



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING OF MONDAY, JUNE 2, 2025
6:30 PM
MEETING ONLINE VIA ZOOM AND
BRISTOL CITY HALL – COUNCIL CHAMBERS
111 NORTH MAIN STREET

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/85969404242?pwd=6lBI80JI0lVtliTBMMDoB3ma3KarRa.>

1

Meeting ID:

859 69404242

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 - May 5, 2025
 - b. Special Meeting - May 12, 2025
4. Receipt of New Applications
 - a. Application #2049 - Wetlands application for the demolition of an existing garage and cutting down of trees at 225 East Main Street; Assessor's Map 41, Lot 19; Marzena Gap, applicant.
 - b. Application #25-467F-311 - Floodplain application for the demolition of an existing garage and cutting down trees at 225 East Main Street; Assessor's Map 41, Lot 19; Marzena Gap, applicant.

- c. Application #2050 - Wetlands application for a new garage addition and relocation of shed at 615 Witches Rock Road; Assessor's Map 8, Lot 9; Brian Burnes, applicant.
- 5. Old Business
 - a. Request for Extension - Application #1964
 - b. Cease & Correct - 360 King Street & Lot 47-5-1
 - c. Cease & Correct - 275 Silo Road
 - d. Cease & Correct - 225 E. Main Street
 - e. Cease & Correct - 42 Paul Street
- 6. New Business
- 7. Staff Reports
 - a. IWWA Report - May 2025
- 8. Communications
 - a. Reappointment - Commissioner Rooks
 - b. Reappointment - Commissioner Valentino
 - c. Farmington River Watershed Association - Donations
 - d. IW-3 Wetlands Form
- 9. Election of Officers
- 10. Adjournment

NOTE: This meeting will be held in-person and online (Via Zoom).

Please contact the Land Use Office at 860-584-6225 for further information.

REMINDER: The next Regular Meeting of the Inland Wetland Commission is Monday, July 7, 2025

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY MAY 5, 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	
	Faye Duquette	X	
ALTERNAME MEMBERS	Greg Klimek	X	
	Laura Valentino	X	
STAFF	Anthony Lorenzetti, P.E., City Staff	X	
	Raymond Rogozinski, P.E., Director of Public Works	X	

1. Call to Order

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

Chairman Fisk allowed for a moment of silence this evening for Commissioner James Ritchie had passed away.

Chairman Fisk reminded the Commission the next Regular Meeting Inland Wetlands & Watercourses Agency of the Conservation Commission of the City of Bristol was Monday, June 2, 2025.

Chairman Fisk explained the regular Agency members would vote this evening with the alternate Agency members alternating voting on the applications starting with alternate Agency member Klimek.

2. Public Participation

There was no public participation.

3. Approval of Minutes

a. Regular Meeting - April 7, 2025

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro with alternate Commissioners Klimek to vote on Application #AWR-24-3.

MOTION: Move to approve the minutes of the April 7, 2025, regular meeting.

By: Robinson

Seconded: Klimek.

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

Against: None.

Abstained: None.

b. On-Site Inspection - April 28, 2025

MOTION: Move to approve the minutes of the On-Site Inspection of April 28, 2025, special meeting.

By: Robinson

Seconded: Klimek.

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

Against: None.

Abstained: None.

4. Public Hearings

- a. Application AWR-24-3 – Draft Regulation 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. (Public Hearing continued from April 7, 2025, meeting)

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro with alternate Commissioners Klimek and Valentino to vote on Application #AWR-24-3.

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.
- b. Memorandum dated April 28, 2025, from Anthony Lorenzetti, P.E., City Staff, to Raymond Rogozinski, P.E., Director of Public Works.

Raymond Rogozinski, P.E., Director of Public Works, representing the applicant, explained there was an ongoing issue of delaying adoption of this amendment. Mr. Rogozinski stated the City was okay with the Agency adopting the amendment this evening. The director stated there was a secondary technical concern of how to administer the changes. Mr. Rogozinski reviewed the memorandum dated April 28, 2025, which addressed those concerns. The director noted the regulated lots would be within the 100 ft. buffer or the 200 ft. buffer where applicable and the Regulations would be applied to the lots. Mr. Rogozinski verified the Corporation Counsel Office was vetted for the amendment. The director requested the Agency to approve the amendment subject to the correspondence with an effective date of June 1, 2025.

Agency inquiries: Mr. Rogozinski reviewed the difference of the memorandum that the lots would be regulated in the upland review area based on the grades. The director had no status of the sales agreement from the City of Bristol or from the State of CT from last month's meeting on the open space land.

Chairman Fisk explained the amendments clarified the Agencies goals for applications with extreme slopes.

Mr. Lorenzetti indicated a member of the public had inquired how properties would be determined, so the amendments would clarify these concerns.

The hearing is closed.

By: Fisk

Seconded: Robinson.

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

Against: None.

Abstained: None.

MOTION: Move to approve Application AWR-24-3 – Draft Regulation 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, applicant, subject to the correspondence dated April 28, 2025, with an effective date of June 1, 2025.

"RE: *Inland Wetlands and Watercourses Regulations of the Conservation Commission Proposed amendments as proposed January, 6, 2025, Application AWR-24-3.*

This memorandum is being prepared based upon a request to recommend a revision to the regulation section for "Regulated Activity".

There are two components of the proposed changes, one component is a revision to the text, as recommended by the City Corporation Counsel, the second is an explanation of how the regulation change will be calculated for particular examples.

The intent of the regulation revision is to increase the regulated distance upgradient from a wetland, watercourse, vernal pool, or waterbody when there is a downward gradient in excess of 5% that drains towards the wetlands, waterbody, water course or vernal pool.

The additional distance would only be added to properties that are already within the 100- foot and 200-foot review areas. No new properties would be added. The percent grade would be calculated from the edge of the wetland, water body, watercourse or vernal pool.

The recommended text revision is:

"Regulated Activity"

*(i) means any operation within or use of a wetland or watercourse involving removal or deposition of material; or any obstruction, construction, alteration or pollution of such wetlands or watercourses,
(ii) and any earth moving, filling, construction, clearcutting of trees, or installation of septic systems within one hundred (100) feet of wetlands or watercourses, or within 200 feet of a watercourse as defined by a pond or lake with a surface area greater than 5 acres (reservoirs, Jacklin Lake, Indian Lake, Birge Pond, Pine Lake, Cedar Lake) and vernal pools.*

The upland review area may be extended for applications which are already considered a regulated activity as described above. The intent of the additional upland review area is not to regulate additional properties which are not currently regulated, but to extend the areas of those activities which would be under review per the above paragraph.

If the upgradient slope of the land exceeds five percent (5%) from the wetlands, watercourse, or vernal pool, the distance that the upland review area will be extended shall be 50 feet for a five percent slope and shall be increased by five (5) feet per every one percent (1%) increase in slope to a maximum extended upland review area distance of 200 feet. The total maximum upland review area shall be 400 feet. Parcels with upgradient soils which are also identified as highly erodible soils will also be extended to the limits of the erodible soils to an additional maximum of 200 feet.

Since the environmental impact of a proposed activity may, in some instances, come from outside the physical boundaries of a wetland or watercourse, the intent of (ii) above is to regulate these adjacent areas and thereby to implement the statutory authority necessary to effectuate the legislative purpose set forth in Connecticut General Statutes Section 22a-36 and regulation 1.3;

(iii) means the construction of or the alteration of ponds;

(iv) means any construction to alter or create a wetland, but shall not include the activities specified

Example calculations:

When the parcel is already within the upland review area, and the average grade over the first 100 feet of upland review is

- 1) Less than 5% the additional review would be: 0 feet*
- 2) 5% then the additional review would be: 50 feet*
- 3) 10% then the additional review would be: 50 feet + ((10-5) x 5) = 75 feet*
- 4) 20% then the additional review would be: 50 feet + ((20-5) x 5) = 125 feet*
- 5) 30% then the additional review would be: 50 feet + ((30-5) x 5) = 175 feet*
- 6) 40% then the additional review would be 50 feet + ((40-5) x 5) = calculated to be 225 feet but the maximum would be 200 feet.*

If the grade is below the grade of the wetlands the slope percentage would be less than zero, so the additional review would be 0 feet.

The grade would be calculated by the applicant or their agent, and will be approved by the Commission's staff."

By: Robinson

Seconded: Massaro.

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

The application is approved.

Mr. Rogozinski thanked the Agency for their efforts on the application. The Agency thanked Mr. Rogozinski and Mr. Lorenzetti for their efforts drafting the amendments to the Regulations.

- b. Application #2048 - Wetlands application for the rehabilitation of retaining wall along Broad Street near Pequabuck River due to deteriorating stone wall; City of Bristol, Right-of-Way; City of Bristol, Public Works Department, applicant.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro with alternate Commissioner Klimek to vote on Application #2048.

The Commission received the following items in their electronic packets for Application #2048.

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Applications
- c. Aerial Map – Broad Street ROW
- d. IWWA map – Broad Street ROW
- e. Plan (Electronic Copy Only – Impact Plan)

MOTION: Move to open Application #2048.

By: Robinson

Seconded: Fisk.

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

The application is received.

Raymond Rogozinski, P.E., Director of Public Works, representing the applicant, indicated the wall that helped retain the street was located along Broad St. and east of Todd St. near the pump station then towards Forestville. The director said there is a patch on Broad St. because of a failure. Mr. Rogozinski stated the plan was to replace the entire length of the wall with a precast wall or cast in place wall.

Keegan Elder, P.E. of WMC Consulting Engineers, 87 Holmes Rd., Newington, reviewed the design for the 275 ft. retaining wall that had portions of the wall failing. Mr. Elder reviewed the process of the Impact Plans. The engineer explained the wall portion would be replaced. Mr. Elder explained there would be excavation on the travel way and into the channel. The engineer noted the footing would be the same size. Mr. Elder said a fence would be installed on top of the wall and a guard rail would be replaced in the upland review area. The engineer explained the roadway would be repaved. Mr. Elder indicated there would be a verification with the U.S. Army Core of Engineers as a maintenance project.

Commission inquiries: Mr. Elder verified the wall would not go as far into the river as the existing wall because of the temporary stabilization. The engineer said the precast materials come with the anchors but the cost for those would be decided with the contract. Mr. Elder verified the concrete composition would be according to specifications.

Agency inquiries: Mr. Rogozinski would review the west side of the bank be armored because the rip rap is deteriorated.

The Agency suggested the evasive plants be removed from the property.

No one else spoke in favor of the application.
No one spoke against the application.

The hearing is closed.

By: Massaro

Seconded: NAME.

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

MOTION: Move to approve Application #2048 – Wetlands application for the rehabilitation of retaining wall along Broad Street near Pequabuck River due to deteriorating stone wall; City of Bristol, Right-of-Way; City of Bristol, Public Works Department, applicant, in accordance with the plot plan and information submitted with the following stipulations

1. Standard stipulations (1 through 21.)
2. The anchoring of the bank to the west of the proposed work be re-evaluated and perhaps reinforced.
3. The evasive plants shall be removed.

By: Robinson

Seconded: Massaro.

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

The application is approved with stipulations.

5. Old Business
 - a. Cease & Correct - 360 King Street & Lot 47-5-1

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro with alternate Commissioner Valentino to vote on the Cease & Correct - 360 King Street & Lot 47-5-1.

The Commission received the following items in their electronic packets for the Cease & Correct - 360 King Street & Lot 47-5-1:

- a. Letter dated March 10, 2025, regarding Cease and Correct – Digging Grading within A Regulated Area Without a Permit –360 King Street and King Street Lot 47-5-1, Bristol, CT 06010
- b. Three photographs, undated
- c. Neighbors Incidents Log
- d. Log for 03-22-25 Incident
- e. Photos 1 -22
- f. Historical Photos with Wetlands, Upland Review Area and Flood Plan area for IWCC Meeting May 5, 2025
- g. Email from Jason Levine, dated March 25, 2025

Mr. Lorenzetti, City Staff, reviewed his historical findings of the property that was requested by the IWEO for the floodplain, inland wetlands, prior conditions and existing conditions. Mr. Lorenzetti said the pavilion was outside of the floodplain area.

Jeremy Berube, 360 King St., represented the Cease & Correct. Mr. Berube explained how he removed five trees and cleaned up the site. Mr. Berube would provide the Agency a copy of the soil report for the rear of the property. The applicant reviewed the difficulty of the neighbor's interference with his business. Mr. Berube wanted to restore the site without any permits and at minimal costs.

Agency inquiries: Mr. Berube verified the pavilion and the shed were both constructed under an administrative permit. Mr. Berube stated he would only do the minimum work for the property at minimum costs because he was not the owner. Mr. Berube stated he would not use the property after the work because Staff had informed him it was not allowed.

The Chairman indicated guidance was needed for the inland wetlands permit and an inland wetlands boundary change permit that needed to be filed. The Chairman noted the property needed to be restored to prior conditions and trees had to be replaced.

Mr. Lorenzetti said the property is under a Cease & Correct and there was no formal Inland Wetlands application. The engineer was unsure of how much material had to be taken off the property, but the applicant had to propose some type of plan.

Mr. Lorenzetti read into the record the Cease & Correct letter dated March 10, 2025.

Mr. Berube compared the photographs he had of the elevations of the property before and after the work he had done. The applicant stated he only put millings on the surface to be able to park vehicles on the site.

The Agency agreed an Inland Wetlands application and an Inland Wetlands Boundary Change application was required for the site.

MOTION: Move to keep the Cease & Correct in place for 360 King Street & Lot 47-5-1; City of Bristol, Digging Grading within A Regulated Area Without a Permit – until the property owner filed formal applications with the applicants and property owners' signatures. The Cease & Correct will be kept open until the Commission has worked with the application.

By: Fisk

Seconded: Massaro.

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

Against: None.

Abstained: None.

The Cease & Correct is continued and remains opened.

6. New Business

a. Cease & Correct - 225 East Main Street

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro with alternate Commissioners Klimek to vote on the Cease & Correct - 225 East Main Street.

The Commission received the following items in their electronic packets for the Cease & Correct - 225 East Main Street:

- a. Letter dated April 28, 2025, from Zachary Norton, Environmental Protection Technician, regarding Cease and Correct – Cutting Trees and Demolishing a Building In a Regulated Area Without A Permit Or Erosion Control–225 East Main Street Bristol, CT 06010
- b. 3 photographs, undated

Rafal Zagrobelny and Marzena Gap, 410 Farmington Ave., New Britain, represented the Cease & Correct. Ms. Gap explained a Cease & Desist letter was received when the proper permits were not obtained when the garage was demolished. Ms. Gap explained the fines were paid. Ms. Gap noted when the cleanup was going on the garage was falling down and was demolished. Ms. Gap indicated their understanding was the trees were okay to cut down, but a permit was required.

Mr. Lorenzetti pointed out that Mr. Norton and himself were notified of the work going on at this property. The engineer said that Mr. Norton notified the companies that the demolition of the house, garage and shed required a permit. The engineer noted a payment was made for the application, but an application was not submitted. Mr. Lorenzetti indicated the property required erosion control as directed by the IWEO. The engineer verified the property was in an upland review and floodplain areas.

Ms. Gap said their surveyor was going to contact her when the plans and application would be ready to submit. Mr. Gap noted she was working an inland wetlands inspector and with the IWEO.

MOTION: Move to keep the Cease & Correct in place for 225 East Main Street; City of Bristol, Cease and Correct –Cutting Trees and Demolishing a Building in a Regulated Area Without a Permit or Erosion Control – until the property owner filed a formal application with the applicants and property owners' signatures. The Cease & Correct will be kept open until the Commission has worked with the application. The Agency also required erosion controls be placed on the property per the directive of the City of Bristol Engineering Staff.

The applicants shall install erosion controls to the property as soon as possible.

By: Robinson

Seconded: Massaro.

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

Against: None.

Abstained: None.

The Cease & Correct is continued and remains opened.

The Agency agreed to review this concern when the application and plans are received.

Agency inquiries: Ms. Gap explained the intent was to construct a new building and new foundation. Mr. Zagrobelny detailed the site was in disrepair and he did not apply for any permits. Mr. Zagrobelny noted asbestos cleaned up had to be done on the property.

b. DEEP Permit Application for the Use of Pesticides in State Waters - Jacklin Rod & Gun Pond

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro with alternate Commissioner Valentino to vote on the Permit Application for the Use of Pesticides in State Waters - Jacklin Rod & Gun Pond.

The Commission received the following items in their electronic packets:

a. Application undated, from the ConnDEEP, Bureau of Materials Management & Compliance Assurance, Engineering & Enforcement Division for the following properties:

aa. Jacklin Rod & Gun Pond, 697 Beecher Rd., Wolcott, CT 06716

MOTION: Move to file the report.

By: Robinson

Seconded: Massaro.

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

Against: None.

Abstained: None.

The report is filed.

c. Permit Transfer Request - Lot #16-1G, Perkins Street

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro with alternate Commissioner Klimek to vote on the Permit Transfer Request - Lot #16-1G, Perkins Street.

The Commission received the following items in their electronic packets:

aa. Memorandum dated April 28, 2025, from Richard J. Masotti, Sr, LLC Builder to Anthony Lorenzetti agent to City of Bristol IWWCC, regarding transfer Wetlands Permit, Lot 16-1G

Mr. Lorenzetti explained there were three properties on Perkins St. were part of the subdivision and the property owner sold the properties. The engineer said that the permits are not transferable to the new property owners. The engineer stated he requested letters from the property owners so the Engineering Dept. for contacts for erosion control and things of that nature. Mr. Lorenzetti indicated one memo was from Mr. Massotti and two memos were from Mr. Violette. The engineer pointed out the original plans were professional plans, but the buildings and site layouts were very close of what the original plans had called for originally. Mr. Lorenzetti pointed out there were no major modifications and he was comfortable with proposed plans.

Agency inquiries: Mr. Lorenzetti said the plans would adhere to the same stipulations as the original permit approvals.

The Agency requested that stakes be placed on the properties. The Agency generally agreed after a discussion not to transfer the permits because a different developer may not comply to the plans and possibly cut down trees. The Agency preferred that the property owners apply for new permits for the properties.

MOTION: Move to approve Permit Transfer Request - Lot #16-1G, Perkins Street.

By: Klimek

Seconded: Fisk.

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

The application is denied.

d. Permit Transfer Request - 1980 Perkins Street

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro with alternate Commissioner Valentino to vote on the Permit Transfer Request - 1980 Perkins Street.

The Commission received the following items in their electronic packets:

- aa. Memorandum dated April 30, 2025, from Phillip Violette (DBA – P. Violette Construction and Remodeling, LLC) to Anthony Lorenzetti, agent to City of Bristol, IWWC, regarding transfer Wetlands Permit for Lot 6, 1980 Perkins St.

MOTION: Move to approve Permit Transfer Request - 1980 Perkins Street.

By: Fisk

Seconded: Massaro.

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

The application is denied.

e. Permit Transfer Request - 1970 Perkins Street

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro with alternate Commissioner Klimek to vote on the Permit Transfer Request - 1970 Perkins Street.

The Commission received the following items in their electronic packets:

- a. Memorandum dated April 30, 2025, from Phillip Violette (DBA – P. Violette Construction and Remodeling, LLC) to Anthony Lorenzetti, agent to City of Bristol, IWWC, regarding transfer Wetlands Permit for Lot 5, 1970 Perkins St.

MOTION: Move to approve Permit Transfer Request - 1970 Perkins Street.

By: Klimek

Seconded: Fisk.

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

The application is denied.

MOTION: Move to amend the agenda to add Cease & Correct – 275 Silo Rd. to the agenda this evening.

By: Massaro

Seconded: Carros.

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

The agenda is amended.

- f. Cease & Correct and cutting of trees - 275 Silo Rd.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro with alternate Commissioner Valentino to vote on the Permit Transfer Request - 1970 Perkins Street.

The Commission received the following items in their electronic packets:

- a. Letter dated April 8, 2025, from Zachary Norton, Environmental Protection Technician, regarding Cease and Correct — Cutting Trees and Clearing Land in a Regulated Area without a Permit - 275 Silo Rd., Bristol, CT 06010
- b. Photograph, undated

Vito Rubino, 43 Whispering Pines Rd., Plantsville, represented the Cease & Correct. Mr. Rubino noted there was a typo in the letter and his last name was spelled Rubino, not "Rubin." Mr. Rubino explained he owned this property for several years. The owner was not aware a permit was needed to clear the lot because no trees were cut down in the inland wetlands area. Mr. Rubino said the property had been staked and a silt fence was installed for the intentions to construct a house. The owner said he has been working with a surveyor to continue to work.

Agency inquiries: Mr. Rubino was unsure of the uplands area but trees were cut down past the inland wetlands. The owner intended to make the property similar to the neighbor's rear yard landscaping.

The Agency indicated the trees that were cut down were in the upland review area. The Members wanted the Cease & Correct to remain in place until an application was received from the applicant. The Agency requested that inland wetlands plantings be installed acceptable for the area to hold the ground with a solid root system for when there are heavy storms. The Members reviewed the requirements for an Inland Wetlands application with Mr. Rubino. The Agency briefly discussed the differences between the Cease & Corrects discussed this evening and the concerns on this property.

MOTION: Move to keep the Cease & Correct in place for 275 Silo Rd.; City of Bristol, until the property owner filed an application with the applicants and property owners' signatures. The Agency scheduled an Onsite Inspection Meeting on Friday, April 23, 2025, at 5:30 P.M. The Cease & Correct will be kept open until the Agency has worked with the application.

By: Robinson

Seconded: Fisk.

For: None.

Against: Duquette, Valentino, Robinson, Carros, Massaro, Rooks and Fisk.

Abstained: None.

The Cease & Correct is continued and remains opened.

- 7. Staff Reports

- a. IWWA Report - April 2025

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro with alternate Commissioner Klimek to vote on the IWWA Report - April 2025.

The Commission received the following items in their electronic packets:

- a. The Inland Wetlands Environmental Protection Technician monthly report dated April 28, 2025.

MOTION: Move to file report.

By: Carros

Seconded: Robinson.

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

Against: None.

Abstained: None.

The report is filed.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro with alternate Commissioner Klimek to vote on the IWWA Report - April 2025.

- b. Mr. Lorenzetti indicated work for 42 Paul St. did not receive a date to finish the work. The Agency thought the members told the applicant once the Agency told him what was needed for the property, he would get the work done for the property. The Agency agreed to request the presence of the property owner for 42 Paul St. at the June 2, 2025, regular meeting.

MOTION: Move to request the property owner attend the June 2, 2025, meeting of the Agency.

By: Rooks

Seconded: Robinson.

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

Against: None.

Abstained: None.

The report is filed.

Chairman Fisk pointed out if the applicant was done with the plans, then there was no need for the applicant to attend the meeting.

Chairman Fisk indicated the election of officers should be placed on the June 2, 2025, regular meeting agenda.

8. Communications

There were no communications.

9. Adjournment

Chairman Fisk designated regular Commissioners Duquette, Robinson, Carros, Massaro, alternate, Rooks and Fisk with alternate Commissioner Valentino to vote on the adjournment.

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

By: Rooks

Seconded: Robinson.

For: Duquette, Valentino, 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

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
SPECIAL MEETING OF MONDAY MAY 12, 2025**

By: Chairman Fisk

Time: 5:15 P.M.

Place: City Hall
Room 3-1
111 North Main St.
Third 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	
	Faye Duquette	X	
ALTERNATE MEMBERS	Greg Klimek	X	
	Laura Valentino	X	
STAFF	Anthony Lorenzetti, P.E., City Staff	X	
	Raymond Rogozinski, P.E., Director of Public Works	X	

1. Call to Order

Per the order of Chairman Fisk, the meeting was called to order at 5:23 P.M.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Rooks as voting members tonight, with alternates Klimek and Valentino members voting alternately.

2. Proposed Revisions

a. Standard Permit Stipulations #4

The Commission received the following items in their electronic packets:

a. Standard Stipulations #1 through # 21

Raymond Rogozinski, P.E., Director of Public Works discussed the transfer of wetlands permits. He stated that from staff perspective the transfer of permits it is a critical component when someone is working that they are aware there is a permit, they acknowledge they are working under a permit and there is a mechanism in place so staff knows who to contact. Applicants will still be required to fill out paperwork, and part of that will be a certification and staff will make that available to the commission at the monthly meeting.

Commissioner Robinson stated he is against this and reviewed his reasons why.

Raymond Rogozinski, P.E., Director of Public Works, stated that the commissions and each commissioner has a right to vote accordingly, but that would be inconsistent with Corp. Counsels advise and the advice of Public Works. The mechanism we are trying to put in place addresses all the concerns and it strengthens the current language. Our intention is to have people certify as part of the transfer that they acknowledge the permit and the permit requirements.

Commissioner Rooks stated his reasons for being against this. He stated that he asked the applicants should have to come before the commission so that they understand that the commission expects them to follow the permits.

Chairman Fisk states the reasons why this proposed revision makes sense for the applicant and the board. The enforcement officer goes out to these properties. We issue a permit for five years and the officer goes out there regardless of whoever owns the permit.

Commissioner Massaro stated that he sees no reason why they cannot be transferred to a new owner. It has already been approved by this commission.

Alternate Commissioner Klimek stated the city has a double check system and there is a wetland enforcement officer that does his job. I agree with what the director is saying.

Anthony Lorenzetti, P.E., City Staff, stated that the other check is these people will not get C/O 's for there houses if they don't do the process. It goes thru many departments and processes for approvals.

Raymond Rogozinski, P.E., Director of Public Works, stated that staff recommends that the commission approve revisions to stipulations #4 to read, "that the permit shall not be transferable without written consent of the Department of Public Works - Engineering Division. Prior to the Transfer of the permit a new application from the applicant shall certify in writing that they are familiar with all permit conditions and shall comply accordingly. Said transfers shall be reported to the commission by DPW Engineering Division on a routine (monthly) basis."

The Standard Permit Stipulation #4 was agreed to be revised to the following:

4. This permit shall not be transferable without the written consent of the Department of Public Works – Engineering Division. Prior to the Transfer of the permit a new application from the applicant shall certify in writing that they are familiar with all the permit conditions and shall comply accordingly. Said transfers shall be reported to the commission by the DPW Engineering Division on a routine (monthly) basis.

MOTION: Move to approve Proposed Revisions - Standard Permit Stipulations #4, applicant, in accordance with the plot plan and information submitted with standard stipulations.

By: Massaro

Seconded: Carros

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

The application is approved.

3. Old Business

- a. Action on Permit Transfer Request - Lot #16-1G, Perkins Street

The Commission received the following items in their electronic packets:

- a. Letter dated April 28, 2025, from Richard Massotti, Sr., LLC, builder to Anthony Lorenzetti, Agent to the City of Bristol, regarding transfer of permit

MOTION: Move to approve Action on Permit Transfer Request - Lot #16-1G, Perkins Street, applicant, in accordance with the plot plan and information submitted with standard stipulations.

By: Rooks

Seconded: Carros

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

The application is approved.

b. Action on Permit Transfer Request - 1970 Perkins Street

The Commission received the following items in their electronic packets:

- a. Letter dated April 30, 2025, from Phillip Violette (DBA – P. Violette Construction and Remodeling, LLC) to Anthony Lorenzetti, Agent to the City of Bristol, IWWCC, regarding transfer of permit

MOTION: Move to approve Action on Permit Transfer Request - 1970 Perkins Street, applicant, in accordance with the plot plan and information submitted with standard stipulations.

By: Rooks

Seconded: Carros

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

The application is approved.

c. Action on Permit Transfer Request - 1980 Perkins Street

The Commission received the following items in their electronic packets:

- a. Letter dated April 30, 2025, from Phillip Violette (DBA – P. Violette Construction and Remodeling, LLC) to Anthony Lorenzetti, Agent to the City of Bristol, IWWCC, regarding transfer of permit

MOTION: Move to approve Action on Permit Transfer Request - 1980 Perkins Street, applicant, in accordance with the plot plan and information submitted with standard stipulations.

By: Rooks

Seconded: Carros

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

The application is approved.

4. New Business

a. Reschedule 5/23/25 On-Site Meeting - 275 Silo Road

The Commission received the following items in their electronic packets:

- aa. Letter dated April 8, 2025, from Zachary Norton, Environmental Protection Technician, IWEO, regarding Cease and Correct, - Cutting of Trees and Clearing Land in a Regulated Area without a Permit – 275 Silo Rd., Bristol, CT 06010
bb. Photograph, undated

MOTION: to reschedule the meeting to May 28th, 2025, at 6:00 p.m.

By: Rooks

Seconded: Robinson

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

The motion is approved.

5. Adjournment

MOTION: Move to adjourn at 5:42 P.M.

By: Rooks

Seconded: Robinson

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

This meeting was recorded.

Respectfully submitted,
Laura Leger

Zachary Fisk, Chairman
Inland Wetlands Commission

David Rooks, Secretary

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only
APPLICATION NO. 2049
DATE FILED: 5-15-25
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: Marzena Gap Signature: Marzena Gap
Address: 410 Farmington Ave Unit J2 City: New Britain State: CT Zip 06053
Telephone No.: 860-305-0674 ☐ home ☐ work Email: marcygap@gmail.com

2. PROPERTY OWNER(S):

Name: Rafal Zagrobelny & Marzena Gap Signature: Rafal Zagrobelny
Address: 410 Farmington Ave Unit J2 City: New Britain State: CT Zip 06053
Telephone No.: 860-305-0674 ☐ home ☐ work Email: marcygap@gmail.com

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 225 East Main St Bristol, CT 06010

Assessor's Map No.: 41 Assessor's Lot No.(s): 19

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): _____

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Garage demolition due to structural collapse.

Cutting down trees due to overlap on neighboring property. To clean land for building or developing future projects.

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- [] a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- [] b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- [] c. The proposed activity is a regulated activity and will occur:
- | | |
|---|--|
| [] in a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| [x] within 100 feet of a wetlands or watercourse; | area of impact: <u>3,100</u> SF (<u>0.07</u> acres) |
| [] beyond 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |

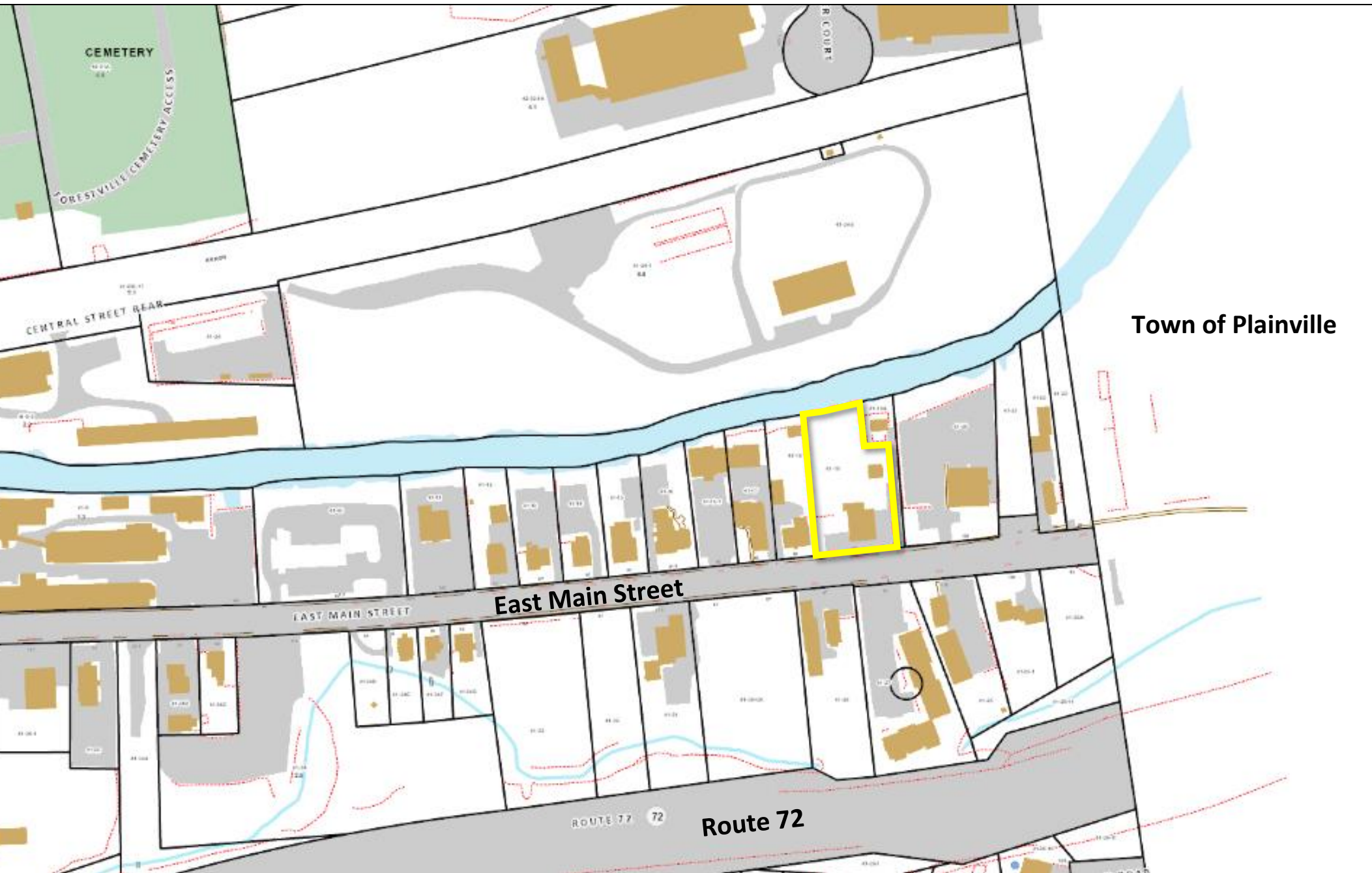
6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

[] yes [x] no

If "yes", see instructions for submission requirements.

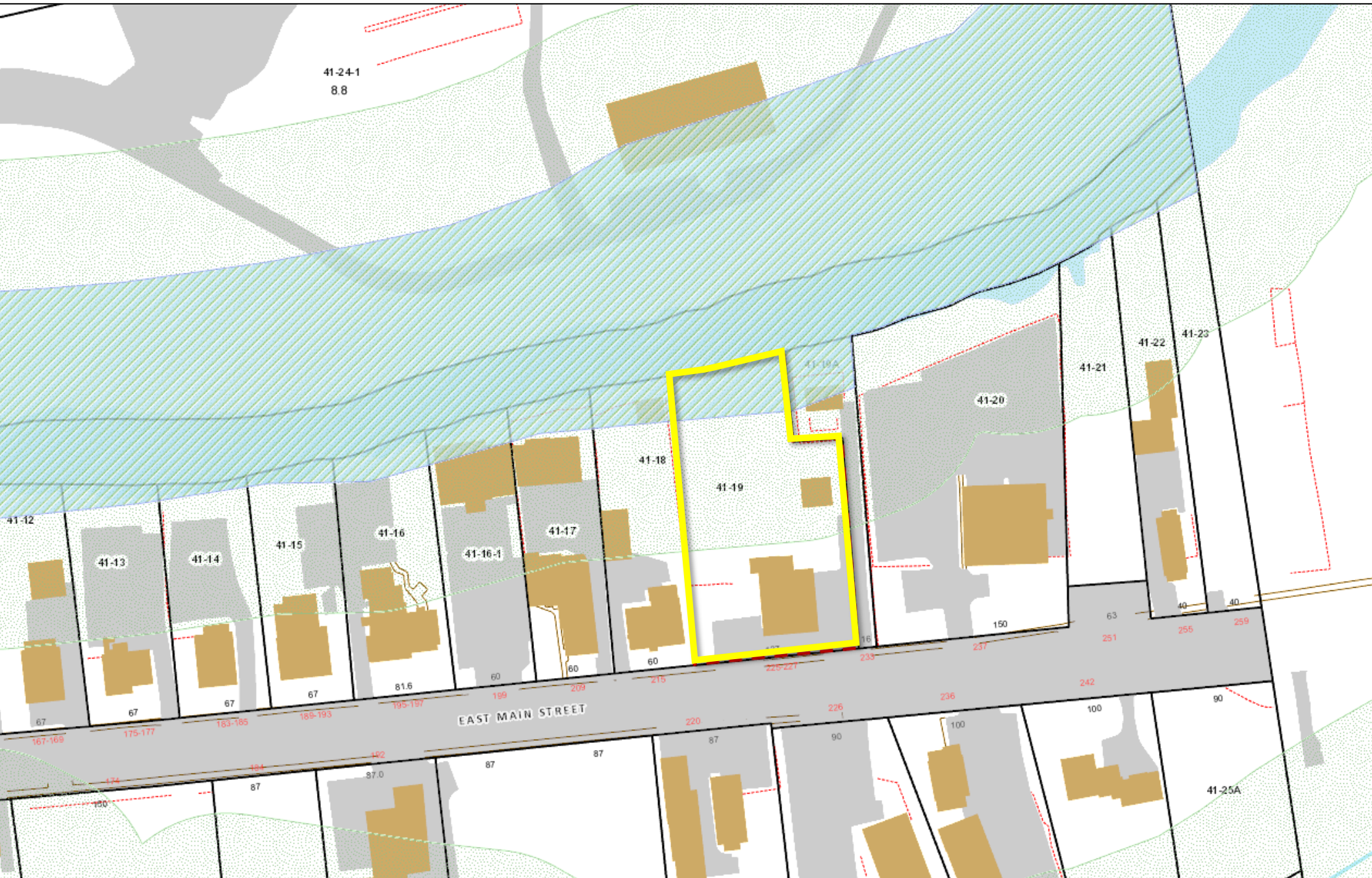
Location Map
225 East Main Street



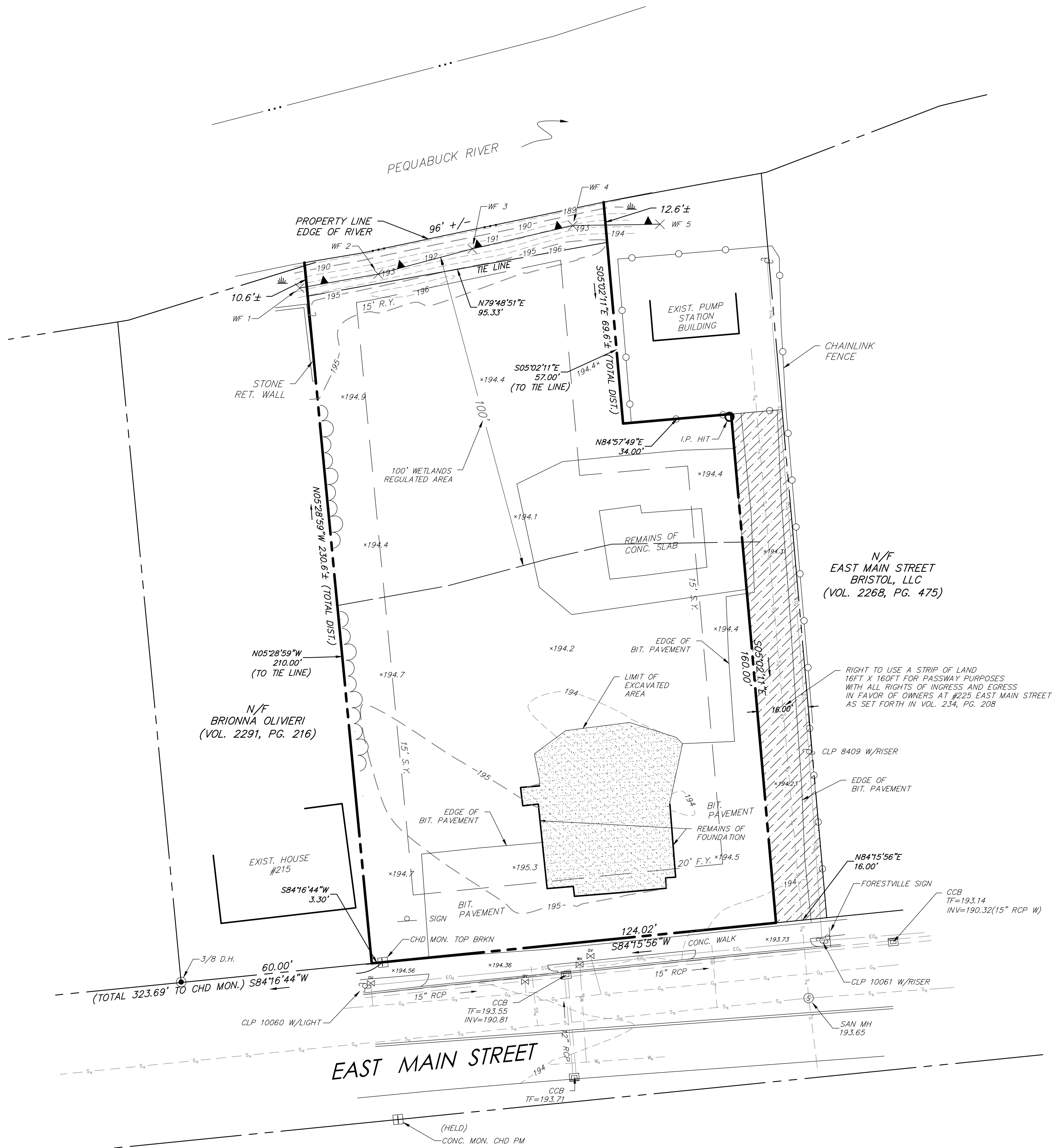
Aerial Map
225 East Main Street



IWWA Map
225 East Main Street



LEGEND	
EXISTING	DESCRIPTION
BORINGS	
	BORING / TEST PIT LOCATION
COMMUNICATION	
	OVERHEAD COMM. LINES (CABLE, TEL, ETC.)
	APPROX. UNDERGROUND COMMUNICATION LINES
CONTROL POINTS	
	BENCHMARK
DOMESTIC WATER	
	APPROX. WATER MAIN
	APPROX. WATER SERVICE
	WATER VALVE
	FIRE HYDRANT
LIGHTING	
	POLE MOUNTED LIGHT
NATURAL GAS	
	GAS VALVE
	APPROX. GAS MAIN
	APPROX. GAS SERVICE LINE
POWER	
	ELECTRICAL LINES, OVERHEAD
	APPROX. ELECTRICAL LINES, UNDERGROUND
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE WITH TRANSFORMER
PROPERTY	
	PROPERTY LINE
	EASEMENT LINE
	IRON PIPE
	IRON ROD
	MONUMENT
ROADS	
	GUARD RAIL
	SIGN
SITE FEATURES	
	EDGE OF WATER
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
	STOCKADE FENCE
	WIRE FENCE
	STONE WALL
	TREE
	TREE LINE
SANITARY SEWER	
	APPROX. SANITARY SEWER MAIN
	APPROX. SANITARY SEWER SERVICE LINE
	SANITARY SEWER MANHOLE
	SEWER CLEAN OUT
STORM SEWER	
	APPROX. STORM DRAIN PIPE
	STORM DRAIN MANHOLE
	CURB INLET
	CATCH BASIN
TOPOGRAPHY	
	CONTOUR
	SPOT ELEVATION
WETLANDS	
	WETLANDS LINE



- NOTES:
1. PROPERTY IS IN THE BC ZONE.
 2. PARCEL CONTAINS 26,640± SQUARE FEET OR 0.61± ACRES.
 3. HORIZONTAL DATUM IS BASED ON NAD83 AND VERTICAL DATUM IS BASED ON NAVD83.
 4. LIMIT WETLAND SOIL WAS DELINEATED BY IAN COLE, SOIL SCIENTIST ON MAY 13, 2025 AND FIELD LOCATED BY THIS OFFICE ON MAY 22, 2025.
 5. PROPERTY DOES FALL WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD ZONE AE WITH FLOOD ELEVATION DETERMINED AT 198.5 FT AS DEPICTED ON: "FORM FLOOD INSURANCE RATE MAP NUMBER 0900300467F CITY OF BRISTOL CONNECTICUT HARTFORD COUNTY PANEL 467 OF 675 COMMUNITY NUMBER 090023 EFFECTIVE DATE: SEPTEMBER 26, 2008. PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION.
 6. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
 7. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" FOR UNDERGROUND UTILITY MARKING AT LEAST TWO FULL WORKING DAYS PRIOR TO START OF CONSTRUCTION: 1-800-922-4455 OR WWW.CBYD.COM.

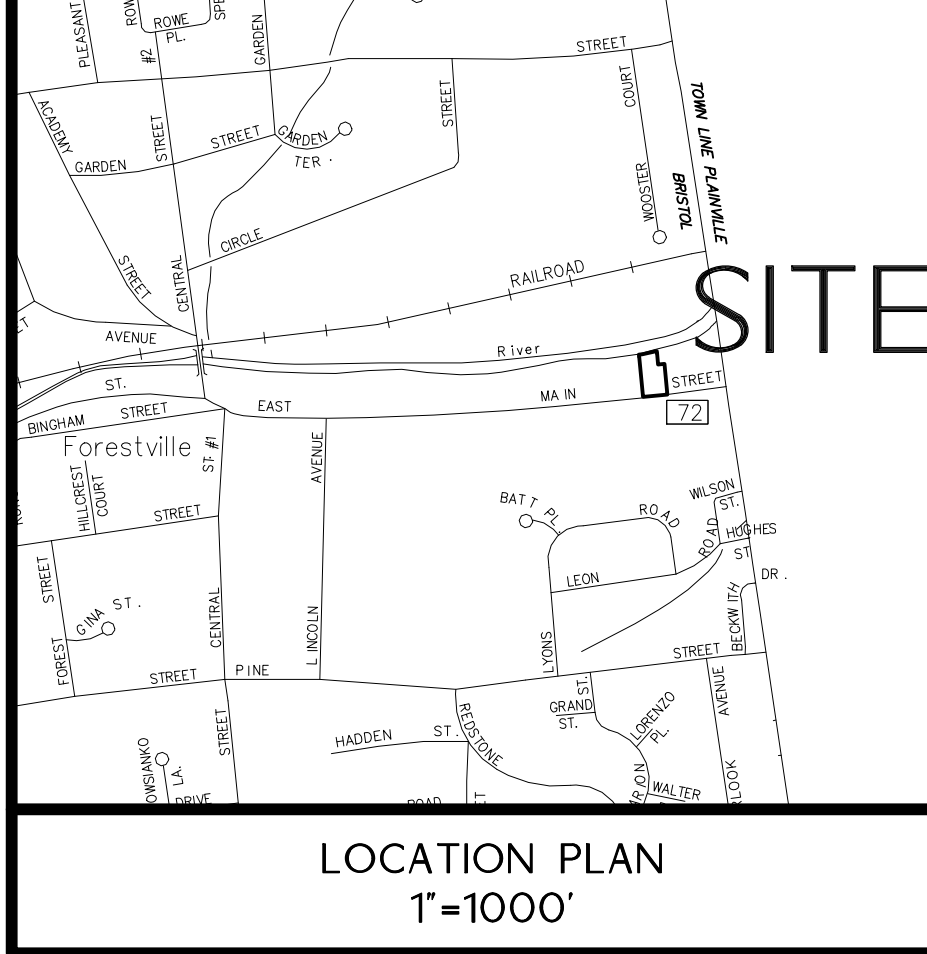
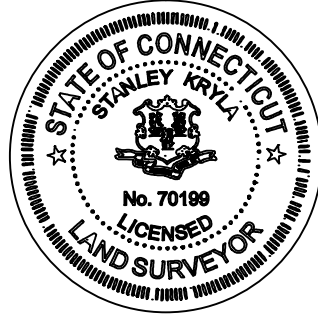
- MAP REFERENCES:
1. MAP SHOWING PROPOSED PUMPING STATION SITE, EAST MAIN STREET, FORESTVILLE, BRISTOL, CONNECTICUT, SCALE: 1"=100', NOVEMBER 1946, PREPARED BY C.M. PFENNING CITY ENGINEER.
 2. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF BRISTOL, EAST MAIN STREET FROM THE PLAINVILLE TOWN LINE WESTERLY TO CENTRAL STREET, ROUTE NO. 113, SCALE: 1"=40', DATE: 09-05-1929, REVISED JULY 1, 1969, PROJECT # 233, SHEET 1 OF 2. PREPARED BY STATE OF CT DOT SURVEYS.

- SURVEY NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
- TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
 - THIS IS AN INDEPENDENT RESURVEY BASED ON MAPS REFERENCED HEREON.
 - HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

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

Stanley Kryla
STANLEY KRYLA, L.S.

70199
LIC. NO.



STANLEY KRYLA 105 SKYLINE DR SOUTH WINDSOR, CT 06074 (860) 359-8989 email: stan@stancryla.com	
STANLEY KRYLA LAND SURVEYOR	
*The plan is made under the seal of the State of Connecticut, and the Surveyor is a Professional Engineer, Land Surveyor, or Professional Architect. *Existing utility locations depicted herein are as shown on record maps and are not to be field verified prior to construction. *Reproduction techniques used in the preparation of this drawing may be subject to change without notice.	
PREPARED FOR: RAFAL ZAGROBELNY 225 EAST MAIN STREET BRISTOL, CT 06010	
PROJECT NO. 09-2025	DATE 09-22-25
DRAWN BY S.K.	CHECKED BY S.K.
PROPERTY & TOPOGRAPHIC SURVEY	
NO. DATE	
REVISIONS	
BY	
SCALE: 0' 10' 20' 40'	
1" = 20'	
SHEET V-1	



Ian Cole, LLC

Professional Registered Soil Scientist / Professional Wetland Scientist

PO BOX 619

Middletown, CT 06457

Itcole@gmail.com

860-514-5642

May 14, 2025

Ms. Marzena Gap
40 Farmington Ave, Unit J2
New Britain, CT 06053

**RE: WETLAND DELINEATION REPORT
225 EAST MAIN STREET
MBL: 41-19
BRISTOL, CONNECTICUT.**

Dear Ms. Gap:

At your request, I completed a field survey in search of the jurisdictional freshwater inland wetland and watercourses boundaries at the above referenced 0.59-acre parcel located at 225 East Main Street in Bristol, Connecticut.

WETLAND DELINEATION METHODOLOGY

The wetland survey was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses as found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey. Such areas may also include disturbed areas that have been filled, graded, or excavated and which possess an aquic (saturated) soil moisture regime.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the City of Bristol or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive,

of the Connecticut General Statutes. Intermittent watercourses are defined as permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

WETLAND SURVEY RESULTS

An on-site wetland survey was completed on May 13, 2025, to examine the upper 20" of the soil profile for the presence of hydric soil conditions and delineate all wetland and/or watercourse boundaries located on the property. The field survey was completed under blue sky conditions. Those areas meeting the criteria above were flagged in the field with sequentially numbered pink wetland flagging labeled 1 through 5. The attached wetland sketch illustrates the general wetland location and corresponding flag series. The wetland sketch is intended for planning and navigation purposes only and is subject to refinement once traditionally located and mapped by licensed land surveyor and formally adopted by the City of Bristol.

The subject site is vacant and the previous dwelling on the property has been demolished. The Pequabuck River, a perennial watercourse flows along the northerly limits of the site. The River is found at the base of a 4 to 6-foot tall sandy escarpment which rises above the narrow fringe floodplain to a level upland plateau that previously hosted the developed portions of the site. A notable flood control berm runs along the top of the noted escarpment. The well-defined wetland boundary is vegetated with sycamore, cottonwood and silver maple trees. Representative photos are attached.

SOIL SURVEY

The soils identified on-site are a refinement of the Natural Resources Conservation Service (NRCS) Websoil Soil Survey. The on-site soils formed from dry sandy glaciofluvial parent material and are positioned on an outwash terrace landscape.

Wetland Soils

The wetland soils consist of frequently flooded sandy Fluvaquents and Udifluvents complex. These frequently flooded soils are nearly level and adjacent to the Farmington River and other major tributaries.

Upland Soils

The upland soils were not examined in great detail except where necessary to delineate the wetland boundary. The soils across the front of the site are mapped as Udorthent man-made land. This soil mapping unit is used to classify areas that have been previously disturbed throughout and the original soil profiles are no longer discernable.

If you have any questions or comments, please do not hesitate to contact me at itcole@gmail.com or (860) 514-5642.

Sincerely,



Ian T. Cole
Professional Registered Soil Scientist
Professional Wetland Scientist #2006

ATTACHMENTS

GIS MAP

WETLAND SKETCH

NRCS SOIL MAP

SITE PHOTOS

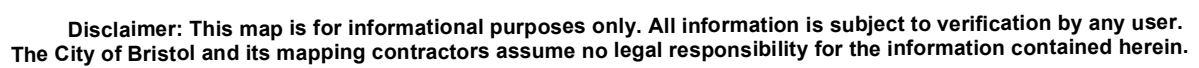


Address: 225 EAST MAIN ST

41-24-1
8.8



Map Produced August 2024



City of Bristol

Geographic Information System (GIS)

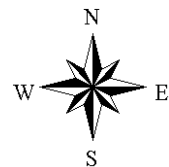


Date Printed: 5/13/2025

**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of Bristol and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 50 feet



WETLAND SKETCH

225 EAST MAIN STREET

MBL: 41-19

BRISTOL



Disclaimer: This map is for planning purposes only. Verification of its accuracy, currency and completeness is the responsibility of the reader's own independent research. All inland wetland and watercourse boundaries are subject to refinement once traditionally field located by a Licensed Land Surveyor and formally adopted by the Town. Ian Cole LLC shall not be held liable for any loss, damages or claims made in relation to anyone referring to this map.

Soil Map—State of Connecticut, Western Part



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
306	Udorthents-Urban land complex	0.6	76.6%
W	Water	0.2	23.4%
Totals for Area of Interest		0.8	100.0%

State of Connecticut, Western Part

109—Fluvaquents-Udifuvents complex, frequently flooded

Map Unit Setting

National map unit symbol: 9ljw

Elevation: 0 to 2,000 feet

Mean annual precipitation: 43 to 54 inches

Mean annual air temperature: 45 to 55 degrees F

Frost-free period: 120 to 185 days

Farmland classification: Not prime farmland

Map Unit Composition

Fluvaquents, frequently flooded, and similar soils: 50 percent

Udifuvents, frequently flooded, and similar soils: 35 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fluvaquents, Frequently Flooded

Setting

Landform: Flood plains

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Alluvium

Typical profile

A - 0 to 4 inches: silt loam

Cg1 - 4 to 14 inches: fine sand

Cg2 - 14 to 21 inches: very fine sand

Ab1 - 21 to 38 inches: silt loam

Ab2 - 38 to 45 inches: fine sandy loam

C'g3 - 45 to 55 inches: sand

A'b3 - 55 to 60 inches: fine sandy loam

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: Frequent

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6w

Hydrologic Soil Group: B/D
Hydric soil rating: Yes

Description of Udifuvents, Frequently Flooded

Setting

Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

A - 0 to 2 inches: fine sandy loam
C - 2 to 4 inches: loamy fine sand
Ap - 4 to 12 inches: fine sandy loam
AC - 12 to 18 inches: fine sandy loam
C1 - 18 to 35 inches: loamy sand
C2 - 35 to 38 inches: very gravelly loamy sand
C3 - 38 to 60 inches: very gravelly coarse sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water
(Ksat): Moderately high to very high (0.57 to 35.99 in/hr)
Depth to water table: About 72 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6w
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Riverwash

Percent of map unit: 5 percent
Landform: Flood plains
Hydric soil rating: Yes

Rippowam

Percent of map unit: 3 percent
Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Saco

Percent of map unit: 3 percent
Landform: Flood plains

Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Occum

Percent of map unit: 2 percent
Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Pootatuck

Percent of map unit: 2 percent
Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: No

Data Source Information

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 2, Aug 30, 2024

WETLAND SURVEY PHOTOS

MAY 13, 2025

225 EAST MAIN STREET

BRISTOL

CONNECTICUT



Photo 1: Example of the upland conditions on the site, view looking south



Photo 2: Example of the wetland boundary along the Pequabuck River at the northern limits of the site.

**BRISTOL FLOOD & EROSION COMMISSION
FLOOD PLAIN APPLICATION
PERMIT FOR FLOOD PLAIN DEVELOPMENT****1. APPLICANT:**

Name: Marzena Gap Signature: 
Address: 410 Farmington Ave Unit J2 City: New Britain State: CT Zip: 06053
Telephone No.: 860-305-0674 [] home [] work

2. PROPERTY OWNER(S):

Name: Rafal Zagrobelny & Marzena Gap Signature: 
Address: 410 Farmington Ave Unit J2 City: New Britain State: CT Zip: 06053
Telephone No.: 860-305-0674 [] home [] work

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 225 E Main St Bristol CT 06010
Assessor's Map No.: 41 Assessor's Lot No.(s): 19
Street of Access: 225 EAST MAIN ST BRISTOL CT 06010
Name of Watercourse or Water Body: river
FIRM Panel Number: 09003C 0467F Total Area of Lot(s): 26,640s.f. or 0.61 acres

4. PROJECT DESCRIPTION:

Flood Plain use for which the applicant is seeking a permit. (check one)

[] a. Permitted Use ☒ b. Regulated Use [] c. Special Exception

Describe the proposed activity and its purpose: Garage demolition due to structural collapse. Cutting down trees due to overlap onto neighboring property/water station pump and to clean land for building or developing future projects.

Proposed encroachment of Flood fringe area (S.F. or acres): 0.07
Proposed encroachment of Regulated Floodway (S.F. or acres): 3,100 sf or 0.07 acre
Proposed alteration of Watercourse (L.F., S.F. or acres): none
Flood proofing techniques proposed: silt fence

Disturbance of designated wetland area: ☒ No [] Yes: Permit Number: n/a
Date applied for: 5/6/25 Disposition: garage demolition due to structural

**BRISTOL FLOOD & EROSION COMMISSION
FLOOD PLAIN APPLICATION
PERMIT FOR FLOOD PLAIN DEVELOPMENT**

Page 2

5. TECHNICAL & PLANNING DATA:

Project Specifics: Provide the following information from official sources or submitted documentation.
All elevations are to be relative to mean sea level.

Existing base flood flow rate: 100 years flood Source: FEMA FLOOD MAP
Existing base flood elevation: 198.5 Source: FEMA FLOOD MAP
Lowest floor elevation of existing buildings including garage or basements: N/A
Lowest floor elevation of proposed building including garage or basements: N/A
Will there be dry access to the structure(s) during the 100 year flood? YES

Floodplain Alterations Proposed:

Volume of displaced Flood Plain: NONE
Volume of mitigated Flood Plain: NONE

Floodway Alterations Proposed:

Length of reconstructed or altered floodway: NONE
Proposed base flood flow rate: N/A more information to follow
Proposed base flood elevation: N/A more information to follow

6. AUTHORIZATIONS AND CERTIFICATIONS:

- a. I/we hereby authorize the commissioners and agents of the Bristol Flood and Erosion Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application or request.
- b. I/we hereby certify that I/we am/are familiar with the information included in this application and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Flood and Erosion Agency and Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a flood plain permit or ruling through deception or through inaccurate or misleading information.
- c. I/we hereby certify that this application shall be considered complete only when all information and documents required by the Administrator have been submitted.

7. SUBMISSION REQUIREMENTS:

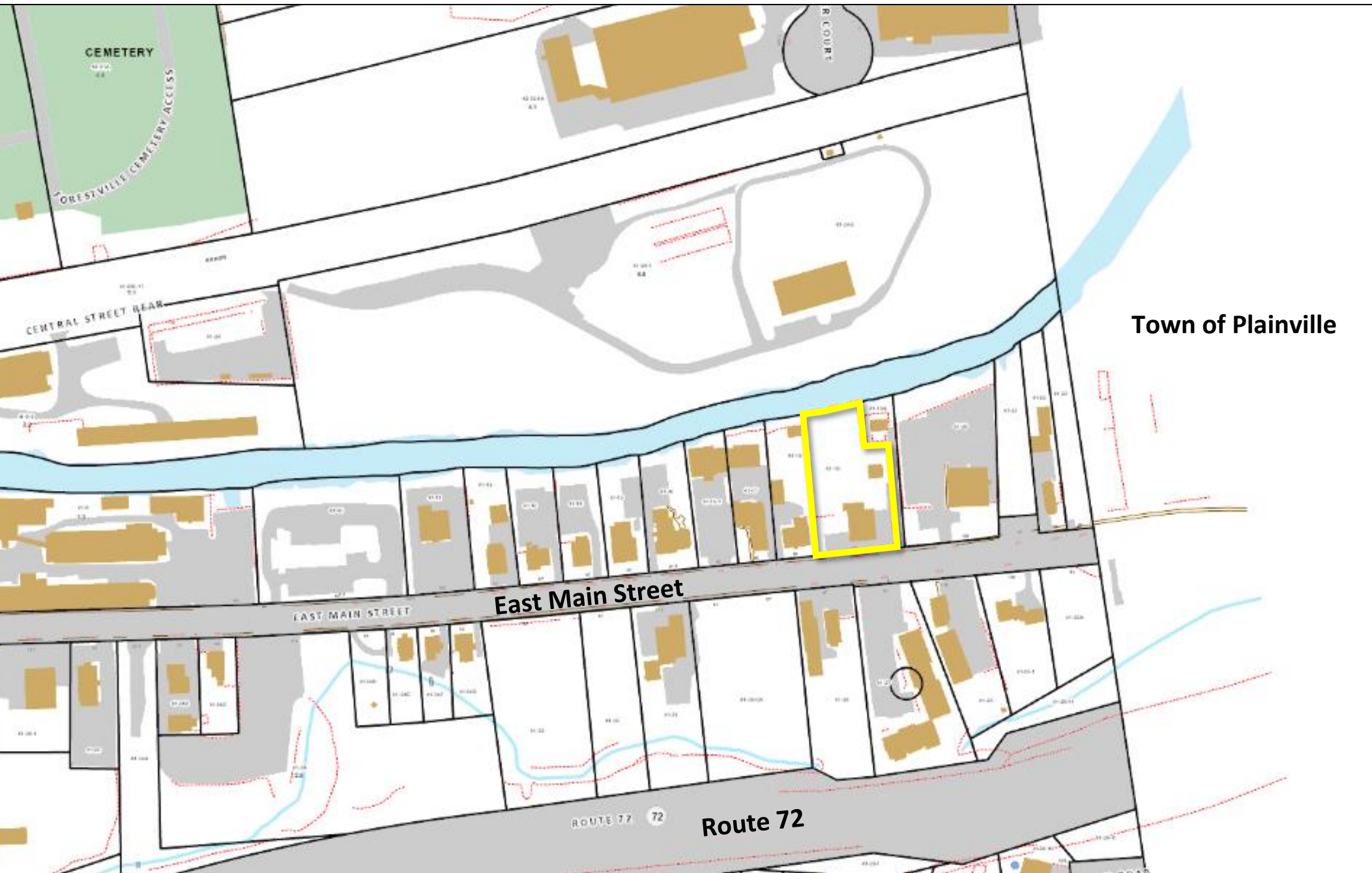
The following shall be included as part of this application:

- filing fee – make checks payable to "City of Bristol,"
\$5.00 Permitted Use, \$50.00 for Regulated Use, and \$100.00 for Special Exception
- ten copies of a Site Plan showing existing and proposed conditions in relation to the flood plain, floodway, watercourses, and/or wetlands prepared in accordance with the Regulations,
- any other information as may be required by the Agency

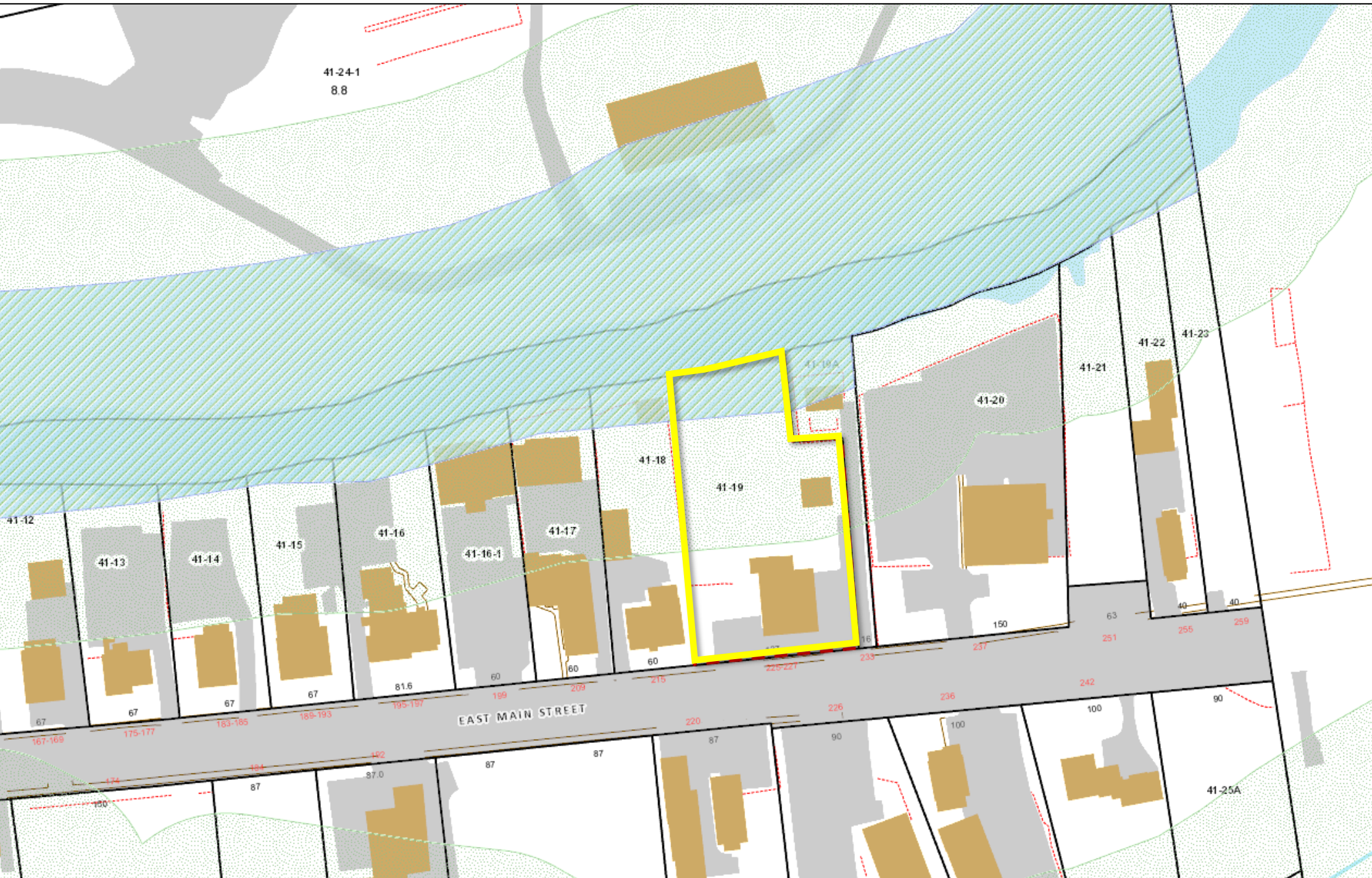
☐ Site Plans	☐ Detail Plans	☐ Construction Specifications
☐ Drainage Computations	☐ Flood Proofing Details	☐ Flood Proofing Certification

BFEC-12/01

Location Map
225 East Main Street



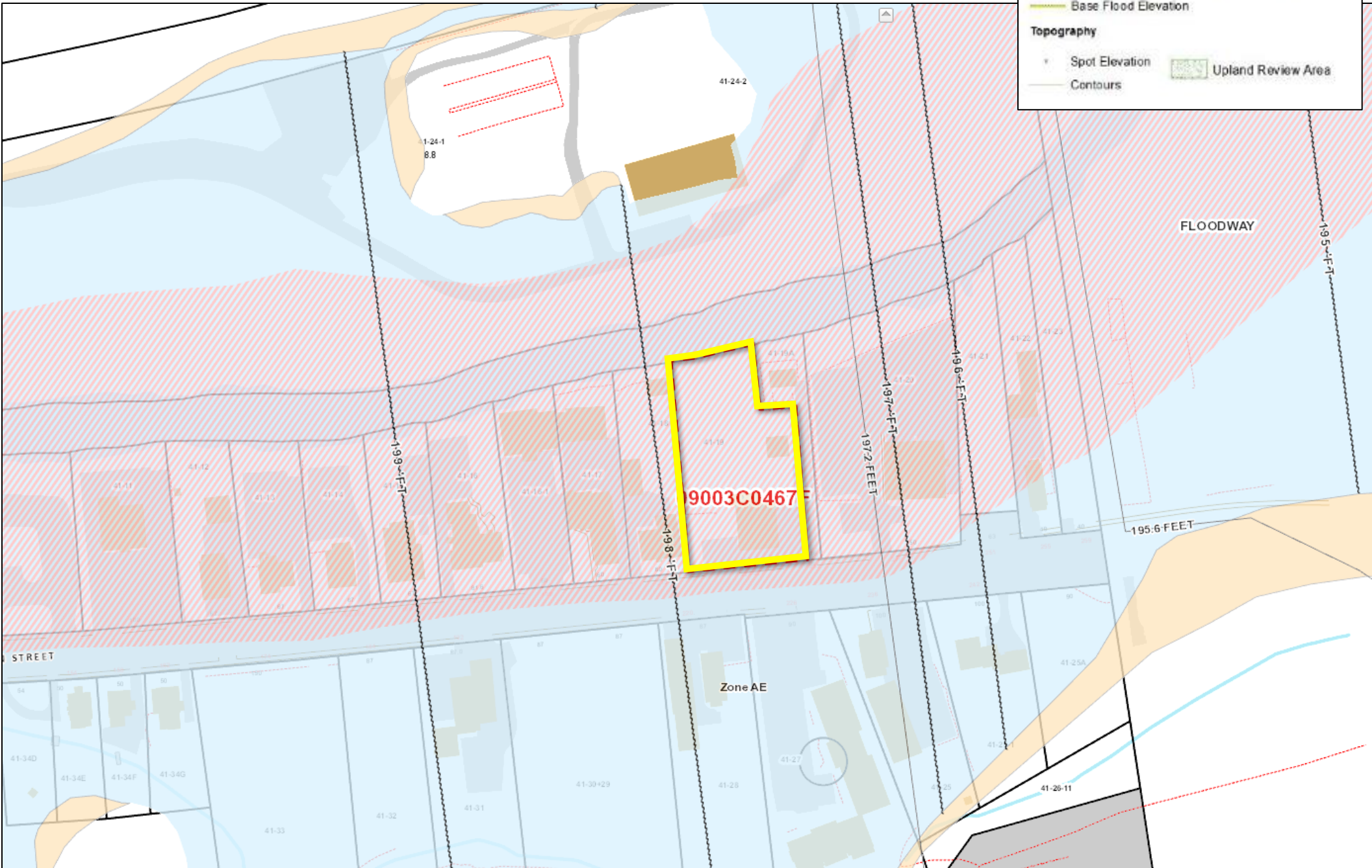
IWWA Map
225 East Main Street



Aerial Map
225 East Main Street



FEMA Map
225 East Main Street



**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only
APPLICATION NO. <u>2050</u>
DATE FILED: <u>5-20-25</u>
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: Jill I. Burnes & Brian M. Burnes

Signature: Jill Burnes Brian Burnes

Address: 615 Witches Rock Road

City: Bristol

State: Ct

Zip 06010

Telephone No.: (860) 748-5323



home



work

Email: _____

2. PROPERTY OWNER(S):

Name: SAME

Signature: Jill Burnes Brian Burnes

Address: _____

City: _____

State: _____

Zip _____

Telephone No.: _____



home



work

Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 615 witches Rock Road

Assessor's Map No.: 8

Assessor's Lot No.(s): 9

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.):

Cedar Lake Waterbody and

Area along Witches Rock Rd frontage. Project does not disturb wetlands. Disturbance in upland is lawn

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Construct a garage addition in front of existing house site.

Protect vehicles from weather and storage inside. One shed is being removed

5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*

☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*

☒ c. The proposed activity is a regulated activity and will occur:

☐ in a wetlands or watercourse;

area of impact: _____ SF (_____ acres)

☒ within 100 feet of a wetlands or watercourse;

area of impact: _____ SF (0.01 acres)

☐ beyond 100 feet of a wetlands or watercourse;

area of impact: _____ SF (_____ acres)

6. FLOW CALCULATIONS:

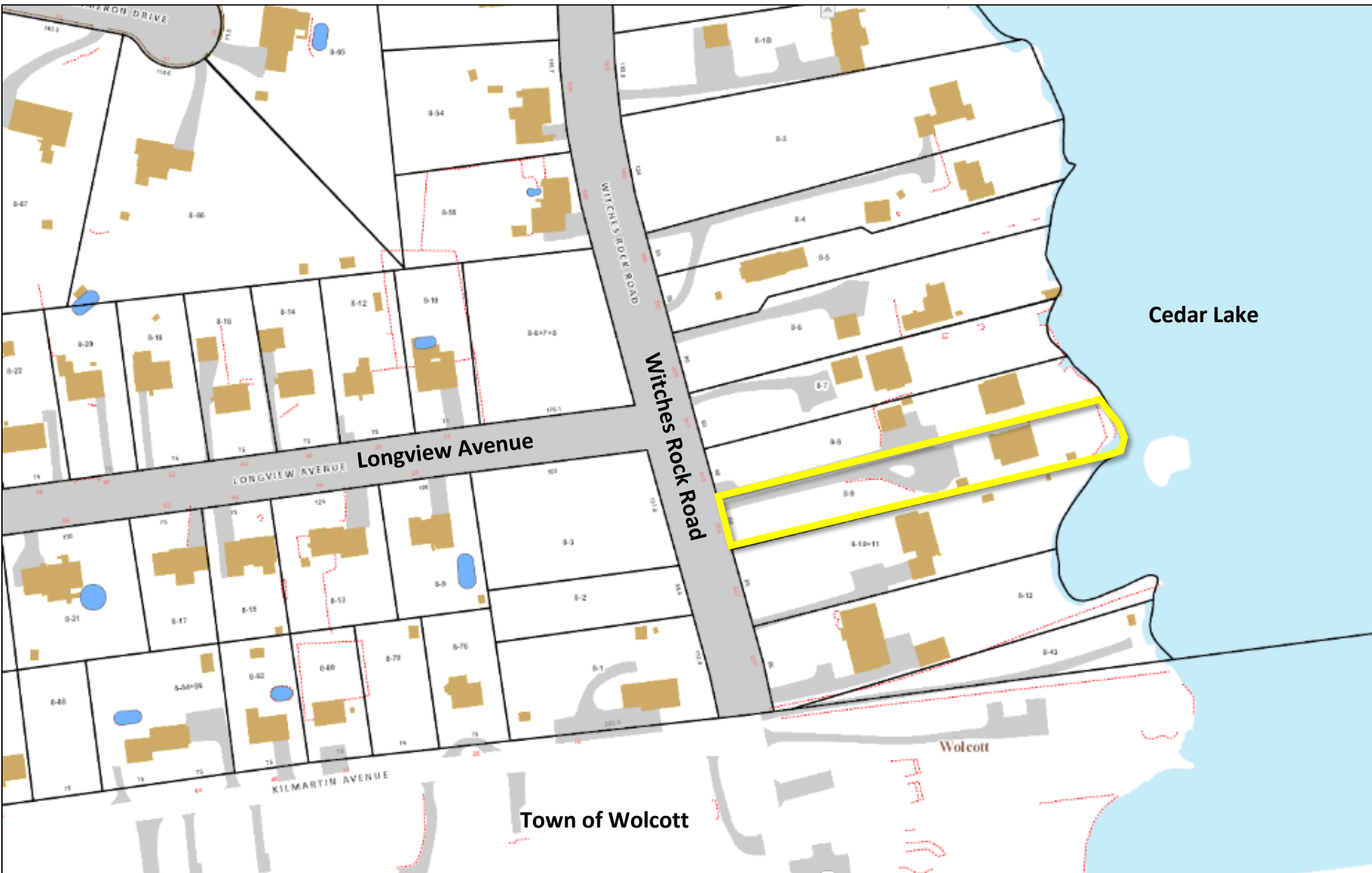
Does a watercourse flow through the subject property?

☐ yes

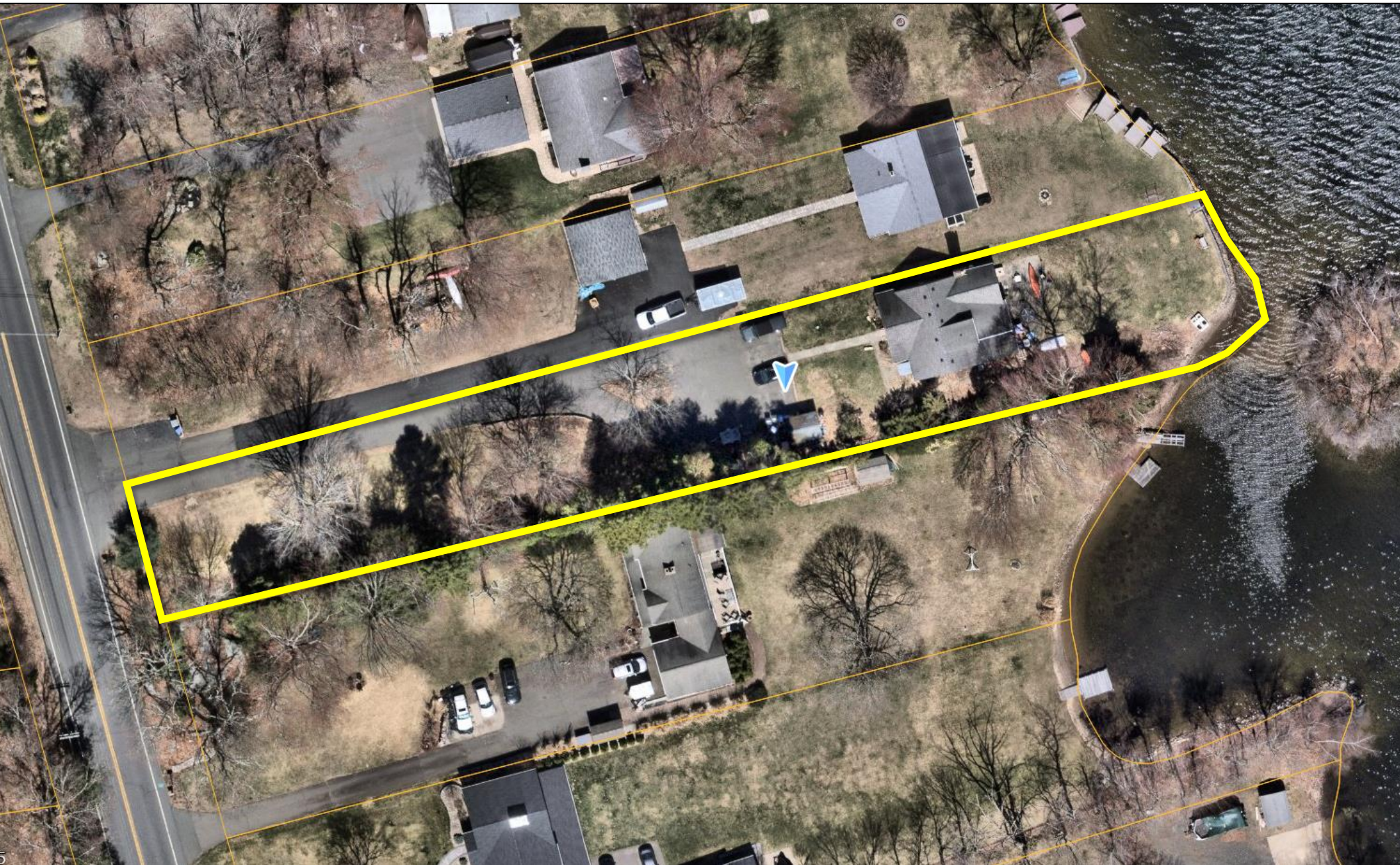
☐ no

If "yes", see instructions for submission requirements.

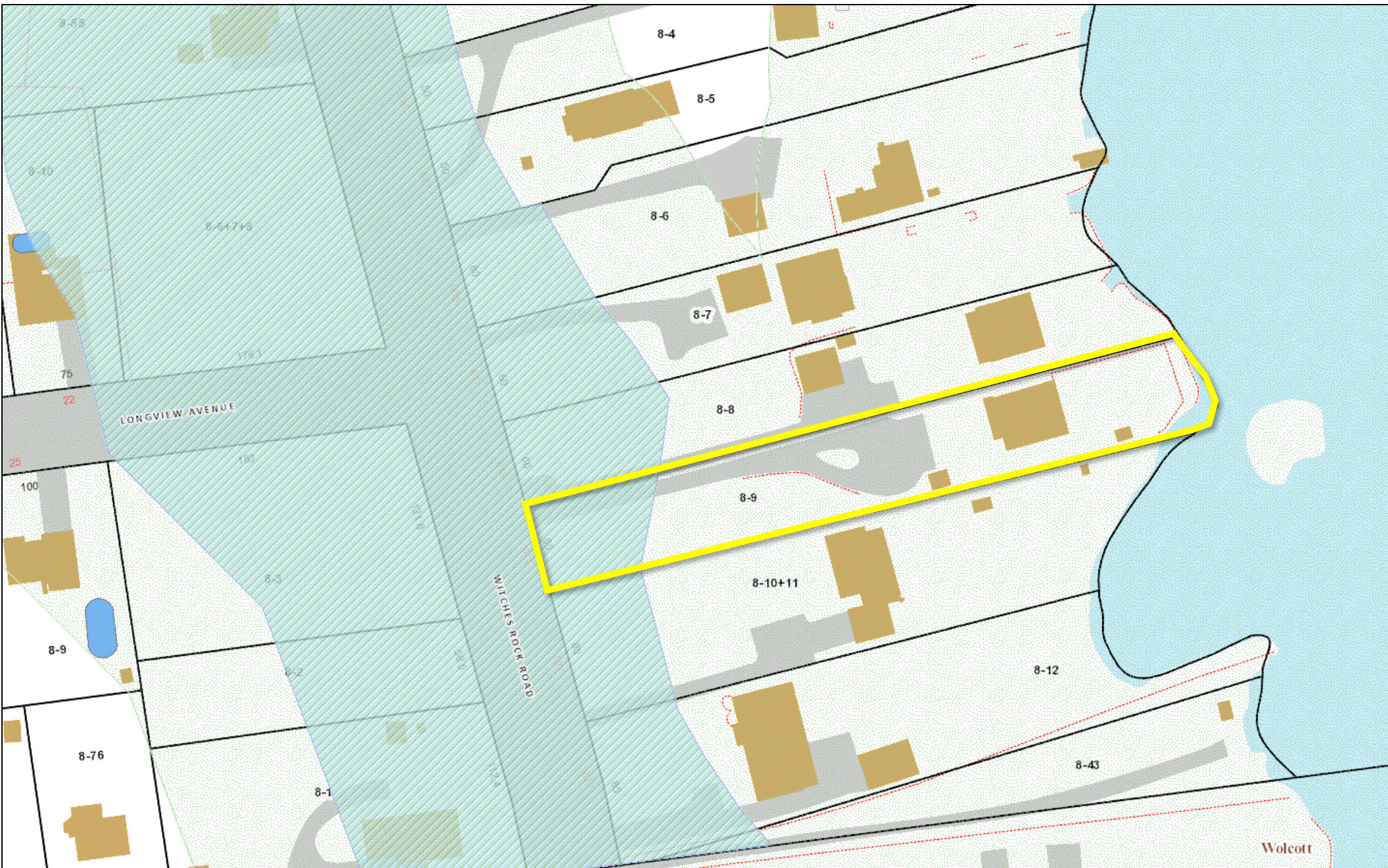
Location Map
615 Witches Rock Road



Aerial Map
615 Witches Rock Road



615 Witches Rock Road



**JAMES ZIOGAS JR,
ATTORNEY AT LAW, LLC**
104 Bellevue Avenue
Bristol, Connecticut 06010

**TEL (860) 584-2384
FAX (860) 589-8213
E-MAIL: jziogas@ziogaslaw.com**

May 6, 2025

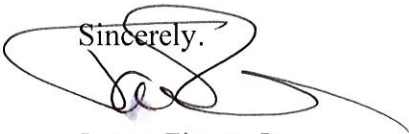
City of Bristol
Inlands Wetlands Commission
111 North Main Street
Bristol, CT 06010

Re: Perkins Street and South Down Drive. Application number 1964

Dear Mr. Chairman:

Please be advised that my office represents LED, LLC regarding a request for an extension of the current wetlands permit granted on April 6, 2022. Please place this on your next agenda under "Old Business" for discussion.

Sincerely,

A handwritten signature in dark ink, appearing to be "James Ziogas Jr.", written over the word "Sincerely,".

James Ziogas Jr.



City of Bristol

BRISTOL, CONNECTICUT 06010

CERTIFIED MAIL

April 14, 2022

LED, LLC
10 Main St.
Bristol, CT 06010

RE: Application 1964 – Wetlands application for a new ten lot residential subdivision at 1960 Perkins Street; Assessor's Map 58, Lot 16-1; LED, LLC, applicant.

Dear Applicant:

The Inland Wetlands Commission, at its meeting of April 6, 2022, voted to grant final approval to the subject application, with the following stipulations:

- 1-21. Attached.
22. Long-term maintenance agreements to be provided for the pond and all storm water systems.
23. City Engineer approval for the connection to the Perkins Street storm drain.
24. Plans to reflect the additional conservation easement for the pond.

Please send two copies of the final plans, after which one stamped approved plan will be returned to you.

This approval does not relieve you from obtaining applicable local, state or federal permits associated with the proposed activities on the site.

Should you have any further questions or comments, please contact Carol Noble, P.E., at 860-584-6111 or the Land Use Office at 860-584-6225.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Levesque".

Nancy Levesque, P.E.
City Engineer

CN/nk

c: IWEO
Attorney James Ziogas (via e-mail)
James McManus, MS, CPSS (via e-mail)
Richard Green (via e-mail)

THE PERMIT IS ISSUED SUBJECT TO THE FOLLOWING CONDITIONS AND/OR MODIFICATIONS:

1. The Inland Wetlands Enforcement Officer (IWEO) shall be notified at least three days prior to the initiation of any regulated activity under this permit (584-6116) and shall be regularly informed as to the progress of all activities involved in this proposal.
2. The duration of any permit shall be five (5) years unless otherwise approved by the Commission.
3. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.
4. This authorization is not transferable without the written consent of the Commission.
5. In evaluating this application, the Commission has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
6. This permittee shall employ best management practices, consistent with the terms and conditions of this permit and current state and local guidelines, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance, contact the Land Use Office, 111 North Main St., Bristol, (860) 584-6225.
7. The permittee shall immediately inform the Commission/Engineering Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.
8. No equipment or material including without limitation, fill, construction materials or debris shall be deposited, placed or stored in any wetlands, watercourse or flood plain on or off site unless specifically authorized by this permit or, if applicable, by a Flood Plain Permit.
9. This permit is subject to and does not derogate any present or future property rights or other rights or powers of the City of Bristol and conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.
10. If the activity authorized by this permit also involves activity or a project which requires zoning or subdivision approval, special permit, variance or special exception, no work pursuant to this permit may begin until such approval is obtained.
11. Timely implementation and maintenance of sediment and erosion control measures as outlined in the "Connecticut Guidelines for Soil, Erosion & Sediment Control", dated May 2002 and as revised, shall be a condition of this permit.
12. All siltation and sedimentation control measures shall be removed once all upgradient site construction has been completed and a suitable vegetative ground cover has been established on all previously disturbed non-surfaced areas.
13. All excess fill material shall be disposed of off-site. Off-site disposal areas within an area regulated by the Inland Wetlands Commission shall require approval from the Commission.
14. If required by the Commission, signs delineating the City of Bristol Inland Wetlands Conservation Easement shall be located a minimum of thirty (30) feet apart or at a change of direction unless otherwise approved by the Engineering Division. A minimum of three (3) signs per lot shall be provided. Signs shall be installed on 4" X 4" posts, set below frost, and shall read "City of Bristol Conservation Easement". Signs shall be installed prior to any activity and maintained in perpetuity.
15. Conservation easement language shall be submitted for City's review prior to recording. Conservation easement shall include provisions for restrictions of fertilizers, pesticides, and herbicide use in and adjacent to conservation easement, unless related to an approved invasive species management plan.
16. The following construction sequence shall be implemented unless otherwise approved by the Commission consist of the following:
 - a. Contact IWEO (584-6116)
 - b. Clearly designate limits of construction.
 - c. Install conservation easement signs (if required)
 - d. Install erosion control measures
 - e. Install storm drainage (At a minimum, all retention and detention areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediments must be removed from the storage area prior to final grading and stabilization.)
 - f. Construct regulated activity in accordance with approved plan
 - g. Once stabilized, remove erosion control measures

Adopted by: Inland Wetlands Commission effective 5-3-2021

17. Where mitigation is proposed, areas shall be planted prior to any of the following events (whichever comes first); issuance of the first certificate of occupancy, use of the infrastructure for its intended use, or transfer of the responsibility for operation and maintenance to the City or other responsible entity.
18. Stabilization shall be initiated as soon as practicable in portions of site where construction activities have temporarily or permanently ceased, but in no more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
19. For those systems which will be operated or maintained by an entity which will require an easement or deed restriction in order to provide that entity with the authority necessary to operate or maintain the system, such easement or deed restriction, together with any final operation or maintenance documents, shall be submitted to the City for approval. Deed restrictions, easements and other operation and maintenance documents which require recordation must be so recorded prior to lot or unit sales within the project served by the system, or upon completion of construction of the system, whichever occurs first. For those systems which are proposed to be maintained by the City, final operation and maintenance documents shall be submitted when the maintenance operation is accepted by the City. Failure to submit the appropriate documents will result in the Permittee remaining liable for carrying out maintenance and operation of the permitted system.
20. Each phase of independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located in the area served by that portion or phase of the system. Each phase of independent portion of the system must be completed in accordance with the permitted plan and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to the City or responsible entity.
21. The roof leaders from the proposed construction shall be connected to a water quality/groundwater recharge system, designed for site-specific groundwater and soil conditions, in accordance with CT Stormwater Quality Manual, as approved by the Engineering Department.

**Link to Previous IWWA Agenda File for #1964
(1960 Perkins Street):**

https://www.bristolct.gov/DocumentCenter/View/49341/2--1964--For_Agenda---1960-Perkins-Street---reordered



March 10, 2025

Skytop Enterprises LLC
359 Broad Street
Bristol, CT 06010

Re: Cease and Correct – Digging And Grading within A Regulated Area Without A Permit –360 King Street and King Street Lot 47-5-1 Bristol, CT 06010

Based on a recent inspection of the above-mentioned property, it appears that there are current activities that are in violation of the City's Inland Wetlands and Flood Plain Regulations. Based on the city records, you own this property. It appears that trees have been cut down in the wetlands area, and millings have been placed in the wetlands and flood plain areas. This activity is not allowed.

You are required to take the following actions and repairs.

- Immediately cease all work in the regulated area
- Submit a plan, and obtain the proper permits

You are required to attend the next scheduled Inland Wetlands meeting on **April 7, 2025** at 6:30 pm at 111 North Main Street Bristol, CT 06010 or via Zoom. Please contact the Engineering Department with questions or concerns at 860-584-6115. The failure to comply with the above request will subject you to further regulatory action, including but not limited to, legal fines and/or penalties by the City.

Sincerely,

Zachary Norton
Environmental Protection Technician

cc: Inland Wetlands Commission
Environmental Engineer





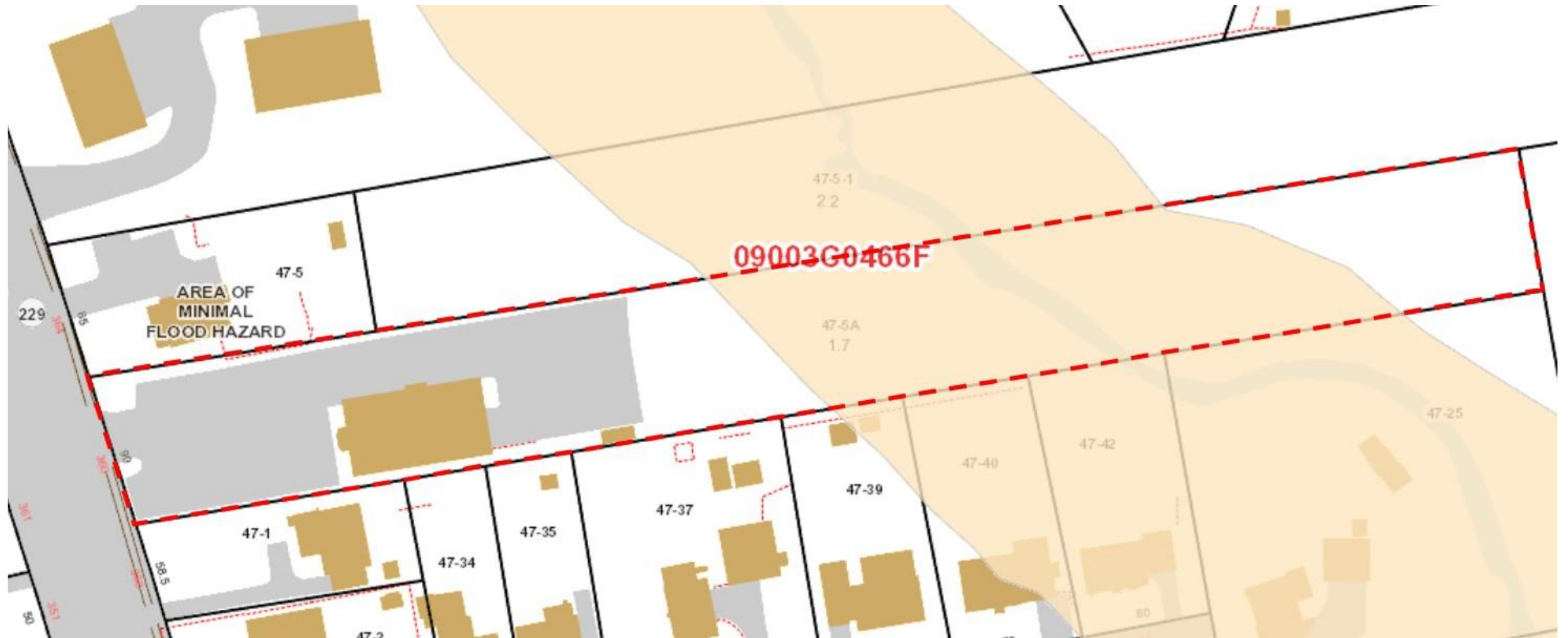


Materials Provided by City Staff

360 King Street Historical Photos with Wetlands, Upland Review and Flood Plain

For IWCC Meeting May 5, 2025

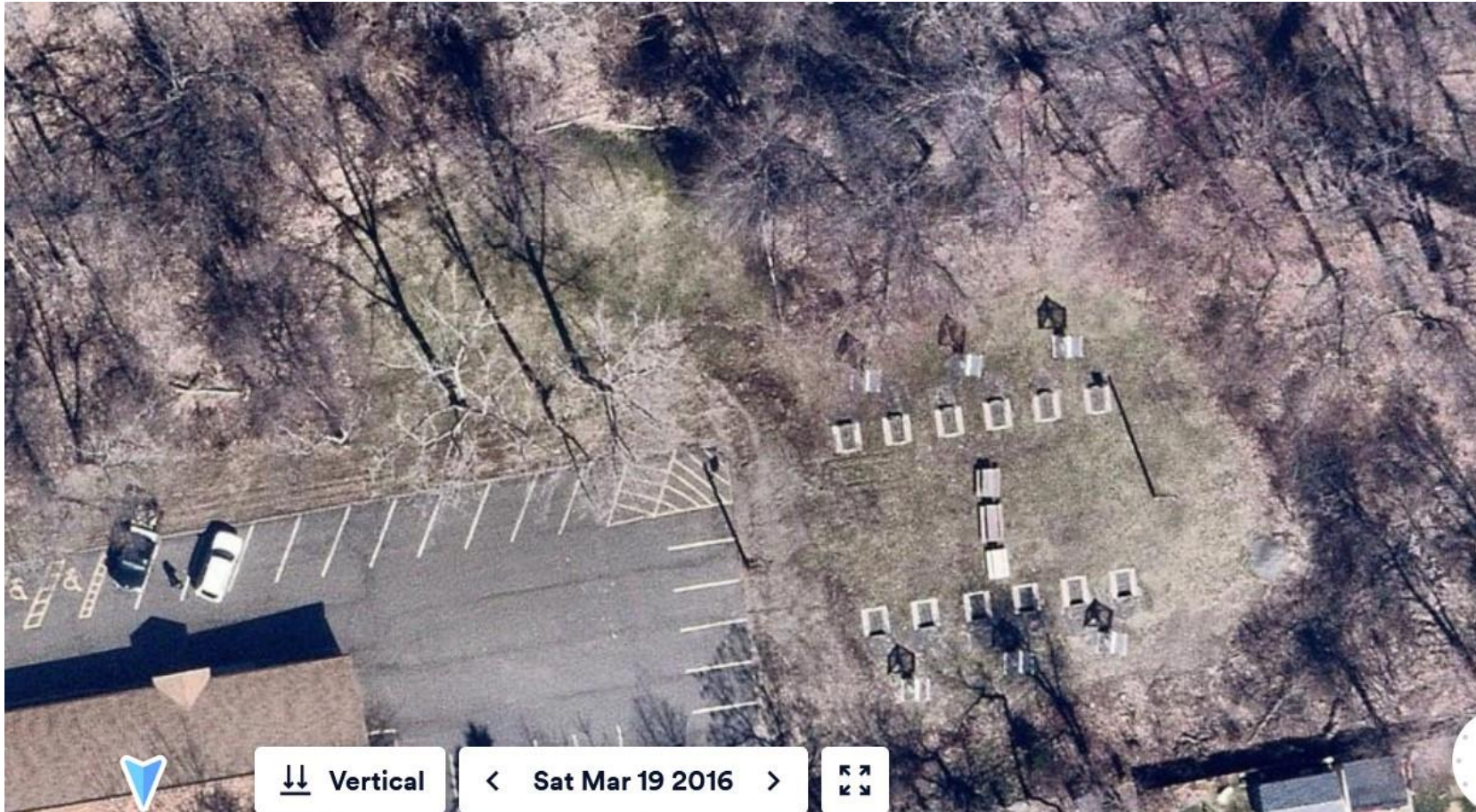
Limits of Flood Plain



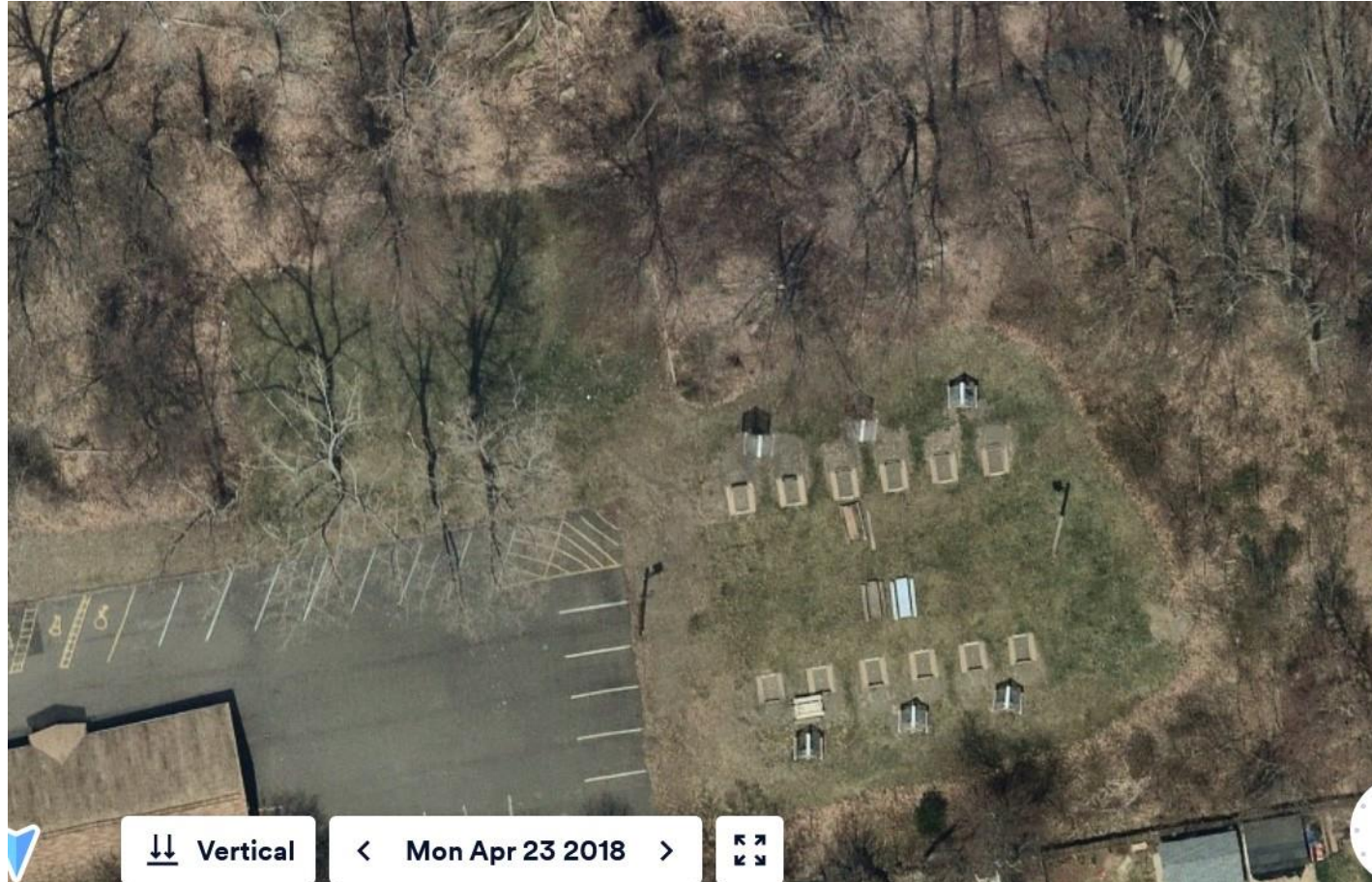
Wetlands and Upland Review



Nearmap photo March 2016



Nearmap photo April 2018



Near map photo March 2020



Nearmap photo March 2023



Nearmap photo April 2024



Nearmap Photo April 2025



Materials Provided by Public

Re: Unpermitted Work and Incorrect Zoning at 360 King St and Lot 47-5-1

jason levine <jlevine13@gmail.com>

Wed 3/26/2025 9:12 PM

To: Brandon Peate <BrandonPeate@bristolct.gov>; Robert Flanagan <RobertFlanagan@bristolct.gov>; Andrew Armstrong <AndrewArmstrong@bristolct.gov>; Thomas Damon Smith <ThomasDamonSmith@bristolct.gov>; Paul Tramadeo <PaulTramadeo@bristolct.gov>; Chad Senich <ChadSenich@bristolct.gov>; Shannon Newburry <ShannonNewburry@bristolct.gov>; Zachary Norton <ZacharyNorton@bristolct.gov>;

Cc: atino23@gmail.com <atino23@gmail.com>; Joe Ciccio <joe.ciccio@gmail.com>; Berna Saracoglu <berasar@gmail.com>; Schwab Realty International LLC <info@schwabrealtyint.com>; Kingsbury Farms Townhomes <kingsburyfarmstownhomes@gmail.com>; jennifermakula@gmail.com <jennifermakula@gmail.com>;

To Bristol Building, Zoning, Engineering and Land Use,

I have previously contacted some of you on this matter and added a few others in case any of this is relevant to them as well. Ultimately I would like to bring this to the attention of the Conservation Commission/Inland Wetlands and Watercourses Agency as well as the Zoning Commission but I do not see a way to contact the members of those commissions directly. Please bring this to their attention.

There has been significant progress with the work being done at the vacant lot 47-5-1 owned by Victor Lagace. The work is still being done by Jeremy Berube, owner of Luna's Banquet Hall at 360 King St.

The lot has been clear-cut of trees up to the wetlands (within 100 ft). The debris, tree stumps, dead trees, trash, and wood chips have been mostly piled against the wetlands and our property line. The lot has been leveled, partially graveled, and now has an entrance from the back parking lot of Luna's Banquet Hall. Jeremy has started parking his vehicles on the vacant lot to allow more available parking spaces on his property for the events at his banquet hall.

The damage has been done. The few trees that are left on our property line with 47-5-1 are swaying from the wind so much more than before. They are more likely to fall due to the disruption in the ground caused by Jeremy Berube's choice to rip out all of the other trees with their roots included. The debris and wood chip piles on the property line will attract vermin, especially termites. This will spread to our property and our neighbors at 364 King St. There is illegal dumping on the property line and it is extremely unsightly. According to Jeremy, he will be dumping more there. Also, there will be more flooding in that area. There is no more privacy from the events at Luna's Banquet Hall. Without a doubt, the neighbors' and our property values have all gone down because of Jeremy's work and the self-described commercial food establishment business he operates out of a residential neighborhood.

For Jeremy's project on vacant lot 47-5-1, per your request, we have been collecting photos and videos. Here is a link to the GDrives with the photos and videos:

- 3/11/25 https://drive.google.com/drive/folders/1OLQZ7NYkXE77E6I9xTygmoxLPHB_Shz_?usp=drive_link
- 3/22/25 https://drive.google.com/drive/folders/1hFc0wl--UIWSbK5UXG3Wc4qkTQfbXAiW?usp=drive_link

On Saturday, March 22, 2025, Jeremy Berube likely broke several laws while confronting us for taking photos and videos from our side of the property line of the vacant lot owned by Victor Lagace. Jeremy came onto our private property 3 times, despite being asked to leave the property. He crossed the property line to harass, intimidate, threaten, assault or attempted assault, attempted tampering with evidence by grabbing my girlfriend's phone out of her hands (which was the camera we have been using to document

the vacant lot's progress) and threw it as far as he could. In addition, Jeremy Berube says several times that he will be dumping more on our property line and that he can do whatever he wants. We called the police to get the incident documented, but nothing came of it. We will be following up with this incident. We have included these videos in the GDrive link for 3/22/25. Due to the incident, no one in the community feels safe to record documentation for your departments anymore.

Members of the community have observed that there are other possible violations to both the Bristol Zoning/Inland Wetlands and Watercourses Regulations on the vacant lot 47-5-1 and Luna's Banquet Hall at 360 King St/Rt 229.

- Improper Zoning of 360 King St
 - The zoning is R-10 single-family residential. Since Jeremy bought the property, there have been several commercial upgr
- Improper Zoning of Vacant Lot 47-5-1 (owned by Victor Lagace)
 - This lot is no longer vacant nor R-10 single-family residential. Per Bristol Zoning Regulations, "Accessory buildings, struc
- Parking Lot of 360 King St
 - There are issues with the parking lot's landscaping, screening, and buffers. Also, there is no screening around his dumps
 - 11.1.3 Parking Lot Landscaping B: Parking areas containing between 20 and 99 parking spaces shall contain a m
 - 11.1.4 Screening A: Screening shall be provided for parking areas which are adjacent to residential properties or v
 - 11.1.4 Screening B: Screening shall be provided for any objectionable areas or views which are adjacent to reside
 - 11.1.5 Buffers: A landscaped buffer shall be provided for any use in a Business or Industrial zone which is adjace
- Parking Lot of Vacant Lot 47-5-1
 - Jeremy did not apply for a Special Permit, nor did the owner of the lot Victor Lagace. In addition to the same violations m
 - 13.12 Construction and Drainage Standards for Parking and Loading Areas C: The stormwater runoff system for :
- Signs at 360 King St
 -

The signs for Luna's Banquet Hall are internally illuminated. It does not appear that Jeremy specified the illumination met

- 14.4.5 Sign Illumination C: Any illuminated sign located on a lot adjacent to, or across the street from, a Residenti
- E: In Residential Zones, no sign shall be internally illuminated

• Wetlands Regulations

○ Jeremy has done the following: earth moving, filling, construction, clearcutting of trees within one hundred (100) feet of w

It appears there was no permit issued nor is the property zoned to allow Outdoor Dining. Jeremy offers an outdoor menu on his website (https://uk01.l.antigena.com//5UgiwcvQ5LdyKIZ3gjsxcSS_AG26GoSuGPA6ar95thkhr83ltDEE4nRrMjzy4BNU8-kH~AiOhWzftIO5ZJ581vTHw5uMADEWLB1dvxX6UivhHVuLL_QNfvyt-bv6AKqThyc6g22OYVRtYivqal-mNg4FZD1oM6U9S1T~kp~egqtsTTMztYoJMntYh1x). There are events past and upcoming that are outdoors with food and beverages around his outdoor bar pavilion. For example, on May 4th, there will be a large "Mother's Day Shopping Event." It is advertised in several locations, including Luna's public Facebook page, described as "shop and explore more than 50 vendors... Food music and beverages available.... This event will be indoors AND outdoors."

We're not sure if the work already done qualifies as Removal of Earth Materials. It honestly looked like it, judging by the excavators and other equipment used. Jeremy has moved some of the earth materials removed against the wetlands and our property line. There's also a chance that we could have just missed the trucks if material was removed from the property. The big mounds of gravel that Jeremy spread out throughout the vacant lot may be considered Filling of Land. There has also been no drainage system put into place, which affects our property and the wetlands. This may also need to have CT DEEP looped in, since this wetland is a part of the Mechanic Street regulated Aquifer, and is a protected watershed of the Pequabuck River.

It is worth noting that this pattern of "work first, permit after," has happened before with Jeremy Berube. The previous big project at Luna's Banquet Hall that affected neighbors (the installation of the outside bar pavilion) was approved by the Wetlands Commission on May 1, 2023. He was already doing the work before permit approval. This is proven by the posts on the public Facebook page of Luna's Banquet Hall. There is a post from May 8, 2023 with pictures of the structure basically completed. There is another post from April 26, 2023 with pictures of the frame already built. There is a post from March 31, 2023 proving the clear-cutting of trees right up to the wetlands and backyards on Holt Street. There were complaints by neighbors on Holt Street about the work at the April 3, 2023 Wetlands meeting. These complaints included flooding issues caused by his work. There wasn't a meeting with a stated agenda item of a public hearing for his projects.

We are concerned that there have not been any public hearings available for the work being done at 47-5-1. Our community has expressed interest in attending a Zoning meeting and/or the Wetlands meeting. I imagine there are other neighbors who would attend as well, since this impacts those who live on either side of Luna's Banquet Hall, and those on Holt St who have already complained about flooding issues due to previous work done for his outdoor bar. However, there is no legal notice of hearing for the properties, 47-5-1 or 360 King Street. Could you please add public hearings for this project to the April meetings for both Zoning and Wetlands?

When it comes to resolutions, we are hoping to gain back our property values, our privacy, and improve our neighborhood. We would like to note that a fence on either Jeremy's or Victor Lagace's properties would not suffice, as Jeremy has altered the vacant lot in a way that affects our property. We have flooding issues. We are now at a higher risk of one of the remaining trees falling on our property after the ground has been disturbed. There is a ton of blight (trash, dead trees, stumps, and wood chip piles) against our property that will attract vermin. It has become very clear that Jeremy does not have respect for the residential neighborhood or city that he runs his commercial business in. The damage should be corrected by a professional since Jeremy Berube has proved himself to not be one.

Thank you for your attention. Please let me know if there is anything else we can do.

Jason Levine
HOA President, Kingsbury Farm Townhomes
203-848-8552
jlevine13@gmail.com

On Wed, Mar 5, 2025 at 2:41 PM jason levine <jlevine13@gmail.com> wrote:

To the Bristol Zoning and Building Departments,

There appears to be unpermitted work occurring at lot 47-5-1 (the vacant lot between 360 and 380 King St).

The work currently being done is removal of trees and removal of earth materials. I was not able to confirm from looking online if permits are required for removing trees but due to the proximity to our property line it seems like it should require some kind of official process.

The work is being done by the owners of Luna's Banquet Hall, which is Skytop Enterprises LLC, and not the owner of the vacant lot, Victor Lagace. Skytop vehicles have been spotted on the vacant lot during construction and when asked they confirmed they are Skytop. He also stated he does not have a permit.

I am aware that at times there are discrepancies between the town records available online and the true status of things so I do appologize if any of what is stated here is inaccurate. Much of it is based on records available online and I felt it was best to bring this up and let the experts figure it out from there.

In addition to unpermitted work, the lot for 360 King St is zoned as "R-10 Single-Family Residential Zone" but the building is a business. Per their website, Luna's Banquet Hall describes themselves as a "Banquet Facility and Catered Event Space." They often have large parties with parking overflowing onto the very busy King St/Rt 229 and onto surrounding private residential properties. It has caused traffic issues before. The parties at Luna's are loud and serve alcohol, and intoxicated people have been seen walking around the residential neighborhood and on private residential properties. Litter also accumulates from these parties.

As trees have been removed the noise issue have become much more noticeable for the neighboring properties.

I live at 380 King St, the Kingsbury Farm Townhomes. I am the President on the HOA board. We are concerned that the unpermitted work and incorrect zoning at 360 King St/vacant lot 47-5-1 will lead to depreciation of our homes' values.

Since the work is currently happening, we hope for quick action. Please let us know if there is anything we can assist with.

Sincerely,
Jason Levine
President of Kingsbury Farm Townhomes HOA
203-848-8552
jlevine13@gmail.com

- <https://drive.google.com/drive/folders/17jqA-eKC3dISrs4KLCDjq-FqnlwnaV-p?usp=sharing>
- Listing from sale by Knights of Columbus with pictures of before for reference
 - https://www.realtor.com/realestateandhomes-detail/360-King-St_Bristol_CT_06010_M98168-61045
- 4/7/2025 IWWA Commission Meeting
 - Jeremy stated he has previously had issues and complaints from neighbors on the other side during the work he did
 - Jeremy claimed to only have taken down a few trees, maybe 5
 - Based on difference in visibility of Luna's from 380 King St and the pile of logs that was removed it must have been dozens of trees
 - Later on admits to taking every single one of them down except 2 of them
 - Claimed some were taken down cuz they were dead and close to his building
 - He cleared far away from the building
 - Jeremy stated he didn't think he needed a permit
 - Continued working after Jason Levine, 380 King St #4, (3/7/2025) asked him if he had a permit
 - Continued working after Cease and Correct
 - **Claimed he stopped work and his machines haven't moved**
 - **Photos in folders from dates after 3/10 show otherwise**
 - Later he states he's been down this road before and is familiar with the process of doing work near a wetlands
 - Jeremy stated he put 4-6 inches of millings on the property
 - Jeremy says he was not able to get a site plan from his engineer before doing the work
 - He said his reason for doing this project was to expand his business including an addition to the building and make a new parking area and to "clean the property up"
 - Said his intent was to expand the building and build a parking lot
 - Said his reasons for this were to make it easier for him to have larger events
 - Used as an example the 9/12/2024 event mentioned below where there were parking issues
 - Says he sees the options as expanding his parking or having people park on King St
 - This would be using residential areas as parking for his commercial business
 - Has caused major disruptions for neighbors and traffic
 - Obstructed visibility leaving driveways onto busy route 229
 - Cars parked in neighboring 380 King St's parking lot as well without permission

- Expanding his footprint in a residential zone pushes the limits of his special permit
 - Previous renovations and alterations to the property may already have done this
 - If he cared about cleaning up he wouldn't pile debris on a neighbor's property line where it is still visible
- After starting work, then he brought in an expert to see where the wetlands are
 - Stated it ended up being closer to where he was working than he thought
 - Stated he is not an expert, but started working on his own without consulting an expert
- Stated there was nothing malicious about it
 - See videos of confrontation on 3/22/2025
- Jeremy claimed he has previously used the excavator to clear debris from a "river" in the wetlands area
 - Claimed he was doing the city a favor
 - This could be considered dredging of a wetlands area
- Commission asked that Jeremy put socks near wetlands to protect it from runoff but he was not asked to do anything to protect 380 King St from runoff
 - We are downhill from his parking lot and the graded, gravel lot on 47-5-1
 - Only protection currently is the piles of debris Jeremy left on the property line
- 9/12/2024
 - Cars from event parked on the side of King Street/State Rt 229, on the grass, double-parked, and in 380 King Street's private parking lot
 - Police were called to 380 King St, incident report should be available
 - At IWWA Commission meeting, 4/7/2025, Jeremy stated this event had over 250 people attend
 - Luna's capacity is 140 people
- 3/5/2025
 - Clear-cut of trees
 - Pile of logs, excavator, mounds of gravel and a Skytop towing truck
 - Dumpster has no screening
- 3/6/2025
 - Skid steer grading and moving gravel
- 3/7/2025
 - Wood chipper + dump truck + excavator
 - Wood chips dumped on property line and wetlands area
 - Gravel spread down in wetlands area
 - Dead tree debris, stumps, and trash pushed against property line and wetlands
 - The work went over old stone wall/property lines and onto 380 King Street's property/wetlands
- 3/11/2025 - Everything after 3/10 is after Cease and Correct was issued
 - Vacant lot is completely clear-cut of trees
 - Huge wood chip mound is on property line

- Huge pile of logs and trash against 364 King Street's fence
- Excavator down by wetlands
- More dead tree debris, stumps and trash pushed against property line and wetlands
- 3/18/2025
 - Huge log pile was removed from worksite
- 3/22/2025
 - Multiple vehicles parked on lot 47-5-1, including during an event at Luna's
 - Grading of lot and spreading gravel with heavy machinery continues including near wetlands
 - Jeremy comes onto 380 King St's property to confront residents
 - Videos showing confrontation
 - Police were called, there should be an incident report available
 - Log of events <https://drive.google.com/drive/u/0/folders/1hFc0wl--UIWSbK5UXG3Wc4qkTQfbXAiW?ths=true>
 - Key points bolded
 - Jeremy Berube's Skytop Motors vehicle parked on the vacant lot during an event
- 3/31/2025
 - Multiple vehicles parked on lot 47-5-1 in wetlands area during an event
 - Red truck is seen at Luna's before/during all events
 - This is likely an employee's vehicle
 - Work in wetlands area may have crossed onto 380 King St's side of the property line
- 4/3/2025
 - Multiple vehicles parked on lot 47-5-1 in wetlands area
 - Debris from tree work, plastic, and metal scrap piled on the property line with 380 King St
 - Gravel spread into wetlands area
- 4/18/2025
 - A framed structure constructed right near the wetlands
 - 380 King St Unit #10 claims to have seen contractors build this
- 4/23/2025
 - Excavator moved and parked near wetlands area
 - Stump Jeremy dropped on 380 King St's property line on 3/22 was moved to another spot on the property line, appears to have been flipped upright
 - 380 King St Unit #10 and occupant of #6 claim to have seen a large fuel truck down in wetlands area fueling the excavator
 - Large dumpster being filled with debris from construction work inside
 - This is the 3rd dumpster to be used for inside renovation project
 - Other 2 were removed after being completely filled
 - Called building dept 4/24 and confirmed there are no active permits for interior renovations
 - Only current active permit is for the outdoor bar structure

- This structure is already in use for events without permit being closed
- 4/24/2025
 - Excavator being loaded onto truck for removal
- 4/25/2025
 - Contractor van parked near construction dumpster/basement garage door
 - Has been seen on the property most days since end of March
 - Red truck parked in the wetlands area before/during an event
- 4/28/2025
 - Red truck parked near the wetlands area
 - Contractor van parked near construction dumpster/basement garage door
 - Dumpster filled with debris including a wet sink
 - This means there is unpermitted plumbing involved in the work being done
- FB Posts
 - Outdoor bar and menu available for events
 - Construction happening before permits are filed/approved
 - Before/After photos of various projects for reference
 - **Posts related to Upcoming Mother's day event 5/4/2025**
 - **50+ vendors**
 - **Marketed as indoors and outdoors**
 - **Music, drinks, food, etc**
 - **Has been advertised on several platforms**
 - **Over 250 people on Facebook alone have expressed interest in attending this event**
 - Pictures showing internally illuminated signs
 - Picture showing Knights of Columbus sign telling guests to keep all drinks indoors
 - Jeremy now serves drinks outside at his outdoor bar area
 - Picture from 7/8/2023 showing Skytop vehicle parked on lot 47-5-1
 - Need to zoom in to wooded area
 - Also shows how much trees there were between 380 King St and Luna's previously
- Emails with City of Bristol
 - Prior emails I have sent to City of Bristol employees on this subject
 - Please review for additional details of the issue





































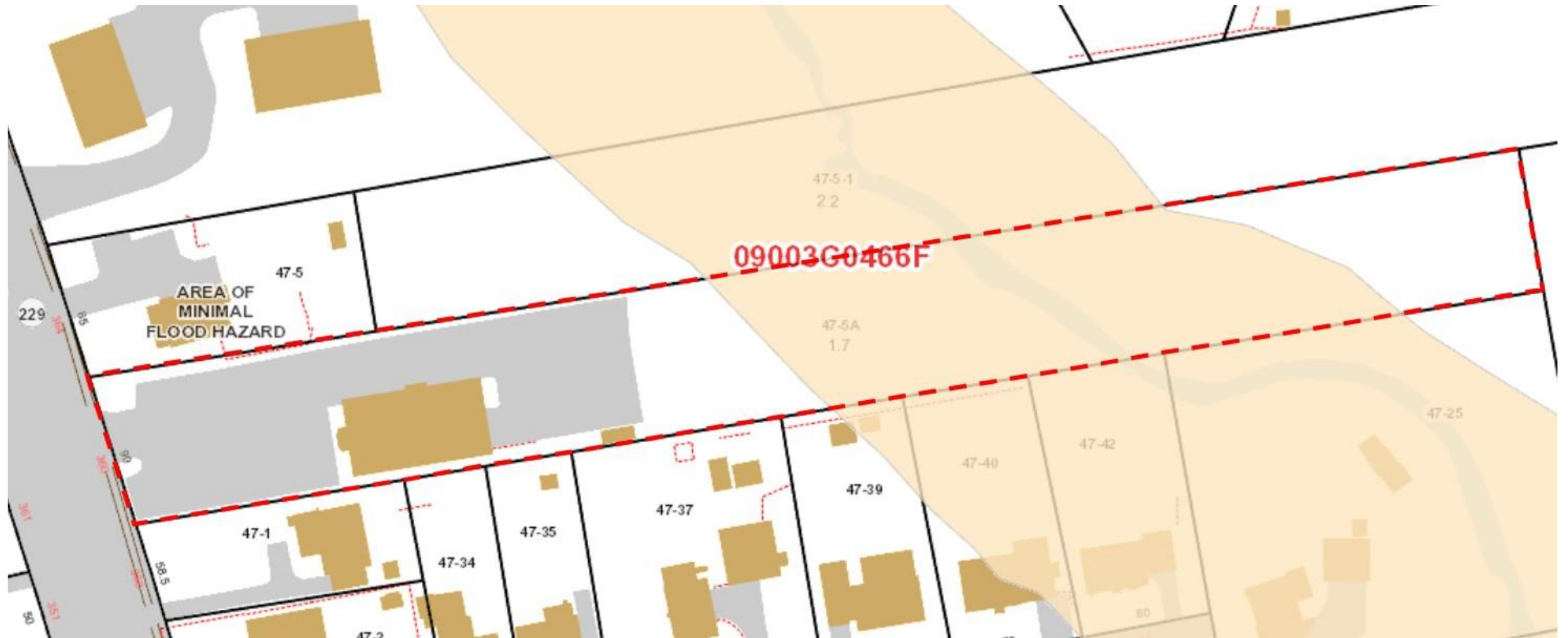






360 King Street Historical Photos
with Wetlands, Upland Review
and Flood Plain
For IWCC Meeting May 5, 2025

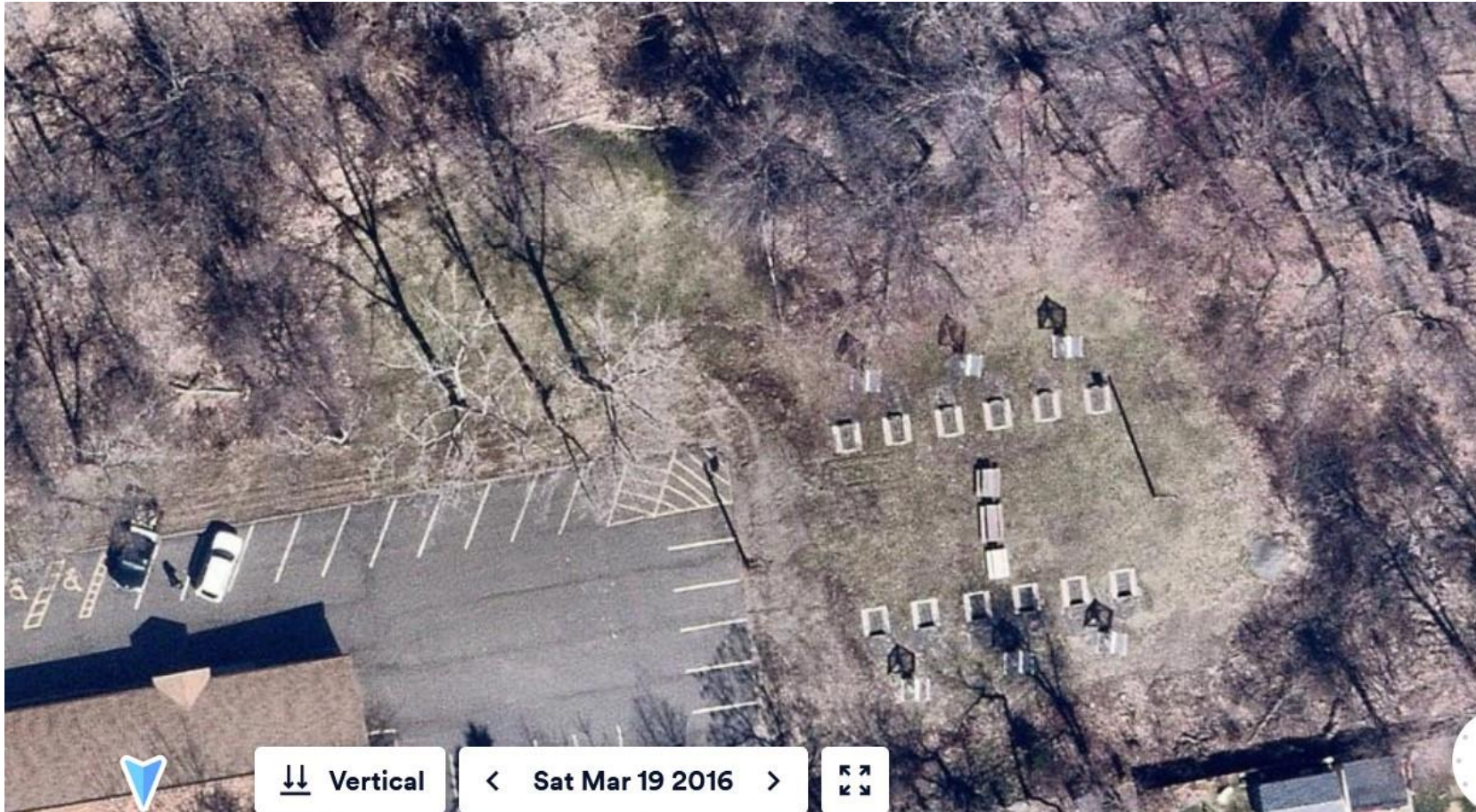
Limits of Flood Plain



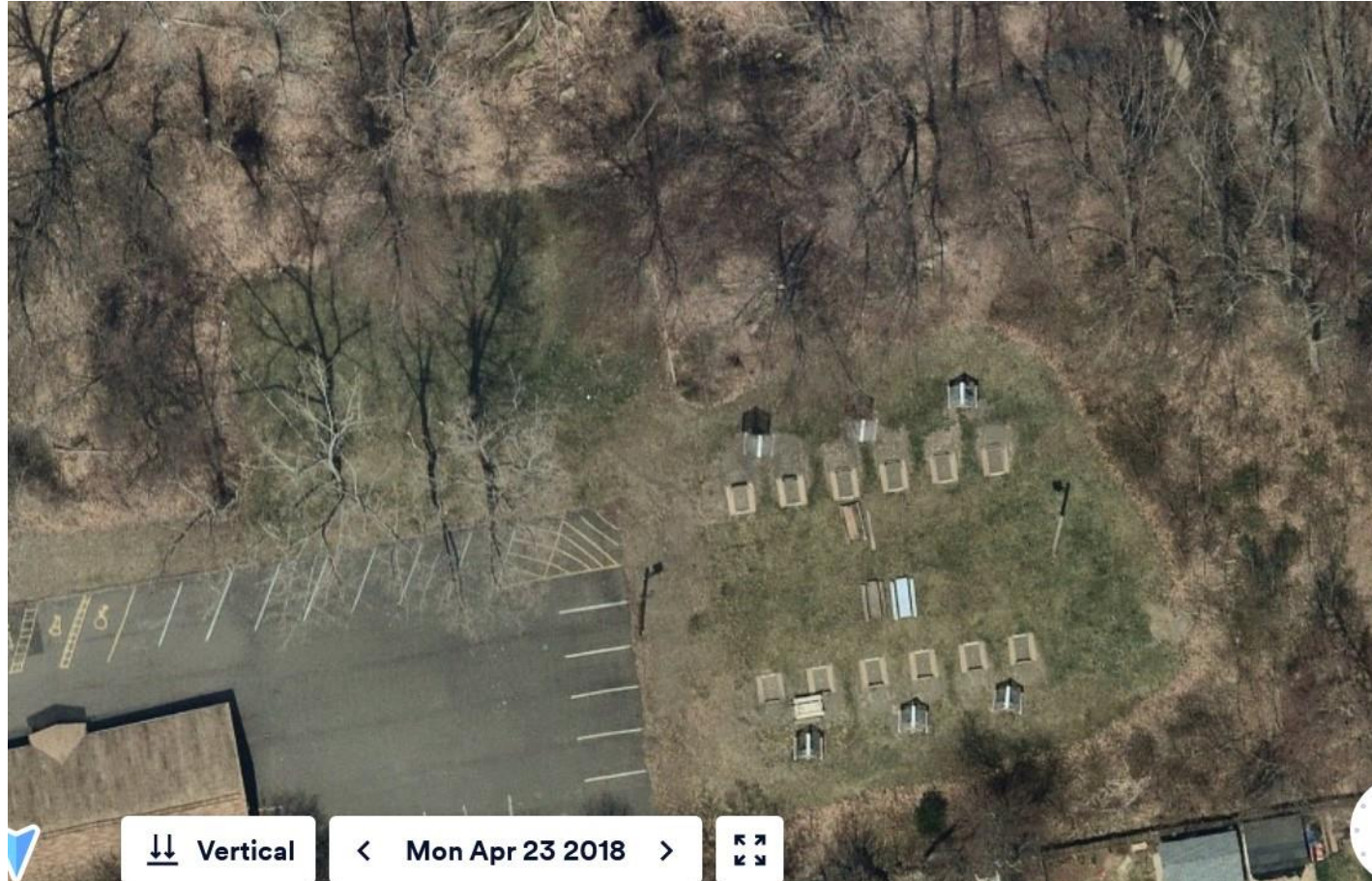
Wetlands and Upland Review



Nearmap photo March 2016



Nearmap photo April 2018



Near map photo March 2020



Nearmap photo March 2023



Nearmap photo April 2024



Nearmap Photo April 2025





City of Bristol
BRISTOL, CONNECTICUT 06010
INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL

May 13, 2025

Vito Rubino
43 Whispering Pines Drive
Plantsville CT, 06479

RE: Cease and Correct –Cutting Trees and Clearing Land in A Regulated Area Without a Permit –275 Silo Road
Bristol, CT 06010

Dear Applicant,

The Inland Wetlands & Watercourses Agency of the Conservation Commission at its special meeting held on May 12, 2025, voted to keep the Cease & Correct in place for 275 Silo Rd. until an application is filed. The Cease & Correct will be kept open until the Agency has worked with the application.

The Agency rescheduled the on-site meeting to a special meeting on **Wednesday, May 28, 2025, at 6:00 P.M.** Please review the attached agenda.

Please have a copy of the plans and either be able to point out the significant features of the project or have them flagged/staked i.e. structures. Please note that the wetlands should be staked and watercourses should be easily recognizable for the Commission's review.

Please have a qualified representative present to review the site conditions and receive any questions of the Commission.

Should you have any further questions or comments, please contact the Land Use Office at 860-584-6225.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Lorenzetti", is written over a horizontal line.

Anthony Lorenzetti, P.E.
Public Works Department

AL/nk

C: Inland Wetlands Agency
Anthony Lorenzetti, P.E. (via e-mail)
Raymond Rogozinski, P.E., Director of Public Works (via e-mail)
Ryan Heller, Surveyor (via e-mail)
Zachary Norton, IWEO, Environmental Tech (via email)



RECEIVED

2025 MAY 22 AM 10:12

TOWN AND CITY CLERK
BRISTOL, CT

City of Bristol
**Conservation Commission/
Inland Wetlands and
Watercourses Agency**

**WEDNESDAY, MAY 28, 2025
ON-SITE INSPECTIONS
BEGINNING AT 6:00 P.M.**

ON-SITE INSPECTION AGENDA

1. Call to Order

- a. At its special meeting of May 12, 2025, the Inland Wetlands Commission scheduled the following application for an on-site review on **Wednesday, May 28, 2025, beginning at 6:00 P.M.**

<u>APP. #</u>	<u>LOCATION</u>	<u>TIME</u>
Cease & Correct	275 Silo Road	6:00 P.M.

2. Adjournment



April 28, 2025

Rafal Zagrobelny + Marzena Gap
225 East Main Street
Bristol Ct, 06010

Re: Cease and Correct –Cutting Trees And Demolishing A Building In A Regulated Area Without A Permit Or Erosion Control–225 East Main Street Bristol, CT 06010

Based on a recent inspection of the above-mentioned property, it appears that there are current activities that are in violation of the City's Inland Wetlands and Flood Plain Regulations. Based on the city records, you own this property. It appears that trees have been cut down in the wetlands area, the garage was demolished, and the proper required erosion control was never installed. All work was conducted without the proper permits. This activity is not allowed.

You are required to take the following actions and repairs.

- Immediately cease all work in the regulated area
- Submit a plan, and obtain the proper permits

You are required to attend the next scheduled Inland Wetlands meeting on **May 5, 2025** at 6:30 pm at 111 North Main Street Bristol, CT 06010 or via Zoom. Please contact the Engineering Department with questions or concerns at 860-584-6115. The failure to comply with the above request will subject you to further regulatory action, including but not limited to, legal fines and/or penalties by the City.

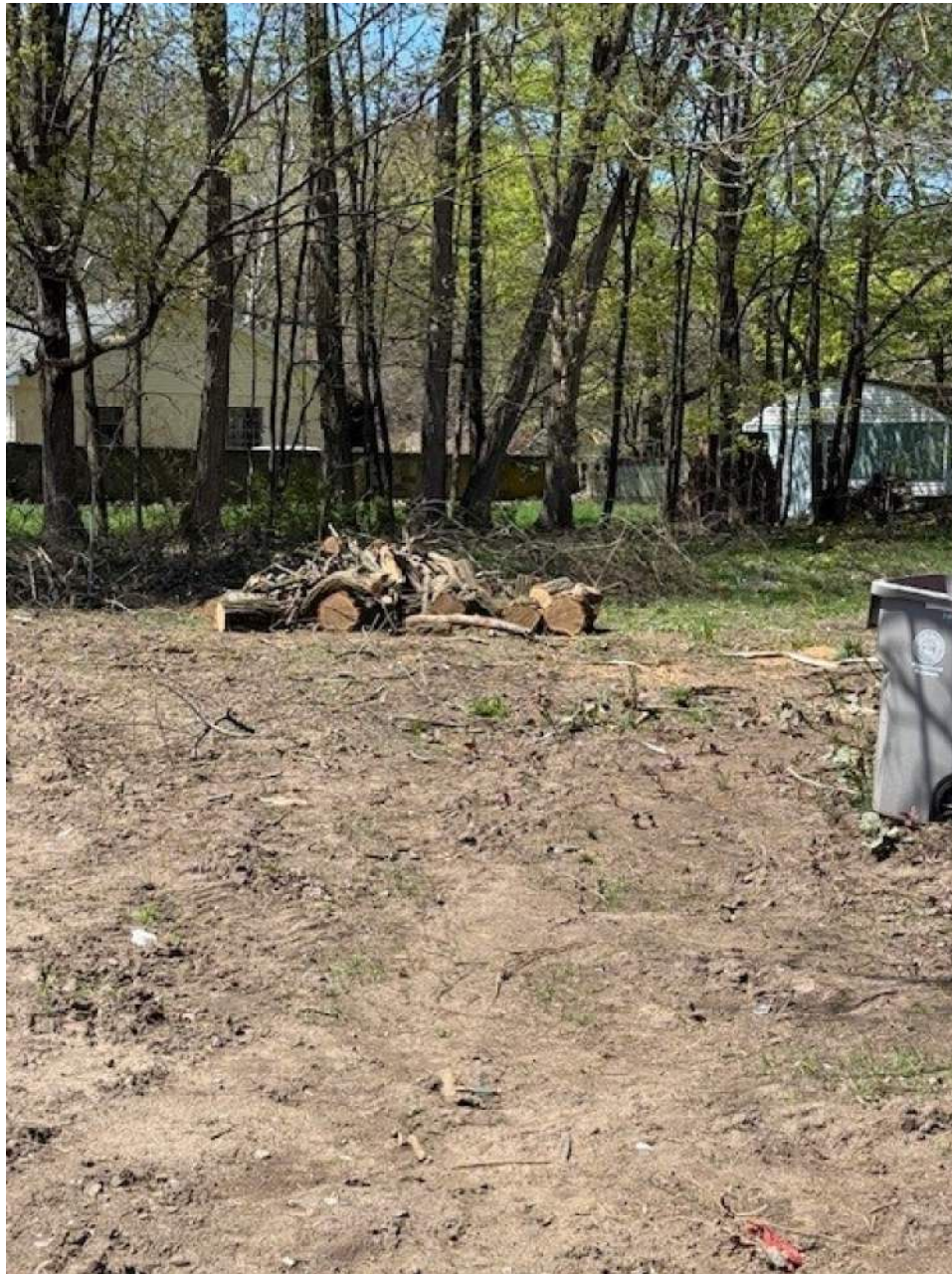
Sincerely,

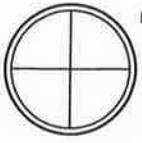
Zachary Norton
Environmental Protection Technician

cc: Inland Wetlands Commission
Environmental Engineer









TOWNE ENGINEERING, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • EXPERT WITNESS

MAIL: P.O. BOX 162 SOUTH WINDHAM, CT 06266

OFFICE: 1 RICHMOND LANE, WILLIMANTIC, CT 06226

860-423-6371 • 860-889-2100 • Fax 860-423-5470

DONALD R. AUBREY, P.E., L.S.

JOSEPH H. BOUCHER, M.S., L.S.

MATTHEW D. MAYNARD, P.E.

January 17, 2025

Zachary Fisk, Chairman
Town of Bristol Inland Wetlands & Watercourse Agency
Town of Bristol
111 North Main St
Bristol, CT 06010

Re: Cease and Correct Order Dated: April 15, 2024
Douglas Towne, Landowner, #42 Paul Street, Bristol, CT
TEI Job No. #24-061

Dear Chairman Fisk,

On January 15, 2025, I conducted an on-site inspection with Doug Towne, Landowner, Anthony Lorenzetti, P.E., Staff Engineer, and Zachary Norton, Environmental Protection Technician, both of the Town of Bristol.

We reviewed the details of this application, the Cease and Correct Order issued by your Commission, our report dated: August 5, 2024, and the current desires of the Landowner in order to hopefully resolve this issue. We additionally observed a few grade shots in order to understand the existing elevations in and around the constructed horseshoe pit.

Our conclusion based on the site meeting was that a partial removal of the horseshoe pit should be conducted. The landowner agrees to remove the northerly portion of the wood timbers and pea stone surface associated with the current horseshoe pit. The Landowner can leave the southerly timbers and concrete blocks to support his existing landscaping, but everything else including the northerly timbers and the entire pea stone surface should be removed and disposed of off-site.

The Landowner would leave the existing trap rock base of the horseshoe pit and he would then install proper erosion and sedimentation controls (E&S) and regrade this area to provide approximately 2"-4" of topsoil overtop of the trap rock and the area that was once the horseshoe pit should be regraded to be the low point of this yard. Regrading should include finishing this site with a minimal amount of pitch in order to allow surface runoff to drain to the west (which was confirmed in the field with our grade shots).

The proposed grading should be uniform and straight in the east to west direction and should provide 0.5%-1% of pitch in the north to south direction towards the low point created by removing the horseshoe pit. This should prevent surface runoff from flanking

Doug Towne's property and flowing onto the southerly neighbor's property. At completion of the grading, the site should be stabilized with mulch hay, grass seed, and fertilizer to allow it to return to lawn. Once the area is fully regrown all E&S measures can be removed.

I hope these changes will address the issues that were cited in the Cease and Correct Order dated: April 15, 2024.

This is the conclusion of my report. Please let me know if you have any questions, comments or concerns. I can be reached at our office at 860-423-6371, Monday through Friday, 8am-5pm, or you can email me anytime at mmaynard@towneengineeringinc.com.

Sincerely,



Matthew D. Maynard, P.E.
Owner/Principal Engineer
Towne Engineering, Inc.

cc: Douglas Towne

FW: 42 Paul street issue

Anthony Lorenzetti

Wed 5/28/2025 12:06 PM

To: Andrew Armstrong <AndrewArmstrong@bristolct.gov>;

Andrew,

Please include this in the packet for 42 Paul Street. Mr. Lindstrom said ok.

Tony

From: Randy Lindstrom <lindstromrandy@gmail.com>
Sent: Wednesday, May 28, 2025 11:18 AM
To: Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>
Subject: Re: 42 Paul street issue

Hi Tony,

I just wanted to let you know that to date nothing has been done to follow through on wetlands commission directive on the Towne property.

Mr Towne has been working in the back yard on installing a new raised garden amongst other things. He continues to bring materials in but nothing out.

My property continues to take on excessive water whenever it rains.

My sump pump has run everyday, ever hour since the last time I mentioned it on January 7th.
The sump pump runs every single day. Obviously the greater amount of rain or snow the more it runs.
During the four inch rain recently it pumped every two minutes.

I can see through the clean-outs in the 4" drainage pipe in the basement that was installed when it was trenched.
Most, if not all the water is coming underground through my backyard.

Both of my neighbors to the right and left have sump pumps and their pumps are not running all the time like mine.
Their pumps only run when the rain is very heavy or prolonged.

I haven't watered my backyard now for over two years.
I have been cutting my grass two times a week even during last year's drought.

If there is a prolonged power outage my basement will be flooded.

We did not have any of these problems until Mr. Towne did the massive drainage dig.

Thank you for your help.

Randy Lindstrom



April 15, 2024

Douglas Towne
42 Paul Street
Bristol, CT 06010

**Re: Cease and Correct – Working Beyond The Scope Of The Approved Admin Permit –
42 Paul Street Bristol, CT 06010**

Based on a recent inspection of 42 Paul Street, it appears that more material than allowed has been brought onto the above-mentioned property causing excess runoff into neighboring properties, the administrative wetland permit that was obtained is only valid for up to 10 cubic yards. This activity is not allowed.

You are required to take the following actions and repairs.

- Immediately cease all work in the regulated area

You are required to attend the next scheduled Inland Wetlands meeting on **May 6, 2024** at 6:30 pm at **111 North Main Street** Bristol, CT 06010 or via Zoom. Please contact the Engineering Department with questions or concerns at 860-584-6115. The failure to comply with the above request will subject you to further regulatory action, including but not limited to, legal fines and/or penalties by the City.

Sincerely,

A handwritten signature in black ink, appearing to read 'ZTN'.

Zachary Norton
Environmental Protection Technician

cc: Inland Wetlands Commission
Environmental Engineer

Summary and Engineering Evaluation for 42 Paul Street Assessors Map 45 Lot 216

History:

An administrative permit was issued by the city of Bristol numbered 102007 approved 04/06/2022.

The permit had a limitation of 10 cubic yards of fill and had all the standard conditions of approval. See attached.

The city issued a cease and correct order on April 15, 2024 and the Cease and Correct is still in place.

The Commission has had this item on the agenda since May, 2024

The commission requested that the property owner hire an engineer and provide a report to the commission. (see attached).

The commission requested further evaluation by the owners engineer after review of photos and videos from adjacent properties.

The commission requested staff to meet with neighboring property owners on-site. Anthony Lorenzetti and Zack Norton met with the neighbors on October 10, 2024.

Findings:

The applicant has always had runoff crossing their property from up gradient properties. (see attached city contour map). The total upgradient area is approximately 0.90 acres and is only partly from 42 Paul Street, the runoff comes from numbers 48,54,62,70 Paul Street and 94 Michael Street, and appears to have run across 42 Paul Street into the rear of 34 Paul Street and into the rear of 253 Mark Street behind a row of shrubs. The adjacent properties of have always had runoff going onto their properties. These include 48 and 34 Paul Street and 245, 253, 261 269 Mark Street. Drainage piping and drains exist on both 253 and 261 Mark Street. The drainage on these properties discharges to Mark Street. Some new piping was installed recently.

Most of the applicant's property, a portion of 269 Paul Street, all of 34 Paul Street and 245, 253, and 261 Mark Street are considered wetlands on the city map.

Owners of 253,261 and 269 Mark Street explained to city staff that the locations where they have been getting runoff have changed subsequent to the work on 42 Paul Street.

During the site walk, staff was shown where the videos and photos were taken by the neighbors on 253, 261, and 269 Mark Street.

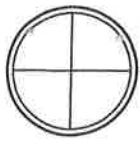
Staff agrees with the engineers report regarding discharge of runoff from 42 Paul Street and that crushed stone has the ability to hold more water than grassed area. However, the report does not address what occurs when the runoff collects in the modified area of lot 42 and the volume of storm

water exceeds the areas holding capacity and needs to discharge. This is what would occur during peak runoff events.

It is the staff's opinion that the drainage patterns were modified, and now discharge at the east and western corners of the property rather than what was existing where the majority of the runoff ran to the west just past the triple tree located between number 42 and 46 Paul Street. Staff also believes based on the testimony from the applicant, applicant's engineer and site evaluation that in excess of ten cubic yards of material has been added to the property, and that they are in violation of the permit's conditions.

Conclusions:

As a result of our findings the staff recommends the removal of the material added along with the perforated pipe and gravel and return the drainage pattern to the original condition as shown on the contour map. The applicant should also coordinate the work with the Wetlands enforcement officer and meet all the standard conditions for wetlands permits. In addition the applicant should retain services of a qualified engineer to provide the required grades and plans.



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24-61

DONALD R. AUBREY, P.E., L.S.

JOSEPH H. BOUCHER, M.S., L.S.

MATTHEW D. MAYNARD, P.E.

August 5, 2024

Zachary Fisk, Chairman
Town of Bristol Inland Wetlands & Water Course Agency
Town of Bristol
111 North Main St
Bristol, CT 06010

Re: Cease and Correct Order Dated: April 15, 2024
Douglas Towne, Landowner, #42 Paul Street, Bristol, CT
TEI Job No. #24-061

Dear Chairman Fisk,

I have been contracted by Douglas Towne to provide assistance on the issue he is experiencing at the above referenced property in connection with an administratively permitted wetlands activity, which is now under review by the Bristol Conservation Commission/Inland Wetlands Commission, and is the subject of a cease and correct order.

To date I have inspected the site, reviewed the neighborhood both via GIS and in the field. I have reviewed the Town of Bristol Inland Wetland map, dated: January 2012, and reviewed the soils map available from Web Soil Survey. I have also reviewed the Cease and Correct letter referenced above, and the minutes of the Wetlands Commission from May 2, 2022 to the most recent Commission Meeting. Lastly, I have also reviewed the original Wetlands Permit from April, 2022, along with the site pictures provided by the Environmental Protection Technician, Zachary Norton.

Based on my preliminary calculations I have determined that the approximate volume of 1-1/4" trap rock, 3/4" crushed stone, and pea stone which encompass the constructed horseshoe pits equals approximately 19.2 cubic yards. It is not possible to determine at this time how much material was removed from this site in order to install the 19.2 cubic yards of material used to construct the horseshoe pit, which is the issue cited in the Cease and Correct order.

Based on the Applicant's original Wetlands Permit, dated 4/6/2022, the Applicant proposed a horseshoe pit that was 8 ft. wide and 74 ft. long, with a 4" to 6" diameter perforated pipe. Said pipe appears to have been permitted with an unspecified amount of stone covering the pipe (see original materials submitted), which would have produced an approximate total depth of 6-8" of stone material to be installed in the proposed horseshoe pit. Based on my calculations the original Wetlands Permit would have allowed the Applicant to install approximately 14.7 cubic yards of material and not

the ten cubic yards which was specified in the standard notations of the 4/6/2022 Wetlands permit.

In my Professional Opinion this is very minor issue, and not the cause of any of the flooding, stormwater runoff, or basement issues cited by the neighbors. In my opinion the removal of the original topsoil and replacement with 1-1/4" stone, 3/4" stone, and pea stone would only help to reduce stormwater runoff as opposed to increasing it in a micro-environmental sense. The addition of the stone materials would allow an area which was once covered by topsoil, which did not have any voids, to now be able to store runoff in the void space of the stone installed, and allow it to infiltrate into the topsoil and subsoils present.

I appreciate how difficult this situation is for both sides of this project and this Wetlands Permit. Based on the size of the influent watershed, and the pervious nature of what Doug Towne was permitted to install, I do not see how any adverse issues can arise out of the construction of the stone horse shoe pit, and I do not see this element which was installed at #42 Paul Street as causing any down gradient flooding or runoff issues. I Professionally believe that this would have cause the opposite effect.

Currently in the two governing land use manuals for this type of activity, which are the 2002 CT E&S Guidelines & the 2004 CT Stormwater Quality Manual. Both manuals prescribe shallow stone trenches as Best Management Practices (BMP) for reducing and controlling runoff in urban areas like the neighborhood which surrounds this project and activity.

We believe it is important to note that based on our field measurements the actual size of the horseshoe pit is equal to what the Applicant was permitted to construct. We would like to additionally mention that at the time of our inspection on July 25, 2024 that this site was fully stabilized with vegetation and I did not observe any current or previous Erosion or Sedimentation issues.

I will be available at your next Conservation Commission/Inland Wetlands Commission Meeting to review this issue further and to answer any questions you may have regarding this site, and the cease and correct order. Please let me know if you have any questions, comments or concerns before your next meeting. I can be reached at our office at 860-423-6371, Monday through Friday, 8am-5pm, or you can email me anytime at mmaynard@towneengineeringinc.com.

Sincerely,


Matthew D. Maynard, P.E.
Owner/Principal Engineer
Towne Engineering, Inc.



cc: Douglas Towne



City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

May 23, 2025

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	5/8, 5/15, 5/22	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	5/8, 5/15, 5/22	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	5/8, 5/15, 5/22	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	5/7, 5/14, 5/21	Inact
#1883	40 Janice Lane	Construct of 2 car garage (20240904)	5/8, 5/15, 5/22	Expired
#1889	35 Kory Lane	Remove and replace existing dock (20241106)	5/8, 5/15, 5/22	Expired
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	5/8, 5/15, 5/22	Inact
#1891	Barnum Road	Clean detention ponds and existing debris piles (20250205)	5/8, 5/15, 5/22	Inact
#1893	150 Century Drive	Construct drainage area and parking (20250304)	5/7, 5/14, 5/21	Expired
#1894	315 Shrub Road	Reconstruct road for earth removal (20250304)	5/7, 5/14, 5/21	Expired
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	5/8, 5/15, 5/22	Act
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	5/7, 5/14, 5/21	Inact
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	5/7, 5/14, 5/21	Inact
#1901	105 Maxine Drive	Install pipe, fence, and bridge (20250902)	5/7, 5/14, 5/21	Expired
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	5/7, 5/14, 5/21	Inact
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	5/7, 5/14, 5/21	Inact

No.	Location	Description	Inspection Dates	Status
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	5/8, 5/15, 5/22	Act
#1907	115 Lakewood	Construct 20x40 addition (20251007)	5/8, 5/15, 5/22	Inact
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	5/7, 5/14, 5/21	Act
#1909	21 Sonstrom Road	Construct Garage (20251202)	5/7, 5/14, 5/21	Expired
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	5/7, 5/14, 5/21	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	5/7, 5/14, 5/21	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	5/7, 5/14, 5/21	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	5/7, 5/14, 5/21	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	5/7, 5/14, 5/21	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	5/7, 5/14, 5/21	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	5/7, 5/14, 5/21	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	5/8, 5/15, 5/22	Inact
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	5/7, 5/14, 5/21	Inact
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	5/7, 5/14, 5/21	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	5/7, 5/14, 5/21	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	5/7, 5/14, 5/21	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	5/7, 5/14, 5/21	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	5/7, 5/14, 5/21	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	5/7, 5/14, 5/21	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	5/7, 5/14, 5/21	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	5/7, 5/14, 5/21	Inact
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	5/7, 5/14, 5/21	Act
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	5/8, 5/15, 5/22	Inact

No.	Location	Description	Inspection Dates	Status
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	5/8, 5/15, 5/22	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	5/7, 5/14, 5/21	Complete
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	5/8, 5/15, 5/22	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	5/8, 5/15, 5/22	Act
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	5/8, 5/15, 5/22	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	5/8, 5/15, 5/22	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	5/8, 5/15, 5/22	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	5/7, 5/14, 5/21	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	5/7, 5/14, 5/21	Inact
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	5/7, 5/14, 5/21	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	5/7, 5/14, 5/21	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	5/7, 5/14, 5/21	Inact
#2004	Mellen Street Bridge	Bridge replacement (20280206)	5/7, 5/14, 5/21	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	5/8, 5/15, 5/22	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	5/7, 5/14, 5/21	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	5/7, 5/14, 5/21	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	5/8, 5/15, 5/22	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	5/7, 5/14, 5/21	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	5/8, 5/15, 5/22	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	5/7, 5/14, 5/21	Act
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	5/7, 5/14, 5/21	Inact
#2018	East Street Bridge	Replacement of Bridge	5/7, 5/14, 5/21	Act

No.	Location	Description	Inspection Dates	Status
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	5/7, 5/14, 5/21	Inact
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	5/7, 5/14, 5/21	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	5/8, 5/15, 5/22	Inact
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	5/7, 5/14, 5/21	Inact
#2029	315-350 Divinity	Replacement of Culvert (10/7/2029)	5/8, 5/15, 5/22	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	5/8, 5/15, 5/22	Inact
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	5/8, 5/15, 5/22	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	5/8, 5/15, 5/22	Inact
#2038	632 Village Street	Pool (10/7/2029)	5/7, 5/14, 5/21	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	5/8, 5/15, 5/22	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	5/7, 5/14, 5/21	Inact
#1948	225/247 Park Street	Install pavilion, sidewalks, retaining walls, watercourse stabile (20261006)	5/8, 5/15, 5/22	Act
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	5/7, 5/14, 5/21	Inact
#2043	Rockwell Park	Construct 5 Ft ADA Sidewalks	5/8, 5/15, 5/22	Inact
#2044	Davis Drive	Rehab of Road, Sidewalks, and Buildings	5/7, 5/14, 5/21	Inact

SPECIAL INSPECTION:

Lot 13-1 Waterbury Road- 20220417 - During a drive by of the property, it was discovered that clearing of trees was being done in a regulated area, EPT called the current property owner and set up a meeting. 20220418 - EPT met with the property owners and explained that their property was in a regulated area, P/O agreed to install temporary silt fence at the bottom of the slope, and then immediately stop all work until they obtain a wetlands permit- **Pending**

C. O. INSPECTIONS:

50 Field Rock Road

192 Corbin Ridge

27 Matthews Street

NOTICE AND NOTICE OF VIOLATION LETTERS:



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860) 584-6200 ext 0

May 15, 2025

David F. Rooks, II
20 West Gate
Bristol, Connecticut 06010

Dear Mr. Rooks:

This is to officially notify you that at a meeting of the City Council on May 13, 2025 you were reappointed as a member to the Conservation Commission/Inland Wetlands and Watercourses Agency, for a term to May, 2028.

It is necessary to take your oath of office when you are reappointed. At your earliest convenience, kindly stop by the Town Clerk's Office to take your oath.

Should you change your address, or resign from this appointment, you must notify the Town Clerk's Office.

Very truly yours,

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

Erica L.N. Cabiya, CCTC
Town and City Clerk

EC/cmoc

Cc: Robert Flanagan, Nancy King, Andre Armstrong



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860)584-6200 ext. 0

May 15, 2025

Laura Mastrobattisto Valentino
81 Empire Way
Bristol, Connecticut 06010

Dear Ms. Valentino:

This is to officially notify you that at a meeting of the City Council on May 13, 2025 you were appointed as a member to the Conservation Commission/Inland Wetlands and Watercourses Agency, for a term to May, 2028.

It is necessary to take your oath of office when you are appointed. At your earliest convenience, kindly stop by the Town Clerk's Office to take your oath.

I have enclosed copies of Section 2-9 of the Bristol Code of Ordinances regarding attendance at meetings, a listing of members, the Calendar and a copy of the Ethics Ordinance. You should read the Ethics Ordinance carefully since it pertains to board members.

Should your address or political affiliation change, or you resign from this appointment, you must notify the Town Clerk's Office.

Congratulations!

Very truly yours,

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

Erica L.N. Cabiya, CCTC
Town and City Clerk

EC/cmoc

cc: Robert Flanagan, Nancy King, Andrew Armstrong

Enclosure



Farmington River Watershed Association, Inc.

749 Hopmeadow Street, Simsbury, CT 06070

(860) 658-4442 www.frwa.org

April 22, 2025



3/481 ***** AUTO**SCH 5-DIGIT 06011

Chairman & Board Members

Wetlands & Watercourses Comm.

PO Box 114

Bristol, CT 06011-0114

What has Stanley Black and Decker and the Farmington River Power Company done for the Farmington River?

Dear Chairman & Board Members,

One year ago, we wrote to you to announce that the Farmington River was about to be listed on American Rivers' Most Endangered Rivers List for 2024. For FRWA, it was a call to action to inform our wider membership of the conditions at Rainbow Dam and the resulting issues both upstream and downstream.

We want to thank all of you, our members and supporters, who continue to reach out to us about your concerns with Rainbow Dam. We now know how large our support community is and how urgently you also want to see a remedy for the problems at the dam. Please continue to support FRWA in any way you can.

Was our Farmington River Most Endangered River Campaign a success? I would say yes, and no, and it remains to be seen. What was successful is that for once, FRWA did have access to executives at Stanley Black and Decker, the owner of the Farmington River Power Company, who seemed to hear our concerns, but like most David and Goliath stories, what decisions the company chooses to make remains to be seen. Certainly, getting the Farmington River on the Most Endangered Rivers List brought up the issues at the heart of our river to a greater audience. It will be you and all of our new friends who will witness how the company chooses to respond to these issues. Our concerns regarding this facility remain. This letter is a reminder of why we took up this fight and why FRWA will remain committed to seeing a resolution.

In 1925, the Stanley Works built a dam on the Farmington River, submerging Rainbow Park, a popular picnic spot. For many years, this company provided reliable power to the grid and powered the Stanley Works warehouses. **One hundred years later**, Rainbow Dam is in need of a serious upgrade, but the Farmington River Power Company (FRPC), a subsidiary of Stanley Black and Decker, has deferred maintenance to avoid costly and necessary repairs by shirking state and federal laws. FRWA remains concerned about the issues at this facility and its wider effects on the Farmington River. Our concerns include:

Fishway and Facility Disrepair: In March 2023, the CT DEEP closed the Rainbow Dam fish ladder due to ineffective upstream and downstream fish passage. The fishway has long been ineffective, and while no fishway is perfect, the FRPC has relied upon the CT DEEP (and Connecticut taxpayers) to provide this fishway on FRPC's behalf. This has resulted in a drain on taxpayers in the state. Furthermore, this

.....Letter continues on next page

Yes, I will give generously to support FRWA's program to preserve, protect and restore the Farmington River. My membership support is:

☐ \$50 ☐ \$100 ☐ \$250 ☐ \$500 ☐ \$1,000 ☐ \$2,500 ☐ \$ _____ Other

**Chairman & Board Members
Wetlands & Watercourses Comm.
Membership ID #20351**

Credit card donations may be submitted at FRWA.org or entered below.

Make checks payable to FRWA.

Visa/MasterCard Number _____

Credit Card Expiration Date (____/____) **Security Code* ____

Name on Credit Card _____

Signature _____

ineffective fish passage still blocks all migratory fish from upstream reaches for spawning. The Farmington River and its watershed maintain high-quality habitat upstream but is off limits to the migratory fish that make it to the base of the Rainbow Dam. For 50 years, FRPC let the CT DEEP Fisheries foot the bill for its upstream fish passage, hiding behind arcane laws that allowed them to avoid providing this necessary service. **Safe, timely, and effective fish passage is a required element for hydroelectric facilities, but Rainbow Dam does not provide this, and for nearly 50 years, it has handed off that task to CT DEEP Fisheries AND had CT Taxpayers foot the bill.**

Cyanobacteria Blooms on Rainbow Reservoir: FRWA has studied this occurrence for 4 years, and it is evident to us that as long as the Farmington River is dammed at this location, the Cyanobacteria blooms (aka harmful algae blooms) will thrive during hot weather and low flows. Cyanobacteria blooms are a threat to human health, wildlife, and the environment. Small animals and dogs can experience health problems and even death if exposed, and human exposure to these toxic algae blooms can affect our skin, liver, kidneys, and reproductive and central nervous systems. **Cyanobacteria only bloom on dammed rivers, not free-flowing rivers.**

Erratic Flows: Many recreational users downstream of Rainbow Dam are all too familiar with the flows that vary widely day to day. Boaters, fishermen, and wildlife frequently find themselves in hazardous conditions as Rainbow Dam releases water to generate electricity. FRWA staff have been in the river downstream collecting data only to find within minutes the water level has climbed to hazardous levels. FRWA staff and other downstream users have observed stranded fish and fish kills when the dam abruptly stops their releases. **Most hydroelectric facilities are required to sound an alarm when releases begin, but Rainbow Dam does not.**

Hydropeaking and disregard for the CT Streamflow Standards: In 2028, FRPC will be required to comply with the Connecticut Stream Flow Regulations, and Stanley Black and Decker has long shirked its responsibilities for proving that they are aware of the requirements and mean to comply with State laws. Run-of-river dams are supposed to allow flows on the river to be released within 75% of natural flows coming in upstream. FRWA has been measuring flows downstream of Rainbow Dam, and it is clear to us that they are not running their facility in run-of-river but, instead impounding and releasing water when it suits them to the detriment of the fish and wildlife that live downstream. **Streamflows downstream of a dam should mimic natural flows and not cause hazardous conditions.**

MDC Customers Supporting Rainbow Dam: MDC customers should know that MDC also provides funding to Stanley Black and Decker because of their 100-year-old riparian rights to flows that MDC can no longer provide. As of 2023, MDC has nearly 500,000 customers, and that means that each customer is giving Stanley Black and Decker ½ dollar every year, a total of \$250,000! That is not listed on MDC's bills to its customers, and while it's the cost of doing business, it certainly doesn't feel right to FRWA.

The Rainbow Dam has long been a scourge on the Farmington River. The Farmington River and its hundreds of miles of pristine fish habitat are blocked by a company that seeks profits over accountability. While our Most Endangered River campaign for 2024 comes to an end this month, and as 10 new endangered rivers will get their important issues brought to the national stage, we want to remind our members that **the conditions that led us to getting listed as a Most Endangered River remain.** FRWA's focus on the Rainbow Dam, along with our desire to free the Farmington River from this vice at our 8th mile, will continue.

We thank you for your support of FRWA over the past year. I am appreciative to all of you who joined us in the fight and continue to support us to this day. We will keep you updated on our website of all our findings, and we will continue to host the Farmington River's Most Endangered River Campaign until the conditions at this facility resolve.

Thank you all for your continued support as FRWA works in stewardship, education and advocacy on behalf of the entire Farmington River Watershed!

Very Truly Yours,

Aimee Petras
Executive Director

PS: Your support for our efforts is vitally important. Our strength is in our River community, you give the Farmington River a voice!



Farmington River Watershed Association, Inc.
749 Hopmeadow Street, Simsbury, CT 06070

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-3 (Application to Transfer a Wetlands Permit)**

PERMIT NUMBER _____

PERMIT EXPIRATION DATE _____

1. APPLICANT:

Name: _____ Signature: _____

Address: _____ City: _____ State: ____ Zip _____

Telephone No.: _____ [] home [] work Email: _____

2. PROPERTY OWNER(S):

Name: _____ Signature: _____

Address: _____ City: _____ State: ____ Zip _____

Telephone No.: _____ [] home [] work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: _____

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

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): _____

**4. PROVIDE THE CONTACT INFORMATION FOR THE PERSON THAT WILL BE RESPONSIBLE FOR IMPLEMENTING THE CONDITIONS
OF THE WETLANDS PERMIT.**

Name: _____ Signature: _____

Address: _____ City: _____ State: ____ Zip _____

Telephone No.: _____ [] home [] work Email: _____

BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-3/Page 2

5. AUTHORIZATIONS AND CERTIFICATIONS:

- a. I/we hereby authorize the commissioners and agents of the Bristol Inland Wetlands Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application or request.
- b. I/we hereby certify that I/we am/are familiar with the information included in this permit and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of Sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a wetland permit or ruling through deception or through inaccurate or misleading information.

This application form is to be used for the following:

- a request for a transfer of a wetlands permit to continue conducting an existing and approved "regulated activity";
-

6. CERTIFICATION:

Name: _____ Signature: _____

Date: _____

DO NOT FILL IN BELOW THIS LINE (STAFF ONLY)

7. CITY APPROVAL

Name: _____ Signature: _____

Title: _____ Date: _____