

**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

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

Against: None.

Abstained: None.

The application was declared a non-significant activity.

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

By: Massaro

Seconded: Robinson

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

Against: None.

Abstained: None.

The application is approved.

6. Pending Applications

- 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 Map to include the following: Section 2.1(r) – Definitions for "Regulated Activities"; Initiated by the Bristol Inland Wetlands & Watercourses Agency.

Chairman Fisk explained that Applications #AWR-24-1, AWR-24-2 and AWR-24-3 would be heard concurrently but voted on separately.

The Commission received the following items in their electronic packets for Application #AWR-24-1:

- a. Memorandum dated November 25, 2024, from Raymond Rogozinski, P.E., Director of Public Works, regarding DPW – Proposed IW Regulations Amendment, Section 3:1 – Inventory of Regulated Areas
- b. Letter dated November 18, 2024, from BL Companies, from Wesley Wolf, Project Manager, regarding City of Bristol's IW and Watercourse Mapping Updates

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

- b. Mapping, City of Bristol – City Designated IW Regulated Areas, dated December 2, 2024
- c. Memorandum dated November 25, 2024, from Raymond Rogozinski, P.E., Director of Public Works, regarding DPW – Proposed IW Regulations Amendment, Section 3:1 – Inventory of Regulated Areas
- d. Letter dated November 18, 2024, from BL Companies, from Wesley Wolf, Project Manager, regarding City of Bristol's IW and Watercourse Mapping Updates

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

- a. IW and Watercourses Regulations of the Conservation Commission of the City of Bristol, CT, amended to:
Effective date 5-3-2021, Adopted: August 13, 1973 – Section 2.1.r.

Chairman Fisk, read the memo into record the memorandum from the director of public works regarding the proposed wetland regulation amendments in regards to application AWR-24-1, AWR-24-2 and AWR-24-3.

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