



City of Bristol
Planning Commission

REGULAR MEETING - MONDAY, MARCH 24, 2025
CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/81874947190?pwd=7hstmOT1jMPMI1ZbmlYdGLEuZwzgl3.1>

Meeting ID:

818 7494 7190

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting - February 24, 2025
4. Receipt of New Applications
 - a. Application #438 - Site Plan for a Contractor Yard at 37 Brook Street, Assessor's Map 44, Lot 75-B; I (General Industrial) zone; Derosa Landscaping and Construction, LLC, applicant; Estate of Florence K. Bergamini, owner.
5. Public Hearings
 - a. Application #436 – Site Plan for a 42,000 sq. ft. (two phases/two buildings) Manufacturing Facility (robotic product assembly) at Lot 3 Business Park Drive Assessor's Map 3, Lot 3; IP-1 (Industrial Park) zone; Force Automation, Inc, applicant - PUBLIC HEARING CONTINUED FROM FEBRUARY 24, 2025.

6. Zoning Commission Referrals
7. City Council and Other Referrals
 - a. C.G.S. 8-24 Referral:
894 Middle Street - Map 4, Lots 17-3
 - b. C.G.S. 8-24 Referral:
894 Middle Street - Map 4, Lots 17-4-1
 - c. C.G.S. 8-24 Referral:
894 Middle Street - Map 4, Lots 17
 - d. C.G.S. 8-24 Referral:
36 Eastview Street - Map 24, Lot 56/15A
 - e. C.G.S. 8-24 Referral:
91 Goodwin St. - Map 25A, Lot 36
8. New Business
 - a. Bond Expiration for Public Infrastructure Improvements for Application #413 – Laurentide Glen Subdivision – Assessor's Map 67; R-15/OSD (Single-Family Residential/Open Space Development) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners.
Bond Expiration Date: April 4, 2025.
 1. Phase 1 (12 lots) – Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street;
 2. Phase 2 (11 Lots) – Lots 12 -14, 16 – 22 Wiegert Way;
 3. Phase 3 (20 Lots) – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive;
 4. Phase 4 (19 Lots) – Lots 38 & 40 Gino Drive and Lots 39-56 Pequabuck Street
9. Old Business
10. Staff Reports
 - a. Subdivision Status Report - March 2025
11. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, April 28, 2025

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY FEBRUARY 24, 2025**

CALL TO ORDER:

By: Chairman Veits

Time: 6:00 P.M.

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

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)		X
	John Soares (Acting Chairman)	X	
	Jon Pose	X	
	Tracey Bacchus	X	
	Christopher Nardi (Acting Secretary)	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X	
	Kiana Small	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

1. Call to Order

Per the order of Acting Chairman Soares, the meeting was called to order at 6:00 P.M.

Acting Chairman Soares designated himself, regular Commissioners Nardi, Bacchus, Pose with alternate Commissioner Small as voting Commissioners this evening.

2. Public Participation

Michael J. Dudko, 116 Lewis Rd., inquired whether he may be able to speak under Public Hearings, Item 5a, Application #436 or if he should speak under public participation.

Acting Chairman Soares explained to Mr. Dudko it would be more appropriate to speak under Application #436 because it was a public hearing.

3. Approval of Minutes

1. Minutes from the January 27, 2025, Regular Meeting

MOTION: Move to approve the minutes of the January 27, 2025, regular meeting.

By: Pose

Seconded: Bacchus.

For: Nardi, Bacchus, Pose, Soares and Small.

Against: None.

Abstain: None.

4. Receipt of New Applications

- a. Application #437 – Revisions to an Approved Site Plan for trucking terminal facility at 101 Business Park Drive; Assessor's Map 3 Lot 2; IP-1 (Industrial Park) zone; Charles Nyberg of Schadler Selnau Associates, PC, applicant; Brown Holdings, LLC, owner.

MOTION: Move that Application #437 be moved to New Business on the agenda for this meeting.

By: Bacchus

Seconded: Nardi.

For: Nardi, Bacchus, Pose, Soares and Small.
Against: None.
Abstain: None.

Staff mentioned Mr. Nyberg submitted comments this afternoon for Application #437 by paper that were not in the electronic file.

5. Public Hearings

- a. Application #436 – Site Plan for a 42,000 sq. ft. (two phases/two buildings) Manufacturing Facility (robotic product assembly) at Lot 3 Business Park Drive Assessor's Map 3, Lot 3; IP-1 (Industrial Park) zone; Force Automation, Inc, applicant.

Acting Chairman Soares designated himself, regular Commissioners Nardi, Bacchus and Pose with alternate Commissioner Small to vote on Application #436.

The following item was submitted into the record: an Intervenor Status letter dated January 26, 2025 (submitted by Michael J. Dudko.)

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant, explained the applicant has an Inland Wetlands Agency application to be reviewed in March so the plan may not be voted on until the Commission received the Agency's report. Attorney Furey gave a presentation for the 2-phase plan.

The attorney specified there would be 2 buildings of 30,000 sq. ft. and 12,000 sq. ft. with 74 and 36 parking spaces required, respectively. Attorney Furey noted the 1st building had 70 parking spaces constructed with 4 future spaces shown. The attorney said the 2nd building had 24 spaces constructed with 12 future spaces shown. Attorney Furey noted there was 39.3% of impervious surface coverage.

The attorney said the business hours are 8:00 A.M. to 4:30 P.M., Monday through Friday. Attorney Furey stated that the intentions are to develop high tech robotics for companies and a training center.

Regarding comments, Attorney Furey reviewed the Engineering Dept. request the storm outlets be redesigned for the parking lot structures. The attorney described the landscaping to be installed a distance from the IW area versus the proposed wall.

The attorney indicated the Commission's charge was to determine if the plan complied with the Zoning Regulations and not the inland wetlands concerns. Attorney Furey requested to continue the application to finish the inland wetland process.

No one else spoke in favor of the application.

The following person spoke against the application: Michael J. Dudko, 116 Lewis Rd., submitted an intervenor petition and reviewed the CT Gen. Statute 22A.-19.(A.) Intervenor Status. Mr. Dudko reviewed a 1934 maps of how the site was different and showed a smaller pond. Mr. Dudko's view was the City does not have to sell the inland wetlands area. The resident inquired if the City made the applicant purchase the property with the IW area.

Attorney Furey clarified the applicant only has an option to purchase the lot subject if approvals are obtained. Attorney Furey indicated the IW area was needed for proper drainage and a buffer.

The following person spoke again: Mr. Dudko emphasized the City has kept the inland wetlands in a natural state for 25 years and the City should retain ownership for the next 25 years. Mr. Dudko requested only the phase 1 building be constructed in the uplands review area near Business Park Rd. to protect the IW area. Mr. Dudko reviewed the reasons the IW area was uncontaminated.

Mr. Dudko's view was that this large IW area should be retained for wildlife and future residents. Mr. Dudko was concerned about the type of tenant for the buildings. Mr. Dudko was opposed to properties parking lots drainage going into the IW area. Mr. Dudko requested a new environmental study be updated for the property. Attorney Furey detailed how the environmental studies were done in 2006 and updated in 2022 for this area.

MOTION: move that the Public Hearings on Application #436 be continued to the March 24, 2025, Regular meeting of the Planning Commission.

By: Nardi

Seconded: Small.

For: Nardi, Bacchus, Pose, Soares and Small.

Against: None.

Abstain: None.

6. New Business

- a. Application #424 – Blossom Estates Subdivision - 505-545 Redstone Hill Road – Request for Final Approval for Phase 2 (16 lots); Assessor's Map 2, Lots 133-1; 133-3 through 133-17; R-15 (Single-Family Residential) zone; 505-545 Redstone Hill Road, LLC, applicant.

Staff reported that Attorney Andre Dorval represented the applicant but was unable to attend this evening. The City Planner stated that Attorney Dorval requested Staff to make the request for him this evening. Staff emphasized this was a motion for final approval for the subdivision. The City Planner said in March 2024 the Commission approved the final bond amount.

MOTION: Move that pursuant to the Bristol Subdivision Regulation – Section Three – Performance Guarantee – Bonding in the amount \$175,052, as previously recommended by the City Engineer and accepted by the Planning Commission for:

Application #424 – Blossom Estates Subdivision - 505-545 Redstone Hill Road – and that the request for Final Approval for Phase 2 (16 lots) – 505-545 Redstone Hill Road, LLC, applicant, which will be held to guarantee the completion of public improvements be approved for Phase 2 consisting of the following addresses/map and lot numbers:

<u>Address</u>	<u>Street</u>	<u>Map</u>	<u>Lot</u>
<u>6</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-1</u>
<u>15</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-17</u>
<u>16</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-3</u>
<u>17</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-16</u>
<u>25</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-15</u>
<u>26</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-4</u>
<u>35</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-14</u>
<u>36</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-5</u>
<u>46</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-6</u>
<u>55</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-13</u>
<u>56</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-7</u>
<u>65</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-12</u>
<u>66</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-8</u>
<u>75</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-11</u>
<u>76</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-9</u>
<u>77</u>	<u>Charlies Way</u>	<u>02</u>	<u>133-10</u>

Phase 2 currently has a Conditional Approval, which will expire on August 25, 2025.

With the previous bond deposit of \$175,052 and this action of the Planning Commission this evening, the Conditional Approval will become a Final Approval and the expiration date for Phase 2 will be: August 25, 2026.

By: Bacchus

Seconded: Small.

For: Nardi, Bacchus, Pose, Soares and Small.

Against: None.

Abstain: None.

The application is approved.

The Commission resumed New Business, Item 6.b.

- b. Application #437 – Revisions to an Approved Site Plan for trucking terminal facility at 101 Business Park Drive; Assessor's Map 3 Lot 2; IP-1 (Industrial Park) zone; Charles Nyberg of Schadler Selnau Associates, PC, applicant; Brown Holdings, LLC, owner.

The following persons representing the applicant, reviewed the request with the Commission: Charles Nyberg, AIA, Schadler Selnau Associates, PC, 5 Waterville Rd., Farmington; Jessica Cabanellas, Horizon Natural Stone, 120 Tolland St., East Hartford and Diego Ferreira, 17 Old Oak Court, Southington, partner of Horizon Natural Stone.

Mr. Nyberg introduced the applicant's representatives to the Commission that are requesting to revise an approved Site Plan from a trucking terminal facility to a natural stone wholesale facility.

Ms. Cabanellas, representing the applicant, explained the company imported natural stone for landscaping and construction for Connecticut and New England. Ms. Cabanellas described the request to revise the approved Site Plan to expand their business. The representative clarified the business was for a wholesale business importing the products. Ms. Cabanellas described the process of orders of placing the containers at the facility and the customers getting the orders. The representative noted there would be no cutting or manufacturing on the site.

Mr. Ferreira, representing the applicant, reported the Site Plan would not change except the trucks would stock wooden crates with the materials versus parking trucks on the site. The representative verified Mr. Nyberg submitted a revised Site Plan with the application. Mr. Ferreira requested approval.

Mr. Nyberg stated the fence would have woven fabric slats.

The architect would update the Site Plan as requested for approval and work with the applicants and Staff.

Staff requested that the revised plans be reviewed by the Site Plan Committee.

Mr. Nyberg reviewed the comments and revised Site Plan. The architect noted an administrative approval was received from the Inland Wetlands Agency. Mr. Nyberg emphasized the northeast portion of the building envelope was corrected, but the building dept. had a concern with the surface compacting.

Staff and Commission inquiries, respectively: Mr. Ferreira said the 3 ft. high crates are stored inside and outside the building stacked only to a maximum of 4 crates as they are heavy. Mr. Ferreira specified the materials are brought to the site on flatbed trucks but the general public cannot purchase the materials.

MOTION: Move that Application #437 – Revisions to an Approved Site Plan for trucking terminal facility at 101 Business Park Drive; Assessor's Map 3 Lot 2; IP-1 (Industrial Park) zone be approved with the following stipulations:

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed shall be bonded in accordance with Article IV, Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City prior to the Certificate of Occupancy being issued.

By: Bacchus

Seconded: Small.

For: Nardi, Bacchus, Pose, Soares and Small.

Against: None.

Abstain: None.

The application is approved.

7. Old Business

There was no old business.

8. City Planner's Report

- a. Subdivision Status Report

The Commission acknowledged receipt of the following item in their electronic packets: the updated monthly Subdivision status report dated February 10, 2025.

Brandon Peate, Zoning Enforcement Officer, introduced himself to the Commission. Mr. Peate reviewed his responsibilities of enforcing the Zoning Regulations. The ZEO stated the Commissioner's may call him or e-mail him with any questions.

Acting Chairman Soares reminded the Commission the next Regular Meeting of the Planning Commission is Monday, March 24, 2025.

9. Adjournment

Motion was made by Commissioner Nardi to adjourn.

Motion seconded by Commissioner Small.

Motion carried 5-0.

The meeting adjourned at 7:45 P.M.

These minutes represent the proceedings of the meeting.
This meeting was taped.

Respectfully submitted,
Nancy King

John Soares
Acting Chairman/Vice Chair
City Planning Commission

For Office Use Only	
APPLICATION NO.	438
DATE FILED:	02-26-2025
DECISION DATE:	
DECISION:	

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL**

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

CONTRACTOR'S YARD, a ☒ permitted use [] Special Permit use
under Section(s) _____ FOUR _____ of the Bristol Zoning Regulations.

Address or Location of the Property: _____ #37 BROOK ST.

Assessor's Map No.: _____ 44 _____ Assessor's Lot No.(s): _____ 75-B _____

Zone of the Property: _____ I _____ Size of the Property (in acres or square feet): _____ 26,790 _____

Does this application involve an activity regulated by the Inland Wetlands Agency? [] yes ☒ no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [] yes, on _____ [] no

Other comments: N/A

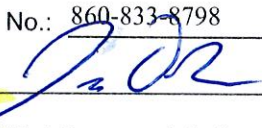
NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: DEROSA LANDSCAPING & CONSTRUCTION, LLC (Jamie)

Address: #496 West Center St. City: Southington State: CT Zip: 06489

Telephone No.: 860-833-8798 E-Mail: derosajamie@rocketmail.com

Signature:  Signature – (Printed/Typed) Jamie Derosa

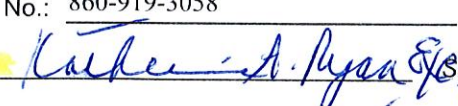
CHECK ONE: [] owner ☒ other (specify): TENANT

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: ESTATE OF FLORENCE BERGAMINI

Address: #2 JOSEPH DR. City: SIMSBURY State: CT Zip: 0670

Telephone No.: 860-919-3058 E-Mail: Katnip33@aol.com

Signature:  Signature – (Printed/Typed) Kathy Ryan

The following shall be included as part of this application:

- filing fee – \$310 (includes \$60 State fee) *plus* \$50 per dwelling unit *plus* \$10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 438

Address or location of property: #37 BROOK ST.

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

THE PLAN IS TO OCCUPY AND USE AN EXISTING DEVELOPED PROPERTY, WITH TWO EXISTING BUILDINGS AND PARKING AREA, TO BE UTILIZED AS A " CONTRACTOR'S YARD".
THE BUILDINGS ARE 2,147 S.F. and 3,910 S.F. , USED IN THE PAST AS AN AUTO REPAIR FACILITY.

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: N.A. City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: N.A. City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Narrative

Jamie DeRosa
DeRosa's Landscaping & Construction, LLC
496 West Center Street Ext.
Southington, CT 06489

Ref: 37 Brook Street, Bristol

To whom it may concern,

I Jamie DeRosa own DeRosa Landscaping & Construction, LLC, currently located at 138 East Street, Plainville. Moving into 37 Brook Street, Bristol I would be using the building as my headquarters. Mainly storing equipment and pick up trucks mostly inside on the property and small trailers.

Sincerely,

Jamie DeRosa

A handwritten signature in black ink, appearing to read 'JDR', with a long, sweeping horizontal line extending to the left.

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 438

SITE PLAN: Site Plan for a contractors yard and parking area on a site with two existing buildings at 37 Brook Street; Assessor's Map 44, Lot 75B; DeRosa Landscaping Construction, LLC, applicant.
Plan Dated: January 23, 2025; Date of Committee Review: March 18, 2025 (first review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. The entry gate should be moved back, confirm that vehicles stooped for the gate will not be backing into the street. Also recommend that gate be kept outside the floodplain.
2. In case these are being considered, no fencing or gates be placed in the floodway.
3. Any debris that is located within the floodway should be removed.

CITY PLANNER (Andrew Armstrong):

1. Pull proposed arborvitaes back further into the site and away from the roadway. Though screening for storage is needed and required, the arborvitaes or other screening tree when fully grown they may impact sightline visibility for vehicles and/or the public sidewalk. Island for plantings may need to be expanded further back to accommodate screening and allow for additional space.
2. Provide details of proposed gate including height. Regulations regarding fences in Industrial zones is located in Section 11.3.3.
3. How many vehicular trips are expected per day on-site? Will it be open to the public?
4. Provide wheel stop for handicap parking space.
5. Water contact listed on Note # 30 is no longer Mike Lynch. Please contact the Water Department to update this contact information.
6. What are the proposed hours of operation and number of employees?
7. Provide a cover sheet with site plan application number, approval date and standard information should be relocated here, such as property address and key map.
8. Clarify landscape plantings size. Provide height in feet.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. **(Zoning Enforcement)** 11.1.2.A. All disturbed portions of multi-family and non-residential developments not otherwise used for buildings, structures, parking areas, loading areas, walkways or similar purposes shall be suitably landscaped and permanently maintained with trees, shrubs and other landscape materials, as approved by the Commission as part of a required Site Plan. The area behind the building is paved but will not be used for any of the above purposes. It should be suitably landscaped to satisfy the Commission.
2. 11.1.2.B. The development of the site shall conserve as much of the natural terrain and existing vegetation as possible, shall preserve sensitive environmental land features such as steep slopes, wetlands and large rock outcroppings, and shall preserve public scenic views and historically significant features. The riparian buffer is a sensitive environmental land feature that should be better protected.

3. 11.1.2.G Trees and shrubs within five feet of any paved areas shall be of such varieties capable of withstanding damage from salt. I do not believe the arborvitaes is salt-tolerant to be the buffer tree that close to the road.
<https://extension.psu.edu/minimize-deicer-damage-with-salt-tolerant-plants>
4. 11.1.5.A. A landscaped buffer shall be provided for any use in a Business or Industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone. B. The buffer shall be a minimum of 20 feet in width. Please label the size of the buffer. A measuring tool on City GIS suggests that it might not be 20 feet.
5. 13.7.1 No parking area or portion thereof, including parking spaces, driveways or access aisles, shall be located as follows: A. In all zones: 2. Within 5 feet of any side or rear lot line, except for shared driveways, shared access aisles or joint parking between adjoining lots. The Commission may allow a reduction of the five-foot setback if a wall, fence or other appropriate buffer of appropriate height and design can be substituted for all or a portion of the setback if, in its judgement such a wall, fence, or other appropriate buffer would provide a comparable setback of the use from adjoining properties. Please show the 5' buffer from the parking spaces to the property line.
6. 15.5.3.A. Unless modified by the Commission by Special Permit as provided for in Section 15.5.4 below, any development within the City of Bristol shall implement the following provisions of Chapter 7 of the 2004 Connecticut Stormwater Quality Manual (CSQM), as may be amended.
7. 16.3.9 In those cases where the Commission believes that public facilities or the environment may be adversely affected by the proposed development, the Commission may require the applicant to submit an impact analysis of the development upon storm drainage, sanitary sewerage, traffic, site conditions and/or water, air or noise pollution. Please notice the Commission of this regulation to determine whether an impact analysis is necessary.
1. **(Building Department)** **Comments are outstanding at this time.**

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. PD has no concerns at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. No comments at this time.

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337

PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

AN EQUAL OPPORTUNITY EMPLOYER – M – F

Reference: DeRosa Landscaping Construction, LLC.
37 Brook Street, Bristol, CT
Date: March 21, 2025

Engineering/Public Works (Anthony Lorenzetti):

1. The entry gate should be moved back, confirm that vehicles stopped for the gate will not be backing into the street. Also recommend that gate be kept outside floodplain.
a. Provided 20' from curb line.
2. In case these are being considered, no fencing or gates be placed in the floodway.
a. Agreed, see note #32.
3. Any debris that is located within the floodway should be removed.
a. Agreed, see note #33.

City Planner (Andrew Armstrong):

1. Pull proposed arborvitaes back further into the site and away from the roadway. Though screening for storage is needed and required, the arborvitaes or other screening tree when fully grown they may impact sightline visibility for vehicles and/or the public sidewalk. Island for plants may need to be expanded further back to accommodate screening and allow for additional space.
a. Moved the planting away from curb line outside of the sight line.
2. Provide details of proposed gate including height. Regulations regarding fences in Industrial zones is located in Section 11.3.3
a. Detail has been added.
3. How many vehicular trips are expected per day on-site? Will it be open to the public?
a. 30 entering, 30 exiting, and no it will not be open to the public.
4. Provide wheel stop for handicap parking space.
a. Has been added.
5. Water contact listed on Note #30 is no longer Mike Lynch. Please contact the water department to update this contact info.
a. Has been updated.
6. What are the proposed hours of operation and number of employees?
a. 7:00 AM – 4:00 PM, 8 employees.
7. Provide a cover sheet with site plan application number, approval date and standard information should be relocated here, such as property address and key map.
a. Has been done.

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337

PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

AN EQUAL OPPORTUNITY EMPLOYER – M – F

Building/Zoning Enforcement (Richard Brown/Brandon Peate):

1. (Zoning Enforcement) 11.1.2.A All disturbed portions of multi-family and non-residential developments not otherwise used for buildings, structures, parking areas, loading areas, walkways or similar purposes shall be suitably landscaped and permanently maintained with trees, shrubs and other landscape materials, as approved by the commission as part of a required site plan. The area behind the building is paved but will not be used for any of the above purposes. It should be suitably landscaped to satisfy the Commission.
 - a. **Behind the building is grass area and is in the floodway zone, therefore existing vegetation will be preserved.**
2. 11.1.2.B. The development of the site shall conserve as much of the natural terrain and existing vegetation as possible, shall preserve sensitive environmental land features such as steep slopes, wetland and large rock outcroppings, and shall preserve public scenic views and historically significant features. The riparian buffer is a sensitive environmental land feature that should be protected.
 - a. **No activity is planned in the floodway or wetland.**
3. 11.1.2.G Trees and shrubs within five feet of any paved areas shall be of such varieties capable of withstanding damage from salt. I do not believe the arborvitae is salt-tolerant to be the buffer tree that close to the road.
 - a. **We have moved them away from the roadway impact zone.**
4. 11.1.5.A. A landscaped buffer shall be provided for any use in a Business or Industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone. B. The buffer shall be a minimum of 20 feet in width. Please label the size of the buffer. A measuring tool on City GIS suggests that it might not be 20 feet.
 - a. **This is an existing facility, we are moving the plantings further away from the road without impacting the floodplain, the existing houses have a good buffer, and they do not access their home from Brook Street.**
5. 13.7.1 No parking area or portion thereof, including parking spaces, driveways or access aisles, shall be located as follows: A. In all zones: 2. Within 5 feet of any side or rear lot line, except for shared driveways, shared access aisles or joint parking between adjoining lots. The commission may allow a reduction of the five foot setback if a wall, fence or other appropriate buffer of appropriate height and design can be substituted for all or a portion of the setback if, in its judgment such a wall, fence, or other appropriate buffer would provide a comparable setback of the use from adjoining properties. Please show the 5' buffer from the parking spaces to the property line.
 - a. **No parking is proposed within 5' of the west property line, there is an existing fence on the east property line.**

kratzert, jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1755 MERIDEN-WATERBURY ROAD, BOX 337, MILLDALE, CONNECTICUT 06467-0337

PHONE (860) 621-3638 • FAX (860) 621-9609 • EMAIL INFO@KRATZERTJONES.COM

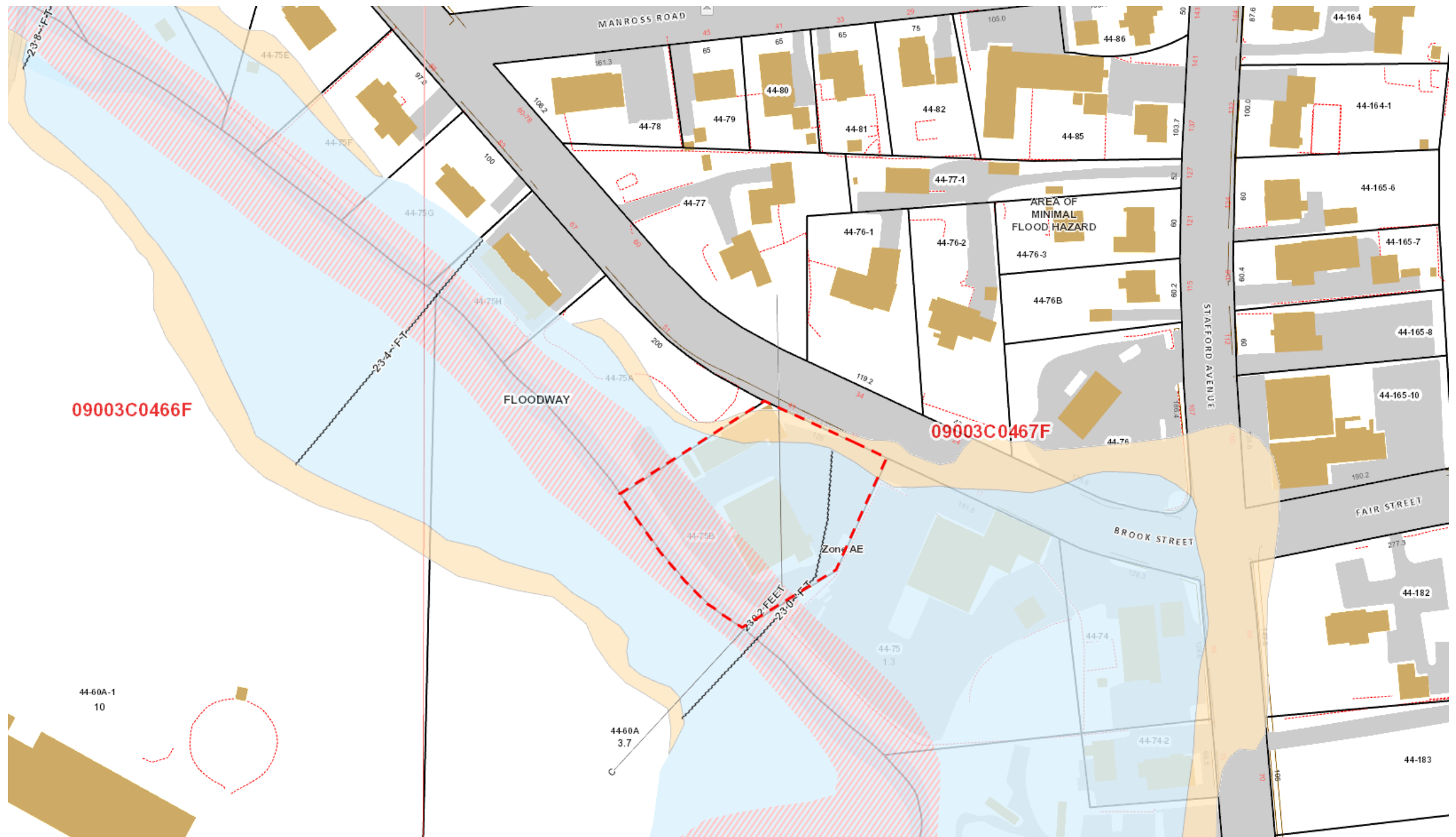
AN EQUAL OPPORTUNITY EMPLOYER – M – F

6. 15.5.3.A. Unless modified by the Commission by Special Permit as provided for in Section 15.5.4 below, any development within the City of Bristol shall implement the following provisions of chapter 7 of the 2004 Connecticut Stormwater Quality Manual (CSQM), as may be amended.
 - a. **This is an existing condition with a gentle slope with a sheet run off for stormwater over a large grass filter strip.**
7. 16.3.9 In those cases where the commission believes that public facilities or the environment may be adversely affected by the proposed development, the Commission may require the applicant to submit an impact analysis of the development upon storm drainage, sanitary sewerage, traffic, site conditions, and/or water, air, or noise pollution. Please notice the Commission of this regulation to determine whether an impact analysis is necessary.
 - a. **We will.**

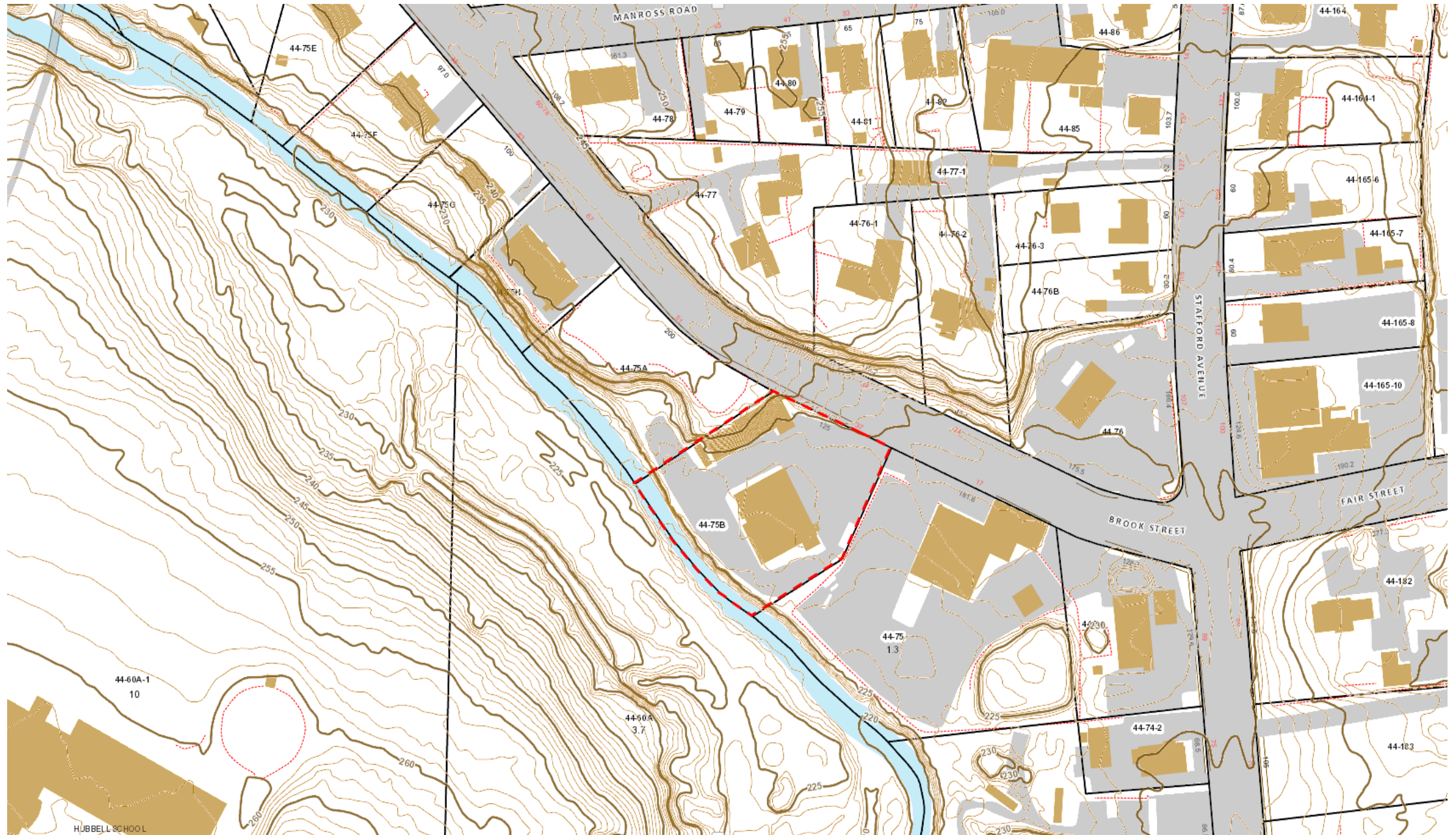
Severino V. Bovino

Vice President – Land Planning & Development

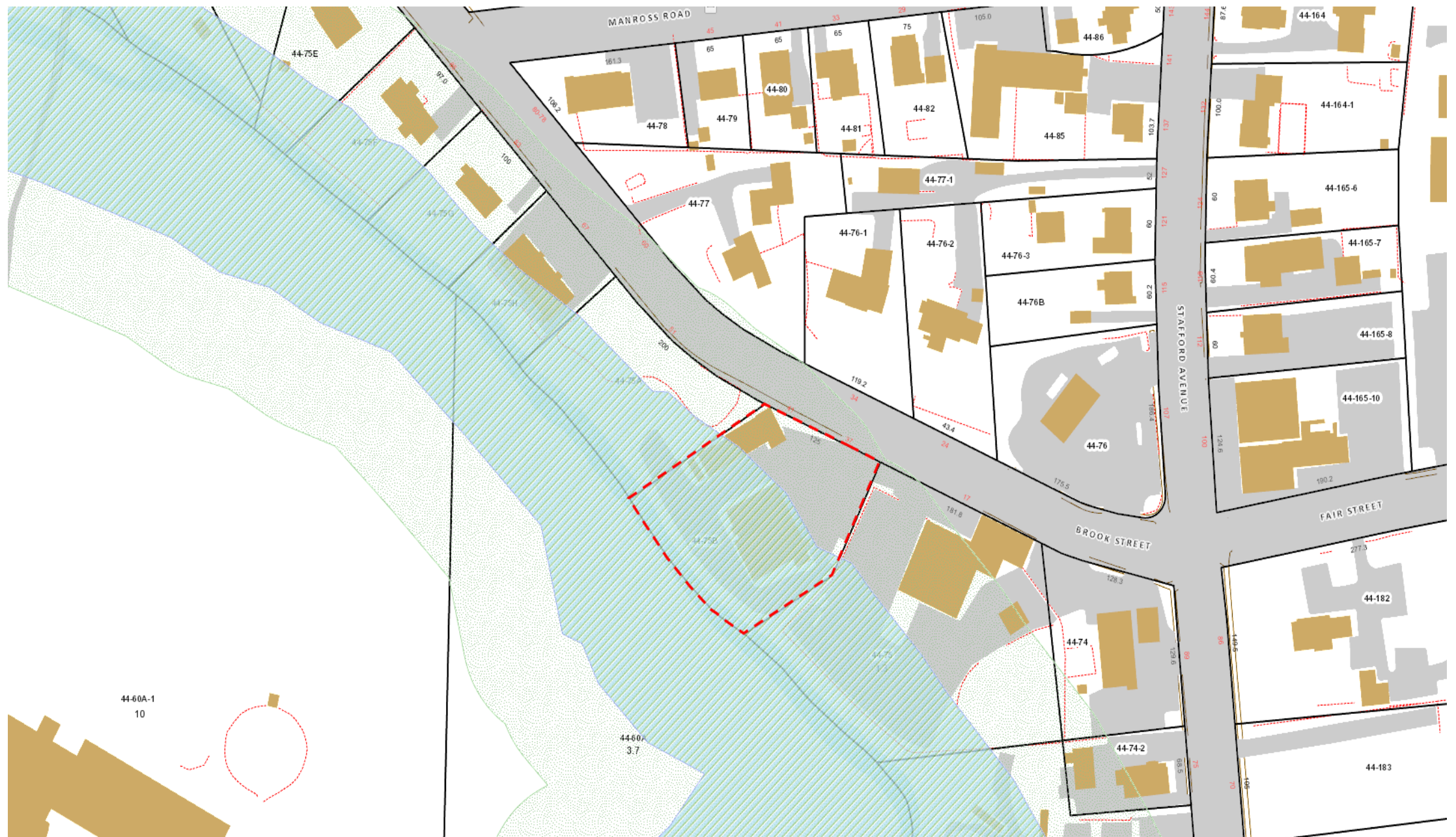




37 Brook Street – Floodplain



37 Brook Street – Topography



37 Brook Street –
Wetlands and Upland Review



37 Brook Street –
Zoning



37 Brook Street – Aerial

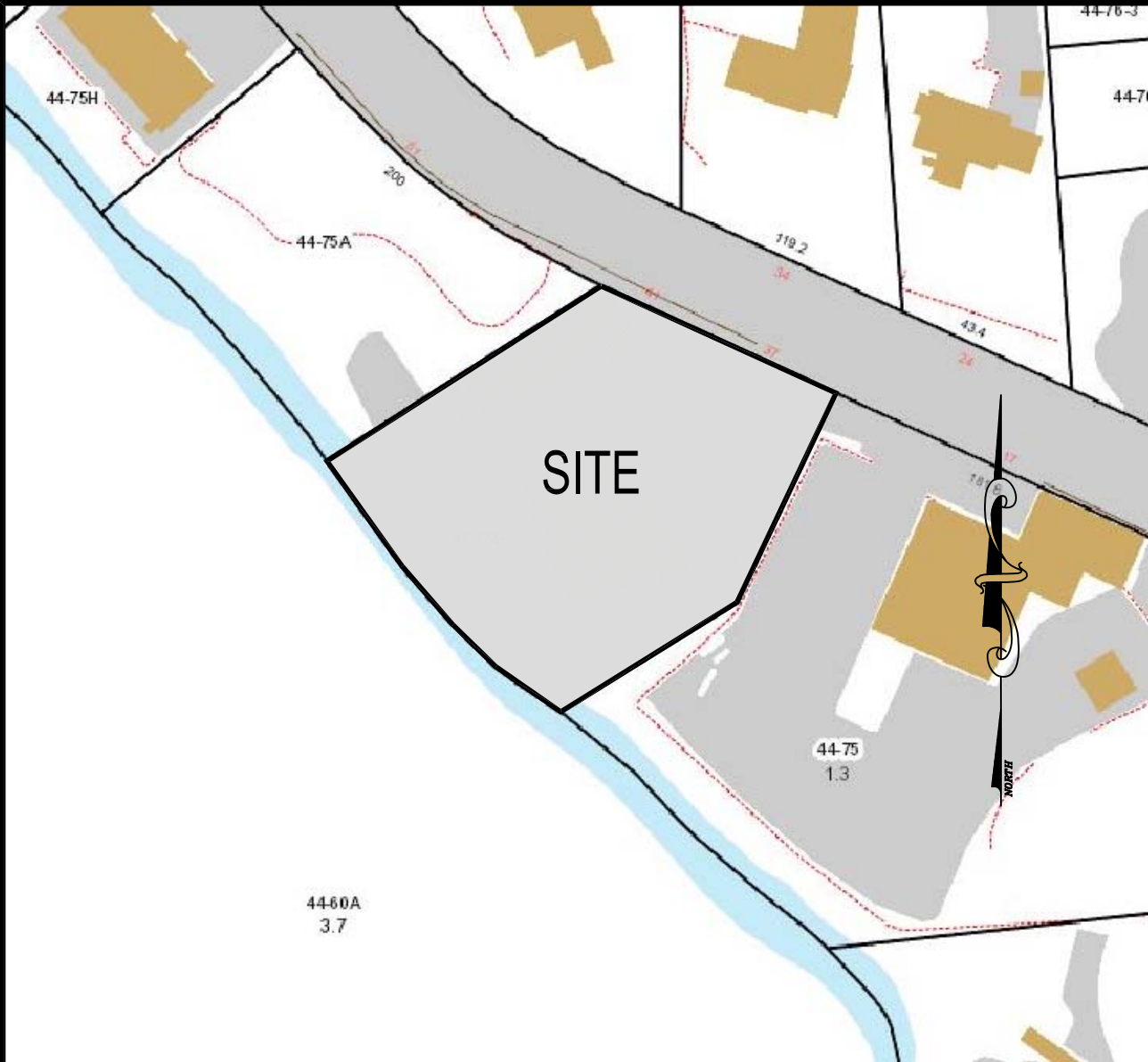


37 Brook Street –
Aerial



37 Brook Street –
Aerial

Site Plan



AREA MAP (NOT TO SCALE)

SITE PLANS PREPARED FOR DEROSA LANDSCAPING CONSTRUCTION, LLC.



REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:
REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3:
REVISION-2:
REVISION-1:
PROJECT:

DB: AH	SR: ---	DR: ---
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SURVEY NOTES:
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED 2018-10-26 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.

BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.

THIS SURVEY CONFORMS TO CLASS A-2/T-2.

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

James N. Sakonchick
CT P.E. & L.S. #11302
SEAL: THIS SHALL NOT BE CONSIDERED A SEALED DOCUMENT WITHOUT A LIVE HAND PLACED SEAL AND SIGNATURE.

**kratzer,
jones &
associates, inc.**
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDDALE, CT 06467-0337
PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

COVER
SHEET

for
DEROSA
LANDSCAPING
CONSTRUCTION,
LLC.

KATHERINE
RYAN (OWNER)

#37 BROOK STREET
BRISTOL, CT

SCALE: N.T.S.

DATE: MARCH 21, 2025

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. :

224-124

DRAWING NO. :

C-1

PROPERTY INFORMATION

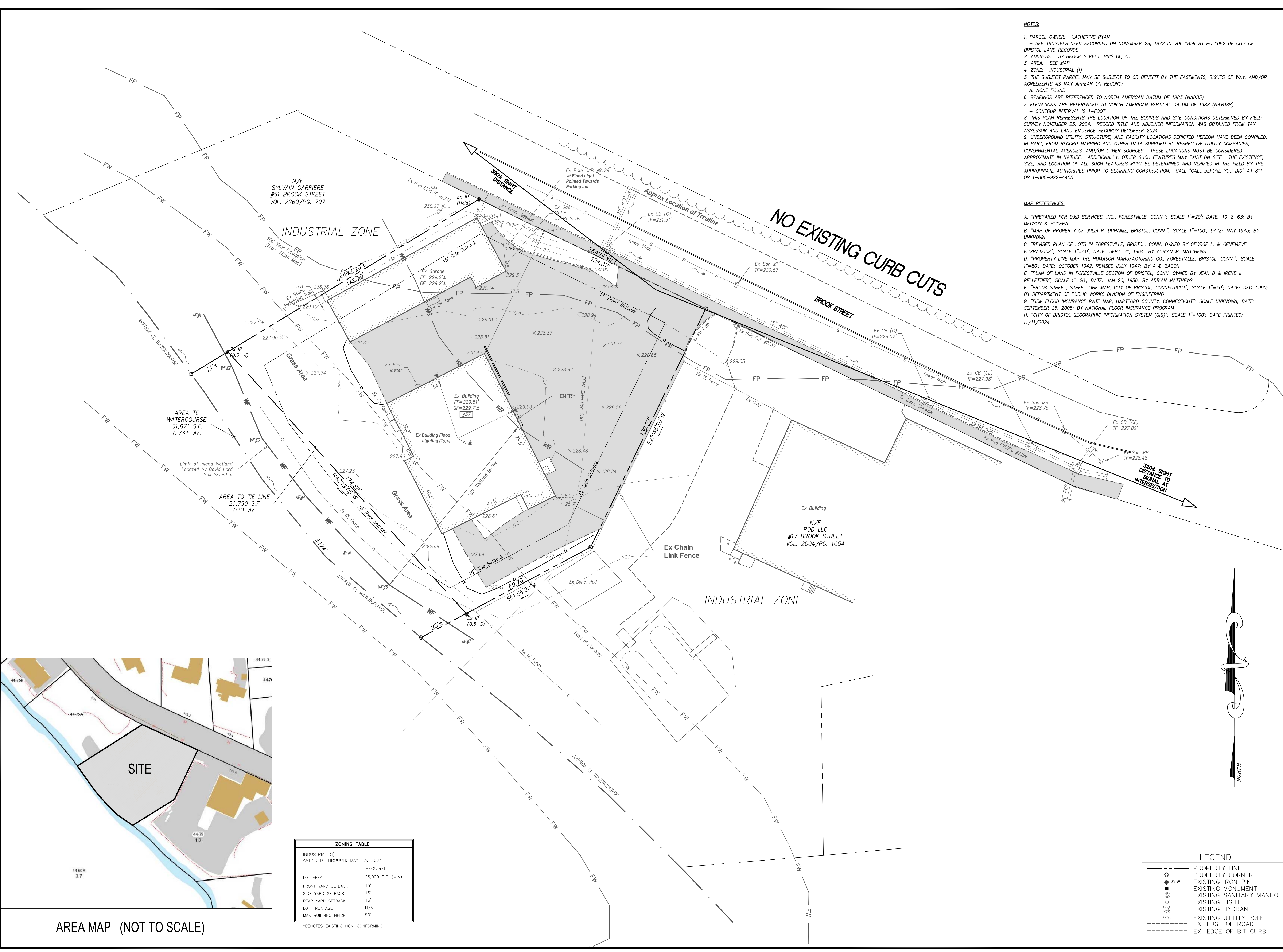
ADDRESS: 37 BROOK STREET,
BRISTOL, CT
AREA: 26,790 S.F., 0.61 Ac.

SITE CONSULTANTS

KRATZERT, JONES & ASSOC., INC.
1755 MERIDEN-WATERBURY RD.
P.O. BOX 337
MILDDALE, CT 06467
TEL. (860) 621-3638
FAX (860) 621-9609
EMAIL: info@kratzerjones.com
www.kratzerjones.com

KJA
kratzer, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS
BUILDING ENGINEERS

LIST OF DRAWINGS		
C-1	COVER SHEET	AS NOTED
E-1	EXISTING CONDITIONS MAP	20' SCALE
S-1	SITE PLAN	20' SCALE



NOTES:

1. PARCEL OWNER: KATHERINE RYAN
- SEE TRUSTEES DEED RECORDED ON NOVEMBER 28, 1972 IN VOL. 1839 AT PG. 1082 OF CITY OF BRISTOL LAND RECORDS.
2. ADDRESS: 37 BROOK STREET, BRISTOL, CT
3. AREA: SEE MAP
4. ZONE: INDUSTRIAL (I)
5. THE SUBJECT PARCEL MAY BE SUBJECT TO OR BENEFIT BY THE EASEMENTS, RIGHTS OF WAY, AND/OR AGREEMENTS AS MAY APPEAR ON RECORD:
6. BEARINGS ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83).
7. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CONTOUR INTERVAL IS 1'-FOOT
8. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY NOVEMBER 25, 2024. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS DECEMBER 2024.
9. UNDERGROUND UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES, AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON SITE. THE EXISTENCE, SIZE, AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG" AT 811 OR 1-800-922-4455.

MAP REFERENCES:

- A. "PREPARED FOR D&D SERVICES, INC., FORESTVILLE, CONN."; SCALE 1"=20'; DATE: 10-8-63; BY MEGSON & HYPPEA
- B. "MAP OF PROPERTY OF JULIA R. DUHAIME, BRISTOL, CONN."; SCALE 1"=100'; DATE: MAY 1945; BY UNKNOWN
- C. "REVISED PLAN OF LOTS IN FORESTVILLE, BRISTOL, CONN. OWNED BY GEORGE L. & GENEVIEVE FITZPATRICK"; SCALE 1"=40'; DATE: SEPT. 21, 1964; BY ADRIAN M. MATTHEWS
- D. "PROPERTY LINE MAP THE HUMASON MANUFACTURING CO., FORESTVILLE, BRISTOL, CONN."; SCALE 1"=80'; DATE: OCTOBER 1942, REVISED JULY 1947; BY A.W. BACON
- E. "PLAN OF LAND IN FORESTVILLE SECTION OF BRISTOL, CONN. OWNED BY JEAN B & IRENE J PELLETIER"; SCALE 1"=20'; DATE: JAN 20, 1956; BY ADRIAN MATTHEWS
- F. "BROOK STREET, STREET LINE MAP, CITY OF BRISTOL, CONNECTICUT"; SCALE 1"=40'; DATE: DEC. 1990; BY DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING
- G. "FIRM FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT"; SCALE UNKNOWN; DATE: SEPTEMBER 26, 2008; BY NATIONAL FLOOD INSURANCE PROGRAM
- H. "CITY OF BRISTOL GEOGRAPHIC INFORMATION SYSTEM (GIS)"; SCALE 1"=100'; DATE PRINTED: 11/11/2024

Disclaimer:
The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:	
REVISION-6:	
REVISION-5:	
REVISION-4:	
REVISION-3:	
REVISION-2:	
REVISION-1:	
PROJECT:	
OB:AH	SR:--- DR:---

SURVEY NOTES:
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THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.

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THIS SURVEY CONFORMS TO CLASS A-2/T-2.

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

James N. Sokonchick
CT P.E. & L.S. #11302
SEAL: THIS SHALL NOT BE CONSIDERED A SEALED DOCUMENT WITHOUT A LIVE HAND PLACED SEAL AND SIGNATURE.

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SITE PLANNERS • BUILDING ENGINEERS
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PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

EXISTING
CONDITIONS
MAP

for
DEROSA
LANDSCAPING
CONSTRUCTION,
LLC.

KATHERINE
RYAN (OWNER)

#37 BROOK STREET
BRISTOL, CT

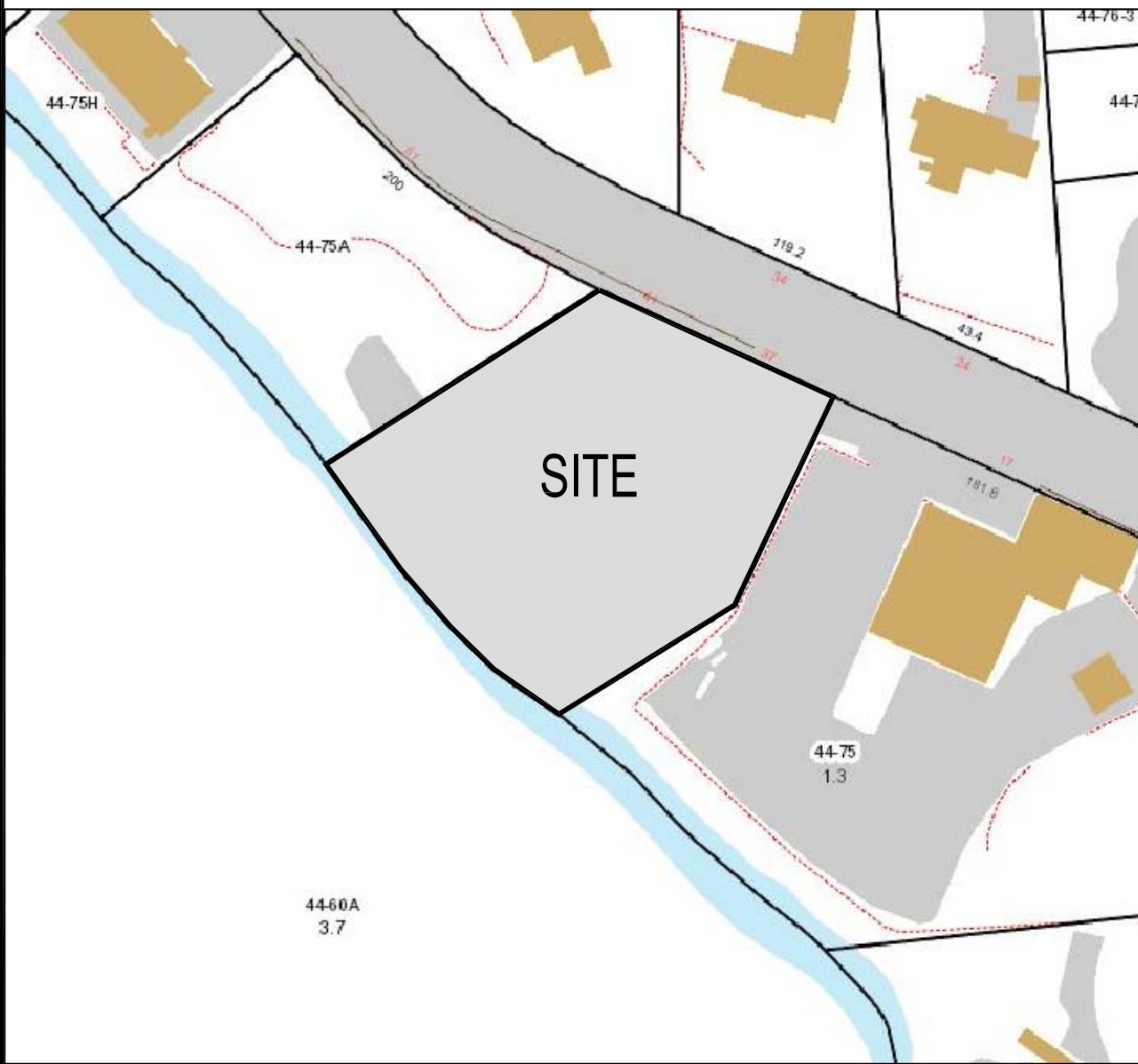
SCALE: 1" = 20'
DATE: MARCH 21, 2025

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO. :
DRAWING NO. :
224-124 **E-1**

ZONING TABLE	
INDUSTRIAL (I) AMENDED THROUGH: MAY 13, 2024	
	REQUIRED
LOT AREA	25,000 S.F. (MIN)
FRONT YARD SETBACK	15'
SIDE YARD SETBACK	15'
REAR YARD SETBACK	15'
LOT FRONTAGE	N/A
MAX BUILDING HEIGHT	50'

*DENOTES EXISTING NON-CONFORMING



AREA MAP (NOT TO SCALE)

LEGEND	
○	PROPERTY LINE
●	PROPERTY CORNER
●	EXISTING IRON PIN
●	EXISTING MONUMENT
○	EXISTING SANITARY MANHOLE
○	EXISTING LIGHT
○	EXISTING HYDRANT
○	EXISTING UTILITY POLE
○	EX. EDGE OF ROAD
○	EX. EDGE OF BIT CURB

For Office Use Only	
APPLICATION NO.	<u>436</u>
DATE FILED:	<u>1/16/25</u>
DECISION DATE:	_____
DECISION:	_____

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL**

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

42,000 Square Foot Manufacturing Facility (2 Phases), a ☒ permitted use ☐ Special Permit use
under Section(s) _____ Article II. Section 4.2 _____ of the Bristol Zoning Regulations.

Address or Location of the Property: _____ Lot 3 Business Park Drive _____

Assessor's Map No.: 03 Assessor's Lot No.(s): 03

Zone of the Property: IP-1 Size of the Property (in acres or square feet): 5.53 Acres

Does this application involve an activity regulated by the Inland Wetlands Agency? ☒ yes ☐ no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☒ yes, on 1/16/2025 ☐ no

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Force Automation, INC

Address: 100 Production Court Section B City: New Britain State: CT Zip: 06050

Telephone No.: 860-622-1618 E-Mail: lukasz@forceautomationusa.com

Signature: _____ Signature – (Printed/Typed) Attorney Timothy Furey

CHECK ONE: ☐ owner ☒ other (specify): Authorized Agent

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: City of Bristol

Address: 111 North Main Street City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 584-6250 E-Mail: mayorsoffice@bristolct.gov

Signature: _____ Signature – (Printed/Typed) Mayor Jeffrey Caggiano

The following shall be included as part of this application:

- filing fee – \$310 (includes \$60 State fee) *plus* \$50 per dwelling unit *plus* \$10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

LUO – 01/24

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 436

Address or location of property: _____ Lot 3 Business Park Drive

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

Address: 43 Bellevue Avenue City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 589-4343 E-Mail: tfurey@fureydonovan.com

Michael J. Dudko

116 Lewis Road

Bristol , CT 06010

January 26, 2025

RECEIVED 1-27-2025 wjw

Dear Commission Members ;

I request intervener 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 ,

Michael J. Dudko

Narrative

From: Charlie Talmadge <Charlie@developmentplanningsolutions.com>
Sent: Wednesday, January 15, 2025 3:24 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Business Park Drive Lot 3

Good afternoon Robert,

Here is a brief summary of the Project proposed for Lot 3 Business Park Drive

The company proposed to move in is called Force Automation and they are a robotics manufacturing company. This may be an oversimplification but basically what they do is take robotic arms that are manufactured as generic parts, program them to do what the end user needs them to do and then they build specific machines around the arms.

They are initially proposing a 30,000 square foot facility which once built will contain roughly 13,000 square feet of manufacturing space, office space for front office and engineering staff (approx. 2800 sqft) and a training facility for future work force development roughly 3,000 square feet.

The remainder of the building will be an industrial tenant space, to be leased to a similar type business.

The second building will be a 12,000 square foot tenant building.

In total the project will have 106 Parking spaces once fully developed. The project will be built in 2 phases.

The project has been approved by the Economic Development Commission and the Industrial Committee.

We are anticipating a 9 month construction cycle and aim to be complete by November 2025
Regards,

Charlie Talmadge

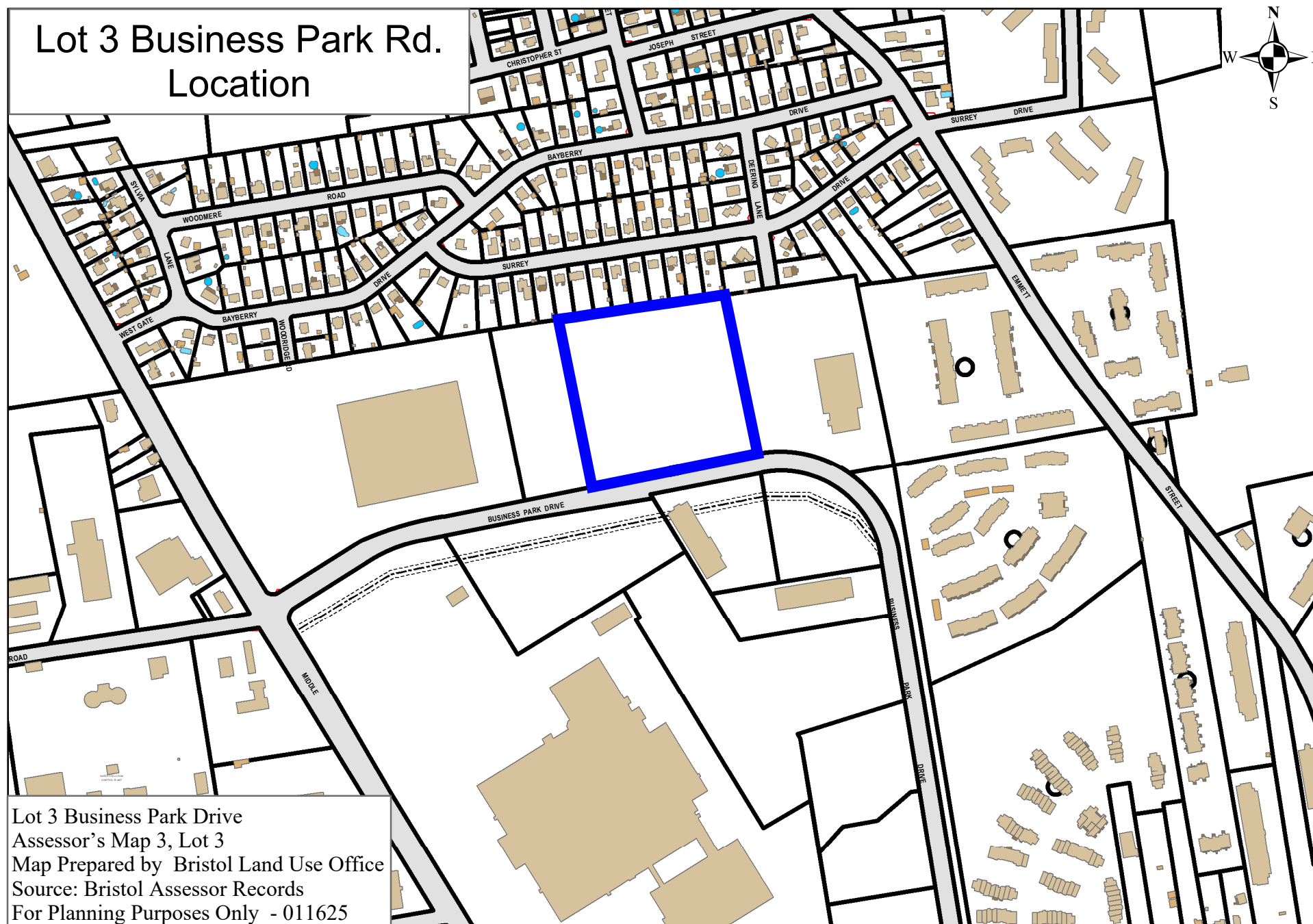
Development Planning Solutions LLC

225 North Main Street, Suite 207

Bristol Ct, 06010

(o) 860-506-4268

(c) 860-712-3967



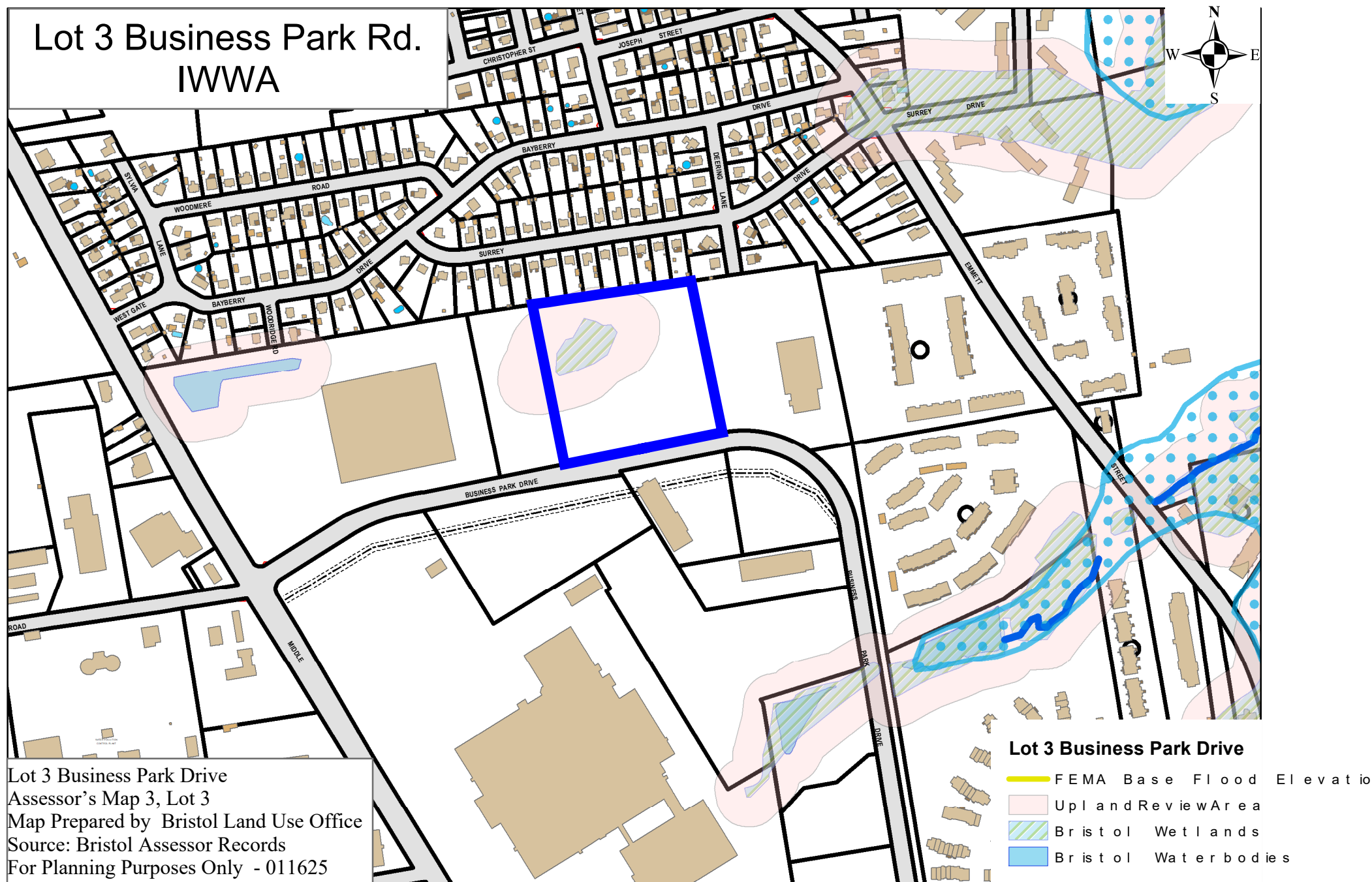


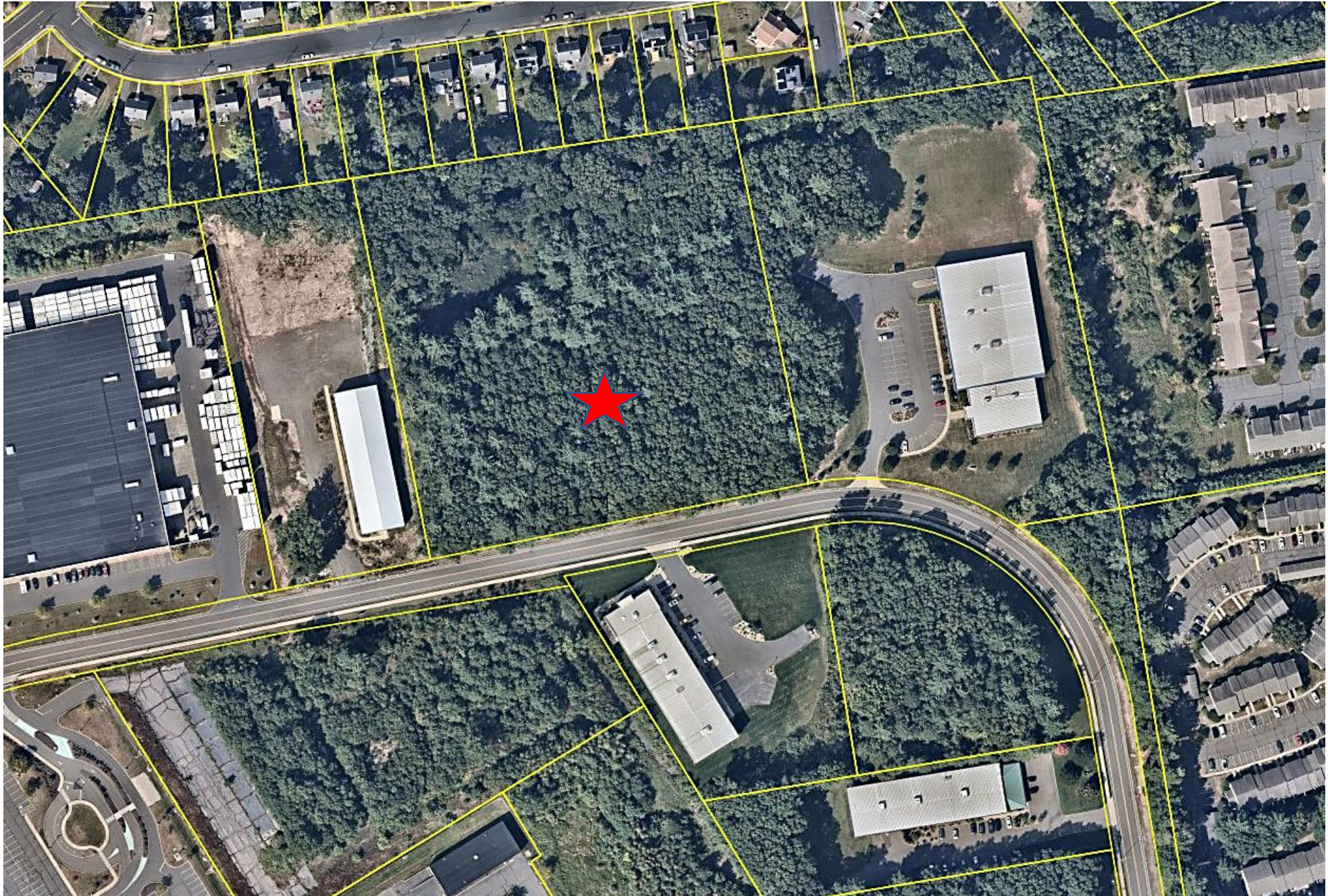
Lot 3 Business Park Rd. Aerial

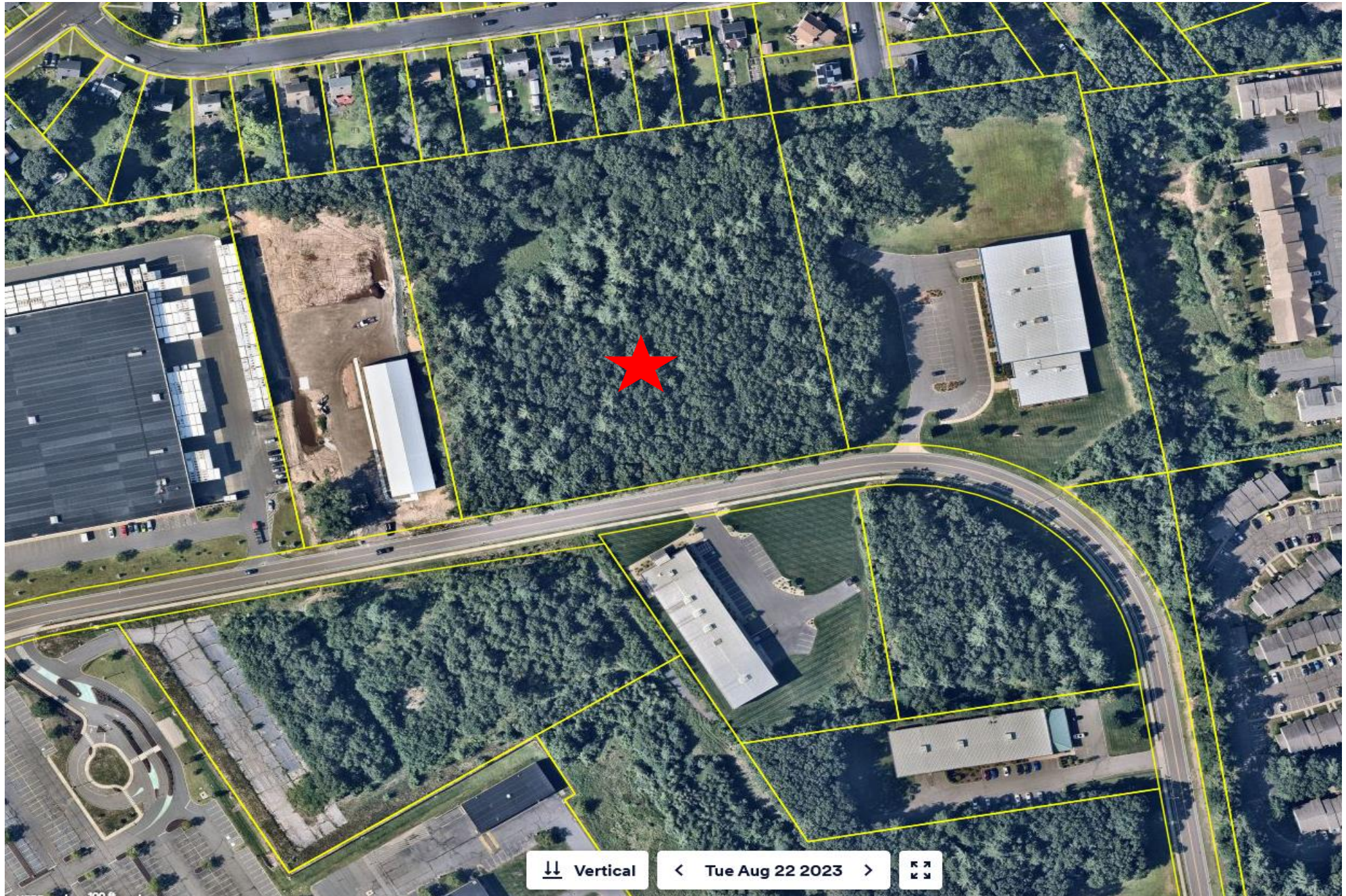


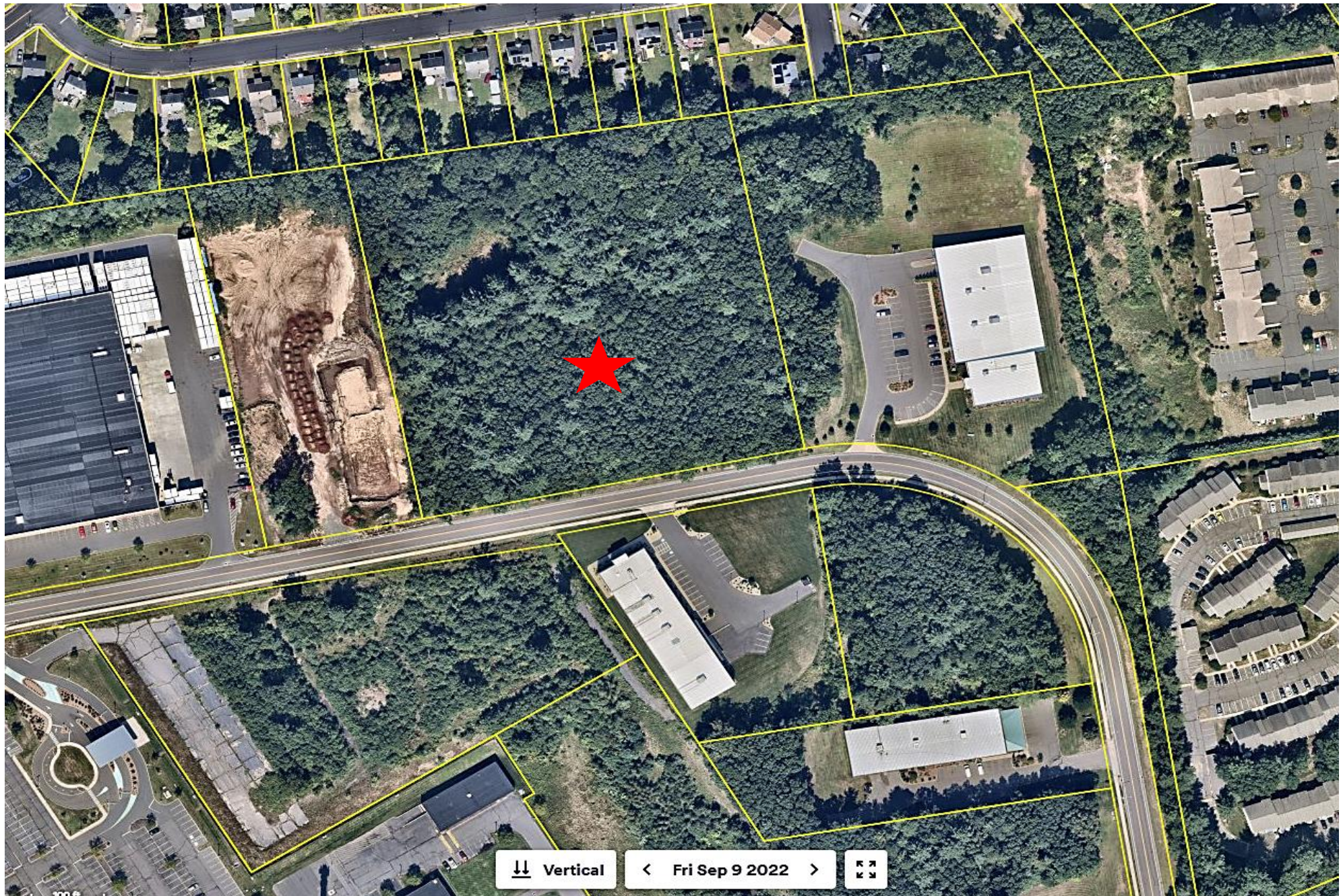
Lot 3 Business Park Drive
Assessor's Map 3, Lot 3
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 011625



















Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 436

SITE PLAN: Site Plan for an industrial park development at Business Park Drive, Lot #3; Force Automation, Inc. applicant. Plans Dated: December 3, 2024; Date of Committee Review: February 6, 2025 (first review); March 24, 2025 (second review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. Plans are not stamped and sealed.

3/1/25 Applicant Response: Plans and electronically signed and sealed.

3/24/25 City Response:

2. Lighting is not complete and does not conform to the zoning regulations.

3/1/25 Applicant Response: Lighting Engineer to revise.

3/24/25 City Response:

3. Provide sections at wall along with details for its construction.

3/1/25 Applicant Response: Rear site wall proposed to be removed and replaced with a 2-1 Slope based on recommendation of Soil Scientist.

3/24/25 City Response:

4. EV Parking is not shown, per section 13.3.

3/1/25 Applicant Response: Done see sheets 4-5.

3/24/25 City Response:

5. The drainage design does not provide any sub surface detention and is using the on-site wetlands as a detention area. Can the applicant provide a surface water elevation for the various storm events 2-100 year?

3/1/25 Applicant Response: The storage volume available was assessed as plans were being developed. The approval of the original Business Park Plans allocated up to 140,000 cubic feet of stormwater storage from Lots 3 and 4 into the subject wetland area. No runoff was directed to the wetland from Lot 4 as its plans were developed and constructed. The runoff from Lot 3 to the wetland for the 100-year event amounts to 126,000 c.f. The volume of the wetland area was computed and the runoff from Lot 3 was modeled using Hydrology Studio software. The wetland is bounded by an earthen berm whose top elevation is just over 250. The model analysis assumed that there is no exfiltration during the storm event and the expected elevation for the 100-year event is 249.26. The assumed surface of the wetland is 248 (bottom of the storage basin). The surface area at elevation 250 is 1.3 acres. The expected elevations in the wetland is as follows: 2-yr event - 248.24, 25-yr event – 248.87, and for a 100-yr event – 249.26.

3/24/25 City Response:

6. Consider 2 phase outlet control at pipe discharges so that any additional sediments can be collected prior to the wetlands.

3/1/25 Applicant Response: The stormwater collected in the site catchbasins is routed through an engineered

Contech Cascade CS-4 water quality structure. This is a water quality device that meets Connecticut standards for the removal of 80% of pollutants from stormwater runoff. The flow at the outlet of the stormsewer system is routed into a Modified Riprap lined Pre-Formed Scour Hole Type 1 to further dissipate erosive forces as well as contain sediment and then 60 feet over native ground before entering the wetland. The outflow is not concentrated on a narrow path. The ground slope from the scour hole to the wetland is approximately 3.8%. This is a two-stage outlet control system where the maintenance group responsible will be able to manually maintain the scour hole. Access to the scour hole is envisioned to come from the east end of the lower parking lot along the toe of the northern slope that supports the parking lot. The frequency of the maintenance operation is noted on Sheet 3 of the plans.

3/24/25 City Response:

7. There are notes on the plans showing tree removal along the property lines that appear to be on the adjoining lot. Is an easement provided for this work? What is the limit of the work?

3/1/25 Applicant Response: The clearing limits are intended to be entirely on the Applicant's property. The drafting linework has been revised.

3/24/25 City Response:

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. Indicate application number, approval date, and nature of IWWA approval associated with this project on cover sheet.

3/1/25 Applicant Response: Done see Cover Sheet. Dates that approvals are granted will be added prior to final signoff.

3/24/25 City Response: Acknowledged.

2. Indicate dimension of second driveway opening measured at street line.

3/1/25 Applicant Response: Both Driveways are 33 Feet wide at the street line. Dimensions have been added to the plan, see Sheets 4-5

3/24/25 City Response: Comment addressed.

3. Indicate dimension between driveway openings. Driveways on the same lot should be 100 feet apart per Article III, Section 13.11.B.

3/1/25 Applicant Response: There are 224 feet between driveways. A dimension has been added to plan, see Sheet 4.

3/24/25 City Response: Comment addressed.

4. Provide hours of operation.

3/1/25 Applicant Response: Permitted IP-1 Use. Hours of operation will be as needed for applicant 8:00 – 4:30 Monday through Friday.

3/24/25 City Response: Comment addressed.

5. Provide number of employees per shift and total.

3/1/25 Applicant Response: 15 Employees, 36 Participants in Training Facility.

3/24/25 City Response: Comment addressed.

6. Does Phase 1 and 2 buildings contain loading docks? If so, please provide details, label on the plan and provide hatching areas where loading would occur. See off-street loading requirements - Article III, Section 13.10.

3/1/25 Applicant Response: Both Buildings will have loading areas on the West Side of each building. Phase I contains 1 loading dock and 2 back in loading bays. Phase 2 will have a loading area however at this time it is undetermined whether it will be a loading dock or back in bay.

3/24/25 City Response: What is the size of the semi-trucks that will utilize loading docks? Will there be room for vehicles parking and driving within the access aisle while a semi-truck is parked within the loading area of Phase 2?

7. The Phase 1 parking table states that 74 parking spaces are required. Only 70 parking spaces are provided for Phase 1.

3/1/25 Applicant Response: Pursuant to Article III. Section 13.5.A., a portion of the Phase II Parking Field will be designated as "Future Parking" to the North of the Phase II building which will be constructed if needed prior to Phase II Construction per conversation with staff. See Sheet 4.

3/24/25 City Response: Add note to the site plan parking compliance table that "future" parking spaces for Phase 1 may be constructed at the discretion of the Zoning Enforcement Officer (ZEO) in order to meet the 74 spaces required in Phase 1.

8. Provide traffic directional arrows indicating the flow of traffic on-site. It is recommended to include a modest amount of pavement markings and directional signage on the plan that provides for safe passage of vehicles.

3/1/25 Applicant Response: Done. See sheet 4.

3/24/25 City Response: Consider adding text to the pavement for loading areas and directional signage regarding site navigation.

9. Provide height and details of proposed retaining walls.

3/1/25 Applicant Response: Top of Wall Elevations and Bottom of Wall Elevations have been provided as part of the grading plan. See Sheet 8.

3/24/25 City Response: Comment addressed.

10. Provide a listing of the LID (Low-Impact Development) features that have been incorporated into the Site Plan design, and in doing so, demonstrate compliance with Section 15.5D.

3/1/25 Applicant Response: This lot was established in the original Business Park Plan with foresight that the property had the ability to handle up to 140,000 cubic feet of stormwater in the existing basin (wetland). The design reflects a Pretreatment Best Management Practice of a proprietary flow-through-device to treat the water quality component of the on-site storm-sewer flow. The storm runoff from the building roofs is not directed through the Water Quality Structure as roof runoff is not considered to be detrimental to the functionality of the existing basin. Maintenance is non-invasive to the functionality of the parking lot. It's typically scheduled during a period of dry weather. The manufacturer has a published maintenance procedure that is available on-line. The water quality structure is located adjacent to the lower parking lot so that maintenance will have little to no effect on site operations.

3/24/25 City Response: Comment addressed.

11. Provide proposed building height in zoning compliance chart.

3/1/25 Applicant Response: Will Provide. The average height on Building 1 is 30 feet (50 feet permitted) and the average height of building 2 is 21 feet (50 feet permitted)

3/24/25 City Response: Comment remains.

12. Show compliance with parking lot landscaping requirement calculations per Article III, Section 11.1.3 within the Zoning Compliance Chart.

3/1/25 Applicant Response: Will provide.

3/24/25 City Response: Comment remains.

13. Is the proposed “canopy” in front a permanent building fixture?

3/1/25 Applicant Response: The Proposed canopies are permanent, metal, building mounted, self- supporting awnings.

3/24/25 City Response: Acknowledged.

14. Elevations have been provided but are unclear. Please label front, side, rear of buildings and clarify if they are for Phase 1 or 2 buildings, or both. If the elevations provided are for Phase 1 only. Please provide elevations for Phase 2.

3/1/25 Applicant Response: Done. Elevations for Building 1 have been labeled North, South, East, and West. A schematic floor plan and elevations for building 2 have been provided. See Sheet A.4

3/24/25 City Response: Comment addressed.

15. Will there be any outdoor storage of materials?

3/1/25 Applicant Response: No.

3/24/25 City Response: Add notation to plan set.

16. A 20-foot landscape buffer to residential zones is required. All or a portion of the landscape buffer could be substituted, if in the Commission’s judgement the proposed buffer would provide comparable screening. A reduction or modification of the buffer requirement will be a Commission decision.

3/1/25 Applicant Response: There is an area of approximately 50 feet of un-cleared densely vegetated land against the residential properties to the north that serves as the buffer. A row of Eastern White Pines is proposed to be planted in front of the undisturbed forest area.

3/24/25 City Response: The proposed buffer does not meet the requirement for a buffer to single-family residential. Provide a second additional row of 6-foot screening trees in the parking area.

17. Indicate the proposed final condition of the areas left blank on the landscaping plan within the rear yard, buffer area and surrounding the wetlands.

3/1/25 Applicant Response: Areas left blank are intended to remain in their natural state. Note to be added to plan.

3/24/25 City Response: Add to plan. Comment remains.

18. Is there any freestanding signage proposed?

3/1/25 Applicant Response: Not at this time.

3/24/25 City Response: Comment addressed.

19. Will there be dedicated visitor parking?

3/1/25 Applicant Response: No.

3/24/25 City Response: Comment addressed.

20. Provide a Traffic Impact Study in order to evaluate the traffic impact of the project per Article IV, Section 16.3.9.

3/1/25 Applicant Response: Will not be required per correspondence with city staff 2/19/2025.

3/24/25 City Response: Comment addressed.

21. Indicate conformance to CT General Statutes regarding handicap parking requirements.

3/1/25 Applicant Response: Handicap parking spaces for both Phases are shown on Sheet 4. Grading around the Handicap Parking is no steeper than 2% as shown on Sheet 8. Pavement marking and signage details for Handicap Parking are shown on Sheet 13. Accessible parking is in conformance with the CT General Statutes.

3/24/25 City Response: Comment addressed.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. Include erosion and sediment controls narrative, plan and details per Section 15.1.5.

3/1/25 Applicant Response: A general construction sequence is outlined on Sheet 3 of the Construction Drawings. If a more specific construction schedule is required by the City, a requirement of the Site Plan approval should be made that the construction management team will be required to submit that schedule along with future construction/building permit applications.

3/24/25 City Response: Comment addressed.

2. 13.3 Electric Vehicle Charging Requirements:

As required by CGS Section 47, each new construction of a commercial building or multiunit residential building with 30 or more designated parking spaces for cars or light duty trucks shall include electric vehicle charging infrastructure that is capable of supporting level two electric vehicle charging stations or direct current fast charging stations in at least 10% of such parking spaces. Required charging stations shall only be located outside.

3/1/25 Applicant Response: 11 parking spaces will be designated for EV Charging Infrastructure and will be divided between the Phases. See Sheets 4 and 5.

3/24/25 City Response: Comment addressed.

3. (Building) Tenant Shop 9,804 sq ft, what is the intended use?

3/1/25 Applicant Response: Undetermined at this time. Any future tenant will be compliant with zoning regulations.

3/24/25 City Response:

4. (Building) Specifications for drinking fountains as they may require the dual, multi-level fountain.

3/1/25 Applicant Response: Acknowledged, Issue not applicable to site plan review.

3/24/25 City Response:

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)

1. No comments or concerns at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No fire code concerns at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Sewer:

1. Permit application is to be done online through our website <http://bristolwaterdept.org>

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

2. Call the office to discuss the fee schedule.

3/1/25 Applicant Response: Will do.

3/24/25 City Response: OK.

3. All non-emergency work requires a minimum of 4 business day notice.

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

4. We inspect every inch.

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

5. Only LICENSED PEOPLE can do the work.

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

6. All Bristol Water and Sewer rules and regulations need to be followed.

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

7. Sewer connection fee is based on the water meter size (meter size not yet determined).

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

Building #1:

1. Clean out every 100' – steel frame and cover.

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

2. Clean out every change of direction 90 degrees or better.

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

3. Building has a Wye connection in the back near Deering Lane.

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

Building #2:

1. 8" main requires man holes.

3/1/25 Applicant Response: The size of the proposed sewer line from Building 2 has been reassessed. A 6-inch sewer is all that's needed for this Building based on review of a more current floorplan and its intended use.

3/24/25 City Response: Ok please provide an updated copy.

2. The 8" needs to be doghoused to the existing sewer main on Deering Lane.

3/1/25 Applicant Response: Project Engineer review proposed sewer sizing and is no longer proposing an 8" main.

3/24/25 City Response: OK.

Water:

1. Permit application is to be done online through our website <http://bristolwaterdept.org>.

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

2. Call the office to discuss fee schedule.

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

3. All non-emergency work requires a minimum of 4 business day notice.

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

4. We inspect every inch.

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

5. Only LICENSED PEOPLE can do the work.

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

6. All Bristol Water and Sewer rules and regulations need to be followed.

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

Buildings 1 & 2:

1. Domestic water line size not identified.

3/1/25 Applicant Response: Pipe size to be determined once pressure test has been completed.

3/24/25 City Response: OK. Please call the office to schedule.

2. A curb valve is required in the domestic line.

3/1/25 Applicant Response: Acknowledged.

3/24/25 City Response: OK.

3. Call the office for fees.

3/1/25 Applicant Response: Acknowledged, will schedule.

3/24/25 City Response: OK.

4. Pressure test, flushing and bacteria test required.

3/1/25 Applicant Response: Acknowledged, will schedule.

3/24/25 City Response: OK.

Plan Set

Dated:

February 27, 2025

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

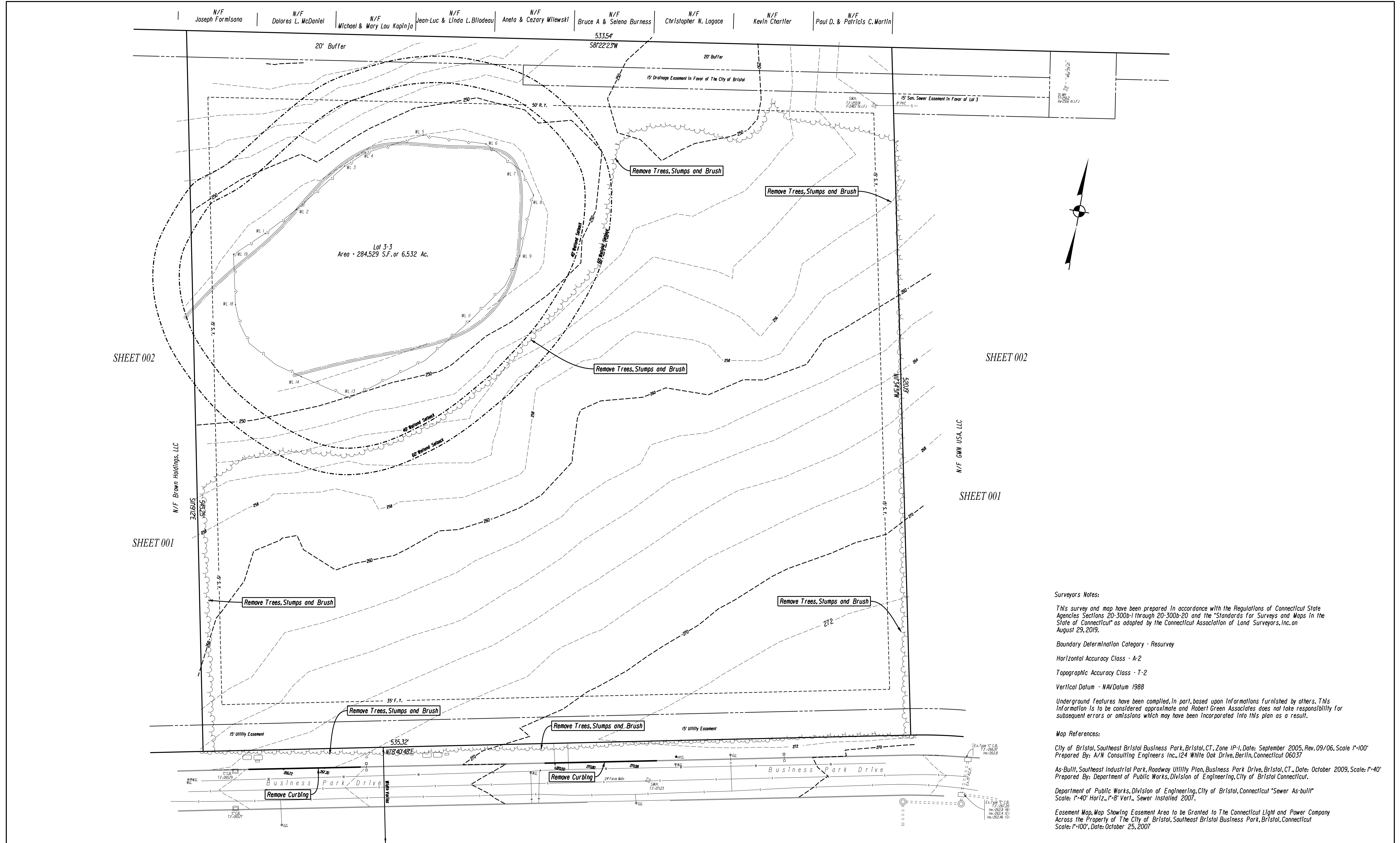
GRANTED: MM/DD/YY

GRANTED: XXXX X, 2025

	NORTH ARROW
	UTILITY POLE
	UTILITY POLE W/ LUMINAIRE
	MANHOLE
	CATCH BASIN
	SIGN
	GATE VALVE (TYPE AS NOTED)
	HYDRANT
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUB / BUSH
	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



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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.

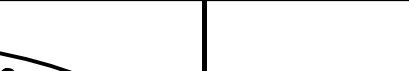
Map References:

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
2	2-27-25	CITY STAFF COMMENTS	SCALE: SCALE IN FEET SCALE 1"=30'						
1	1-17-25	MISC. HOUSEKEEPING							
REV.	DATE	REVISION DESCRIPTION							

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			
PHASE 2 BUILDING 2			
MANUFACTURING/WAREHOUSE	12,000 S.F.	REQUIRED 2/1000 S.F.	24 SPACES
TOTAL AGGREGATE PARKING REQUIRED - 98 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.I. 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 mike@nycnchw1stolcl.gov PRIOR TO THE START OF CONSTRUCTION. THE SEWER CONTACT SHALL BE BRYAN ROBERTS AT (860) 582-7431 OR bryanroberts@bristolcl.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 LIME/STONE 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, ITS INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, 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.

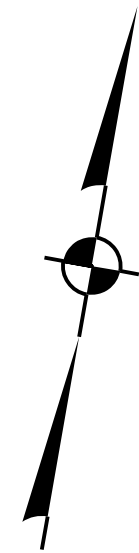
TREE PROTECTION:

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

				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. NOTES-001	
2	2-27-25	CITY STAFF COMMENTS							LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT			
1	1-17-25	MISC. HOUSEKEEPING										
REV.	DATE	REVISION DESCRIPTION										
				NOT TO SCALE						GENERAL NOTES	3	

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.



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N/F
Dolores L. McDaniel

N/F
Michael & Mary Lou Kopinja

N/F
Jean-Luc & Linda L. Blodeau

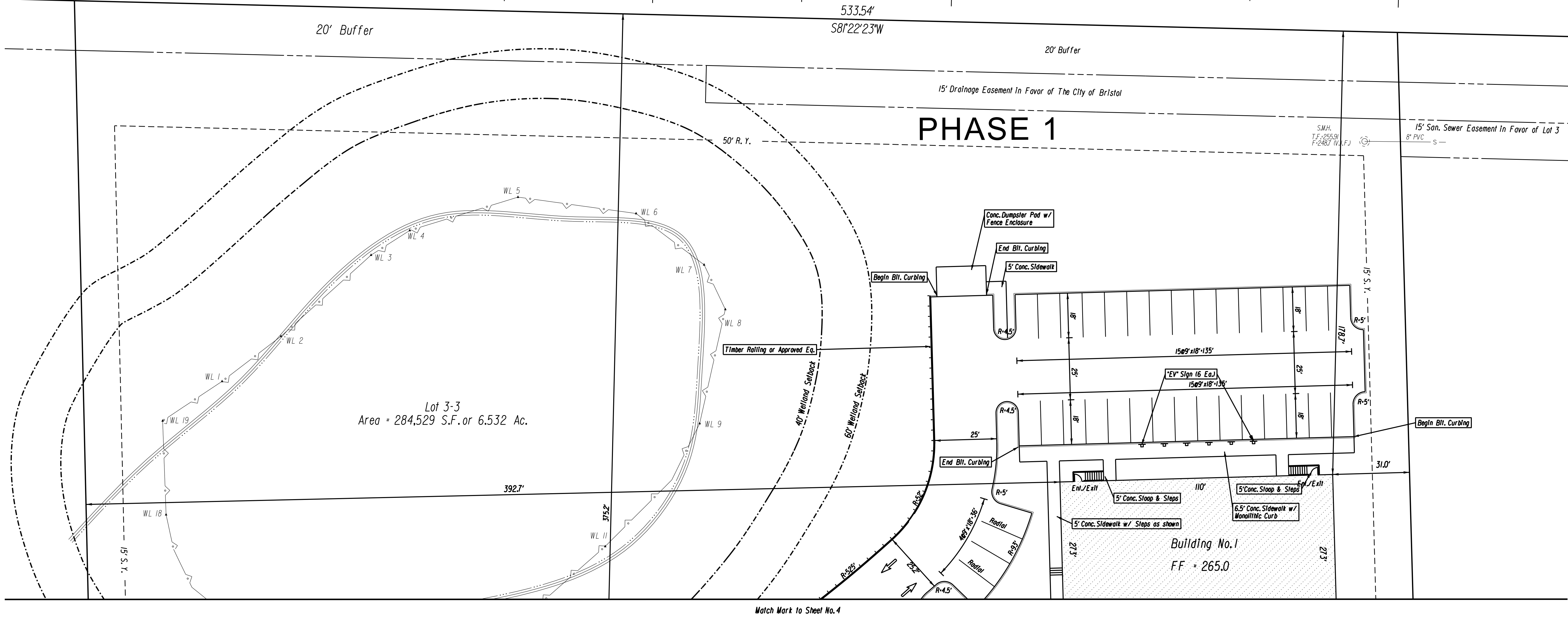
N/F
Aneta & Cezary Milewski

N/F
Bruce A & Selena Burness

N/F
Christopher N. Lagace

N/F
Kevin Chartier

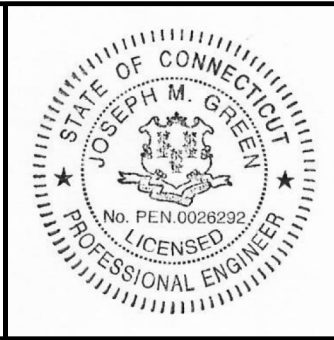
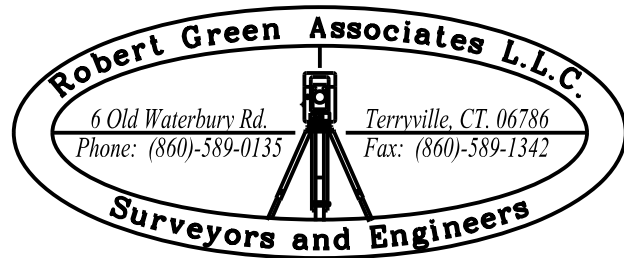
N/F
Paul D. & Patricia C. Martin



REV.	DATE	REVISION DESCRIPTION
2	2-27-25	CITY STAFF COMMENTS
1	1-17-25	MISC. HOUSEKEEPING

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

SURVEYOR SIGNATURE/BLOCK:
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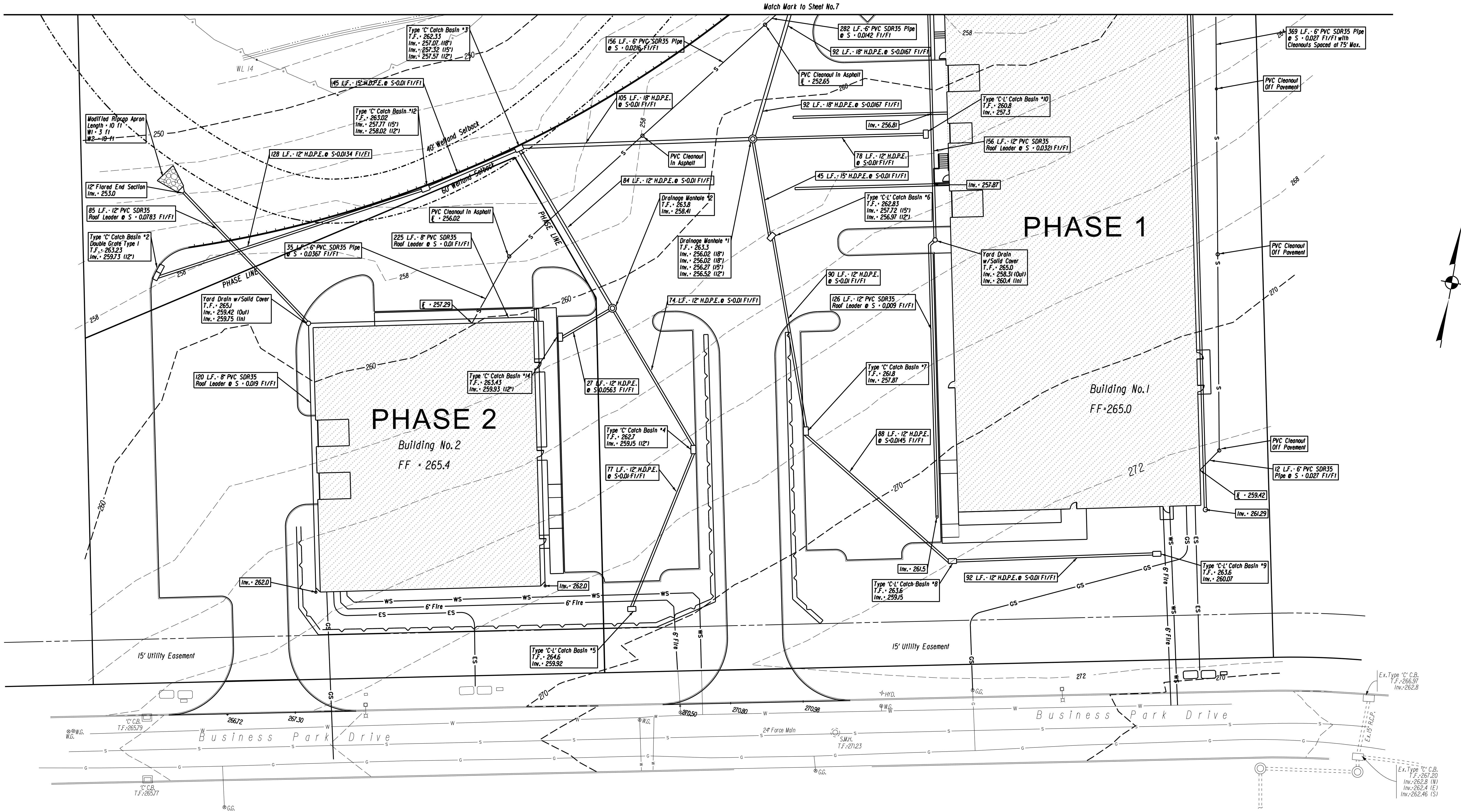


ENGINEER SIGNATURE/BLOCK:
Joseph M. Burness

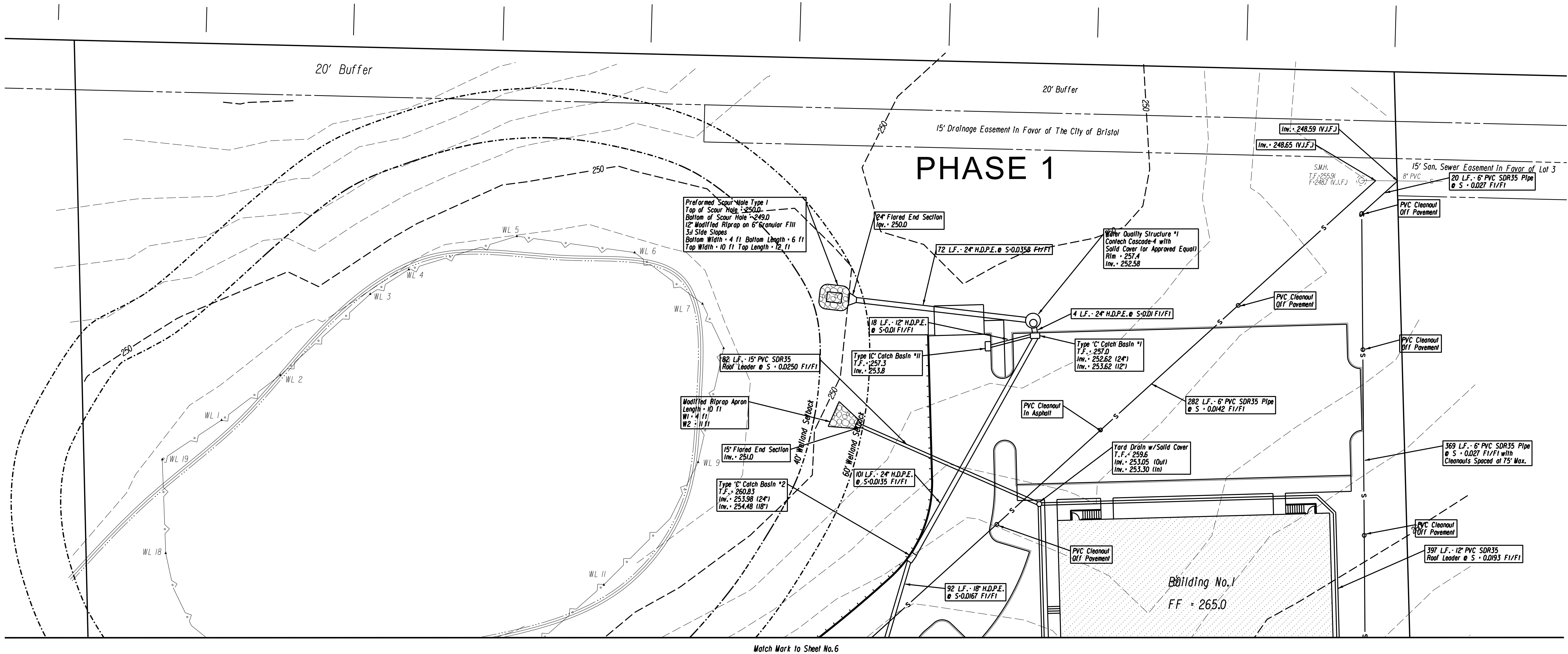
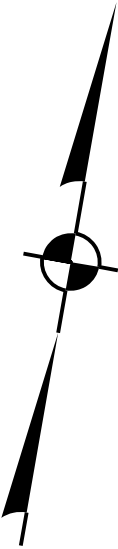
PROJECT TITLE:
IMPROVEMENT LOCATION SURVEY-PROPOSED
LOT 3-3 FORCE AUTOMATION
BUSINESS PARK DRIVE
BRISTOL, CONNECTICUT

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

DRAWING NO.
PLN-002
SHEET NO.
5



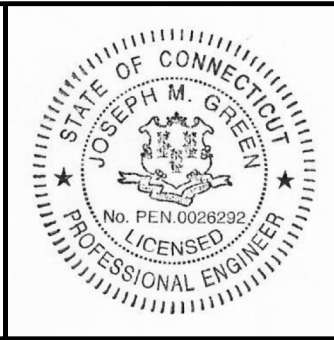
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REV.	DATE	REVISION DESCRIPTION
2	2-27-25	CITY STAFF COMMENTS
1	1-17-25	MISC. HOUSEKEEPING

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

SURVEYOR SIGNATURE/BLOCK:
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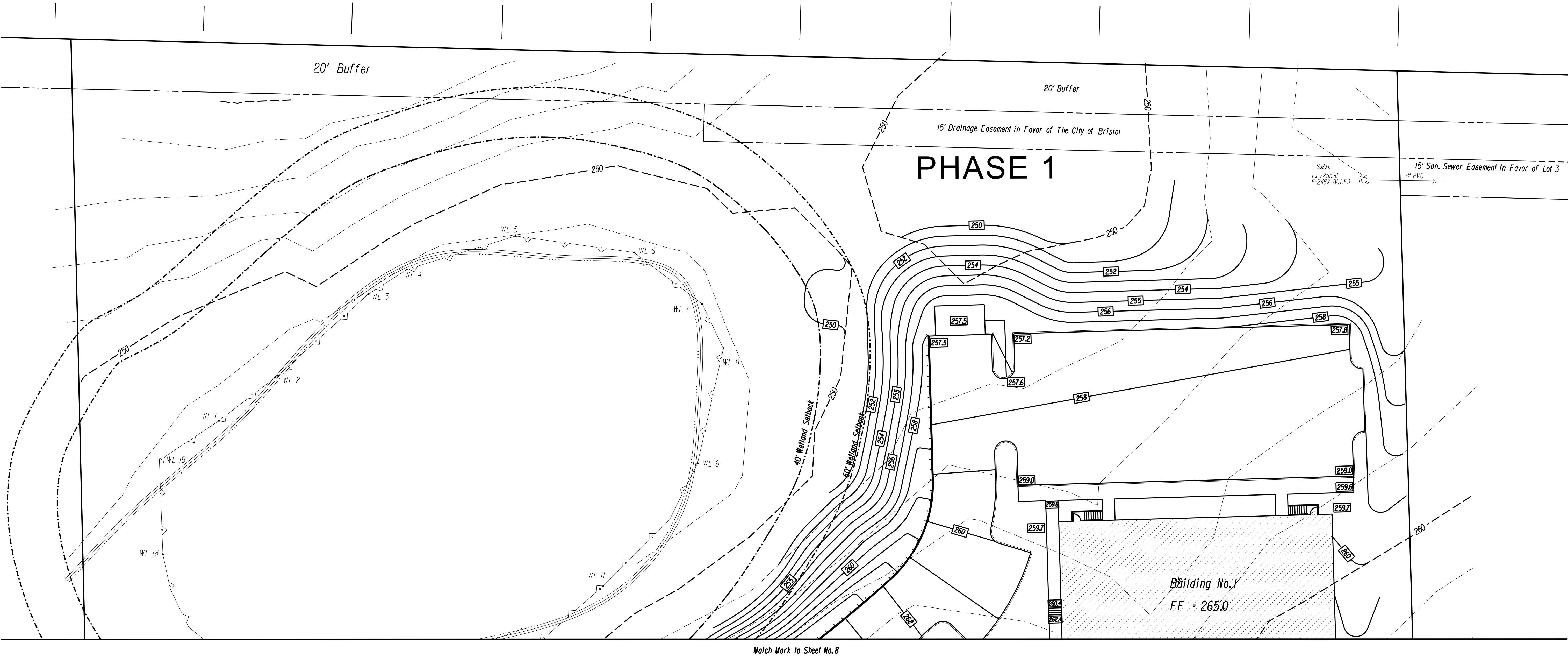
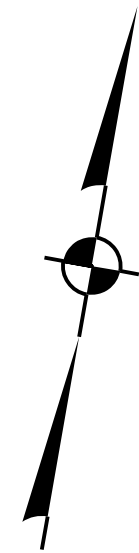


ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

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

ASSESSOR'S MAP/LOT:	3 / 3	DRAWING NO	UTIL-002
DRAWING TITLE:	DRAINAGE AND UTILITIES	SHEET NO.	7

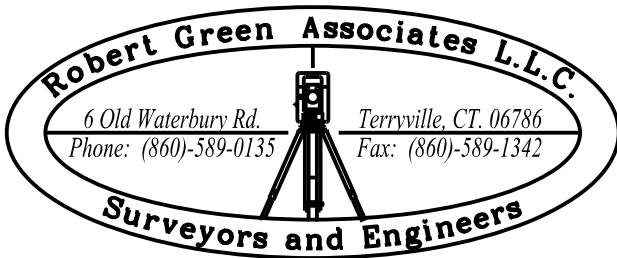
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1	1-17-25	MISC. HOUSEKEEPING

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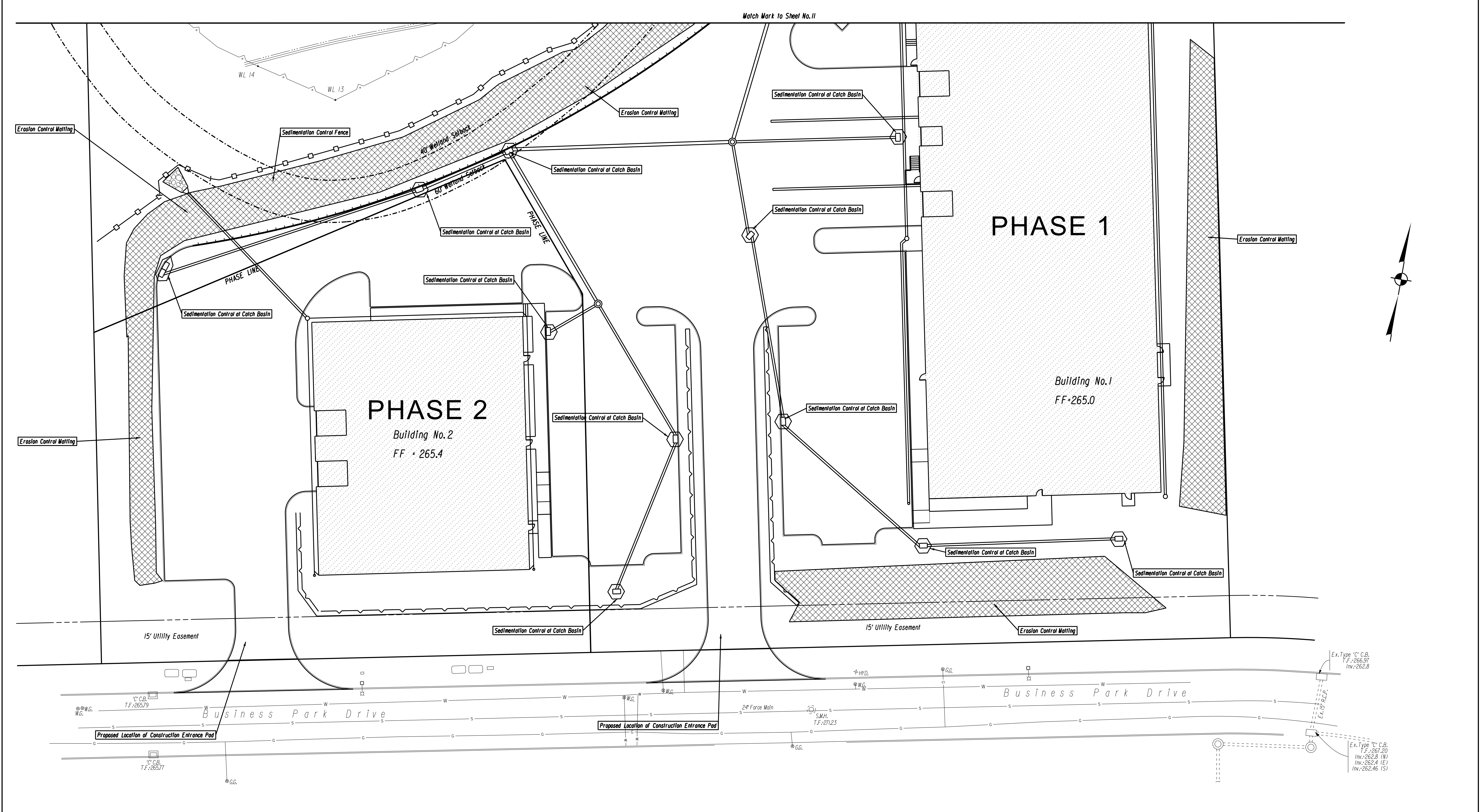
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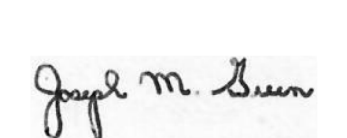


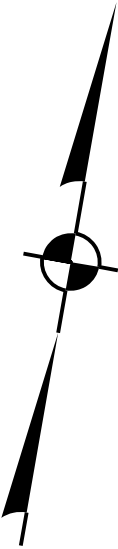
ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

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

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



				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. E&S-001
				SCALE: SCALE IN FEET SCALE 1"=20'						DRAWING TITLE: EROSION AND SEDIMENTATION CONTROL	SHEET NO. 10
REV.	DATE	REVISION DESCRIPTION									
2	2-27-25	CITY STAFF COMMENTS									
1	1-17-25	MISC. HOUSEKEEPING									



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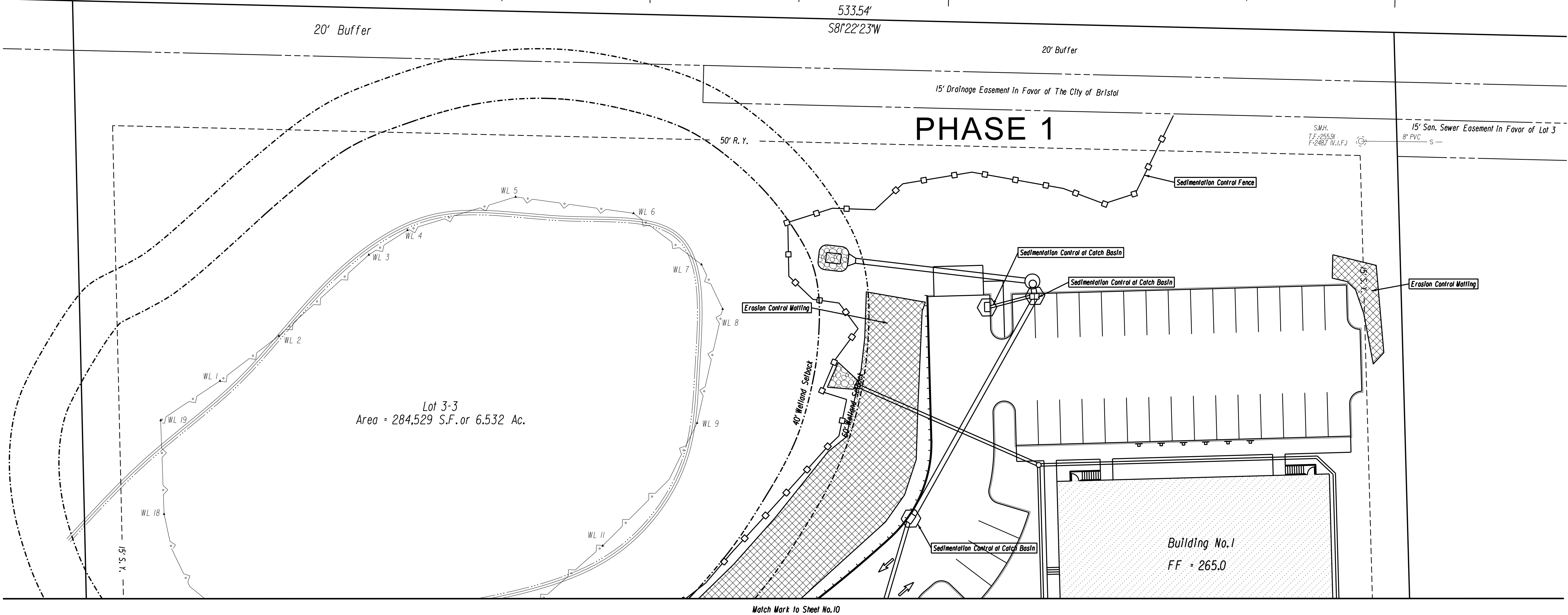
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N/F
Kevin Chartier

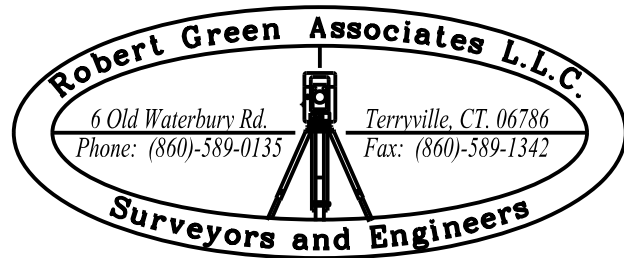
N/F
Paul D. & Patricis C. Martin



REV.	DATE	REVISION DESCRIPTION
2	2-27-25	CITY STAFF COMMENTS
1	1-17-25	MISC. HOUSEKEEPING

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.

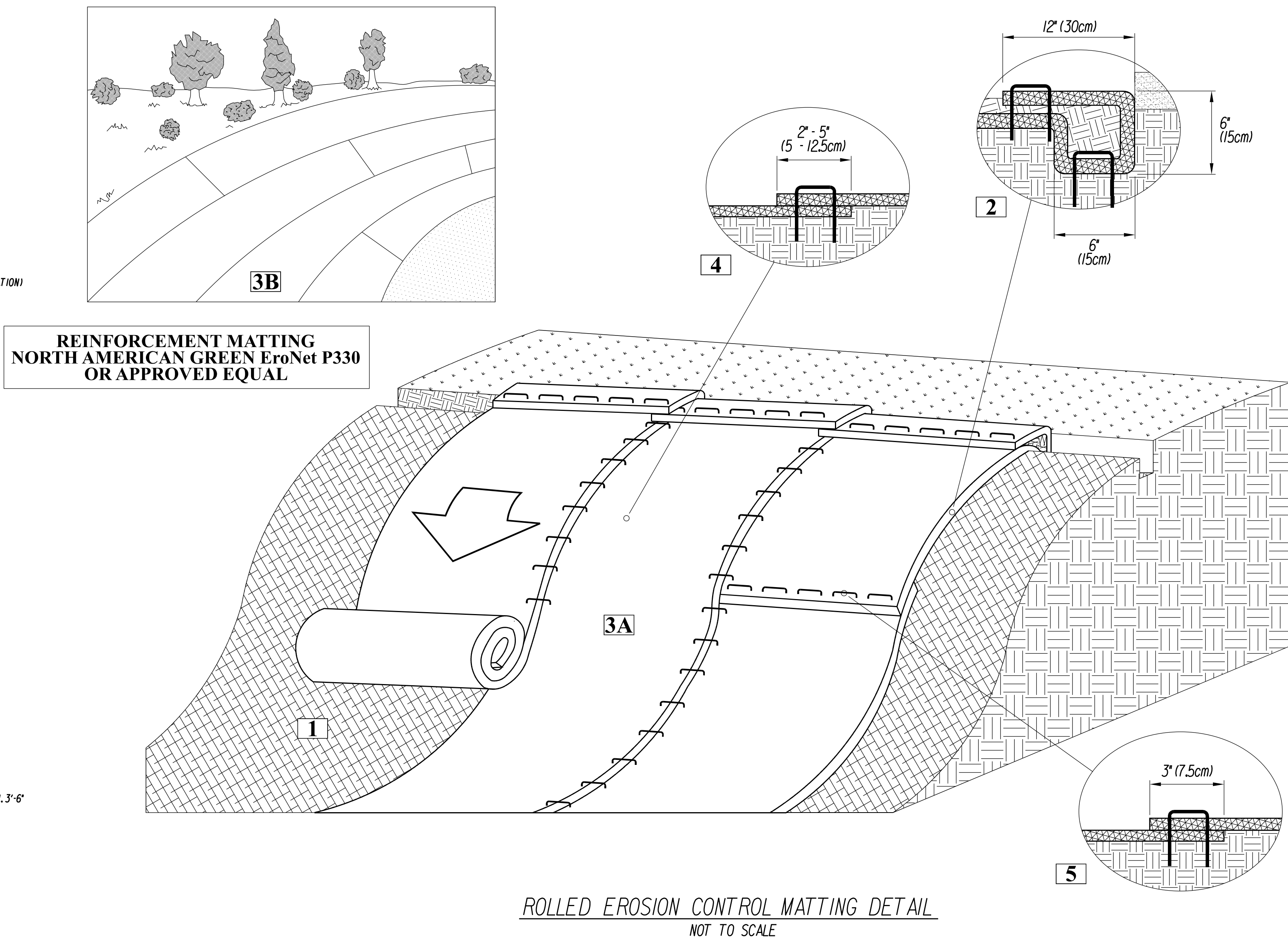
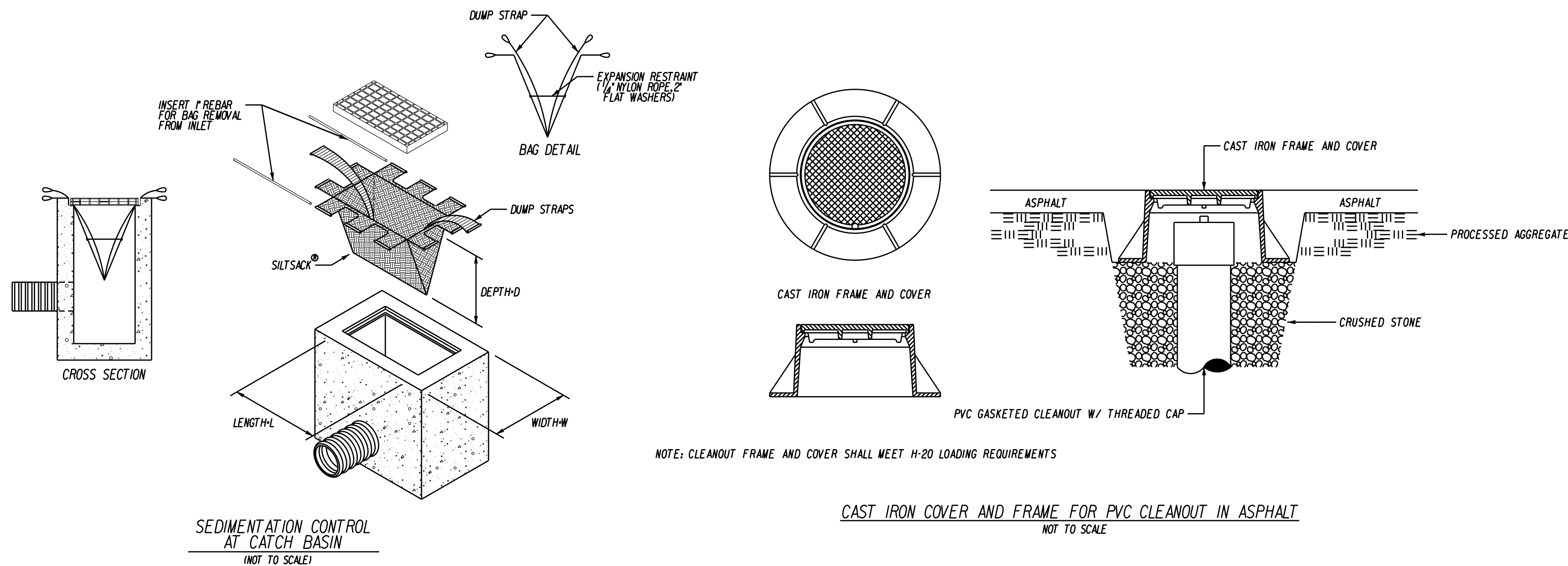


ENGINEER SIGNATURE/BLOCK:
Joseph M. Green

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

ASSESSOR'S MAP/LOT:
3 / 3
DRAWING TITLE:
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.

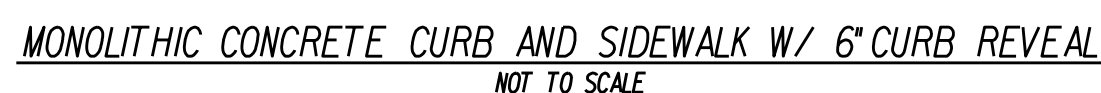
*NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE
OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY
BE NECESSARY TO PROPERLY SECURE THE RECPs.

			DATE: DECEMBER 3, 2024	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.		 	ENGINEER SIGNATURE/BLOCK: 	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED	ASSESSOR'S MAP/LOT: 3 / 3	DRAWING NO. MISC-001
2	2-27-25	CITY STAFF COMMENTS								
1	1-17-25	MISC. HOUSEKEEPING								
REV.	DATE	REVISION DESCRIPTION	SCALE: AS NOTED						DRAWING TITLE: LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	SHEET NO. MISCELLANEOUS NOTES AND DETAILS 12



-
- VARIES: SEE PLAN SHEETS FOR WIDTH
- CONCRETE TO BE SCORED WITH EDGING TOOL TO SIMULATE CURBING
- W6 - 6"x6" WELDED WIRE MESH W/ 3" MIN. COVER (TYP.)
- 1/4" PER 1" MIN.
- 5' CONC. SIDEWALK W/ WIRE
- 6' CONC. SIDEWALK (CLASS 5 CONC.)
- 6' FINISHED PAVEMENT GRADE
- 1" RADIUS
- 20"
- APPROVED COMPACTED SUBGRADE
- 6' 9'
- SECTION

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

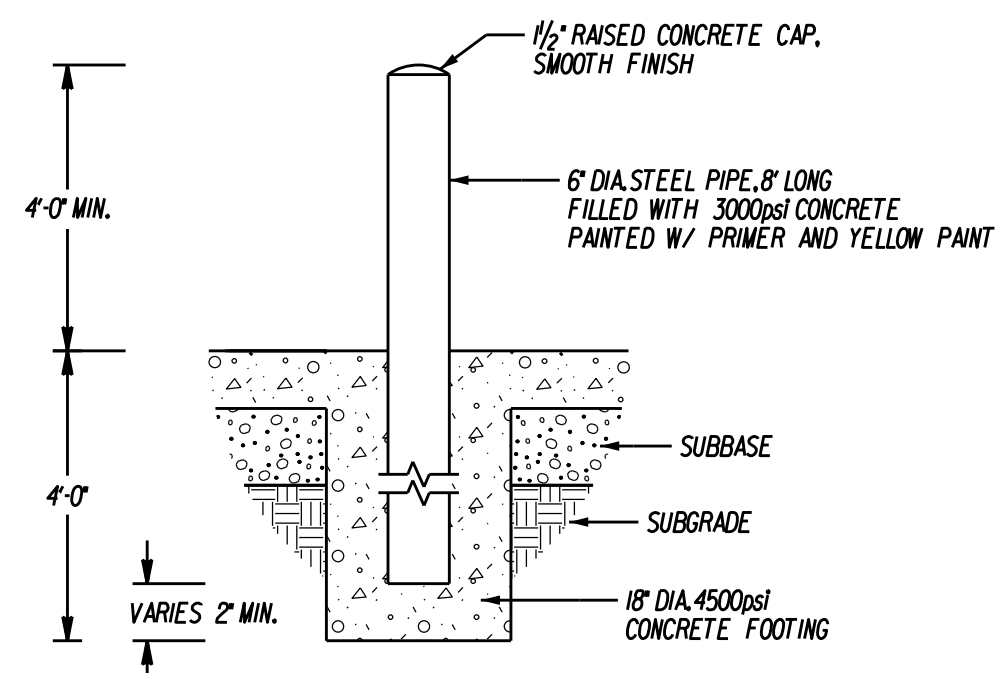


- 
- FINISH CONCRETE W/ SLIGHT SLOPE AWAY FROM BOLLARD
- PAVEMENT
- PAVEMENT INSTALLATION

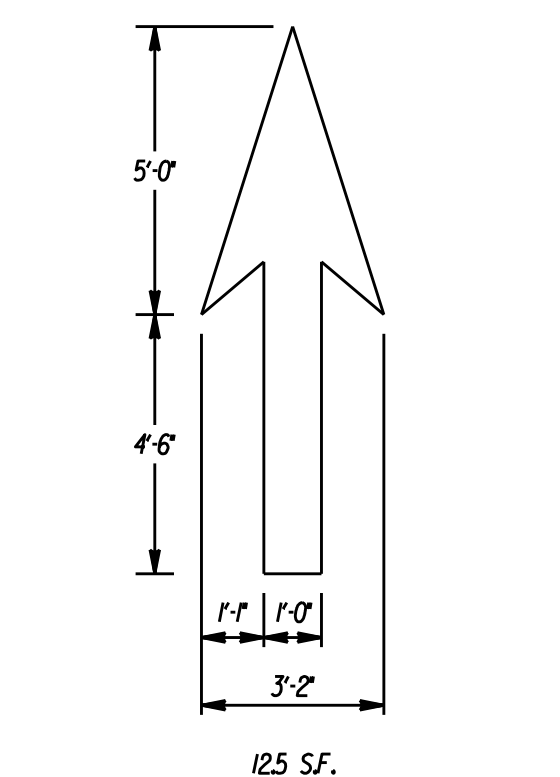
SIDEWALK INSTALLATION

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

BOLLARD / SIGN BOLLARD
NOT TO SCALE



BOLLARD
NOT TO SCALE



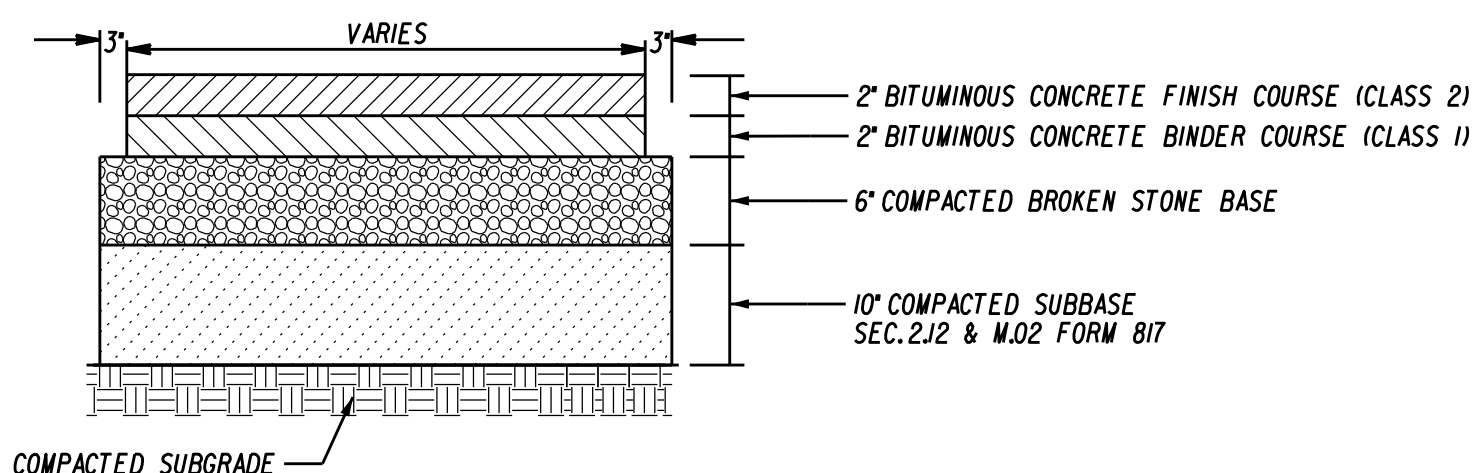
PAVEMENT ARROW DETAIL (WHITE)
NOT TO SCALE



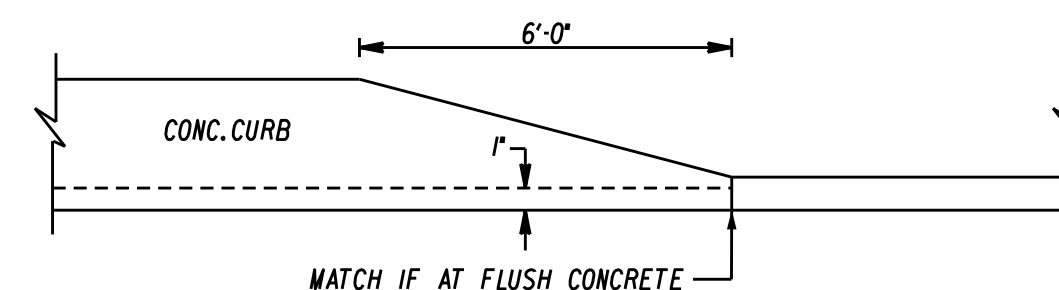
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.P.A.*16-78)
NOT TO SCALE

AREA (SQ. FT)	SIZE (INCHES)	CONN. (D.O.T. #)	POSTS	ALUM THK.
1.85	18	31-0532	1	.080

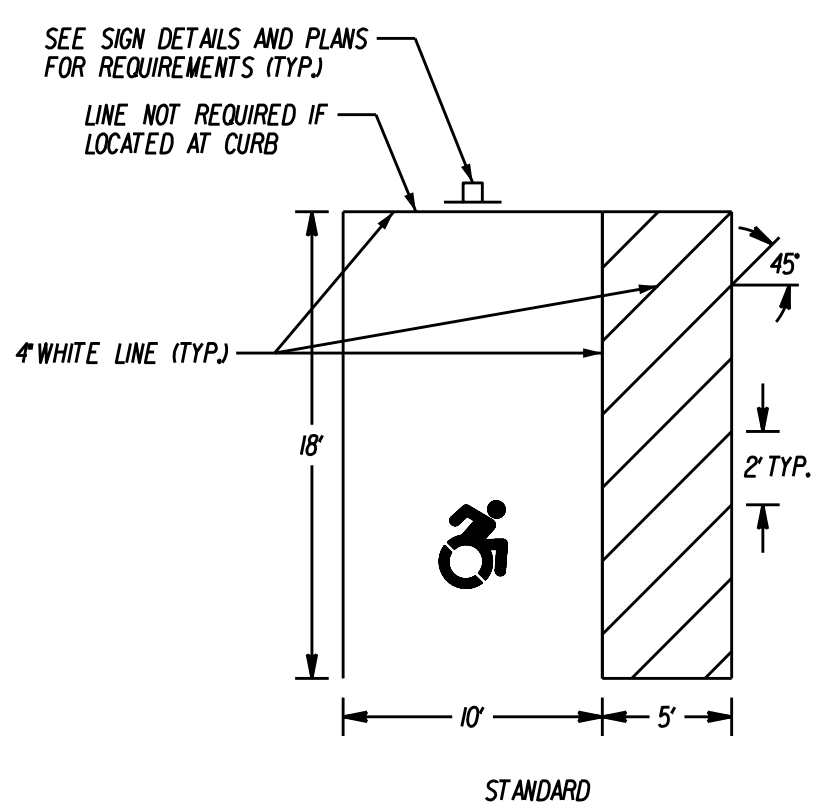
AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
	12X6	31-0648		.080



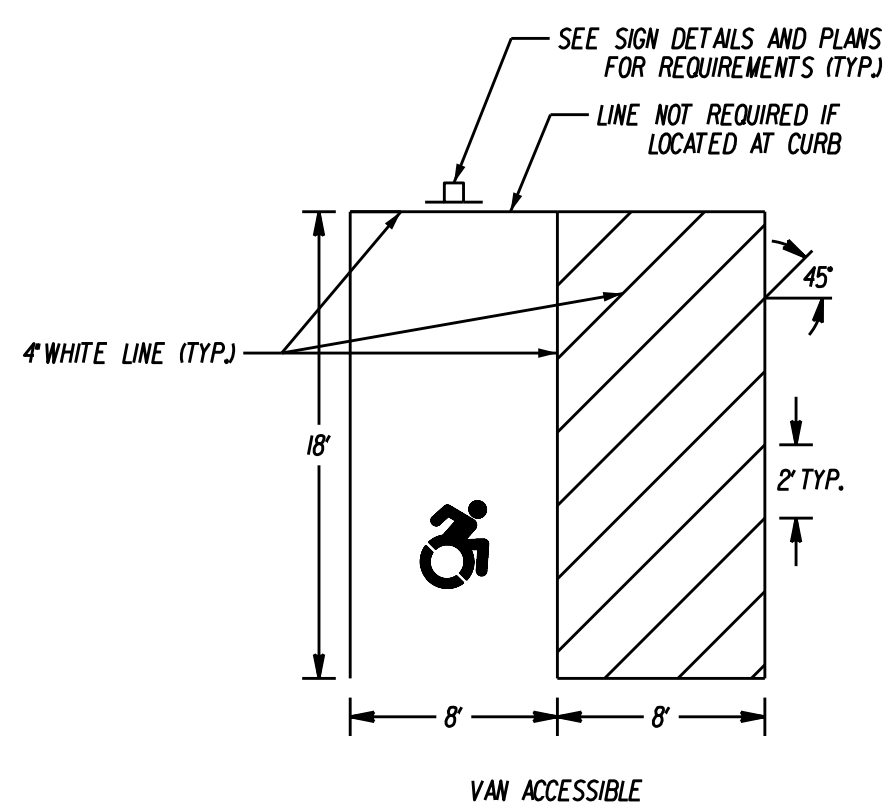
HEAVY DUTY (HD) PAVEMENT SECTION
NOT TO SCALE



CURBING TAPER
NOT TO SCALE



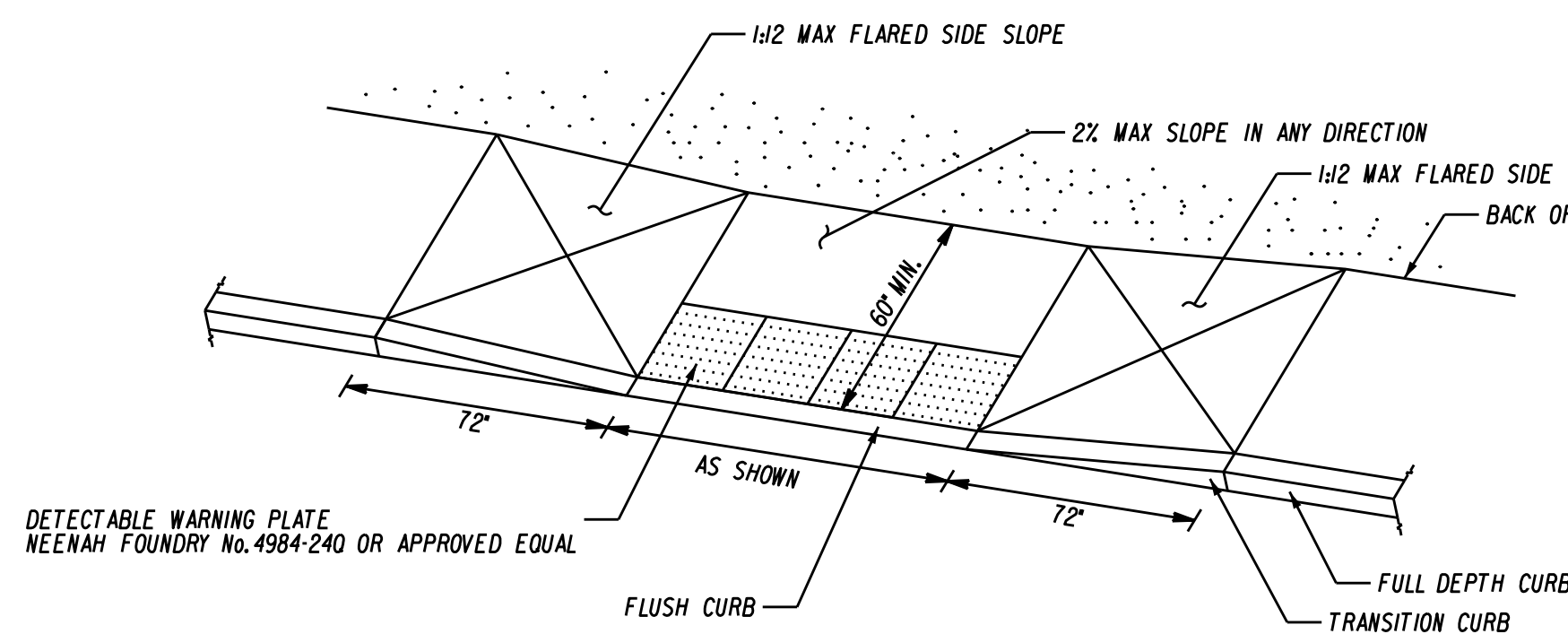
STANDARD



VAN ACCESSIBLE

NOTE: SEE PLAN FOR CROSS HATCH LOCATION

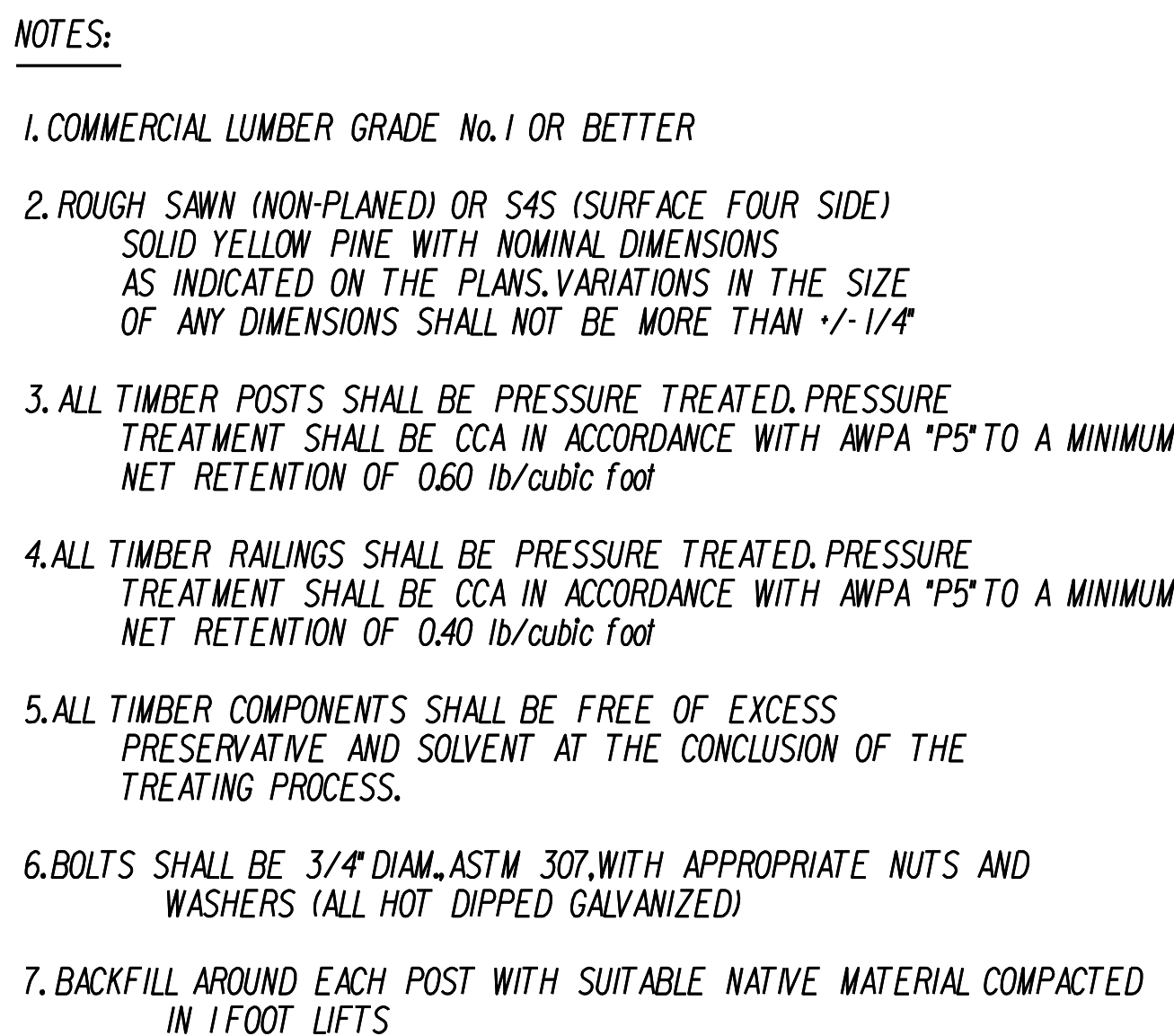
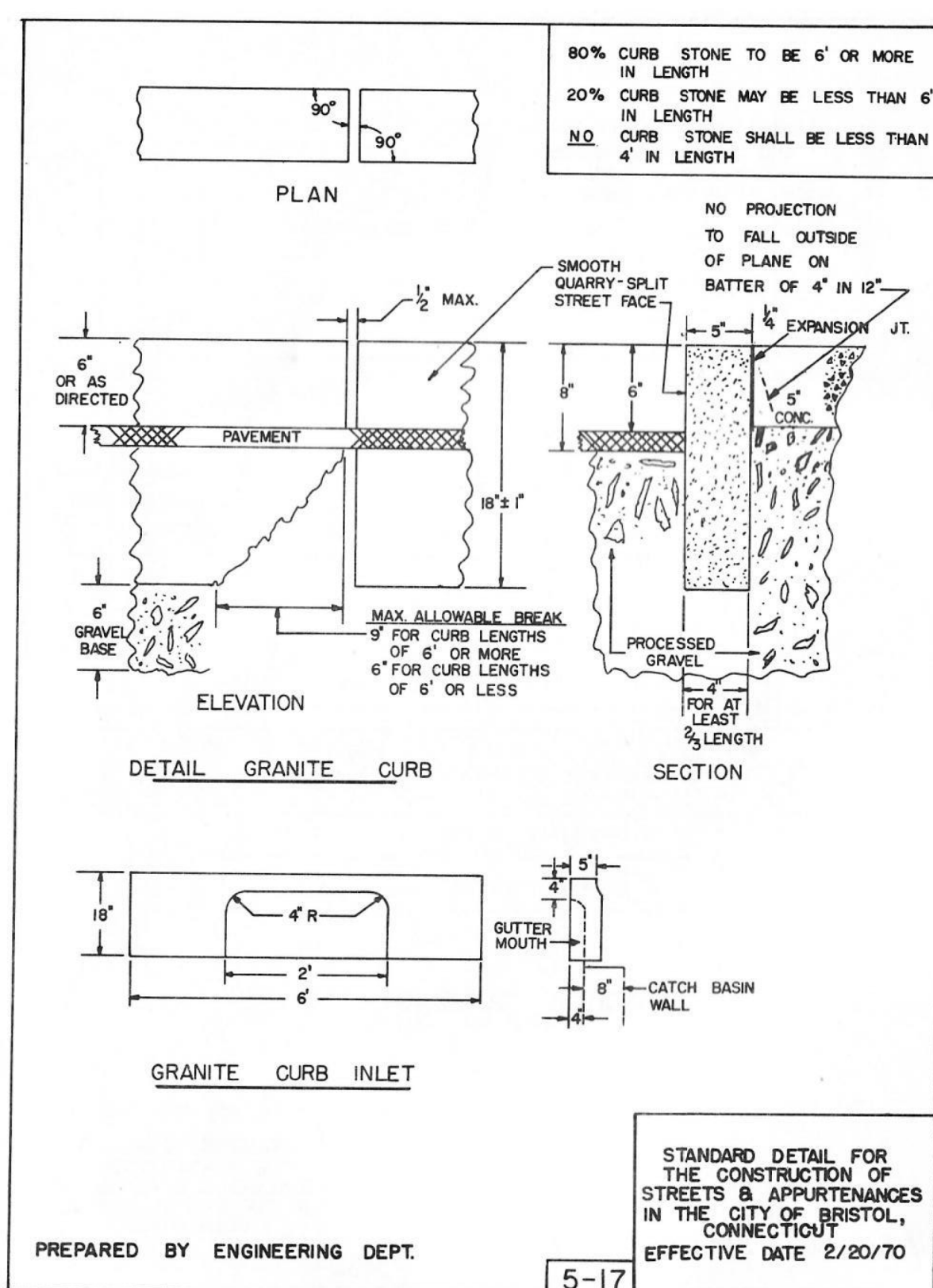
PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



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

SIDEWALK RAMP TYPE 'D'
NOT TO SCALE

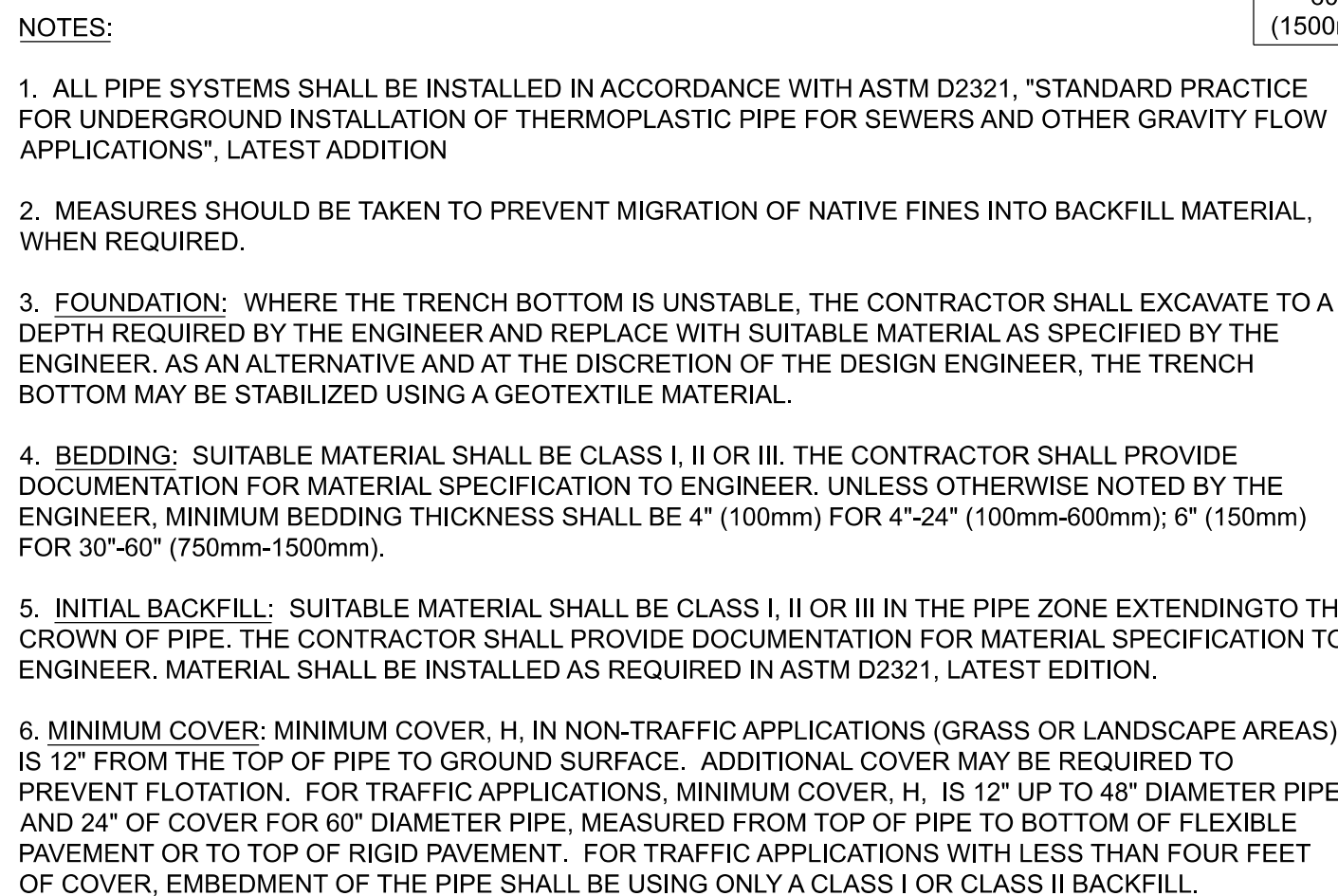
Page 70



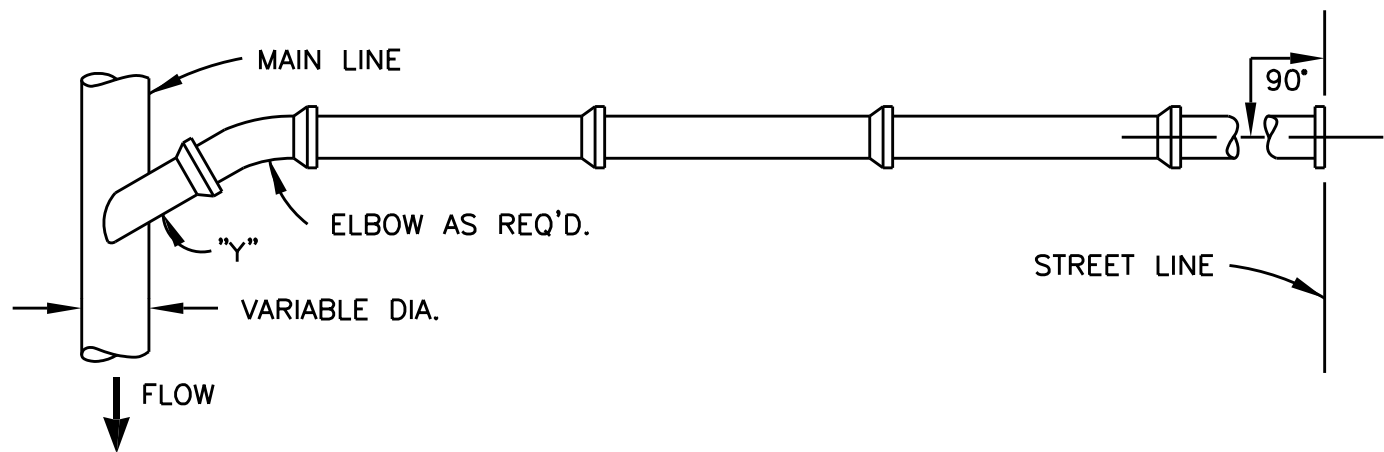
MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**		
SURFACE LIVE LOADING CONDITION		
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
(300mm - 1200mm)	(305mm)	(1219mm)
60"	24"	60"
(1500mm)	(610mm)	(1524mm)

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

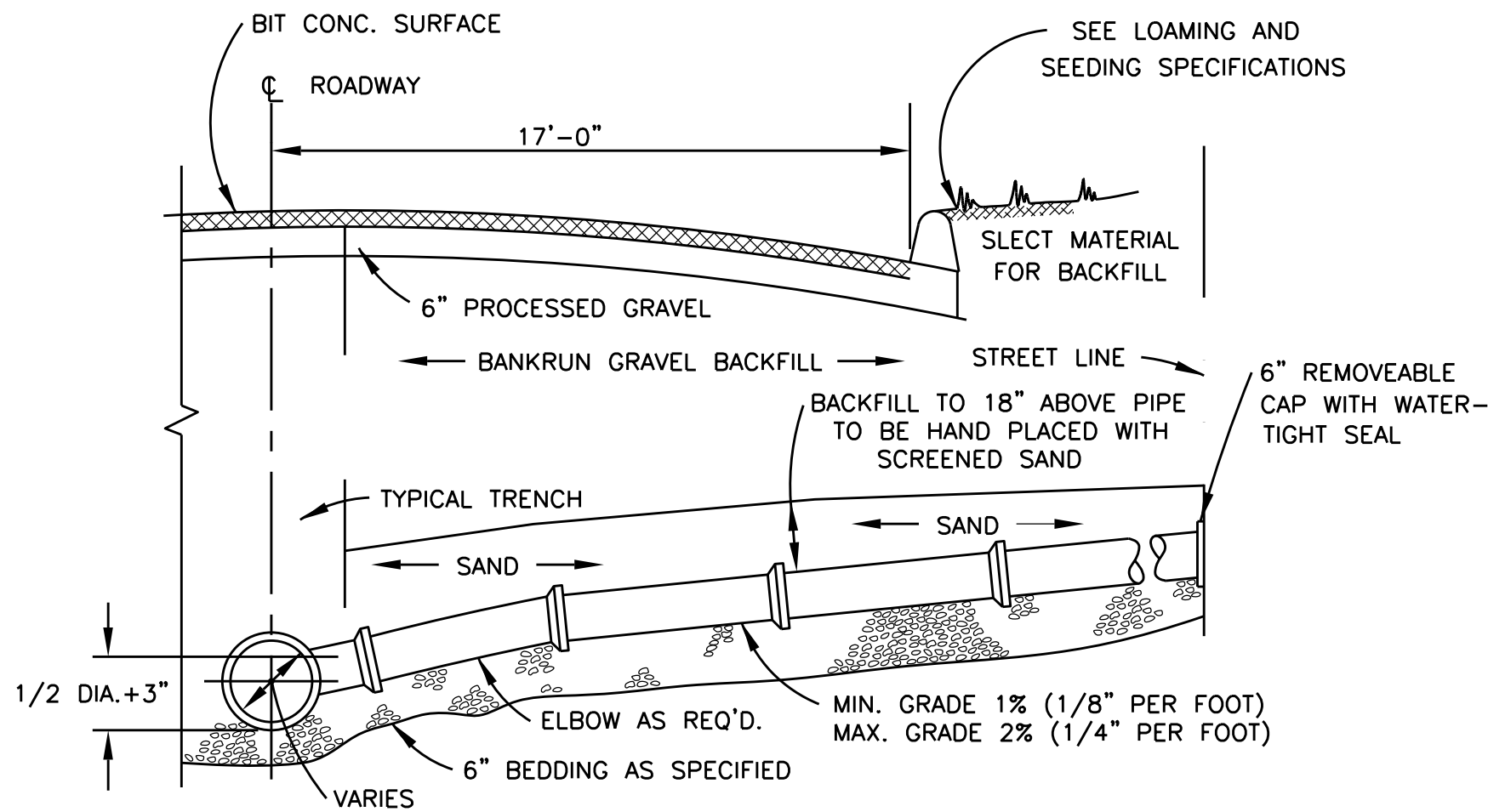
FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12,
LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH
THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (γ_s) = 120 PCF



TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE

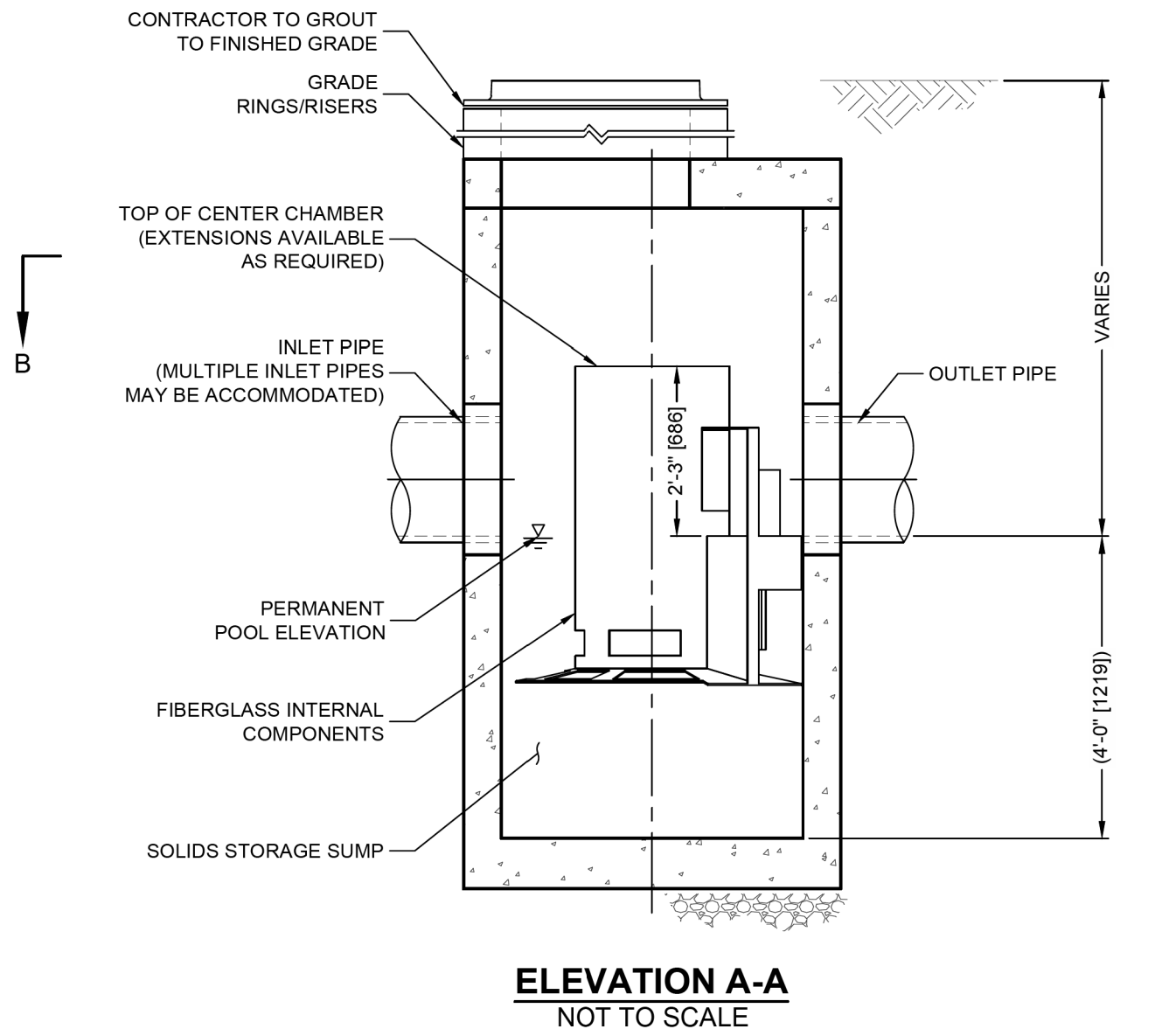
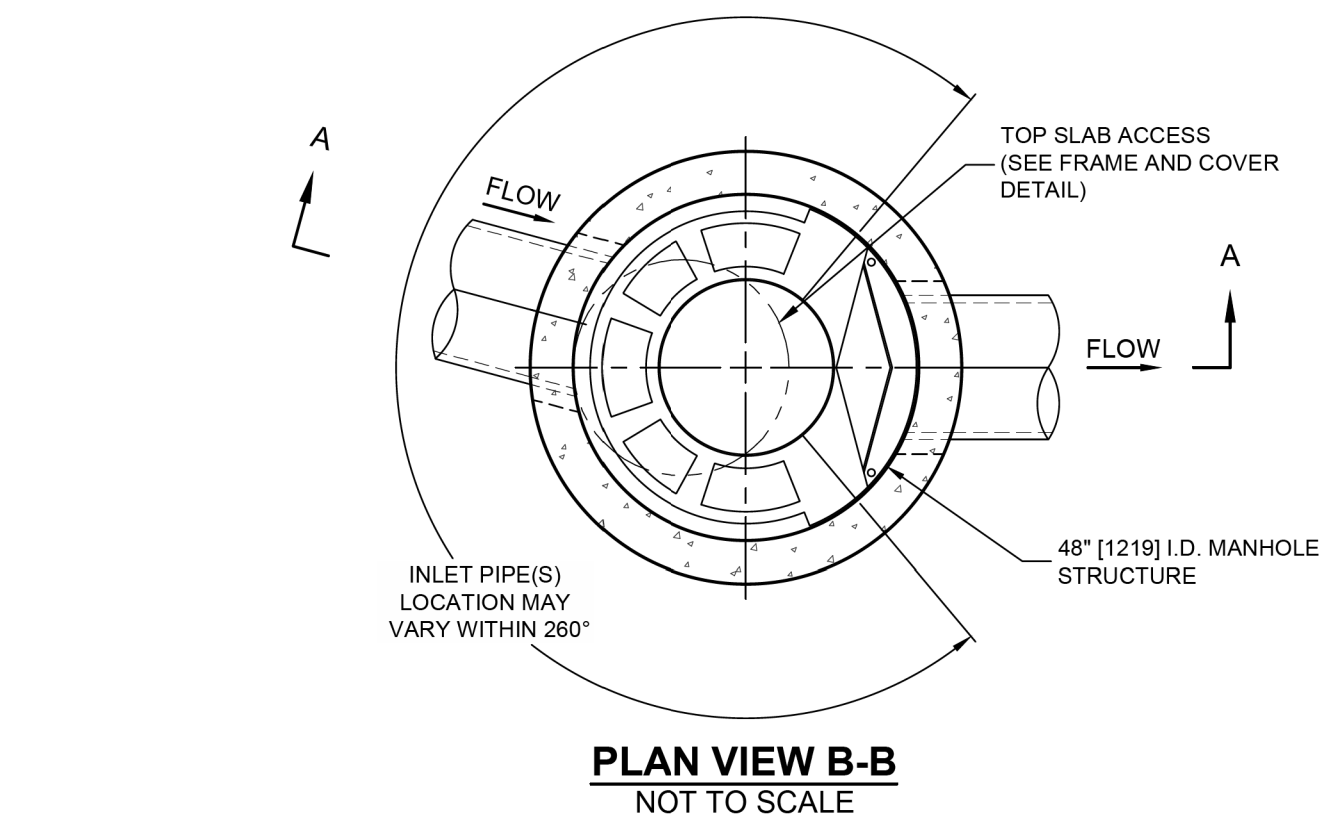


TYPICAL SANITARY SEWER CONNECTION – PLAN



TYPICAL SANITARY SEWER CONNECTION LATERAL

I:\COMMON\CAD\TREATMENT\21 CASCADE\40 STANDARD DRAWINGS\DWGS-4\DTL.DWG 1/22/2019 9:34 AM



CASCADE separator™

CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

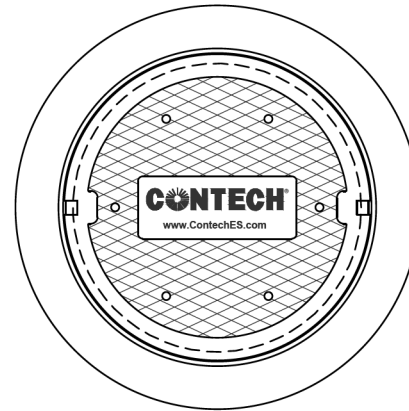
CONFIGURATION DESCRIPTION

GRATED INLET ONLY (NO INLET PIPE)

GRATED INLET WITH INLET PIPE OR PIPES

CURB INLET ONLY (NO INLET PIPE)

CURB INLET WITH INLET PIPE OR PIPES



FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID		W05 *1	
WATER QUALITY FLOW RATE (cfs [L/s])		194 CFS	
PEAK FLOW RATE (cfs [L/s])		184 CFS	
RETURN PERIOD OF PEAK FLOW (yrs)		25	
RIM ELEVATION		297.4	
PIPE DATA:		INVERT	MATERIAL
INLET PIPE 1		252.58	H.D.P.E.
INLET PIPE 2			
OUTLET PIPE		252.58	H.D.P.E.

NOTES / SPECIAL REQUIREMENTS:

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATINGS, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
- CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

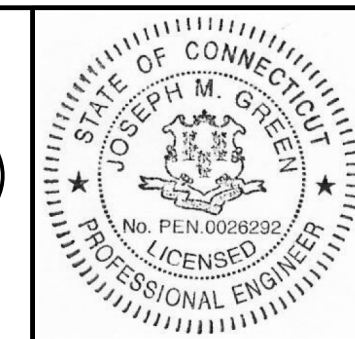
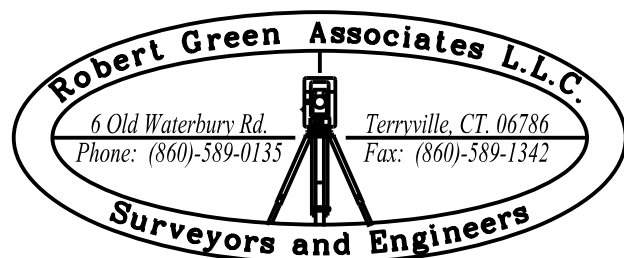
CONTECH
ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7983 FAX

CS-4
CASCADE SEPARATOR
STANDARD DETAIL

REV.	DATE	REVISION DESCRIPTION
2	2-27-25	CITY STAFF COMMENTS
1	1-17-25	MISC. HOUSEKEEPING

DATE:	DECEMBER 3, 2024
SCALE:	AS NOTED

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:
MISCELLANEOUS NOTES AND DETAILS

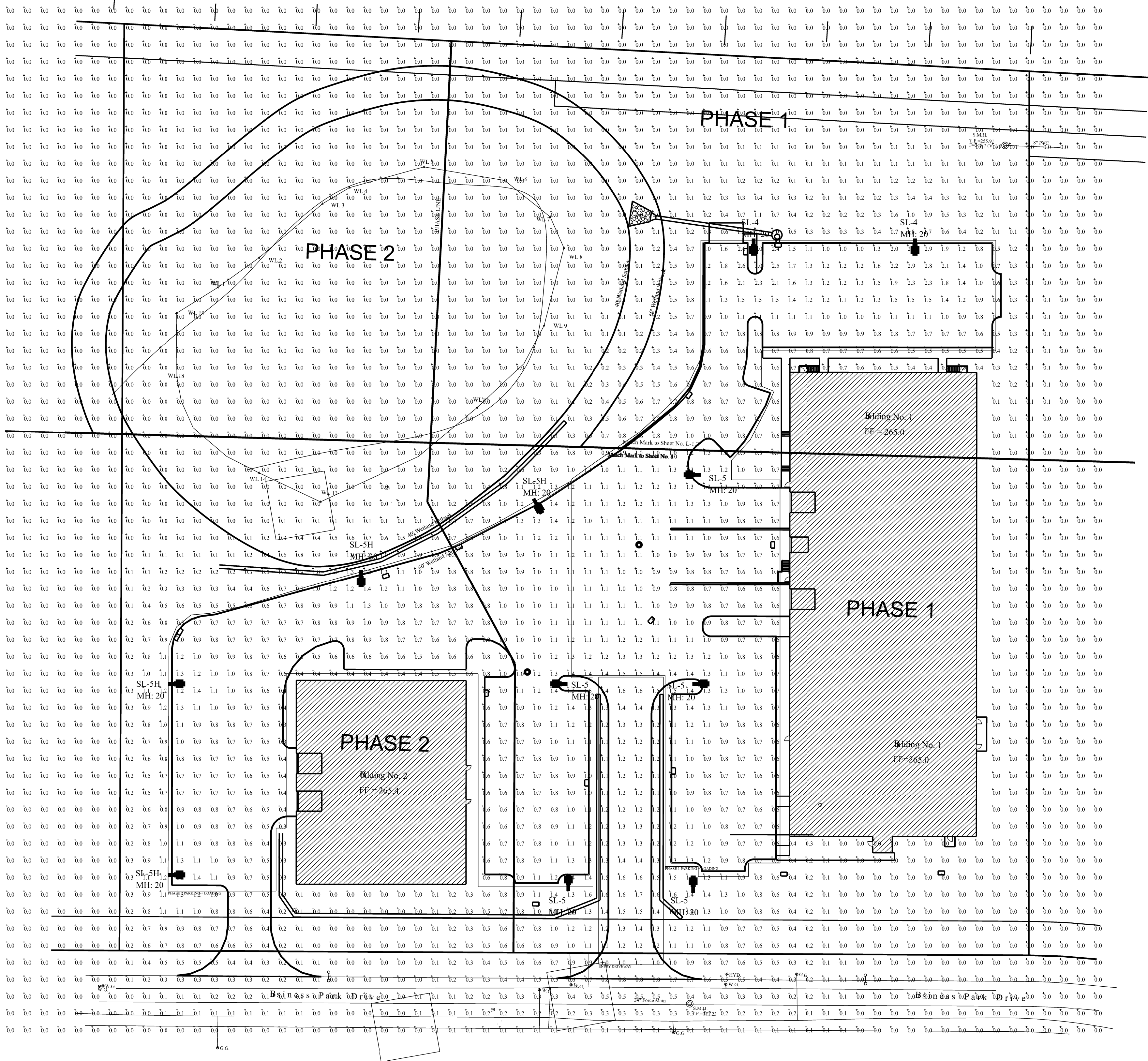
SHEET NO.:
15

Landscape Plan



			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 LOT 3-3 FORCE AUTOMATION BUSINESS PARK DRIVE BRISTOL, CONNECTICUT	ASSessor's MAP/LOT: 3/3	DRAWING NO.
REV.	DATE	REVISION DESCRIPTION	SCALE: SCALE IN FEET 0 30 60 SCALE 1"=30'						DRAWING TITLE: LANDSCAPE PLAN	SHEET NO. L-1.1

Photometric Plan



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

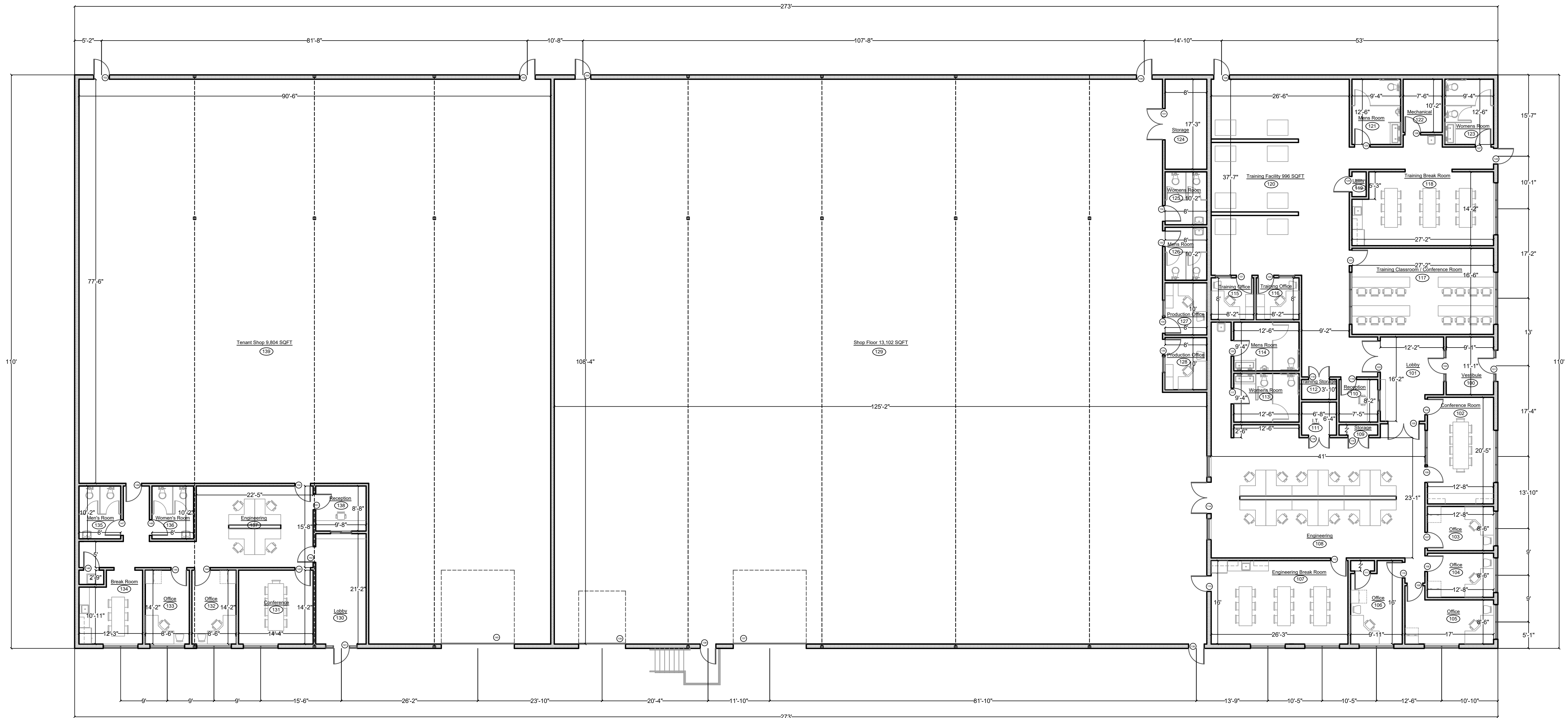
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description
	2	SL-4	Single	12904	102.17	0.900	B2-U0-G4	20	Lithonia DSX1 LED P3 40K 80CRI TFTM MVOLKT SPA PIR DBLXD - SSS 20 4C DM19AS DBLXD 20FT POLE
	5	SL-5	Single	13398	102.17	0.900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

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

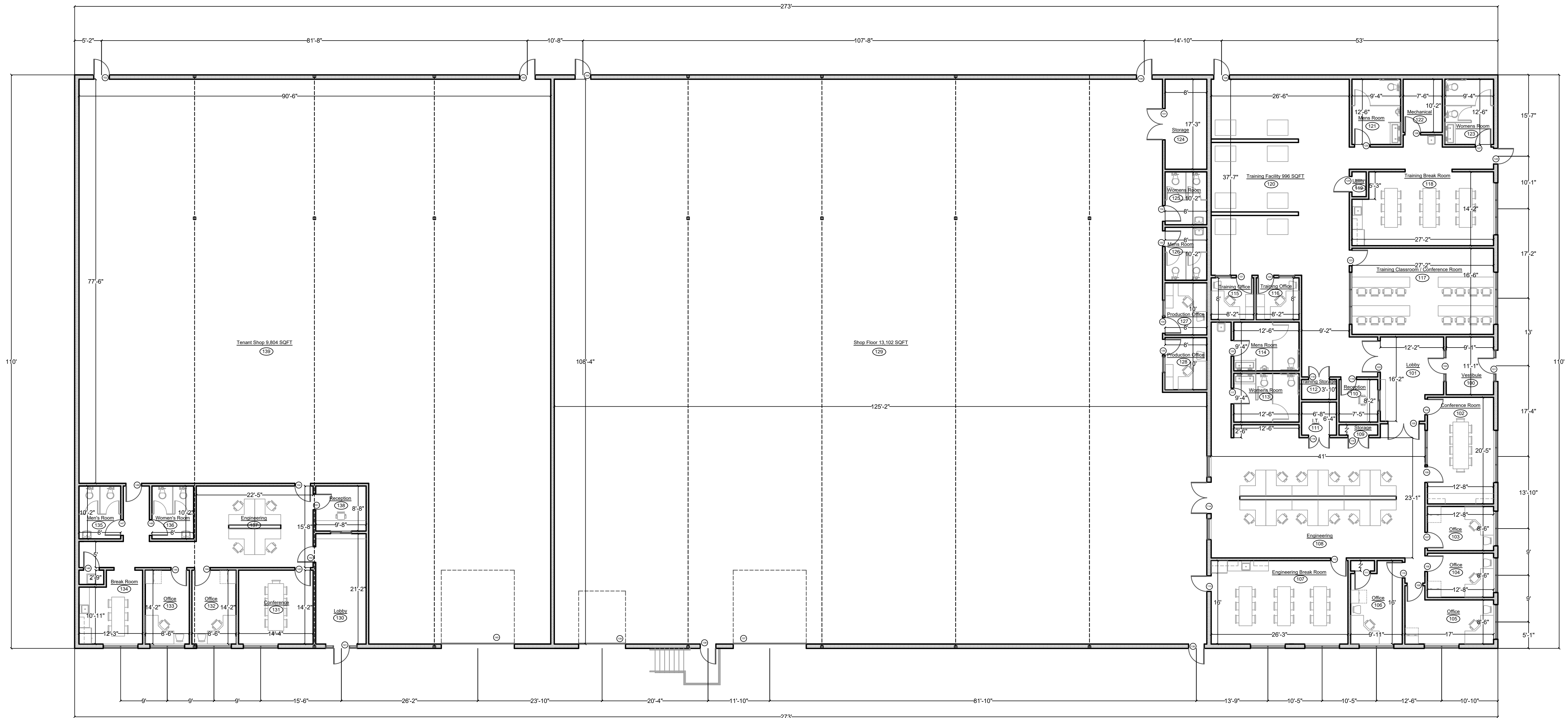
			DATE: 12/06/2017 Greg Loda Lighting Affiliates 20 MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. Rocky Hill, CT 06067	SURVEYOR SIGNATURE/BLOCK:				ENGINEER SIGNATURE/BLOCK:	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED	DRAWING NO. LGT-001	
			SCALE: Website : www.lightingaffiliates.com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



Floor Plans

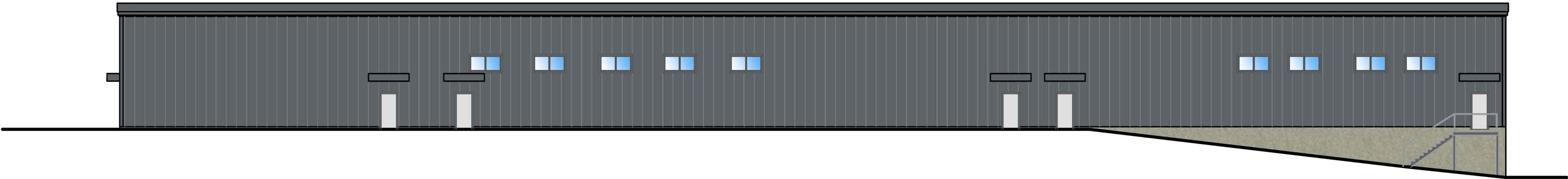
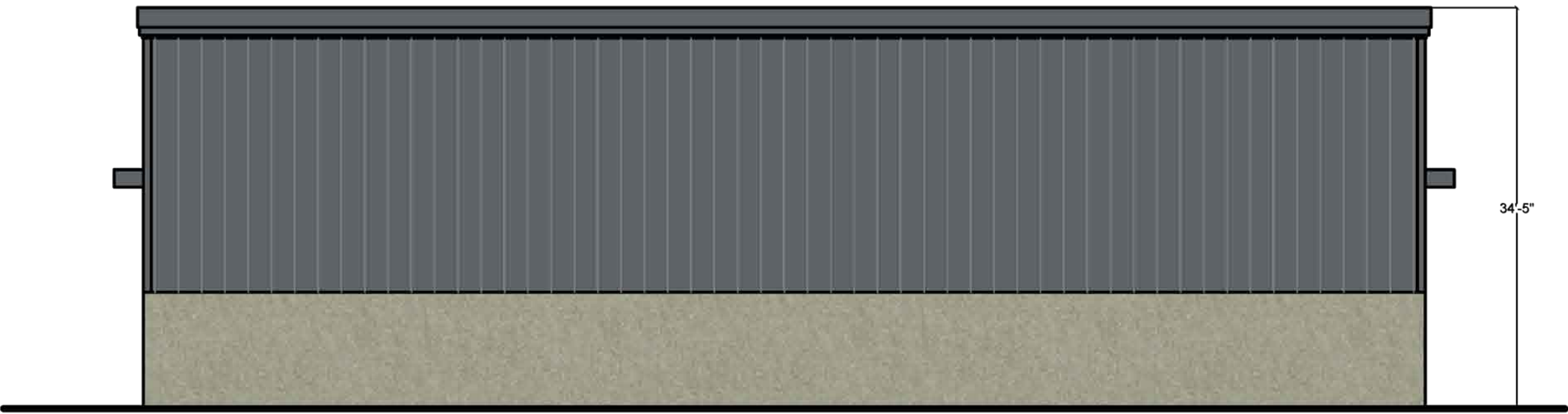
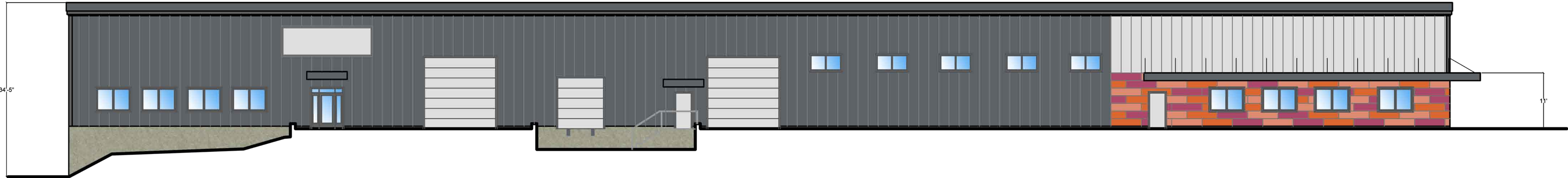


Drawing Title	Scale
FIRST FLOOR PLAN 30,000 SQFT	$\frac{3}{32}'' = 1' - 0''$
DPS_CLIENTS_FORCE AUTOMATION_BRISTOL_LOT 3 BUSINESS PARK DRIVE	Project Number 2024-22



Drawing Title	Scale
FIRST FLOOR PLAN 30,000 SQFT	$\frac{3}{32}'' = 1' - 0''$
DPS_CLIENTS_FORCE AUTOMATION_BRISTOL_LOT 3 BUSINESS PARK DRIVE	Project Number 2024-22

Elevation Drawings



Drawing Title	Scale
ELEVATIONS	$\frac{3}{32}'' = 1' - 0''$
DPS_CLIENTS_FORCE AUTOMATION_BRISTOL_LOT 3 BUSINESS PARK DRIVE	Project Number 2024-22

Lot 17-3



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

March 12, 2025

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

Dear Members:

At a meeting of the City Council on March 11, 2025 it was voted to refer the city-owned property known as 894 Middle Street, Lot 17, 17-3, 17-4-1 on Tax Assessor's Map 4, to the Planning Commission for a C.G.S. §8-24 report. Specifically, to address whether this city property should be sold. It was further voted that the Town Clerk publish legal notice of a public hearing to be held by the Real Estate Committee in accordance with C.G.S. Section 7-163e. Said hearing to be held on April 8, 2025 at 6:30 PM in the City of Bristol Council Chambers. It was further voted that the Department of Public Works post a sign on 894 Middle Street advising of the public hearing.

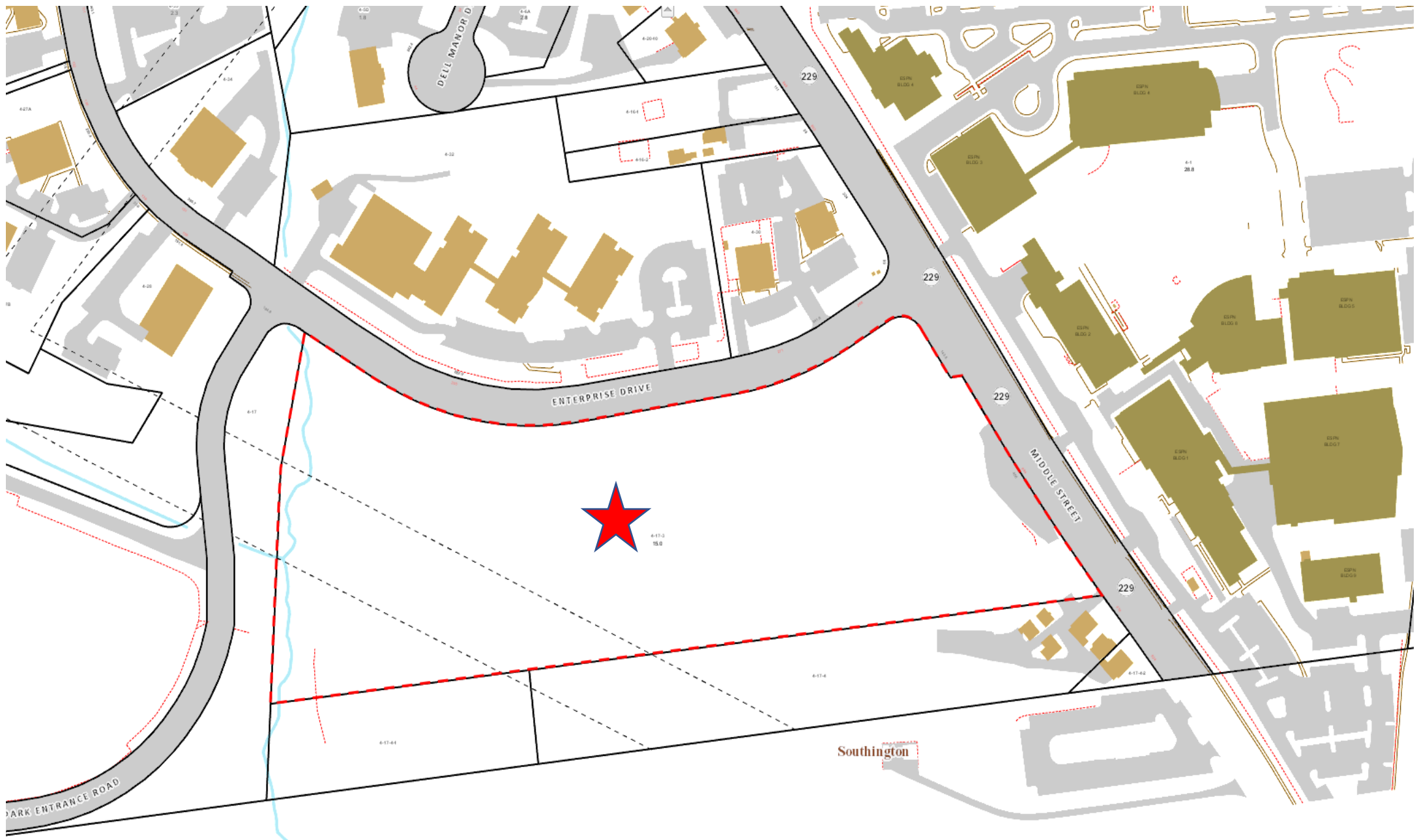
Very truly yours,

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

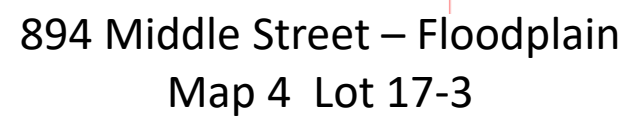
Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Jeffrey Steeg, Asst. Corporation Counsel
Economic & Community Dev. (ECD)
Raymond Rogozinski, Dir. Of Public Works

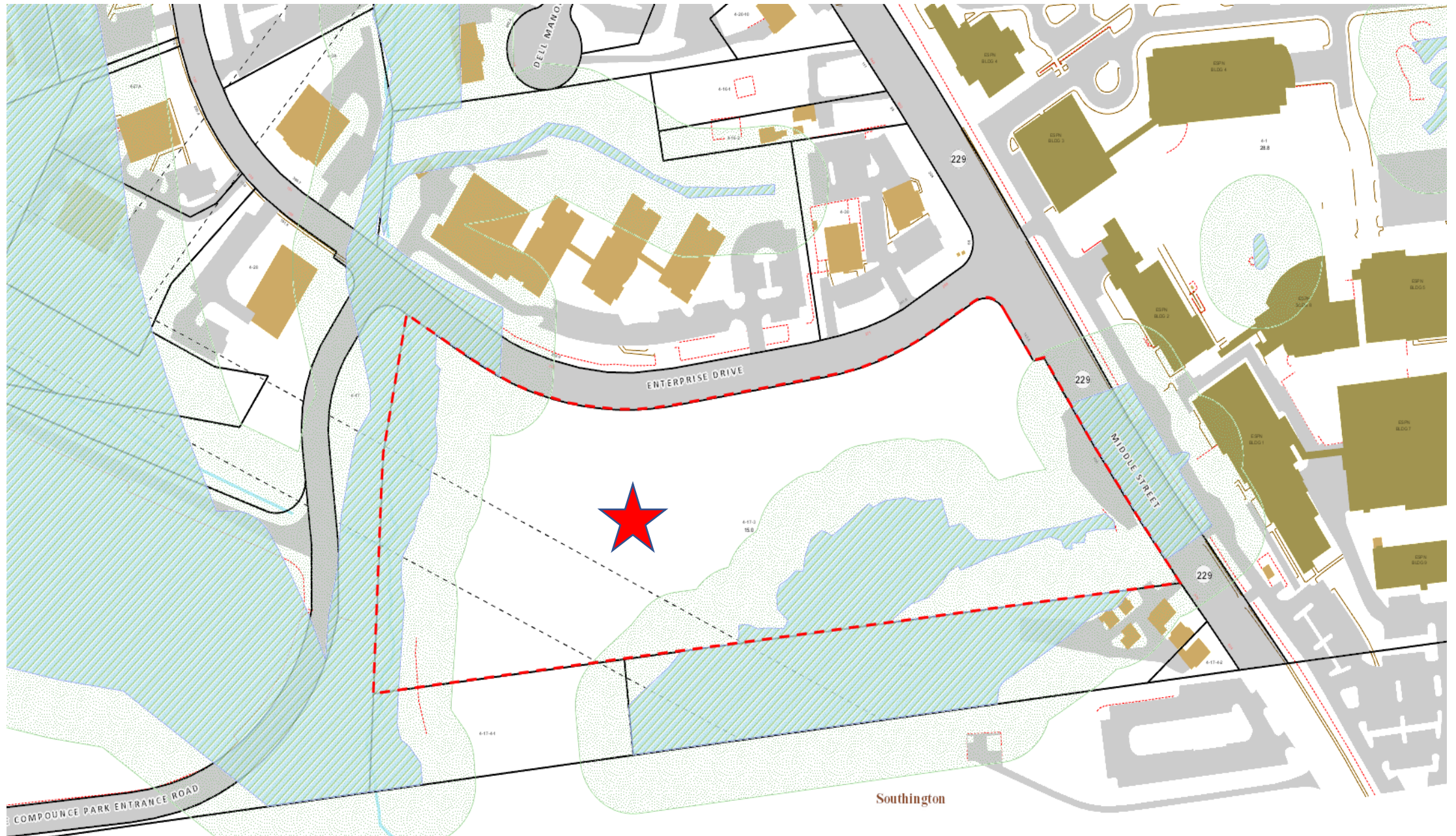


894 Middle Street – Location
Map 4 Lot 17-3

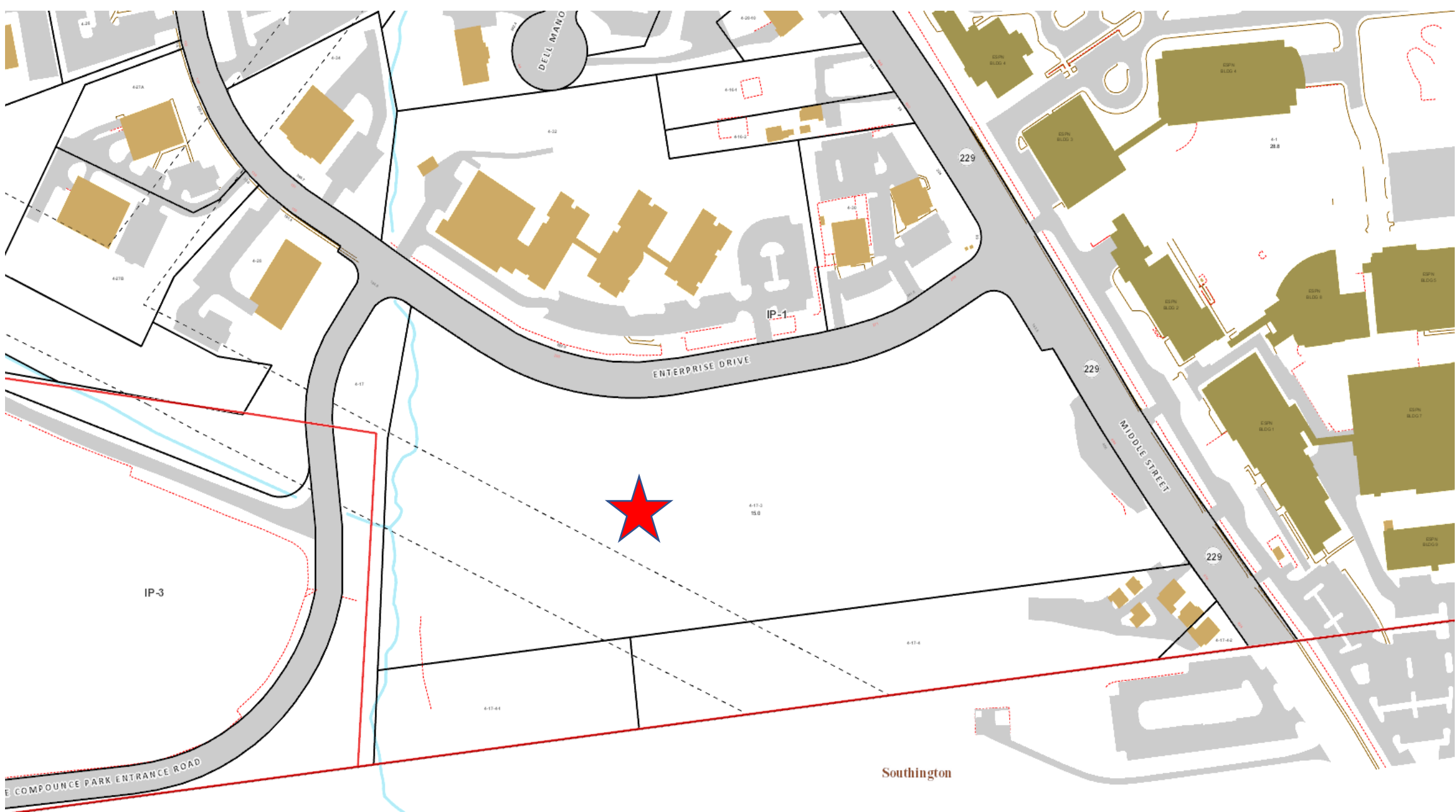




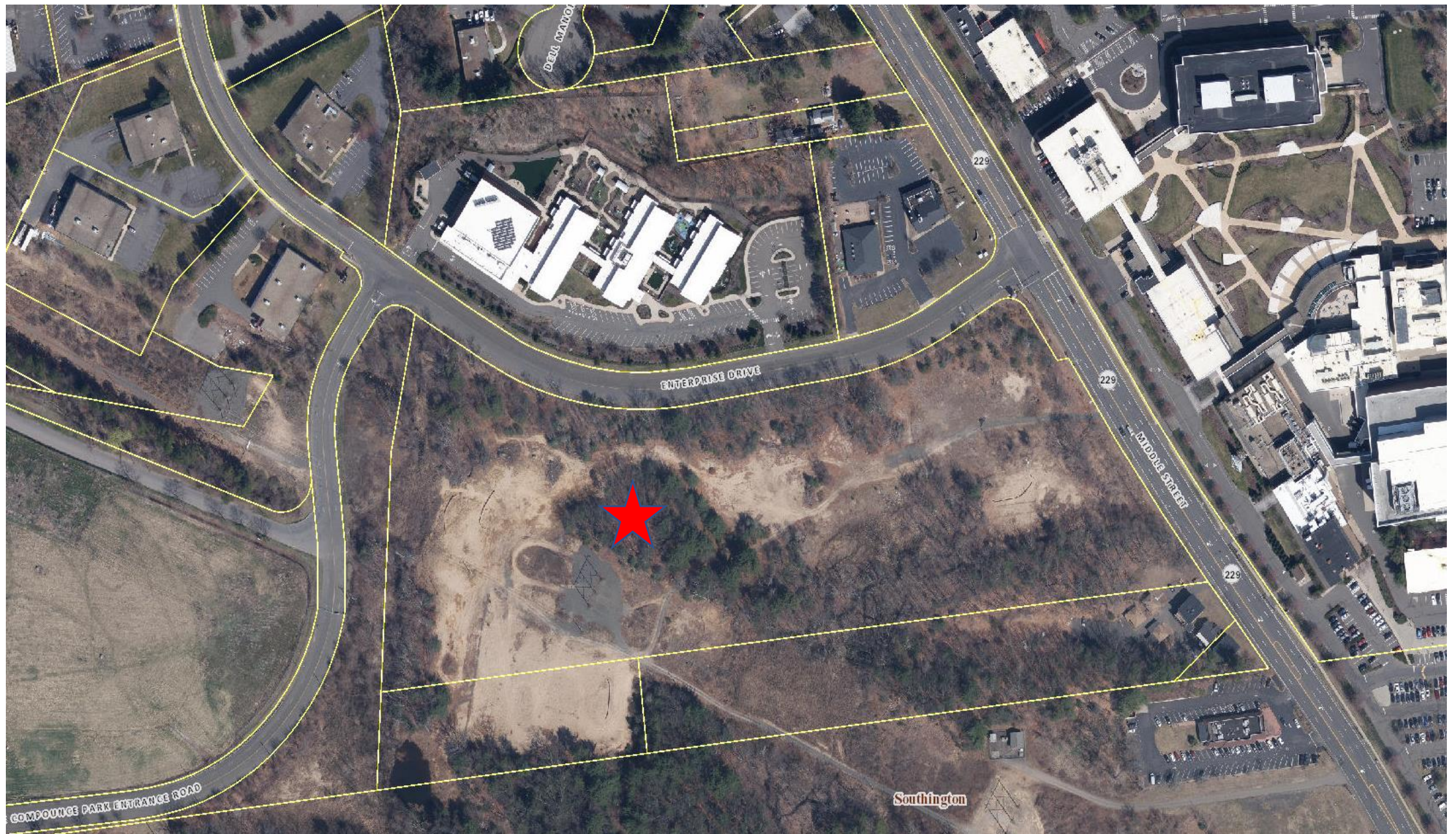
894 Middle Street – Topography
Map 4 Lot 17-3



894 Middle Street – Wetlands and Upland Review
Map 4 Lot 17-3



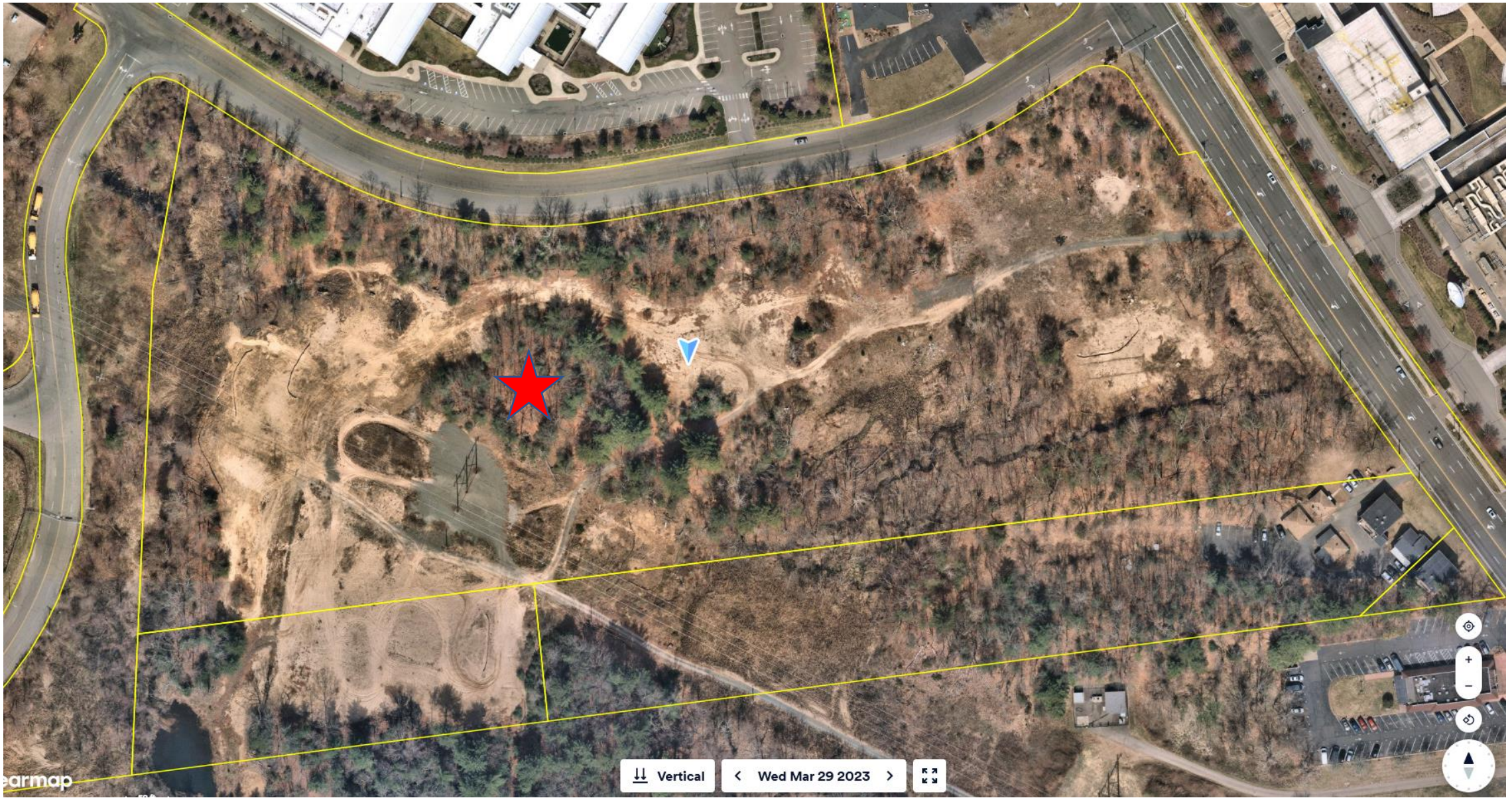
894 Middle Street – Zoning IP-1
Map 4 Lot 17-3



894 Middle Street – Aerial
Map 4 Lot 17-3



894 Middle Street – Aerial
Map 4 Lot 17-3



894 Middle Street – Aerial
Map 4 Lot 17-3



Lot 17-4-1

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

March 12, 2025

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

Dear Members:

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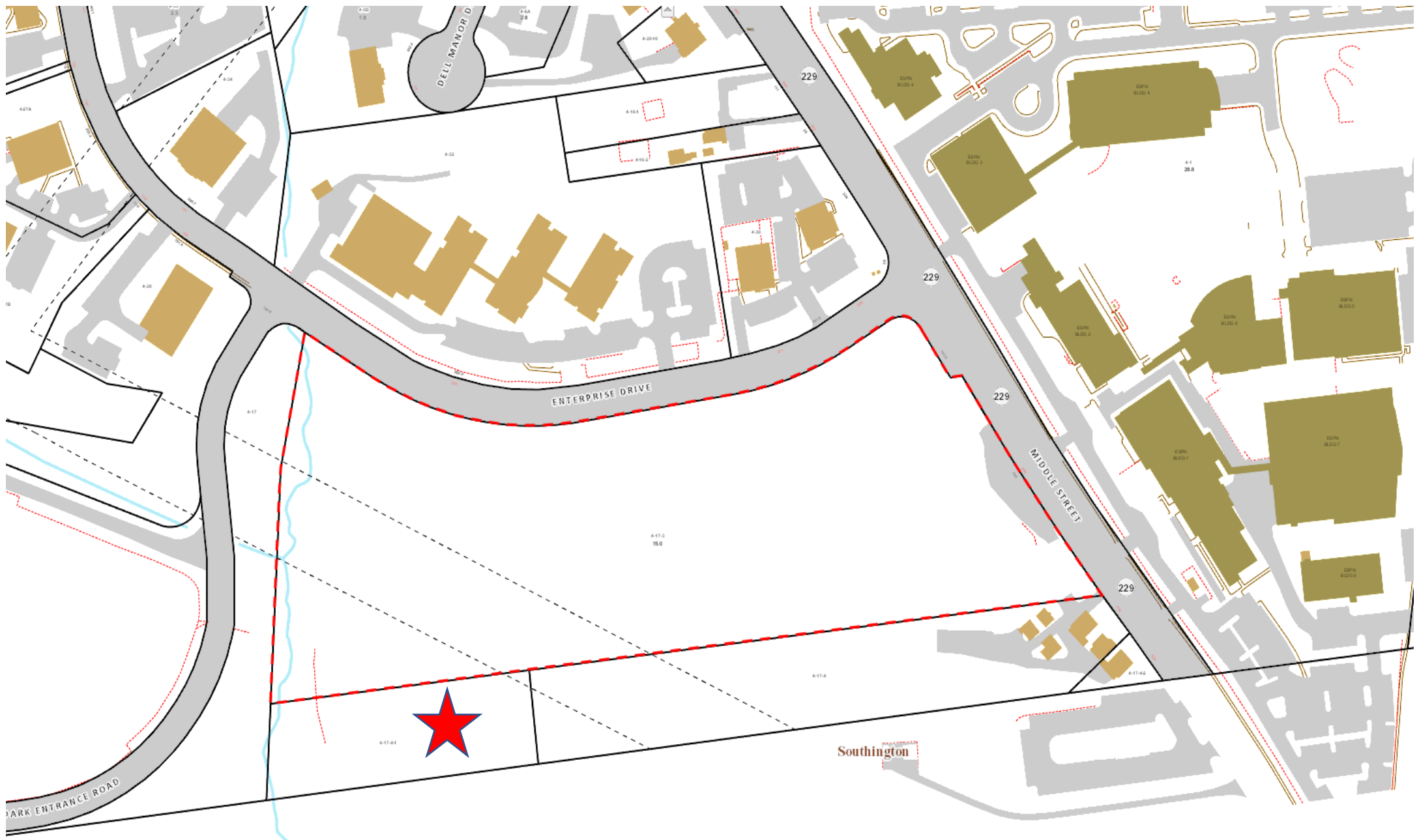
Very truly yours,

A handwritten signature in cursive script, reading "Erica Cabiya".

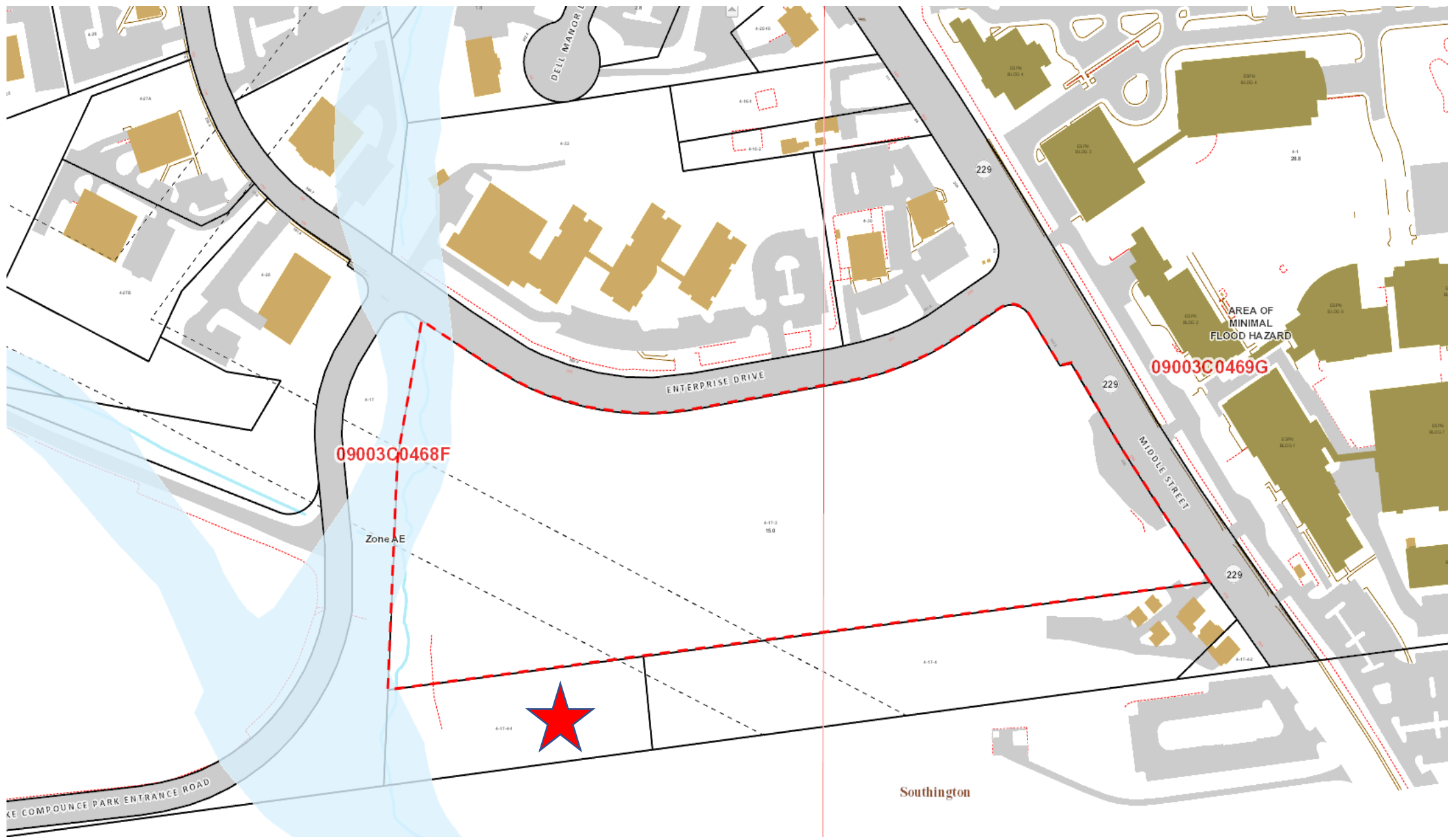
Erica Cabiya, CCTC
Town and City Clerk

EC/mb

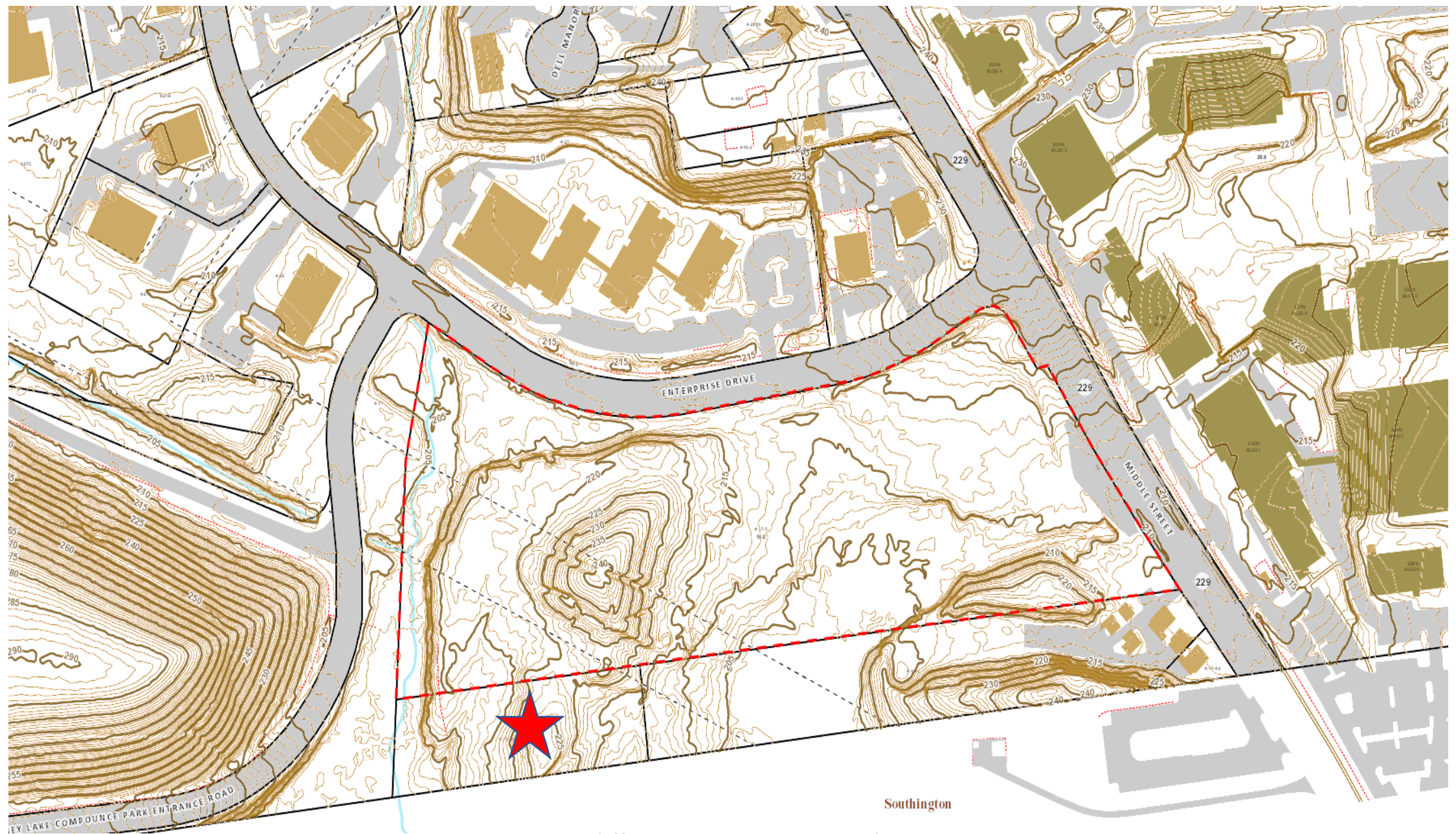
cc: Jeffrey Steeg, Asst. Corporation Counsel
Economic & Community Dev. (ECD)
Raymond Rogozinski, Dir. Of Public Works



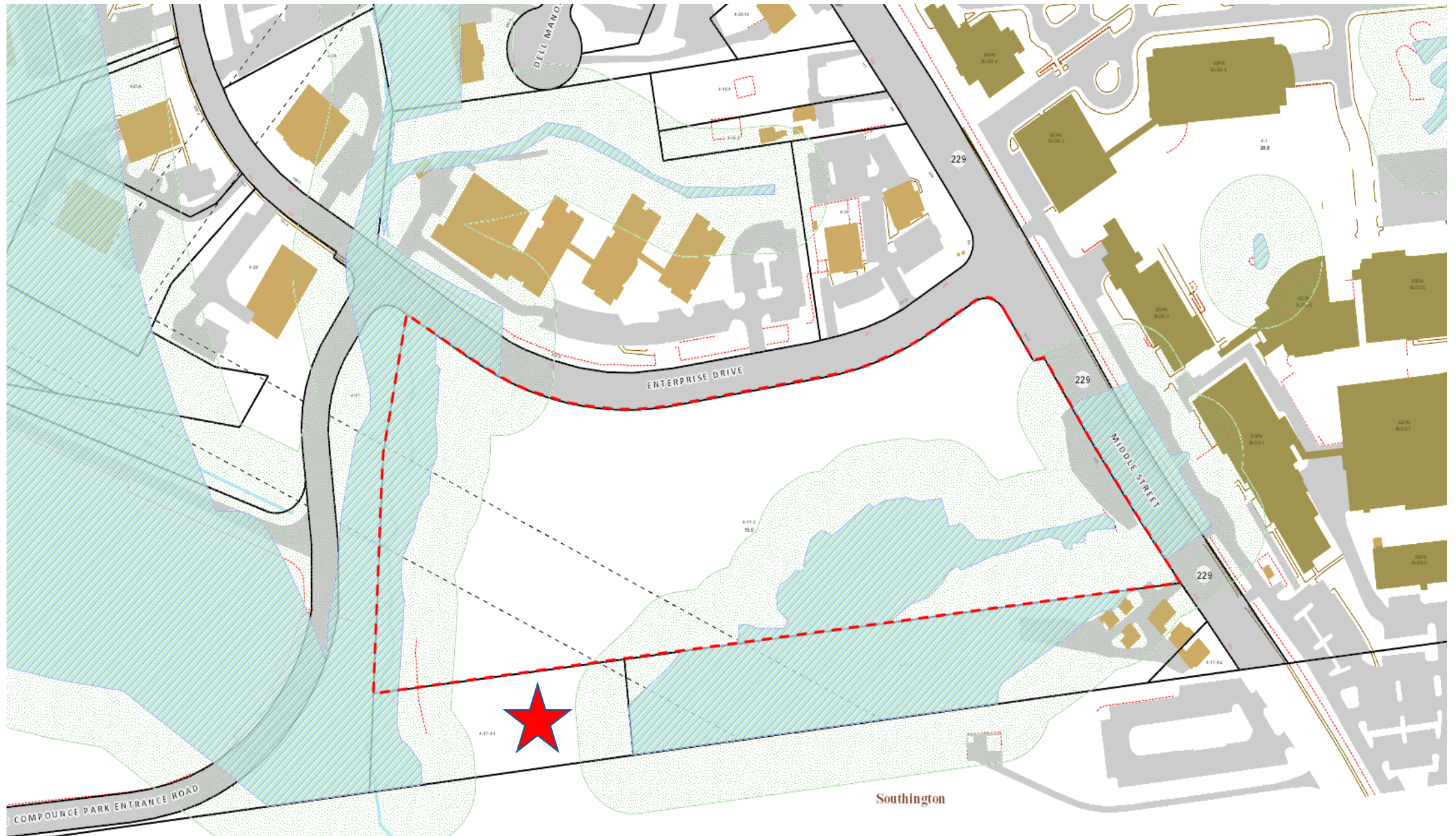
Middle Street – Location
Map 4 Lot 17-4-1



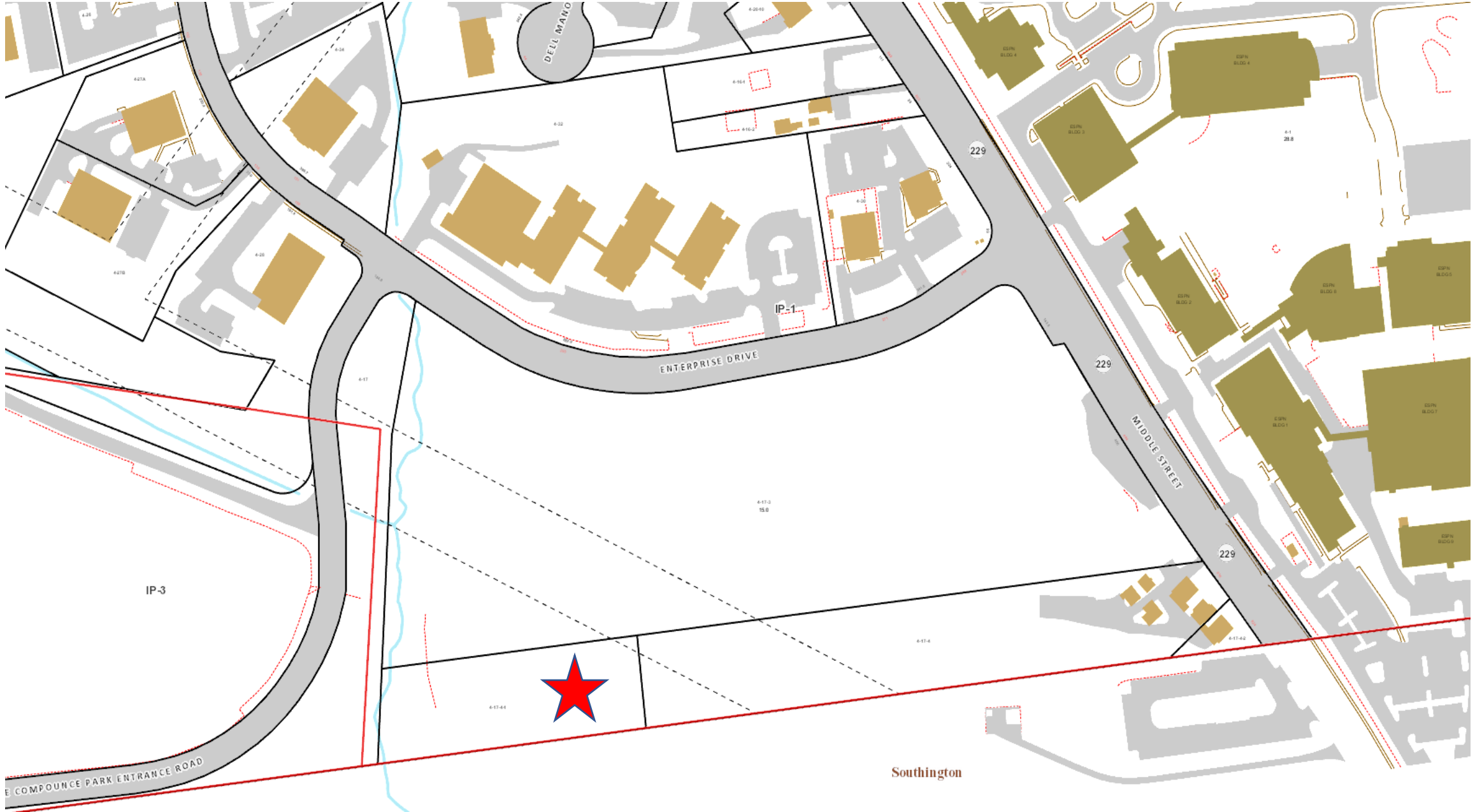
Middle Street – Floodplain
Map 4 Lot 17-4-1



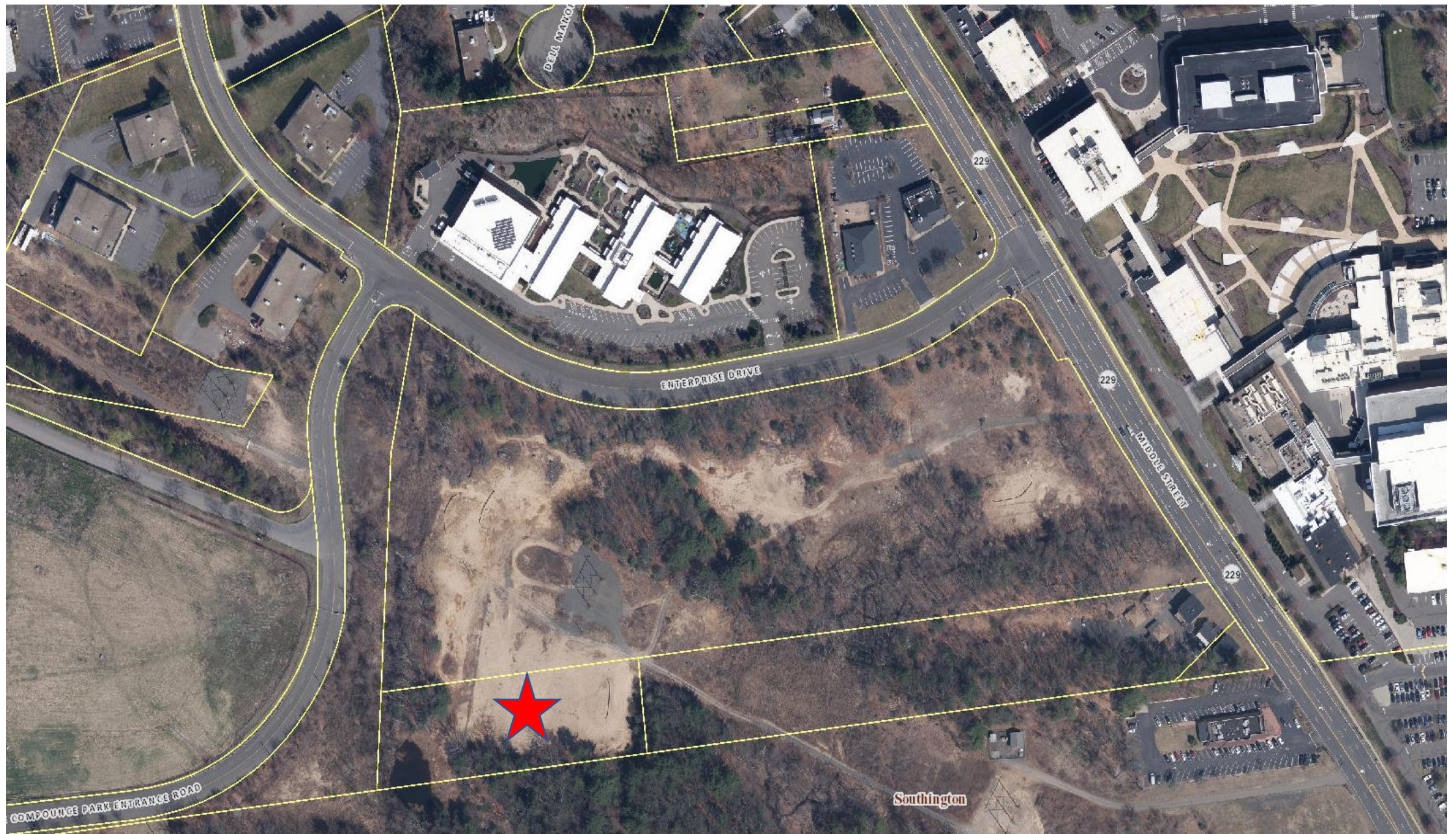
Middle Street – Topography
Map 4 Lot 17-4-1



Middle Street – Wetlands and Upland Review
Map 4 Lot 17-4-1



Middle Street – Zoning IP-1
Map 4 Lot 17-4-1



Middle Street – Aerial
Map 4 Lot 17-4-1



Middle Street – Aerial
Map 4 Lot 17-4-1



Middle Street – Aerial
Map 4 Lot 17-4-1



Lot 17

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

March 12, 2025

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

Dear Members:

At a meeting of the City Council on March 11, 2025 it was voted to refer the city-owned property known as 894 Middle Street, Lot 17, 17-3, 17-4-1 on Tax Assessor's Map 4, to the Planning Commission for a C.G.S. §8-24 report. Specifically, to address whether this city property should be sold. It was further voted that the Town Clerk publish legal notice of a public hearing to be held by the Real Estate Committee in accordance with C.G.S. Section 7-163e. Said hearing to be held on April 8, 2025 at 6:30 PM in the City of Bristol Council Chambers. It was further voted that the Department of Public Works post a sign on 894 Middle Street advising of the public hearing.

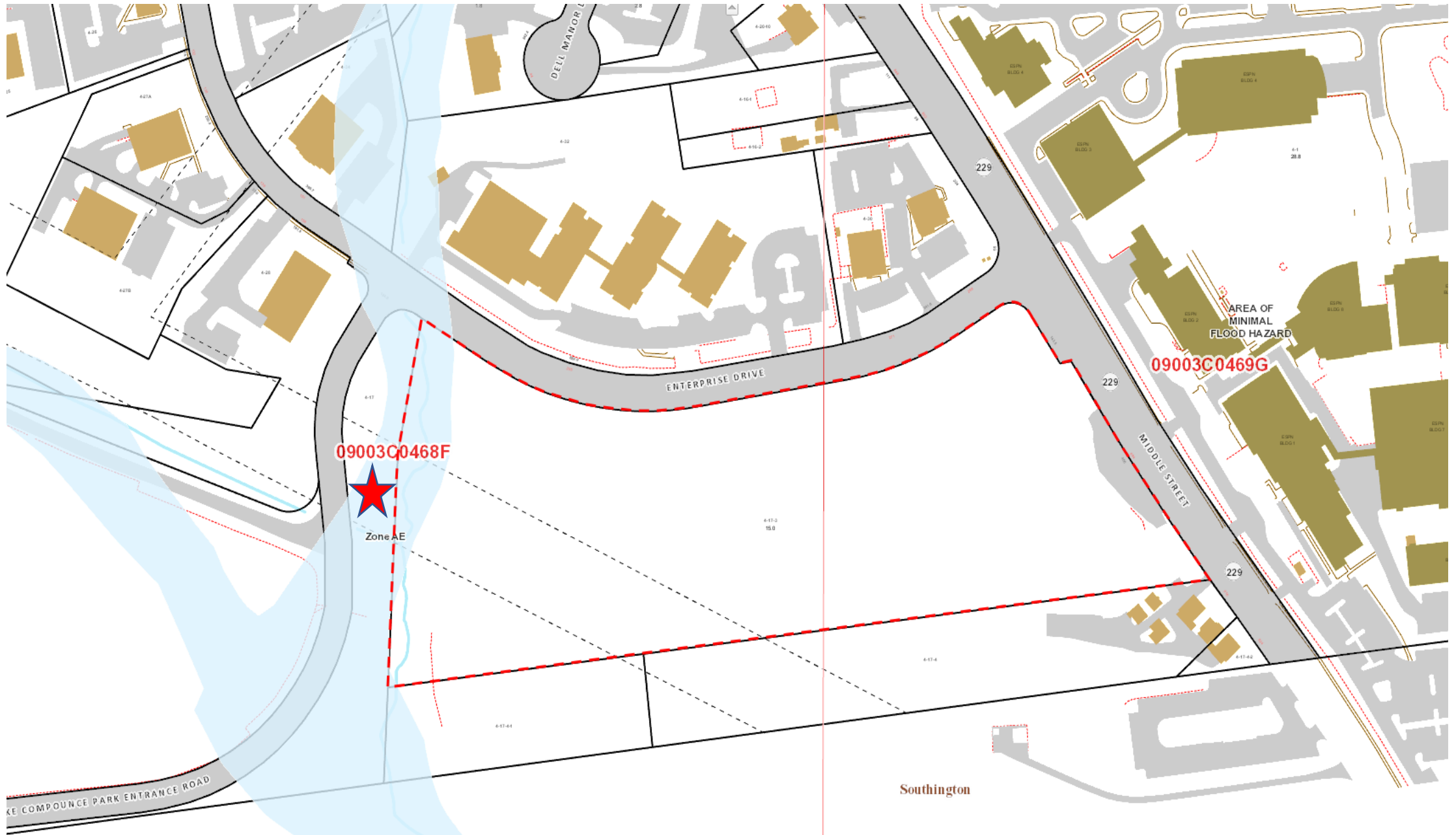
Very truly yours,

A handwritten signature in black ink, reading "Erica Cabiya".

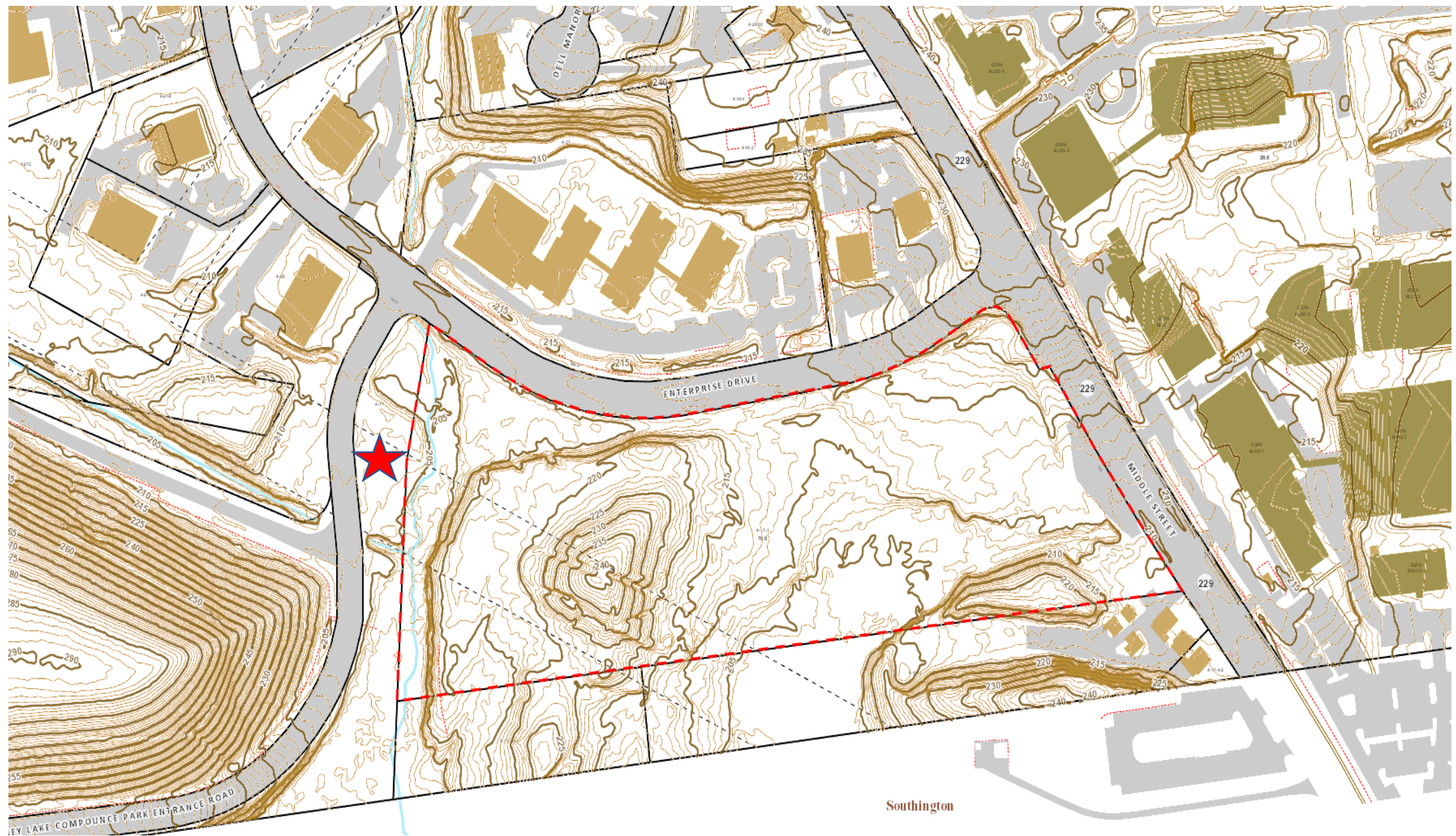
Erica Cabiya, CCTC
Town and City Clerk

EC/mb

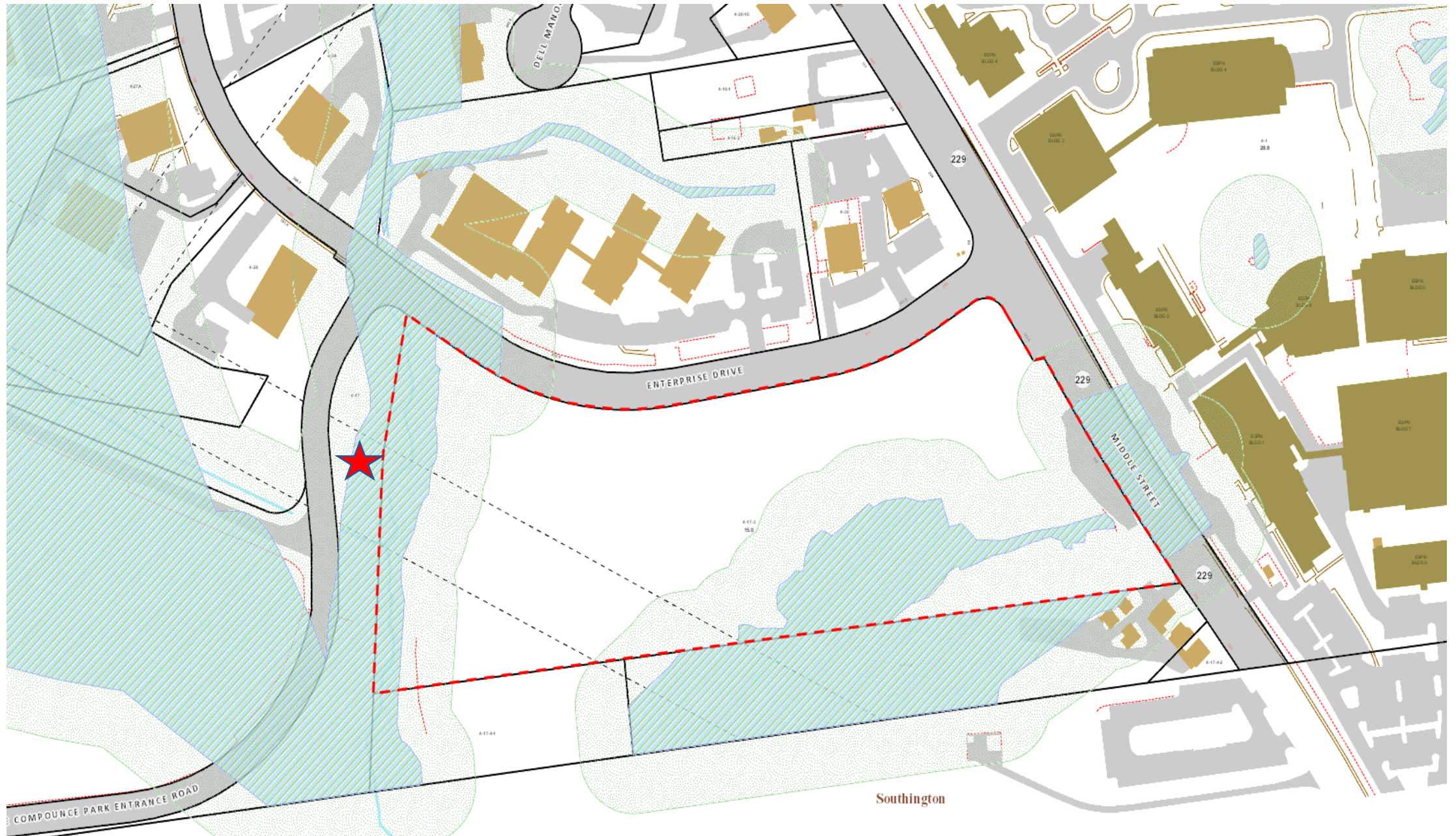
cc: Jeffrey Steeg, Asst. Corporation Counsel
Economic & Community Dev. (ECD)
Raymond Rogozinski, Dir. Of Public Works



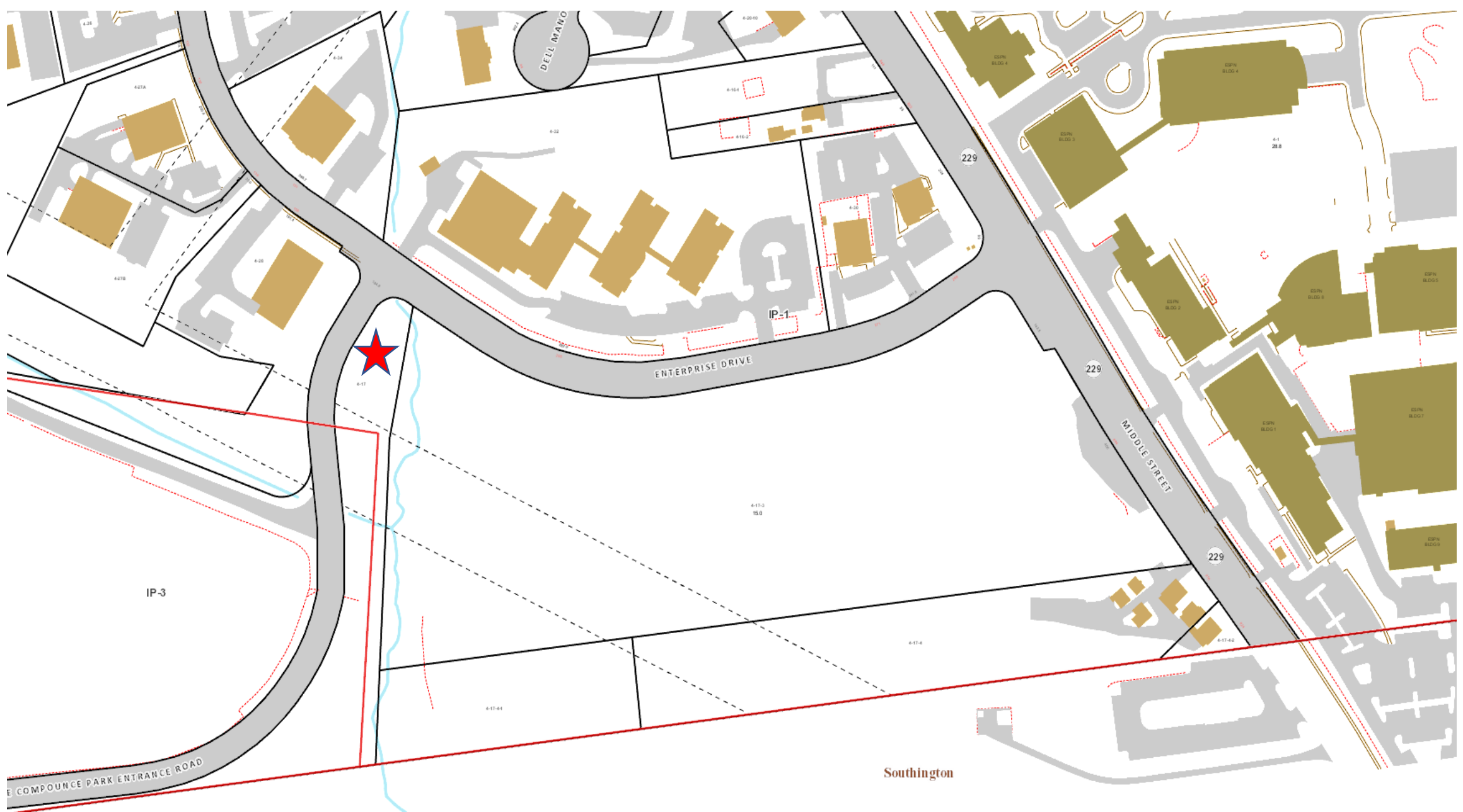
Middle Street – Floodplain
Map 4 Lot 17



Middle Street – Topography
Map 4 Lot 17



Middle Street – Wetlands and Upland Review
Map 4 Lot 17



Middle Street – Zoning IP-1
Map 4 Lot 17



Middle Street – Aerial
Map 4 Lot 17



Middle Street – Aerial
Map 4 Lot 17



Middle Street – Aerial
Map 4 Lot 17

36 Eastview Street



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

March 12, 2025

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

Dear Members:

At a meeting of the City Council on March 11, 2025 it was voted to refer the property known as 36 Eastview Street, Lot 56/15A on Tax Assessor's Map 24, to the Planning Commission for a C.G.S. §8-24 report. Specifically, to address whether this city lot, acquired through foreclosure, should be sold. It was further voted that this matter be referred to the Parks, Public Works and Bristol Water & Sewer Departments to determine if they have an interest in utilizing this property.

Very truly yours,

A handwritten signature in black ink that reads "Erica Cabiya".

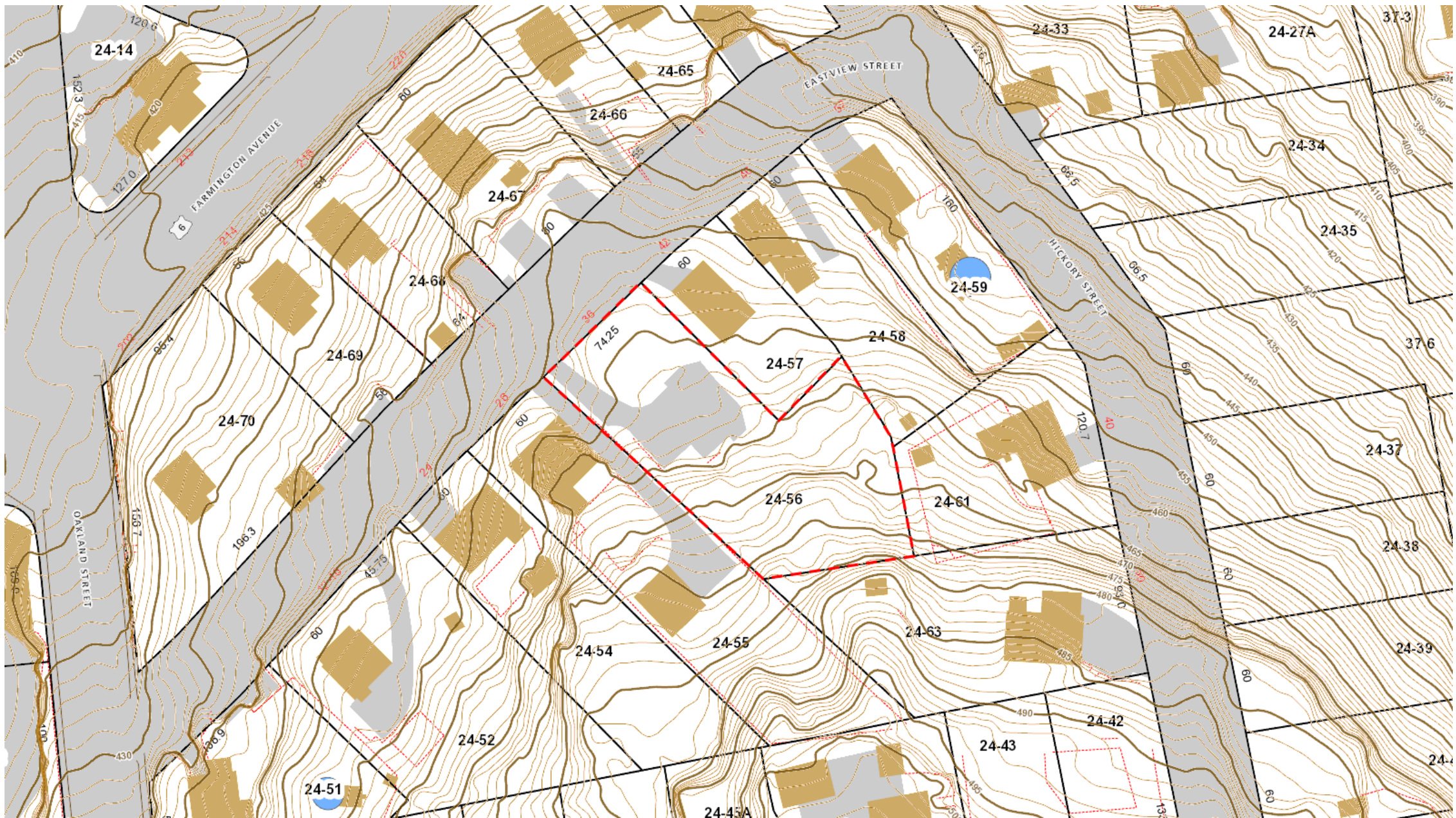
Erica Cabiya, CCTC
Town and City Clerk

EC/mb

cc: Susan Tyler, Chairwoman of Real Estate Comm.
Jeffrey Steeg, Asst. Corporation Counsel



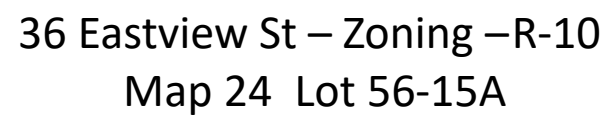
36 Eastview St – Floodplain
Map 24 Lot 56-15A



36 Eastview St – Topography
Map 24 Lot 56-15A



36 Eastview St – Wetlands and Upland
ReviewMap 24 Lot 56-15A

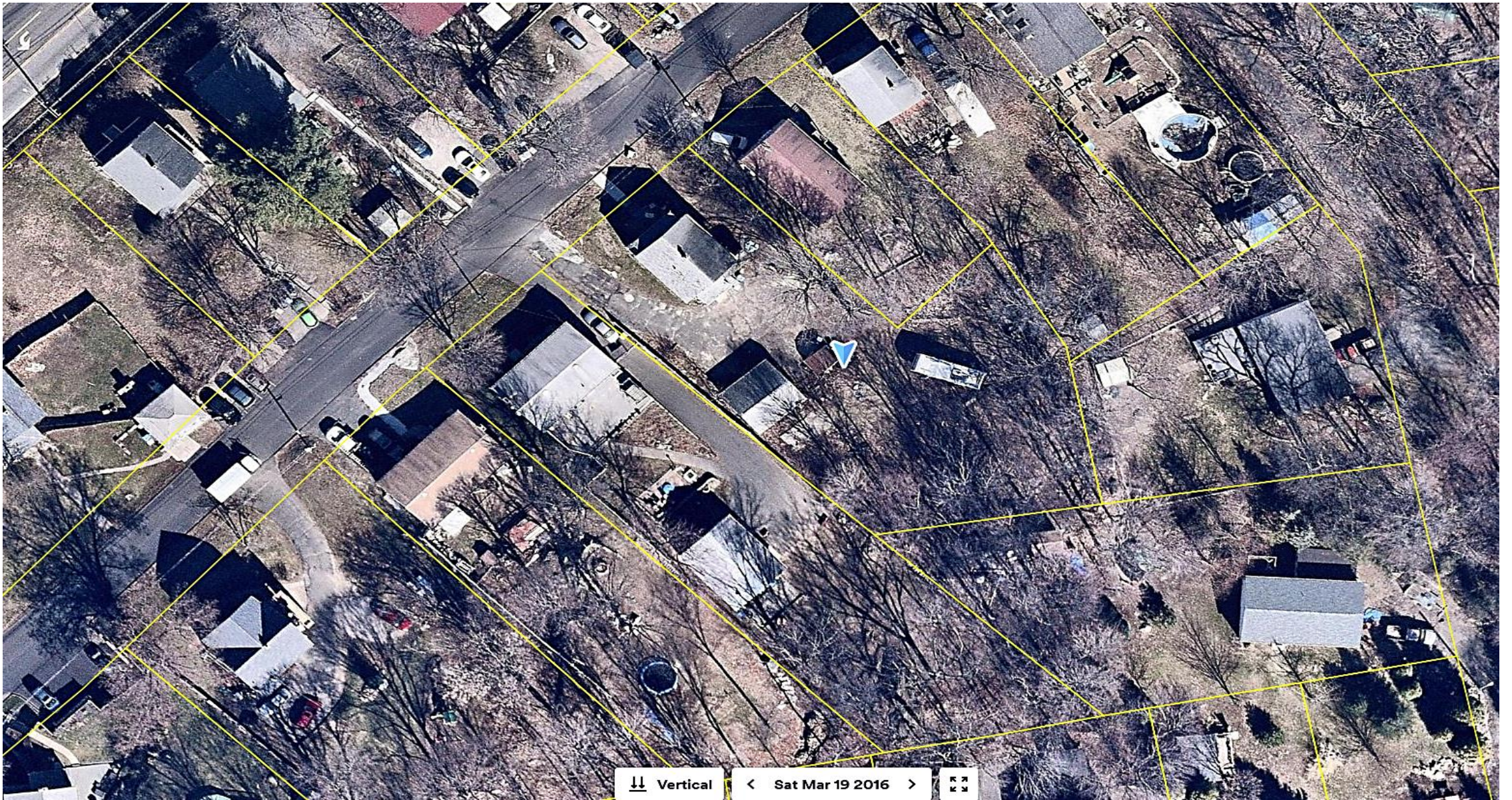




36 Eastview St – Aerial
Map 24 Lot 56-15A



36 Eastview St. Aerial
Map 24 Lot 56-15A



36 Eastview St. – Aerial
Map 24 Lot 56-15A

From: Jeffrey Steeg <JeffreySteeg@bristolct.gov>

Sent: Thursday, March 20, 2025 8:13 AM

To: Robert Flanagan <RobertFlanagan@bristolct.gov>; Raymond Rogozinski <RaymondRogozinski@bristolct.gov>; Joshua Medeiros <JoshMedeiros@bristolct.gov>; Robert Longo <RobertLongo@bristolct.gov>

Cc: Susan L. Tyler <susantyl@bristolct.gov>; Erick Rosengren <erickrosengren@bristolct.gov>; Mark Dickau <MarkDickau@bristolct.gov>

Subject: 91 Goodwin Street

Hi All; At last month's City Council Meeting, a new policy of referring CGS Section 8-24 report requests from the Planning Commission was adopted. No longer would the request come directly from the City Council but now the Real Estate Committee and Public Works can "laterally" request a report. Thus, saving a month's time. To that end, at Tuesday night's Real Estate Committee, it was voted to have the Planning Commission issue a report on 91 Goodwin Street. This property was acquired earlier this month by the city via a foreclosure.

Robert; I know this is short notice but will you be able to add this referral to your Planning Commission's agenda for March?

Ray, Josh & Robert: Can you opine as to whether Public Works, Park Department or Water/Sewer have any interest in utilizing this property?

Again, I apologize for the short notice!

Jeff

91 GOODWIN ST

Location

91 GOODWIN ST

Mblu

25A/ / 36/ /

Acct#

0080039

Owner

MUNINNOPMAS BANJONG

Assessment

\$33,810

Appraisal

\$48,300

PID

9416

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$0	\$48,300	\$48,300
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$33,810	\$33,810

Owner of Record

Owner

MUNINNOPMAS BANJONG

Sale Price

\$2,710

Co-Owner

Certificate

Address

4821 S SEPULVEDA BOULEVARD
UNIT #206
LOS ANGELES, CA 90230

Book & Page

2093/0454

Sale Date

10/31/2018

Instrument

35

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MUNINNOPMAS BANJONG	\$2,710		2093/0454	35	10/31/2018
MORGAN TATE & BREWER LLC	\$0		2038/0949	34	11/21/2016
DEUTSCHE BANK NATIONAL TRUST CO,	\$0		1970/0105	34	06/30/2014
KOSCIUSZEK MICHAEL T	\$0		1871/0422	01	06/16/2011
KOSCIUSZEK PAULA M	\$0		1794/0783	01	02/11/2009

Building Information

Building 1 : Section 1

Year Built:
 Living Area: 0
 Replacement Cost: \$0
 Building Percent Good:
 Replacement Cost
 Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Attic	
Bsmt	
Bsmt Gar	
Fireplaces_2	
Fin Bsmt	
Fin Bsmt Qual	
Num Park	
Fireplaces	
MHP	
Fndtn Cndtn	
Basement	

Building Photo



0080039 03/15/2016

(<https://images.vgsi.com/photos2/BristolCTPhotos/A00\04\04\05.JPG>)

Building Layout

([ParcelSketch.ashx?pid=9416&bid=9416](#))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	100	Size (Acres)	0.23
Description	Vacant Land	Frontage	70
Zone	R-15	Depth	
Neighborhood	30	Assessed Value	\$33,810
Alt Land Appr Category	No	Appraised Value	\$48,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$0	\$48,300	\$48,300
2023	\$0	\$48,300	\$48,300
2022	\$0	\$48,300	\$48,300

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$33,810	\$33,810
2023	\$0	\$33,810	\$33,810
2022	\$0	\$33,810	\$33,810



Doc ID: 006482440002 Type: LAN

BK 2309 PG 1015-1016

Return To:

The Law Office of Melissa L. Simonik, LLC
 1001 Farmington Avenue, Suite 303
 Bristol, CT 06010

DOCKET NO.: HHB-CV-24-6086627-S : SUPERIOR COURT
 CITY OF BRISTOL : JUDICIAL DISTRICT OF
 NEW BRITAIN
 V. : AT NEW BRITAIN
 BANJONG MUNINNOPMAS, ET AL : MARCH 6, 2025

CERTIFICATE OF FORECLOSURE

This certifies that real estate tax liens filed by the CITY OF BRISTOL, were foreclosed upon the complaint of the CITY OF BRISTOL against BANJONG MUNINNOPMAS, the owner of the equity of the redemption, having an interest therein, in the Superior Court for the Judicial District of New Britain at New Britain within and for the County of Hartford and the State of Connecticut on May 22, 2024. The premises foreclosed is commonly known as 91 Goodwin Street, Bristol, Connecticut, 06010, and more particularly described as follows: See Schedule A attached hereto.

The time for redemption in said judgment of foreclosure has passed and the title to said premises became absolute in the CITY OF BRISTOL on February 25, 2025.

By:

Melissa L. Simonik, Esq.
 The Law Office of Melissa L. Simonik, LLC
 1001 Farmington Avenue, Suite 303
 Bristol, CT 06010

SCHEDULE A

A certain piece or parcel of land, together with all buildings and improvements thereon, situated at 91 Goodwin Street, in the City of Bristol, County of Hartford and State of Connecticut, bounded and described as follows:

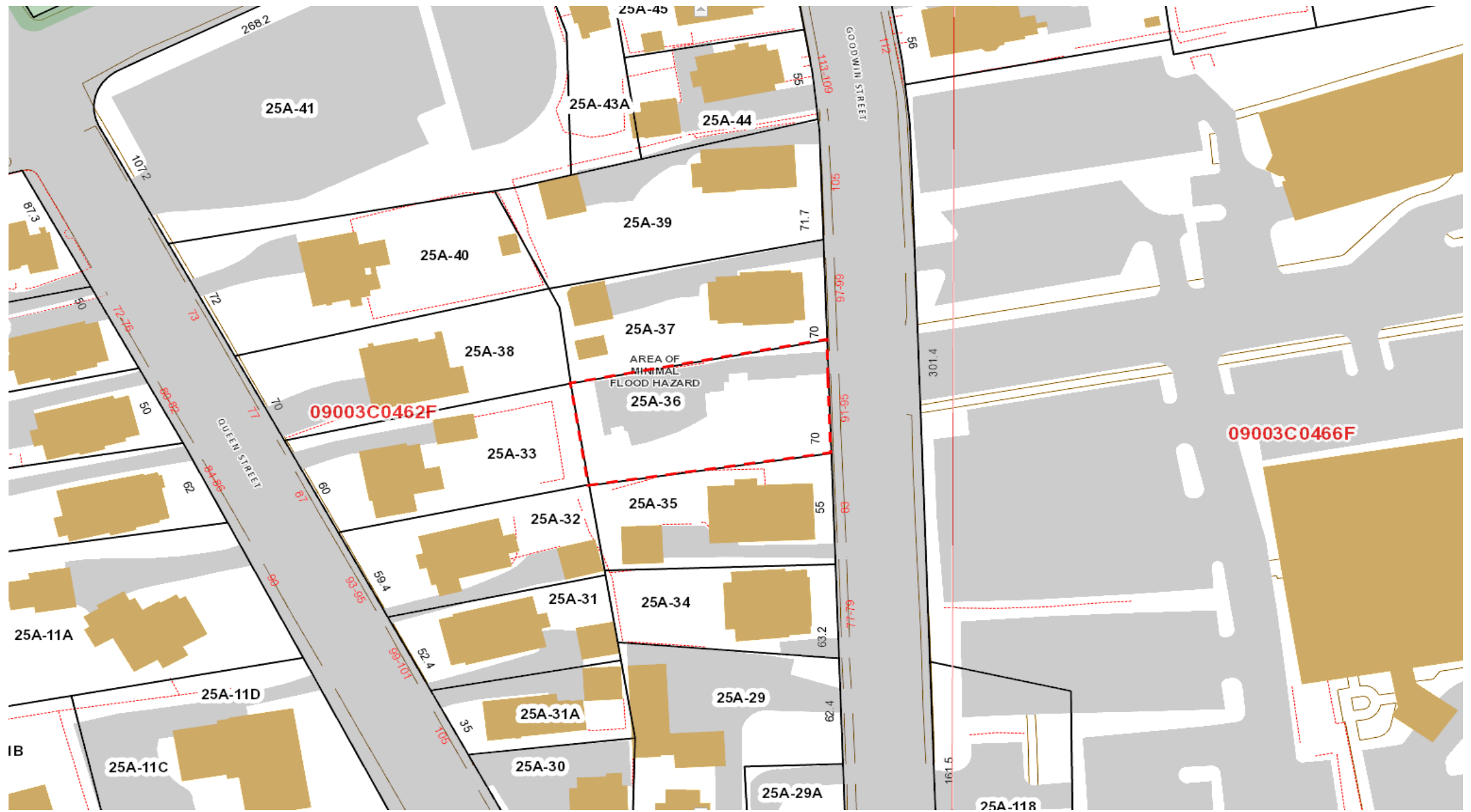
NORTHERLY: by land now or formerly of Patrick J. McCabe and Nora J. King;
SOUTHERLY: by land now or formerly of Albert R. and Emma Nass;
EASTERLY: by 70 feet on Goodwin Street; and
WESTERLY: by land now or formerly of Edwin S. Sessions and William H. and Alice E. Schultz.

Received for Record at Bristol, CT
On 03/10/2025 At 11:28:10 am

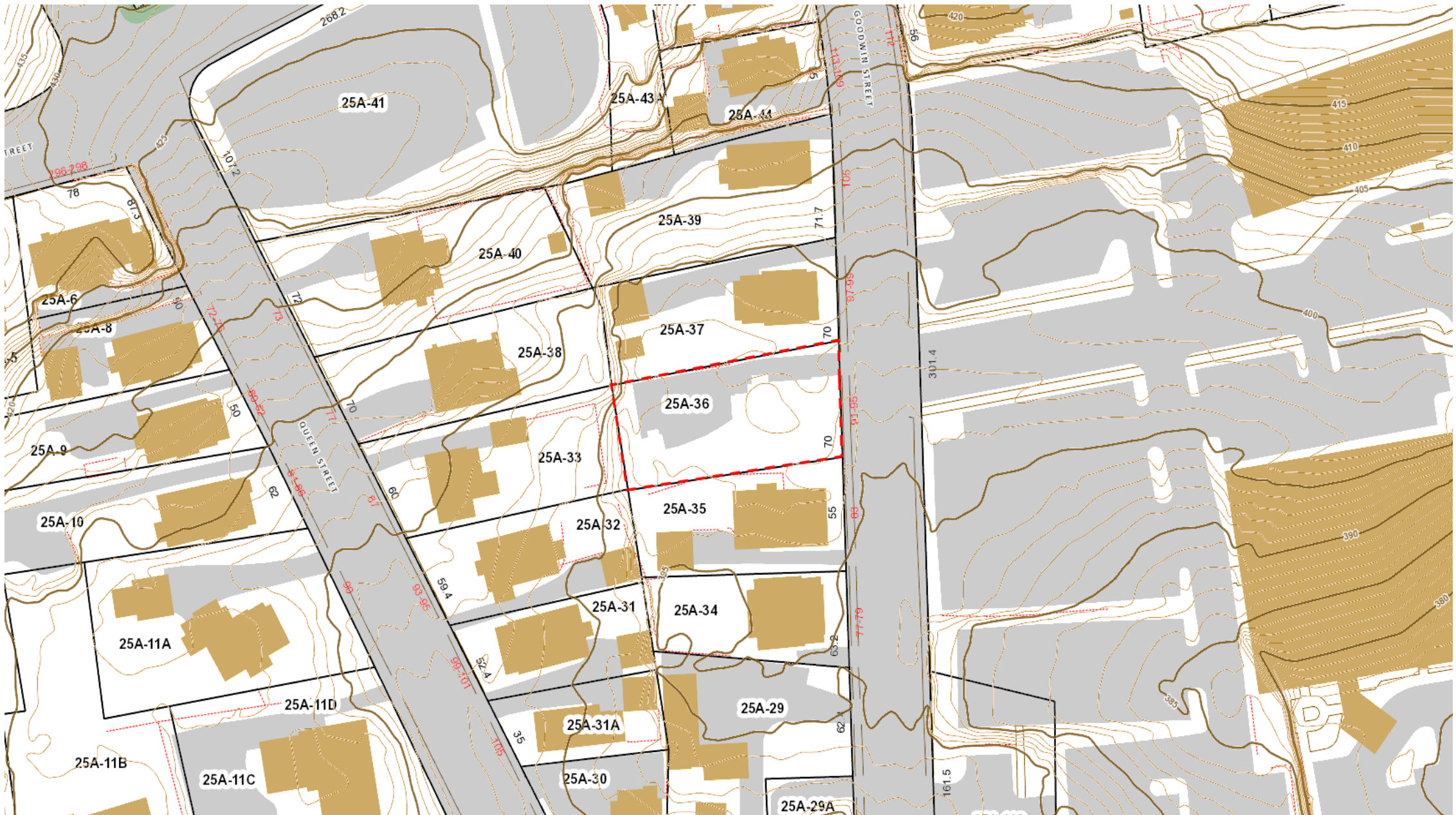
Erica Calbiya Edwin S. Sessions
Erica Calbiya



91 Goodwin St. – Location
Map 25A Lot 36



91 Goodwin St. – Floodplain
Map 25A Lot 36



91 Goodwin St. – Topography
Map 25A Lot 36



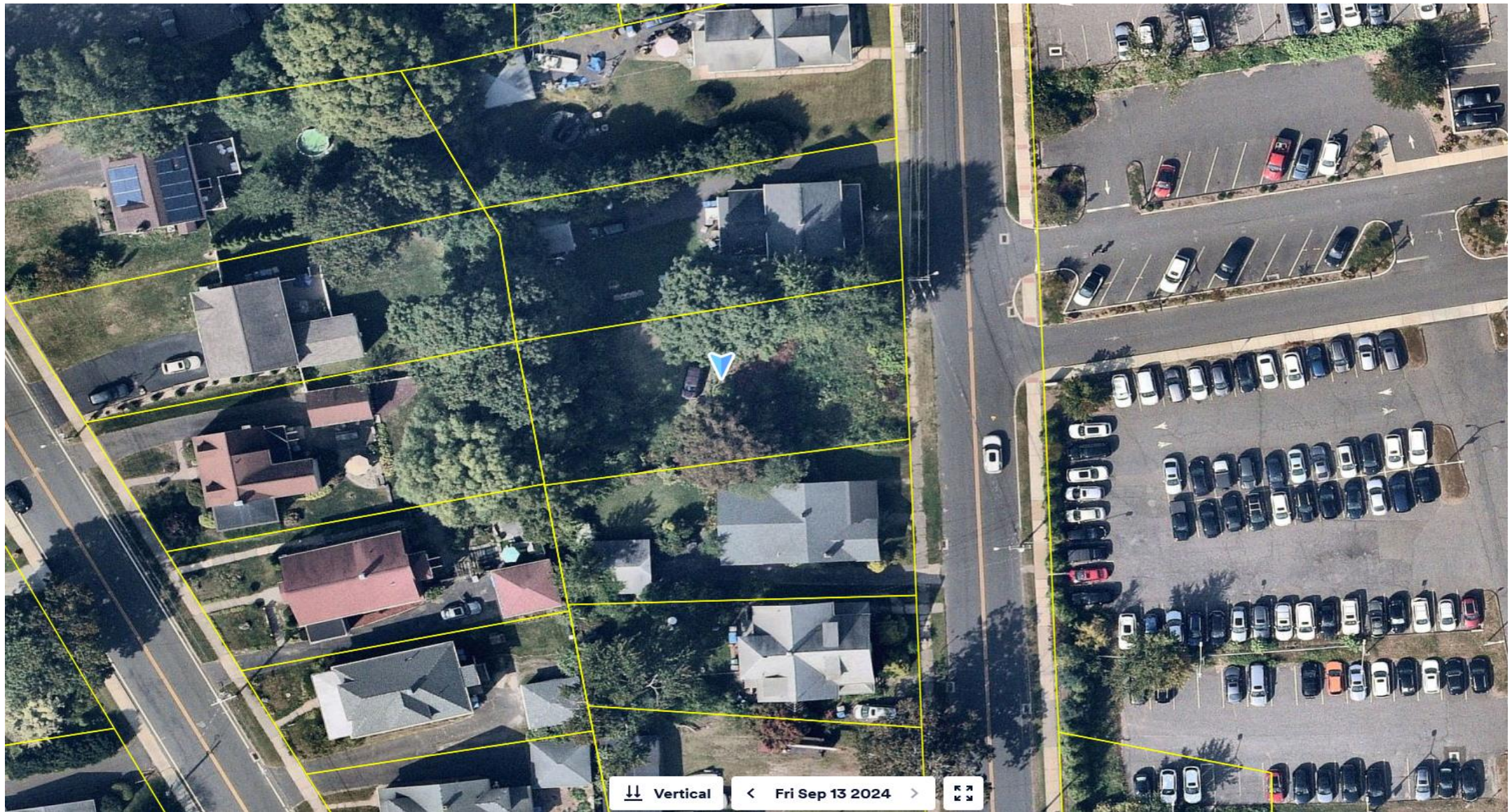
91 Goodwin St. – Wetlands and Upland Review
Map 25A Lot 36



91 Goodwin St. – Zoning – R-15
Map 25A Lot 36



91 Goodwin St. – Aerial
Map 25A Lot 36



91 Goodwin St. – Aerial
Map 25A Lot 36

2025 Renewed Bond - Laurentide Glen



DATE: MARCH 18, 2025

ISSUING BANK: NBT BANK, N.A.
LETTER OF CREDIT ADMINISTRATOR
52 SOUTH BROAD STREET
PO BOX 351
NORWICH, NY 13815
PHONE: 607-337-6620 / FAX: 607-337-6620

BENEFICIARY: CITY OF BRISTOL
111 NORTH MAIN STREET
BRISTOL, CT 06010

APPLICANT: TRADEMARK ACQUITISONS, LLC
72 COLD SPRINGS RD
BRISTOL, CT 06010

RE: AMENDMENT TO IRREVOCABLE STANDBY LETTER OF CREDIT NO. 5700908250

DEAR SIR OR MADAM:

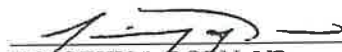
THE ABOVE-MENTIONED INSTRUMENT, INCLUDING ANY PREVIOUS AMENDMENTS, IS AMENDED AS FOLLOWS:

- EXPIRATION DATE AT NBT BANK, N.A. IS EXTENDED TO APRIL 3, 2026

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

THIS AMENDMENT IS TO BE CONSIDERED AS PART OF THE ABOVE CREDIT AND MUST BE ATTACHED THERETO.

NBT BANK, N.A.


TIMOTHY J. DORN, VP
LOAN DOCUMENTATION MANAGER

PLEASE SIGNIFY YOUR AGREEMENT TO THIS AMENDMENT BY SIGNING AND RETURNING TO US THE ATTACHED COPY OF THIS AMENDMENT. A POSTAGE-PAID ENVELOPE HAS BEEN ENCLOSED FOR YOUR CONVENIENCE.

BENEFICIARY AUTHORIZED SIGNATURE

2025 Expired Bond - Laurentide Glen

Email to Applicant's Attorney 2/27/25

From: Robert Flanagan

Sent: Thursday, February 27, 2025 3:08 PM

To: 'Mark Ziogas' <mziogas@CSMZLLC.COM>

Cc: 'Gino Troiano Jr.' <gino@trademark-contractors-llc.com>; Ray Rogozinski <rrogozinski@att.net>; William Stango <WilliamStango@bristolct.gov>; Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>; Andrew Armstrong <AndrewArmstrong@bristolct.gov>

Subject: Laurentide Subdivision Bond Expiration - April 2025

Importance: High

Good Afternoon Mark:

The Subdivision Bond (\$265,875.00) for Laurentide Glen – Phases 1, 2, 3 & 4 will expire on April 4, 2025. Last year, the bond lapsed for three weeks in March, and we paused all work until the bond was replaced.

On the March 24, 2025 Planning Commission agenda, the acceptance of a replacement bond will be an item under New Business.

We encourage you and your client to attend this meeting and have the replacement bond in place prior to the expiration date.

If you have any questions, please call.

Thanks.

Robert M. Flanagan, AICP

City Planner

860-584-6225

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

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

2024 Bond Transmittal



City of Bristol

BRISTOL, CONNECTICUT 06010

DATE: April 4, 2024

TO: Ryan Bodley, Deputy Treasurer

FROM: Robert M. Flanagan, City Planner

RE: Bonding for Phases 1, 2, 3 & 4 – Application #413 – Laurentide Glen Subdivision Replacement bond for public improvements for:

1. Phase 1 (12 lots) – Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street;
2. Phase 2 (11 Lots) – Lots 12 -14, 16 – 22 Wiegert Way;
3. Phase 3 (20 Lots) – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive;
4. Phase 4 (19 Lots) – Lots 38 & 40 Gino Drive and Lots 39-56 Pequabuck Street

Enclosed for your safekeeping is the following letter of credit, submitted in compliance with one of the stipulations of the above-referenced 92-lot Subdivision, which was originally approved by the Planning Commission on October 24, 2018, with an extension of the original subdivision final approval extended to October 24, 2028.

The subdivision is located in the R-15/OSD (Single-Family Residential/Open Space Development) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners.

Phase 1, 2, 3 & 4 are Final Approvals with an expiration date of October 24, 2028. Phases 5 & 6 are Conditional Approvals with an expiration date of October 24, 2025 and are not included in this bond.

Type of Bond: letter of credit

Bond Number: 5700908250

Payer: Trademark Acquisitions, LLC

Drawn on: NBT Bank, N.A.

Date: April 4, 2024

Amount: \$265,875.00

cc: City of Bristol Planning Commission
Richard Brown, Chief Building Inspector
Nancy Levesque, City Engineer

2024 Bond Transmittal



City of Bristol

BRISTOL, CONNECTICUT 06010

SUMMARY:

Application #413 – Laurentide Glen Subdivision –bonding for Phases 1, 2 3 & 4 which are being held to guarantee the completion of public improvements has been received for the following:

Bond amount for Phase 1 is \$127,075.

Bond amount for Phase 2 is \$1,725.

Bond amount for Phase 3 is \$4,025.

Bond amount for Phase 4 is: \$34,500.

Total Bond Amount for Phases 1, 2, 3 and 4 is \$167,325.00.

Pursuant to Subdivision Regulation 3.03, the bond being held cannot be reduced below 15 percent of the original amount of the performance guarantee (\$1,772,500.00).

Total Bond Amount with +15% is: \$265,875.00

Phases 1, 2, 3 & 4 are Final Approvals with an expiration date of: October 24, 2028.

Phases 5 & 6 will remain as Conditional Approvals with an expiration date of: October 24, 2025.

An Irrevocable Letter of Credit # 5700908250 was issued by NBT Bank of Norwich, New York on April 3, 2024 in the amount of \$265,875.00 and expires on April 3, 2025.

2024 Bond - Expires April 3, 2025



Issue Date: 04/3/2024

Irrevocable Standby Letter of Credit Number: 5700908250

Beneficiary:

Name: City of Bristol
Address: 111 North Main Street
Bristol CT, 06010

Applicant:

Name: Trademark Acquisitions, LLC
Address: 175 Lake Avenue
Bristol CT, 06010

Amount: USD265,875.00

(Two Hundred Sixty-Five Thousand Eight Hundred Seventy-Five and 00/100 U. S. Dollars)

Expiration Date and Place: April 3, 2025, at our counters

Ladies and Gentlemen:

We hereby issue our Irrevocable Standby Letter of Credit No. 5700908250 (the "Letter of Credit") in favor of the aforesaid addressee as Beneficiary in the maximum aggregate amount of [USD \$265,875.00].

This Letter of Credit is issued, presentable and payable at our offices at NBT Bank, N.A., 52 South Broad Street, P.O. Box 351, Norwich, NY 13815, Attn: Letter of Credit Administrator - LDCC (the "Offices") during business hours and on a day on which our Offices are open for the purpose of conducting commercial banking business and expires at the close of business on April 3, 2025[, unless extended as stated below]. Presentation of any certificate of demand for payment hereunder shall be made in person, including by means of a nationally recognized courier service such as FedEx or UPS (herein, "Courier Service") or certified or registered mail, postage prepaid at our Offices.

We hereby undertake to honor the Beneficiary's sight draft(s) drawn on us, indicating the Letter of Credit number and accompanied by the Beneficiary's certificate of demand for payment in the form of Annex A hereto, for all or any part of this Letter of Credit, if presented at our Offices on or before the expiration date hereof April 4, 2025. The payment by us will be made to the Beneficiary's account, as per the Beneficiary's instructions, upon our receipt of compliant draw documents at our counters in accordance with the terms hereof.

Partial draws and multiple draws are permitted. Any draws made by the Beneficiary hereunder shall reduce the available Letter of Credit by the amount drawn.

This Letter of Credit, including the attached Annex A, sets forth in full the terms of our undertaking, and such terms shall not be modified, amended or amplified by any document, instrument or agreement referred to in this Letter of Credit, in which this Letter of Credit is referred to or to which this Letter of Credit relates and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement.

2024 Bond - Expires April 3. 2025

April 3, 2024

Page 2



Except as stated herein, this Letter of Credit is not subject to any condition or qualification and is our individual obligation which is in no way contingent upon reimbursement or any right of subrogation.

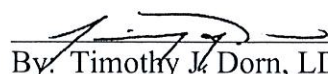
[This Letter of Credit is deemed to be automatically extended without amendment for twelve (12) months from the expiration date hereof, or any future expiration date, unless at least [sixty (60)] days prior to any expiration date, we notify you by registered mail or any Courier Service that we elect not to consider this Letter of Credit extended for any such additional period.]

This Letter of Credit is subject to and governed by the laws of the State of New York and the International Standby Practices 1998 (ISP98), International Chamber of Commerce Publication 590.

This Letter of Credit is not transferable.

Very truly yours,

NBT Bank, N.A.


By: Timothy J. Dorn, LDCC
Loan Documentation Manager



ANNEX A

(To Standby Letter of Credit Number [insert number])

Certificate of [insert name of Beneficiary]

NBT Bank, N.A.
52 South Broad Street
P.O. Box 351
Norwich, NY 13815
Attn: Letter of Credit Administrator - LDCC

Re: Irrevocable Standby Letter of Credit Number [insert number] (the "Letter of Credit")

Ladies and Gentlemen:

The undersigned, being a duly authorized officer of _____, as the undersigned Beneficiary under the Letter of Credit, hereby certifies to NBT Bank, N.A., as follows:

- A. Funds are due and owing to us under an agreement titled [name of contract] dated as of [insert date] between [insert name of Applicant] as the Applicant under the Letter of Credit and the Beneficiary.
- B. We making demand for payment under the Letter of Credit in the amount of \$ [insert total amount due].

IN WITNESS WHEREOF, the undersigned, a duly authorized officer of _____, has executed and delivered this Certificate this _____ day of _____ 20__.

[name of Beneficiary]

By: _____
[insert name of signatory]
Title: [insert title]

Annex A

2024 Expired Bond - Laurentide Glen

Email to Chief Building Official

From: Robert Flanagan

Sent: Wednesday, March 20, 2024 12:18 PM

To: Richard Brown <RichardBrown@bristolct.gov>

Cc: Deanna Rosa <DeannaRosa@bristolct.gov>; Raymond Rogozinski <RaymondRogozinski@bristolct.gov>; Edward Krawiecki <EdwardKrawiecki@bristolct.gov>; Jeffrey Steeg <JeffreySteeg@bristolct.gov>; Nancy Levesque <nancylevesque@bristolct.gov>

Subject: Application #413 - Subdivision Bond

Importance: High

Good Morning Rick:

It has come to my attention that the Subdivision Bond (Letter of Credit #5700794077) for Application #413 (Trademark Acquisitions) was not renewed by NBT Bank of Norwich New York. The Bond is for Phases 1, 2, 3 & 4.

At the Planning Commission meeting on February 26, 2024, the Commission met with the applicant and accepted a revised bond amount of \$265,875.

A new letter of credit was expected by March 18, 2024, but was not received.

A Cease and Desist order should be issued for all Building Permits, Zoning Permits and Certificates of Occupancy currently pending for the subdivision.

All work must stop. Once the revised bond amount above has been received, I will communicate that to you.

If you need any further information, please let me know.

Thanks.

Robert M. Flanagan, AICP

City Planner

860-584-6225

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

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

Original Application - 2018

BRISTOL PLANNING COMMISSION CITY OF BRISTOL, CONNECTICUT APPLICATION FOR SUBDIVISION APPROVAL

For Office Use Only	
APPLICATION NO.	413
DATE FILED:	6-11-18
DECISION DATE:	
DECISION:	

The undersigned Applicant hereby applies to the Bristol Planning Commission for approval of the following subdivision:

Name of the Subdivision (if any): Laurentide Glen
south and southeast of Barlow St.; south and west of Martin Rd.; south of Arcadia
Address or Location of the Subdivision: Rd.: north of Farrell Ave.
20; 21; 22; 23; 24; 25; 37; 85; all paper
Assessor's Map No.: 67 Assessor's Lot No.(s): roads shown on Assessor's Map Zone of the Property: R-15/OSD
Size of the Property to be Subdivided (in acres or square feet): 55.75 No. of Lots in the Subdivision: 94
Water Supply: ☒ city water Sanitary Sewer: ☒ city sewer
☐ private well(s) ☐ on-site septic system(s)

Does the Property to be subdivided abut an adjoining municipality? ☒ no ☐ yes, Town of _____

Does this subdivision involve land regulated under the Inland Wetlands and Watercourses provisions of the Connecticut General Statutes? ☐ yes ☒ no

NOTE: Section 8-26 of the Connecticut General Statutes requires that, if an application for subdivision approval involves land regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant must submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the subdivision application is filed.

APPLICANT (If more than one, list each separately)

Name: Trademark Acquisitions, LLC
Address: 175 Lake Avenue City: Bristol State: CT Zip: 06010
Telephone No.: 860-982-8785 E-Mail: toddplourde@sbcglobal.net
Signature: [Signature] Signature – (Printed/Typed) GINO P. TROIANO, Jr.
CHECK ONE: ☒ owner ☐ other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: _____ Signature – (Printed/Typed) _____

The following shall be included as part of this application:

- filing fee – \$125 per lot; \$250 minimum, plus \$60 State fee (make checks payable to "City of Bristol")
- seven copies of the subdivision plan, in accordance with the submission requirements of the Bristol Subdivision Regulations
- any other data and drawings as may be required by the Planning Commission

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 413

Address or location of property: south and southeast of Barlow St.; south and west of Martin Rd.; south of Arcadia Rd.; north of Farrell Ave.

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: Arcadia Acres, LLC CHECK ONE: ☒ owner [] other: _____
Address: 175 Lake Avenue City: Bristol State: CT Zip: 06010
Telephone No.: 860-982-8785 E-Mail: toddplourde@sbcglobal.net
Signature: [Signature] Signature – (Printed/Typed) Gino P. Troiano, Jr.

ADDITIONAL OWNER(S) OF RECORD

Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: _____ Signature – (Printed/Typed) _____
Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ E-Mail: _____
Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Mark Ziogas
Address: PO Box 1197 City: Bristol State: CT Zip: 06011
Telephone No.: 860-589-4121 E-Mail: mziogas@aahzs.com

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

For Office Use Only
APPLICATION NO. 413

Address or location of property: _____

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: James & Delores Driscoll CHECK ONE: ☒ owner [] other: _____

Address: 121 Arcadia Road City: Bristol State: CT Zip: 06010

Telephone No.: _____ E-Mail: _____

Signature: Kathryn LaFerre Signature – (Printed/Typed) KATHERINE LAFERRIERE
Attorney-in-Fact for
DOLORES DRISCOLL, OWNER

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

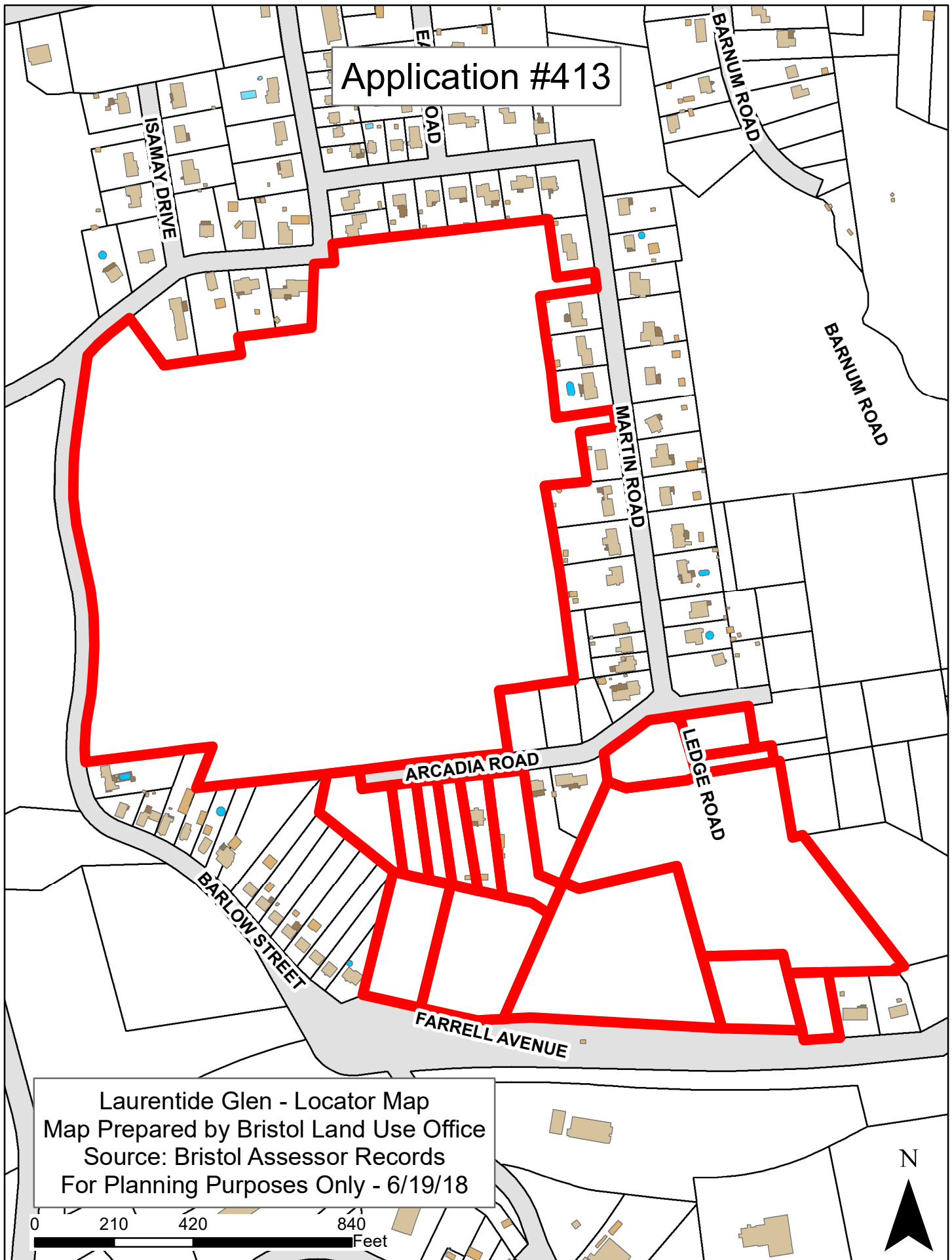
Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____





City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

February 27, 2024

Trademark Acquisitions, LLC
175 Lake Avenue
Bristol, CT 06010

RE: Application #413 – Laurentide Glen Subdivision – Assessor’s Map 67; R-15/OSD (Single-Family Residential/Open Space Development) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners. Request for reduction of bonding for public improvements for:

1. Phase 1 (12 Lots) – Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street;
2. Phase 2 (11 Lots) – Lots 12 -14, 16 – 22 Wiegert Way;
3. Phase 3 (20 Lots) – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive;
4. Phase 4 (19 Lots) – Lots 38 & 40 Gino Drive and Lots 39-56 Pequabuck Street

Dear Applicant:

The Bristol Planning Commission, at its meeting of February 26, 2024, approved your request to reduce the bond amount for the Laurentide Glen Subdivision – Phases 1, 2, 3 & 4.

A bond amount for Phases 1, 2, 3 and 4 as recommended by the City Engineer was approved to be \$167,325.00. Pursuant to Subdivision Regulation 3.03, the bond being held cannot be reduced below 15 percent of the original amount of the performance guarantee, which is \$1,772,500.00. Calculating 15 percent of the original bond amount brings the total new bond amount to \$265,875.00

The new bond amount must be deposited with the City of Bristol on or before March 18, 2024.

Phases 1, 2, 3 & 4 are Final Approvals with an expiration date of: October 24, 2028.

Phases 5 & 6 will remain as Conditional Approvals with an expiration date of: October 24, 2025.

For questions or additional information, please contact me at 860-584-6227.

Very truly yours,

Robert M. Flanagan

Robert M. Flanagan - AICP
City Planner

c: Attorney M. Ziogas (via email)
Arcadia Acres, LLC (via email)
Arcadia Group, LLC (via email)



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

TEXT OF FULL MOTION:

I move that..... pursuant to Subdivision Regulation 3.03 – Partial Release of the Performance Guarantee a request by the applicant for Application #413 – Laurentide Glen Subdivision – for a reduction in bonding for Phases 1, 2 3 & 4 which are being held to guarantee the completion of public improvements has been received for the following:

*Phase 1 (12 lots – Pequabuck Street); Phase 2 (11 Lots – Wiegert Way),
Phase 3 (20 Lots –Stellas Way and Gino Drive) and Phase 4 (19 Lots –Pequabuck Street and Gino Drive)*

The owner/applicant of record is: Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners be approved under the following parameters:

The current bond amount for Phase 1 is: \$127,075.

Bond amount for Phase 1 will remain at \$127,075 as recommended by the City Engineer.

The current bond amount for Phase 2 is: \$17,825.

The revised bond amount for Phase 2 recommended by the City Engineer will be: \$1,725.

The current bond amount for Phase 3 as recommended by the City Engineer will be: \$27,600.

The revised bond amount for Phase 3 recommended by the City Engineer will be: \$4,025.

The current bond amount for Phase 4 as recommended by the City Engineer will be: \$256,450.

The revised bond amount for Phase 4 recommended by the City Engineer will be: \$34,500.

*The current bond amount for Phases 1, 2, 3 and 4 as recommended by the City Engineer will be:
\$428,950*

An Irrevocable Letter of Credit # 5700794077 was issued by NBT Bank of Norwich, New York on March 18, 2022 in the amount of \$454,250 and was renewed on March 18, 2023 and will be in effect until at least March 18, 2024.

*A bond amount for Phases 1, 2, 3 and 4 as recommended by the City Engineer will be:
\$167,325.00. Pursuant to Subdivision Regulation 3.03, the bond being held cannot be reduced below 15 percent of the original amount of the performance guarantee (\$1,772,500.00). Calculating 15 percent of the original bond amount brings the total new bond amount to \$265,875.00*

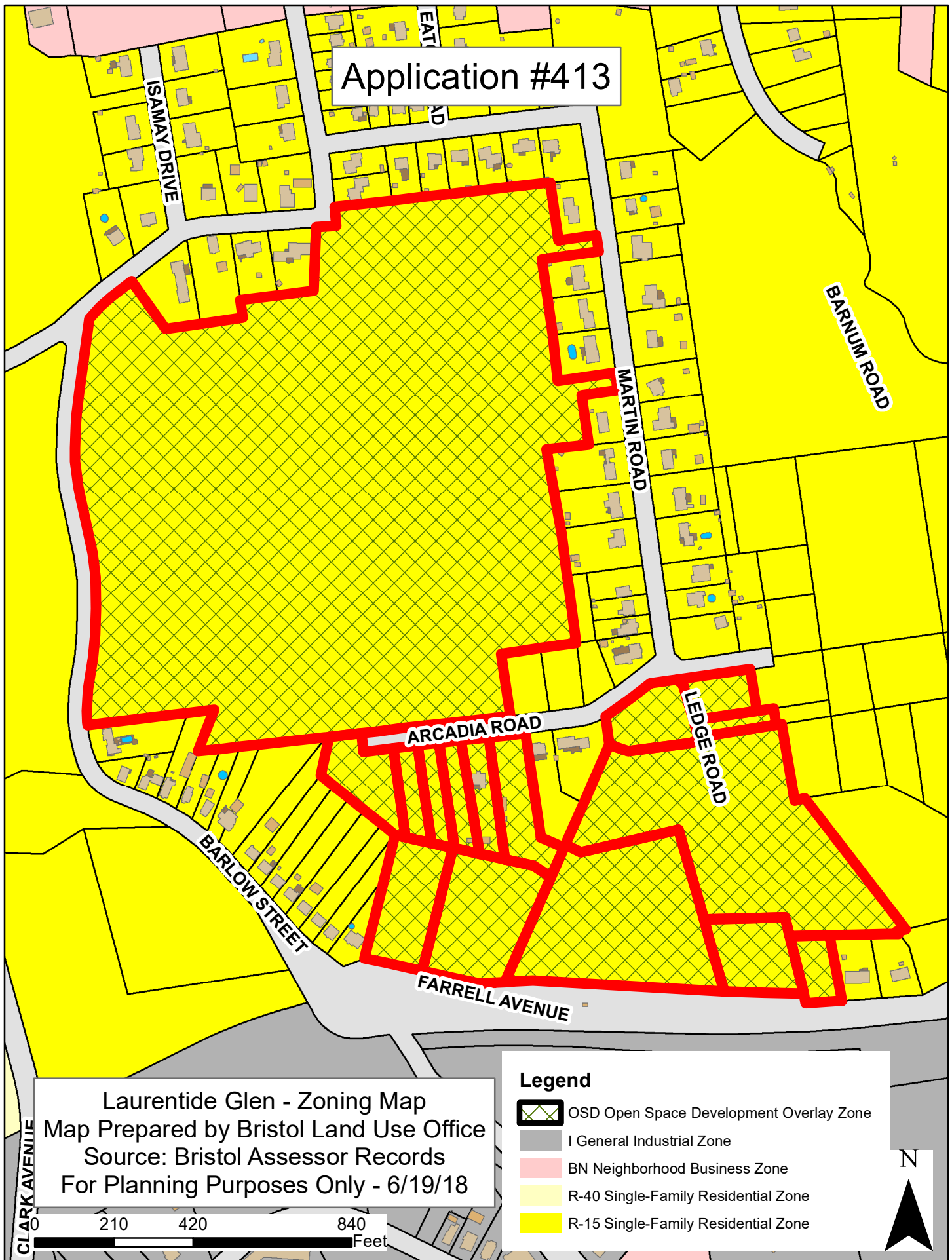
The new bond amount, as recommended by the City Engineer is: \$265,875.00

The new bond amount must be deposited with the City of Bristol on or before March 18, 2024.

Phases 1, 2, 3 & 4 are Final Approvals with an expiration date of: October 24, 2028.

Phases 5 & 6 will remain as Conditional Approvals with an expiration date of: October 24, 2025.

Application #413



Laurentide Glen - Zoning Map

Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

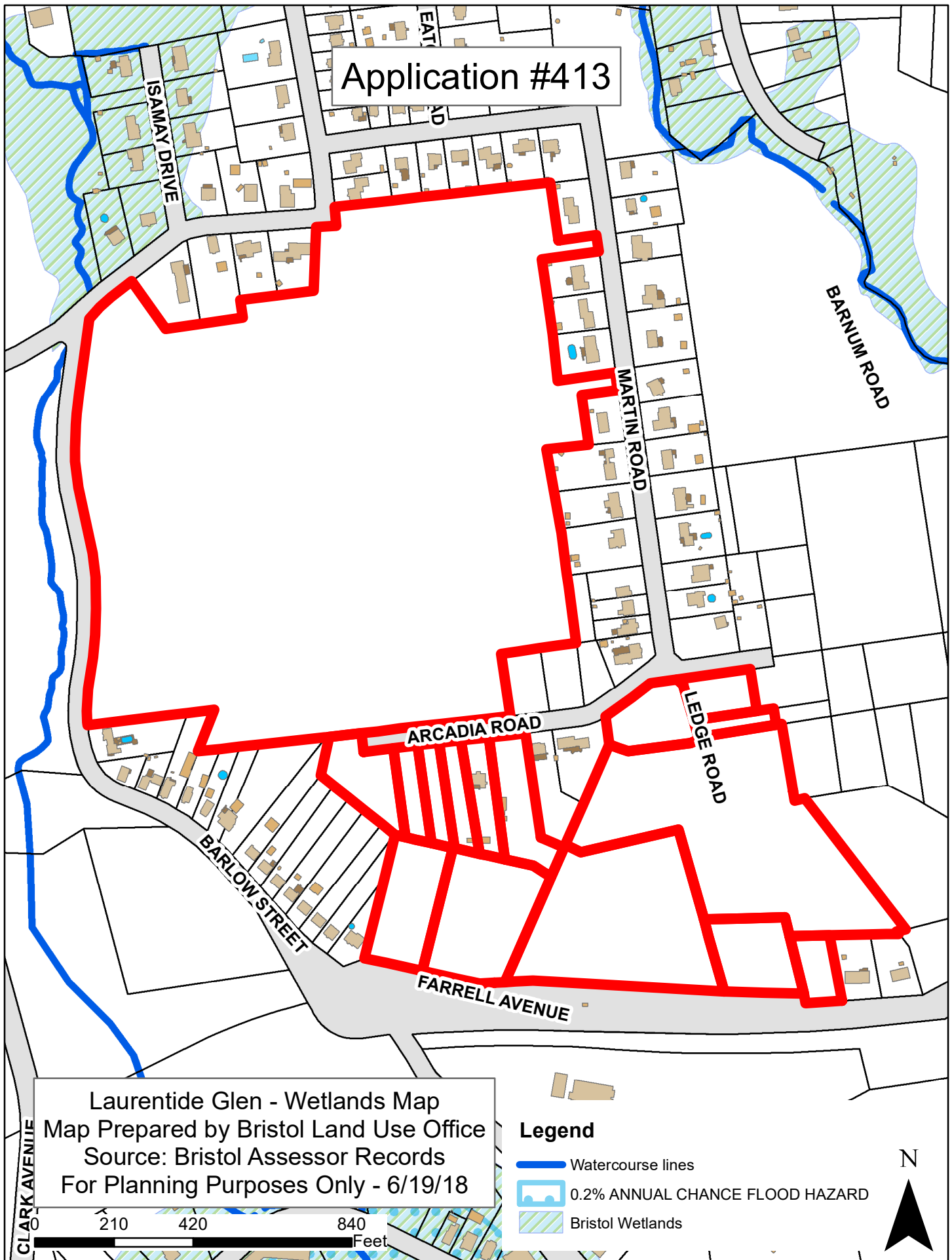
For Planning Purposes Only - 6/19/18

Legend

-  OSD Open Space Development Overlay Zone
-  I General Industrial Zone
-  BN Neighborhood Business Zone
-  R-40 Single-Family Residential Zone
-  R-15 Single-Family Residential Zone

N





2024 Bond Reduction Request

MARK ZIOGAS
ATTORNEY AT LAW
88 VALLEY STREET 2ND FLOOR
P.O. BOX 1197, BRISTOL, CT 06011-1197
mziogas@cszmzllc.com

Phone (860) 589-4121

FAX (860) 589-4966

February 12, 2024

Planning Commission
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Application No. 413

Dear Commissioners:

The bonding for Phases 1-4, is coming up for renewal. My client has been working with the Town Engineer to finalize the amount of the bond. The cost to complete the remaining work is less than the 15% of the overall cost for the project infrastructure improvements so the parties have agreed a bond in the amount of \$265,875.00 shall be required of the Applicant. We further request that no bond be required for Phases 5-6 until such time as building permits are requested. Please place this matter on the Planning Commission's agenda so we can request the Commission's approval of the new bond amount.

Very truly yours,

Mark Ziogas, Esquire

2024 Bond Estimate - Page 1

Laurentide Glen Subdivision - LC Estimate

Infrastructure Costs - Phase 1			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 1	\$4,000.00	\$4,000.00	\$0.00
Strip Topsoil/Clearing for Roadway Phase 1	\$15,000.00	\$15,000.00	\$0.00
Earth Excavation/Grading	\$35,000.00	\$35,000.00	\$0.00
Detention Basin & Primary Storm Outlet for Phase 1	\$135,000.00	\$135,000.00	\$0.00
Sanitary Sewers	\$65,000.00	\$65,000.00	\$0.00
Storm Drainage	\$64,000.00	\$64,000.00	\$0.00
Water Mains - On Site	\$75,000.00	\$75,000.00	\$0.00
Pequabuck & Barlow Street Intersection/Re-alignment	\$80,000.00	\$80,000.00	\$0.00
Water Mains - Off Site	\$80,000.00	\$80,000.00	\$0.00
Road Subbase	\$32,500.00	\$32,500.00	\$0.00
Sidewalks	\$18,000.00	\$18,000.00	\$0.00
Underground Utilities	\$41,000.00	\$41,000.00	\$0.00
Light Poles & Bases	\$14,500.00	\$14,500.00	\$0.00
Bit. Paving & Curbs	\$47,500.00	\$47,500.00	\$0.00
Restoration	\$6,500.00	\$6,500.00	\$0.00
Survey/As-Built	\$2,500.00	\$2,000.00	\$500.00
Detention Pond Maintenance	\$110,000.00	\$0.00	\$110,000.00
Subtotal	\$825,500.00	\$715,000.00	\$110,500.00
15% Contingency	\$123,825.00	\$107,250.00	\$16,575.00
Totals	\$949,325.00	\$822,250.00	\$127,075.00

Infrastructure Costs - Phase 2			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 2	\$4,000.00	\$4,000.00	\$0.00
Strip Topsoil/Clearing for Roadway Phase 2	\$10,000.00	\$10,000.00	\$0.00
Earth Excavation/Grading for Roadway Phase 2	\$20,000.00	\$20,000.00	\$0.00
Sanitary Sewers - Phase 2	\$40,000.00	\$40,000.00	\$0.00
Storm Drainage - Phase 2	\$25,000.00	\$25,000.00	\$0.00
Water Mains - Phase 2	\$50,000.00	\$50,000.00	\$0.00
Road Subbase	\$18,500.00	\$18,500.00	\$0.00
Sidewalks	\$12,000.00	\$12,000.00	\$0.00
Underground Utilities	\$22,000.00	\$22,000.00	\$0.00
Light Poles & Bases	\$7,500.00	\$7,500.00	\$0.00
Bit. Paving & Curbs	\$31,500.00	\$31,500.00	\$0.00
Restoration	\$4,500.00	\$3,500.00	\$1,000.00
Survey/As-Built	\$2,000.00	\$1,500.00	\$500.00
Subtotal	\$247,000.00	\$245,500.00	\$1,500.00
15% Contingency	\$37,050.00	\$36,825.00	\$225.00
Totals	\$284,050.00	\$282,325.00	\$1,725.00

2024 Bond Estimate - Page 2

Infrastructure Costs - Phase 3			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 3	\$4,000.00	\$3,000.00	\$1,000.00
Strip Topsoil/Clearing for Roadway Phase 3	\$30,000.00	\$30,000.00	\$0.00
Earth Excavation/Grading for Roadway Phase 3	\$35,000.00	\$35,000.00	\$0.00
Sanitary Sewers - Phase 3	\$80,000.00	\$80,000.00	\$0.00
Storm Drainage - Phase 3	\$65,000.00	\$65,000.00	\$0.00
Water Mains - Phase 3	\$70,000.00	\$70,000.00	\$0.00
Road Subbase	\$24,000.00	\$24,000.00	\$0.00
Sidewalks	\$18,500.00	\$18,500.00	\$0.00
Underground Utilities	\$24,000.00	\$24,000.00	\$0.00
Light Poles & Bases	\$12,500.00	\$12,500.00	\$0.00
Bit. Paving & Curbs	\$45,000.00	\$45,000.00	\$0.00
Restoration	\$4,500.00	\$2,500.00	\$2,000.00
Survey/As-Built	\$2,000.00	\$1,500.00	\$500.00
Subtotal	\$414,500.00	\$411,000.00	\$3,500.00
15% Contingency	\$62,175.00	\$61,650.00	\$525.00
Totals	\$476,675.00	\$472,650.00	\$4,025.00

Infrastructure Costs - Phase 4			
Item	Total Budget	Costs & Work Completed To Date	Budget To Complete
Sediment & Erosion Controls for Roadway Phase 4	\$4,000.00	\$2,000.00	\$2,000.00
Strip Topsoil/Clearing for Roadway Phase 4	\$20,000.00	\$20,000.00	\$0.00
Earth Excavation/Grading for Roadway Phase 4	\$25,000.00	\$25,000.00	\$0.00
Sanitary Sewers - Phase 4	\$40,000.00	\$40,000.00	\$0.00
Storm Drainage - Phase 4	\$25,000.00	\$25,000.00	\$0.00
Water Mains - Phase 4	\$58,500.00	\$58,500.00	\$0.00
Road Subbase	\$18,500.00	\$18,500.00	\$0.00
Sidewalks	\$15,000.00	\$12,500.00	\$2,500.00
Underground Utilities	\$24,000.00	\$24,000.00	\$0.00
Light Poles & Bases	\$10,500.00	\$7,000.00	\$3,500.00
Bit. Paving & Curbs	\$38,500.00	\$21,000.00	\$17,500.00
Restoration	\$4,500.00	\$1,000.00	\$3,500.00
Survey/As-Built	\$2,000.00	\$1,000.00	\$1,000.00
Subtotal	\$285,500.00	\$255,500.00	\$30,000.00
15% Contingency	\$42,825.00	\$38,325.00	\$4,500.00
Totals	\$328,325.00	\$293,825.00	\$34,500.00

Total Remaining Work Phase 1, 2, 3 & 4 \$167,325.00

Total (Phase 1-4) \$1,772,500.00

15% Contingency \$265,875.00

2023 Letter of Credit Extension to 2024



DATE: FEBRUARY 16, 2023

ISSUING BANK: NBT BANK, N.A.
LETTER OF CREDIT ADMINISTRATOR
52 SOUTH BROAD STREET
PO BOX 351
NORWICH, NY 13815
PHONE: 607-337-6620 / FAX: 607-337-6620

COPY

BENEFICIARY: CITY OF BRISTOL
111 NORTH MAIN STREET
BRISTOL, CT 06010

APPLICANT: TRADEMARK ACQUITISONS, LLC
72 COLD SPRINGS RD
BRISTOL, CT 06010

RE: AMENDMENT NO. 1 TO IRREVOCABLE STANDBY LETTER OF CREDIT NO.

DEAR SIR OR MADAM:

THE ABOVE-MENTIONED INSTRUMENT, INCLUDING ANY PREVIOUS AMENDMENTS, IS AMENDED AS FOLLOWS:

➤ EXPIRATION DATE AT NBT BANK, N.A. IS EXTENDED TO MARCH 18, 2024

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

THIS AMENDMENT IS TO BE CONSIDERED AS PART OF THE ABOVE CREDIT AND MUST BE ATTACHED THERETO.

NBT BANK, N.A.


TIMOTHY J. DORN, AVP

OPERATIONS LOAN MANAGER

PLEASE SIGNIFY YOUR AGREEMENT TO THIS AMENDMENT BY SIGNING AND RETURNING TO US THE ATTACHED COPY OF THIS AMENDMENT. A POSTAGE-PAID ENVELOPE HAS BEEN ENCLOSED FOR YOUR CONVENIENCE.

BENEFICIARY AUTHORIZED SIGNATURE

MARK ZIOGAS
ATTORNEY AT LAW
88 VALLEY STREET 2ND FLOOR
P.O. BOX 1197, BRISTOL, CT 06011-1197
mziogas@csmlc.com

Phone (860) 589-4121

FAX (860) 589-4966

September 21, 2023

William Veits
Planning Commissioner Chairman
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Application No. 413

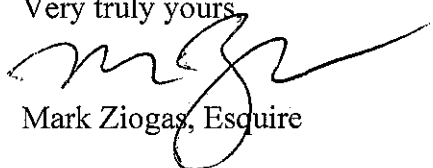
Dear Chairman Veits:

On October 21, 2021 the Planning Commission granted final approval for Phases 1 and 2 to the above-captioned application. At that time Phases 3, 4, 5 & 6 remained as conditional approvals with an expiration date of October 24, 2023.

The subdivision is moving along nicely, with all the homes in Phase 1 completed and sold. All infrastructure in Phase 1 is complete. All the homes in Phase 2 are also completed and sold. All infrastructure in Phase 2 is complete with the exception of the final wearing course on the roadway. In Phase 3 10 of 15 homes are complete and sold, with the remaining 5 homes under contract with 2 building permit applications in to the City. All infrastructure complete, with exception of final wearing surface on the roadway, street light fixtures and utility service connections to un-built homes. In Phase 4 8 of 19 homes are complete and sold, 10 homes have building permits issued, and the remaining home will have a building permit application in to the City by end of September. All infrastructure complete, with exception of final wearing surface, street light fixtures, 3 short sections of sidewalks in front of homes under construction and utility service connection to un-built home. All the roadways in Phases 2-4 have a binder coat and curbs installed.

The applicant is seeking a 5 year extension of the Final Approvals for Phases 1-4, with Final Bonding to be determined between the Town Engineer and the Applicant. The applicant is seeking a 2 year extension of the Conditional Approvals for Phases 5 & 6, as they will not be built out until the earth removal is completed. We further request that no bond be required for Phases 5-6 until such time as building permits are requested.

Very truly yours,



Mark Ziogas, Esquire



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

CERTIFIED MAIL

October 12, 2023

Trademark Acquisitions, LLC
175 Lake Avenue
Bristol, CT 06010

Re: Application #413 – Subdivision (Laurentide Glen), south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, north of Farrell Avenue (92 lots); Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development) zone.

Request for:

- 1) A five-year extension from October 24, 2023 to October 24, 2028, for the final subdivision approval (with the current bond amounts) for Phases 1, 2, 3 & 4. 2) A two-year extension from October 24, 2023 to October 24, 2025 on the conditional approvals for Phases 5 & 6.

Dear Applicant:

The Bristol Planning Commission, at its special meeting of October 11, 2023, approved the following motions with respect to the above captioned property:

Phase 1, 2, 3 & 4:

"I move that..... Application #413– Subdivision – Subdivision (Laurentide Glen), south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, north of Farrell Avenue (92 lots); Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development) zone.....be approved..... for a five-year extension from October 24, 2023 to October 24, 2028, for the final subdivision approval (with the current bond amounts) for Phases 1, 2, 3, & 4."

Phase 5 & 6:

"I move that..... Application #413– Subdivision – Subdivision (Laurentide Glen), south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, north of Farrell Avenue (92 lots); Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development) zone.....be approved..... for a two-year extension from October 24, 2023 to October 24, 2025 on the conditional approvals for Phases 5 & 6."

Should you have any questions, please call me at 860-584-6225.
Very truly yours,

Robert M. Flanagan

Robert M. Flanagan – AICP
City Planner

2023 Extensions

Bristol Planning Commission

Regular Meeting of October 11, 2023

BRISTOL PLANNING COMMISSION MINUTES SPECIAL MEETING OF WEDNESDAY OCTOBER 11, 2023

CALL TO ORDER:

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall West
Meeting Room One

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)		X
	John Soares (Acting Chairman and Vice Chairman)	X	
	Jon Pose (Secretary)	X	
	Tracey Bacchus	X	
	Christopher Nardi	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X	
	Anthony Lorenzetti	X	
	Kristen O'Donnell	X	
	Robert M. Flanagan, AICP, City Planner	X	
	Nancy Levesque, P.E., City Engineer		X
STAFF:	Andrew Armstrong, Assistant City Planner	X	

Acting Chairman Soares designated regular Commissioners Pose, Nardi, Bacchus and Soares as voting Commissioners this evening. He also designated alternate Commissioner Lorenzetti as voting Commissioners this evening.

Acting Chairman Soares called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE:

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, October 23, 2023.

PUBLIC PARTICIPATION:

There was no public participation.

ADMINISTRATIVE MATTERS:

1. Approval of Minutes
 - a. August 28, 2023

Acting Chairman Soares designated regular Commissioners Pose, Bacchus and Soares to vote on the August 28, 2023, regular minutes. He also designated alternate Commissioners Lorenzetti and O'Donnell to vote to vote on the August 28, 2023, regular minutes.

MOTION: Move to approve the minutes of the August 28, 2023, regular meeting.

By: Nardi

Seconded: Pose.

For: Lorenzetti, O'Donnell, Pose, Bacchus and Soares.

Against: None.

Abstain: None.

2023 Extensions

Bristol Planning Commission

Regular Meeting of October 11, 2023

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

7. Application #413 – Subdivision (Laurentide Glen), south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, north of Farrell Avenue (92 lots); Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development) zone.

Request for: 1) A five-year extension from October 24, 2023 to October 24, 2028, for the final subdivision approval (with the current bond amounts) for Phases 1, 2, 3 & 4. 2) A two-year extension from October 24, 2023 to October 24, 2025 on the conditional approvals for Phases 5 & 6. Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants/owners.

The following persons representing the applicant reviewed the request with the Commission: Attorney Mark Ziogas, 88 Valley St. and Gino Troiano, P.E., of Trademark Acquisitions, LLC, 175 Lake Ave.

Staff explained he worked with the applicant and Staff supports both of the extensions for the Subdivision. There is a bond in place with the City for Phase 4 for \$400,000.

Attorney Ziogas explained the Subdivision has been successful. The applicant is at the level of needing a 2-year extension to continue the construction phase. The applicant would apply for an extension for Phase 5 and 6 when the sand removal is finished. He reviewed the improvements made to Phase 4.

Staff inquiries: Attorney Ziogas explained the final approval for Phases 1 to 3 be applied for in the spring 2024. Mr. Troiano reviewed the concern of the mail deliveries from the United States Postal Service to new developments. He explained the mail deliveries would not affect the entire development.

MOTION: Move that Application #413– Subdivision – Subdivision (Laurentide Glen), south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, north of Farrell Avenue (92 lots); Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development) zone, be approved, for a five-year extension from October 24, 2023, to October 24, 2028, for the final subdivision approval (with the current bond amounts) for Phases 1, 2, 3, & 4.

By: Nardi

Seconded: Pose.

For: Lorenzetti, Pose, Nardi, Bacchus and Soares.

Against: None.

Abstain: None.

The application is approved for Phases 1, 2, 3, & 4.

MOTION: Move that Application #413– Subdivision – Subdivision (Laurentide Glen), south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, north of Farrell Avenue (92 lots); Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 37, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development) zone, be approved for a two-year extension from October 24, 2023, to October 24, 2025, on the conditional approvals for Phases 5 & 6.

By: Nardi

Seconded: Pose.

For: Lorenzetti, Pose, Nardi, Bacchus and Soares.

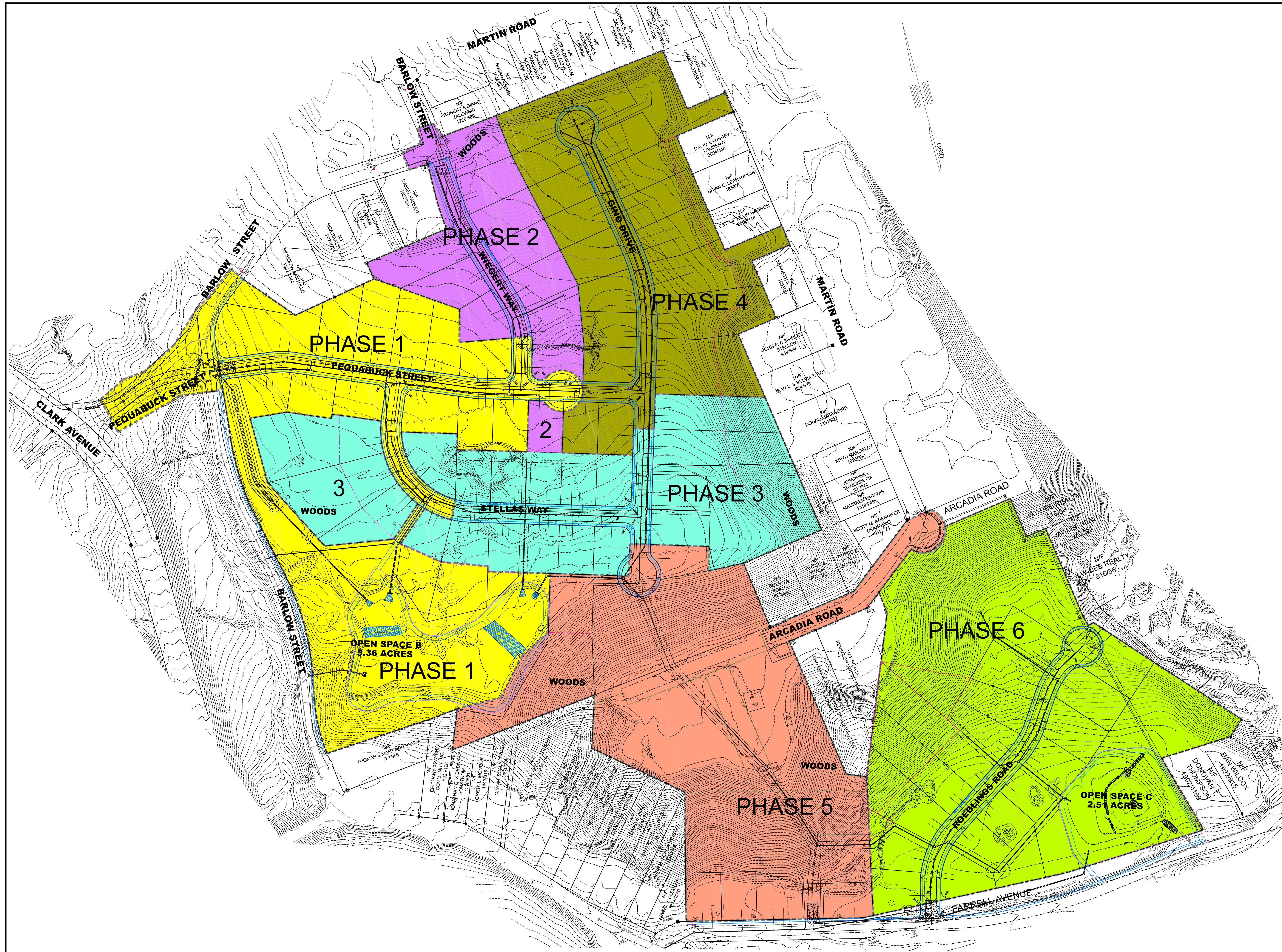
Against: None.

Abstain: None.

The application is approved for Phases 5 & 6.

STAFF REPORTS:

8. Subdivision Status Report
 - a. September 2023



ENGINEER OF RECORD	GPT
PROJECT ENGINEER	GPT/WTC
CADD	GPT/WTC



PROJECT NAME & LOCATION	
PROJECT NAME	LOCATION

**LAURENTIDE
GLEN**

BRISTOL, CONNECTICUT

CLIENT

**TRADEMARK
ACQUISITIONS, LLC**

DRAWING TITLE

**LAURENTIDE
GLEN**

CONCEPT PLAN & PHASING

REVISIONS		
4	7-30-19	APPROVAL COMMENTS
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS
NO.	DATE	ISSUE

DATE **6/11/18**

PROJECT NO. _____

SCALE

0 25' 50' 100' 200'

1" = 100'

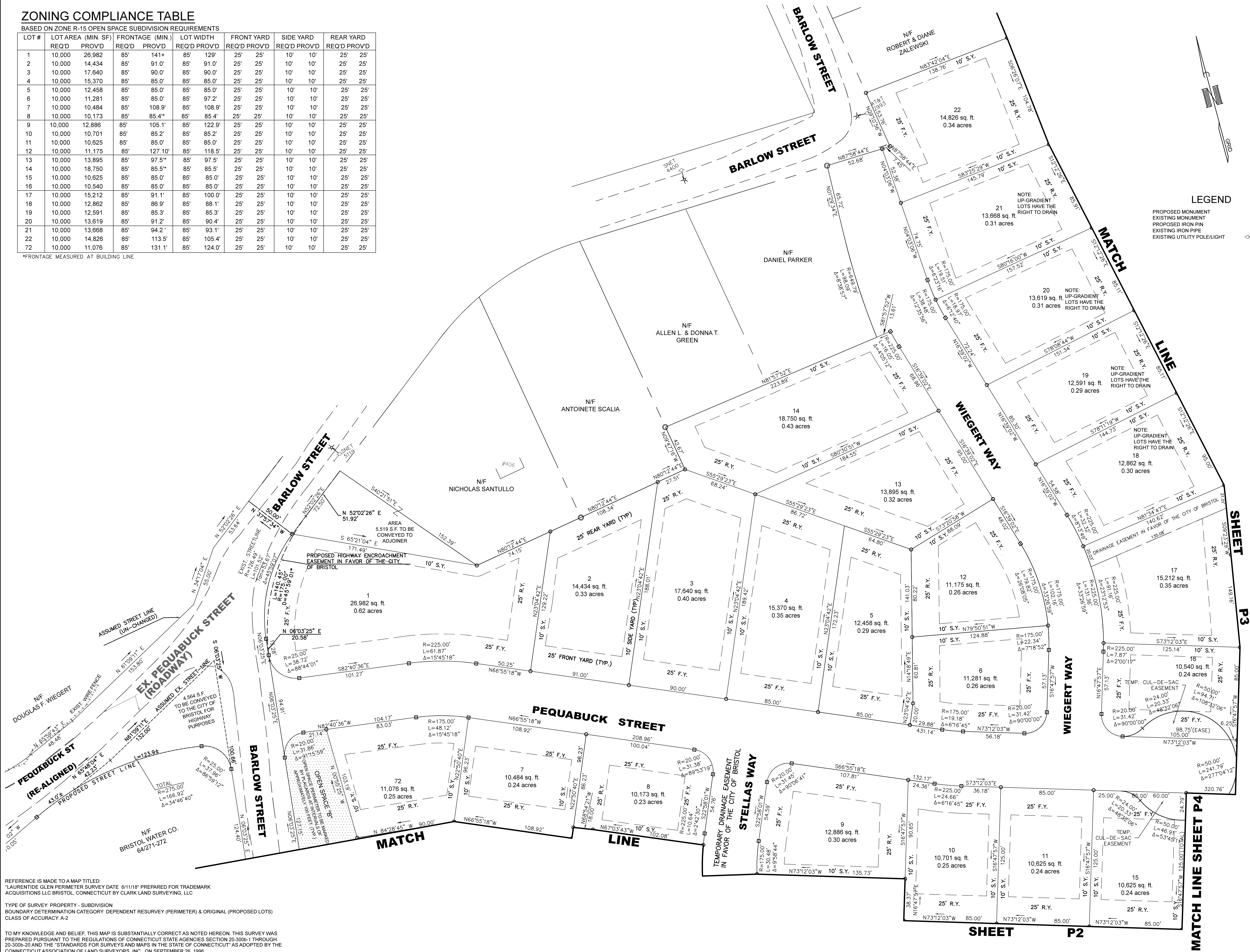
DRAWING NO.

CONCEPT

ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS												
LOT #	LOT AREA (MIN. SF)		FRONTAGE (MIN.)		LOT WIDTH		FRONT YARD		SIDE YARD		REAR YARD	
	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D
1	10,000	26,982	85'	141'	85'	129'	25'	25'	10'	10'	25'	25'
2	10,000	14,434	85'	91.0'	85'	91.0'	25'	25'	10'	10'	25'	25'
3	10,000	17,640	85'	90.0'	85'	90.0'	25'	25'	10'	10'	25'	25'
4	10,000	15,370	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
5	10,000	12,458	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
6	10,000	11,281	85'	85.0'	85'	97.2'	25'	25'	10'	10'	25'	25'
7	10,000	10,484	85'	108.9'	85'	108.9'	25'	25'	10'	10'	25'	25'
8	10,000	10,173	85'	85.4"	85'	85.4'	25'	25'	10'	10'	25'	25'
9	10,000	12,886	85'	105.1'	85'	122.9'	25'	25'	10'	10'	25'	25'
10	10,000	10,701	85'	85.2'	85'	85.2'	25'	25'	10'	10'	25'	25'
11	10,000	10,625	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
12	10,000	11,175	85'	127.10'	85'	118.5'	25'	25'	10'	10'	25'	25'
13	10,000	13,895	85'	97.5"	85'	97.5'	25'	25'	10'	10'	25'	25'
14	10,000	18,750	85'	85.5"	85'	85.5'	25'	25'	10'	10'	25'	25'
15	10,000	10,625	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
16	10,000	10,540	85'	85.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
17	10,000	15,212	85'	91.1'	85'	100.0'	25'	25'	10'	10'	25'	25'
18	10,000	12,862	85'	86.9'	85'	88.1'	25'	25'	10'	10'	25'	25'
19	10,000	12,591	85'	85.3'	85'	85.3'	25'	25'	10'	10'	25'	25'
20	10,000	13,619	85'	91.2'	85'	90.4'	25'	25'	10'	10'	25'	25'
21	10,000	13,668	85'	94.2 '	85'	93.1'	25'	25'	10'	10'	25'	25'
22	10,000	14,826	85'	113.5'	85'	105.4'	25'	25'	10'	10'	25'	25'
72	10,000	11,076	85'	131.1'	85'	124.0'	25'	25'	10'	10'	25'	25'

*FRONTAGE MEASURED AT BUILDING LINE



REFERENCE IS MADE TO A MAP TITLED:
"LAURENTIDE GLEN PERIMETER SURVEY DATE: 6/11/18" PREPARED FOR TRADEMARK
ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS
PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300a) THROUGH
20-300b) AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE
CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

WILLIAM T. CLARK L.S. #07080
NOT VALID WITHOUT EMBOSSED SEAL

ENGINEER OF RECORD
GPT

PROJECT ENGINEER
GPT/WTC

CADD
GPT/WTC



PROJECT NAME & LOCATION
LAURENTIDE GLEN
BRISTOL, CONNECTICUT

CLIENT
TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE
LAURENTIDE GLEN

SUBDIVISION PLAN

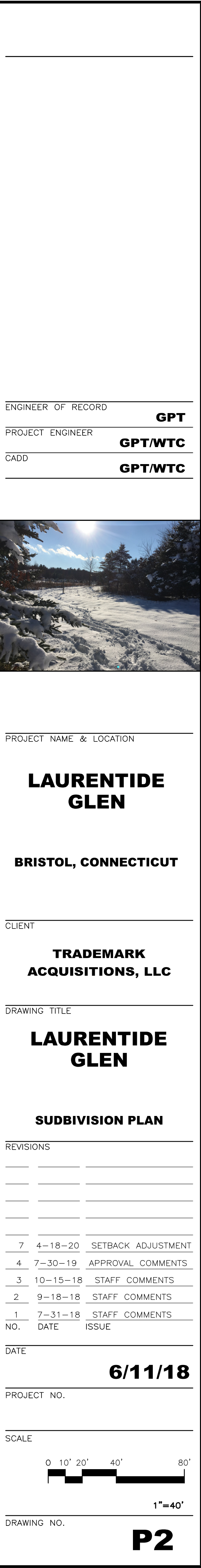
REVISIONS		
7	4-18-20	SETBACK ADJUSTMENT
4	7-30-19	APPROVAL COMMENTS
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS
NO.	DATE	ISSUE

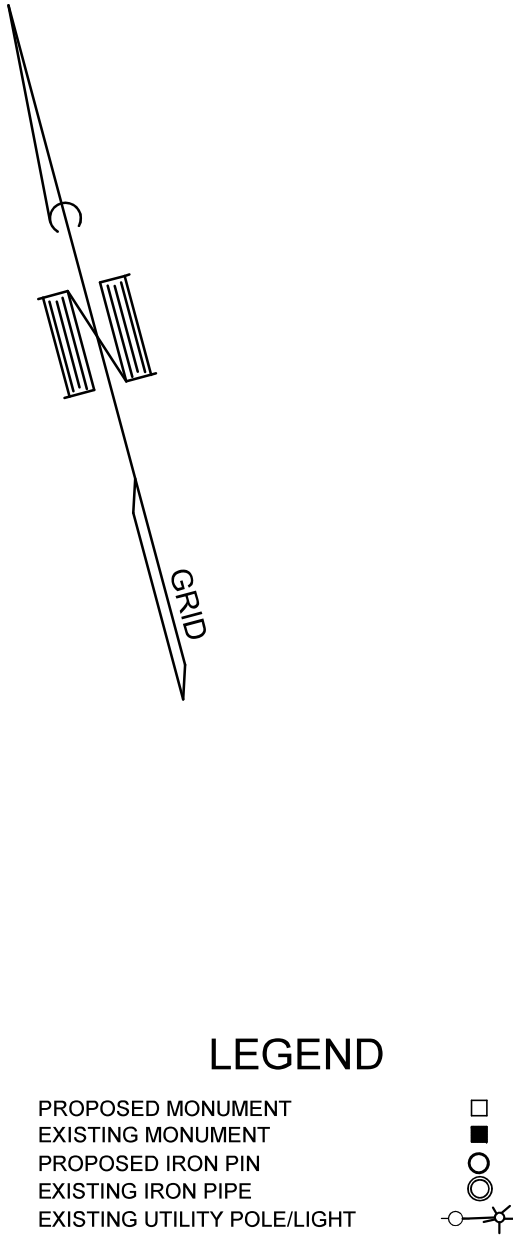
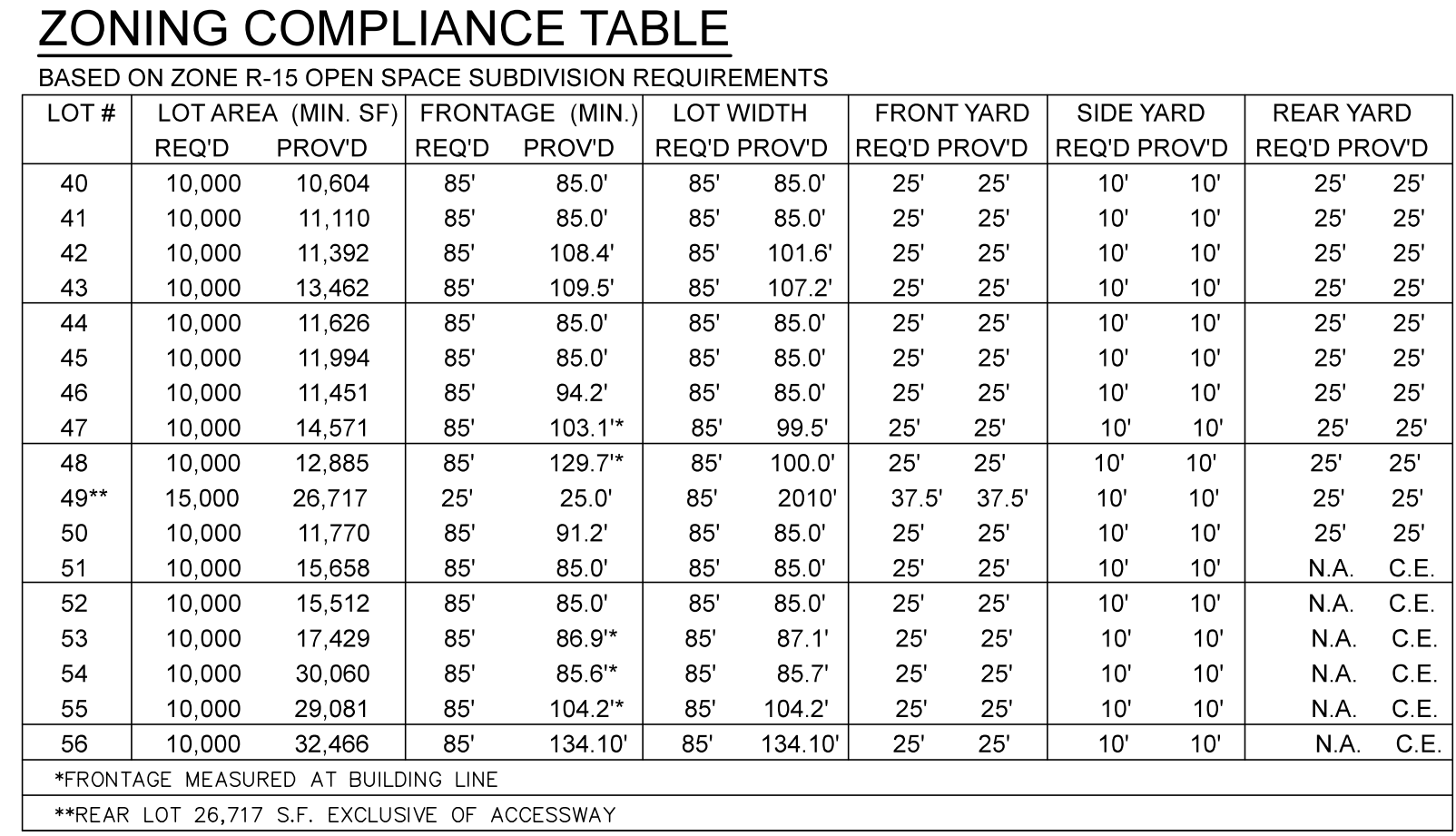
DATE
6/11/18

PROJECT NO.

SCALE
0 10' 20' 40' 80'
1"=40'

DRAWING NO.
P1





ENGINEER OF RECORD	GPT
PROJECT ENGINEER	GPT/WTC
CADD	GPT/WTC



PROJECT NAME & LOCATION

**LAURENTIDE
GLEN**

BRISTOL, CONNECTICUT

CLIENT

**TRADEMARK
ACQUISITIONS, LLC**

DRAWING TITLE

**LAURENTIDE
GLEN**

SUBDIVISION PLAN

REVISIONS

7	4-18-20	SETBACK ADJUSTMENT
4	7-30-19	APPROVAL COMMENTS
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS
NO.	DATE	ISSUE

DATE _____

6/11/18

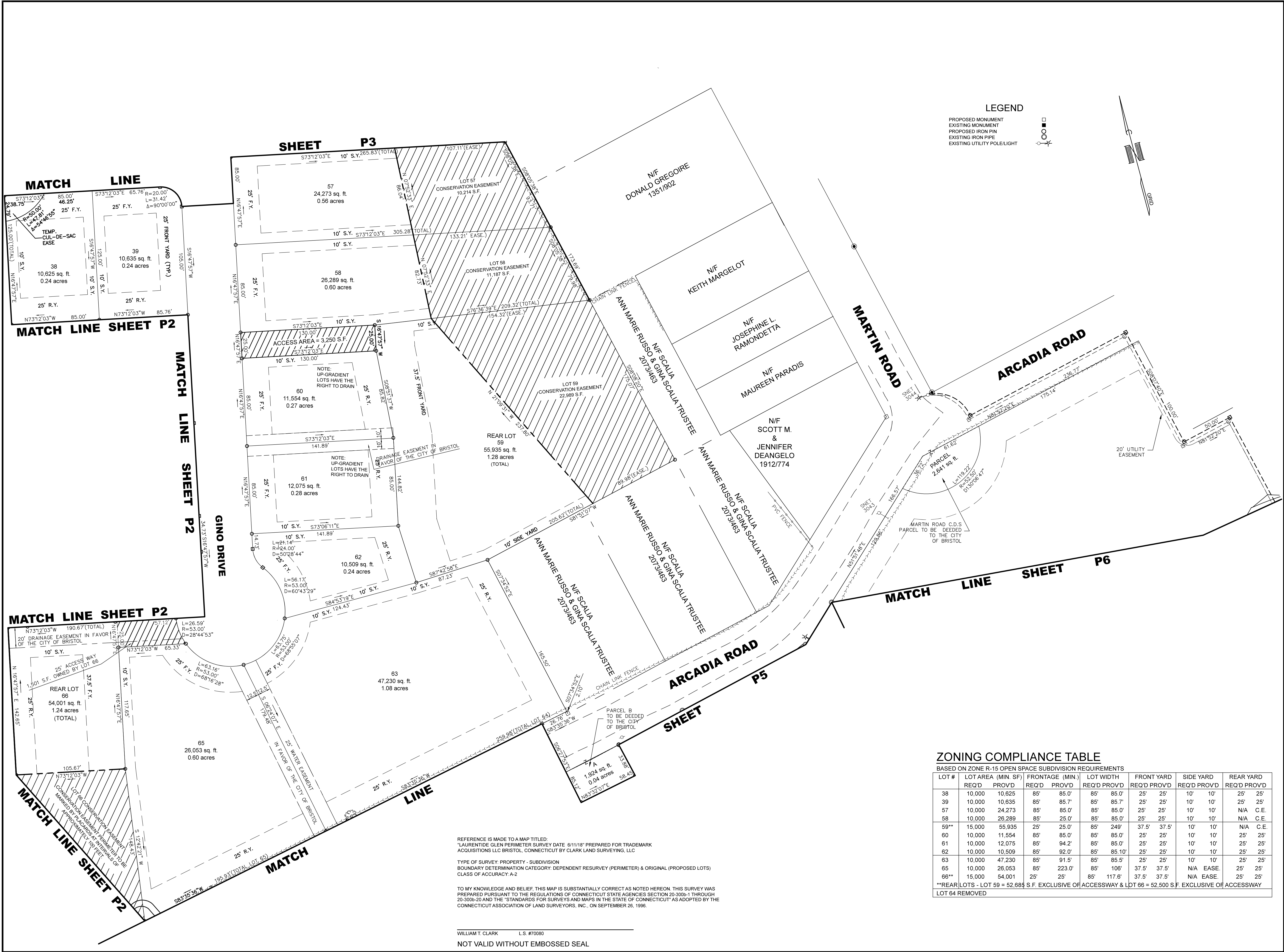
PROJECT NO.

SCALE

 $1'' = 40$

DRAWING NO.

P3



ENGINEER OF RECORD
GPT

PROJECT ENGINEER
GPT/WTC

CADD
GPT/WTC

PROJECT NAME & LOCATION
LAURETIDE GLEN

CLIENT
TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE
LAURETIDE GLEN

SUBDIVISION PLAN

REVISIONS

7	4-18-20	SETBACK ADJUSTMENT
5	7-30-19	APPROVAL COMMENTS
4	10-22-18	WATER DEPT. COMMENT
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS

DATE
6/11/18

PROJECT NO.

SCALE
0 10' 20' 40' 80'
1"=40'

DRAWING NO.
P4

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

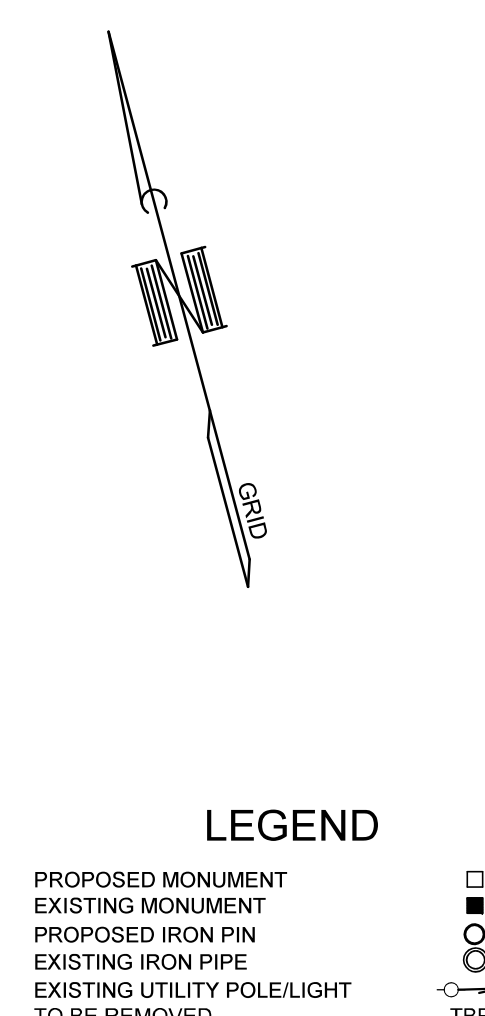
*PERMITTED REDUCTION WITHIN 10% OF 85'
 ***LOT #67 REMOVED FROM SUBDIVISION DUE TO REVISED GRADING, & #72 RELOCATED (SEE SHEET P1).
 *LOT 68 AREA EXCLUSIVE OF ACCESSWAY IS 15,775 S.F.
 **LOT 71 AREA EXCLUSIVE OF ACCESSWAY IS 244,847 S.F.

^aPERMITTED REDUCTION WITHIN 10% OF 85%

***LOT #67 REMOVED FROM SUBDIVISION DUE TO REVISED GRADING, & #72 RELOCATED (SEE SHEET P1)

*LOT 68 AREA EXCLUSIVE OF ACCESSWAY IS 15,775 S.F.

**LOT 71 AREA EXCLUSIVE OF ACCESSWAY IS 244,847 S.F.



REFERENCE IS MADE TO A MAP TITLED:
"LAURENTIDE GLEN PERIMETER SURVEY DATE 6/11/18" PREPARED FOR TRADEMARK
ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS
CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

WILLIAM T. CLARK L.S. #70080

NOT VALID WITHOUT EMBOSSED SEAL

A photograph of a snowy winter landscape. A path of snow leads from the foreground towards a line of trees in the distance. The sun is bright in the sky, and the ground is covered in a thick layer of snow. There are some evergreen trees in the foreground and background.

PROJECT NAME & LOCATION

BRISTOL, CONNECTICUT

CLIENT _____

**TRADEMARK
ACQUISITIONS, LLC**

DRAWING TITLE

SUBDIVISION PLAN

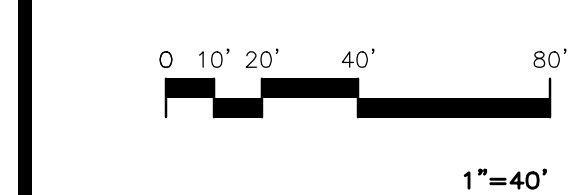
REVISIONS

7	4-18-20	SETBACK ADJUSTMENT
5	7-30-19	APPROVAL COMMENTS
4	10-22-18	WATER DEPT. COMMENT
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS
NO.	DATE	ISSUE

DATE _____

PROJECT NO. _____

SCALE



DRAWING NO.

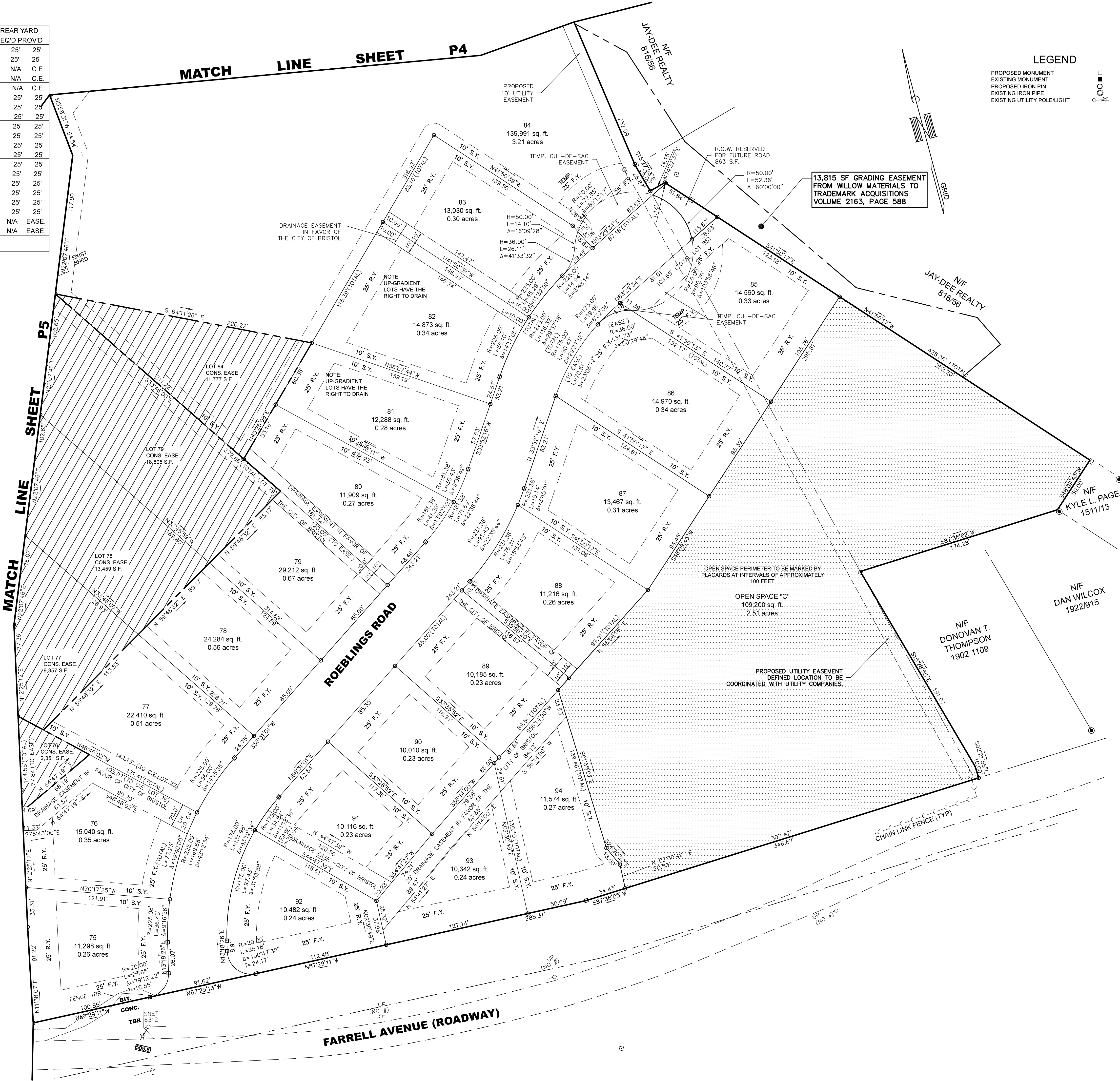
P5

ZONING COMPLIANCE TABLE

BASED ON ZONE R-15 OPEN SPACE SUBDIVISION REQUIREMENTS

LOT #	LOT AREA (MIN. SF)		FRONTAGE (MIN.)		LOT WIDTH		FRONT YARD		SIDE YARD		REAR YARD	
	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD	REQ'D	PROVD
75	10,000	11,298	85'	85.0**	85'	85.0**	25'	25'	10'	10'	25'	25'
76	10,000	15,040	85'	89.3**	85'	88.10'	25'	25'	10'	10'	25'	25'
77	10,000	22,410	85'	89.5'	85'	89.3'	25'	25'	10'	10'	N/A	C.E.
78	10,000	24,284	85'	85.0'	85'	85.0'	25'	25'	10'	10'	N/A	C.E.
79	10,000	29,212	85'	85.0'	85'	85.0'	25'	25'	10'	10'	N/A	C.E.
80	10,000	11,909	85'	89.7'	85'	85.0'	25'	25'	10'	10'	25'	25'
81	10,000	12,288	85'	88.0'	85'	85.0'	25'	25'	10'	10'	25'	25'
82	10,000	14,873	85'	85.3**	85'	85.5'	25'	25'	10'	10'	25'	25'
83	10,000	13,030	85'	85.0**	85'	85.6'	25'	25'	10'	10'	25'	25'
84	10,000	139,991	85'	82.6^	85'	87.2'	25'	25'	10'	10'	25'	25'
85	10,000	14,560	85'	109.6'	85'	109.6'	25'	25'	10'	10'	25'	25'
86	10,000	14,970	85'	96.10'	85'	95.5'	25'	25'	10'	10'	25'	25'
87	10,000	13,467	85'	97.2'	85'	97.2'	25'	25'	10'	10'	25'	25'
88	10,000	11,216	85'	88.7**	85'	88.7'	25'	25'	10'	10'	25'	25'
89	10,000	10,185	85'	85.0'	85'	85.7'	25'	25'	10'	10'	25'	25'
90	10,000	10,010	85'	85.3'	85'	85.4'	25'	25'	10'	10'	25'	25'
91	10,000	10,116	85'	97.0'	85'	93.1'	25'	25'	10'	10'	25'	25'
92	10,000	10,482	85'	130.5'	85'	114'	25'	25'	10'	10'	25'	25'
93	10,000	10,342	85'	122.1'	85'	122'	25'	25'	10'	10'	N/A	EASE.
94	10,000	11,574	85'	85.1'	85'	85.1'	25'	25'	10'	10'	N/A	EASE.

*FRONTAGE MEASURED AT BUILDING LINE
*PERMITTED REDUCTION WITHIN 10% OF 85'



REFERENCE IS MADE TO A MAP TITLED:
"LAURENTIDE GLEN PERIMETER SURVEY DATE 6/11/18" PREPARED FOR TRADEMARK ACQUISITIONS LLC BRISTOL, CONNECTICUT BY CLARK LAND SURVEYING, LLC

TYPE OF SURVEY: PROPERTY - SUBDIVISION
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY (PERIMETER) & ORIGINAL (PROPOSED LOTS)
CLASS OF ACCURACY: A-2

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WILLIAM T. CLARK L.S. #70080
NOT VALID WITHOUT EMBOSSED SEAL

ENGINEER OF RECORD	GPT
PROJECT ENGINEER	GPT/WTC
CADD	GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

LAURENTIDE GLEN

SUBDIVISION PLAN

REVISIONS

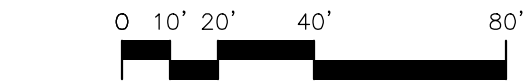
8	2-4-21	GRADING EASEMENT
7	4-18-20	SETBACK ADJUSTMENT
4	7-30-19	APPROVAL COMMENTS
3	10-15-18	STAFF COMMENTS
2	9-18-18	STAFF COMMENTS
1	7-31-18	STAFF COMMENTS
NO.	DATE	ISSUE

DATE

6/11/18

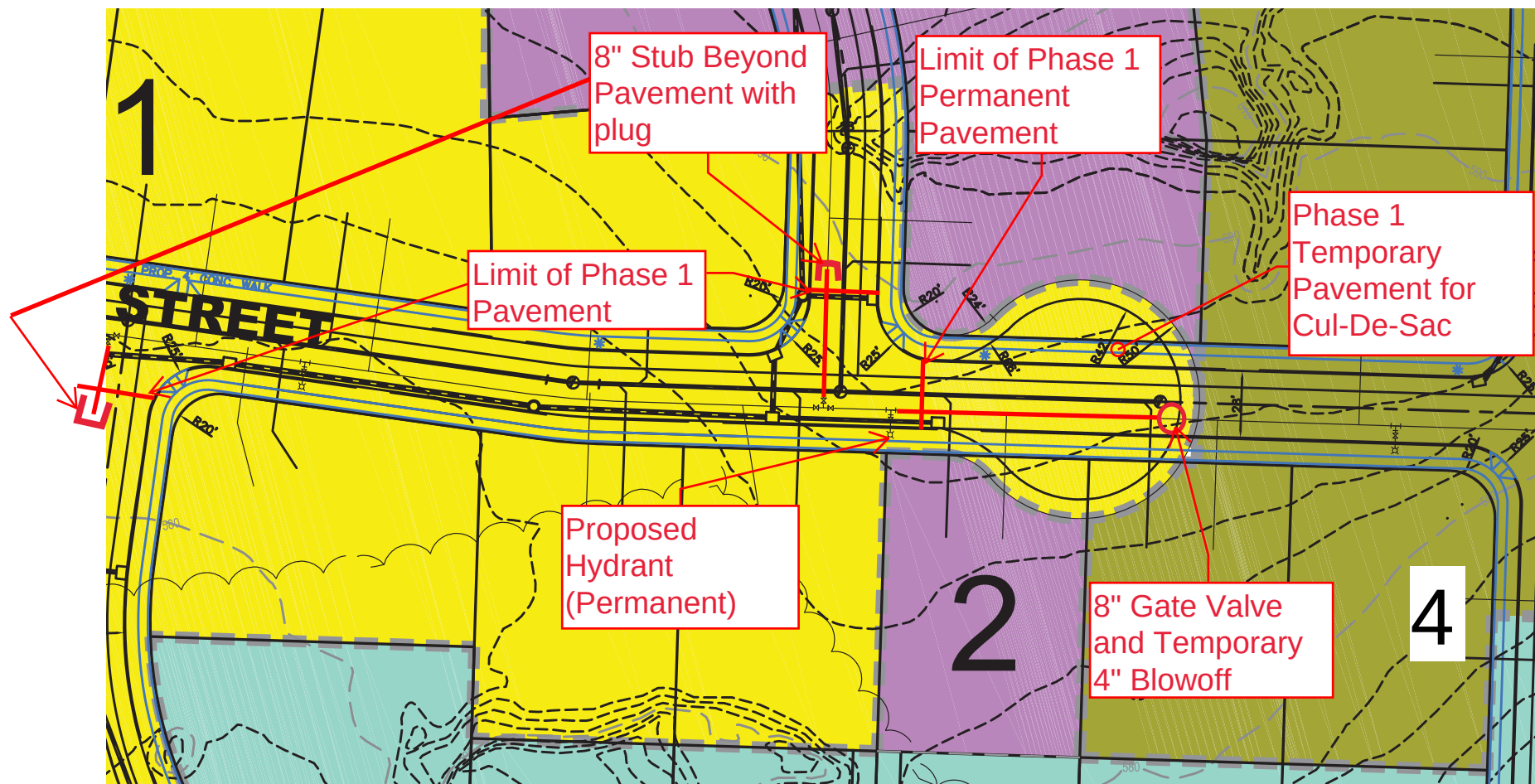
PROJECT NO.

SCALE

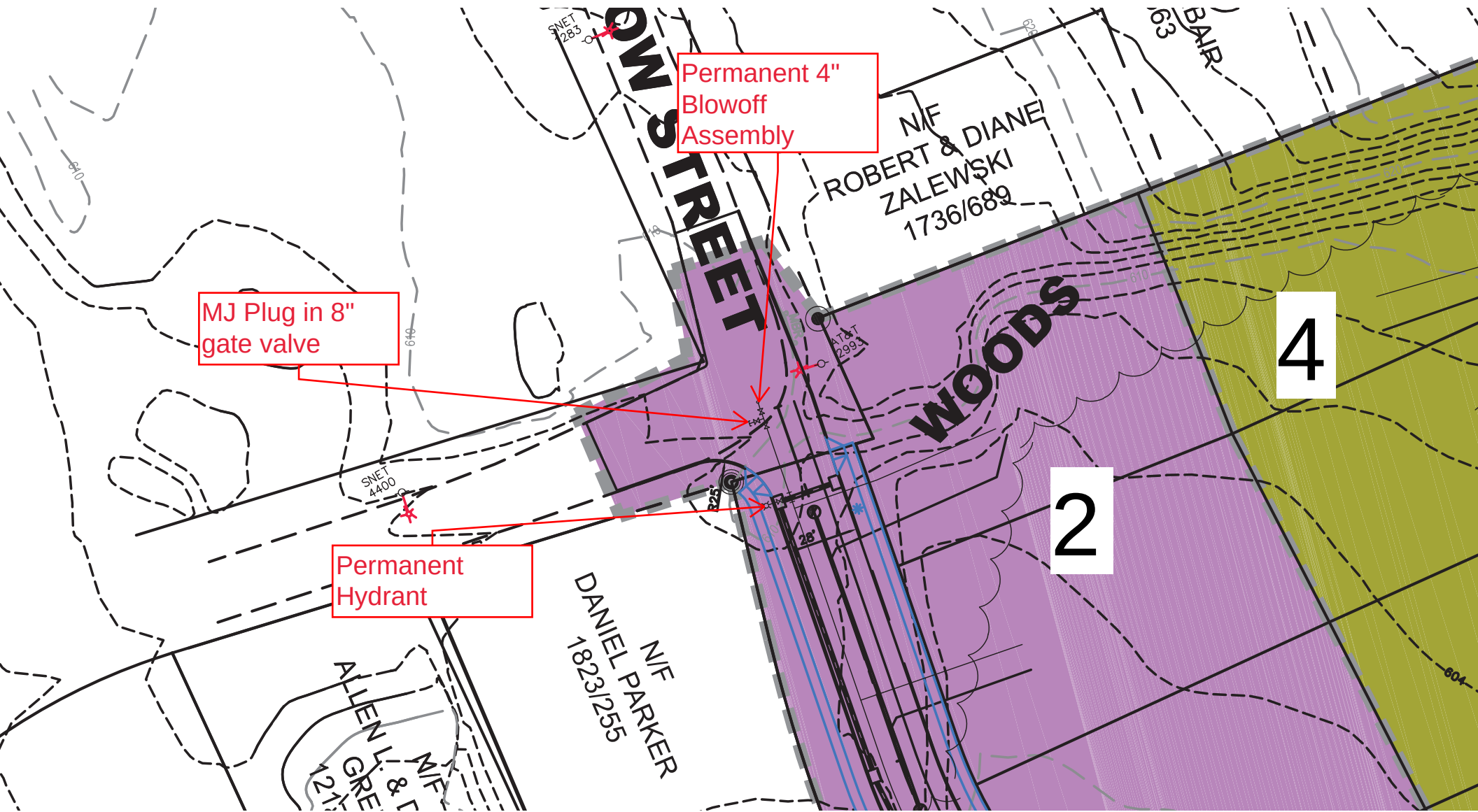


DRAWING NO.

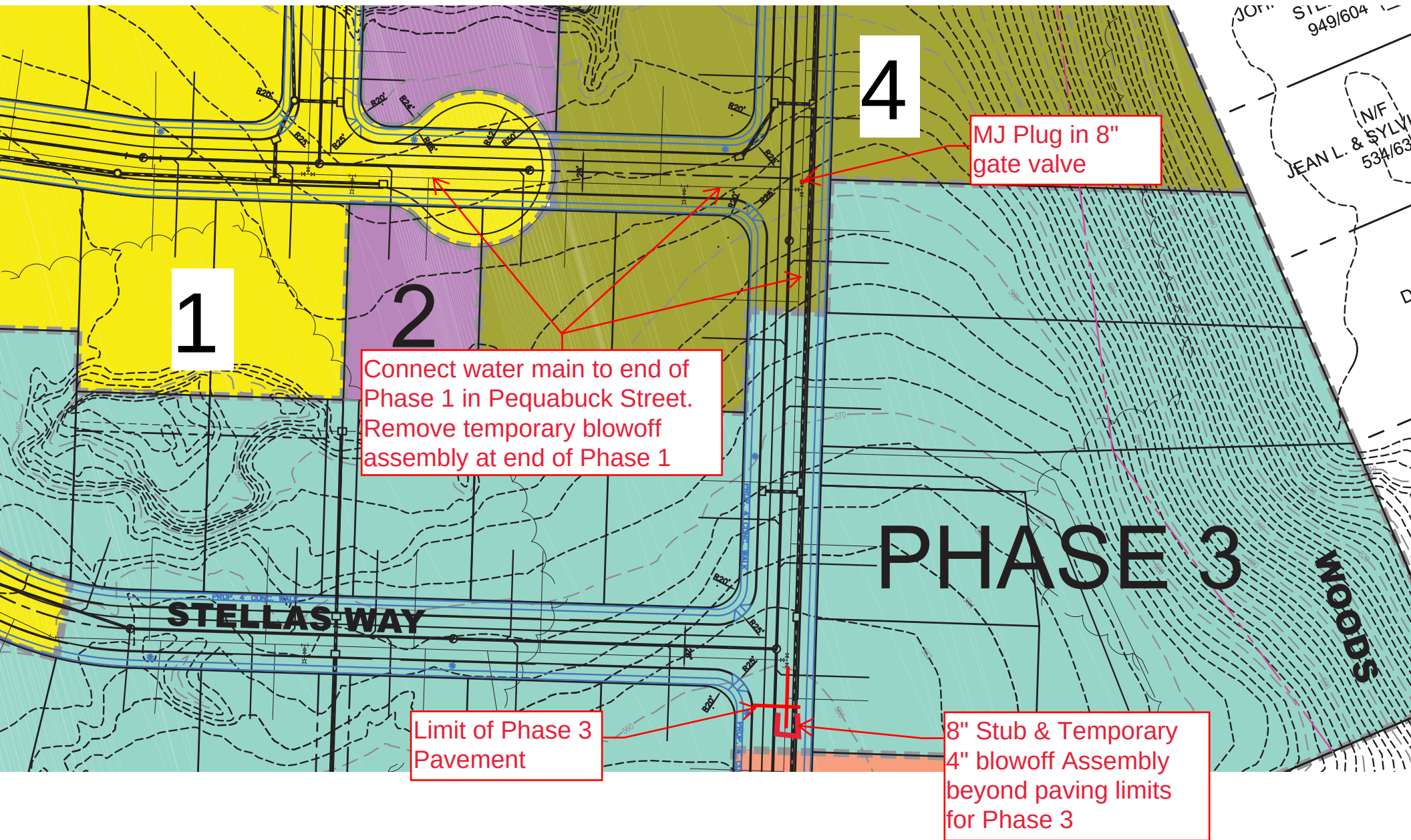
P6



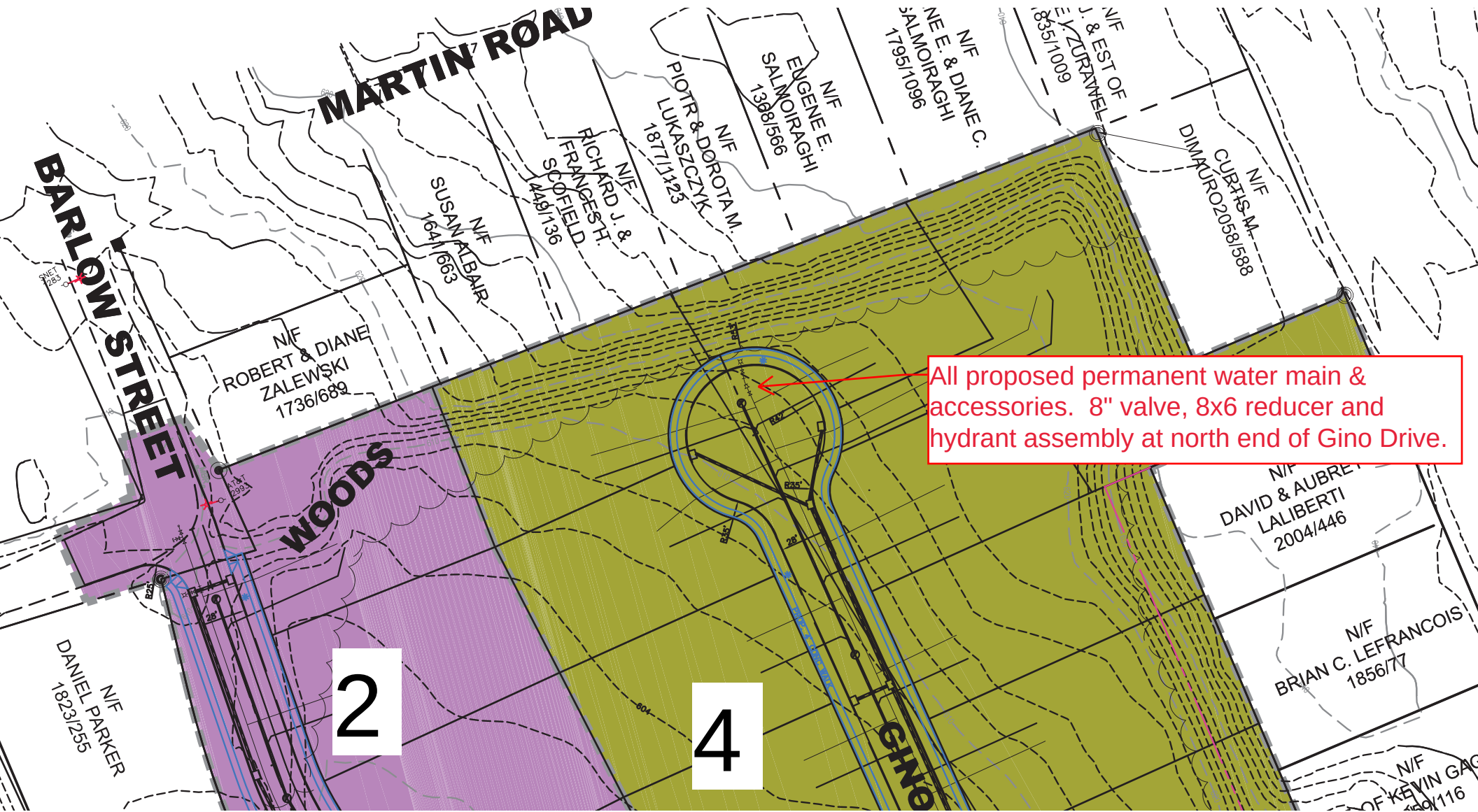
Phase 1 Water Main Termination



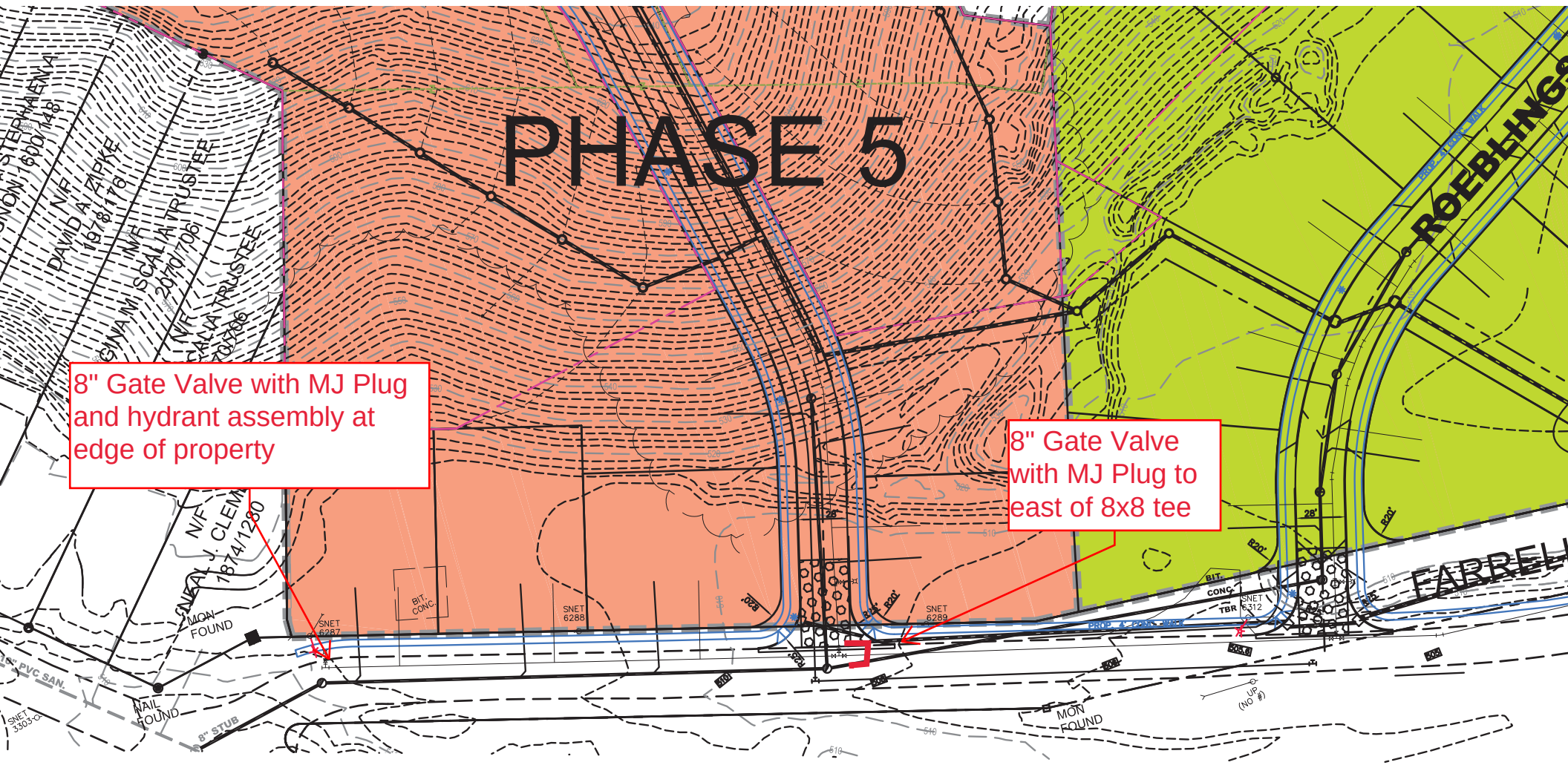
Phase 2 Water Main Termination



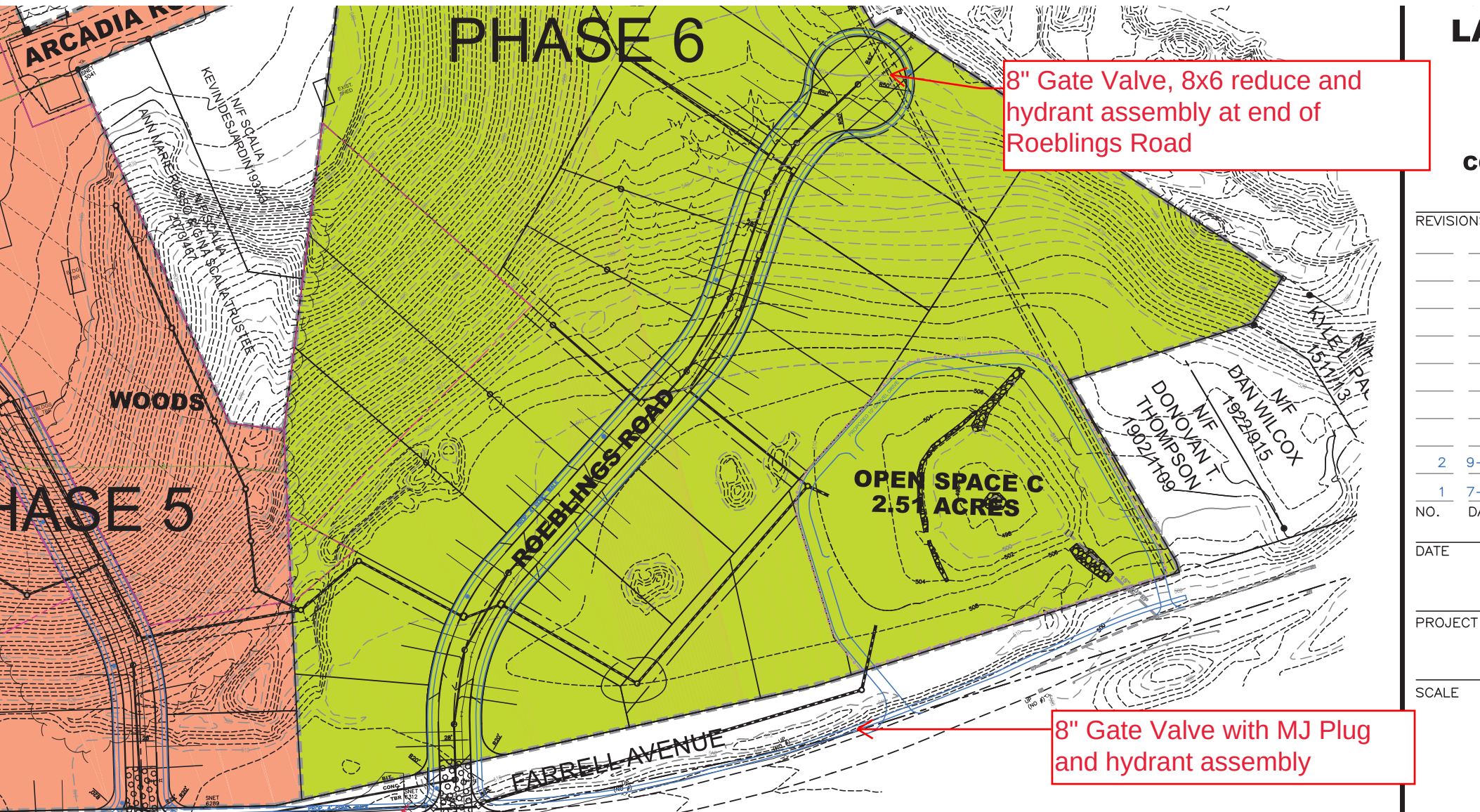
Phase 3 Water Main Termination



Phase 4 Water Main Termination



Phase 5 Water Main Termination



Phase 6 Water Main Termination

Subdivision Status Report																																
Identifying Information						Open Space			Approvals			Bonding			Construction Status**												Notes					
												Performance Bond ⁽⁴⁾		Maintenance Bond																		
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres)	Transaction Complete (x)	Date Approved by Planning Comm.	Due Date for Filing on Land Records	Expiration Date of Conditional Approval ⁽²⁾	Not Required (x)	Original Bond Amount (\$)	Date Bond Expires	Maintenance Bond Amount (\$)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other				
324 ⁽⁶⁾	Bristol Crossings, Section 1, Phase 3	Old Orchard Rd./Tevins Way Phase 3	12	12	x				Jun 25, 2008				\$583,660	May 18, 2025								x										
										Jun 25, 2025	Feb 20, 2009		Mar 08, 2019		\$583,660																	
409	Ridgeview (Rock Builders)	Great Pyrenees Way	8	7	x				May 30, 2018				\$59,370	Apr 01, 2026		x	x	x		x	x	x	x	x	x							
										May 30, 2028	Aug 06, 2018		May 30, 2020		\$59,370																	
413	Laurentide Glen Phase 1	12 lots – Assessor’s Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street	12	12	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x	x			x	x			
										Oct 24, 2028	Aug 06, 2019		Apr 01, 2021		\$127,075																	
413	Laurentide Glen Phase 2	11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;	11	11	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x	x					x		
										Oct 24, 2028	Aug 06, 2019		Oct 27, 2021		\$1,725																	
413	Laurentide Glen Phase 3	20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive	24	24	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x	x							
										Oct 24, 2028	Aug 06, 2019		Mar 24, 2022		\$4,025																	
413	Laurentide Glen Phase 4	19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive	19	19	x				Oct 24, 2018				\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x	x						Lots 62, 63, 65 & 66 moved from Phase 5 to Phase 3 - 6/24/24	
										Oct 24, 2028	Aug 06, 2019		Sep 26, 2022		\$34,500																	
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	26	26	x				Oct 24, 2018		Oct 24, 2025																					
										Oct 24, 2025	Aug 06, 2019																					
414	Calco Construction	Pine St. and Mitchell St.	5	3					Aug 29, 2018				\$202,075	n/a																	x	
										Aug 29, 2028	Jun 11, 2019		Aug 26, 2020		\$202,075																	
424	Blossom Estates	Redstone Hill Road - Phase 1	2	0					Aug 25, 2021				\$9,600						x	x												Earth excavation, rough grading OSTA permit acquired; Encroachment Permit needed.
										Aug 25, 2026	May 04, 2022		Jul 18, 2022		\$9,600																	
424	Blossom Estates	Redstone Hill Road - Phase 2	16	16	x				Aug 25, 2021				\$175,052			x	x	x	x		x	x	x									
										Aug 25, 2026	May 04, 2022		Feb 24, 2025		\$175,052																	
430	Perkins Meadow	James P. Casey Road and Perkins Street	9	7					Feb 23, 2022				n/a	n/a																		
										Feb 23, 2027	Apr 05, 2022		Feb 23, 2022		n/a																	
431	Meadow View Farm	1960 Perkins Street and Southdown Drive	9	8					Apr 27, 2022				n/a	n/a																		
										Apr 27, 2027	May 25, 2022		Apr 27, 2024		n/a																	
433	Cold Spring Phase 4	19 lots - West of Village St. &Silo Rd.	19	19					Aug 28, 2023							x	x	x			x	x	x	x								
										Aug 28, 2028	May 09, 2024		Jan 29, 2025		\$106,066																	

NOTES:
(1) The expiration date is 5 years from the original date of approval or, if extended by the Commission, up to 10 years from the original date of approval. HOWEVER, SEE NOTE (6) BELOW.
(2) The expiration date of a conditional approval (which is also the deadline for final approval) is 24 months from the original date of approval. Up to three additional 12-month extensions of the expiration date may be granted by the Commission.
(3) For subdivisions that contain public improvements, the date of final approval is the date on which either (a) all public improvements have been completed, or (b) a performance bond is posted with the city for any uncompleted public improvements. For subdivisions that contain no public improvements, the date of final approval is the date on which the subdivision is approved by the Commission. Final approval is required prior to the sale or offering for sale of any subdivision lots.
(4) A performance bond must be posted for any uncompleted public improvements in order to obtain final approval. A performance bond is NOT necessary for those subdivisions that have final approval, either because all public improvements have been completed or because there are no public improvements associated with the subdivision.
(5) A maintenance bond is required for any subdivision that contains public improvements, even if such improvements were completed prior to final approval and a performance bond was not required.
(6) In accordance with Public Act No. 11-5, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire not less than NINE (9) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.
(7) In accordance with Public Act No. 21-163, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire prior to March 10, 2020 shall not expire not less than nineteen (19) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than nineteen (19) years from the date the subdivision was approved. L = Land C= Conservation Easement F= Fee x = complete (blank) = not complete n/a = not applicable