



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING OF MONDAY, AUGUST 4, 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/82339124321?pwd=FQ8h7alyBier7VgTNn3QAIEUHQTCxi.](https://bristolct-gov.zoom.us/j/82339124321?pwd=FQ8h7alyBier7VgTNn3QAIEUHQTCxi.1)

1

Meeting ID:

823 3912 4321

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 - July 7, 2025
 - b. On-Site Meeting - July 28, 2025
4. Public Hearings
 - a. Application #2051 - Wetlands application for the demolition of an existing structure at 750 Stevens Street; Assessor's Map 50, Lot 11; Pastor Eric Capelli, applicant.
 - b. 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.
5. Receipt of New Applications

- a. Application #2053 - Wetlands application for the construction of a new single-family home at 275 Silo Road; Assessor's Map 1, Lot 55; Vito J. Rubino, applicant.
- 6. 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
- 7. New Business
- 8. Staff Reports
 - a. 615 Witches Rock Road
 - b. 164 Central Street
 - c. 649 King Street
 - d. IWWA Report - July 2025
- 9. Communications
 - a. CT DEEP - Open Space Grant Information
- 10. Adjournment

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

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

REMINDER: The next Regular Meeting of the Inland Wetland Commission is Monday, September 8, 2025

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY JULY 7, 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		
ALTERNAME MEMBERS	Greg Klimek	X	
	Joseph Longo	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 Agency the next Regular Meeting of the Inland Wetland Agency is Monday, August 4, 2025.

2. Public Participation

There was no public participation.

3. Approval of Minutes

a. Regular Meeting – June 2, 2025

MOTION: Move to approve the minutes of the June 2, 2025, regular meeting.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Valentino, Rooks to vote on the June 2, 2025, meeting minutes.

By: Robinson

Seconded: Rooks.

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

Against: None.

Abstained: None.

a. On-Site Meeting – June 23, 2025

Chairman Fisk designated himself, regular Commissioners Robinson, Valentino to vote on the June 23, 2025, onsite meeting minutes.

MOTION: Move to approve the onsite minutes of the June 23, 2025, meeting.

By: Robinson

Seconded: Rooks.

For: Valentino, Robinson and Fisk.
Against: None.
Abstained: None.

Items under #4. Public Hearings - Application #2049 and Application #2050 were taken out of order.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Valentino and Rooks to vote on amending the agenda to review Public Hearings first on the agenda this evening.

MOTION: Move to amend the agenda to review Public Hearings first on the agenda this evening.

By: Fisk

Seconded: Rooks.

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

The Public Hearing were review first on the agenda this evening.

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.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Valentino and Rooks to vote on Application #2049.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Wetlands Delineation Report, dated May 14, 2025, prepared by Ian Cole, LLD

Marzena Gap and Rafal Zagrobelny, 410 Farmington Ave., New Britain, represented the applicant. Ms. Gap explained there was no construction on the inland wetlands area and the land was being cleaned up. Ms. Gap noted she was waiting for the demolition of the garage and for the planting of trees.

Commission inquires: Chairman Fisk noted if Applications #2049 and # 25-467F-311 are approved, the concerns for the Cease & Correct on the property would be addressed. The Commission mentioned any plans going forward would need added applications.

Commission inquiries: Ms. Gap noted there are some trees already down, but the brush needed to be cleaned up. Ms. Gap verified that the garage demolition was pending a review by the Building Dept. for an inland wetlands review. Ms. Gap said the utilities were disconnected from the property. Mr. Zagrobelny noted the trees that are down were near the pump station. Mr. Zagrobelny noted the garage floor slab and building foundation would be removed. Mr. Zagrobelny said the trees would be removed.

The Commission requested additional silt fencing be installed along the river on the west side of the site.

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

The hearing is closed.

By: Robinson

Seconded: Rooks.

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

MOTION: Move to approve Application #2049 – Wetlands application for the demolition of an existing foundation garage slab and cutting down of trees at 225 East Main Street; Assessor's Map 41, Lot 19; Marzena Gap, applicant, in accordance with the plot plan and information submitted with standard stipulations.

1. Standard stipulations 1 through 21 (attached.)
2. Portions of the foundation above grade would be removed but no materials may be added to this area.
3. The debris may be cleaned around the hole near the west property line in accordance to Zachary Norton, ET, IWEO.
4. The slab may be removed from the garage.
5. Some trees may be removed from the property.
6. There would be no materials added to the property because this is a floodplain area.
7. Additional silt fencing shall be installed on the west side of the site along the river in accordance to Zachary Norton, ET, IWEO.

By: Robinson

Seconded: Rooks.

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

The application is approved with stipulations.

Item # 6.a., Pending Application was taken out of order.

- a. Application #25-467F-311 – Floodplain application for the demolition of an exiting garage and cutting down trees at 225 East Main Street; Assessor's Map 41, Lot 19; Marzena Gap, applicant.

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

The Commission received the following items in their electronic packets:

- b. Assessor's Map with Inland Wetlands Watercourse Layers
- d. Application
- e. Wetlands Delineation Report, dated May 14, 2025, prepared by Ian Cole, LLD

Chairman Fisk indicated Application #25-467F-311 was associated with Application #2049 and the items and discussion applied to Application #25-467F-311.

Marzena Gap and Rafal Zagrobelny, 410 Farmington Ave., New Britain, represented the applicant.

Commission inquiries: Ms. Gap said the stumps would be ground down to ground level.

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

By: Robinson

Seconded: Rooks.

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

The application #25-467F-311 is opened.
No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Robinson

Seconded: Rooks.

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

MOTION: Move to approve 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, in accordance with the plot plan and information submitted with standard stipulations.

1. Standard stipulations 1 through 21 (attached)
2. There shall be no additional fill on the property
3. No change in grade except for the removal of the foundation
4. No tree stump removal
5. The property shall have sedimentation control per Zachary Norton, IWEO, Environmental Tech
6. The invasive plants can be removed

By: Robinson

Seconded: Rooks.

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

The application is approved with stipulations.

- 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.

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

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)

Brian Burnes, 615 Witches Rock Road, representing the applicant, explained the goals of the application were to construct a new two car garage and to remove and relocate one of the sheds. Mr. Burnes indicated the construction would be on the west side of the property near the property. Mr. Burnes noted an entryway, mudroom and laundry room are being added to the front of the house.

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

The hearing is closed.

By: Robinson

Seconded: Rooks.

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

MOTION: Move to approve 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, in accordance with the plot plan and information submitted with standard stipulations.

1. Standard stipulations 1 through 21 (attached)
2. The underground chamber shall be installed to address any ground water and from the roof leaders

By: Robinson

Seconded: Rooks.

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

The application is approved with stipulations.

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, Lot 10 & 11; Allstate Commercial Drive Training School, applicant.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Valentino, Rooks to vote on Application #2052.

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 #2052 a complete application.

By: Robinson

Seconded: Rooks.

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

The application was declared a complete application.

MOTION: Move to receive Application #2052.

By: Robinson

Seconded: Rooks.

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

The application is received.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, gave a presentation to construct a new building on a 3.56-acre property owned by the City. Attorney Ziogas mentioned the request is subject to the Community and Economic Development Regulations. Attorney Ziogas reviewed the subdivision that was previously approved for the area. The attorney reviewed the water quality system that was the reason for the review. Attorney Ziogas' view was because the subdivision was approved previously by the Commission that this plan was an insignificant activity.

Steven Giudice, L.S. of Cole Civil + Survey, 876 South Main St., Plantsville, representing the applicant, explained the layout of the new building. Mr. Giudice went over the storm water quality basin infiltration system that was in compliance with the new CT DEEP Manual. Mr. Giudice stated there would be no discharge from the storm water system.

Commission inquiries: Mr. Giudice noted the property sloped at about 3% to 4% from the south to the rip-rap strip or the storm water quality basin. Mr. Giudice said there would be an wetlands restoration mix planted inside the basin and an erosion control mix on the side of the basin. Mr. Giudice indicated the storm water quality system would improve the parking lot concerns as discussed for oils and winter conditions.

Attorney Ziogas mentioned the storm water system was in compliance with the State of CT Regulations. Commission inquiries: Attorney Ziogas said the 4 trucks for the school would be maintained by the school.

Mr. Lorenzetti read into the record the engineering comments generated this afternoon.

The Commission preferred to schedule an onsite for the property.

MOTION: Move to declare Application #2052 a significant activity and set a public hearing for the August 4, 2025, meeting and schedule an onsite inspection for July 28, 2025, at 6:00 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.

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.

a. Assessor's Map with Inland Wetlands Watercourse Layers

There were no representatives in attendance this evening.

Mr. Lorenzetti said the pastor was working with a contractor to demolish an existing building.

The Commission and Mr. Lorenzetti agreed the property was in the inland wetlands area.

The Commission preferred to schedule an onsite for the property.

MOTION: Move to declare Application #2052 a significant activity and set a public hearing for August 4, 2025, meeting and schedule an onsite inspection for July 28, 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.

4. Old Business

a. New Britain Water Application #2020 – Plan Revisions

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Valentino and Rooks to vote on New Britain Water Application #2020 – Plan Revisions.

The following items were submitted into the record: a USB flash drive with the plans for Application #2020.

- a. Email dated June 26, 2025, from Sebastian Amenta to Andrew Armstrong, Assistant City Planner, regarding placing the item on the agenda
- b. A title page dated July 7, 2025, entitled White Bridge Waterworks Facility New Britain Water Department New Britain, CT Bristol Inland Wetlands Permit #2020
- c. A page with CT DEEP Modifications
- d. Summary from CDM Smith

Sebastian Amenta, P.E., Comprehensive Environmental Inc. Regional Program Director 1 Hartford Sq. Suite 227, New Britain representing the applicant explained the applicant was required to apply for a permit to the Army Corps of Engineers and ConnDEEP. Mr. Amenta reviewed the previous approved plan. Mr. Amenta verified there would be no additional disturbance on the site. Mr. Amenta said the CT DEEP recommended the green and yellow areas on the map be revised per CT DEEP approvals. Mr. Amenta noted the areas had to be excavated for compensatory storage but no creations of additional inland wetlands areas. Mr. Amenta said the work areas would be the same square footage. Mr. Amenta verified because of the increase to the inland wetlands impacts the two upland fingers, the plans would create 7,000 sq. ft. of wetlands, remove the mound, and level the area. Mr. Amenta said the State wanted an increase of three inland wetlands area creations and an increase of plantings.

Mr. Lorenzetti and Commission inquiries: Mr. Amenta, P.E. explained the increase in wetlands was about 15,000 sq. ft. (inaudible.) Mr. Amenta said the uplands area would have plantings to prevent erosion. Mr. Amenta said the 90,229 sq. ft. would be made into an inland wetlands area as required.

Mr. Amenta said the bond would be updated for the August meeting. Mr. Amenta stated the bid would go out in August and it is a State funded project. Mr. Amenta verified the project would take about three years.

Mr. Lorenzetti requested a revised set of printed plans for the record.

MOTION Move to file the report and the applicant shall submit a revised set of printed plans.

By: Robinson

Seconded: Rooks.

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

The report is filed.

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

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

Steven Giudice, L.S. of Cole Civil + Survey, 876 South Main St., Plantsville, representing the applicant, described how he has been working with Mr. Berube on resurveying the area in question and a revised map was submitted. Mr. Giudice said the proposal was to remove the millings and to reseed the property. Mr. Giudice spoke with Mr. Berube about planting additional landscaping but Mr. Giudice wanted to first discuss specific plans with the Commission.

The Commission suggested native hardwood trees be planted for a deeper root system but not in the floodplain. The Commission wanted the same number of trees replaced that were removed. The Commission requested a visual screening for the property.

Mr. Lorenzetti inquiries: Mr. Berube, 360 King St., said he needed to work on the erosion and sedimentation control. Mr. Berube noted he could remove the millings offsite to improve the erosion and sedimentation control. Mr. Berube said he wanted to discuss the plans before an application was filed.

Mr. Giudice indicated the items discussed would be added to update the plan and then an application would be submitted for restoration.

MOTION Move to file the report and the Cease & Correct is kept open.

By: Robinson

Seconded: Rooks.

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

Against: None.

Abstained: None.

The report is filed.

c. Cease & Correct - 275 Silo Road

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

The Commission received the following items in their electronic packets:

- a. Email dated June 2, 2025, from Vito Rubino
- b. Letter dated May 13, 2025, from the Inland Wetlands & Watercourses Agency of the Conservation Commission of the City of Bristol
- c. Onsite meeting agenda May 28, 2025

Vito Rubino, 43 Whispering Pines Rd., Plantsville, provided an update prior to submitting an application. Mr. Rubino said an engineer was hired to conduct a survey for a Site Plan for the next application filing deadline of July 24, 2025.

MOTION Move to keep the Cease & Correct open until an application is filed, approved and the work is finished.

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, Robinson, Carros, Massaro, Valentino and Rooks to vote on the Cease & Correct - 225 E. Main Street.

Chairman Fisk pointed out that the applications for 225 East Main Street were reviewed previously this evening under Applications #2049 and #25-467F-311.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Wetlands Delineation Report, dated May 14, 2025, prepared by Ian Cole, LLD

MOTION Move to keep the Cease & Correct open until an application is filed, approved and the work is finished.

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, Robinson, Carros, Massaro, Valentino and Rooks to vote on the Cease & Correct - 42 Paul Street.

The Commission received the following items in their electronic packets:

- a. Email dated May 28, 2025, from 5/28/2025, from Randy Lindstrom, regarding 42 Paul St.
- b. Letter dated January 17, 2025, from Matthew Maynard, PE, regarding Cease and Correct Order for 42 Paul St.
- c. Cease and Correct Letter dated April 15, 2024, from Zachary Norton, regarding 42 Paul St.
- d. Summary and Engineering Evaluation for 42 Paul Street Assessors Map 45 Lot 216
- e. Letter dated August 5, 2025, from Matthew Maynard, PE, regarding Cease and Correct Order for 42 Paul St.

Douglas Towne, 42 Paul Street, explained he received a notice that he missed a meeting last month that he was supposed to attend. Mr. Towne received notices from the Corporation Counsel Office and the Building Dept. Mr. Towne said the cinder blocks, pavers and timbers were removed that brought the property down 4 to 5 inches. Mr. Towne said there was a request to have the slope from the beginning of the fence to the end of the fence. Mr. Towne stated from fence to fence it was about 17 inches.

The Commission pointed out the deadline to start the work in the spring of 2025. The Commission had a strong opinion this property was affecting the neighbor's properties and very little work was done. The Commission requested the applicant to contact his engineer to address all the neighbor's concerns. The members suggested the Cease & Correct be continued. The Commission pointed out the applicant dammed up his property to prevent flooding that is making the neighbors' properties and basements flood.

Mr. Lorenzetti noted the plan was approved in concept. Mr. Lorenzetti explained the Commission did not want the items removed but to correct the flow of the water.

Freddie Haines, 34 Paul St., described the former direction of the water in the area.

Commission inquiries: Mr. Towne explained he took out material under the fence and put gravel and less imperious materials under the fence.

The Commission noted the water was being displaced from under the fence to neighbor's properties.

Mr. Lorenzetti read into the record the Cease & Correct letter dated April 15, 2024, from Matthew Maynard, P.E.

The following persons spoke against the application: Randal Lindstrom, 261 Mark St. Mr. Lindstrom's concerns were from the October 2024 meeting of the perforated pipe required has not been addressed. Mr. Lindstrom described how his property and basement were flooded which has stopped but will start again with inclement weather. Mr. Lindstrom said the gravel should be removed and the piping should be installed.

The Commission agreed no work should be done until the City Engineering Dept. and the applicants engineer are contacted. The Commission requested a report for the meeting of August 4, 2025. The Commission requested to contact the Corporation Counsel's Office for the Commission's next steps.

The Commission and Mr. Lorenzetti indicated the following should be done for the property:

The horseshoe pit should be removed.

The materials should not be removed right at the property line but everything else should be removed.

The City's Environmental Technician should be contacted while work is being done.

No new materials shall be put on the property.

The cinderblocks should be removed from the property.

No grading shall be changed.

MOTION Move to keep the Cease & Correct open and a report be filed by the August 4, 2025, meeting.

By: Robinson

Seconded: Rooks.

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

The report is filed.

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The Commission discussed scheduling the onsite meetings for Application # 2051 and Application # 2052 at 5:30 P.M. and 6:00 P.M., respectively.

5. New Business

There was no new business.

Commissioner Rooks requested Zachary Fisk, ET, IWEO, review the silt fence near the driveway that is gone from Page Park. Commissioner Robinson asked about work on Perkins Street. Mr. Lorenzetti noted Staff was discussing clearing the brook in this area. Mr. Lorenzetti noted a person was clearing the property and Staff requested the person to stop clearing the property.

The Commission requested the Commission review the concern of Hydrilla in the watercourses in CT because this was a destructive plant. Chairman Fisk noted he would write a letter to the ConnDEEP to inquire about the concern.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Valentino and Rooks to vote on Chairman Fisk writing a letter to the State of CT to request information regarding Hydrilla or for the State to make a presentation to the Commission regarding Hydrilla.

MOTION Move that Chairman Fisk write a letter to the ConnDEEP to inquire for information to supply materials for the Commission regarding the plant Hydrilla.

By: Duquette

Seconded: Robinson.

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

The report is filed.

6. Staff Reports

a. IWWA Report - June 2025

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

The Commission received the following items in their electronic packets:

- a. Inland Wetlands Enforcement Officer report, dated June 30, 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.

Mr. Lorenzetti informed the Commission there were previously some transfer permits for the Inland Wetlands & Watercourses Agency of the Conservation Commission but there were no new transfer permits to report.

Regarding Mr. Norton's report for June 2025, Commissioner Robinson noted there was special inspection for a pending application to be filed for the clearing of trees in a regulated area on Lot 13-1, Waterbury Rd. Mr. Lorenzetti noted Mr. Norton would check this site regularly.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Valentino and Rooks to vote on the IWWA Report - June 2025 – Special Inspection for Lot 13-1, Waterbury Rd.

MOTION Move to file the special inspection report from the Inland Wetlands Zoning Enforcement Officer's report for Lot 13-1, Waterbury Rd.

By: Robinson

Seconded: Rooks.

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

Against: None.

Abstained: None.

The report is filed.

7. Communications

There were no communications.

a. New Alternate City Council Appointment – Commissioner Longo

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

The Commission received the following items in their electronic packets:

- a. Letter dated June 11, 2025, from Town and City Clerk's Office, regarding the appointment of Commissioner Longo as an alternate commissioner.

The Commission welcomed Commissioner Longo to the Commission. Mr. Lorenzetti informed Commissioner Longo if any maps or regulations, etc. are needed to contact him in the Engineering Dept. or to contact the Land Use Office.

MOTION Move to file the communications.

By: Robinson

Seconded: Rooks.

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

Against: None.

Abstained: None.

The report is filed.

8. Adjournment

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

MOTION: Move to adjourn at 9:00 P.M.

By: Rooks

Seconded: Robinson.

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

This meeting was recorded.

Respectfully submitted,
Nancy King

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

David Rooks, Secretary

On-site Inspection meeting minutes

Monday July 28, 2025

Application #2051 750 Stevens Street

Time 5:30 P.M.

Attendees :

Zack Fisk, Mike Robinson, Faye Duquette, Joe Longo, Dave Rooks, Jim Carros – IWC

Anthony A. Lorenzetti P.E. – City of Bristol

Eric Cappelli – Bethel New England Applicant

Travis Holmins - Contractor

Minutes:

Chairman Fisk called the walk to order at 5:30 pm. The Commission toured the area where the house is planned to be demolished. The applicant showed the site to the commission and the commission was able to identify conservation markers to the south of the house. There were no wetlands flags visible, but the applicant provided plans showing the wetlands that were previously identified and numbered. The plans provided were from a 2011 project for the Bethel Christian Church Expansion. Mr. Lorenzetti agreed to look up the previous approval for information on the wetlands flagging and conservation easement. The meeting was adjourned at 6:00 pm.

On-site Inspection meeting minutes

Monday July 28, 2025

Application #2051 750 Stevens Street

Time 6:00 P.M.

Attendees :

Zack Fisk, Mike Robinson, Faye Duquette, Joe Longo, Dave Rooks, Jim Carros – IWC

Jim Ziogas – Atty for Applicant

Steve Giudice – Cole Civil Engineers

Bob Palazzo – ABS

Chris Maierano – Allstate CDL

Minutes:

Chairman Fisk called the walk to order at 6:22 pm. The Commissioners walked the site and Mr. Giudice showed the Commission where the upland review area limits and the building corners for the proposed building, The meeting was adjourned at 6:39 pm.

**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.

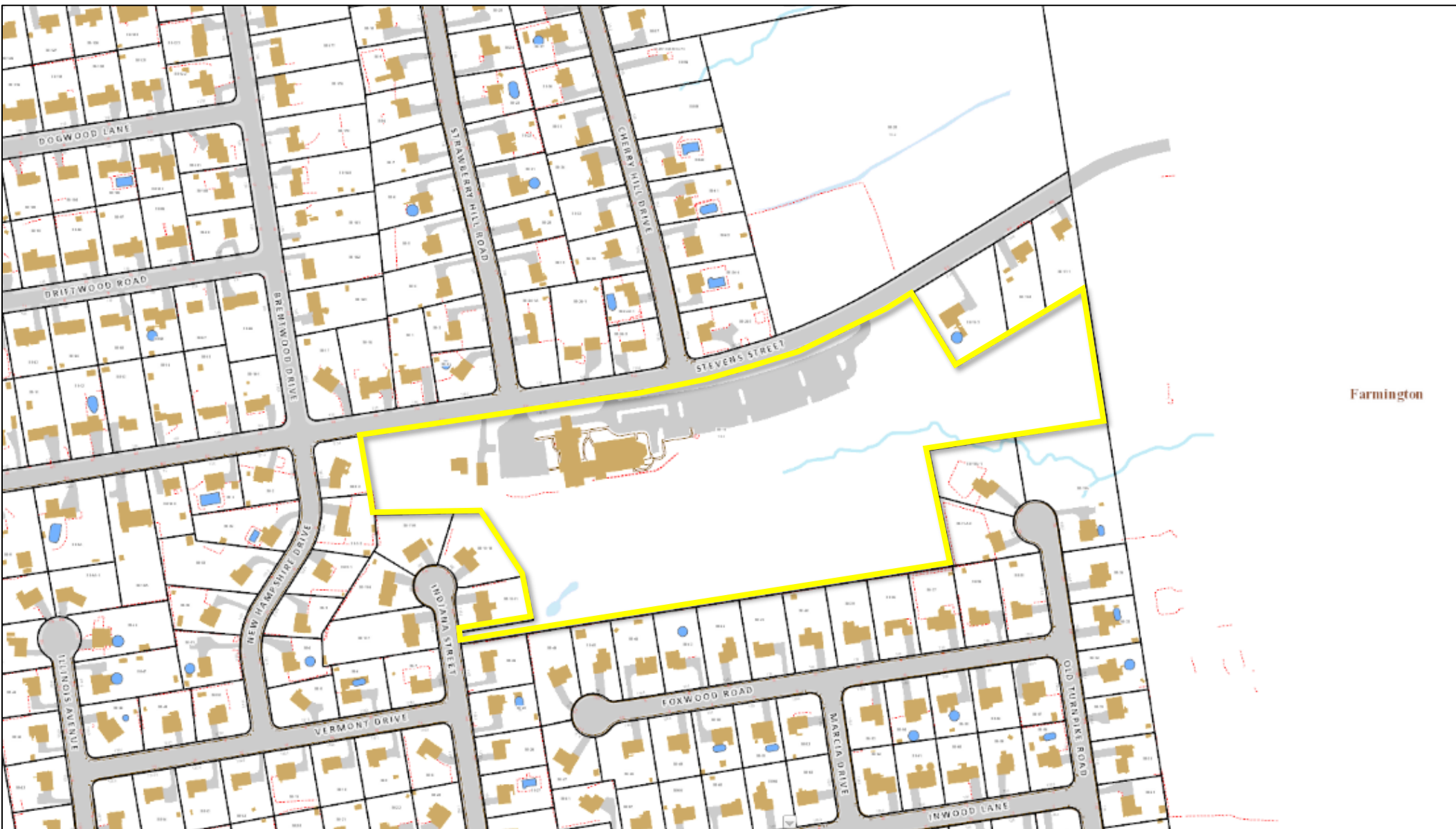
5. CHECK THE STATEMENT WHICH APPLIES TO THE PROPOSED ACTIVITY:

- ☐ 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

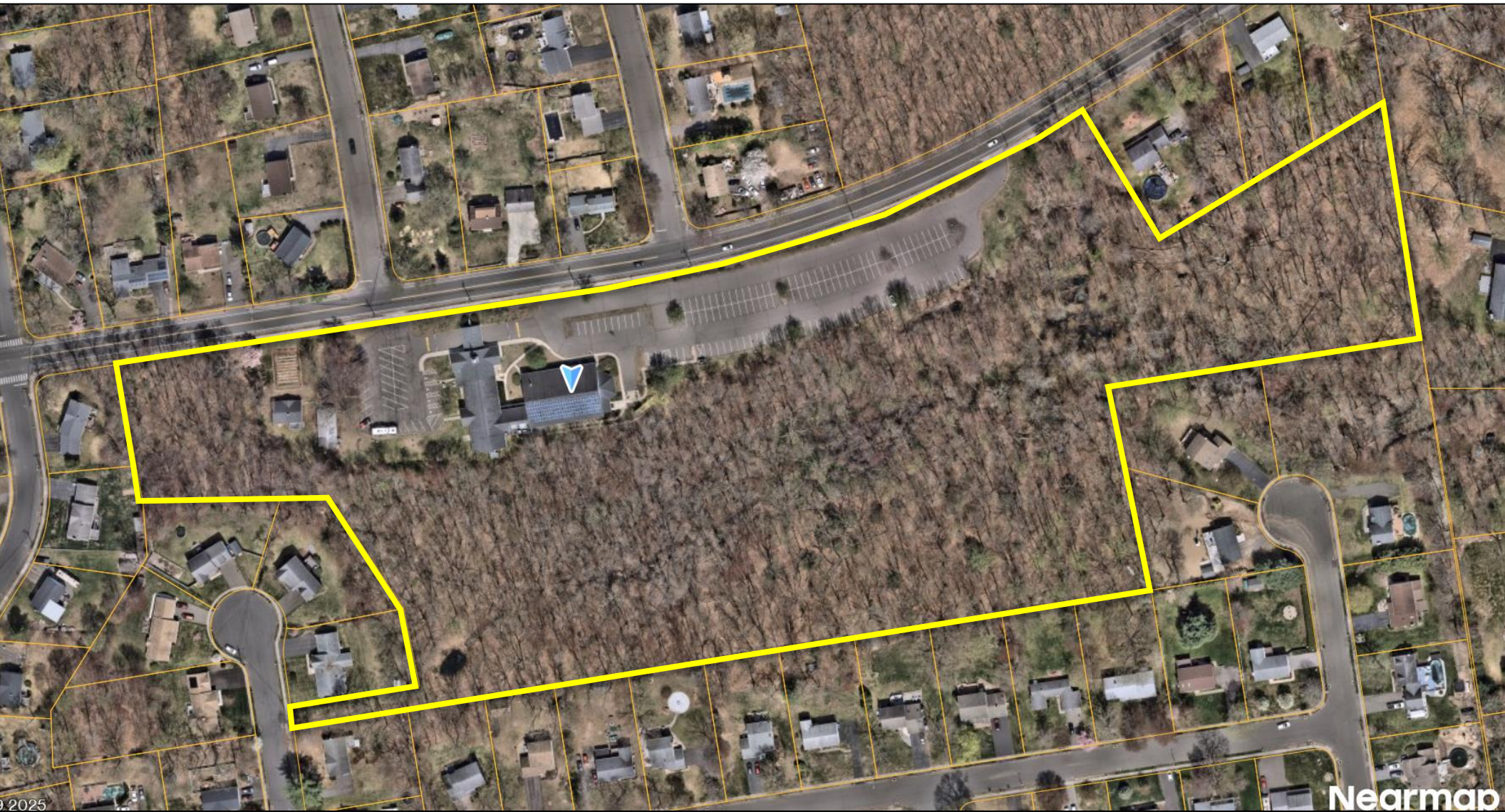


Farmington

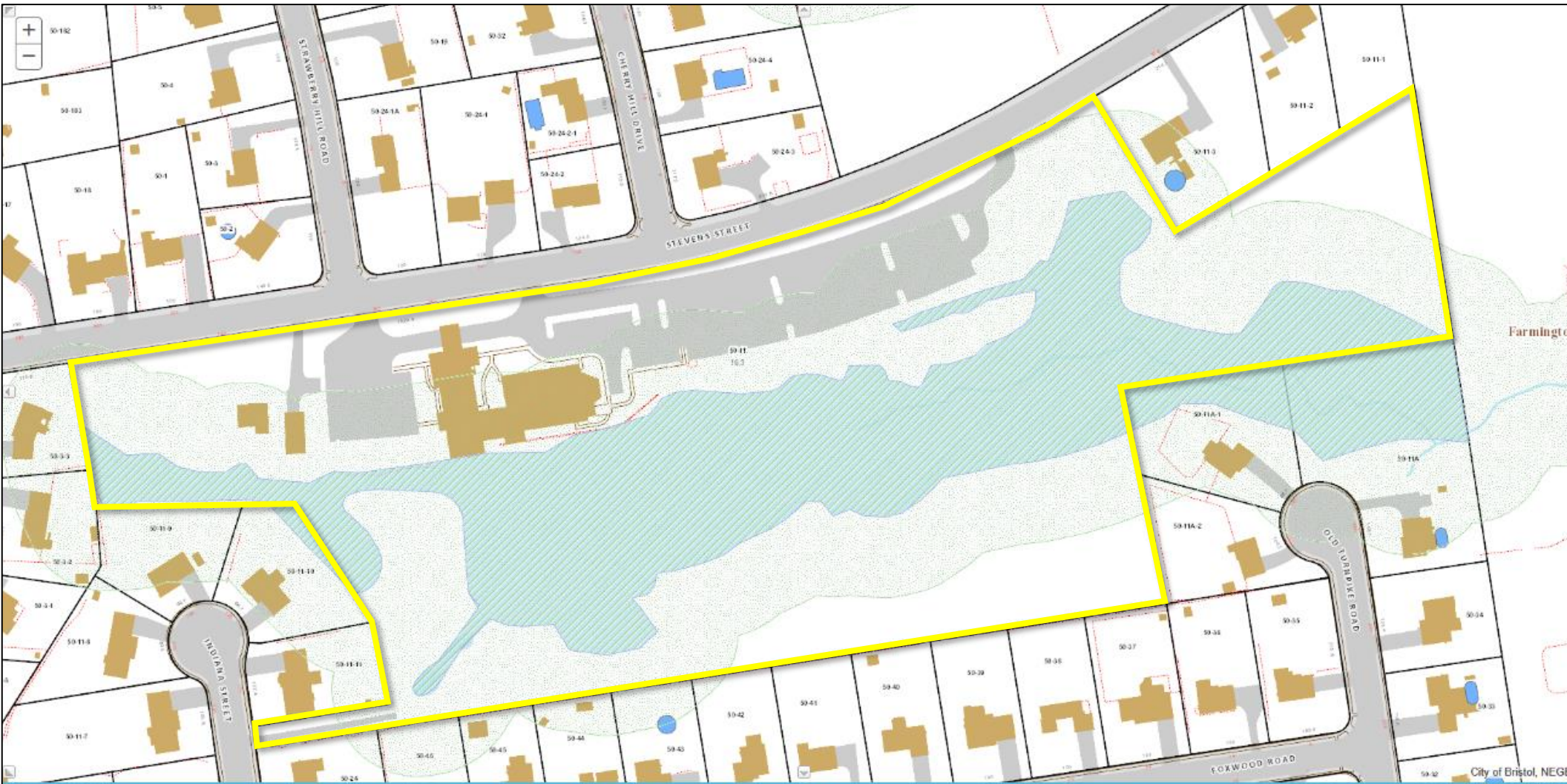
Aerial Map
750 Stevens Street



Aerial #2 Map
750 Stevens Street



IWWA Map
750 Stevens Street



1996 Wetlands Permit

#784 - Wetland Boundary Change, Lot 11 Stevens St., Asaas. Map #50, Bethel Christian Church
Applicant



Contains a minimum of
10% post-consumer
recycled fibers

BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-2

APPLICATION #: 784
DATE SUBMITTED: 1/5/96
DECISION DATE: _____
DECISION: _____

1. APPLICANT:
Name: Bethel Christian Church Signature: Herbert Lawrence, Assoc. Pastor
Assembly of God Inc.
Address: 750 STEVENS ST
Telephone #: 582-3995 ☒ home ☒ work
2. PROPERTY OWNER:
Name: Same Signature: Herbert Lawrence, Assoc. Pastor
Address: _____
Telephone #: _____ ☒ home ☒ work
3. DESCRIBE THE SUBJECT PROPERTY:
Address or Location: 750 STEVENS ST
Assessor's Map #: 50 Assessor's Lot #: 11

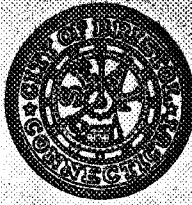
Description of wetlands (see instructions):
As per city boundaries To be updated
To soil scientist report.
4. DESCRIBE THE REASON FOR THE PROPOSED BOUNDARY CHANGE: Update current
boundaries
5. AUTHORIZATIONS AND CERTIFICATIONS:
a. I/we hereby authorize the commissioners and agents of the Bristol Inland Wetlands Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application.
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 Sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a wetlands decision through deception or through inaccurate or misleading information.

6. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

- ☒ filing fee: \$125 (make checks payable to "City of Bristol")
- ☐ ten copies of a property map at a scale not greater than 1" = 100', prepared, signed and sealed in accordance with Class A-2 survey standards as defined in the Code of Recommended Practice for Standards and Accuracy of Surveys and Maps, as prepared and adopted by the Connecticut Association of Land Surveyors, Inc., on September 13, 1984, and showing at a minimum:
 - (1) the property lines and lot area of the subject property
 - (2) the names of abutting property owners
 - (3) a small key map showing the location of the subject property relative to surrounding properties and streets
 - (4) wetlands boundaries as per the city's Inland Wetlands map
 - (5) the location of wetlands and watercourses as identified in the field by a certified soils scientist
 - (6) the locations of wetlands flags and appropriate numerical designations
- ☐ any other information as may be required by the Agency

NOTE: In addition to the filing fee established by the city for this application, there is an ADDITIONAL \$10 FEE which we are required to collect from you on behalf of the State of Connecticut. Such fee is mandated by Section 4 of Public Act 92-235, effective July 1, 1992.



City of Bristol

BRISTOL, CONNECTICUT 06010

February 13, 1997

Bethel Christian Church
Assemblies of God, Inc.
750 Stevens Street
Bristol, CT 06010

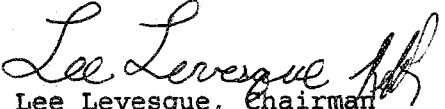
RE: INLAND WETLANDS APPLICATION #784 - Wetlands boundary change, 750 Stevens St., Assessor's Map 50, Lot 11; Bethel Christian Church Assemblies of God Inc., applicant

Dear Sir:

The Inland Wetlands Commission at its meeting of December 16, 1996 voted to approve the subject wetlands boundary change application.

Enclosed herewith is an executed copy of this permit and approved map for your use.

Very truly yours,


Lee Levesque, Chairman
Inland Wetlands Commission

LL/jm

cc: City Clerk
Public Works Coordinator
Department of Environmental Protection
IWE0

3.3(6)

SOIL RESOURCE CONSULTANTS

P.O. Box 752

Meriden, CT 06450

(203) 634-3389

April 12, 1995

SRC Job No. 95-37

Joseph Timberlake
Bethel Christian Church
750 Stevens Street
Bristol, CT 06010

Dear Mr. Timberlake:

Re: Inland Wetland Delineation - Bethel Christian Church
Property - 750 Stevens Street - Bristol, CT

At your request, I have completed an onsite investigation of this site. The purpose of my investigation was to identify and delineate the inland wetland and watercourse boundaries. The field work was done on April 7 and 10, 1995.

The wetland boundaries are marked with blue plastic flagging numbered WF-1 through WF-115. Please refer to the enclosed sketch for the approximate location of inland wetland and watercourse boundaries and selected wetland flag numbers. The sketch is not drawn to scale but is a field drawn representation of wetland configurations. Flag numbers at property lines and other readily identifiable landmarks can be used to locate wetland lines in the field.

The inland wetland soil map prepared for this site is a refinement of data found in the Soil Survey of Hartford County, CT. The symbols on the map represent map units. Each map unit is composed of a unique combination of soils. Areas with the same symbol have a similar soil composition.

The map units described below are based on data collected at this particular site. Soil surveys in Connecticut were originally conducted for primarily agricultural purposes and do not provide site specific information. The minimum area delineated on a map sheet is 2.5 acres. For this reason there may be some differences between the following information and that published in the Soil Survey.

INLAND WETLAND SOILS

The identification of inland wetland areas on this site is based on my field observations of test borings and the guidelines of the National Cooperative Soil Survey Program. Test borings were done using a hand auger.

In Connecticut inland wetland soil categories include poorly drained soils, very poorly drained soils, alluvial and floodplain soils.

Wt

The Wt map unit is composed primarily of Wilbraham soils on 0 to 3 percent slopes. These soils are very deep and poorly drained. They formed in dense basal till in draingeways and depressions. Typically Wilbraham soils have loam or very fine sandy loam textures to a depth of 60 inches or more. These soils have low chroma mottles throughout the subsoil layers.

Wilbraham soils have a densely compacted layer called hardpan with an upper boundary normally between the depths of 16 to 32 inches. The hardpan is very slowly permeable. Water that enters the soil moves downward to the hardpan layer. It then tends to move laterally over the surface of the hardpan.

NON-WETLAND SOILS

The non-wetland soils were not studied in detail. Some observations were made of these soils only in the process of identifying the inland wetland areas. The following map unit descriptions do not constitute a detailed soil investigation of these areas, but may be used as a guide in site planning.

Cs

The Cs map unit is composed primarily of Cheshire soils on 3 to 15 percent slopes. Cheshire soils are very deep and well drained. They formed in loose glacial till derived from red Triassic materials. Typically they have fine sandy loam textures to a depth of 60 inches or more. In some areas the soil surface is stony to extremely stony.

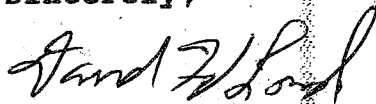
Ud

The Ud map unit consists of moderately well drained to well drained disturbed soils. It is composed of filled areas associated with the developed portions of this site. Soils in this map unit have been extensively disturbed by grading activities. Classification into natural soil units is impossible. This map unit is referred to taxonomically as Udorthents. Original diagnostic soil horizons are not present.

Soils in this map unit have a wide range of characteristics. Textures are predominantly fine sandy loams. Permeability is variable due to the lack of soil profile structure caused by the grading activities.

If you have any questions regarding this report, or need additional assistance with this site, please contact me. Environmental planning and wetland impact evaluation services are available upon request. I am available to attend Inland Wetland Commission meetings and site visits.

Sincerely,



David H. Lord
Certified Soil Scientist
& Environmental Consultant

cc: Robert Hiltbrand, PE

MEMO

Date: January 29, 1996

TO: Florence McAuliffe, City Clerk

FROM: George M. Wallace, Assistant City Engineer

RE: Materials to be filed regarding a proposed wetlands boundary change for 750 Stevens St.; Assessor's Map 50, Lot 11; Bethel Christian Church Assemblies of God Inc., applicant; application #784.

Attached hereto is a copy of wetlands application #784 and the proposed boundary change map that are required to be placed on file in the City Clerks office, at least 10 days before the hearing for said application in accordance with sec. 22a-42a of the Connecticut Statutes. The wetlands boundary change hearing for application #784 is scheduled for March 18, 1996.

If you have any questions, please call the Inland Wetlands Office at 584-7645.

GMW/jm

attachments



City of Bristol

BRISTOL, CONNECTICUT 06010

February 27, 1996

Kenneth Lawrence, Pastor
Bethel Christian Church Assemblies of God Inc.
750 Stevens Street
Bristol, CT 06010

RE: INLAND WETLANDS APPLICATION #784 - Wetlands boundary change, 750
Stevens St.; Assessor's Map 50, Lot 11; Bethel Christian Church
Assemblies of God Inc., applicant.

Dear Applicant:

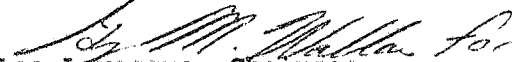
The Inland Wetlands Commission at its meeting of February 20, 1996 voted to reschedule the on-site inspection, for the above application, to 10:00 A.M., Saturday, March 16, 1996. As indicated in earlier correspondence, please field locate the City Designated Inland Wetlands (in areas where there is no impervious ground cover) and the wetlands limits based on the soil scientist's investigation/report, etc. prior to the time of the site visit. Please have a representative present at the site visit to apprise the Inland Wetland Commissioners of any and all data that you deem necessary for the commission to be aware of regarding the site.

The public hearing for this application is still scheduled for the March 18, 1996 regular meeting of the Inland Wetlands Commission. Please have a representative present at that meeting to answer any questions the commission may have.

In accordance with current wetlands regulations, notice of the hearing must be posted no less than 15 days prior to the public hearing and must be removed within 10 days of said hearing. See attached sheet regarding sign requirements.

If you have any questions, please call the Inland Wetlands Office at 584-7645.

Very truly yours,


Lee Levesque, Chairman
Inland Wetlands Commission

LL/jm

c: Wetlands Commission
IWEO

attachment

PERMIT # 784

The Wetlands Agency of Bristol, Connecticut has granted Permit # 784 to be effective 3/18/96.

TO: Bethel Christian Church
Assemblies of God Inc.

NAME _____

ADDRESS 750 Stevens St.

Bristol, CT

CLASSIFICATION

A **B**

TYPE _____

PROPERTY LOT # 11 Stevens St.

ASSESSORS MAP PAGE # 50

STIPULATIONS:

DATE 4/8/96

BY for Lee League
CHAIRMAN, BRISTOL WETLANDS AGENCY

Z 397 865 326

I/w:



**Receipt for
Certified Mail**

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

PS Form 3800, March 1993

Sent to **Bethel Christian Church
Assemblies of God Inc**

Street and No. **750 Stevens St.**

P.O. State and ZIP Code **Bristol, CT 06010**

Postage \$ **1.32**

Certified Fee **1.10**

Special Delivery Fee

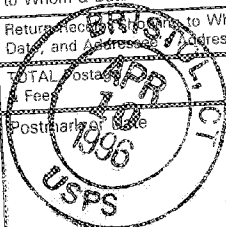
Restricted Delivery Fee

Return Receipt Showing
to Whom & Date Delivered **1.10**

Return Receipt Showing
Date, and Address to Whom,
Address

TOTAL Postage and Fees **\$2.52**

Postmark of Date



PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300

UNITED STATES POSTAL SERVICE

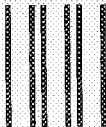
Official Business

Print your name, address and ZIP Code here

**LAND USE OFFICE
DEPARTMENT OF PUBLIC WORKS
CITY HALL, 111 NORTH MAIN ST.
BRISTOL, CT 06010**



UNITED STATES POSTAL SERVICE



Official Business

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



Print your name, address and ZIP Code here

LAND USE OFFICE
DEPARTMENT OF PUBLIC WORKS
CITY HALL, 111 NORTH MAIN ST.
BRISTOL, CT. 06010



SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I1W # 784

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address

2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Bethel Christian Church
Assemblies of God Inc.
750 Stevens St.
Bristol, CT 06010

4a. Article Number

Z 399 865 326

4b. Service Type

- ☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

11/11/96

5. Signature (Addressee)

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)



City of Bristol

BRISTOL, CONNECTICUT 06010

April 3, 1996

Bethel Christian Church
Assemblies of God Inc.
750 Stevens Street
Bristol, CT 06010

RE: INLAND WETLANDS APPLICATION #784 - Wetlands boundary change, 750
Stevens St.; Assessor's Map 50, Lot 11; Bethel Christian Church
Assemblies of God Inc., applicant.

Dear Sir:

The Inland Wetlands Commission at its meeting of March 18, 1996 voted to approve the subject wetlands boundary change application based on the map entitled "Map Showing Property of Bethel Christian Church Assemblies of God, Inc. - Lot 11 - Stevens Street; Bristol, CT." dated July 1995 (sheets 1 of 2 and 2 of 2).

The Commission took this action after holding a public hearing for the proposed boundary change and reviewing the application materials.

Please submit five (5) copies of the above map, with the land surveyor's original signature and embossed stamp, to the Inland Wetlands office for a signature to complete the boundary change requirements and so an approved wetlands boundary map can be issued for your reference.

If you have any questions, please call the Inland Wetlands Office at 584-7645.

Very truly yours,

Alan Blank
Lee Levesque, Chairman
Inland Wetlands Commission

LL/jm

c: IWEO
Alan Blank

CERTIFIED LETTER

PERMIT # 784

The Wetlands Agency of Bristol, Connecticut has granted Permit # 784
to be effective 3/18/96.

TO: Bethel Christian Church
Assemblies of God Inc.

CLASSIFICATION

NAME _____

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ADDRESS 750 Stevens St.

TYPE

Bristol, CT

PROPERTY LOT # 11 Stevens St.

ASSESSORS MAP PAGE # 50

STIPULATIONS:

DATE 4/8/96

BY Gary A. Blank
For Lee Leverage
CHAIRMAN, BRISTOL WETLANDS AGENCY

INSTRUCTION SHEET FOR FORM IW-2

This application form is to be used to establish, amend or change the boundaries of inland wetlands or watercourses as shown on the City of Bristol's Inland Wetlands Map. If you are seeking any other type of approval from the Inland Wetlands Agency, use Form IW-1.

1. **APPLICANT:** Indicate the name, address and telephone number of the person, partnership, corporation or other legal entity on whose behalf the application is being filed. The application must be signed by the applicant or the applicant's authorized representative.
2. **PROPERTY OWNER:** Indicate the name, address and telephone number of the person, partnership, corporation or other legal entity which owns the subject property. If there is more than one property owner, provide this information for each additional owner on a separate sheet. The application must be signed by all of the property owners or their authorized representatives. If the property owner is the same as the applicant, indicate "same as applicant".
3. **DESCRIPTION OF PROPERTY:** Describe the subject property in sufficient detail to allow the Inland Wetlands Agency to identify: (a) the wetlands and watercourses presently delineated on the City's Inland Wetlands Map; (b) the wetlands and watercourses identified on the property as the result of field investigation; and (c) the soil types and vegetation present. If you need additional space, indicate "continued on attached sheet(s)" and use a separate sheet or sheets. If you are submitting a report which provides this information, indicate "see attached report" and submit the report with your application.

Example: "Property consists of 2.3 acres adjacent to Coppermine Brook. The rear (northwestern portion) contains approximately .5 acres of wetlands along the brook varying from 15 to 150 feet in width. A small pocket of unconnected wetlands appears on the City's maps at the front (southeastern section) but cannot be verified by field research. Vegetation varies from grass to dense woods near the brook."

4. **REASON FOR PROPOSED BOUNDARY CHANGE:** Indicate the reason for requesting that the wetlands and/or watercourse boundary be changed.
5. **AUTHORIZATIONS AND CERTIFICATIONS:** Please read the authorizations and certifications carefully, as they affect your rights and impose certain obligations upon you. If you do not understand any of them, do not sign the application until they have been explained to you.

SOIL RESOURCE CONSULTANTS

P.O Box 752

Meriden, CT 06451

(203) 634-3389

November 22, 1997

SRC Job No. 97-181

Joseph Timberlake
Bethel Christian Church
750 Stevens Street
Bristol, CT 06010

Dear Mr. Timberlake:

Re: Inland Wetland Impact Evaluation - Proposed Development -
- Lot 11 - Stevens Street - Bristol, CT

At your request, I have completed an environmental evaluation of this proposed development which includes a two phased development for the east and western portions of this site. The purpose of my evaluation was to identify and describe the potential for adverse environmental impacts to the existing wetland functioning from the proposed development activities.

The subject site (Lot 11) consists of 13.42 acres of land. The onsite wetlands were identified in April of 1995.

The proposed development activities include no direct impacts to delineated wetlands. The following activities are proposed within 100 feet of the delineated wetland boundary:

Part A

1. Construction of a Proposed Activities Center a minimum of 20 feet north of wetland flag WF-42.
2. Construction of a paved parking lot and associated walkways to the east of the Activities Center.
3. Construction of three (3) storm drainage outlets for the above parking lot. Outlets would discharge to upland soil areas before reaching closest wetland edge.
4. Construction of a a storm drainage retention basin north of wetland flags WF-24 through WF-28.

Part B

5. Construction of the Proposed Church Building a minimum of 35 feet north of wetland flags WF-48 through WF-51.

Wetland Delineations Wetland Impact Evaluations Environmental Planning

6. Construction of a paved parking lot and associated walkways to the west of the Church Building.
7. Construction of a storm drainage outlet for the above parking lot. The outlets would discharge to an area of upland soil through a storm drainage retention basin north of wetland flags WF-53 through WF-55.

Soils

The map units described below are based on data collected at this site during both the wetland delineation process and this environmental evaluation study.

Cs

The Cs map unit is composed primarily of Cheshire very stony soils on 3 to 15 percent slopes. Cheshire soils are very deep and well drained. They formed in loose glacial till derived from red Triassic materials. Typically they have fine sandy loam textures to a depth of 60 inches or more.

This soil type is well suited for the proposed development activities. No significant limitations are present within Cheshire soils for the proposed development activities.

Wt

The Wt map unit is composed primarily of Wilbraham soils on 0 to 3 percent slopes. These soils are very deep and poorly drained. They formed in dense basal till in draingeways and depressions. Typically Wilbraham soils have loam or very fine sandy loam textures to a depth of 60 inches or more. These soils have low chroma mottles throughout the subsoil layers.

This wetland soil type consists of a single contiguous wetland area that extends through the subject site from west to east. No direct impact are proposed as part of this development project.

Vegetation

The subject site is presently consists of dense woods with complete canopy cover. Most of the shrub understory is shaded resulting in a medium density stand with little ground cover species.

The following species list includes the dominant plant species observed on this site. The "wetland indicator status" designation from the National List of Plant Species That Occur in Wetlands: 1988 is also shown.

Observation Point OB1 is located at the storm drainage outfall structure near wetland flag WF-24. Observation Point OB2 is located at the storm drainage outfall structure near wetland flag WF-38. Observation Point OB3 is located at the storm drainage outfall structure near wetland flag WF-38.

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>	<u>DESIGNATION</u>	<u>OB1</u>	<u>OB2</u>	<u>OB3</u>
--------------------	------------------------	--------------------	------------	------------	------------

Tree Canopy Strata

American Beech	<i>Fagus grandifolia</i>	FACU	X		
Canadian Hemlocks	<i>Tsuga canadensis</i>	FACU	X		
Gray Birch	<i>Betula populifolia</i>	FAC	X		
Red Maple	<i>Acer rubrum</i>	FAC	X	X	X
Red Oak	<i>Quercus rubra</i>	FACU	X	X	
Tulip Tree	<i>Liriodendron tulipifera</i>	FACU	X		

Shrub Understory Strata

Arrowwood Viburnum	<i>Viburnum dentatum</i>	FACW	X	X	
Elderberry	<i>Sambucus canadensis</i>	FACW-		X	
Multiflora Rose	<i>Rosa multiflora</i>	FACU		X	X
Poison Ivy	<i>Toxicodendron radicans</i>	FAC			X
Spicebush	<i>Lindera benzoin</i>	FACW		X	
Wild Grape Vines	<i>Vitus sp.</i>	FACU			X
Winterberry	<i>Ilex verticillata</i>	FACW		X	X

Ground Cover Strata

Cinnamon Fern	<i>Osmunda cinnamomea</i>	FACW	X	X	
Downy Goldenrod	<i>Solidago puberula</i>	FACU		X	

OBL - Obligate wetland plants - almost always in wetlands (>99%)
 FACW - Facultative wetland plants - usually in wetlands (67-99%)
 FAC - Facultative plants - equally likely to occur in either (34-66%)
 FACU - Facultative upland plants - usually in non-wetlands (1-33%)
 UPL - Upland plants - almost always in uplands (>99%)

No rare, threatened, or endangered plant or animal species or State listed species of special concern were observed on this site during the site investigation. Also no critical habitat conditions for any of the above listed plant or animal species was observed.

Wetland Functioning

Inland wetland areas can provide a wide range of important environmental functions. The Connecticut Department of Environmental Protection (CT DEP) recognizes fourteen (14) separate functional values that wetlands can provide.

Flood Control	Ecological Integrity
Wildlife Habitat	Finfish Habitat
Groundwater Use Potential	Visual/Esthetic Quality
Archeological Potential	Forestry Potential
Water-Based Recreation	Urban Wetland Quality
Noteworthiness	Educational Potential
Nutrient Retention and Sediment Trapping	
Shoreline Anchoring and Dissipation of Erosive Forces	

Not all of these functional values will be present on every site. Selection of the appropriate evaluation functions is necessary to begin the assessment. For this study the following functions were used to assess the relative value of the subject wetland.

- Flood Control
- Ecological Integrity
- Wildlife Habitat
- Noteworthiness
- Nutrient Retention and Sediment Trapping

Flood Control

In order for a wetland to function as a flood control area broad flat areas are necessary for the temporary storage of flood waters. If such areas are not available in or adjacent to a wetland area then its functional value for natural flood control is diminished.

The subject wetland area contains good to excellent site conditions for natural flood control functioning. The onsite wetland area is relatively large in size. The relatively flat slope to the wetland aids in slowing down storm water runoff as it passes through it. The lack of any defined watercourse channel further enhances the flood control functioning of this wetland area by naturally detaining storm flows within its boundaries.

The proposed development activities include a storm drainage system with catchbasins, sediment structures, and wet bottomed storm water retention basins (2).

No adverse impact to the existing natural flood control functioning of the onsite wetlands is anticipated.

Ecological Integrity

This functional value recognizes the high productivity levels of inland wetland areas while balancing this against existing disturbances to the wetland and the surrounding area.

The proposed project is an expansion to an existing church development on this site. Existing residences border this property to the east, west and south. Stevens Street, a very heavily traveled roadway borders this site to the north and generates a high ambient noise level.

Within the subject wetland area there does not appear to be any indications of intrusive human activities. The existing Church facility and the back yard area of an onsite residential house do border the subject wetland to the north.

Ecological integrity is rated as moderate for the eastern portion of the subject wetland where the width of the wetland area and the separation distances from adjacent residential uses is greatest. In the portion of the onsite wetland west of flags WF-48 the rating for ecological integrity is low due to the level of the surrounding landuses and the narrow width and size of the wetland area.

Wildlife Habitat

CT DEP defines wildlife habitat as the locality and external environment in which an organism lives. Wetlands can provide valuable habitat conditions for a wide variety of animals collectively referred to as wildlife. This section does not attempt to evaluate the subject wetland in relation to certain wildlife species but rather to evaluate overall wetland wildlife habitat conditions.

The plant species diversity within the wetlands on this site provide present wildlife populations with: food supplies from the berry and nut producing trees and shrubs; numerous nesting sites within the mature tree canopy; and cover protection within the denser stands of trees and shrubs.

The large size and width of the subject wetland, especially in the eastern portion, provides sufficient area for the existing wildlife population to have a degree of isolation and buffering from the surrounding landuses.

The surrounding landuses have already had an impact on the wildlife habitat usage of the onsite wetland areas. The existing houses along Stevens Street, New Hampshire Drive, Indiana Street, and Foxwood and Old Turnpike Roads have already introduced an impact to the onsite wetlands through: (1) vegetation clearing in the bordering upland soil areas; (2) domestic pets which can roam through the onsite wetlands; (3) the noise levels generated by human activities on the surrounding house site; and (4) the ambient noise generated by the high levels of vehicular traffic on Stevens Street.

Wildlife species that are presently found within the subject wetland areas have already adapted to the surrounding landuse types. Species not so readily adapted to such habitat conditions have already relocated outside this immediate area. Due to the lack of any direct impacts to the subject wetland area, the overall impact to the existing wildlife populations within the onsite wetlands can be expected to be minor in scope.

Upland buffer areas immediately adjacent to the onsite wetlands will be reduced somewhat in width in those areas proposed for development. The remaining buffers of trees and shrubs will continue to screen the proposed parking lot areas from the adjacent wetland edges. These buffer areas of vegetated upland soils will help to preserve existing wetland wildlife habitat conditions and functioning.

Nutrient Retention and Sediment Trapping

Inland wetland areas can serve as very effective sediment and nutrient traps thereby protecting downstream areas from potential pollutants. Wetland areas that are located between actively eroding or large nutrient producing areas and fragile aquatic ecosystems can provide a significant level of protection.

The onsite wetland currently provide a high level of nutrient filtering and sediment trapping. Much of this functioning is potential based on the fact that large volumes of sediment and nutrient laden storm water runoff do not presently flow into the onsite wetlands. This high potential for nutrient filtering and sediment trapping results from the existing character of the onsite wetlands especially the flat slopes and lack of a defined watercourse channel which help to reduce storm water runoff velocities. The dense vegetation and very irregular microrelief of small hummocks and shallow depressional pockets provide conditions ideal for the infiltration of storm water runoff and the absorption and adsorption of excess nutrients.

The proposed development activities do not represent a potentially significant adverse impact to this natural filtering function of the onsite wetland areas. Sediment transport to the wetland areas will be controlled and removed by a three phase system of catchbasins, sedimentation structures and management basins.

Normal soil erosion and sediment control measures such as sediment filter fencing and temporary and permanent vegetation stabilization will provide adequate protection of onsite wetlands and other undisturbed areas during the construction of this project.

Proposed Wetland Activities

No direct wetland impact activities are proposed.

Four (4) underground leaching chambers are proposed to increase ground water recharge through the sandy soil materials found in the uplands on this site.

Two (2) storm water management basins are proposed to provide both detention of site generated increases in storm flows and additional "pre-treatment" of nutrients and other pollutants in storm water runoff.

Four (4) storm drainage outlet structures (Outfalls #2, #3, and #8) are proposed to discharge in upland soil areas adjacent to the delineated wetland edges. These structures will protect against erosion scour (riprap linings) while re-oxygenating storm water discharges and allowing for additional infiltration through the sandy upland soils.

Wetland Impact Mitigation Measures

The proposed stormwater management basins will be constructed to create "wet" bottom areas resulting in new wetland areas on this site. This type of new wetland area has been scientifically shown to increase nutrient and pollutant removal when compared to dry bottomed detention basins.

A planting plan for the two management basins has been developed along with a sequence of operation. This planting plan can be found as an addendum to this report.

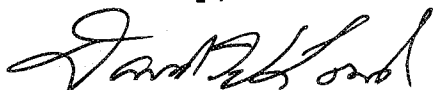
CONCLUSIONS

1. No direct wetland impact is proposed.
2. Wetland mitigation planning includes a multi-stage system to collect and "pre-treat" storm water runoff before it is discharged to the adjacent wetlands.
3. The proposed wet bottomed storm water management basins will result in a net increase of over 5,000 s.f. or 0.12 acres of new onsite wetlands.

4. Onsite wetland areas provide a high level of functioning for wildlife habitat especially in the eastern portion of the site. In this area the wetland is at its widest and is most isolated from adjacent landuses. No measurable adverse impact to this wetland wildlife habitat functioning is anticipated as a result of the construction of this project.
5. Clearing limits have been indicated on this site plan drawings. These limits should be clearing marked in the field with construction fencing prior to any ground disturbance activities.
6. Proposed storm water leaching chambers will increase the infiltration of storm water through the sandy upland soils.
7. Soil erosion and sediment control planning has been provided including temporary and permanent vegetative measures to stabilize the site during and after construction.

If you have any questions regarding this evaluation report, or need additional assistance with this site, please contact me. I am available to attend Inland Wetland Commission meetings and site visits.

Sincerely,



David H. Lord
Certified Soil Scientist
& Environmental Consultant

cc: RR Hiltbrand Engineers & Surveyors

WETLAND MITIGATION PLANTING PLAN

Purpose

The purpose of this planting plan is to vegetate the proposed storm water management basins on this site as part of the overall wetland mitigation plan. The plantings have been designed to enhanced "pre-treatment" of storm water runoff in the management basins.

Herbaceous ground cover plant species have been selected that are ideally suited for sustained growth within the wet bottom areas to be created in the basins. These herbaceous plant species provide important functioning for nutrient removal from storm water runoff passing through the basin areas as well as absorption and adsorption of pollutants including hydrocarbons.

Planting Areas

Two (2) planting areas have been planned for this site. The planting areas are located within the bottom areas of the storm water management basins. Planting Areas include the area within 1 foot above the low flow outlet port of each basin structure.

Planting areas have been established based on the proposed two phase development of this site. Planting Areas A1 & B1 relate to those areas of the site indicated for development under "Part A". Planting Area "A1" consists of the "bottom area" of the eastern storm water management basin. Planting Area B1 is the "bottom area" of the western storm water management basin.

New Plant Materials

Due to the relative scarcity of existing vegetation suitable for transplanting new plant stock will be utilized to meet the goal of increasing the diversity of vegetation on this site. The following species will be utilized within the designated planting areas:

Number By Planting Area		Species	Minimum Size to be Planted
<u>A1</u>	<u>B1</u>		
100	25	Green Bulrush <u>Scirpus atrovirens</u>	Bare root nursery stock
50	25	Burreed <u>Sparganium americanum</u>	Bare root nursery stock
50	25	Woolgrass <u>Scirpus cyperinus</u>	Bare root nursery stock

Permanent Vegetative Cover

The following seed mixture(s) will be used to permanently stabilize all disturbed soil areas surrounding the proposed stormwater management basin areas.

<u>Seed Mixture</u>	<u>lbs./acre</u>	<u>lbs./1,000 s.f.</u>
Creeping Red Fescue	20	.45
Redtop	2	.05
Tall Fescue or Smooth Brome grass	20	.45
Total	42	.95

Straw mulch will then be applied at a rate of 90 lbs. per 1,000 s.f. to provide immediate soil cover protection.

Permanent seeding dates are 4/15 to 6/15 and 8/15 to 9/30. Outside these dates temporary vegetative measures should be used or only straw mulch should be applied to disturbed soil areas.

Temporary Vegetative Cover

The following seeding will be used for all disturbed soil areas that will not be permanently stabilized within 30 days or when work is halted for the season. Temporary seeding dates are 3/1 to 6/15 and 8/1 to 10/1. Outside these dates only straw mulch should be used.

<u>Seed Mixture</u>	<u>lbs./acre</u>	<u>lbs./1,000 s.f.</u>
Annual Ryegrass or Perennial Ryegrass or	40	1.00
Winter Rye	120	3.00

Straw mulch will then be applied at a rate of 90 lbs. per 1,000 s.f. to provide immediate soil cover protection.

Other Seeding

In addition, a seed mixture containing such species as listed below will be included as an overseeding in all new wetland areas.

- | | |
|---|----------------------|
| - Blue Joint Grass | - Tussock Sedge |
| - Blue Verain | - Dark Green Bulrush |
| - Soft Rush | - Spotted Jewelweed |
| - Wool Grass | - Fowl Meadow Grass |
| - Other Native New England Wetland Ground Cover Species | |

One ounce or 0.05 pounds of this seed mixture added to the above seed mixture per 1,000 s.f. of wetland area to be seeded. Straw mulch will then be applied at a rate of 90 lbs. per 1,000 s.f. to provide immediate soil cover protection.

Spacing & Fertilization

All plantings will be conducted under the supervision of a "wetland specialist" or a professional landscaper. Herbaceous ground cover plant materials will be planted at minimum intervals of 2' centers. All plantings will be done in a random manner to prevent an artificial appearance.

Agriform 20-10-5, 2 year release 10 gram tablets or similar shall be used at a rate of 1 tablet per plant for all herbaceous plant materials where planting into shallow water conditions are proposed.

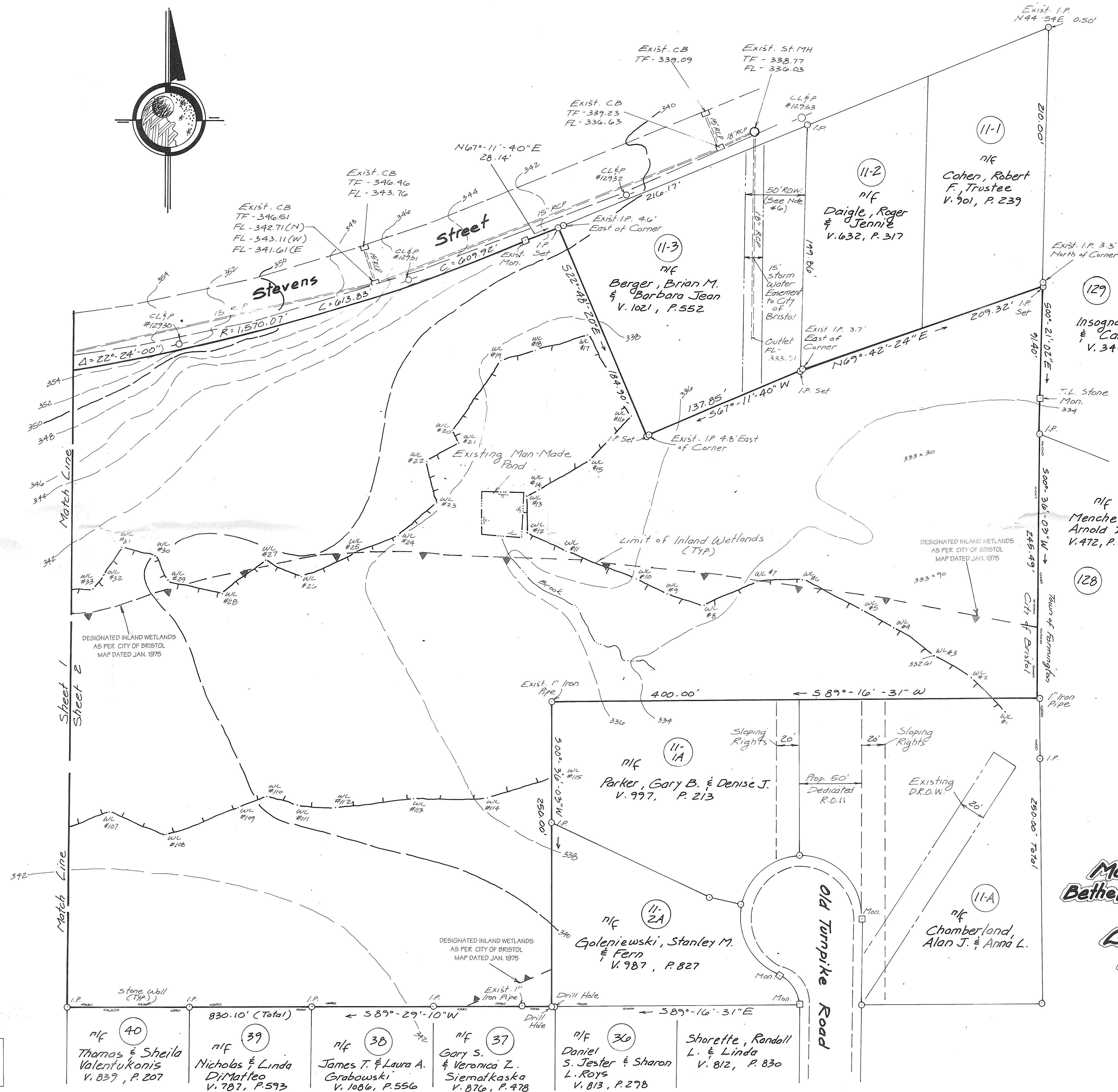
Maintenance & Monitoring

Upon completion of all vegetation work in a particular Planting Area on this site, the wetlands specialist shall inspect all plantings to determine plant survival and vigor. Inspections shall be conducted on a schedule of 30 days, 60 days, and one year from the date of the completion of all plantings. Inspection dates will be seasonally adjusted based to conform to a growing season of April 15th through October 15th.

A threshold survival rate of 80 percent has been established for all bare root plantings. If at the time of any of the above listed post completion inspections, this survival threshold is not met, additional plantings will be conducted by the applicant according to the specifications included in this planting plan.

A written report will be prepared by the wetland specialist to document the monitoring inspections. Copies of the written inspection report will be forwarded to Bristol Wetland Agency. The report will include the types and numbers of any dead or failing plant materials as well as documenting their replacement.

END



DESIGNATED INLAND WETLANDS
AS PER CITY OF BRISTOL
MAP DATED JAN. 1975

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL
OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE,
INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE
OR WARRANTY.

*Map Showing Property Of
Bethel Christian Church Assemblies
of God, Inc.
Lot 11 - Stevens Street
Bristol, Connecticut*

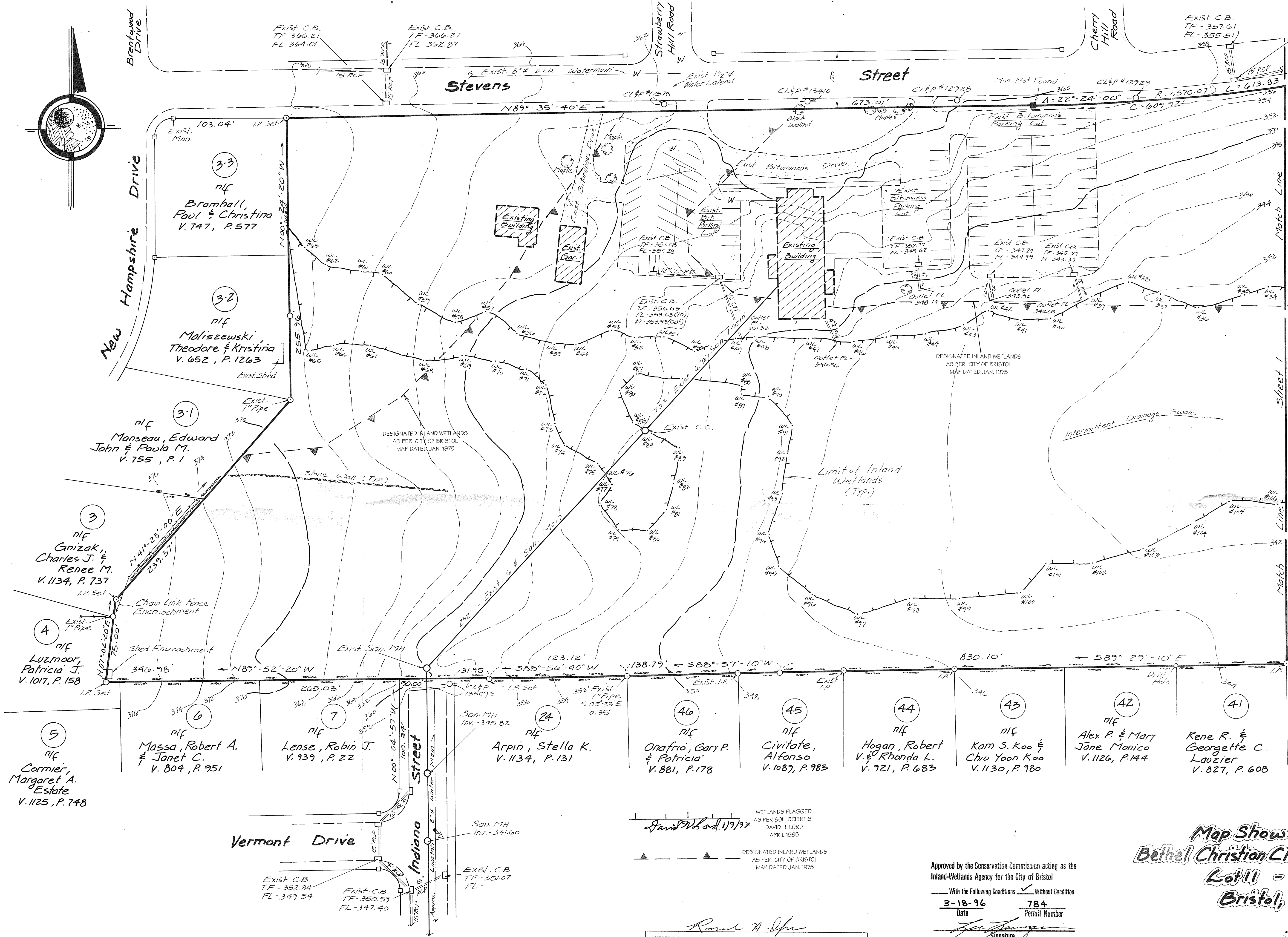
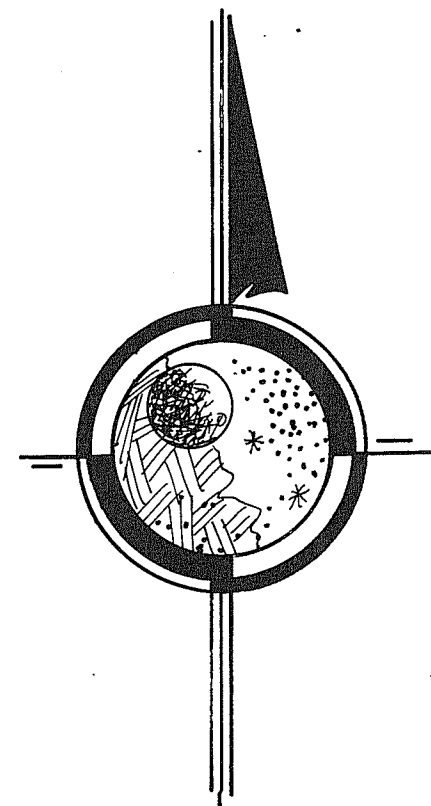
Scale: 1" = 40'



0 40 80 120

Date: July 1995

Sheet 2 of 2



- Map Notes:
1. Zone R-15
 2. Assessor's Map 50, Lot 11
 3. Deed Vol. 924, Page 727
 4. Current owner - Bethel Christian Church Assemblies of God, Inc.
 5. North property line, "Stevens Street Streetline", is based on existing monumentation and Map Reference 1.
 6. Eastern Property Line is based on existing monumentation and Map References 2, 3, 4 & 6. See Subdivision Approval Letter dated May 2, 1986 for Lot 11-3. See Map Reference 4 for storm water easement over Lot 11-3 and outlying on Lot 11.
 7. Southerly property line based on existing monumentation of Old Turnpike Road, Foxwood Road, Indiana Street, Vermont Drive and Map References 5, 7, 8, 9 & 10. Direction and distances vary slightly from Map Reference 1 due to the monumentation and subdivision mapping of abutting parcels.
 8. Westerly property line based on existing monumentation of New Hampshire Drive and Map Reference 7. Distances vary slightly from Map Reference 1 due to actual monumentation on New Hampshire Drive and Vermont Drive.
- Map References:
1. Map showing property of Joseph R. & Elsie B. Riley, Lot 11, Stevens Street, Bristol, Connecticut. Dated: Nov. 16, 1974. Scale: 1" = 60'. By Paul A. Neveu, Jr. Reg. L.S. #8502 Bristol, Connecticut.
 2. Map showing subdivision of property of William Francini, Stevens Street, Bristol, Connecticut. Dated: Dec., 1970, Scale: 1" = 40'. By G.S. Jarmolinski and Associates.
 3. Map of Lot 11-3, Stevens Street, Bristol, Connecticut. Owned by So. New England District of the Assemblies of God, Inc. By A.F. Lepore, Jr. & Associates, P.C. Dated: June 20, 1986. Scale: 1" = 30'.
 4. Map showing storm water easement over land of Joseph R. & Elsie B. Riley. Dated: 1963, Scale: 1" = 100'. By Engineering Dept., City of Bristol, Bristol, Connecticut. Revised: March 1964.
 5. Subdivision of Lot #11A, Old Turnpike Road, Bristol, Connecticut to be developed by Terry Rock. Sheet 1 of 1. Dated: Sept. 16, 1988. Revised: April 3, 1989. Scale: 1" = 40'. By Augustine F. Lepore, Jr. P.E. & L.S.
 6. Subdivision Plan, Section Three, Cope Farms Subdivision, Farmington, Connecticut, Developed by T&M Building Company, Torrington, Connecticut. Dated: June 6, 1982. Revised March 23, 1983. Scale: 1" = 40'. By Robert T. Dayton, Reg. L.S. #8157.
 7. Aroostook Acres Extension, Map showing resubdivision of Lot 3, New Hampshire and subdivision of Parcel "A", Stevens Street, Bristol, Connecticut. Dated: April 30, 1975. Scale: 1" = 40'. By Paul A. Neveu, Jr. & Associates, Bristol, Connecticut.
 8. Sheet 1 of 2 "Aroostook Acres", Subdivision Plan Prepared for Cormier Construction, Inc., Bristol, Connecticut. Scale: 1" = 40'. Dated: Sept. 16, 1971. By Mozzochi Associates, Glastonbury, Connecticut (A-71-35-5-1).
 9. Woodland West, Old Turnpike Road, Bristol, Connecticut to be developed by Terry Rock. Sheet 2 of 3. Scale: 1" = 40'. Dated: April 11, 1984. By Lepore & Caggiano, P.C., Bristol, Connecticut.
 10. Woodland West, Old Turnpike Road, Bristol, Connecticut to be developed by Terry Rock. Sheet 3 of 3. Scale: 1" = 40'. Dated: April 11, 1984. Revised: May 22, 1984.

R. R. Hiltbrand Engineers & Surveyors
340 Maple Avenue • Bristol, CT 06010 • Tel. (203) 582 - 4548

WETLANDS FLAGGED
AS PER SOIL SCIENTIST
DAVID H. LORD
APRIL 1985

DESIGNATED INLAND WETLANDS
AS PER CITY OF BRISTOL
MAP DATED JAN. 1975

Ronald H. Dufour
I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE
WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF
PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED
DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND
SURVEYORS, INC.

RONALD H. DUFOUR 12/95 12319
SURVEYOR DATE REGISTRATION NO.

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL
OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE,
INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE
OR WARRANTY.

Approved by the Conservation Commission acting as the
Inland-Wetlands Agency for the City of Bristol

With the Following Conditions ☒ Without Condition

3-18-96 784
Date Permit Number

[Signature]
Signature

**Map Showing Property of
Bethel Christian Church Assemblies of God, Inc.
Lot 11 - Stevens Street
Bristol, Connecticut**

Scale: 1" = 40'

0 40 80 120

Date: July 1995

**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:

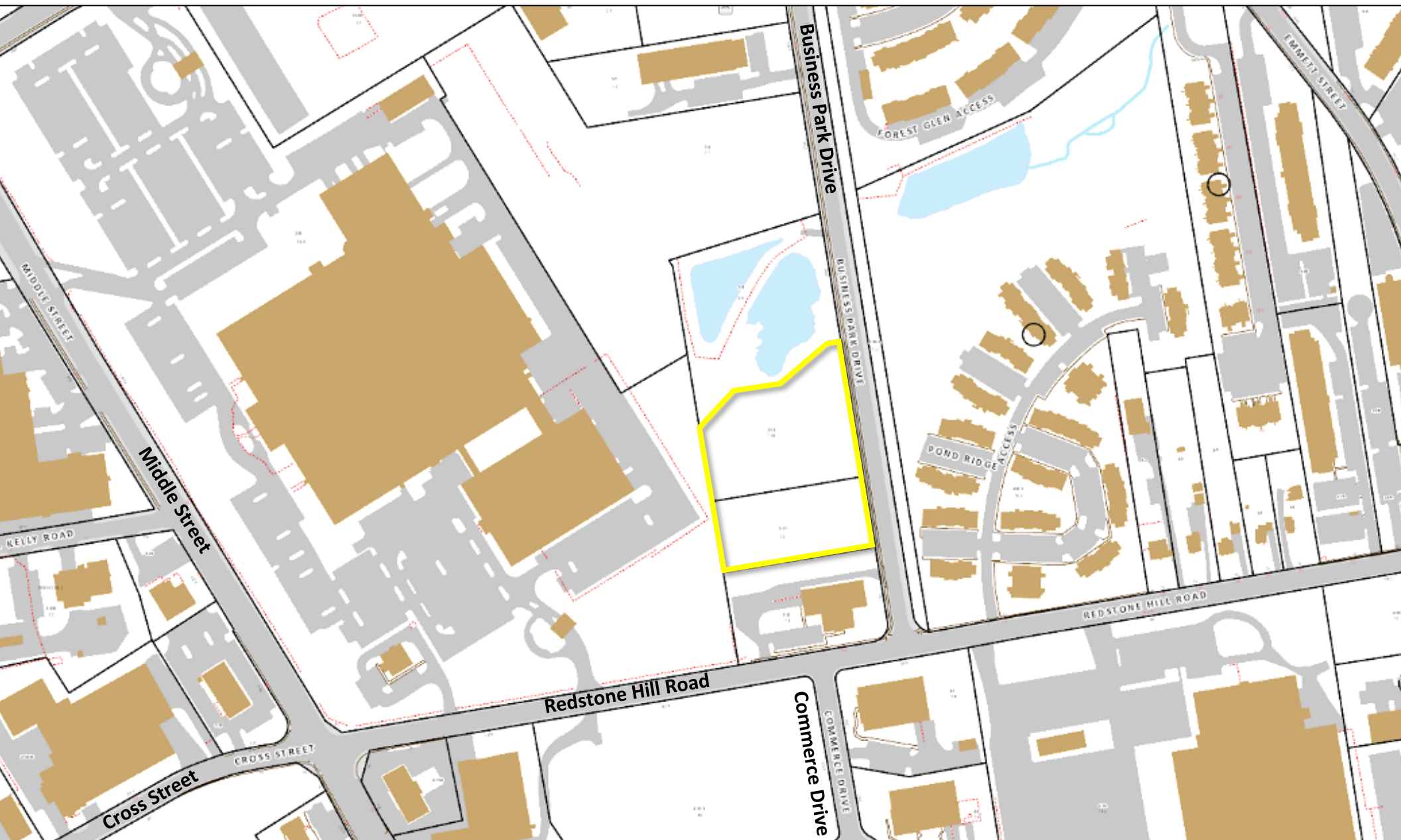
- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands 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.

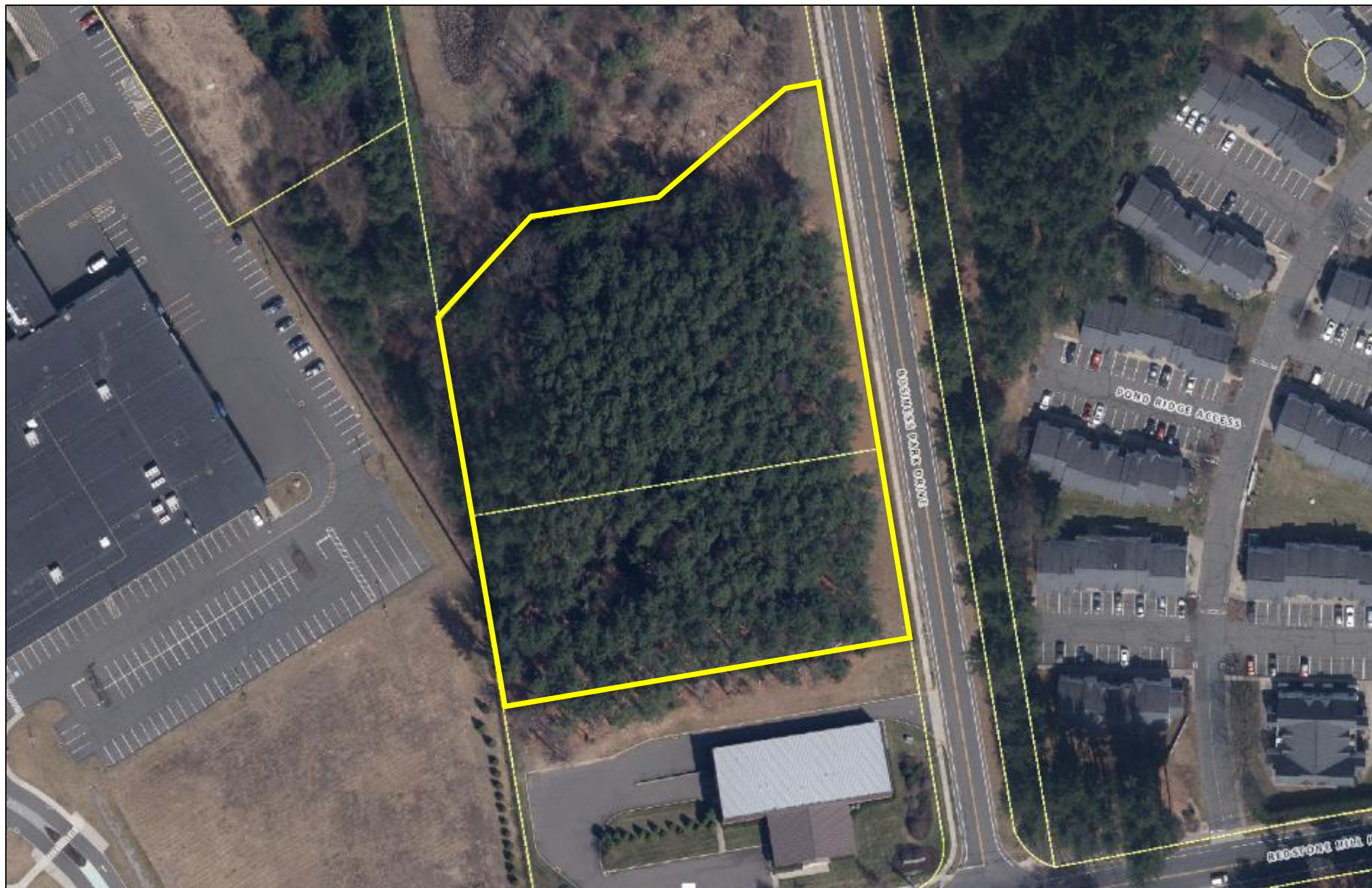
Location Map

Lots 10 & 11 Business Park Drive



Aerial Map

Lots 10 & 11 Business Park Drive

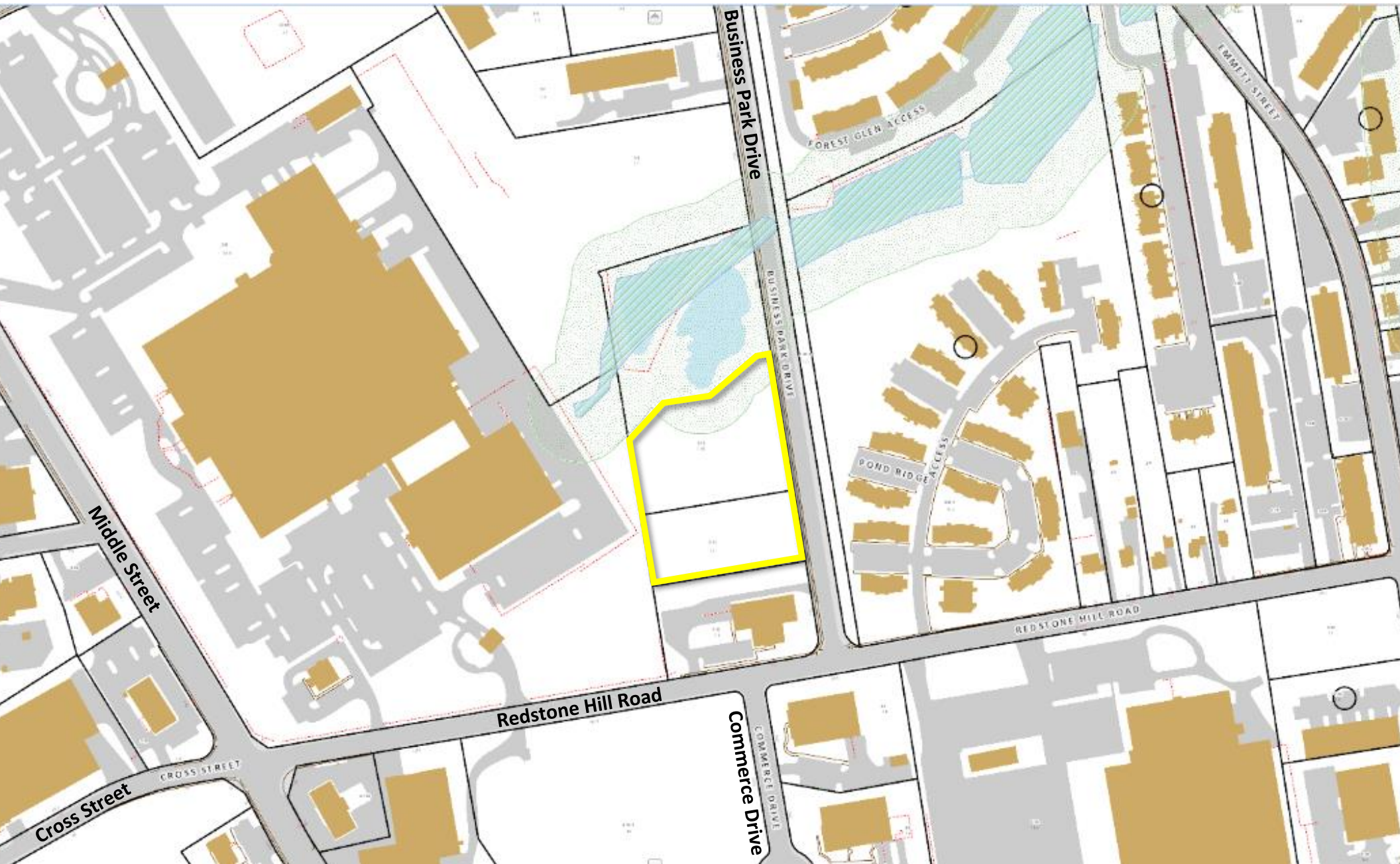


Aerial Map #2
Lots 10 & 11 Business Park Drive



IWWA Map

Lots 10 & 11 Business Park Drive

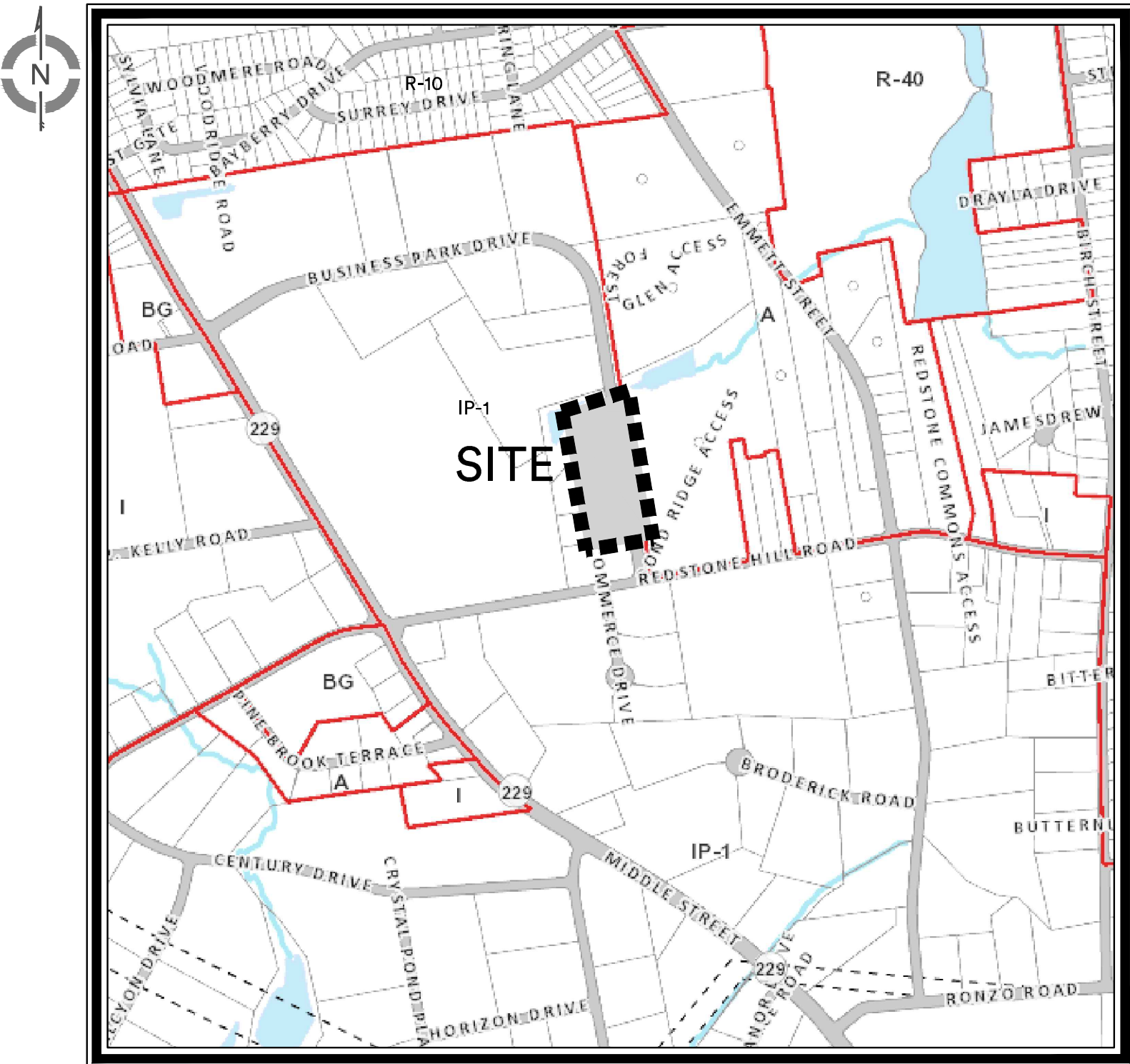


DRAWING NAME: P:\land projects\2006-allstate commercial driver training school.ctb 10/8/11 business park drive, Bristol of July 2006 - Cole Surveying LAYOUT: Civilian Plot DATE: Jan 23, 2025 3:30pm OPERATOR: Nick DeLeon



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

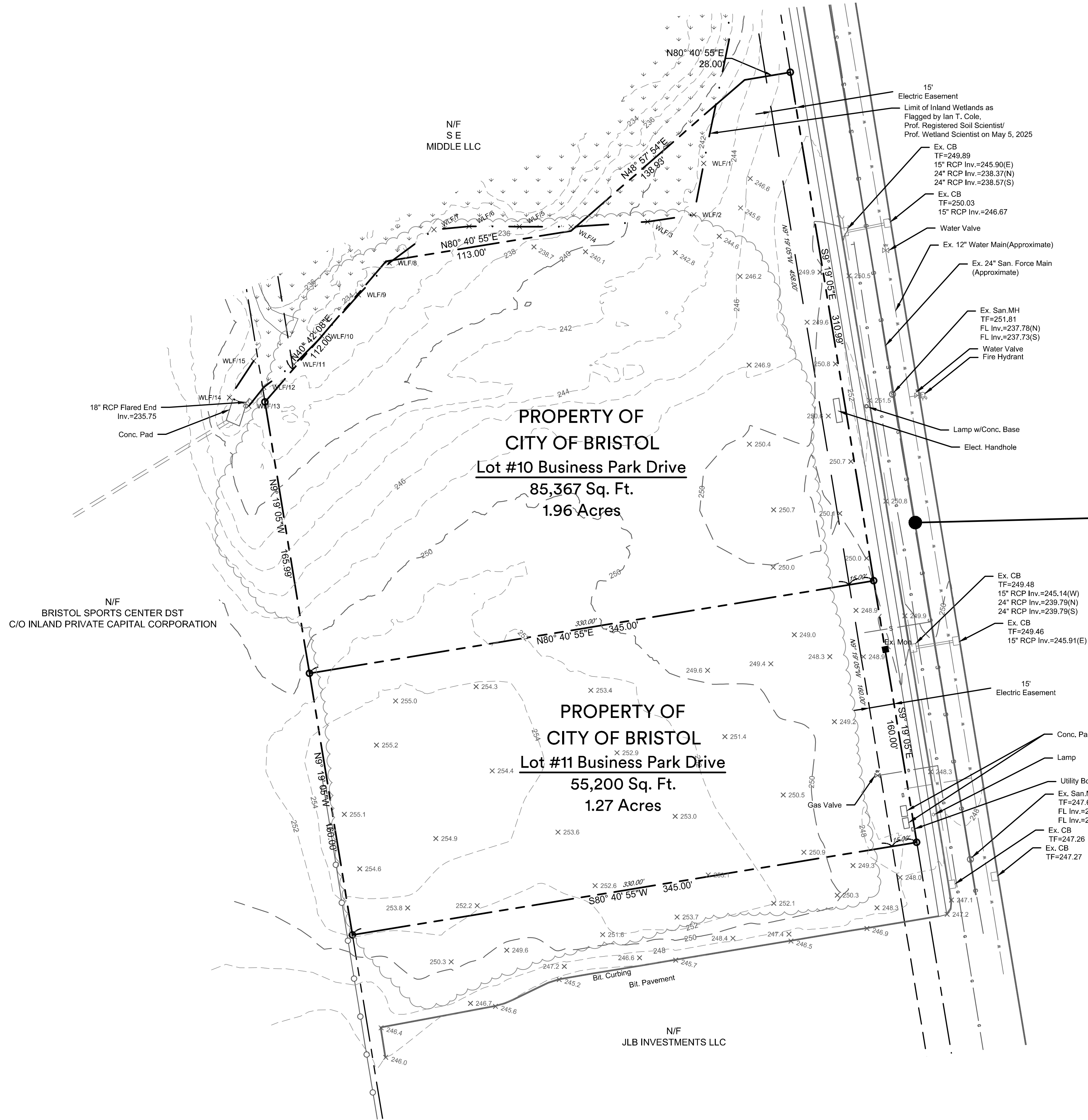
Allstate Commercial Driver Training School

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: (1) the location of buildings or other structures; (2) the location of buildings or other apparent improvements; (G) unresolved conflicts 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 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: 1"=40'; Sheet 2 of 4; Dated: Sept 2005; Last Revised: 04/06 by AN Consulting Engineers." Filed as Map O-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

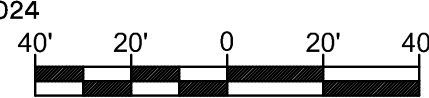
Stephen M. Giudice, L.S.
Reg. No. 70145
NOT VALID UNLESS EMBOSSED SEAL
OR STAMP IS AFFIXED HERETO

PROPERTY & TOPOGRAPHIC SURVEY MAP

PREPARED FOR

Allstate Commercial Driver Training School

Lot 10 & 11 Business Park Drive - Bristol, Connecticut



COLE
civil + survey

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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.)

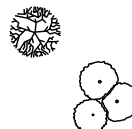
LANDSCAPING TABLE		
PARKING LOT		
	Required	Proposed
Landscaping: 15 S.F. / SPACE	438 S.F.	1,012+ S.F.

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

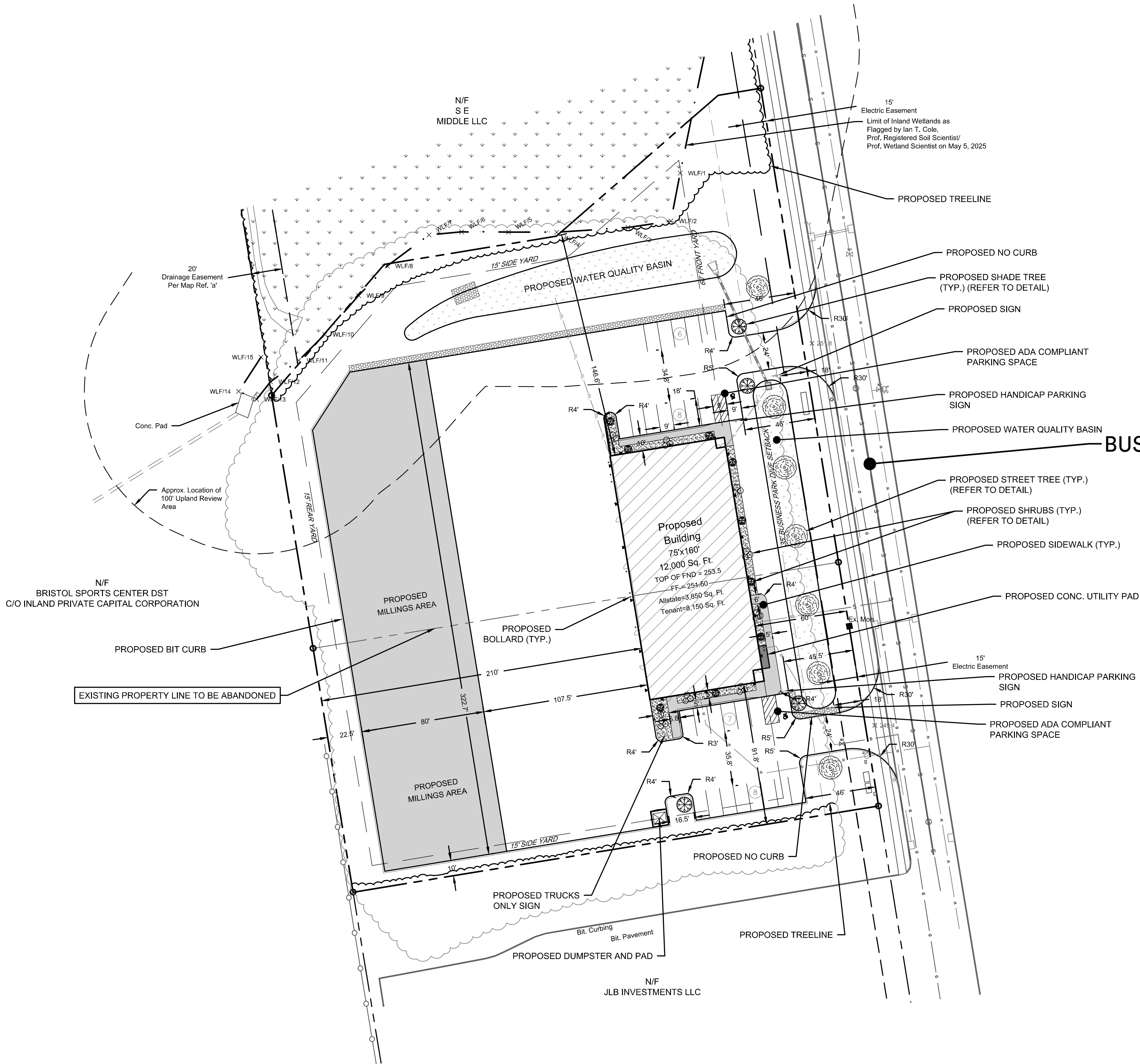
ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	IP-1	IP-1
PROPOSED ZONE	IP-1	IP-1
PROPOSED USE	Comm. Driving Training School	Comm. Driving Training School
LOT AREA	50,000 S.F.	140,567 S.F.
LOT WIDTH	160 FT	471 FT
FRONT YARD SETBACK	60 FT	60 FT
SIDE YARD SETBACK	15 FT	91.8 FT
REAR YARD SETBACK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

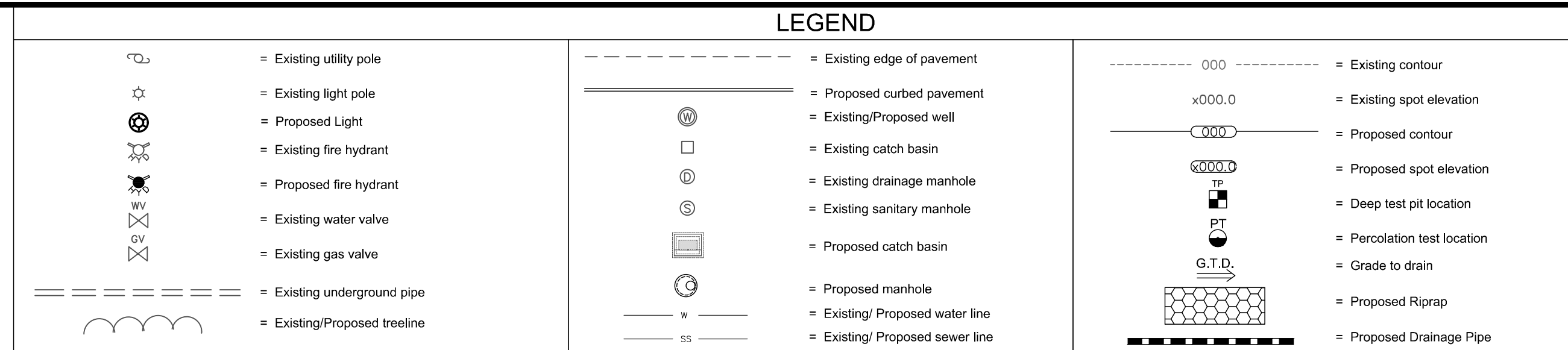
PLANT LIST				
SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
STREET TREES				
	7	ACER RUBRUM	RED MAPLE	2 1/2"-3" CALIPER
		PRUNUS AMERICANA	AMERICAN PLUM	
		PRUNUS SARGENTII (flowering)	SARGENT CHERRY	
		TILIA CORDATA	LITTLE LEAF LINDEN	
SHADE TREES				
	4	QUERCUS RUBRA	RED OAK	B & B, 2 1/2"-3" CAL.
		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

1. STREET TREES REQUIRE MIN. OF 3" CALIPER. STREET TREE LOCATIONS ARE INDICATED ON THE PLAN.
2. 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.
3. FOR ALTERNATE BIORETENTION BASIN PLANTS, REFER TO TOWN OF PLAINVILLE LOW IMPACT DEVELOPMENT AND STORMWATER MANAGEMENT DESIGN, APPENDIX B.

SITE PLAN NOTES:

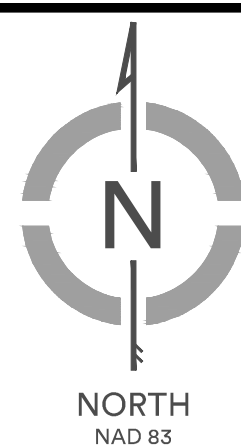
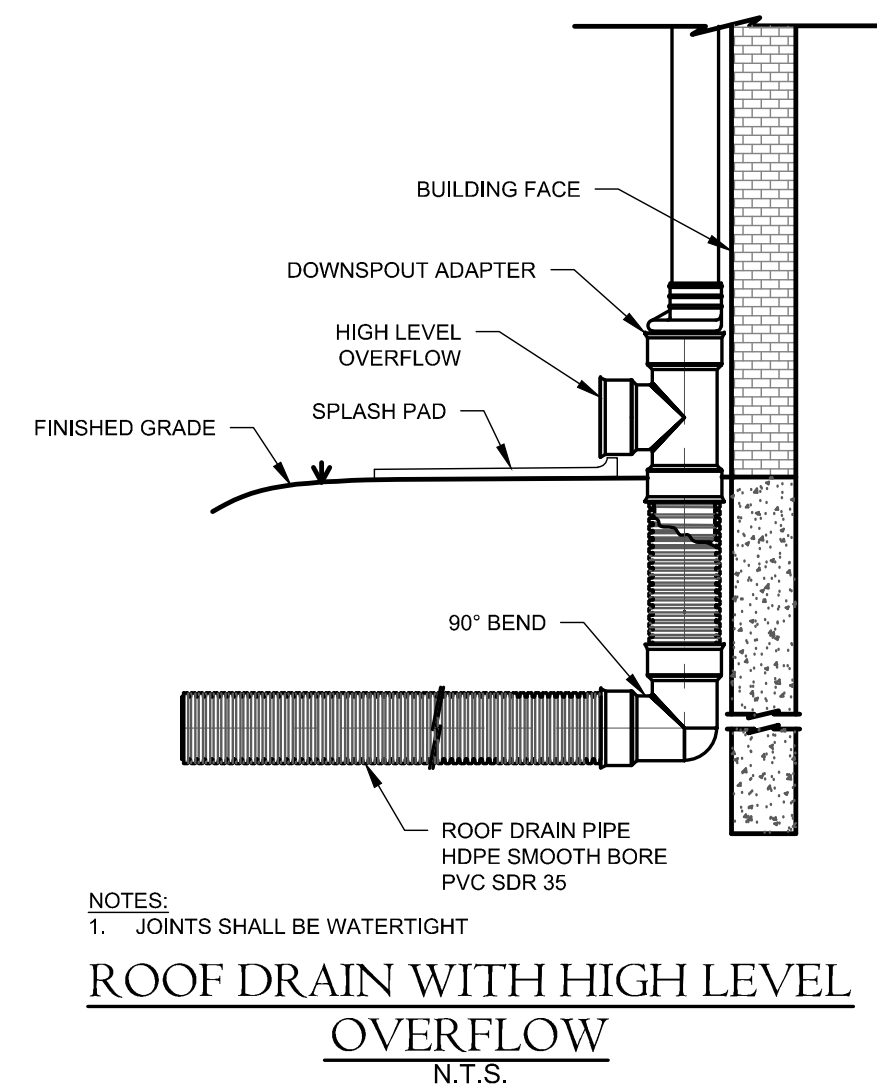
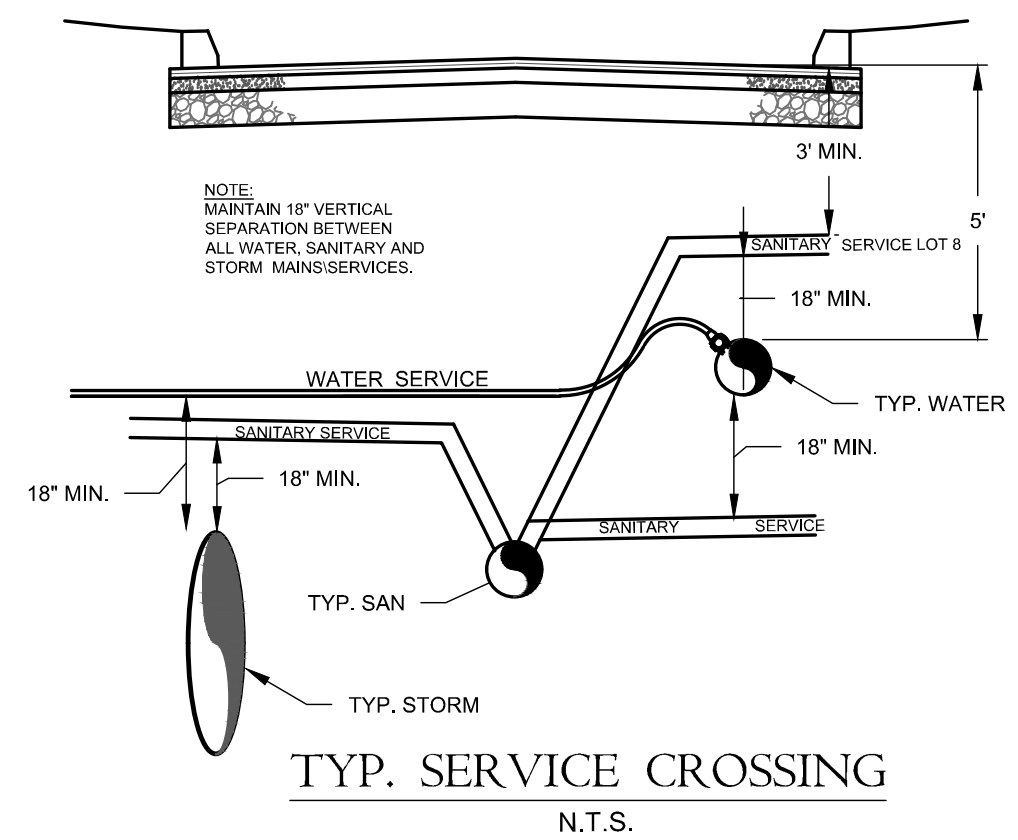
1. Owner: City of Bristol
2. Applicant: Allstate Commercial Driver Training School
3. Street #: Lot 10 & 11 Business Park Drive
4. Area of Parcel: 140,567 S.F., 3.23 Acres
5. Parcel is zoned: IP-1
6. Present use: Vacant
7. Proposed use: Commercial Driving Training School
8. Wetlands are present per referenced Mapping.
9. Site to be serviced by local water and sewer.
10. 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.
11. Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated March 30, 2024, and amended to date.
12. All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2020 and amended to date.
13. Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
14. Maximum earth slopes shall be two feet horizontal to one foot vertical.
15. All areas disturbed by construction to be restored with 4" of loam and seeded.
16. All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
17. Roof drains shall tie into the proposed drainage system.
18. All Catch Basins\Inlets shall be cleaned prior to occupancy.
19. Underground fuel tanks are prohibited.
20. Sanitary service connection for domestic\office waste only. No industrial waste shall be discharged.
21. Water service sizing to be determined by the Local Water Department upon receipt of all pertinent water fixture data.
22. Local Planning and Engineering Departments to be notified 24 hours before site grading begins.
23. Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
24. All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
25. No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
26. 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.
27. 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.





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%)	89,773 SQ.FT. / 2.06 ACRES (63.86%)

Water Quality Requirements									
					Area 1				
Basin #	Site Area "A" (acres)	Impervious Area (acres)	Impervious Cover "I" (%)	Runoff Coefficient "R"	Required	Calculated		Provided	Provided
					WQV	WQV	WQV	WQV	
					(ac-ft)	(cu-ft)	(cu-ft)	(%)	
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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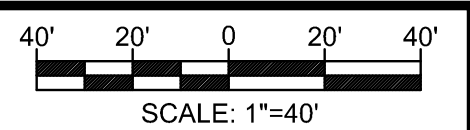
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Proposed Commercial Driving Training School

Lot 10 & 11 Business Park Drive - Bristol, Connecticut

Allstate Commercial Driver Training School

Date: June 5, 2025	Revisions:		Drawn By: JML
Date: 06-18-25	Descriptions:		
	Rev. Parking and Building Layout		



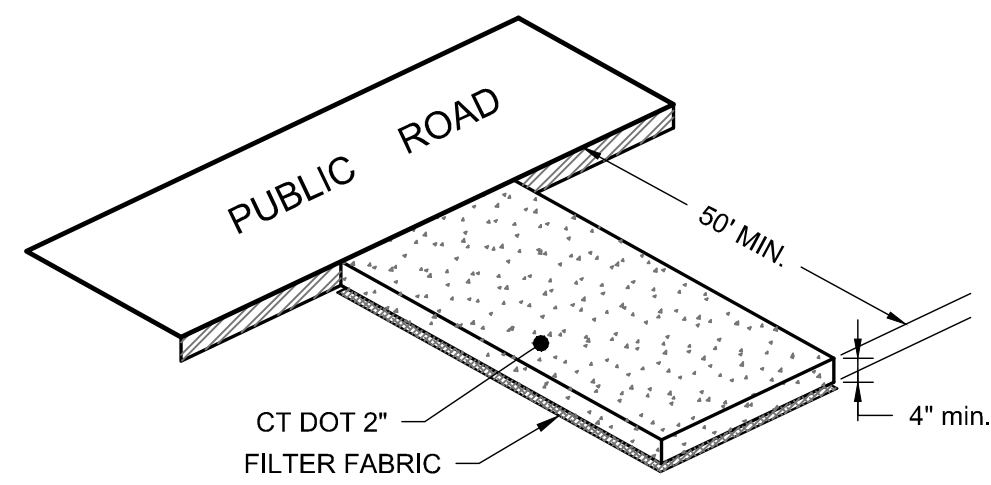
Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL
OR STAMP IS AFFIXED HERETO

Sheet Description

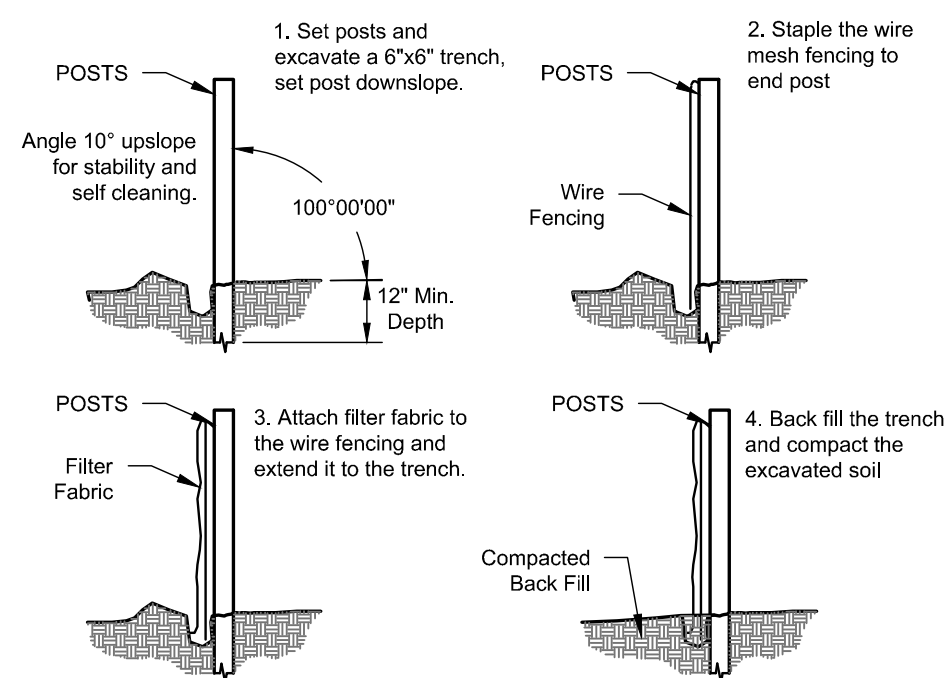
SITE GRADING & UTILITY PLAN

Sheet #:

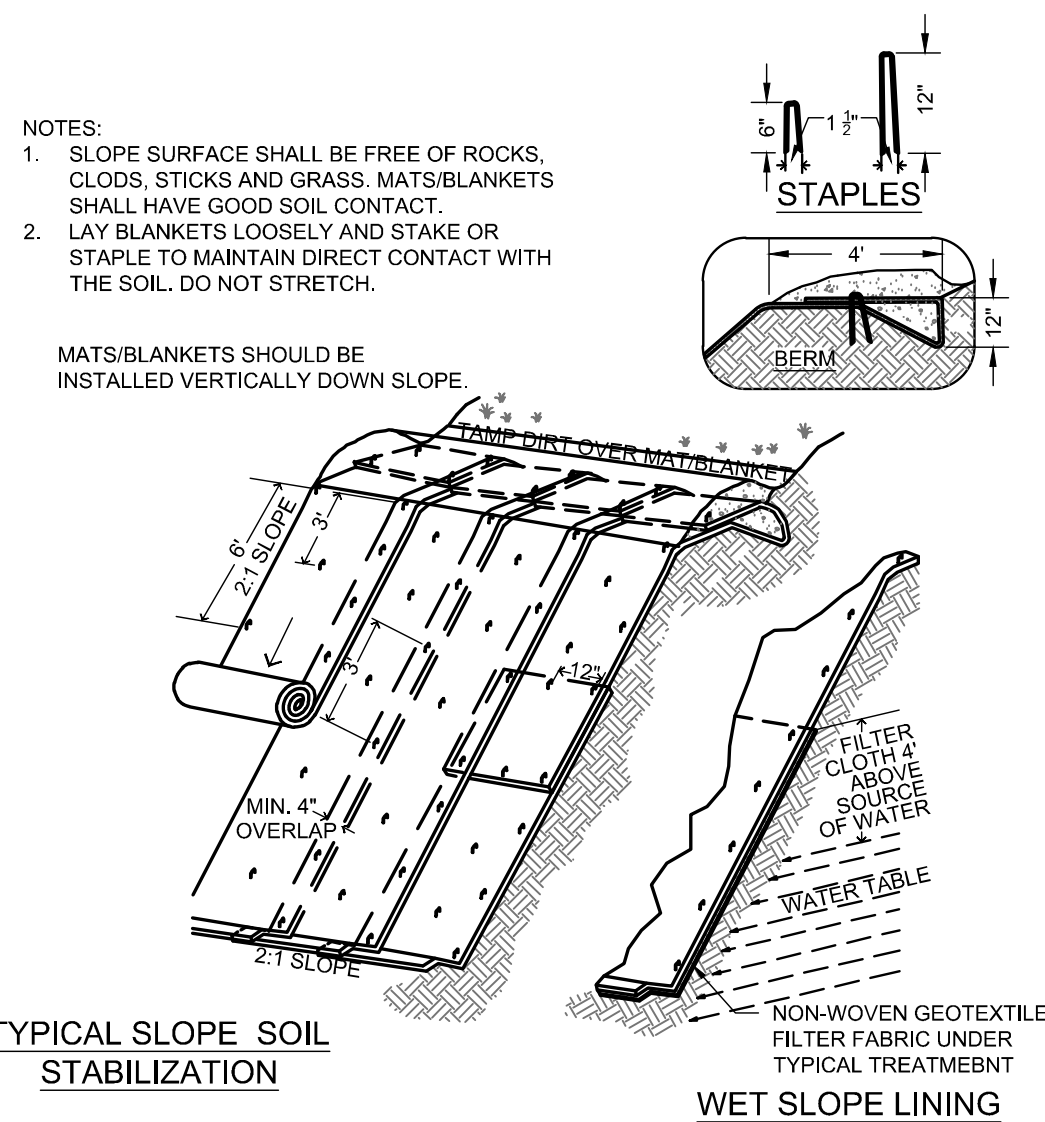
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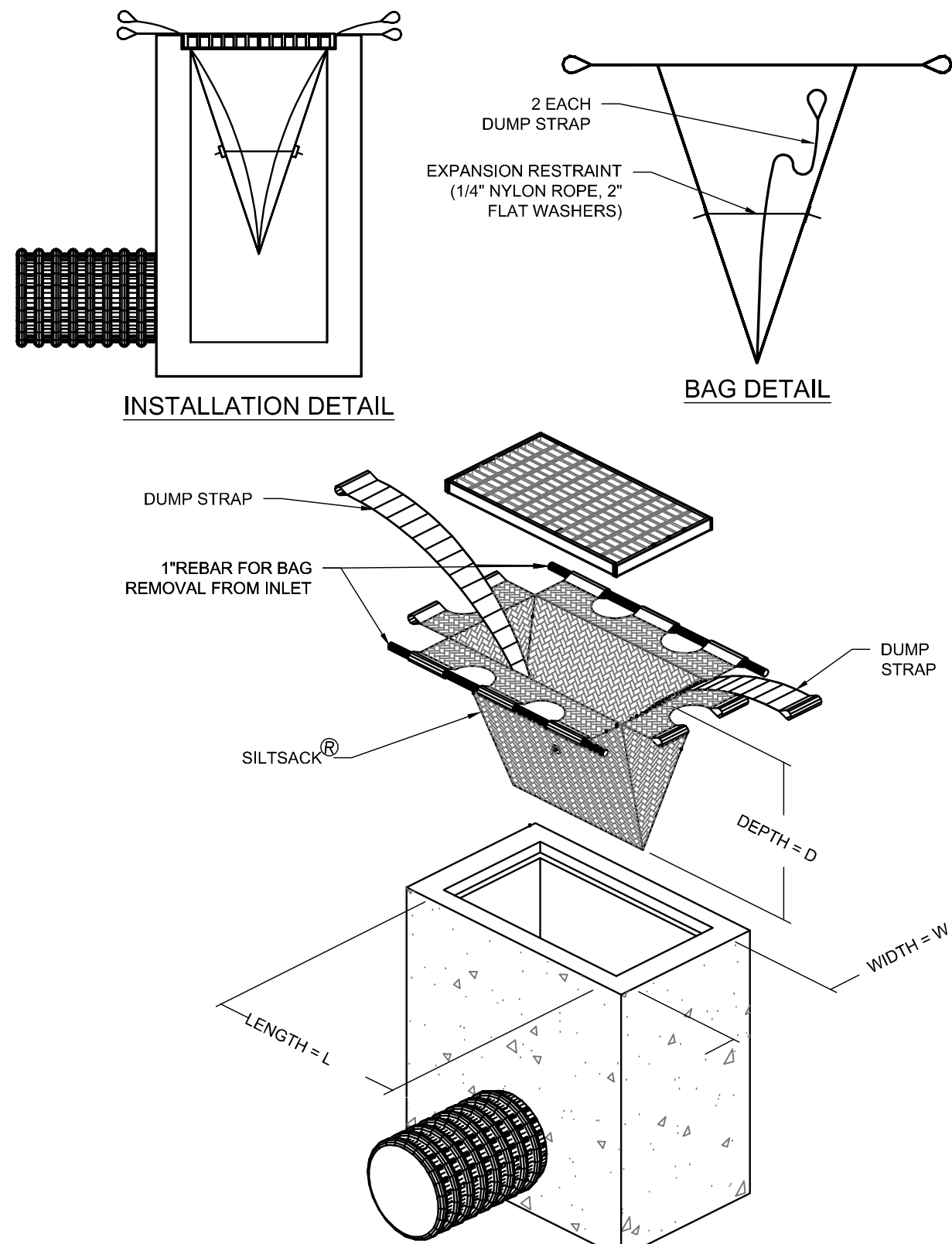
CONSTRUCTION ENTRANCE DETAIL
N.T.S.



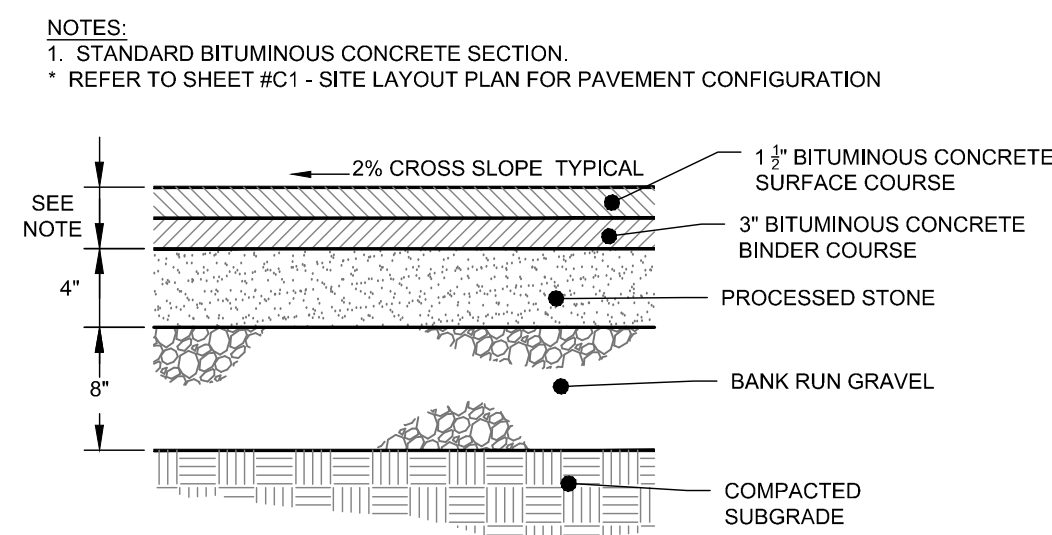
SEDIMENTATION BARRIER DETAIL
N.T.S.



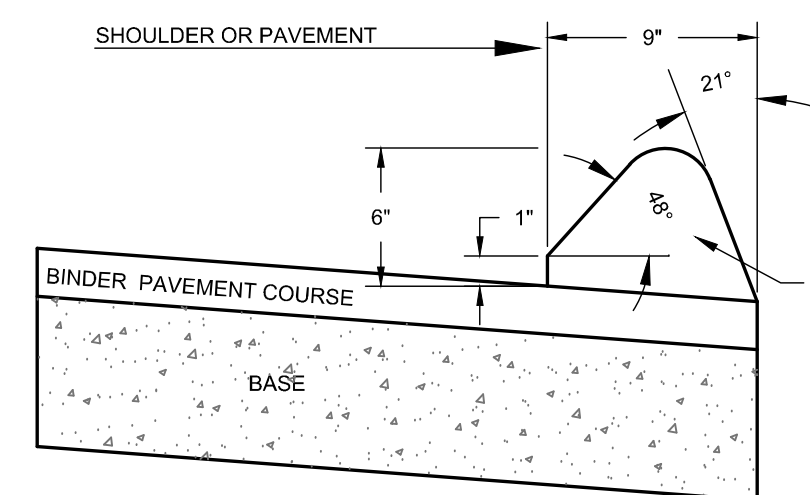
EROSION BLANKET & REINFORCEMENT MAT SLOPE INSTALLATION



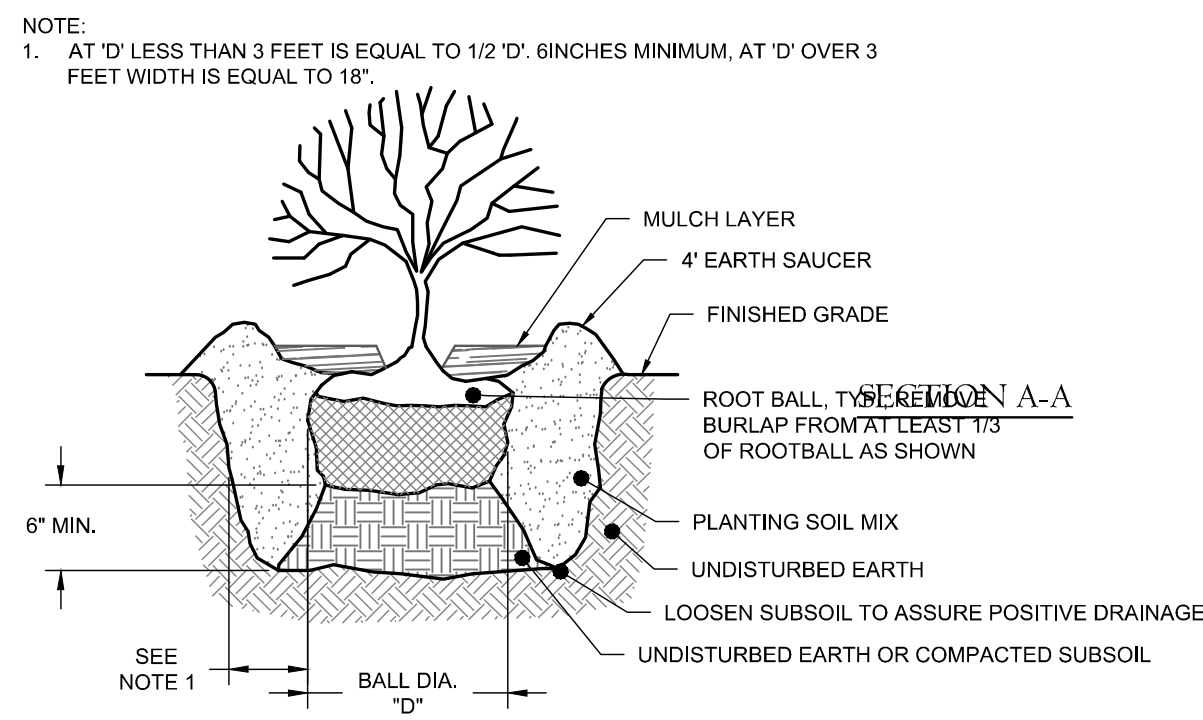
SILTSACK INLET CONTROL DEVICE
N.T.S.



TYPICAL BITUMINOUS CONCRETE PAVEMENT DETAIL
N.T.S.

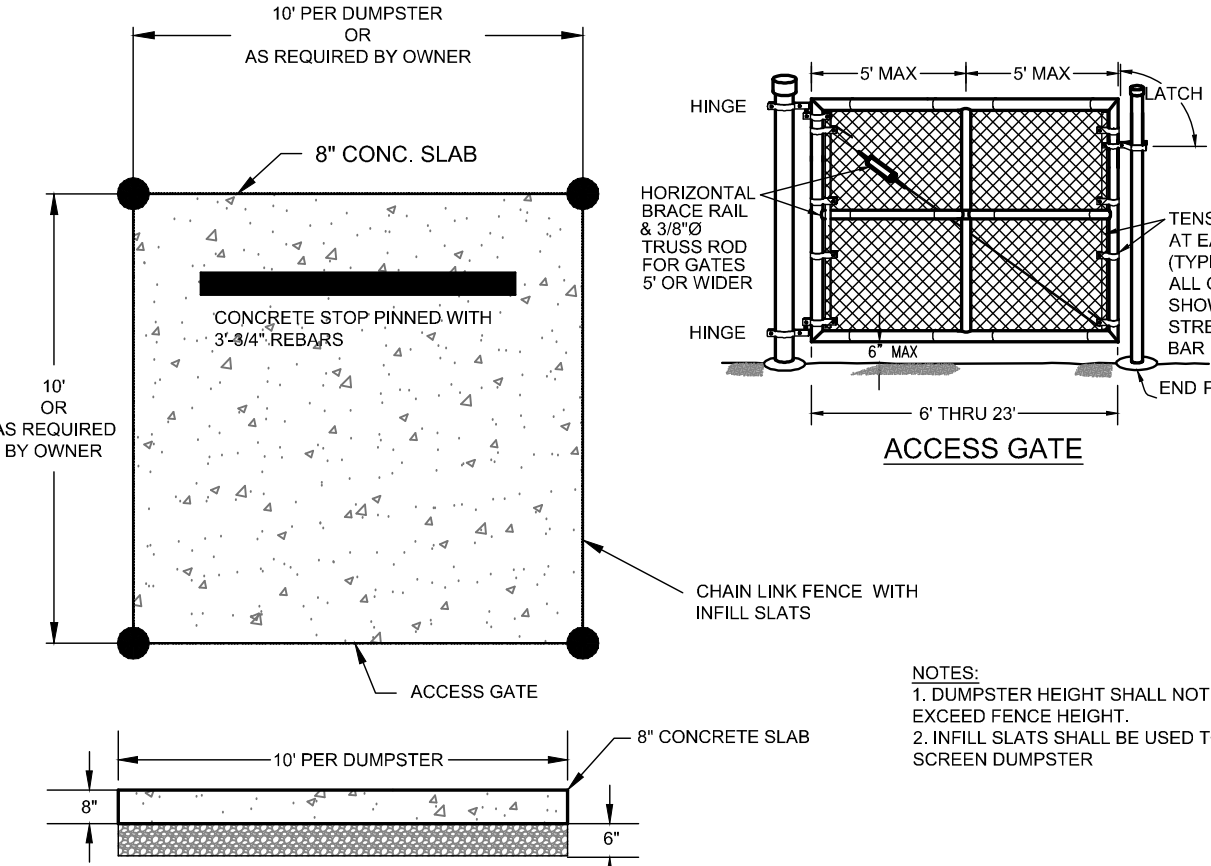
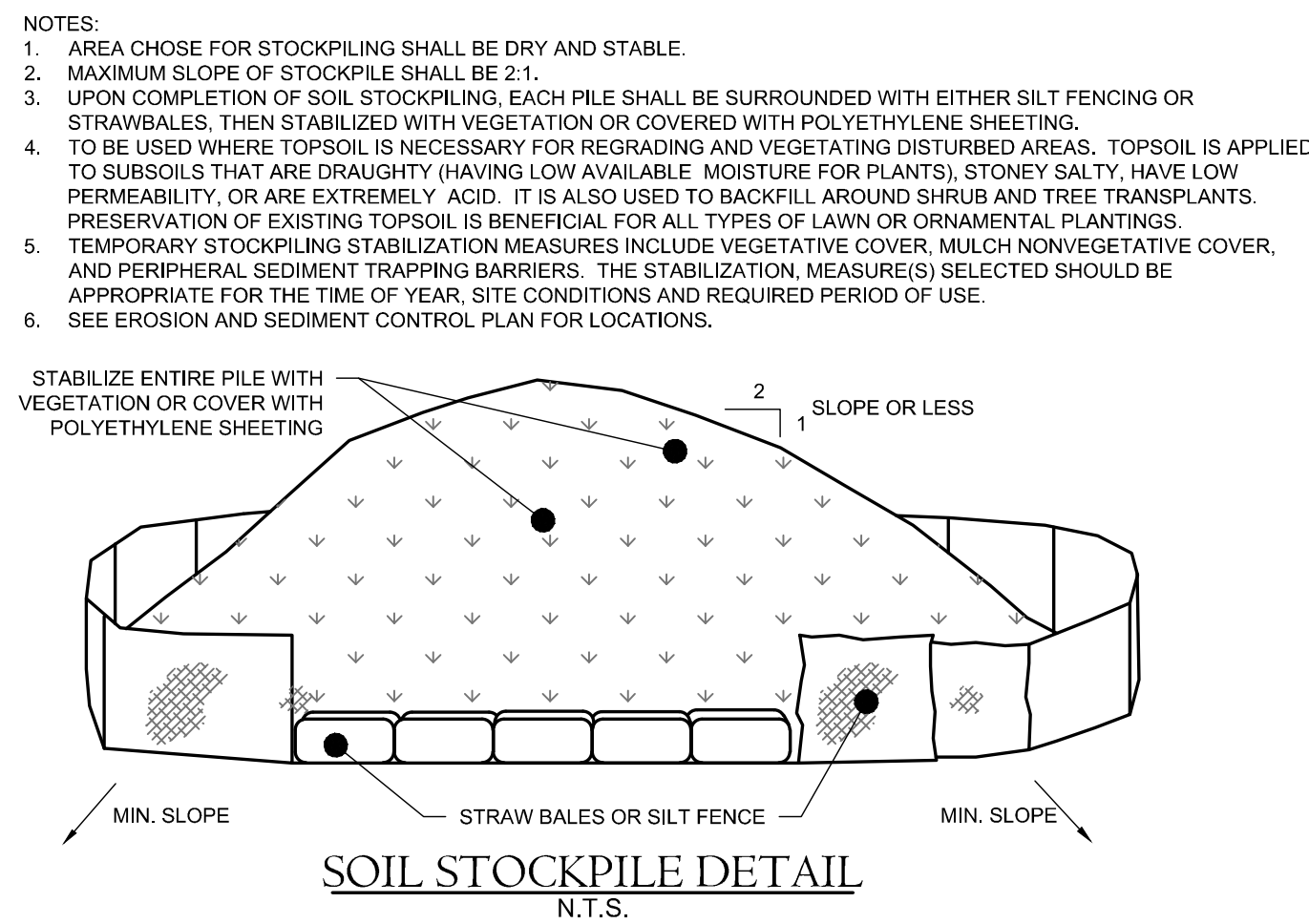


BITUMINOUS CONCRETE LIP CURBING
N.T.S.

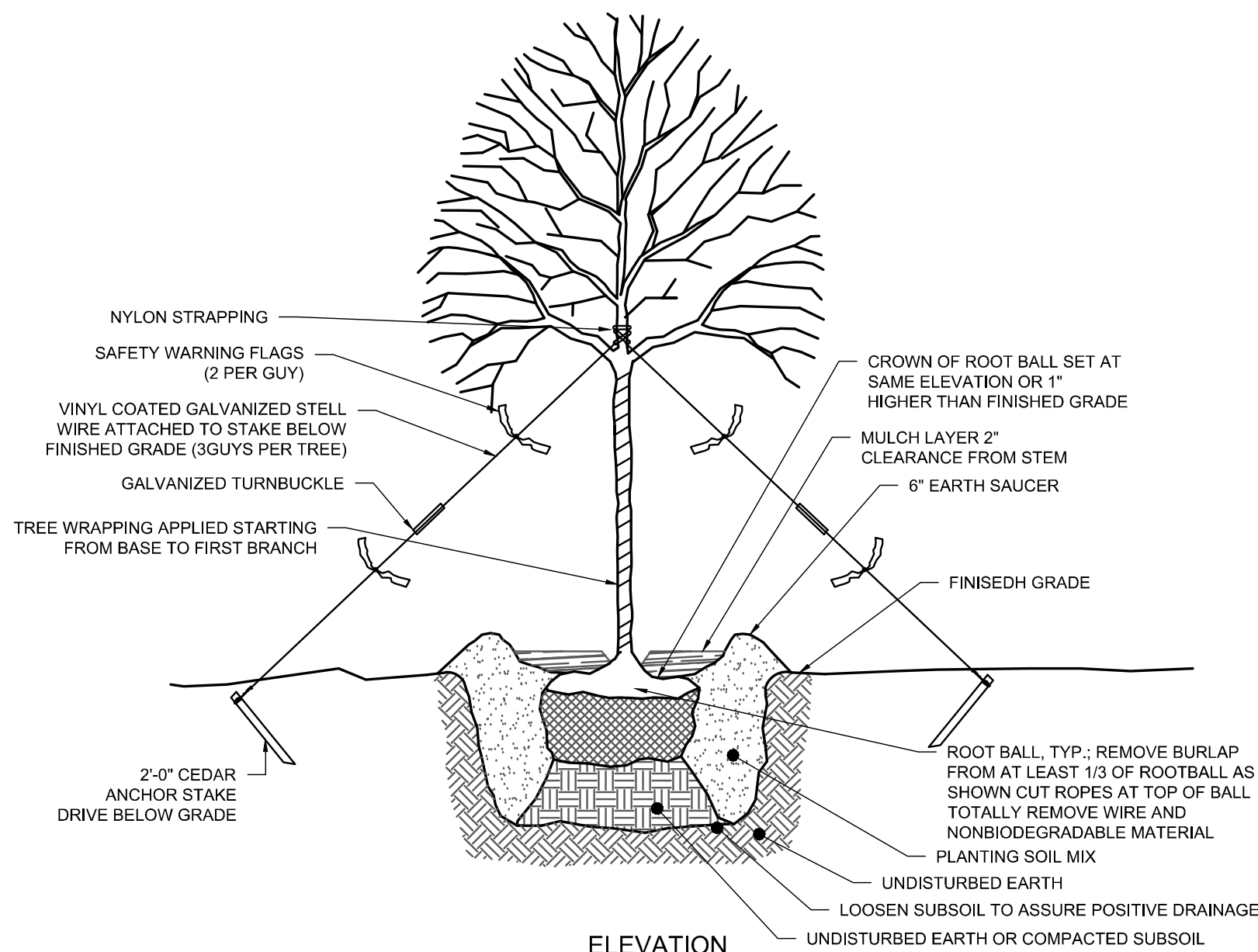


SHRUB PLANTING DETAIL

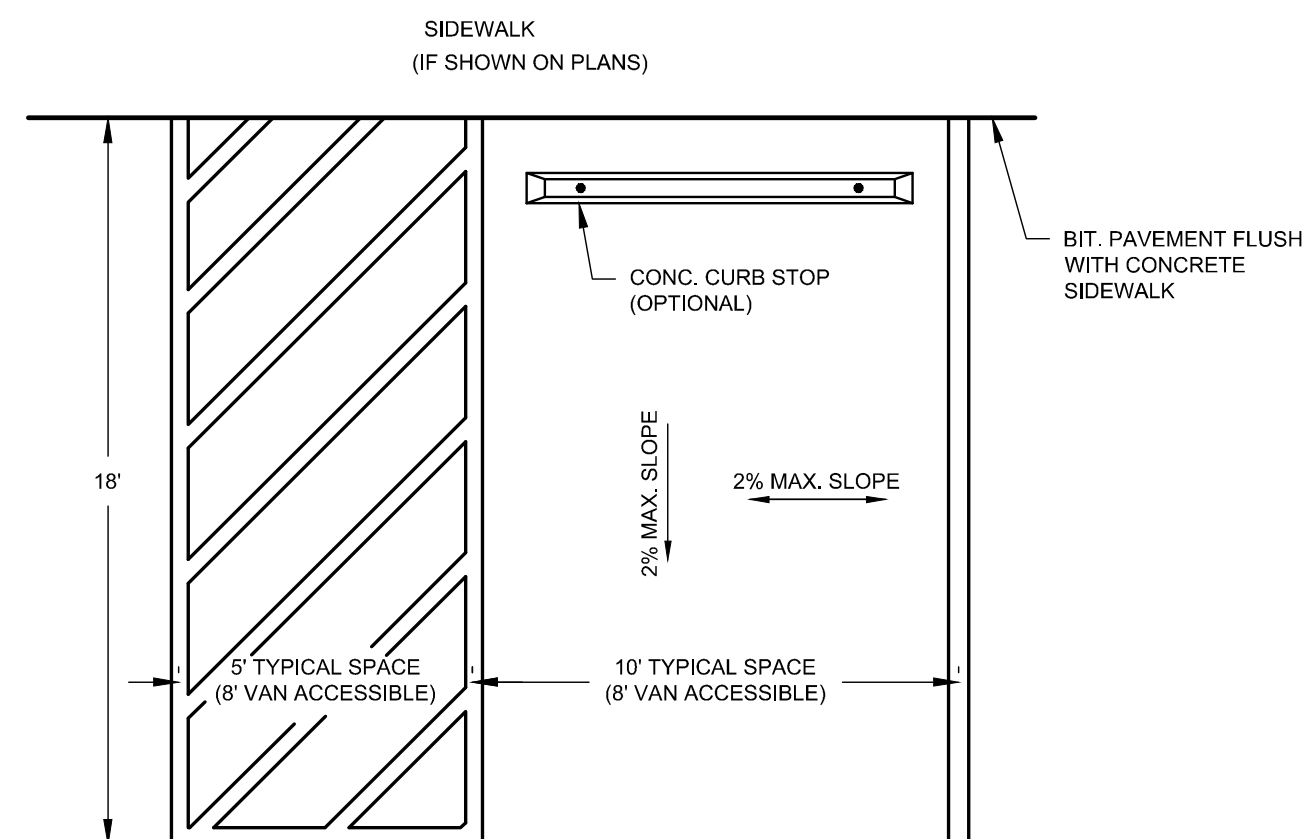
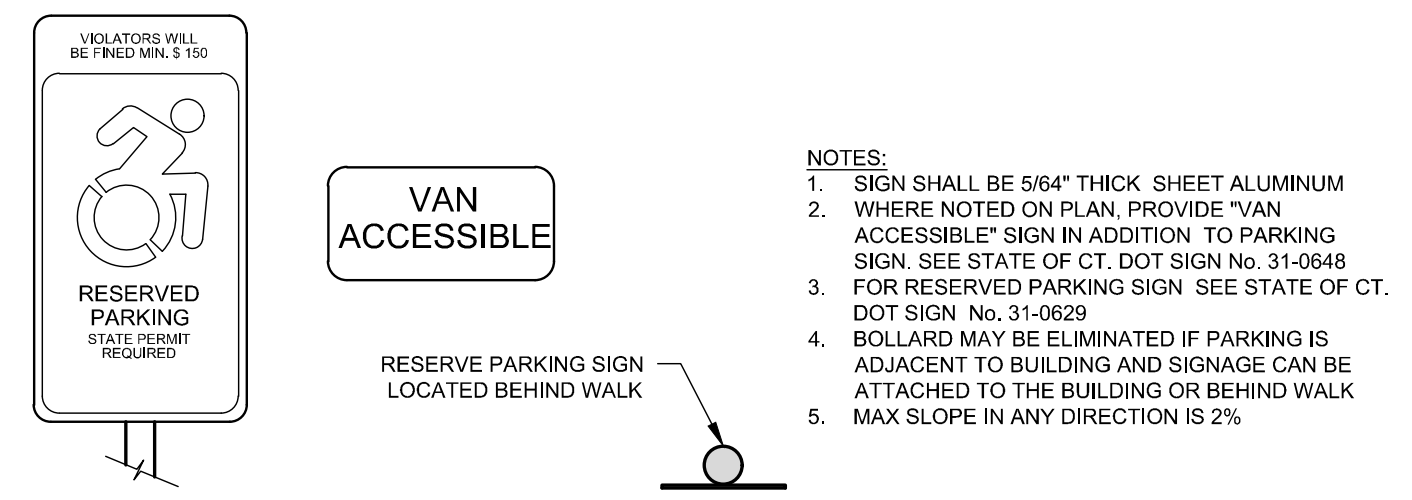
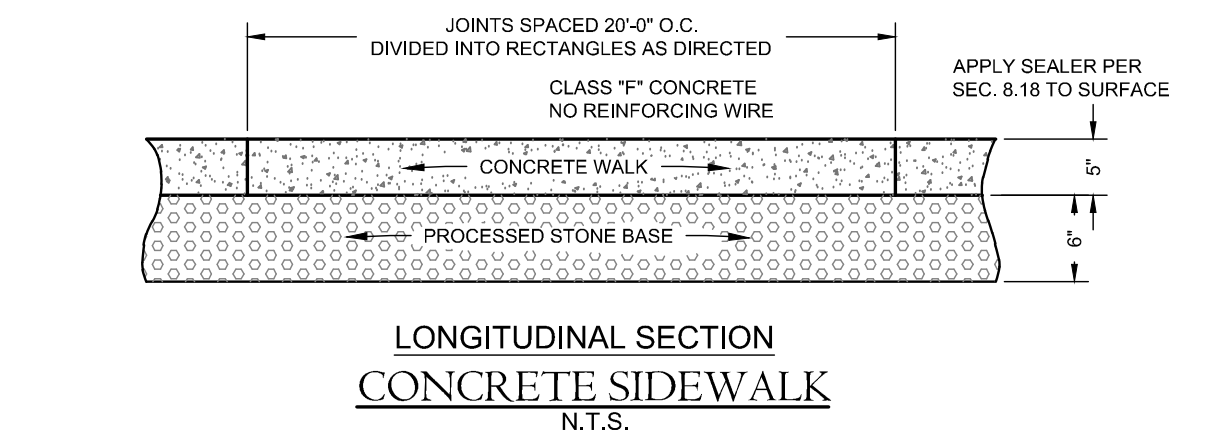
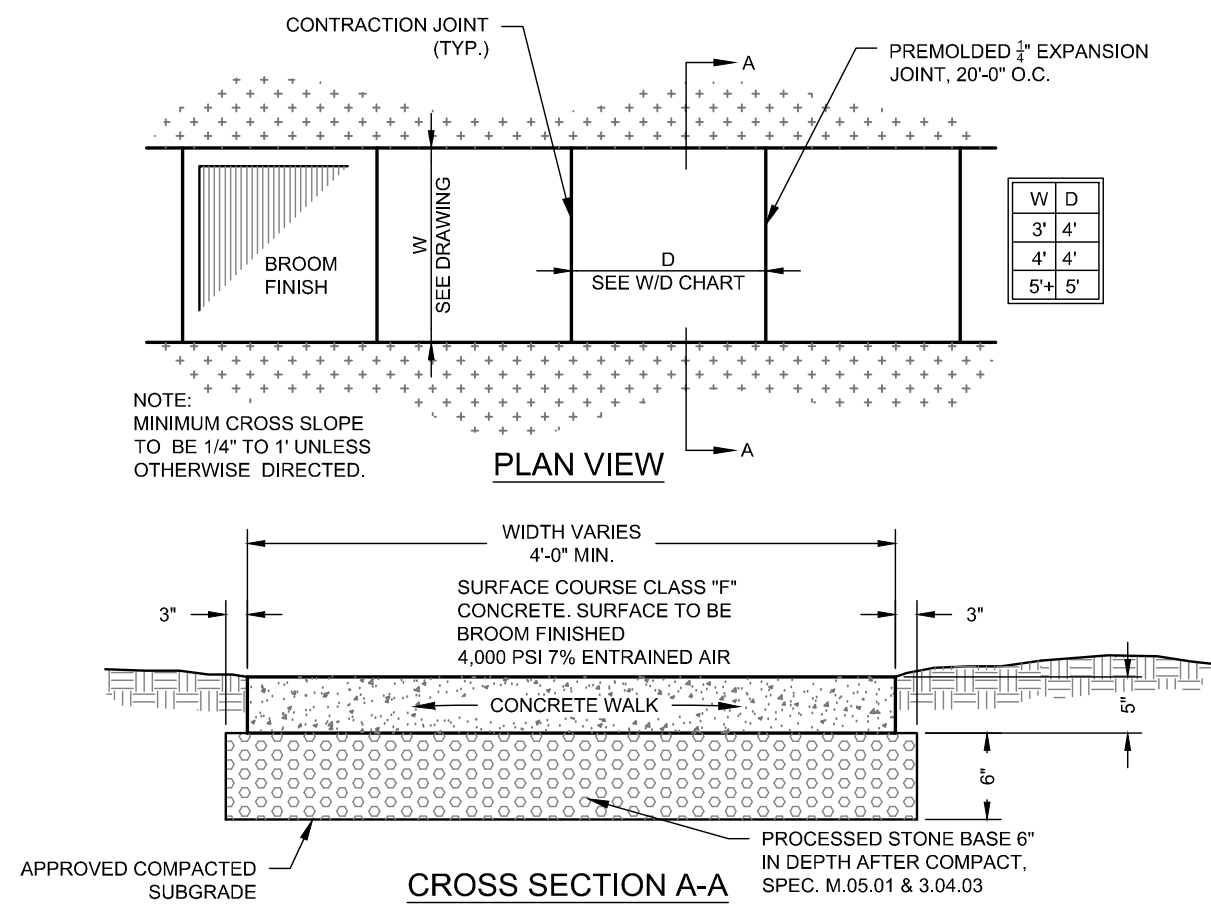
N.T.S.



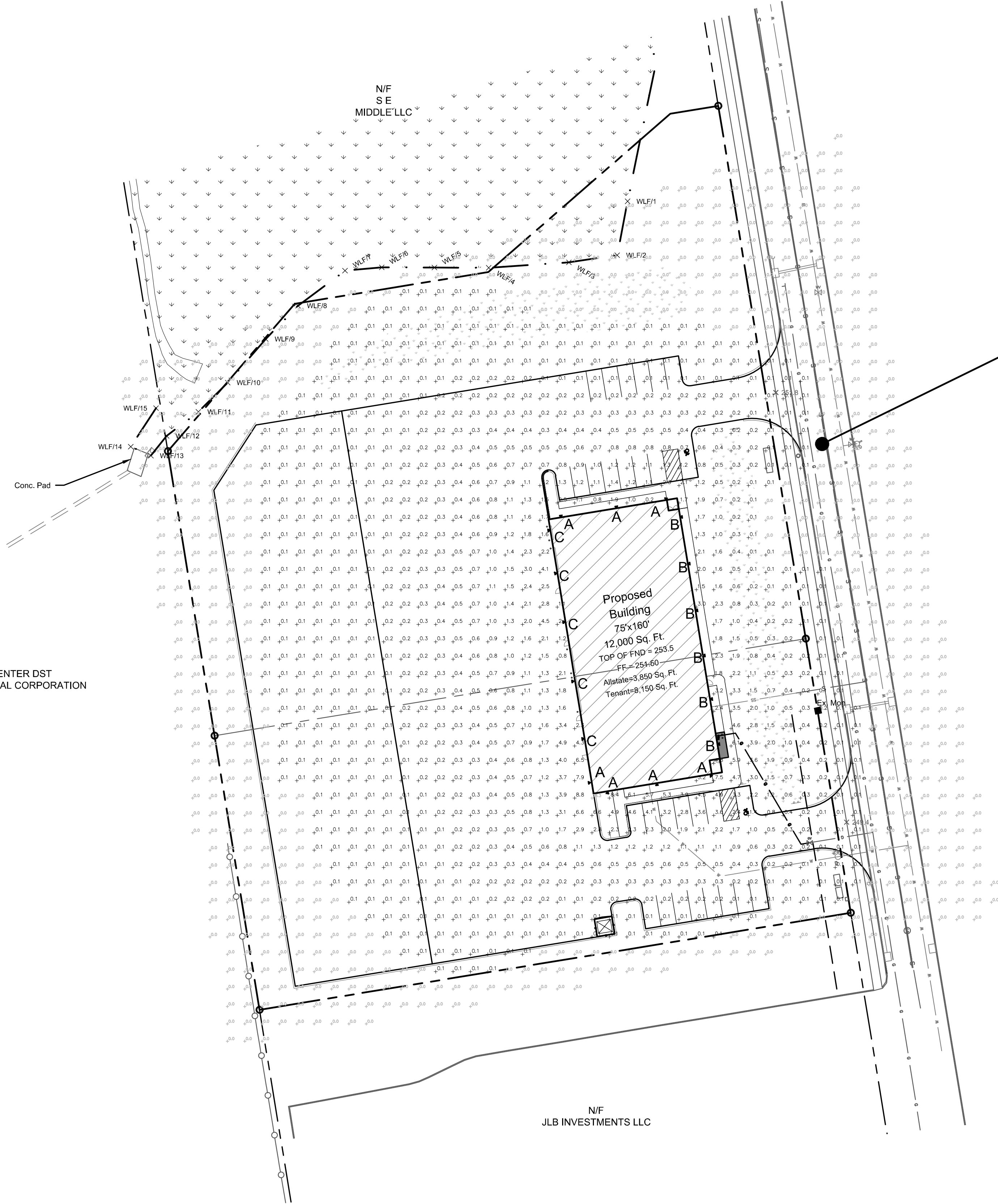
CONCRETE DUMPSTER PAD DETAIL
N.T.S.



TREE PLANTING AND GUYING DETAIL INSTALLED IN OPEN AREAS



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



LEGEND

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

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)

A

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)

B

WDGE4 LED
Architectural Wall Sconce

Specifications
 Depth (D1): 10"
 Depth (D2): 2"
 Height: 9"
 Width: 25"
 Weight: 30.5 lbs (without options)

C

NORTH
NAD 83

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

SCALE: 1"=40'

Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

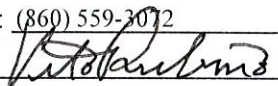
Sheet Description:
PHOTOMETRIC PLAN

Sheet #:
PH1

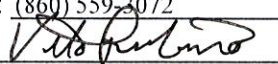
**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only
APPLICATION NO. 2053
DATE FILED: 7-24-25
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: Vito J Rubino
Address: 43 Whispering Pines Drive City: Plantsville State: CT Zip 06479
Telephone No.: (860) 559-3072 [] home [] work E-Mail: vito.jr@comcast.net
Signature:  Signature – (Printed/Typed) Vito J Rubino
CHECK ONE: ☒ owner [] other (specify): _____

2. PROPERTY OWNER(S):

Name: Vito J Rubino
Address: 43 Whispering Pines Drive City: Plantsville State: CT Zip 06479
Telephone No.: (860) 559-3072 [] home [] work E-Mail: vito.jr@comcast.net
Signature:  Signature – (Printed/Typed) Vito J Rubino

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 275 Silo Road
Assessor's Map No.: 01 Assessor's Lot No.(s): 55
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): Inland wetlands are located in the northeast corner of the property as shown on the plan. The wetland area continues to the east in the open space as a palustrine wooded swamp. The subject parcel has been cleared and silt fence installed. On site boulders will be used to delineate the limit.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE: The residential lot is proposed to be developed as a single family home site served by public water and sewer. Roof water is to be retained by underground groundwater recharge units. A permit is sought for the clearing that has occurred within the wetlands and upland review area.

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: <u>1,640 sf</u> |
| ☒ within the upland review area | area: <u>12,380 sf</u> |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?
[] yes ☒ no

If "yes", see instructions for submission requirements.

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 2053

Address or location of property: 275 Silo Road

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: ☐ owner ☐ other: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Kratzert, Jones & Associates, Inc. Attn: Andrew Quirk, PE

Address: PO Box 337 City: Milldale State: CT Zip: 06467

Telephone No.: (860) 621-3638 E-Mail: quirk@kratzertjones.com

08/17 - LUO

Location Map
275 Silo Road



Aerial Map
275 Silo Road



Near

IWWA Map
275 Silo Road





Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Complete, print, **sign**, and mail this form in accordance with the instructions on pages 2 and 3.*

PART I: To Be Completed By The Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN (use drop-down box): Year Month
2. ACTION TAKEN (use drop-down box):
3. WAS A PUBLIC HEARING HELD? (select one only) ☐ Yes ☐ No
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print): (signature) _____

PART II: To Be Completed By The Municipal Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING: **BRISTOL**
Does this project cross municipal boundaries? (select one only) ☐ Yes ☒ No
If Yes, list the other town(s) in which the action is occurring:
6. LOCATION: [USGS Quad Map Name](#) (see hyperlink): **BRISTOL**
[Quad Number](#) (see hyperlink): **50**
Subregional Drainage [Basin Number](#) (see hyperlink): **5200**
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: **VITO J RUBINO**
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: **275 SILO ROAD**

Briefly describe the action/project/activity: ☐ Temporary ☒ Permanent
9. ACTIVITY PURPOSE CODE (Use drop-down box): **B**
10. ACTIVITY TYPE CODE(S) (Use drop-down box) **3, 12** , , ,
11. WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:
Wetlands: **0.04** acres Open Water Body: acres Stream: linear feet
12. UPLAND REVIEW AREA ALTERED [must be provided in acres]: **0.28** acres
13. AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: **0.04** acres
[must be provided in acres]

PART III: To Be Completed By The DEP

DATE RECEIVED: DATE RETURNED TO DEP:
FORM COMPLETED: ☐ YES ☐ NO FORM CORRECTED / COMPLETED: ☐ YES ☐ NO

NOTES:

1. ZONE = R-15
2. SETBACK REQUIREMENTS:
FRONT = 25'
SIDE = 10'
REAR = 25'
3. LOT AREA = MIN. OF 15,000 S.F.
4. LOT IS TO BE SERVED BY PUBLIC SEWER & PUBLIC WATER.
5. A FOOTING DRAIN IS PROPOSED.
6. GRADE SO AS TO DIRECT WATER AWAY FROM HOMES.
7. BENCHMARK TO BE SET AT TIME OF STAKEOUT.

GRADING NOTES:

1. CONTOUR INTERVAL = 2'
2. ELEVATIONS BASED ON U.S.C. & G.S. DATUM.
3. TOPOGRAPHY IS DIGITIZED FROM ORIGINAL SITE DEVELOPMENT PLAN.
4. UTILITIES ARE FROM BEST AVAILABLE INFORMATION.
5. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO CONSTRUCTION.
6. CALL BEFORE YOU DIG - 1-800-922-4455.
7. ALL EARTH SLOPES TO BE 2' HORIZONTAL TO 1' VERTICAL MAXIMUM.
8. EROSION AND SEDIMENTATION CONTROL TO FOLLOW CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", LATEST ISSUE.
9. ALL AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" OF LOAM AND SEEDED.
10. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
11. VTO RUBINO OR DULY AUTHORIZED AGENT (860) 559-3072 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
12. VTO RUBINO OR DULY AUTHORIZED AGENT (860) 559-3072 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.

SURVEY NOTES:

THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-20)

THE TYPE OF SURVEY PERFORMED IS A PLOT PLAN.

BOUNDARY DETERMINATION IS BASED UPON A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A CLASS A-2.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DESIGN FOR ROOF DRAINAGE

DESIGN UNDERGROUND STORAGE FOR 1.3" OF WATER OVER ROOF AREA
ROOF AREA ON EACH LOT = 2,440 S.F.
REQUIRED CAPACITY = 2,440 S.F. x 1.3 IN. (1 FT/12 IN.) = 260 CF
CAPACITY PROVIDED BY 8 SC-310 STORMTECH UNITS = 331 CF

CONSTRUCTION SEQUENCE:

1. PURSUANT TO THE EROSION SEDIMENTATION CONTROL PLAN, NOTIFY THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS OF ENSURING CONSTRUCTION ACTIVITY.
 2. ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
 3. CALL BEFORE YOU DIG 1-800-922-4455.
 4. CLEAR AND GRUB SITE, TREES AND STUMPS SHALL BE DISPOSED OF IN AN APPROVED MANNER. DEVELOP CONSTRUCTION ENTRANCE.
 5. STRIP AND STOCKPILE TOPSOIL; ANCHOR WITH STRAW MULCH AND SILT FENCE. IF STOCKPILES ARE TO BE LEFT IN PLACE FOR MORE THAN 45 DAYS, THEY SHOULD BE SEEDED WITH ANNUAL RYEGRASS AT A RATE OF 40 LBS/ACRE.
 6. START MASS EARTH MOVEMENT AND SITE REDEVELOPMENT.
 7. AS THE SHAPE OF THE SITE CONTINUES, START BUILDING EXCAVATION AND PLACE FOUNDATION, SLAB AND BUILDING.
 8. CONSTRUCT SITE UTILITIES; PROTECT CATCH BASINS WITH STAKED HAY BALES, TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
 9. PLACE AND GRADE BANKS; PROVIDE SLOPE STABILIZATION AT 2:1 BANKS.
 10. FINISH GRADE AND PLACE GRAVEL BASE FOR PAVED AREAS.
 11. CONSTRUCT CONCRETE WALKS AND PLACE BITUMINOUS CONCRETE.
 12. FINISH GRADE SITE, SPREAD TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.
- | SUGGESTED SEED MIXTURE | LBS/AC | 0.45 |
|------------------------|--------|------|
| KENTUCKY BLUEGRASS | 20 | 0.45 |
| CREeping RED FESCUE | 20 | 0.10 |
| PERENNIAL RYEGRASS | 5 | 1.00 |
| | 45 | |
13. REMOVE SEDIMENT AND DISPOSE OF OFFSITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
 14. REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
 15. AFTER DISTURBED AREAS HAVE HAD VEGETATION RE-ESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.

NOTE:

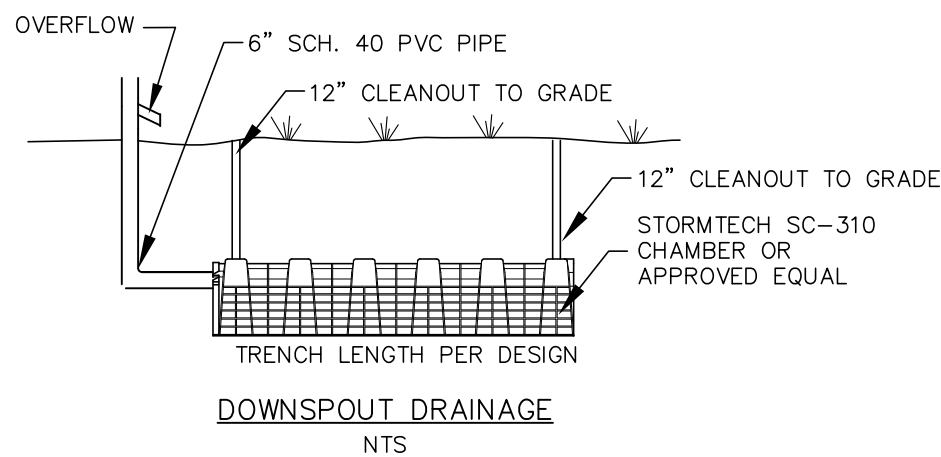
BUILDING ENVELOPES ON LOTS WITHIN THE WETLAND REGULATED AREA SHALL BE FIVE FEET FROM THE BUILDING SETBACK LINES. NO GRADING SHALL BE CONDUCTED OUTSIDE THE LIMITS OF THE PROPOSED SILT FENCE INDICATED IN THE SITE DEVELOPMENT PLAN OF THE THE SUBDIVISION WITHOUT ADDITIONAL APPROVAL FROM THE INLAND WETLANDS COMMISSION.

MAP REFERENCES:

#1 "SUBDIVISION PLAN" FOR COLD SPRINGS SUBDIVISION PHASES 2 & 3
BRISTOL, CONNECTICUT
BY: KRATZERT, JONES & ASSOC., INC.
1755 MERIDEN-WATERBURY TURNPIKE
MILDALE, CT 06467
DATE: NOVEMBER 29, 2003
LAST REVISED 8-27-04
SCALE: 1"=40'
SHEET NO. 5 OF 5. DRAW NO. 126.

#2 "GRADING & EROSION PLAN" FOR COLD SPRINGS FARM
BRISTOL, CONNECTICUT
BY: KRATZERT, JONES & ASSOC., INC.
1755 MERIDEN-WATERBURY TURNPIKE
MILDALE, CT 06467
DATE: OCTOBER 20, 1989
SCALE: 1"=40'
SHEET NO. 5 OF 5. DRAW NO. 126.

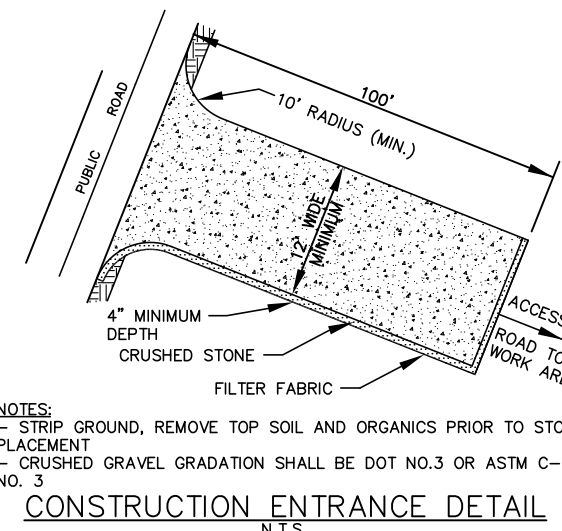
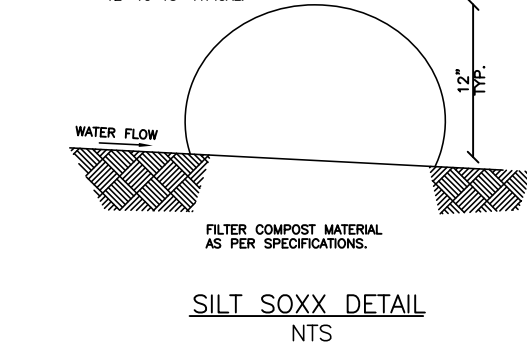
#3 "AS-BUILT PLAN AND PROFILE FOR SILO ROAD" FOR COLD SPRINGS FARM
BRISTOL, CONNECTICUT
BY: KRATZERT, JONES & ASSOC., INC.
1755 MERIDEN-WATERBURY TURNPIKE
MILDALE, CT 06467
DATE: OCTOBER 23, 1989
LAST REVISION: 2/7/08
SCALE: 1"=40' (PLAN), 1"=40' (HORIZ.), 1"=4' (VERT.)
SHEET NO. 5 OF 8. KJA DRAW NO. 126



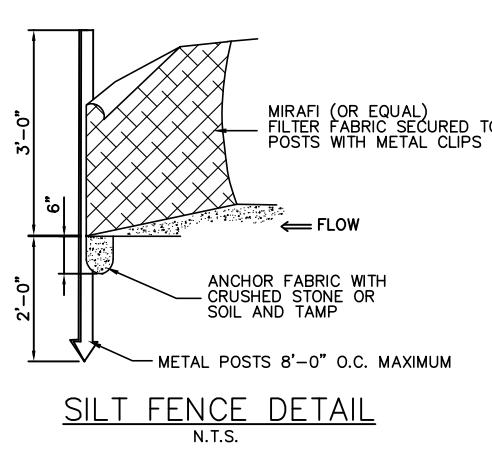
NOTES:

1. ALL MATERIAL TO MEET FILTERTECH™ SPECIFICATIONS.
2. SECURE FILTERTECH™ TO GROUND AT EACH END.

SOCK OPTION:



NOTES:
STRIP GROUND, REMOVE TOP SOIL AND ORGANICS PRIOR TO STONE PLACEMENT.
CRUSHED GRAVEL GRADATION SHALL BE DOT NO.3 OR ASTM C-33 NO. 3
N.T.S.



Utilities Disclaimer:

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

LEGEND			
○	PROPERTY LINE	○	PROP. PROPERTY LINE
●	PROPERTY CORNER	○	PROP. IRON PIN
●	EXISTING IRON PIN	○	PROP. MONUMENT
●	EXISTING MONUMENT	○	PROP. SANITARY MANHOLE
●	EXISTING SANITARY MANHOLE	○	PROP. STORM MANHOLE
●	EXISTING STORM MANHOLE	○	PROP. YARD DRAIN
●	EXISTING CATCH BASIN	○	PROP. CATCH BASIN
●	EXISTING LIGHT	○	PROP. LIGHT
●	EXISTING HYDRANT	○	PROP. HYDRANT
○	EXISTING UTILITY POLE	○	PROP. EDGE OF ROAD
○	EX. EDGE OF ROAD	○	PROP. EDGE OF BIT. CURB
○	EX. EDGE OF BIT. CURB	○	PROP. EDGE OF CONC. CURB
○	EX. EDGE OF CONC. CURB	○	PROP. SANITARY SEWER LINE
○	EX. SANITARY SEWER LINE	○	PROP. WATER LINE
○	EX. WATER LINE	○	PROP. STORM PIPE
○	EX. CONTOUR	○	PROP. CONTOUR
○		○	PROP. SPOT GRADE
○		○	PROP. SILT FENCE
○		○	PROP. FOOTING DRAIN

M:\2023\Sub2\INDUSTR-203285-PHASE2-RR.dwg (LOT PLANS) (Rev. Plot 55-R.dwg)
LAYOUT: PP-55 Revised DATE: JUL 24, 2025 BY: 6:10am

SCALE: 1" = 20'
DATE: JULY 24, 2025
DRAW #126 PP-55
KJA FILE NO.:
DRAWING NO.:



COMPREHENSIVE
ENVIRONMENTAL
INCORPORATED

www.ceiengineers.com

July 28,2025

Mr. Anthony Lorenzetti, P.E.
Engineer-Department of Public Works
111 North Main Street,
Bristol, CT 06010

**RE: New Britain Water Department Application #2020
Plan Revisions and Bond Update**

Dear Mr. Lorenzetti:

As a follow up to the Inland Wetlands and Water Courses Agency of the Conservation Commission meeting of July 7,2025, provided herein is revised wetland replication bond in the amount of \$446,633.00.

As discussed in the meeting the bond was increased to comply with CT DEEP revisions as part of their approval. To aid in your review a copy of the approved bond from the meeting of February 3, 2025 is attached.

A complete file from the DEEP approval was provided by USB at the July 7th meeting and a set of full-sized plans are provided along with a hard copy of this transmittal.

Sincerely,

COMPREHENSIVE ENVIRONMENTAL INC.

A handwritten signature in blue ink, reading 'Sebastian A. Amenta'.

Sebastian A. Amenta P.E.
Regional Program Director

C: Andrew Armstrong, Assistant City Planner
Patrick Kearney, NBWD
Vinta Varghese, CDM Smith.

41 Main Street
Bolton, MA 01740
508.281.5160

21 Depot Street
Merrimack, NH 03054
603.424.8444

1 Hartford Square-East, Suite 227
New Britain, CT 06052
860.224.0442

Engineer's Estimate for Wetlands Replication Bond at the White Bridge Waterworks Facilities REV 07 28 2025

Area	Item	Quantity	Unit	Unit Price	Estimate	Sheet Reference
Upper Storage Area	Wetlands Replication	28,890	SF	\$ 4.50	\$ 130,005	WR-1
Upper Wellfield	Wetlands Replication	0	SF	\$ 4.50	\$ -	IM-1
Lower Storage Area	Wetlands Replication	33,445	SF	\$ 4.50	\$ 150,502	WR-3
South of Pond	Wetlands Replication	27,894	SF	\$ 4.50	\$ 125,523	WR-4
Subtotal					\$ 406,030	
10% Contingency					\$ 40,603	
Total					\$ 446,633	

Engineer's Estimate for Wetlands Replication Bond at the White Bridge Waterworks Facilities 01 13 2025

Area	Item	Quantity	Unit	Unit Price	Estimate	Sheet Reference
Upper Storage Area	Wetlands Replication	28,726	SF	\$ 4.50	\$ 129,267	WR-1
Upper Wellfield	Wetlands Replication	9,054	SF	\$ 4.50	\$ 40,743	WR-2
Lower Storage Area	Wetlands Replication	31,146	SF	\$ 4.50	\$ 140,157	WR-3
South of Pond	Wetlands Replication	7,000	SF	\$ 4.50	\$ 31,500	WR-4
Subtotal					\$ 341,667	
10% Contingency					\$ 34,167	
Total					\$ 375,834	

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**

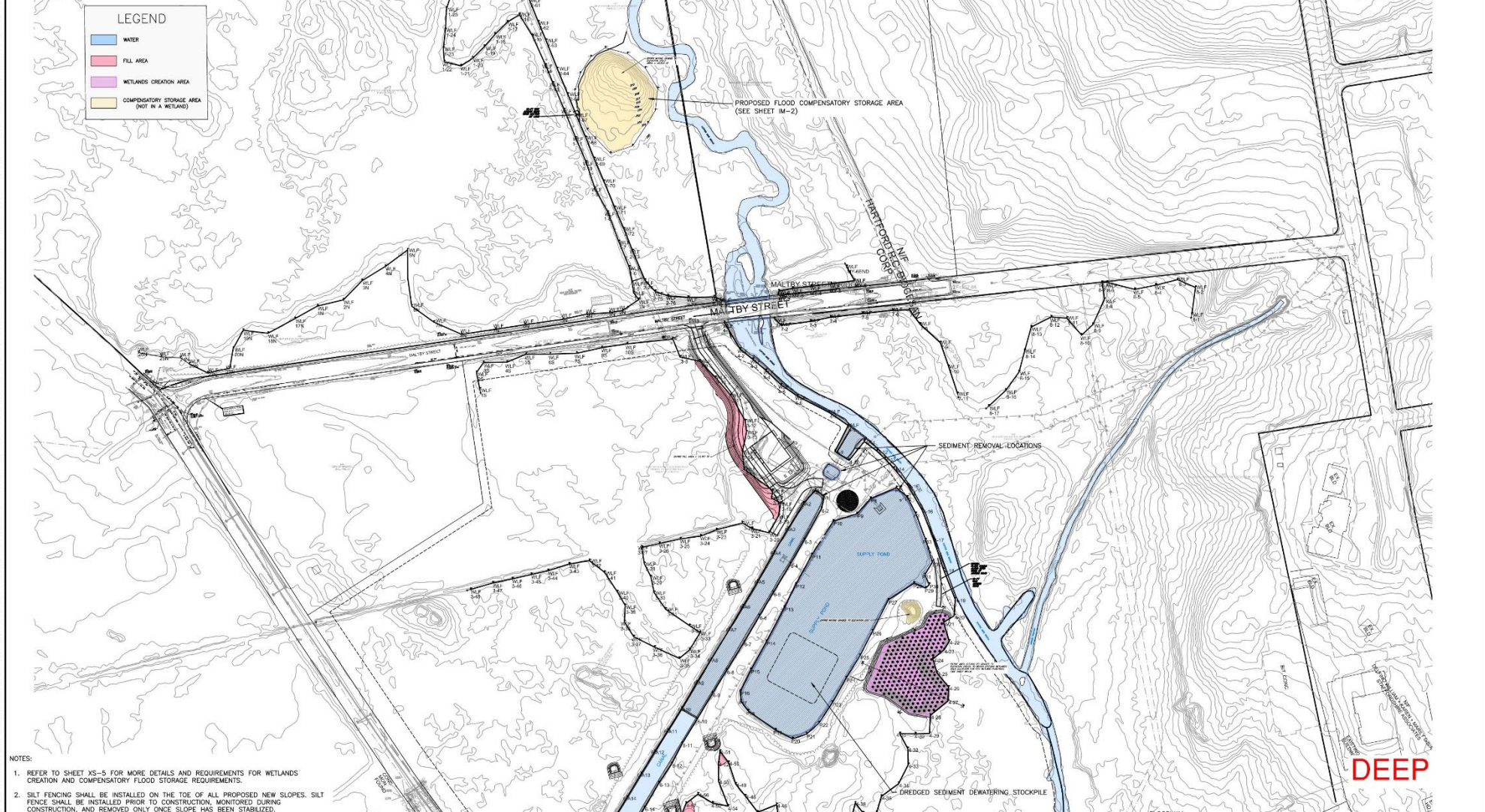


CT DEEP Overview



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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 CHECKED 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

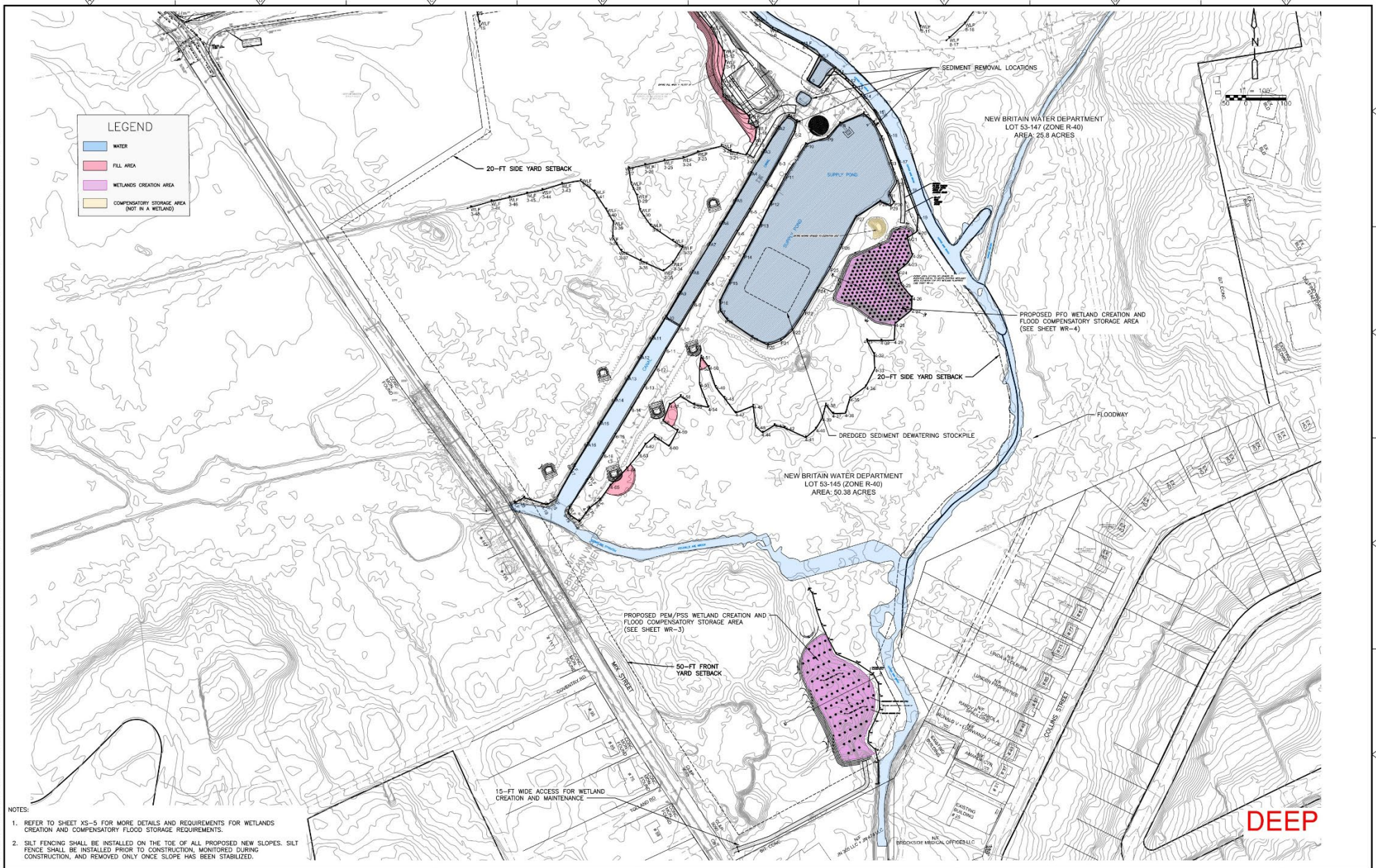
PROJECT NO.
FILE NAME
SHEET NO.
WR CS II

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

CDM
Smith



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- NOTES:
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REV.	NO.	DATE	DRAWN	CHKD	REMARKS
1	3-31	JRU	SAA		UPDATED WETLANDS SUBMISSION

DESIGNED BY:	S. AMENTA
DRAWN BY:	S. JOHNSON
CHECKED BY:	S. AMENTA
CREATED BY:	C. WEBB
APPROVED BY:	S. AMENTA
DATE:	FEBRUARY, 2023



1 Hartford Square, Suite 227
New Britain, CT 06052
Tel: (860) 758-2500

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

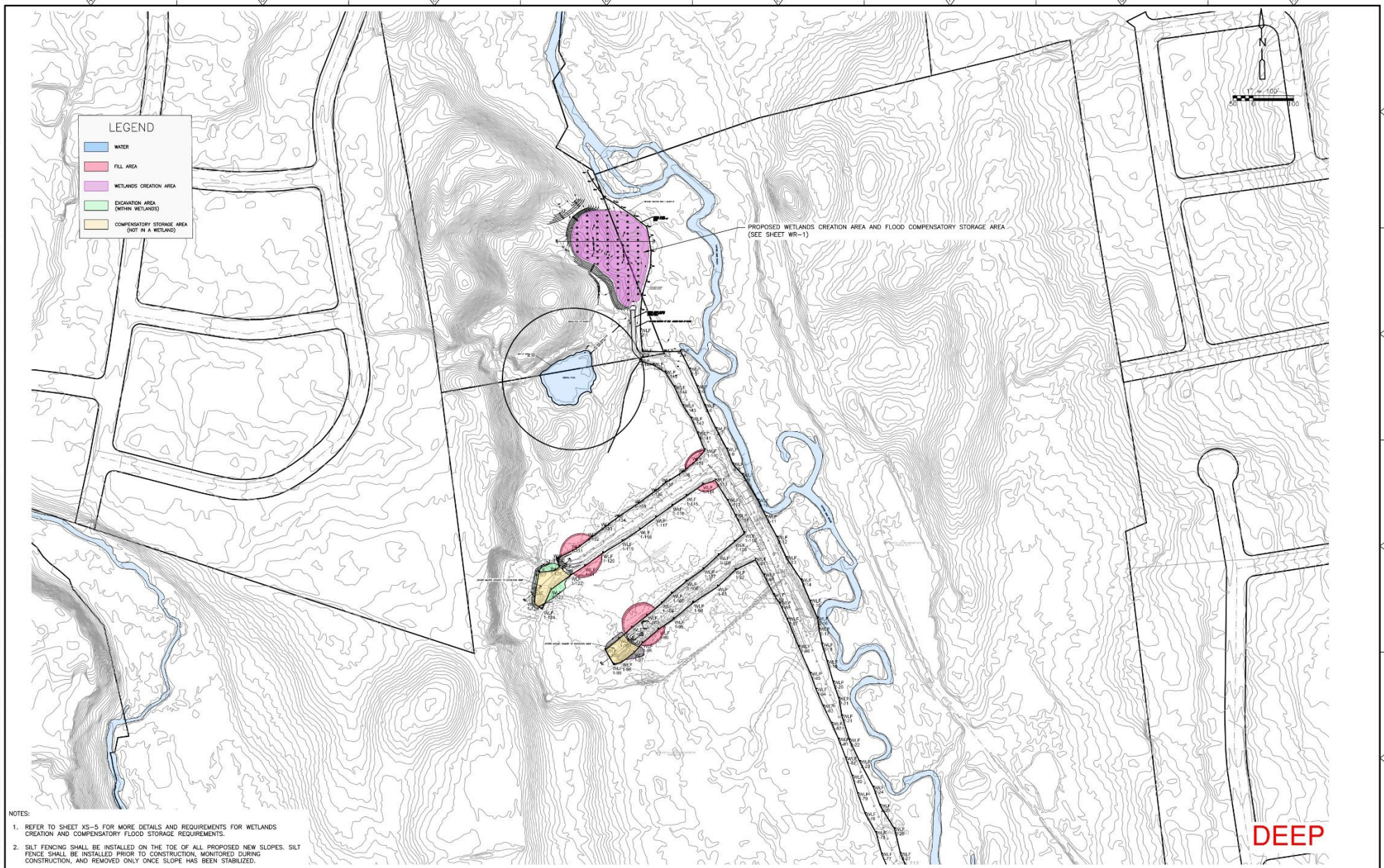
WETLAND CREATION AND
COMPENSATORY FLOOD STORAGE
PLAN I

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

REGULATORY REVIEW SUBMITTAL - NOT FOR CONSTRUCTION



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- NOTES:
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REV.	DATE	DRAWN	CHKD	REMARKS
1	3-31	JRU	SAA	UPDATED WETLANDS SUBMISSION

DESIGNED BY: S. AMENTA
DRAWN BY: J. JOHNSON
SHEET CHECKED BY: S. AMENTA
CREATED BY: C. WEBB
APPROVED BY: S. AMENTA
DATE: FEBRUARY 2023



1 Hartford Square, Suite 227
New Britain, CT 06053
Tel: (860) 726-2550

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

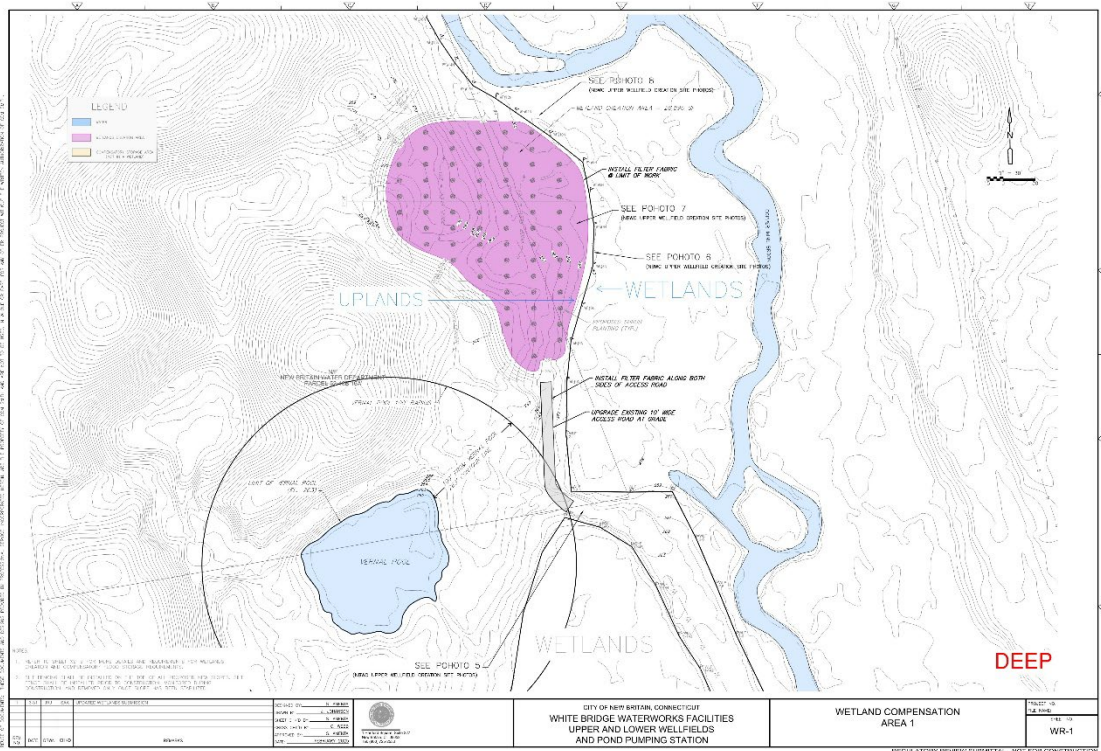
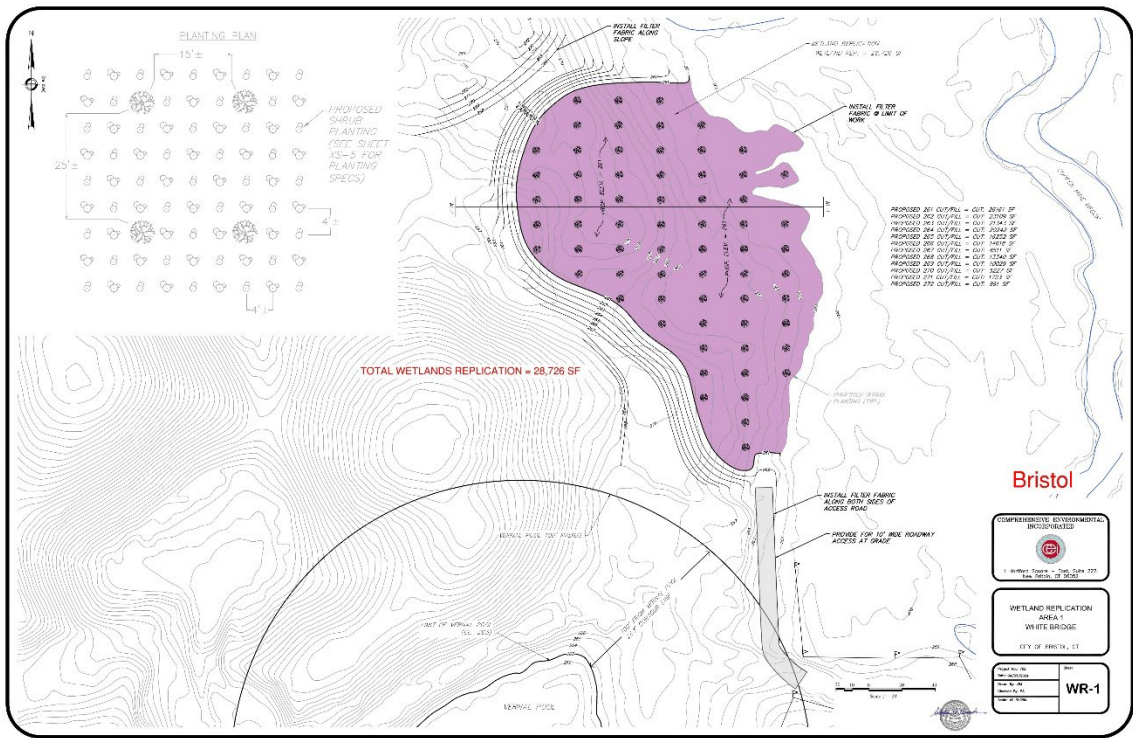


Comparison of Modifications

Bristol

(no change)

DEEP

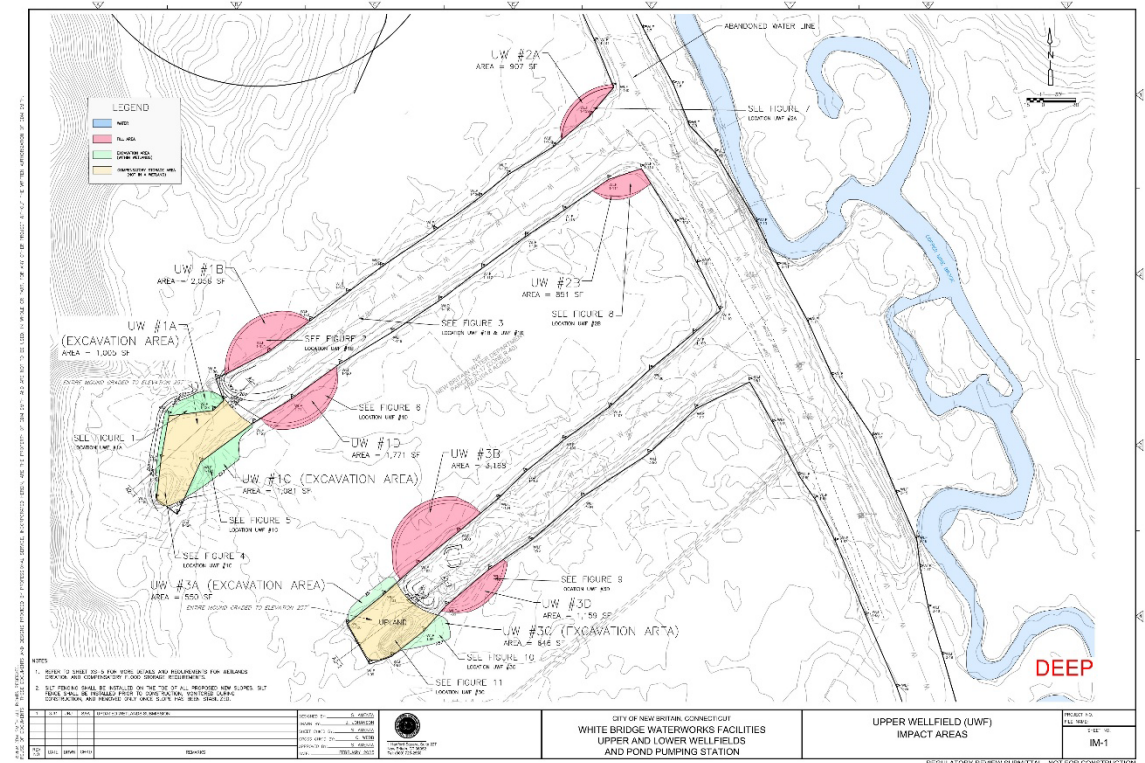


Comparison of Modifications

Bristol

(remove wetlands creation)

DEEP



- Excavation still required for compensatory storage

CDM
Smith

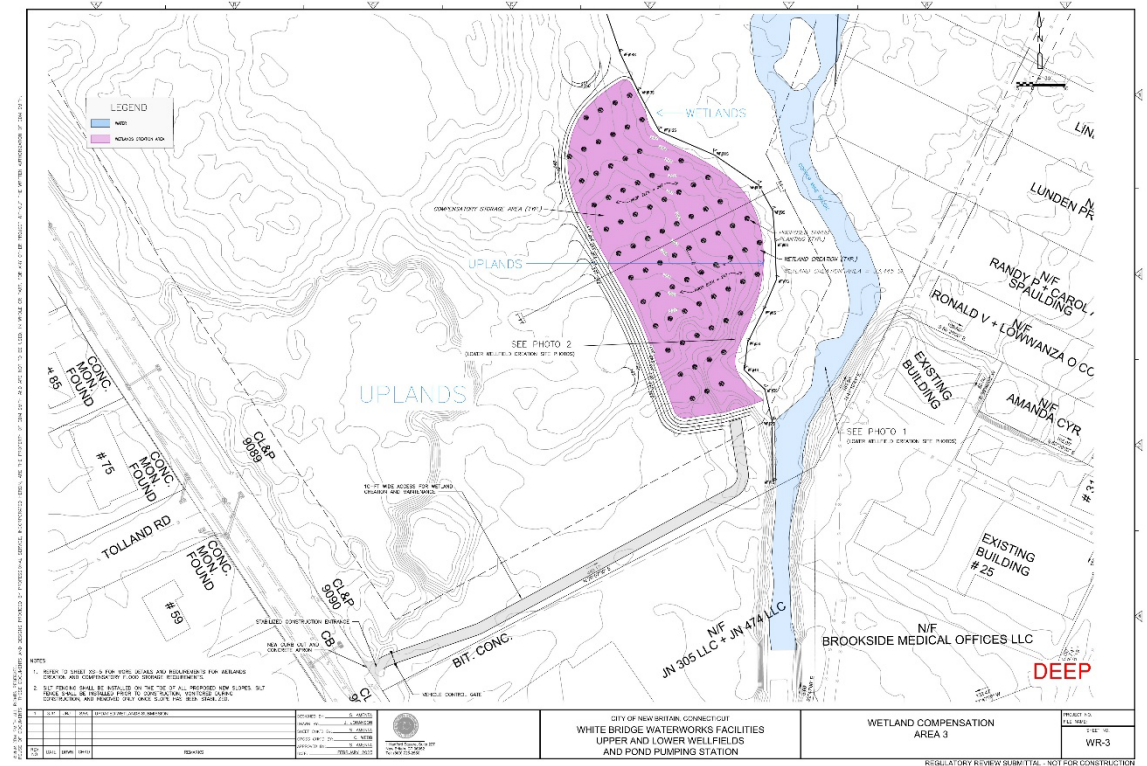
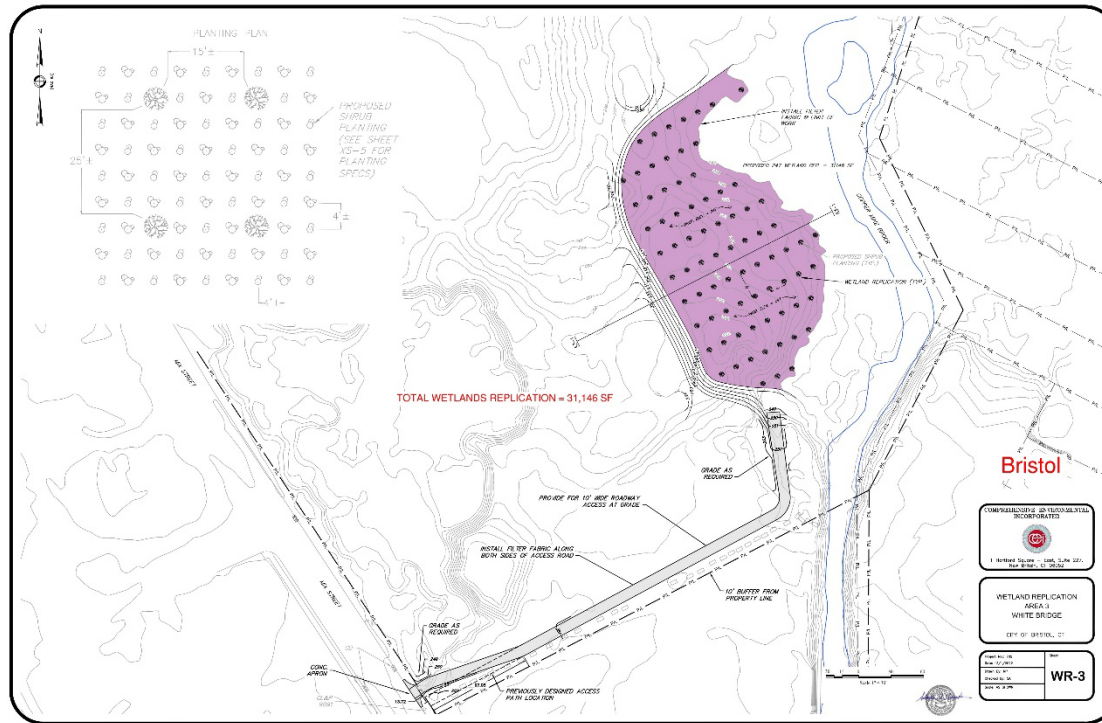


Comparison of Modifications

Bristol

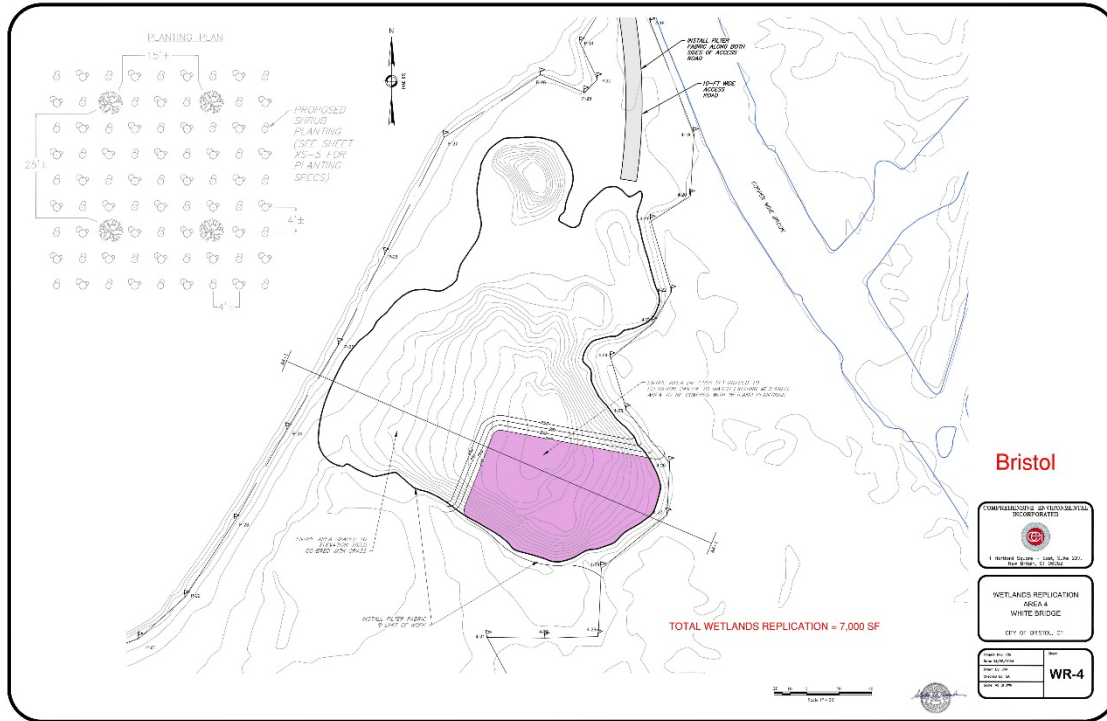
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DEEP

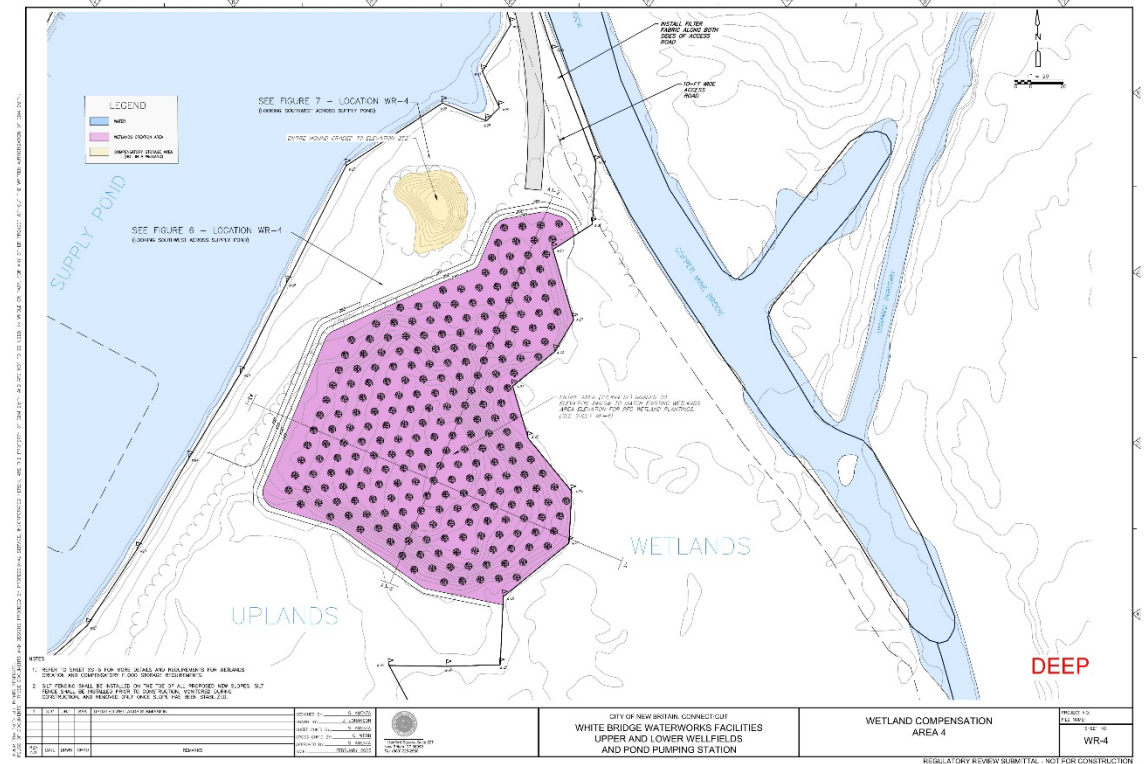


Comparison of Modifications

Bristol



DEEP



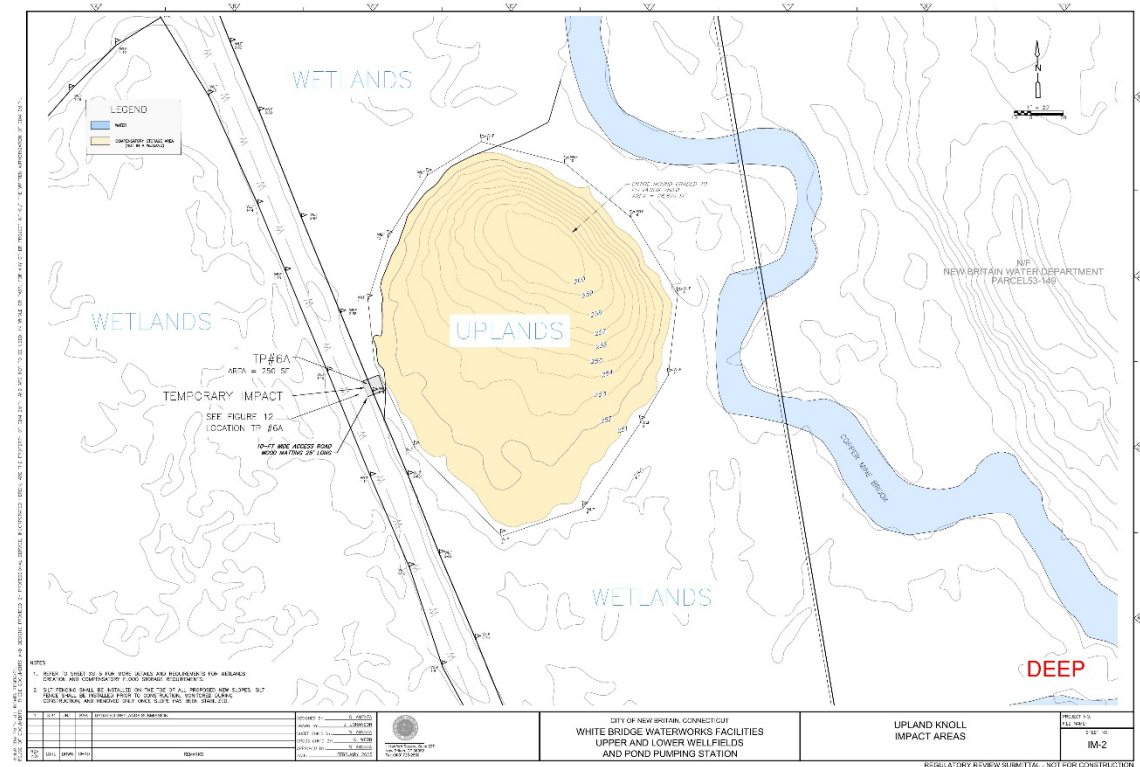
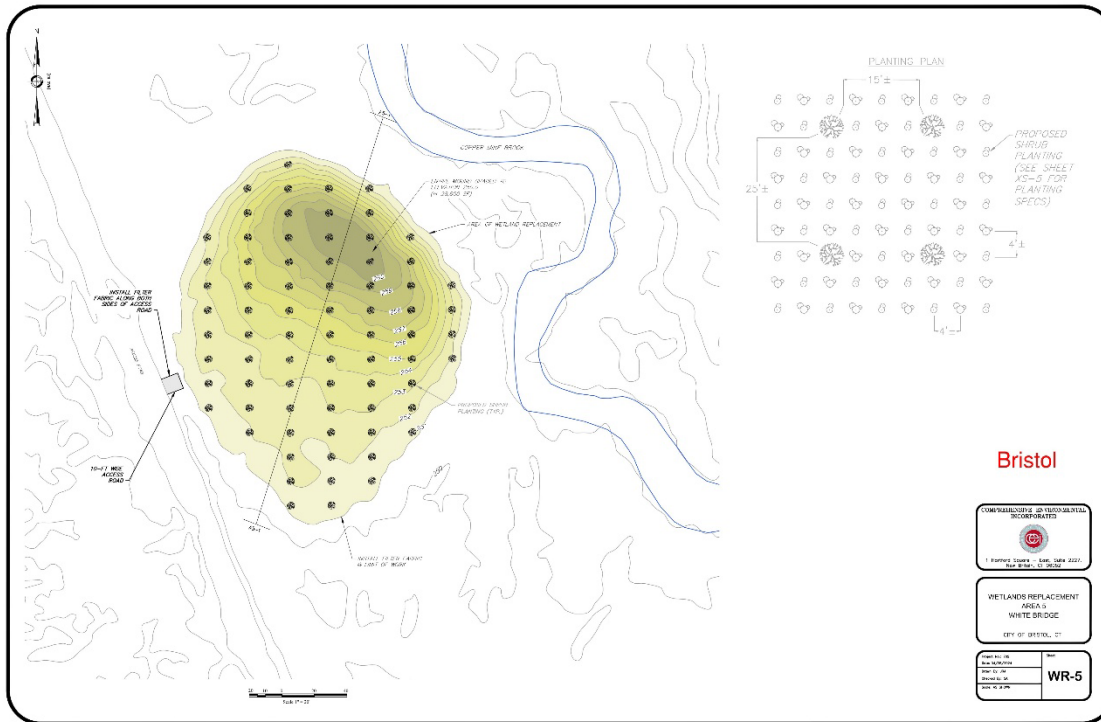
- 7,000 ft² of wetlands creation increases to 27,894 ft²

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?



S1



March 10, 2025

Skytop Enterprises LLC
359 Broad Street
Bristol, CT 06010

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

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

You are required to take the following actions and repairs.

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

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

Sincerely,

Zachary Norton
Environmental Protection Technician

cc: Inland Wetlands Commission
Environmental Engineer





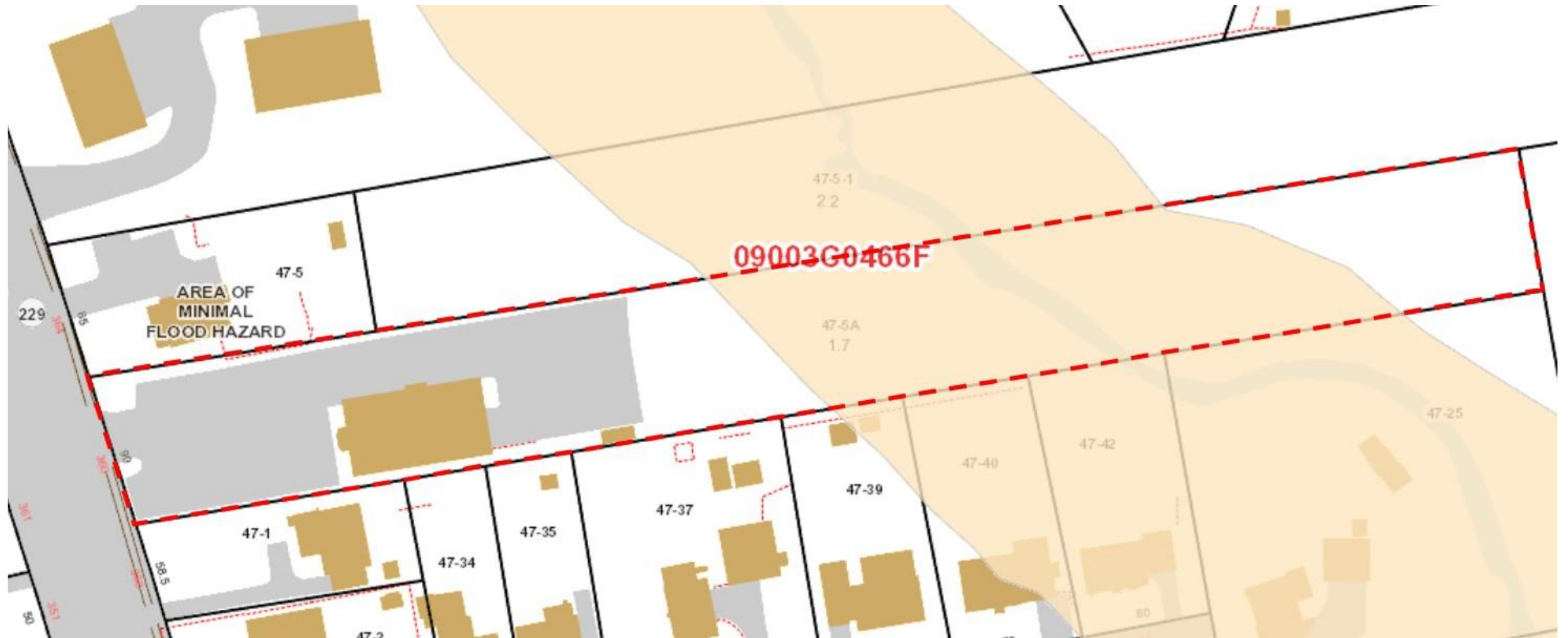


Materials Provided by City Staff

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

For IWCC Meeting May 5, 2025

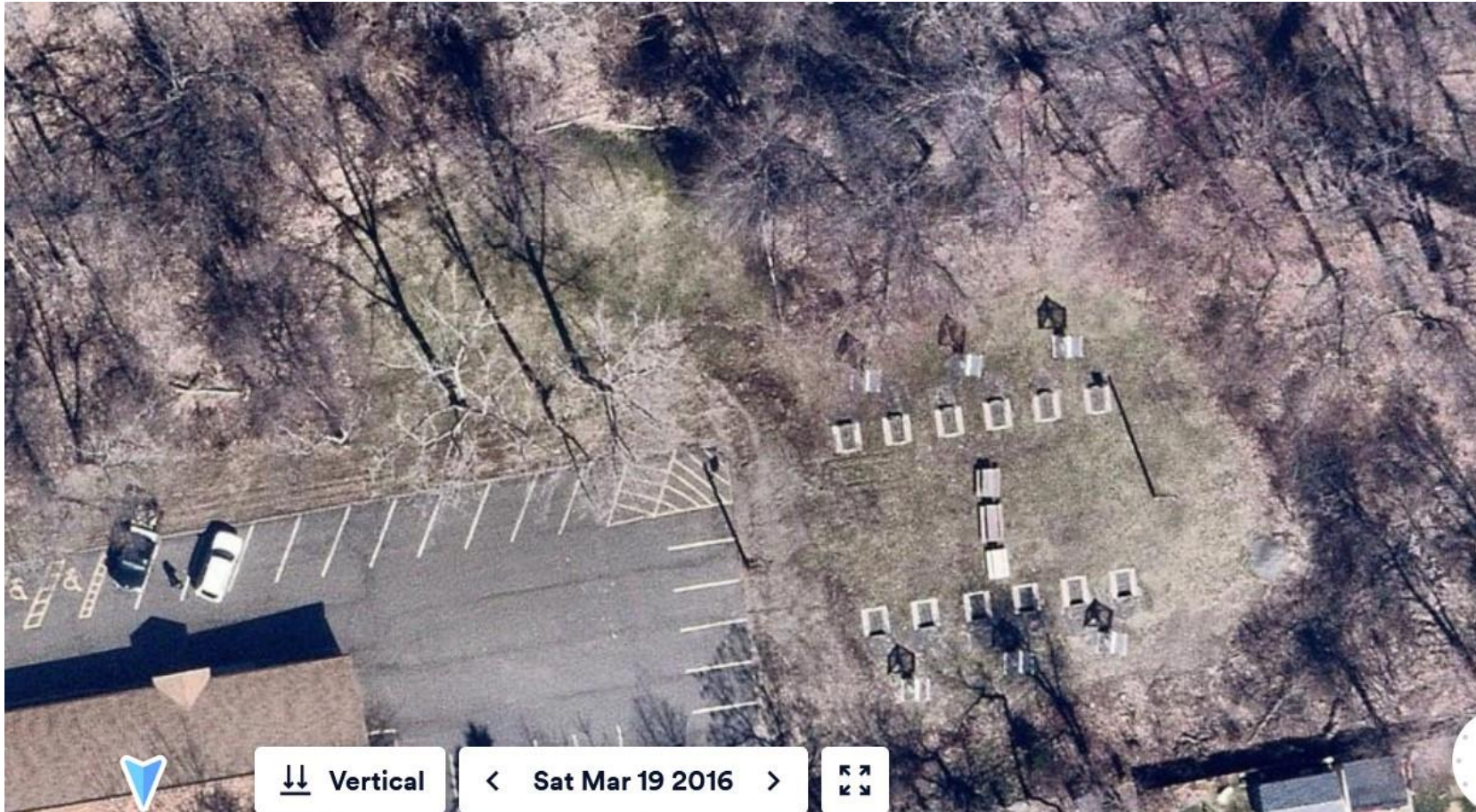
Limits of Flood Plain



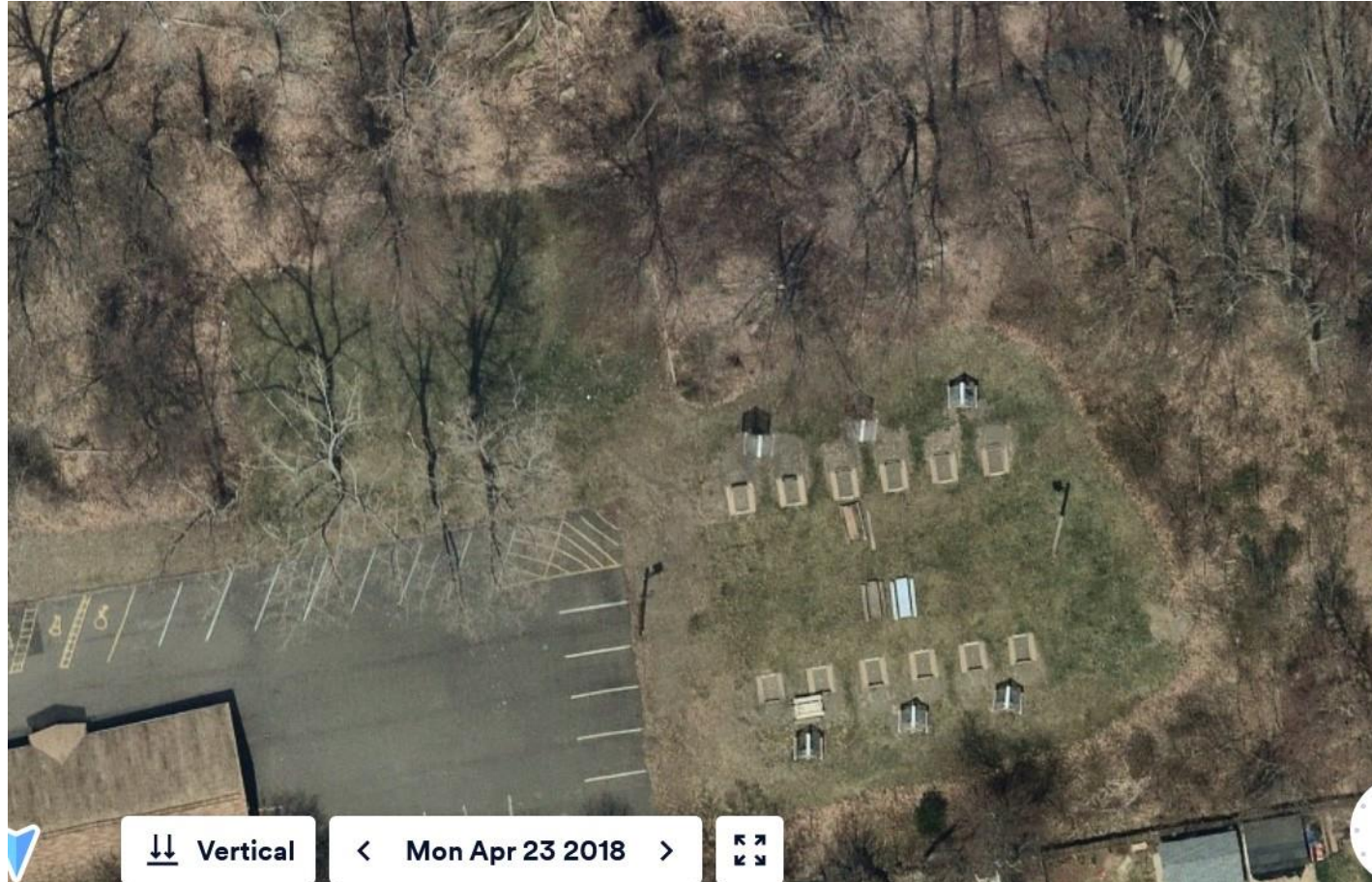
Wetlands and Upland Review



Nearmap photo March 2016



Nearmap photo April 2018



Near map photo March 2020



Nearmap photo March 2023



Nearmap photo April 2024



Nearmap Photo April 2025



Materials Provided by Public

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

jason levine <jlevine13@gmail.com>

Wed 3/26/2025 9:12 PM

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

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

To Bristol Building, Zoning, Engineering and Land Use,

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

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

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

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

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

- 3/11/25 https://drive.google.com/drive/folders/1OLQZ7NYkXE77E6I9xTygmoxLPHB_Shz_?usp=drive_link
- 3/22/25 https://drive.google.com/drive/folders/1hFc0wl--UIWSbK5UXG3Wc4qkTQfbXAIW?usp=drive_link

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

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

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

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

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

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

Wetlands Regulations

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

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

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

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

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

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

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

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

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

To the Bristol Zoning and Building Departments,

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

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

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

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

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

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

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

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

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

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

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

- Huge pile of logs and trash against 364 King Street's fence
- Excavator down by wetlands
- More dead tree debris, stumps and trash pushed against property line and wetlands
- 3/18/2025
 - Huge log pile was removed from worksite
- 3/22/2025
 - Multiple vehicles parked on lot 47-5-1, including during an event at Luna's
 - Grading of lot and spreading gravel with heavy machinery continues including near wetlands
 - Jeremy comes onto 380 King St's property to confront residents
 - Videos showing confrontation
 - Police were called, there should be an incident report available
 - Log of events <https://drive.google.com/drive/u/0/folders/1hFc0wl--UIWSbK5UXG3Wc4qkTQfbXAIW?ths=true>
 - Key points bolded
 - Jeremy Berube's Skytop Motors vehicle parked on the vacant lot during an event
- 3/31/2025
 - Multiple vehicles parked on lot 47-5-1 in wetlands area during an event
 - Red truck is seen at Luna's before/during all events
 - This is likely an employee's vehicle
 - Work in wetlands area may have crossed onto 380 King St's side of the property line
- 4/3/2025
 - Multiple vehicles parked on lot 47-5-1 in wetlands area
 - Debris from tree work, plastic, and metal scrap piled on the property line with 380 King St
 - Gravel spread into wetlands area
- 4/18/2025
 - A framed structure constructed right near the wetlands
 - 380 King St Unit #10 claims to have seen contractors build this
- 4/23/2025
 - Excavator moved and parked near wetlands area
 - Stump Jeremy dropped on 380 King St's property line on 3/22 was moved to another spot on the property line, appears to have been flipped upright
 - 380 King St Unit #10 and occupant of #6 claim to have seen a large fuel truck down in wetlands area fueling the excavator
 - Large dumpster being filled with debris from construction work inside
 - This is the 3rd dumpster to be used for inside renovation project
 - Other 2 were removed after being completely filled
 - Called building dept 4/24 and confirmed there are no active permits for interior renovations
 - Only current active permit is for the outdoor bar structure

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







































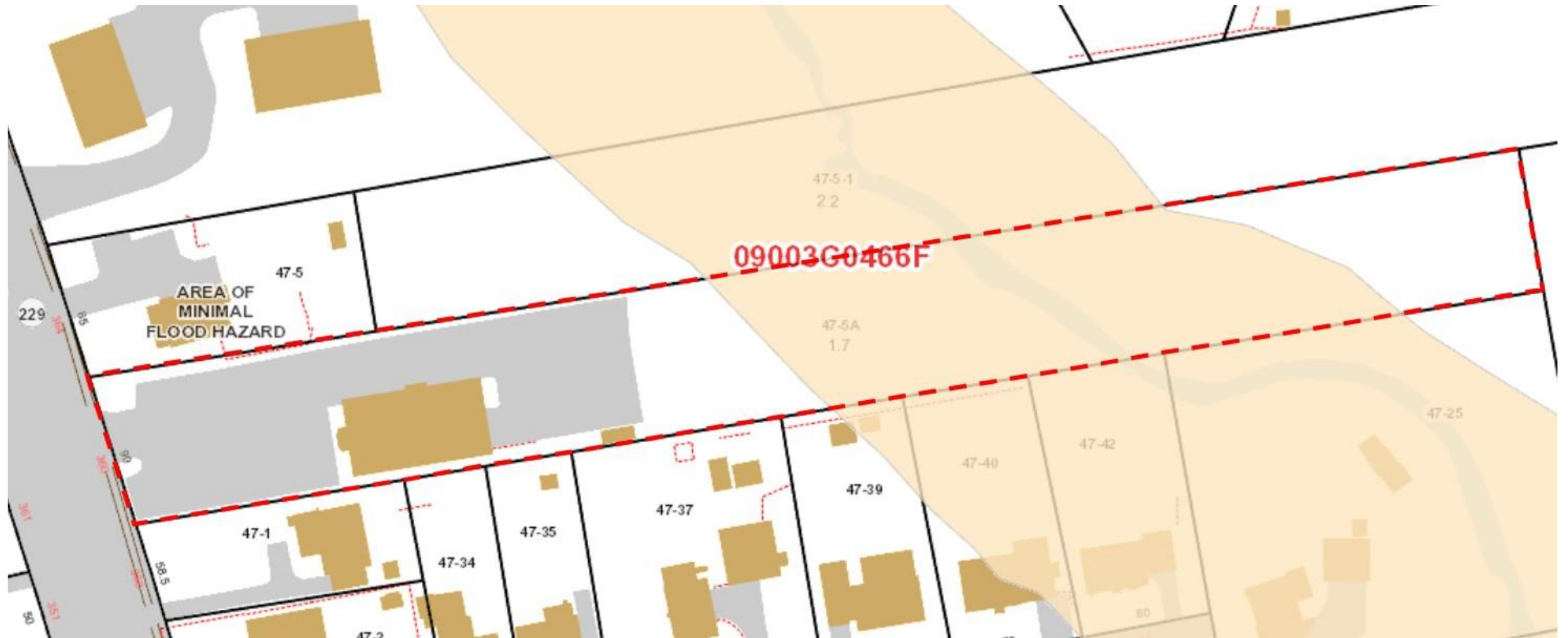




360 King Street Historical Photos with Wetlands, Upland Review and Flood Plain

For IWCC Meeting May 5, 2025

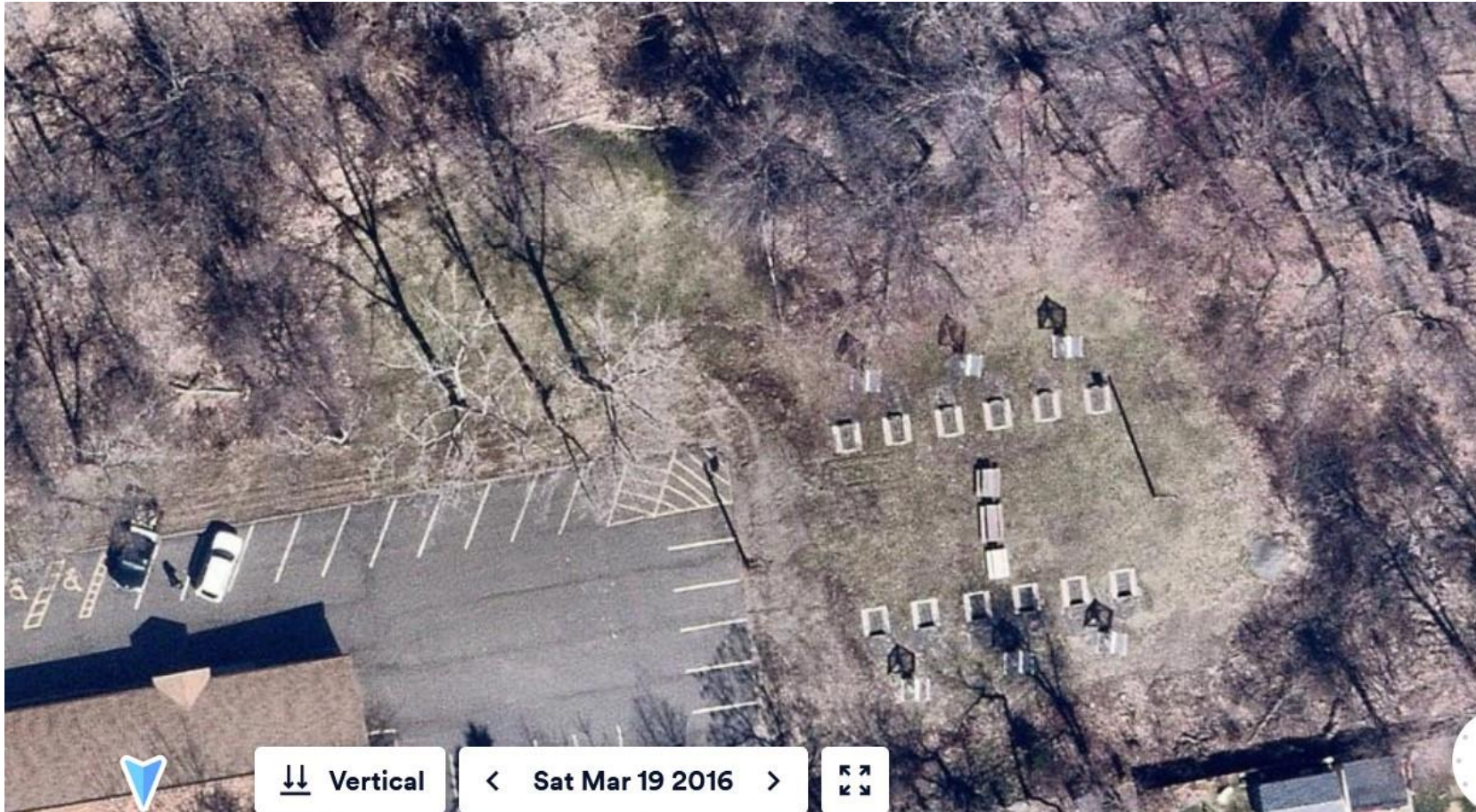
Limits of Flood Plain



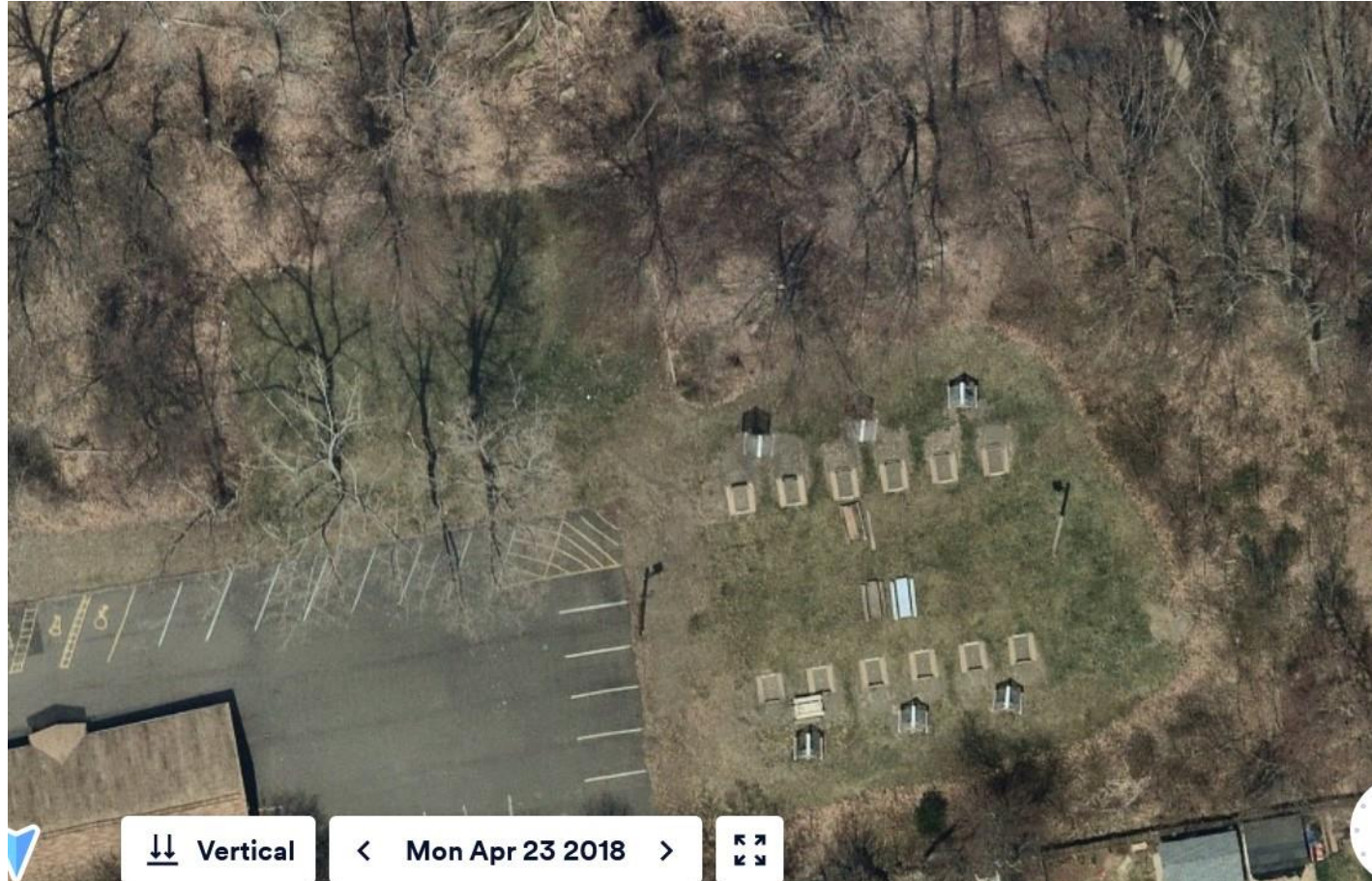
Wetlands and Upland Review



Nearmap photo March 2016



Nearmap photo April 2018



Near map photo March 2020



Nearmap photo March 2023



Nearmap photo April 2024



Nearmap Photo April 2025



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)



City of Bristol
Conservation Commission/
Inland Wetlands and
Watercourses Agency

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

RECEIVED

2025 MAY 22 AM 10:12

TOWN AND CITY CLERK
BRISTOL, CT

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.**

APP. #

Cease & Correct

LOCATION

275 Silo Road

TIME

6:00 P.M.

2. Adjournment







225 East Main St

marcygap@gmail.com

Mon 7/21/2025 1:29 PM

To: Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>;

Cc: Andrew Armstrong <AndrewArmstrong@bristolct.gov>; Zachary Norton <ZacharyNorton@bristolct.gov>; Nancy King <NancyKing@bristolct.gov>;

Good afternoon,

[Please see attached photos of work completed \(additional silt fence\) as requested by the commission meeting held on July 7th.](#)

I received an email with a copy of cease and correct in place until August 4th meeting and that application and engineering study is filed. Can you clarify what this means and do we need to come back since we completed what was asked by the commissioners?

I spoke with Zach on Friday and also, called and left voicemail on Anthony's answering machine this morning. I also contacted the office and was asked to reach out to Anthony.

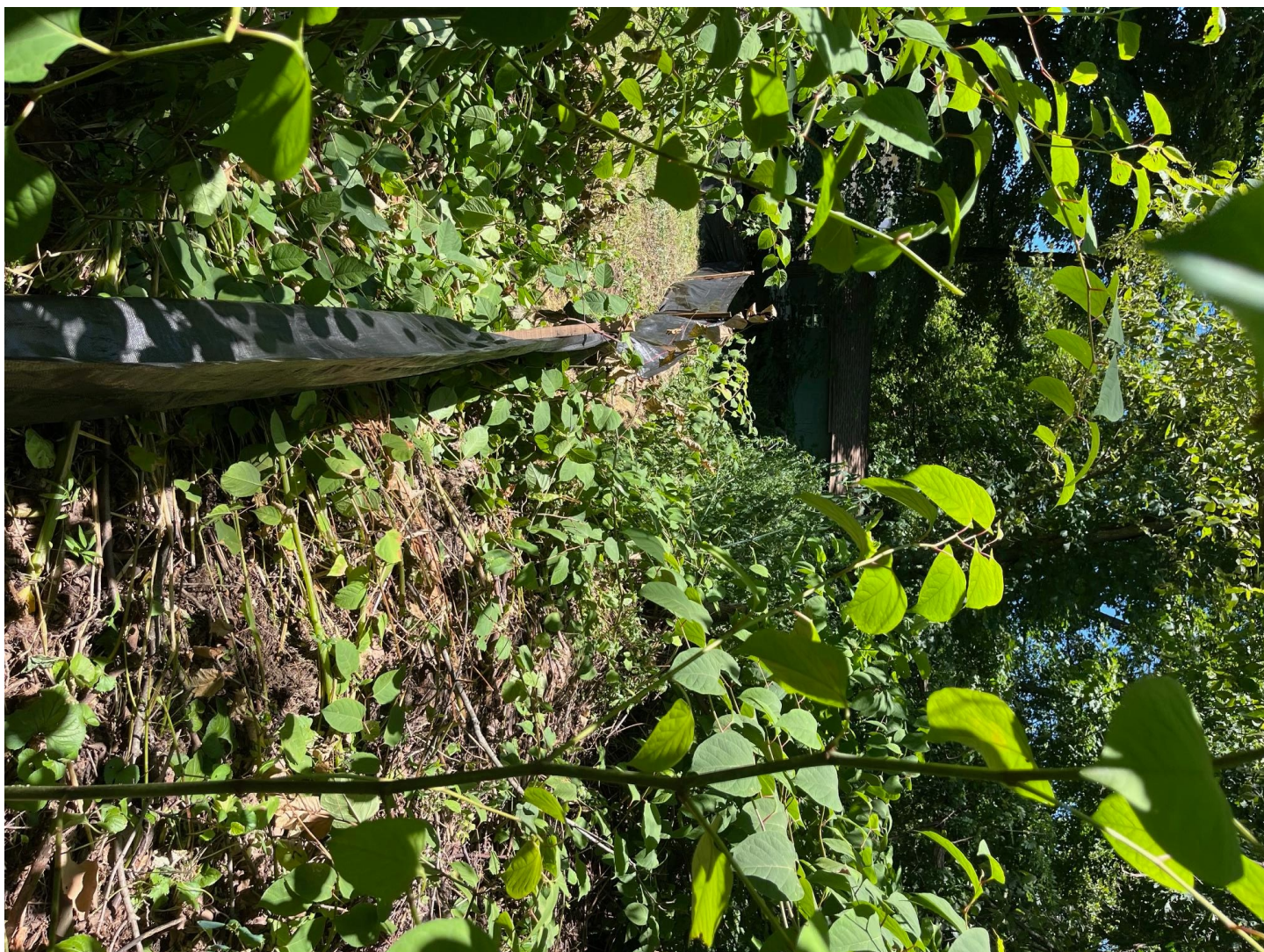
Please advise and thank you.

I can be reached on my cellphone at any time.

Marcy







Sent from my iPhone



April 28, 2025

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

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

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

You are required to take the following actions and repairs.

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

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

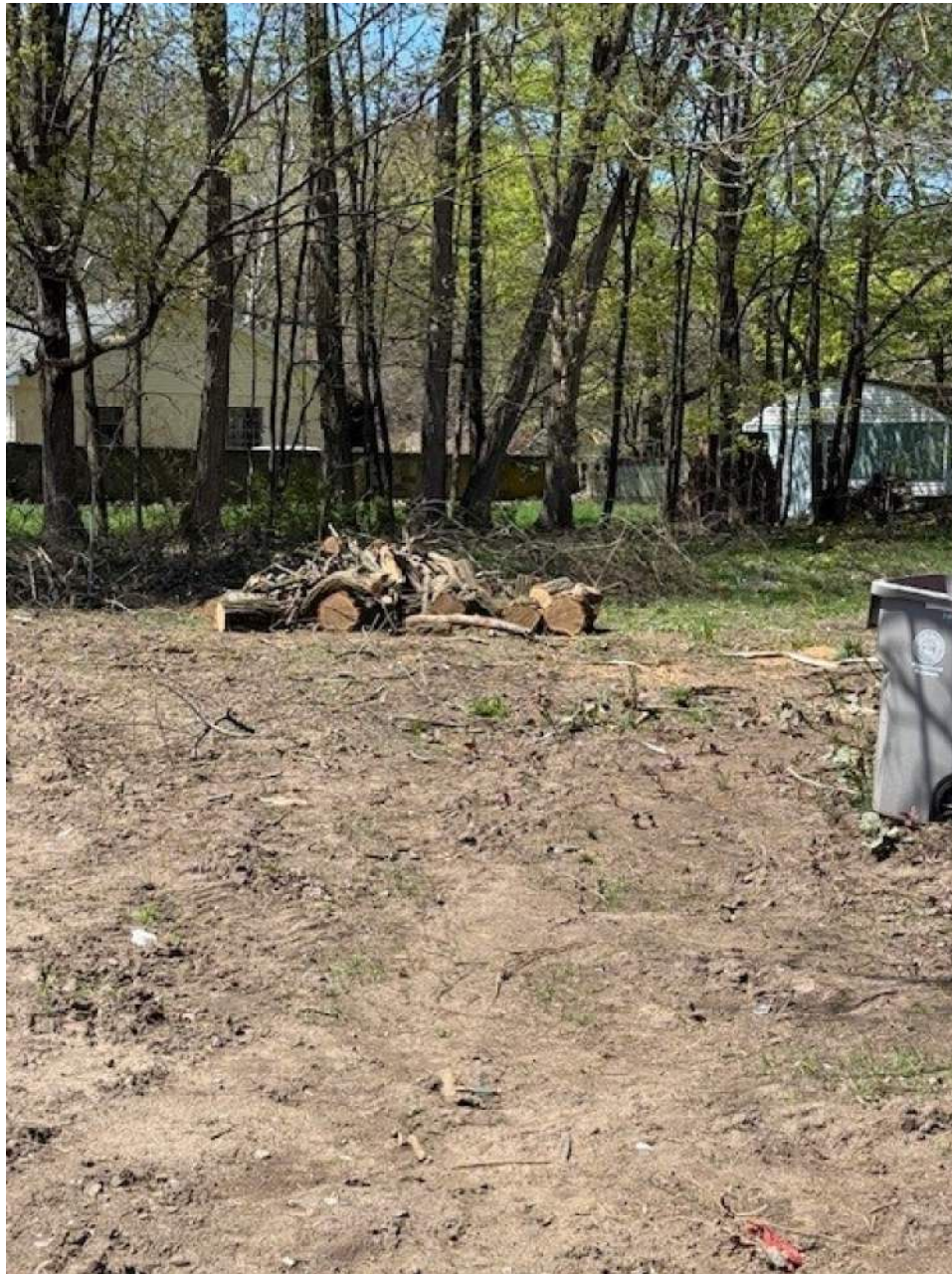
Sincerely,

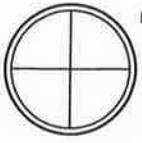
Zachary Norton
Environmental Protection Technician

cc: Inland Wetlands Commission
Environmental Engineer









TOWNE ENGINEERING, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • EXPERT WITNESS

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

OFFICE: 1 RICHMOND LANE, WILLIMANTIC, CT 06226

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

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

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

MATTHEW D. MAYNARD, P.E.

January 17, 2025

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

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

Dear Chairman Fisk,

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

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew D. Maynard', is written over the word 'Sincerely,'.

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

cc: Douglas Towne

FW: 42 Paul street issue

Anthony Lorenzetti

Wed 5/28/2025 12:06 PM

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

Andrew,

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

Tony

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

Hi Tony,

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

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

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

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

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

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

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

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

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

Thank you for your help.

Randy Lindstrom



April 15, 2024

Douglas Towne
42 Paul Street
Bristol, CT 06010

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

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

You are required to take the following actions and repairs.

- Immediately cease all work in the regulated area

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

Sincerely,

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

Zachary Norton
Environmental Protection Technician

cc: Inland Wetlands Commission
Environmental Engineer

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

History:

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

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

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

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

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

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

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

Findings:

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

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

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

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

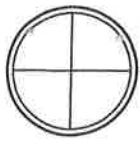
Staff agrees with the engineers report regarding discharge of runoff from 42 Paul Street and that crushed stone has the ability to hold more water than grassed area. However, the report does not address what occurs when the runoff collects in the modified area of lot 42 and the volume of storm

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

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

Conclusions:

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



TOWNE ENGINEERING, INC.

PROFESSIONAL ENGINEERS • LAND SURVEYORS • EXPERT WITNESS

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

OFFICE: 1 RICHMOND LANE, WILLIMANTIC, CT 06226

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

24-61
DONALD R. AUBREY, P.E., L.S.

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

MATTHEW D. MAYNARD, P.E.

August 5, 2024

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

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

Dear Chairman Fisk,

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

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

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

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

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

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

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

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

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

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

Sincerely,


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



cc: Douglas Towne

Notes

Assessors Map 8
Lot 9

Zone R-25

Lot Area = 25,700 S.F. +/-

Area of Wetlands on Property - 0.12 Ac.
100' Upland Review Area - 0.15 Ac.
Wetland Area Disturbed 0.0 Ac.
Upland Area from Wetlands Disturbed - 0.0 Ac.

100' Upland Area from a Waterbody - 0.20 Ac.
Upland Area from a Waterbody Disturbed - 0.01 Ac.

The Project Is not Located In a Flood Hazard Zone.

Contractor shall Call-Before-You-Dig at B1 prior
to the commencement of any work

Technical Information

CULTEC Recharger® 280HD

The Recharger® 280HD is a 26.5" (673 mm) tall, mid-size chamber and is typically used for installations with depth restrictions or when a larger infiltrative area is required. The Recharger® 280HD has the side portal internal manifold feature. HVLV™ FC-24 Feed Connectors are inserted into the side portals to create the internal manifold.

Size (L x W x H)	8' x 4'7" x 26.5"
Installed Length	7'
Length Adjustment per Run	1"
Chamber Storage	6.08 R/R 0.56 m³/m
Min. Installed Storage	42.55 R/R 1.21 m³/unit
Min. Area Required	9.21 R/R 0.86 m³/m
Max. Allowable Cover	64.46 R/R 1.83 m³/unit
Max. Inlet Opening in Endwall	30.33 R² 2.82 m²
Side Portal Dimensions (H x W)	4" x 12"
Max. Allowable Pipe Size in Side Portal	10"
Compatible Feed Connector	18"

Stone Foundation Depth	6"
Chamber and Stone Storage	152 mm 305 mm 457 mm
Per Chamber	64.46 R² 70.53 R² 76.59 R²
Min. Effective Depth	1.83 m³ 2.00 m³ 2.17 m³
Stone Required Per Chamber	3.21' 3.71' 4.21'
	0.96 m 1.13 m 1.28 m
	2.03 yd³ 2.59 yd³ 3.15 yd³
	1.55 m³ 1.98 m³ 2.41 m³

Calculations are based on installed chamber length.
Includes 4" (102 mm) stone above crown of chamber and typical stone surround.
Stone void calculated at 40%.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

DRAINAGE CALCULATIONS FOR ROOF RUNOFF DETENTION:

Roof Area = 800 S. F. x 1.3/12' / Ft = 86.7 C.F.

No. of Chambers = 86.7/70.53 C. F. /Chamber = 1.2 Chambers - Say 2 Chambers.



Charger 280HD Base Chamber Storage Volumes				
Elevation	Incremental Storage Volume		Cumulative Storage Volume	
ft	mm	mm	ft	mm
28.5	0.000	0.000	0.000	0.000
28	0.018	0.000	0.018	0.000
27.5	0.047	0.018	0.065	0.018
27	0.090	0.047	0.155	0.065
26.5	0.134	0.090	0.289	0.155
26	0.189	0.134	0.478	0.289
25.5	0.255	0.189	0.733	0.478
25	0.332	0.255	1.065	0.733
24.5	0.419	0.332	1.484	1.065
24	0.516	0.419	2.000	1.484
23.5	0.623	0.516	2.623	2.000
23	0.739	0.623	3.362	2.623
22.5	0.865	0.739	4.227	3.362
22	0.999	0.865	5.226	4.227
21.5	1.141	0.999	6.367	5.226
21	1.290	1.141	7.657	6.367
20.5	1.446	1.290	9.103	7.657
20	1.608	1.446	10.711	9.103
19.5	1.776	1.608	12.487	10.711
19	1.949	1.776	14.436	12.487
18.5	2.127	1.949	16.563	14.436
18	2.309	2.127	18.872	16.563
17.5	2.495	2.309	21.367	18.872
17	2.685	2.495	24.052	21.367
16.5	2.879	2.685	26.931	24.052
16	3.077	2.879	30.008	26.931
15.5	3.279	3.077	33.287	30.008
15	3.484	3.279	36.771	33.287
14.5	3.692	3.484	40.463	36.771
14	3.902	3.692	44.365	40.463
13.5	4.114	3.902	48.479	44.365
13	4.328	4.114	52.807	48.479
12.5	4.544	4.328	57.351	52.807
12	4.761	4.544	62.112	57.351
11.5	4.979	4.761	67.091	62.112
11	5.198	4.979	72.289	67.091
10.5	5.418	5.198	77.707	72.289
10	5.638	5.418	83.345	77.707
9.5	5.858	5.638	89.203	83.345
9	6.078	5.858	95.281	89.203
8.5	6.297	6.078	101.578	95.281
8	6.516	6.297	108.094	101.578
7.5	6.734	6.516	114.828	108.094
7	6.951	6.734	121.779	114.828
6.5	7.168	6.951	128.947	121.779
6	7.384	7.168	136.331	128.947
5.5	7.599	7.384	143.930	136.331
5	7.814	7.599	151.744	143.930
4.5	8.028	7.814	159.772	151.744
4	8.241	8.028	168.013	159.772
3.5	8.453	8.241	176.466	168.013
3	8.664	8.453	185.130	176.466
2.5	8.874	8.664	193.994	185.130
2	9.083	8.874	203.077	193.994
1.5	9.291	9.083	212.368	203.077
1	9.498	9.291	221.866	212.368
0.5	9.704	9.498	231.570	221.866
0	9.909	9.704	241.479	231.570
-0.5	10.113	9.909	251.592	241.479
-1	10.316	10.113	261.908	251.592
-1.5	10.518	10.316	272.426	261.908
-2	10.719	10.518	283.145	272.426
-2.5	10.919	10.719	294.064	283.145
-3	11.118	10.919	305.182	294.064
-3.5	11.316	11.118	316.500	305.182
-4	11.513	11.316	328.017	316.500
-4.5	11.709	11.513	339.736	328.017
-5	11.904	11.709	351.650	339.736
-5.5	12.098	11.904	363.768	351.650
-6	12.289	12.098	376.060	363.768
-6.5	12.483	12.289	388.543	376.060
-7	12.674	12.483	401.217	388.543
-7.5	12.864	12.674	414.081	401.217
-8	13.053	12.864	427.134	414.081
-8.5	13.241	13.053	440.375	427.134
-9	13.428	13.241	453.803	440.375
-9.5	13.614	13.428	467.417	453.803
-10	13.799	13.614	481.216	467.417
-10.5	13.983	13.799	495.200	481.216
-11	14.166	13.983	509.368	495.200
-11.5	14.348	14.166	523.720	509.368
-12	14.529	14.348	538.267	523.720
-12.5	14.709	14.529	553.006	538.267
-13	14.888	14.709	567.935	553.006
-13.5	15.066	14.888	583.064	567.935
-14	15.243	15.066	598.393	583.064
-14.5	15.419	15.243	613.922	598.393
-15	15.594	15.419	629.651	613.922
-15.5	15.768	15.594	645.580	629.651
-16	15.941	15.768	661.719	645.580
-16.5	16.113	15.941	678.060	661.719
-17	16.284	16.113	694.627	678.060
-17.5	16.454	16.284	711.391	694.627
-18	16.623	16.454	728.364	711.391
-18.5	16.791	16.623	745.555	728.364
-19	16.958	16.791	762.964	745.555
-19.5	17.124	16.958	780.592	762.964
-20	17.289	17.124	798.431	780.592
-20.5	17.453	17.289	816.484	798.431
-21	17.616	17.453	834.751	816.484
-21.5	17.778	17.616	853.232	834.751
-22	17.939	17.778	871.929	853.232
-22.5	18.099	17.939	890.852	871.929
-23	18.258	18.099	910.000	890.852
-23.5	18.416	18.258	929.373	910.000
-24	18.573	18.416	948.971	929.373
-24.5	18.729	18.573	968.794	948.971
-25	18.884	18.729	988.842	968.794
-25.5	19.038	18.884	1009.115	988.842
-26	19.191	19.038	1029.614	1009.115
-26.5	19.343	19.191	1050.338	1029.614
-27	19.494	19.343	1071.287	1050.338
-27.5	19.644	19.494	1092.461	1071.287
-28	19.793	19.644	1113.860	1092.461
-28.5	19.941	19.793	1135.484	1113.860
-29	20.088	19.941	1157.333	1135.484
-29.5	20.234	20.088	1179.407	1157.333
-30	20.379	20.234	1201.706	1179.407
-30.5	20.523	20.379	1224.229	1201.706
-31	20.666	20.523	1246.976	1224.229
-31.5	20.808	20.666	1269.957	1246.976
-32	20.949	20.808	1293.172	1269.957
-32.5	21.089	20.949	1316.621	1293.172
-33	21.228	21.089	1340.304	1316.621
-33.5	21.366	21.228	1364.220	1340.304
-34	21.503	21.366	1388.369	1364.220
-34.5	21.639	21.503	1412.651	1388.369
-35	21.774	21.639	1437.166	1412.651
-35.5	21.908	21.774	1461.905	1437.166
-36	22.041	21.908	1486.868	1461.905
-36.5	22.173	22.041	1512.055	1486.868
-37	22.304	22.173	1537.467	1512.055
-37.5	22.434	22.304	1563.104	1537.467
-38	22.563	22.434	1588.967	1563.104
-38.5	22.691	22.563	1615.055	1588.967
-39	22.818	22.691	1641.378	1615.055
-39.5	22.944	22.818	1667.936	1641.378
-40	23.069	22.944	1694.729	1667.936
-40.5	23.193	23.069	1721.756	1694.729
-41	23.316	23.193	1749.007	1721.756
-41.5	23.438	23.316	1776.482	1749.007
-42	23.559	23.438	1804.183	1776.482
-42.5	23.679	23.559	1832.109	1804.183
-43	23.798	23.679	1860.260	1832.109
-43.5	23.916	23.798	1888.536	1860.260
-44	24.033	23.916	1917.037	1888.536
-44.5	24.149	24.033	1946.286	1917.037
-45	24.264	24.149	1976.291	1946.286
-45.5	24.378	24.264	2007.069	1976.291
-46	24.491	24.378	2038.620	2007.069
-46.5	24.603	24.491	2070.943	2038.620
-47	24.714	24.603	2104.037	2070.943
-47.5	24.824	24.714	2137.911	2104.037
-48	24.933	24.824	2172.564	2137.911
-48.5	25.041	24.933	2207.995	2172.564
-49	25.148	25.041	2244.213	2207.995
-49.5	25.254	25.148	2281.208	2244.213
-50	25.359	25.254	2318.967	2281.208
-50.5	25.463	25.359	2357.490	2318.967
-51	25.566	25.463	2396.776	2357.490
-51.5	25.668	25.566	2436.824	2396.776
-52	25.769	25.668	2477.593	2436.824
-52.5	25.869	25.769	2519.062	2477.593
-53	25.968	25.869	2561.230	2519.062
-53.5	26.066	25.968	2604.096	2561.230
-54	26.163	26.066	2647.659	2604.096
-54.5	26.259	26.163	2691.918	2647.659
-55	26.354	26.259	2736.872	2691.918
-55.5	26.448	26.354	2782.520	2736.872
-56	26.541	26.448	2828.861	2782.520
-56.5	26.633	26.541	2875.894	2828.861
-57	26.724	26.633	2923.619	2875.894
-57.5	26.814	26.724	2972.033	2923.619
-58	26.903	26.814	3021.146	2972.033
-58.5	26.991	26.903	3070.957	3021.146
-59	27.078	26.991	3121.466	3070.957
-59.5	27.164	27.078	3172.673	3121.466
-60	27.249	27.164	3224.578	3172.673
-60.5	27.333	27.249	3277.181	3224.578
-61	27.416	27.333	3330.482	3277.181
-61.5	27.498	27.416	3384.480	3330.482
-62	27.579	27.498	3439.174	3384.480
-62.5	27.659	27.579	3494.563	3439.174
-63	27.738	27.659	3550.646	3494.563
-63.5	27.816	27.738	3607.422	3550.646
-64	27.893	27.816	3664.899	3607.422
-64.5	27.969	27.893	3723.075	3664.899
-65	28.044	27.969	3781.950	3723.075
-65.5	28.118	28.044	3841.524	3781.950
-66	28.191	28.118	3901.795	3841.524
-66.5	28.263	28.191	3962.762	3901.795
-67	28.334	28.263	4024.425	3962.762
-67.5	28.404	28.334	4086.784	4024.425
-68	28.473	28.404	4149.837	4086.784
-68.5	28.541	28.473	4213.584	4149.837
-69	28.608	28.541	4278.025	4213.584
-69.5	28.674	28.608	4343.160	4278.025
-70	28.739	28.674	4408.989	4343.160
-70.5	28.803	28.739	4475.512	4408.989
-71	28.866	28.803	4542.729	4475.512
-71.5	28.928	28.866	4610.647	4542.729
-72	28.989	28.928	4679.276	4610.647
-72.5	29.049	28.989	4748.615	4679.276
-73	29.108	29.049	4818.664	4748.615
-73.5	29.166	29.108	4889.422	4818.664
-74	29.223	29.166	4960.889	4889.422
-74.5	29.279	29.223	5033.066	4960.889
-75	29.334	29.279	5105.951	5033.066
-75.5	29.388	29.334	5179.539	5105.951
-76	29.441	29.388	5253.830	5179.539
-76.5	29.493	29.441	5328.823	5253.830
-77	29.544	29.493	5404.517	5328.823
-77.5	29.594	29.544	5480.911	5404.517

















City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

July 28, 2025

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	4/10, 4/17, 4/24	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	4/10, 4/17, 4/24	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	4/10, 4/17, 4/24	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	4/9, 4/16, 4/23	Inact
#1883	40 Janice Lane	Construct of 2 car garage (20240904)	4/10, 4/17, 4/24	Expired
#1889	35 Kory Lane	Remove and replace existing dock (20241106)	4/10, 4/17, 4/24	Expired
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	4/10, 4/17, 4/24	Inact
#1891	Barnum Road	Clean detention ponds and existing debris piles (20250205)	4/10, 4/17, 4/24	Inact
#1893	150 Century Drive	Construct drainage area and parking (20250304)	4/9, 4/16, 4/23	Expired
#1894	315 Shrub Road	Reconstruct road for earth removal (20250304)	4/9, 4/16, 4/23	Expired
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	4/10, 4/17, 4/24	Complete
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	4/9, 4/16, 4/23	Inact
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	4/9, 4/16, 4/23	Inact
#1901	105 Maxine Drive	Install pipe, fence, and bridge (20250902)	4/9, 4/16, 4/23	Expired
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	4/9, 4/16, 4/23	Inact
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	4/9, 4/16, 4/23	Inact

No.	Location	Description	Inspection Dates	Status
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	4/10, 4/17, 4/24	Act
#1907	115 Lakewood	Construct 20x40 addition (20251007)	4/10, 4/17, 4/24	Inact
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	4/10, 4/17, 4/24	Act
#1909	21 Sonstrom Road	Construct Garage (20251202)	4/9, 4/16, 4/23	Expired
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	4/9, 4/16, 4/23	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	4/9, 4/16, 4/23	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	4/9, 4/16, 4/23	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	4/9, 4/16, 4/23	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	4/9, 4/16, 4/23	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	4/9, 4/16, 4/23	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	4/9, 4/16, 4/23	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	4/10, 4/17, 4/24	Inact
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	4/9, 4/16, 4/23	Act
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	4/9, 4/16, 4/23	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	4/9, 4/16, 4/23	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	4/9, 4/16, 4/23	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	4/10, 4/17, 4/24	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	4/9, 4/16, 4/23	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	4/9, 4/16, 4/23	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	4/9, 4/16, 4/23	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	4/9, 4/16, 4/23	Inact
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	4/9, 4/16, 4/23	Complete
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	4/10, 4/17, 4/24	Inact

No.	Location	Description	Inspection Dates	Status
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	4/10, 4/17, 4/24	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	4/9, 4/16, 4/23	Complete
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	4/10, 4/17, 4/24	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	4/10, 4/17, 4/24	Act
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	4/10, 4/17, 4/24	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	4/9, 4/16, 4/23	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	4/9, 4/16, 4/23	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	4/9, 4/16, 4/23	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	4/9, 4/16, 4/23	Inact
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	4/9, 4/16, 4/23	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	4/9, 4/16, 4/23	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	4/10, 4/17, 4/24	Inact
#2004	Mellen Street Bridge	Bridge replacement (20280206)	4/9, 4/16, 4/23	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	4/9, 4/16, 4/23	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	4/9, 4/16, 4/23	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	4/10, 4/17, 4/24	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	4/10, 4/17, 4/24	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	4/9, 4/16, 4/23	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	4/10, 4/17, 4/24	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	4/10, 4/17, 4/24	Act
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	4/9, 4/16, 4/23	Inact
#2018	East Street Bridge	Replacement of Bridge	4/9, 4/16, 4/23	Act

No.	Location	Description	Inspection Dates	Status
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	4/9, 4/16, 4/23	Inact
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	4/9, 4/16, 4/23	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	4/9, 4/16, 4/23	Inact
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	4/9, 4/16, 4/23	Inact
#2029	315-350 Divinity	Replacement of Culvert (10/7/2029)	4/10, 4/17, 4/24	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	4/9, 4/16, 4/23	Inact
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	4/10, 4/17, 4/24	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	4/10, 4/17, 4/24	Act
#2038	632 Village Street	Pool (10/7/2029)	4/9, 4/16, 4/23	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	4/9, 4/16, 4/23	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	4/9, 4/16, 4/23	Inact
#1948	225/247 Park Street	Install pavilion, sidewalks, retaining walls, watercourse stabile (20261006)	4/10, 4/17, 4/24	Act
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	4/9, 4/16, 4/23	Inact
#1947	165 Warner Street	Construct single family home (20211006)	4/9, 4/16, 4/23	Act
#2043	Rockwell Park	Construct 5 Ft ADA Sidewalks	4/9, 4/16, 4/23	Inact
#2044	Davis Drive	Rehab of Road, Sidewalks, and Buildings	4/9, 4/16, 4/23	Inact

SPECIAL INSPECTION:

650 Farmington Ave - 20250710 - An inspection was conducted due to complaints of illegal dumping into a private catch basin that ties into the City system. Upon inspection it was discovered that grease from the restaurant was being dumped into the catch basin. - Notice. 20250725- The owner of the restaurant contacted EPT and stated that the basin has been pumped out, and that the dumping of grease in the catch basin will stop immediately, a copy of the invoice from the pump out will be provided to EPT as soon as possible. -Complete.

C. O. INSPECTIONS:

551 Farmington Ave

200 Terryville Road

NOTICE AND NOTICE OF VIOLATION LETTERS:



Department of Public Works | 860.584.6125

July 11, 2025

CNC Real Estate Holdings LLC
650 Farmington Ave
Bristol CT, 06010

Re: Notice – Illicit Discharge Of Grease Into The City Catch Basin – 650 Farmington Ave

An inspection on July 10, 2025 of the above-mentioned property was conducted due to complaints of illegal dumping of grease into an onsite catch basin. Upon inspection it was discovered that the water in the basin is full of grease buildup, as well as a noticeable grease smell. This is not allowed under the City Of Bristol code of ordinance and is considered illicit discharge. Our records indicate that you own this property.

You are required to take the following actions and repairs:

- Immediately stop the dumping of grease down the catch basin.
- Have any remaining grease pumped out of the catch basin

Please contact the Engineering Department with a remedial plan of action and conduct restoration by July 25, 2025. Please be advised that 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.

To arrange a time to meet and review progress on the restoration, please contact us at (860) 584-6115.

Sincerely,

Zachary Norton,

Environmental

Protection Technician

cc: Inland Wetlands Commission

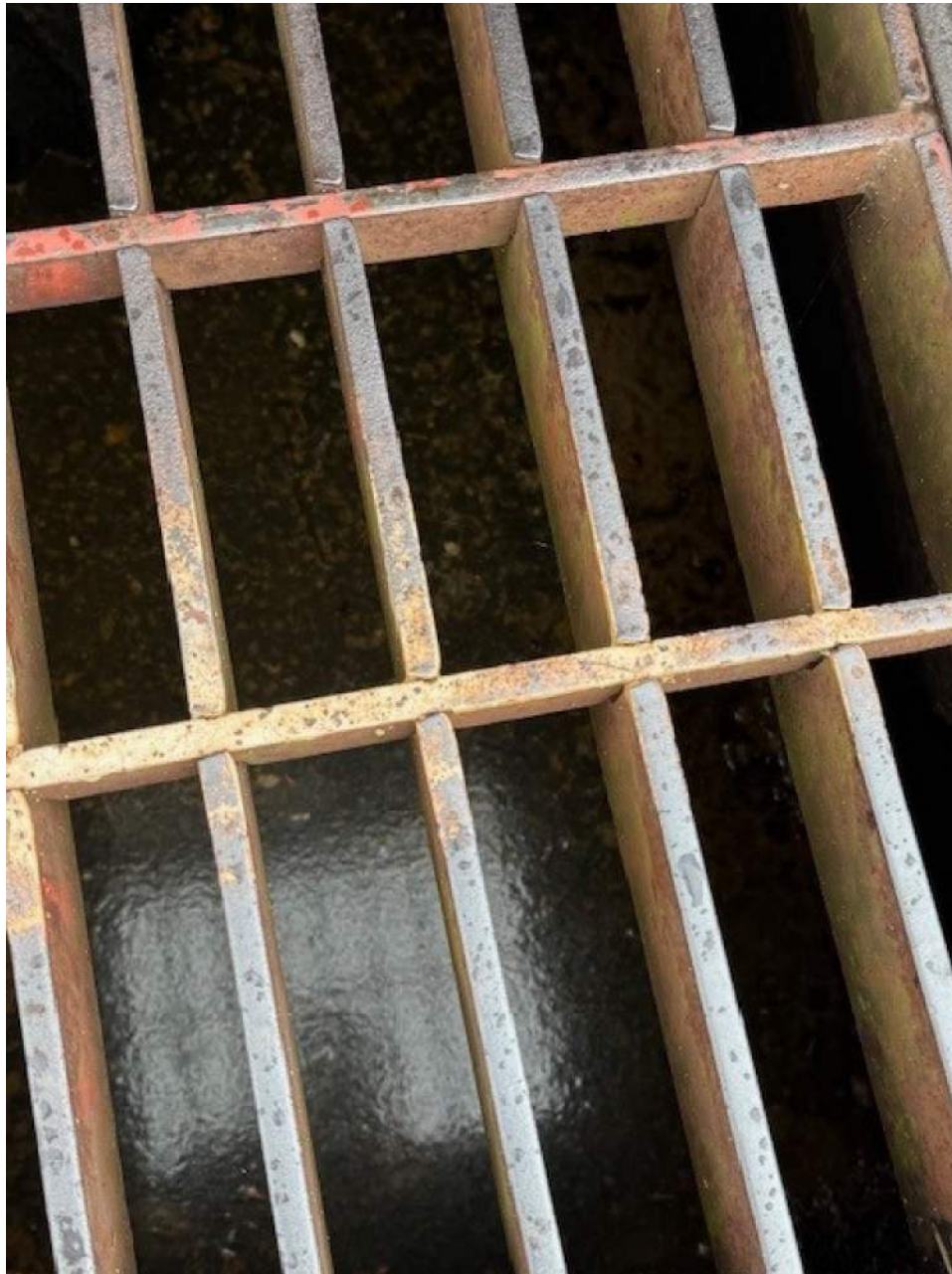
Environmental Engineer

City of Bristol

111 North Main Street

Bristol, CT 06010

www.bristolct.gov





July 16, 2025

Memorandum: 07162025-OS-01

To: NVCOG CEOs, Town Planners, Open Space Partners
From: Christine O'Neill, Senior Environmental Planner
Subject: **CT DEEP Open Space Grant Opportunities – Deadline November 3, 2025**

Purpose

The purpose of this memo is to inform open space stakeholders about two funding opportunities released by the Connecticut Department of Energy and Environmental Protection (CT DEEP): The Open Space and Watershed Land Acquisition Grant Program (OSWA) and the Urban Green and Community Gardens Initiative Grant Program (UCGC), both due on November 3, 2025.

Funding Opportunity Details

CT DEEP is accepting applications from municipalities, non-profit land conservation organizations, and water companies for two competitive grant programs:

- The Open Space and Watershed Land Acquisition Grant Program (OSWA) provides funds to municipalities and nonprofit land conservation organizations to acquire land for open space, and to water companies to acquire land to be classified as a Class I or Class II water supply property. [Click here for a link to the info page.](#)
- The Urban Green and Community Gardens Initiative Grant Program is open to municipalities with the designation of [Targeted Investment Communities or Distressed Municipalities](#), or to municipalities that contain Environmental Justice Block Groups. Funds may be used to develop or enhance urban open spaces for public enjoyment and/or environmental education on publicly-owned land. [Click here for a link to the info page.](#)
 - The entire municipalities of Ansonia, Bristol, Derby, Naugatuck, Plymouth, Thomaston, and Waterbury are eligible.
 - Portions of Bethlehem, Seymour, Shelton, and Wolcott are eligible. [Click here to see which census block groups qualify.](#)

Public access to the subject property is a requirement of both grants. These funds cannot be used for “intensive development” or commercial activities.

Match Requirements

- The Open Space and Watershed Land Acquisition Grant Program (OSWA) requires matching funds that vary based on the circumstances (between 25-35%). Details can be found in the [program FAQ](#).
- The Urban Green & Community Garden Initiative Grant Program requires a 50% local match, which may include in-kind professional services or volunteer hours.

Submission Deadline

The deadline for submissions to both grant programs is November 3, 2025.

Support from NVCOG

Municipalities or organizations that wish to include a regional letter of support with their application should send a request to COG staff as soon as possible. COG staff can also provide technical assistance with grant applications including mapping and writing, provided adequate lead time is given.

Consider using NVCOG's new [Open Space Viewer](#) to identify properties for acquisition or develop your grant application.

If you have questions or would like to request assistance with your applications, please contact Christine O'Neill at 203-489-0351 or coneill@nvcogct.gov.