

**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