

**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