

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

By: Chairman Fisk

Time: 6:30 P.M.

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

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

1. Call to Order

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

2. Public Participation

Michael J. Dudko, 116 Lewis Rd., inquired if he would be able to speak on Item 4.d., Application #2045. Mr. Dudko requested that he be allowed to speak to be thorough if he is allowed to speak.

Chairman Fisk said Mr. Dudko would be allowed a reasonable amount of time to speak on Item 4.d.

3. Approval of Minutes

a. Regular Meeting - February 3, 2025

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Ritchie, Rooks to vote on the February 3, 2025, regular meeting minutes.

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

By: Robinson

Seconded: Massaro.

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

Against: None.

Abstained: None.

4. Public Hearings

- a. Application AWR-24-1 – Draft Regulation Amendments: Proposed amendments to the Inland Wetlands & Watercourse Regulations to include the following: Section 3.1 – Inventory of Regulated Areas; Initiated by the Bristol Inland Wetlands & Watercourses Agency – Effective Date of Regulations.

- b. Application AWR-24-2 – Draft IWWA Map Amendments: Proposed amendments to the Inland Wetlands & Watercourse Agency Map to include the following: Section 3.1 – Inventory of Regulated Areas; Initiated by the Bristol Inland Wetlands & Watercourses Agency – Effective Date of Regulations.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Ritchie, Rooks to vote on Applications AWR-24-1 and AWR-24-2.

Chairman Fisk explained Application AWR-24-1 and Application AWR-24-2 would be heard concurrently but voted on separately.

The Commission received the following items in their electronic packets:

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

The Commission received the following items in their electronic packets PREVIOUSLY:

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

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

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

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

MOTION: Move to reopen Application AWR-24-1.

By: Robinson

Seconded: Massaro.

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

The application AWR-24-1 is reopened.

MOTION: Move to reopen Application AWR-24-2.

By: Robinson

Seconded: Massaro.

For: Duquette, Ritchie, Robinson, Carros, Massaro, Rooks and Fisk.
Against: None.

Abstained: None.

The application AWR-24-2 is reopened.

The following persons representing the applicant reviewed Applications AWR-24-1 and AWR 24-2 with the Commission: Raymond Rogozinski, P.E., Director of Public Works, Public Works Dept., 111 North Main St., City Hall and Joseph Kempf, Senior Environmental Consultant, BL Companies, 355 Research Parkway, Meriden.

Mr. Rogozinski explained the B.L. Companies was hired to revise the City of Bristol Inland Wetlands mapping to use for regulatory purposes. The Director noted there were outstanding questions from the February meeting regarding Jewel St., Mark St. and Paul St.

Mr. Kempf gave a brief PowerPoint presentation regarding Jewel St., Mark St. and Paul St. with the location verifications and boundaries in 2023 and in February 2025. Mr. Kemp's view was portions of Nelson Rd. and Mill St. should be added to the updated Inland Wetlands mapping. The environmental consultant requested approval for Application AWR-24-1 and AWR-24-2.

Mr. Rogozinski requested approval of Applications AWR-24-1 and AWR-24-2 with an effective date of May 1, 2025.

No one else spoke in favor of the applications.

No one spoke against the applications.

The hearing AWR-24-1 is closed.

By: Robinson

Seconded: Rooks.

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

Against: None.

Abstained: None.

The hearing AWR-24-2 is closed.

By: Robinson

Seconded: Rooks.

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

Against: None.

Abstained: None.

The hearing AWR-24-2 is closed.

MOTION: Move to approve Application AWR-24-1 – Draft Regulation Amendments: Proposed amendments to the Inland Wetlands & Watercourse Regulations to include the following: Section 3.1 – Inventory of Regulated Areas; Initiated by the Bristol Inland Wetlands & Watercourses Agency – Effective Date of Regulations, in accordance with the information submitted, with an effective date of May 1, 2025.

By: Robinson

Seconded: Rooks.

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

Against: None.

Abstained: None.

The application AWR-24-1 is approved.

MOTION: Move to approve Application AWR-24-2 – Draft Regulation Amendments: Proposed amendments to the Inland Wetlands & Watercourse Regulations to include the following: Section 3.1 – Inventory of Regulated Areas; Initiated by the Bristol Inland Wetlands & Watercourses Agency – Effective Date of Regulations, in accordance with the information submitted, with an effective date of May 1, 2025.

By: Robinson

Seconded: Rooks.

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

Against: None.

Abstained: None.

The application AWR-24-2 is approved.

- c. Application AWR-24-3 – Draft Regulation Amendments - Draft IWWA Map Amendments: Proposed amendments to the Inland Wetlands & Watercourse Agency Map to include the following: Section 2.1(r) – Definitions for “Regulated Activities”; Initiated by the Bristol Inland Wetlands & Watercourses Agency – Effective Date of Regulations.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Ritchie, Rooks to vote on Application AWR-24-3.

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

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

MOTION: Move to open Application AWR-24-3.

By: Robinson

Seconded: Massaro.

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

Against: None.

Abstained: None.

The application AWR-24-3 is opened.

The following persons reviewed Application AWR-24-3, representing the applicant: Raymond Rogozinski, P.E., Director of Public Works, Public Works Dept., 111 North Main St., City Hall; Attorney Thomas Conlin, Assistant Corporation Counsel, Corporation Counsel Office, 111 North Main St., City Hall; Attorney Jeffrey Steeg, Assistant Corporation Counsel, Corporation Counsel Office, 111 North Main St., City Hall; and Attorney Timothy Furey, 43 Bellevue Avenue, representing the seller of the property.

Mr. Rogozinski said he wanted to add details that some regulated activity areas were increased for the regulatory areas. Although there were no subject applicants or parcels, the director pointed out if the application is approved it would affect the entire City. Mr. Rogozinski said Lot 60-12-5 and Lot 11 on Perkins St. were part of a prior withdrawn application but the City is negotiating to purchase the properties under a ConnDEEP Open Space Grant. The director indicated the applicant agreed not to submit applications pending the purchase. The director requested to defer action on the application. Mr. Rogozinski said there may be City liabilities if the application is voted on this evening.

The Agency was concerned these issues were raised 3 months after the application was being processed. The members were concerned about potential applications being filed before this application is finalized.

Attorney Furey explained the property was offered to the City numerous times but now the City requested his client to work with the City with the grant opportunity. Commission inquiries: the attorney stated if the grant is not approved, the applicant would work with the City. In response to the Commission, Attorney Furey encouraged the Commission to review purchasing the property with City funds as discussed.

The Commission agreed to table the application for 30 days.

No one else spoke in favor or against the application.

No one spoke against the application.

MOTION: Move to table Application AWR-24-3 – Draft Regulation Amendments: Proposed amendments to the Inland Wetlands & Watercourse Regulations to include the following: Section 3.1 – Inventory of Regulated Areas; Initiated by the Bristol Inland Wetlands & Watercourses Agency – Effective Date of Regulations, until the next meeting of April 7, 2025.

By: Robinson

Seconded: Rooks.

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

Against: None.

Abstained: None.

The application AWR-24-3 is tabled.

Chairman Fisk declared a recess at 7:49 P.M.; the meeting resumed at 7:54 P.M.

- d. Application #2045 – Wetlands application to construct a new industrial park development consisting of two buildings and associated parking on Lot 3, Business Park Drive; Assessor's Map 3, Lot 3; Force Automation, Inc., applicant.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Ritchie, Rooks to vote on Applications AWR-24-1 and AWR-24-2.

MOTION: Move to open Application 2045.

By: Robinson

Seconded: Rooks.

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

Against: None.

Abstained: None.

The application 2045 is opened.

The following persons reviewed Application #2045 representing the applicant: Attorney Timothy Furey, 43 Bellevue Avenue; Charles Talmadge, consultant, Development Planning Solutions, 225 North Main Street; David Lord, Soil Scientist, Soil Resources Consulting, Meriden and Brian Cunningham, P.E., 6 Old Waterbury Rd.

The following items were submitted into the record: a report, dated February 27, 2025 from Soil Resource Consultants, regarding Upland Review Zone, Planting Details (submitted by Brian Cunningham, P.E.); a report, dated March 3, 2025, from Robert Green Associates, LLC, regarding Exhibit 1, Storage Capacity of Wetland for Force Automation, Lot 3-3 Business Park Drive, Bristol, CT; a copy of CT Gen. Statute 22a-41, undated (submitted by Attorney Timothy Furey).

Attorney Furey explained the property was being developed with an option subject to approvals from land use boards and the E&CD Board of Commissioners. The attorney mentioned the Planning Commission cannot vote on their application until the IW Agency report is received. The attorney detailed the drainage system into the IW area with a sump area. Attorney Furey said the environmental report found no changes and no endangered species in 2006 and in 2025.

The attorney reviewed comments. Attorney Furey indicated the proposed wall would be replaced in the IW area with a landscaped buffer. The attorney said there would be two roof leaders and a parking lot line cascade system. The attorney stated there was a 100 ft. buffer for the neighbors. Attorney Furey verified the plan was designed for the 100 yr. storm. Regarding the Planning Commission, the attorney noted the alternative plans suggested by Mr. Dudko were not possible because relocating and constructing a larger building would make the development closer to the IW resource.

Mr. Talmadge reiterated the reasons the alternative plans were not possible because the buildings would be closer to the IW resources.

Mr. Cunningham reviewed his report regarding the rainfall discharged into the IW area with the 100 yr. storm plans. The engineer said there would be 1 ft. per acre in addition to the 100 yr. storm storage. Mr. Cunningham confirmed the storm drainage does not go to the 100 yr. storm storage.

Mr. Lord reviewed his report. The soil scientist specified the only change was an increase in white pine trees. Mr. Lord's view was that the soil was highly permeable and sustained the hydrology. The soil scientist noted there was a large infiltration system on Middle St. The soil scientist recommended not constructing a retaining wall but creating a slope with vegetation and erosion controls to not inhibit wildlife. Mr. Lord noted a maintenance report for the slope would be provided in 3 years. The soil scientist said there would be no negative impacts.

No one else spoke in favor of the application.

The following person spoke against the application: Michael Dudko, 116 Lewis Rd., stated he had intervener status. Mr. Dudko was concerned the IW area would be threatened from the proximity of the development and parking lot from the applicant maximizing the uses. The resident detailed the importance of protecting the IW area. Mr. Dudko suggested the City not sell the IW area for future use. The resident pointed out the BL Companies report does not mention any rare vegetation or any wildlife.

Mr. Dudko inquiries: Attorney Furey explained the constraints of how the City sold the site. Attorney Furey noted the IW area served as the drainage basin and would be protected. The attorney read into the record CT Gen. Statute 22.a-41. Attorney Furey requested approval subject to final plans and comments.

Attorney Furey inquiries: Mr. Lord view was the development would not impact the IW area or any wildlife.

The Commission requested a stipulation that a maintenance plan for the cascade system to be checked on a regular basis. The Commission, Attorney Furey and Mr. Rogozinski discussed the intervener status.

The hearing is closed.

By: Robinson

Seconded: Massaro.

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

Against: None.

Abstained: None.

MOTION: Move to approve Application #2045 –Wetlands application to construct a new industrial park development consisting of two buildings and associated parking on Lot 3, Business Park Drive; Assessor's Map 3, Lot 3; Force Automation, Inc., applicant, with the plot plan and information submitted with the following stipulations:

1. Standard stipulations (1 through 21.)
2. The plans shall have added to them a Stormwater Management Plan that will require that the stormwater system be regularly inspected and maintained as necessary. The Stormwater Management Plan will be inclusive of the site drainage system including the proposed Cascade Separator and the discharge areas from the parking lots and roof leaders.

By: Robinson

Seconded: Massaro.

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

Against: None.

Abstained: None.

The application is approved with stipulations.

MOTION: Move to withdrawn the motion for approval of Application #2045.

By: Robinson

Seconded: Massaro.

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

The motion was withdrawn.

MOTION: Move to approve Application #2045 –Wetlands application to construct a new industrial park development consisting of two buildings and associated parking on Lot 3, Business Park Drive; Assessor's Map 3, Lot 3; Force Automation, Inc., applicant, with the following stipulations:

1. Standard stipulations (1 through 21.)
2. The plans shall have added to them a Stormwater Management Plan that will require that the stormwater system be regularly inspected and maintained as necessary. The Stormwater Management Plan will be inclusive of the site drainage system including the proposed Cascade Separator and the discharge areas from the parking lots and roof leaders.
3. The plan and documents shall be reviewed by Engineering for approval.

By: Robinson

Seconded: Massaro.

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

The application is approved with stipulations.

7. Staff Reports

a. IWWA Report - February 2025

IWEO December 2024 Monthly Report (Attached Inspection Report dated February 25, 2025.

Zachary Norton, Zoning Enforcement Officer, (Environmental Protection Technician)

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Ritchie and Rooks to vote on the Staff Reports.

MOTION Move to file the report from the Inland Wetlands Zoning Enforcement Officer.

By: Robinson

Seconded: Carros.

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

The report is filed.

8. Communications:

There were no communications.

9. Adjournment

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Ritchie, Rooks and Fisk to vote on the adjournment.

MOTION: Move to adjourn at 9:40 P.M.

Inland Wetlands & Watercourses Agency

of the Conservation Commission of the City of Bristol

Regular Meeting of March 3, 2025

By: Robinson

Seconded: Rooks.

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,
Nancy King

Zachary Fisk, Chairman
Inland Wetlands & Watercourses Agency
of the Conservation Commission of the City of Bristol

David Rooks, Secretary