



City of Bristol
Aquifer Protection Agency

SPECIAL MEETING — MONDAY, SEPTEMBER 15, 2025
CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:30 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/81714587029?pwd=AZ0ubTg2t0MgVGwbaCclEwvJWAXbrV.1>

Meeting ID:

817 1458 7029

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Approval of Minutes
 - a. Special Meeting — June 9, 2025
3. Staff Reports
4. New Business
 - a. Application #APA-2025-04 – Determination of regulatory status for Revisions to an Approved Site Plan for a public school (Northeast Middle School - NEMS) at 530 Stevens Street; Assessor's Map 50, Lot A+A1; R-15 (Single-Family Residential) zone; City of Bristol Board of Education, applicant.
5. Communications
6. Adjournment

**BRISTOL AQUIFER PROTECTION AGENCY
MINUTES
SPECIAL MEETING OF MONDAY JUNE 9, 2025**

CALL TO ORDER:

By: David White, Chairman Time: 6:45 P.M.

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

AGENCY MEMBERS	NAME	PRESENT	ABSENT
REGULAR AGENCY MEMBERS:	David White (Chairman)	X	
	Thomas Marra (Vice Chairman)		X
	Richard Harlow		X
	Richard Goodwin (Secretary)	X	
	John LaFreniere	X	
ALTERNATE AGENCY MEMBERS:	Michael DeRoehn	X	
	Sara Mangiafico	X	
	Peter Caruso	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Brandon Peate, Zoning Enforcement Officer		X

1. Call to Order

Chairman White called the meeting to order at 6:45 P.M.

2. Approval of Minutes

a. Special Meeting - May 12, 2025

Chairman White designated himself, regular Agency Members Goodwin and LaFreniere with alternate Agency Members DeRoehn and Caruso to vote on the May 12, 2025, special minutes.

MOTION: Move to approve the minutes of the April 14, 2025, special meeting.

By: Goodwin

Seconded: DeRoehn.

For: DeRoehn, Caruso, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

3. Old Business

- a. Application #APA2-2504-01 – Request for: 1. Modification of an existing registration;
2. Re-registration for regulated activities that have been inactive within the past five years for Daily Mart, Inc. (Shell Gas Station) at 551 Farmington Avenue; Assessor's Map 53, Lot 128G; BG (General Business) zone; Babar Zardad for Daily Mart, applicant/owner - APPLICATION REVIEW CONTINUED FROM THE MAY 12, 2025, SPECIAL MEETING.

Chairman White designated himself, regular Agency Members Goodwin and LaFreniere with alternate Agency Members DeRoehn and Caruso to vote on Application #APA2-2504-01.

The Agency acknowledged receipt of the following items in their electronic packets: application form for re-registration, dated April 30, 2025; a Narrative, undated from Babar Zardad, President, Daily Mart, Inc., 551 Farmington Ave., Bristol, CT, 06010; an As Built Map, entitled *"Improvement Location Survey, Showing As-Built Conditions, Prepared for Daily Mart, Inc., #551 Farmington Avenue, Bristol, Connecticut, Scale 1"=10', dated May 19, 2025"*; a map entitled *"Determination of Regulatory Status, Aquifer Protection Area Program, Facility Location Map, Citgo Gas Station/Daily Mart, 551 Farmington Avenue, Bristol, CT"*; a map entitled *"551 Farmington Avenue – Location Map 53 Lot 128G"*; a map entitled *"551 Farmington Avenue – Aquifer Protection, Map 53 Lot 128G"*; a map entitled *"551 Farmington Avenue – Floodplain Map 53, Lot 128G"*; a map entitled *"551 Farmington Avenue – Inland Wetlands, Map 53, Lot 128G"*; a map entitled *"551 Farmington Avenue – Zoning – BG – General Business, Map 53, Lot 128G"*; a map entitled *"551 Farmington Avenue – Aerial Previous Footprint, Map 53, Lot 128G"*; a map entitled *"551 Farmington Avenue – Aerial New Underground Tanks Visible, Map 53, Lot 128G"*; a map entitled *"551 Farmington Avenue – Aerial Newly Reconstructed Footprint, Map 53, Lot 128G"*; a *"Materials Management Plan for Daily Mart, 551 Farmington Avenue, Bristol, CT, for Regulated Activities in an Aquifer Protection Area, prepared by 1.) Bristol Aquifer Protection Agency, City of Bristol, 111 North Main Street, Bristol, CT 06010 and 2.) the Department of Energy & Environmental Protection, Bureau of Water Protection and Land Reuse, Planning and Standards Division, Aquifer Protection Area Program, 79 Elm Street, Hartford, CT 06106."*

Staff reminded the Agency the narrative was received from the applicant just before the last meeting in May 2025. The City Planner said the narrative was not mentioned at the last meeting. Staff noted the Agency was aware the request would remain the same with the 24,000-gallon storage containers.

Ifra Ali, P.E., of GCPR Group, stated the necessary documents were included with the application.

Babar Zardad of Daily Mart, Inc. (Shell Gas Station), 551 Farmington Ave., was in attendance of the meeting.

Staff verified the application was complete and the documents were sent to the appropriate agencies. The City Planner indicated the application was ready to be voted on this evening. Staff made Mr. Ali and Mr. Zardad aware that the old application expiration date would apply to Application #APA2-2504-01 that would expire on September 8, 2026.

Staff indicated in 2026 a new application for renewal would have to be filed that would have a five-year expiration date. The City Planner pointed out an as built plan was received and a Zoning Board of Appeals variance for 7 ft. was approved for the property. Staff indicated this application was a re-registration for the site.

Staff inquires: Mr. Ali was unsure when the business would open but the applicant/owner was waiting for various departments to finish their inspections. The engineer said he met with the Chief Building Official last week and Mr. Brown coordinated inspections with the various departments.

MOTION: Move that the Bristol Aquifer Protection Agency approve the re-registration for Aquifer Protection Area - Application #APA2-2504-01 at 551 Farmington Avenue; Assessor's Map 53, Lot 128G; BG (General Business) zone; Babar Zardad for Daily Mart, applicant/owner.

The current request for the re-registration application is listed on the application as

1. Modification of an existing registration;
2. Re-registration for regulated activities that have been inactive within the past five years.

This action by the Agency acknowledges the following:

1. The re-registration is required because of the complete rebuild and renovation of the site at 551 Farmington Avenue; Assessor's Map 53, Lot 128G.
2. The existing regulated activities on site will continue
 - a.) Underground storage of petroleum, or hazardous material; underground transmission of oil, petroleum or hazardous material;
 - b.) Dispensing of oil or petroleum for the purpose of retail, wholesale or fleet use.

This re-registration is only for the Regulated activities listed above and no other Regulated activities are authorized on site. This re-registration will expire on September 8, 2026.

1. Daily Mart, Inc. (Shell Gas Station), 551 Farmington Avenue; Assessor's Map 53, Lot 128G.

By: Goodwin

Seconded: DeRoehn.

For: Caruso, LaFreniere, Goodwin, DeRoehn and White.

Against: None.

Abstained: None.

4. New Business

There was no new business.

5. Adjournment

Chairman White designated himself, regular Agency Members Goodwin and LaFreniere with alternate Agency Members DeRoehn and Caruso to vote on the adjournment.

MOTION: Move to adjourn at 7:00 P.M.

By: Goodwin

Seconded: DeRoehn.

For: Caruso, LaFreniere, Goodwin, DeRoehn and White.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

APA 2025-04

Northeast

Middle School

530 Stevens Street

Determination of Regulatory Status City of Bristol CT Aquifer Protection Area Program

OFFICE USE ONLY	
Form No.	<u>APA-2025-04</u>
APA Name	<u>UWB/LWB/MS</u>
Date of Receipt	<u>9/10/25</u>
Determination	_____
Determination Date	_____

This form will be used by the City of Bristol's Aquifer Protection Agency to

determine whether or not any of the activities currently being conducted on your property are subject to the regulatory requirements of the city's Aquifer Protection Area Program. Please complete this form and return it to:

City of Bristol Aquifer Protection Agency
c/o Land Use Office
City Hall, 111 North Main St.
Bristol CT 06010

Questions? Please call the city's Land Use Office at (860) 584-6225.

PART 1 (please print all responses)

Name of person completing this form: Ryan Scrittorale, PE

Name of business/facility: City of Bristol - Northeast Middle School

Address/location of business/facility: 530 Stevens Street (formerly 532 on previous applications)

Telephone # of business/facility: 860-584-7016

E-Mail address of business/facility: taralandon@bristol-12.org

(If business does not have an e-mail address, provide e-mail address of contact person)

Briefly describe the type of business(es) conducted at this address/location:

Public School

PART 2

Check off [] each activity below if it's currently being conducted at the business/facility identified in Part 1.

(A)	☐	Underground storage of oil, petroleum, or hazardous material; underground transmission of oil, petroleum, or hazardous material ☐ Underground storage tank containing #2 fuel oil
(B)	☐	Dispensing of oil or petroleum for retail, wholesale, or fleet use
(C)	☐	On-site storage of hazardous materials for wholesale sale
(D)	☐	Repair or maintenance of vehicles; repair or maintenance of internal combustion engines of vehicles (including boats, snow blowers and lawnmowers) ☐ Involves the use, storage, or disposal of hazardous materials (including solvents, lubricants, paints, brake fluids, transmission fluids, or the generation of hazardous wastes)
(E)	☐	Salvage operations of metal or vehicle parts
(F)	☐	Wastewater discharges to ground water other than domestic sewage and storm water
(G)	☐	Car or truck washing ☐ wastewater is disposed of through a legal connection to the public sanitary sewer
(H)	☐	Production or refining of chemicals
(I)	☐	Clothes cleaning service (dry cleaner); cloth cleaning service ☐ Involves the use, storage, or disposal of hazardous materials (including dry-cleaning solvents)
(J)	☐	Industrial laundry service ☐ Involves the cleaning of clothes or cloth contaminated by hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(K)	☐	Generation of electrical power by means of fossil fuels (e.g., power plants)
(LIST CONTINUES ON PAGE 2)		

(L)	☐	Production of electronic boards, electrical components, or other electrical equipment ☐ Involves the use, storage, or disposal of hazardous materials ☐ Involves metal plating, degreasing of parts or equipment, or etching operations
(M)	☐	Embalming or crematory services ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(N)	☐	Furniture stripping operations ☐ Involves the use, storage, or disposal of hazardous materials
(O)	☐	Furniture finishing operations ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(P)	☐	Storage, treatment or disposal of hazardous waste under a RCRA permit
(Q)	☐	Biological or chemical testing, analysis or research ☐ Involves the use, storage, or disposal of hazardous materials ☐ wastewater is disposed of through a legal connection to the public sanitary sewer
(R)	☐	Pest control services which involve the storage, mixing, or loading of pesticides or other hazardous materials
(S)	☐	Photographic finishing ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(T)	☐	Production or fabrication of metal products, including metal cleaning or degreasing with industrial solvents, metal plating, or metal etching ☐ Involves the use, storage, or disposal of hazardous materials
(U)	☐	Printing, plate making, lithography, photoengraving, or gravure ☐ Involves the use, storage, or disposal of hazardous materials
(V)	☐	Accumulation or storage of waste oil, anti-freeze or spent lead-acid batteries as part of a recycling facility under a state DEP General Permit
(W)	☐	Production of rubber, resin cements, elastomers, or plastic ☐ Involves the use, storage, or disposal of hazardous materials
(X)	☐	Storage of de-icing chemicals for retail sale or for de-icing parking lots, access drives, etc. ☐ Such chemicals are stored in a weather-tight, water-proof structure
(Y)	☐	Accumulation, storage, handling, recycling, disposal, reduction, processing, burning, transfer or composting of solid waste under a state DEP permit (solid waste facility, landfill, transfer station, composting facility, processing center)
(Z)	☐	Dyeing, coating or printing of textiles; tanning or finishing of leather ☐ Involves the use, storage, or disposal of hazardous materials
(AA)	☐	Production of wood veneer, plywood, reconstituted wood or pressure-treated wood ☐ Involves the use, storage, or disposal of hazardous materials
(BB)	☐	Pulp production processes that involve bleaching

Check here ☒ if none of the activities listed in Part 2 above have been checked off, and proceed to Part 5 below.

PART 3

For each activity checked off in Part 2 that involves the use or storage of hazardous materials, indicate the activity's letter code and which of the following hazardous materials is used/stored as part of that activity.

	Activity Code: ____	Activity Code: ____	Activity Code: ____	Activity Code: ____
Solvents	☐	☐	☐	☐
Heavy metals	☐	☐	☐	☐
Petroleum products (inc. Used Oil)	☐	☐	☐	☐
Pesticides	☐	☐	☐	☐
Fertilizers	☐	☐	☐	☐
Road salt; other de-icers	☐	☐	☐	☐
Other (specify): _____	☐	☐	☐	☐

PART 4

Check off [] all of the statements below that apply to the activities you checked off in Part 2.

- ☐ The activity is conducted at a residence without compensation.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity involves the on-site use or storage of not more than 2.5 gallons of each type of hazardous material at any one time and the total of all hazardous materials on-site does not exceed 55 gallons at any one time.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity is an agricultural activity regulated pursuant to Section 22a-354m(d) of the Connecticut General Statutes.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity satisfies ALL the following conditions:

1. The activity takes place solely within an enclosed building in an area with an impermeable floor.
2. The activity involves no more than 10% of the floor area of the building in which it takes place.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. All waste waters generated by the activity are disposed of through a legal connection to the public sanitary sewer.
5. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of hazardous materials.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity solely involves the use of lubricating oil and satisfies ALL of the following conditions:

1. The activity does not involve the cleaning of metals with chlorinated solvents at the facility.
2. The activity takes place solely within an enclosed building in an area with an impermeable floor.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of such lubricating oil and associated hazardous waste.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity involves the dispensing of oil or petroleum from an above-ground storage tank or tanks with an aggregate volume of not more than 2,000 gallons and satisfies ALL of the following conditions:

1. The activity takes place solely on a paved surface which is covered by a roof.
2. The above-ground storage tank (or tanks) is a double-walled tank with overfill alarms.
3. All associated piping is either above-ground or has secondary containment.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

PART 5

I hereby certify that this form has been completed to the best of my ability and that the information contained herein accurately represents the nature and extent of activities currently being conducted at the business/facility identified in Part 1 above which may be subject to the regulatory requirements of the city's Aquifer Protection Area Program.


Signature

9/10/25

Date

Applicant

Narrative

August 5, 2025

Mr. Robert Flanagan, AICP
City Planner
111 North Main Street
Bristol, Connecticut 06010

RE: **Northeast Middle School Project Narrative – Application for Revision to an Approved Site Plan**

Robert:

Back on January 22, 2024 the Bristol Board of Education was granted the site plan approval for the New Northeast Middle school project. The narrative for the original scope of work is outlined below in italics.

The new Northeast Middle School project consists of a brand-new middle school being built on the existing site of the current Northeast Middle School. The project consists of three main phases; the first phase is the construction of the new school in the northeast corner of the site where the current ball fields are. The second phase is to outfit the school with FFE and Technology. Once the building is complete students will be moved into the new school. The existing Northeast Middle School building will remain online for another full school year after the students have moved out to act as swing space for other projects the Board of Education is working on. After the year has passed phase three of the project is to demolish the existing building and build out the rest of the site parking lots and fields.

The new Northeast Middle School will be approximately 130,000 square feet and is designed to accommodate 748 students. This is part of a redistricting of the schools throughout the city and represents a larger capacity than the current Northeast Middle School which is approximately 74,000 square feet and accommodates 432 students.

The design of the new building consists of three main areas. There is a 3-story academic wing, a 2-story specialty arts academic wing, and then a single-story section that houses the administrative functions along with the public spaces like the Gymnasium, Media Center, and Cafetorium. These are all connected by 'Main Street' which is the main corridor of the school that has the main public entrance at one end and the student entrance at the other. The exterior of the building is predominantly brick on a steel frame. There will be two colors of brick as well as a portion of metal panel to add some additional detailing and scale to the building.

Design and construction documents for the project are scheduled to be completed by the Spring of 2024. Bidding for the project will occur during the summer of 2024 with construction starting directly after. Construction of the new school will run through the summer of 2026 with students moving in for the start of the 2026 school year. Phase 3 is then scheduled to begin in late spring / early summer of 2027 with completion of the entire project and final site build out occurring by the fall (November) of 2027.

Currently the project is under construction, and our office has been working with the D'Amato/Downes Joint Venture to reduce the surplus material that is to leave the site. The modification to the existing site plan approval is seeking granted approval for the regrading of the northwest corner of the site as depicted on the plans submitted to keep those surplus soils on site. The regrading effort does not change the original design other than keeping existing materials on site thereby increasing the final elevation of the field. The plantings, clearing limits and use of this area remain the same as originally approved by your office and the commission. The project's building committee also requested the storm drainage along the access road to the west of the school be replaced in kind. These plans depict the replacement of all structures and piping in kind except for two items:

1. Outlet Control – Northwest corner – Currently there is no outlet control on the discharging pipe. We have opted to add a plunge pool to help treat the stormwater and reduce velocities as it exits the pipe.
2. The connection to Felice Road is currently undersized and we have provided calculations displaying that upgrading this pipe to match the 15" in Felice Road will help the hydraulic capacity of the system.

During our first approval process it was discussed that balancing of the site would require some re-grading of the northwest portion of the site and that our office would present those changes to your office once the quantity was established. This modification of our original site plan application is our follow-through of that original promise.

If you have any questions or concerns, I will be present at the upcoming August 11, 2025, meeting of your commission to present the plan and answer any questions.

Sincerely,



Ryan Scrittorale, PE
Senior Project Manager

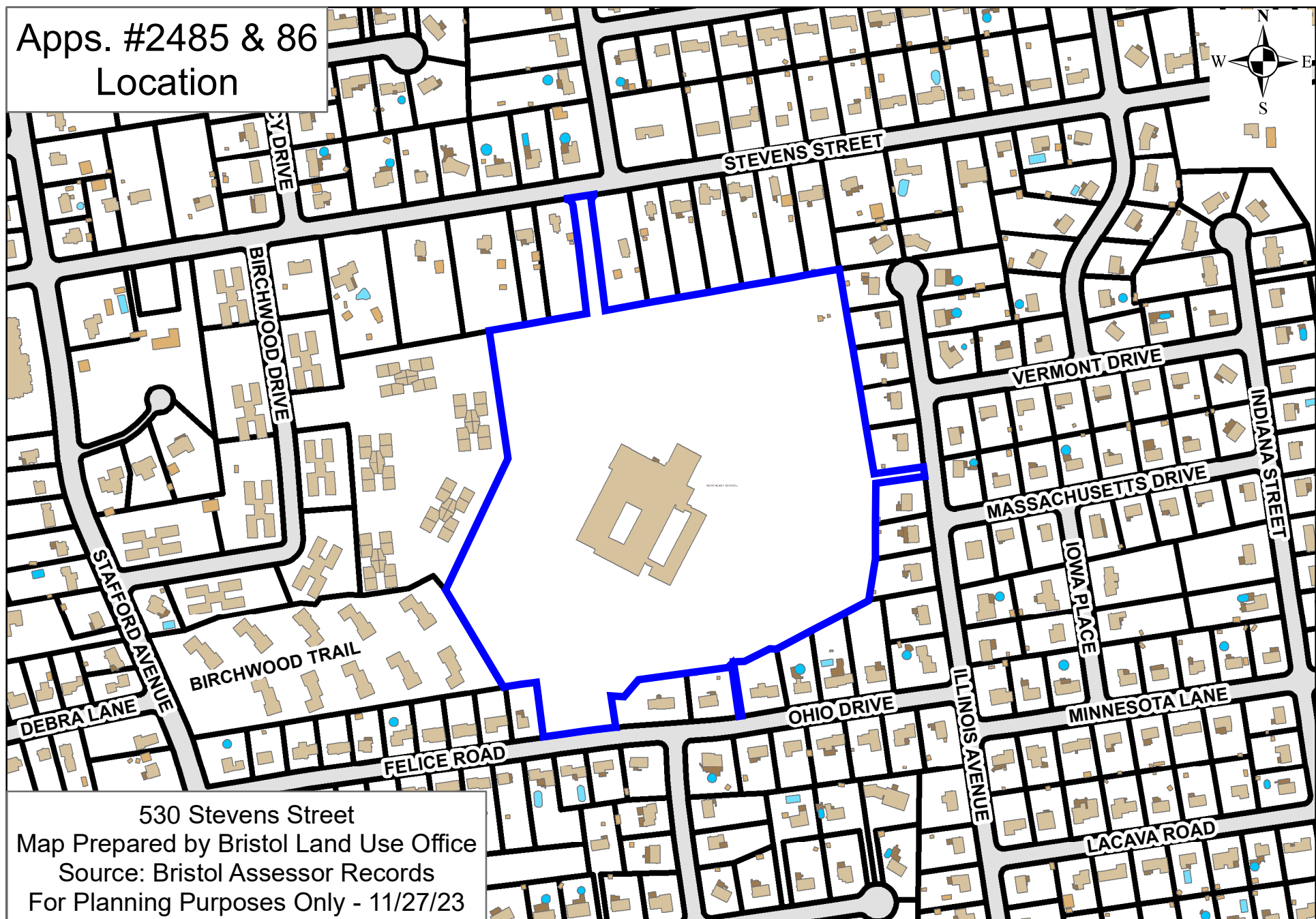
Maps & Aerial

Northeast

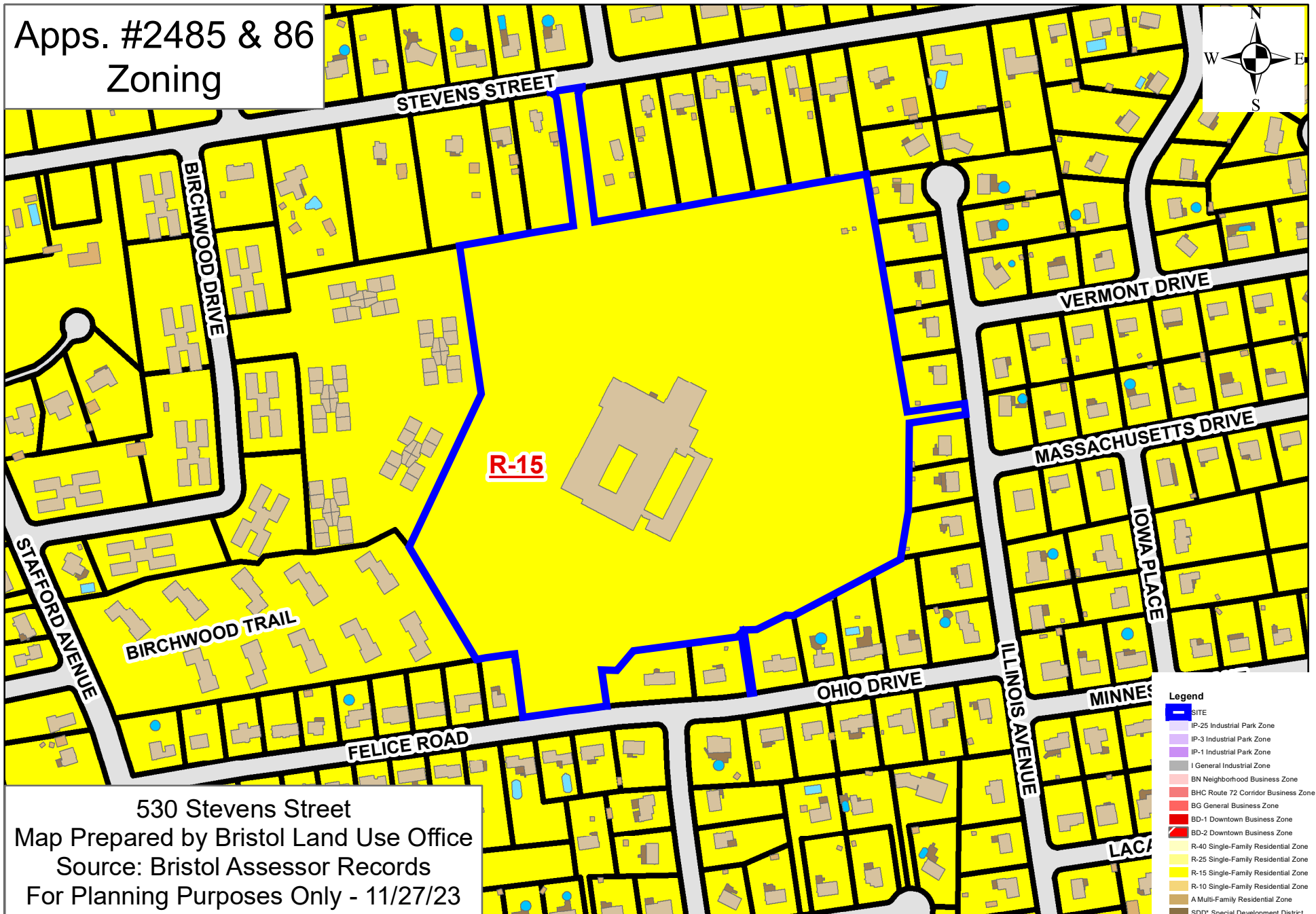
Middle School

530 Stevens Street

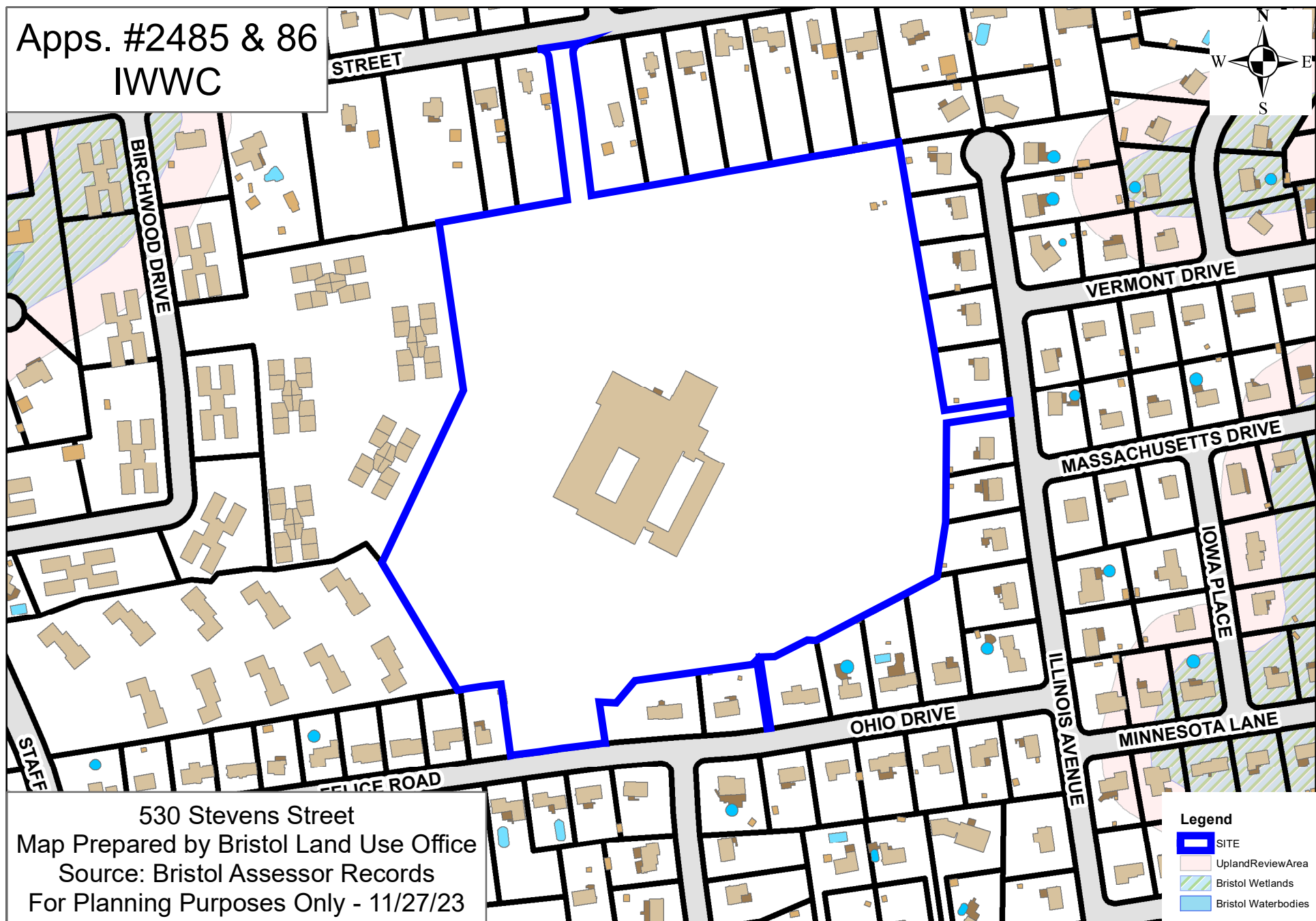




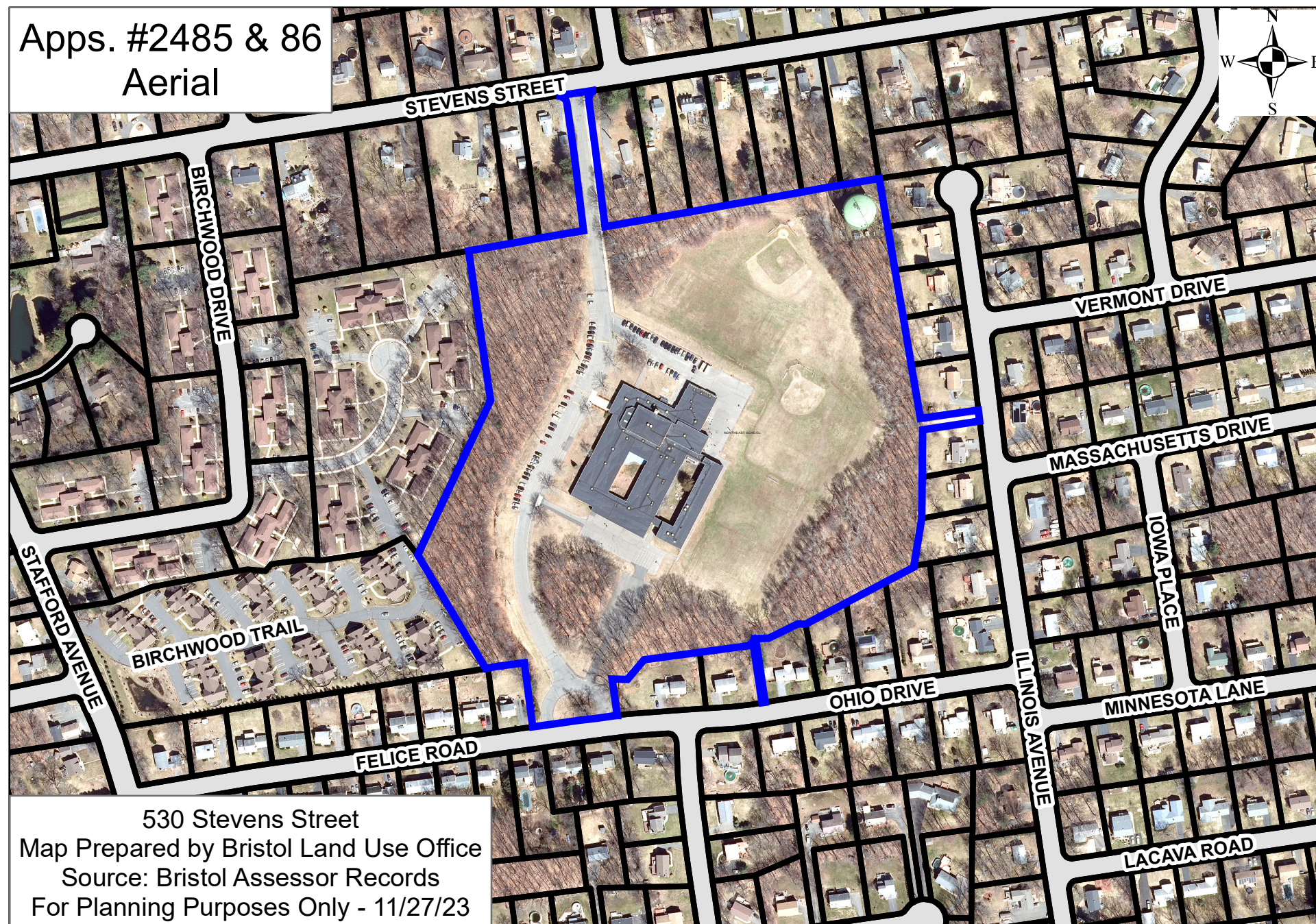
Apps. #2485 & 86
Zoning



530 Stevens Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 11/27/23



Apps. #2485 & 86
Aerial

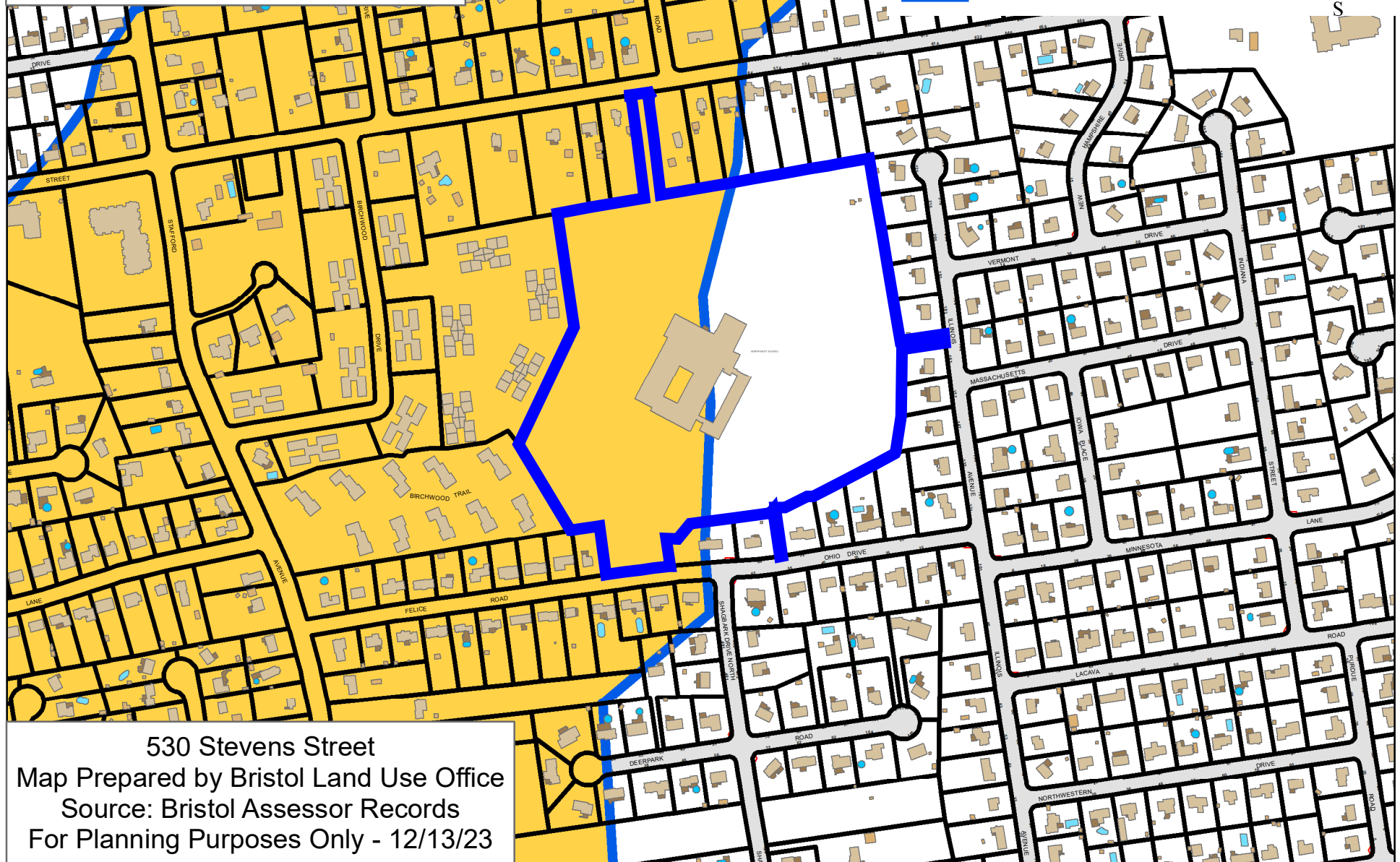
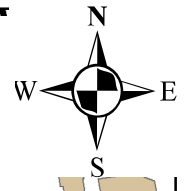


530 Stevens Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 11/27/23

Northeast Middle School Aquifer Protection

530 Stevens St

 Aquifer_Protection_Areas_Set



530 Stevens Street

Map Prepared by Bristol Land Use Office

Source: Bristol Assessor Records

For Planning Purposes Only - 12/13/23



App. 2486

530

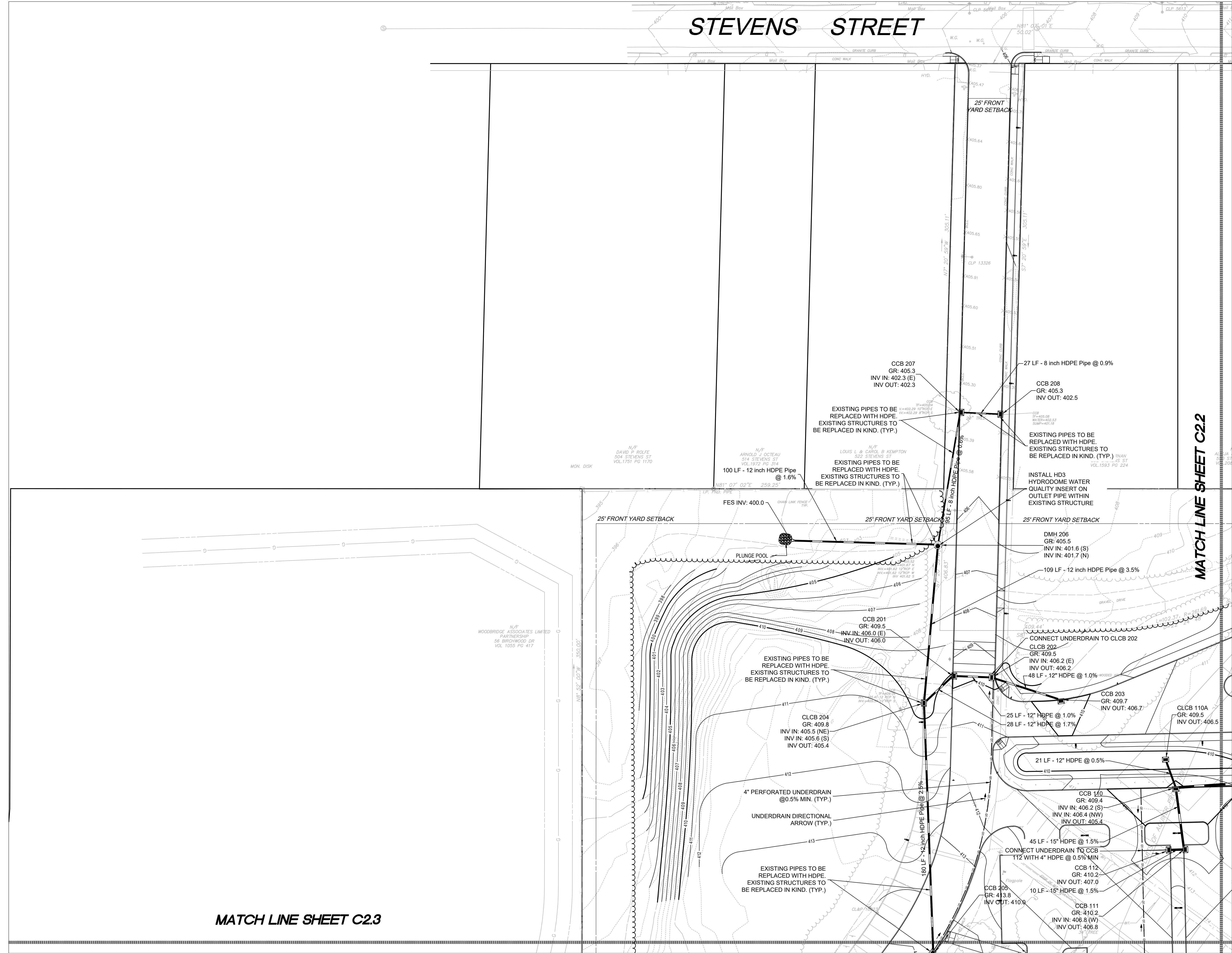
Stevens St.

Hyperlink for Original Site Plan:

[https://www.bristolct.gov/DocumentCenter/View/49724/App-2486 NEMS-Final-Plan 070824](https://www.bristolct.gov/DocumentCenter/View/49724/App-2486_NEMS-Final-Plan_070824)

Revised

Site Plan Sheets 2025

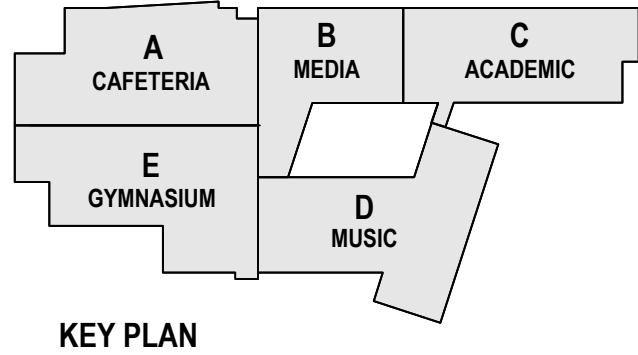


MATCH LINE SHEET C2.3

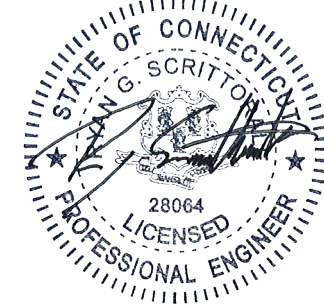
MATCH LINE SHEET C2.2

QA+M
architecture
QuisenberryArcartMalik
195 Scott Swamp Road
Farmington, CT 06032
qamarch.com

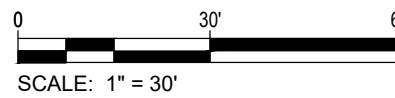
Prepared by:
benesch
Alfred Benesch & Company
120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033
860-633-8341



NEW CONSTRUCTION OF:
**NORTHEAST
MIDDLE SCHOOL**
530 STEVENS ST. BRISTOL, CT
State Project #: 017-088N
Project #: 2210



Revisions:
07/31/2025 REVISED FIELD GRADING



Issue Dates:



PHASE 1 - CONSTRUCTION DOCUMENTS
4/1/2024

**GRADING & DRAINAGE PLAN
- NORTHWEST**

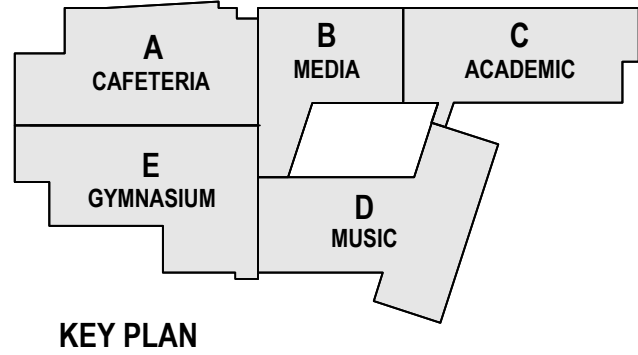
C2.1

MATCH LINE SHEET C2.1

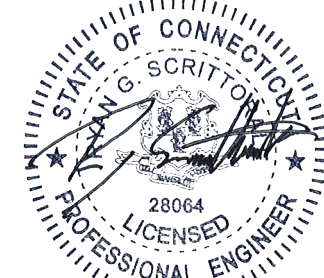
MATCH LINE SHEET C2.5

QA+M
architecture
QuisenberryArcariMalik
195 Scott Swamp Road
Farmington, CT 06032
qamarch.com

Prepared by:
benesch
Alfred Benesch & Company
120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033
860-633-8341



NEW CONSTRUCTION OF:
**NORTHEAST
MIDDLE SCHOOL**
530 STEVENS ST. BRISTOL, CT
State Project #: 017-088N
Project #: 2210



Revisions:
11/26/2024 RFI#4 ATHLETIC FIELD GRADING
03/10/2025 RFI#4 ATHLETIC FIELD GRADING - REV. 2

0 30' 60'
SCALE: 1" = 30'

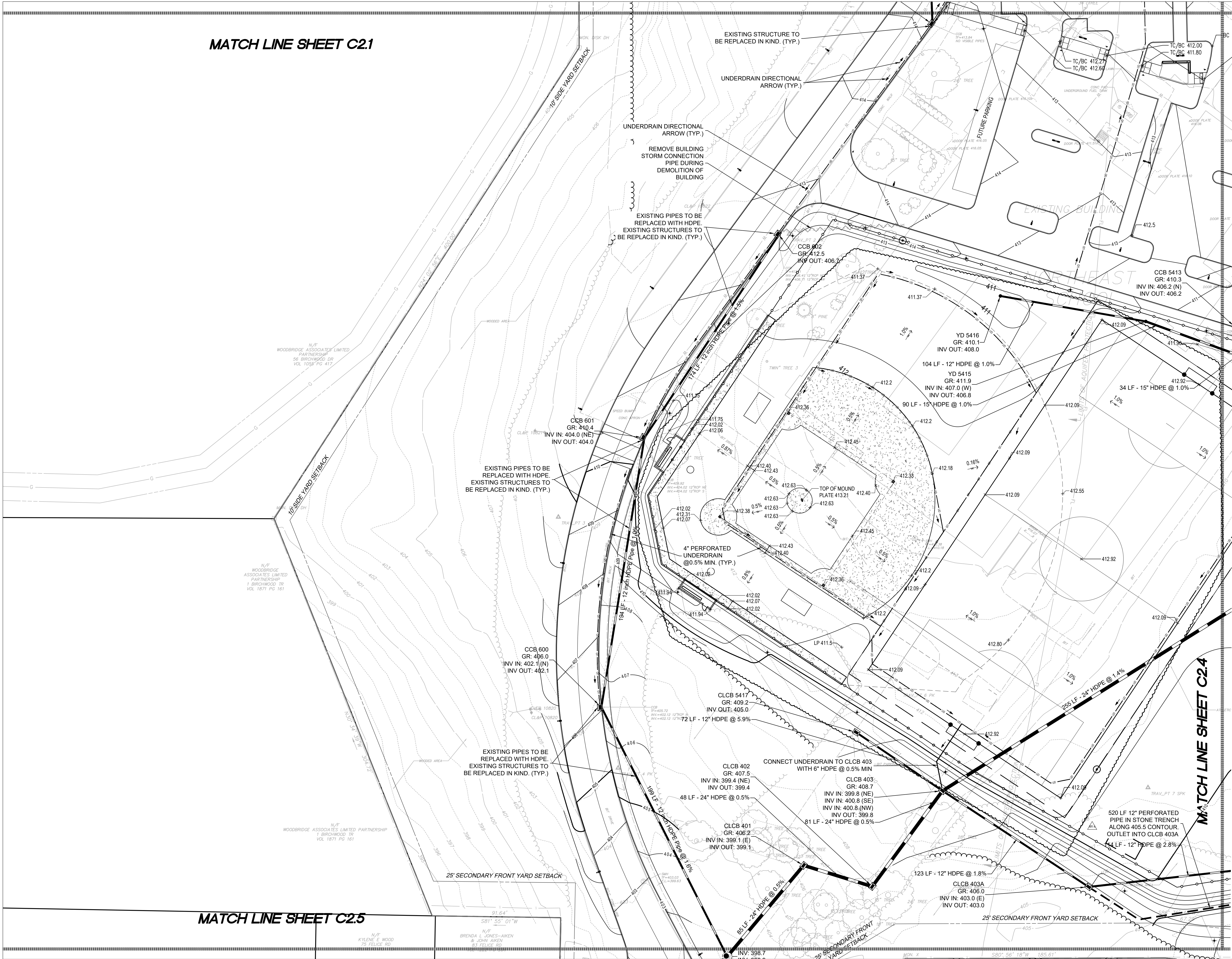
Issue Dates:

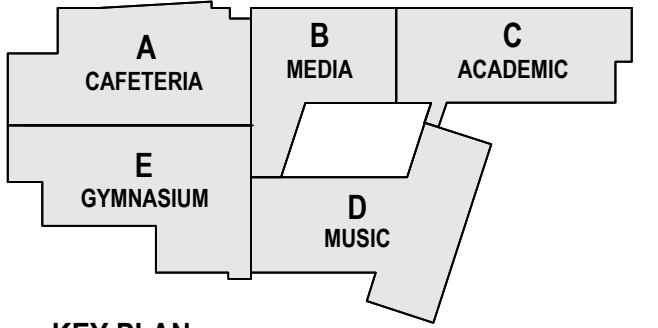


PHASE 1 - CONSTRUCTION DOCUMENTS
4/1/2024

GRADING & DRAINAGE PLAN
- SOUTHWEST

C2.3



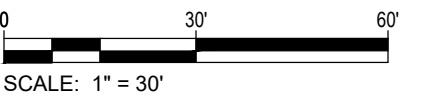


NORTHEAST MIDDLE SCHOOL

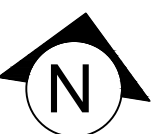
530 STEVENS ST. BRISTOL, CT
State Project #: 017-088N
Project #: **2210**



Revisions:



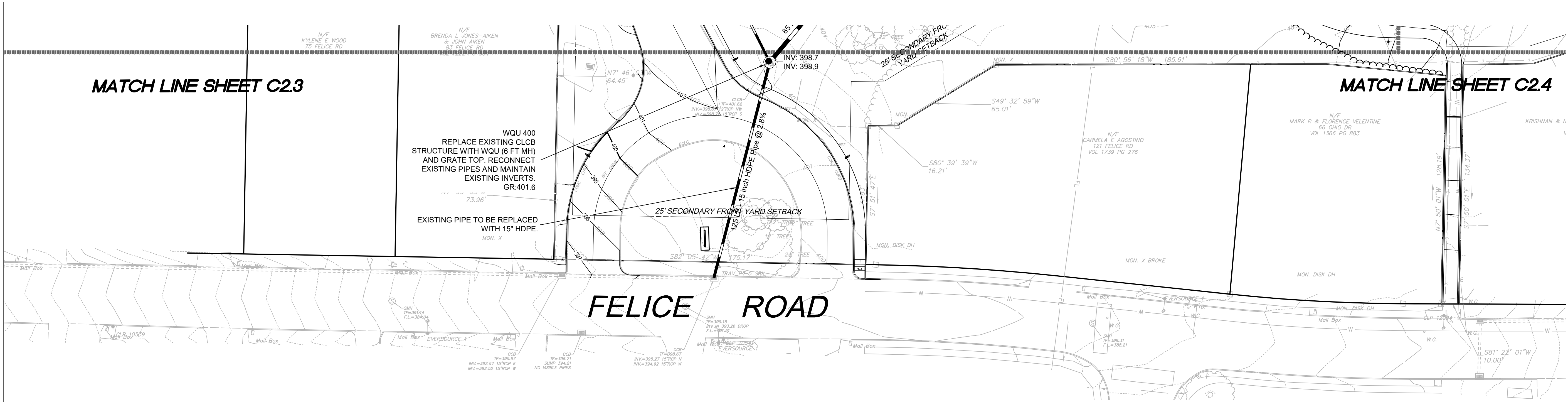
Issue Dates:



PHASE 1 - CONSTRUCTION DOCUMENTS
4/1/2024

GRADING & DRAINAGE PLAN - FELICE RD ENTRANCE

C2.5

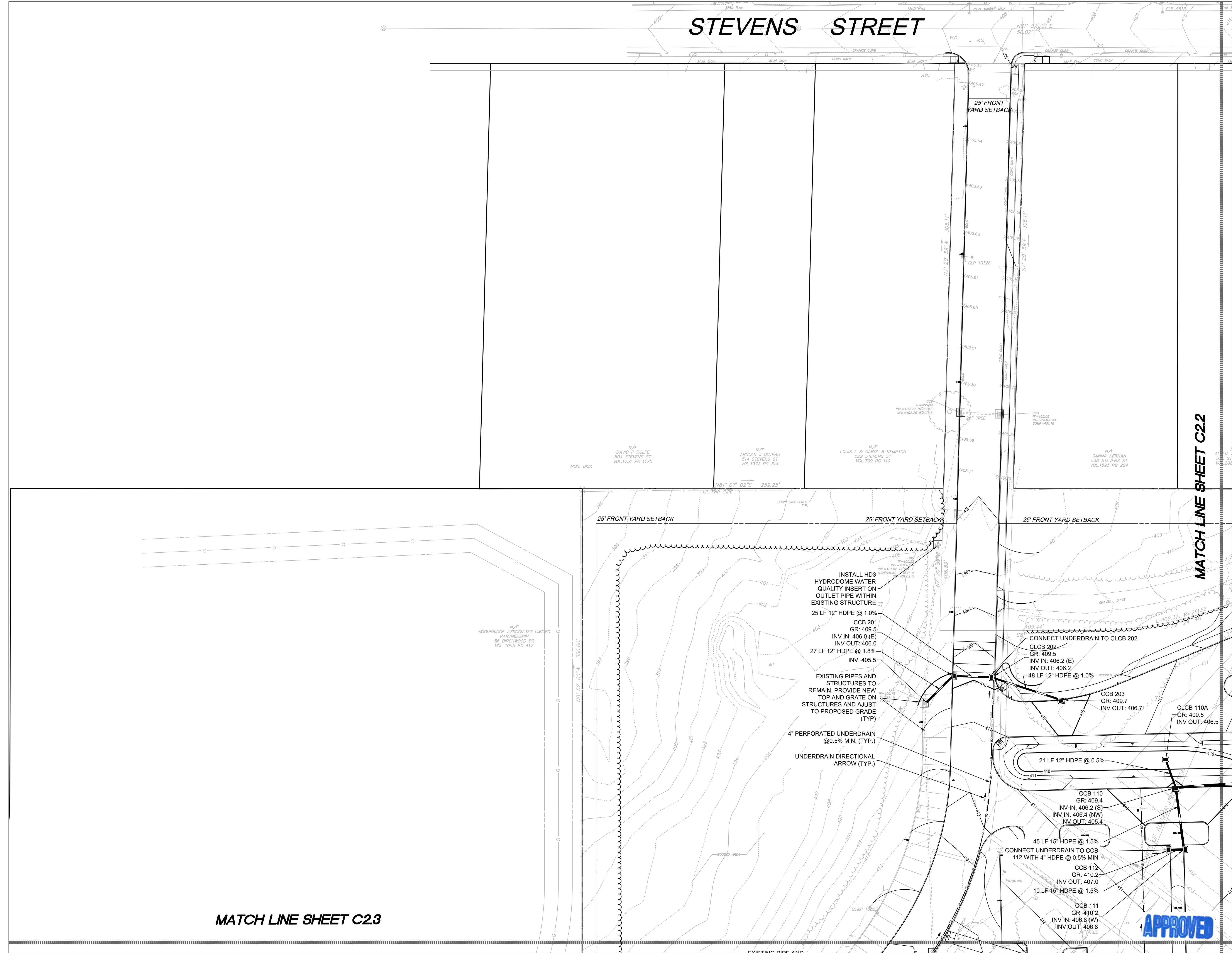


Approved

Site Plan

Sheets

2024



QA+M

architecture

QuisenberryArcartMalik

195 Scott Swamp Road

Farmington, CT 06032

qamarch.com

Prepared by:

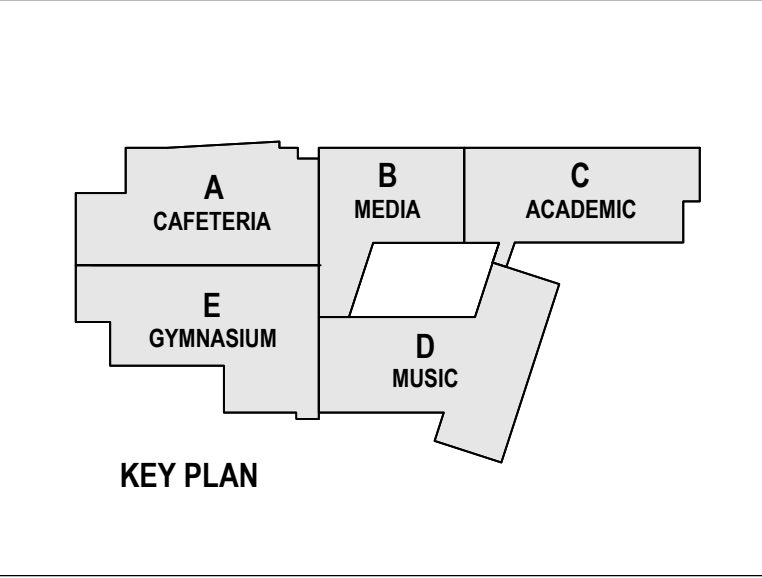
benesch

Alfred Benesch & Company

120 Hebron Avenue, 2nd Floor

Glastonbury, Connecticut 06033

860-633-8341



NEW CONSTRUCTION OF:

NORTHEAST

MIDDLE SCHOOL

530 STEVENS ST. BRISTOL, CT

State Project #: 017-088N

Project #: 2210

0 30' 60'

SCALE: 1" = 30'

Revisions:

11/30/2023 - SPECIAL PERMIT & SITE PLAN

01/12/2024 - RESPONSE TO CITY COMMENTS

04/08/2024 - RESPONSE TO CITY COMMENTS

06/25/2024 - FINAL CITY APPROVALS

PHASE 1 - CONSTRUCTION DOCUMENTS

4/1/2024

GRADING & DRAINAGE PLAN
- NORTHWEST

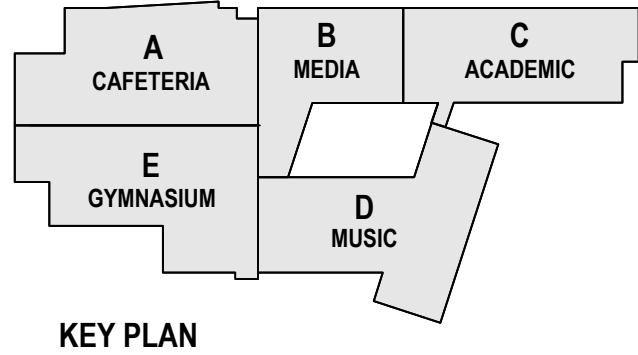
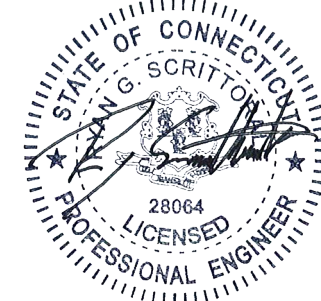
C2.1

MATCH LINE SHEET C2.1

MATCH LINE SHEET C2.5

QA+M
architecture
QuisenberryArcariMalik
195 Scott Swamp Road
Farmington, CT 06032
qamarch.com

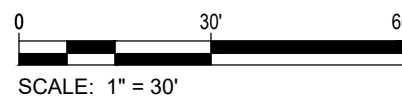
Prepared by:
benesch
Alfred Benesch & Company
120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033
860-633-8341



NEW CONSTRUCTION OF:

NORTHEAST MIDDLE SCHOOL

530 STEVENS ST. BRISTOL, CT
State Project #: 017-088N
Project #: 2210

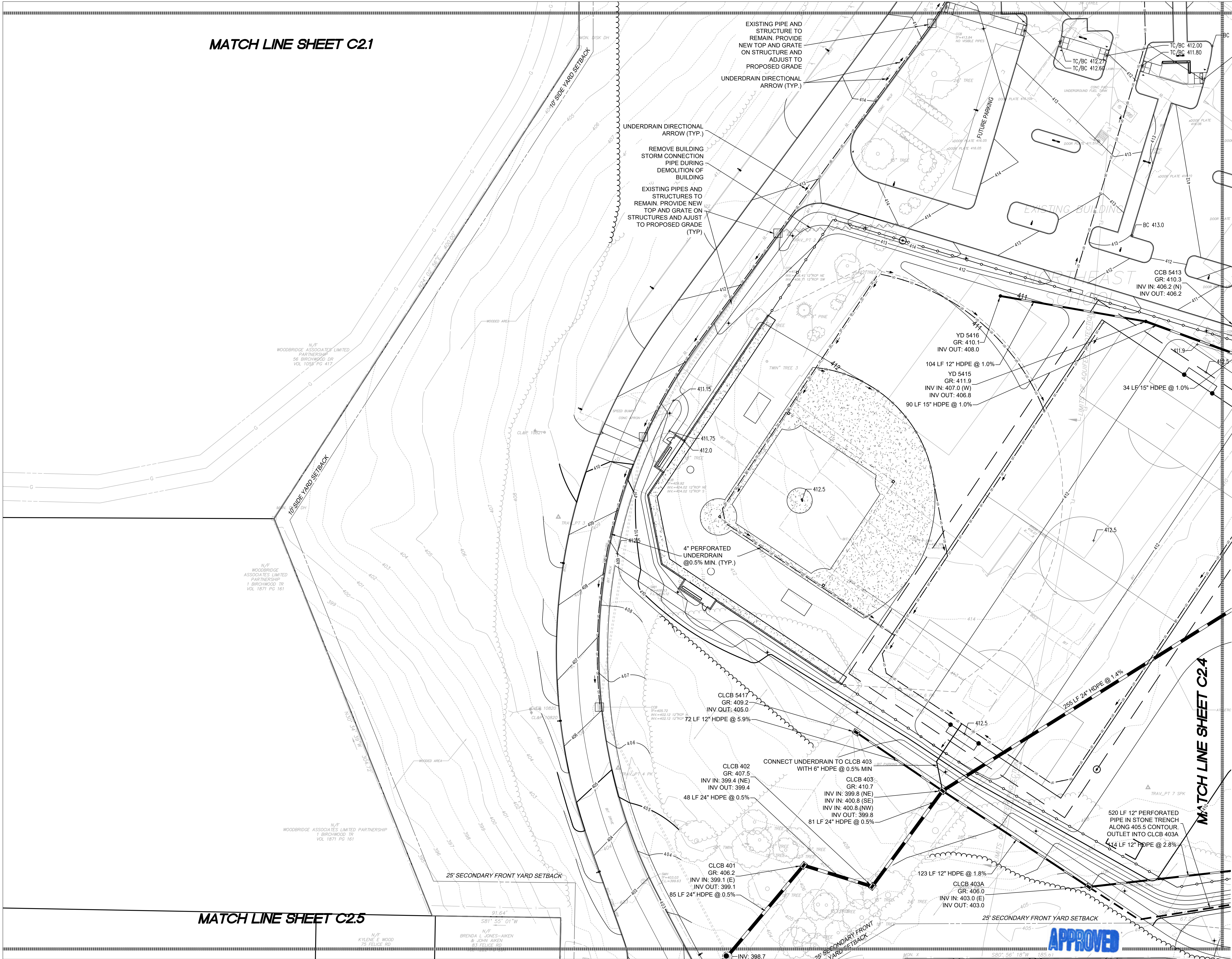


Revisions:
11/30/2023 - SPECIAL PERMIT & SITE PLAN
01/12/2024 - RESPONSE TO CITY COMMENTS
04/08/2024 - RESPONSE TO CITY COMMENTS
06/25/2024 - FINAL CITY APPROVALS

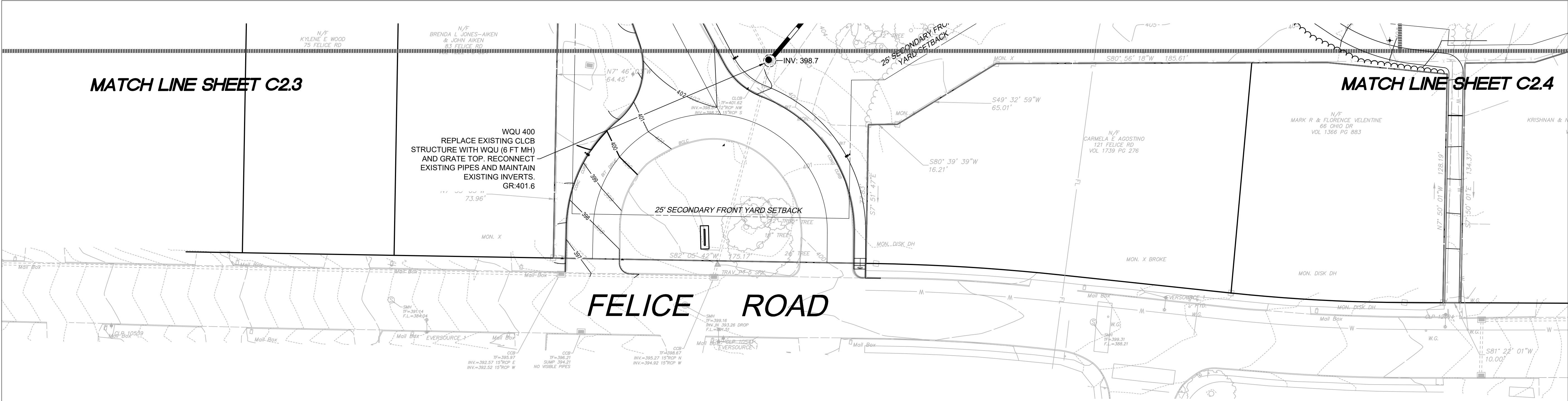
PHASE 1 - CONSTRUCTION DOCUMENTS
4/1/2024

GRADING & DRAINAGE PLAN
- SOUTHWEST

C2.3

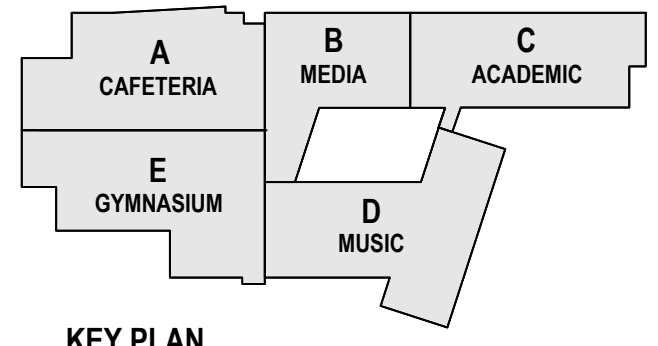
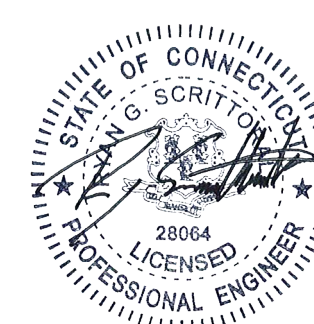


APPROVED



QA+M
architecture
QuisenberryArcartMalik
195 Scott Swamp Road
Farmington, CT 06032
qamarch.com

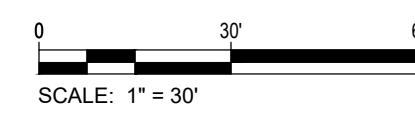
Prepared by:
 **benesch**
Alfred Benesch & Company
120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033
860-633-8341



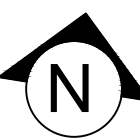
NEW CONSTRUCTION OF:

**NORTHEAST
MIDDLE SCHOOL**

530 STEVENS ST. BRISTOL, CT
State Project #: 017-088N
Project #: **2210**



- Revisions:
- 11/30/2023 - SPECIAL PERMIT & SITE PLAN
 - 01/12/2024 - RESPONSE TO CITY COMMENTS
 - 04/08/2024 - RESPONSE TO CITY COMMENTS
 - 06/25/2024 - FINAL CITY APPROVALS

 PHASE 1 - CONSTRUCTION DOCUMENTS
4/1/2024

**GRADING & DRAINAGE PLAN
- FELICE RD ENTRANCE**

APPROVED

C2.5

1/22/24 Determination

Determination of Regulatory Status City of Bristol CT Aquifer Protection Area Program

OFFICE USE ONLY	
Form No.	<u>2023-02</u>
APA Name	<u>UWB/LWB/MS</u>
Date of Receipt	<u>12/19/23</u>
Determination	<u>Not Regulated</u>
Determination Date	<u>1/22/24</u>

This form will be used by the City of Bristol's Aquifer Protection Agency to determine whether or not any of the activities currently being conducted on your property are subject to the regulatory requirements of the city's Aquifer Protection Area Program. Please complete this form and return it to:

City of Bristol Aquifer Protection Agency
c/o Land Use Office
City Hall, 111 North Main St.
Bristol CT 06010

Questions? Please call the city's Land Use Office at (860) 584-6225

PART 1 (please print all responses)

Name of person completing this form: Attorney James Ziogas Jr.

Name of business/facility: City of Bristol - Northeast Middle School

Address/location of business/facility: 532 Stevens Street

Telephone # of business/facility: 860-584-7016

E-Mail address of business/facility: taralandon@bristol-12.org

(If business does not have an e-mail address, provide e-mail address of contact person)

Briefly describe the type of business(es) conducted at this address/location:

Public School

PART 2

Check off [✓] each activity below if it's currently being conducted at the business/facility identified in Part 1.

(A)	☐	Underground storage of oil, petroleum, or hazardous material; underground transmission of oil, petroleum, or hazardous material ☐ Underground storage tank containing #2 fuel oil
(B)	☐	Dispensing of oil or petroleum for retail, wholesale, or fleet use
(C)	☐	On-site storage of hazardous materials for wholesale sale
(D)	☐	Repair or maintenance of vehicles; repair or maintenance of internal combustion engines of vehicles (including boats, snow blowers and lawnmowers) ☐ Involves the use, storage, or disposal of hazardous materials (including solvents, lubricants, paints, brake fluids, transmission fluids, or the generation of hazardous wastes)
(E)	☐	Salvage operations of metal or vehicle parts
(F)	☐	Wastewater discharges to ground water other than domestic sewage and storm water
(G)	☐	Car or truck washing ☐ wastewater is disposed of through a legal connection to the public sanitary sewer
(H)	☐	Production or refining of chemicals
(I)	☐	Clothes cleaning service (dry cleaner); cloth cleaning service ☐ Involves the use, storage, or disposal of hazardous materials (including dry-cleaning solvents)
(J)	☐	Industrial laundry service ☐ Involves the cleaning of clothes or cloth contaminated by hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(K)	☐	Generation of electrical power by means of fossil fuels (e.g., power plants)

(LIST CONTINUES ON PAGE 2)

1/22/24 Determination

(L)	☐	Production of electronic boards, electrical components, or other electrical equipment ☐ Involves the use, storage, or disposal of hazardous materials ☐ Involves metal plating, degreasing of parts or equipment, or etching operations
(M)	☐	Embalming or crematory services ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(N)	☐	Furniture stripping operations ☐ Involves the use, storage, or disposal of hazardous materials
(O)	☐	Furniture finishing operations ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(P)	☐	Storage, treatment or disposal of hazardous waste under a RCRA permit
(Q)	☐	Biological or chemical testing, analysis or research ☐ Involves the use, storage, or disposal of hazardous materials ☐ wastewater is disposed of through a legal connection to the public sanitary sewer
(R)	☐	Pest control services which involve the storage, mixing, or loading of pesticides or other hazardous materials
(S)	☐	Photographic finishing ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(T)	☐	Production or fabrication of metal products, including metal cleaning or degreasing with industrial solvents, metal plating, or metal etching ☐ Involves the use, storage, or disposal of hazardous materials
(U)	☐	Printing, plate making, lithography, photoengraving, or gravure ☐ Involves the use, storage, or disposal of hazardous materials
(V)	☐	Accumulation or storage of waste oil, anti-freeze or spent lead-acid batteries as part of a recycling facility under a state DEP General Permit
(W)	☐	Production of rubber, resin cements, elastomers, or plastic ☐ Involves the use, storage, or disposal of hazardous materials
(X)	☐	Storage of de-icing chemicals for retail sale or for de-icing parking lots, access drives, etc. ☐ Such chemicals are stored in a weather-tight, water-proof structure
(Y)	☐	Accumulation, storage, handling, recycling, disposal, reduction, processing, burning, transfer or composting of solid waste under a state DEP permit (solid waste facility, landfill, transfer station, composting facility, processing center)
(Z)	☐	Dyeing, coating or printing of textiles; tanning or finishing of leather ☐ Involves the use, storage, or disposal of hazardous materials
(AA)	☐	Production of wood veneer, plywood, reconstituted wood or pressure-treated wood ☐ Involves the use, storage, or disposal of hazardous materials
(BB)	☐	Pulp production processes that involve bleaching

Check here ☐ if none of the activities listed in Part 2 above have been checked off, and proceed to Part 5 below.

PART 3

For each activity checked off in Part 2 that involves the use or storage of hazardous materials, indicate the activity's letter code and which of the following hazardous materials is used/stored as part of that activity.

	Activity Code: _____	Activity Code: _____	Activity Code: _____	Activity Code: _____
Solvents	☐	☐	☐	☐
Heavy metals	☐	☐	☐	☐
Petroleum products (inc. Used Oil)	☐	☐	☐	☐
Pesticides	☐	☐	☐	☐
Fertilizers	☐	☐	☐	☐
Road salt; other de-icers	☐	☐	☐	☐
Other (specify): _____	☐	☐	☐	☐

1/22/24 Determination

PART 4

Check off [✓] all of the statements below that apply to the activities you checked off in Part 2.

- ☐ The activity is conducted at a residence without compensation.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity involves the on-site use or storage of not more than 2.5 gallons of each type of hazardous material at any one time and the total of all hazardous materials on-site does not exceed 55 gallons at any one time.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity is an agricultural activity regulated pursuant to Section 22a-354m(d) of the Connecticut General Statutes.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity satisfies ALL the following conditions:

1. The activity takes place solely within an enclosed building in an area with an impermeable floor.
2. The activity involves no more than 10% of the floor area of the building in which it takes place.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. All waste waters generated by the activity are disposed of through a legal connection to the public sanitary sewer.
5. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of hazardous materials.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity solely involves the use of lubricating oil and satisfies ALL of the following conditions:

1. The activity does not involve the cleaning of metals with chlorinated solvents at the facility.
2. The activity takes place solely within an enclosed building in an area with an impermeable floor.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of such lubricating oil and associated hazardous waste.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

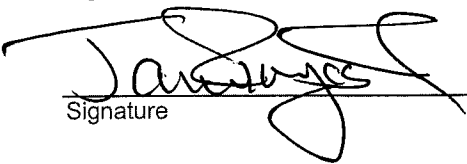
- ☐ The activity involves the dispensing of oil or petroleum from an above-ground storage tank or tanks with an aggregate volume of not more than 2,000 gallons and satisfies ALL of the following conditions:

1. The activity takes place solely on a paved surface which is covered by a roof.
2. The above-ground storage tank (or tanks) is a double-walled tank with overfill alarms.
3. All associated piping is either above-ground or has secondary containment.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

PART 5

I hereby certify that this form has been completed to the best of my ability and that the information contained herein accurately represents the nature and extent of activities currently being conducted at the business/facility identified in Part 1 above which may be subject to the regulatory requirements of the city's Aquifer Protection Area Program.


Signature

11/30/23
Date

1/22/24 Determination

Bristol Aquifer Protection Agency

Special Meeting of January 22, 2024

BRISTOL AQUIFER PROTECTION AGENCY MINUTES SPECIAL MEETING OF MONDAY JANUARY 22, 2024

CALL TO ORDER:

By: David White, Chairman

Time: 8:54 P.M.

Place: City Hall

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Thomas Marra (Vice Chairman)	X	
	Richard Goodwin (Secretary)	X	
	Richard Harlow	X	
	John LaFreniere	X	
ALTERNATE MEMBERS:	Michael DeRoehn	X	
	Sara Mangiafico	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Edward Spyros, Zoning Enforcement Officer		X

PUBLIC PARTICIPATION

There was no public participation.

Chairman White called the meeting to order at 8:54 P.M. New member Peter Caruso was seated in the audience.

ADMINISTRATIVE MATTERS

1. Approval of Minutes:
 - a. April 10, 2023
 - b. August 14, 2023

Chairman White designated regular Commissioners LaFreniere, Goodwin, Harlow, Marra and White to vote on the April 10, 2023, special minutes.

MOTION: Move to approve the special minutes of the April 10, 2023, special meeting.

By: Marra

Seconded: Harlow.

For: Marra, Goodwin, Harlow, LaFreniere and White.

Against: None.

Abstained: None.

Chairman White designated regular Commissioners LaFreniere, Goodwin, Harlow, Marra and White to vote on the August 14, 2023, special minutes.

MOTION: Move to approve the special minutes of the August 14, 2023, special meeting.

By: Marra

Seconded: Harlow.

For: Marra, Goodwin, Harlow, LaFreniere and White.

Against: None.

Abstained: None.

1/22/24 Determination

Bristol Aquifer Protection Agency

Special Meeting of January 22, 2024

NEW DETERMINATIONS:

3. Application #APA2023-02 – Determination of regulatory status for Northeast Middle School; 532 Stevens Street; Assessor's Map 50, Lot A+A1; R-15 (Single-Family Residential) zone; City of Bristol Board of Education, applicant.

Chairman White designated regular Commissioners LaFreniere, Goodwin, Harlow, Marra and White to vote on Application #APA202302.

The Agency acknowledged receipt of the following items in their electronic packets: a map entitled "*Determination of Regulatory Status*"; a Page entitled: "*Hyperlink for Northeast School Site Plan – 532 Stevens St.; 2nd Submission 01/16/24 and 1st Submission 11/*30/23*"; a letter dated November 30, 2023, from Attorney James Ziogas, Jr., regarding Northeast Middle School, 532 Stevens St., Bristol, CT"; a letter dated October 14, 2021, from State of CT, Department of Public Health, regarding Statutory Requirement to provide Electronic Notification; an application for Determination of Regulatory Status, dated 02/15/12; a map entitled *Determination of Regulatory status, dated 02-15-2012 Determination*; the minutes of the Aquifer Protection Area Agency dated February 15, 2012; an email dated January 5, 2012, from Christopher Beauchemin, former Assistant City Planner to Peter Fusco, BOE, regarding Northeast Middle School, 530 Stevens St., APA Determination;

Chairman White explained there was no concerns with the property for the construction of the new school.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained there was no Regulated activity on the site. Therefore, he requested the application be approved.

MOTION: Move that the Bristol Aquifer Protection Agency accept the determination of regulatory status application for the following facility in the "Upper White's Bridge/Lower White's Bridge/Mix Street" Aquifer Protection Area as complete, ***to determine there was no regulated activities***, in accordance with Section 8 of the City of Bristol's Aquifer Protection Area Regulations.

1. City of Bristol Board of Education – Northeast Middle School; 532 Stevens Street; Assessor's Map 50, Lot A+A1.

By: Marra

Seconded: Harlow.

For: Marra, Goodwin, Harlow, LaFreniere and White.

Against: None.

Abstained: None.

Determination of application #APA2023-02 of no regulated activities.

ADJOURNMENT:

Chairman White designated regular Commissioners LaFreniere, Goodwin, Harlow, Marra and White to vote on the adjournment.

MOTION: Move to adjourn at 8:58 P.M.

By: Marra

Seconded: Harlow.

For: Marra, Goodwin, Harlow, LaFreniere and White.

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

2/15/12 Determination

Determination of Regulatory Status City of Bristol CT Aquifer Protection Area Program

OFFICE USE ONLY	
Form No.	<u>2012-002</u>
APA Name	<u>UWB/LWB/MS</u>
Date of Receipt	<u>1-4-12</u>
Determination	<u>NOT REGULATED</u>
Determination Date	<u>1-4-12</u>

This form will be used by the City of Bristol's Aquifer Protection Agency to determine whether or not any of the activities currently being conducted on your property are subject to the regulatory requirements of the city's Aquifer Protection Area Program. Please complete this form and return it to:

City of Bristol Aquifer Protection Agency
c/o Land Use Office
City Hall, 111 North Main St.
Bristol CT 06010

Questions? Please call the city's Land Use Office at (860) 584-6225 and speak with either Chris Beauchemin (Assistant City Planner) or Alan Weiner (City Planner).

PART 1 (please print all responses)

Name of person completing this form: Peter Fusco, Supervisor, Buildings and Grounds (Board of Education)

Name of business/facility: Northeast Middle School

Address/location of business/facility: 530 Stevens St.

Telephone # of business/facility: (860) 584-7097

E-Mail address of business/facility: peterfusco@ci.bristol.ct.us
(If business does not have an e-mail address, provide e-mail address of contact person)

Briefly describe the type of business(es) conducted at this address/location:

public school

PART 2

Check off [✓] each activity below if it's currently being conducted at the business/facility identified in Part 1.

(A)	☒	Underground storage of oil, petroleum, or hazardous material; ☒ Underground storage tank containing #2 fuel oil
(B)	☐	Dispensing of oil or petroleum for retail, wholesale, or fleet use
(C)	☐	On-site storage of hazardous materials for wholesale sale
(D)	☐	Repair or maintenance of vehicles; repair or maintenance of internal combustion engines of vehicles (including boats, snow blowers and lawnmowers) ☐ Involves the use, storage, or disposal of hazardous materials (including solvents, lubricants, paints, brake fluids, transmission fluids, or the generation of hazardous wastes)
(E)	☐	Salvage operations of metal or vehicle parts
(F)	☐	Wastewater discharges to ground water other than domestic sewage and storm water
(G)	☐	Car or truck washing ☐ wastewater is disposed of through a legal connection to the public sanitary sewer
(H)	☐	Production or refining of chemicals
(I)	☐	Clothes cleaning service (dry cleaner); cloth cleaning service ☐ Involves the use, storage, or disposal of hazardous materials (including dry-cleaning solvents)
(J)	☐	Industrial laundry service ☐ Involves the cleaning of clothes or cloth contaminated by hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(K)	☐	Generation of electrical power by means of fossil fuels (e.g., power plants)

(LIST CONTINUES ON PAGE 2)

2/15/12 Determination

(L)	☐	Production of electronic boards, electrical components, or other electrical equipment ☐ Involves the use, storage, or disposal of hazardous materials ☐ Involves metal plating, degreasing of parts or equipment, or etching operations
(M)	☐	Embalming or crematory services ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(N)	☐	Furniture stripping operations ☐ Involves the use, storage, or disposal of hazardous materials
(O)	☐	Furniture finishing operations ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(P)	☐	Storage, treatment or disposal of hazardous waste under a RCRA permit
(Q)	☐	Biological or chemical testing, analysis or research ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(R)	☐	Pest control services which involve the storage, mixing, or loading of pesticides or other hazardous materials
(S)	☐	Photographic finishing ☐ Involves the use, storage, or disposal of hazardous materials ☐ Wastewater is disposed of through a legal connection to the public sanitary sewer
(T)	☐	Production or fabrication of metal products, including metal cleaning or degreasing with industrial solvents, metal plating, or metal etching ☐ Involves the use, storage, or disposal of hazardous materials
(U)	☐	Printing, plate making, lithography, photoengraving, or gravure ☐ Involves the use, storage, or disposal of hazardous materials
(V)	☐	Accumulation or storage of waste oil, anti-freeze or spent lead-acid batteries as part of a recycling facility under a state DEP General Permit
(W)	☐	Production of rubber, resin cements, elastomers, or plastic ☐ Involves the use, storage, or disposal of hazardous materials
(X)	☐	Storage of de-icing chemicals for retail sale or for de-icing parking lots, access drives, etc. ☐ Such chemicals are stored in a weather-tight, water-proof structure
(Y)	☐	Accumulation, storage, handling, recycling, disposal, reduction, processing, burning, transfer or composting of solid waste under a state DEP permit (solid waste facility, landfill, transfer station, composting facility, processing center)
(Z)	☐	Dyeing, coating or printing of textiles; tanning or finishing of leather ☐ Involves the use, storage, or disposal of hazardous materials
(AA)	☐	Production of wood veneer, plywood, reconstituted wood or pressure-treated wood ☐ Involves the use, storage, or disposal of hazardous materials
(BB)	☐	Pulp production processes that involve bleaching

Check here ☐ if none of the activities listed in Part 2 above have been checked off, and proceed to Part 5 below.

PART 3

For each activity checked off in Part 2 that involves the use or storage of hazardous materials, indicate the activity's letter code and which of the following hazardous materials is used/stored as part of that activity.

	Activity Code: <u>A</u>	Activity Code: _____	Activity Code: _____	Activity Code: _____
Solvents	☐	☐	☐	☐
Heavy metals	☐	☐	☐	☐
Petroleum products (inc. Used Oil)	☒	☐	☐	☐
Pesticides	☐	☐	☐	☐
Fertilizers	☐	☐	☐	☐
Road salt; other de-icers	☐	☐	☐	☐
Other (specify): _____	☐	☐	☐	☐

2/15/12 Determination

PART 4

Check off [✓] all of the statements below that apply to the activities you checked off in Part 2.

- ☐ The activity is conducted at a residence without compensation.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity involves the on-site use or storage of not more than 2.5 gallons of each type of hazardous material at any one time and the total of all hazardous materials on-site does not exceed 55 gallons at any one time.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity is an agricultural activity regulated pursuant to Section 22a-354m(d) of the Connecticut General Statutes.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity satisfies ALL the following conditions:

1. The activity takes place solely within an enclosed building in an area with an impermeable floor.
2. The activity involves no more than 10% of the floor area of the building in which it takes place.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. All waste waters generated by the activity are disposed of through a legal connection to the public sanitary sewer.
5. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of hazardous materials.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

- ☐ The activity solely involves the use of lubricating oil and satisfies ALL of the following conditions:

1. The activity does not involve the cleaning of metals with chlorinated solvents at the facility.
2. The activity takes place solely within an enclosed building in an area with an impermeable floor.
3. Any hazardous material used in connection with the activity is stored in such building at all times.
4. The activity does not involve (i) the repair or maintenance of internal combustion engines, including (without limitation) vehicles or equipment associated with such vehicles, (ii) the underground storage of any hazardous material, or (iii) the above-ground storage of more than 110 gallons of such lubricating oil and associated hazardous waste.

If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

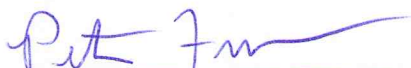
- ☐ The activity involves the dispensing of oil or petroleum from an above-ground storage tank or tanks with an aggregate volume of not more than 2,000 gallons and satisfies ALL of the following conditions:

1. The activity takes place solely on a paved surface which is covered by a roof.
2. The above-ground storage tank (or tanks) is a double-walled tank with overfill alarms.
3. All associated piping is either above-ground or has secondary containment.

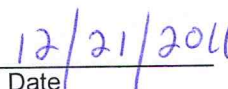
If you checked off more than one activity in Part 2, please indicate the letter code(s) of each activity this statement applies to:

PART 5

I hereby certify that this form has been completed to the best of my ability and that the information contained herein accurately represents the nature and extent of activities currently being conducted at the business/facility identified in Part 1 above which may be subject to the regulatory requirements of the city's Aquifer Protection Area Program.



Signature



Date



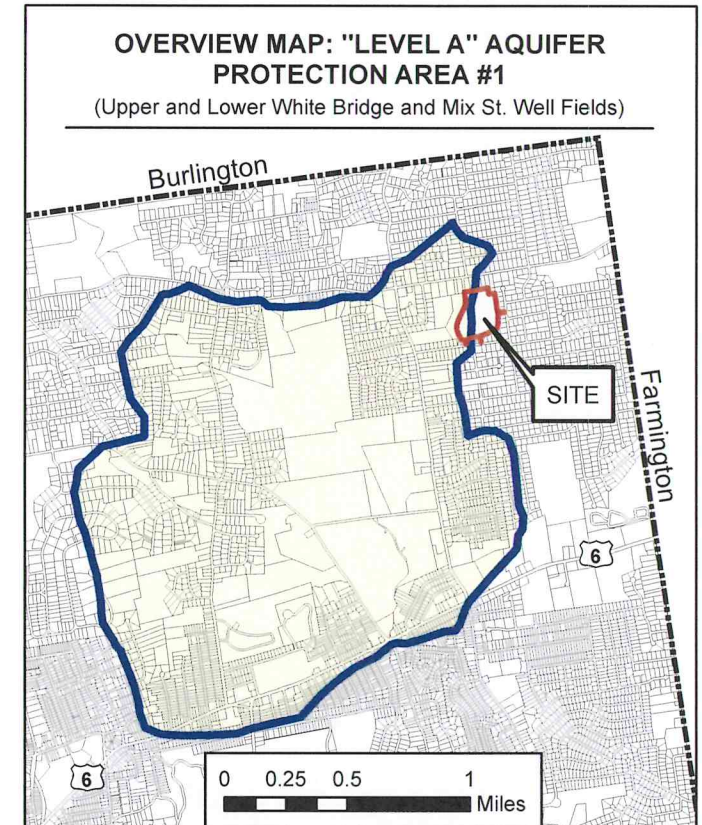
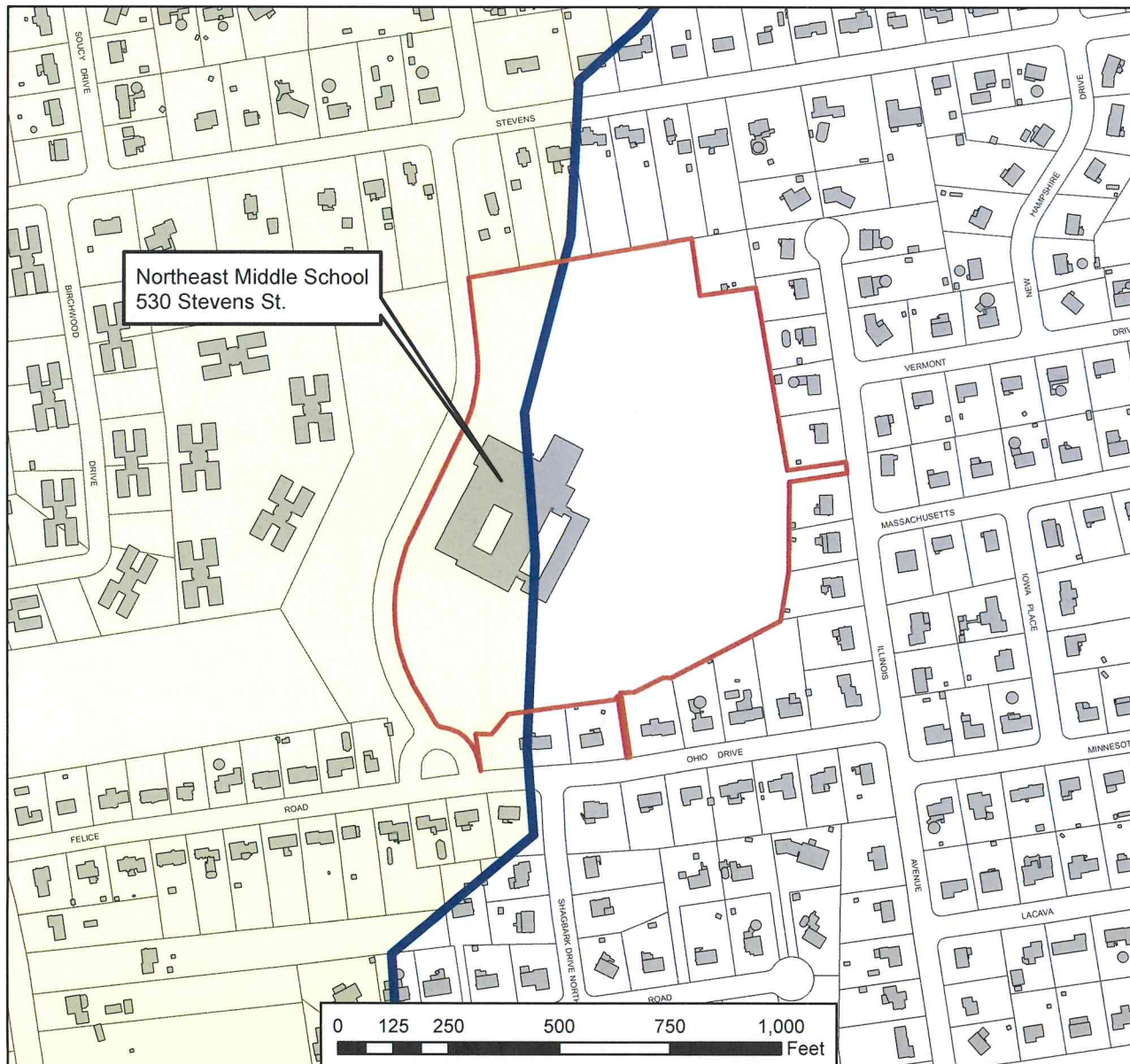
Determination of Regulatory Status

Facility Location Map

Northeast Middle School
530 Stevens Street

2/15/12 Determination

Form No.: 2012-002
Date of Receipt: 1/04/12
Determination: Not Regulated
Determination Date: 1/04/12



Legend

- Property containing subject facility
- Buildings/Structures
- "Level A" Aquifer Protection Area #1 (Effective Date: 5/27/11)



Map prepared by: Bristol Land Use Office; Printed on: 12/22/11

Chairman Newman called the meeting to order at 8:55 P.M.

Agency members present: Gina Newman (Chairman), Brian Skinner (Vice Chairman), Kenneth Nairne (Secretary), David White, William Cunningham (Alternate), Robert Dalfino, Sr., and Peter DelMastro.

Agency member absent: Bruce Chaplinski.

Also present: Alan Weiner, City Planner; T.J. Decrisantis, Zoning Enforcement Officer; and Christopher Beauchemin, Assistant City Planner.

I. Approval of Minutes

Chairman Newman designated Commissioner Cunningham to sit in place of Commissioner Chaplinski for the approval of minutes.

MOTION: Commissioner Skinner moved that the minutes of the December 14, 2012, special meeting of the Bristol Aquifer Protection Agency be approved as submitted. Commissioner Cunningham seconded the motion.

VOTE: In favor – Cunningham, Nairne, Skinner, and Newman. Against – none. The motion carried 4-0.

II. Implementation and Administration of Aquifer Protection Area Program

1. Determination of Status of Potentially Regulated Properties

Mr. Weiner explained there were properties subject to the Aquifer Protection Area Regulations and determinations were being reviewed regarding their status under the program. Also, the types of businesses at facilities were sometimes misleading and staff was trying to determine whether the properties were non-regulated in order to complete the determinations.

Mr. Beauchemin explained the sites contained on the inventory and the determination process that was being used to ascertain whether they would move on under the program or be removed from the inventory. He explained there were six additional determinations that have been completed since the January meeting as follows:

1. Edgewood Elementary School: tank contains #2 heating fuel (non-regulated)
2. Northeast Middle School: tank contains #2 heating fuel (non-regulated)
3. Fire Dept, #5 (Mix St.): tank contains #2 heating fuel (non-regulated)
4. Fire Dept, #5 (Mix St.): vehicle/small engine repair; this activity does not occur at site (not-regulated)
5. St. Gregory Church (Rectory): tank has been removed (not-regulated site)
6. St. Gregory Church (CCD Center): underground storage tank with #2 fuel (non-regulated)
7. Bristol Hospital Lab (641 Farmington Ave.): biological/chemical testing: no testing or analysis conducted (non-regulated)
8. St. Andrew Church: underground storage tank - tank has been removed (not-regulated)

Mr. Beauchemin explained there were thirty-one remaining potentially regulated activities at nineteen facilities that were mostly at car dealerships. He explained Staff was now in the process of contacting these facilities.

Mr. Weiner explained the remaining facilities were likely regulated sites.

2. Discussion/Adoption of Registration Form and Fee

The Commission acknowledged receipt of the following items: a report, entitled "*Status Report on Determinations of Potentially Regulated Activities in an Aquifer Protection Area (APA)*", dated February 9, 2012 and a form entitled "*Registration Form for Regulated Activities in an Aquifer Protection Area, City of Bristol, CT, Aquifer Protection Area Program, Working Draft #6, dated February 9, 2012*".

Mr. Weiner explained the next step after the determinations were completed was to register the facilities using the proposed registration form, which he reviewed with the Agency. He explained the process involved in registration and various other requirements for affected properties. He explained the form would likely be amended at a later time and updated as needed; approval was not necessary from the CT Department of Environmental Protection. He requested the Agency adopt both the Registration Form and establish a \$100.00 fee for a Registration.

After inquiry by the Agency, respectively, Mr. Weiner explained the Registration Form did not provide any detailed information regarding specific details concerning how a business handled its hazardous materials, including storage methods, volume levels,

2/15/12 Minutes

Bristol Aquifer Protection Agency

Special Meeting of February 15, 2012

storage locations, and other information he considered significant considering the subject matter the Agency would be considering. He explained the State did not require the documents to be notarized, but Section (8) required a certificate of completeness and accuracy consisting of an applicant's signature, but if there were future concerns the Agency can amend the form. He explained the purpose of the fee and cited the amount which other towns and cities charged for similar types of registrations. He explained the registration paid for municipality costs. Also, an applicant would provide both a materials management and best practice plans to city staff that required time resources for sufficient review. He explained the fees were not charged until the time of registration.

Mr. Weiner compared that the Land Use application fees do not cover all the cost associated with an application, but fees were required, and \$100.00 was nominal for the Staff work completed on the process already.

The Commission commented there were additional costs from this program such as inspection and enforcement. Alternatively, they commented there were fees discussed previously, but this was mandated by the State, and the City had costs in association with applications.

After inquiry by the Agency, Mr. Beauchemin explained \$100.00 was a low application fee compared with other towns where a fee was assessed based on the overall size of the lot or building where a regulated activity was being conducted. Some fees, he pointed out ranged as high \$750.00.

MOTION: Commissioner Skinner moved to adopt the Registration Form for Regulated Activities in an Aquifer Protection Area as presented in the draft dated February 9, 2012. Commissioner Cunningham seconded the motion.

VOTE: In favor – Cunningham, White, Nairne, Skinner, and Newman. Against – none. The motion carried 5-0.

MOTION: Commissioner Skinner moved to adopt and establish a Registration Fee of \$100.00. Commissioner Cunningham seconded the motion.

VOTE: In favor – Cunningham, Nairne, Skinner, and Newman. Against – White. The motion carried 4-1.

3. Next Steps

Mr. Weiner explained Staff would continue working on completing the activity determinations and work with facility owners who have been determined to have regulated activities. Also, the form would be revised to requested additional information.

III. Adjournment

MOTION: Commissioner Nairne moved that the February 15, 2012, special meeting of the Bristol Aquifer Protection Agency be adjourned. Commissioner Cunningham seconded the motion.

VOTE: In favor – Cunningham, White, Nairne, Skinner, and Newman. Against – none. The motion carried 5-0.

The meeting was adjourned at 9:40 P.M.

Respectfully submitted,

Nancy King
Recording Secretary

Gina Newman, Chairman

Kenneth Nairne, Secretary

2/15/12 Determination

Chris Beauchemin - Northeast Middle School, 530 Stevens St. - APA Determination (underground storage of oil)

From: Chris Beauchemin
To: Fusco, Peter
Date: 1/5/2012 3:59 PM
Subject: Northeast Middle School, 530 Stevens St. - APA Determination (underground storage of oil)
CC: Weiner, Alan

Dear Mr. Fusco,

We have received the "Determination of Regulatory Status" form that you recently submitted to the Bristol Land Use Office for the following activity being conducted at Northeast Middle School, 530 Stevens Street:

"Underground storage of oil, petroleum, or hazardous material; underground transmission of oil, petroleum, or hazardous material"

Based upon our review of the information you provided, a determination has been made that this activity is **NOT** subject to the provisions of the city's Aquifer Protection Area (APA) Regulations and, as such, no further action regarding this activity is required on your part.

This determination was made based on the following information:

1. the school's underground storage tank contains #2 fuel oil, and
2. such tank is located more than 500 feet from a public water supply well.

In accordance with Section 2.01(1) of the city's APA Regulations, an underground storage tank meeting the above conditions is an "exception" under the program and, as such, is ***not*** a regulated activity.

If you have any questions regarding this determination, or any questions about the APA program in general, please call me at (860) 584-6225, Thank you for your assistance and cooperation during this process.

Regards,

Christopher A. Beauchemin, AICP
 Assistant City Planner
 City of Bristol
 111 North Main Street
 Bristol, CT 06010

Phone: 860-584-6225
 Fax: 860-584-3838
 E-Mail: chrisbeauchemin@bristolct.gov