEET NO. 14
REV.	DATE	REVISION DESCRIPTION									

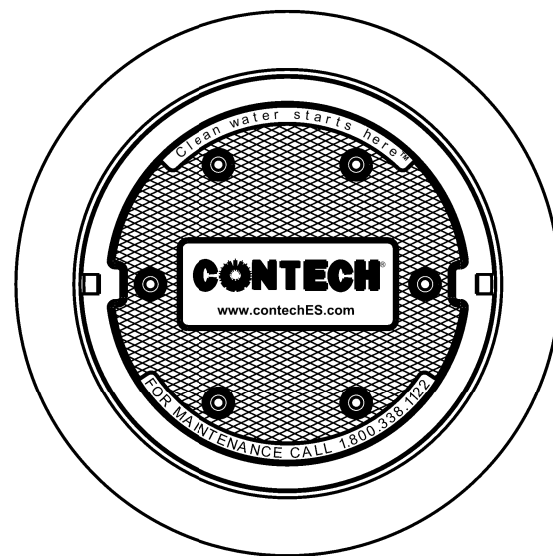
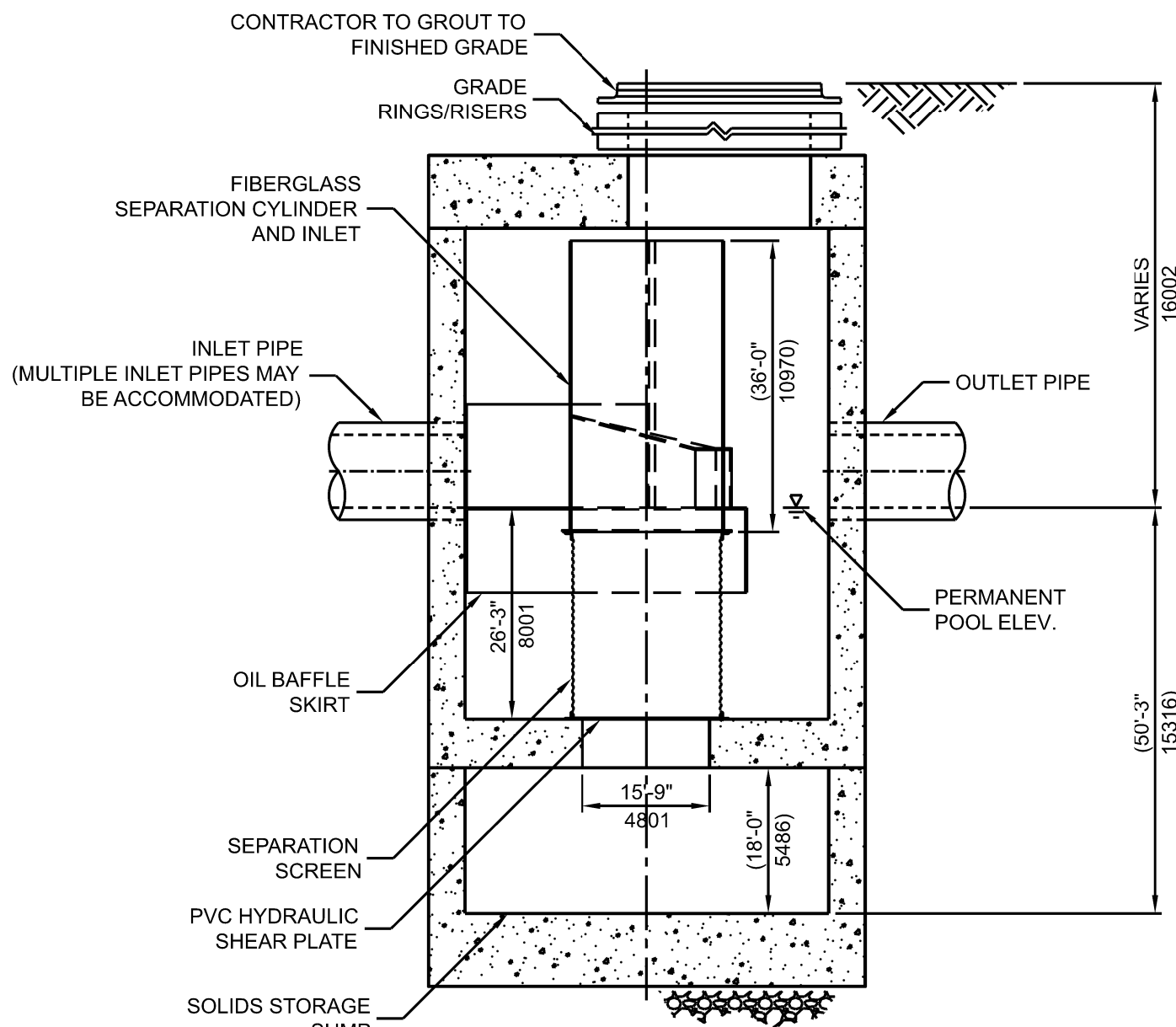
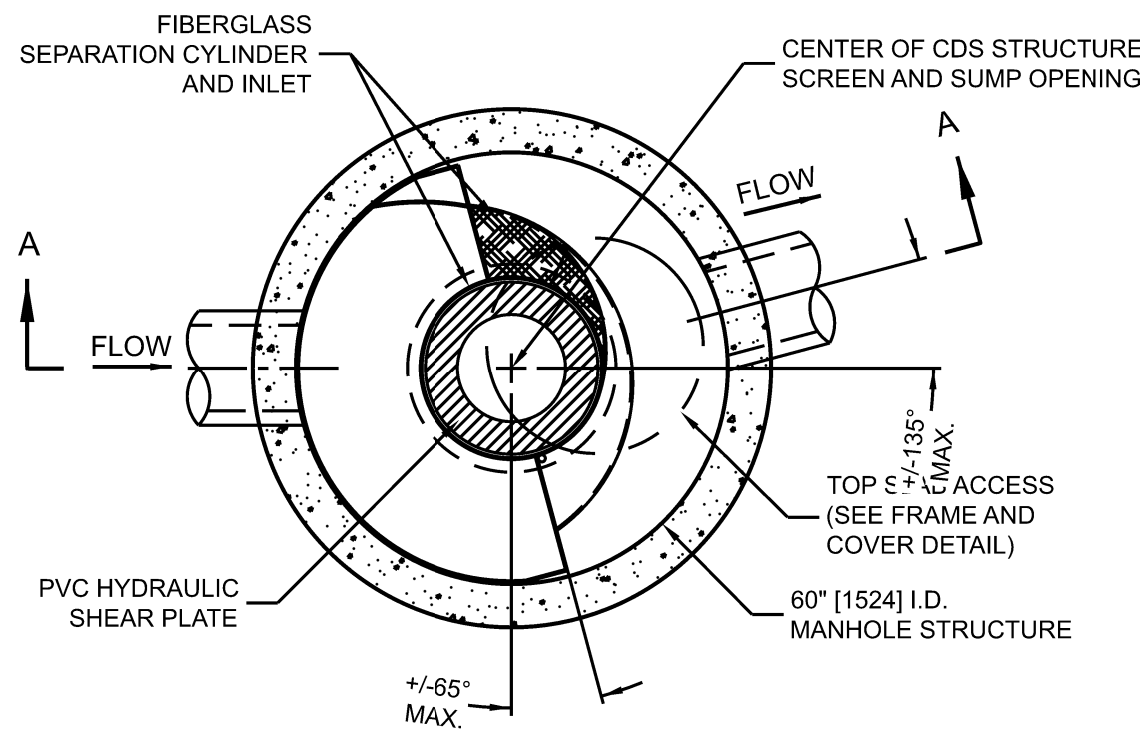


TYPICAL SANITARY SEWER CONNECTION – PLAN



TYPICAL SANITARY SEWER CONNECTION LATERAL

C:\USERS\SLACHTER\DESKTOP\CDSDetails\18\" MICRON SIZES\ACAD\CDS2025-5-C-DTL.DWG 5/19/2014 4:52:20 PM



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

- GENERAL NOTES
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechies.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH
ENGINEERED SOLUTIONS LLC
www.contechies.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2025-5-C
INLINE CDS
STANDARD DETAIL

CDS2025-5-C DESIGN NOTES

THE STANDARD CDS2025-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

- GRATED INLET ONLY (NO INLET PIPE)
- GRATED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES
- SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
- SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS

SITE SPECIFIC
DATA REQUIREMENTS

STRUCTURE ID	CDS #1
WATER QUALITY FLOW RATE (CFS OR L/s)	0.77 CFS
PEAK FLOW RATE (CFS OR L/s)	7.25 CFS
RETURN PERIOD OF PEAK FLOW (YRS)	25 YR
SCREEN APERTURE (2400 OR 4700)	4700

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	247.16	HDPE	18"
INLET PIPE 2			
OUTLET PIPE	247.16	HDPE	18"

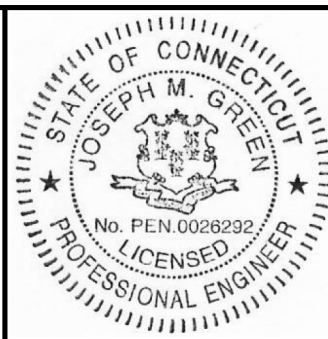
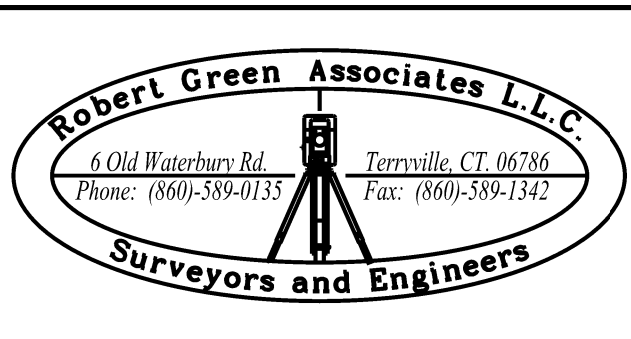
RIM ELEVATION	255.85
---------------	--------

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
------------------------	-------	--------

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

			DATE:	DECEMBER 3, 2024	SURVEYOR SIGNATURE/BLOCK:
					TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
1	1-17-25	MISC. HOUSEKEEPING			
REV.	DATE	REVISION DESCRIPTION		SCALE: AS NOTED	



ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED

LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
3 / 3

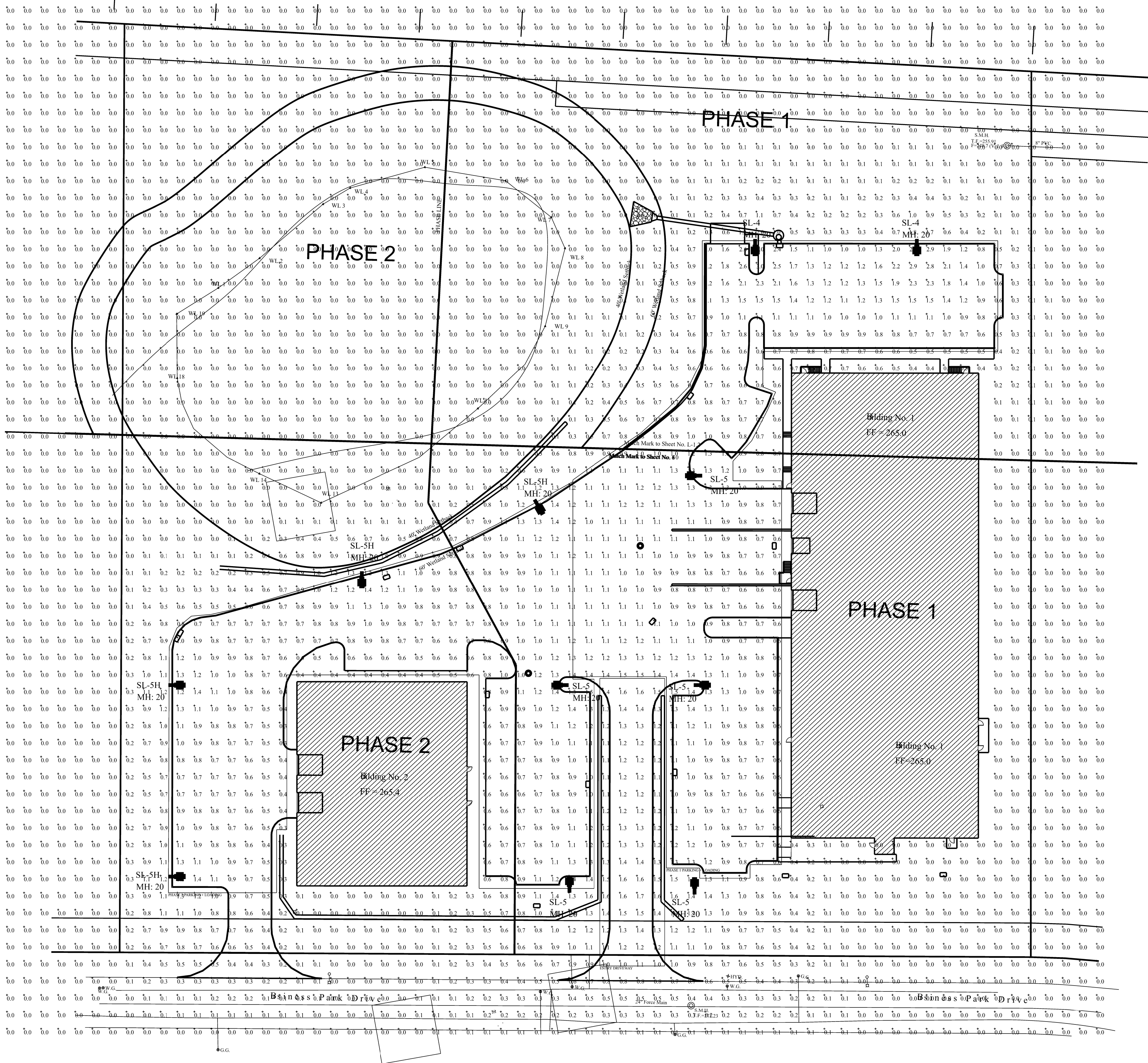
DRAWING TITLE:
MISCELLANEOUS NOTES AND DETAILS

DRAWING NO.
MISC-004

SHEET NO.
15



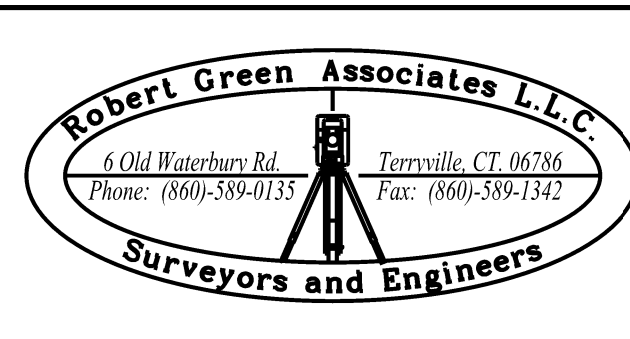
			DATE: DECEMBER 3, 2024	DPS DEVELOPMENT PLANNING SOLUTIONS LLC	Charlie Talmadge Development Planning Solutions LLC 225 North Main Street, Suite 207 Bristol, CT 06010 Phone: 860-506-4268 Website: www.developmentplanningsolutions.com			PROJECT TITLE: IMPROVEMENT LOCATION SURVEY LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	ASSessor's MAP/LOT: 3/3	DRAWING NO.
REV.	DATE	REVISION DESCRIPTION	SCALE: SCALE IN FEET 0 30 60 SCALE 1"=30'						DRAWING TITLE: LANDSCAPE PLAN	SHEET NO. L-1.1



Filename: Lot 3-3 Force Automation - Business Park Drive Site Lighting - Bristol.AGI

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description
	2	SL-4	Single	12904	102.17	0.900	B2-U0-G4	20	Lithonia DSX1 LED P3 40K 80CRI TFTM MVOLKT SPA PIR DBLXD - SSS 20 4C DM19AS DBLXD 20FT POLE
	5	SL-5	Single	13398	102.17	0.900	B4-U0-G3	20	Lithonia DSX1 LED P3 40K 80CRI T5W MVOLT SPA PIR DBLXD - SSS 20 4C DM19AS DBLXD 20FT POLE
	4	SL-5H	Single	9101	102.1727	0.900	B3-U0-G3	20	Lithonia DSX1 LED P3 40K 80CRI T5W MVOLT SPA PIR HS DBLXD - SSS 20 4C DM19AS DBLXD 20FT POLE

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
SITE	Illuminance	Fc	0.31	3.0	0.0	N.A.	N.A.		
ENTRY DRIVEWAY	Illuminance	Fc	1.29	1.7	1.0	1.29	1.70		
PHASE 1 PARKING + LOADING	Illuminance	Fc	1.04	3.0	0.4	2.60	7.50		
PHASE 2 PARKING + LOADING	Illuminance	Fc	0.86	1.5	0.3	2.87	5.00		

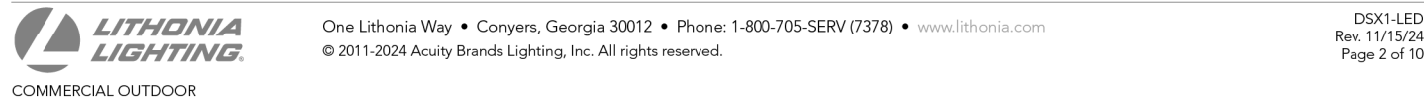
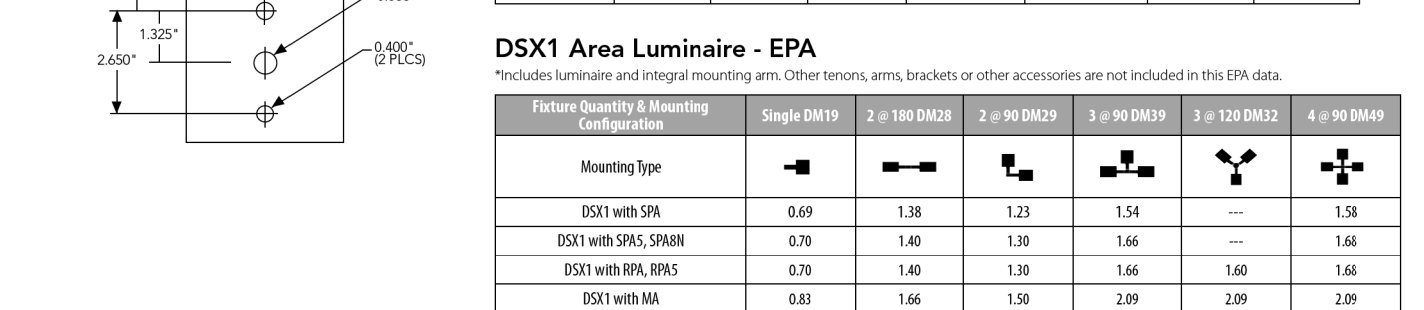
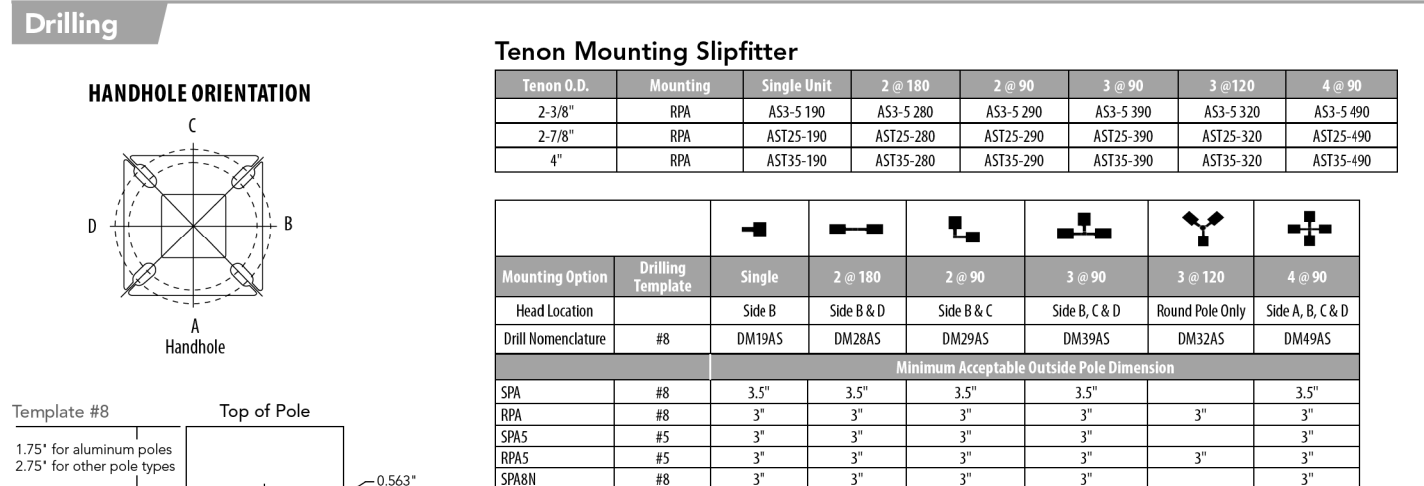
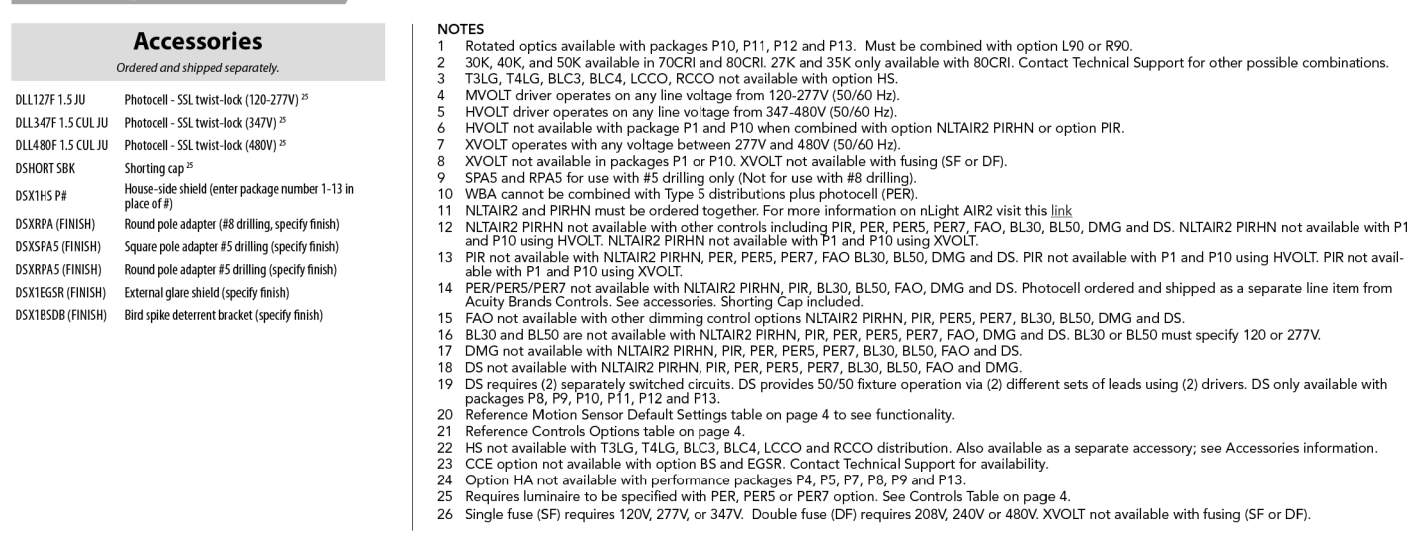
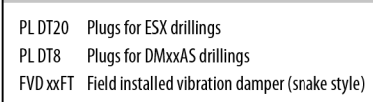
			DATE: 12/06/2017	Greg Loda Lighting Affiliates 20 MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. Rocky Hill, CT 06067			ENGINEER SIGNATURE BLOCK:	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED	DRAWING NO. LGT-001
			SCALE: 1" = 10'	Website : www.lightingaffiliates.com Voice Number : (860) 721-1171 x 219 Email Address : g.loda@lightingaffiliates.com				LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	DRAWING TITLE: LIGHTING PLAN
REV.	DATE	REVISION DESCRIPTION							SHEET NO. L-2



 One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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COMMERCIAL OUTDOOR

DSX1-LED
Rev: 11/15/24
Page 1 of 10



*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.
- Bolt circles have +/- 1/2" tolerance.

Page 6

schadler selnau associates, p.c.



2 January 2025

Mr. Robert Flanagan, AICP
City Planner
City of Bristol, CT 06010

Re: Bingham Place
3 North Street
Solar Aquaponics Greenhouse

Mr. Flanagan,

Per our conversation re: the subject above, I am writing this request for the Zoning Commission to extend the Site Plan Approval for the Solar Aquaponics Greenhouse for another 5 years. The site plan was approved on 19 December 2019. Keeping in mind that there is a State Statute Title 8 - Zoning ... / Chapter 124 – Zoning / Section 8-3K. – Expirations and extensions of site plan...approvals, which in part states:

If approval has not expired prior to 12 July 2021 then the following applies:

Approval shall not expire less than 14 years after date of such approval...all work shall be completed and a CO issued with 19 years from date of permit approval.

Thank you in advance for your consideration in this matter.

I remain Charles R. Nyberg, Project Architect, Schadler Selnau Associates, PC, 5 Waterville Road, Farmington, CT 06032.

Regards,

Schadler Selnau Associates, PC
Charles R. Nyberg, Project Architect

3 North Street - IWWA Extensions

Robert Flanagan

Thu 1/9/2025 2:16 PM

Inbox

To: Charlie Nyberg <charlie@schadlerselnau.associates>;

Cc: Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>; Andrew Armstrong <AndrewArmstrong@bristolct.gov>;

Importance: High

3 attachments (3 MB)

1888 (C).pdf; 19-462F-246 (C)-.pdf; 20250103104208283.pdf;

Good Afternoon Charlie:

When putting together the 3 North Street request for an extension for Zoning, it occurred to me that your client will also needs to extend the IWWA and Floodplain approvals from 2019:

1. [Application #1888](#) – Wetlands Application for the construction of a parking lot and water quality basin construction for a solar aquaponics greenhouse at 3 North Street; Assessor's Map 22, Lots 33; Bristol Enterprises, LLC, applicant.
2. [Application #19-462F-246](#) – Floodplain Application to drill well for a solar aquaponics greenhouse at 3 North Street; Assessor's Map 22, Lots 33; Bristol Enterprises, LLC, applicant.

You should reach out to Tony Lorenzetti (860-584-6116) to go over these applications and then ask Tony to get on the IWWA Agenda for February.

In the interest of keeping this organized, we will let the IWWA act first (in February) and then I will add the Zoning extension to the February Zoning meeting. I don't want to Zoning Commission to act prior to the IWWA.

Please let me know if you have any questions.

Thanks.

Robert M. Flanagan, AICP

City Planner

860-584-6225

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

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



City of Bristol

BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

November 12, 2019

Bristol Enterprises, LLC
50 North Street
Litchfield, CT 06759

RE: Application #1888 – Wetlands Application for the construction of a parking lot and water quality basin construction for a solar aquaponics greenhouse at 3 North Street; Assessor's Map 22, Lots 33; Bristol Enterprises, LLC, applicant.

Dear Applicant:

The Inland Wetlands Commission at its meeting of November 6, 2019, voted to grant final approval to the subject application, with the following stipulations:

- 1-18. Attached.
19. Revise the Operation and Maintenance Plan (plan sheet 4) "Operation and Maintenance Plan (Post-construction)" and "Inspection and Maintenance Guidelines for the Stormwater Quality Basin" to change "should" to "shall" for inspections frequency and documentation.
20. Address stabilization for pipe end removal work disturbance along North Creek.

Please send four copies of the revised plans, at which time the final approved plan will be provided. This approval does not relieve you from obtaining applicable local, state or federal permits associated with the proposed activity.

Should you have any further questions or comments, please contact me at 860-584-6111 or the Land Use Office at 860-584-6225.

Sincerely,

A handwritten signature in dark ink, appearing to read "Carol Noble".

Carol Noble, P.E.
Environmental Engineer

CN/nk

c: IWEO
Charles Nyberg
Robert Green Associates

THE PERMIT IS ISSUED SUBJECT TO THE FOLLOWING CONDITIONS AND/OR MODIFICATIONS:

1. The Inland Wetlands Enforcement Officer shall be notified at least three days prior to the initiation of any regulated activity under this permit (584-6116) and shall be regularly informed as to the progress of all activities involved in this proposal.
2. The duration of any permit shall be five (5) years unless otherwise approved by the Commission.
3. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
4. This authorization is not transferable without the written consent of the Commission.
5. In evaluating this application, the Commission has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
6. This permittee shall employ best management practices, consistent with the terms and conditions of this permit and current state and local guidelines, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Land Use Office, 111 North Main St., Bristol, (860) 584-6225.
7. The permittee shall immediately inform the Commission/Engineering Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.
8. No equipment or material including without limitation, fill, construction materials or debris shall be deposited, placed or stored in any wetlands, watercourse or flood plain on or off site unless specifically authorized by this permit or, if applicable, by a Flood Plain Permit.
9. This permit is subject to and does not derogate any present or future property rights or other rights or powers of the City of Bristol and conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.
10. If the activity authorized by this permit also involves activity or a project which requires zoning or subdivision approval, special permit, variance or special exception, no work pursuant to this permit may begin until such approval is obtained.
11. Timely implementation and maintenance of sediment and erosion control measures as outlined in the "Connecticut Guidelines for Soil, Erosion & Sediment Control", dated May 2002 and as revised, shall be a condition of this permit.
12. All siltation and sedimentation control measures shall be removed once all upgrade site construction has been completed and a suitable vegetative ground cover has been established on all previously disturbed non-surfaced areas.
13. If required by the Commission, signs delineating the City of Bristol Inland Wetlands Easement shall be located a minimum of thirty (30) feet apart or at a change of direction unless otherwise approved by the Engineering Division. A minimum of three (3) signs per lot shall be provided. Signs shall be installed on 4" X 4" posts, set below frost, and shall read "City of Bristol Inland Wetlands Easement". Signs shall be installed prior to any activity.
14. The following construction sequence shall be implemented unless otherwise approved by the Commission consist of the following:
 - a. Contact IWEO (584-6116)
 - b. Install conservation easement signs (if required)
 - c. Install erosion control measures
 - d. Install storm drainage
 - e. Construct regulated activity in accordance with approved plan
 - f. Once stabilized, remove erosion control measures
15. All excess fill material shall be disposed of off-site. Off-site disposal areas within an area regulated by the Inland Wetlands Commission shall require approval from the Commission.
16. The applicant shall indicate conditions of approval on the plan along with a signature block for Commission Chairman.
17. All regulated activity associated with this permit shall be completed within one (1) year unless otherwise approved by the Commission.
18. The roof leaders from the proposed construction shall be connected to a dry well system, as approved by the Engineering Department.

Adopted by: Inland Wetlands Commission on January 21, 2008

Application #1889

SALEM LANE

IPSWITCH ROAD

KORY LANE

35 Kory Ln. - Wetlands Map
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 10/28/19

0 105 210 420
Feet

Legend

 Bristol Waterbodies

N

APPLICATION NO. 1889
DATE FILED: 10-28-19
APPROVED: _____
DENIED: _____

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

1. APPLICANT:

Name: MARK & ANNIE DIVENIRE Signature: [Signature]
Address: 35 KORY LANE City: BRISTOL State: CT Zip: 06010
Telephone No.: (860) 919-0711 [] home [] work XCELL

markd2gencomfy.com

2. PROPERTY OWNER(S):

Name: MARK & ANNIE DIVENIRE Signature: [Signature]
Address: 35 KORY LANE City: BRISTOL State: CT Zip: 06010
Telephone No.: (860) 919-0711 [] home [] work

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 35 KORY LANE BRISTOL CT

Assessor's Map No.: MAP 8/1078 Assessor's Lot No.(s): # 40-3

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

SEE ATTACHED ADDENDUM

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

SEE ATTACHED ADDENDUM

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.
- [X] c. The proposed activity is a regulated activity and will occur:
[X] in a wetlands or watercourse
[] within 100 feet of a wetlands or watercourse
[] beyond 100 feet of a wetlands or watercourse

copy Tim Furey on correspondence

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?
[] yes [X] no

If "yes", see instructions for submission requirements.

**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.
- 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.

- ten copies of a Site 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

INSTRUCTION SHEET FOR FORM IW-1

This application form is to be used for the following:

- a request for a wetlands permit to conduct a "regulated activity";
- a request to extend an unexpired wetlands permit;
- a request to modify an existing wetlands permit;
- a request for a ruling as to whether a proposed activity in a regulated area is permitted "as of right" or qualifies as a "nonregulated use" under Section 4 of the Inland Wetlands Regulations (hereinafter referred to as "the Regulations"); and,
- a request for a ruling as to whether a proposed activity beyond 100 feet of a wetlands or watercourse is a regulated activity which requires a wetlands permit.

If you are seeking a boundary change to a wetlands or watercourse, use Form IW-2.

-
1. **APPLICANT:** Indicate the name, address and telephone number of the person, partnership, corporation or other legal entity in whose name the permit will be issued, if approved. The application must be signed by the applicant or the applicant's authorized representative.
 2. **PROPERTY OWNER:** Indicate the name, address and telephone number of the person, partnership, corporation or other legal entity which owns the subject property. If there is more than one property owner, provide this information for each additional owner on a separate sheet. The application must be signed by all of the property owners or their authorized representatives. If the property owner is the same as the applicant, indicate "same as applicant".
 3. **DESCRIPTION OF PROPERTY:** Describe the subject property in sufficient detail to allow the Inland Wetlands Agency to identify:
(a) the wetlands and watercourses on the property; (b) the areas of wetlands or watercourses to be disturbed; and (c) the soil types and vegetation present. If you need additional space, indicate "continued on attached sheet(s)" and use a separate sheet or sheets. If you are submitting a report which provides this information, indicate "see attached report" and submit the report with your application.

Example: "Property consists of 2.3 acres adjacent to Coppermine Brook. The rear (northwestern portion) contains approximately .5 acres of wetlands along the brook varying from 15 to 150 feet in width. A small pocket of unconnected wetlands appears on the City's maps at the front (southeastern section) but cannot be verified by field research. Vegetation varies from grass to dense woods near the brook. Approximately .1 acres of actual wetlands may be disturbed for a road crossing."

4. **DESCRIPTION/PURPOSE OF PROPOSED ACTIVITY:** Indicate the nature of and the reason for the proposed activity, e.g., "filling of a wetlands to construct a single-family house" or "installation of a culvert in a watercourse for a subdivision road crossing."

5. **CATEGORY OF THE PROPOSED ACTIVITY:**

- (a) If the proposed activity will occur in or within 100 feet of a wetlands or watercourse, you may request a ruling from the Agency that the proposal is an "as of right" use or a "nonregulated" use under Section 4 of the Regulations. If you believe this provision applies, check statement 5a. on the application, indicate the specific subsection of Section 4 on which you base your determination and attach a sheet which explains your reasoning. The Agency will make a ruling on your request no later than the next regularly scheduled meeting following the meeting at which it was received.
- (b) If the proposed activity will occur at a distance greater than 100 feet from a wetlands or watercourse, you may request a ruling from the Agency that the proposal is not a "regulated activity" as defined under Section 2.1(p) of the Regulations. If you believe this provision applies, check statement 5b. on the application and attach a sheet which explains your reasoning. You must also demonstrate to the Agency's satisfaction that the activity will cause no adverse environmental impact to the wetlands or watercourses on or adjacent to the subject property.

The fact that a proposed activity falls outside the 100-foot "buffer" area of a wetlands or watercourse does not automatically classify it as a nonregulated activity. Oftentimes, a proposed activity will affect a wetlands or watercourse even though it will take place beyond the 100-foot buffer. In such instances, the activity is considered to be "regulated" and thus requires the filing of a complete application for a wetlands permit.

As a general rule, the closer the proposed activity is to a wetlands or watercourse, the more likely that it will be considered a regulated activity. Topography, the nature of the proposed activity and the amount of area to be disturbed are all weighed in making the determination. For example, steep slopes might cause soil sedimentation and erosion from construction to potentially reach a wetlands or watercourse even though the activity is more than 100 feet from the wetlands or watercourse.

If there are wetlands or watercourses on or adjacent to the subject property and you are seeking a ruling that the proposed activity is outside the 100-foot buffer area and is nonregulated, you must also demonstrate to the Agency's satisfaction that the activity will cause no adverse environmental impact to the wetlands or watercourses.

Best rule of thumb: if there is ANY QUESTION about the effects of a proposed activity on a wetlands or watercourse, and if time is at all a critical factor in getting an Agency ruling on your request, you should file a complete application.

(c) Regulated activities are defined in Section 2.1(p) of the Regulations. In general, any of the following activities automatically constitute a regulated activity and thus require a wetlands permit from the Agency:

1. Activities in a wetlands or watercourse: any operation within or use of a wetlands or watercourse involving removal or deposition of material; or any obstruction, construction, alteration or pollution of such wetlands or watercourse;
2. Activities within 100 feet of a wetlands or watercourse: any earth moving, filling, construction, clear-cutting of trees, or installation of septic systems;
3. Activities further than 100 feet from a wetlands or watercourse if there is a potentially adverse impact on the wetlands or watercourse.

6. FLOW CALCULATIONS: If a watercourse flows from or through the subject property and the proposed activity may affect its rate of flow, the present flow during a 25-year storm and the proposed flow during a 25-year storm as a result of the proposed activity must be calculated – in cubic feet per second (c.f.s.) – and certified by a licensed professional engineer. Attach a sheet with the necessary calculations.

Since the Agency may request supplementary information in connection with an application, it is advisable to submit similar information for 50- and/or 100-year storms if the proposal is significant. If such information is not relevant to your application, please explain.

7. AUTHORIZATIONS AND CERTIFICATIONS: Please read the authorizations and certifications carefully, as they affect your rights and impose certain obligations upon you. If you do not understand any of them, do not sign the application until they have been explained to you. Also note that, if required, documentation of notice to a neighboring municipality's Inland Wetlands Agency must be provided to the Agency before it will act on your application.

8. SUBMISSION REQUIREMENTS: The Agency's application fee schedule is as follows:

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.

IS YOUR PROPOSAL A SIGNIFICANT ACTIVITY?

If you are applying for a wetlands permit, the Agency will first determine whether or not your proposal constitutes a "significant activity." This is important because significant activities require a public hearing and the submission of more supporting documentation than does an activity determined to be non-significant. Be sure to attach all information necessary to allow the Agency to determine if your proposal will be treated as a significant or a non-significant activity.

To assist the Agency in making this determination, you should be prepared at the first meeting at which your application is received to answer the following questions and to explain the facts upon which your answers are based:

- a. Will the proposed activity involve the deposit or removal of material in or near a regulated area?
- b. Will the proposed activity change the natural channel or inhibit the natural dynamics of a watercourse system?
- c. Will the proposed activity cause any decrease in the natural capacity of a wetlands or watercourse to: support desirable fisheries, wildlife, or other biological life; prevent flooding; supply water; assimilate waste; facilitate drainage; or provide recreation or open space?
- d. Will the proposed activity cause turbidity, siltation or sedimentation in a wetlands or watercourse?
- e. Will the proposed activity diminish the flow of a natural watercourse or the groundwater levels of the regulated area?
- f. Will the proposed activity cause or have the potential of causing pollution of groundwater, a wetlands or watercourse?
- g. Will the proposed activity create conditions that may adversely affect the health, welfare and safety of any individual or the community?
- h. Will the proposed activity destroy a wetlands or watercourse?
- i. Will the proposed activity have a major effect or substantial impact on the area for which this application has been filed or on another part of a wetlands or watercourse?

IF YOUR PROPOSAL IS DETERMINED TO BE A SIGNIFICANT ACTIVITY

If your proposal is determined to be a significant activity, you will be required to submit (a) the additional information listed in Section 7.4 of the Regulations, and (b) a description of the alternatives which you considered to your proposed activity. (Under the Regulations, the Agency will not issue a wetlands permit unless it finds that a feasible and prudent alternative to the proposed activity does not exist.)

ACTIVITIES REQUIRING THE APPROVAL OF OTHER AGENCIES

For certain proposed activities, the Agency's jurisdiction is coincident with that of other agencies. If your proposal involves one or more of the following, you must obtain the approval of the appropriate Federal or State agency:

- a. construction or modification of a dam,
- b. construction or placement of an obstruction within a stream channel encroachment line,
- c. diversion of water in excess of 50,000 gallons of water per day or any other diversion where the tributary watershed area above the point of diversion is 100 acres or more,
- d. discharge into the waters of the state under Sections 22a-365 et seq. of the Connecticut General Statutes, or,
- e. discharge of fill or dredged materials into wetlands as defined under Federal law (Army Corps of Engineers)

October 27, 2019

Applicants/Property Owners:

Mark & Annsue DiVenere

35 Kory Lane, Bristol, CT

3. Describe the subject property: Primary residence located at 35 Kory Lane. Approximately 590 SF of property abutting Cedar Lake is to be excavated so that we can replace the existing dock, which currently lies on the ground and rests on partially submerged concrete construction blocks. The area to be excavated is primarily grassed with a few rocks under and adjacent to the existing dock.

4. The proposed activity will include the removal of the existing dock and replacing it with a new cantilevered dock. The contractor will excavate the site so as to allow for the installation of a concrete base/ballast to secure and support the new dock. All materials, including those from the existing dock, will be trucked off the property. The partially submerged construction blocks will also be removed.

The Cedar Lake Owners Association lowers the lake approximately 4-5 ft every five years to allow property owners the opportunity to repair walls and docks. We are requesting approval at this time as the lowering of the lake results in a significant receding of the water from the shoreline. This will greatly minimize any potential for erosion, contamination, etc. The existing dock extends thirty plus feet over the water. The last time the lake was lowered, it was possible to walk completely around the dock without entering the water. That said, the contractor will install a "sock" to further restrict any chances of erosion and/or contamination during the construction period. If necessary, the materials will be covered with a tarp.

To minimize any environmental impact further, we have instructed the contractor to pump the concrete from the road. In addition, the beams used in the construction of the dock will be delivered to the site with an overhead crane.

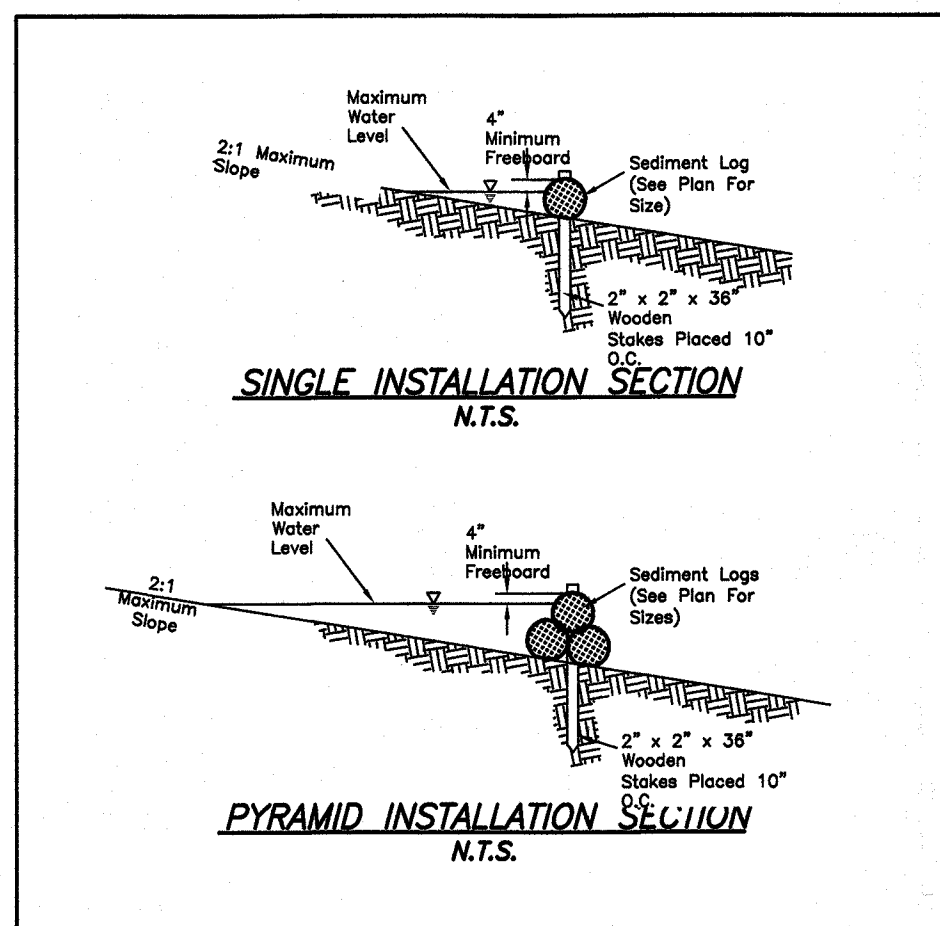
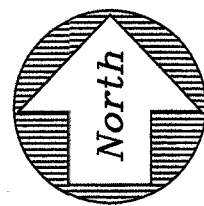
There is a single white birch tree near to where the base/ballast and replacement dock are to be installed. All efforts will be made to protect this tree as the property is lined by similar trees all along the water's edge. We have cared for these trees since we purchased the property, pruning them annually to do our best to preserve them. They are all located just along the shoreline and when the ice builds up during the winter season, they can sometimes be partially submerged.

In addition to this application requesting approval to remove and install a new boat dock, we are submitting a current "as built" with the goal of bringing our property into compliance with regards to projects that were completed since we took ownership of the property from a family member. We were unaware that we should have sought approval from the Inland Wetlands Commission prior to laying a blue stone patio on the property. The blue stone was moved from a patio, that was adjacent to the house when we purchased it, to an area further west on the property. A small garden shed was purchased, delivered and placed on the property as well. Had we been aware of the need to seek approvals for this work, we certainly would have done so.

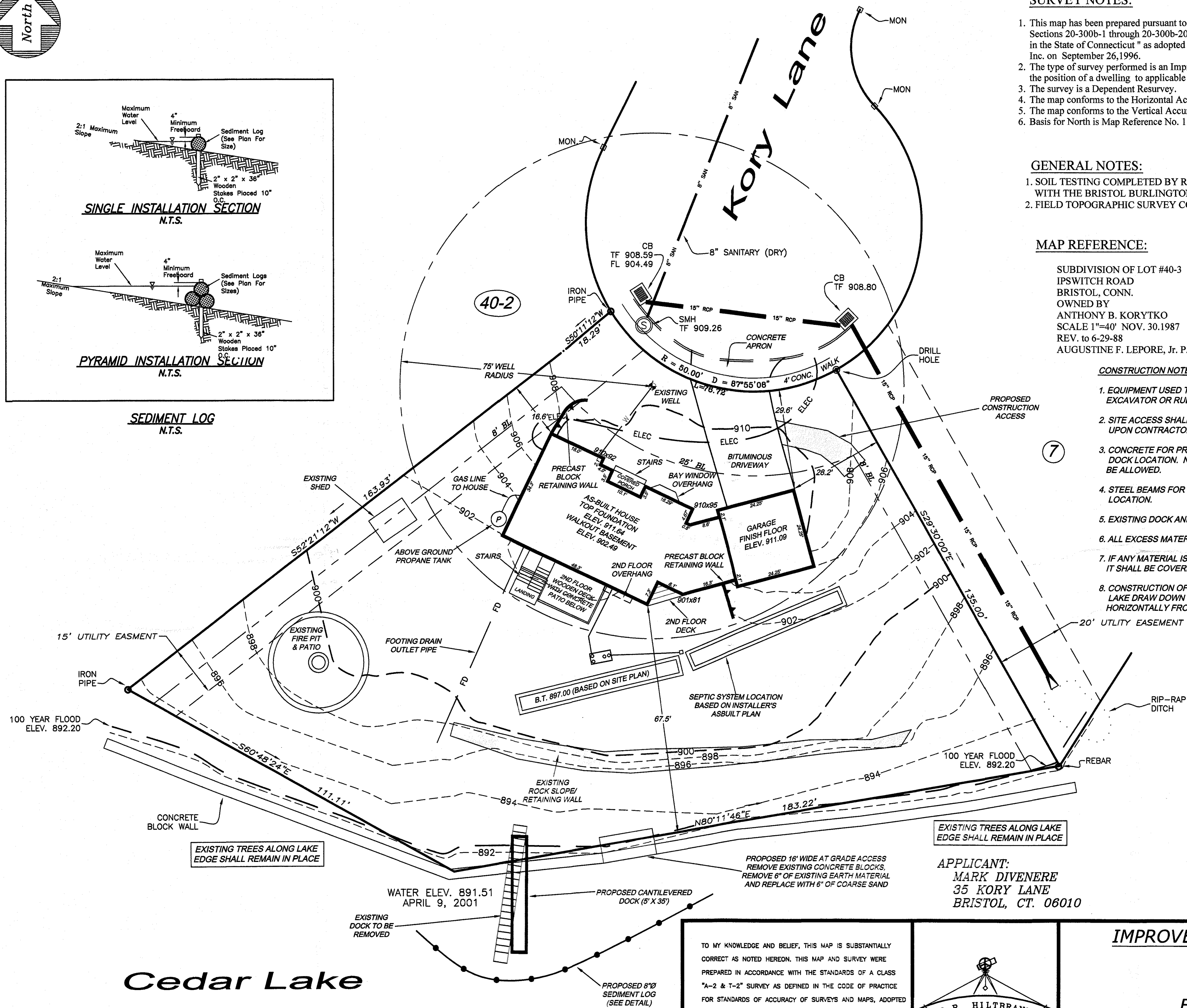
Respectfully submitted,



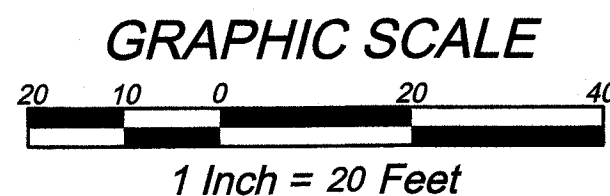
Mark DiVenere



SEDIMENT LOG
N.T.S.



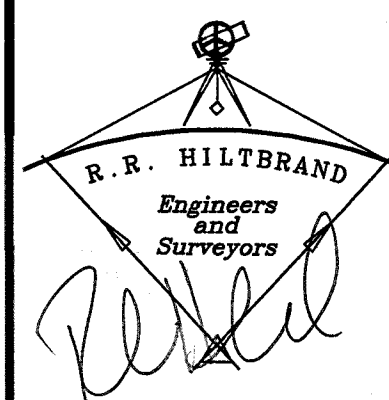
Cedar Lake



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

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS "A-2 & T-2" SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 25, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL



APPLICANT:
MARK DIVENERE
35 KORY LANE
BRISTOL, CT. 06010

SURVEY NOTES:

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

GENERAL NOTES:

1. SOIL TESTING COMPLETED BY R.R. HILTBRAND ENGINEERS ON 2-2-01 IN CONJUNCTION WITH THE BRISTOL BURLINGTON HEALTH DISTRICT.
2. FIELD TOPOGRAPHIC SURVEY COMPLETED BY R.R. HILTBRAND ENGINEERS ON 4-9-2001.

MAP REFERENCE:

SUBDIVISION OF LOT #40-3
IPSWITCH ROAD
BRISTOL, CONN.
OWNED BY
ANTHONY B. KORYTKO
SCALE 1"=40' NOV. 30.1987
REV. to 6-29-88
AUGUSTINE F. LEPORE, Jr. P.E. & L.S.

CONSTRUCTION NOTES FOR DOCK CONSTRUCTION:

1. EQUIPMENT USED TO ACCESS THE SITE WILL BE A RUBBER TIRE EXCAVATOR OR RUBBER TIRE BACKHOE.
2. SITE ACCESS SHALL BE EITHER SIDE OF THE HOUSE DEPENDENT UPON CONTRACTORS PREFERENCE.
3. CONCRETE FOR PROPOSED DOCK PIER SHALL BE PUMPED TO DOCK LOCATION. NO MIXER ACCESS TO THE PROPERTY SHALL BE ALLOWED.
4. STEEL BEAMS FOR PROPOSED DOCK SHALL BE CRANED TO DOCK LOCATION.
5. EXISTING DOCK AND CONCRETE PIERS SHALL BE REMOVED OFF-SITE.
6. ALL EXCESS MATERIAL SHALL BE REMOVED OFF-SITE.
7. IF ANY MATERIAL IS TO BE STOCKPILED ON-SITE DURING CONSTRUCTION, IT SHALL BE COVERED WITH PLASTIC.
8. CONSTRUCTION OF PROPOSED DOCK IS PROPOSED TO TAKE PLACE DURING LAKE DRAW DOWN PERIOD. EDGE OF WATER TYPICALLY RECEDES 35 FEET HORIZONTALLY FROM EXISTING SHORE.

IMPROVEMENT LOCATION SURVEY

Lot 8
Kory Lane
Bristol, Connecticut
October 25, 2019

R. R. HILTBRAND ENGINEERS and SURVEYORS

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

...01-109\Lot 8 Kory Lane Bristol Diveneredwg\Assbult Rev 08-27-19.dwg























schadler selnau associates, p.c.



2 January 2025

Mr. Robert Flanagan, AICP
City Planner
City of Bristol, CT 06010

Re: Bingham Place
3 North Street
Solar Aquaponics Greenhouse

Mr. Flanagan,

Per our conversation re: the subject above, I am writing this request for the Zoning Commission to extend the Site Plan Approval for the Solar Aquaponics Greenhouse for another 5 years. The site plan was approved on 19 December 2019. Keeping in mind that there is a State Statute Title 8 - Zoning ... / Chapter 124 – Zoning / Section 8-3K. – Expirations and extensions of site plan...approvals, which in part states:

If approval has not expired prior to 12 July 2021 then the following applies:

Approval shall not expire less than 14 years after date of such approval...all work shall be completed and a CO issued with 19 years from date of permit approval.

Thank you in advance for your consideration in this matter.

I remain Charles R. Nyberg, Project Architect, Schadler Selnau Associates, PC, 5 Waterville Road, Farmington, CT 06032.

Regards,

Schadler Selnau Associates, PC
Charles R. Nyberg, Project Architect

3 North Street - IWWA Extensions

Robert Flanagan

Thu 1/9/2025 2:16 PM

Inbox

To: Charlie Nyberg <charlie@schadlerselnau.associates>;

Cc: Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>; Andrew Armstrong <AndrewArmstrong@bristolct.gov>;

Importance: High

3 attachments (3 MB)

1888 (C).pdf; 19-462F-246 (C)-.pdf; 20250103104208283.pdf;

Good Afternoon Charlie:

When putting together the 3 North Street request for an extension for Zoning, it occurred to me that your client will also needs to extend the IWWA and Floodplain approvals from 2019:

1. [Application #1888](#) – Wetlands Application for the construction of a parking lot and water quality basin construction for a solar aquaponics greenhouse at 3 North Street; Assessor's Map 22, Lots 33; Bristol Enterprises, LLC, applicant.
2. [Application #19-462F-246](#) – Floodplain Application to drill well for a solar aquaponics greenhouse at 3 North Street; Assessor's Map 22, Lots 33; Bristol Enterprises, LLC, applicant.

You should reach out to Tony Lorenzetti (860-584-6116) to go over these applications and then ask Tony to get on the IWWA Agenda for February.

In the interest of keeping this organized, we will let the IWWA act first (in February) and then I will add the Zoning extension to the February Zoning meeting. I don't want to Zoning Commission to act prior to the IWWA.

Please let me know if you have any questions.

Thanks.

Robert M. Flanagan, AICP

City Planner

860-584-6225

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

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



City of Bristol

BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

November 12, 2019

Bristol Enterprises, LLC
50 North Street
Litchfield, CT 06759

RE: Application #19-462F-246 – Floodplain Application to drill well for a solar aquaponics greenhouse at 3 North Street; Assessor's Map 22, Lots 33; Bristol Enterprises, LLC, applicant.

Dear Applicant:

The Inland Wetlands Commission at its meeting of November 6, 2019, voted to accept your withdrawal of the above-referenced application, as represented by your architect, Charles Nyberg, at that meeting.

Should you have any further questions or comments, please contact me at 860-584-6111 or the Land Use Office at 860-584-6225.

Sincerely,

A handwritten signature in dark ink, appearing to read "Carol Noble".

Carol Noble, P.E.
Environmental Engineer

CN/nk

c: **IWEO**
Charles Nyberg
Robert Green Associates

Application #19-465F-247

SALEM LANE

IPSWITCH ROAD

KORY LANE

35 Kory Ln. - Floodplain Map
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 10/28/19

0 105 210 420 Feet

Legend



N

**BRISTOL FLOOD & EROSION COMMISSION
FLOOD PLAIN APPLICATION
PERMIT FOR FLOOD PLAIN DEVELOPMENT**

APPLICATION NO. 19-465F-247
DATE FILED: 10-28-19
APPROVED: _____
DENIED: _____

1. APPLICANT:

Name: MARK & ANNIS DIVERSE Signature: [Signature]
Address: 35 KORY LANE City: BRISTOL State: CT Zip 06010
Telephone No.: (860) 919-0711 [] home [] work X CELL markd2gencomfg.com

2. PROPERTY OWNER(S):

Name: MARK & ANNIS DIVERSE Signature: [Signature]
Address: 35 KORY LANE City: BRISTOL State: CT Zip 06010
Telephone No.: (860) 919-0711 [] home [] work X CELL

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 35 KORY LANE BRISTOL CT
Assessor's Map No.: MAP 8/LOT 8 Assessor's Lot No.(s): # 40-3
Street of Access: KORY LANE
Name of Watercourse or Water Body: CEDAL LAKE
FIRM Panel Number: 09003C0465F Total Area of Lot(s): 26,226 S.F. (0.60 ACRES)

4. PROJECT DESCRIPTION:

Flood Plain use for which the applicant is seeking a permit. (check one)

[] a. Permitted Use [X] b. Regulated Use [] c. Special Exception

Describe the proposed activity and its purpose: SEE ADDENDUM ATTACHED

Proposed encroachment of Flood fringe area (S.F. or acres): 0
Proposed encroachment of Regulated Floodway (S.F. or acres): 590 S.F.
Proposed alteration of Watercourse (L.F., S.F. or acres): 0
Flood proofing techniques proposed: N/A

Disturbance of designated wetland area: [] No [X] Yes: Permit Number: _____

Date applied for: _____ Disposition: _____

copy Tim Furey

**BRISTOL FLOOD & EROSION COMMISSION
FLOOD PLAIN APPLICATION
PERMIT FOR FLOOD PLAIN DEVELOPMENT**

Page 2

5. TECHNICAL & PLANNING DATA:

Project Specifics: Provide the following information from official sources or submitted documentation.
All elevations are to be relative to mean sea level.

Existing base flood flow rate: N/A Source: _____
Existing base flood elevation: 892.20 Source: _____
Lowest floor elevation of existing buildings including garage or basements: 902.79
Lowest floor elevation of proposed building including garage or basements: N/A
Will there be dry access to the structure(s) during the 100 year flood? YES

Floodplain Alterations Proposed:

Volume of displaced Flood Plain: 0
Volume of mitigated Flood Plain: 0

Floodway Alterations Proposed:

Length of reconstructed or altered floodway: N/A
Proposed base flood flow rate: N/A
Proposed base flood elevation: N/A

6. AUTHORIZATIONS AND CERTIFICATIONS:

- a. I/we hereby authorize the commissioners and agents of the Bristol Flood and Erosion 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 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 the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Flood and Erosion Agency and 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 flood plain permit or ruling through deception or through inaccurate or misleading information.
- c. I/we hereby certify that this application shall be considered complete only when all information and documents required by the Administrator have been submitted.

7. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

- filing fee – make checks payable to "City of Bristol,"
\$5.00 Permitted Use, \$50.00 for Regulated Use, and \$100.00 for Special Exception
- ten copies of a Site Plan showing existing and proposed conditions in relation to the flood plain, floodway, watercourses, and/or wetlands prepared in accordance with the Regulations,
- any other information as may be required by the Agency

☐ Site Plans	☐ Detail Plans	☐ Construction Specifications
☐ Drainage Computations	☐ Flood Proofing Details	☐ Flood Proofing Certification

BFEC-12/01

INSTRUCTION SHEET FOR THE FLOOD PLAIN PERMIT APPLICATION FOR FLOOD PLAIN DEVELOPMENT

The City Staff is available to assist the applicant in completing the application. The following is a breakdown of how the application should be prepared.

1. **APPLICANT:** Indicate the name, address and telephone number of the person, partnership, corporation or other legal entity in whose name the permit will be issued, if approved. The application must be signed by the applicant or the applicant's authorized representative.
2. **PROPERTY OWNER:** Indicate the name, address and telephone number of the person, partnership, corporation or other legal entity which owns the subject property. If there is more than one property owner, provide this information for each additional owner on a separate sheet. The application must be signed by all of the property owners or their authorized representatives. If the property owner is the same as the applicant, indicate "same as applicant".
3. **DESCRIPTION OF PROPERTY:** Describe the subject property in sufficient detail to allow the Flood and Erosion Commission to identify: (a) the flood plain, water bodies and watercourses on the property; (b) the areas of flood plain, floodway, water bodies or watercourses to be disturbed; and (c) the total area of the lot and areas disturbed. If you are submitting a report which provides this information, indicate "see attached report" and submit the report with your application.

Example: "Property consists of 2.3 acres adjacent to Coppermine Brook. The rear (northwestern portion) contains approximately .5 acres of flood plain along the brook varying from 1 to 5 feet in depth. Approximately .1 acres of actual flood plain may be disturbed for a road crossing."

4. DESCRIPTION/PURPOSE OF PROPOSED ACTIVITY:

Flood Plain permits are issued in three categories according to the level of disturbance.

- a. Permitted Use: Open space uses shall be permitted in the flood fringe area, excluding the floodway, provided that they do not require structures, earth fill, storage of materials or equipment, or the use of utilities such as gas, electric, water or sewer. Examples: agricultural uses, parking of three or fewer vehicles, recreational uses, lawns, gardens.
- b. Regulated Use: New development or substantial improvement shall be permitted within areas of special flood hazard, excluding the regulated floodway, if they comply with appendix D section 5 of the Flood Ordinance.
- c. Special Exception: New development or substantial improvement may be permitted as a special exception in the regulated floodway and shall conform to the provisions of the ordinance.

Indicate the nature of and reason for the proposed activity, e.g., "filling of a flood plain to construct a single-family house" or "installation of a culvert in a watercourse for a subdivision road crossing." Additional information may be required to determine the extent and limits of the disturbance. This information can be obtained from the plans to be filed with the application.

Often a wetlands permit is required for disturbance of a City designated wetlands area when working in a flood hazard area.

5. **TECHNICAL & PLANNING DATA:** The information requested is to assist the staff and Commission in making a decision on your permit. The information can be obtained with staff assistance or by the engineering firm preparing your plan. Floor elevations are required to be on the plan.
6. **AUTHORIZATIONS AND CERTIFICATIONS:** Please read the authorizations and certifications carefully, as they affect your rights and impose certain obligations upon you. If you do not understand any of them, do not sign the application until they have been explained to you.
7. **SUBMISSION REQUIREMENTS:** The Agency's application fee schedule is indicated on the application form:

Additional information may be required for the application as determined by the staff if necessary in order to determine the limits and extents of construction. Plans will require proposed and existing contours and structures, all lowest floor levels, flood plain and floodway limits as defined by FIRM mapping, and other information as necessary to make a determination.

8. **DECISIONS:** The review process will begin when the application form is complete and all documentation submitted. The completed application and documentation will then be submitted to the City Environmental Engineer staff for review and processing. Decisions by the Environmental Engineer will take one of the following forms: (1) Permitted use: approved or denied, (2) Regulated Use: approved, denied or referred to the Flood and Erosion Commission, or (3) Special Exceptions: referred to the Flood and Erosion Commission. The Commission meets with the Inland Wetlands Commission, with the same requirements.

IS YOUR PROPOSAL A SIGNIFICANT ACTIVITY?

If you are applying for a wetlands permit, the Agency will first determine whether or not your proposal constitutes a "significant activity." This is important because significant activities require a public hearing and the submission of more supporting documentation than does an activity determined to be non-significant. Be sure to attach all information necessary to allow the Agency to determine if your proposal will be treated as a significant or a non-significant activity.

To assist the Agency in making this determination, you should be prepared at the first meeting at which your application is received to answer the following questions and to explain the facts upon which your answers are based:

- a. Will the proposed activity involve the deposit or removal of material in or near a regulated area?
- b. Will the proposed activity change the natural channel or inhibit the natural dynamics of a watercourse system?
- c. Will the proposed activity cause any decrease in the natural capacity of a wetlands or watercourse to: support desirable fisheries, wildlife, or other biological life; prevent flooding; supply water; assimilate waste; facilitate drainage; or provide recreation or open space?
- d. Will the proposed activity cause turbidity, siltation or sedimentation in a wetlands or watercourse?
- e. Will the proposed activity diminish the flow of a natural watercourse or the groundwater levels of the regulated area?
- f. Will the proposed activity cause or have the potential of causing pollution of groundwater, a wetlands or watercourse?
- g. Will the proposed activity create conditions that may adversely affect the health, welfare and safety of any individual or the community?
- h. Will the proposed activity destroy a wetlands or watercourse?
- i. Will the proposed activity have a major effect or substantial impact on the area for which this application has been filed or on another part of a wetlands or watercourse?

IF YOUR PROPOSAL IS DETERMINED TO BE A SIGNIFICANT ACTIVITY

If your proposal is determined to be a significant activity, you will be required to submit (a) the additional information listed in Section 7.4 of the Regulations, and (b) a description of the alternatives which you considered to your proposed activity. (Under the Regulations, the Agency will not issue a wetlands permit unless it finds that a feasible and prudent alternative to the proposed activity does not exist.)

ACTIVITIES REQUIRING THE APPROVAL OF OTHER AGENCIES

For certain proposed activities, the Agency's jurisdiction is coincident with that of other agencies. If your proposal involves one or more of the following, you must obtain the approval of the appropriate Federal or State agency:

- a. construction or modification of a dam,
- b. construction or placement of an obstruction within a stream channel encroachment line,
- c. diversion of water in excess of 50,000 gallons of water per day or any other diversion where the tributary watershed area above the point of diversion is 100 acres or more,
- d. discharge into the waters of the state under Sections 22a-365 et seq. of the Connecticut General Statutes, or,
- e. discharge of fill or dredged materials into wetlands as defined under Federal law (Army Corps of Engineers)

October 27, 2019

Applicants/Property Owners:

Mark & Annsue DiVenere

35 Kory Lane, Bristol, CT

Subject property: Primary residence located at 35 Kory Lane. Approximately 590 SF of property abutting Cedar Lake is to be excavated so that we can replace the existing dock, which currently lies on the ground and rests on partially submerged concrete construction blocks. The area to be excavated is primarily grassed with a few rocks under and adjacent to the existing dock.

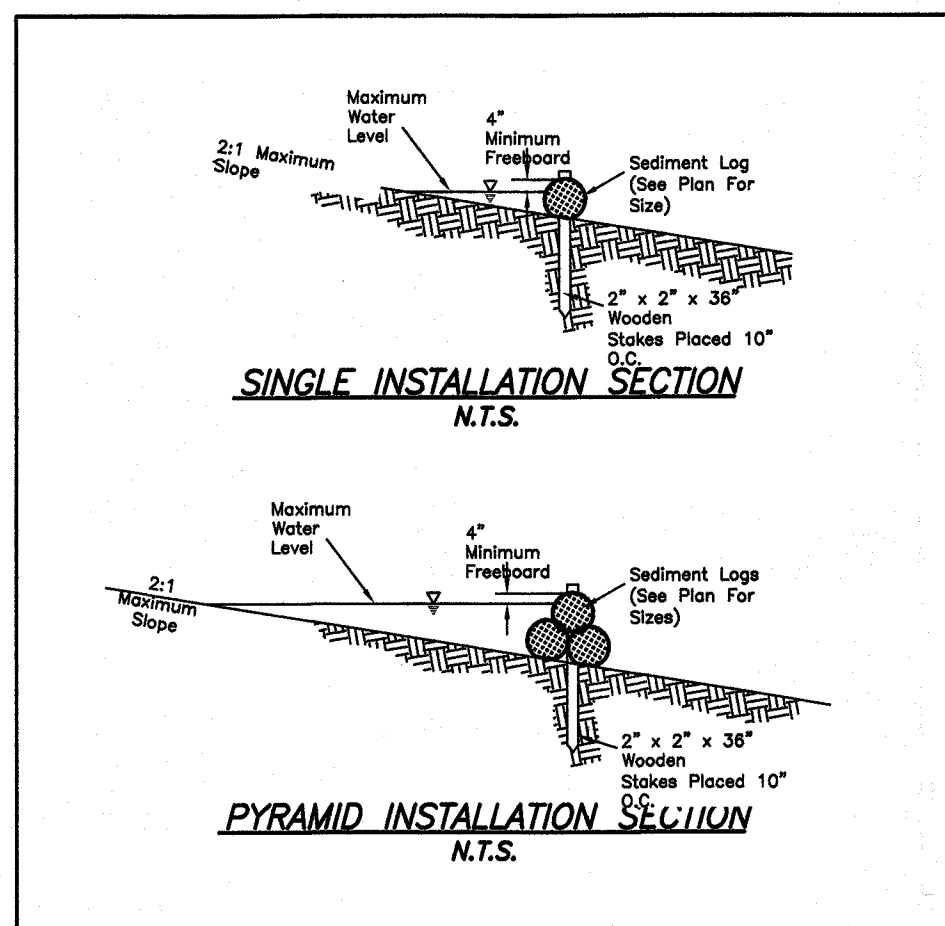
4. The proposed activity will include the removal of the existing dock and replacing it with a new cantilevered dock. The contractor will excavate the site so as to allow for the installation of a concrete base/ballast to secure and support the new dock. All materials, including those from the existing dock, will be trucked off the property. The partially submerged construction blocks will also be removed.

The Cedar Lake Owners Association lowers the lake approximately 4-5 ft every five years to allow property owners the opportunity to repair walls and docks. We are requesting approval at this time as the lowering of the lake results in a significant receding of the water from the shoreline. This will greatly minimize any potential for erosion, contamination, etc. The existing dock extends thirty plus feet over the water. The last time the lake was lowered, it was possible to walk completely around the dock without entering the water. That said, the contractor will install a "sock" to further restrict any chances of erosion and/or contamination during the construction period. If necessary, the materials will be covered with a tarp.

Respectfully submitted,



Mark DiVenere

[illegible]

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

1 Inch = 20 Feet

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

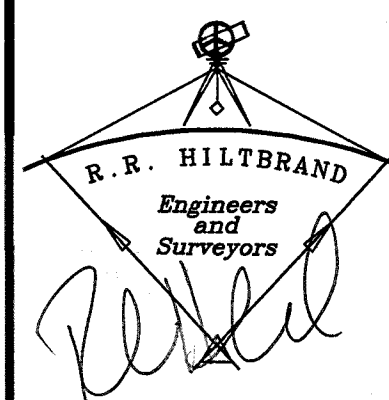
1. SOIL TESTING COMPLETED BY R.R. HILTBRAND ENGINEERS ON 2-2-01 IN CONJUNCTION WITH THE BRISTOL BURLINGTON HEALTH DISTRICT.
2. FIELD TOPOGRAPHIC SURVEY COMPLETED BY R.R. HILTBRAND ENGINEERS ON 4-9-2001.

SUBDIVISION OF LOT #40-3
IPSWITCH ROAD
BRISTOL, CONN.
OWNED BY
ANTHONY B. KORYTKO
SCALE 1"=40' NOV. 30.1987
REV. to 6-29-88
AUGUSTINE F. LEPORE, Jr. P.E. & L.S.

1. EQUIPMENT USED TO ACCESS THE SITE WILL BE A RUBBER TIRE EXCAVATOR OR RUBBER TIRE BACKHOE.
2. SITE ACCESS SHALL BE EITHER SIDE OF THE HOUSE DEPENDENT UPON CONTRACTORS PREFERENCE.
3. CONCRETE FOR PROPOSED DOCK PIER SHALL BE PUMPED TO DOCK LOCATION. NO MIXER ACCESS TO THE PROPERTY SHALL BE ALLOWED.
4. STEEL BEAMS FOR PROPOSED DOCK SHALL BE CRANED TO DOCK LOCATION.
5. EXISTING DOCK AND CONCRETE PIERS SHALL BE REMOVED OFF-SITE.
6. ALL EXCESS MATERIAL SHALL BE REMOVED OFF-SITE.
7. IF ANY MATERIAL IS TO BE STOCKPILED ON-SITE DURING CONSTRUCTION, IT SHALL BE COVERED WITH PLASTIC.
8. CONSTRUCTION OF PROPOSED DOCK IS PROPOSED TO TAKE PLACE DURING LAKE DRAW DOWN PERIOD. EDGE OF WATER TYPICALLY RECEDES 35 FEET HORIZONTALLY FROM EXISTING SHORE.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE
PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS
"A-2 & T-2" SURVEY AS DEFINED IN THE CODE OF PRACTICE
FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED
SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT
ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL



*Lot 8
Kory Lane
Bristol, Connecticut*

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

...01-109\Lot 8 Kory Lane Bristol Divener\dwg\Asbuilt Rev 08-27-19.dwg















TOWNE ENGINEERING, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • EXPERT WITNESS

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

OFFICE: 1 RICHMOND LANE, WILLIMANTIC, CT 06226

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

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

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

MATTHEW D. MAYNARD, P.E.

January 17, 2025

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

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

Dear Chairman Fisk,

On January 15, 2025, I conducted an on-site inspection with Doug Towne, Landowner, Anthony Lorenzetti, P.E., Staff Engineer, and Zachary Norton, Environmental Protection Technician, both of the Town of Bristol.

We reviewed the details of this application, the Cease and Correct Order issued by your Commission, our report dated: August 5, 2024, and the current desires of the Landowner in order to hopefully resolve this issue. We additionally observed a few grade shots in order to understand the existing elevations in and around the constructed horseshoe pit.

Our conclusion based on the site meeting was that a partial removal of the horseshoe pit should be conducted. The landowner agrees to remove the northerly portion of the wood timbers and pea stone surface associated with the current horseshoe pit. The Landowner can leave the southerly timbers and concrete blocks to support his existing landscaping, but everything else including the northerly timbers and the entire pea stone surface should be removed and disposed of off-site.

The Landowner would leave the existing trap rock base of the horseshoe pit and he would then install proper erosion and sedimentation controls (E&S) and regrade this area to provide approximately 2"-4" of topsoil overtop of the trap rock and the area that was once the horseshoe pit should be regraded to be the low point of this yard. Regrading should include finishing this site with a minimal amount of pitch in order to allow surface runoff to drain to the west (which was confirmed in the field with our grade shots).

The proposed grading should be uniform and straight in the east to west direction and should provide 0.5%-1% of pitch in the north to south direction towards the low point created by removing the horseshoe pit. This should prevent surface runoff from flanking

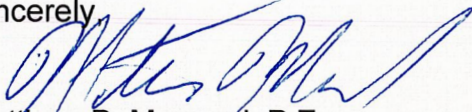
Doug Towne, Cease & Correct Order, 42 Paul Street, Bristol, CT
January 17, 2025
TEI Job #24-061
Page #2

Doug Towne's property and flowing onto the southerly neighbor's property. At completion of the grading, the site should be stabilized with mulch hay, grass seed, and fertilizer to allow it to return to lawn. Once the area is fully regrown all E&S measures can be removed.

I hope these changes will address the issues that were cited in the Cease and Correct Order dated: April 15, 2024.

This is the conclusion of my report. Please let me know if you have any questions, comments or concerns. I can be reached at our office at 860-423-6371, Monday through Friday, 8am-5pm, or you can email me anytime at mmaynard@towneengineeringinc.com.

Sincerely,



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

cc: Douglas Towne



Department of Public Works | 860.584.6125

January 22, 2025

By Certified Mail

Mr. Mel Maffei
31 Royal Drive
Bristol, CT 06010

Re: Application # 2041

Dear Applicant,

We have received the 2 copies of the plan as requested. However, the plan submitted is not the plan that was submitted with your Bristol Conservation Commission Inland Wetlands Agency. Please submit the plan provided to the commission as part of the application. In addition, the plan shows a proposed stone swale that would discharge onto your neighboring property, the swale must be grassed and your downgradient neighbor must provide a written right to drain to you that must be filed with the City Clerk. Without these 2 considerations we will not sign off on an approval for you to begin the work.

Sincerely,


Anthony A. Lorenzetti P.E.

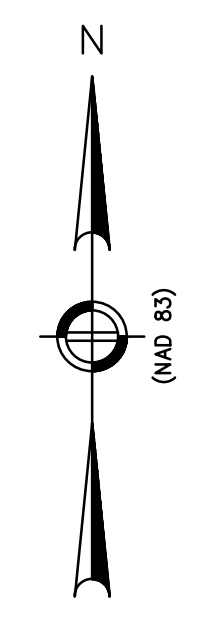
Engineer
City of Bristol

C: Commission
IWEO, City Engineer, Director of Public Works

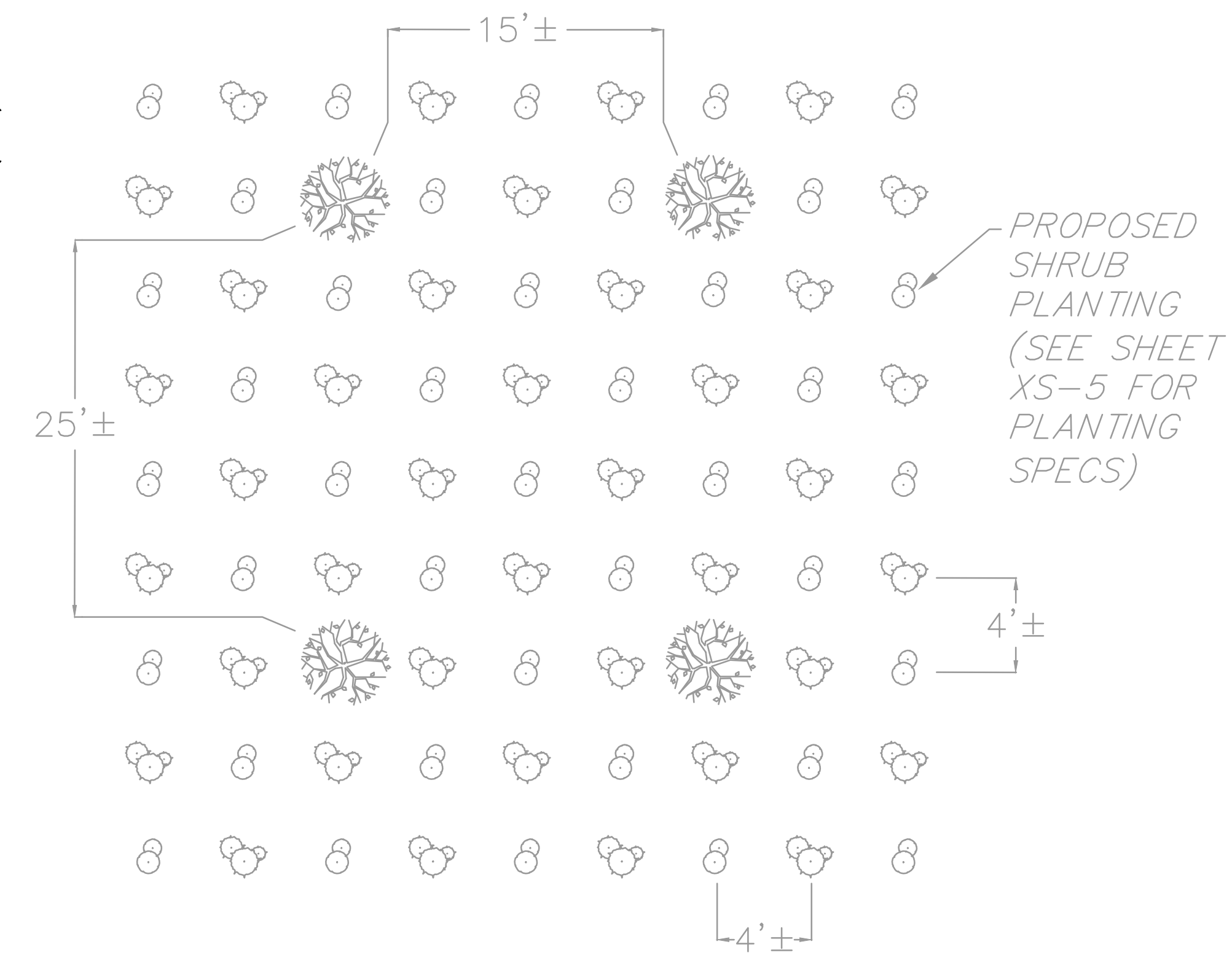
City of Bristol
111 North Main Street
Bristol, CT 06010
www.bristolct.gov

Engineer's Estimate for Wetlands Replication Bond at the White Bridge Waterworks Facilities 01 13 2025

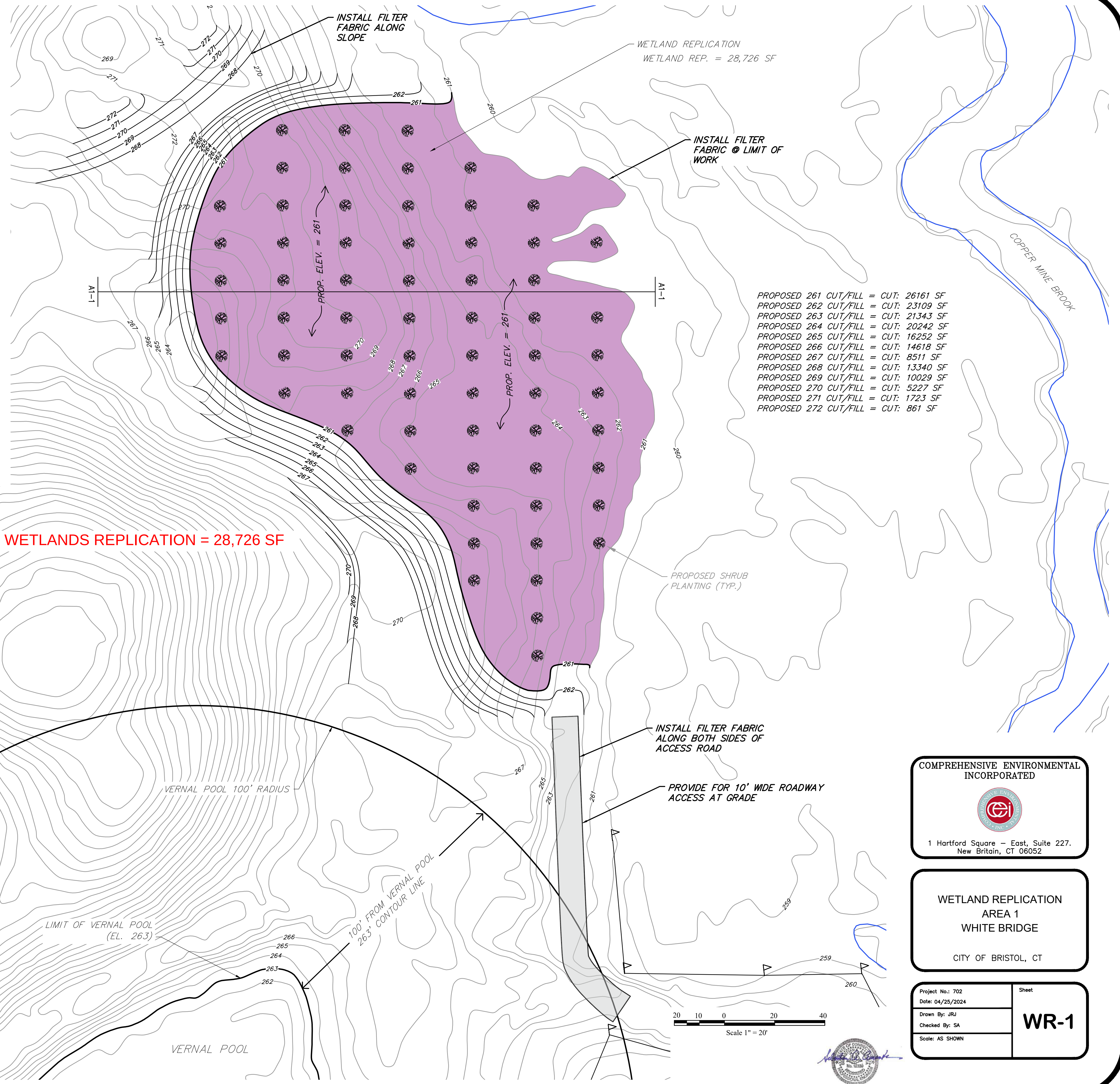
Area	Item	Quantity	Unit	Unit Price	Estimate	Sheet Reference
Upper Storage Area	Wetlands Replication	28,726	SF	\$ 4.50	\$ 129,267	WR-1
Upper Wellfield	Wetlands Replication	9,054	SF	\$ 4.50	\$ 40,743	WR-2
Lower Storage Area	Wetlands Replication	31,146	SF	\$ 4.50	\$ 140,157	WR-3
South of Pond	Wetlands Replication	7,000	SF	\$ 4.50	\$ 31,500	WR-4
Subtotal					\$ 341,667	
10% Contingency					\$ 34,167	
Total					\$ 375,834	



PLANTING PLAN



TOTAL WETLANDS REPLICATION = 28,726 SF



PROPOSED 261 CUT/FILL = CUT:	26161 SF
PROPOSED 262 CUT/FILL = CUT:	23109 SF
PROPOSED 263 CUT/FILL = CUT:	21343 SF
PROPOSED 264 CUT/FILL = CUT:	20242 SF
PROPOSED 265 CUT/FILL = CUT:	16252 SF
PROPOSED 266 CUT/FILL = CUT:	14618 SF
PROPOSED 267 CUT/FILL = CUT:	8511 SF
PROPOSED 268 CUT/FILL = CUT:	13340 SF
PROPOSED 269 CUT/FILL = CUT:	10029 SF
PROPOSED 270 CUT/FILL = CUT:	5227 SF
PROPOSED 271 CUT/FILL = CUT:	1723 SF
PROPOSED 272 CUT/FILL = CUT:	861 SF

COMPREHENSIVE ENVIRONMENTAL
INCORPORATED

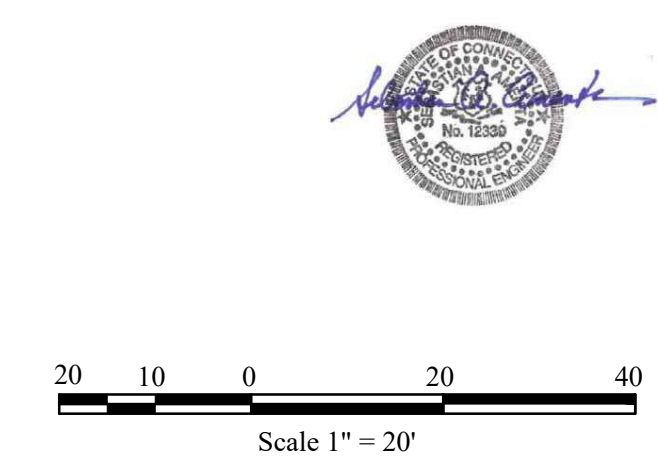
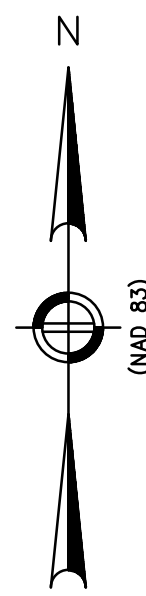


1 Hartford Square – East, Suite 227.
New Britain, CT 06052

WETLAND REPLICATION
AREA 1
WHITE BRIDGE

CITY OF BRISTOL, CT

Project No.: 702	Sheet
Date: 04/25/2024	WR-1
Drawn By: JRU	
Checked By: SA	
Scale: AS SHOWN	



Signature
Professional Engineer
State of Connecticut
No. 12345
Exp. 12/31/2025

COMPREHENSIVE ENVIRONMENTAL
INCORPORATED

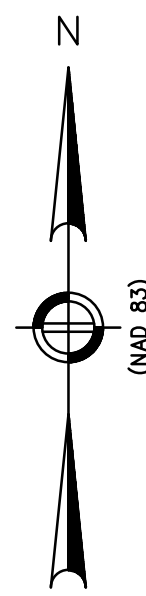


1 Hartford Square – East, Suite 227.
New Britain, CT 06052

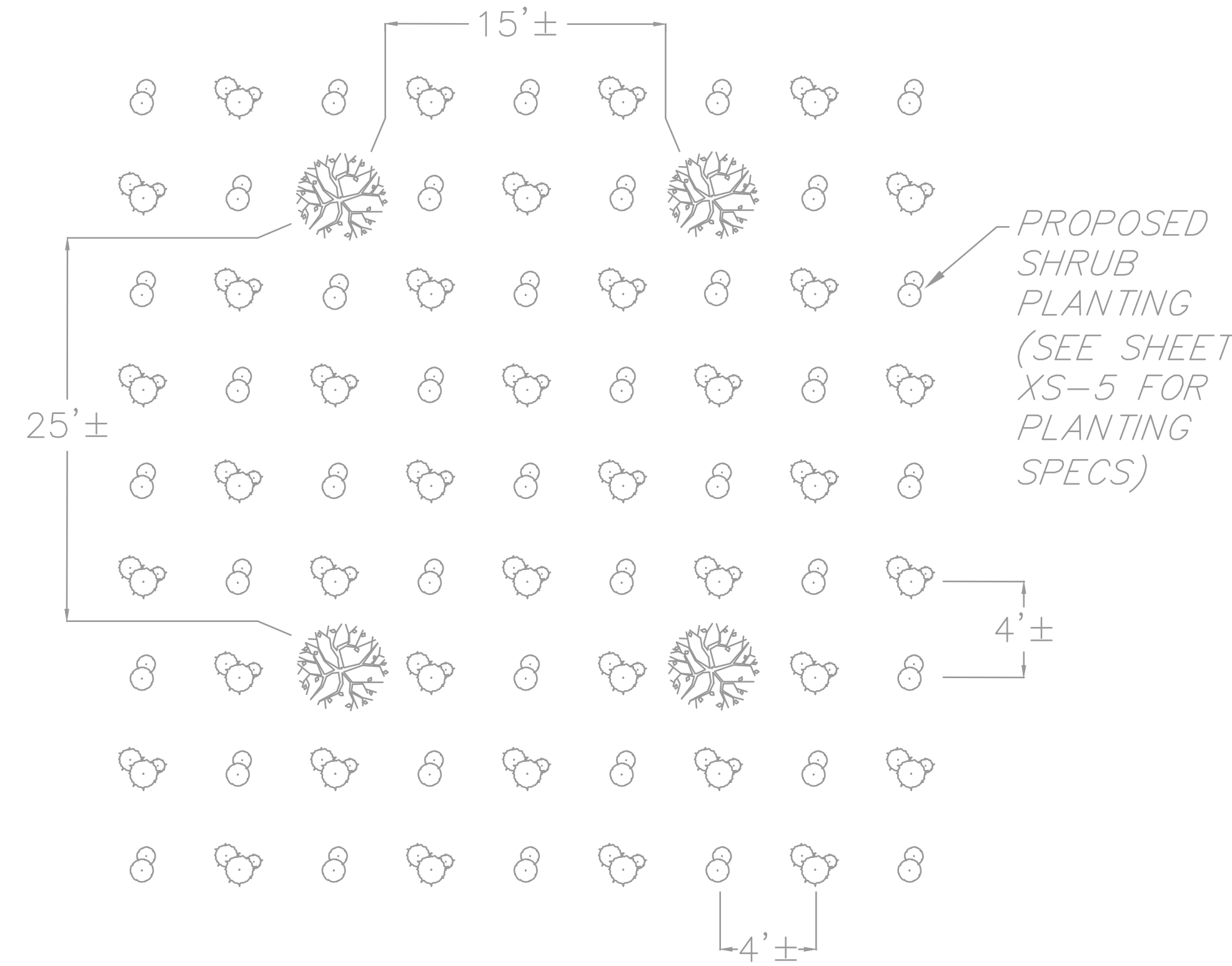
WETLAND REPLICATION
AREA 2
WHITE BRIDGE

CITY OF BRISTOL, CT

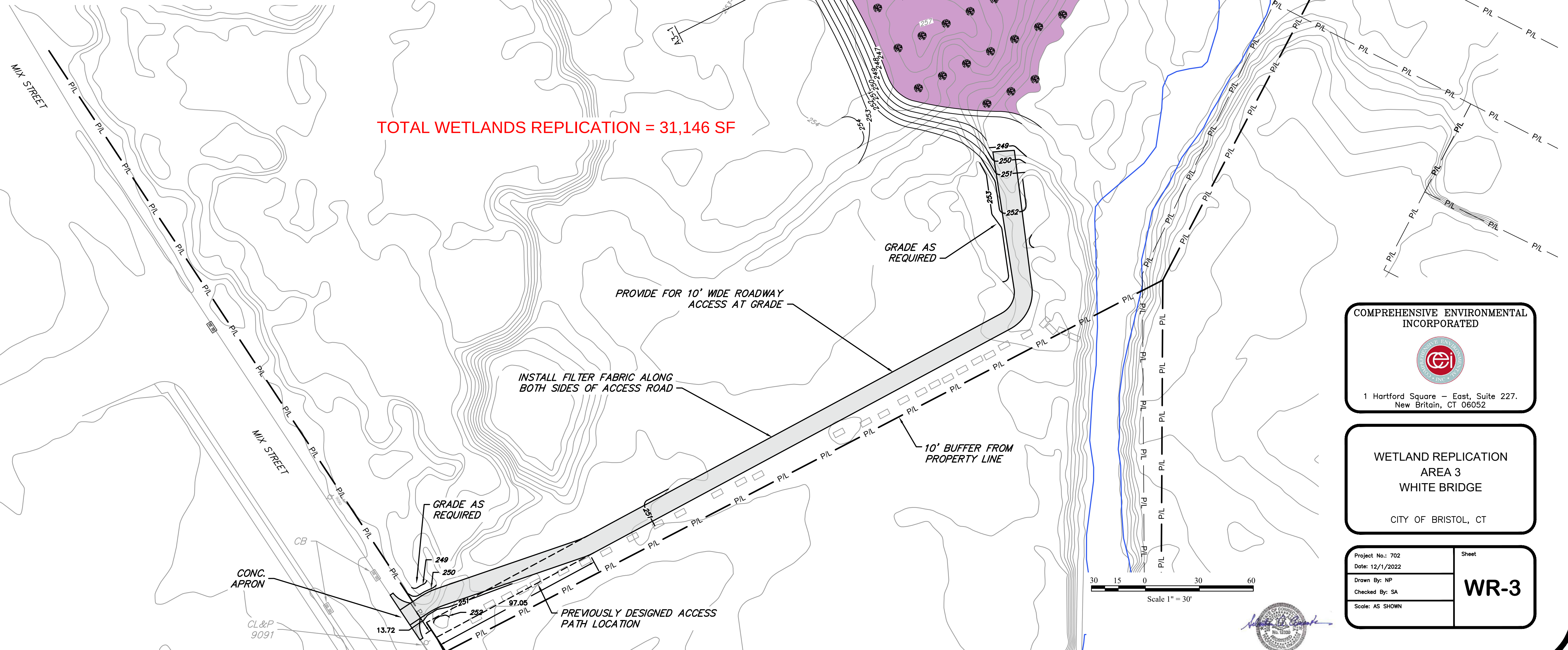
Project No.: 702	Sheet
Date: 12/1/2022	WR-2
Drawn By: NP	
Checked By: SA	
Scale: AS SHOWN	



PLANTING PLAN



TOTAL WETLANDS REPLICATION = 31,146 SF



Scale 1" = 30'

COMPREHENSIVE ENVIRONMENTAL
INCORPORATED



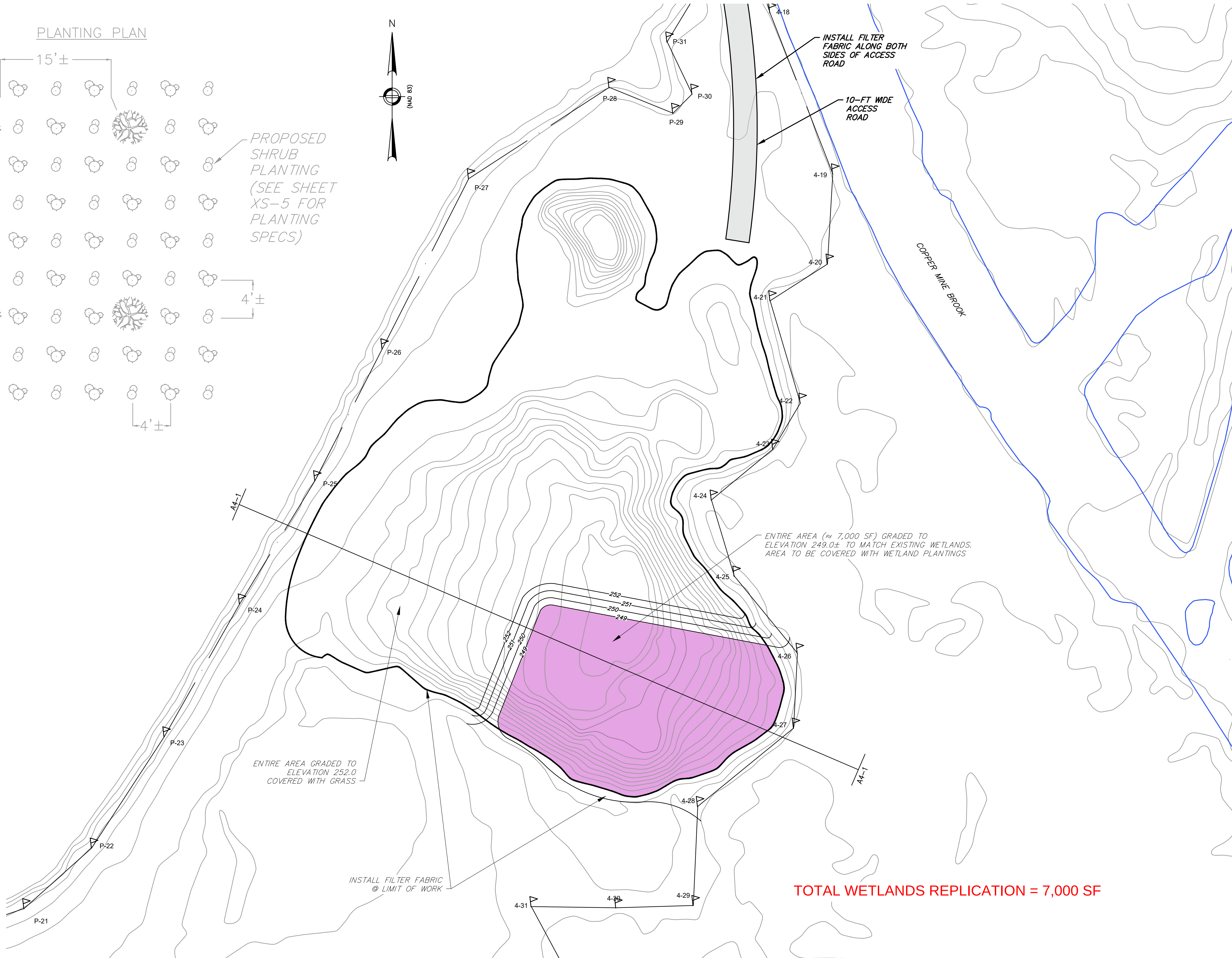
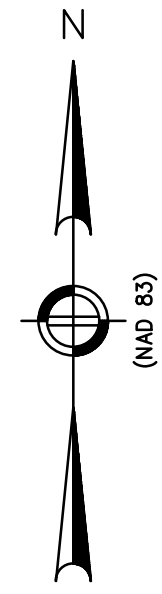
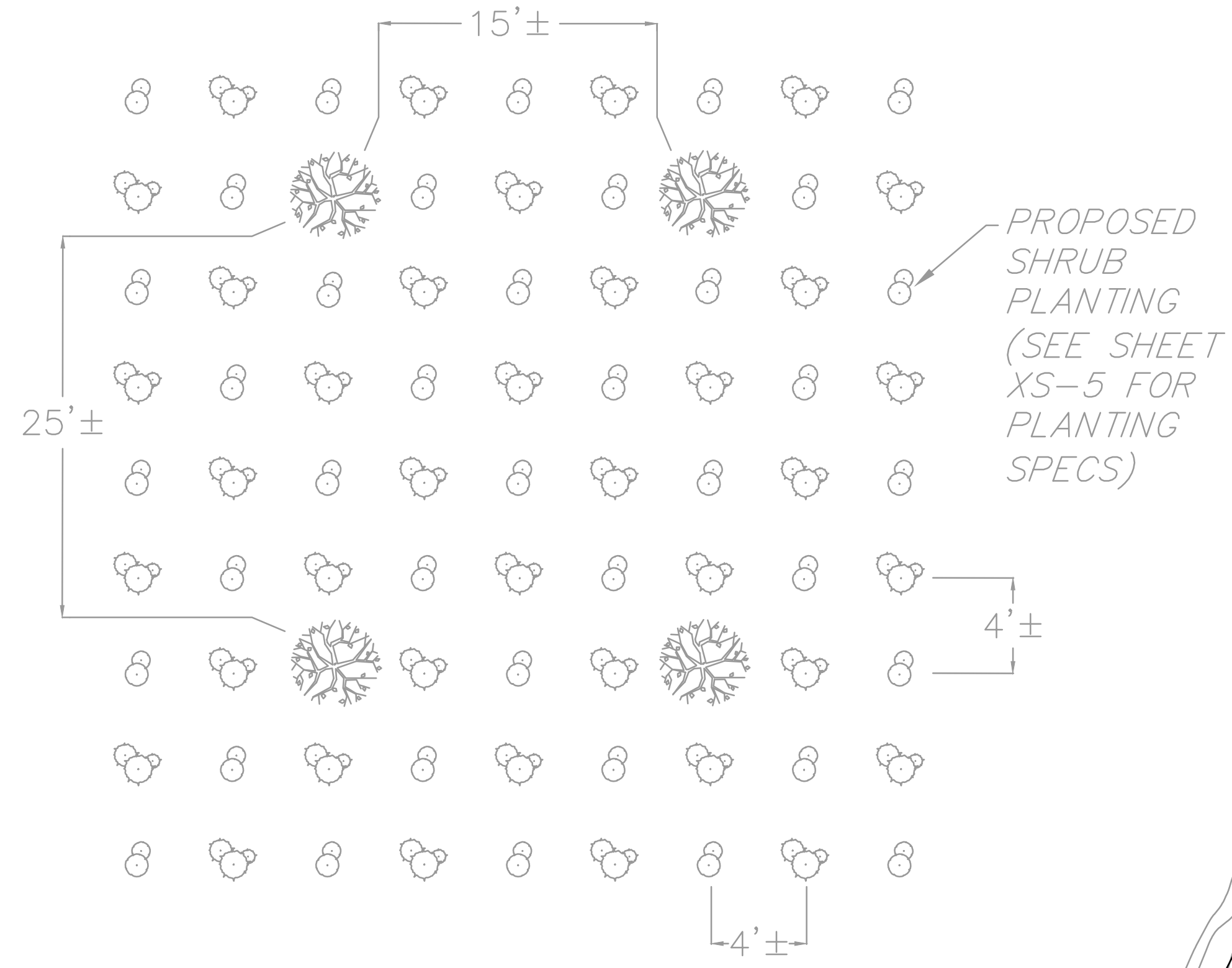
1 Hartford Square - East, Suite 227.
New Britain, CT 06052

WETLAND REPLICATION
AREA 3
WHITE BRIDGE

CITY OF BRISTOL, CT

Project No.: 702	Sheet
Date: 12/1/2022	WR-3
Drawn By: NP	
Checked By: SA	
Scale: AS SHOWN	

PLANTING PLAN



COMPREHENSIVE ENVIRONMENTAL
INCORPORATED



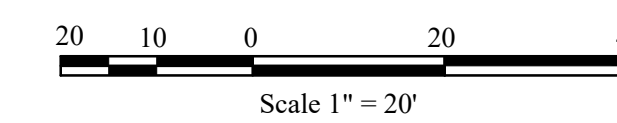
1 Hartford Square - East, Suite 227.
New Britain, CT 06052

WETLANDS REPLICATION
AREA 4
WHITE BRIDGE

CITY OF BRISTOL, CT

Project No.: 702	Sheet
Date: 04/25/2024	
Drawn By: JRU	
Checked By: SA	
Scale: AS SHOWN	

WR-4





City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

January 29, 2025

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	1/8, 1/15, 1/22	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	1/8, 1/15, 1/22	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	1/8, 1/15, 1/22	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	1/7, 1/14, 1/21	Inact
#1883	40 Janice Lane	Construct of 2 car garage (20240904)	1/8, 1/15, 1/22	Expired
#1889	35 Kory Lane	Remove and replace existing dock (20241106)	1/8, 1/15, 1/22	Inact
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	1/8, 1/15, 1/22	Inact
#1891	Barnum Road	Clean detention ponds and existing debris piles (20250205)	1/8, 1/15, 1/22	Inact
#1893	150 Century Drive	Construct drainage area and parking (20250304)	1/7, 1/14, 1/21	Inact
#1894	315 Shrub Road	Reconstruct road for earth removal (20250304)	1/7, 1/14, 1/21	Inact
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	1/8, 1/15, 1/22	Act
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	1/7, 1/14, 1/21	Inact
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	1/7, 1/14, 1/21	Inact
#1901	105 Maxine Drive	Install pipe, fence, and bridge (20250902)	1/7, 1/14, 1/21	Inact
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	1/7, 1/14, 1/21	Inact
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	1/7, 1/14, 1/21	Inact

No.	Location	Description	Inspection Dates	Status
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	1/8, 1/15, 1/22	Inact
#1907	115 Lakewood	Construct 20x40 addition (20251007)	1/8, 1/15, 1/22	Inact
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	1/8, 1/15, 1/22	Act
#1909	21 Sonstrom Road	Construct Garage (20251202)	1/7, 1/14, 1/21	Inact
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	1/7, 1/14, 1/21	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	1/7, 1/14, 1/21	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	1/7, 1/14, 1/21	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	1/7, 1/14, 1/21	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	1/7, 1/14, 1/21	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	1/7, 1/14, 1/21	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	1/7, 1/14, 1/21	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	1/8, 1/15, 1/22	Inact
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	1/7, 1/14, 1/21	Inact
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	1/7, 1/14, 1/21	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	1/7, 1/14, 1/21	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	1/7, 1/14, 1/21	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	1/8, 1/15, 1/22	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	1/7, 1/14, 1/21	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	1/7, 1/14, 1/21	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	1/7, 1/14, 1/21	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	1/7, 1/14, 1/21	Act
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	1/7, 1/14, 1/21	Inact
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	1/8, 1/15, 1/22	Inact

No.	Location	Description	Inspection Dates	Status
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	1/8, 1/15, 1/22	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	1/7, 1/14, 1/21	Act
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	1/8, 1/15, 1/22	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	1/8, 1/15, 1/22	Act
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	1/8, 1/15, 1/22	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	1/7, 1/14, 1/21	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	1/7, 1/14, 1/21	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	1/7, 1/14, 1/21	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	1/7, 1/14, 1/21	Inact
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	1/7, 1/14, 1/21	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	1/7, 1/14, 1/21	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	1/8, 1/15, 1/22	Act
#2004	Mellen Street Bridge	Bridge replacement (20280206)	1/7, 1/14, 1/21	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	1/7, 1/14, 1/21	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	1/7, 1/14, 1/21	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	1/7, 1/14, 1/21	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	1/8, 1/15, 1/22	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	1/7, 1/14, 1/21	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	1/8, 1/15, 1/22	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	1/7, 1/14, 1/21	Act
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	1/7, 1/14, 1/21	Inact
#2018	East Street Bridge	Replacement of Bridge	1/7, 1/14, 1/21	Act

No.	Location	Description	Inspection Dates	Status
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	1/7, 1/14, 1/21	Inact
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	1/7, 1/14, 1/21	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	1/8, 1/15, 1/22	Act
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	1/7, 1/14, 1/21	Inact
#2029	315-350 Divinity	Replacement of Culvert (10/7/2029)	1/7, 1/14, 1/21	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	1/8, 1/15, 1/22	Act
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	1/7, 1/14, 1/21	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	1/8, 1/15, 1/22	Inact
#2038	632 Village Street	Pool (10/7/2029)	1/7, 1/14, 1/21	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	1/8, 1/15, 1/22	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	1/7, 1/14, 1/21	Inact
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	1/7, 1/14, 1/21	Inact

SPECIAL INSPECTION:

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

C. O. INSPECTIONS:

51 Conlon Street

201-203 Boulder Court

NOTICE AND NOTICE OF VIOLATION LETTERS:



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860) 584-6200 ext. 0

January 15, 2025

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

Dear Members:

At a meeting of the City Council on January 14, 2025 it was voted to refer to the Planning Commission & Conservation Commission a request to review the City's participation in the Highlands Conservation Region. Participation in the region would provide the city potential grant funding opportunities for conservation projects and open space acquisitions.

Very truly yours,

A handwritten signature in cursive script that reads "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Raymond Rogozinski, Dir. Of Public Works