

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

By: Chairman Fisk

Time: 6:30 P.M.

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

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

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

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

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

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

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

1. Pledge of Allegiance

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

2. Call to Order

3. Public Participation

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

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

4. Approval of Minutes

a. Regular Meeting – January 6, 2025

MOTION: Move to approve the minutes of the January 6, 2025, regular meeting.

By: Klimek

Seconded: Rooks

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

Against: None.

Abstained: None.

5. Public Hearings

- a. Application AWR-24-1 – Draft Regulation Amendments: Proposed amendments to the Inland Wetlands & Watercourse Regulations to include the following: Section 3.1 – Inventory of Regulated Areas; Initiated by the Bristol Inland Wetlands & Watercourses Agency.
- b. Application AWR-24-2 – Draft IWWA Map Amendments: Proposed amendments to the Inland Wetlands & Watercourse Agency Map to include the following: Section 3.1 – Inventory of Regulated Areas; Initiated by the Bristol Inland Wetlands & Watercourses Agency.
- c. Application AWR-24-3 – Draft Regulation Amendments - Draft IWWA Map Amendments: Proposed amendments to the Inland Wetlands & Watercourse Agency Regulations to include the following: Section 2.1(r) – Definitions for "Regulated Activities"; Initiated by the Bristol Inland Wetlands & Watercourses Agency.

Chairman Fisk explained Applications AWR-24-1, AWR-24-2 and AWR-24-3 would be heard concurrently but voted on separately.

The Commission received the following items in their electronic packets:

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

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

PREVIOUSLY:

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

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

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

PREVIOUSLY:

- a. Mapping, City of Bristol – City Designated IW Regulated Areas, dated December 2, 2024

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

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

PREVIOUSLY:

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

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

By: Klimek

Seconded: Rooks

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

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

MOTION: to move up item 5B on the agenda

By: Massaro

Seconded: Rooks

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

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

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

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

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

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

MOTION: Move to table Application AWR-24-1 – Draft Regulation Amendments: Proposed amendments to the Inland Wetlands & Watercourse Regulations to include the following: Section 3.1 – Inventory of Regulated Areas; Initiated by the Bristol Inland Wetlands & Watercourses Agency, in accordance with the plot plan and information submitted with standard stipulations.

By: Massaro

Seconded: Rooks

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

MOTION: Move to table Application AWR-24-2 – Draft IWWA Map Amendments: Proposed amendments to the Inland Wetlands & Watercourse Agency Map to include the following: Section 3.1 – Inventory of Regulated Areas; Initiated by the Bristol Inland Wetlands & Watercourses Agency, in accordance with the plot plan and information submitted with standard stipulations.

By: Massaro

Seconded: Rooks

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

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

By: Klimek

Seconded: Massaro

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

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

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

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

MOTION: Move to table Application AWR-24-3 – Draft IWWA Map Amendments: Proposed amendments to the Inland Wetlands & Watercourse Agency Map to include the following: Section 3.1 – Inventory of Regulated Areas; Initiated by the Bristol Inland Wetlands & Watercourses Agency, in accordance with the plot plan and information submitted with standard stipulations.

By: Massaro

Seconded: Klimek

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

6. Receipt of New Applications

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

The Commission received the following items in their electronic packets:

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

MOTION: Move to receive Application #2045.

By: Klimek

Seconded: Carros

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

The application is received.

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

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

Commissioner Klimek asked what the of separator was being used

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

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

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

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

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

By: Massaro

Seconded: Klimek

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

Against: None.
Abstained: None.

The application was declared a significant activity.

7. Old Business
 - a. Renewal/Extension of Application #1888 – Wetlands Application for the construction of a parking lot and water quality basin construction for a solar aquaponics greenhouse at 3 North Street; Assessor's Map 22, Lots 33; Bristol Enterprises, LLC, applicant.
 - b. Renewal/Extension of Application #19-462F-246 – Floodplain Application to drill well for a solar aquaponics greenhouse at 3 North Street; Assessor's Map 22, Lots 33; Bristol Enterprises, LLC, applicant.

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

- a. Assessor's Map with Inland Wetlands Watercourse Layers

- b. Letter dated January 2, 2025, from Charles Nyberg, Project Architect, regarding Bingham Place, 3 North St., Solar Aquaponics Greenhouse
- c. E-Mail dated January 9, 2025, from Charles Nyberg AIA to Anthony Lorenzetti, P.E.
- d. Letter dated November 12, 2019, regarding the approval of Application #
- e. 1888 (attached stipulations)
- f. Application #1888 (Pgs. 1-5)
- g. Letter dated October 27, 2010, from Mark DiVenere, regarding Inland Wetlands Agency: Form IW-1 Addendum
- h. Plan (Electronic Copy Only, dated 10-25-2019, Pg 1)
- i. Photos (11 Pgs.)

MOTION: Move to approve the Renewal/Extension of Application #1888 – Wetlands Application for the construction of a parking lot and water quality basin construction for a solar aquaponics greenhouse at 3 North Street, Assessor's Map 22, Lots 33; Bristol Enterprises, LLC, applicant, in accordance with the plot plan and information submitted with standard stipulations.

By: Klimek

Seconded: Carros

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

The application is approved for renewal.

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

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

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

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

- c. Cease & Correct – 42 Paul Street

The Commission received the following item in their electronic packets:

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

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

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

By: Massaro

Seconded: Klimek

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

- e. 31 Royal Drive – Response Letter

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

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

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

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

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

8. New Business

- a. Proposed Bond for New Britain Water Project

The Commission received the following item in their electronic packets:

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

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

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

By: Rooks

Seconded: Klimek

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

Against: None.

Abstained: None.

The application is approved.

- a. IWWA Report – January 2025

MOTION Move to file report.

By: Massaro

Seconded: Klimek

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

Against: None.

Abstained: None.

The report is filed.

9. Conservation Commission

- a. City Council Referral – Highlands Conservation Region Participation

The Commission received the following items in their electronic packets:

- a. Referral letter dated January 15, 2025, from the Bristol Town and City Clerk, regarding the City Council's vote to refer the item to the Planning Commission and the Conservation Commission.

- b. Memorandum dated January 7, 2025, from Raymond Rogozinski, P.E., Director of Public Works, regarding the Highlands Conservation Region – City of Bristol, Participation (Referral to the Planning Commission & Conservation Commission.)
- c. Page entitled of Highlands Conservation Act Objections: "Could Your Town be a Highlands Town?" (2 Pgs.)

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

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

MOTION Move to make a positive referral to city council.

By: Carros

Seconded: Klimek

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

The report is filed.

10. Communications

There were no communications.

MOTION Move to file report.

11. Adjournment

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

By: Klimek

Seconded: Rooks

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

This meeting was recorded.
Laura Leger,

Zachary Fisk, Chairman

David Rooks, Secretary