



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING OF MONDAY, MARCH 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/81271489325?pwd=aDRAYlmtPph4jGVMA156cnhbdP2ag.1>

1

Meeting ID:

812 7148 9325

Meeting Passcode:

019869

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting - February 3, 2025
4. 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. (Public Hearing continued from February 3, 2025 meeting)

- 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. (Public Hearing continued from February 3, 2025 meeting)
 - c. Application AWR-24-3 – Draft Regulation 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. (Public Hearing continued from February 3, 2025 meeting)
 - d. 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.
- 5. Old Business
 - 6. New Business
 - 7. Staff Reports
 - a. IWWA Report - February 2025
 - 8. Communications
 - 9. 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, April 7, 2025

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY FEBRUARY 3, 2025**

By: Chairman Fisk

Time: 6:30 P.M.

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

Chairman Fisk reminded the Agency the next Regular Meeting of the Inland Wetland Agency is Monday, March 3, 2025.

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

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, March 3, 2025.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Ritchie, Rooks with alternate Commissioners Klimek and Valentino to vote alternately tonight beginning with Commissioner Klimek.

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

1. Pledge of Allegiance

Chairman Fisk reminded the Commission the next meeting was next Regular Meeting of the Inland Wetland Commission is Monday, March 3, 2025.

2. Call to Order

3. Public Participation

Michael Dudko, 116 Lewis Road, Bristol, asked about when is allowed to speak regarding item 5c and that would application # 2045 be having a public hearing and if so, would that be when he is opposed allowed to talk.

Chairman Fisk stated that until the application is heard, there is no public hearing to speak at.

4. Approval of Minutes

a. Regular Meeting – January 6, 2025

MOTION: Move to approve the minutes of the February 3, 2025, regular meeting, as amended.

By: Klimek

Seconded: Rooks

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

Against: None.

Abstained: None.

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.

Chairman Fisk explained 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:

- a. Appendix B: Summary of Statutory Procedural Requirements, Pg. 239
- b. Map, undated Updated Inland Wetlands 2024 of Bristol, Connecticut, undated
- c. Map, undated Updated Waterbodies 2024 of Bristol, Connecticut
- d. Map from Comprehensive Environmental, Inc., Wetland Replication Area 1, White Bridge, WR-1
- e. Map from Comprehensive Environmental, Inc., Wetland Replication Area 2, White Bridge, WR-2
- f. Map from Comprehensive Environmental, Inc., Wetland Replication Area 3, White Bridge, WR-3
- g. Map from Comprehensive Environmental, Inc., Wetland Replication Area 4, White Bridge, WR-4

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

PREVIOUSLY:

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

PREVIOUSLY:

- a. Mapping, City of Bristol – City Designated IW Regulated Areas, dated December 2, 2024
- b. 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
- c. Letter dated November 18, 2024, from BL Companies, from Wesley Wolf, Project Manager, regarding City of Bristol’s IW and Watercourse Mapping Updates

- d. City of Bristol, City Designated Inland Wetlands Regulated Areas Map, dated December 2, 2024

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

PREVIOUSLY:

- 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.

MOTION: to open the public hearing for application AWR-24-1.

By: Klimek

Seconded: Rooks

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

Against: None.

Abstained: None.

Raymond Rogozinski, P.E., Director of Public Works, introduced BL Companies to present and give an update regarding the new inland wetland mapping. The existing maps are from the 60's and these updates will bring us more up to date. Item # 5B is what we are speaking about not, can we discuss this first.

MOTION: to move up item 5B on the agenda

By: Massaro

Seconded: Rooks

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

Against: None.

Abstained: None.

Joe Kemp, BL Companies, gave a PowerPoint presentation. He stated that the responses from the questions asked at last month's meeting will have written responses, however they are not currently ready.

Raymond Rogozinski, P.E., stated that we are looking for approval on these. The department feels that these changes will strengthen the regulations.

Anthony Lorenzetti, P.E., City Staff, City of Bristol, 111 North Main St., Public Works Dept., representing the applicant addressed the Commission regarding

The commission had a brief discussion regarding the changes and some areas that they felt were not correct based on the new mapping. Raymond Rogozinski stated that these areas can be addressed that may be in question.

Chairman Fisk stated that these will not be perfect but feel that these are better than what we have had before.

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

By: Massaro

Seconded: Rooks

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

Against: None.

Abstained: None.

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

By: Massaro

Seconded: Rooks

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

MOTION: to open a public hearing for application AWR-24-3

By: Klimek

Seconded: Massaro

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

Anthony Lorenzetti., City Staff, spoke about the green hilted areas of the application. He read into the record the changes to the wording.

Michael Dudko, 116 Lewis Road, stated that he agrees with the new wording, that it provides a higher standard for protecting the wetlands.

Attorney Timothy Furey, 43 Bellevue Avenue, stated that this is the first time seeing this and asks that this be continued to the next meeting so that the practicality can be looked at for the application of this and if the language is something that is questionable.

MOTION: Move to table Application AWR-24-3 – 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, in accordance with the plot plan and information submitted with standard stipulations.

By: Massaro

Seconded: Klimek

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

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.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application (Pg. 5)
- c. Plan (Electronic Copy Only) (Pgs. 1-19)
- d. First Floor Plan (1 Pg.)
- e. Elevation Plan (1 Pg.)

MOTION: Move to receive Application #2045.

By: Klimek

Seconded: Carros

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

The application is received.

Attorney Timothy Furey, 43 Bellevue Avenue, Bristol, reviewed application # 2045 with the commission. He submitted information to Andrew today that is on a zip drive for review. 2006 approvals on previous applications were submitted and discussed.

David Lord, Soil Scientists at Soil Resource Consultants, Meriden, CT, spoke regarding the evaluations that were done back in 2006. He reviewed the applications and the results of the evaluations that were done. He stated that hydrology fluctuates depending on the time of the year and the water tables due to filtration. It can fluctuate by 2 feet in the springtime and in late to early summer there could be no surface water.

Commissioner Klimek asked what the of separator was being used

Anthony Lorenzetti, P.E., City Staff, asked what was the actual chosen unit being used.

Brian Cunningham, Robert Green Associates, Terryville, Ct, stated that the unit listed in the attached plans is incorrect and that the new plans have the new unit on them. It will be the CS4 unit.

Attorney Tim Furey, 43 Bellevue Ave, stated that they feel that this would be an insignificant activity based on the site plans and that there is other site built on that are similar to this in that area. There is also no work being done on the wetlands area.

Commissioner Massaro stated he feels that he would like to see the site before making a decision.

MOTION: Move to declare Application #2045 a significant activity and set a public hearing for the March 3, 2025 meeting and schedule an onsite inspection for February 22, 2025 at 8:00 a.m. with a rain/snow date of March 1 at 8:00 a.m.

By: Massaro

Seconded: Klimek

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

Against: None.

Abstained: None.

The application was declared a significant activity.

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.

Charles Nyberg, AIA, of Schadler, Selnau Associates, PC, 5 Waterville Rd., Farmington, representing the applicant, spoke about the renewal of this application. He stated that there have been no changes to the application and it is now ready to build the solar greenhouse. They still have to go back to zoning but the plans are in progress. It will be started in March with a completed around July. This will be built north of the school building.

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Letter dated January 2, 2025, from Charles Nyberg, Project Architect, regarding Bingham Place, 3 North St., Solar Aquaponics Greenhouse
- c. E-Mail dated January 9, 2025, from Charles Nyberg AIA to Anthony Lorenzetti, P.E.
- d. Letter dated November 12, 2019, regarding the approval of Application #

- e. 1888 (attached stipulations)
- f. Application #1888 (Pgs. 1-5)
- g. Letter dated October 27, 2010, from Mark DiVenere, regarding Inland Wetlands Agency: Form IW-1 Addendum
- h. Plan (Electronic Copy Only, dated 10-25-2019, Pg 1)
- i. Photos (11 Pgs.)

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

By: Klimek

Seconded: Carros

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

The application is approved for renewal.

Chairman Fisk opened the files for the application # 19-462F-246 and noted that the attachments were for application 19-465F-247 for a dock to be installed and was not for the solar aquaponics greenhouse as documented on the agenda.

The commission asked Attorney Tim Furey was asked to come back into council chambers as his name was referenced at the bottom of the application and he was still present in the building.

Attorney Tim Furey, 43 Bellevue Ave, stated that he was not on the original application, however is aware of the item and stated that they most likely the applicants wanted to get the work done while the lake was being drained.

The commission decided to leave on the agenda until next month until there was clarification on this.

- c. Cease & Correct – 42 Paul Street

The Commission received the following item in their electronic packets:

- a. Letter dated January 17, 2025, from Matthew Maynard, P.E., of Towne Engineering, Inc., regarding Cease and Correct Order, for 42 Paul St., dated April 15, 2024 (2 Pgs.)

Anthony Lorenzetti, P.E., City Staff, discussed the cease and correct letter regarding 42 Paul Street with the board. He stated that himself and Zachary Norton met with the landowner and what should be done.

MOTION Move to approve the repairs and continue the cease and correct until the work is complete.

By: Massaro

Seconded: Klimek

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

- e. 31 Royal Drive – Response Letter

The Commission received the following items in their electronic packets for Application #1889:

- a. Letter dated January 22, 2025, from Anthony Lorenzetti, P.E., City of Bristol, regarding the request for mapping and written right to drain from the neighbor's property. (1 Pg.)

Anthony Lorenzetti, P.E., City Staff spoke regarding the letter he sent to Mr. Maffei and what he needed to submit for the application he had submitted to the city.

Melvin Maffei, 31 Royal Drive, presented the board with a packet of information regarding his application. The packet includes a letter to Anthony Lorenzetti, copies of the plan, copy of a letter from the property owner at Lot # 7 that was filed with the city clerk as well as a letter he received from Anthony Lorenzetti.

Anthony Lorenzetti, P.E., City Staff stated that Zachary Norton the Wetlands Inspector will inspect the project when it is in progress and when complete once the commission approves it. The swale has to be grassed no gravel.

8. New Business

a. Proposed Bond for New Britain Water Project

The Commission received the following item in their electronic packets:

a. Engineer's Estimate for Wetlands Replication Bond at the White Bridge Waterworks Facilities, dated January 13, 2025 (1 Pg.)

Anthony Lorenzetti, P.E., City Staff, City of Bristol, 111 North Main St., Public Works Dept., representing the applicant addressed the Commission regarding obtaining a bond for the White Bridge Waterworks Facilities application. He explained the reasoning behind the bond for this.

MOTION Move to accept the obtaining of the bond for the White Bridge Waterworks Facilities.

By: Rooks

Seconded: Klimek

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

The application is approved.

a. IWWA Report – January 2025

MOTION Move to file report.

By: Massaro

Seconded: Klimek

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

The report is filed.

9. Conservation Commission

a. City Council Referral – Highlands Conservation Region Participation

The Commission received the following items in their electronic packets:

- a. Referral letter dated January 15, 2025, from the Bristol Town and City Clerk, regarding the City Council's vote to refer the item to the Planning Commission and the Conservation Commission.
- b. Memorandum dated January 7, 2025, from Raymond Rogozinski, P.E., Director of Public Works, regarding the Highlands Conservation Region – City of Bristol, Participation (Referral to the Planning Commission & Conservation Commission.)

- c. Page entitled of Highlands Conservation Act Objections: "Could Your Town be a Highlands Town?" (2 Pgs.)

Julie Rogers, Senior Land Protection Manager, Housatonic Valley Association, gave a presentation regarding the highland conservation act and that Bristol has the opportunity to become part of it.

Raymond Rogozinski, P.E., stated that this is a referral from city council, and public works referred to the conservation commission and the planning commissioner. We are asking for a positive referral back to city council to authorize the mayor to execute an agreement to proceed with become part of this.

MOTION Move to make a positive referral to city council.

By: Carros

Seconded: Klimek

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

The report is filed.

10. Communications

There were no communications.

MOTION Move to file report.

11. Adjournment

MOTION: Move to adjourn at 8:36 P.M.

By: Klimek

Seconded: Rooks

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

This meeting was recorded.

Zachary Fisk, Chairman

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

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.

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Sincerely,
BL Companies

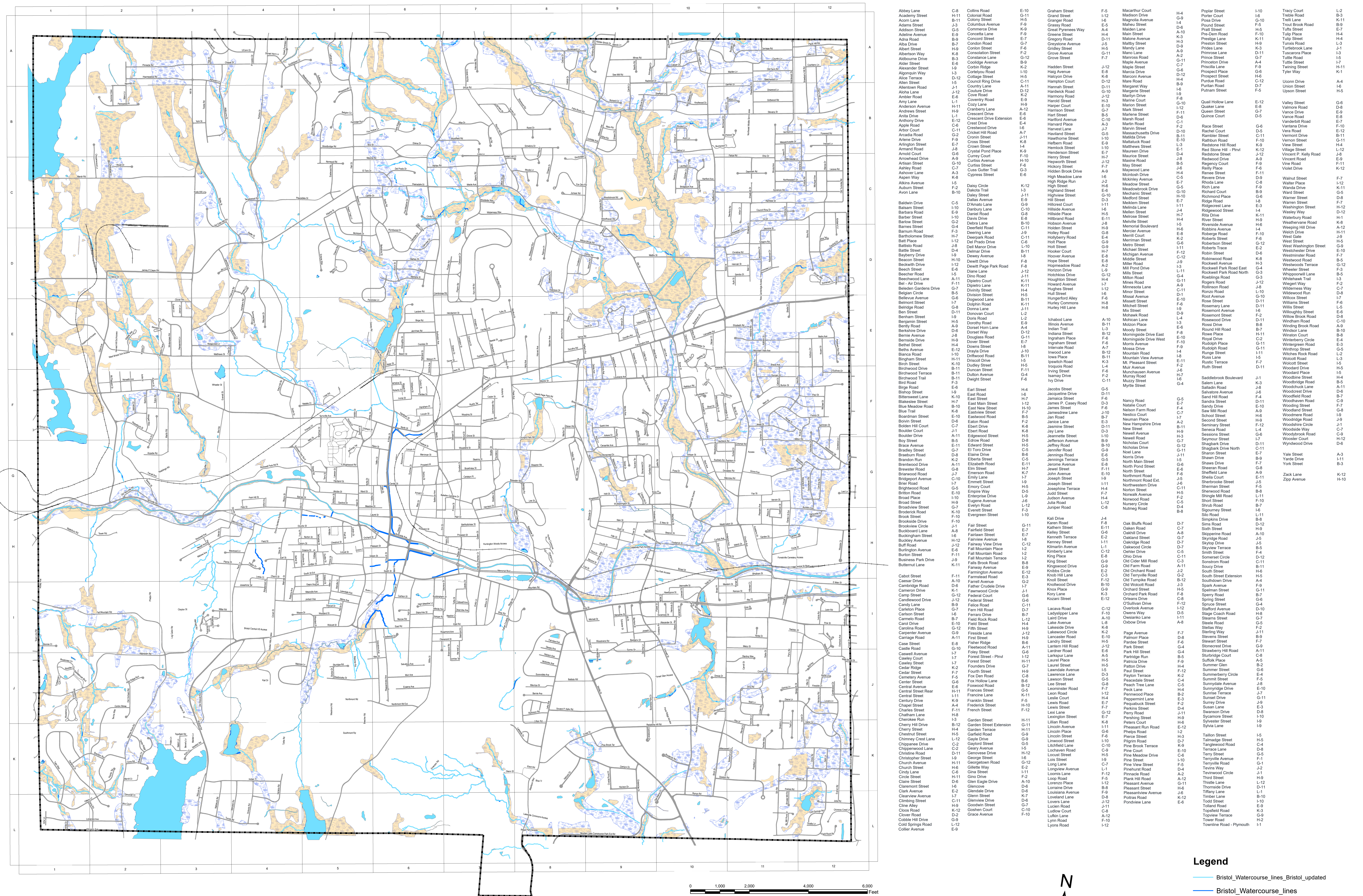
A handwritten signature in blue ink, appearing to read "Joe Kempf".

Joseph P. Kempf
Senior Project Scientist II

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

Wesley G. Wolf
Senior Project Manager

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 regulations, 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 regulations 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.

Michael J. Dudko

116 Lewis Road

Bristol , CT 06010

February 3, 2025

Dear Commissioners;

I request intervenor status on Lot #3 in the Southeast Bristol Business Park.

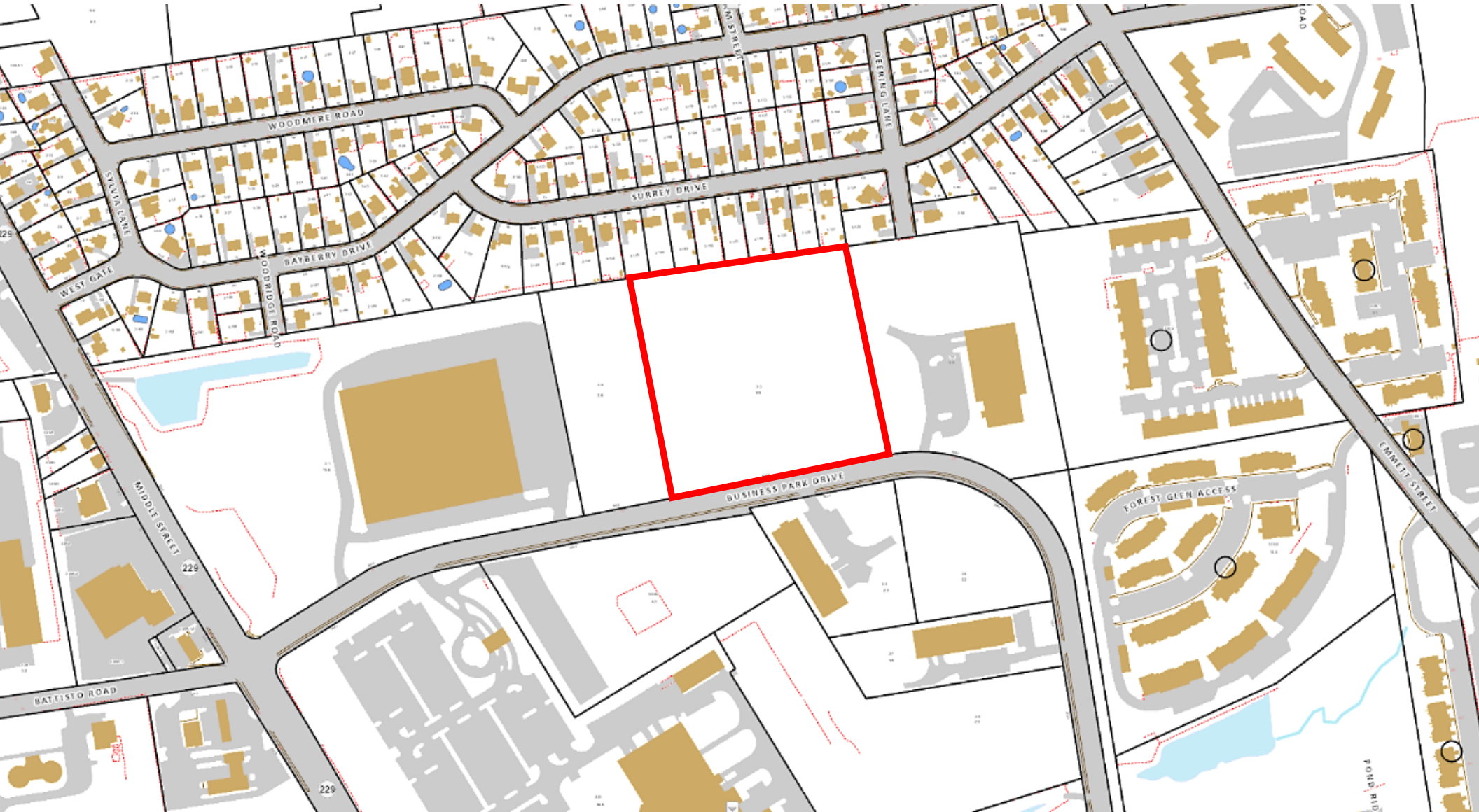
This right is in the Connecticut General State Statutes :

CGS §22a-19(a) states that "...[i]n any administrative, licensing or other proceeding...any person, partnership, corporation, association, organization or other legal entity may intervene as a party on the filing of a verified pleading asserting that the proceeding...involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the state.

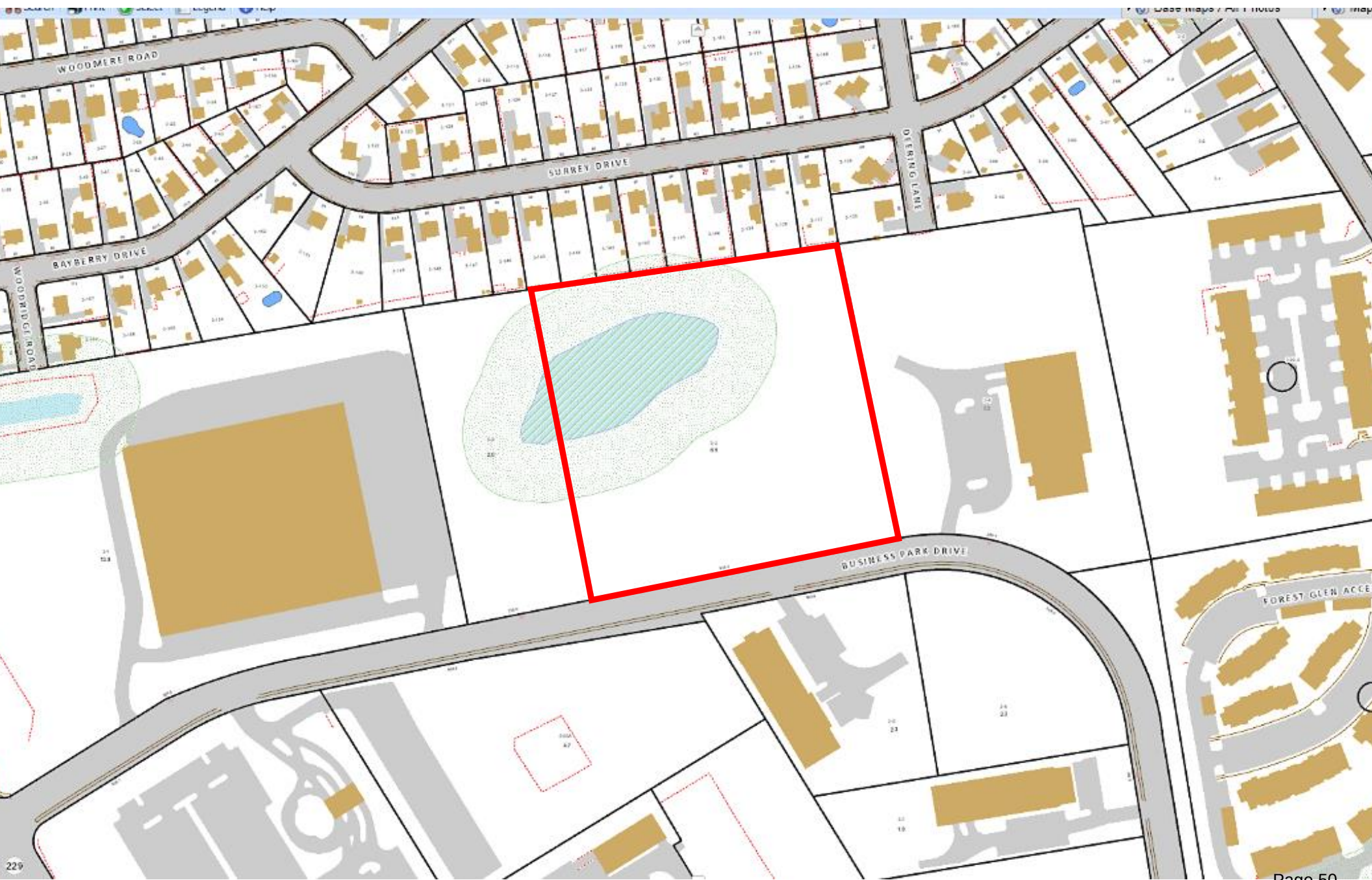
Thank you ,



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

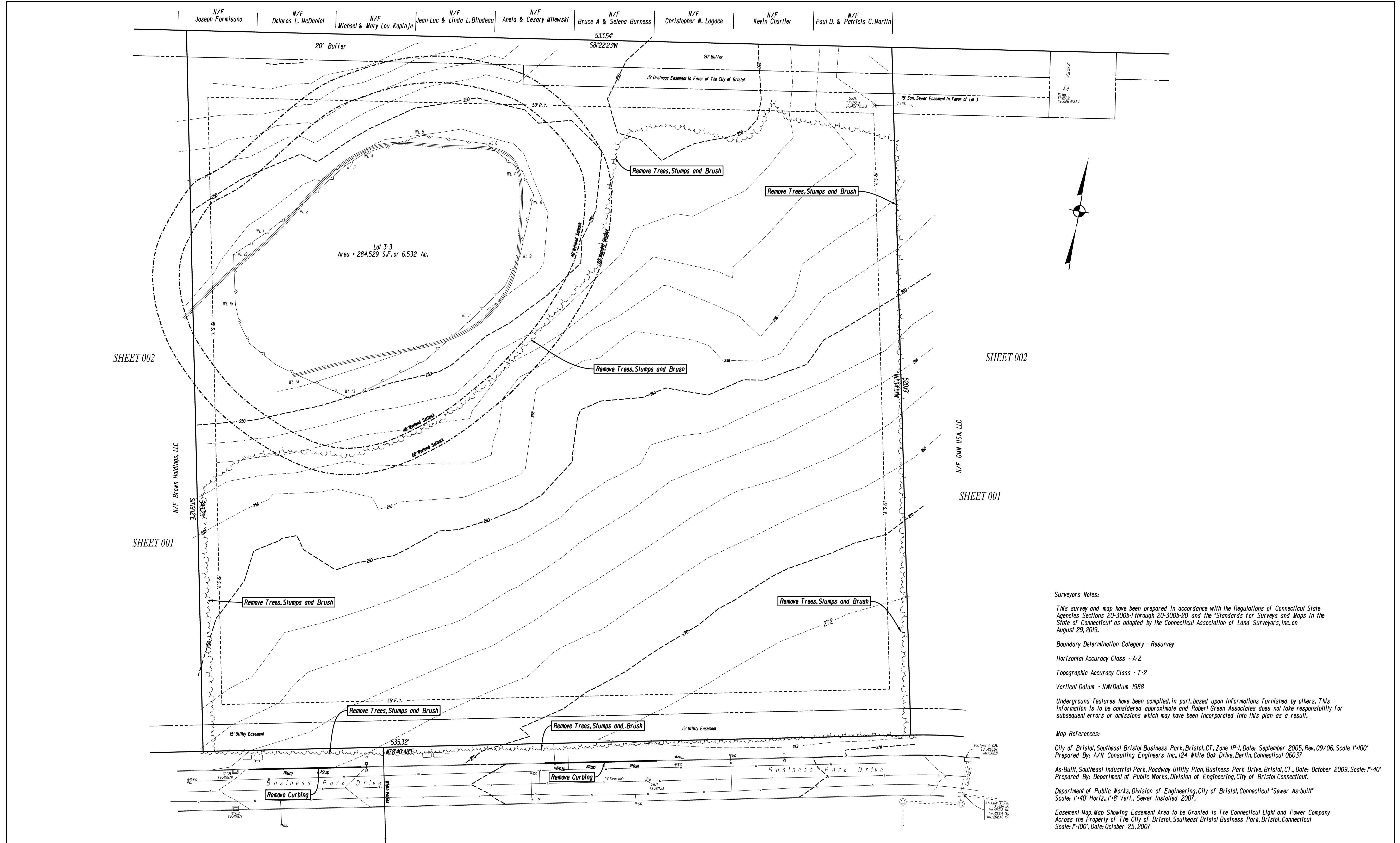
Surveyor/Civil Engineer:

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.

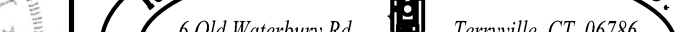
Map References:

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	
TOTAL PHASE 1 BUILDING 1 REQUIRED		- 73.7 SAY 74 SPACES	PARKING PROVIDED - 70 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.

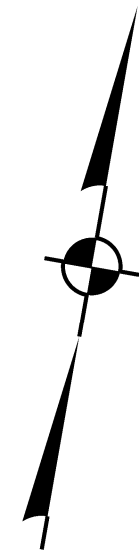
TREE PROTECTION:

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.

ZONING DATA TABLE				
ZONE IP-1				
	REQUIRED	PHASE 1	PHASE 2	AGGREGATE
MINIMUM LOT AREA (S.F.)	50,000	174,089	110,440	284,529
MINIMUM LOT FRONTAGE (F.T.)	160	303.33	231.99	535.32
MINIMUM FRONT YARD ON A CITY STREET (F.T.)	35	39.5	59.8	N/A
MINIMUM SIDE YARD (F.T.)	15	31.0	103.3	N/A
MINIMUM REAR YARD ABUTTING A RESIDENTIAL ZONE (F.T.)	50	178.7	375.2	N/A
MAX. BUILDING HEIGHT (F.T.)	50	See Arch. Dwgs.	See Arch. Dwgs.	See Arch. Dwgs.
MAXIMUM BUILDING COVERAGE (%)	40	10.5	4.2	14.7
MAXIMUM IMPERVIOUS COVERAGE (%)	88	28.4	10.9	39.3

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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.



N/F
Joseph Formisano

N/F
Dolores L. McDaniel

N/F
Michael & Mary Lou Kopinja

N/F
Jean-Luc & Linda L. Blodeau

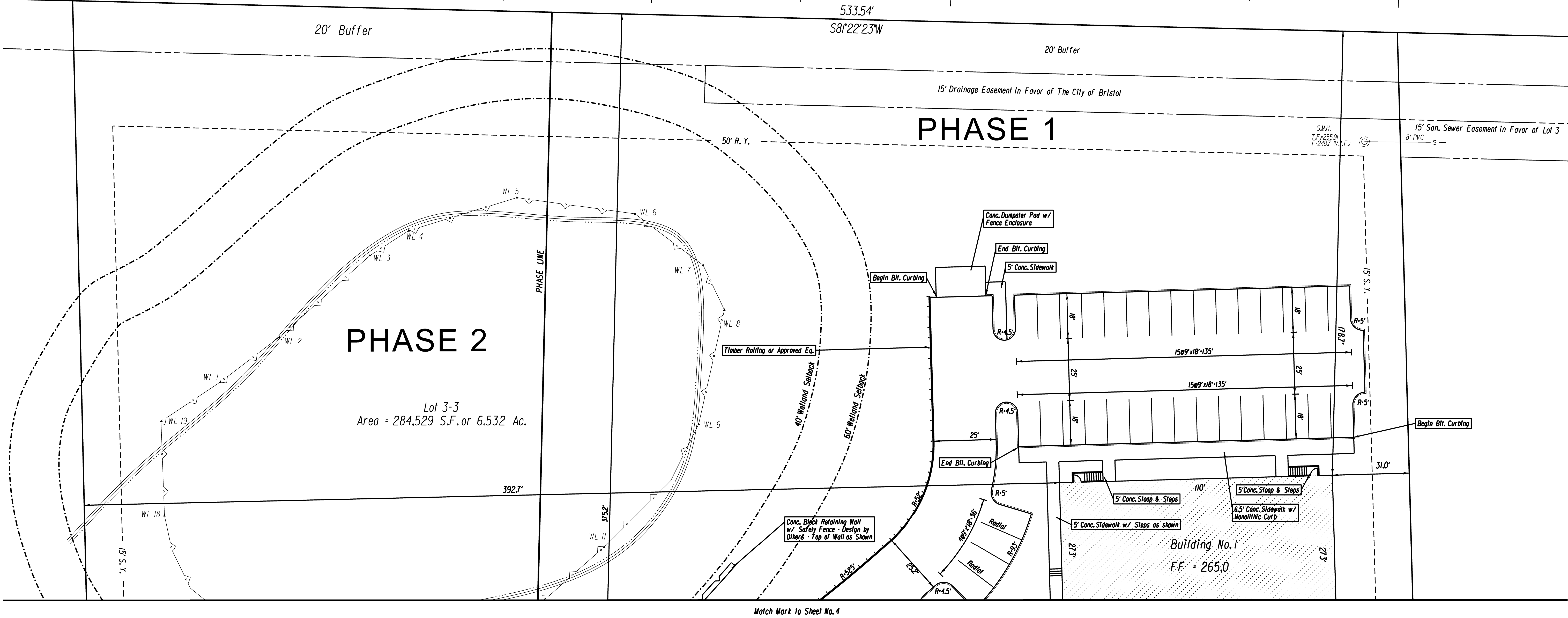
N/F
Aneta & Cezary Milewski

N/F
Bruce A & Selena Burness

N/F
Christopher N. Lagace

N/F
Kevin Chartier

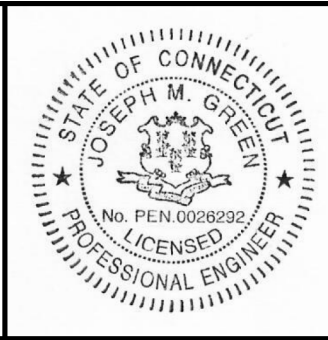
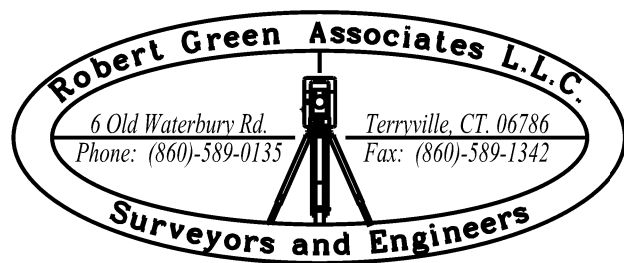
N/F
Paul D. & Patricia C. Martin



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

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

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

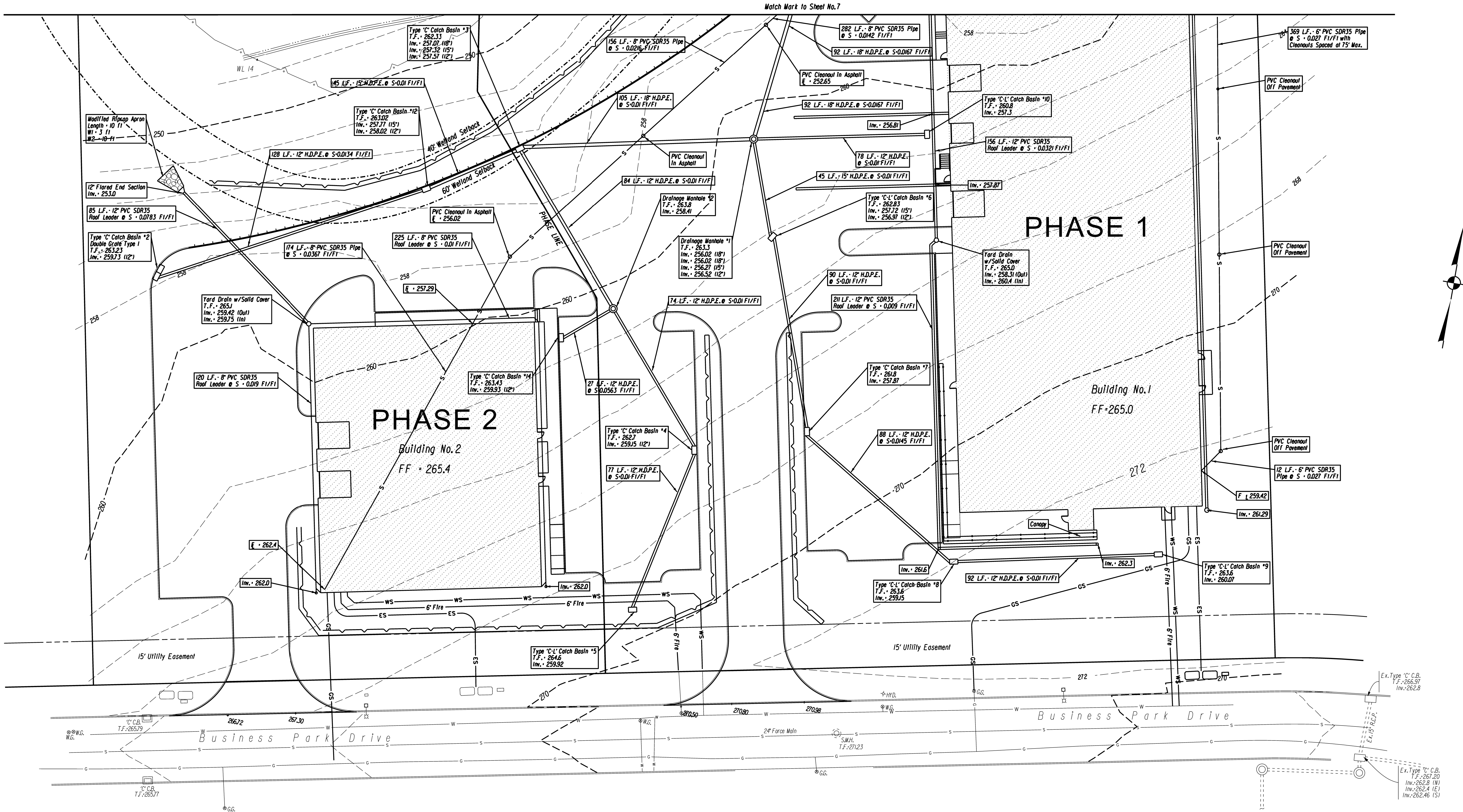


ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

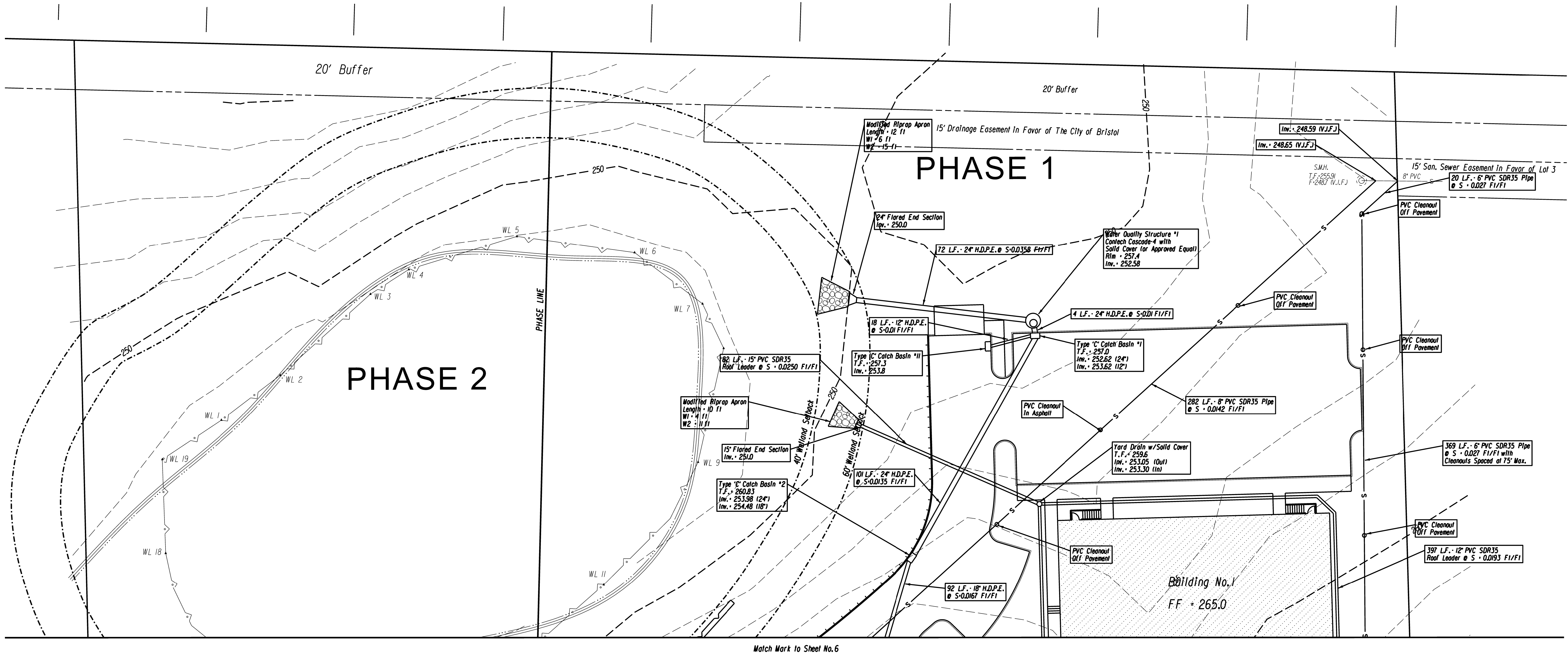
PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
3 / 3
DRAWING TITLE:
LAYOUT, SIGNS AND PAVEMENT MARKINGS

DRAWING NO.
PLN-002
SHEET NO.
5



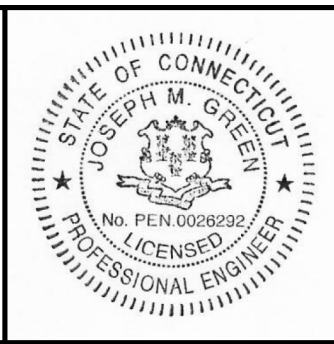
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1	1-17-25	MISC. HOUSEKEEPING
REV.	DATE	REVISION DESCRIPTION

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

SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

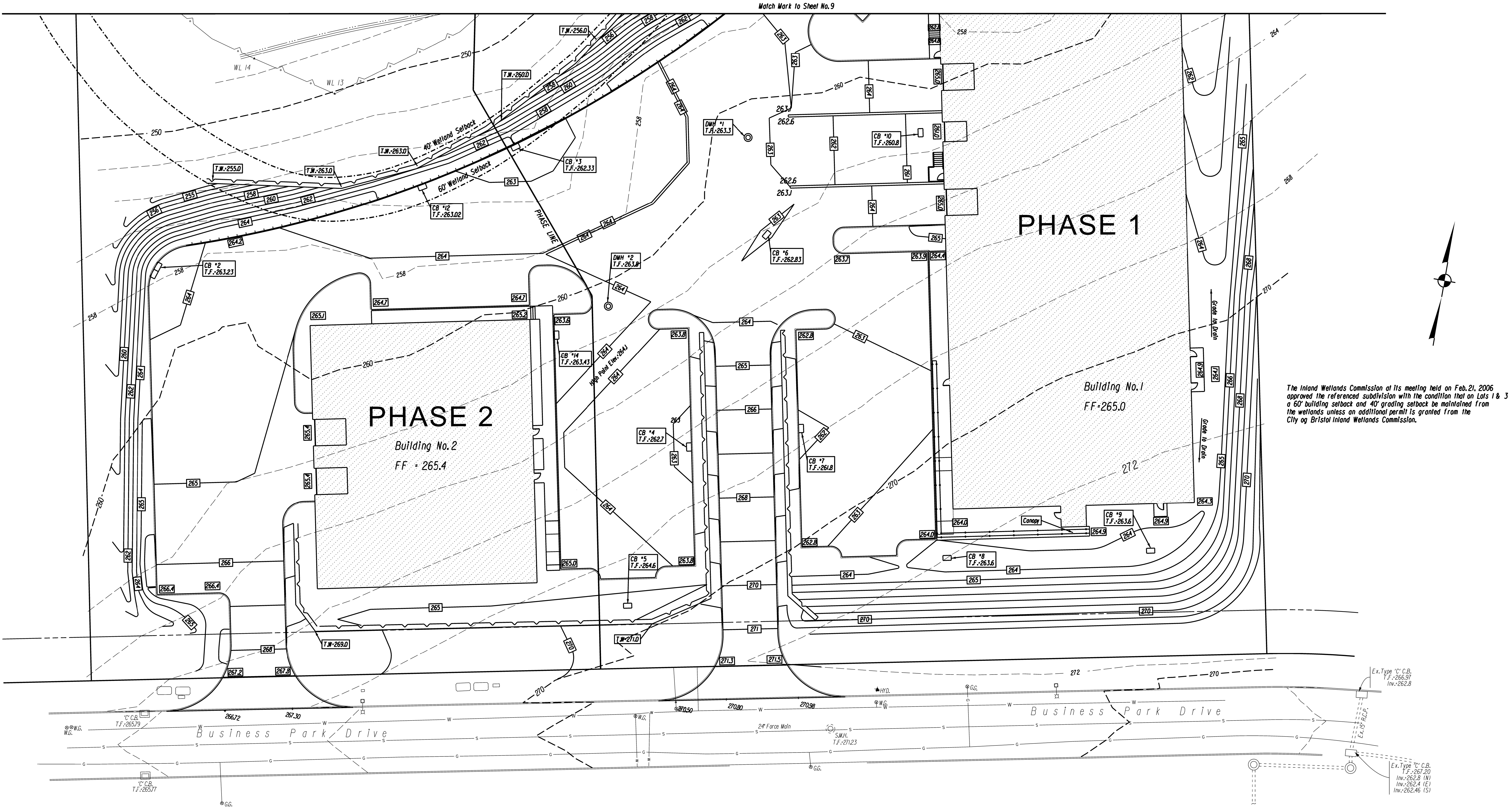


ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

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

ASSESSOR'S MAP/LOT:
3 / 3
DRAWING TITLE:
DRAINAGE AND UTILITIES

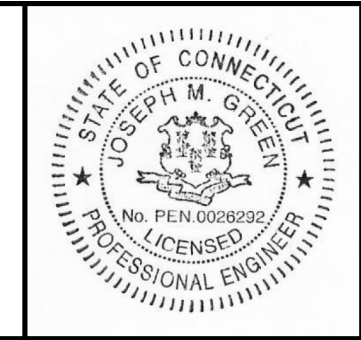
DRAWING NO.
UTIL-002
SHEET NO.
7



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

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

SURVEYOR SIGNATURE BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

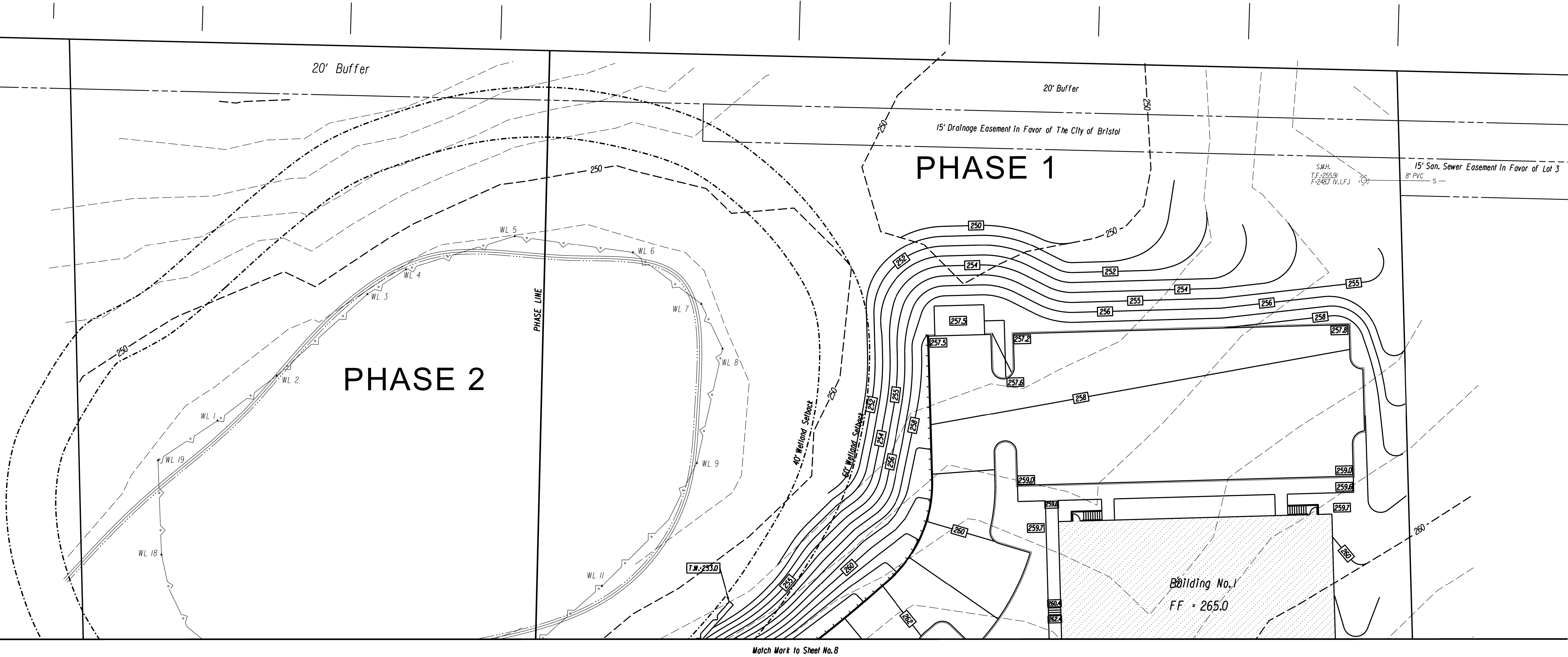
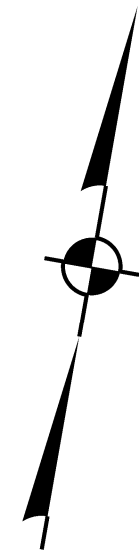


ENGINEER SIGNATURE BLOCK:
Joseph M. Green

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

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

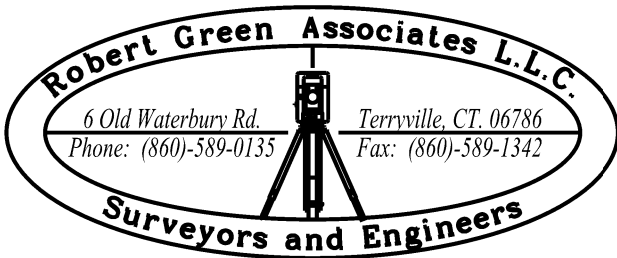
The Inland Wetlands Commission at its meeting held on Feb. 21, 2006 approved the referenced subdivision with the condition that on Lots 1 & 3 a 60' building setback and 40' grading setback be maintained from the wetlands unless an additional permit is granted from the City of Bristol Inland Wetlands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

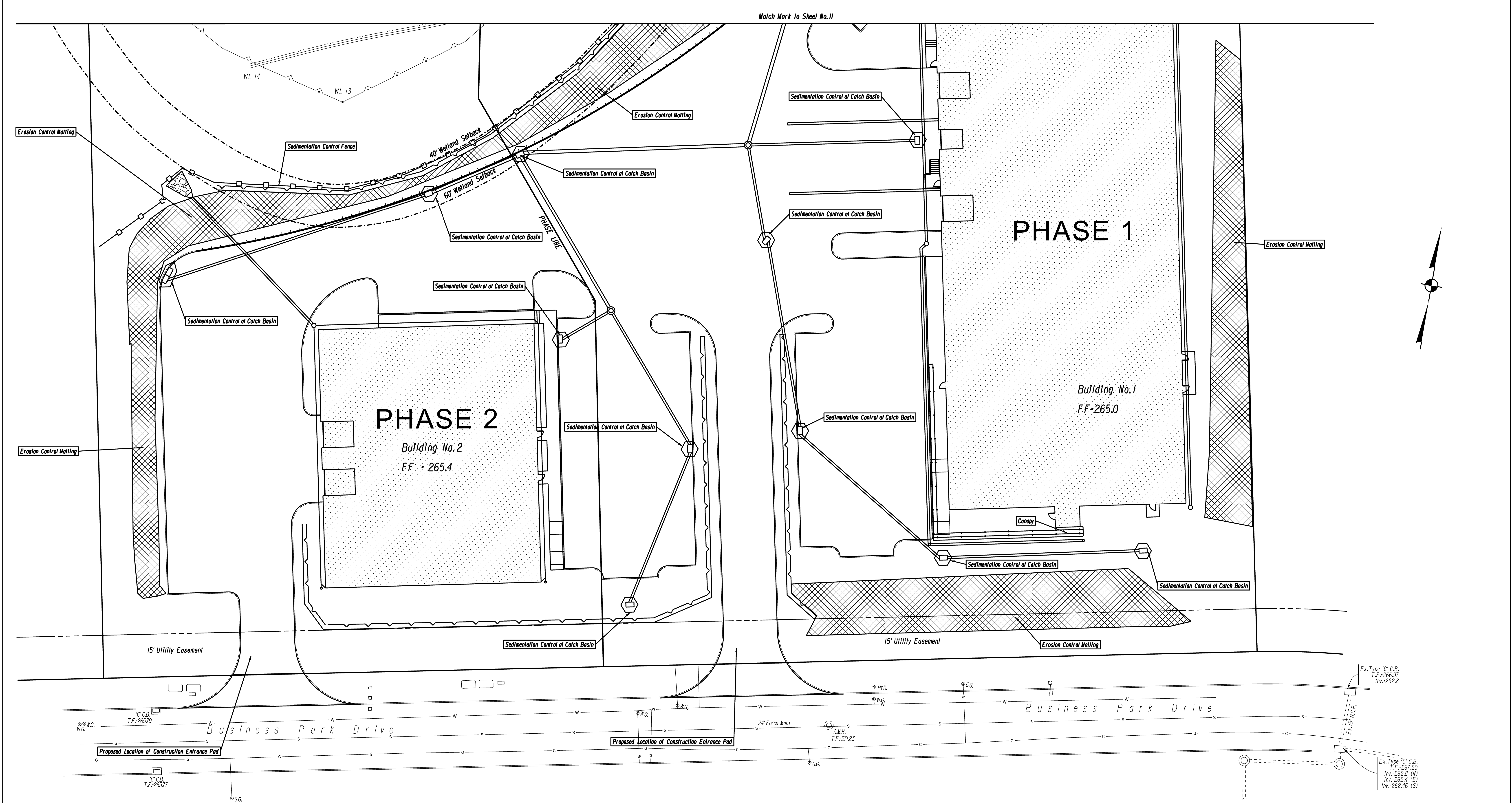
SURVEYOR SIGNATURE/BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

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

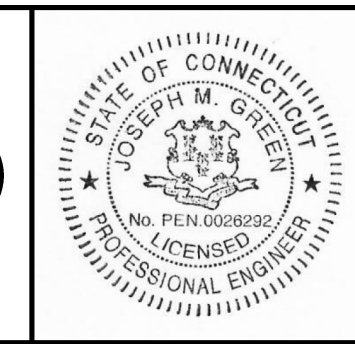
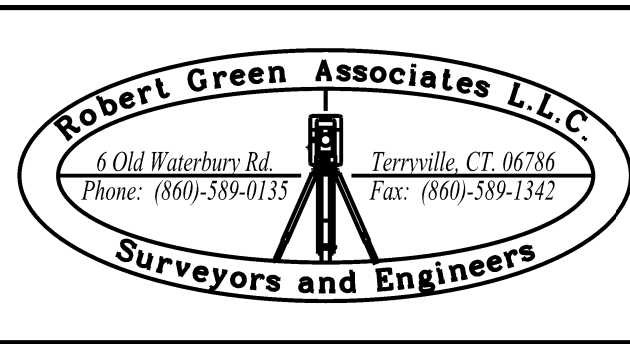
ASSESSOR'S MAP/LOT:	3 / 3	DRAWING NO	GRA-002
DRAWING TITLE:	GRADING	SHEET NO.	9



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

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

SURVEYOR SIGNATURE BLOCK:
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

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. & Patricia C. Martin

20' Buffer

533.54'
S81°22'23"W

20' Buffer

15' Drainage Easement In Favor of The City of Bristol

PHASE 1

S.W.H.
T.F. 1255.91
F-248.7 (N.I.F.)

15' San. Sewer Easement In Favor of Lot 3
8" PVC — S —

50' R. Y.

Sedimentation Control Fence

Sedimentation Control at Catch Basin

Sedimentation Control at Catch Basin

Erosion Control Matting

Erosion Control Matting

40" Welland Siphon

Sedimentation Control at Catch Basin

Building No. 1
FF = 265.0

Match Mark to Sheet No. 10

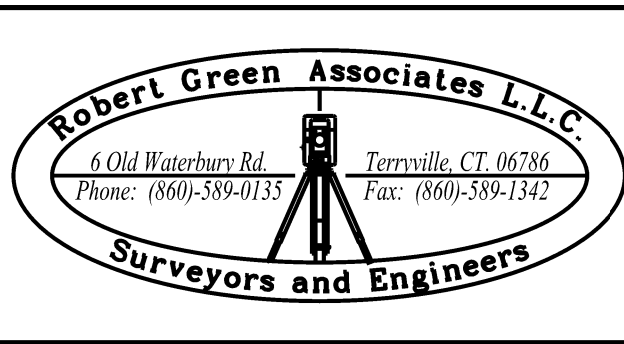
PHASE 2

Lot 3-3
Area = 284,529 S.F. or 6.532 Ac.

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

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

SURVEYOR SIGNATURE BLOCK:
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

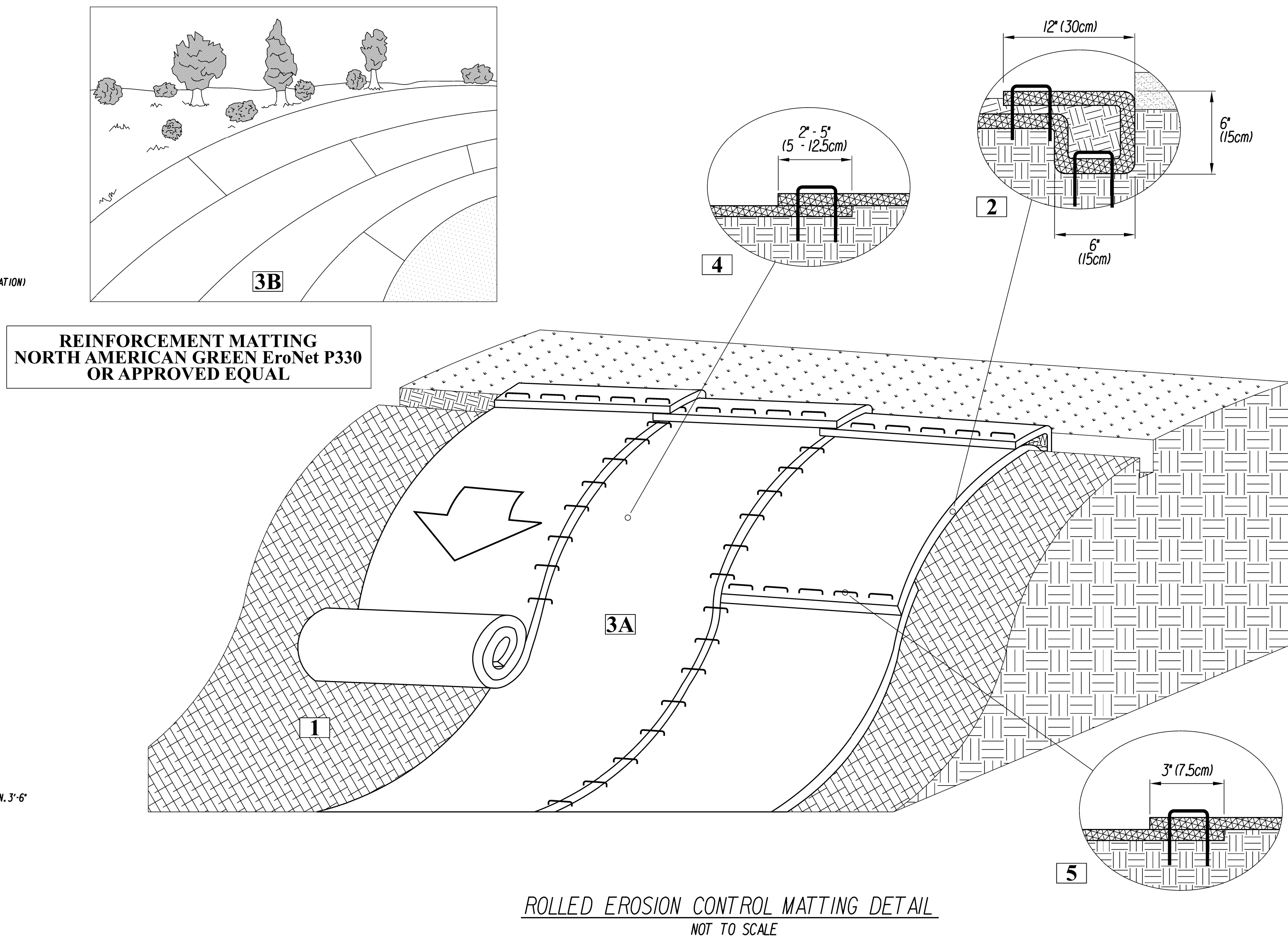
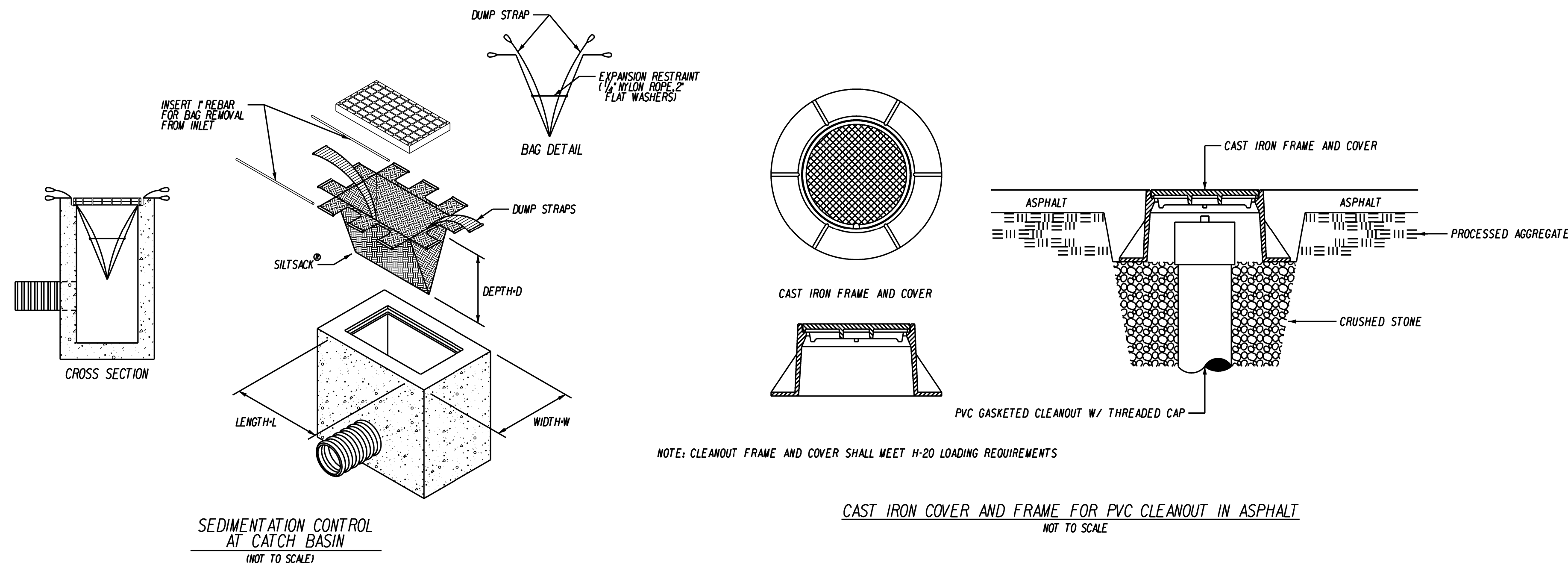


ENGINEER SIGNATURE BLOCK:
Joseph M. Green

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

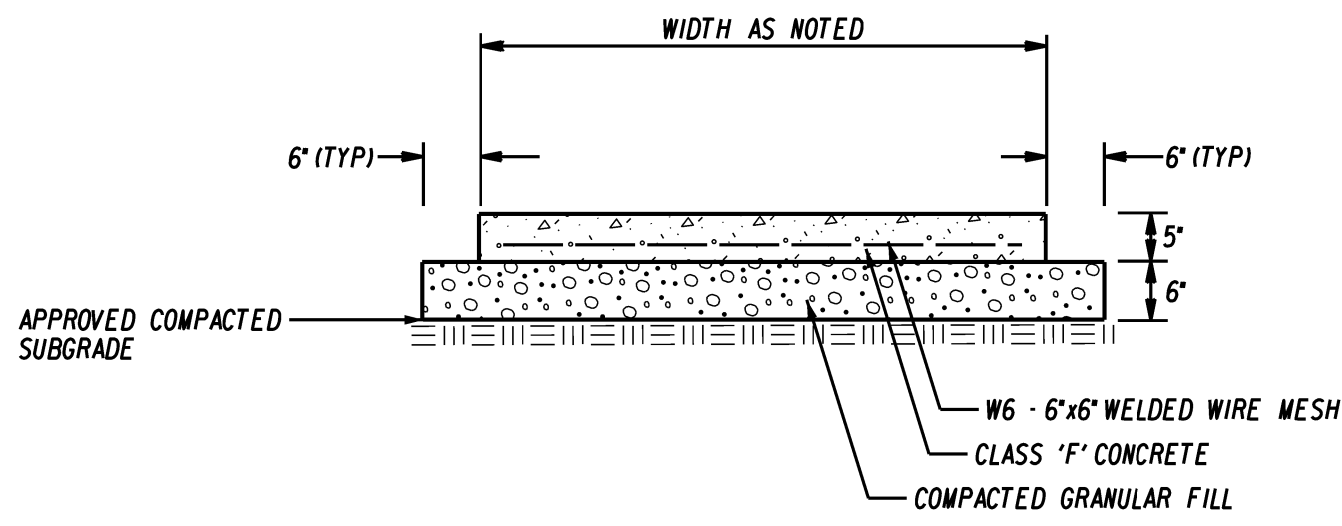
ASSESSOR'S MAP/LOT:
3 / 3
DRAWING TITLE:
EROSION AND SEDIMENTATION CONTROL

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 SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE 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.

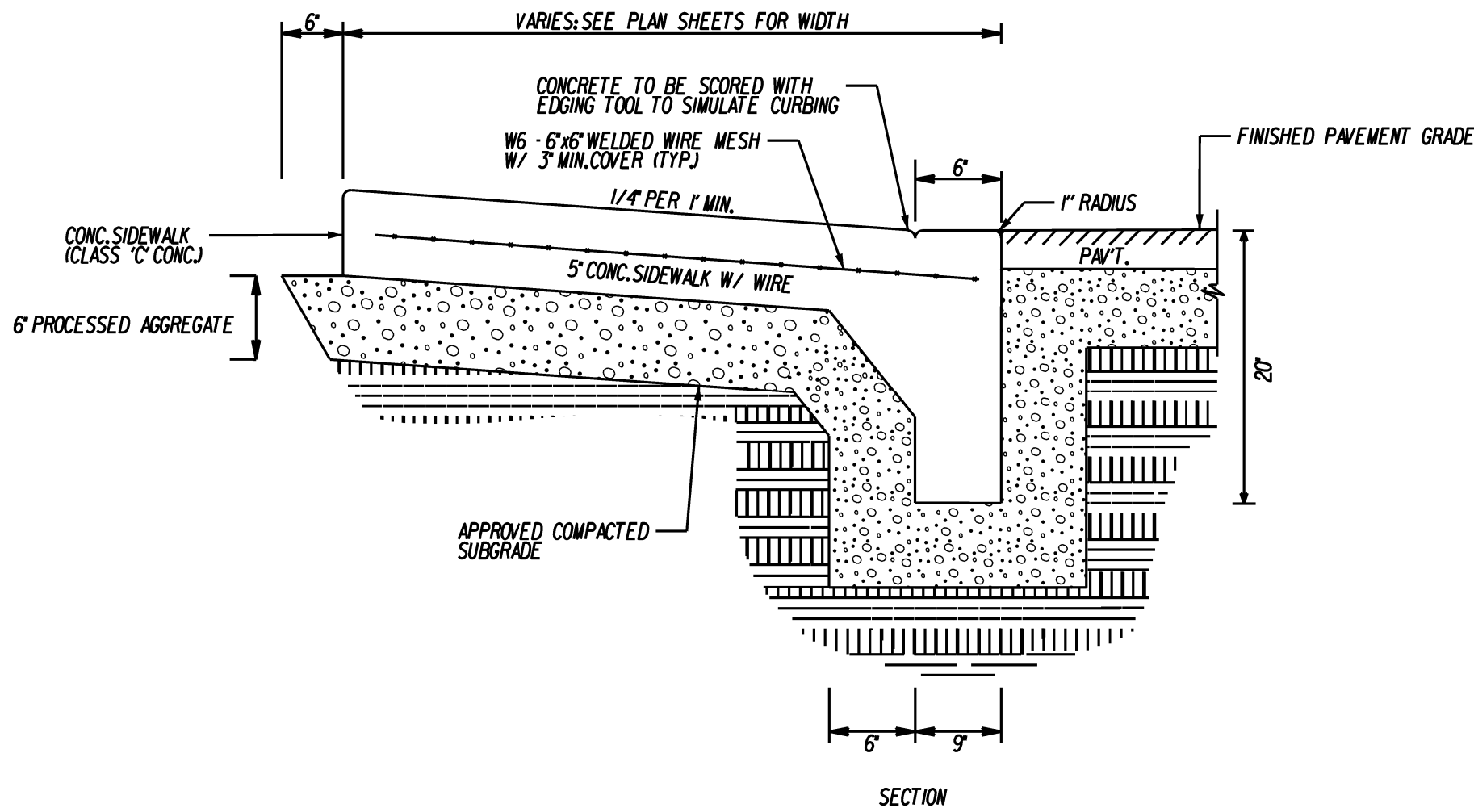
			DATE: DECEMBER 3, 2024	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.		 	ENGINEER SIGNATURE/BLOCK: <i>Jeff M. Green</i>	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED	ASSESSOR'S MAP/LOT: 3 / 3	DRAWING NO. MISC-001
1	1-17-25	MISC. HOUSEKEEPING	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								



CONCRETE SIDEWALK SECTION
NOT TO SCALE

NOTES:

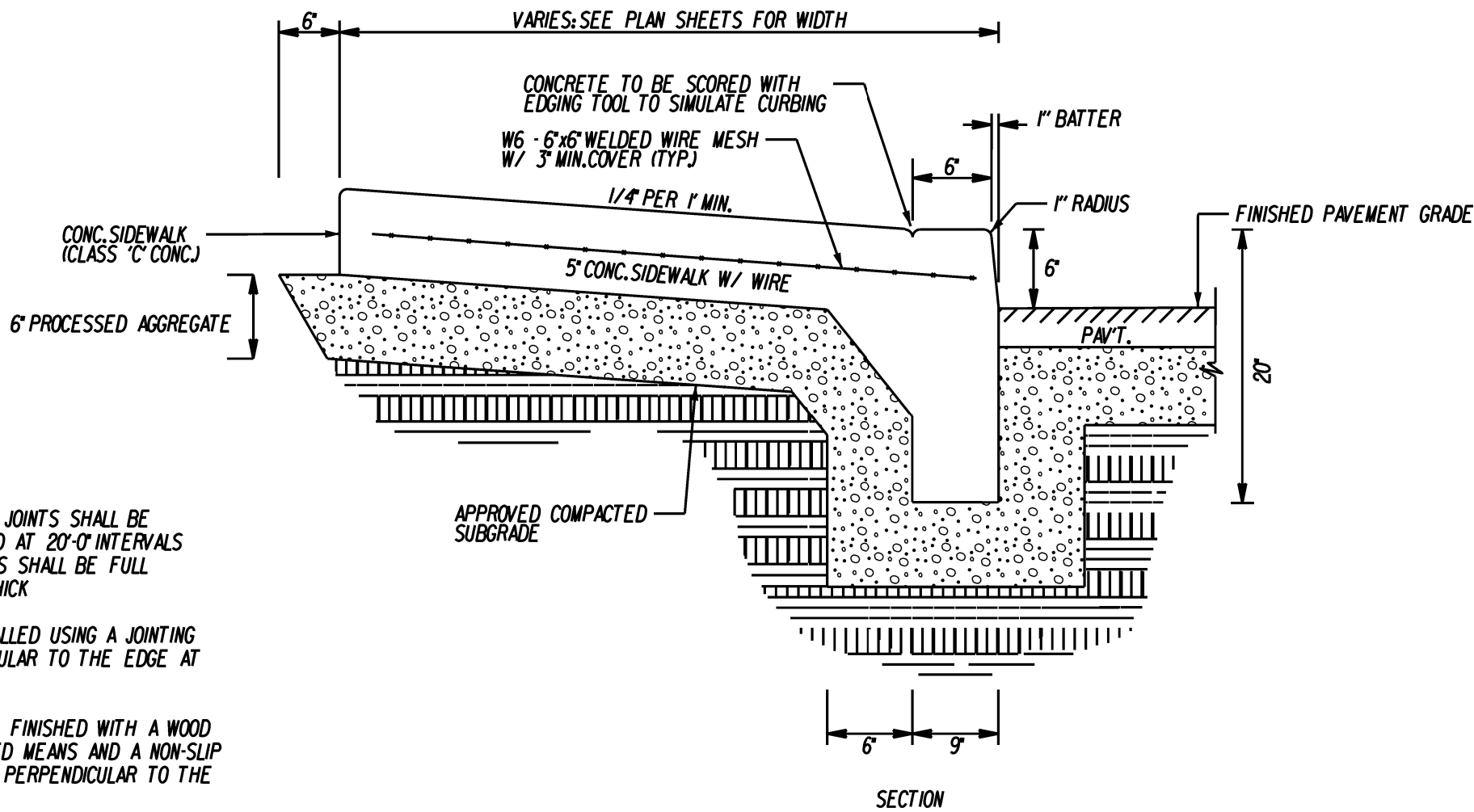
1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A 1/2" THICK.
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE SHALL BE FINISHED WITH A WOOD FLOAT OR BY OTHER APPROVED MEANS AND A NON-SLIP LIGHT BROOM FINISH APPLIED PERPENDICULAR TO THE EDGE OF WALK.
4. OUTSIDE EDGES AND ALL JOINTS SHALL BE EDGED WITH A 1/4" RADIUS EDGING TOOL.
5. WHEN APPLICABLE, MAINTAIN 1/4" PER 1'-0" MAX. CROSS SLOPE TOWARDS GUTTER.



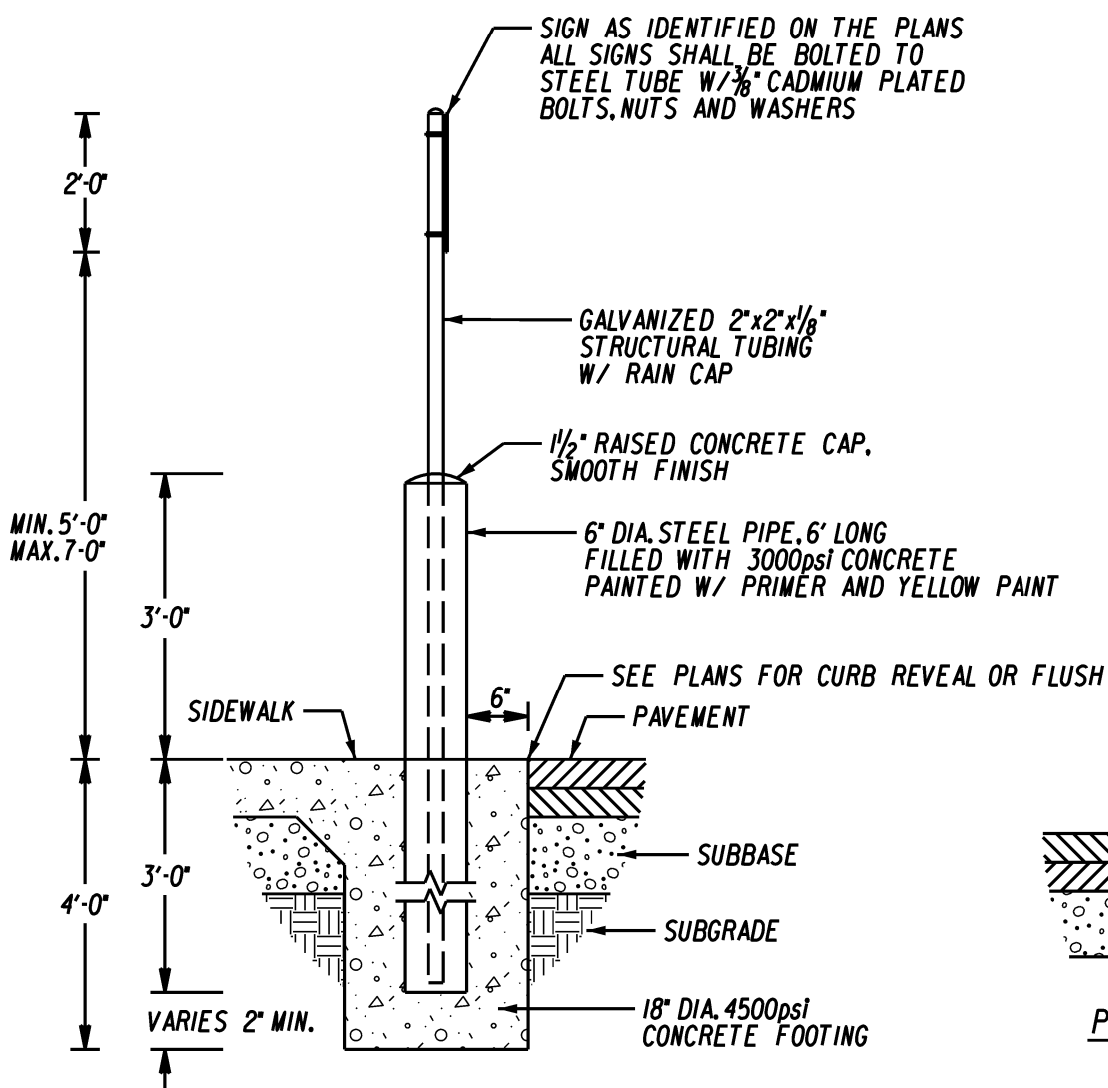
MONOLITHIC CONCRETE CURB AND SIDEWALK W/ NO CURB REVEAL
NOT TO SCALE

NOTES:

1. PREMOLDED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND A 1/2" THICK.
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE SHALL BE FINISHED WITH A WOOD FLOAT OR BY OTHER APPROVED MEANS AND A NON-SLIP LIGHT BROOM FINISH APPLIED PERPENDICULAR TO THE EDGE OF WALK.
4. OUTSIDE EDGES AND ALL JOINTS SHALL BE EDGED WITH A 1/4" RADIUS EDGING TOOL.



MONOLITHIC CONCRETE CURB AND SIDEWALK W/ 6" CURB REVEAL
NOT TO SCALE

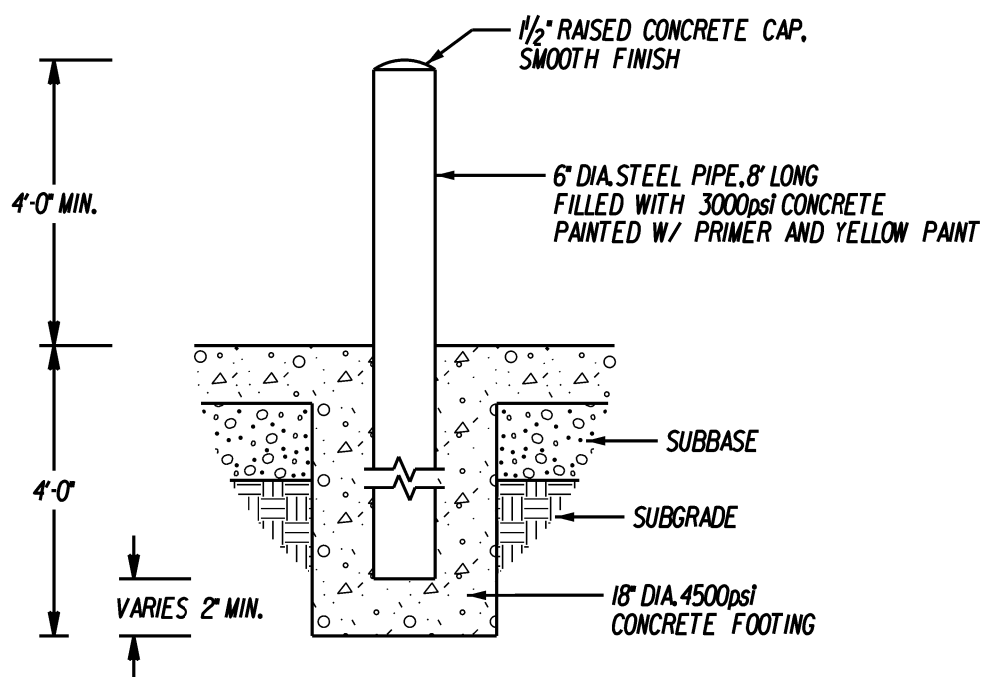


SIDEWALK INSTALLATION

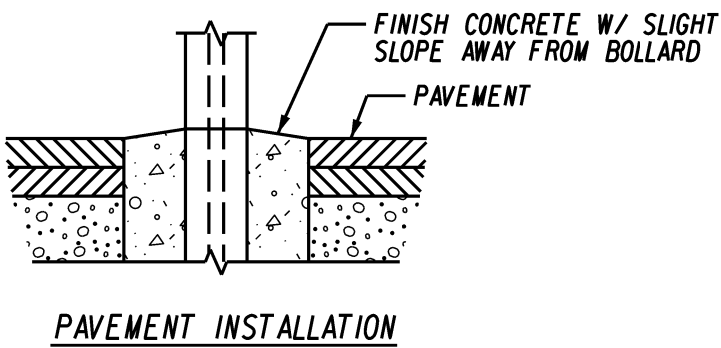
NOTES:

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 A123-78 (OR LATEST VERSION).
2. BOLTS SHALL NOT PROTRUDE MORE THAN 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.

BOLLARD / SIGN BOLLARD
NOT TO SCALE



BOLLARD
NOT TO SCALE



PAVEMENT INSTALLATION

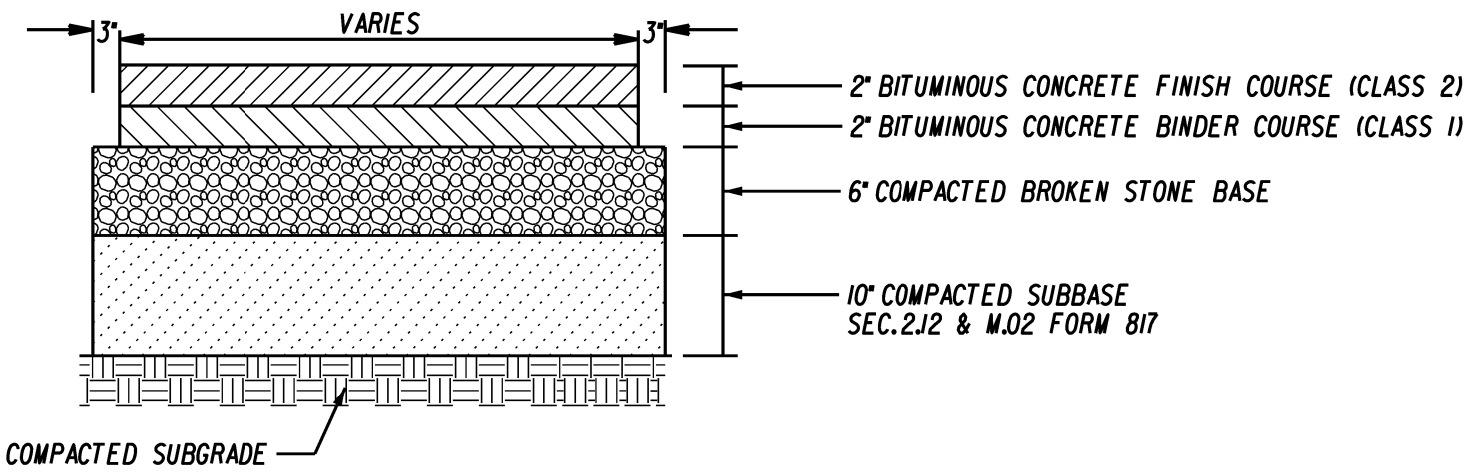


SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.P.A.*16-78)
NOT TO SCALE

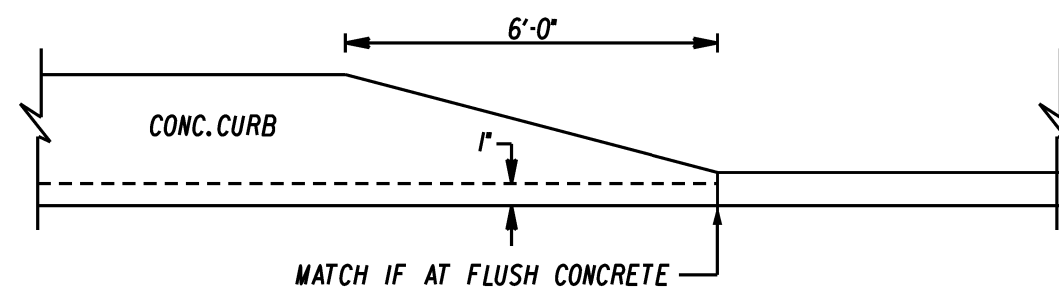
R1-1					
LEGEND - WHITE BACKGROUND - RED					
AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.	
5.19	30	31-0552	1	.080	

VAN ACCESSIBLE					
AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.	
	12X6	31-0548		.080	

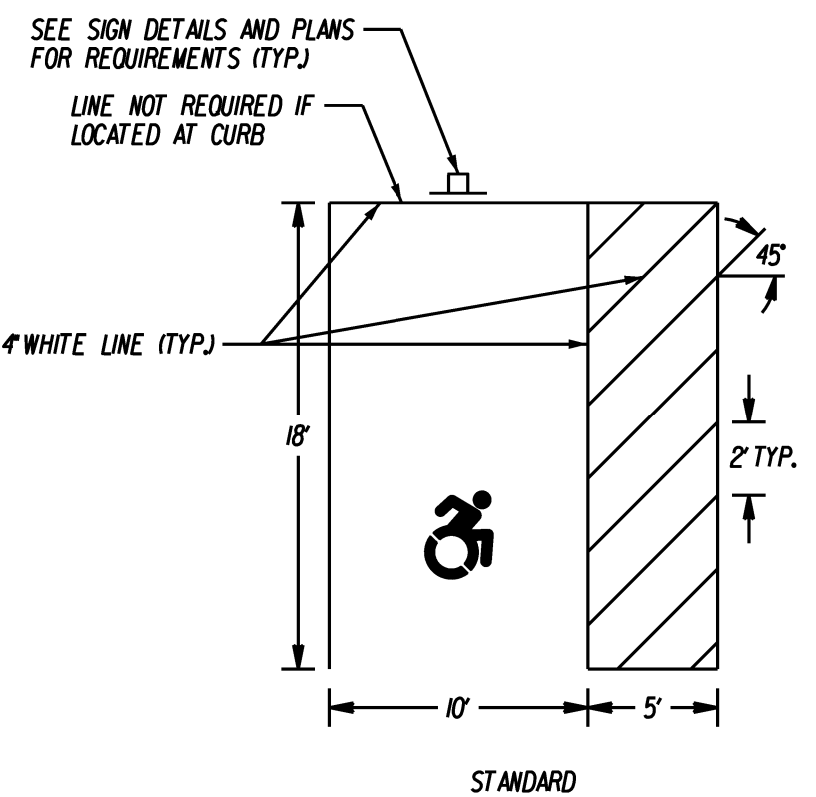
SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS					
LEGEND - WHITE BACKGROUND - BLUE					
AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.	
2.00	12X24		1	.080	



HEAVY DUTY (HD) PAVEMENT SECTION
NOT TO SCALE

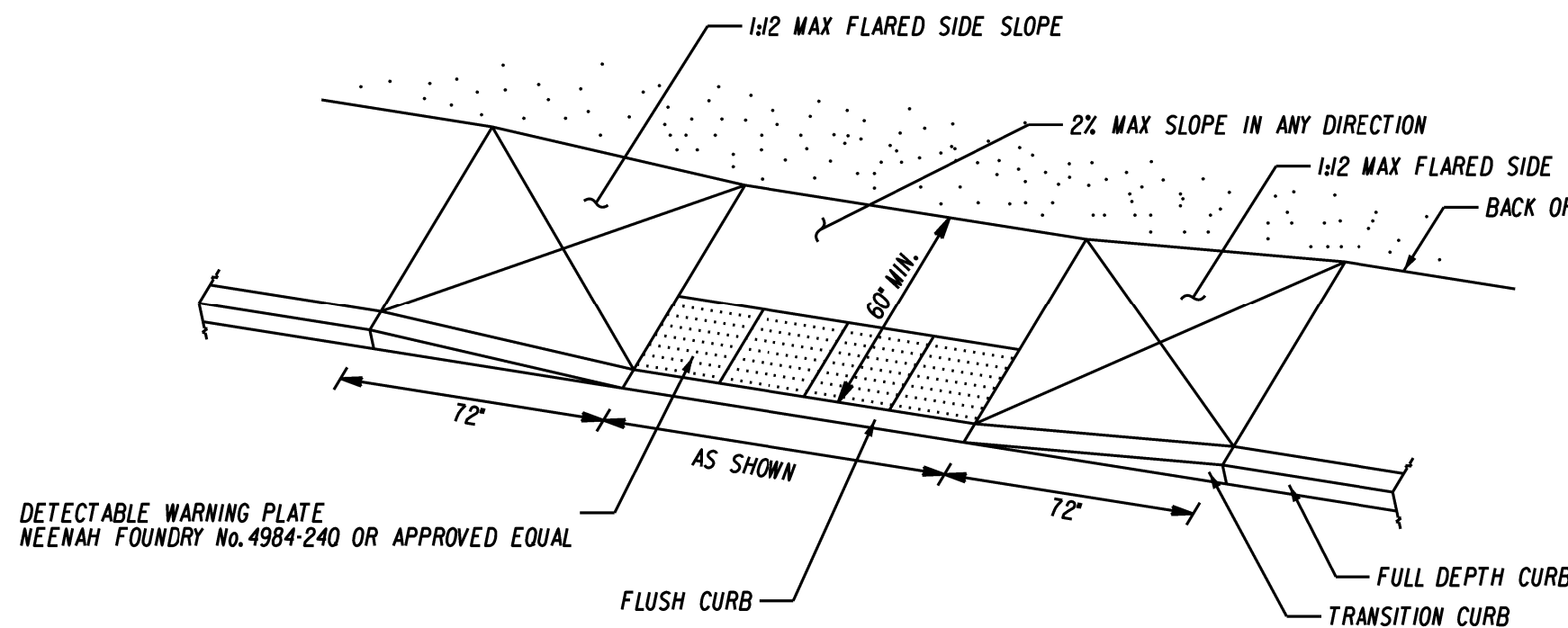
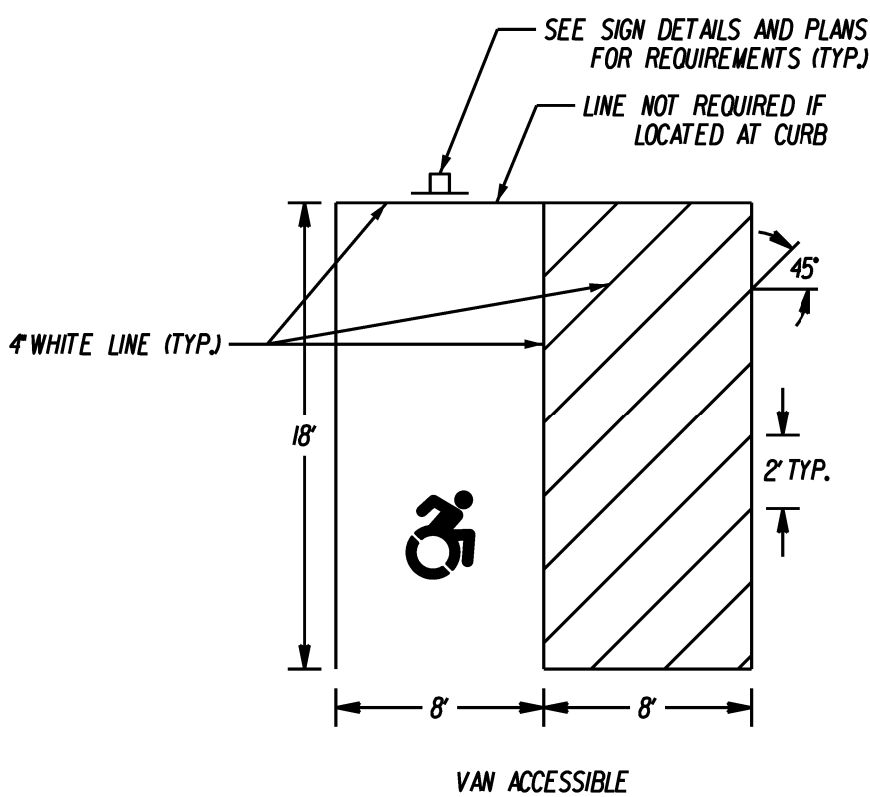


CURBING TAPER
NOT TO SCALE



NOTE: SEE PLAN FOR CROSS HATCH LOCATION

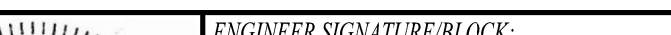
PARKING STALLS FOR HANDICAPPED
NOT TO SCALE

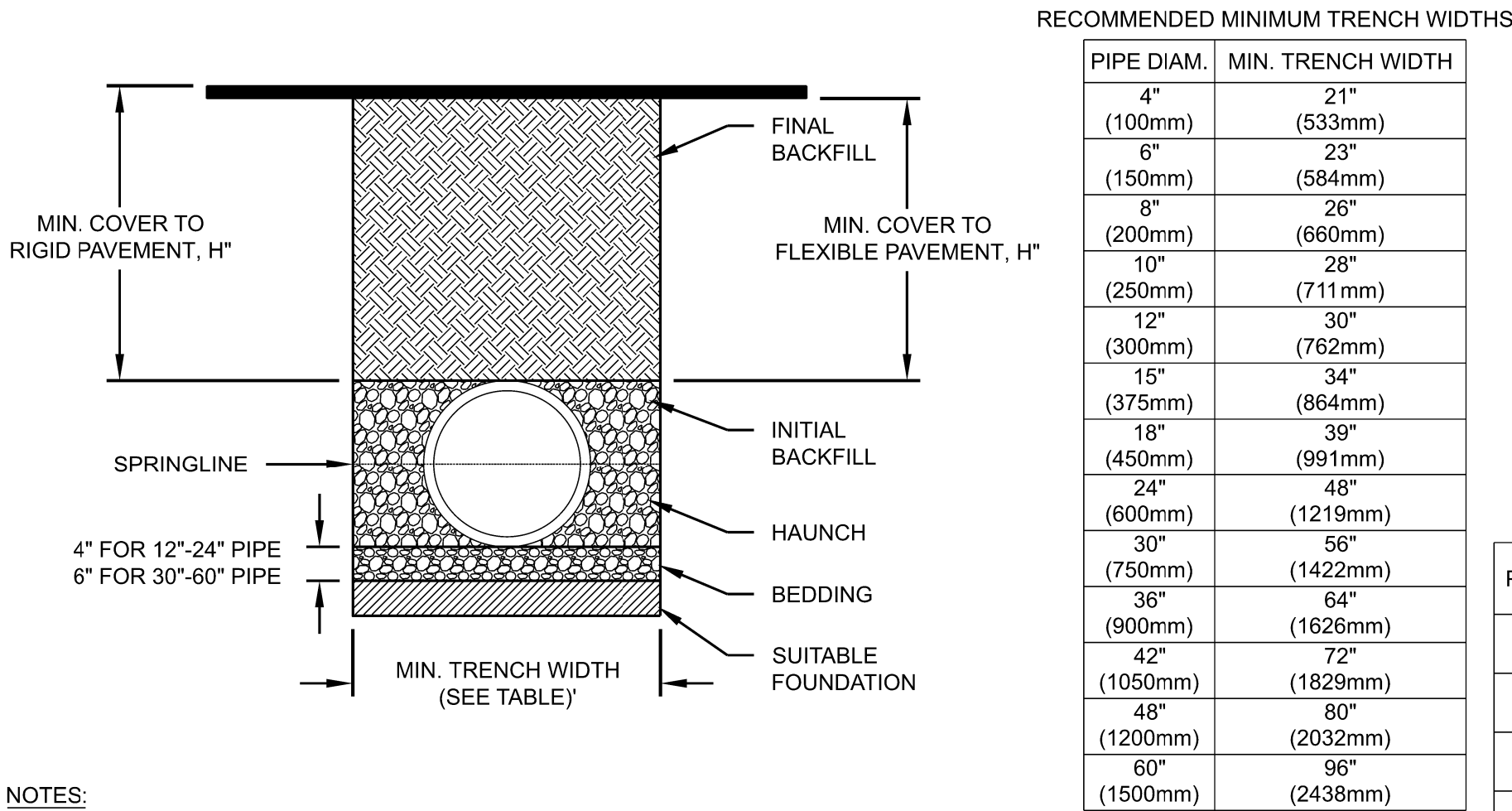
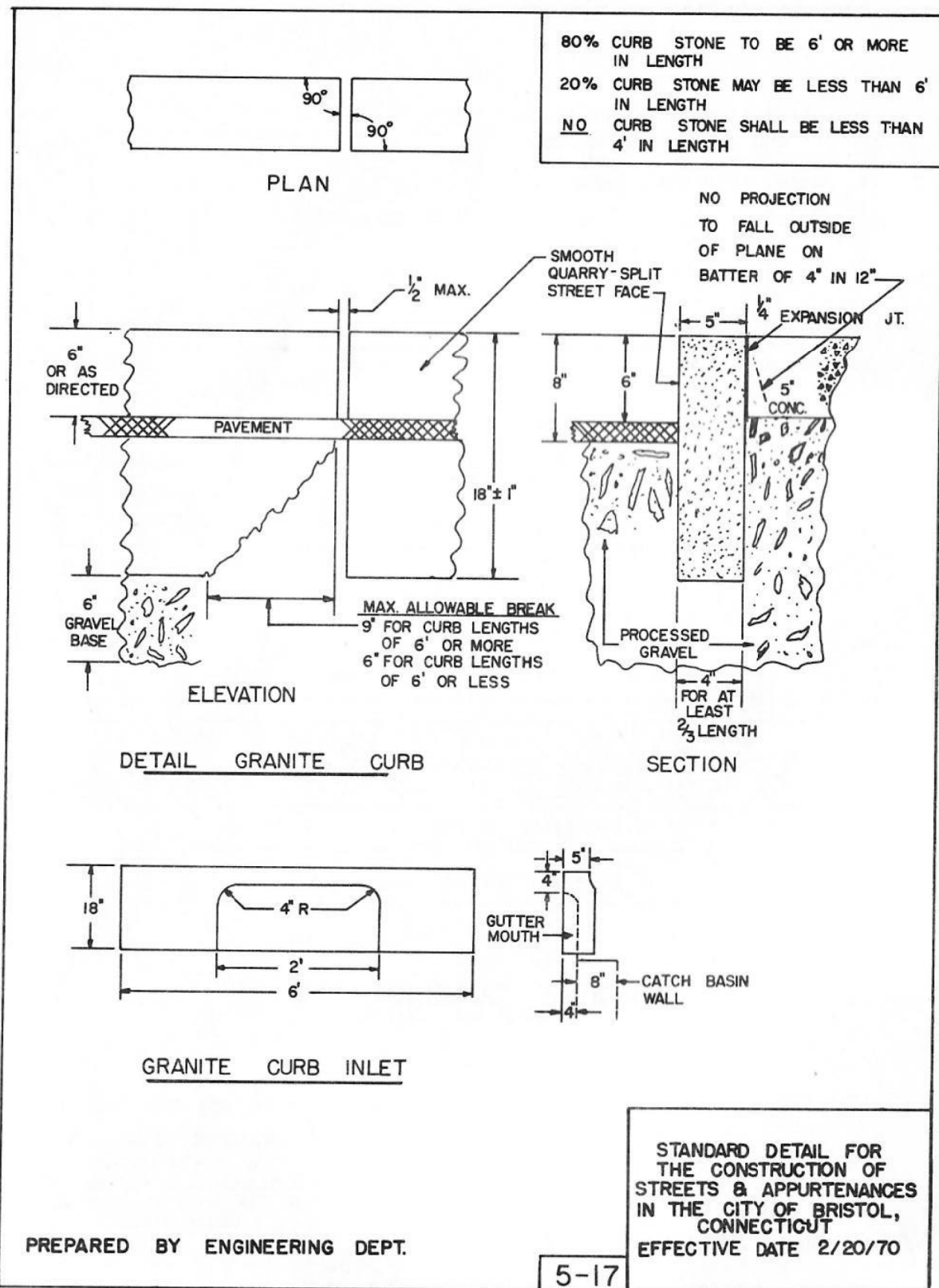
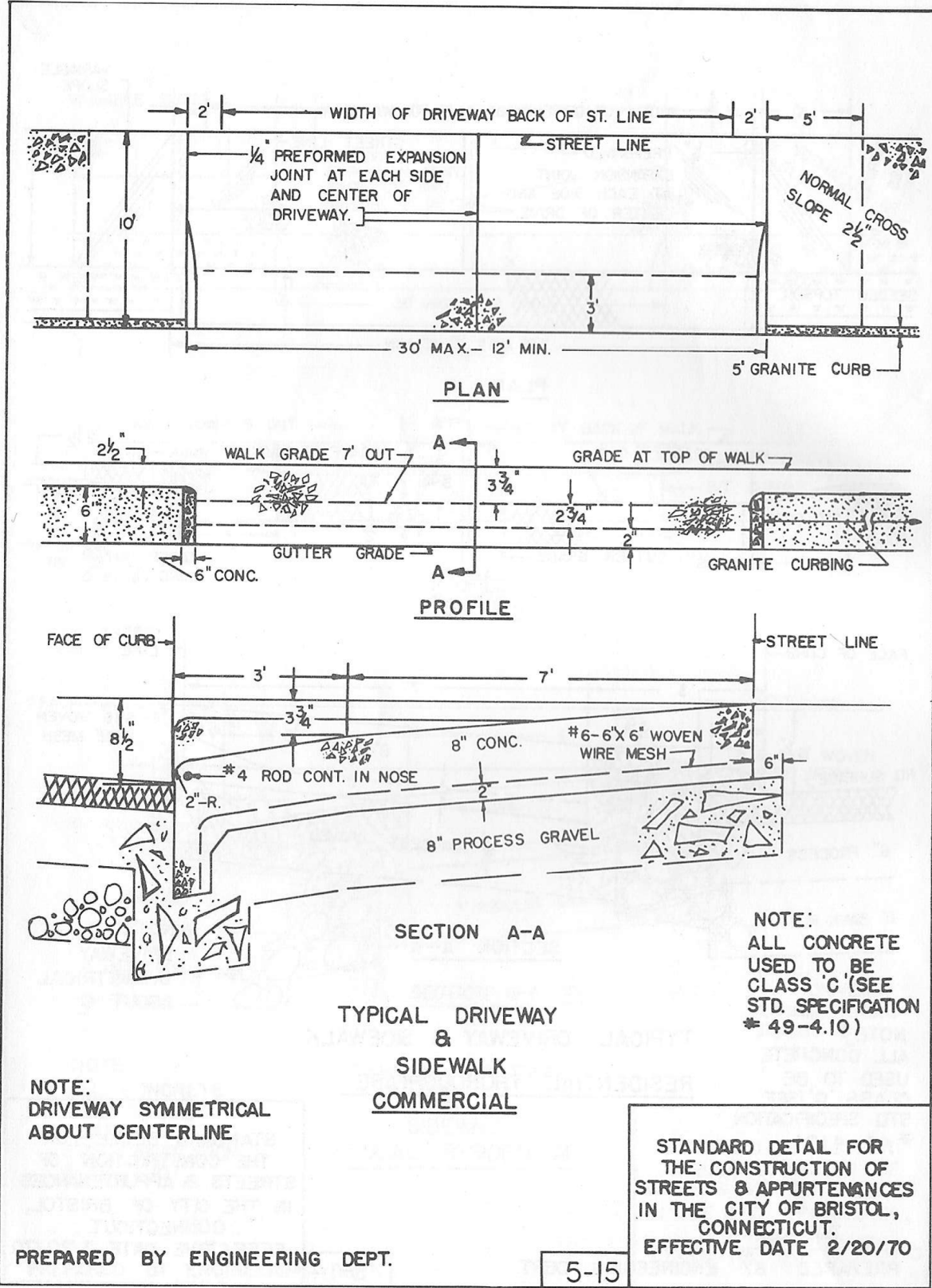


NOTES:

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

SIDEWALK RAMP TYPE 'D'
NOT TO SCALE

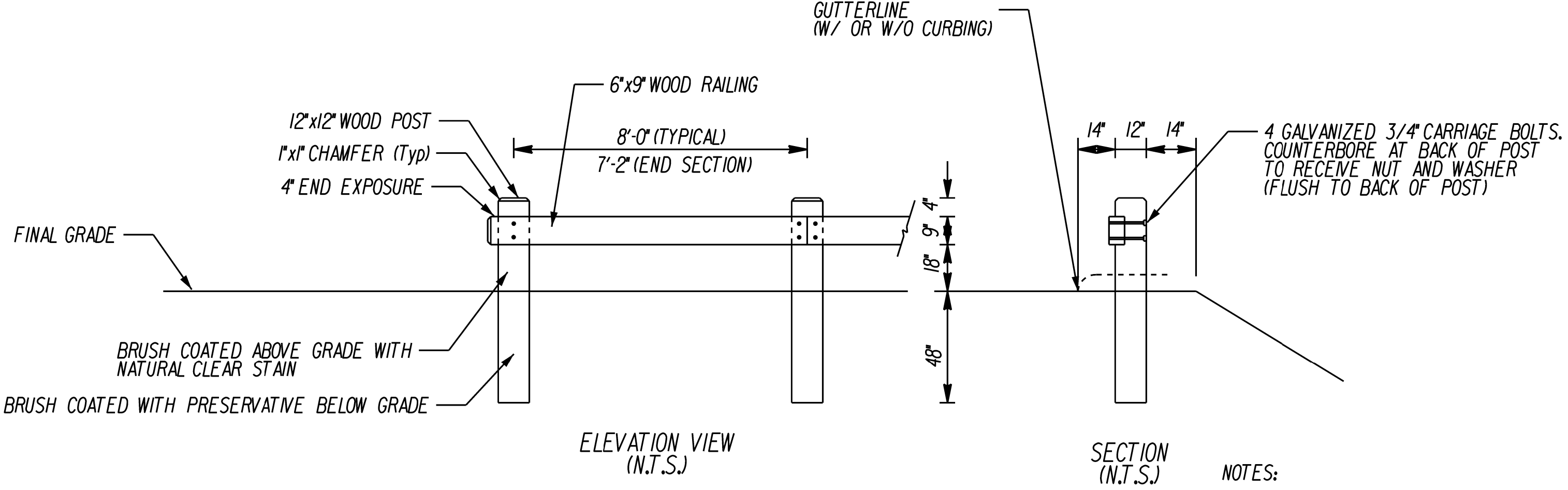
			DATE: DECEMBER 3, 2024	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.			ENGINEER SIGNATURE/BLOCK: 	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 3 / 3	DRAWING NO. MISC-002
			SCALE: AS NOTED							
1	1-17-25	MISC. HOUSEKEEPING								
REV.	DATE	REVISION DESCRIPTION								
									DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS	SHEET NO. 13



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)	
60" (1500mm)	24" (610mm)	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%	95%
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)



- 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 ANPA *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 ANPA *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

TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE

TIMBER RAILING DETAILS
NOT TO SCALE

			DATE: DECEMBER 3, 2024	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.		Robert Green Associates I.L.C. 6 Old Waterbury Rd. Torrville, CT. 06786 Phone: (860)-589-0135 Fax: (860)-589-1342 Surveyors and Engineers	STATE OF CONNECTICUT JOSEPH M. GREY NO. PIEN 00208262 LICENSED PROFESSIONAL ENGINEER J. M. Grey	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									



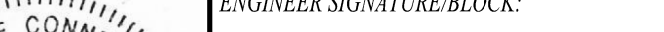
- GENERAL NOTES**
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAIL ED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEER FOR THE MOST CURRENT INFORMATION. www.contechusa.com
 4. CDS WATER QUALITY STRUCTURE SHALL BE IN COMPLIANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 5. STRUCTURE SHALL MEET ASHTO H520 AND CASTINGS SHALL MEET HS20 (ASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

- INSTALLATION NOTES
- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- E. 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.

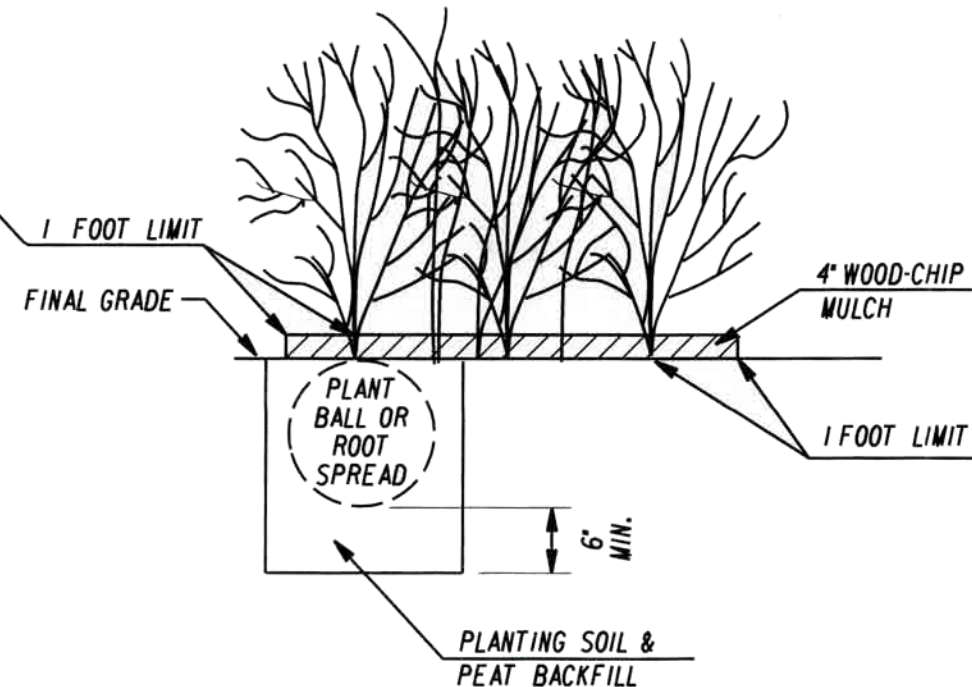
SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			CDS #1
WATER QUALITY FLOW RATE (CFS OR L/s)			0.77 CFS
PEAK FLOW RATE (CFS OR L/s)			7.25 CFS
RETURN PERIOD OF PEAK FLOW (YRS)			25 YR
SCREEN APERTURE (2400 OR 4700)			4700
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	247.16	HDPE	18"
INLET PIPE 2			
OUTLET PIPE	247.16	HDPE	18"
RIM ELEVATION			255.85
ANTI-FLUTATION BALLAST		WIDTH	HEIGHT
NOTES/SPECIAL REQUIREMENTS:			

* PER ENGINEER OF RECORD

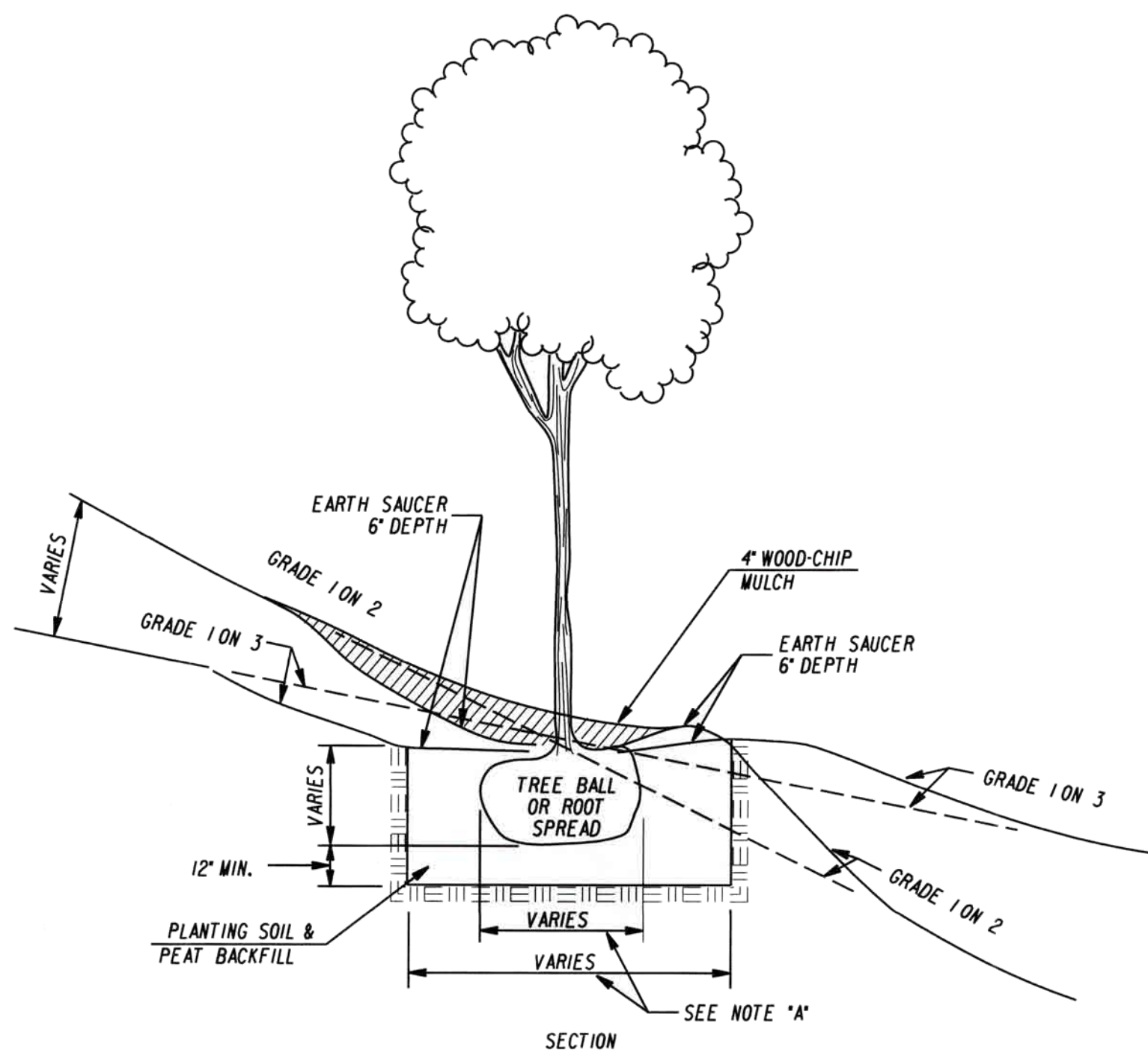
 CONTECH ENGINEERED SOLUTIONS LLC www.contechES.com 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069 800-338-1122 513-645-7000 513-645-7993 FAX	CDS2025-5-C INLINE CDS STANDARD DETAIL
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			DATE: DECEMBER 3, 2024	SURVEYOR SIGNATURE/BLOCK: TO MY 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. MISC-004
			SCALE: AS NOTED					LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS	SHEET NO. 15
1	1-17-25	MISC. HOUSEKEEPING								
REV.	DATE	REVISION DESCRIPTION								

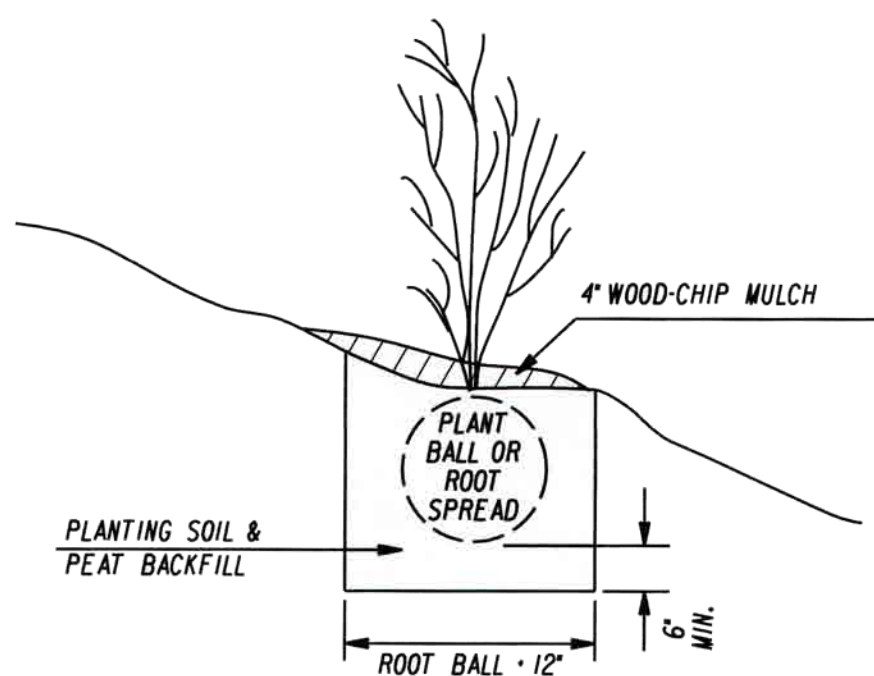
UNLESS OTHERWISE DIRECTED WOOD-CHIP MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.



SHRUB PLANTING IN BEDS



TREE PLANTING



SHRUB PLANTING

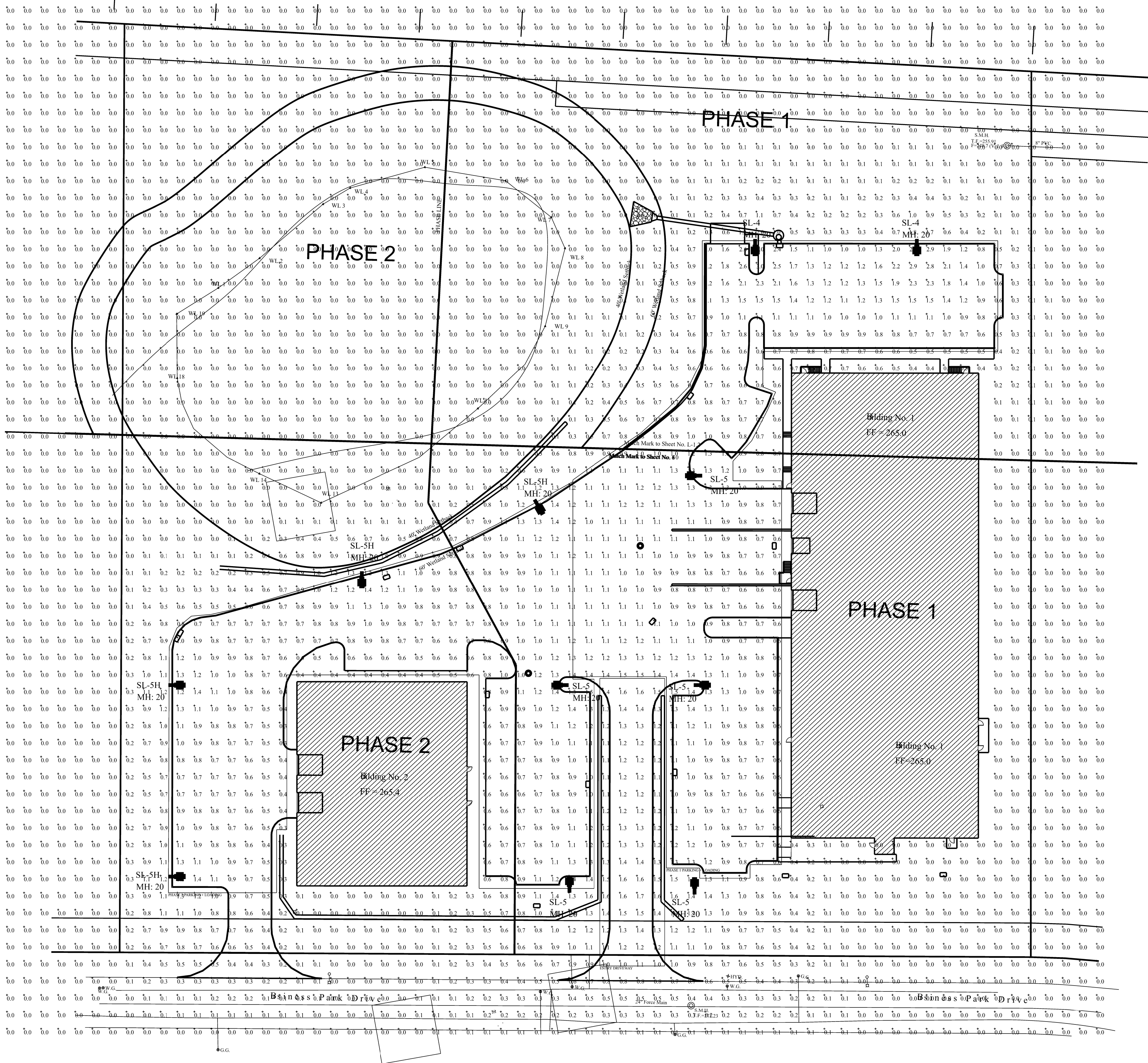
LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM AND SEED.
2. PROVIDE A APPROVED WEED BARRIER UNDER ALL BARK MULCH
3. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN MOW OR PLANTING. ANY CONFLICTS WHICH MAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
4. PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEED PERIOD.
5. FINAL QUANTITIES AND SPACING MAY BE MODIFIED AS NEEDED BY THE LANDSCAPE INSTALLER.
6. PLANT SPECIES MAY NEED TO BE SUBSTITUTED WITH AN EQUIVALENT SPECIES DUE TO AVAILABILITY AT THE TIME OF INSTALLATION.



Planting Key				
Key	Quantity	Botanical Name Common Name	Size	Condition
EWB	30	Pinus strobus Eastern White Pine	6 Foot	Height
BP	8	Pyrus Calleryana "Bradford" Bradford Pear	2" - 2 1/2"	Caliper
AZ	7	Rodedendron / Robelzea Autumn Bonfire Azalea / Delaware Wine Valley Azalea (Alternate Color)	3	Gallon
CBS	4	Picea pungens Colorado Blue Spruce	6 Foot	Height

			DATE: DECEMBER 3, 2024	 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	ASSESSOR'S MAP/LOT: 3/3	DRAWING NO.
			SCALE: 				LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	DRAWING TITLE: LANDSCAPE PLAN	SHEET NO. L-1.1
REV.	DATE	REVISION DESCRIPTION							

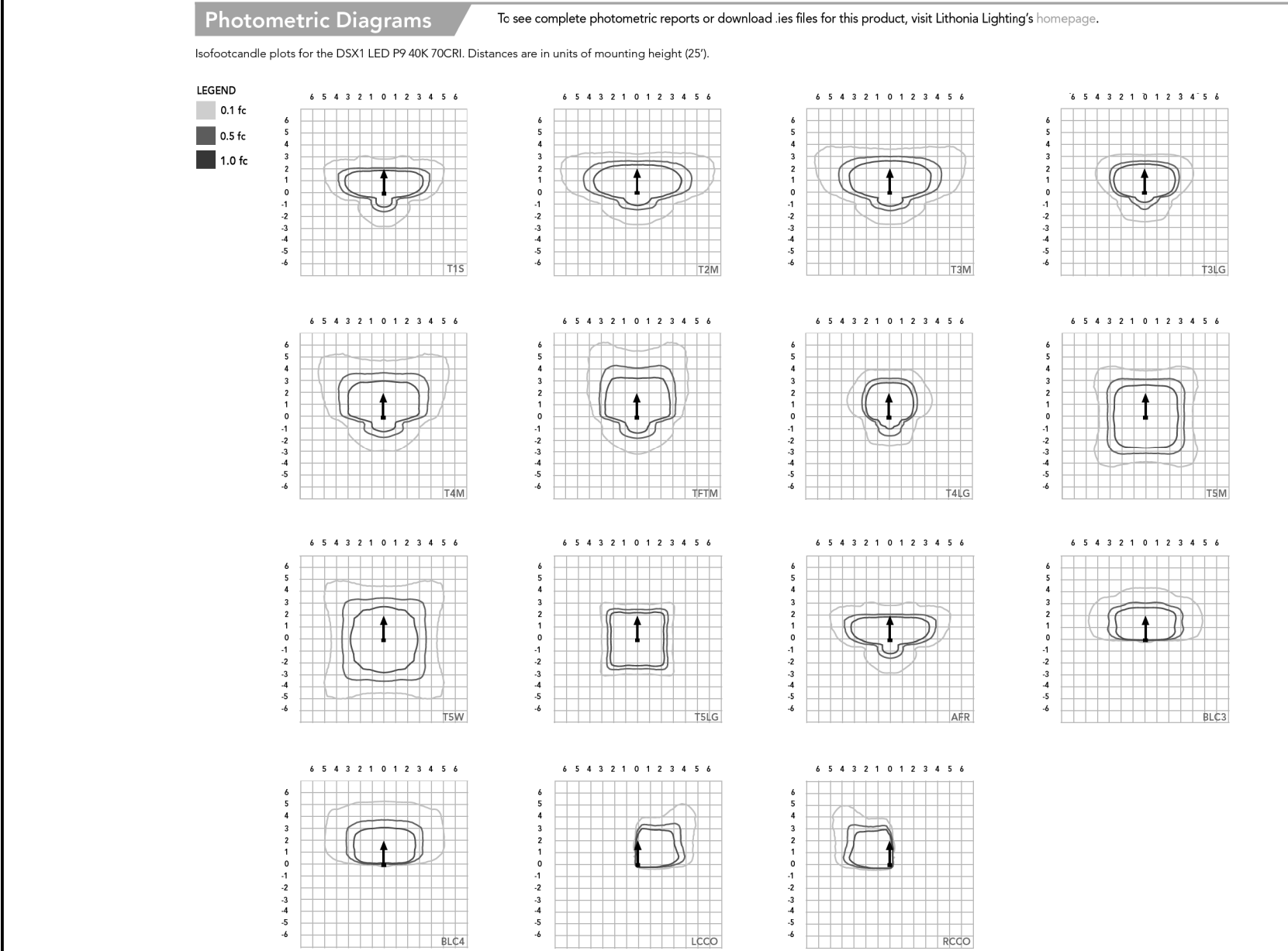


Filename: Lot 3-3 Force Automation - Business Park Drive Site Lighting - Bristol.AGI

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 Rocky Hill, CT 06067	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	DRAWING NO. LGT-001	
			SCALE: 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



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	32°F	37°F	41°F	46°F	50°F	55°F	60°F	65°F	70°F	75°F	80°F	85°F	90°F	95°F	100°F
0°C	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10°C	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
20°C	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
30°C	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
40°C	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Performance Data

Projected LED Lumen Maintenance

Data references the anticipated performance projections for the platform noted in a 28°C ambient, based on 10,000 hours of LED testing based on ENEC LM-79-08 and LM-80-08 and projected per ENEC TM-21-15.

To calculate LM-79, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
10,000	0.95
20,000	0.90
30,000	0.85
40,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
1	100%	100%
2	90%	90%
3	80%	80%
4	70%	70%
5	60%	60%
6	50%	50%
7	40%	40%
8	30%	30%
9	20%	20%
10	10%	10%

*Note: Calculated values are based on original performance package data. After installation, please refer to the FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (Lumen Output)	Photoelectric Output	Dead Time	Bump-up Time	Dimming Rate
PR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NIGHT/PIR/N	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Option	Description	Functionality	Primary control device	Notes
ISO	Field adjustable output device installed inside the luminaire aimed to the driver dimming loads.	Allows the luminaire to be manually dimmed, effectively limiting the light output.	ISO device	Cannot be used with other control options that need the 0-10V loads.
DS (not available on DSX)	Drivers wired independently for 50/50 lumen output.	The luminaire is wired to have separate circuits, allowing for 50/50 lumen output.	Independently wired drivers	Requires two separately-wired circuit. Consider night operation.
PR or PIR	Twist lock photocell receptacle	Twist lock photocell such as SCL Ultra or advanced control devices that provide 0-10V dimming signals.	Twist lock photocell	Requires two separately-wired circuit. Consider night operation.
PIR	Motion sensor with integral photocell. Sensor visible for 10' mounting height.	Luminaire dims when no occupancy is detected.	Acuity Controls-DSG	Cannot be used with other control options that need the 0-10V loads.
NIGHT/PIR/N	Light level maintenance for motion sensor, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor response when wireless communication is not available.	Nightlight-DSG	Light level sensors are pre-programmed and controlled from the ground using the Clarity Pro app. Cannot be used with other control options that need the 0-10V loads.
BL30 or BL50	Integrated bi-level device that allows a second control switch at light engine to either 30% or 50% light output.	BLC driver provides input to 0-10V dimming loads. All drivers providing either 30% or 50% dimmed (30% or 50% control) by a secondary circuit.	BLC/DSG	BLC driver is powered off the 0-10V dimming loads, thus can be used with any input signal from 12V to 48V.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with ENEC LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Beam Current (mA)	Distribution Type	Beam Angle (°)	Beam Diameter (mm)	Beam Diameter (in)	Beam Diameter (ft)	Beam Diameter (m)	Beam Diameter (in)	Beam Diameter (ft)	Beam Diameter (m)	Beam Diameter (in)	Beam Diameter (ft)	Beam Diameter (m)
P1	51W	30	530	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°
P2	68W	30	700	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°
P3	102W	30	1050	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with ENEC LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Beam Current (mA)	Distribution Type	Beam Angle (°)	Beam Diameter (mm)	Beam Diameter (in)	Beam Diameter (ft)	Beam Diameter (m)	Beam Diameter (in)	Beam Diameter (ft)	Beam Diameter (m)	Beam Diameter (in)	Beam Diameter (ft)	Beam Diameter (m)
P4	124W	30	1200	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°
P5	138W	30	1400	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°
P6	160W	40	1600	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with ENEC LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Beam Current (mA)	Distribution Type	Beam Angle (°)	Beam Diameter (mm)	Beam Diameter (in)	Beam Diameter (ft)	Beam Diameter (m)	Beam Diameter (in)	Beam Diameter (ft)	Beam Diameter (m)	Beam Diameter (in)	Beam Diameter (ft)	Beam Diameter (m)
P7	184W	40	1800	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°
P8	214W	60	2100	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°
P9	277W	60	2700	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°

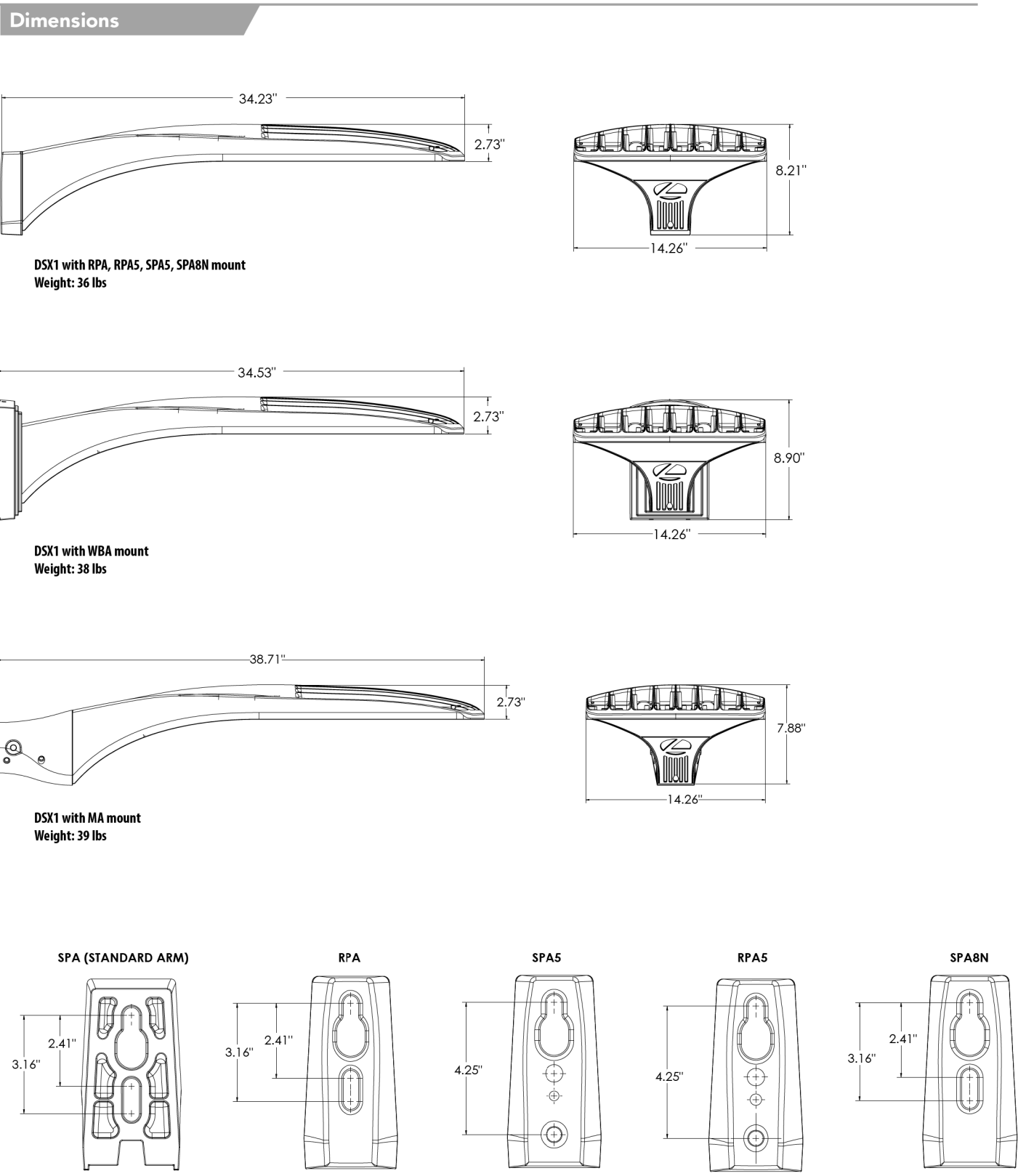
Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with ENEC LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Beam Current (mA)	Distribution Type	Beam Angle (°)	Beam Diameter (mm)	Beam Diameter (in)	Beam Diameter (ft)	Beam Diameter (m)	Beam Diameter (in)	Beam Diameter (ft)	Beam Diameter (m)	Beam Diameter (in)	Beam Diameter (ft)	Beam Diameter (m)
P10	101W	40	530	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°
P11	133W	60	700	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°
P12	206W	60	1600	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°
P13	270W	60	2700	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°	150°



nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NTAIR2 PIR/N

Diagrams show sensor coverage patterns for Top and Side views.

FEATURES & SPECIFICATIONS

INTENDED USE: The DSX1 LED luminaire is designed for use in commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION: Single piece die-cast aluminum housing with integral heat sink fins to optimize thermal management through conductive and convective cooling.

FINISH: Exterior parts are protected by a zinc-infused Super Durable TGIC thermostat powder coat finish that provides superior resistance to corrosion and weathering.

Coastal Construction (CCE): Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint.

OPTICS: Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing.

ELECTRICAL: Light engine configurations consist of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and provide long life up to 100,000 hours at 25°C.

WARRANTY: 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind.

REV. DATE REVISION DESCRIPTION

DATE: DECEMBER 3, 2024

SCALE: N. T. S.

SURVEYOR SIGNATURE/BLOCK:

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

Robert Green Associates L.L.C.

6 Old Waterbury Rd. Terryville, CT 06786

Phone: (860)-589-0155 Fax: (860)-589-1342

Surveyors and Engineers

ENGINEER SIGNATURE/BLOCK:

PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED

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

DRAWING NO. LGT-003

DRAWING TITLE: LIGHTING PLAN

SHEET NO. L-2.2



City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

February 25, 2025

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	2/6, 2/13	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	2/6, 2/13	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	2/6, 2/13	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	2/5, 2/12	Inact
#1883	40 Janice Lane	Construct of 2 car garage (20240904)	2/5, 2/12	Expired
#1889	35 Kory Lane	Remove and replace existing dock (20241106)	2/6, 2/13	Inact
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	2/6, 2/13	Inact
#1891	Barnum Road	Clean detention ponds and existing debris piles (20250205)	2/6, 2/13	Inact
#1893	150 Century Drive	Construct drainage area and parking (20250304)	2/5, 2/12	Inact
#1894	315 Shrub Road	Reconstruct road for earth removal (20250304)	2/5, 2/12	Inact
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	2/6, 2/13	Act
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	2/5, 2/12	Inact
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	2/5, 2/12	Inact
#1901	105 Maxine Drive	Install pipe, fence, and bridge (20250902)	2/5, 2/12	Inact
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	2/5, 2/12	Inact
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	2/5, 2/12	Inact

No.	Location	Description	Inspection Dates	Status
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	2/6, 2/13	Inact
#1907	115 Lakewood	Construct 20x40 addition (20251007)	2/6, 2/13	Inact
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	2/6, 2/13	Act
#1909	21 Sonstrom Road	Construct Garage (20251202)	2/5, 2/12	Inact
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	2/5, 2/12	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	2/5, 2/12	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	2/5, 2/12	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	2/5, 2/12	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	2/5, 2/12	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	2/5, 2/12	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	2/5, 2/12	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	2/6, 2/13	Inact
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	2/5, 2/12	Inact
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	2/5, 2/12	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	2/5, 2/12	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	2/5, 2/12	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	2/5, 2/12	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	2/5, 2/12	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	2/5, 2/12	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	2/5, 2/12	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	2/5, 2/12	Act
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	2/5, 2/12	Inact
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	2/6, 2/13	Inact

No.	Location	Description	Inspection Dates	Status
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	2/6, 2/13	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	2/5, 2/12	Act
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	2/6, 2/13	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	2/6, 2/13	Act
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	2/6, 2/13	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	2/5, 2/12	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	2/5, 2/12	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	2/5, 2/12	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	2/5, 2/12	Inact
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	2/5, 2/12	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	2/5, 2/12	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	2/6, 2/13	Act
#2004	Mellen Street Bridge	Bridge replacement (20280206)	2/5, 2/12	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	2/5, 2/12	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	2/5, 2/12	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	2/6, 2/13	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	2/6, 2/13	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	2/5, 2/12	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	2/6, 2/13	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	2/5, 2/12	Act
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	2/5, 2/12	Inact
#2018	East Street Bridge	Replacement of Bridge	2/5, 2/12	Act

No.	Location	Description	Inspection Dates	Status
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	2/5, 2/12	Inact
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	2/5, 2/12	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	2/6, 2/13	Inact
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	2/5, 2/12	Inact
#2029	315-350 Divinity	Replacement of Culvert (10/7/2029)	2/6, 2/13	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	2/6, 2/13	Act
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	2/6, 2/13	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	2/6, 2/13	Inact
#2038	632 Village Street	Pool (10/7/2029)	2/5, 2/12	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	2/6, 2/13	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	2/5, 2/12	Inact
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	2/5, 2/12	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:

287 Round Hill Road

NOTICE AND NOTICE OF VIOLATION LETTERS: