



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING OF MONDAY, SEPTEMBER 8, 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/83583707443?pwd=CETzxQI7W64UwDsZlkCZ1PLXxOhupL>

1

Meeting ID:

835 8370 7443

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 - August 4, 2025
4. Receipt of New Applications
 - a. Application #2054 - Wetlands application for the demolition of an existing structure and filling of the foundation and abandonment of well and septic at 975 Willis Street; Assessor's Map 6, Lot 2-1; Altero Tractor Pulling, LLC, applicant.
5. Old Business
 - a. Cease & Correct - 360 King Street & Lot 47-5-1
 - b. Cease & Correct - 225 E. Main Street

- c. Cease & Correct - 42 Paul Street
- 6. New Business
- 7. Staff Reports
 - a. IWWA Report - August 2025
- 8. Communications
- 9. 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, October 6, 2025

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
REGULAR MEETING OF MONDAY AUGUST 4, 2025
DRAFT MINUTES**

By: Chairman Fisk

Time: 6:30 P.M.

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

Chairman Fisk called the meeting to order at 6:30 P.M.

MEMBERS	NAME:	PRESENT	ABSENT
REGULAR MEMBERS	Zachary Fisk (Chairman)	X	
	Michael Robinson (Vice Chairman)	X	
	David Rooks (Secretary)	X	
	James Carros		X
	Daniel Massaro, Jr.	X	
	Faye Duquette	X	
	Laura Valentino		X
ALTERNATE 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 Commission the regular meeting of the Inland Wetlands Commission is Monday, September 8, 2025.

2. Public Participation

There was no public participation.

3. Approval of Minutes

a. Regular Meeting - July 7, 2025

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson and Rooks with alternate Commissioners Klimek and Longo to vote on the July 7, 2025, minutes.

MOTION: Move to approve the minutes of the July 7, 2025, regular meeting, as amended.

By: Robinson

Seconded: Rooks.

For: Duquette, Robinson, Klimek, Longo, Rooks and Fisk.

Against: None.

Abstained: None.

b. On-Site Meeting - July 28, 2025

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson and Rooks with alternate Commissioners Klimek and Longo to vote on the July 28, 2025, onsite minutes.

Mr. Lorenzetti noted for the July 28, 2025, minutes on Page 2 that Application #2051 should be Application #2052 and the address should be Lots 10 & 11, Business Park Dr. not 750 Stevens St.

MOTION: Move to approve the onsite minutes of the July 28, 2025, regular meeting, as amended.

By: Robinson

Seconded: Rooks.

For: Duquette, Robinson, Klimek, Longo, Rooks and Fisk.

Against: None.

Abstained: None.

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.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson and Rooks with alternate Commissioners Klimek and Longo to vote on Application #2051.

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 open Application #2051.

By: Robinson

Seconded: Duquette .

For: Duquette, Robinson, Klimek, Longo, Rooks and Fisk.

Against: None.

Abstained: None.

The application is opened.

Pastor Eric Capelli, 750 Stevens St., representing the applicant, addressed the Commission regarding the request to demolish an existing structure in disrepair beyond rehabilitation located at 750 Stevens St. also know as 714 Stevens St. Pastor Capelli noted the demolition included the foundation. The pastor indicated there was an existing driveway and that a 10 ft. perimeter had to be maintained around the property to stay out of the inland wetlands area.

The Commission was concerned that the plans submitted were 20 years old updated in 2011. The Commission was unable to determine the wetlands with the flags from 2009 and 2011. The Commission suggested the debris in the woods be cleaned up first because it was in an inland wetlands area. The Commission was concerned the debris would go into any construction work. In addition, the area that was set aside was for the storm water to drain through the property.

Pastor Capelli noted as the applicant he was not informed the property should be flagged, but sufficient maps were provided to show the inland wetlands. The pastor said the landscaping debris was from a large tree that had fallen on the property.

Chairman Fisk indicated the inland wetlands were not being encroached on and the grade would be filled back to existing grade.

Commission inquiries: Pastor Capelli stated he was unsure if the trees with an "X" on them would be removed because of plans for a garden on the property.

Mr. Lorenzetti indicated he had found the maps from 1996 that were part of a subdivision.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Klimek

Seconded: Robinson.

For: Duquette, Robinson, Klimek, Longo, Rooks and Fisk.

Against: None.

Abstained: None.

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

1. Standard stipulations 1 through 21 (attached.)
2. The debris on the edges of the conservation easement shall be cleared up first.
3. A silt fence shall be erected to make sure the inland wetlands are protected before the demolition goes forward.
4. The Inland Wetlands Enforcement Officer, ET, shall check the property during the process.

By: Klimek

Seconded: Robinson.

For: Duquette, Robinson, Klimek, Longo, Rooks and Fisk.

Against: None.

Abstained: None.

The application is approved with stipulations.

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.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson and Rooks with alternate Commissioners Klimek and Longo 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)

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained the two lots are owned by the City. Attorney Ziogas said the request was to construct a new building for a new commercial driver training school. The attorney verified there was City sewer and water on the property. Attorney Ziogas noted the property is a commercial complex with an existing detention storage on site. The attorney indicated the plan would not go into the inland wetlands area.

Stephen Giudice, Surveyor, of Cole Civil + Survey, 876 South Main St., Plantsville, reviewed the building layout and the storm drainage system. Mr. Giudice overviewed the onsite meeting for the property. Mr. Giudice verified there were some slight plan modifications and some alternate plans to the quality basin that were discussed and prepared in accordance with the Storm Quality Manual. The surveyor said the initial plan had an infiltration area and discharge drainage to the north of the facility. Mr. Giudice said the alternate plan was to remove the infiltration area but propose a curb with a catch basin and a water separator. Mr. Giudice verified there was an additional storm water quality basin in the front yard with a detention area with roof leaders to the detention area. Mr. Giudice preferred the original plan.

Mr. Giudice reviewed the alternate plan with a pre-filter drainage are near the parking area. The surveyor said this would pre-treat the storm water to the storm water quality basin. Mr. Giudice said there was a curb to the west parking lot that would swale to the storm water quality basin and discharge to the inland wetlands area.

Commissioner Robinson preferred an oil water separator with a maintenance plan but not the plants in the basin.

Commission inquiries: The surveyor said there was a deep-water oil separator that goes into the storm water quality basin. Mr. Giudice verified there would be an infiltration system.

Attorney Ziogas commented the proposed training area had millings but the City is saying the millings should be compacted and then paved. Attorney Ziogas wanted the Commission to give their approval these plans.

Christopher Maiorano, Allstate Commercial Driver Training School, 249 Pearl St., Seymour, representing the applicant, described the majority of the training onsite. Mr. Maiorano said there were two major highways the trucks used. Mr. Maiorano indicated the trucks are inspected every day. Mr. Maiorano pointed out the millings were steam rolled and were impervious.

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

The hearing is closed.

By: Klimek

Seconded: Robinson.

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

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

1. Standard stipulations 1 through 21 (attached.)
2. The Inland Wetlands Enforcement Officer shall inspect the property regularly during construction.
3. A silt fence shall be constructed to make sure the inland wetlands area is fully protected.
4. A management program shall be in place for the infiltrator for full maintenance on a regular scheduled basis.
5. The alternate proposed plan dated July 25, 2025, is required.

By: Klimek

Seconded: Rooks.

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

The application with the original plan is denied with stipulations.

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

1. Standard stipulations 1 through 21 (attached.)
2. The alternate proposed plan dated July 25, 2025, is required.
3. The oil separator shall have a maintenance plan.
4. The plan revision shall include the millings to be capped if necessary.

By: Robinson

Seconded: Rooks.

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

The application with the alternate plan is approved with stipulations.

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.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson and Rooks with alternate Commissioners Klimek and Longo to vote on Application #2053.

Item 6.c. Old Business, Cease & Correct – 225 East Main Street, was taken out of order and heard with Application #2053.

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)
d. Statewide Inland Wetlands & Watercourses Activity Reporting from Vito Rubino, regarding additional soil investigation for wetland determination, Lot 55, 275 Silo Rd.; Assessor's Map 1; Quad Number 50; Bristol, CT.

MOTION: Move to receive #Application #2053.

By: Klimek

Seconded: Robinson.

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

The application is received.

MOTION: Move to declare Application #2053 a complete application.

By: Klimek

Seconded: Robinson.

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

The application was declared a complete application.

Vito J. Rubino, 43 Whispering Pines Dr., Plantsville, indicated survey maps were included with the application.

Andrew Quirk, P.E. of Kratzert Jones Associates, Inc., Milldale, representing the applicant, reviewed the plan to develop a single lot within the Cold Springs Subdivision. Mr. Quirk indicated the property has City sewer and water services. The engineer reviewed the layout plan to construct a single-family house with a two-car garage. Mr. Quirk noted there would be very little grading for the property. The engineer noted the boulder and 4 X 4's would be relocated to delineate the property. The engineer said the erosion control silt fence was installed on the rear yard and side yard. Mr. Quirk said that 1.3 inches of roof run off was being retained by ground water recharge storage units.

Commission inquiries: Mr. Rubino stated the property markers were from 2004 but were slightly off from the scan. The applicant stated the walk out would be to the conservation area.

Mr. Rubino reported the proposed house would be 56 ft. from the property line. The applicant said for the walk out area there would be no disturbance to the upland review area. Mr. Rubino's view was the plan was in accordance to erosion and sedimentation control and the stipulations were included on the plan.

The Commission indicated the property was flat so there were no concerns with the property.

MOTION: Move to declare Application a non-significant activity.

By: Robinson

Seconded: Rooks.

For: Duquette, Robinson, Klimek, Longo, Rooks and Fisk.

Against: None.

Abstained: None.

The application was declared a non-significant activity.

Chairman Fisk summarized the boulders would be relocated to in front of the posts on the property.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Robinson

Seconded: Klimek.

For: Duquette, Robinson, Klimek, Longo, Rooks and Fisk.

Against: None.

Abstained: None.

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

By: Robinson

Seconded: Klimek.

For: Duquette, Robinson, Klimek, Longo, Rooks and Fisk.

Against: None.

Abstained: None.

The application is approved with standard stipulations.

Item 6.c. under Old Business, Cease & Correct – 275 Silo Rd. was taken out of order.

c. Cease & Correct - 275 Silo Road

Item 6.c. Cease & Correct – 275 Silo Road was discussed under Application #2053.

MOTION: Move to keep the Cease & Correct in place.

By: Robinson

Seconded: Klimek.

For: Duquette, Robinson, Klimek, Longo, Rooks and Fisk.

Against: None.

Abstained: None.

The Cease & Correct shall remain in place.

The Commission had a discussion on whether to lift the Cease & Correct for the property.

MOTION: Move to lift the Cease & Correct.

By: Robinson

Seconded: Klimek.

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

The Cease & Correct shall remain in place until the work is finished.

Old Business

a. New Britain Water Application #2020 - Plan Revisions

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson and Rooks with alternate Commissioners Klimek and Longo to vote on Application #2020.

The Commission received the following items in their electronic packets:

- a. E-mail dated June 6, 2025, from Sebastian Amenta, P.E., regarding NBWD Permit #2020 – Inland Wetlands and Water Courses Agency – Update on ConnDEEP and ACOE Modifications
- b. CT DEEP Protection License, Section 401 Water Quality Certification (159 Pgs.)
- c. White Bridge Presentation Final dated 07-07-2025
- d. Letter dated July 28, 2025, from Comprehensive Environmental, Inc., regarding the revised wetland replication bond.

Sebastian Amenta, P.E., Comprehensive Environmental Inc., 1 Hartford Sq., New Britain, representing the applicant, presented the request to adjust the original plans at the request of ConnDEEP. Mr. Amenta said there was no additional disturbance but there was creation of additional inland wetlands and consolidation based on the ConnDEEP approval. The engineer indicated the request for this evening was to review the increase for the original bond of 75,926 sq. ft. that is now 90,229 sq. ft. from \$375,384 to \$446,633. Mr. Amenta said the bid would be going out to bid by next week and construction would start next year.

MOTION Move to accept the bond amount and plan alterations for Application #2020.

By: Klimek

Seconded: Robinson.

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

The application is approved.

The report is filed.

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

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson and Rooks with alternate Commissioners Klimek and Longo to vote on Cease & Correct - 360 King Street & Lot 47-5-1.

The Commission received the following items in their electronic packets:

- a. A map "entitled Skytop Enterprises, LLC, dated June 26, 2025, prepared by Cole Civil + Survey

Stephen Giudice of Cole Civil + Survey, 876 South Main St., Plantsville, reviewed last month's meeting discussion of planting of trees. Mr. Giudice explained the proposed plan has a proposed inland wetlands conservation area, restoration mix for other areas, and removal of 41 Cu. Yds. of millings in the area. The surveyor said the site would be brought back to the original grade. MR. Giudice said the site would also be planted and seeded by September. Mr. Giudice indicated he met with Mr. Lorenzetti to resolve the concerns.

Commission inquiries: Mr. Lorenzetti agreed the millings had to be removed from the site.

Mr. Lorenzetti said the plantings should be outside the floodplain area. The engineer suggested the inland wetlands area be marked in some way.

Jeremy Berube of 360 King St. verified he would restore the property as discussed by the Commission.

Mr. Lorenzetti explained if the Commission wanted to act on this Cease & Correct an application was needed so the work could be done.

Commission inquiries: Mr. Berube specified he cut down 5 trees.

Mr. Guidice said the neighboring property was proposed to be seeded but they were unable to do that unless the neighbor granted permission.

The Commission agreed the trees needed to be replaced. The Commission thought this was a good way to resolve these concerns but the Cease & Correct should not be lifted until the work was finished. The Commission mentioned if no work was done on the adjoining property, then Mr. Berube would fix what was done on the adjoining property. The revised plan dated July 21, 2025, was accepted.

MOTION Move to keep the Cease & Correct in effect until the Zoning Enforcement Officer is on site to observe the process. The five trees shall be planted. The inland wetlands markers shall be placed on the property. The silt fence shall be installed in accordance to the Zoning Enforcement Officer.

By: Klimek

Seconded: Robinson.

For: Duquette, Robinson, Klimek, Longo, 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 and Rooks with alternate Commissioners Klimek and Longo to vote on Cease & Correct - 225 E. Main Street.

The Commission received the following items in their electronic packets:

a. E-Mail dated July 21, 2025 (3 attached photographs)

Marzena Gap and Rafal Zagrobelny, 410 Farmington Ave., New Britain, representing the applicant, addressed the Commission regarding the Cease & Correct at 225 E. Main Street.

Ms. Gap reviewed the items done on the site of cleaning the property and installing an additional silt fence. Ms. Gap verified she was working on getting the pavement removed for the garage. The applicant said there were no plans yet to clean up the brush.

The Commission thought the trees were just supposed to be removed, so the Commission was not sure of the reason for the impervious millings on the property. The Commission said the applicant needs to speak with the Engineering Dept. regarding filling the hole because the milling would disperse on the property.

Mr. Lorenzetti said the applicants did not speak with him on filling the hole with millings.

The Commission wanted the millings removed from the property. The Members said the Cease & Correct stipulations should be addressed first and then the additional applications may be addressed for the property.

MOTION Move that the millings be removed from 225 East Main Street and then come back to the Commission for any future plans. The last piece of slab shall be removed from 225 East Main Street. The trees shall be removed from 225 East Main Street. The silt fence shall remain on 225 East Main Street. The Inland Wetlands Enforcement Officer shall check the property during the process. The Cease & Desist shall remain in place until the work is finished.

By: Rooks

Seconded: Klimek.

For: Duquette, Robinson, Klimek, Longo, 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 and Rooks with alternate Commissioners Klimek and Longo to vote on Cease & Correct - 42 Paul Street.

The Commission received the following items in their electronic packets:

- a. Letter dated January 17, 2025, from Towne Engineering, Inc., regarding Cease & Correct Order dated April 15, 2024
- b. E-Mail dated May 28, 2025, from Anthony Lorenzetti, P.E., regard 42 Paul Street issue
- c. Letter dated April 15, 2024, from Zachary Norton, Environmental Protection Technical, Inland Wetlands Enforcement Office (attached Summary and Engineering Evaluation for 42 Paul Street, Assessors Map 45, Lot 216
- d. Letter dated August 5, 2024, from Matthew Maynard, P.E., Towne Engineering, Inc.

Douglas Towne, 42 Paul Street, representing the applicant, pointed out he had called Chairman Fisk and Mr. Lorenzetti with a lot of phone calls with the work done. Mr. Towne reviewed the items done on the property of removing the materials, regrade the property and hydro-seeding the property. Mr. Towne said the hydro-seed did not have any erosion on the property. The applicant indicated that all the work was finished.

Commission inquiries: Mr. Lorenzetti confirmed the work was finished but the hydro-seed has to be stabilized.

Mr. Lorenzetti stated Mr. Norton and himself were pleased with the work done on the property. Mr. Lorenzetti said the plan was to recreate the path of stormwater of the prior application. Mr. Lorenzetti verified the applicant did a pretty good job on the plan. The engineer noted if the Commission was okay with the results, the Commission may allow Staff to work on the plan to get it to the final plan.

The Commission agreed that Mr. Towne does not have to attend the September meeting.

MOTION Move to continue the Cease & Correct one more month to make sure the Inland Wetlands Enforcement Officer can make sure the seeding took place on the property. The Commission agreed that the applicant does not have to appear at the September meeting.

By: Robinson

Seconded: Klimek.

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

The application is continued for one more month.

The report is filed.

7. New Business

There was no new business.

8. Staff Reports

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson and Rooks with alternate Commissioners Klimek and Longo to vote on the Staff Reports.

a. 615 Witches Rock Road

The Commission received the following items in their electronic packets:

- a. A map "entitled Brian Burnes, 615 Witches Rock Rd., Bristol, Conn., dated May 5, 2025, Rev. dated July 25, 2025

Mr. Lorenzetti explained the applicant for 615 Witches Rock Rd. was issued their Inland Wetlands permit and got started with their plans. Mr. Lorenzetti indicated there were some missing dimensions on the plan, so the dimensions were provided by the applicant. The engineer stated this would not really change anything and this was only information for the Commission. The engineer said the building plans were submitted and did not match the Site Plan.

b. 164 Central Street

The Commission received the following items in their electronic packets:

- a. Five photos, undated

Mr. Lorenzetti indicated that the ConnDEEP had reviewed this site and that photos were taken by Mr. Lorenzetti

Jeremy Berube, 360 King St., stated that the Police Dept. saw Styrofoam in the river, so he went to the property. Mr. Berube indicated it was determined the Styrofoam was insulation and was not hazardous. The resident said the property owner was supposed to be there this week but was not at the location. Mr. Berube specified he would tarp off the building that would contain 90% of the concern but there may be some that was uncontrollable.

Mr. Lorenzetti would contact MR. Berube if any additional information was needed for the Commission.

c. 649 King Street

The commission received the following items in their electronic packets:

- a. Two photos, undated

Mr. Lorenzetti explained he received a phone call the silt fence was down but the area near King St. was stabilized but the second area needs some work. The engineer verified he called Sara Larson in the Parks and Recreation Dept. and that Ms. Larson stated she would have the contractor review the property. Mr. Lorenzetti requested that a silt fence be placed on the property.

Mr. Lorenzetti said he would update the Commission on the Staff Reports as necessary.

Commission inquiries: Mr. Lorenzetti indicated that the Inland Wetlands Enforcement Office was contacted about the grease going into the City catch basin at 650 Farmington Avenue. Mr. Lorenzetti said the restaurants are supposed to have grease collection systems, so the grease does not go into the sanitary sewers. The engineer said there is supposed to be a maintenance plan in place. Mr. Lorenzetti stated the Sewer and Water Departments had made this request because the grease hardens in the pump station and wet wells and then becomes a problem. The engineer noted this may be part of the Bristol Burlington Health District Department for the inspections. Mr. Lorenzetti explained the Redstone Hill project has not been started yet.

MOTION Move to file the report.

By: Robinson

Seconded: Klimek.

For: Duquette, Robinson, Klimek, Longo, Rooks and Fisk.

Against: None.
Abstained: None.

The application is continued for one more month.

The report is filed.

d. IWWA Report - July 2025

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson and Rooks with alternate Commissioners Klimek and Longo to vote on the IWWA Report - July 2025.

The Commission received the following items in their electronic packets:

- a. Inland Wetlands Enforcement Officer report, dated July 28, 2025, from Zachary Norton, Zoning Enforcement Officer, (Environmental Protection Technician)

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

By: Klimek

Seconded: Robinson.

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

The report is filed.

9. Communications

- a. CT DEEP - Open Space Grant Information

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson and Rooks with alternate Commissioners Klimek and Longo to vote on the IWWA Report - July 2025.

The Commission received the following items in their electronic packets:

- a. Memorandum dated July 16, 2025, from Naugatuck Valley Council of Governments, regarding Memorandum #07162025-OS-01, to NVCOG CEOs, Town Planners, Open Space Partners, From Christine O'Neill, Senior Environmental Planner

The Commission said this was a new grant for next year that the Mayor received recently. Commissioner Rooks said the Transportation Commission had discussions of the Todd St. parking lot and the land on East Main St. in Forestville to possibly swap land with the State. The Commission noted the land area discussed was a contaminated site.

Mr. Lorenzetti was unsure of any specifics, but the deadline was November 3, 2025. Mr. Lorenzetti suggested to keep this item open. The engineer requested the Commission to review properties to possibly apply for the grant. The engineer reviewed at last month's meeting the Commission discussed the treatment of rivers and writing a letter to the ConnDEEP with the information that was provided to the Commission. Mr. Lorenzetti pointed out that a letter would not be written during this time. The engineer indicated the information was forwarded to the Army Corps of Engineers for the treatment of rivers.

Commissioner Duquette's view was there was sufficient information provided for the treatment of rivers for hydrilla and dequindre.

10. Adjournment

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson and Rooks with alternate Commissioners Klimek and Longo to vote on the adjournment.

MOTION: Move to adjourn at 8:39 P.M.

By: Robinson

Seconded: Klimek.

For: Duquette, Robinson, Klimek, Longo, 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

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

For Office Use Only	
APPLICATION NO.	<u>2054</u>
DATE FILED:	<u>8-27-25</u>
DECISION DATE:	_____
DECISION:	_____

1. APPLICANT:

Name: ALTERIO TRACTOR PULLING, LLC Signature: [Signature]

Address: PO BOX 96 City: SEYMOUR State: CT Zip: 06483

Telephone No.: 2038480720 ☒ home ☒ work Email: DEBBIEALTERIO@GMAIL.COM ←

2. PROPERTY OWNER(S):

Name: BRISTOL FISH & GAME Signature: [Signature]

Address: 975 WILLIS STREET City: BRISTOL State: CT Zip: _____

Telephone No.: 8609169032 ☒ home ☒ work Email: BRISTOLFISH&GAME@OUTLOOK.COM

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 975 WILLIS STREET BRISTOL, CT

Assessor's Map No.: 06-2-1 Assessor's Lot No.(s): 06-2-1

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): 1,284 SQUARE FEET (SIZE OF HOME)

Total - 2,000 Approx (1284 house - 716 perimeter of home)

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

TEAR DOWN STRUCTURE AND FILL IN FOUNDATION

RETURNING PROPERTY A NATURAL STATE. ABANDON WELL & SEPTIC

DEMOLITION OF STRUCTURE

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

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

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

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

☐ in a wetlands or watercourse;	area of impact: _____ SF (_____ acres)
☒ within 100 feet of a wetlands or watercourse;	area of impact: _____ SF (_____ acres)
☐ beyond 100 feet of a wetlands or watercourse;	area of impact: _____ SF (_____ acres)

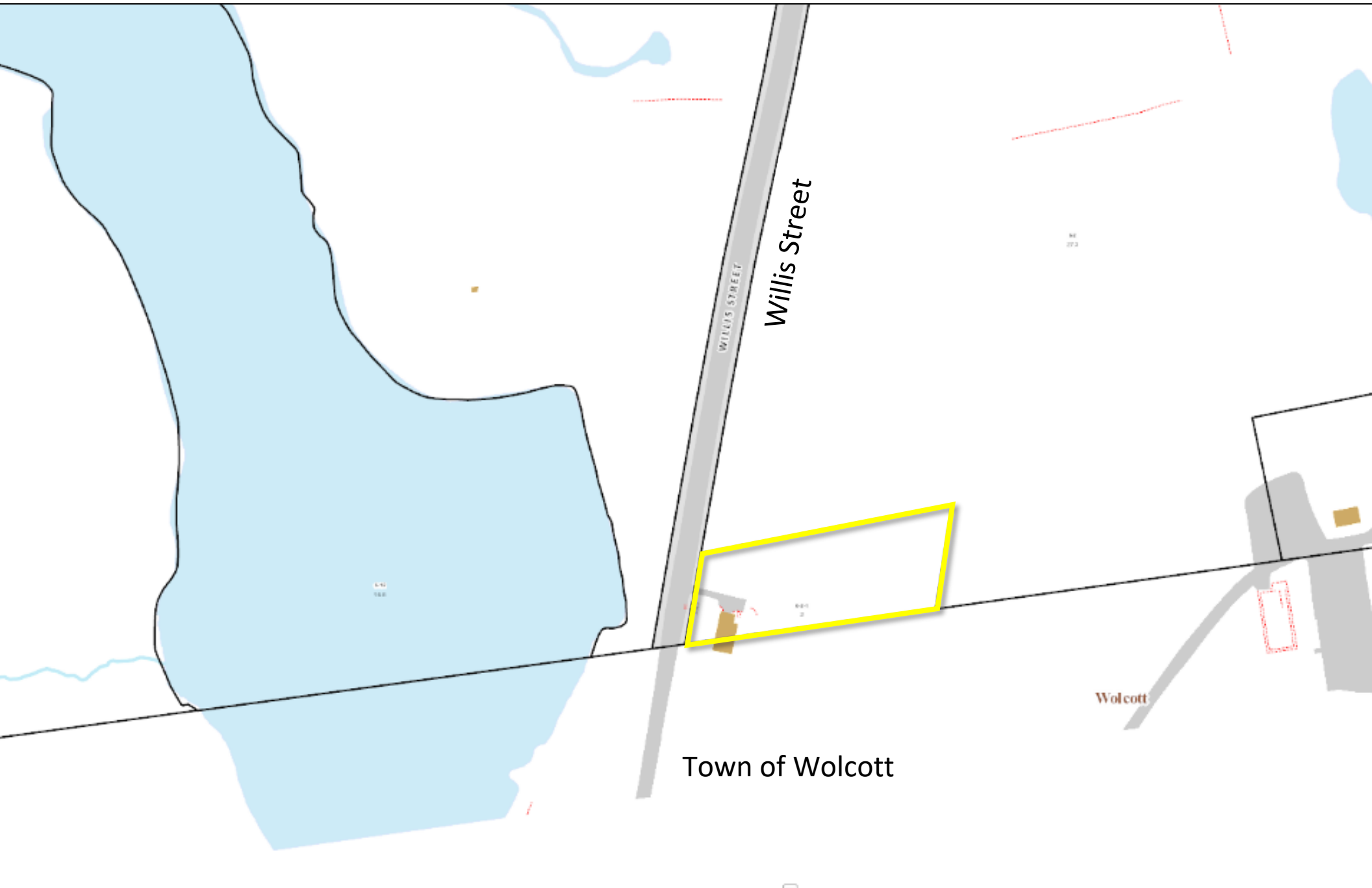
6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

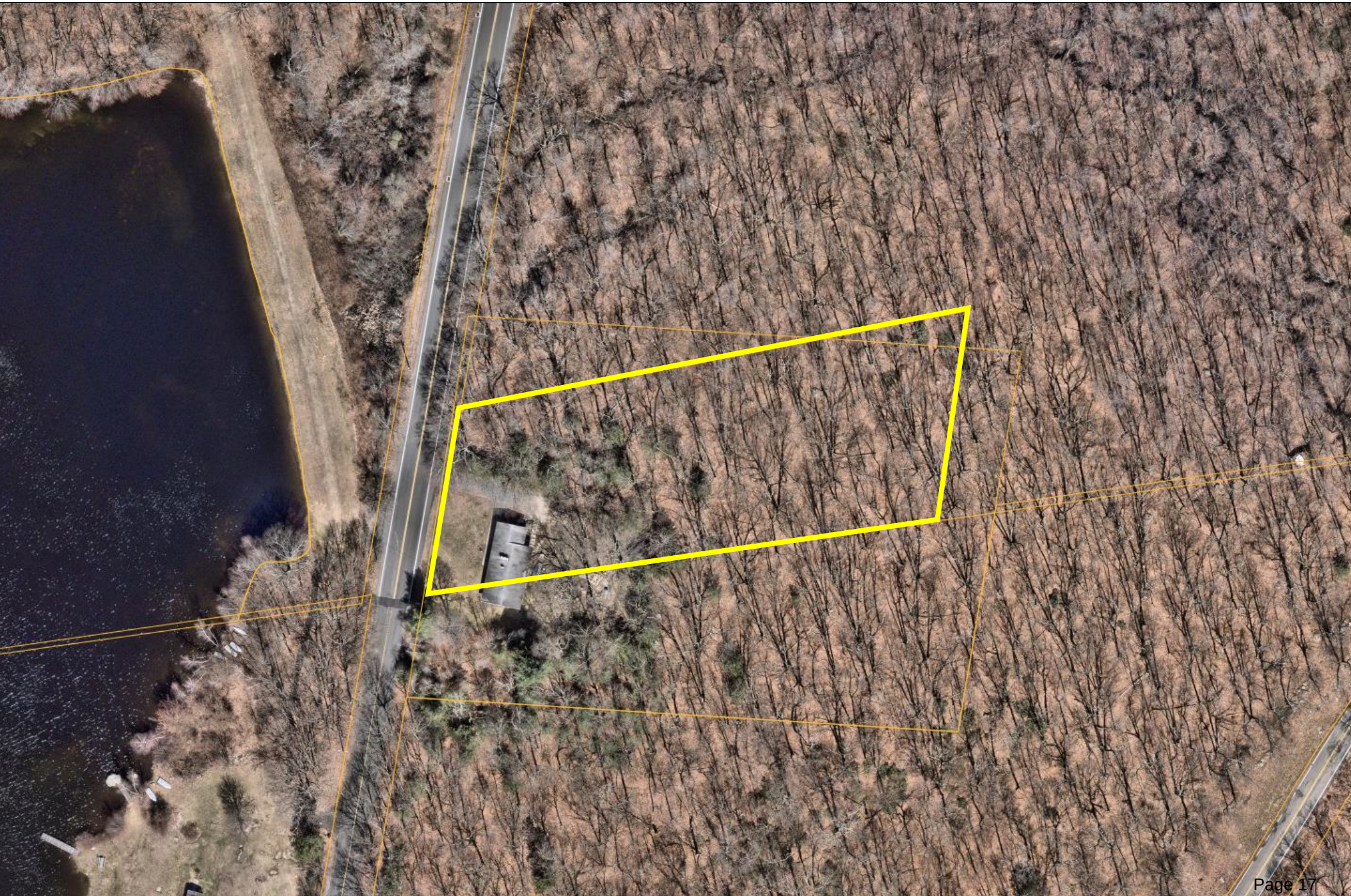
☐ yes ☒ no

If "yes", see instructions for submission requirements.

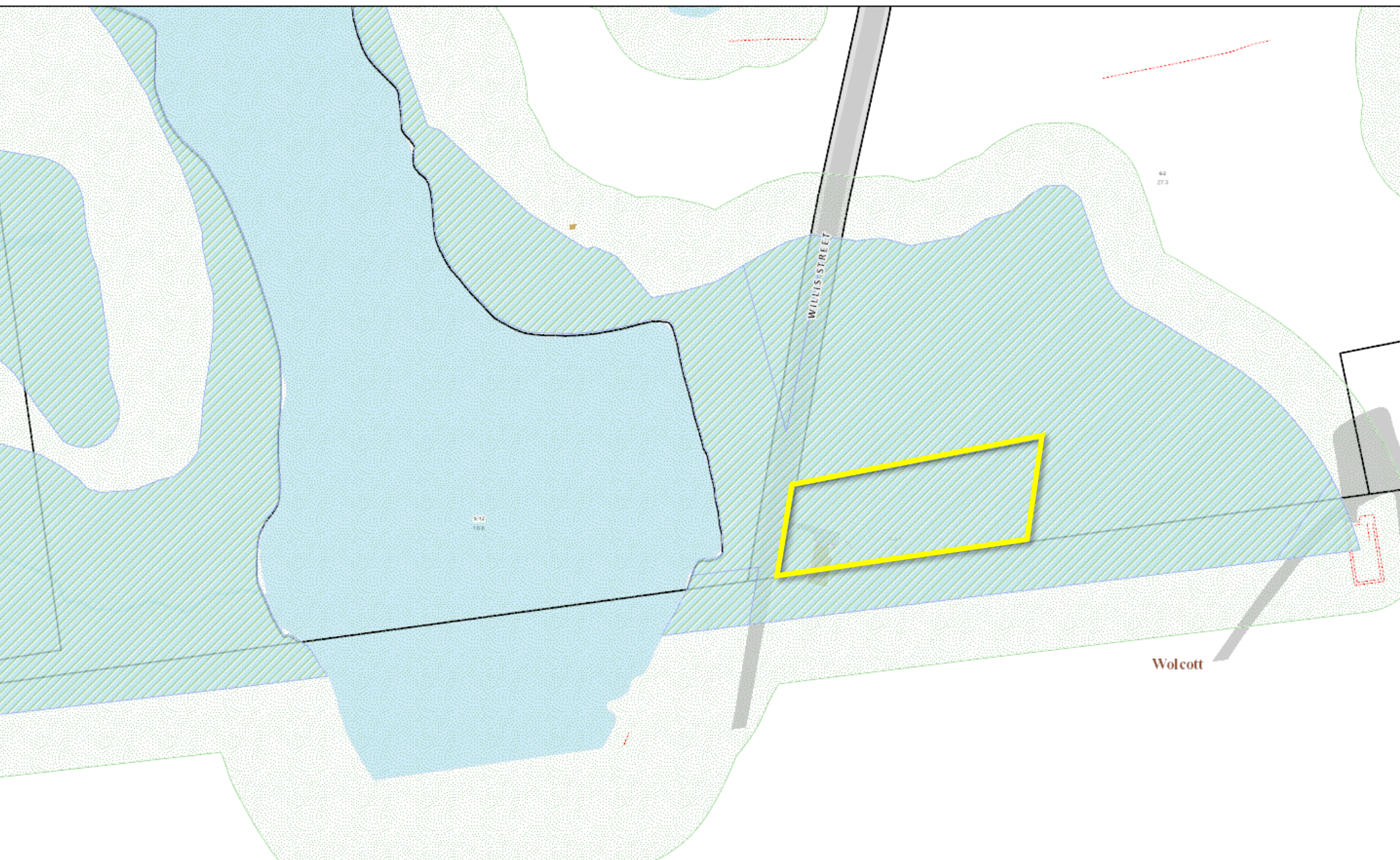
Location Map
975 Willis Street

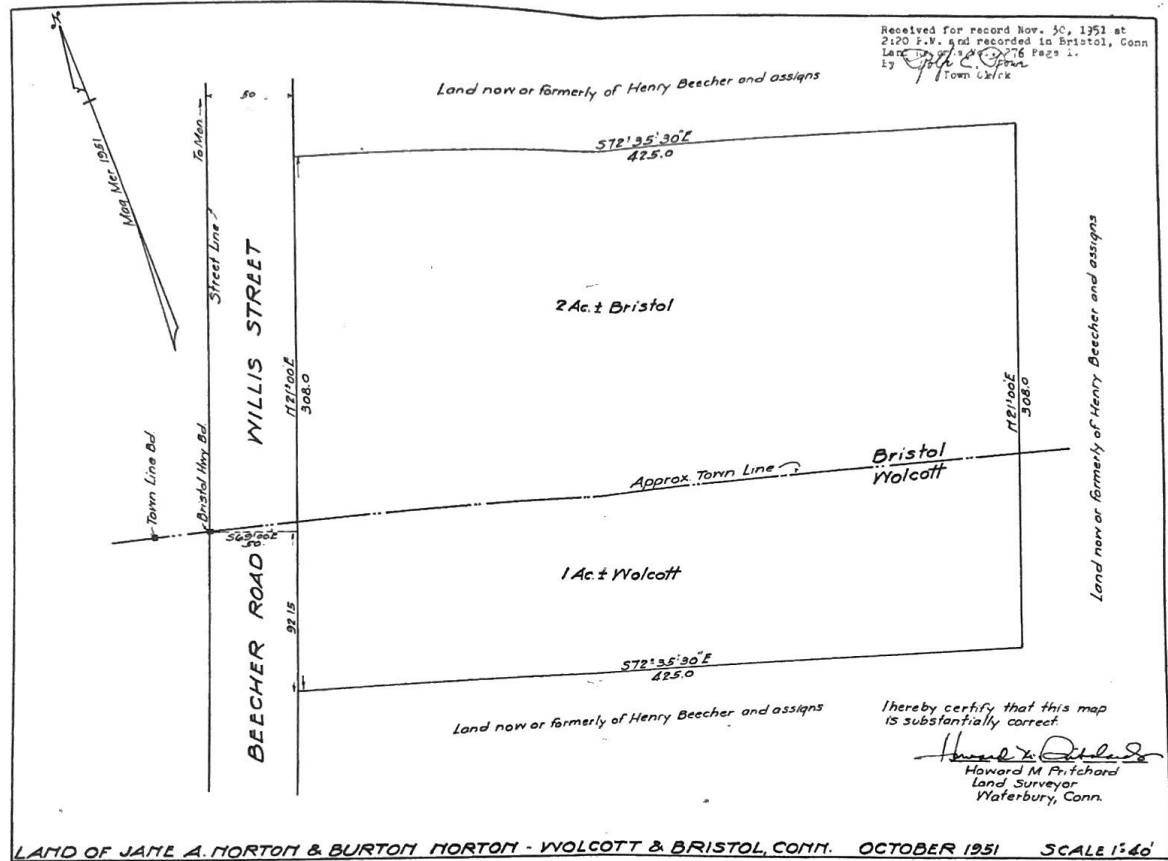


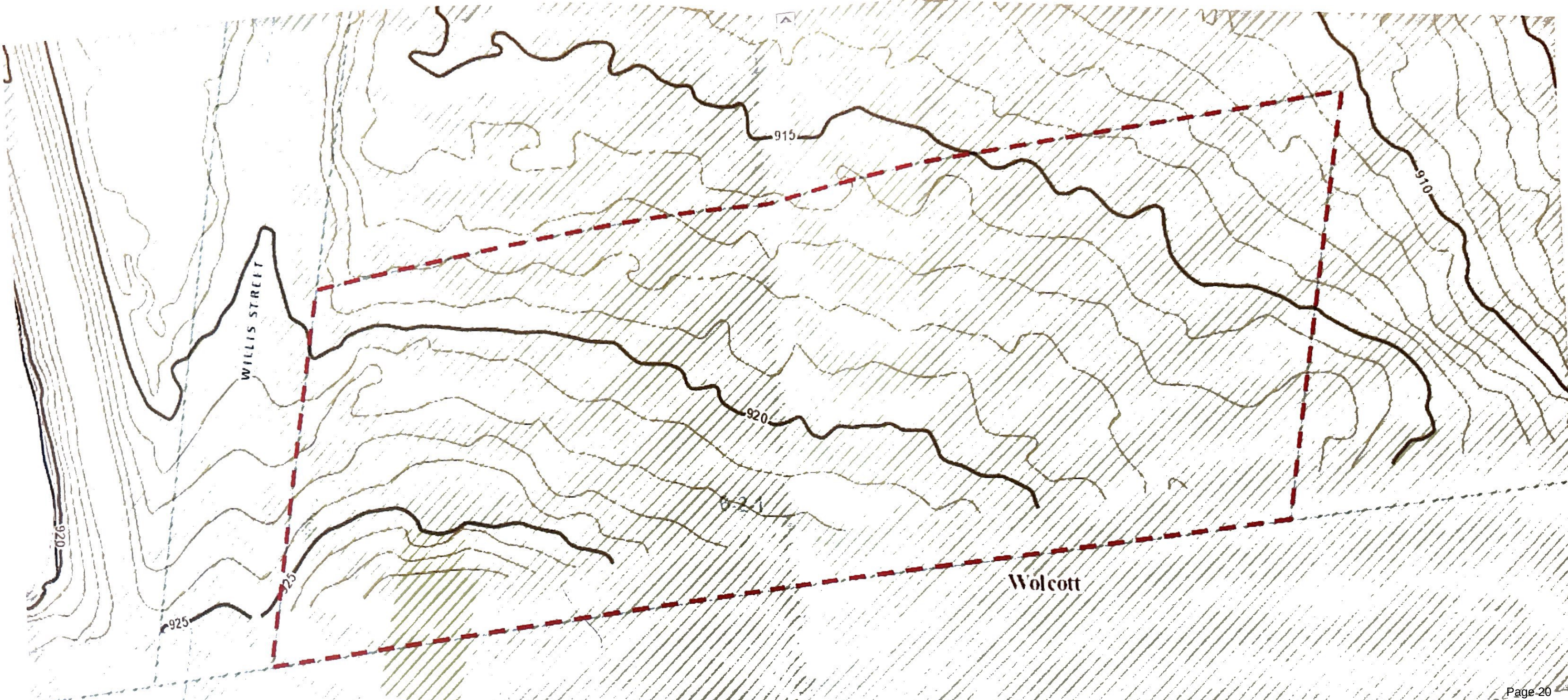
Aerial Map
975 Willis Street



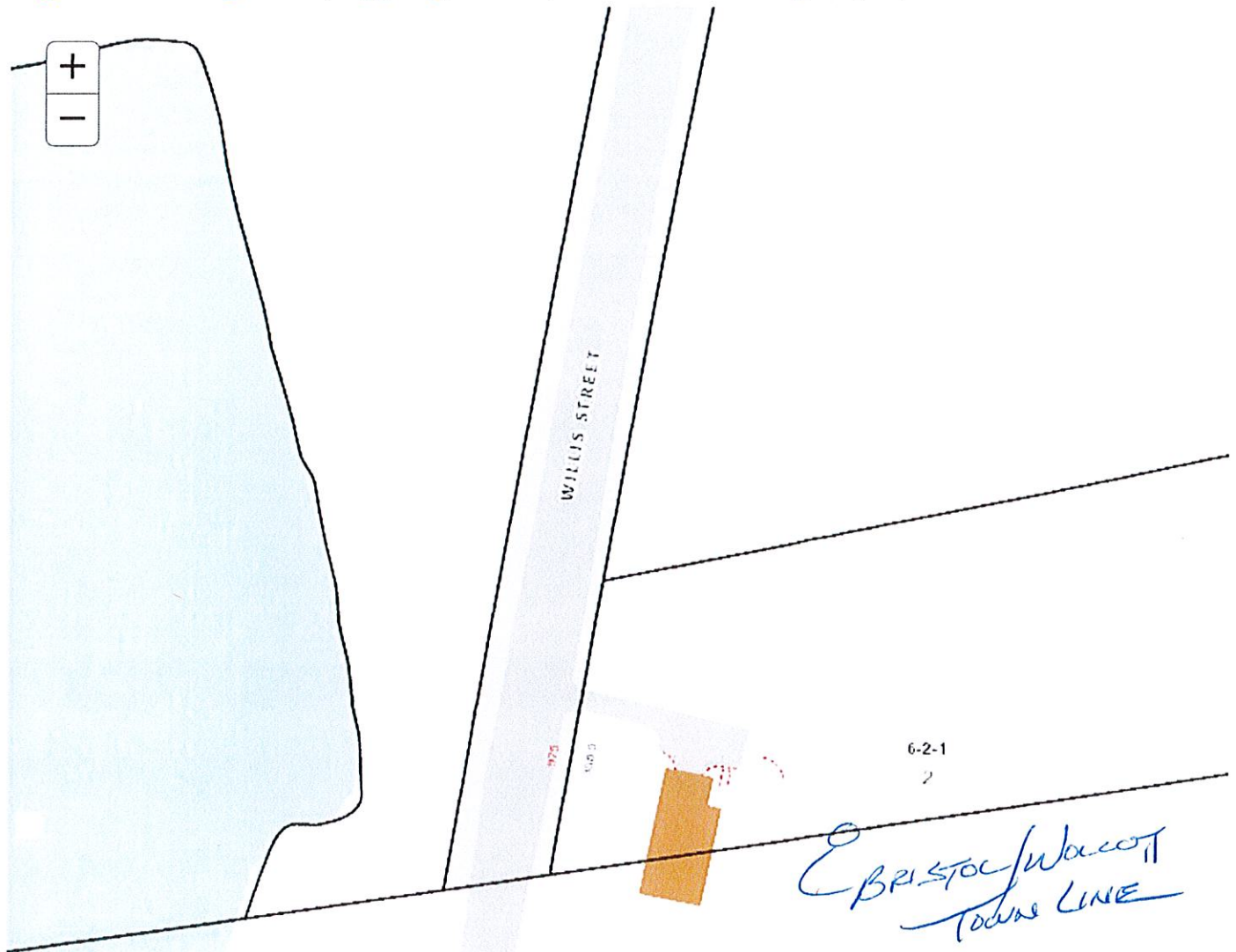
IWWA Map
975 Willis Street





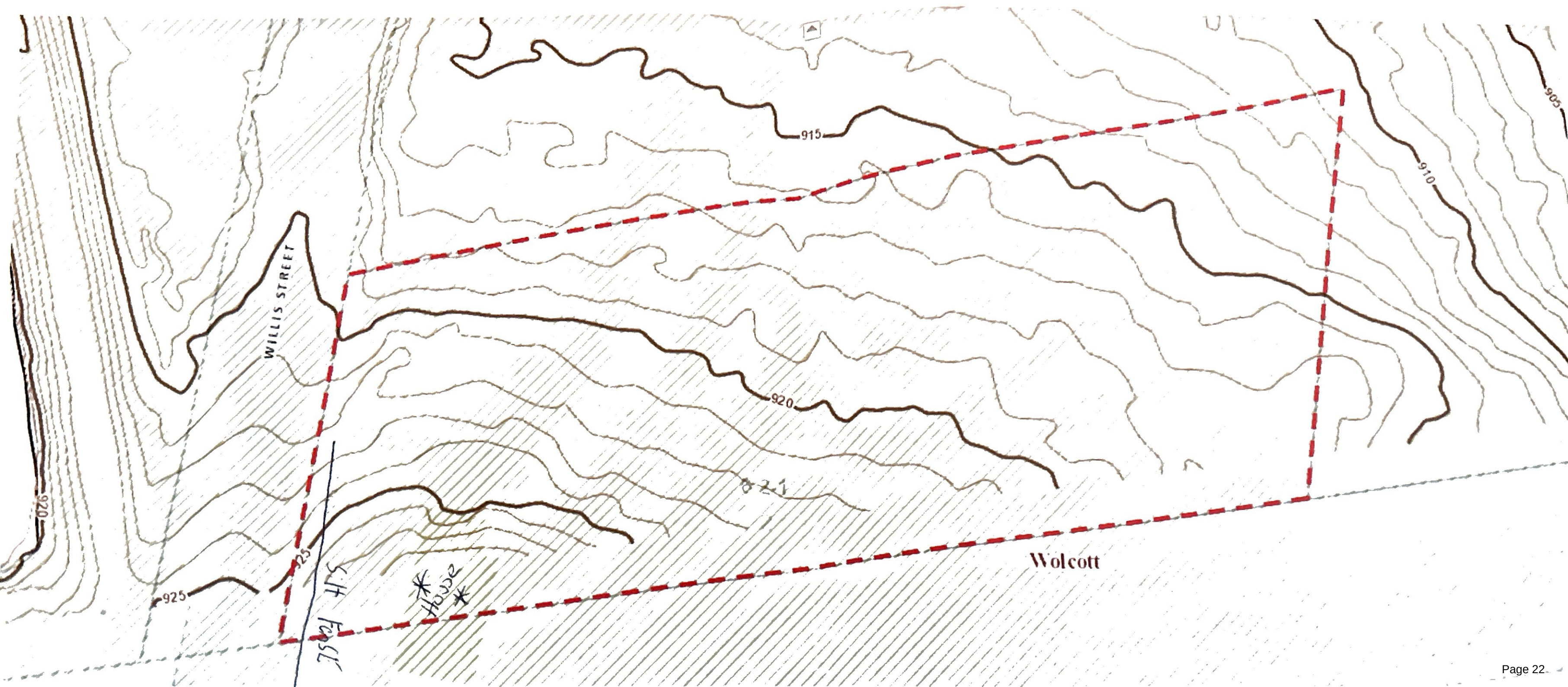


Full Town View Reset Map Base Maps / Air Photos Map Layer



18 AUG 25

- DEMOLITION OF
EXISTING STRUCTURE
LOCATED AT 975 WILLIS ST
- PERMIT D-25-14



NOTES

RECEIPT

DATE 8/27/2025 NO. 485649

RECEIVED FROM Alterio Tractor Pulling, LLC

ADDRESS P.O. Box 96
Seymour, CT 06483

FOR Septic abandonment for Bristol Fish 's Game
CK# 2452

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK		✓
BALANCE DUE			MONEY ORDER		

BY KN

Demolition Permit
D-25-14

Your Submission

Attachments

Guests (0)

- ✔ Is the application complete?
- ✔ Water Review
- ✔ Sewer Review
- ⊖ Historic Structures
- ▶ Building Review
- ▶ Wetlands review - pd 8/27/2025

Payment ~~Wetlands~~

Permit Issuance

Inspections

Raze Certificate of Completion

Your submission

Submitted Aug 6, 2025 at 10:33am

Contact Information

Deborah Alterio

Email address

debbiealterio@gmail.com

Phone Number

203-305-9812

Mailing Address

37 Cold Spring Dr , oxford, ct 06478

Locations

1 location total

PRIMARY LOCATION



975 WILLIS ST
Bristol, CT 06010

Demo Details

Type of Structure to be Demolished *

Single Family House

Estimated Cost of Demo *

7,000

Type of Project *

Demolish

Demolition Contractor

Name

Alterio Tractor Pulling, LLC (Matthew Alterio)

Phone

2038480720

Address

PO Box 96

License #

DMCRO03537

Expiration Date

08/31/2025

Adjoining Property Owners to be Notified by Certified Mail

No results to display

City of Bristol, CT

Your Profile

Your Records (</dashboard/records>)

Resources

Search for Records (</search>)

Claim a Record (</claimRecord>)

Employee Login (<https://bristolct.workflow.opengov.com>)

Portal powered by **OpenGov**

ALTERIO TRACTOR PULLING, LLC.

PO BOX 96

SEYMOUR, CT. 06478

203-848-0720

JOB LOCATION: 975 WILLIS STREET, BRISTOL CT (BRISTOL FISH AND GAME)

SITE PLAN DISCRIPTION:

The building is a single-story home. The home is being torn down and land will be returning land to its natural vegetative state.

Access to the home being demolished will be accessed through the existing driveway.

The project will require 1 excavator. If it needs to be stored it will be on the existing driveway.

There will be no debris storage area, the debris will be immediately taken off premise by: Enviro of Bridgeport, Ct.

There will be no tree removal, trees are in the back of the building are approximately 75 feet away from the structure.

The area of excavation will be approximately 2,000 square feet, that includes the structure and area around it.

Where ever you require silt fencing or hay bales, you dictate where you would like it.

The foundation will be filled in with the broken-up concrete from the foundation and dirt from within the 2,000 square feet to a safe grade.

There is no underground oil tank, it was in the basement and removed previously.

Septic Tank will be abandoned, pumped by qualified pumper and crushed by Alterio Tractor Pulling, LLC.

Well will be abandoned by a qualified Well Company.

Property Listing Report

<u>Building #</u>	<u>1</u>	<u>PID</u>	<u>9129</u>	<u>Account</u>	<u>0076651</u>
-------------------	----------	------------	-------------	----------------	----------------

Property Location	975 WILLIS ST
Owner	BRISTOL FISH AND GAME ASSOCIATIO
Co-Owner	INC
Mailing Address	P O BOX 175 BRISTOL CT 06011
Land Use	101 Single Family
Land Class	R
Zoning Code	R-25
Census Tract	04055

Neighborhood	50
Acreage	2
Utilities	Well, Septic
Lot Setting/Desc	Level
Book / Page	0918/0033 - maps 2
Additional Info	

Year Built	1966
Building Desc.	Single Family
Building Style	Raised Ranch
Building Grade	NA
Stories	1
Occupancy	1.00
Exterior Walls	Vinyl Siding
Exterior Walls 2	NA
Roof Style	Gable
Roof Cover	Asphalt Shingl
Interior Walls	Drywall
Interior Walls 2	NA
Interior Floors 1	Hardwood
Interior Floors 2	

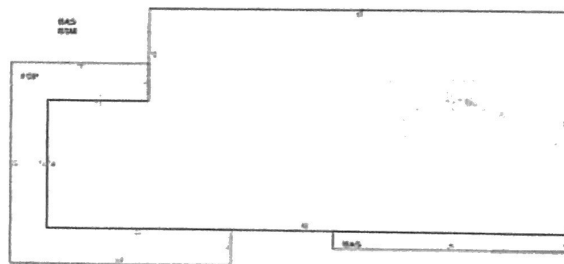
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	01
Bedrooms	03
Full Bathrooms	1
Half Bathrooms	1
Extra Fixtures	0
Total Rooms	5
Bath Style	Average
Kitchen Style	Average
Fin Bsmt Area	0
Fin Bsmt Quality	0
Bsmt Gar	1 Bay
Fireplaces	1

Building Use	Residential
Building Condition	A
Sprinkler %	NA
Heat / AC	NA
Frame Type	NA
Baths / Plumbing	NA
Ceiling / Wall	NA
Rooms / Prtns	NA
Wall Height	NA
First Floor Use	NA
Foundation	NA

A black and white photograph of a long, single-story building with a flat roof, identified as the 'Barn' in the caption. The building has a prominent overhang on the left side and is surrounded by trees and a grassy field.

0076651 03/18/2016

Sketch
map 276- pg 1
~~Walcott MB3 pg III~~





City of Bristol, Connecticut Assessment Parcel Map

MBL: 06-2-1_0076651

Account #: 0076651

Address: 975 WILLIS ST

WILLIS

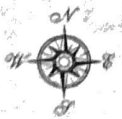
975

308.0

6-2-1
2

Approximate Scale: 1 inch = 100 feet

Map Produced May 2025



Disclaimer: This map is for

is subject



ALTERIO TRACTOR PULLING, LLC.

PO BOX 96

SEYMOUR, CT. 06478

203-848-0720

JOB LOCATION: 975 WILLIS STREET, BRISTOL CT (BRISTOL FISH AND GAME)

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The foundation will be filled in with the broken-up concrete from the foundation and dirt from within the 2,000 square feet to a safe grade.

There is no underground oil tank, it was in the basement and removed previously.

Septic Tank will be abandoned, pumped by qualified pumper and crushed by Alterio Tractor Pulling, LLC.

Well will be abandoned by a qualified Well Company.

Asbestos study has been completed and came back clear. Report Attached.

Application for permit for Septic Tank Abandonment is being filed.

WILCOTT has been notified because 10% or less is in the Town of Wolcott. Wilcott permit number is: 250777.

SEPTIC PERMIT

Debbie Alterio <debbiealterio@gmail.com>

Thu 8/28/2025 3:14 PM

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

1 attachments (838 KB)

SEPTICABANDONMENTFEEDWAPP.pdf;

ATTACHED IS RECEIPT FOR SEPTIC PERMIT ABANDONMENT. PERMIT HAS NOT BEEN ISSUED YET.



ASBESTOS INSPECTION REPORT

**975 Willis Street
Bristol, CT**

Prepared for:

Alterior Tractor Pulling
PO Box 96
Seymour, CT 06483

Prepared by:

Superior Industries LLC
342 Carter Lane
Southington, CT 06489

July 28, 2025

Project # 40057



Table of Contents

- 1.0 Introduction
- 2.0 Asbestos Containing Material Inspection
 - 2.1 Introduction
 - 2.2 Asbestos Survey Results
- 3.0 Summary and Conclusion

Appendices

- Appendix 1 Asbestos Sample Analyses, Laboratory Reports and Chains of Custody
- Appendix 2 Inspector Credentials

Phone: 860-620-1133

Email: Earl_Clark@Superior-Industries.net
975 Willis Street Bristol, CT

Fax: 860-620-1134

2



1.0 Introduction

On July 21, 2025, Superior Industries LLC's (Superior) Mr. Simon Hoey (Asbestos Inspector License Number 000090) performed an assessment of suspect asbestos containing materials to be impacted by planned demolition at the subject address. Conclusions reached by this report is limited to the materials assessed. If any additional materials are discovered that are not addressed in this survey, those materials shall be assumed to be asbestos containing, until proven otherwise by a licensed asbestos inspector.

A licensed Connecticut Asbestos Contractor must remove any identified asbestos containing building materials.

2.0 Asbestos Containing Material Inspection

2.1 Introduction

During the inspection, suspect ACM was separated into three United States Environmental Protection Agency (USEPA) categories. These categories are: thermal system insulation (TSI), surfacing ACM, and miscellaneous ACM. TSI includes all materials used to prevent heat loss or gain or water condensation on mechanical systems. Examples of TSI are pipe insulation, boiler insulation, duct insulation, and mudded insulation on pipefittings. Surfacing ACM includes all ACM that is sprayed, trowelled, or otherwise applied to an existing surface. Surfacing ACM is commonly used for fireproofing, decorative, and acoustical applications. Miscellaneous materials include all ACM not listed in thermal or surfacing, such as linoleum, vinyl asbestos flooring, and ceiling tiles.

Superior seeks to sample all suspect ACM. Polarized Light Microscopy (PLM) is initially utilized to analyze materials that are sampled. If a suspect ACM is not sampled, it is assumed to contain asbestos. Finally, all ACM is quantified in linear or square footage, depending on the nature of the material.

2.2 Results

Utilizing the USEPA protocol and criteria, materials determined to be ACM are listed in Table I "Asbestos Containing Materials" including their location and estimated quantities. Table II "Laboratory Results" contains all materials sampled at the site.

Table I - Asbestos Containing Materials		
Location	Material	Quantity
	None Detected	



Appendix 1, "Asbestos Sample Analyses and Chains of Custody," provides a list of suspect materials, both ACM and non-ACM, and also the laboratory reports and the chains of custody.

Quantities are supplied as an estimate for guidance only. No abatement cost estimates or abatement notifications should be made using these quantities. Abatement contractors conducting abatement must verify all quantities in field.

Utilizing the USEPA criteria, the following is a summary of all sampling conducted at the site:

**Table II
Laboratory Results**

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
1 40057-0001	GYPSUM WALLBOARD MAIN LEVEL THROUGHOUT - WALLS & CEILINGS	OFF WHITE	5% CELLULOSE	95% NON- FIBROUS	NONE DETECTED
2 40057-0002	GYPSUM WALLBOARD MAIN LEVEL THROUGHOUT - WALLS & CEILINGS	OFF WHITE	3% CELLULOSE	97% NON- FIBROUS	NONE DETECTED
3 40057-0003	GYPSUM WALLBOARD MAIN LEVEL THROUGHOUT - WALLS & CEILINGS	OFF WHITE	3% CELLULOSE	97% NON- FIBROUS	NONE DETECTED
4 40057-0004	JOINT COMPOUND MAIN LEVEL THROUGHOUT - WALLS & CEILINGS	TAN/GOLD	2% CELLULOSE	98% NON- FIBROUS	NONE DETECTED
5 40057-0005	JOINT COMPOUND MAIN LEVEL THROUGHOUT - WALLS & CEILINGS	TAN/GOLD		100% NON- FIBROUS	NONE DETECTED
6 40057-0006	JOINT COMPOUND MAIN LEVEL THROUGHOUT - WALLS & CEILINGS	TAN/GOLD	1% CELLULOSE	99% NON- FIBROUS	NONE DETECTED
7 40057-0007	TEXTURED CEILINGS MAIN LEVEL THROUGHOUT	WHITE		100% NON- FIBROUS	NONE DETECTED
8 40057-0008	TEXTURED CEILINGS MAIN LEVEL THROUGHOUT	WHITE		100% NON- FIBROUS	NONE DETECTED
9 40057-0009	TEXTURED CEILINGS MAIN LEVEL THROUGHOUT	WHITE	1% CELLULOSE	99% NON- FIBROUS	NONE DETECTED
10 40057-0010	LINOLEUM KITCHEN - BOTTOM LAYER	BROWN STONE		100% NON- FIBROUS	NONE DETECTED
11 40057-0011	LINOLEUM KITCHEN - BOTTOM LAYER	BROWN STONE		100% NON- FIBROUS	NONE DETECTED
12 40057-0012	ADHESIVE KITCHEN - BOTTOM LAYER	WHITE	3% CELLULOSE	97% NON- FIBROUS	NONE DETECTED



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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
13	ADHESIVE KITCHEN - BOTTOM LAYER	WHITE	2% CELLULOSE	98% NON-FIBROUS	NONE DETECTED
40057-0013	12X12 SELF-ADHESIVE FLOOR TILE	WHITE		100% NON-FIBROUS	NONE DETECTED
14	KITCHEN - TOP LAYER	WHITE		100% NON-FIBROUS	NONE DETECTED
40057-0014	12X12 SELF-ADHESIVE FLOOR TILE	WHITE		100% NON-FIBROUS	NONE DETECTED
15	KITCHEN - TOP LAYER	GREY WOOD		100% NON-FIBROUS	NONE DETECTED
40057-0015	INTERLOCKING FLOORS	GREY WOOD		100% NON-FIBROUS	NONE DETECTED
16	BATHROOMS- TOP LAYER	GREY WOOD		100% NON-FIBROUS	NONE DETECTED
40057-0016	INTERLOCKING FLOORS	GREY WOOD		100% NON-FIBROUS	NONE DETECTED
17	BATHROOMS- TOP LAYER	BLACK	25% CELLULOSE	75% NON-FIBROUS	NONE DETECTED
40057-0017	TAR PAPER UNDER ALL FLOORS	BLACK	30% CELLULOSE	70% NON-FIBROUS	NONE DETECTED
18	TAR PAPER UNDER ALL FLOORS	BLACK	30% CELLULOSE	70% NON-FIBROUS	NONE DETECTED
40057-0018	COMPOSITE FLOOR BOARDS	TAN	1% CELLULOSE	99% NON-FIBROUS	NONE DETECTED
19	UNDER ALL FLOORS	TAN		100% NON-FIBROUS	NONE DETECTED
40057-0019	COMPOSITE FLOOR BOARDS	TAN		100% NON-FIBROUS	NONE DETECTED
20	UNDER ALL FLOORS	BLUE/GREEN	30% FIBERGLASS	70% NON-FIBROUS	NONE DETECTED
40057-0020	ATTIC FILL INSULATION	BLUE/GREEN	45% FIBERGLASS	55% NON-FIBROUS	NONE DETECTED
21	ATTIC	GREY	2% CELLULOSE	98% NON-FIBROUS	NONE DETECTED
40057-0021	ATTIC FILL INSULATION	GREY	2% CELLULOSE	98% NON-FIBROUS	NONE DETECTED
22	CHIMNEY FLUE SEALANT	BROWN	25% CELLULOSE	75% NON-FIBROUS	NONE DETECTED
40057-0022	BASEMENT @ CHIMNEY	BROWN	20% CELLULOSE	80% NON-FIBROUS	NONE DETECTED
23	COMPOSITE SIDING EXTERIOR	BLACK		100% NON-FIBROUS	NONE DETECTED
40057-0023	COVE BASE KITCHEN AND BATHROOMS	BLACK		100% NON-FIBROUS	NONE DETECTED
24	COVE BASE KITCHEN AND BATHROOMS	BLACK		100% NON-FIBROUS	NONE DETECTED
40057-0024	ADHESIVE KITCHEN AND BATHROOMS	TAN/YELLOW	1% CELLULOSE	99% NON-FIBROUS	NONE DETECTED
25	ADHESIVE KITCHEN AND BATHROOMS	TAN/YELLOW		100% NON-FIBROUS	NONE DETECTED
40057-0025	ADHESIVE KITCHEN AND BATHROOMS	TAN/YELLOW		100% NON-FIBROUS	NONE DETECTED
26	ADHESIVE KITCHEN AND BATHROOMS	TAN/YELLOW		100% NON-FIBROUS	NONE DETECTED
40057-0026	ADHESIVE KITCHEN AND BATHROOMS	TAN/YELLOW		100% NON-FIBROUS	NONE DETECTED
27	ADHESIVE KITCHEN AND BATHROOMS	TAN/YELLOW		100% NON-FIBROUS	NONE DETECTED
40057-0027	ADHESIVE KITCHEN AND BATHROOMS	TAN/YELLOW		100% NON-FIBROUS	NONE DETECTED
28	ADHESIVE KITCHEN AND BATHROOMS	TAN/YELLOW		100% NON-FIBROUS	NONE DETECTED
40057-0028	ADHESIVE KITCHEN AND BATHROOMS	TAN/YELLOW		100% NON-FIBROUS	NONE DETECTED
29	ADHESIVE KITCHEN AND BATHROOMS	TAN/YELLOW		100% NON-FIBROUS	NONE DETECTED
40057-0029	ADHESIVE KITCHEN AND BATHROOMS	TAN/YELLOW		100% NON-FIBROUS	NONE DETECTED
30	ADHESIVE KITCHEN AND BATHROOMS	TAN/YELLOW		100% NON-FIBROUS	NONE DETECTED
40057-0030	ADHESIVE KITCHEN AND BATHROOMS	TAN/YELLOW		100% NON-FIBROUS	NONE DETECTED

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Email: Earl_Clark@Superior-Industries.net Fax: 860-620-1134
975 Willis Street Bristol, CT

5



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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
31	ROOF SHINGLES ROOFS	BLACK	3% CELLULOSE	97% NON-FIBROUS	NONE DETECTED
40057-0031					
32	ROOF SHINGLES ROOFS	BLACK	1% CELLULOSE	99% NON-FIBROUS	NONE DETECTED
40057-0032					
33	ROOF SHINGLES ROOFS	BLACK	4% CELLULOSE	96% NON-FIBROUS	NONE DETECTED
40057-0033					
34	BRICK MORTAR INTERIOR/EXTERIOR	GREY		100% NON-FIBROUS	NONE DETECTED
40057-0034					
35	BRICK MORTAR INTERIOR/EXTERIOR	GREY		100% NON-FIBROUS	NONE DETECTED
40057-0035					

***No Evidence of Vermiculite in Attic**

3.0 Summary and Conclusion

Asbestos was not identified in any of the assessed materials expected to be impacted by planned demolition. As such, demolition may proceed upon securing the appropriate permit(s). If additional suspect materials not assessed in this survey are discovered during the course of demolition, those materials must either be assessed by a Licensed Asbestos Inspector or presumed to contain asbestos. If you have any questions, please contact us at your convenience.

Phone: 860-620-1133

Email: Earl_Clark@Superior-Industries.net
975 Willis Street Bristol, CT

Fax: 860-620-1134



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Appendix 1

Asbestos Sample Analyses, Laboratory Reports and Chains of Custody

Phone: 860-620-1133

Email: Earl_Clark@Superior-Industries.net Fax: 860-620-1134
975 Willis Street Bristol, CT

7



QSF-09 rev F

PLM Cover Sheet

August 17, 2022

CLIENT INFORMATION

Client Name: <u>Alterior</u>	Contact: _____
Client Address: <u>Factor Pulling</u>	Phone Number: <u>(203) 848-0720</u>
City: <u>P.O. Box 96</u>	EMAIL ADDRESS: <u>debbicalperio@gmail.com</u>
State: <u>Seymour</u>	
Zip: <u>CT 06483</u>	

Per State of Connecticut Regulations, for bulk sample results to be legally enforceable, the individual collecting the samples must have current Asbestos Inspector License and Accreditation.

PROJECT INFORMATION

Project Location: <u>975 Willis Street</u>	Client Job #: _____
Condition of Samples: _____	Date Collected: <u>7/21/25</u>
Total Number of Samples: _____	Date Submitted: <u>7/21/25</u>
[X] Accepted (#): _____	Date Required: _____
[] Rejected (#): _____	

CHAIN OF CUSTODY

PLM Bulk Analysis	☒ EPA 600/R-93/118	PLM Gravimetric NYS 198.1
	EPA Point Count	NIOSH 9002

Turnaround Time (5 Day if none selected)	☐ 3 Hours (Advance Notice Required)	Public Drop Off (72 Hours, 3 Bus Days) Based on standard work day of Monday to Friday; 8:00 AM to 5:00 PM. If results are required after hours or on weekends, please contact our office ahead of time for custom scheduling and pricing.
	☒ Collected by Superior, Renovation	
	☐ Demolition	
	☐ 24 Hours (1 Day)	
	☐ 48 Hours (2 Day)	
	☐ 72 Hours (3 Day)	
☐ 96 Hours (4 Day)		
☐ 120 Hours (5 Day)		

Special Instructions	☒ Stop First Positive	Analyze All Layers
----------------------	---	--------------------

Superior Project Number: <u>40057</u>	Asb Insp? ☒ Y ☐ N	License # <u>000090</u>
Starting Number: <u>1</u>	Ending Number: <u>35</u>	Total Samples: <u>35</u>
Relinquished by: <u>S. H. Key</u>	Date: <u>7/21/25</u>	Time: <u>PM 1</u>
Received by: <u>Kristen</u>	Date: _____	Time: _____

40057

Phone: 860-620-1133

Email: Earl_Clark@Superior-Industries.net

Fax: 860-620-1134



SUPERIOR INDUSTRIES L.L.C.



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(203) 848-0720

Field Collection Sheet

Client:

Address:

City:

Superior Job#:

Date:

40057
~~40058~~

7/21/25

Sample Number	Material (see back)	Location	Color	Quantity in Location
1	gypsum wallboard	mainly level throughout (walls & ceilings)	off-white	throughout
2	↓	↓	↓	↓
3	↓	↓	↓	↓
4	Joint compound	↓	tan/gold	↓
5	↓	↓	↓	↓
6	↓	↓	↓	↓
7	Textured Ceilings	(Ceilings)	white	↓
8	↓	↓	↓	↓
9	↓	↓	↓	↓
10	Imitation	Kitchen (bottom layer)	Brown stone	~ 100 SF
11	↓	↓	↓	↓
12	Adhesive	↓	white	↓
13	↓	↓	↓	↓
14	RYNEX S.A.F.T	(top layer)	white	↓
15	↓	↓	↓	↓
16	Interlocking Floors	Bath room (top layer)	grey wood	↓
17	↓	↓	↓	↓
18	Tax paper	Under All Floors	Black	↓
19	↓	↓	↓	↓
20	Composite Floor boards	↓	tan	↓
21	↓	↓	↓	↓

Page 1 of 2

* No evidence of vermiculite in Art. C.



Field Collection Sheet

Client: _____

Superior Job#: 400 1857

Address: _____

Date: _____

City: _____

[illegible]

Page 2 of 2

SUPERIOR INDUSTRIES L.L.C.



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342-CARTER LANE • SOUTHTON, CT 06489

Attn: Alterior Tractor Pulling
PO Box 96
Seymour, CT 06483

Phone: (203)848-0720

Fax:

Project: 975 Willis Street Bristol, CT

Project Order #: 40057

Received Date: 7/21/2025

Analysis Date: 7/23/2025

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos % Type
			% Fibrous	% Non-Fibrous	
1	GYPSUM WALLBOARD MAIN LEVEL THROUGHOUT -WALLS & CEILINGS	OFF WHITE	5% CELLULOSE	95% NON-FIBROUS	NONE DETECTED
40057-0001					
2	GYPSUM WALLBOARD MAIN LEVEL THROUGHOUT -WALLS & CEILINGS	OFF WHITE	3% CELLULOSE	97% NON-FIBROUS	NONE DETECTED
40057-0002					
3	GYPSUM WALLBOARD MAIN LEVEL THROUGHOUT -WALLS & CEILINGS	OFF WHITE	3% CELLULOSE	97% NON-FIBROUS	NONE DETECTED
40057-0003					
4	JOINT COMPOUND MAIN LEVEL THROUGHOUT -WALLS & CEILINGS	TAN/GOLD	2% CELLULOSE	98% NON-FIBROUS	NONE DETECTED
40057-0004					
5	JOINT COMPOUND MAIN LEVEL THROUGHOUT -WALLS & CEILINGS	TAN/GOLD		100% NON-FIBROUS	NONE DETECTED
40057-0005					
6	JOINT COMPOUND MAIN LEVEL THROUGHOUT -WALLS & CEILINGS	TAN/GOLD	1% CELLULOSE	99% NON-FIBROUS	NONE DETECTED
40057-0006					
7	TEXTURED CEILINGS MAIN LEVEL THROUGHOUT	WHITE		100% NON-FIBROUS	NONE DETECTED
40057-0007					
8	TEXTURED CEILINGS MAIN LEVEL THROUGHOUT	WHITE		100% NON-FIBROUS	NONE DETECTED
40057-0008					
9	TEXTURED CEILINGS MAIN LEVEL THROUGHOUT	WHITE	1% CELLULOSE	99% NON-FIBROUS	NONE DETECTED
40057-0009					
10	LINOLEUM KITCHEN -BOTTOM LAYER	BROWN STONE		100% NON-FIBROUS	NONE DETECTED
40057-0010					

Analyst(s) Earl Clark

John Coleman, Quality Control

Earl R. Clark

Earl R Clark, Lab Director

Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capacity of PLM may not be detected. Samples reported as <1% or none detected may require additional testing by TEM to confirm asbestos quantities. The above test report relates only to the items tested and may be reproduced in any form without the express written approval of Superior Industries LLC. Superior's liability is limited to the cost of the analysis. Superior Industries bears no responsibility for sample collection activities or analytical methods limitations interpretation and use of test results are the responsibility of the client samples received in good condition unless otherwise noted. AIHA Lab 187297. State of Connecticut Laboratory Registration Number PH-0129

Alterior Tractor Pulling-975 Willis Street Bristol, CT-20250728

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Attn: Alterior Tractor Pulling
PO Box 96
Seymour, CT 06483

Phone: (203)848-0720

Fax:

Project: 975 Willis Street Bristol, CT

Project Order #: 40057

Received Date: 7/21/2025

Analysis Date: 7/23/2025

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	% Fibrous	Non-Asbestos		Asbestos % Type
				% Non-Fibrous	100% NON-FIBROUS	
11	LINOLEUM KITCHEN -BOTTOM LAYER	BROWN STONE				NONE DETECTED
40057-0011	ADHESIVE KITCHEN -BOTTOM LAYER	WHITE	3% CELLULOSE	97% NON-FIBROUS		NONE DETECTED
12	ADHESIVE KITCHEN -BOTTOM LAYER	WHITE	2% CELLULOSE	98% NON-FIBROUS		NONE DETECTED
40057-0012	ADHESIVE KITCHEN -BOTTOM LAYER	WHITE		100% NON-FIBROUS		NONE DETECTED
13	ADHESIVE KITCHEN -BOTTOM LAYER	WHITE		100% NON-FIBROUS		NONE DETECTED
40057-0013	12X12 SELF-ADHESIVE FLOOR TILE	WHITE		100% NON-FIBROUS		NONE DETECTED
14	KITCHEN -TOP LAYER	WHITE		100% NON-FIBROUS		NONE DETECTED
40057-0014	12X12 SELF-ADHESIVE FLOOR TILE	WHITE		100% NON-FIBROUS		NONE DETECTED
15	KITCHEN -TOP LAYER	GREY WOOD		100% NON-FIBROUS		NONE DETECTED
40057-0015	INTERLOCKING FLOORS BATHROOMS- TOP LAYER	GREY WOOD		100% NON-FIBROUS		NONE DETECTED
16	INTERLOCKING FLOORS BATHROOMS- TOP LAYER	GREY WOOD		100% NON-FIBROUS		NONE DETECTED
40057-0016	INTERLOCKING FLOORS BATHROOMS- TOP LAYER	BLACK	25% CELLULOSE	75% NON-FIBROUS		NONE DETECTED
17	TAR PAPER UNDER ALL FLOORS	BLACK	30% CELLULOSE	70% NON-FIBROUS		NONE DETECTED
40057-0017	TAR PAPER UNDER ALL FLOORS	BLACK		99% NON-FIBROUS		NONE DETECTED
18	COMPOSITE FLOOR BOARDS UNDER ALL FLOORS	TAN	1% CELLULOSE	99% NON-FIBROUS		NONE DETECTED
40057-0018	COMPOSITE FLOOR BOARDS UNDER ALL FLOORS	TAN		100% NON-FIBROUS		NONE DETECTED
19	COMPOSITE FLOOR BOARDS UNDER ALL FLOORS	TAN		100% NON-FIBROUS		NONE DETECTED
40057-0019	ATTIC FILL INSULATION	BLUE/GREEN	30% FIBERGLASS	70% NON-FIBROUS		NONE DETECTED
20	ATTIC					
40057-0020						
21						
40057-0021						
22						
40057-0022						

Analyst(s) Earl Clark

John Coleman, Quality Control

Earl R. Clark

Earl R Clark, Lab Director

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Attn: **Alterior Tractor Pulling**

PO Box 96

Seymour, CT 06483

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Project: 975 Willis Street Bristol, CT

Project Order #: 40057

Received Date: 7/21/2025

Analysis Date: 7/23/2025

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
23	ATTIC FILL INSULATION ATTIC	BLUE/GREEN	45% FIBERGLASS	55% NON-FIBROUS	NONE DETECTED
40057-0023					
24	CHIMNEY FLUE SEALANT	GREY	2% CELLULOSE	98% NON-FIBROUS	NONE DETECTED
40057-0024	BASEMENT @ CHIMNEY				
25	COMPOSITE SIDING EXTERIOR	BROWN	25% CELLULOSE	75% NON-FIBROUS	NONE DETECTED
40057-0025					
26	COMPOSITE SIDING EXTERIOR	BROWN	20% CELLULOSE	80% NON-FIBROUS	NONE DETECTED
40057-0026					
27	COVE BASE KITCHEN AND BATHROOMS	BLACK		100% NON-FIBROUS	NONE DETECTED
40057-0027					
28	COVE BASE KITCHEN AND BATHROOMS	BLACK		100% NON-FIBROUS	NONE DETECTED
40057-0028					
29	ADHESIVE KITCHEN AND BATHROOMS	TAN/YELLOW	1% CELLULOSE	99% NON-FIBROUS	NONE DETECTED
40057-0029					
30	ADHESIVE KITCHEN AND BATHROOMS	TAN/YELLOW		100% NON-FIBROUS	NONE DETECTED
40057-0030					
31	ROOF SHINGLES ROOFS	BLACK	3% CELLULOSE	97% NON-FIBROUS	NONE DETECTED
40057-0031					
32	ROOF SHINGLES ROOFS	BLACK	1% CELLULOSE	99% NON-FIBROUS	NONE DETECTED
40057-0032					
33	ROOF SHINGLES ROOFS	BLACK	4% CELLULOSE	96% NON-FIBROUS	NONE DETECTED
40057-0033					
34	BRICK MORTAR INTERIOR/EXTERIOR	GREY		100% NON-FIBROUS	NONE DETECTED
40057-0034					

Analyst(s) Earl Clark

John Coleman, Quality Control

Earl R. Clark

Earl R Clark, Lab Director

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342-CARTER LANE • SOUTHTON, CT 06489

Attn: **Alterior Tractor Pulling**
PO Box 96

Seymour, CT 06483

Phone: (203)848-0720

Fax:

Project: 975 Willis Street Bristol, CT

Project Order #: 40057

Received Date: 7/21/2025

Analysis Date: 7/23/2025

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	% Fibrous	Non-Asbestos	Asbestos
				% Non-Fibrous	% Type
35	BRICK MORTAR INTERIOR/EXTERIOR	GREY		100% NON- FIBROUS	NONE DETECTED
40057-0035					

Analyst(s) Earl Clark

John Coleman, Quality Control

Earl R. Clark

Earl R. Clark, Lab Director

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Appendix 2

Inspector Qualifications

Phone: 860-620-1133

Email: Earl_Clark@Superior-Industries.net
975 Willis Street Bristol, CT

Fax: 860-620-1134



SUPERIOR INDUSTRIES L.L.C.



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State of Connecticut, Department of Public Health
Approved Environmental Laboratory

THIS IS TO CERTIFY THAT THE LABORATORY DESCRIBED BELOW HAS BEEN APPROVED BY THE STATE DEPARTMENT OF PUBLIC HEALTH PURSUANT TO APPLICABLE PROVISIONS OF THE PUBLIC HEALTH CODE AND GENERAL STATUTES OF CONNECTICUT FOR MAKING THE EXAMINATIONS, DETERMINATIONS OR TESTS SPECIFIED BELOW WHICH HAVE BEEN AUTHORIZED IN WRITING BY THAT DEPARTMENT

SUPERIOR INDUSTRIES, LLC

LOCATED AT 342 Carter Lane IN Southington, CT 06489

AND REGISTERED IN THE NAME OF Earl Clark WHO HAS BEEN DESIGNATED

THIS CERTIFICATE IS ISSUED IN THE NAME OF Earl Clark BY THE REGISTERED OWNER AUTHORIZED AGENT TO BE IN CHARGE OF THE LABORATORY WORK COVERED BY THIS CERTIFICATE OF APPROVAL AS FOLLOWS

Examination For:
Asbestos Fibers - PCM
Asbestos in Bulk - PLM

SEE CERTIFIED PARAMETER LIST FOR SPECIFIC TESTS APPROVED

EFFECTIVE PERMITAL DATE October 1, 2023 AND IS REVOCABLE FOR CAUSE BY THE STATE DEPARTMENT OF PUBLIC HEALTH

THIS CERTIFICATE EXPIRES September 30, 2025 2025 DAY OF September, 2023

DATED AT HARTFORD, CONNECTICUT THIS

Registration No. PH-0129


Lori J. Mathieu
Public Health Branch Chief

Rev. 7/25/2023

Phone: 860-620-1133

Email: Earl_Clark@Superior-Industries.net Fax: 860-620-1134
975 Willis Street Bristol, CT

9



SUPERIOR INDUSTRIES L.L.C.



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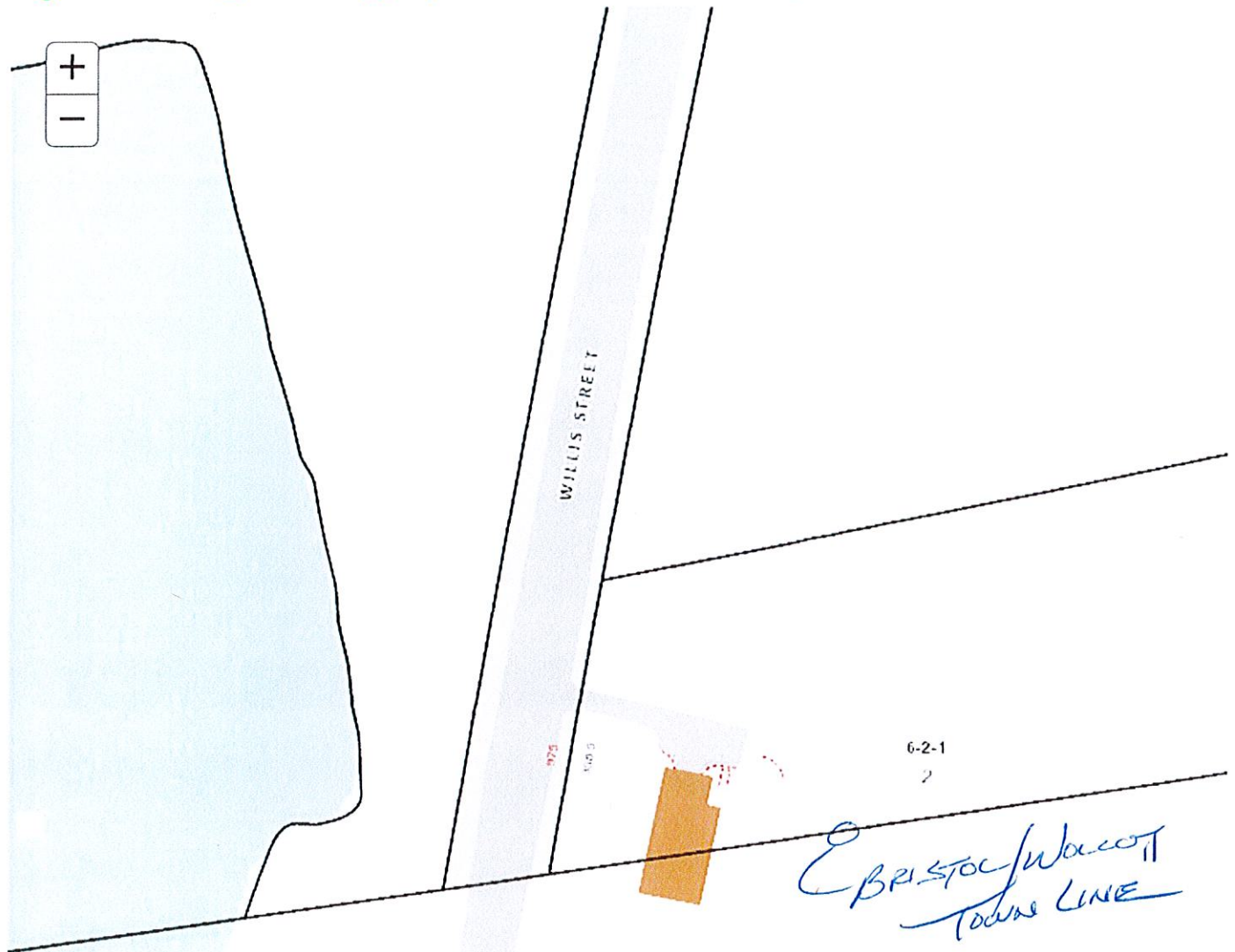
Name							
EARL R CLARK							
License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Consultant-Insp/Mgmt. Planner	000214	12/31/2025	10/29/2001	Earl R. Clark	ACTIVE	CURRENT	None
Name							
ALTON D CLARK							
License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Consultant-Insp/Mgmt. Planner	000347	11/30/2025	01/29/2019	ALTON D CLARK	ACTIVE	CURRENT	None
Name							
SIMON HOEY							
License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Consultant-Inspector	000090	11/30/2025	03/17/1995	SIMON HOEY	ACTIVE	CURRENT	None
Name							
THOMAS M CRUESS							
License Type	License Number	Expiration Date	Granted Date	License Name	License Status		Licensure Actions or Pending Charges
Asbestos Consultant-Inspector	000210	11/30/2025	07/12/1996	THOMAS M. CRUESS	ACTIVE	CURRENT	None

Phone: 860-620-1133

Email: Earl_Clark@Superior-Industries.net
975 Willis Street Bristol, CT

Fax: 860-620-1134

Full Town View Reset Map Base Maps / Air Photos Map Layer



18 AUG 25

— DEMOLITION OF
EXISTING STRUCTURE
LOCATED AT 975 WILLIS ST

— PERMIT D-25-14



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





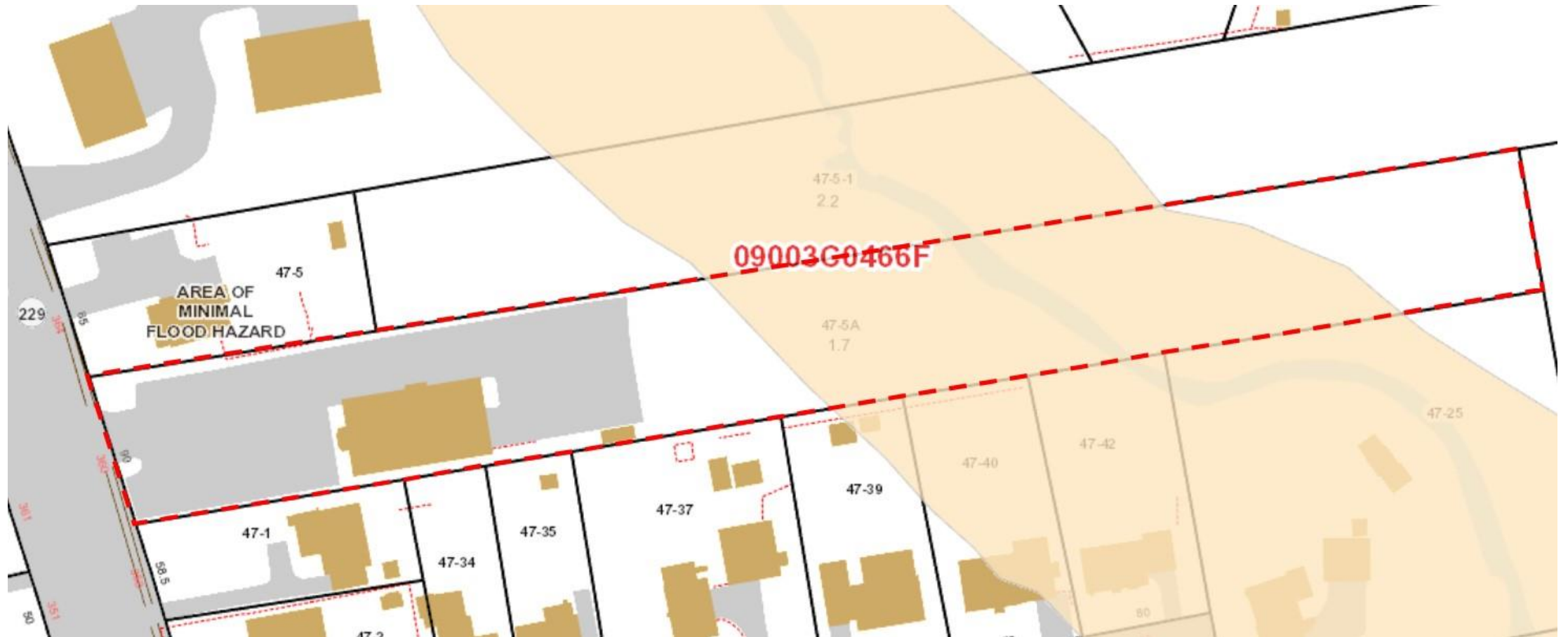


Materials Provided by City Staff

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

For IWCC Meeting May 5, 2025

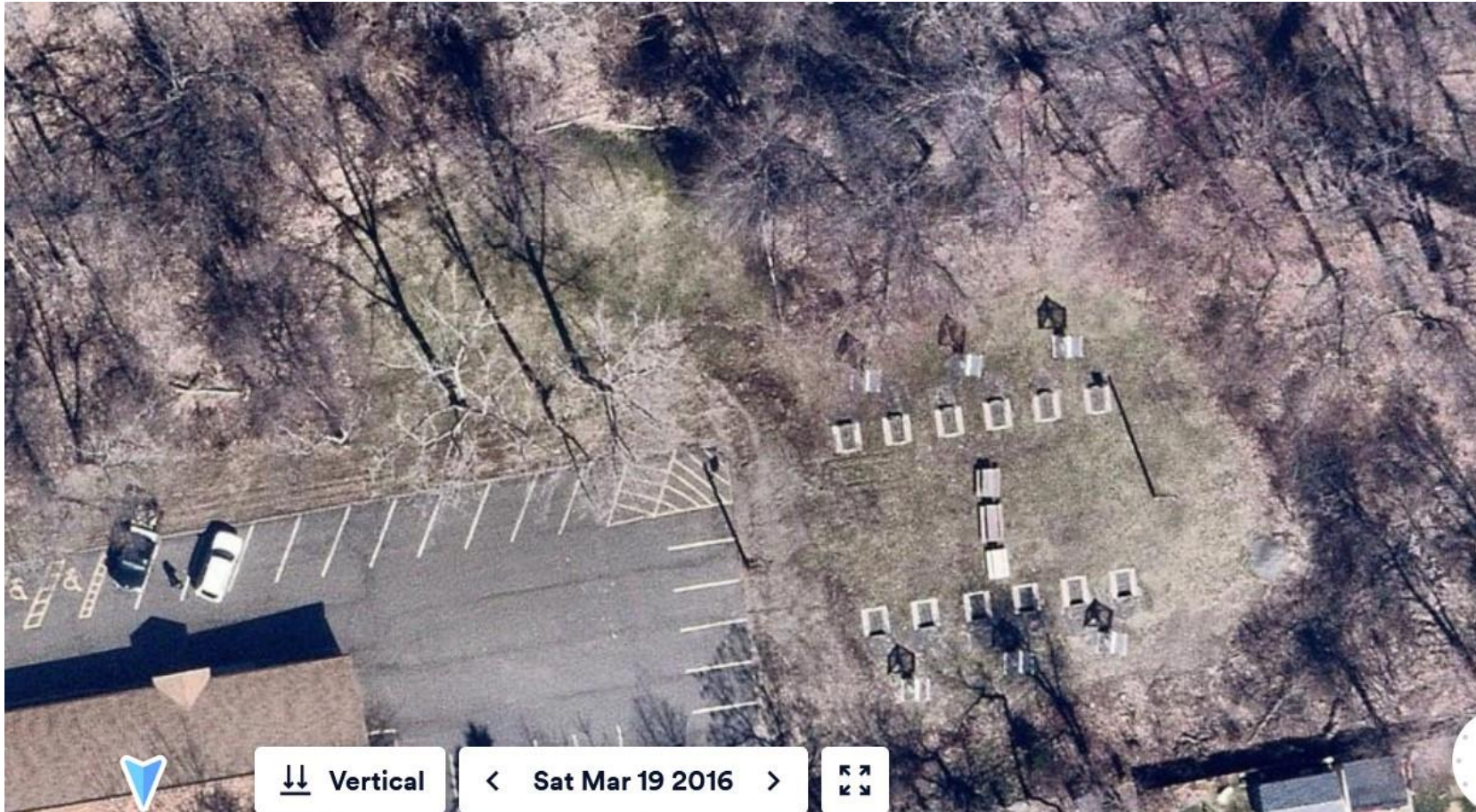
Limits of Flood Plain



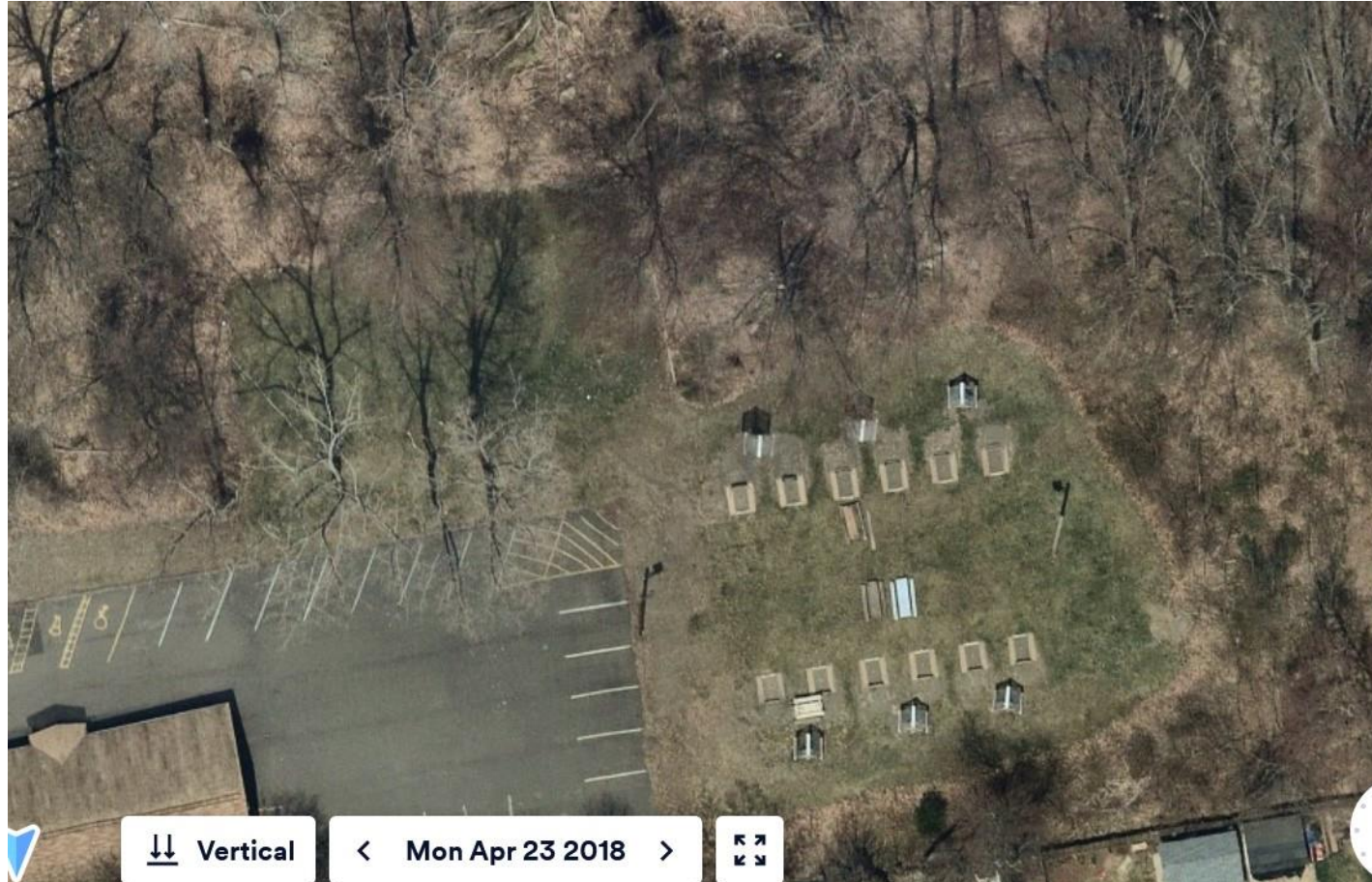
Wetlands and Upland Review



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







































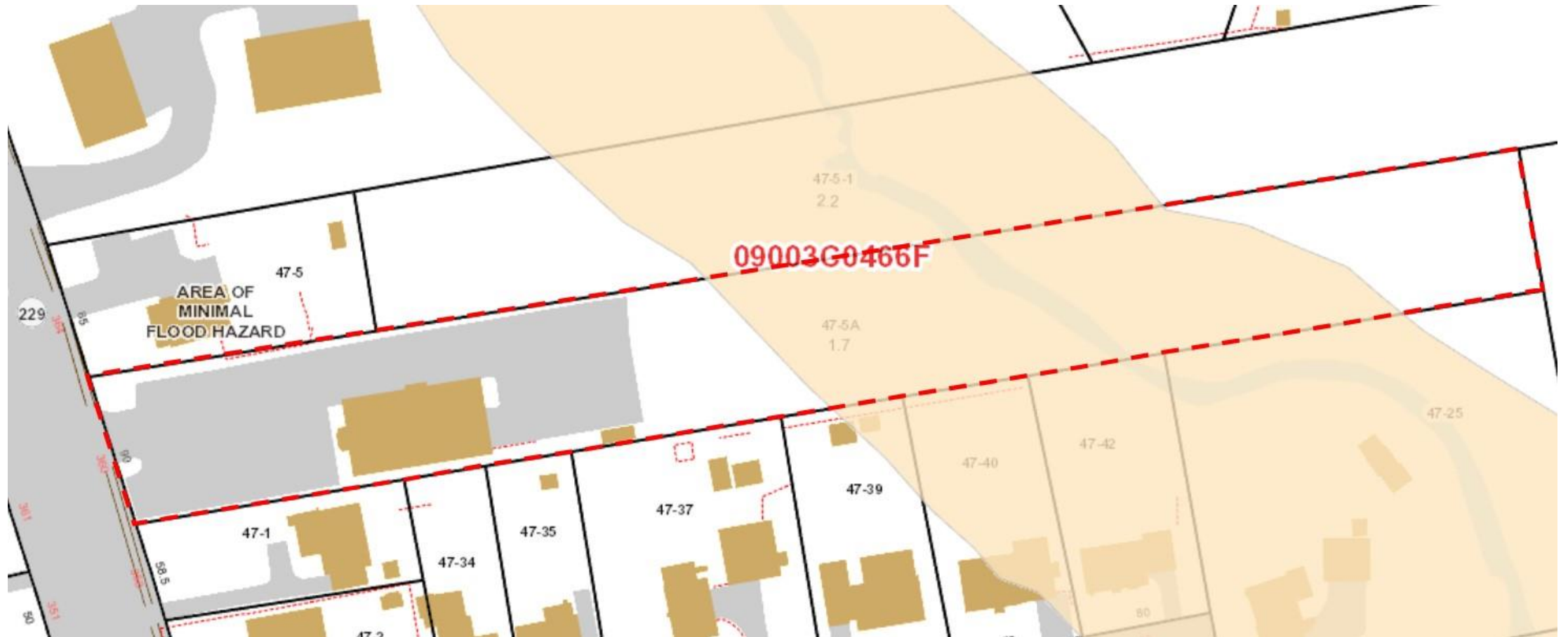




360 King Street Historical Photos with Wetlands, Upland Review and Flood Plain

For IWCC Meeting May 5, 2025

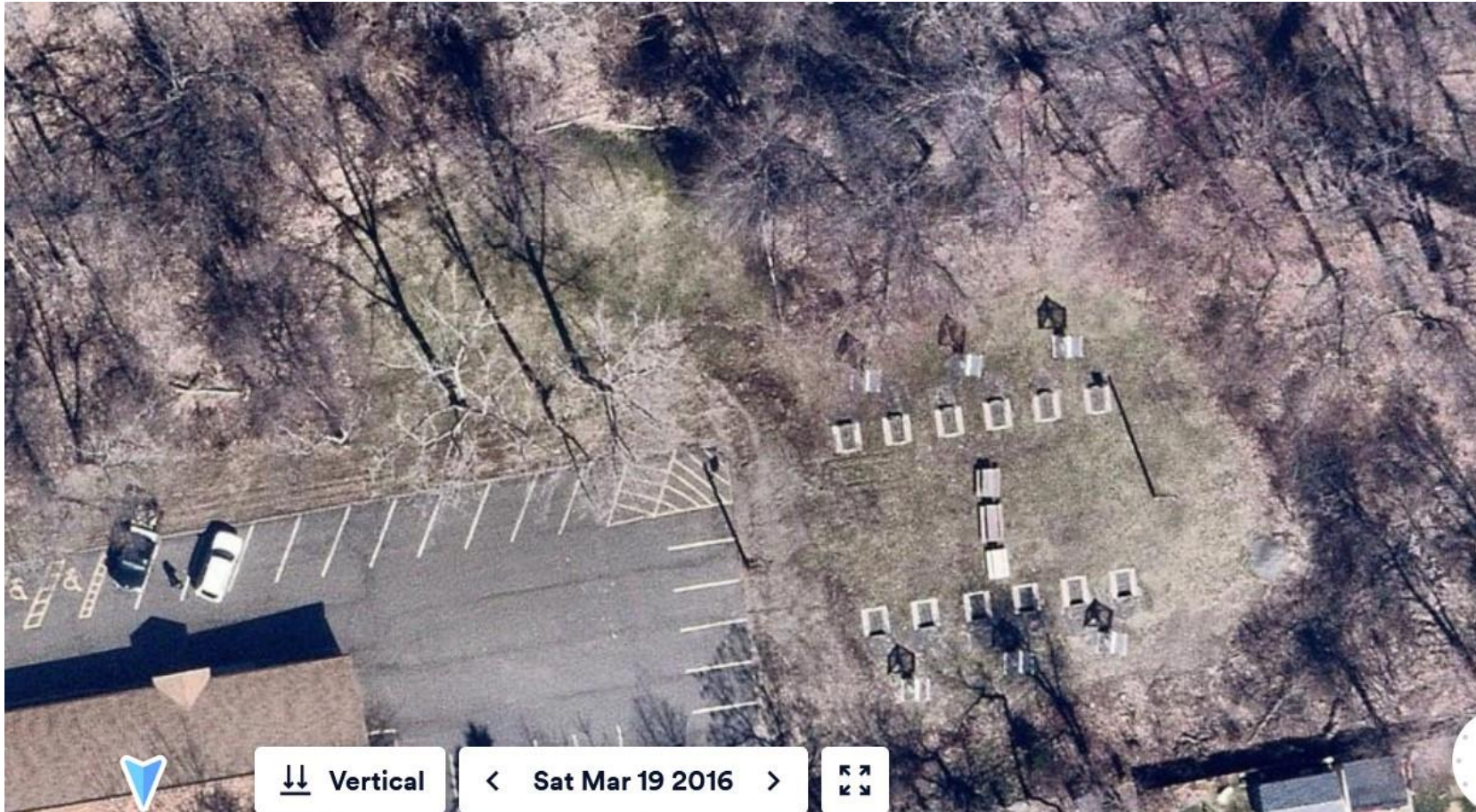
Limits of Flood Plain



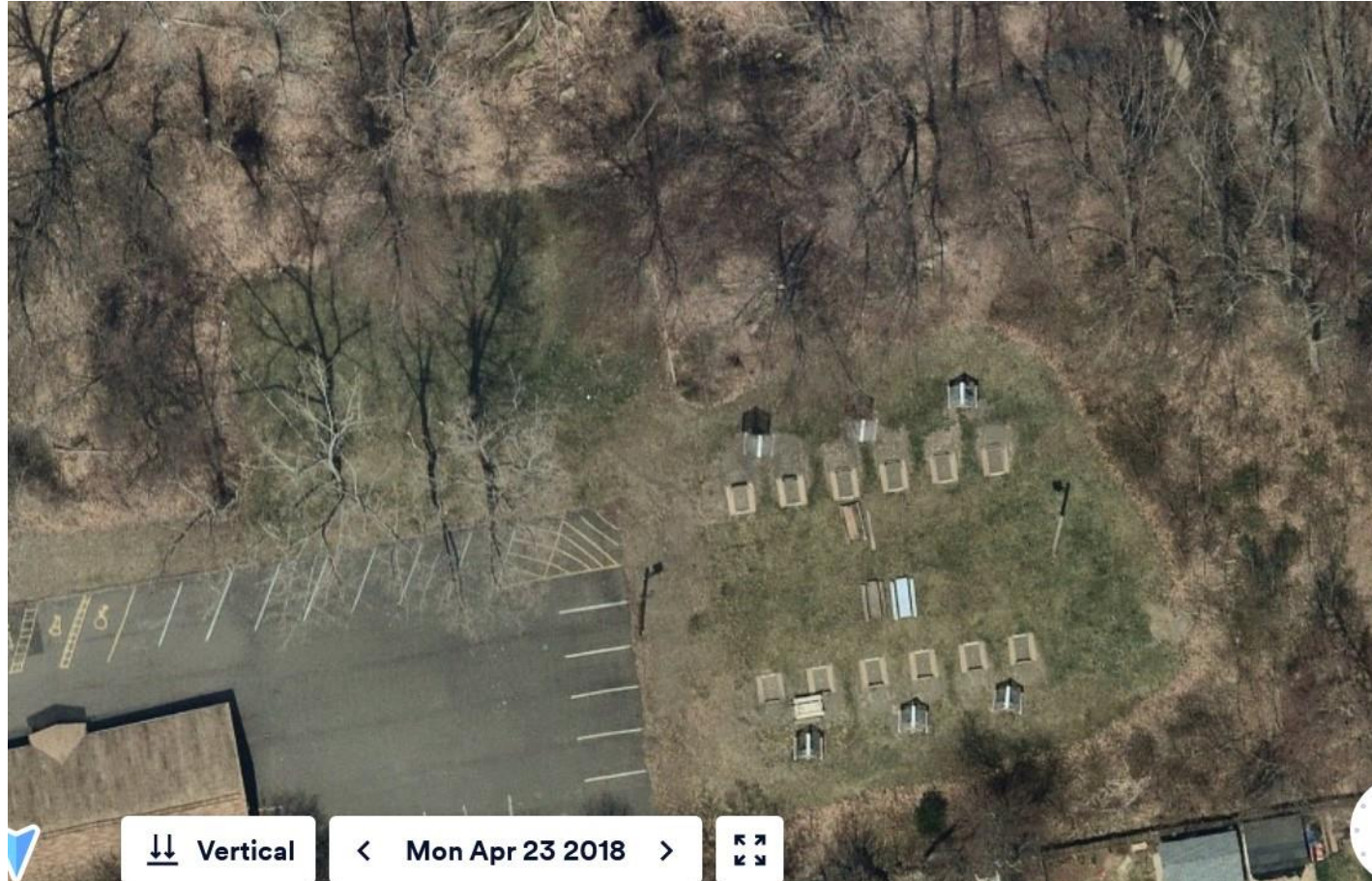
Wetlands and Upland Review



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









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.

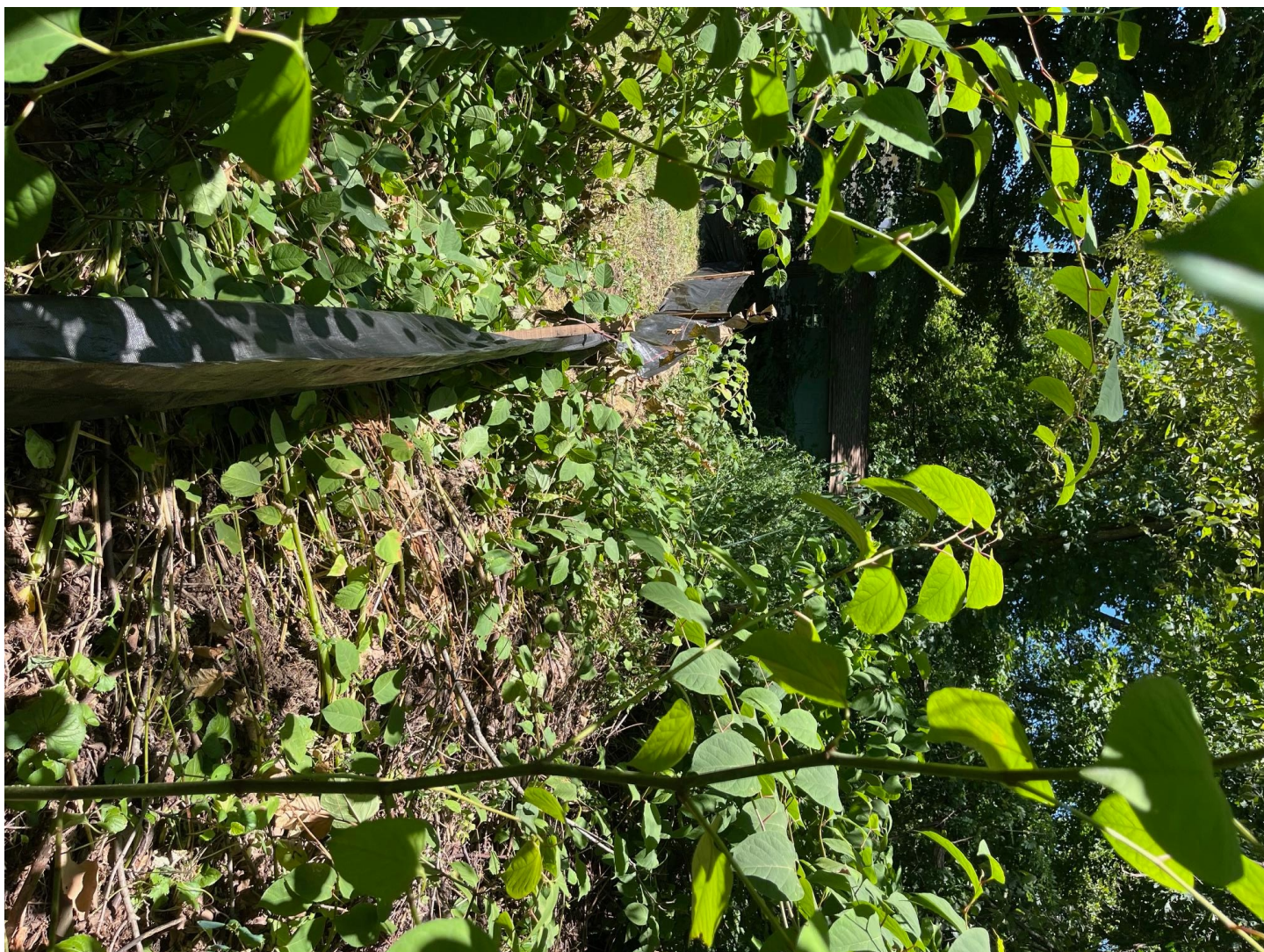
Please advise and thank you.

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.

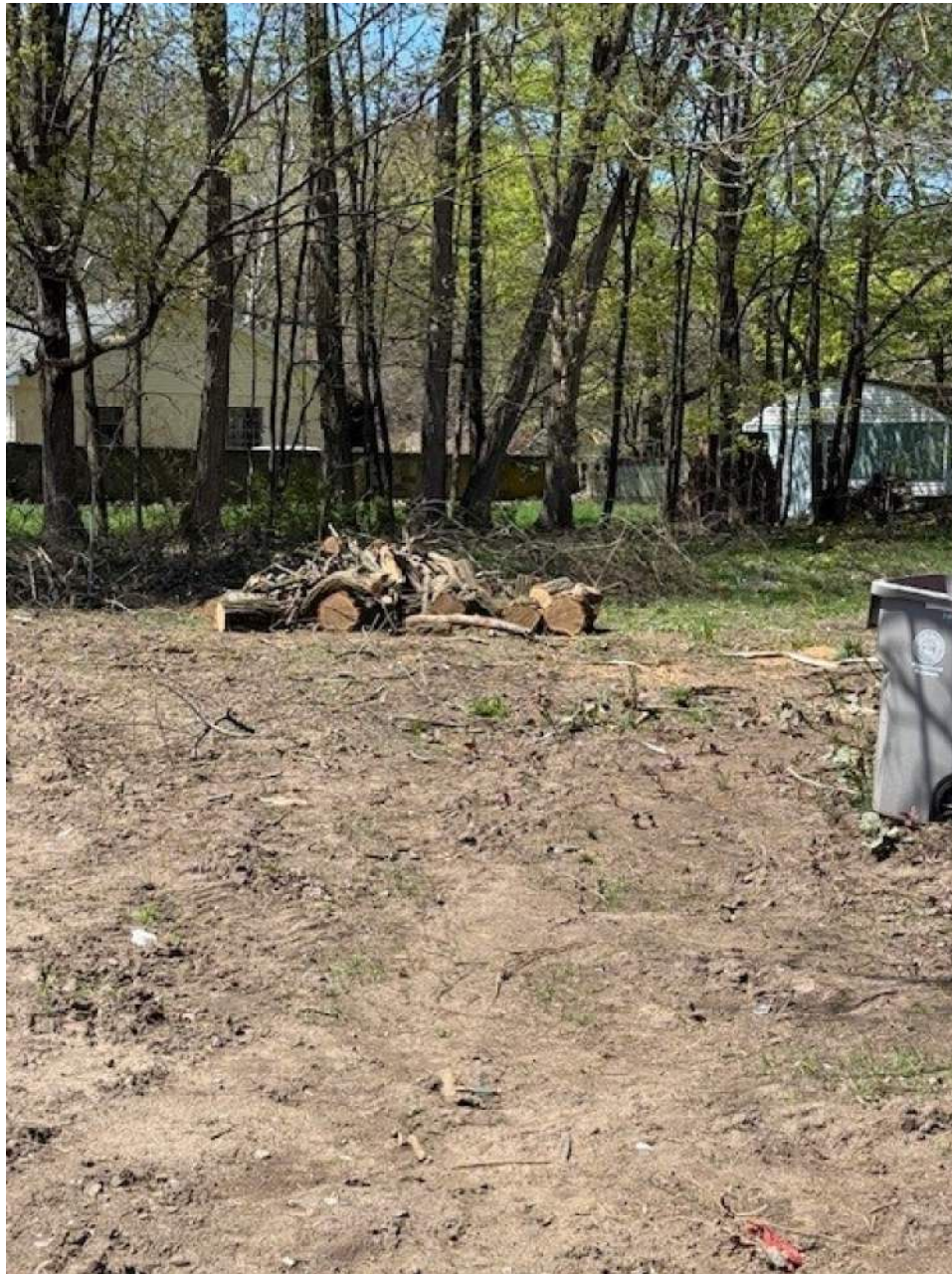
Sincerely,

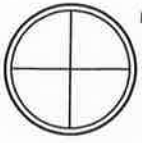
Zachary Norton
Environmental Protection Technician

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,



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

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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



City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

August 29, 2025

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	8/7, 8/14, 8/21	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	8/7, 8/14, 8/21	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	8/7, 8/14, 8/21	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	8/6, 8/13, 8/20	Inact
#1883	40 Janice Lane	Construct of 2 car garage (20240904)	8/7, 8/14, 8/21	Expired
#1889	35 Kory Lane	Remove and replace existing dock (20241106)	8/7, 8/14, 8/21	Expired
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	8/7, 8/14, 8/21	Inact
#1891	Barnum Road	Clean detention ponds and existing debris piles (20250205)	8/7, 8/14, 8/21	Inact
#1893	150 Century Drive	Construct drainage area and parking (20250304)	8/6, 8/13, 8/20	Expired
#1894	315 Shrub Road	Reconstruct road for earth removal (20250304)	8/6, 8/13, 8/20	Expired
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	8/7, 8/14, 8/21	Complete
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	8/6, 8/13, 8/20	Inact
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	8/6, 8/13, 8/20	Inact
#1901	105 Maxine Drive	Install pipe, fence, and bridge (20250902)	8/6, 8/13, 8/20	Expired
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	8/6, 8/13, 8/20	Inact
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	8/6, 8/13, 8/20	Inact

No.	Location	Description	Inspection Dates	Status
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	8/7, 8/14, 8/21	Act
#1907	115 Lakewood	Construct 20x40 addition (20251007)	8/7, 8/14, 8/21	Inact
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	8/6, 8/13, 8/20	Act
#1909	21 Sonstrom Road	Construct Garage (20251202)	8/6, 8/13, 8/20	Expired
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	8/6, 8/13, 8/20	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	8/6, 8/13, 8/20	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	8/6, 8/13, 8/20	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	8/6, 8/13, 8/20	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	8/6, 8/13, 8/20	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	8/6, 8/13, 8/20	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	8/6, 8/13, 8/20	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	8/7, 8/14, 8/21	Inact
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	8/6, 8/13, 8/20	Act
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	8/6, 8/13, 8/20	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	8/6, 8/13, 8/20	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	8/6, 8/13, 8/20	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	8/6, 8/13, 8/20	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	8/6, 8/13, 8/20	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	8/6, 8/13, 8/20	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	8/6, 8/13, 8/20	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	8/6, 8/13, 8/20	Inact
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	8/6, 8/13, 8/20	Complete
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	8/6, 8/13, 8/20	Inact

No.	Location	Description	Inspection Dates	Status
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	8/6, 8/13, 8/20	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	8/6, 8/13, 8/20	Complete
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	8/7, 8/14, 8/21	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	8/7, 8/14, 8/21	Act
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	8/7, 8/14, 8/21	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	8/6, 8/13, 8/20	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	8/6, 8/13, 8/20	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	8/6, 8/13, 8/20	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	8/6, 8/13, 8/20	Inact
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	8/6, 8/13, 8/20	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	8/6, 8/13, 8/20	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	8/7, 8/14, 8/21	Inact
#2004	Mellen Street Bridge	Bridge replacement (20280206)	8/6, 8/13, 8/20	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	8/7, 8/14, 8/21	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	8/6, 8/13, 8/20	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	8/7, 8/14, 8/21	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	8/7, 8/14, 8/21	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	8/6, 8/13, 8/20	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	8/7, 8/14, 8/21	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	8/6, 8/13, 8/20	Act
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	8/6, 8/13, 8/20	Inact
#2018	East Street Bridge	Replacement of Bridge	8/6, 8/13, 8/20	Act

No.	Location	Description	Inspection Dates	Status
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	8/6, 8/13, 8/20	Inact
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	8/6, 8/13, 8/20	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	8/6, 8/13, 8/20	Inact
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	8/6, 8/13, 8/20	Inact
#2029	315-350 Divinity	Replacement of Culvert (10/7/2029)	8/7, 8/14, 8/21	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	8/6, 8/13, 8/20	Inact
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	8/6, 8/13, 8/20	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	8/6, 8/13, 8/20	Act
#2038	632 Village Street	Pool (10/7/2029)	8/6, 8/13, 8/20	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	8/7, 8/14, 8/21	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	8/7, 8/14, 8/21	Inact
#1948	225/247 Park Street	Install pavilion, sidewalks, retaining walls, watercourse stabile (20261006)	8/7, 8/14, 8/21	Act
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	8/6, 8/13, 8/20	Inact
#1947	165 Warner Street	Construct single family home (20211006)	8/7, 8/14, 8/21	Act
#2043	Rockwell Park	Construct 5 Ft ADA Sidewalks	8/6, 8/13, 8/20	Inact
#2044	Davis Drive	Rehab of Road, Sidewalks, and Buildings	8/6, 8/13, 8/20	Inact

SPECIAL INSPECTION:

C. O. INSPECTIONS:

140 Maureen

164 Foxden

NOTICE AND NOTICE OF VIOLATION LETTERS: