



*City of Bristol
Aquifer Protection Agency*

**SPECIAL MEETING - MONDAY, MARCH 10, 2025
CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:30 P.M.**

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/86125397590?pwd=Vp7eip8EI1h7gFoHEQZo5PIYxzZZfL.>

1

Meeting ID:

861 2539 7590

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. Special Meeting - February 10, 2025
3. Determinations
 - a. Application #APA-2025-03 – Determination of regulatory status for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at Lot 129A Davis Drive; Assessor's Map 53, Lot 129A; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant; Eversource Energy/Yankee Gas, owner.
4. Adjournment

**BRISTOL AQUIFER PROTECTION AGENCY
MINUTES
SPECIAL MEETING OF MONDAY FEBRUARY 10, 2025**

By: Chairman White

Time: 8:16 P.M.

Place: City Hall
Council Chambers
111 North Main Street
First Floor

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

1. Call to Order

Per the order of Chairman White, the meeting was called to order at 8:16 P.M.

2. Approval of Minutes

a. Special Meeting - November 18, 2024

Chairman White designated himself, regular Commissioners Marra, Harlow and LaFreniere with alternate Commissioner DeRoehn to vote on the November 18, 2024, special meeting minutes.

MOTION: Move to approve the minutes of the Special Meeting of November 18, 2024, special meeting.

By: White

Seconded: Marra.

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

Against: None.

Abstained: None.

3. Determinations

- a. Application #APA-2025-01 – Determination of regulatory status for Non-Profit Housing (174 units/75 buildings) for the Cambridge Park Rehabilitation at 98 Jerome Avenue (inclusive of Davis Drive and Quaker Lane); Assessor's Map 53, Lot 129; A (Multi-Family Residential) zone; The Housing Authority of the City of Bristol, applicant.

Chairman White designated himself, regular Commissioners Marra, Harlow, Goodwin and LaFreniere to vote on Application #APA-2025-01.

The Agency acknowledged receipt of the following items in their electronic packets: a determination application for Determination of Regulatory Status, UWB/LWB/MS, dated January 14, 2024 (3 Pgs.); an Aquifer Protection Area Guidance form, dated June 23, 2016 to July 7, 2014 (2 Pgs.), from CT Department of Energy & Environmental

Protection, entitled "Best Management Practices for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas; and an Aquifer Protection Area Guidance form, dated July 7, 2014, entitled Aquifer Protection Area Guidance (1 Pg.), from CT Department of Energy & Environmental Protection.

Staff said this was an Aquifer Protection Area Agency determination application with no boxes checked off for regulated activities. The City Planner indicated the applicant has indicated there is no regulated activity on the property. Staff and Staff had a concern of the fueling of construction equipment on the property so the motion specified no fueling of construction equipment to not take place on the site.

Commission inquiries: Staff was unsure if there was any asbestos or lead contamination on the site to contaminate the ground water.

Luis Velazquez, Director of Capital Funds, Bristol Housing Authority, 164 Jerome Ave., representing the registrant, explained there was very little hazardous materials on the exterior of site because of the previous removals of hazardous materials. Mr. Velazquez said there is an abatement company currently removing some lead paint on the site. The representative indicated there were a couple of clapboards to be removed with asbestos under the environmental portion of their application.

Attorney Salvatore Vitrano, 135 West St., representing the applicant, clarified the applicant does not fuel any equipment on site. Attorney Vitrano stated that the applicant brings its vehicles to the Public Works Dept. to fuel vehicles. The attorney stated construction equipment was on site and would need to be refueled but this will be done with the required protection. Attorney Vitrano requested stipulations for the 2-year temporary construction with the required stipulations as necessary.

Staff stated that the Aquifer Protection Best Management Practices will be made part of the plan set for this project.

MOTION: Move that the Bristol Aquifer Protection Agency accept the determination that there are no regulated activities proposed with the temporary construction activities associated with the rehabilitation of Non-Profit Housing (174 units/75 buildings) in accordance with Section 4.04 of the Bristol Aquifer Protection Area Regulations. Additionally, the refueling of construction vehicles and equipment will not take place within the Aquifer Protection Area. The proposed temporary construction activity is within the "Upper White's Bridge/Lower White's Bridge/Mix Street" located within the Aquifer Protection Area for the property located at: 98 Jerome Avenue (inclusive of Davis Drive and Quaker Lane); Assessor's Map 53, Lot 129.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

- b. Application #APA-2025-02 – Determination of regulatory status for the Removal of Earth Materials at 165 Warner Street; Assessor's Map 55, Lot 49; R-25/OSD (Single Family Residential/Open Space Development Overlay) zone; DB Homes, LLC, applicant.

Chairman White designated himself, regular Commissioners Marra, Harlow, Goodwin and LaFreniere to vote on Application #APA-2025-02.

The Agency acknowledged receipt of the following items in their electronic packets: a determination application form, undated, for Determination of Regulatory Status, UWB/LWB/MS, undated (4 Pgs.); an Aquifer Protection Area Guidance form, dated June 23, 2016 to July 7, 2014 (2 Pgs.), from CT Department of Energy & Environmental Protection, entitled "Best Management Practices for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas; and an Aquifer Protection Area Guidance form, dated July 7, 2014, entitled Aquifer Protection Area Guidance (1 Pg.), from CT Department of Energy & Environmental Protection; an Open Space Map, entitled Application #2517, - 165 Warner Street – Map 55 & Lot 49, Aerial View – Bristol GIS (Open Space Lot 20/22, and Lot 49); a Location Map – Bristol GIS, 165 Warner Street – Map 55 & Lot 49; a Zoning Map (R-25/OSD) – Bristol GIS, 165 Warner Street – Map 55 & Lot 49; an Inland Wetlands & Upland Review Map – Bristol GIS, 165

Warner Street – Map 55 & Lot 49; a Topography Map – Bristol GIS, Application #2517 – 165 Warner Street – Map 55 & Lot 49; a Floodplain Map – Bristol GIS, Application #2517 – 165 Warner Street – Map 55 & Lot 49; a Near Map Aerial – Bristol GIS, application #2517, 165 Warner Street – Map 55 & Lot 49; a Google Earth Aerial Map – Bristol GIS, Application #2517 – 165 Warner Street – Map 55 & Lot 49; and a Zoning Survey Map, Plot Plan for House, Assessor's Lot 49, Prepared for DB Homes, LLC, Warner Street, Bristol, Conn., Scale 1" = 20', dated December 9, 2024.

Staff said this was an Aquifer Protection Area Agency determination application with no boxes checked off for regulated activities. The City Planner pointed out the application should have had a box checked off for regulated activities, which would be corrected tomorrow morning.

Attorney Mark Ziogas, 88 Valley St., explained the trucks would have the spill kits on site. Attorney Ziogas verified the construction would be in place for 30 days. The attorney would call the Land Use Office when the construction is done on the property.

Staff stated that the Aquifer Protection Best Management Practices will be made part of the plan set for this project.

MOTION: Move that the Bristol Aquifer Protection Agency accept the determination that there are no regulated activities proposed with the temporary construction activities associated with the rehabilitation of Non-Profit Housing (174 units/75 buildings) in accordance with Section 4.04 of the Bristol Aquifer Protection Area Regulations. Additionally, the refueling of construction vehicles and equipment will not take place within the Aquifer Protection Area. The proposed temporary construction activity is within the "Upper White's Bridge/Lower White's Bridge/Mix Street" located within the Aquifer Protection Area for the property located at: 165 Warner Street; Assessor's Map 55, Lot 49.

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

Adjournment

Chairman White designated himself, regular Commissioners Marra, Harlow, Goodwin and LaFreniere to vote on the adjournment.

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

By: Marra

Seconded: Harlow.

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

Determination of Regulatory Status City of Bristol CT Aquifer Protection Area Program

OFFICE USE ONLY	
Form No.	APA-2025-03
APA Name	UWB/LWB/MS
Date of Receipt	2/28/25
Determination	
Determination Date	

This form will be used by the City of Bristol's Aquifer Protection Agency to

determine whether or not any of the activities currently being conducted on your property are subject to the regulatory requirements of the city's Aquifer Protection Area Program. Please complete this form and return it to:

City of Bristol Aquifer Protection Agency
c/o Land Use Office
City Hall, 111 North Main St.
Bristol CT 06010

Questions? Please call the city's Land Use Office at (860) 584-6225.

PART 1 (please print all responses)

Name of person completing this form: Salvatore V. Vitrano, Attorney for Housing Authority of the City of Bristol, Licensee of Eversource Energy Licensor

Name of business/facility: Cambridge Park

Address/location of business/facility: Lot 129B, Davis Drive, Bristol, Connecticut

Telephone # of business/facility: 860-558-8335

E-Mail address of business/facility: svvpw@yahoo.com

(If business does not have an e-mail address, provide e-mail address of contact person)

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

Sidewalks from Davis Drive to Recreation Area

PART 2

Check off [] each activity below if it's currently being conducted at the business/facility identified in Part 1.

(A)	☐	Underground storage of oil, petroleum, or hazardous material; underground transmission of oil, petroleum, or hazardous material ☐ Underground storage tank containing #2 fuel oil
(B)	☐	Dispensing of oil or petroleum for retail, wholesale, or fleet use
(C)	☐	On-site storage of hazardous materials for wholesale sale
(D)	☐	Repair or maintenance of vehicles; repair or maintenance of internal combustion engines of vehicles (including boats, snow blowers and lawnmowers) ☐ Involves the use, storage, or disposal of hazardous materials (including solvents, lubricants, paints, brake fluids, transmission fluids, or the generation of hazardous wastes)
(E)	☐	Salvage operations of metal or vehicle parts
(F)	☐	Wastewater discharges to ground water other than domestic sewage and storm water
(G)	☐	Car or truck washing ☐ wastewater is disposed of through a legal connection to the public sanitary sewer
(H)	☐	Production or refining of chemicals
(I)	☐	Clothes cleaning service (dry cleaner); cloth cleaning service ☐ Involves the use, storage, or disposal of hazardous materials (including dry-cleaning solvents)
(J)	☐	Industrial laundry service ☐ Involves the cleaning of clothes or cloth contaminated by hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(K)	☐	Generation of electrical power by means of fossil fuels (e.g., power plants)

(LIST CONTINUES ON PAGE 2)

(L)	☐	Production of electronic boards, electrical components, or other electrical equipment ☐ Involves the use, storage, or disposal of hazardous materials ☐ Involves metal plating, degreasing of parts or equipment, or etching operations
(M)	☐	Embalming or crematory services ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(N)	☐	Furniture stripping operations ☐ Involves the use, storage, or disposal of hazardous materials
(O)	☐	Furniture finishing operations ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(P)	☐	Storage, treatment or disposal of hazardous waste under a RCRA permit
(Q)	☐	Biological or chemical testing, analysis or research ☐ Involves the use, storage, or disposal of hazardous materials ☐ wastewater is disposed of through a legal connection to the public sanitary sewer
(R)	☐	Pest control services which involve the storage, mixing, or loading of pesticides or other hazardous materials
(S)	☐	Photographic finishing ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(T)	☐	Production or fabrication of metal products, including metal cleaning or degreasing with industrial solvents, metal plating, or metal etching ☐ Involves the use, storage, or disposal of hazardous materials
(U)	☐	Printing, plate making, lithography, photoengraving, or gravure ☐ Involves the use, storage, or disposal of hazardous materials
(V)	☐	Accumulation or storage of waste oil, anti-freeze or spent lead-acid batteries as part of a recycling facility under a state DEP General Permit
(W)	☐	Production of rubber, resin cements, elastomers, or plastic ☐ Involves the use, storage, or disposal of hazardous materials
(X)	☐	Storage of de-icing chemicals for retail sale or for de-icing parking lots, access drives, etc. ☐ Such chemicals are stored in a weather-tight, water-proof structure
(Y)	☐	Accumulation, storage, handling, recycling, disposal, reduction, processing, burning, transfer or composting of solid waste under a state DEP permit (solid waste facility, landfill, transfer station, composting facility, processing center)
(Z)	☐	Dyeing, coating or printing of textiles; tanning or finishing of leather ☐ Involves the use, storage, or disposal of hazardous materials
(AA)	☐	Production of wood veneer, plywood, reconstituted wood or pressure-treated wood ☐ Involves the use, storage, or disposal of hazardous materials
(BB)	☐	Pulp production processes that involve bleaching

Check here ☒ if none of the activities listed in Part 2 above have been checked off, and proceed to Part 5 below.

PART 3

For each activity checked off in Part 2 that involves the use or storage of hazardous materials, indicate the activity's letter code and which of the following hazardous materials is used/stored as part of that activity.

	Activity Code: _____	Activity Code: _____	Activity Code: _____	Activity Code: _____
Solvents	☐	☐	☐	☐
Heavy metals	☐	☐	☐	☐
Petroleum products (inc. Used Oil)	☐	☐	☐	☐
Pesticides	☐	☐	☐	☐
Fertilizers	☐	☐	☐	☐
Road salt; other de-icers	☐	☐	☐	☐
Other (specify): _____	☐	☐	☐	☐

PART 4

Check off [] all of the statements below that apply to the activities you checked off in Part 2.

- ☐ The activity is conducted at a residence without compensation.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity involves the on-site use or storage of not more than 2.5 gallons of each type of hazardous material at any one time and the total of all hazardous materials on-site does not exceed 55 gallons at any one time.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity is an agricultural activity regulated pursuant to Section 22a-354m(d) of the Connecticut General Statutes.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity satisfies ALL the following conditions:

1. The activity takes place solely within an enclosed building in an area with an impermeable floor.
2. The activity involves no more than 10% of the floor area of the building in which it takes place.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. All waste waters generated by the activity are disposed of through a legal connection to the public sanitary sewer.
5. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of hazardous materials.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity solely involves the use of lubricating oil and satisfies ALL of the following conditions:

1. The activity does not involve the cleaning of metals with chlorinated solvents at the facility.
2. The activity takes place solely within an enclosed building in an area with an impermeable floor.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of such lubricating oil and associated hazardous waste.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity involves the dispensing of oil or petroleum from an above-ground storage tank or tanks with an aggregate volume of not more than 2,000 gallons and satisfies ALL of the following conditions:

1. The activity takes place solely on a paved surface which is covered by a roof.
2. The above-ground storage tank (or tanks) is a double-walled tank with overfill alarms.
3. All associated piping is either above-ground or has secondary containment.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

PART 5

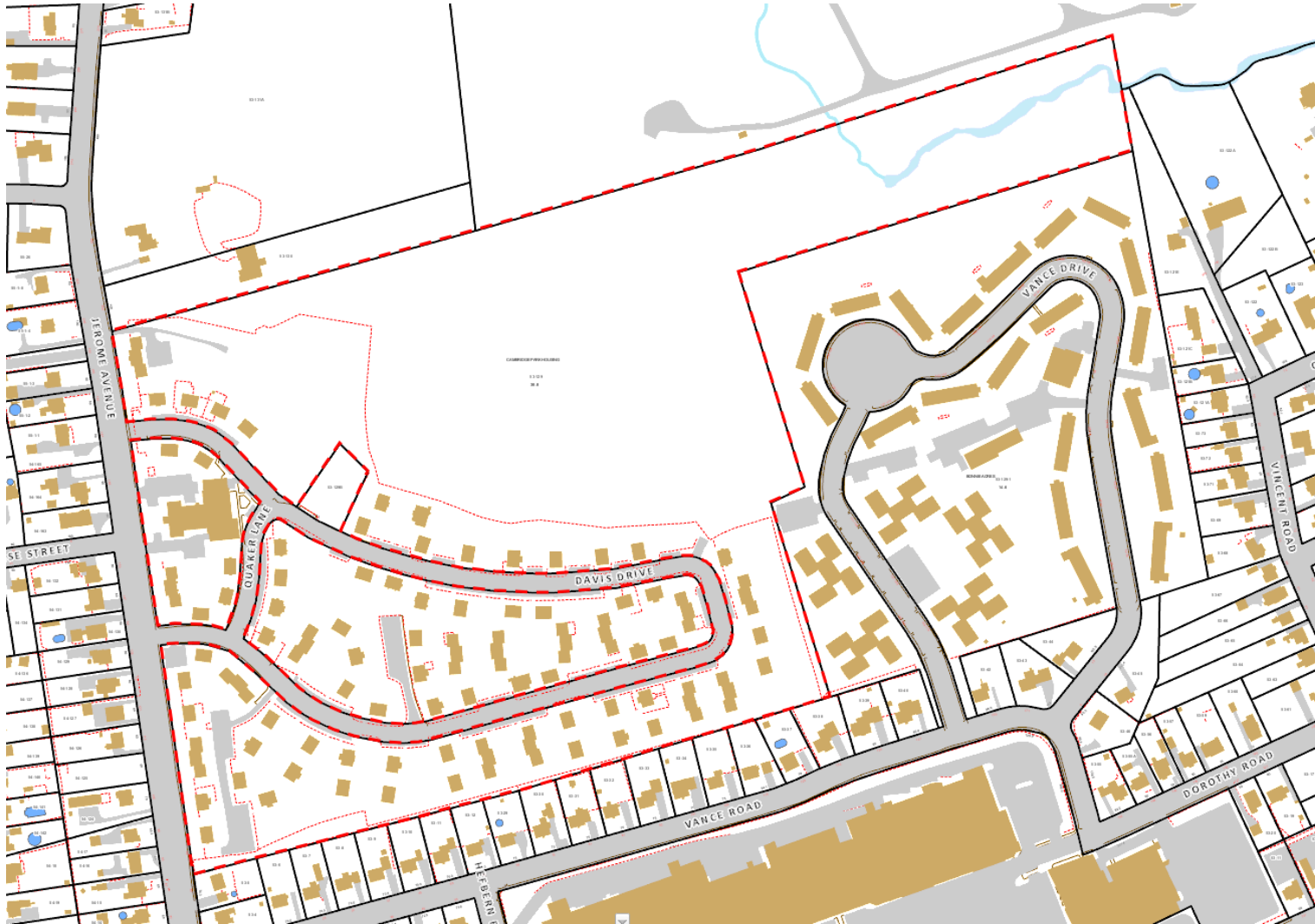
I hereby certify that this form has been completed to the best of my ability and that the information contained herein accurately represents the nature and extent of activities currently being conducted at the business/facility identified in Part 1 above which may be subject to the regulatory requirements of the city's Aquifer Protection Area Program.

Signature

Salvatore V. Vitano
Attorney for HACB

02/28/2025

Date



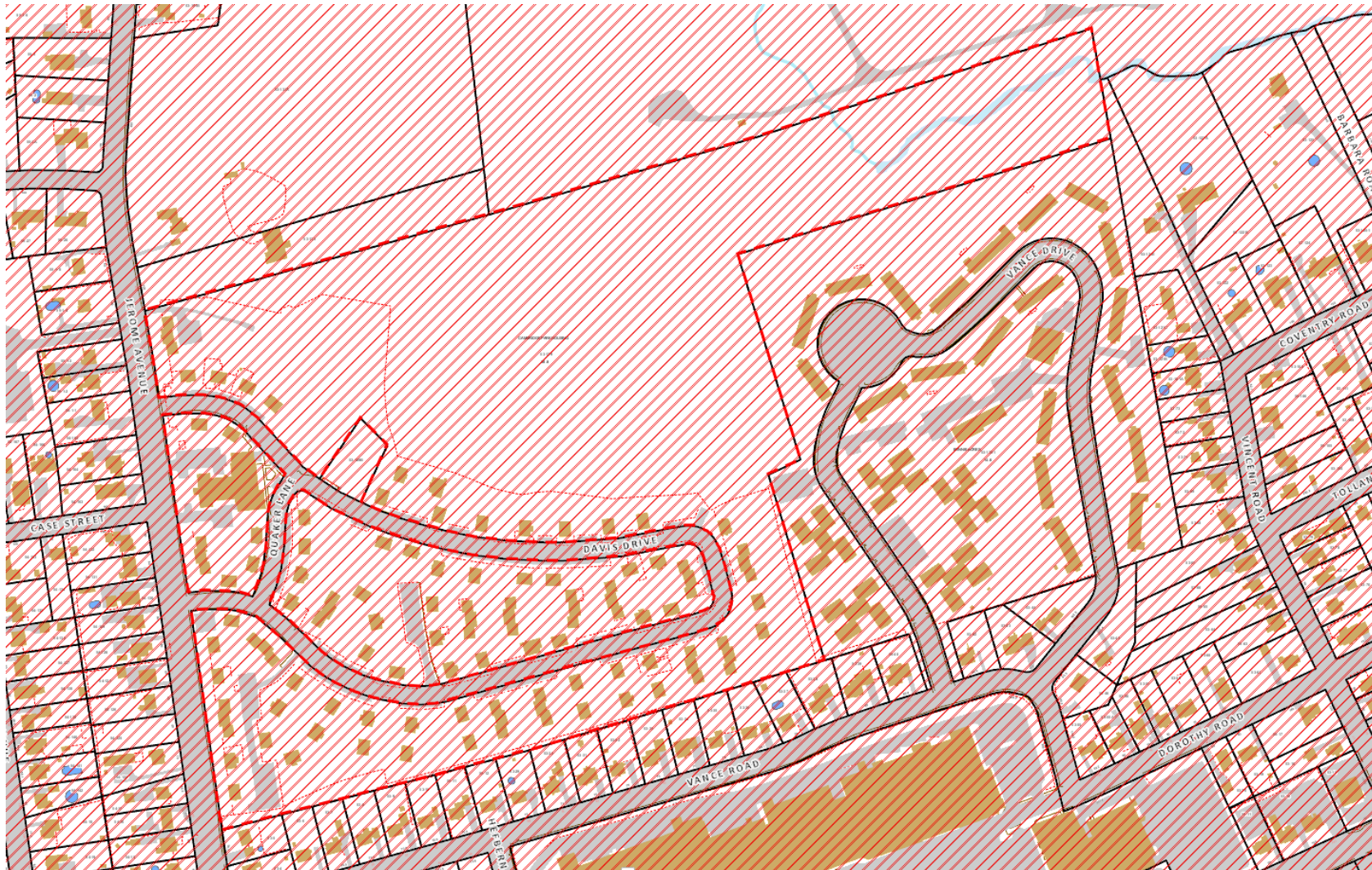
Cambridge Park - APA-2025-03

Lot 129A - Davis Drive

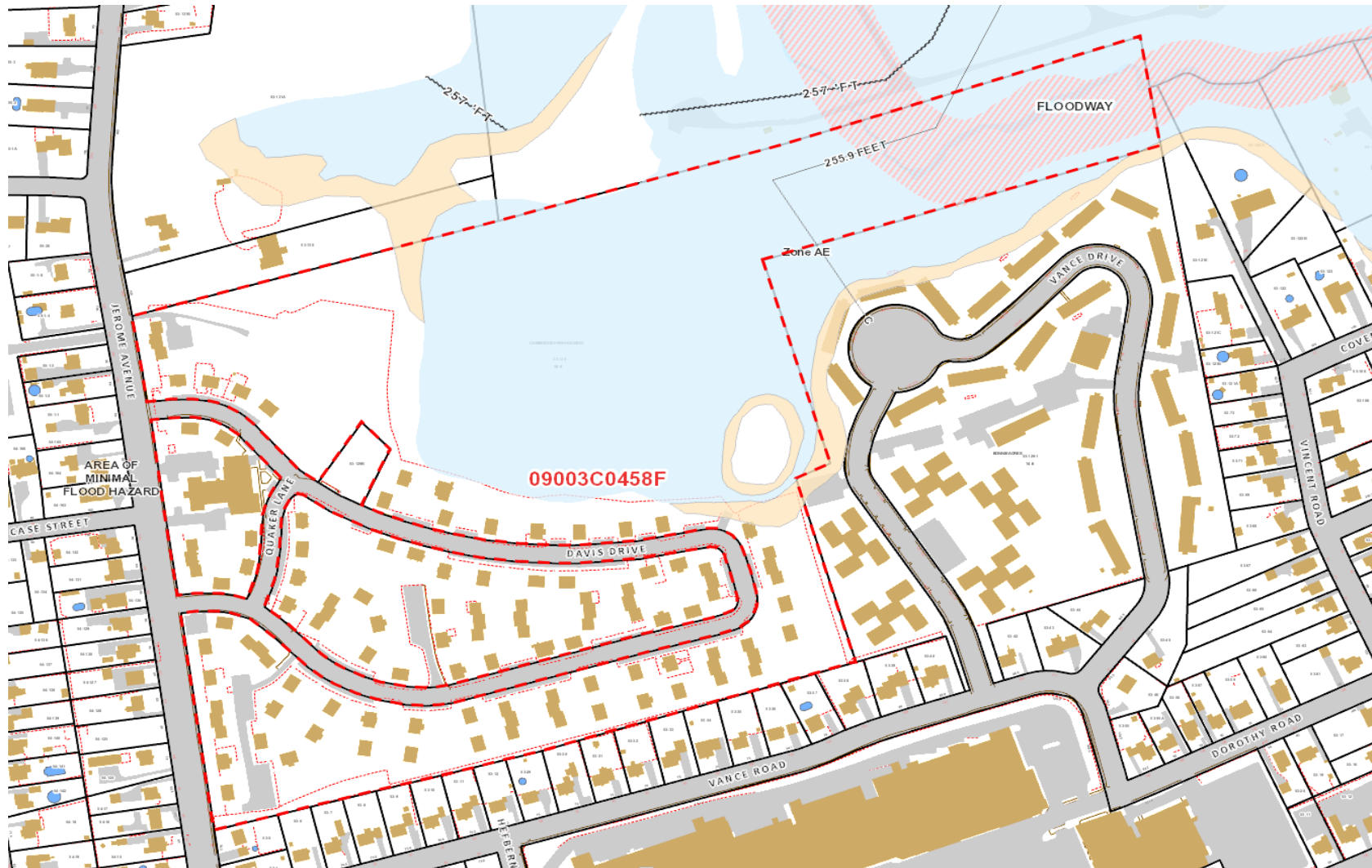
Map 53 Lot 129A

A - Multi-Family Residential zone

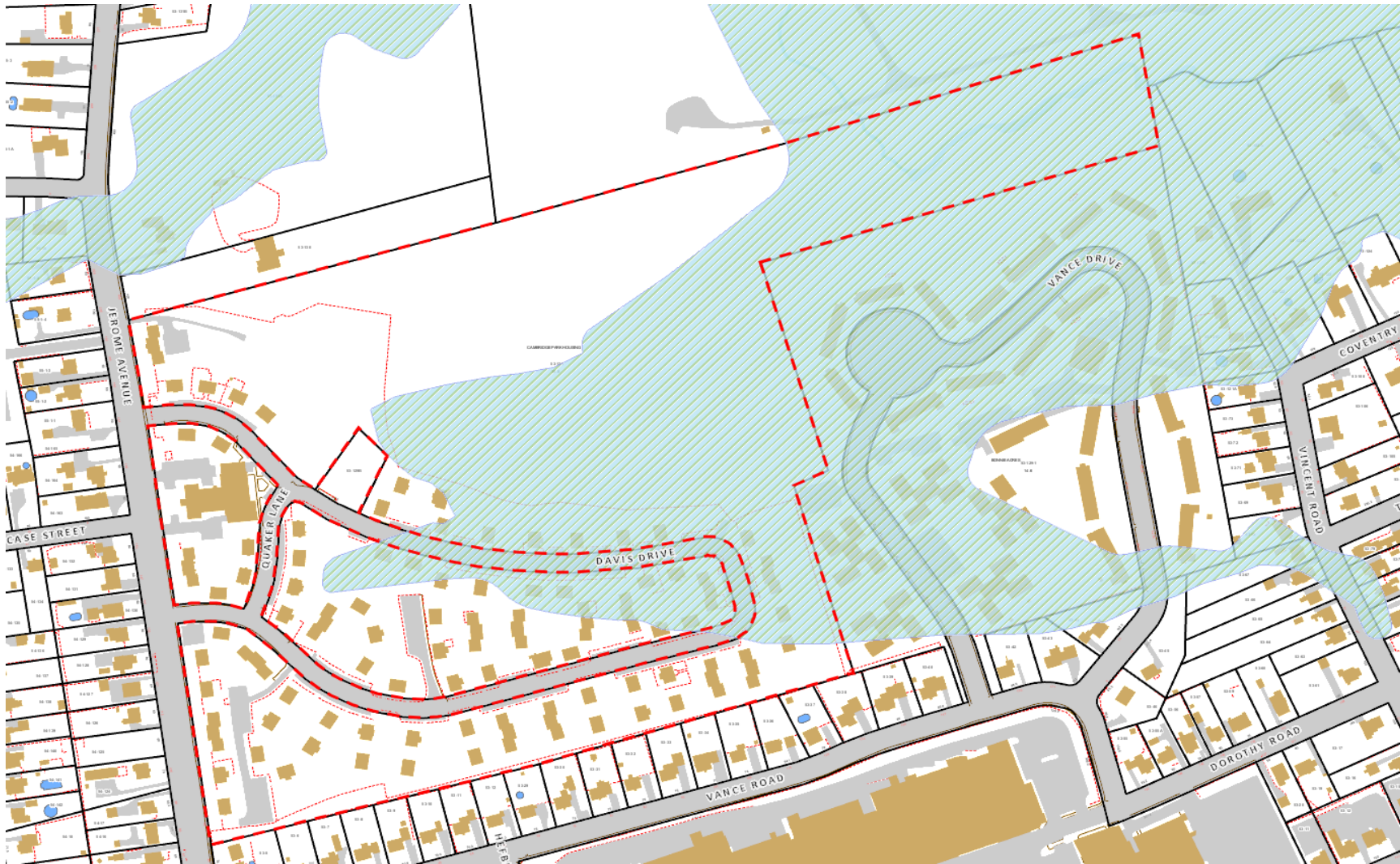
Location Map



Cambridge Park - APA-2025-03
Lot 129A - Davis Drive
Map 53 Lot 129AA - Multi-Family
Residential zone
Aquifer Map



Cambridge Park - APA-2025-03
Lot 129A - Davis Drive
Map 53 Lot 129A
A - Multi-Family Residential zone
Floodplain Map



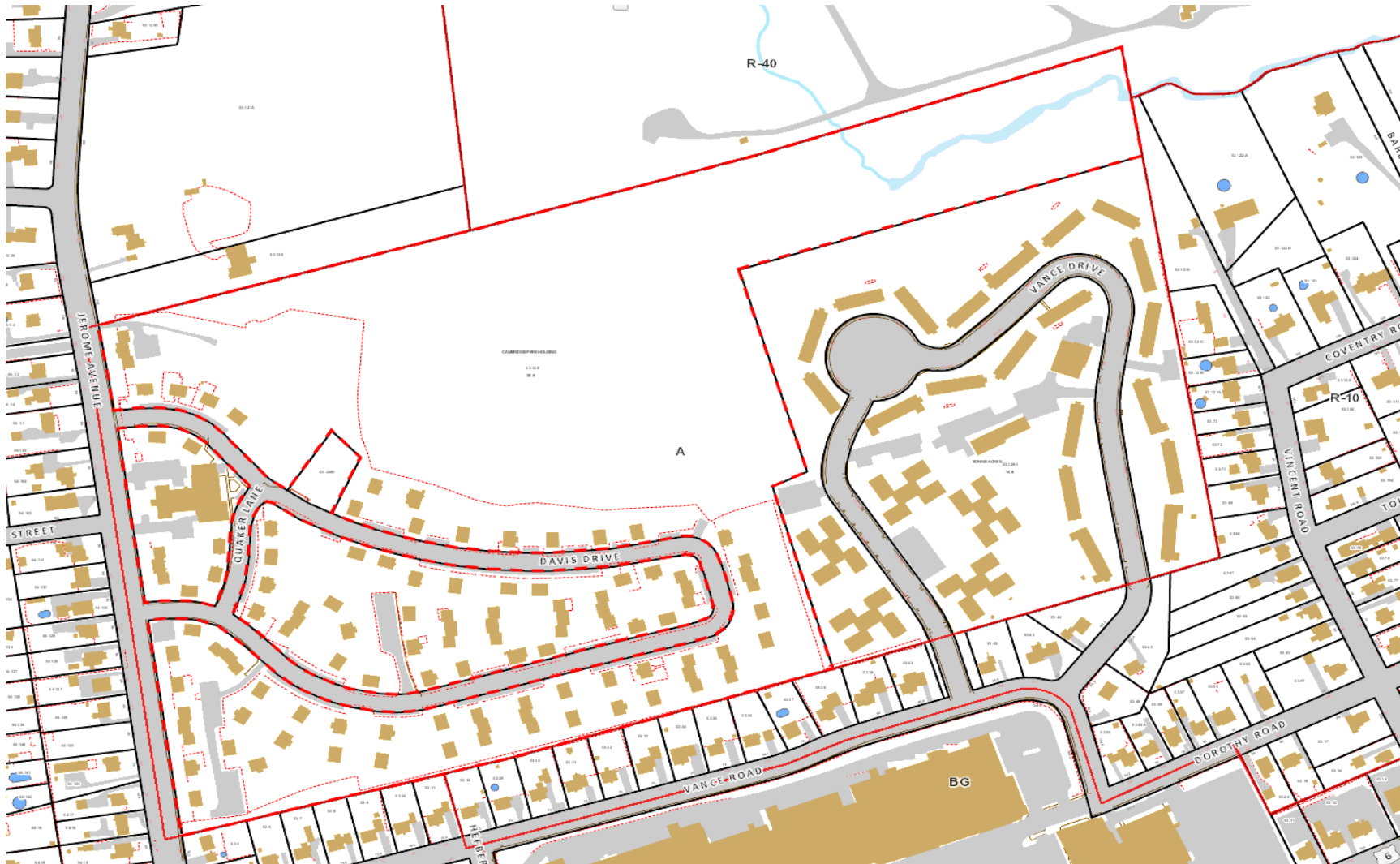
Cambridge Apartments – App. 2514 & 2515

98 Jerome Avenue

Map 53 Lot 129

A – Multi-Family Residential zone

Wetland Map



Cambridge Park - APA-2025-03

Lot 129A - Davis Drive

Map 53 Lot 129A

A - Multi-Family Residential zone

Zoning Map



Cambridge Park - APA-2025-03
Lot 129A - Davis Drive
Map 53 Lot 129A
A - Multi-Family Residential zone
Google Earth



Cambridge Park - APA-2025-03
Lot 129A - Davis Drive
Map 53 Lot 129A
A - Multi-Family Residential zone
Google Earth

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Temporary Construction and Reconstruction Operations in Aquifer Protection Areas

Issues and Concerns

Potential groundwater quality concerns include stormwater, fuel, and other maintenance chemicals associated with vehicles, machinery, and equipment.

Guidance/Recommendations

For the protection of ground water quality at construction operations in aquifer protection areas, DEEP recommends the following:

Temporary Construction Measures

- Significant fuel, chemical or other hazardous materials storage and handling, including fueling of construction vehicles, should be located outside well field area and aquifer protection area.
- No repair or maintenance of construction vehicles or washing of construction vehicles is permitted within the aquifer protection area.
- Any necessary temporary storage should be aboveground, protected from rainfall, and on an impervious containment surface.
- An emergency spill and response plan should be developed, including coordination with the water supplier.
- The site access should be adequately secured at all times to prohibit any unauthorized disposal of waste materials.

Stormwater Pollution Prevention Measures:

- Ways to minimize pollutant load (sand, salt, etc.) should be examined.
- Deicing management areas should be established including low salt use areas, alternative chemical or sand methods.
- Wellhead protection signs shall be posted in clear visibility of the highway at the entrance and exit points of the aquifer protection area and at ½ mile intervals.

Drainage System Design Criteria:

- Select best management practices from the DEEP stormwater manual based on treatment effectiveness and low groundwater pollution potential.

- Sheetflow and swale collection is encouraged, where possible, outside of immediate well field area.
- Catch basins and curbs should be used in immediate wellhead area to divert and control runoff and spills away from wellhead.
- Dry wells or similar subsurface leaching structures should not be used for stormwater disposal from paved or other areas that have high potential to pollute groundwater; existing structures which have high potential to pollute groundwater should be removed or converted.
- Gross particle/oil separators (swirl concentrator type) may be used for pretreatment of consecutive catch basins. Deep catch basins (minimum 4' deep and tight construction, with baffles, may also be used).
- Stormwater discharge points shall outlet to aboveground land surface or basin type structures. Significant or critical discharge points should have a basin designed with a forebay (tight soil or lined) capable of containing an 8,000-10,000 gallon spill volume and 3-6 feet above water table, 4 feet above bedrock.
- Potential strategic groundwater monitoring should be considered.

For questions or more information, please contact the Aquifer Protection Area Program at 860-424-3040 or visit our website at www.ct.gov/deep/aquiferprotection.

AQUIFER PROTECTION AREA GUIDANCE

Best Management Practices for Controlling Stormwater from Parking Lots in Aquifer Protection Areas

- (1) Do not use direct infiltration structures (galleries, drywells, trenches) as these do not allow for attenuation of salt or other soluble compounds that may be contained in parking lot runoff.
- (2) Non-structural measures to dissipate and treat runoff are encouraged, including sheetflow from uncurbed pavement and vegetated swales/basins. These provide an opportunity for volatilization of volatile organic compounds to the extent possible before the stormwater can infiltrate into the ground.
- (3) If a stormwater collection system must be installed, it should discharge to an above-ground outlet point (swales, detention/retention basins or surface waters).
 - (a) Any catch basins installed should have deep sumps to trap sediments and hoods to trap oil and grease.
 - (b) If more than 1 acre of pavement drains to a common discharge point, a gross particle separator should also be installed. Advanced designs for gross particle separators have been developed, such as Vortech, Downstream Defender and Stormceptor, that the Department believes are very effective in retaining medium to coarse grained sediments as well as floatables. The last type of separator is designed to treat runoff from areas up to approximately 1 acre in size, while the former two can be sized to accommodate flow from larger areas. It is recommended that the appropriate variety of this or similar type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area.
- (4) Provisions should be made for the periodic maintenance that will be required to insure continued effectiveness of these control measures.

For more information regarding the design of stormwater collection systems, contact Chris Stone of the DEEP's Stormwater Permitting & Enforcement Division at (860) 424-3850.