



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING OF MONDAY, JULY 7, 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/88008595886?pwd=pR8njgE1eHMkQMripaCKDOhfibG9tX.1>

Meeting ID:

880 0859 5886

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 - June 2, 2025
 - b. On-Site Meeting - June 23, 2025
4. Receipt of New Applications
 - a. Application #2052 - Wetlands application for a new building and associated parking for a new commercial driver training school at Lots 10 & 11, Business Park Drive; Assessor's Map 3, Lots 10 & 11; Allstate Commercial Driver Training School, applicant.
 - b. Application # 2051 – Wetlands application for the demolition of an existing structure at 750 Stevens Street; Assessor's Map 50, Lot 11; Pastor Eric Cappelli, applicant.

5. Public Hearings

- 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 #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.

6. Pending Applications

- a. 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.

7. Old Business

- a. New Britain Water Application #2020 - Plan Revisions
- 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

8. New Business

9. Staff Reports

- a. IWWA Report - June 2025

10. Communications

- a. New Alternate City Council Appointment - Commissioner Longo

11. 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, August 4, 2025

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY JUNE 2, 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	
	Laura Valentino	X	
ALTERNAME MEMBERS	Greg Klimek	X	
STAFF	Anthony Lorenzetti, P.E., City Staff	X	

1. Call to Order

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

Chairman Fisk reminded the Commission the next Regular Meeting of the Inland Wetland Commission is Monday, July 7, 2025.

2. Public Participation

There was no public participation.

3. Approval of Minutes

a. Regular Meeting - May 5, 2025

Chairman Fisk designated himself regular Commissioners Duquette, Valentino, Robinson, Carros, Massaro and Rooks to vote on the May 5, 2025 regular meeting minutes.

MOTION: Move to approve the minutes of the May 5, 2025, regular meeting.

By: Robinson

Seconded: Rooks.

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

Against: None.

Abstained: None.

b. Special Meeting - May 12, 2025

Chairman Fisk designated himself regular Commissioners Duquette, Valentino, Robinson, Carros, Massaro and Rooks to vote on the May 12, 2025, regular meeting minutes.

MOTION: Move to approve the minutes of the May 12, 2025, special meeting.

By: Robinson

Seconded: Rooks.

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

Against: None.

Abstained: None.

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.

Chairman Fisk explained Applications #2049 and #25-267-311 would be heard concurrently but voted on separately.

Chairman Fisk designated himself regular Commissioners Duquette, Valentino, Robinson, Carros, Massaro and Rooks to vote on Applications #2049 and #Application #25-467F-311.

The Commission received the following items in their electronic packets for Application #2049:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Applications
- c. Plan (Electronic Copy Only)
- d. Wetlands Delineation Report, from Ian Cole, LLC, RE: 225 East Main St., Bristol, CT

The Commission received the following items in their electronic packets for Application #25-467F-311:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Applications
- c. Plan (Electronic Copy Only)
- d. Wetlands Delineation Report, from Ian Cole, LLC, RE: 225 East Main St., Bristol, CT

The following persons representing the applicant reviewed Applications #2049 and #25-467F-11: Marzena Gap and Rafal Zagrobelny, 410 Farmington Ave., New Britain.

Mr. Lorenzetti indicated the applicant submitted an Inland Wetlands Application and a Floodplain application. Mr. Lorenzetti said an existing house and a shed were demolished in the floodplain and upland review area. Mr. Lorenzetti noted the property has a Cease & Correct and there were no proposed plans other than what was done. Mr. Lorenzetti reviewed the conditions of the property from map provided with the applications. Mr. Lorenzetti said the applicant wants to level the building foundation and fill the hole on the property.

The Chairman pointed out the applications were for the request for approval for the work that was already done on the property.

Ms. Gap explained she is working with the Building Dept. but the Building Dept. has not given any instructions for any additional work. Mr. Gap said she is working with the Public Works Dept. on Wednesday to get the water capped and sewer secured. After this work is done, she has to contact the Building Dept. for the next steps. Ms. Gap reviewed the work that was already done of removing 3 trees, demolishing the house and shed and putting up a fence to secure the property. Ms. Gap noted when the application is approved then the demolition form may be able to be applied for the property.

Mr. Lorenzetti inquiries: Ms. Gap indicated the property was fenced.

Mr. Zagrobelny, 410 Farmington Ave., New Britain, verified there were 6 trees near the garage and one tree was hanging over the pump station. Ms. Gap noted she wanted to cut one tree down to prevent any future problems on the property.

MOTION: Move to receive #Application #2049.

By: Robinson

Seconded: Rooks

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

The application is received.

MOTION: Move to declare Application #2049 a significant activity and set a public hearing for the July 7, 2025, meeting and schedule an onsite inspection on June 23, 2025, at 5:30 P.M.

By: Robinson

Seconded: Rooks.

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

The application was declared a non-significant activity.

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

MOTION: Move to receive Application #25-467F-311.

By: Robinson

Seconded: Rooks

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

The application is received.

MOTION: Move to declare Application #25-467F-311 a significant activity and set a public hearing for the July 7, 2025, meeting and schedule an onsite inspection on June 23, 2025, at 5:30 P.M.

By: Robinson

Seconded: Rooks.

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

(see note under Application #2050 for Onsite Meeting for Applications #2049 and #25-467F-311.)

- 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.

Chairman Fisk designated himself regular Commissioners Duquette, Robinson, Carros, Massaro and Rooks to vote on Application #2050.

Brian Burnes, 615 Witches Rock Rd., reviewed the proposed plans to remove the existing shed towards the front of the property. Mr. Burnes indicated a new garage would be constructed on the front of the house. Mr. Burnes said the driveway was a shared driveway with the property to the north of the property.

The Commission commented the plan would add more impervious surface, but the elevation would not be changing. The members stated the roof leaders would likely go to the underground recharging chambers.

Commission inquiries: Mr. Burnes verified the recharging chambers would be installed on the site. Mr. Burnes was unsure of the placement of the roof leaders. The applicant said the existing roof leaders go to a pipe in the ground somewhere on the property.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Plan (Electronic Copy Only)

MOTION: Move to declare Application #2050 a significant activity and set a public hearing for the July 7, 2025, meeting and schedule an onsite inspection on June 23, 2025, at 5:30 P.M.

By: Robinson

Seconded: Rooks.

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

Against: None.

Abstained: None.

The application was declared a significant activity.

The Commission decided to re-schedule the Onsite inspections for Applications #2049 and #25-467F-311 at 6:30 P.M. after the Onsite inspection of Application #2050 at 5:30 P.M.

5. Old Business

a. Request for Extension - Application #1964

Chairman Fisk designated himself regular Commissioners Duquette, Valentino, Robinson, Carros, Massaro and Rooks to vote on the Request for Extension - Application #1964.

The Commission received the following items in their electronic packet:

- a. Letter dated May 6, 2025, from Attorney James Ziogas, regarding the request for extension

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, addressed the Commission regarding the request for a 5-year extension for Application #1964. Attorney Ziogas reviewed the location of the Subdivision that was approved by the Commission in April 2022. Attorney Ziogas said D'Amato's son was constructing this subdivision that has not been started yet. The attorney wanted to make sure the approval would survive with the plan. Attorney Ziogas indicated the conditions were complied with and recorded. The attorney stated everything else has been signed off.

Commission inquiries: Attorney Ziogas indicated this property was one the agenda last month for one of these lots surviving the new owner. The attorney noted the lot was reassigned administratively in the same subdivision. Attorney Ziogas stated there has been no construction on this lot. The attorney noted the sewer and water systems have to be constructed before any work is done including the installing the conduit. Attorney Ziogas said the extension should be until April 2, 2032.

MOTION Move to approve the Request for Extension for Application #1964 to April 2, 2032.

By: Robinson

Seconded: Rooks.

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

Against: None.

Abstained: None.

The application is approved.

b. Cease & Correct - 360 King Street & Lot 47-5-1

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

The Commission received the following items in their electronic packets:

- a. Letter dated March 10, 2025, from Zachary Norton, Environmental Protection Technician, RE: Cease & Correct
- b. Three Photographs, undated
- c. 360 King Street Historical Photos with Wetlands, Upland Review and Flood Plain For IWCC Meeting May 5, 2025
- d. Emails dated from March 5, 2025 to March 26, 2025, from Jason Levine, President of Kingsbury Farm Townhomes HOA
- e. Twenty-One photographs, undated
- f. 360 King Street Historical Photos with Wetlands, Upland Review and Flood Plain For IWCC Meeting May 5, 2025

The Commission discussed the conditions set from the May meeting that included filing of an application and engineering plans for tonight's meeting. The members were concerned the property owner was not in attendance this evening. The members were concerned Mr. Berube was not the property owner and was not in attendance this evening. The Commission had concerns of the Cease and Correct being issued to correct person.

MOTION Move that the Cease & Correct for 360 King Street & Lot 47-5-1 be continued until the July 7, 2025, regular meeting of the Commission. The property owner of the lot that was cleared and the applicant, Jeremy Berube, shall appear before the Commission at the July 7, 2025, meeting. The proper applications for inland wetlands and an engineering study be filed by the July 7, 2025, regular meeting and take action.

By: Robinson

Seconded: Rooks.

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

The Commission amended the motion for 360 King Street & Lot 47-5-1.

c. Cease & Correct - 275 Silo Road

Chairman Fisk designated himself regular Commissioners Duquette, Valentino, Robinson, Carros, Massaro and Rooks to vote on the Cease & Correct - 275 Silo Road.

The Commission received the following items in their electronic packets:

- a. Letter dated May 13, 2025, from Anthony Lorenzetti, P.E., RE: Cease & Correct
- b. On-Site Inspection, dated May 28, 2025

Chairman Fisk noted there was an Onsite inspection and the Commission spoke with Mr. Rubino for the property. The Chairman said that Mr. Rubino would be submitting an application and engineering plans after this evening's meeting. Chairman Fisk said Mr. Rubino was not required to attend this evening's meeting.

MOTION Move that the Cease & Correct for 275 Silo Road, be continued until the July 7, 2025, regular meeting of the Commission. The Commission required that the proper applications for inland wetland and an engineering study be filed by the July 7, 2025, regular meeting. The Cease and Correct will remain open until an application is approved.

By: Robinson

Seconded: Rooks.

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

The report is filed.

d. Cease & Correct - 225 E. Main Street

Chairman Fisk designated himself regular Commissioners Duquette, Valentino, Robinson, Carros, Massaro and Rooks to vote on the Cease & Correct - 225 E. Main Street.

The Commission received the following items in their electronic packets:

- a. Letter dated April 28, 2025, from Zachary Norton, Environmental Protection Technician, RE: Cease & Correct
- b. Three photographs, undated

MOTION Move that the Cease & Correct for 225 East Main Street, be continued until the July 7, 2025, regular meeting of the Commission. The Cease and Correct will remain open until the applications are approved.

By: Robinson

Seconded: Rooks.

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

The report is filed.

e. Cease & Correct - 42 Paul Street

Chairman Fisk designated himself regular Commissioners Duquette, Valentino, Robinson, Carros, Massaro and Rooks to vote on the Cease & Correct - 42 Paul Street.

The Commission received the following items in their electronic packets:

- a. Letter dated January 17, 2025, from Towne Engineering, Inc., RE: Cease and Correct Order dated April 15, 2024
- b. Email dated May 28, 2025, from Randy Lindstrom to Anthony Lorenzetti, RE: a follow up on 42 Paul St.
- c. Letter dated April 15, 2024, from Zachary Norton, Environmental Protection Technician, RE: Cease & Correct (attached summary)
- d. Letter dated August 5, 2024, from Matthew Maynard, P.E., Towne Engineering, RE: Cease & Correct Order, dated April 15, 2024

Chairman Fisk read into the record the email dated May 28, 2025

Chairman Fisk's view was that the property owner was contacted and there was no response from the property owner. The Commission noted that materials were being continued to be brought in but there were no materials being brought out from the property. The members said a raised garden is now being constructed. The Commission suggested the Corporation Counsel attorneys be contacted to initiate action for the property owner. The members briefly discussed the plans for the City installing storm drainage in this area.

MOTION Move that the Cease & Correct be referred to the Corporation Counsel Office to send a letter asking that the property owner attend the July 7, 2025, regular meeting of the Commission with a definite engineering plan for the property.

By: Robinson

Seconded: Rooks.

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

The report is filed.

6. New Business

There was no new business.

7. Staff Reports

a. IWWA Report - May 2025

Chairman Fisk designated himself regular Commissioners Duquette, Valentino, Robinson, Carros, Massaro and Rooks to vote on the IWWA Report - May 2025.

The Commission received the following items in their electronic packets:

- a. Inland Wetlands Enforcement Officer report, dated May 23, 2025, from Zachary Norton, Zoning Enforcement Officer, (Environmental Protection Technician)

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

By: Robinson

Seconded: Rooks.

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

The report is filed.

8. Communications

a. Reappointment - Commissioner Rooks

b. Reappointment - Commissioner Valentino

The Commission received the following items in their electronic packets:

- a. Letter dated May 15, 2025, from Erica Cabiya, CCTC, Town and City Clerk, RE: the reappointment of David Rooks as a regular member of the Commission
- b. Letter dated May 15, 2025, from Erica Cabiya, CCTC, Town and City Clerk, RE: the reappointment of Laura Valentino as a regular member of the Commission

Chairman Fisk congratulated Commissioners Rooks and Valentino on their reappointments to the Commission.

The reports were filed.

c. Farmington River Watershed Association – Donations

The Commission received the following items in their electronic packets:

- a. Letter dated April 22, 2025, from the Farmington River Watershed Association, Inc., RE: Donations.

The report is filed.

d. IW-3 Wetlands Form

The Commission received the following items in their electronic packets:

- a. Copy of new Bristol Conservation, Inland Wetlands Agency, Form IW-3 (Application to Transfer a Wetlands Permit) Form

The report is filed.

Commissioner Robinson wanted additional discussion on the letter from the Farmington River Watershed Association – Donations. The members said the Farmington River Water Shed Association wanted the Commissioners to donate or to promote the Rainbow Dam to the community.

9. Election of Officers

Chairman Fisk designated himself regular Commissioners Duquette, Valentino, Robinson, Carros, Massaro and Rooks to vote on the Election of Officers.

Chairman Fisk handed the nominations for the election of officer's over to Secretary Rooks.

Chairman Fisk turned the meeting over to Secretary David Rooks.

NOMINATIONS:

Nomination for Chairman: Zachary Fisk was nominated by Daniel Massaro.
Zachary Fisk continued as Chair of the committee.
Zachary Fisk accepted the nomination.

Nomination for Secretary: David Rooks was nominated by Michael Robinson.
David Rooks continued as Secretary of the committee.
David Rooks accepted the nomination.

Nomination for Vice-Chairman: Michael Robinson was nominated by David Rooks.
Michael Robinson continued as Vice-Chairman of the committee.
Michael Robinson accepted the nomination.

MOTION: Move to approve the current slate of officers for the 2025 calendar year.

By: Massaro

Seconded: Rooks.

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

10. Adjournment

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

MOTION: Move to adjourn at 7:47 P.M.

By: Robinson

Seconded: Rooks

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

DRAFT

On-site Inspection meeting minutes

Monday, June 23, 2025

Application #2050 Lot #8 Map 9 615 Witches Rock Road

Attendees :

Zack Fisk, Mike Robinson, Laura Valentino – IWC

Anthony A. Lorenzetti – City of Bristol

Robert Green, T. Burnes, Olaf Dalen – For applicant

Minutes:

Chairman Fisk called the walk to order at 5:31 pm. Mr. Green explained where the proposed garage is going, and how the storm drainage from the garage and existing driveway would work, which will have a net decrease in runoff from the proposed garage. The commission reviewed the rear of the property, where Cedar Lake is located, and it was noted no work was being performed in the rear of the house near the lake. The meeting was adjourned at 5:42.

On-site Inspection meeting minutes

Monday June 23, 2025

Application #2049 Lot #41 Map 19 225 East Main Street

Attendees :

Zack Fisk, Mike Robinson, Laura Valentino – IWC

Anthony A. Lorenzetti – City of Bristol

Rafal Zacrobylus – For applicant

Minutes:

Chairman Fisk called the walk to order at 6:30 pm. Mr. Zacrobylus explained where the wetlands were, showed the site to commissioners the status of the 2 demolition permits and what they would like approval to do including removal of trees, cleaning up the lot, removal of the building and shed foundations, walls and steps, and ultimately building of 2 buildings if possible. Mr. Lorenzetti explained that they are currently before the commission as a result of a cease and correct, and that engineered plans would be required for the buildings that would provide for on-site storm drainage and flood mitigation. The meeting was adjourned at 6:37.

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

For Office Use Only	
APPLICATION NO.	<u>2052</u>
DATE FILED:	<u>6-23-25</u>
DECISION DATE:	_____
DECISION:	_____

1. APPLICANT:

Name: Allstate Commercial Driver Training School Signature: _____
Address: 249 Peal Street City: Seymour State: CT Zip 06483
Telephone No.: (203) 922-8252 ☐ home ☐ work Email: chris@allstatetraining.com

2. PROPERTY OWNER(S):

Name: City of Bristol Signature: _____
Address: 111 North Main Street City: Bristol State: CT Zip 06010
Telephone No.: _____ ☐ home ☐ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: Lot 10 & 11 Business Park Drive
Assessor's Map No.: 03 & 03 Assessor's Lot No.(s): 10 & 11
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): Man-made wetland
area along the northerly border, with no direct impacts proposed. Please see report attached.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Proposed construction of an industrial
building and associated parking, including water quality basin.

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

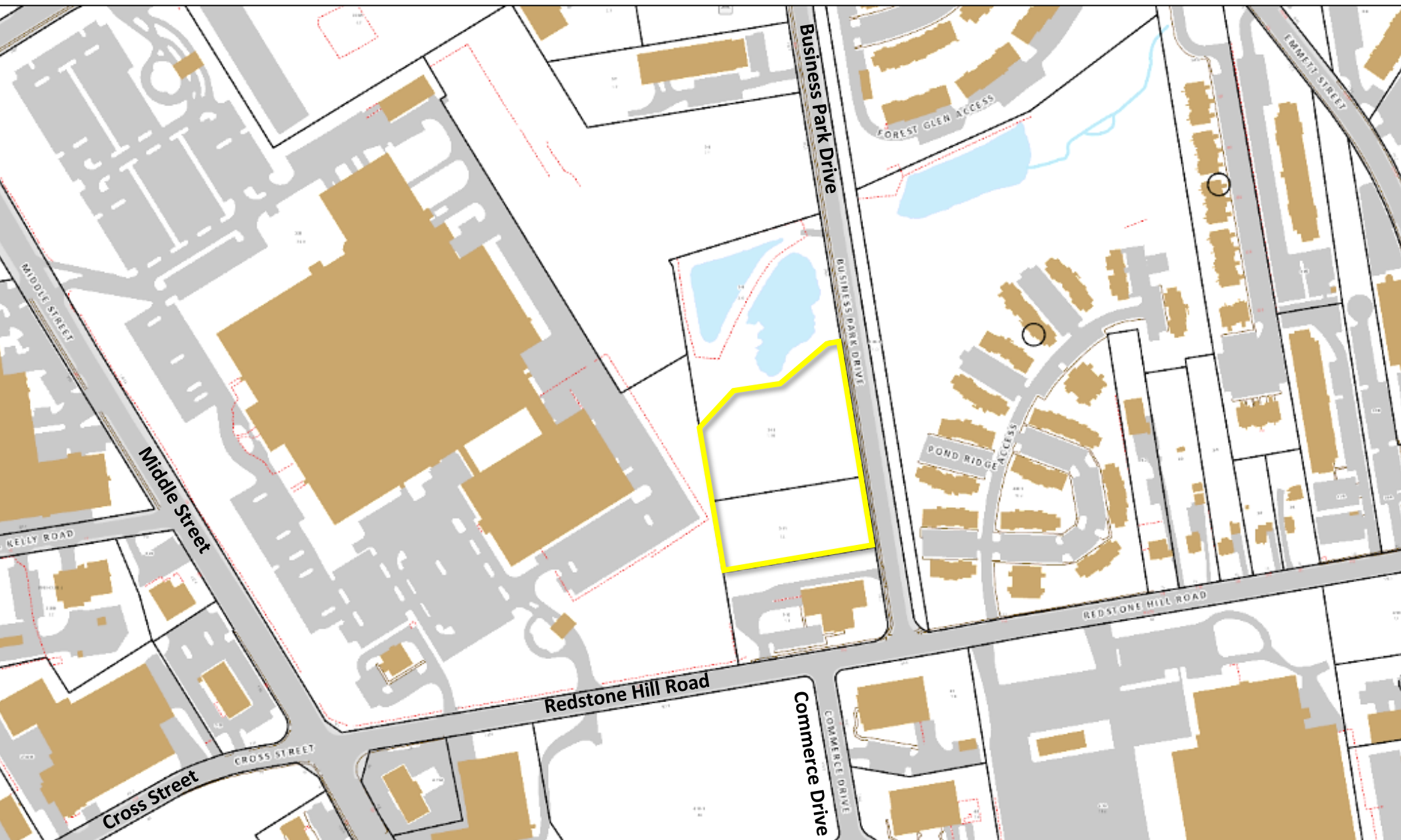
- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands 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: <u>+/- 28,338</u> SF (<u>0.65</u> acres) Buffer only |
| ☐ 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.

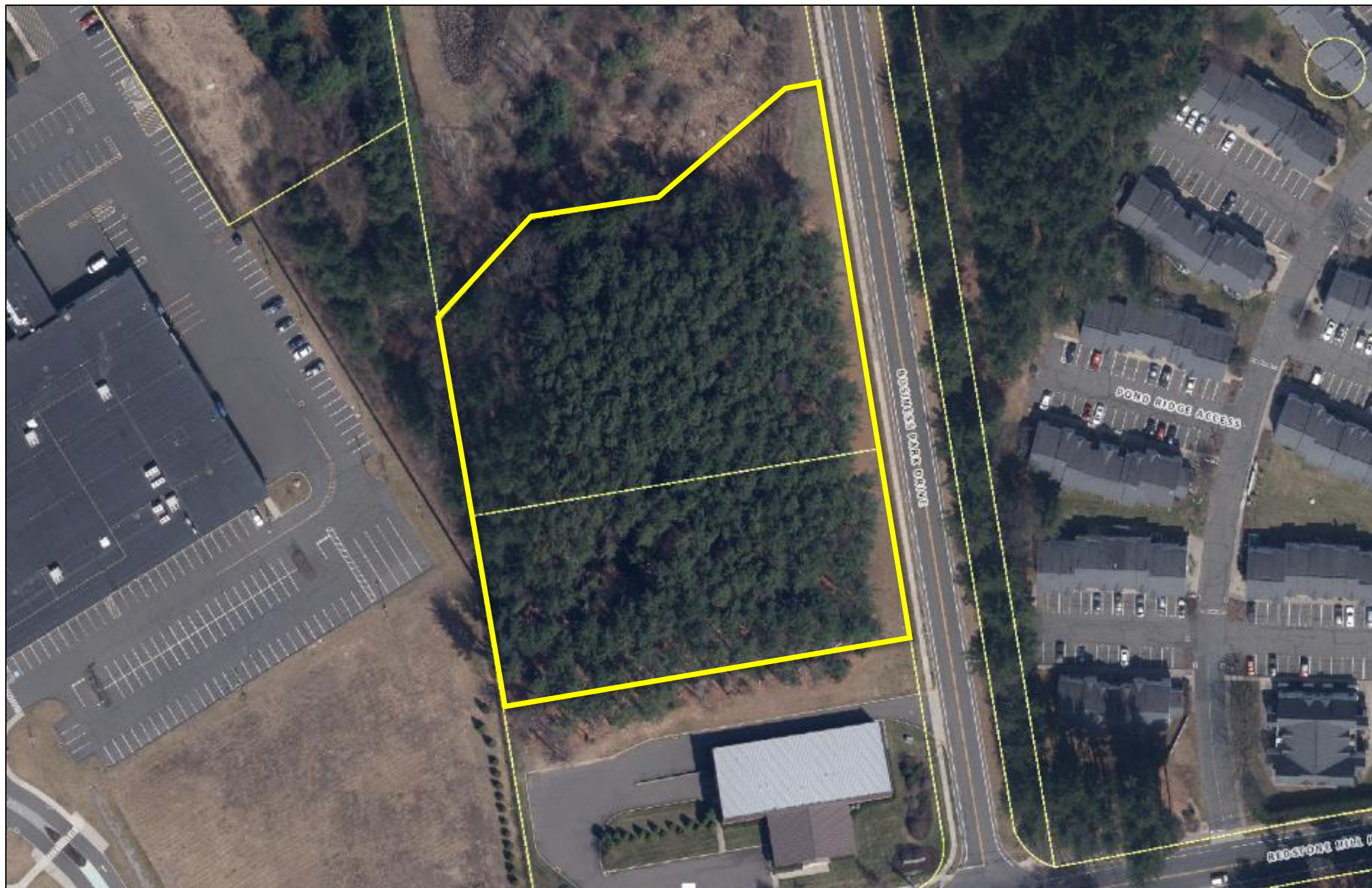
Location Map

Lots 10 & 11 Business Park Drive



Aerial Map

Lots 10 & 11 Business Park Drive

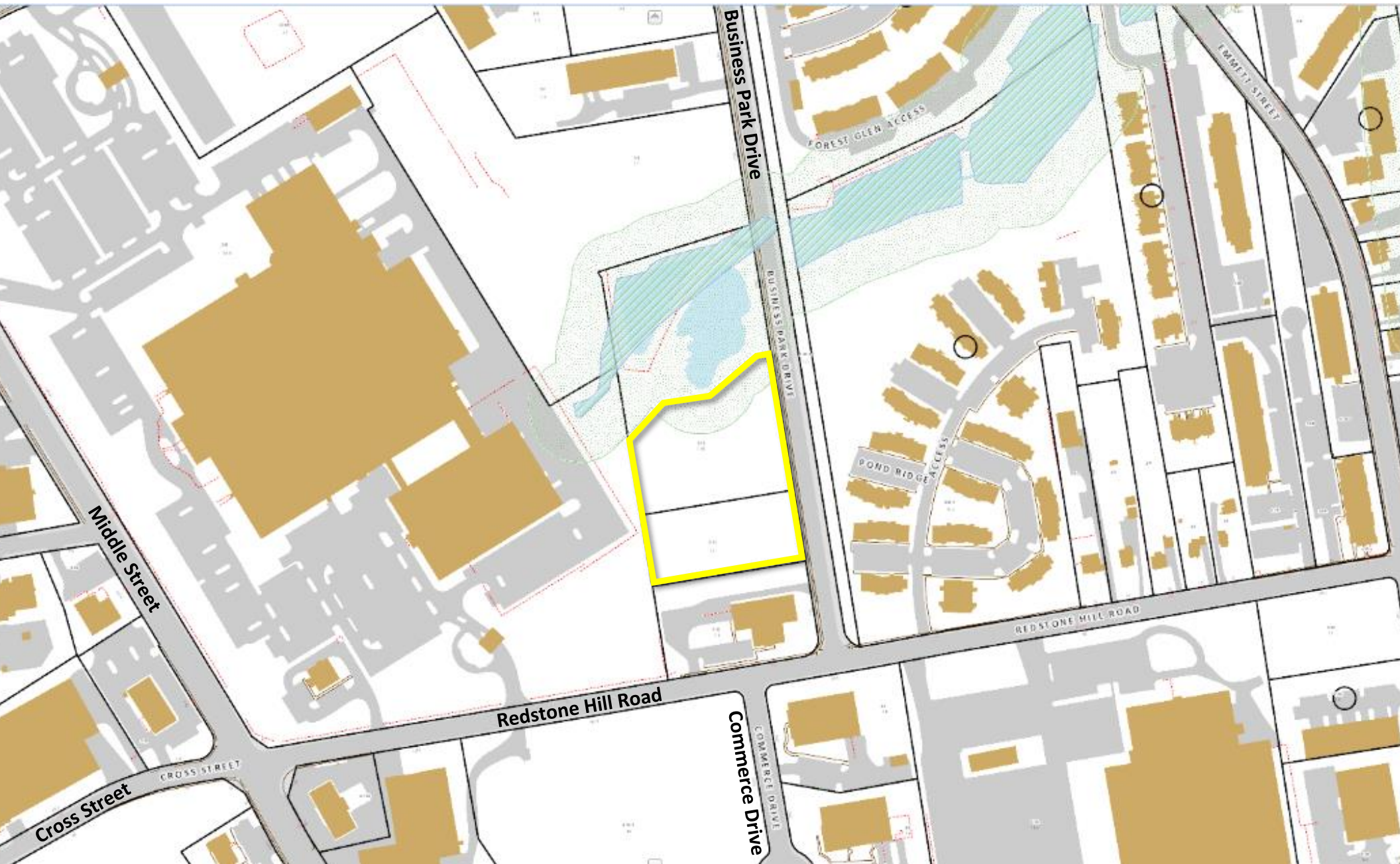


Aerial Map #2
Lots 10 & 11 Business Park Drive



IWWA Map

Lots 10 & 11 Business Park Drive

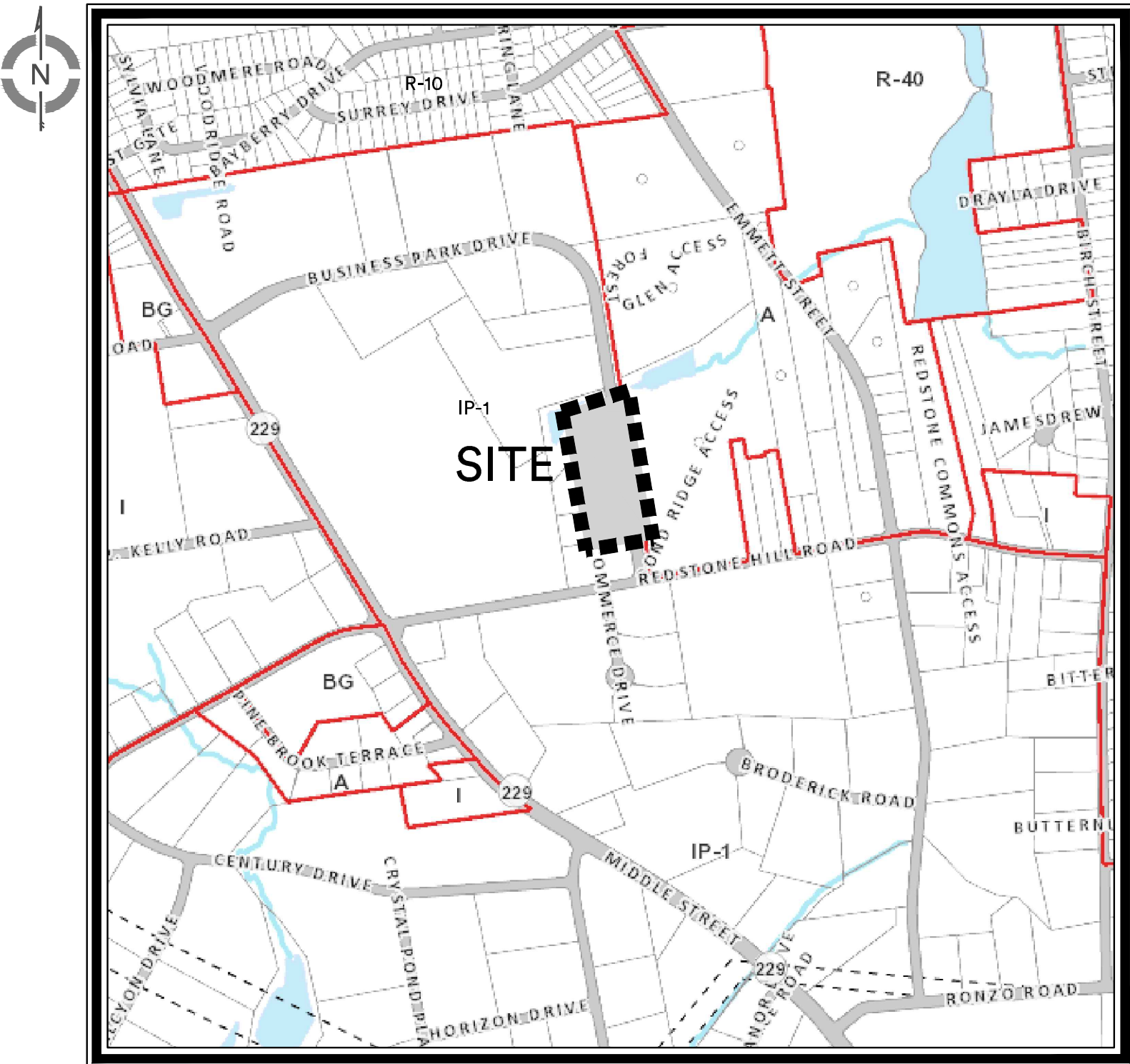


DRAWING NAME: P:\land projects\2006-allstate commercial driver training school.dwg PLOT DATE: Jun 23, 2025 3:30pm OPERATOR: Nick DeLeon



Proposed Commercial Driving Training School

Lot 10 & 11 Business Park Drive
Bristol, Connecticut



KEY MAP
SCALE: 1"=500'

Sheet Index:

- | | |
|-----|---|
| S1 | Property & Topographic Survey Map |
| C1 | Site Layout & Landscaping Plan |
| C2 | Site Grading & Utility Plan |
| ES1 | Soil Erosion & Sedimentation Control Plan |
| D1 | Details |
| PH1 | Photometric Plan |

Applicant:

Allstate Commercial Driver Training School
249 Pearl Street
Seymour, Connecticut

Property Owner:

City of Bristol
111 North Main Street
Bristol, Connecticut 06010

Consultants:

Engineering & Surveying
cole civil + survey
876 South Main Street
Plantsville, Connecticut 06489
Tel. (860) 628-4484
colecivil.com

Soil Scientist
Ian T Cole
Registered Soil Scientist/
Professional Wetland Scientist #2006
P.O. Box 619
Middletown, Connecticut 06457
Tel. (860) 514-5642

PREPARED FOR

Allstate Commercial Driver Training School

June 5, 2025

Revision Table		
1	June 5, 2025	First Submittal Set
2	06-18-25	Rev. Parking and Building Layout

LEGEND

- | | |
|---|---|
|  | = Existing utility pole |
|  | = Existing light pole |
|  | = Existing fire hydrant |
|  | = Existing water valve |
|  | = Existing gas valve |
|  | = Existing underground pipe |
|  | = Existing edge of pavement |
|  | = Existing bituminous concrete lip curb |
|  | = Existing well |
|  | = Existing catch basin |
|  | = Existing drainage manhole |
|  | = Existing sanitary manhole |
|  | = Existing utility box |
|  | = Existing contour |
|  | = Existing spot elevation |
|  | = Existing iron pin |
|  | = Existing drill hole |
|  | = Existing monument |

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

4. Class of accuracy:
Horizontal: A-2
Vertical: T2 & TD

5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings and other improvements; (G) survey monuments in conflict with record deed descriptions and maps; (H) all apparent boundary encroachments; and, (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

6. Map References:

a) "Subdivision Map for City of Bristol, Southeast Bristol Business Park, Bristol, Connecticut; Scale:1"40'; Sheet 1 of 4; Dated: Sept 2005; Last Revised: 04/06 by AN Consulting Engineers." Filed as Map O-85 at the P.L.R.

b) "Subdivision Map for City of Bristol, Southeast Bristol Business Park, Bristol, Connecticut; Scale:"40'; Sheet 2 of 4; Dated: Sept 2005; Last Revised: 04/06 by AN Consulting Engineers." Filed as Map 0-85 at the P.L.R.

c) "Boundary Survey, Lot Line Revision, Prepared for SE Middle LLC, Lot #03-8 & #03-35-A, Business Park Drive, Bristol, CT; Scale:1"=40'; Dated: 09-12-22; Sheet 2 of 2 by Dufour Surveying LLC." Filed as Map Q-606 at the B.L.R..

7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.

8. Zone: IP-1

9. Total area: 140,567 S.F., 3.23 Acres
Lot 10: 85,367 S.F., 1.96 Acres
Lot 11: 55,200 S.F., 1.27 Acres

10. Owner: City of Bristol

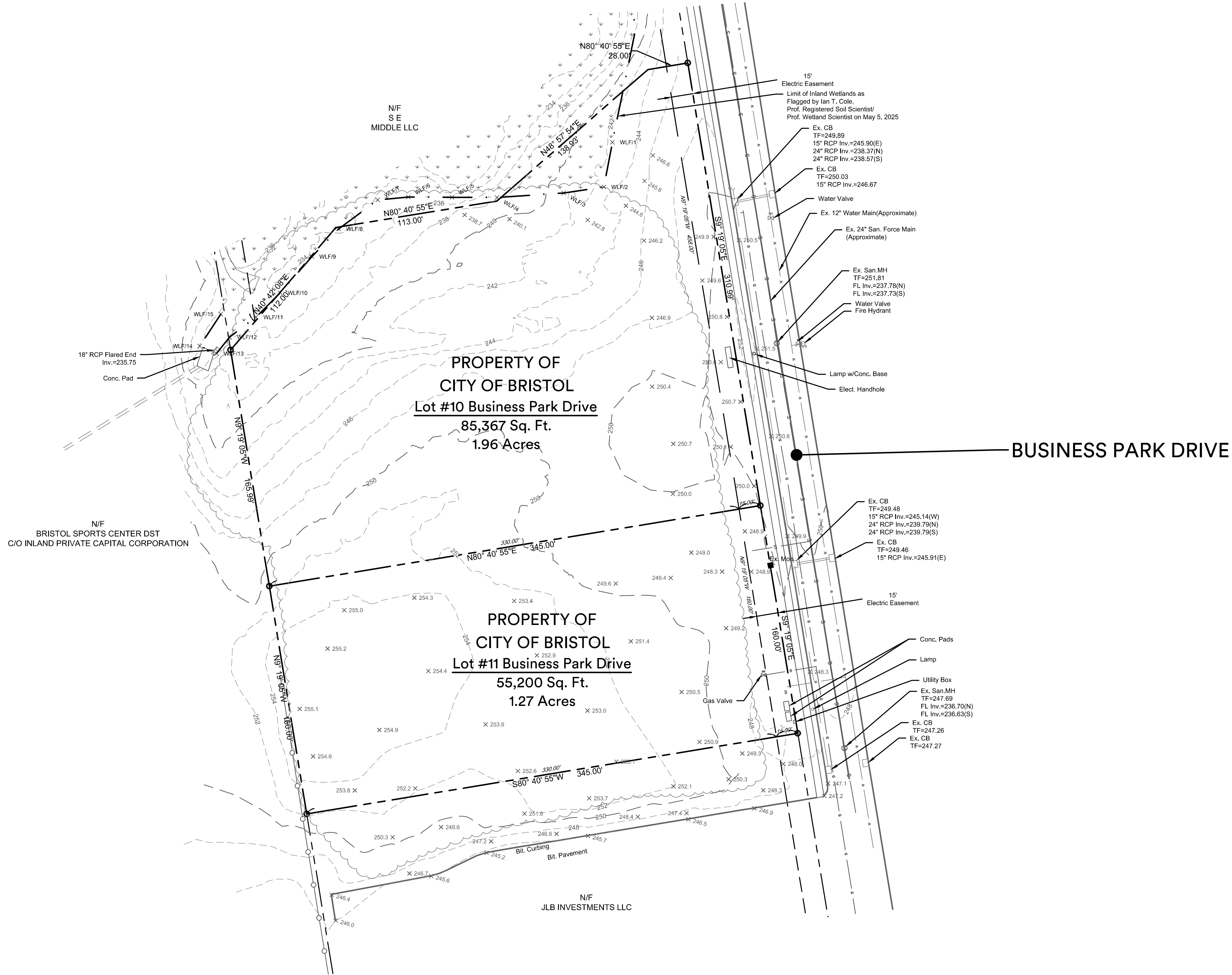
11. City of Bristol Assessors Map #3 Lots #10 & 11

12. Filed in Volume 1484, Page 691 of the Town Clerk's office.

13. Contour interval is 2 foot.

14. Existing contours generated from field topography and UCONN Mapping.

15. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.



To the best of my knowledge and belief, this map is substantially correct as noted hereon.

project #2658

drawn by: JML

Revisions	
Date:	Descriptions:
05-05-25	Revised Property Lines & Area
06-10-25	Revised Property Lines & Area - Lot 10

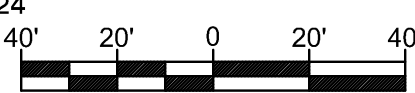
Stephen M. Giudice, L.S.
Reg. No. 70145
NOT VALID UNLESS EMBOSSED SEAL
OR STAMP IS AFFIXED HERETO

PROPERTY & TOPOGRAPHIC SURVEY MAP

PREPARED FOR

Allstate Commercial Driver Training School

Lot 10 & 11 Business Park Drive - Bristol, Connecticut



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860.628.4484

Sheet #:

S1

PARKING INFORMATION		
ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: COMMERCIAL DRIVER TRAINING / INDUSTRIAL 12,000 SF (NET)	AS DETERMINED BY COMMISSION	29
HANDICAP PARKING	2	2
TOTAL # OF SPACES	29 (INCLUDING H.C.)	29 (INCLUDING H.C.)

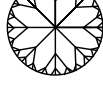
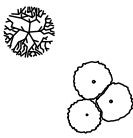
LANDSCAPING TABLE		
PARKING LOT		
	Required	Proposed
Landscaping: 15 S.F. / SPACE	438 S.F.	1,012+ S.F.

LEGEND			
	= Existing utility pole		= Existing edge of pavement
	= Existing light pole		= Proposed curbed pavement
	= Proposed Light		= Existing/Proposed well
	= Existing fire hydrant		= Existing catch basin
	= Proposed fire hydrant		= Existing drainage manhole
	= Existing water valve		= Existing sanitary manhole
	= Existing gas valve		= Proposed catch basin
	= Existing underground pipe		= Proposed manhole
	= Existing/Proposed treeline		= Existing/ Proposed water line
			= Existing/ Proposed sewer line
			= Existing contour
			= Existing spot elevation
			= Proposed contour
			= Proposed spot elevation
			= Deep test pit location
			= Percolation test location
			= Grade to drain
			= Proposed Riprap
			= Proposed Drainage Pipe

BUSINESS DEVELOPMENT AUTHORITY		
ITEM	REQUIRED	PROVIDED
Building & Pavement Setback (Business Park Drive)	35 ft	>45.5 ft
Parking Setback from Building	6 ft	10 ft
Parking Requirement	Determined by the Commission	29
Maximum Building Coverage	33.3%	8.54%
Minimum Building Coverage	20%	8.54%*
Maximum Building Height	60 ft	<60 ft
Freestanding Sign Location - Front Yard Setback	17.5 ft	18 ft

* - RELIEF TO BE REQUESTED FROM BDA

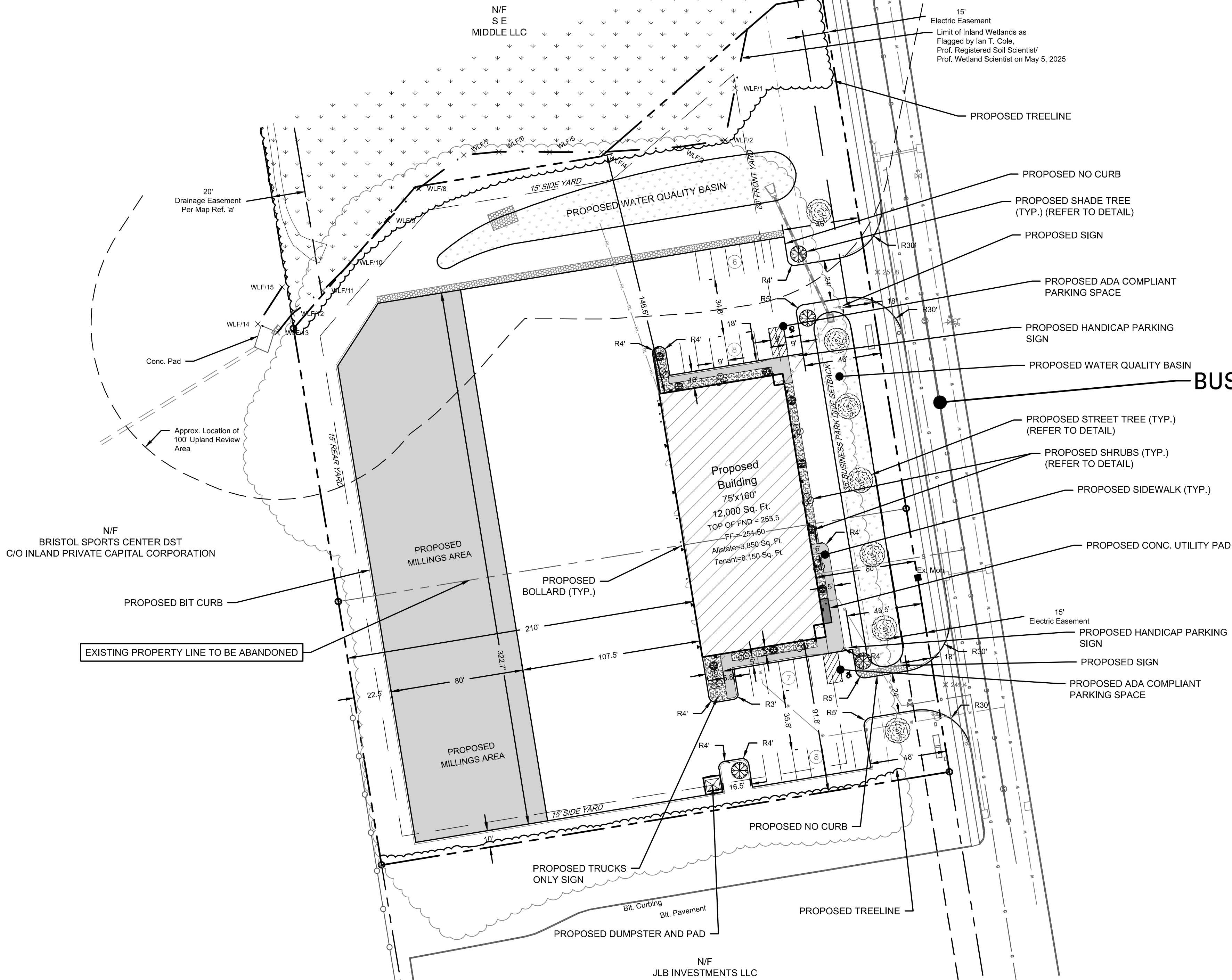
ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	IP-1	IP-1
PROPOSED ZONE	IP-1	IP-1
PROPOSED USE	Comm. Driving Training School	Comm. Driving Training School
LOT AREA	50,000 S.F.	140,567 S.F.
LOT WIDTH	160 FT	471 FT
FRONT YARD SETBACK	60 FT	60 FT
SIDE YARD SETBACK	15 FT	91.8 FT
REAR YARD SETBACK	15 FT	210 FT
MAX. BUILDING HEIGHT	50 FT	<50 FT
MAX. BUILDING COVERAGE	40 %	8.54%
MAX. IMPERVIOUS COVERAGE	80 %	63.86%

PLANT LIST				
SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
STREET TREES				
	7	ACER RUBRUM	RED MAPLE	2 1/2"-3" CALIPER
		PRUNUS AMERICANA	AMERICAN PLUM	
		PRUNUS SARGENTII (flowering)	SARGENT CHERRY	
		TILIA CORDATA	LITTLE LEAF LINDEN	
SHADE TREES				
	4	QUERCUS RUBRA	RED OAK	B & B, 2 1/2"-3" CAL.
		ACER RUBRUM	RED MAPLE	B & B, 2 1/2"-3" CAL.
		TILIA TOMENTOSA	SILVER LINDEN	B & B, 2 1/2"-3" CAL.
		PRUNUS PENSYLVANICA	WILD RED CHERRY	B & B, 2 1/2"-3" CAL.
SHRUBS				
	17	ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.
		ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GAL. HEAVY, FULL
		RHODODENDRON CANADENSE	RHODODENDRON	3 GAL. HEAVY, FULL
		VIBURNUM CASSINOIDES	WITHEROD VIBURNUM	3 GAL. HEAVY, FULL
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3 FT

- STREET TREES REQUIRE MIN. OF 3" CALIPER. STREET TREE LOCATIONS ARE INDICATED ON THE PLAN.
- THE ABOVE LIST DOES NOT INCLUDE ANY SPECIES LISTED ON THE CONNECTICUT INVASIVE PLANT LIST AND NO PLANT ON THIS LIST SHALL BE PLANTED ON SITE.
- FOR ALTERNATE BIORETENTION BASIN PLANTS, REFER TO TOWN OF PLAINVILLE LOW IMPACT DEVELOPMENT AND STORMWATER MANAGEMENT DESIGN, APPENDIX B.

SITE PLAN NOTES:

- Owner: City of Bristol
- Applicant: Allstate Commercial Driver Training School
- Street #: Lot 10 & 11 Business Park Drive
- Area of Parcel: 140,567 S.F., 3.23 Acres
- Parcel is zoned: IP-1
- Present use: Vacant
- Proposed use: Commercial Driving Training School
- Wetlands are present per referenced Mapping.
- Site to be serviced by local water and sewer.
- All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
- Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated March 30, 2024, and amended to date.
- All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2020 and amended to date.
- Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
- Maximum earth slopes shall be two feet horizontal to one foot vertical.
- All areas disturbed by construction to be restored with 4" of loam and seeded.
- All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
- Roof drains shall tie into the proposed drainage system.
- All Catch Basins\Inlets shall be cleaned prior to occupancy.
- Underground fuel tanks are prohibited.
- Sanitary service connection for domestic\office waste only. No industrial waste shall be discharged.
- Water service sizing to be determined by the Local Water Department upon receipt of all pertinent water fixture data.
- Local Planning and Engineering Departments to be notified 24 hours before site grading begins.
- Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
- All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
- No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
- Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.
- Per State Law (PA 22-26), requires all parking lots greater than 30 spaces to provide LEVEL 2 EV Charging Stations for at least 10% of the approved spaces.



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860.628.4484

Proposed Commercial Driving Training School

Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

PROJECT:
Drawn By: JML
Date: June 5, 2025

Revisions:
Date: 06-16-25
Description:
Rev. Parking and Building Layout

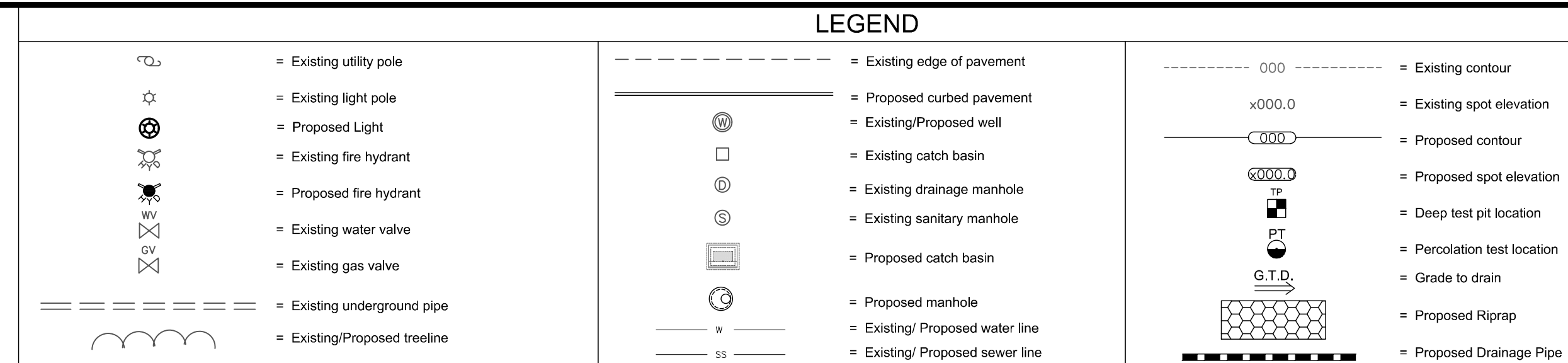
40' 20' 0 20' 40'
SCALE: 1"=40'

Barton N. Bovee P.E.
Reg. No. 13653
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Sheet Description:
SITE LAYOUT & LANDSCAPING PLAN

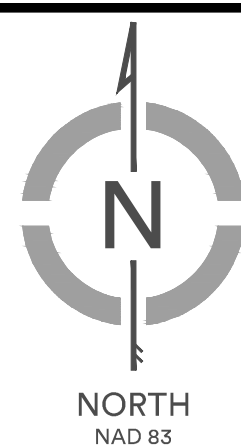
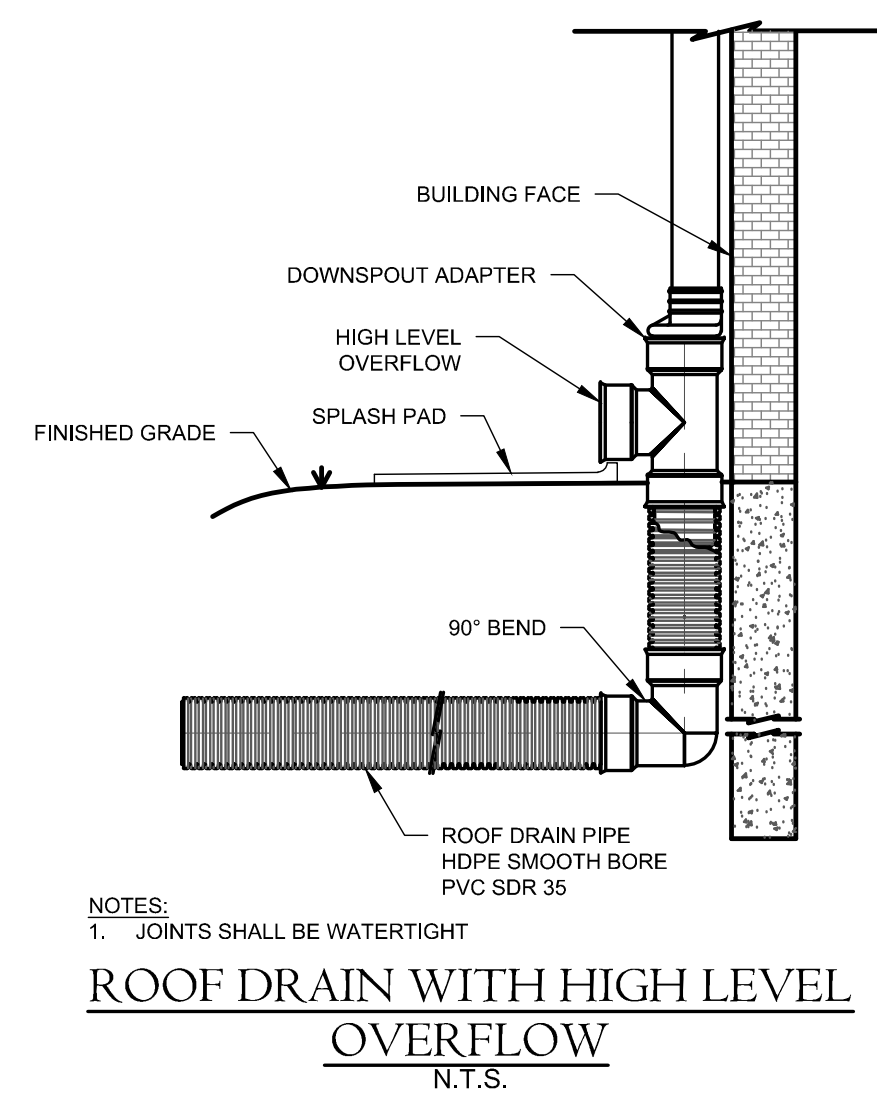
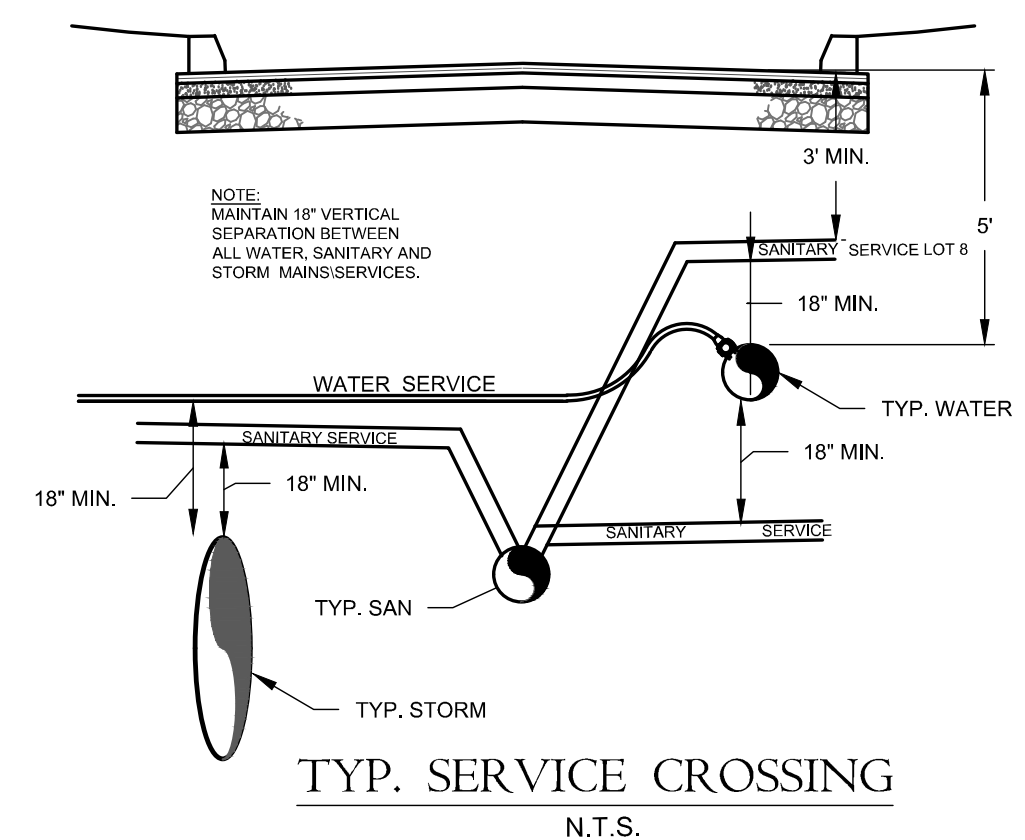
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C1

COLE #2658



DETENTION INFORMATION		
ITEM	ALLOWED	PROPOSED
IMPERVIOUS AREA (BUILDING & PARKING) MAX. 80% OF TOTAL LOT AREA (140,567 SQ.FT. / 3.23 ACRES)	112,453.6 SQ.FT. / 2.58 ACRES (80%)	80,773 SQ.FT. / 2.06 ACRES (63.86%)

Water Quality Requirements								
Basin #	Site Area "A" (acres)	Impervious Area (acres)	Impervious Cover "I" (%)	Runoff Coefficient "R" (%)	Area 1			
					Calculated		Provided	Provided
					WQV (ac-ft)	WQV (cu-ft)	WQV (cu-ft)	WQV (%)
LOT	3.23	2.06	63.8	0.624	0.218	9,511.14	11,121	117%
Note: WQV provided in water quality basin.								



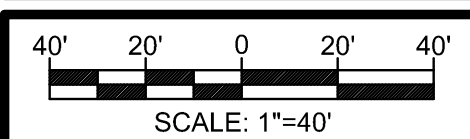
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860.628.4484

Proposed Commercial Driving Training School

Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

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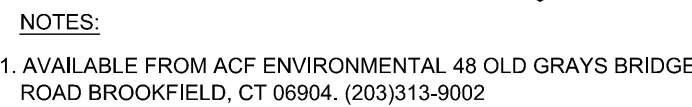
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Reg. No. 13653
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OR STAMP IS AFFIXED HERETO

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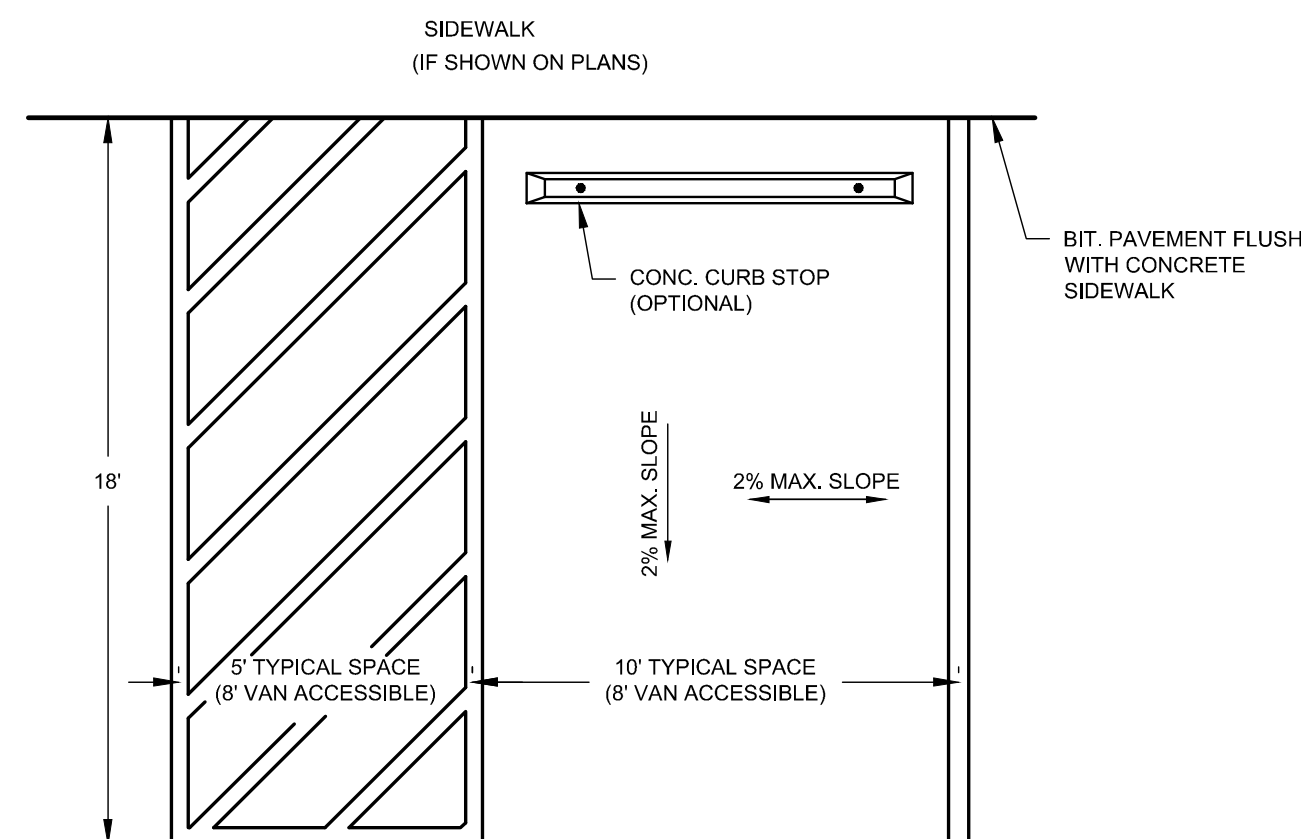
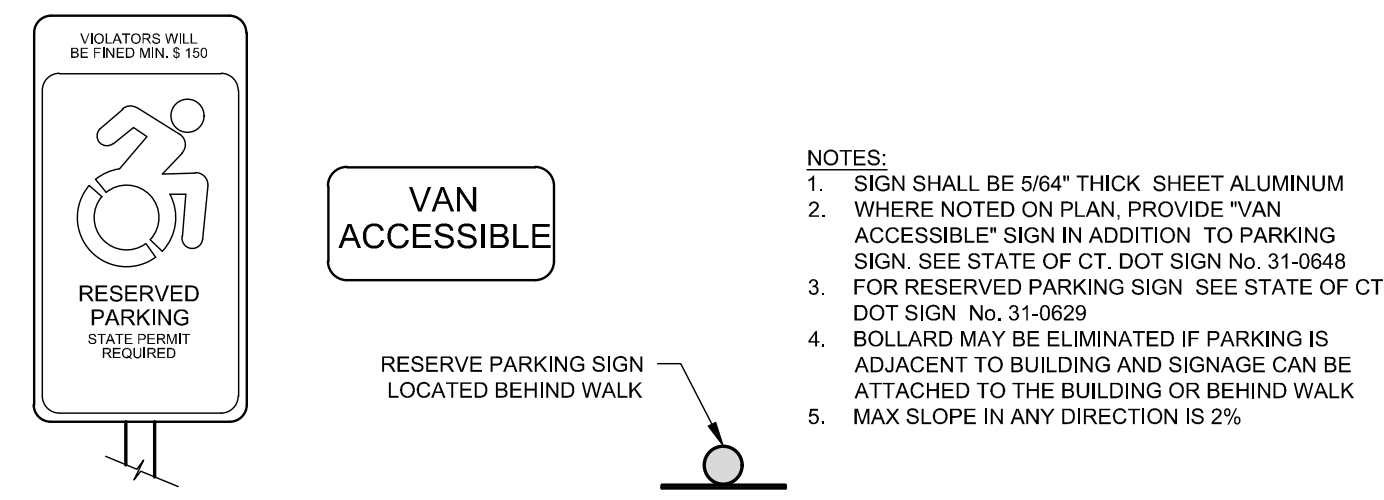
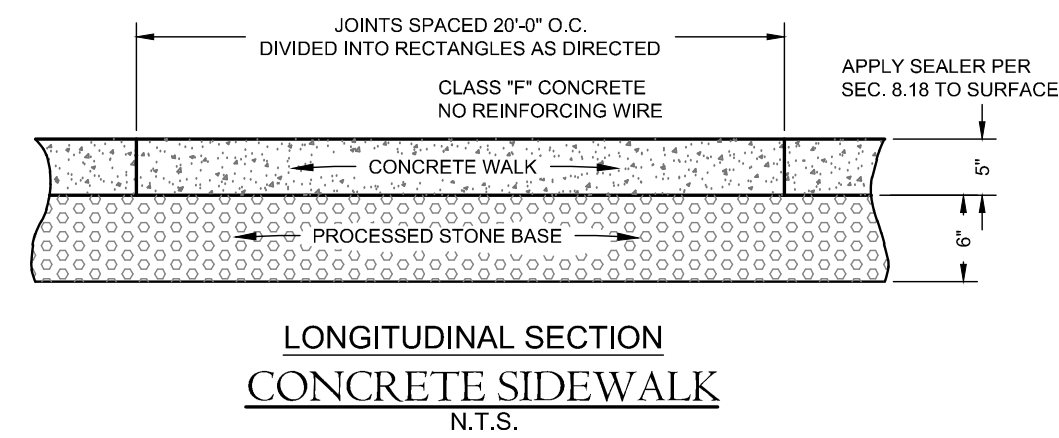
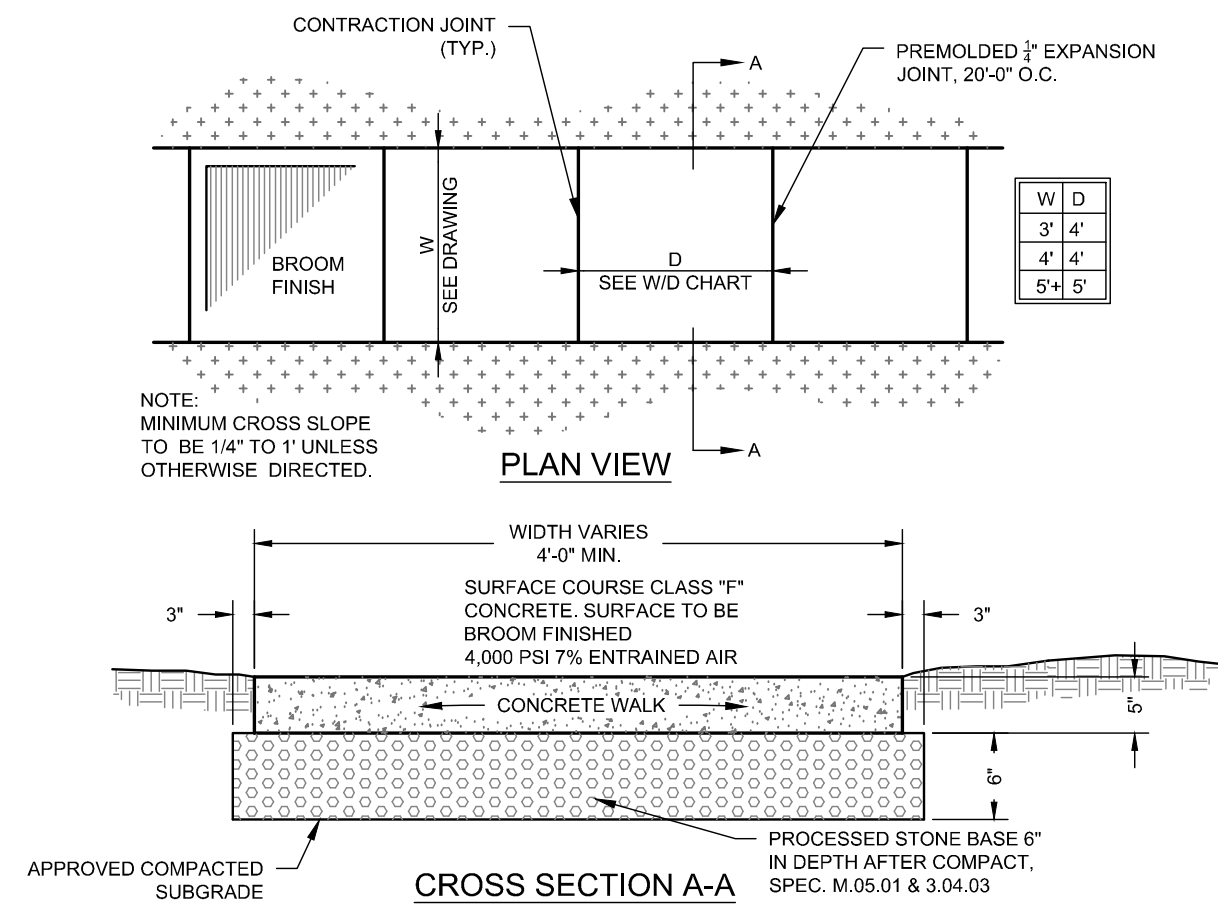
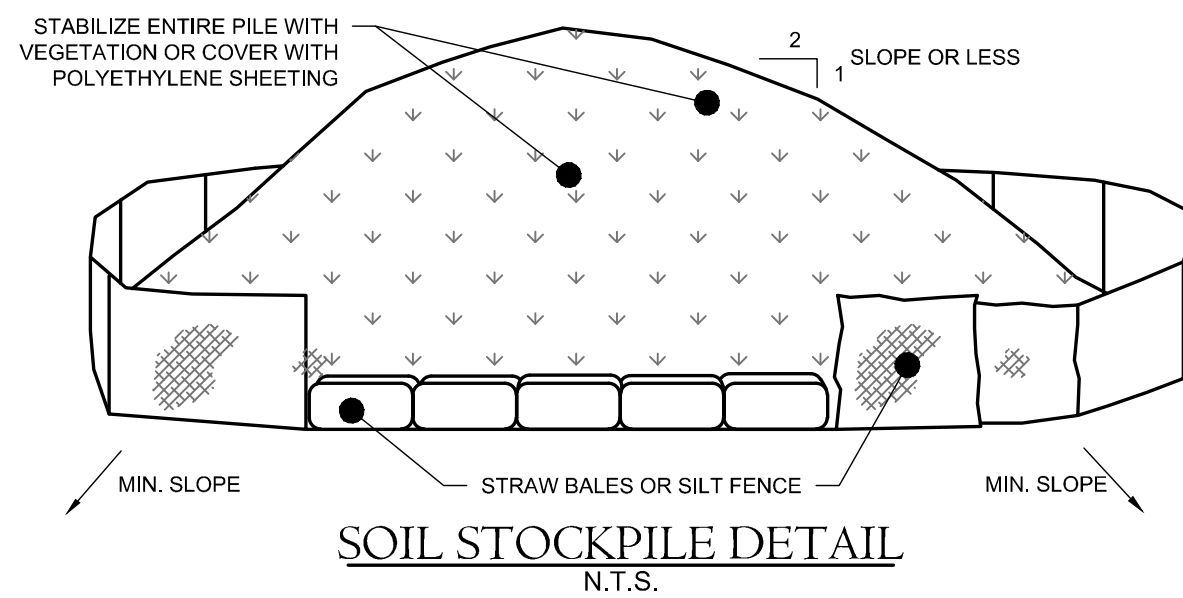
SITE GRADING & UTILITY PLAN

Sheet #:

C2



SILTSACK INLET CONTROL DEVICE
N.T.S.



RESERVED PARKING SPACE
TYPICAL & VAN ACCESSIBLE
N.T.S.

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Proposed Commercial Driving Training School

Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

SUBJECT:

Drawn By: IMI

DRAWING BY CIVIL

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Lavout

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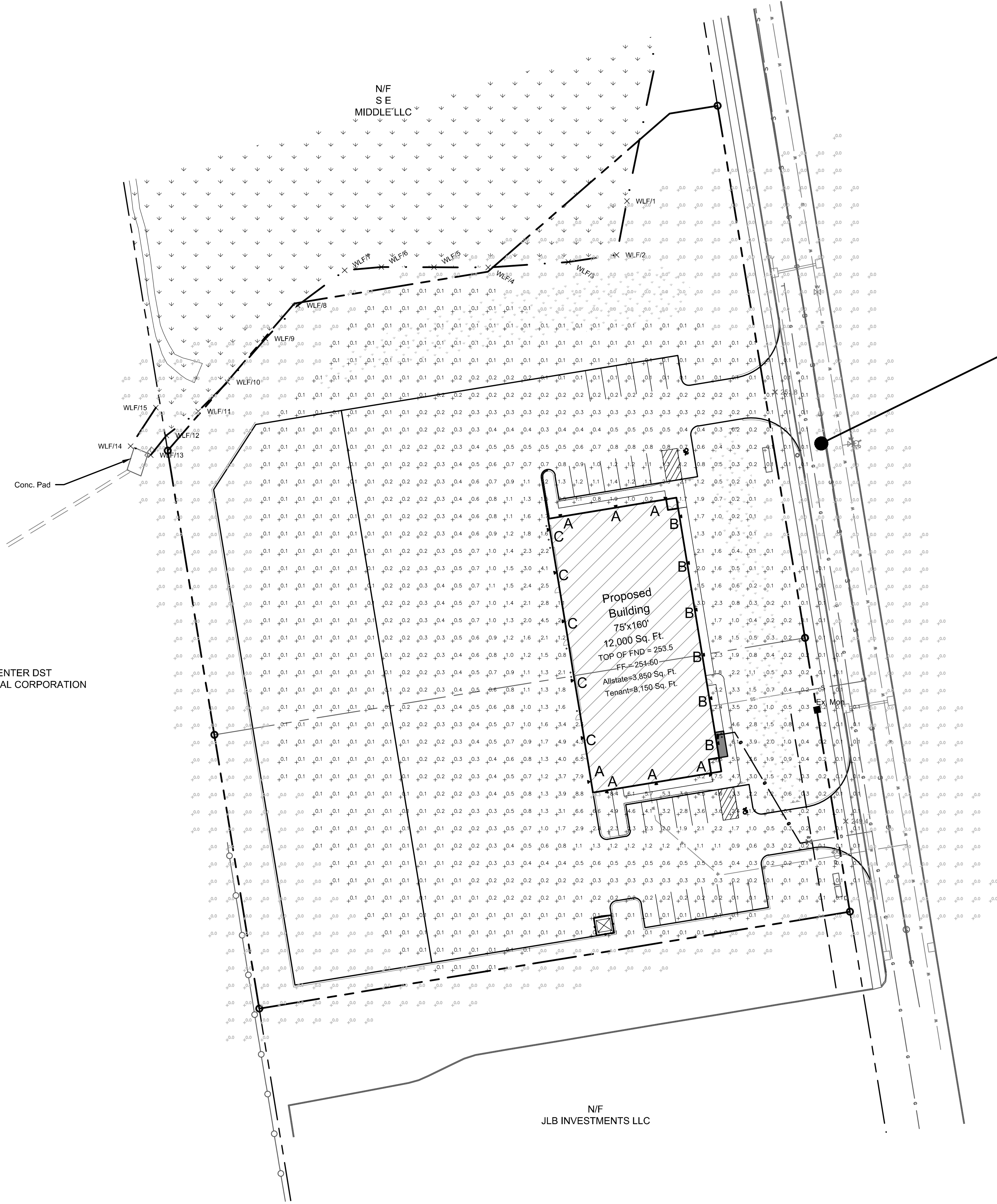
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Sheet Description

DETAILS

Sheet #:

D1



Existing utility pole

Existing light pole

Proposed Light

Existing fire hydrant

Proposed fire hydrant

Existing water valve

Existing gas valve

Existing underground pipe

Existing/Proposed treeline

Existing edge of pavement

Proposed curbed pavement

Existing/Proposed well

Existing catch basin

Existing drainage manhole

Existing sanitary manhole

Proposed catch basin

Proposed manhole

Existing/Proposed water line

Existing/Proposed sewer line

Existing contour

Existing spot elevation

Proposed contour

Proposed spot elevation

Deep test pit location

Percolation test location

Grade to drain

Proposed Riprap

Proposed Drainage Pipe

LUMINAIRE SCHEDULE							
KEY	QUANTITY	MANUFACTURER	MODEL CODE	WATTAGE	LAMP TYPE	LUMENS	MOUNT HEIGHT
A	7	LITHONIA LIGHTING	WDGE3 LED P1 70CRI R3 40K	51.2	LED	7523	15'
B	6	LITHONIA LIGHTING	WDGE2 LED P1 40K 80CRI VW	9.8	LED	1289	14'
C	5	LITHONIA LIGHTING	WDGE4 LED P6 70CRI R3 40K	185.2	LED	25585	15'

WDGE3 LED

Architectural Wall Sconce

Specifications

Depth (D1): 8"

Depth (D2): 1.5"

Height: 9"

Width: 18"

Weight: 19.5 lbs (without options)

WDGE2 LED

Architectural Wall Sconce

Precision Refractive Optic

Specifications

Depth (D1): 7"

Depth (D2): 1.5"

Height: 9"

Width: 11.5"

Weight: 13.5 lbs (without options)

WDGE4 LED

Architectural Wall Sconce

Specifications

Depth (D1): 10"

Depth (D2): 2"

Height: 9"

Width: 25"

Weight: 30.5 lbs (without options)

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Proposed Commercial Driving Training School

Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Revisions:

Date:	Revisions:
06-18-25	Rev. Parking and Building Layout

Drawn By: JML

Date: June 5, 2025

SCALE: 1"=40'

Barton N. Bovee P.E.
Reg. No. 13653
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Sheet Description:

PHOTOMETRIC PLAN

Sheet #:

PH1

COLE #2658

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

For Office Use Only
APPLICATION NO. #2051
DATE FILED: 6/26/2025
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: Bethel New England Signature: Eric C. Cappelli
Address: 750 Stevens St City: Bristol State: CT Zip 06010
Telephone No.: 860-582-3995 ☐ home ☒ work Email: pastore.c.cappelli@bethelne.com

2. PROPERTY OWNER(S):

Name: Pastor Eric Cappelli Signature: Eric C. Cappelli
Address: 750 Stevens St City: Bristol State: CT Zip 06010
Telephone No.: 860-582-3995 ☐ home ☒ work Email: pastore.c.cappelli@bethelne.com

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 714 Stevens St, Bristol, CT 06010
Assessor's Map No.: 50 Assessor's Lot No.(s): 50-11
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): The area being disturbed is grass.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Demolishing existing house structure on property.

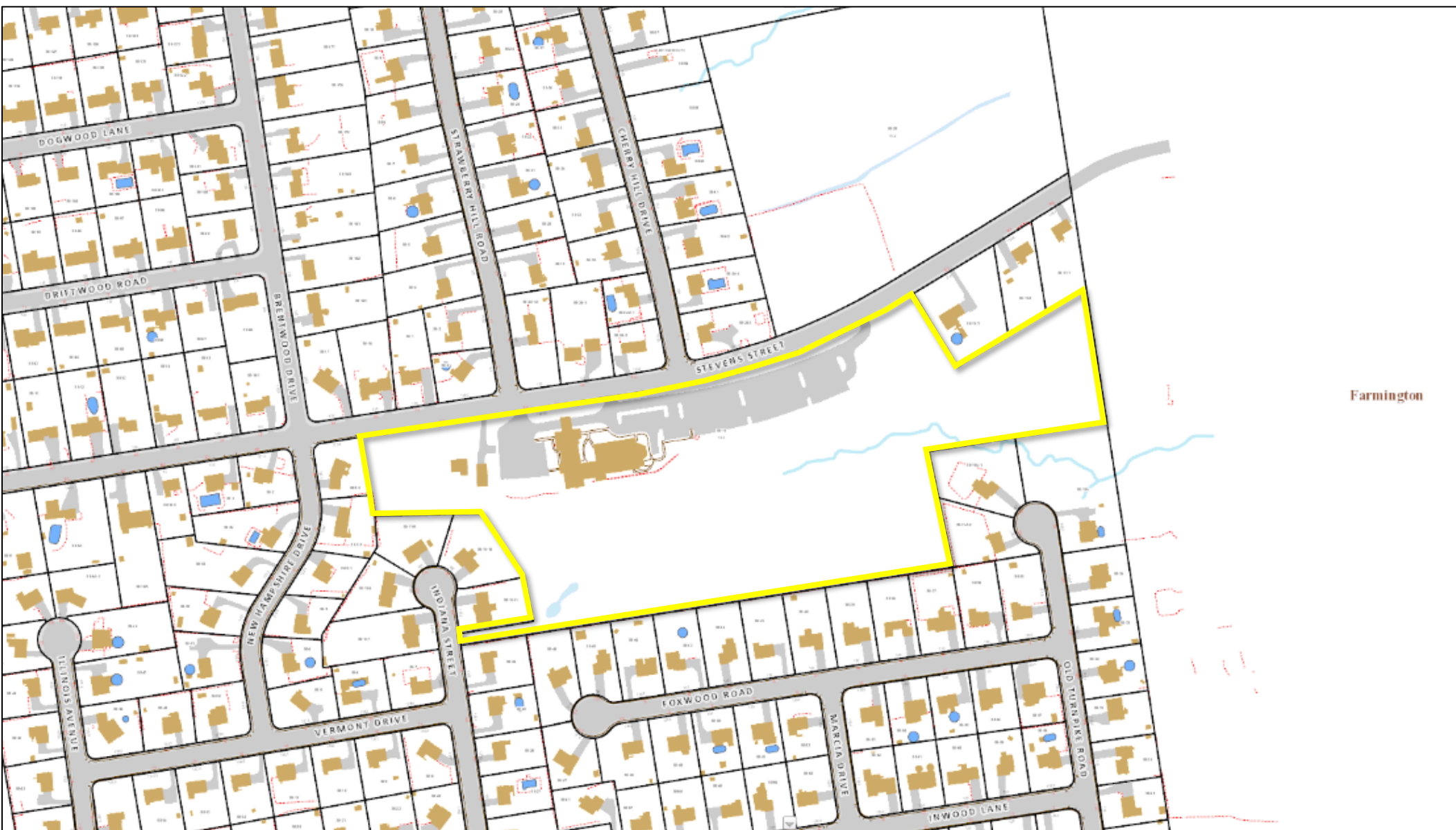
5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- ☐ 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: <u>2000</u> SF (<u>0.05</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 ☒ no
If "yes", see instructions for submission requirements.

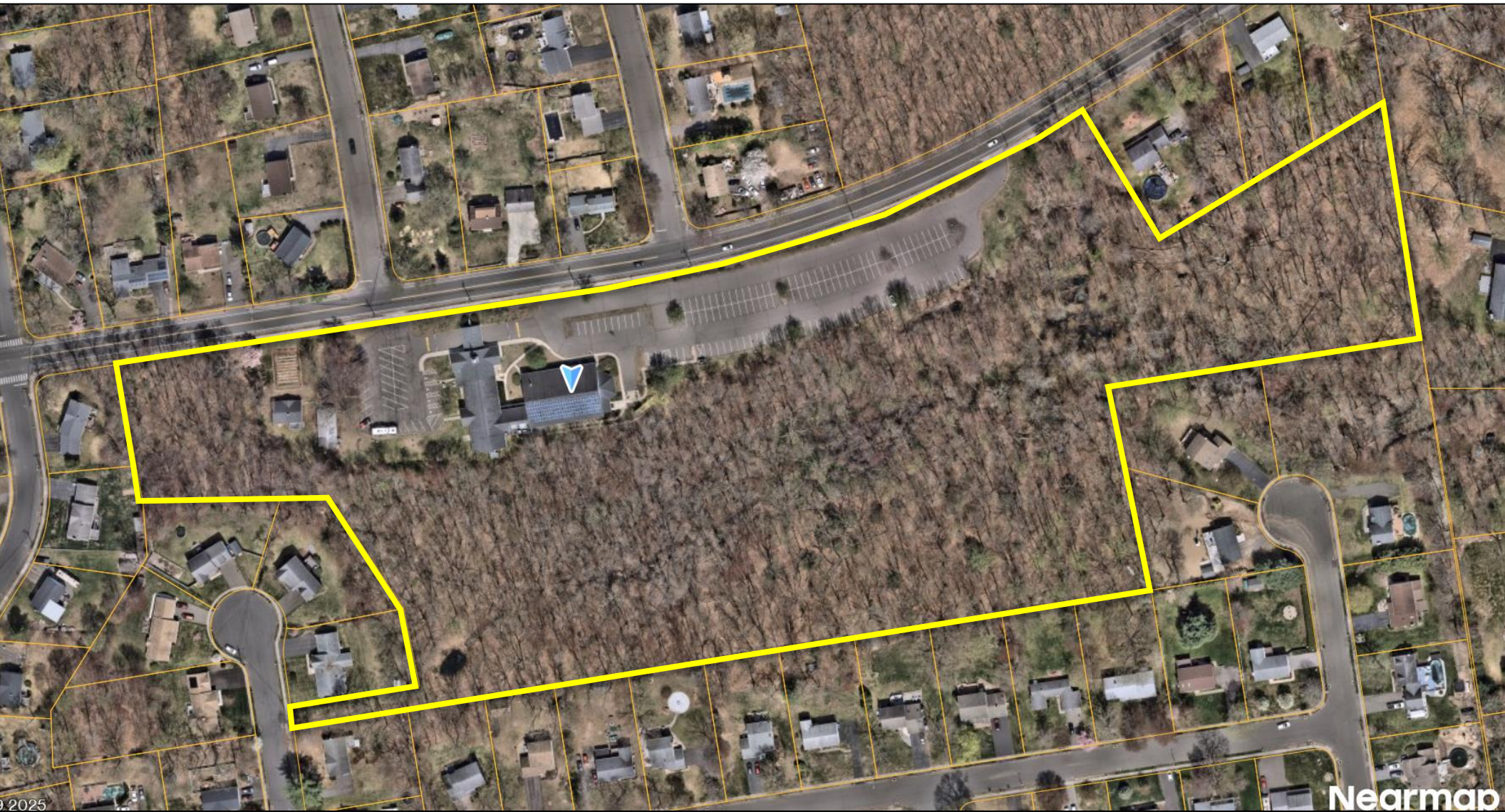
Location Map
750 Stevens Street



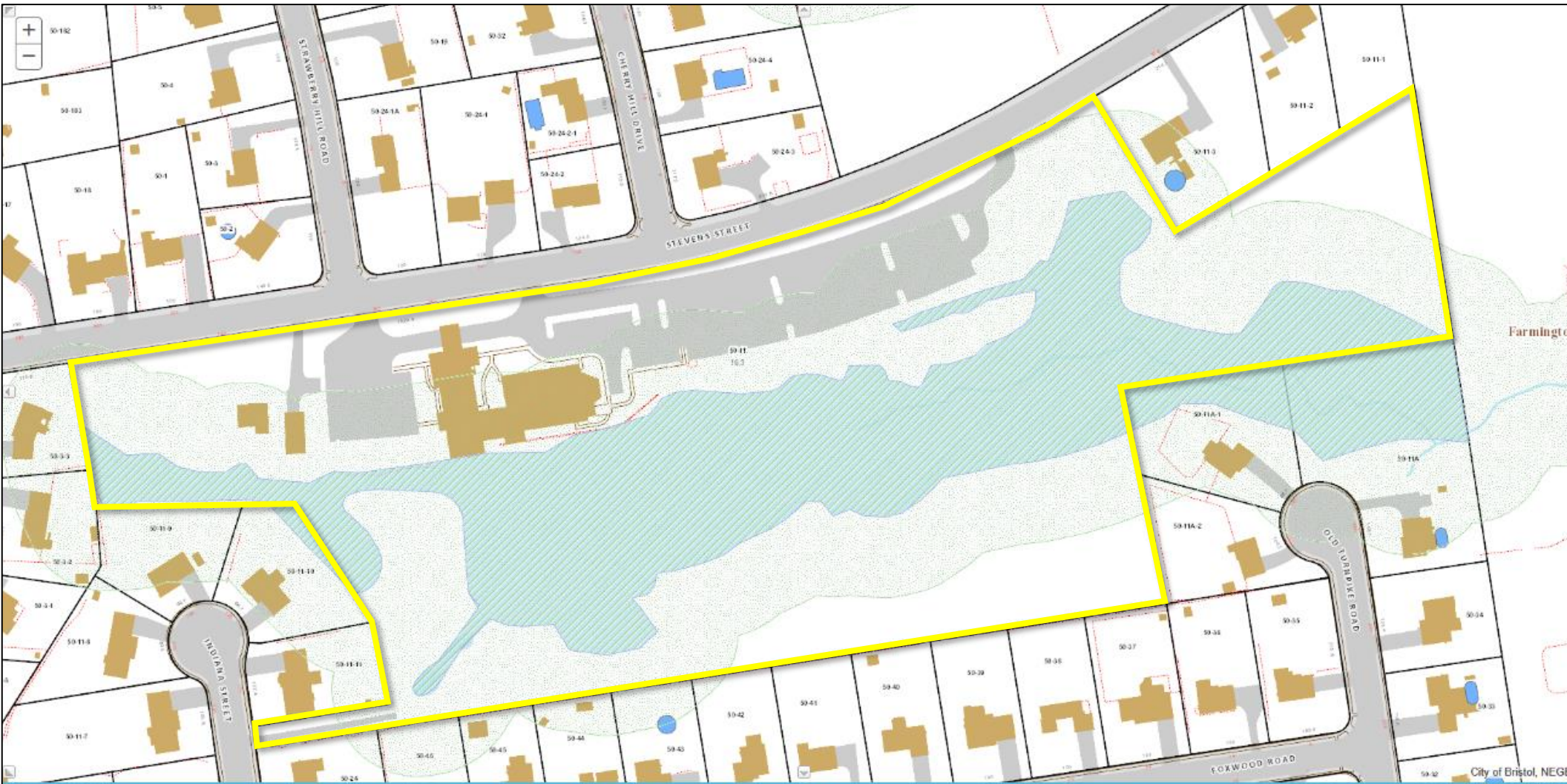
Aerial Map
750 Stevens Street



Aerial #2 Map
750 Stevens Street



IWWA Map
750 Stevens Street



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

For Office Use Only	
APPLICATION NO.	<u>2049</u>
DATE FILED:	<u>5-15-25</u>
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) |

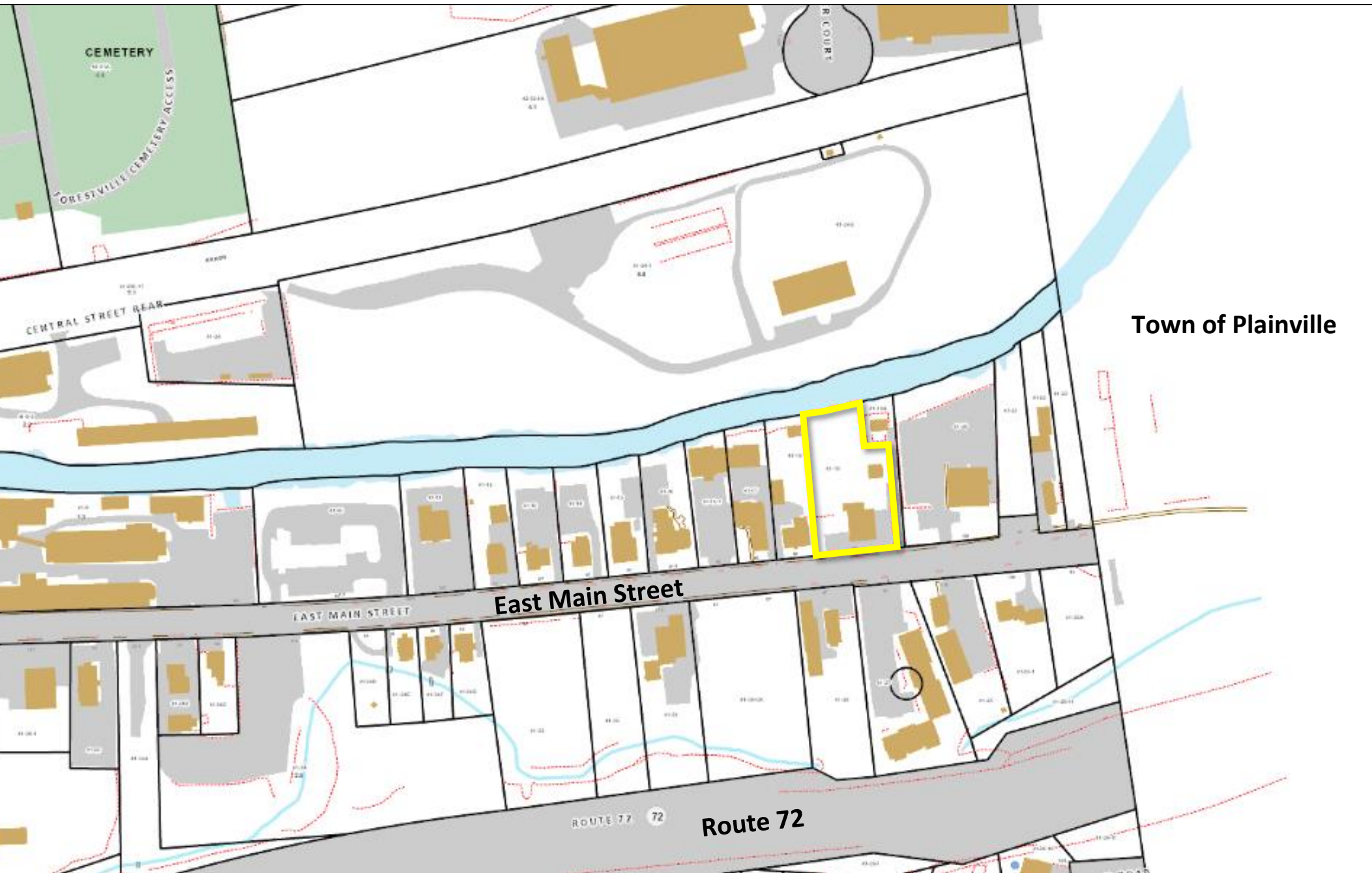
6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

[] yes [x] no

If "yes", see instructions for submission requirements.

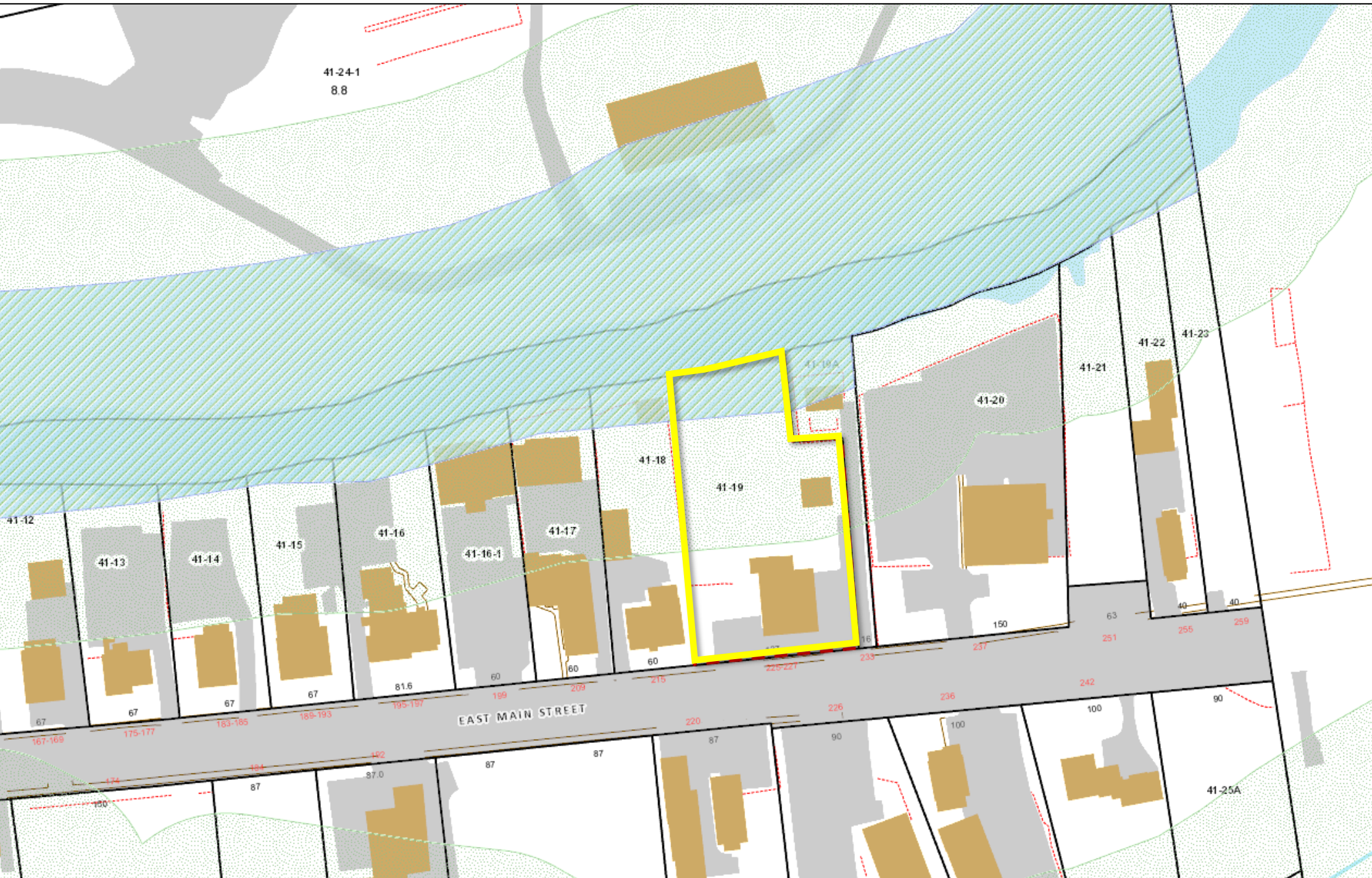
Location Map
225 East Main Street



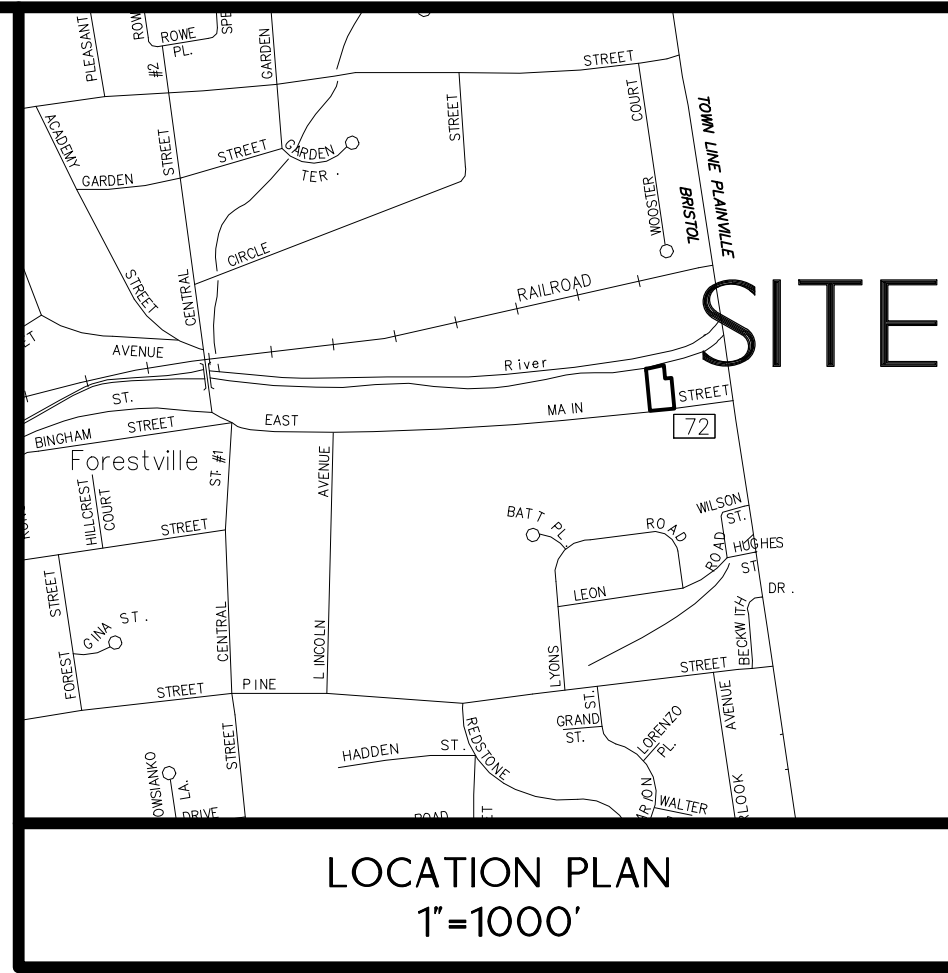
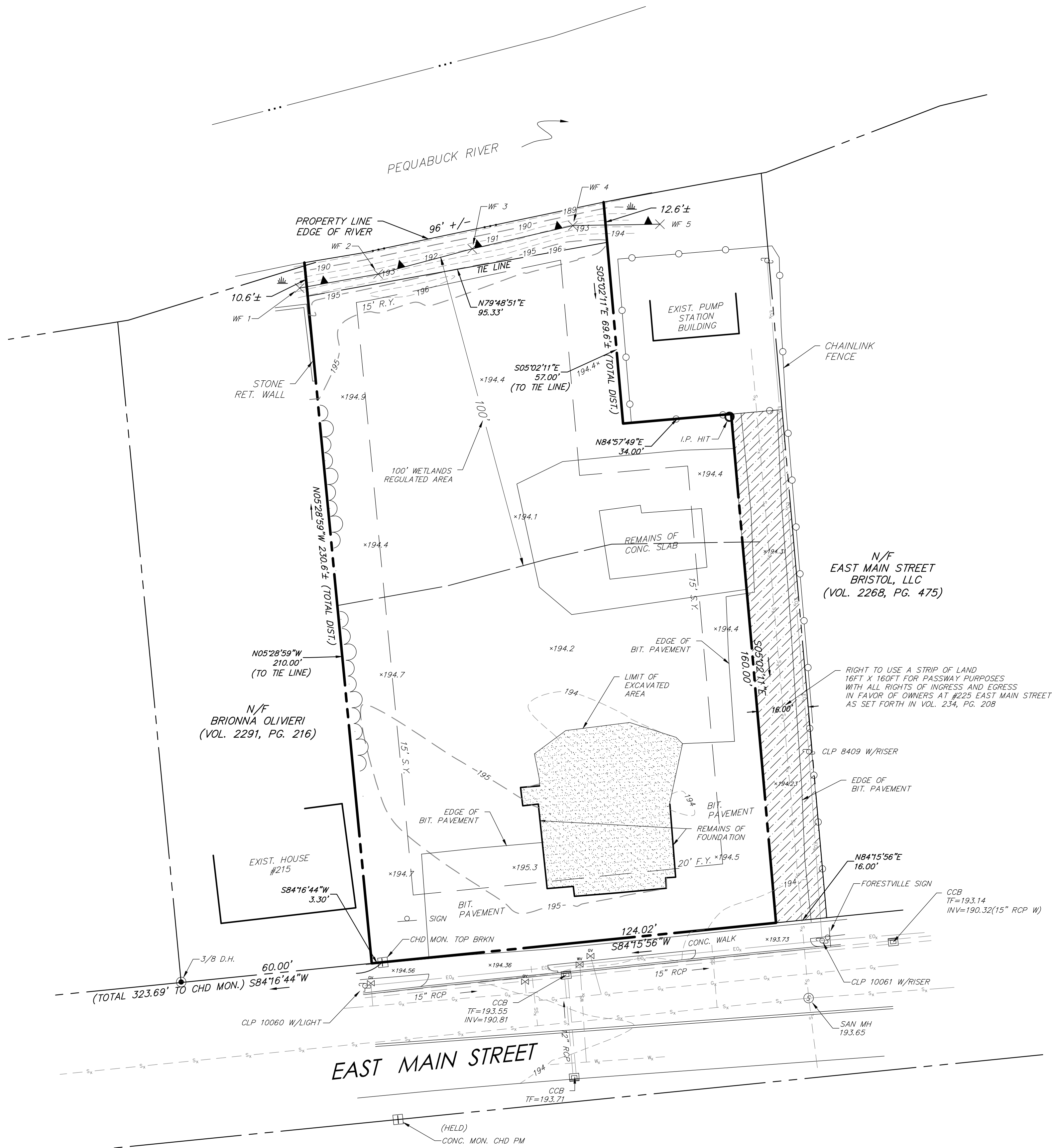
Aerial Map
225 East Main Street



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 NAVD88.
 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.
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 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:

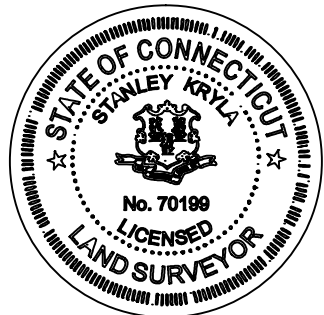
THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON 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@skryla.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 different from those used in the original. *This drawing is not to be used for any other purpose without the written consent of the Surveyor.	
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.
RAFAL ZAGROBELNY & MARZENA GAP 225 EAST MAIN STREET BRISTOL, CT	
BY:	NO. DATE
REVISIONS	
PROPERTY & TOPOGRAPHIC SURVEY	SCALE: 0' 10' 20' 40'
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



Disclaimer: This map is for informational purposes only. 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.

City of Bristol

Geographic Information System (GIS)

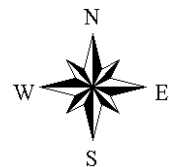


Date Printed: 5/13/2025

**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



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

5/13/2025
Page 1 of 3

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 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

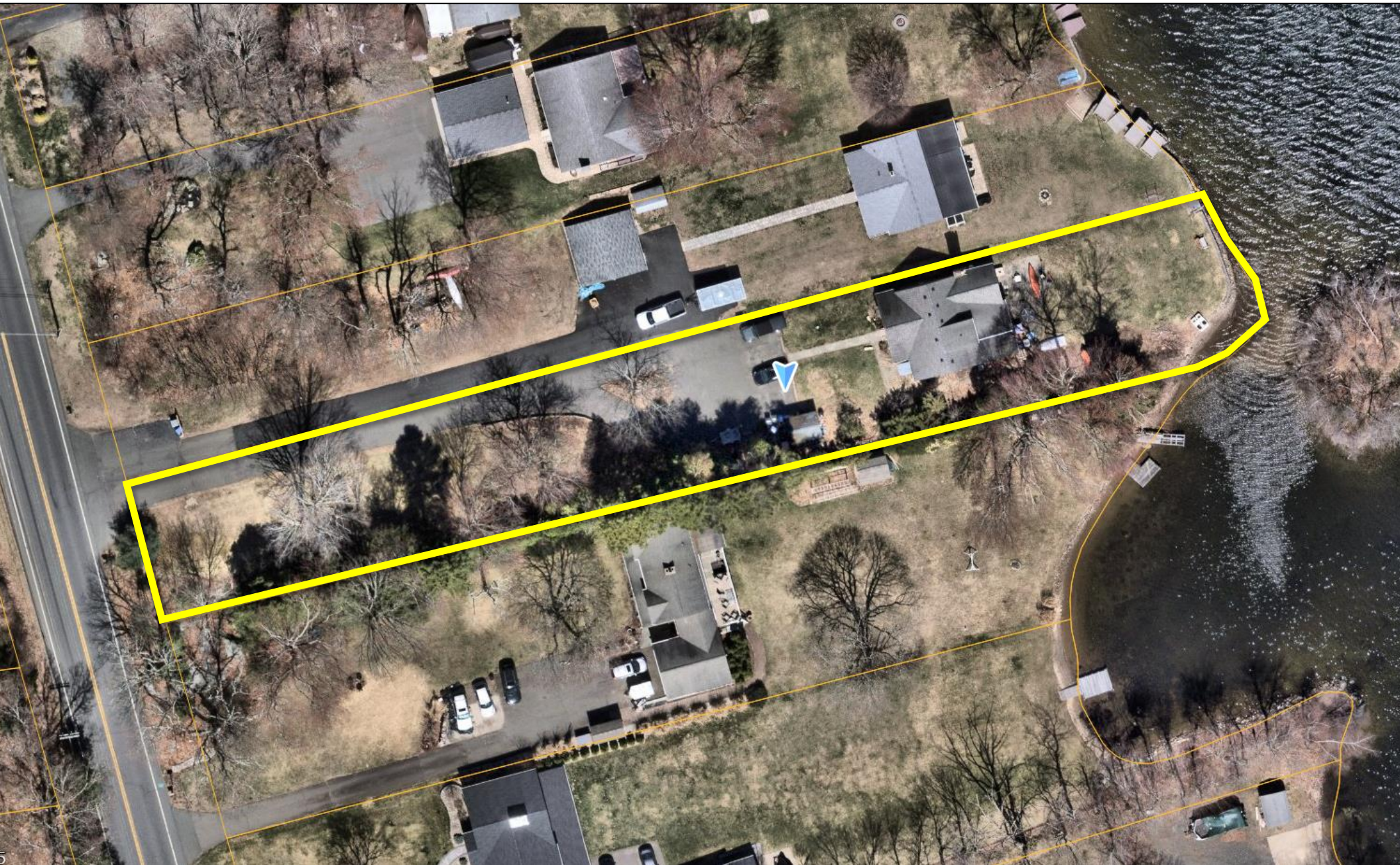
☐ no

If "yes", see instructions for submission requirements.

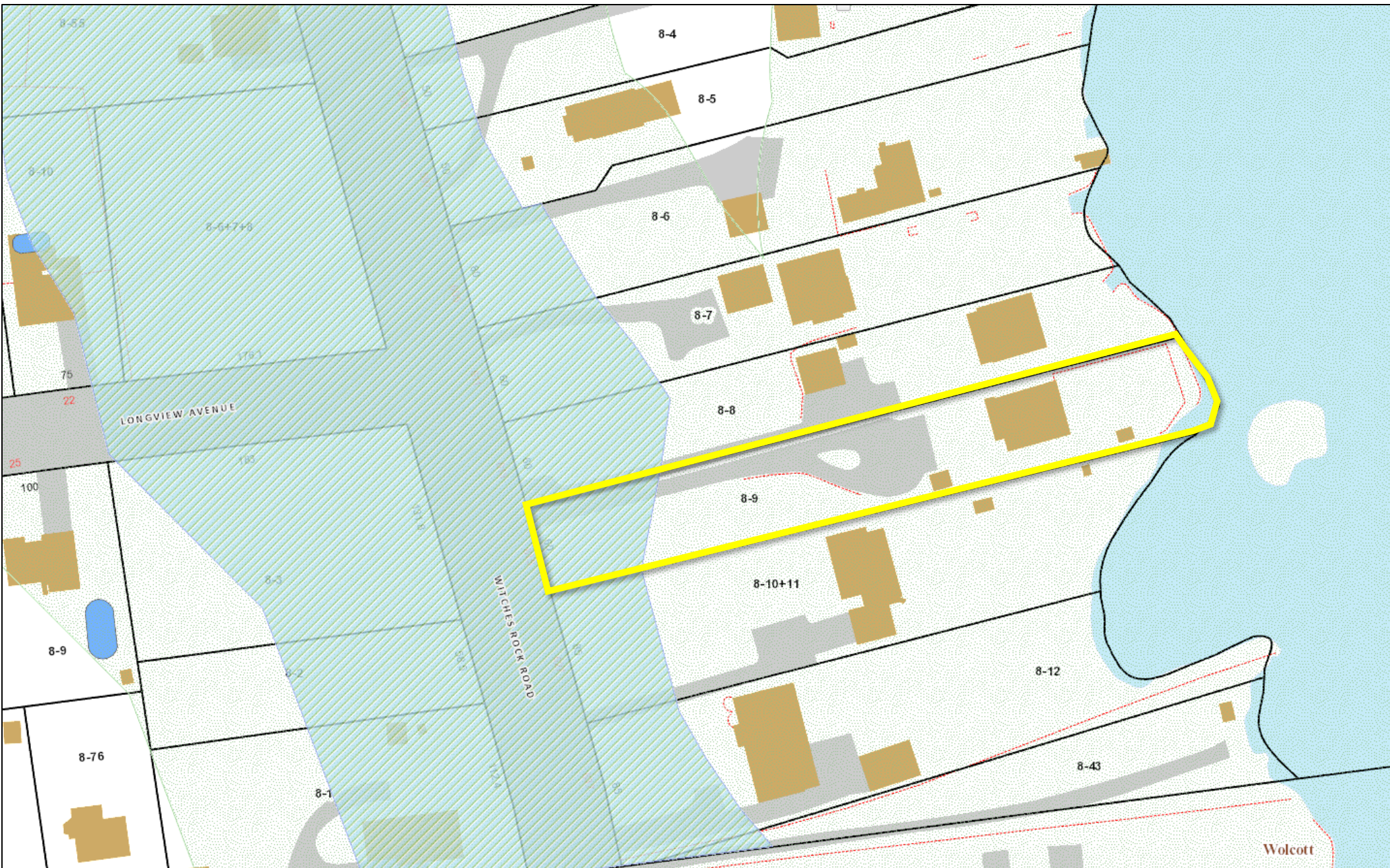
Location Map
615 Witches Rock Road



Aerial Map
615 Witches Rock Road



IWWA Map
615 Witches Rock Road



DATE FILED: 05-15-2025

APPROVED: _____

DENIED: _____

**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:

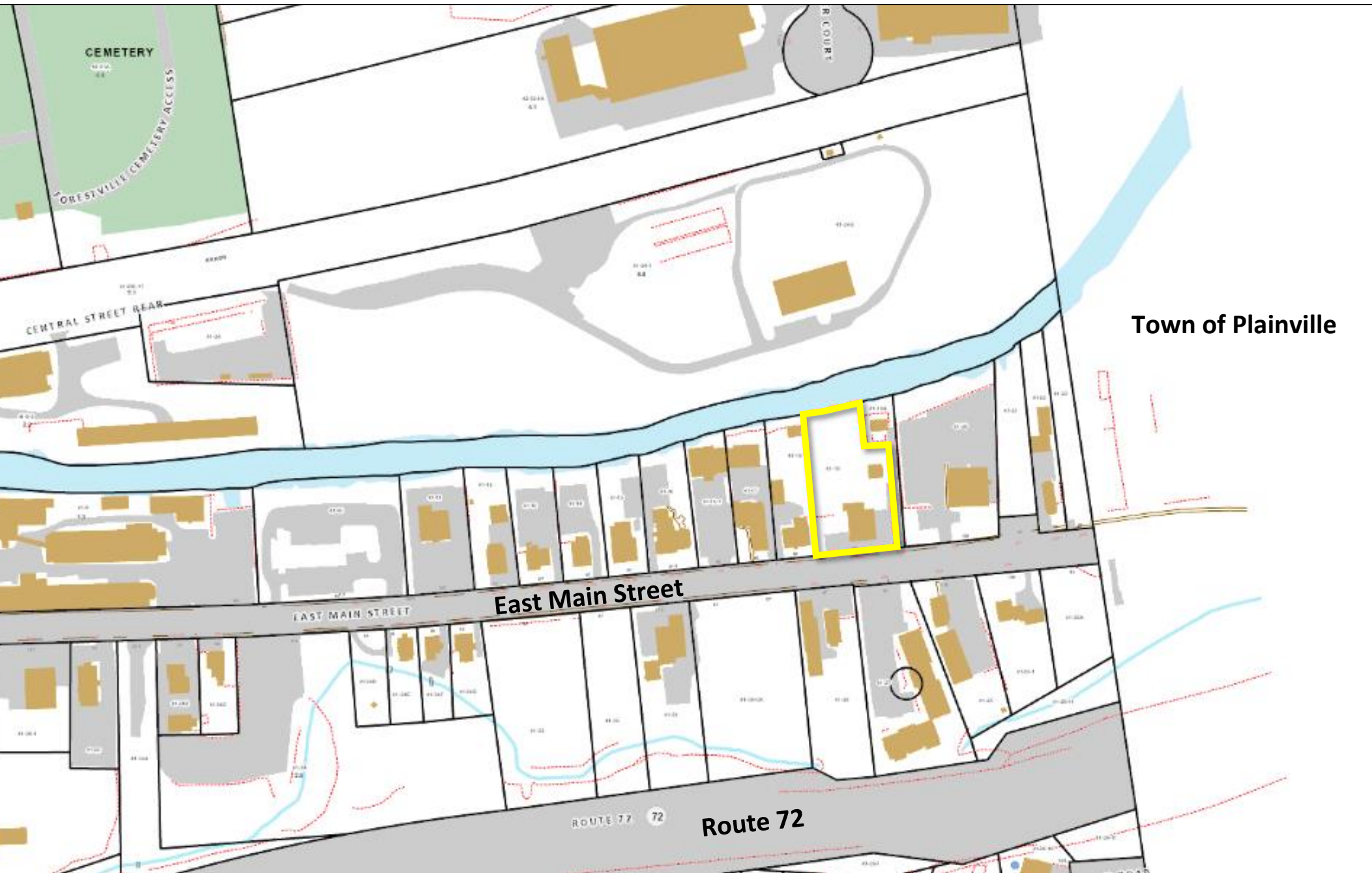
The following shall be included as part of this application:

- 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

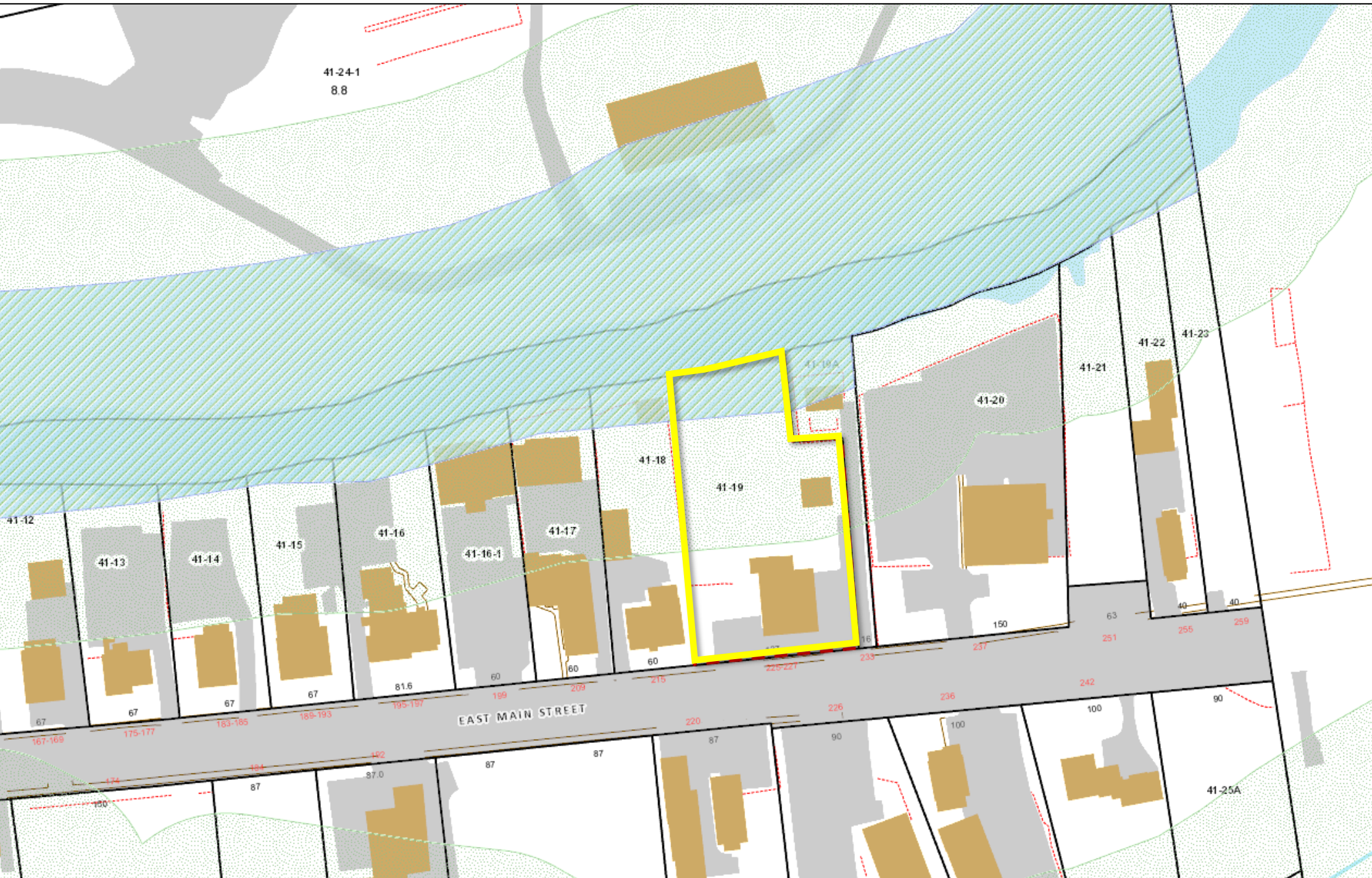
☐ Site Plans	☐ Detail Plans	☐ Construction Specifications
☐ Drainage Computations	☐ Flood Proofing Details	☐ Flood Proofing Certification

BFEC-12/01

Location Map
225 East Main Street



IWWA Map
225 East Main Street

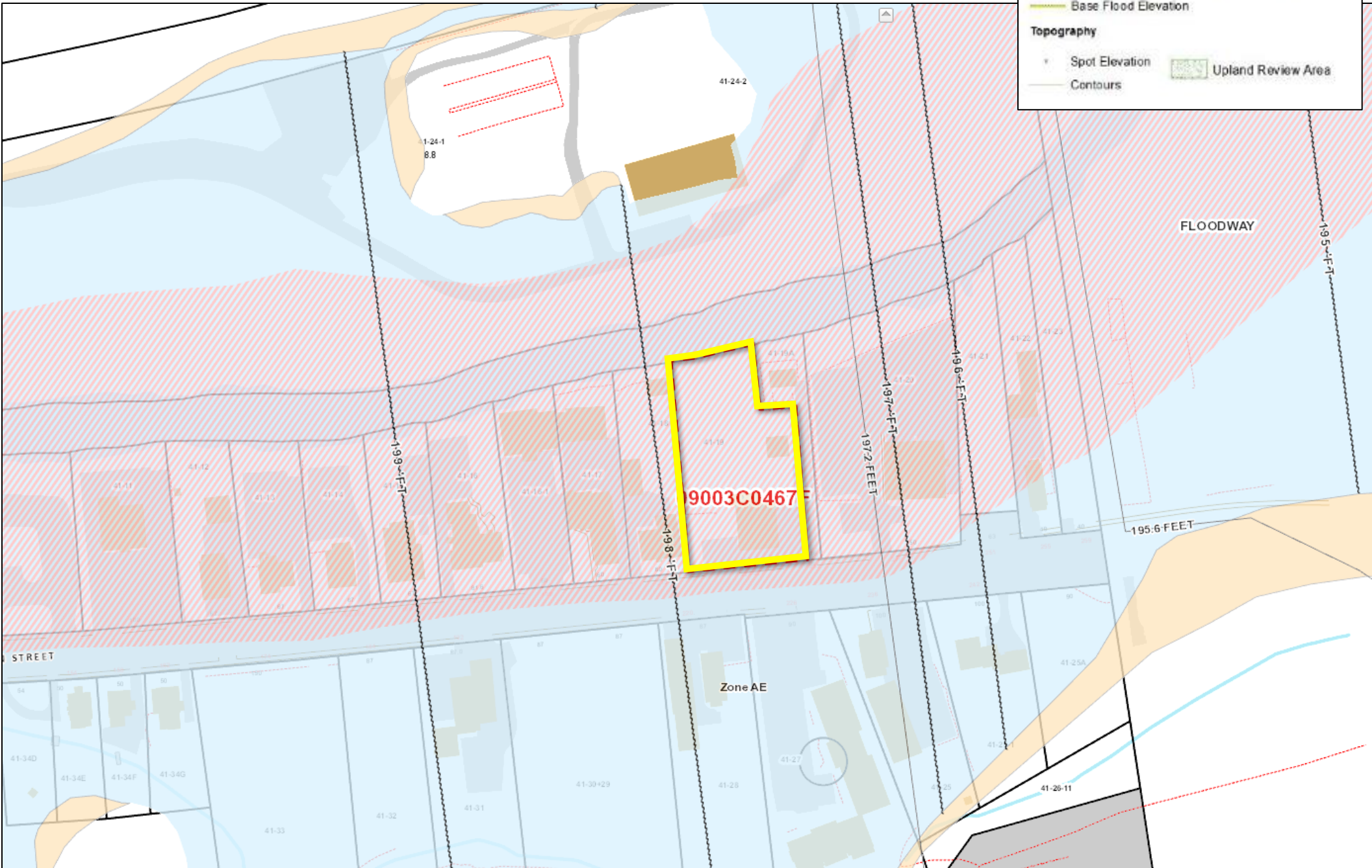


Aerial Map
225 East Main Street

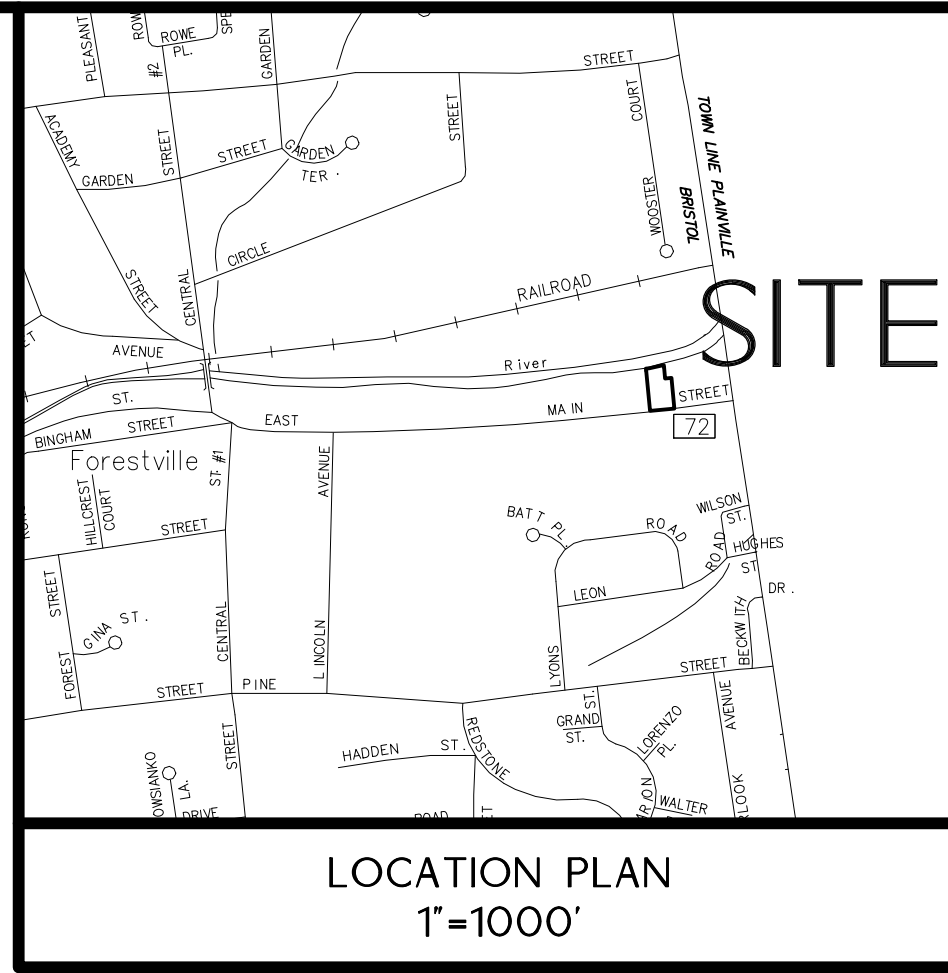
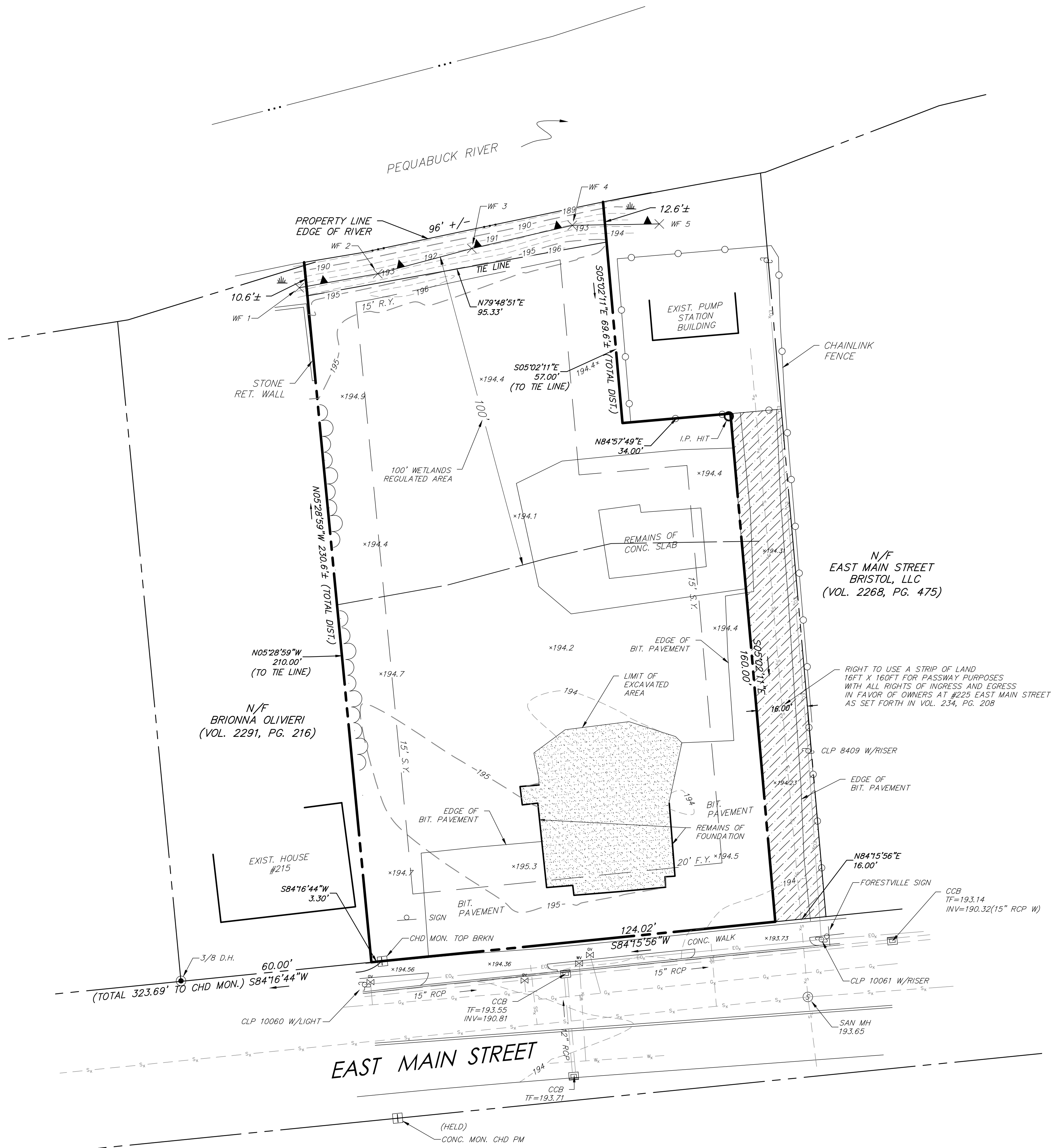


FEMA Map

225 East Main Street



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	
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SURVEY NOTES:

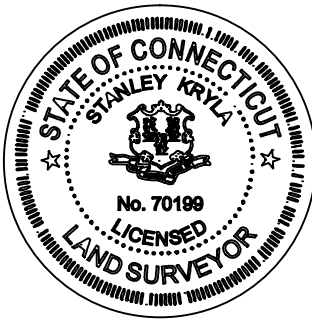
THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON 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@stanleykryla.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 hereon are field verified prior to construction. *Reproduction techniques used in the preparation of this drawing may be different from those used in the field. *The plan is made under the seal of the State of Connecticut, and the Surveyor is a Professional Engineer, Land Surveyor, or Professional Architect.			
PREPARED FOR:		RAFAL ZAGROBELNY 225 EAST MAIN STREET BRISTOL, CT 06010	
PROJECT NO.	09-2025	DATE	09-22-25
DESIGN BY	SK	DRAWN BY	SK
CHECKED BY	SK	SCALE	1" = 20'
PROPERTY & TOPOGRAPHIC SURVEY			
SHEET V-1			

RE NBWD Permit #2020- Inland Wetlands and Water Courses Agency- Update on CT DEEP/ACOE Modifications

[Sebastian Amenta <samenta@ceiengineers.com>](mailto:samenta@ceiengineers.com)

Thu 6/26/2025 10:02 AM

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

Cc: Robert Flanagan <RobertFlanagan@bristolct.gov>; Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>; Patrick Kearney <patrick.kearney@newbritainct.gov>; Varghese, Vinta A. (vargheseva@cdmsmith.com) <vargheseva@cdmsmith.com>;

Good Morning Andrew, Please put the NBWD on your agenda under old business so we can update the commission on modification to permit #2020 by CT DEEP and the ACOE.

We will provide a PowerPoint in the next few days that summarizes the benefits and enhancements made as part of their regulatory review.

Thanks for your assistance.

Please let me know if you have any questions or concerns.

Seb

**Sebastian Amenta, P.E. | Comprehensive Environmental Inc.
Regional Program Director**

Direct: 860.224.0442 Cell: 860.620.3673

[1 Hartford Sq. Suite 227 , New Britain, CT 06052](#)

[41 Main Street, Bolton, MA 01740](#)

Phone: 800.725.2550 Fax: 508.281.5136

samenta@ceiengineers.com

www.ceiengineers.com





White Bridge Waterworks Facility

New Britain Water Department

New Britain, CT

Bristol Inland Wetlands
Permit #2020

July 7, 2025

Presented to:
City of Bristol

Presented by:
Comprehensive Environmental Inc.
CDM Smith



CT DEEP Modifications Summary

Bristol Permit

24,952 ft²

Wetlands Impact

75,962 ft²

Wetlands Creation

CT DEEP WQC

28,204 ft²

90,229 ft²

- No additional disturbance
- Consolidation of creation in 3 areas

**CDM
Smith**





**CDM
Smith**



CT DEEP Overview



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NOTES:
1. REFER TO SHEET XS-5 FOR MORE DETAILS AND REQUIREMENTS FOR WETLANDS CREATION AND COMPENSATORY FLOOD STORAGE REQUIREMENTS.
2. SILT FENCING SHALL BE INSTALLED ON THE TOE OF ALL PROPOSED NEW SLOPES. SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MONITORED DURING CONSTRUCTION, AND REMOVED ONLY ONCE SLOPE HAS BEEN STABILIZED.

REV. NO.	DATE	DRWN	CHKD	REMARKS
1	3-31	JRU	SAA	UPDATED WETLANDS SUBMISSION

DESIGNED BY:	S. AMENTA
DRAWN BY:	J. JOHNSON
SHEET CHKD BY:	S. AMENTA
CROSS CHKD BY:	C. WEBB
APPROVED BY:	S. AMENTA
DATE:	FEBRUARY 2025



CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

WETLAND CREATION AND
COMPENSATORY FLOOD STORAGE
PLAN II

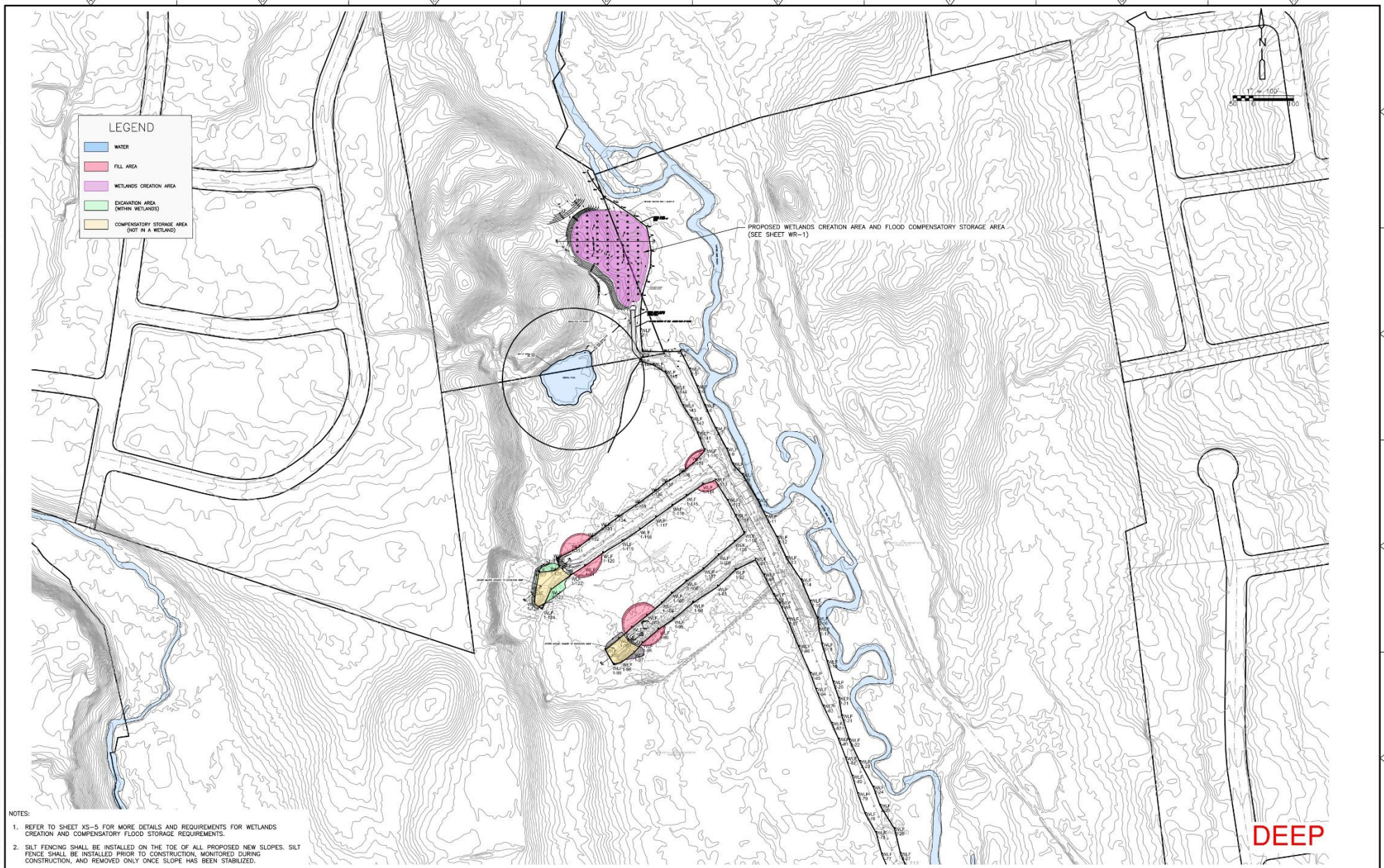
PROJECT NO.	
FILE NAME	
SHEET NO.	WR CS II

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

CDM
Smith



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- NOTES:
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1	S-31	JRU	SAA	UPDATED WETLANDS SUBMISSION
DESIGNED BY:	S. AMENTA			
DRAWN BY:	J. JOHNSON			
SHEET CHECKED BY:	S. AMENTA			
CRISIS CHECKED BY:	C. WEBB			
APPROVED BY:	S. AMENTA			
DATE:	FEBRUARY 2023			
REV.	DATE	DRAWN	CHKD	REMARKS



CITY OF NEW BRITAIN, CONNECTICUT
WHITE BRIDGE WATERWORKS FACILITIES
UPPER AND LOWER WELLFIELDS
AND POND PUMPING STATION

WETLAND CREATION AND
COMPENSATORY FLOOD STORAGE
PLAN III

PROJECT NO.
FILE NAME:
SHEET NO.
WR CS III

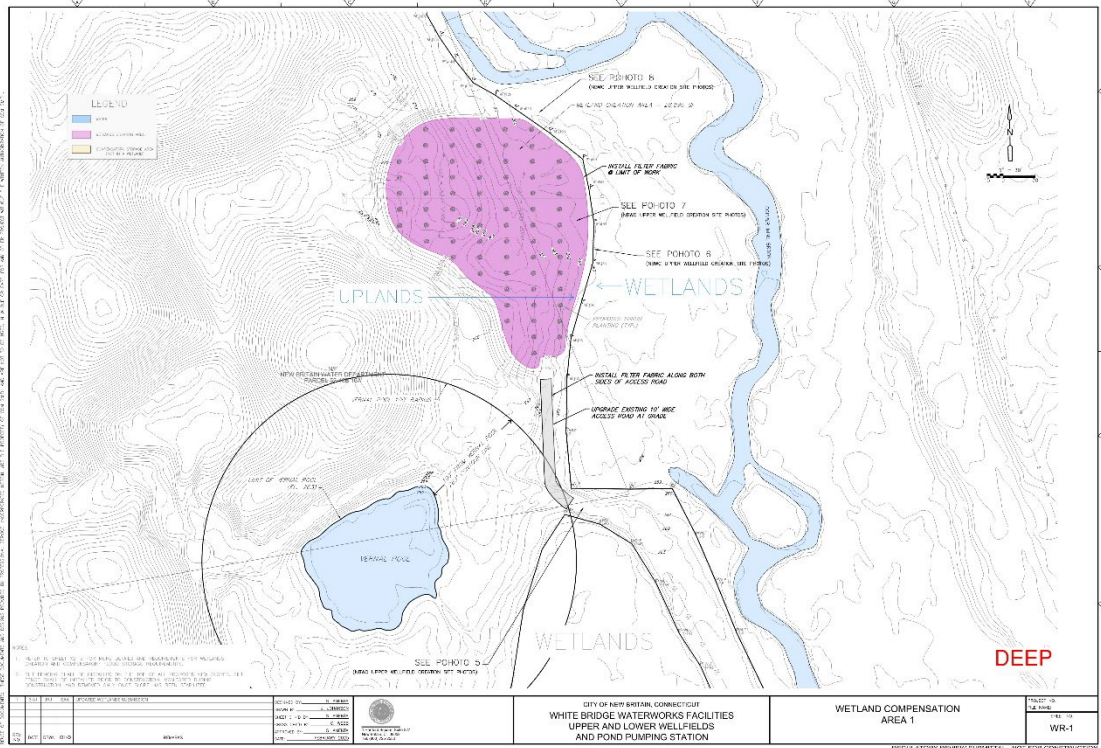
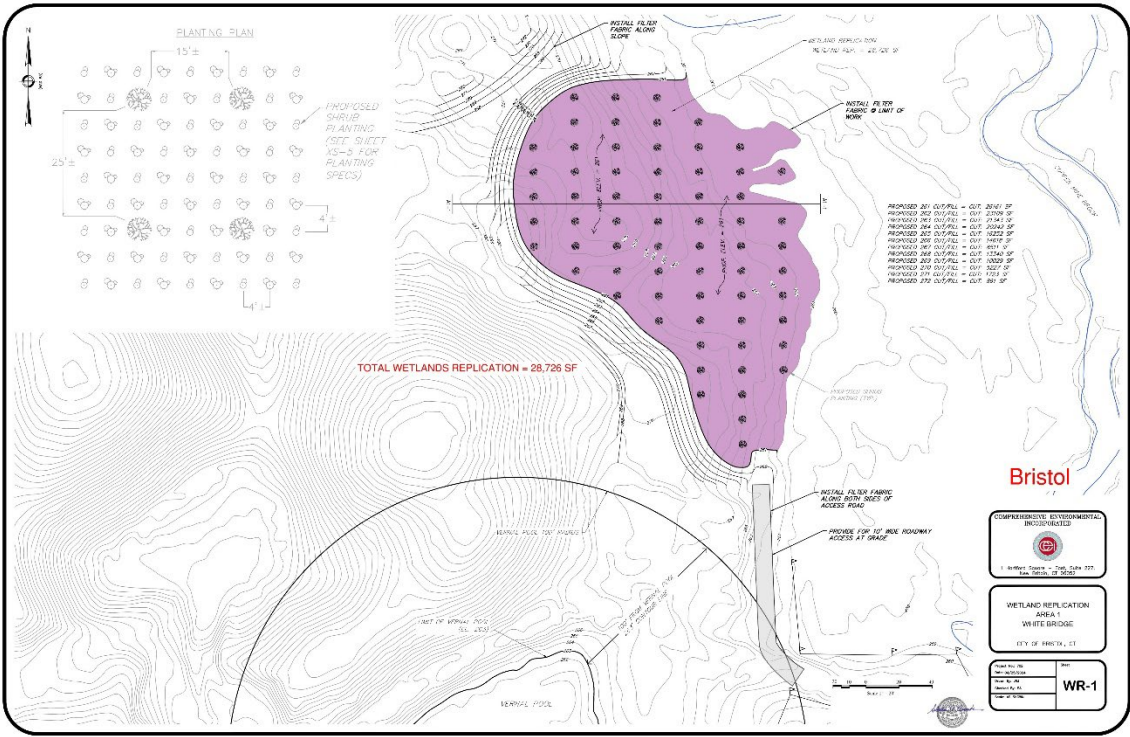
REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



Comparison of Modifications

Bristol (no change)

DEEP

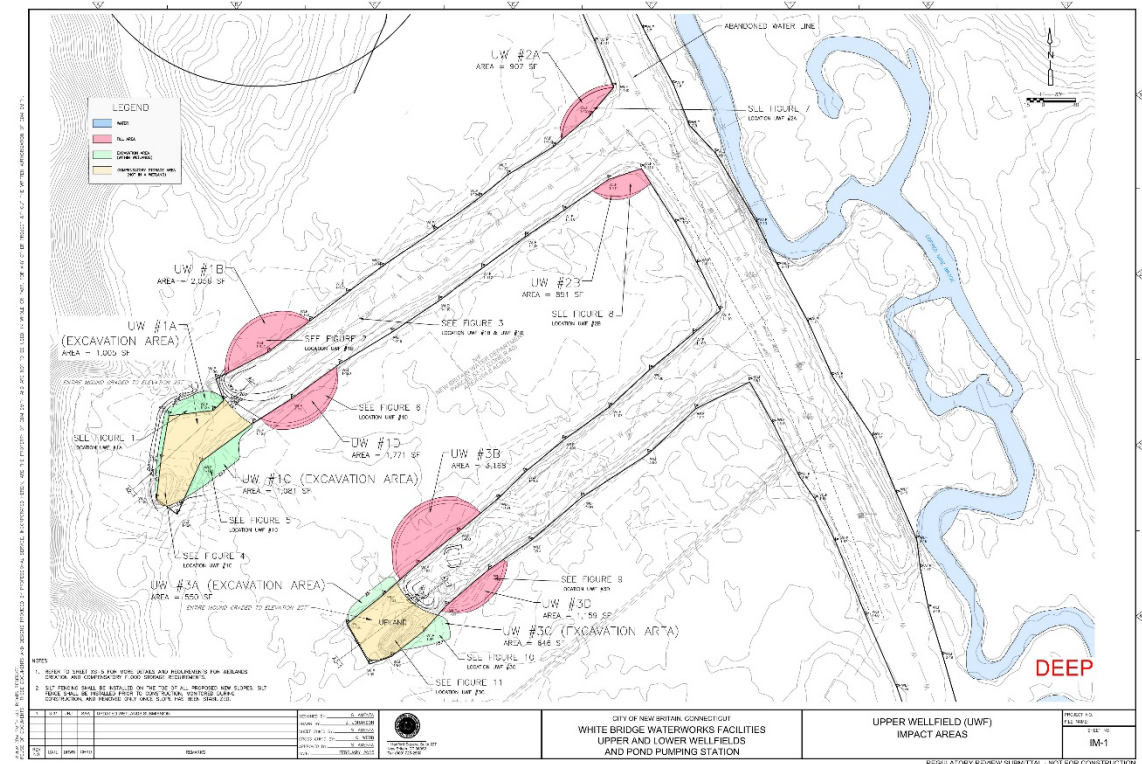


Comparison of Modifications

Bristol

(remove wetlands creation)

DEEP



- Excavation still required for compensatory storage

CDM
Smith

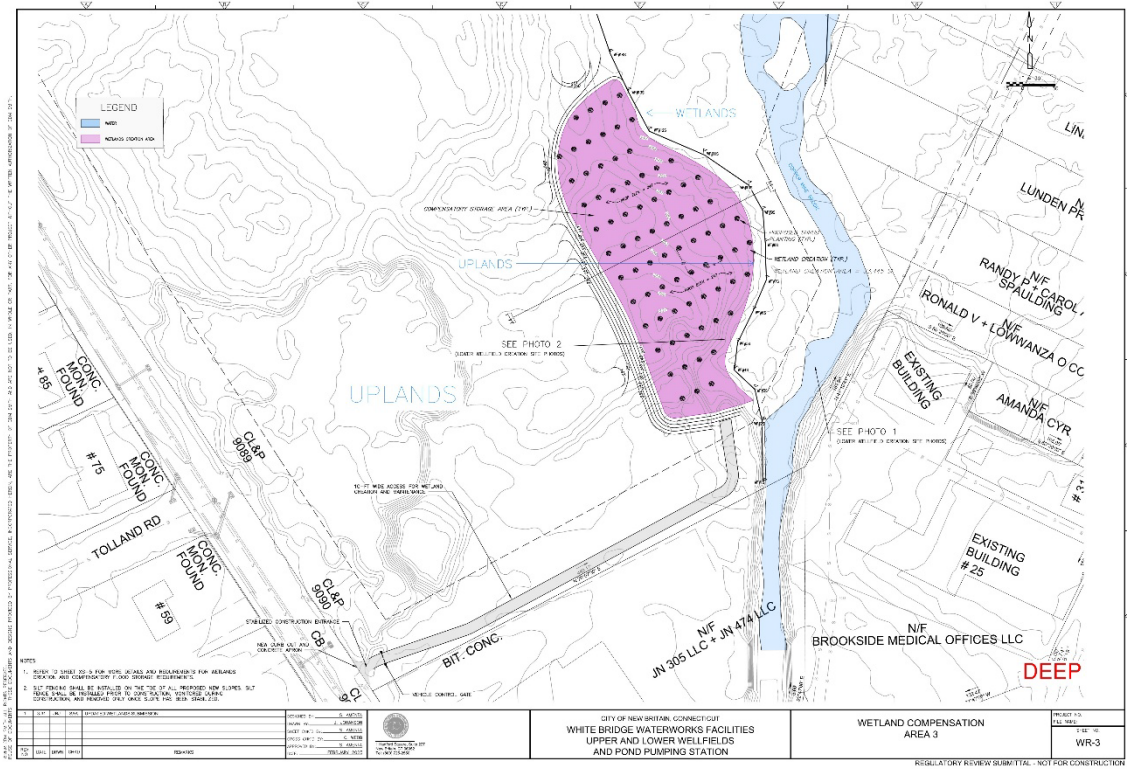
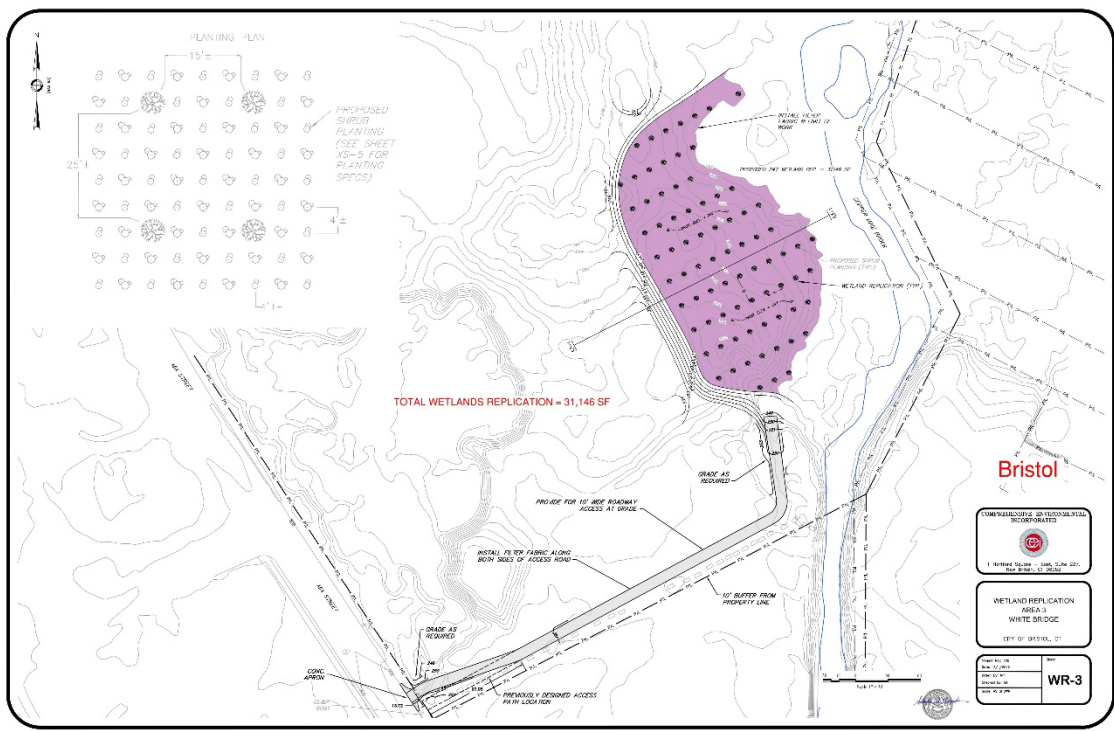


Comparison of Modifications

Bristol

(no change)

DEEP

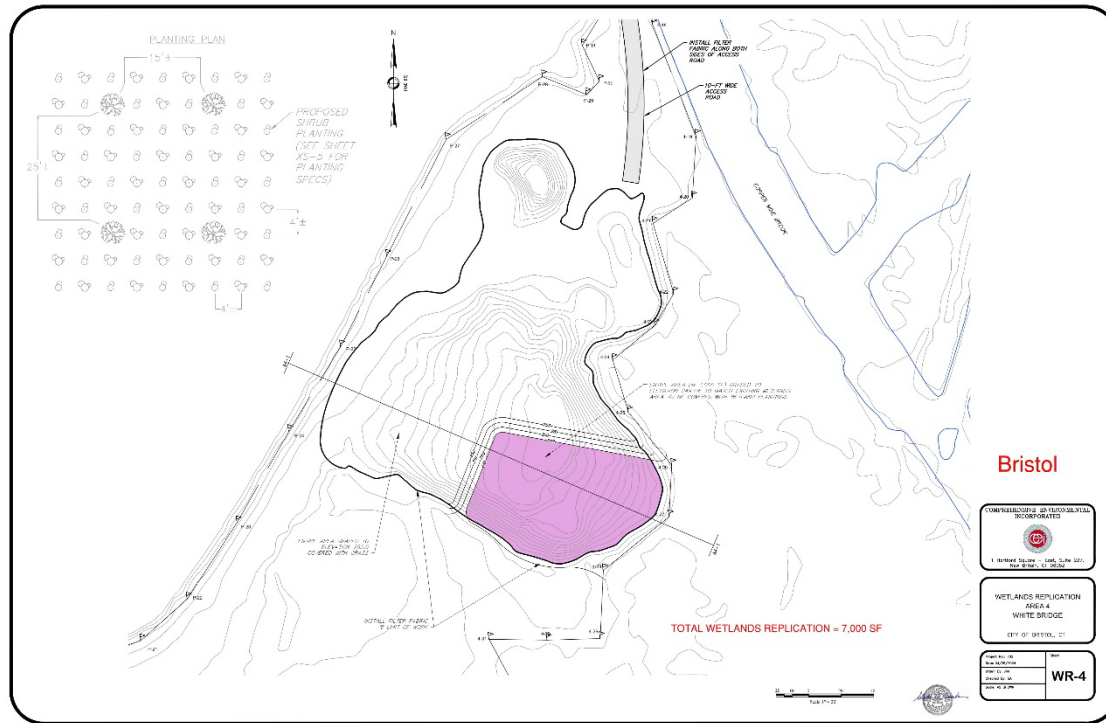


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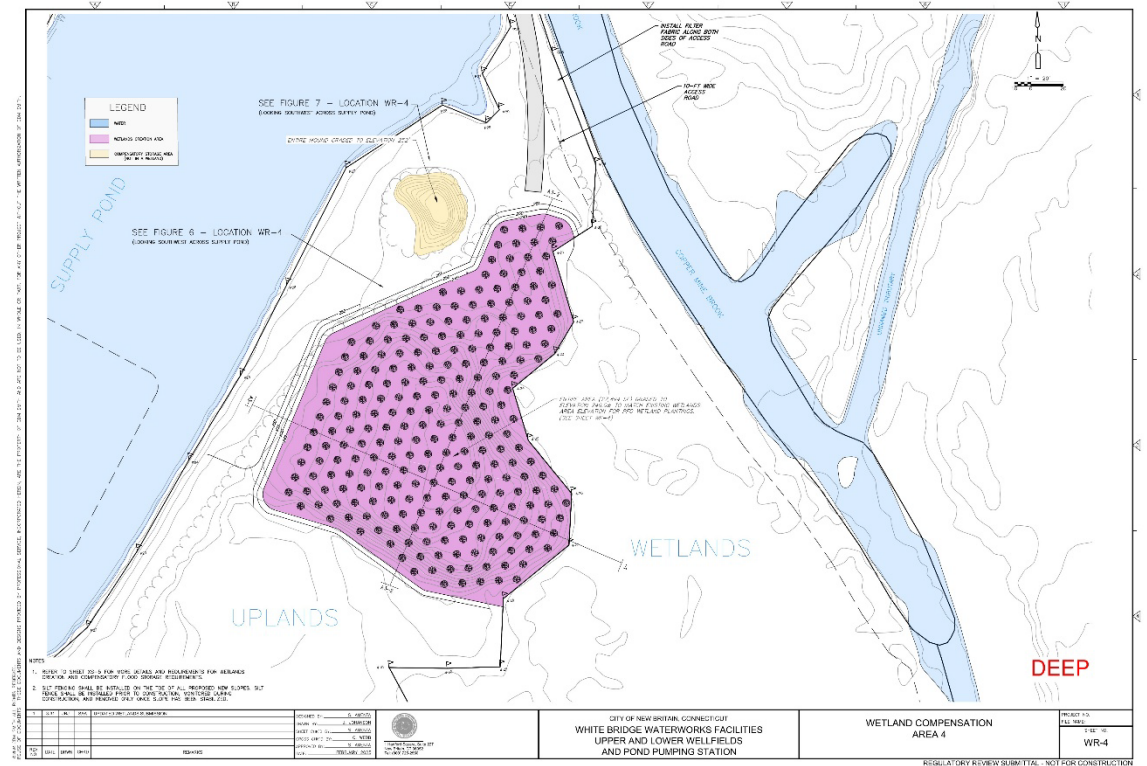


Comparison of Modifications

Bristol



DEEP



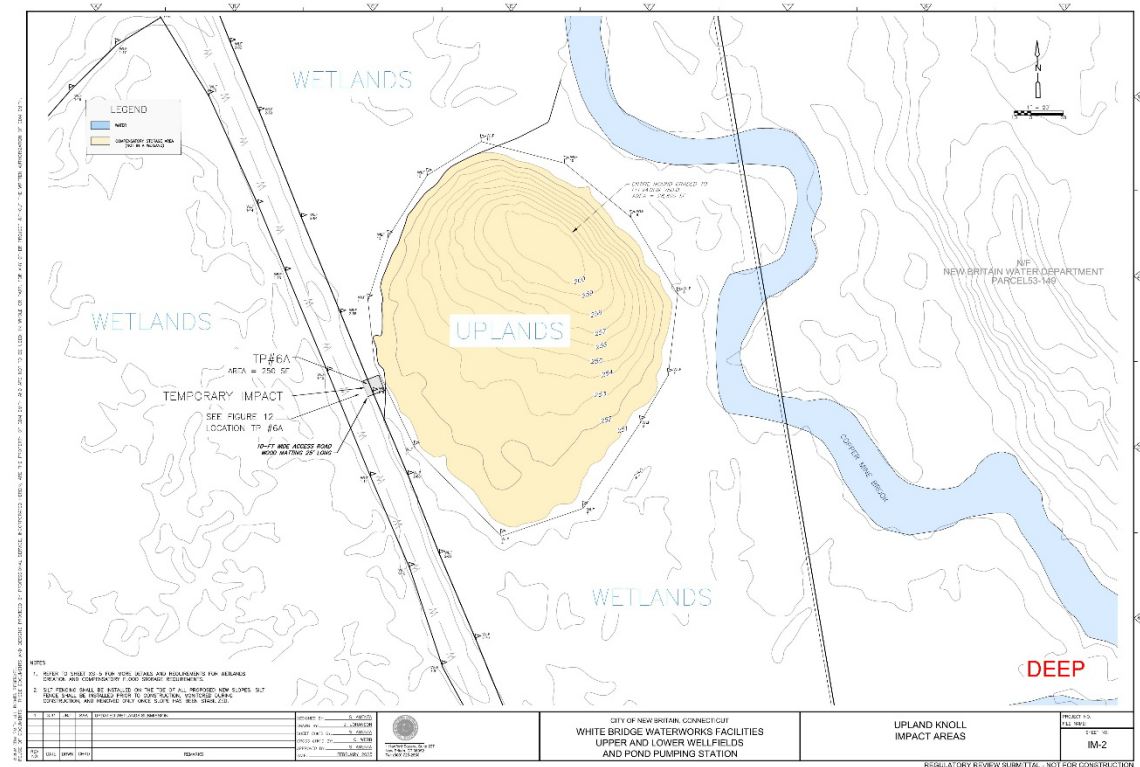
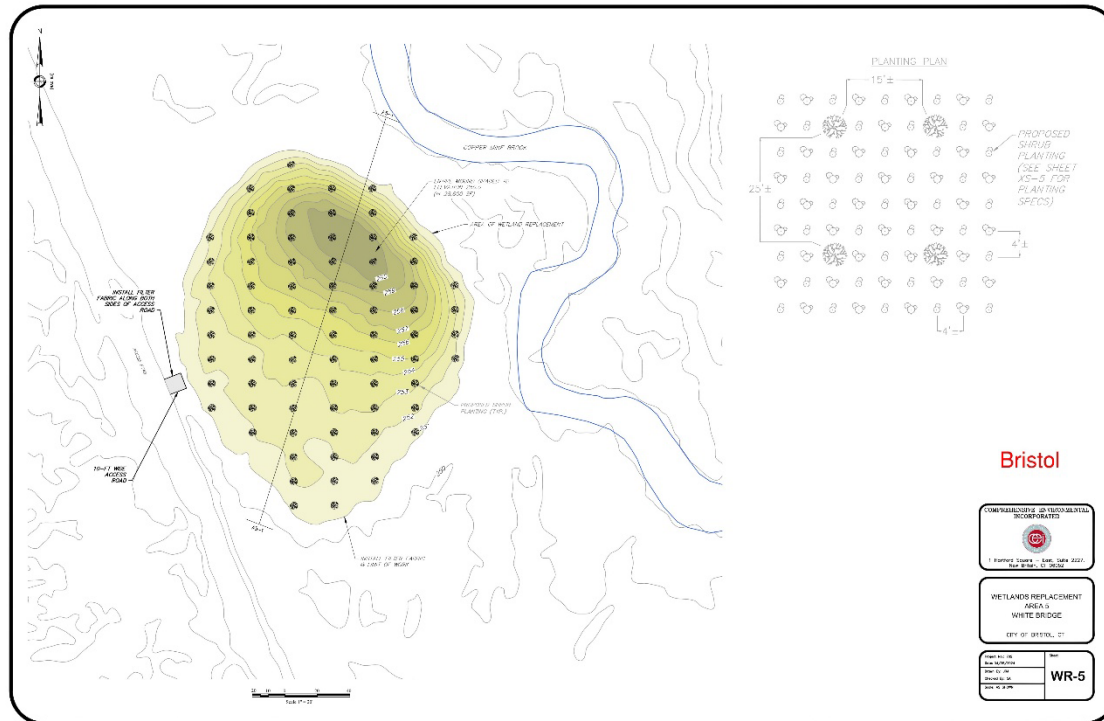
- 7,000 ft² of wetlands creation increases to 27,894 ft²

Comparison of Modifications

Bristol

wetland flagged – not a wetland

DEEP



- Excavation for compensatory storage

Summary

Wetlands creation consolidated to 3 areas

No additional land disturbance

Wetlands bond increase of \$70,799





**CDM
Smith**

Thank You!
Questions &
Comments?





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



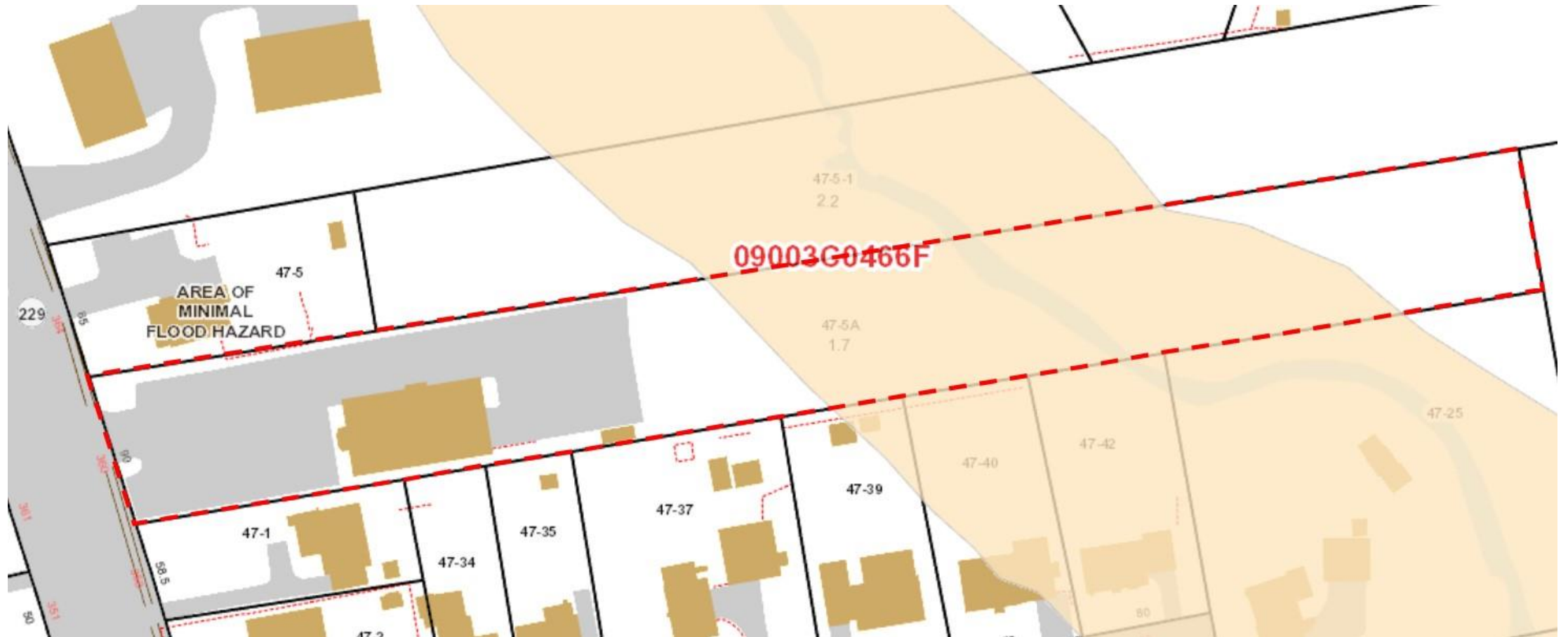




Materials Provided by City Staff

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

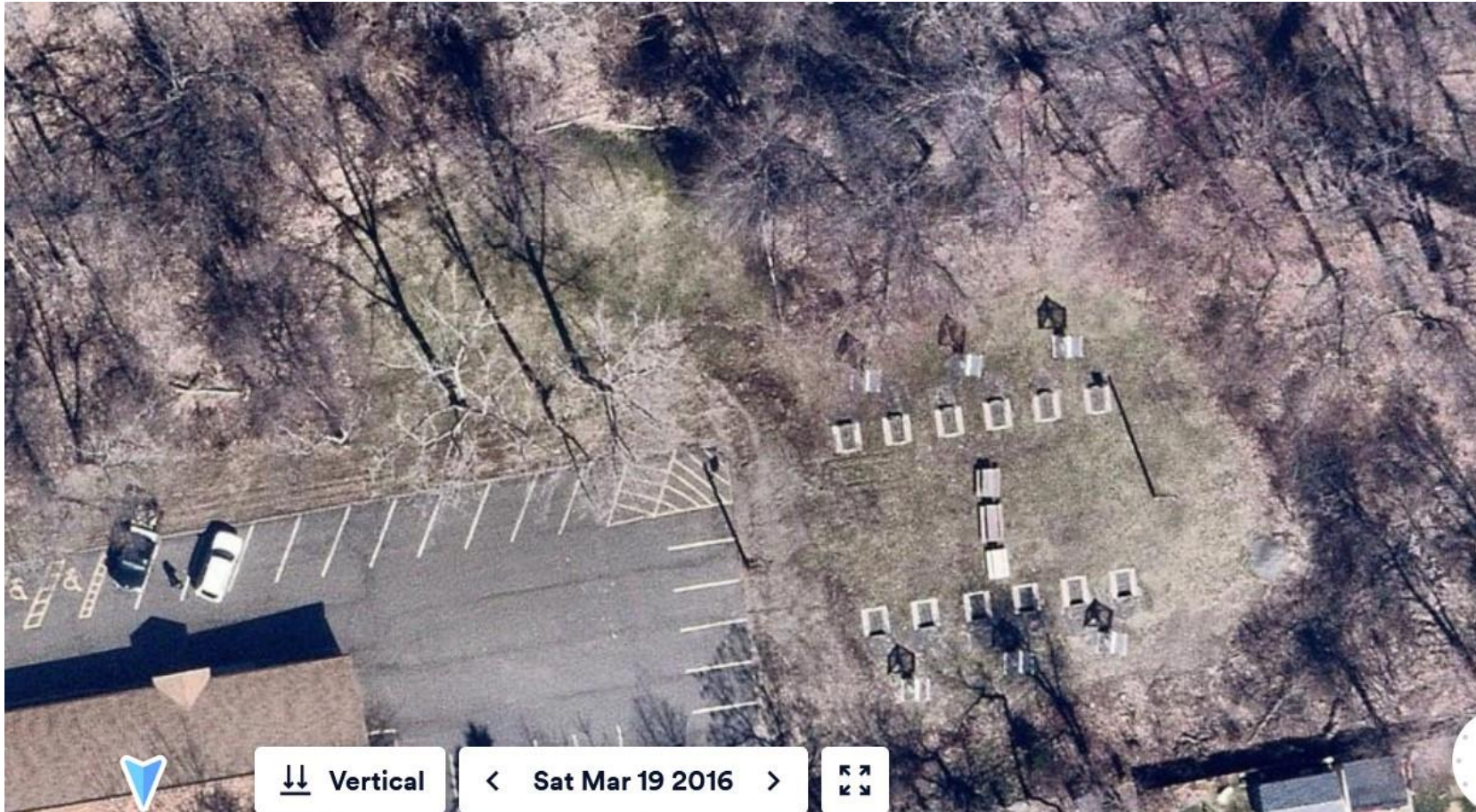
Limits of Flood Plain



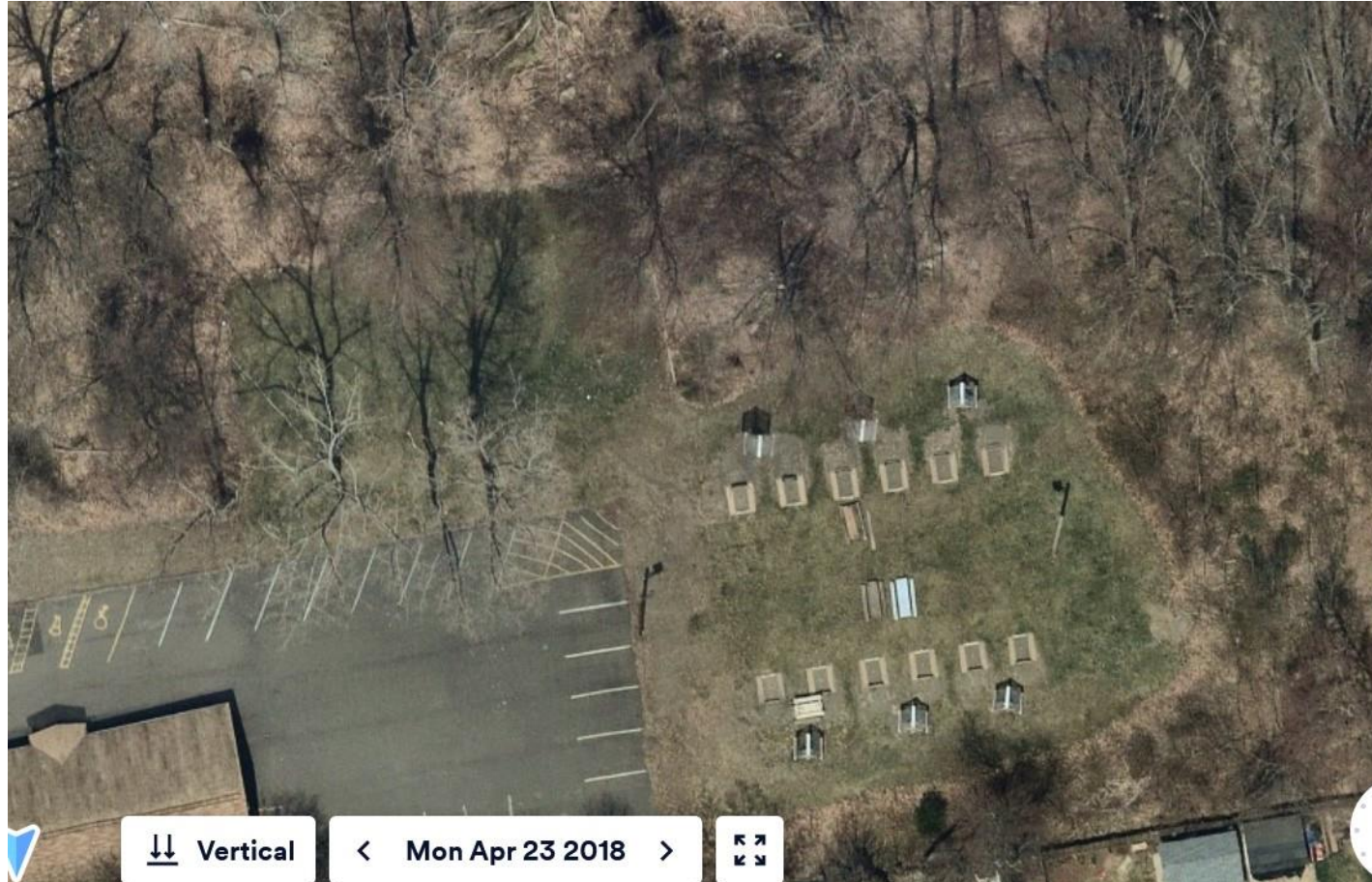
Wetlands and Upland Review



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







































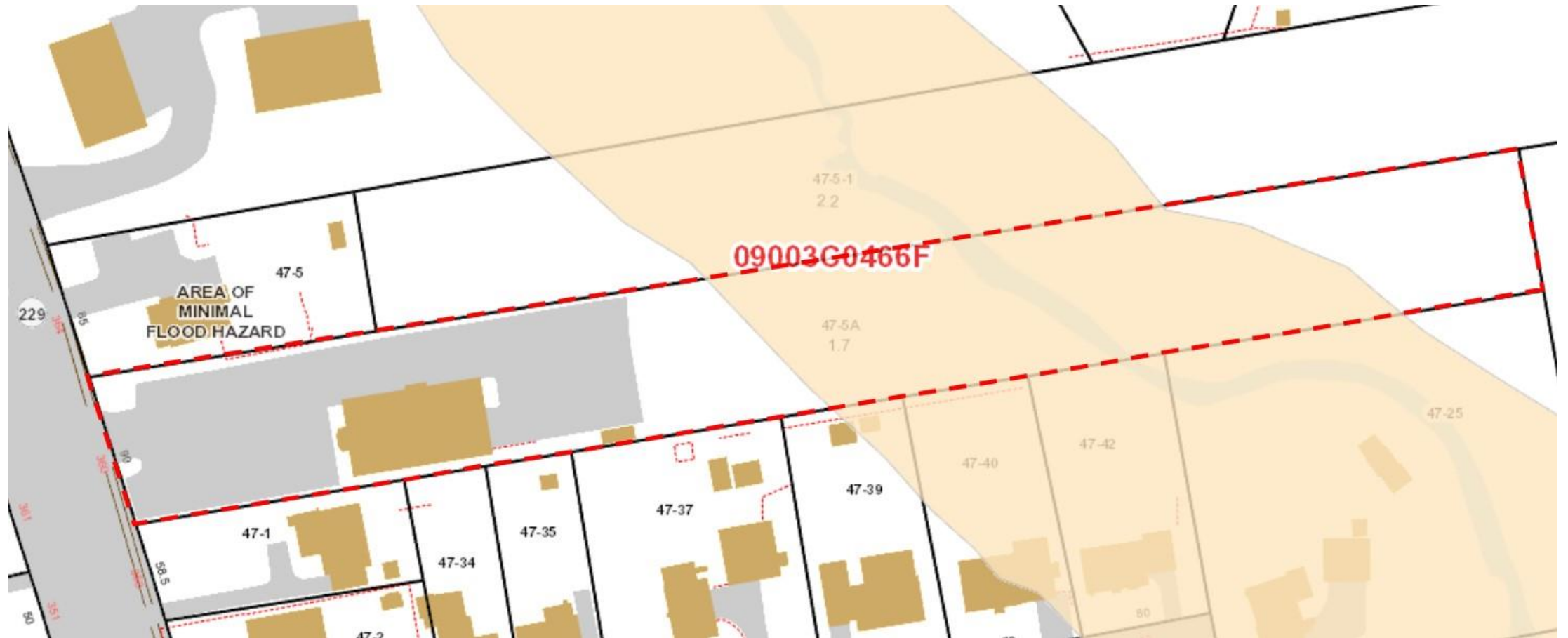




360 King Street Historical Photos with Wetlands, Upland Review and Flood Plain

For IWCC Meeting May 5, 2025

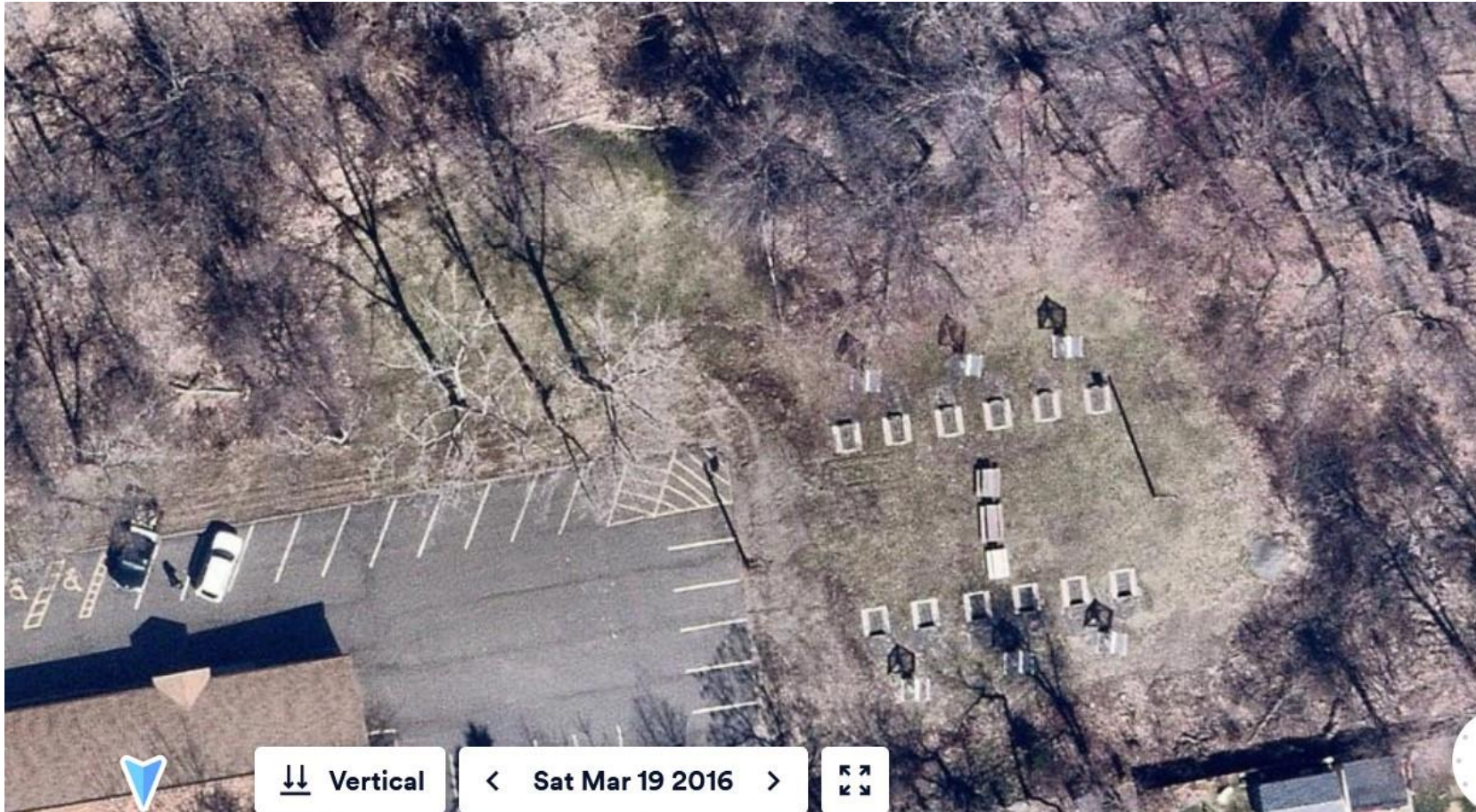
Limits of Flood Plain



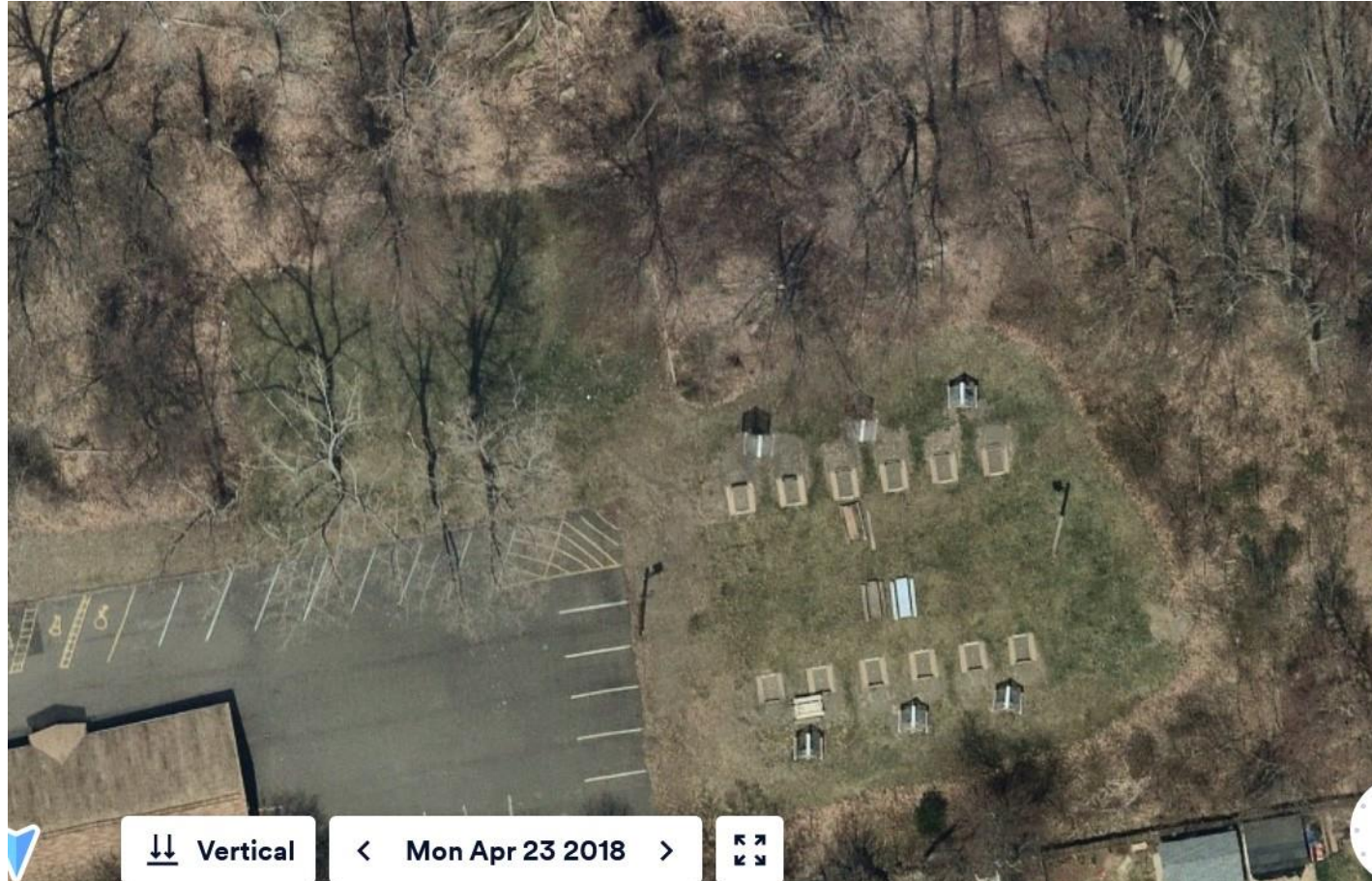
Wetlands and Upland Review



Nearmap photo March 2016



Nearmap photo April 2018



Vertical

< Mon Apr 23 2018 >



Near map photo March 2020



Nearmap photo March 2023



Nearmap photo April 2024



Nearmap Photo April 2025



Re: IWWA Meeting Agenda - June 2nd at 6:30 PM

Vito Rubino <vito.jr@comcast.net>

Mon 6/2/2025 1:27 PM

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

Cc: Nancy King <NancyKing@bristolct.gov>;

Hello Andrew. The wetlands commission did a site visit at my property (275 Silo Road) last Wednesday. At that time we determined I would attend the July 7th wetlands meeting and it would not be necessary for me to attend tonight's meeting. I spoke with Anthony Lorenzetti earlier today and he confirmed I need not attend tonight's meeting. He asked me to send this email to you so that you were up to date on activity for my property and reflect this update in tonight's meeting agenda and notes. Please let me know if you have any questions.

Thank you,

Vito Rubino

Cell phone: 860-559-3072

Sent from my iPhone

On May 29, 2025, at 11:33 AM, Andrew Armstrong <AndrewArmstrong@bristolct.gov> wrote:

Hello Applicants:

The Inland Wetlands and Watercourses & Conservation Commission Regular Meeting Agenda for **Monday, June 2, 2025 at 6:30 PM**, can be found at this link:

<https://bristolct.portal.civicclerk.com/>

This meeting will be held in-person and online (Via Zoom) where interested persons can listen to & speak at the above meeting. In-person seating is available at Bristol City Hall, Council Chambers, 111 N. Main Street.

The log-on information for this meeting is contained below, but also within the agenda. Simply click on the link below, or in the agenda, or cut and paste the link below to join the meeting.

If you have any questions, please call anytime.
Thanks.

INFORMATION TO ACCESS THE 6-2-25 MEETING
Zoom Meeting Link:



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.

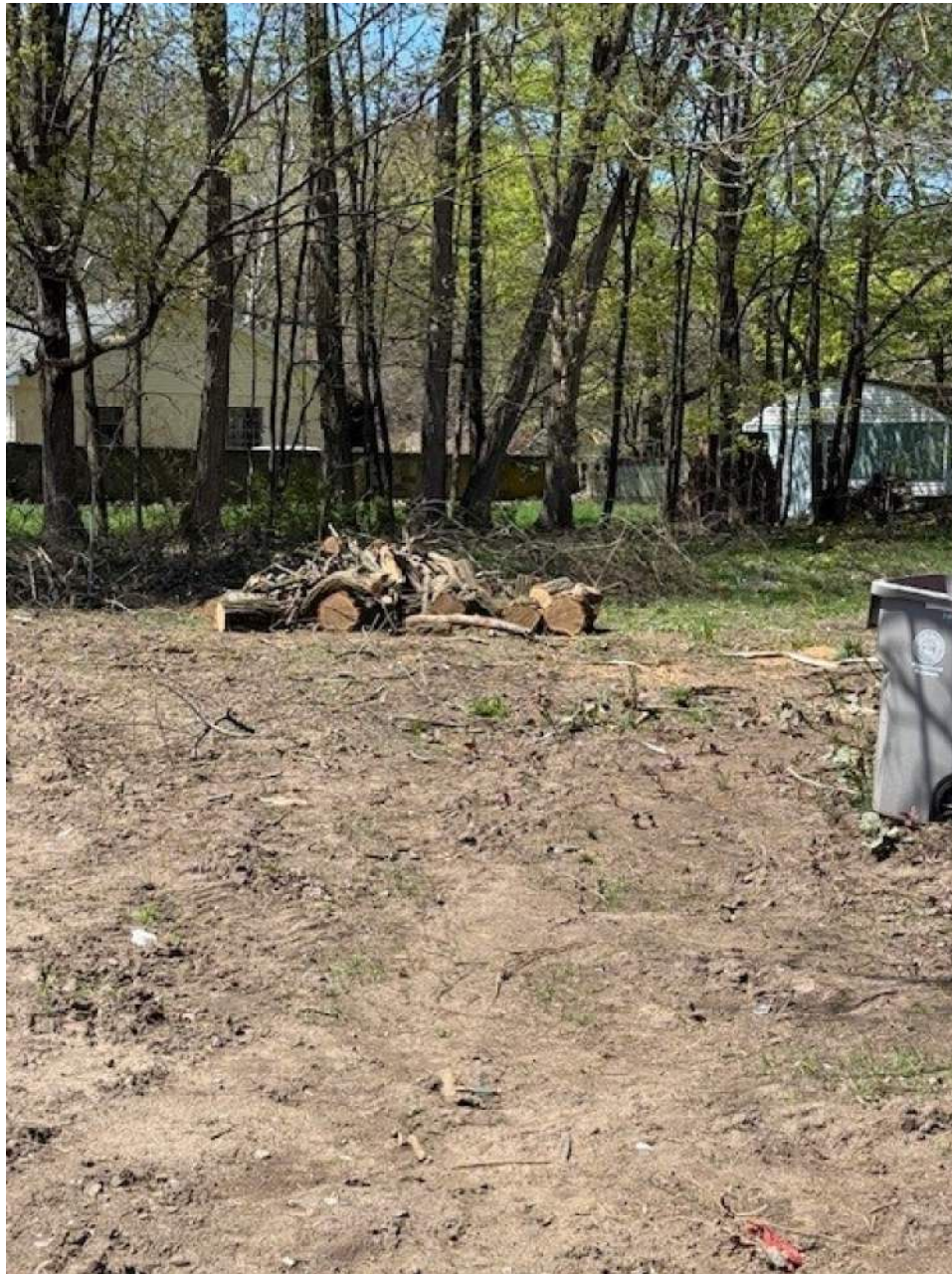
Sincerely,

Zachary Norton
Environmental Protection Technician

cc: Inland Wetlands Commission
Environmental Engineer







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



City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

June 30, 2025

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	6/4, 6/11, 6/18, 6/25	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	6/4, 6/11, 6/18, 6/25	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	6/4, 6/11, 6/18, 6/25	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	6/3, 6/10, 6/17, 6/24	Inact
#1883	40 Janice Lane	Construct of 2 car garage (20240904)	6/4, 6/11, 6/18, 6/25	Expired
#1889	35 Kory Lane	Remove and replace existing dock (20241106)	6/4, 6/11, 6/18, 6/25	Expired
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	6/4, 6/11, 6/18, 6/25	Inact
#1891	Barnum Road	Clean detention ponds and existing debris piles (20250205)	6/4, 6/11, 6/18, 6/25	Inact
#1893	150 Century Drive	Construct drainage area and parking (20250304)	6/3, 6/10, 6/17, 6/24	Expired
#1894	315 Shrub Road	Reconstruct road for earth removal (20250304)	6/3, 6/10, 6/17, 6/24	Expired
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	6/4, 6/11, 6/18, 6/25	Act
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	6/3, 6/10, 6/17, 6/24	Inact
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	6/3, 6/10, 6/17, 6/24	Inact
#1901	105 Maxine Drive	Install pipe, fence, and bridge (20250902)	6/3, 6/10, 6/17, 6/24	Expired
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	6/3, 6/10, 6/17, 6/24	Inact
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	6/3, 6/10, 6/17, 6/24	Inact

No.	Location	Description	Inspection Dates	Status
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	6/4, 6/11, 6/18, 6/25	Act
#1907	115 Lakewood	Construct 20x40 addition (20251007)	6/4, 6/11, 6/18, 6/25	Inact
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	6/3, 6/10, 6/17, 6/24	Act
#1909	21 Sonstrom Road	Construct Garage (20251202)	6/3, 6/10, 6/17, 6/24	Expired
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	6/3, 6/10, 6/17, 6/24	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	6/3, 6/10, 6/17, 6/24	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	6/3, 6/10, 6/17, 6/24	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	6/3, 6/10, 6/17, 6/24	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	6/3, 6/10, 6/17, 6/24	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	6/3, 6/10, 6/17, 6/24	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	6/3, 6/10, 6/17, 6/24	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	6/4, 6/11, 6/18, 6/25	Inact
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	6/3, 6/10, 6/17, 6/24	Inact
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	6/3, 6/10, 6/17, 6/24	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	6/3, 6/10, 6/17, 6/24	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	6/3, 6/10, 6/17, 6/24	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	6/4, 6/11, 6/18, 6/25	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	6/3, 6/10, 6/17, 6/24	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	6/3, 6/10, 6/17, 6/24	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	6/3, 6/10, 6/17, 6/24	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	6/3, 6/10, 6/17, 6/24	Inact
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	6/3, 6/10, 6/17, 6/24	Complete
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	6/4, 6/11, 6/18, 6/25	Inact

No.	Location	Description	Inspection Dates	Status
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	6/4, 6/11, 6/18, 6/25	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	6/3, 6/10, 6/17, 6/24	Complete
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	6/4, 6/11, 6/18, 6/25	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	6/4, 6/11, 6/18, 6/25	Act
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	6/4, 6/11, 6/18, 6/25	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	6/3, 6/10, 6/17, 6/24	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	6/3, 6/10, 6/17, 6/24	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	6/3, 6/10, 6/17, 6/24	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	6/3, 6/10, 6/17, 6/24	Inact
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	6/3, 6/10, 6/17, 6/24	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	6/3, 6/10, 6/17, 6/24	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	6/4, 6/11, 6/18, 6/25	Inact
#2004	Mellen Street Bridge	Bridge replacement (20280206)	6/3, 6/10, 6/17, 6/24	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	6/4, 6/11, 6/18, 6/25	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	6/3, 6/10, 6/17, 6/24	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	6/4, 6/11, 6/18, 6/25	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	6/4, 6/11, 6/18, 6/25	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	6/3, 6/10, 6/17, 6/24	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	6/4, 6/11, 6/18, 6/25	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	6/3, 6/10, 6/17, 6/24	Act
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	6/3, 6/10, 6/17, 6/24	Inact
#2018	East Street Bridge	Replacement of Bridge	6/3, 6/10, 6/17, 6/24	Act

No.	Location	Description	Inspection Dates	Status
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	6/3, 6/10, 6/17, 6/24	Inact
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	6/3, 6/10, 6/17, 6/24	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	6/4, 6/11, 6/18, 6/25	Inact
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	6/3, 6/10, 6/17, 6/24	Inact
#2029	315-350 Divinity	Replacement of Culvert (10/7/2029)	6/4, 6/11, 6/18, 6/25	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	6/4, 6/11, 6/18, 6/25	Inact
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	6/4, 6/11, 6/18, 6/25	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	6/4, 6/11, 6/18, 6/25	Act
#2038	632 Village Street	Pool (10/7/2029)	6/3, 6/10, 6/17, 6/24	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	6/4, 6/11, 6/18, 6/25	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	6/3, 6/10, 6/17, 6/24	Inact
#1948	225/247 Park Street	Install pavilion, sidewalks, retaining walls, watercourse stabile (20261006)	6/4, 6/11, 6/18, 6/25	Act
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	6/3, 6/10, 6/17, 6/24	Inact
#2043	Rockwell Park	Construct 5 Ft ADA Sidewalks	6/4, 6/11, 6/18, 6/25	Inact
#2044	Davis Drive	Rehab of Road, Sidewalks, and Buildings	6/3, 6/10, 6/17, 6/24	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 Terryville Ave

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

June 11, 2025

Joseph William Longo
59 Brookview Circle
Bristol, CT 06010

Dear Mr. Longo:

This is to officially notify you that at a meeting of the City Council on June 10, 2025 you were appointed as an alternate member to the Inland Wetlands Commission for a term to June, 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. **Enclosed is the Conflict of Interest Acknowledgement form that must be filled out** and handed in at the time of your oath.

I have enclosed copies of the Calendar of meetings and a listing of members.

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 cursive script that reads "Merina Bigos".

Merina Bigos, CCTC
Deputy Town and City Clerk

MB/jb

Enclosures

cc: Robert Flanagan