City of Bristol
Zoning Commission

REGULAR MEETING - MONDAY, SEPTEMBER 15, 2025
CITY HALL COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 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. Pledge of Allegiance

3. Approval of Minutes

   a. Regular Meeting - August 11, 2025

   b. Special Meeting - August 21, 2025

4. Receipt of New Applications

   a. Application 2545 - Special Permit for the Adaptive Re-Use of an existing non-residential building to allow for the conversion of a mixed-use building to a residential dwelling unit (first floor) at 116 Central Street; Assessor's Map 41, Lot 63; BG (General Business) zone; Steve F. Lavoie and Diane J. Lavoie-Pelletier, Trustees of the Norman Donata Lavoie Irrevocable Trust, applicant.

   b. Application #2546 — Modification of Special Permit #1413 from (1) Automotive repair and service facility and (2) The display or sale of operable used automobiles to (1) Motor Vehicle Repair or Service Facility and (2) Motor Vehicle Sales and (3) To modify the number of vehicles displayed for sale at 237 East Main Street; Assessor's Map 41, Lot 20; BG (General Business) zone; CJ Auto Mall, applicant.

c. Application AZR 25-07 - Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

1. Recommendation #27 – Cannabis Cultivation
2. Recommendation #37 – A Zone Bulk Requirements
3. Recommendation #38 – Amend Mixed Use/Street Wall Requirements: (BD) Zone
4. Recommendation #39 – Update Sign Regulations
5. Recommendation #40 – Expand Outdoor Lighting Requirements
6. Recommendation #41 – Overhaul Access Management Regulations
7. Recommendation #42 – Update Landscaping Standards
8. Recommendation #43 – Update Fence Requirements
9. Recommendation #44 – Amend Definition of Average Finished Grade
10. Recommendation #45 – Add Animal Grooming as a Permitted Use
11. Recommendation #46 – Add Data Centers as a Permitted Use
12. Recommendation #47 – Amend Requirements for Posting of Properties
13. Recommendation #48 – Minor Text and Formatting Amendments

Initiated by: Bristol Zoning Commission

5. Public Hearings

a. Application #2539 - Special Permit for a Commercial Kennel at 135 Cross Street; Assessor's Map 3, Lot 15; I (General Industrial) zone; Jon Rondeau, applicant.

b. Application # 2540 - Special Permit for the Adaptive Re-Use of an existing non-residential building for a) business or professional offices, including medical and dental offices; b) personal service establishments at 291 Queen Street; Assessor's Map 30A, Lot 2-6; R-15 (Single-Family Residential) zone; Focus Spaces, LLC, applicant.

c. Application #2541 - Special Permit for For-Profit School at 314 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive; IP-1 (Industrial Park) zone; Allstate Commercial Driver Training School, applicant.

d. Application #2542 - Site Plan for For-Profit School at 314 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive; IP-1 (Industrial Park) zone; Allstate Commercial Driver Training School, applicant.

6. City Council and Other Referrals

a. Request from City Council: Smoke and Vape Shops

7. New Business

8. Staff Reports

a. Zoning - August 2025

9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, October 20, 2025

BRISTOL ZONING COMMISSION
DRAFT MINUTES
REGULAR MEETING OF MONDAY AUGUST 11, 2025

CALL TO ORDER:

By: Chairman White Time: 6:00 P.M. Place: City Hall
111 North Main St.
Council Chambers
First Floor

ROLL CALL:

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

Chairman White called the meeting to order at 6:00 P.M.

1. Call to Order

Chairman White reminded the Commission the next special meeting was August 21, 2025, at 5:00 P.M.
Chairman White reminded the Commission the next regular meeting was September 15, 2025, at 6:00 P.M.

1. Approval of Minutes

   a. Regular Meeting - July 14, 2025
   b. Special Meeting – July 24, 2025

Chairman White designated himself, regular Commissioners Harlow and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on the July 14, 2025, regular minutes.

MOTION: Move to approve the minutes of the July 14, 2025, regular meeting.

By: White Seconded: DeRoehn

For: White, DeRoehn, Caruso, LaFreniere and Harlow.
Against: None.
Abstained: None.

The July 14, 2025 minutes are approved without corrections.

c. Special Meeting - July 24, 2025

Chairman White designated himself, regular Commissioners Harlow and LaFreniere with alternate Commissioners DeRoehn, and Mangiafico to vote on the July 24, 2025, special minutes.

MOTION: Move to approve the minutes of the July 24, 2025, special meeting.

By: White Seconded: DeRoehn

For: White, Harlow, Mangiafico, LaFreniere and DeRoehn.
Against: None.
Abstained: None.

The July 24, 2025 special meeting minutes are approved without corrections.

4. Receipt of New Applications

a. Application #2539 - Special Permit for a Commercial Kennel at 135 Cross Street; Assessor's Map 3, Lot 15; I (General Industrial) zone; Jon Rondeau, applicant.

Chairman White designated himself, regular Commissioners Harlow and LaFreniere with alternate Commissioners DeRoehn, and Caruso to vote on the remainder of the applications this evening, including, Application #2539.

Robert Flanagan, City Planner, explained the application was filed for the property in order to start a commercial kennel. He requested the applicant and their engineer revise and clean-up the documents. He suggested scheduling the application for a public hearing at the September meeting while waiting for the requested documents.

MOTION: Move that Application #2539 be accepted and scheduled for a Public Hearing for the September 15, 2025, Regular meeting.

By: LaFreniere Seconded: Harlow

For: White, Harlow, DeRoehn, LaFreniere and Caruso.
Against: None.
Abstained: None.

The application is scheduled for public hearing on September 15th.

b. Application # 2540 - Special Permit for the Adaptive Re-Use of an ex-siting non- residential building for a) business or professional offices, including medical and dental offices; b) personal service establishments at 291 Queen Street; Assessor's Map 30A, Lot 2-6; R-15 (Single-Family Residential) zone; Focus Spaces, LLC, applicant.

Chairman White designated himself, regular Commissioners Harlow and LaFreniere with alternate Commissioners DeRoehn, and Caruso to vote on Application #2540.

Staff explained that this application is being accepted this evening and was derived from an enforcement and appeal action regarding "personal service" uses. The Zoning Commission has since included this use within the adaptive reuse regulation. He stated the applicant had invested money to renovate the building and it is in the City's best interest to have a use at the property.

MOTION: move that Application #2540 be accepted and scheduled for a Public Hearing for the September 15, 2025, Regular meeting.

By: LaFreniere Seconded: Harlow

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

Against: None.
Abstained: None.

The application is scheduled for public hearing.

c. Application #2541 - Special Permit for For-Profit School at Lots 10 & 11 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive; IP-1 (Industrial Park) zone; Allstate Commercial Driver Training School, applicant.

d. Application #2542 - Site Plan for For-Profit School at Lots 10 & 11 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive; IP-1 (Industrial Park) zone; Allstate Commercial Driver Training School, applicant.

Chairman White designated himself, regular Commissioners Harlow and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on Application #2541 and Application #2542.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained the required wetlands upland review has been concluded and approved. This application is now ready to be scheduled for a public hearing.

Staff explained he believed the new address would be number 135 of Business Park Drive. He recommended the application be scheduled for public hearing in September.

MOTION: Move that Application #2541 and Application #2542 be accepted and scheduled for a Public Hearing for the September 15, 2025, Regular meeting.

By: LaFreniere Seconded: Harlow

For: White, Caruso, DeRoehn, LaFreniere and Harlow.
Against: None.
Abstained: None.

The application is scheduled for public hearing in September.

d. Application #2543 – Revision to an Approved Site Plan for a public school at 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 himself, regular Commissioners Harlow and LaFreniere with alternate Commissioners DeRoehn, and Caruso to vote on Application #2543.

MOTION: Move to accept Application #2543 and move to "New Business".

By: LaFreniere Seconded: Harlow

For: White, DeRoehn, Caruso, LaFreniere and Harlow.
Against: None.
Abstained: None.

Application #2534 is moved under "New Business".

4. New Business

DRAFT

a. Discussion on Revisions: Application #2504 & #2505 – Special Permit and Site Plan for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant.

Staff stated that the applicant did not appear to be at the meeting yet and recommended tabling the item and coming back to it later when the representatives arrive.

MOTION: Move to move Applications #2504 & #2505 to "New Business".

By: LaFreniere Seconded: Harlow

For: White, DeRoehn, Caruso, LaFreniere and Harlow.
Against: None.

a. Application 2537 - Special Permit for Earth Removal in excess of 400 cubic yards at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

b. Application 2538 - Site Plan for Earth Removal in excess of 400 cubic yards at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

Chairman White designated himself, regular Commissioners Harlow and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on Applications #2537 and #2538.

Attorney James Ziogas stated that after they submitted the application it appeared there was a small area of property within the upland review area, therefore, they will be withdrawing the application and re-submitting after that process. The public hearing notice had not yet been published.

MOTION: Move to accept the withdrawal of Applications #2537 & #2538 Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

By: LaFreniere Seconded: Harlow

For: White, DeRoehn, Caruso, LaFreniere and Harlow.
Against: None.

The applications are withdrawn.

a. Application #2543 – Revision to an Approved Site Plan for a public school at 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 himself, regular Commissioners Harlow and LaFreniere with alternate Commissioners DeRoehn, and Caruso to vote on Application #2543.

Staff stated that Benesch reached out with a request for grading of the excess material on-site for Northeast Middle School.

Nancy Levesque, Benesch, stated unsuitable material and fill was found during construction and excavation of the school. The fill has been tested and can remain on-site. There was an area set aside for this during the initial approval process. The fill totals under 400 cubic yards and would require additional grading in the northwest corner.
They are suggesting a 3 to 1 slope that would not impact the drainage. The other modification on-site is for existing storm drainage to be replaced. They found several pipes that were offset throughout the system during a video inspection that already

needed replacement. They are proposing replacing the pipes and catch basins to increase the longevity of the system and project. She is confident that any staff comments could be worked through with staff.

Staff spoke with City Engineering staff and they were confident that the application could be approved and any remaining comments would be addressed by staff. He recommended approving the application this evening.

There was a discussion of the existing piping decaying and was not correctly sized. Additional discussion regarding the landscape conditions and limits of clearing. Staff noted this work is within the aquifer and the issue will be resolved with a determination at next month's meeting by the Agency.

MOTION: Move to approve Application #2543.

By: LaFreniere Seconded: Harlow

For: Harlow, Marra, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The application is approved.

Staff noted the representative for the New Britain Water application had arrived and was ready to give a presentation.

a. Discussion on Revisions: Application #2504 & #2505 – Special Permit and Site Plan for a Civic Facility at Maltby Street; Assessor's Map 52 & 53, Lots 11, 15, 16B16A, 17, 145, 147, 149, 150 & 151; R-40 (Single-Family Residential) zone; New Britain Water Department, applicant.

Sebastian Amenta, representing New Britain Water, explained there were no zoning changes but rather the State DEEP and Army Corps of Engineers requested changes due to the size and impact of the project including obtaining a water quality certificate. He reviewed a presentation comparing the changes made to the plan to group the wetlands areas together.

The wetland location near the well field did not change but rather the area of creation which would be better for maintenance. The 100-foot distance to residential property lines actually increased from the previous dimension approved by the Zoning Commission. He explained the project is out to bid and funded by the Department of Health. He expected construction to begin in March 2026. He thanked the Commission for their time.

6. Public Hearings

a. Application #2534 - Special Permit for a Motor Vehicle Repair Facility at 201 Terryville Road; Assessor's Map 67, Lot 17; I (General Industrial) zone; Wrenchrite Towing, LLC, applicant - PUBLIC HEARING CONTINUED FROM JULY 14, 2025.

Chairman White designated himself, regular Commissioners Harlow and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on Application #2534.
Attorney James Ziogas explained the request for a portion of the existing building to be used for a motor vehicle repair facility. The other portion of the property is used by the landlord for an existing transmission and engine repair business for vehicles and boats. He explained the property was purchased by Pepsi Cola long ago. He felt this was a suitable location for motor vehicle repair as it already occurs on this site. There was a prior approval for a special permit in 2004 but no approved site plan. He explained he had been to the site three times since the application was filed and each time it has improved.

The ZEO did send a letter about the excess vehicles on the property. He estimated 20-30 vehicles have already been removed which left approximately 60 or so cars remaining. He spoke with the ZEO who noted significant progress on the site. 15 designated parking spaces are requested for this business and it would be only a one or two person run operation. He did not expect to have many vehicles awaiting repair at any one time.

Attorney Ziogas addressed various staff comments regarding the property and business including scrap metal, vehicles awaiting service, Pequabuck River, curbed walls and obtaining approval from the ZEO for the DMV location paperwork. There were no nearby residences. He felt the use was appropriate in this location.

Staff suggested a 6-month review to ensure the business is in compliance and has no issues.

Commissioner Harlow inquired if this proposal requires an Aquifer approval. Staff stated the property was not with an aquifer area, only wetlands upland review and floodplain areas.

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

The hearing is closed.

By: LaFreniere Seconded: Harlow

For: White, Marra, Goodwin, LaFreniere and Harlow.
Against: None.
Abstained: None.

MOTION: Move to approve App. #2534 – Special Permit for a Motor Vehicle Service and Repair Facility at 201 Terryville Road; Assessor's Map 67, Lot 17; I (General Industrial) zone; Wrenchrite Towing, LLC, applicant with the following stipulations:

1. This Special Permit shall authorize use of the property for an additional Motor Vehicle Service and Repair facility for Wrenchrite Automotive.
2. This Special Permit stipulates that no more than 15 vehicles are allowed for repair on site associated with Wrenchrite Automotive.
3. The Commission shall conduct a review of the Special Permit in six-months from the date of approval.
4. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
5. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.

By: LaFreniere Seconded: Harlow

For: Harlow, Marra, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The application is approved.

b. Application #2535 - Special Permit for Motor Vehicle Service and Repair Facility at 200 Terryville Road - Units C & D; Assessor's Map 67, Lot 7-1; I (General Industrial) zone; Steven P. Merchant Sr./Ray's Carstar Auto Body, applicants.

Chairman White designated himself, regular Commissioners Harlow and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on Application #2535.

Thomas Zukowski of Ray's Carstar explained they are currently using Unit B as a calibration facility. They subsequently decided to expand to accommodate modern testing requirements such as Tesla. They found they needed additional space and looked to use Units C and D and use those units in the same way as the existing use for vehicle testing.

Staff reviewed the various materials submitted as part of the application. He asked Mr. Armstrong, Assistant City Planner for this review of the site during inspection. Mr. Armstrong explained he reviewed both phases and the site features looked great. There was one small item to be corrected during inspection and it was completed immediately.

Staff reviewed the as-built survey and proposed limiting the approval to 4 units.

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

The hearing is closed.

By: LaFreniere Seconded: Harlow

For: White, DeRoehn, Caruso, LaFreniere and Harlow.
Against: None.
Abstained: None.

MOTION: Move to approve App. #2535 – Special Permit for Motor Vehicle Service and Repair Facility at 200 Terryville Road - Units C & D; Assessor's Map 67, Lot 7-1; I (General Industrial) zone; Steven P. Merchant Sr./Ray's Carstar Auto Body, applicants, with the following stipulations:

1. This Special Permit shall authorize use of the property for an additional Motor Vehicle Service and Repair facility in Unit's "C" & "D".

2. This Special Permit stipulates that no more than 4 vehicles are allowed for repair on site associated with Unit "C" and 4 vehicles associated with Unit "D".

3. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.

4. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.

By: LaFreniere Seconded: Harlow

For: White, Caruso, DeRoehn, LaFreniere and Harlow.
Against: None.
Abstained: None.

The application is approved.

c. Application #2536 - Proposed amendments to the Zoning Regulations to amend Section 6.3.3.B. - Temporary Structures to: 1) add placement requirements for the front yard; 2) limit the number of temporary structures to one; 3) add requirements for maintenance; Jeffrey Hayden, applicant.

Chairman White designated himself, regular Commissioners Harlow and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on Application #2536.

Mr. Jeff Hayden, applicant, explained he has lived in Bristol for many years and was looking for a solution to a problem and therefore brought about the proposed regulation amendment to allow for temporary structures. He explained a previous request to install sidewalks in Bristol may have prompted a certain resident to become irritated and complain about his particular situation.

Mr. Hayden reviewed photos submitted of his temporary structure from the enforcement action and more recent photos taken by himself. He further reviewed the proposed text amendment which would allow for storage of items including vehicles. He felt this regulation would bring hundreds of properties into compliance and bring the City regulations closer in line with other Town's

regulations. He suggested blight regulations would address the potential unsightly aspects of the proposal. After speaking with the Zoning Enforcement Officer (ZEO), he had approximately 10 of these complaints per year.

Chair White asked about the size of a temporary structure. Mr. Hayden stated he had not thought of that. He expected it would be like a shed permit and that the Zoning Enforcement Officer would then have a list to utilize for inspections. He stated the city uses a temporary structure at the Public Works yard.

Commissioner LaFreniere asked how long the structure shown in the photo had been there. There was a discussion with Mr. Hayden regrading the structure, which had been there for 5 years and was constructed by himself without obtaining a permit and is not up to Building Code requirements. There were a lot of properties with existing temporary structures that may be in the backyard. Commissioner LaFreniere felt the image shown was in his opinion, blight. Commissioner Mangiafico felt the interpretation of pop-up shelters as temporary structure was a stretch, and a different type of scenario.

Chairman White asked what problem this change would solve? Mr. Hayden responded that it would allow the structure. Commissioner Mangiafico clarified that would be to not turn it into a "shed", which was confirmed by Mr. Hayden. He stated there is a violation of this regulation at a particular location that nobody has done anything about. Commissioners pointed out the Zoning Enforcement Officer was seated in the audience and taking note of this complaint at the moment.

He felt the rules were being applied unfairly. Chairman White reminded Mr. Hayden that zoning enforcement is complaint driven and that the ZEO does not have the time to cite everything he sees. Staff reiterated there are 60,000 people and only one ZEO, who is already overworked. Mr. White stated he felt the city is enforcing fairly and temporary structures are not permitted.

Amil Nasser of 114 Moody Street spoke and stated owners should have a right to have a structure that is safe for them and the neighbors and uphold property values.

Mr. Ken Cockayne of 93 Tuttle Road spoke against the application. He was a former Mayor and under his administration they did away with temporary structures. He felt it was blight and a proper carport should be built. The structure is not up to code and the foundation and other aspects are unknown.

The Commission reviewed each of the documents in the record.

No one else spoke in favor of the application.

The hearing is closed.

By: LaFreniere Seconded: Harlow

For: White, DeRoehn, Caruso, LaFreniere and Harlow.
Against: None.
Abstained: None.
Chairman White stated he had great difficulty changing zoning regulations in an area where he believes the city would not want to get into. He felt that temporary structures being not permitted should remain that way.

MOTION: Move to deny Application #2536 - Proposed amendments to the Zoning Regulations to amend Section 6.3.3.B. - Temporary Structures.

The amendment, as presented, is generally not consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

By: LaFreniere Seconded: Harlow

For: Harlow, DeRoehn, Caruso, LaFreniere and White.
Against: None.
Abstained: None.

The application is denied.

6. Old Business

No old business.

7. Staff Reports

e. Zoning - July 2025

Mr. Brandon Peate, Zoning Enforcement Officer presented himself. Chairman White reiterated that he felt he was doing a great job especially after only one year on the job. Mr. Peate gave an update the Building Department has a hired a new code enforcement officer. He reiterated zoning enforcement is complaint driven.

8. Communications

Staff stated there were no new communications.

9. Adjournment

Chairman White designated himself, regular Commissioners Harlow and LaFreniere with alternate Commissioners DeRoehn and Caruso to vote on the adjournment.

MOTION: Move to adjourn at 7:33 P.M.

By: LaFreniere Seconded: Harlow

For: white, Caruso, DeRoehn, LaFreniere and Harlow.
Against: None.
Abstained: None.

This meeting was recorded.

Respectfully submitted,

Andrew Armstrong
Acting Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

DRAFT

BRISTOL ZONING COMMISSION
MINUTES
SPECIAL MEETING OF THURSDAY AUGUST 21, 2025

1. Call to Order

By: Chairman White Time: 7:00 P.M. Place: Via Zoom

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

Per the order of Chairman White, the meeting was called to order at 5:00 P.M.

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, September 15, 2025.

2. Public Participation

There was no public participation

3. New Business

a. Review and Discussion on Recommendation #R27 - Cannabis Cultivators Add New Section 4.3.3.

Mr. Gomes reviewed the schedule with the Commission that was near the end for work for IMEG Consultants Corporation. The consultant would go over the three new amendments that were discussed previously with the Commission.

Mr. Gomes said there were no cannabis Regulations, so these needed to be added to the Regulations. The consultant reminded the Commission there were City Ordinances for cannabis that he reviewed with the Commission.

Commission inquiries: Mr. Gomes verified the cannabis cultivation would be stipulated to be for indoor use in the industrial and industrial park zones. The consultant reviewed the numerous requirements for the amendments for cannabis facilities and micro cultivators that would require distances from sensitive areas. Mr. Gomes said the State regulates the size of the facilities.

Staff indicated there was a facility that was interested in a building on Middle St. for cannabis purposes. The City Planner wanted to prepare for any applicants that may want to file for applications.

b. Review and Discussion on Recommendation #R37 - "A" Zone Bulk Standards Amend Bulk Standards.

The consultant indicated the amendment was to allow for flexibility in the A-zone to redevelop properties. Mr. Gomes indicated the density would be increased from 12 units to 20 units per acre that abuts a state highway.

Staff mentioned a developer is interested in a property in Forestville to an A-zone use that was pleased with the amendment. The City Planner's view was the potential project would be an improvement for Forestville and maybe the start of more projects.

c. Review and Discussion on Recommendation #R38 - Mixed Use Standards in the BD (Downtown Business) zone. Allow Dwelling Units at Street Level.

The consultant pointed out there were minor revisions to the amendment from the July 2025, special meeting. Mr. Gomes indicated the office uses and retail uses were a weak market, but service uses and restaurants were doing a little better. The consultant noted the amendment was revised to require one third of commercial uses with two thirds residential use on the first floor in buildings in the downtown area. Mr. Gomes noted the doorways were reduced to 50% for glazing. Mr. Gomes reviewed the new Item #9 for residential doorways were limited and away from the street. The consultant reviewed the existing Regulation where streets where dwelling units were not allowed at street level: High St., Main St. and Prospect St. were eliminated from this Regulation.

d. Review and Discussion on Recommendation R39 - Signs Amend Section 14.

Mr. Gomes explained the sign Regulation amendments for content neutral signage because of a Supreme Court ruling. The consultant said political signage was revised to campaign signage. Mr. Gomes noted murals are now exempt from the Regulations. The consultant noted signs would be recategorized based on the installation process. Mr. Gomes said there is now a size limit for freestanding signs for multiple tenant plazas. The consultant noted small incidental signs would be allowed by right with restrictions. Mr. Gomes reviewed the changes to the window signage. Mr. Gomes recommended that the window signage Regulations be adopted by the Commission.

Commission inquiries: Mr. Peate thought phasing out window signage would be an improvement to the Regulations and the aesthetic of the City. The ZEO said the complaint derived system works better versus the ZEO filing a complaint because of selective enforcement complications.

e. Review and Discussion on Recommendation R40 - Outdoor Lighting Amend Section 11.2.

Mr. Gomes reviewed many of the amendments that were revised with the Commission's concerns. The consultant noted the new Regulations would enhance the regulation of outdoor lighting. Mr. Gomes indicated the new Regulations would exempt multiple lighting types and increases the prohibition of certain lighting types. The consultant noted Staff indicated the lighting levels and nuisances would be reduced in various areas. Mr. Gomes said the residential watts were increased from 650 watts to 1,600 watts. The consultant suggested the Commission not use the Dark Sky International for applications because the Regulations are now more detailed. Mr. Gomes reviewed the exempted lighting and intensities of colors for the Commission to control on properties. The consultant said the enforcement action would be extended up to 30 days for residential uses.

f. Review and Discussion on Recommendation R41 - Access Management Amend Section 12.

Mr. Gomes reminded the Commission there was a suggestion at last month's meeting to significantly update Section 12 in the Regulations. The consultant said Section 13.11 driveway standards would be revised to be consistent with Section 21.51 of the City Ordinances. Mr. Gomes recommended to eliminate the Access Management Overlay Zone to have this area consistent with the City's Regulations. The consultant noted for new driveways there would now be an increase in site distance requirements based on the property conditions.

Mr. Gomes said the traffic study requirements would be relocated near the Special Permit requirements. The consultant indicated the Section 12 standards in the Access Management Overlay Zone would be applied to the entire City but only to proposals with Site Plan and Special Permit applications. Mr. Gomes said the distances from

intersections near driveways would be a greater distance for Special Permits and Site Plans. The consultant mentioned there was some flexibility with incentives in the driveway access for difficult properties.

Staff pointed out a correction was needed on Pg. 59 that the State Traffic Authority should be the Office of the State Traffic Administration (OSTA.) The City Planner agreed with applying these Regulations City wide.

g. Review and Discussion on Recommendation R42 - Landscaping Amend Section 11.1.

Mr. Gomes overviewed the changes to the Landscaping Standards. The consultant noted the landscaping was not specified where it should be applied. Mr. Gomes indicated the Commission had to approve the removal of trees and particularly healthy non-evasive trees.

h. Review and Discussion on Recommendation R43 - Fences Amend Section 11.3.

The consultant reviewed the minor updates to the Fence Regulations to make the Regulations more effective and easier to read. Mr. Gomes specified that safety fences had to be removed if there was no activity for construction. The consultant stated the Zoning Permit would be changed to a Fence Permit.

i. Review and Discussion on Recommendation R44 - Average Finished Grade Amend Definition and Provide Guidance for Compliance.

Mr. Gomes overviewed the modifications to the Average Finished Grade that controls the height of buildings. The consultant reviewed the new process for measuring from the exterior walls, structures and the perimeter around the building. Staff's view was this would improve the applicants understanding of the Regulations.

j. Review and Discussion on Recommendation R45 - Animal Grooming Add as a Permitted Use.

The City Planner said the reason for these Regulations were that there were several phone calls of residents that wanted to provide this service. Mr. Gomes noted this was a new use and there was no natural fit for Animal Grooming in the existing Regulations. The consultant said the Regulation may not fit in with an adaptive reuse of a building but may fit in the BN, BG and BHC Zones with requirements.

k. Review and Discussion on Recommendation R46 - Data Centers Add as a Permitted Use.

Mr. Gomes indicated Data Centers would be a new use. The consultant reviewed the minimum and maximum square footage requirements of the buildings. Mr. Gomes stated the data centers would be allowed in the zones of the I, IP-1, IP-3, IP-5 and the BHC with requirements. The consultant pointed out the concern with data centers is noise levels. Mr. Gomes noted there would only be a few properties that may be used for the data center use. The consultant noted that noise emitting reports were required for the use. Mr. Gomes overviewed the parking requirements for this use.

l. Review and Discussion on Recommendation R47 - Posting of Properties Amend Requirements.

The consultant detailed the posting of property updates for the Regulations.

Commission inquiries: Staff said he would calculate 2 ft. X 2 ft. signage and 4 ft. X 4 ft. signage to be distributed evenly across the frontages of properties for the next September 2025 regular meeting.

m. Review and Discussion on Recommendation R48 - Text Amendments Various Miscellaneous Amendments.

Mr. Gomes indicated this item was a list for many various minor updates to the Regulations. The consultant said the Regulations would be revised to include the clarification of the Planning Commission and Zoning Commission with the approval requirements. Mr. Gomes indicated Section 16.2.2.E. would make the Regulations define that the Zoning

Commission would determine if a Site Plan would be required for a Special Permit and to have a basis for waiving the Site Plan requirement.

Commission inquiries: Staff noted the Commission would be overburdened with determining if a Site Plan was required for a Special Permit. The City Planner described the difficulties the applicants had to overcome with their applications.

Mr. Gomes did not think the Commission would be overburdened with determining if a Site Plan was required with a Special Permit because there are now criteria in place for in making the determination. The consultant noted the next steps were to continue reviewing the Site Plan and Special Permit requirements. Mr. Gomes stated the amendments will be shared with the NVCOG and various agencies.

Staff recommended the application amendments be accepted at the September 15, 2025, regular meeting of the Zoning Commission and scheduled for public hearing in October 2025.

4. Staff Reports

Staff said he would schedule a dinner for the consultant and the Commission when everyone is available to congratulate Mr. Gomes for all his efforts.

Chairman White thanked Mr. Gomes, the Commission and the Staff for all their efforts and for attending the Zoom meeting.

5. Adjournment

Chairman White designated himself, regular Commissioners Goodwin, Harlow, LaFreniere with alternate Commissioner Mangiafico to vote on the adjournment.

MOTION: Move to adjourn at 7:06 P.M.

By: White Seconded: Harlow.

For: Harlow, Mangiafico, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

DRAFT

App. 2545
116 Central Street

Adaptive Re-Use

For Office Use Only	
APPLICATION NO.	2545
DATE FILED:	9-2-25
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 4.2 of the Bristol Zoning Regulations for the following Special Permit use: adaptive re-use of non residential building

Address or Location of the Property: 116 Cental Street

Assessor's Map No.: 41 Assessor's Lot No.(s): 63

Zone of the Property: BG Size of the Property (in acres or square feet): 5115 S.F.

Reason for the Special Permit: Convert a mixed use property into a two family home..

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [✓] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on _____ [ ] no

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Steve F. Lavoie & Diane Lavoie TRUSTees

Address: 116 Central Street City: Bristol State: CT Zip: 06010

Telephone No.: 860 299-5566 E-Mail: none

Signature: [signature] *Signature – (Printed/Typed)* Diane Lavoie

CHECK ONE: [✓] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: SAME

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

Telephone No.: _____ E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* _____

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

For Office Use Only
APPLICATION NO. 2545

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 116 Cental Street

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

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Jziogas@ziogaslaw.com

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

Telephone No.: _____ E-Mail: _____

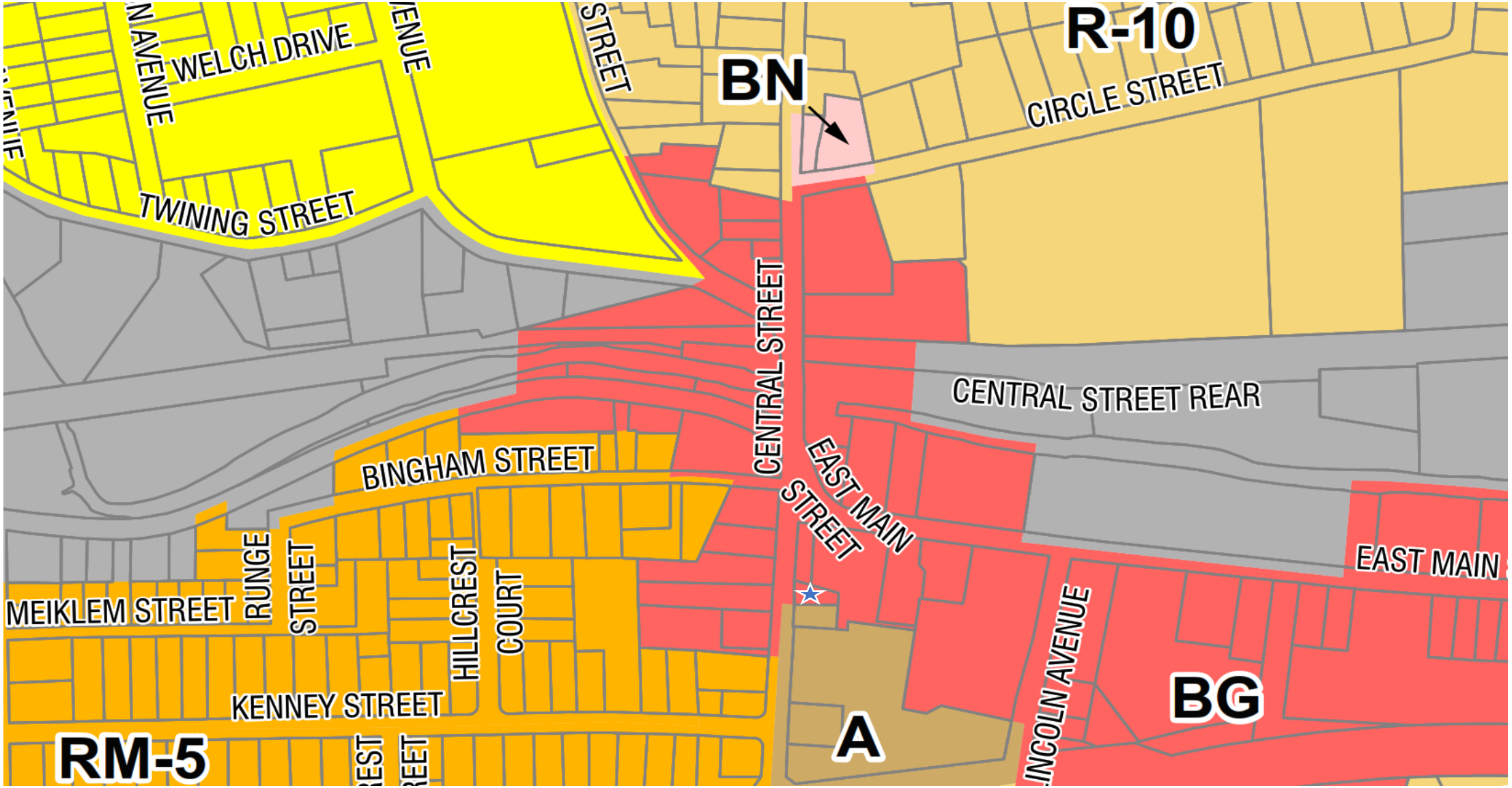
08/17 - LUO

Applicant's Narrative

NARRATIVE 116 CENTRAL STREET FORESTVILLE, CT

The applicants purchased this property in March of 1968. At that time the property consisted of a two-family dwelling. They lived in the house as a two family from 1968 until 1987. At that time Mrs. Lavoie went into the flora business and converted the first floor into a flower shop and operated that business until 2024. At the age of 79 years she retired and has now closed the shop. The family business was not conducive to re sale and the owners converted the shop back to an apartment. Not aware of the zoning, the applicant has been informed that in the BG zone, that a special permit is required for this purpose. Pursuant to the current zoning regulations they would like to adaptively re-use this part of the house as a as a residence and thereby have it exists as a two family home.

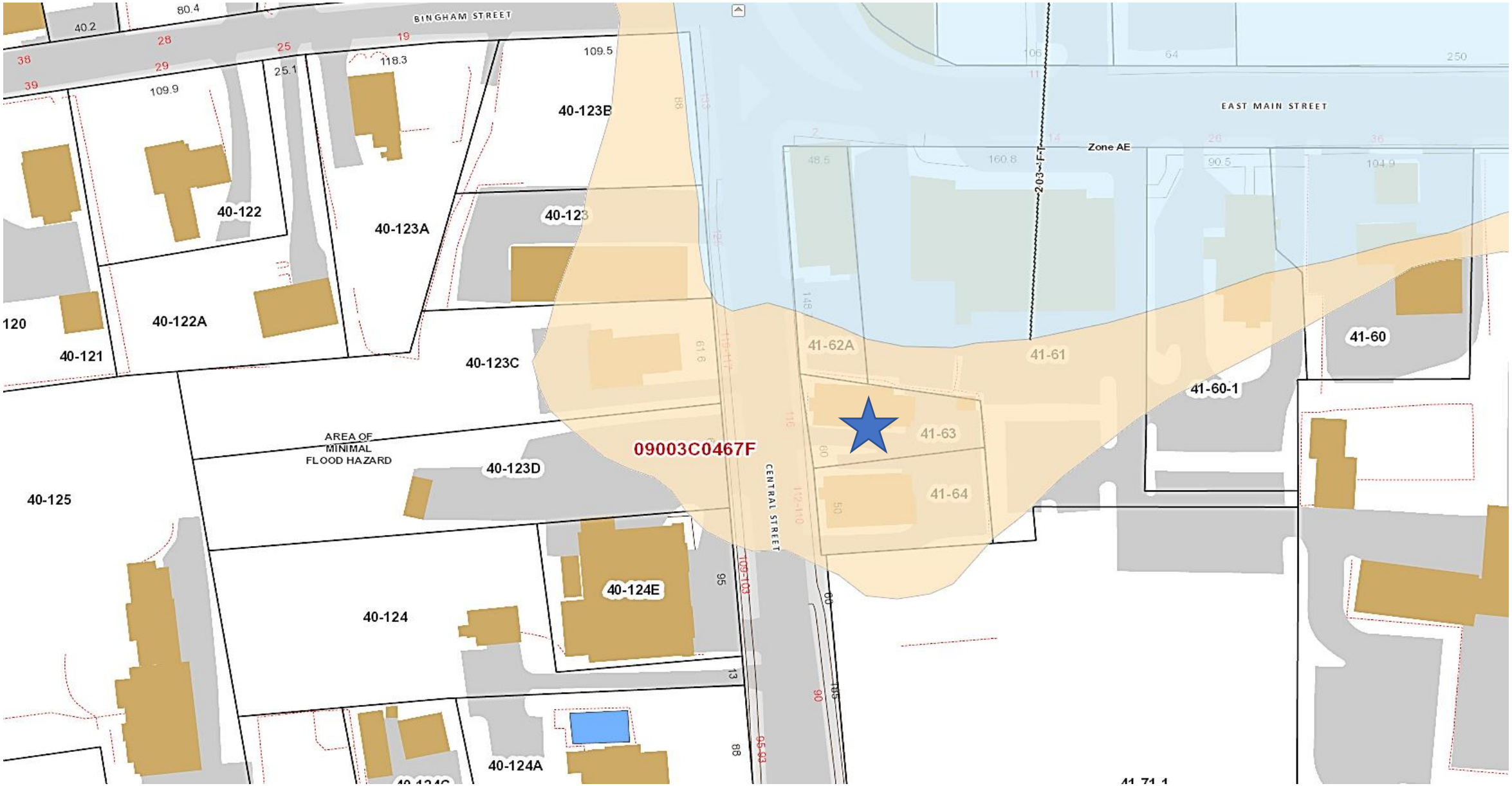
Maps, Aerial Photos and Google Earth



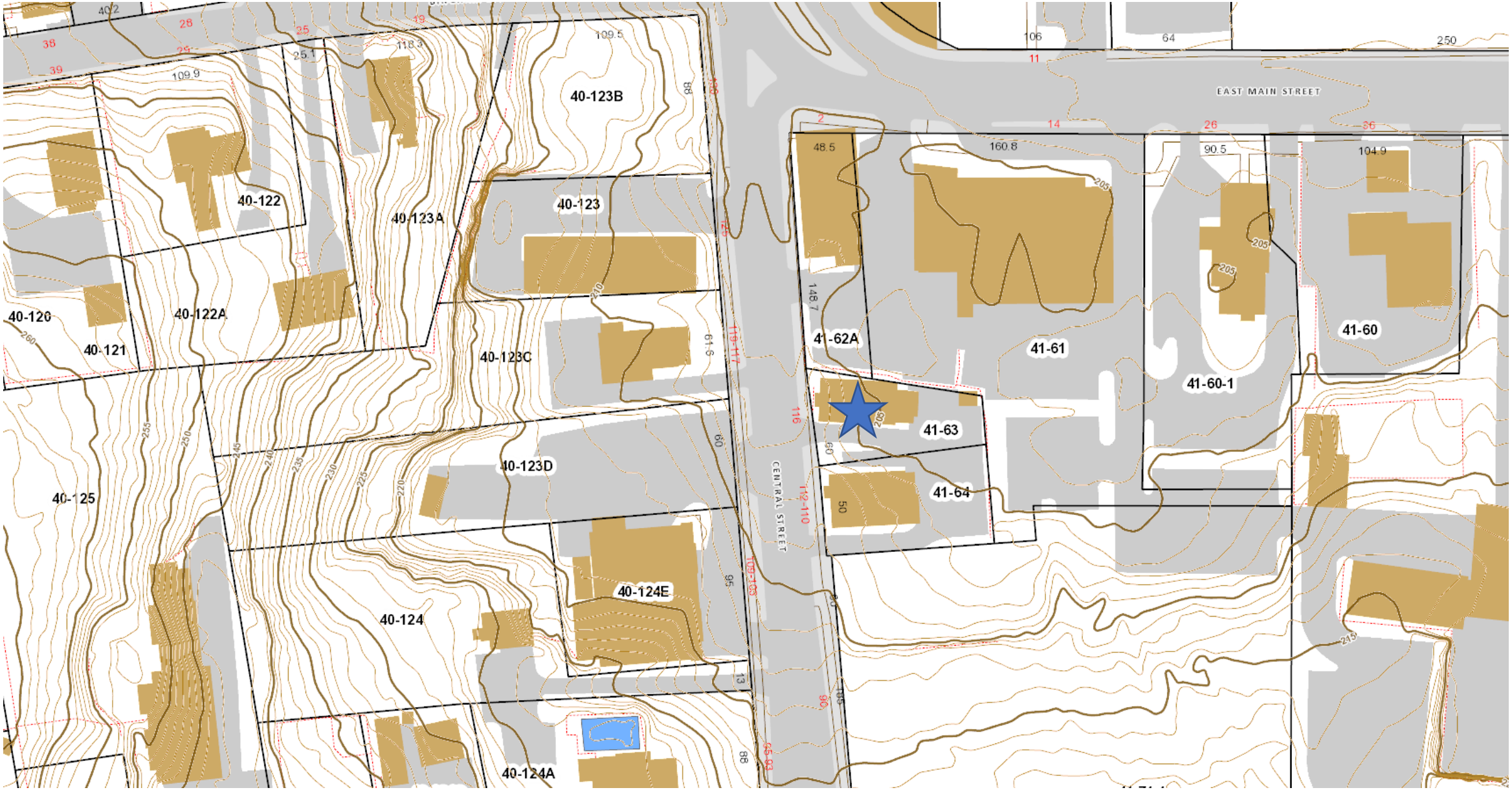
116 Central Street – Google Earth
BG - General Business zone
Map 41 Lot 63



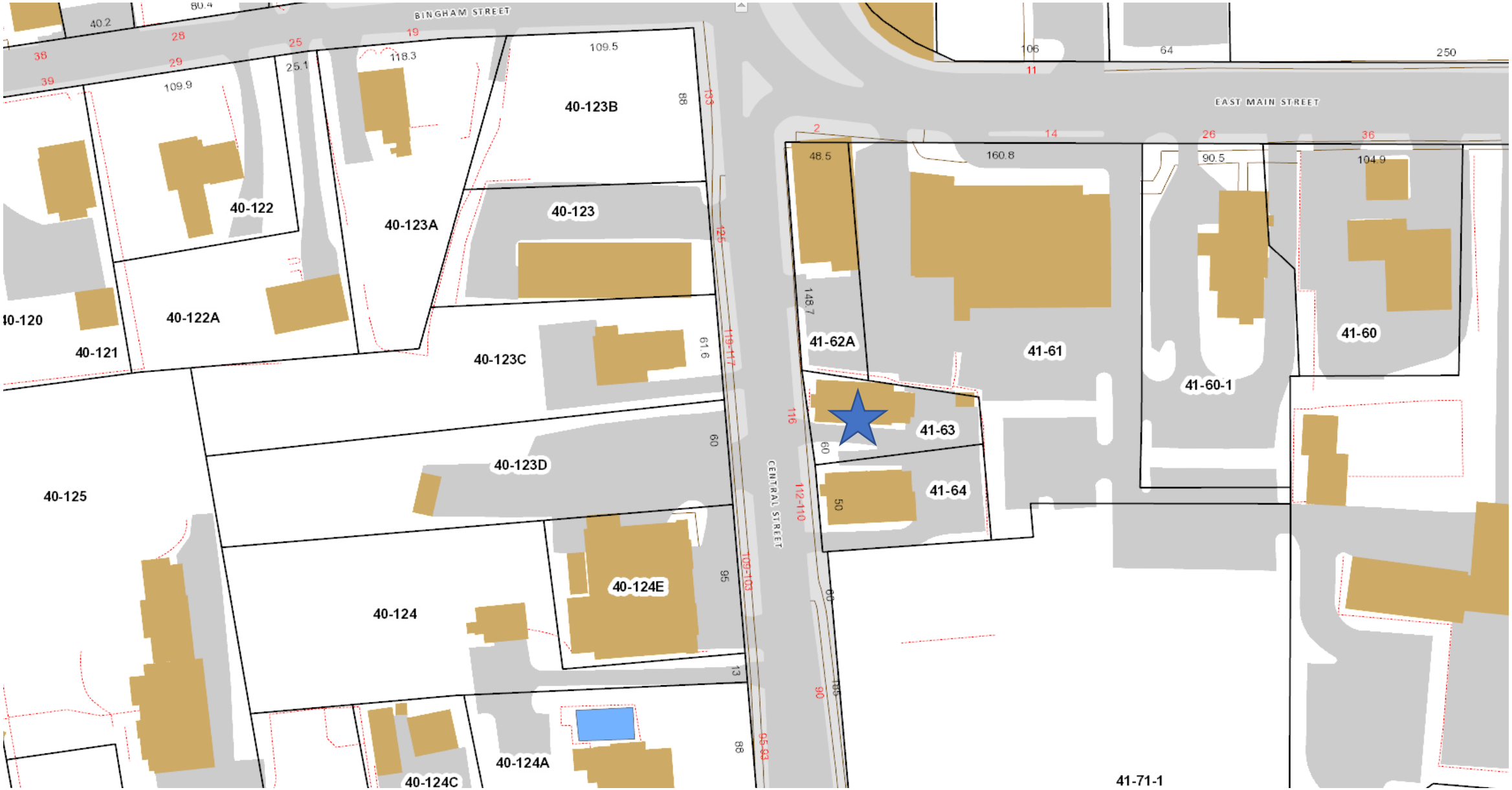
116 Central Street – Location
Map 41 Lot 63



116 Central Street – Floodplain
Map 41 Lot 63



116 Central Street – Topography
Map 41 Lot 63



116 Central Street – Inland Wetlands and Upland Review
Map 41 Lot 63



116 Central Street – Aerial Photo
Map 41 Lot 63



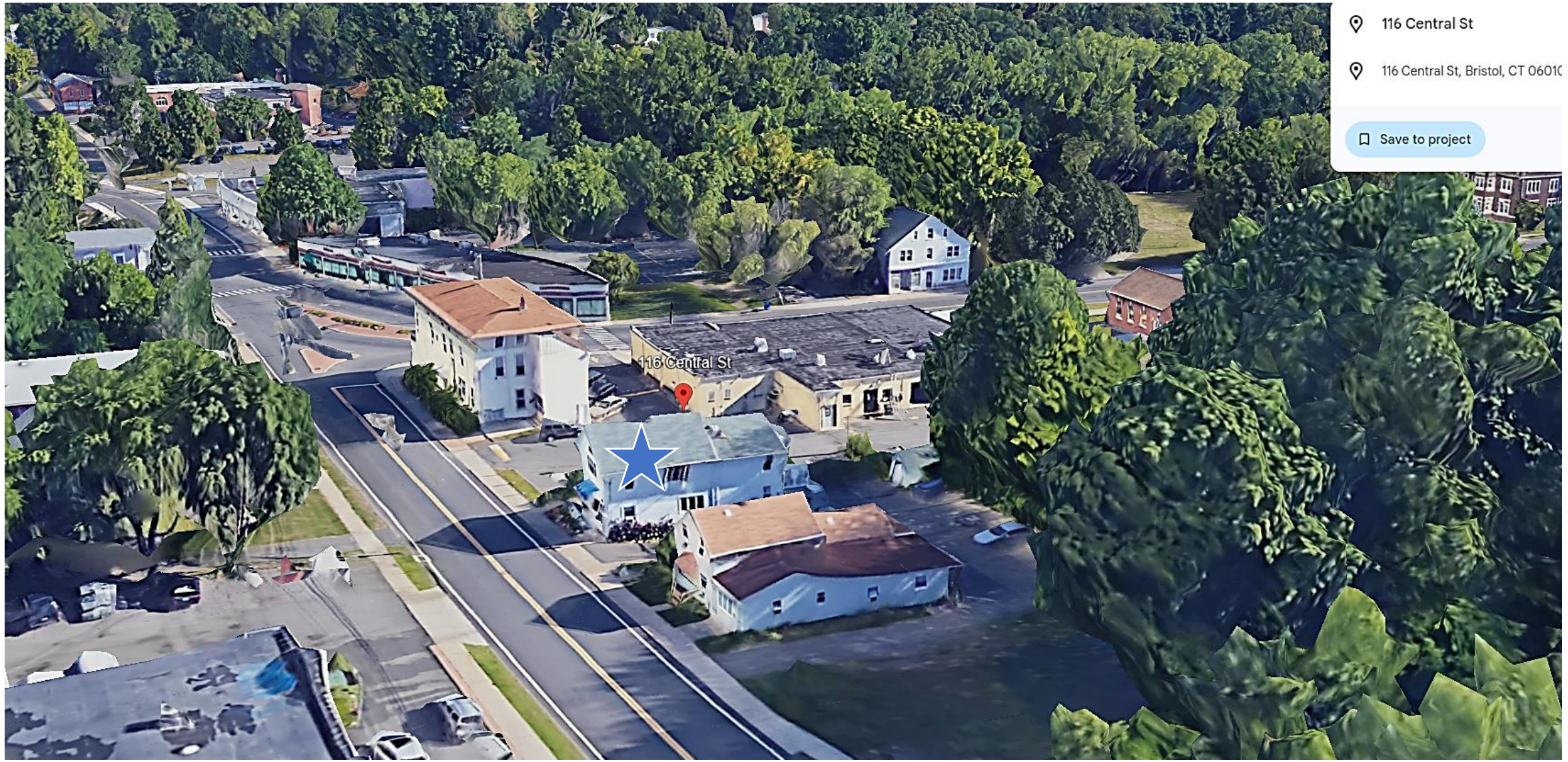
116 Central Street – Near Map
Map 41 Lot 63



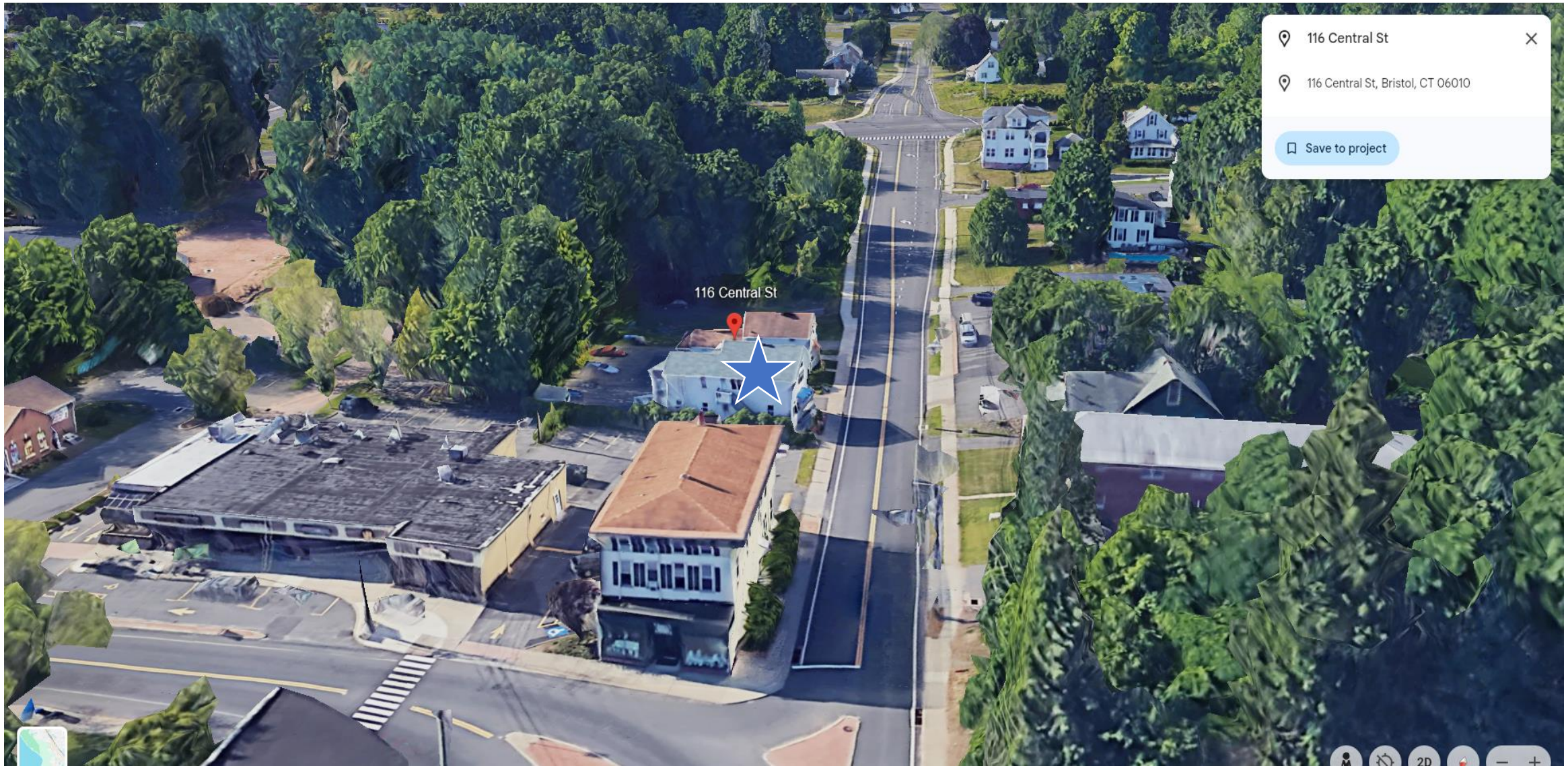
116 Central Street – Street Side Photo
Map 41 Lot 63



116 Central Street – Street Side Photo
Map 41 Lot 63

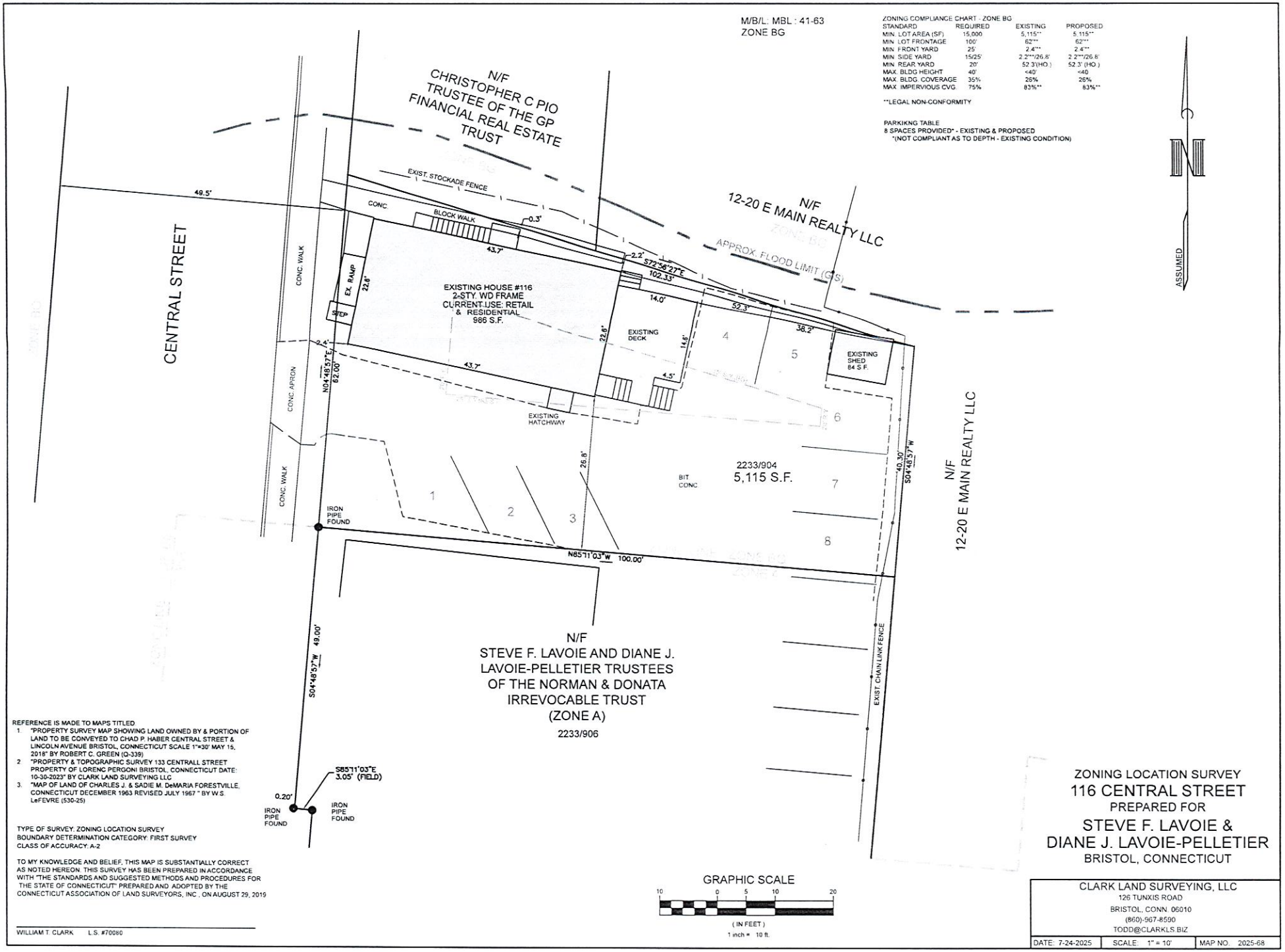


116 Central Street – Google Earth
Map 41 Lot 63



116 Central Street – Google Earth
Map 41 Lot 63

Existing Conditions Survey


M/B/L: MBL : 41-63
ZONE BG
ZONING COMPLIANCE CHART - ZONE BG
STANDARD | REQUIRED | EXISTING | PROPOSED
MIN. LOT AREA (SF) | 15,000 | 5,115** | 5,115**
MIN. LOT FRONTAGE | 100' | 62'** | 62'**
MIN. FRONT YARD | 25' | 2.4'** | 2.4'**
MIN. SIDE YARD | 15/25' | 2.2'**/26.8' | 2.2'**/26.8'
MIN. REAR YARD | 20' | 52.3'(HO.) | 52.3' (HO.)
MAX. BLDG HEIGHT | 40' | <40' | <40'
MAX. BLDG. COVERAGE | 35% | 25% | 26%
MAX. IMPERVIOUS CVG. | 75% | 83%** | 83%**
**LEGAL NON-CONFORMITY
PARKIKNG TABLE
8 SPACES PROVIDED* - EXISTING & PROPOSED
*(NOT COMPLIANT AS TO DEPTH - EXISTING CONDITION)
N/F
CHRISTOPHER C PIO
TRUSTEE OF THE GP
FINANCIAL REAL ESTATE
TRUST
N/F
12-20 E MAIN REALTY LLC
ZONE BG
APPROX. FLOOD LIMIT (C.I.S.)
ASSUMED
CENTRAL STREET
EXIST. STOCKADE FENCE
CONC.
BLOCK WALK
CONC. WALK
CONC. APRON
EX. RAMP
STEP
EXISTING HOUSE #116
2-STY. WD FRAME
CURRENT USE: RETAIL
& RESIDENTIAL
986 S.F.
EXISTING
DECK
EXISTING
SHED
84 S.F.
EXISTING
HATCHWAY
BIT
CONC
2233/904
5,115 S.F.
49.5'
43.7'
0.3'
2.2'
S72°36'27"E
102.33'
14.0'
52.3'
38.2'
22.8'
14.6'
4.5'
2.4'
N04°48'57"E
62.00'
26.8'
40.30'
S04°48'57"W
N85°11'03"W 100.00'
S04°48'57"W 49.00'
S85°11'03"E
3.05' (FIELD)
0.20'
IRON
PIPE
FOUND
N/F
STEVE F. LAVOIE AND DIANE J.
LAVOIE-PELLETIER TRUSTEES
OF THE NORMAN & DONATA
IRREVOCABLE TRUST
(ZONE A)
2233/906
EXIST. CHAIN LINK FENCE
1
2
3
4
5
6
7
8
REFERENCE IS MADE TO MAPS TITLED
1. "PROPERTY SURVEY MAP SHOWING LAND OWNED BY & PORTION OF LAND TO BE CONVEYED TO CHAD P. HABER CENTRAL STREET & LINCOLN AVENUE BRISTOL, CONNECTICUT SCALE 1"=30' MAY 15, 2018" BY ROBERT C. GREEN (Q-339)
2. "PROPERTY & TOPOGRAPHIC SURVEY 133 CENTRALL STREET PROPERTY OF LORENC PERGONI BRISTOL, CONNECTICUT DATE: 10-30-2023" BY CLARK LAND SURVEYING LLC
3. "MAP OF LAND OF CHARLES J. & SADIE M. DeMARIA FORESTVILLE, CONNECTICUT DECEMBER 1963 REVISED JULY 1967 " BY W.S. LeFEVRE (530-25)
TYPE OF SURVEY: ZONING LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: FIRST SURVEY
CLASS OF ACCURACY: A-2
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH "THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019
WILLIAM T. CLARK L.S. #70080
GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.
ZONING LOCATION SURVEY
116 CENTRAL STREET
PREPARED FOR
STEVE F. LAVOIE &
DIANE J. LAVOIE-PELLETIER
BRISTOL, CONNECTICUT
CLARK LAND SURVEYING, LLC
126 TUNXIS ROAD
BRISTOL, CONN. 06010
(860)-967-8590
TODD@CLARKLS.BIZ
DATE: 7-24-2025
SCALE: 1" = 10'
MAP NO. 2025-68

App. #2546

CJ Auto Mall

237 East Main St.

Motor Vehicle Repairs or Service Facility and Sales.

For Office Use Only	
APPLICATION NO.	2546
DATE FILED:	9-4-25
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article II Section 4.2 of the Bristol Zoning Regulations for the following Special Permit use: Motor vehicle repairs or service and sales

Address or Location of the Property: 237 East Main Street

Assessor's Map No.: 41 Assessor's Lot No.(s): 20

Zone of the Property: B.6. Size of the Property (in acres or square feet): .94 acres

Reason for the Special Permit: To modify existing special permit

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [X] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on _____ [ ] no

Other comments: Existing facility no physical changes planned except maintenance upgrades and landscaping

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: CJ PD, LLC dba CJ Auto Mall

Address: 272 West Main Street City: New Britain State: CT Zip: 06053

Telephone No.: 860-985-8975 E-Mail: bchreigha@gmail.com

Signature: _____ *Signature – (Printed/Typed)* Timothy W. Furey

CHECK ONE: [ ] owner [X] other (specify): Tenant Authorized Agent

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: East Main Street Bristol LLC

Address: 236 Oakland Avenue City: New Britain State: CT Zip: 06053

Telephone No.: 860-982-4447 E-Mail: pdelfino007@yahoo.com

Signature: _____ *Signature – (Printed/Typed)* Timothy W. Furey

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS! Authorized Agent

BZC – 08/17

For Office Use Only
APPLICATION NO. 2546

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 237 East Main Street

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

To modify existing stipulated special permit to permit 22 vehicles for display for sale leaving 8 spaces for customers and employees.

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Timothy W. Furey

Address: 43 Bellevue Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-4343 E-Mail: tfurey@fureydonovan.com

08/17 - LUO

Applicant's Narrative

I will prepare a narrative but it is quite simple.

The client wants to utilize the existing paved parking area for display of vehicles for sale, customer parking and employee parking. He will not utilize the grass areas without additional permits. We may apply in the future for permits to park a few display vehicles in front to the building but is not doing so at this time because that requires floodplain, site plan and special permits. It may require a variance. I am available the week of the 18th send an invite and I will respond.

Timothy W. Furey
Furey, Donovan, Cooney & Dyer P.C.
43 Bellevue Ave
Bristol Ct 06010
(860) 589-4343

Referral to Plainville Town Clerk

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: September 10, 2025

TO: Town Clerk - Plainville

FROM: Bristol Zoning Commission

Re: Referral of Special Permit Application #2546

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, the following proposed modification of a Special Permit is hereby referred to your agency:

Application #2546 – 237 East Main Street Assessor's Map 41, Lot 20.

Proposal: Modification of Special Permit #1413 from (1) Automotive repair and service facility and (2) The display or sale of operable used automobiles to (1) Motor Vehicle Repair or Service Facility and (2) Motor Vehicle Sales at 237 East Main Street; Assessor's Map 41, Lot 20; BG (General Business) zone.
CJ Auto Mall, applicant.

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

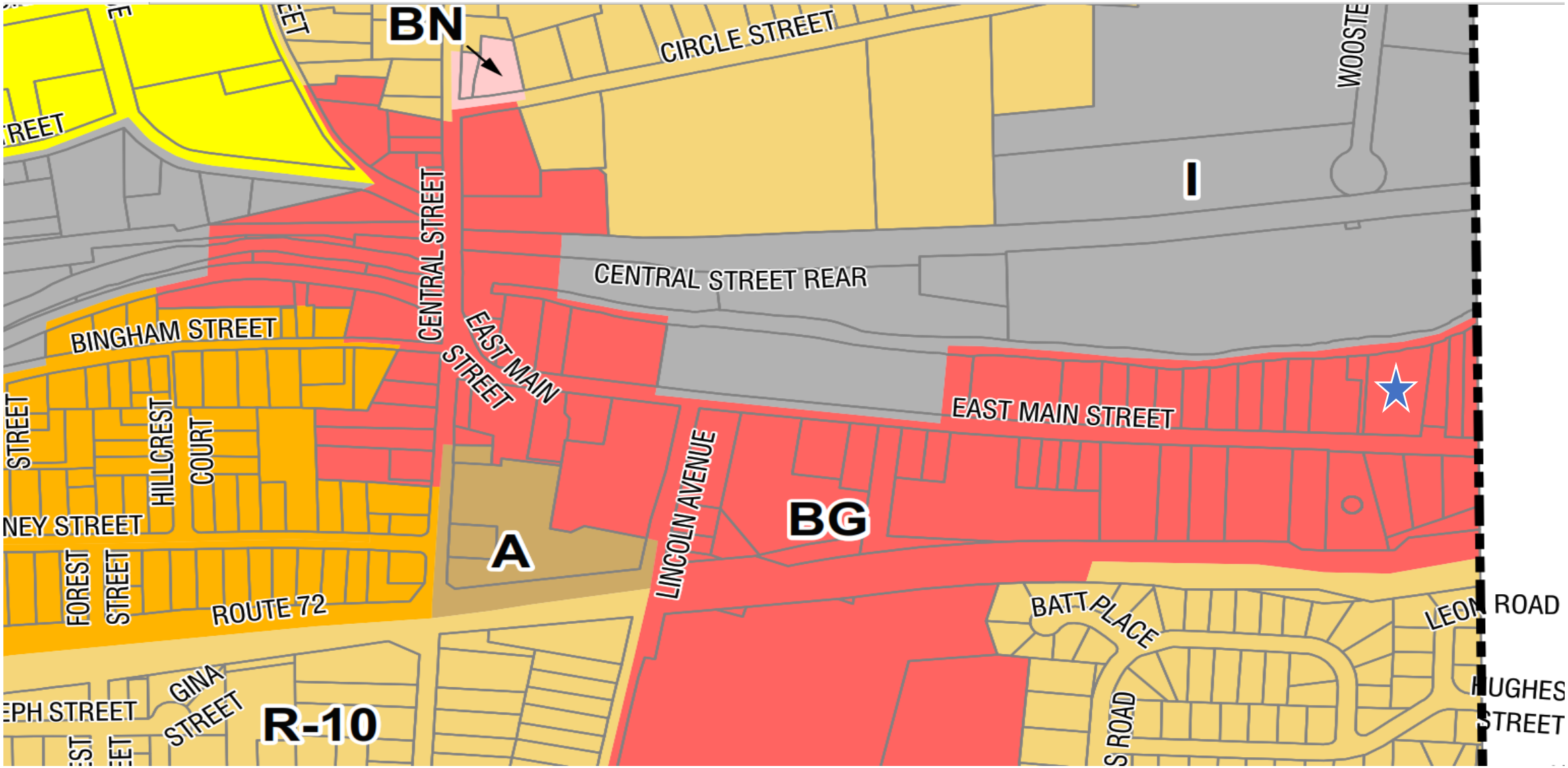
Cc: Town Planner – Plainville
breining@plainville-ct.gov

Application #1413
237 East Main St.

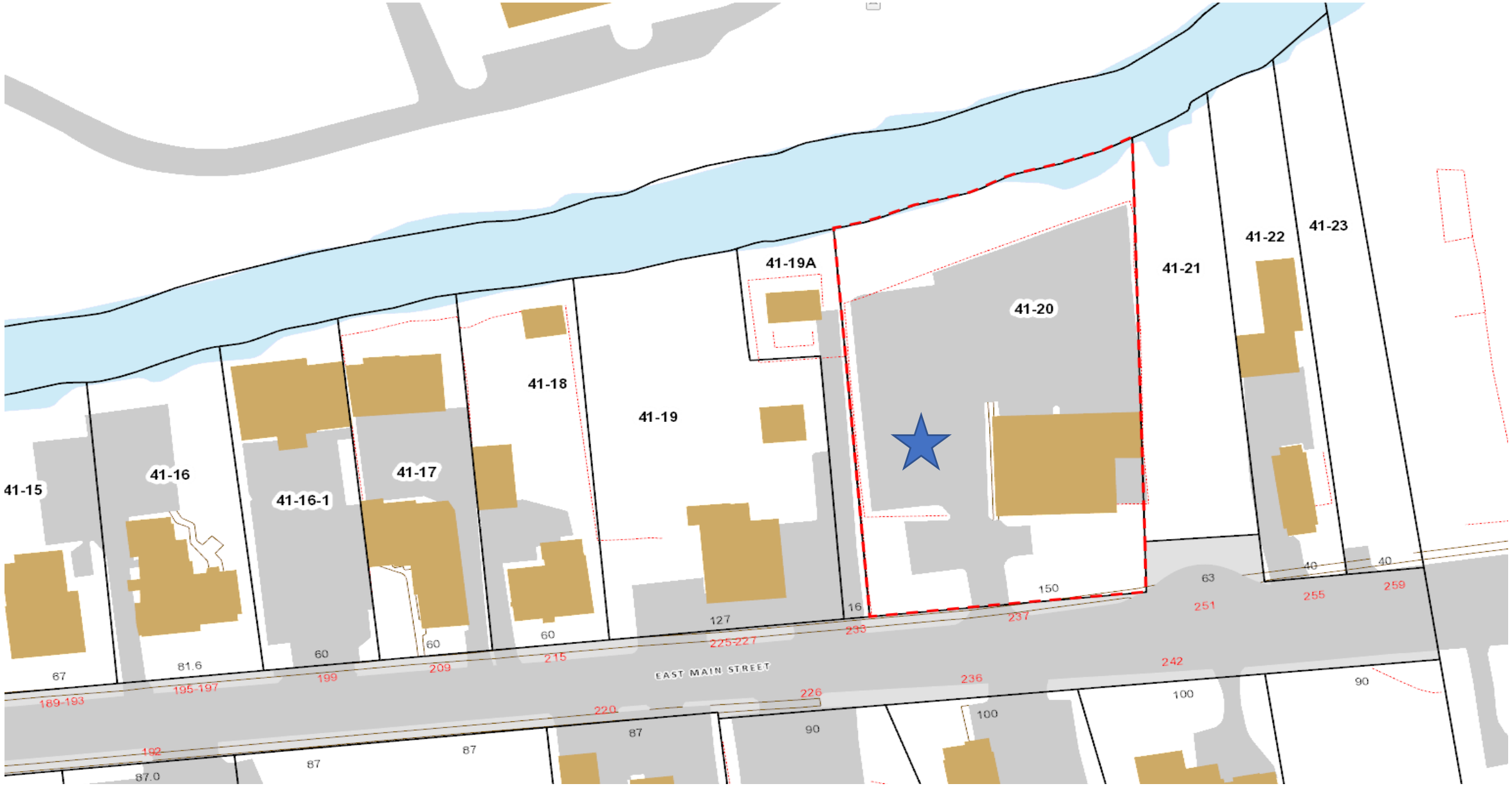
-circa-
February 9, 2004
hyperlink:

https://www.bristolct.gov/DocumentCenter/View/49901/1413---237-EAST-MAIN-ST

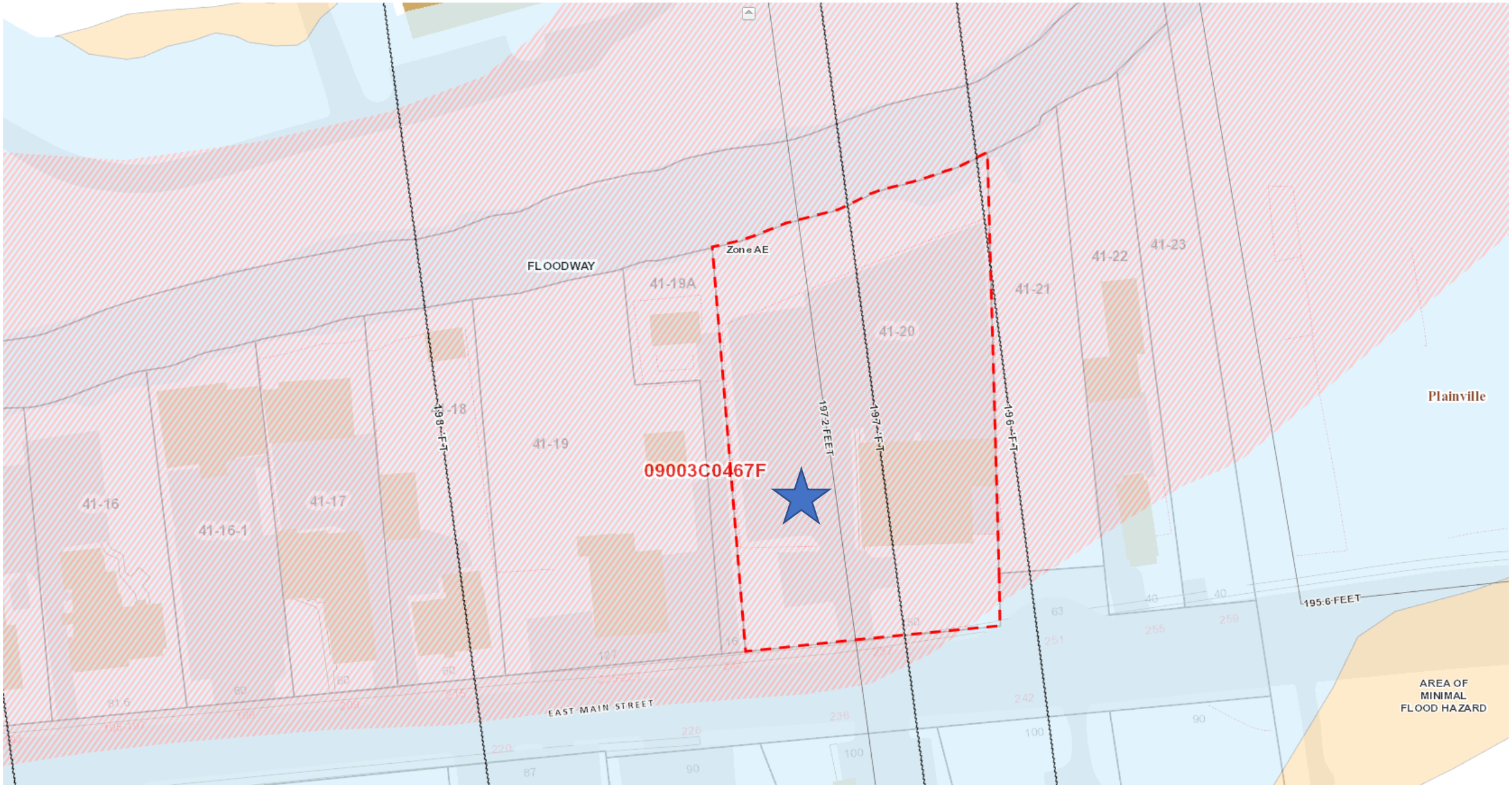
Maps



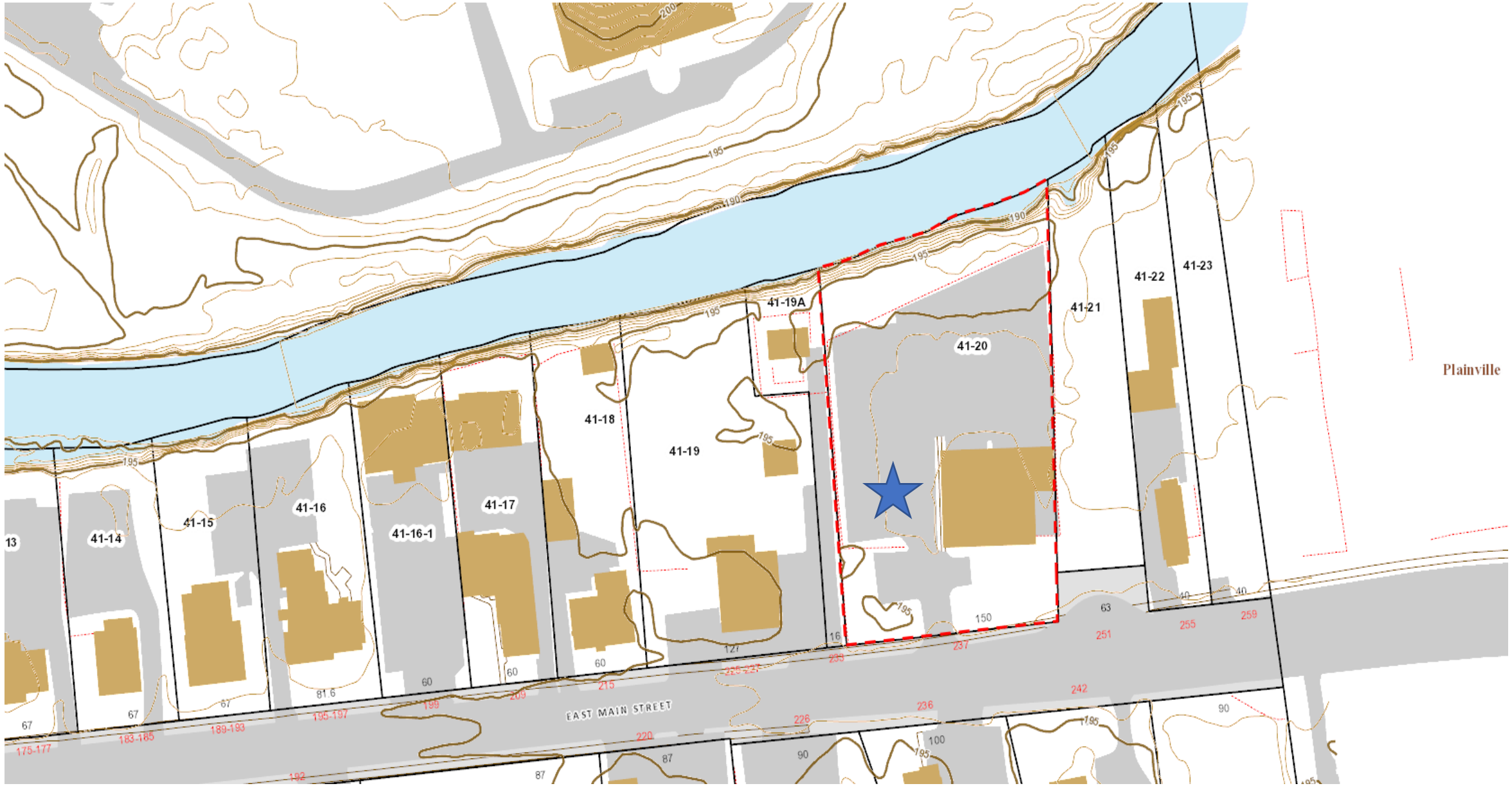
237 East Main Street- Zoning Map
(BG) General Business zone
Map 41 Lot 20



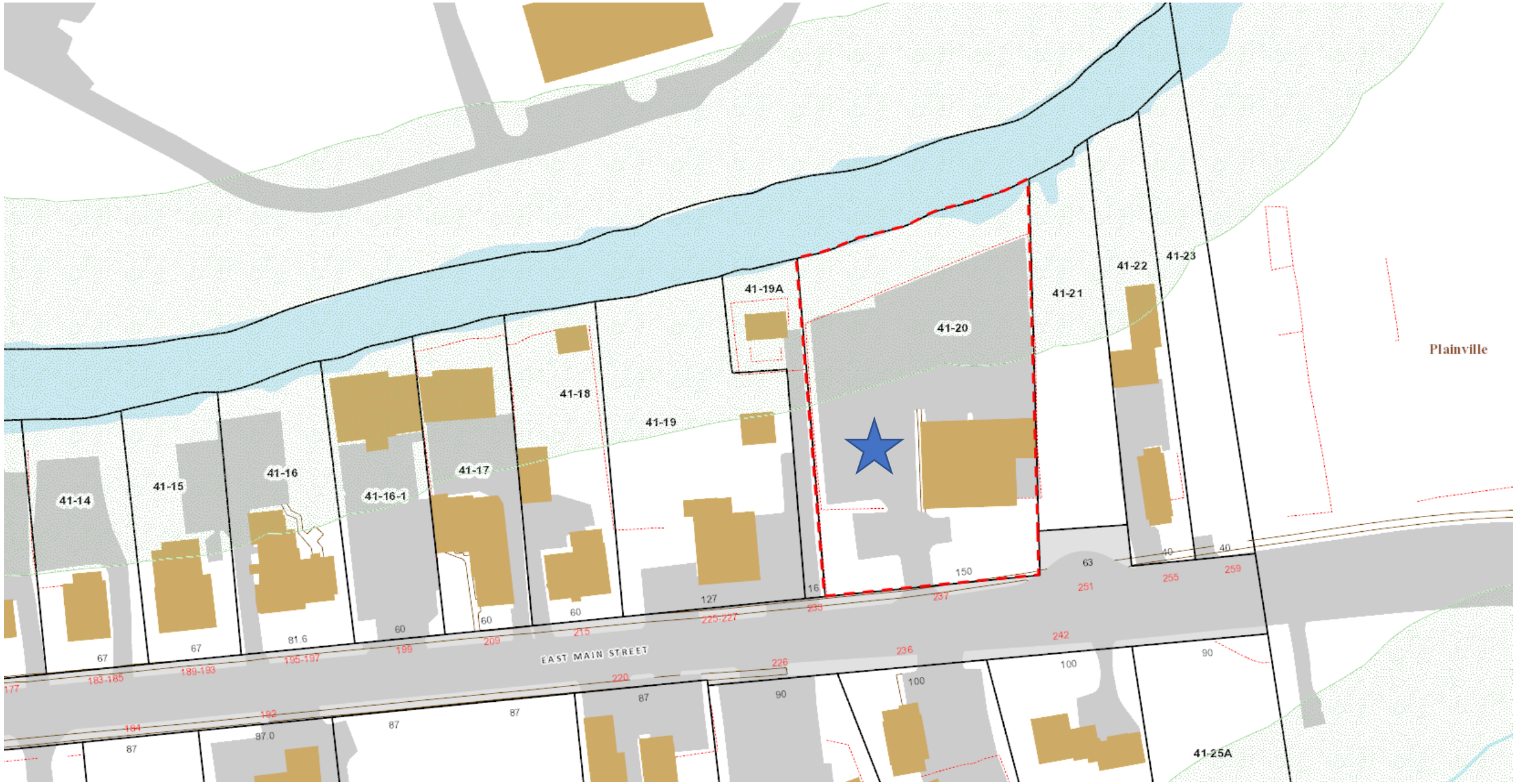
237 East Main Street- Location
Map 41 Lot 20



237 East Main Street- Floodplain
Map 41 Lot 20



237 East Main Street- Topography
Map 41 Lot 20



237 East Main Street- Inland Wetlands and Upland Review
Map 41 Lot 20



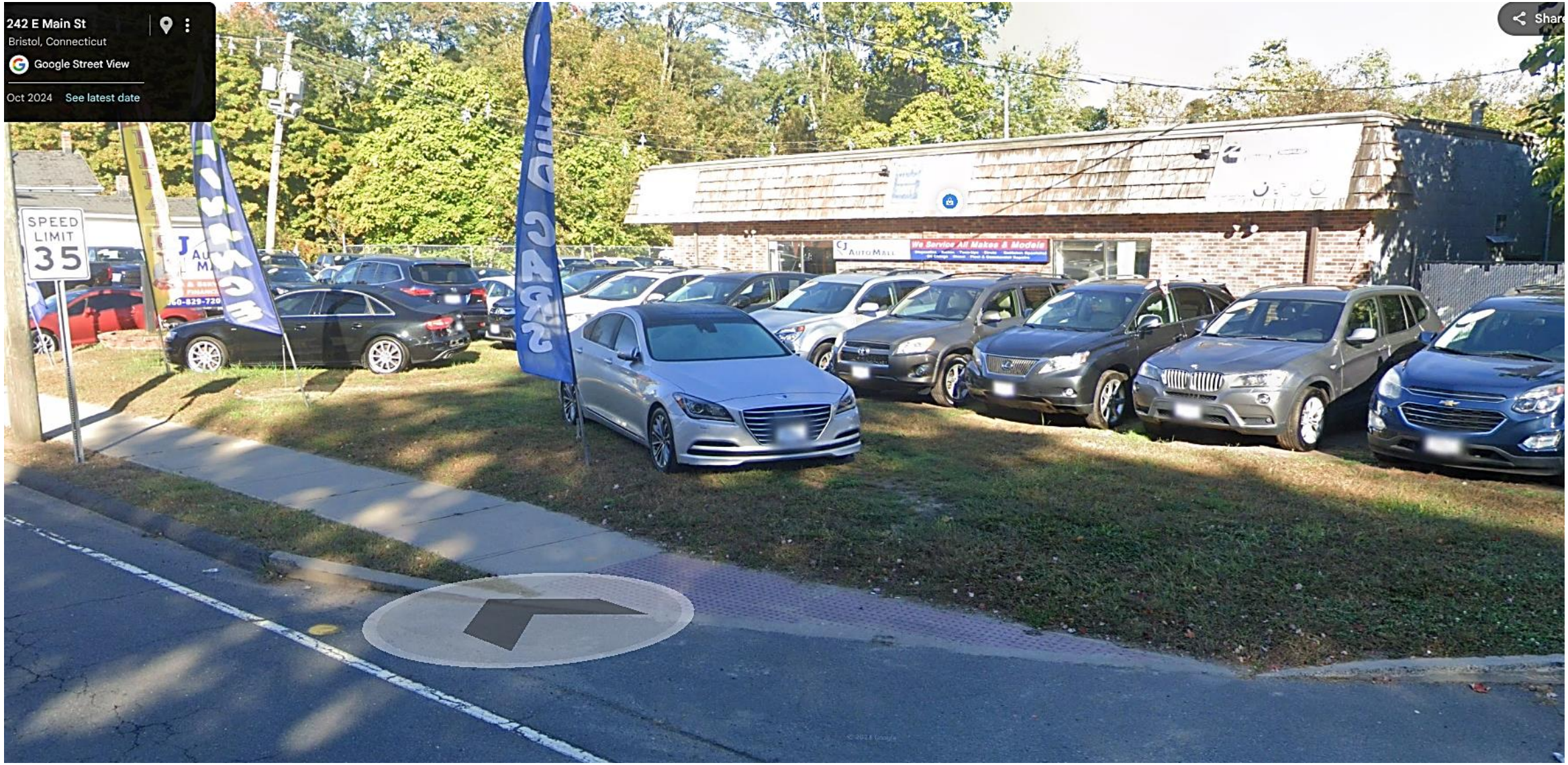
237 East Main Street- Aerial Photo - 2023
Map 41 Lot 20



237 East Main Street- Near Map – April 2025
Map 41 Lot 20



237 East Main Street- Streetside Photo
Map 41 Lot 20



237 East Main Street- Streetside Photo
Map 41 Lot 20



237 East Main Street- Google Earth
Map 41 Lot 20

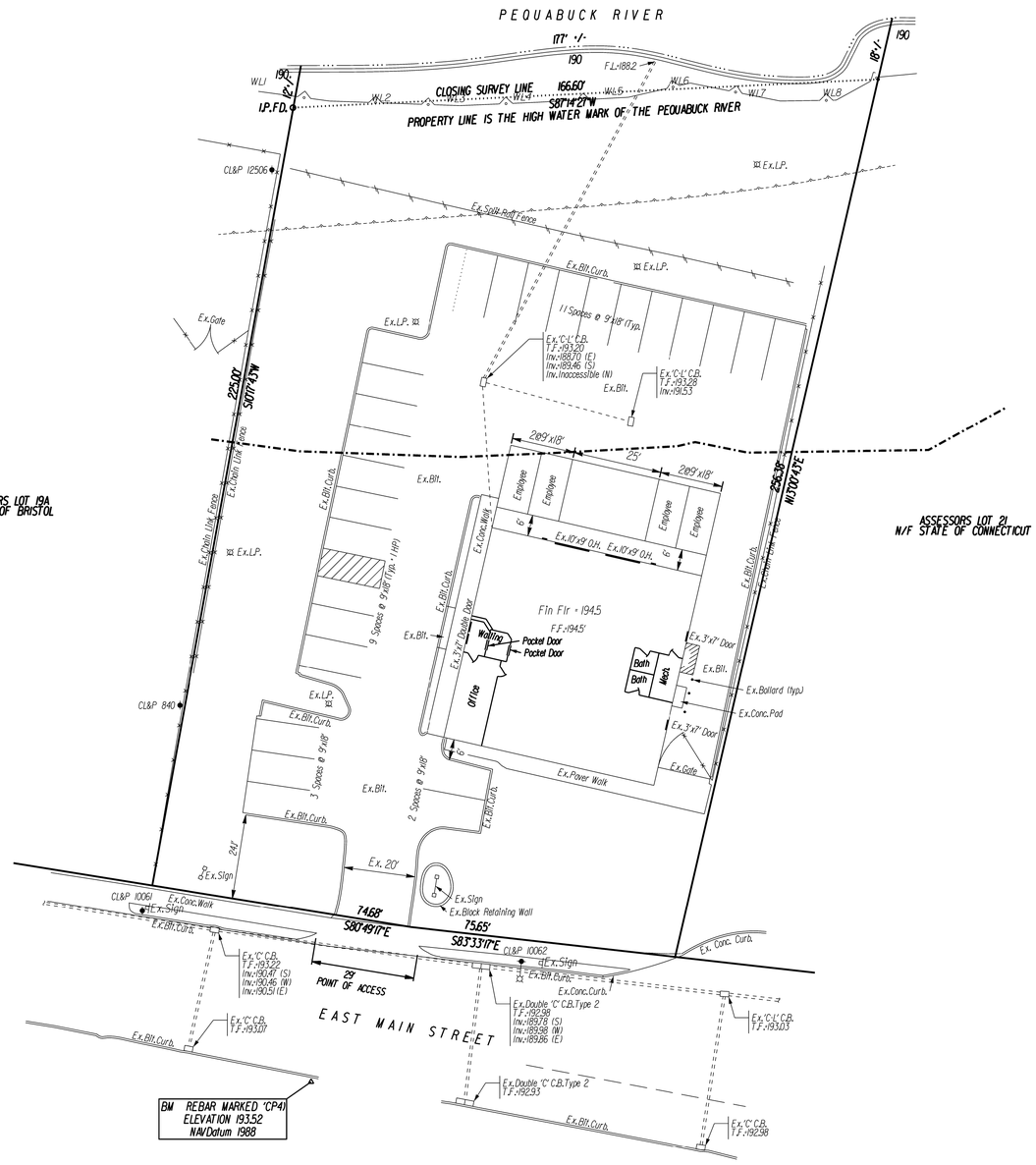


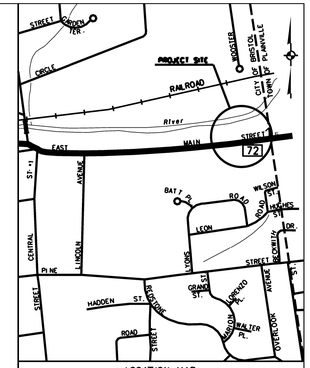
237 East Main Street- Streetside Photo
Map 41 Lot 20

Existing Conditions Survey

LEGEND

- EXISTING UTILITY POLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING LAMP POST
- AC. AIR CONDITIONING
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- S EXISTING SEWER LINE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- E EXISTING OVERHEAD UTILITIES
- EXISTING PICKET FENCE
- EXISTING CHAINLINK FENCE
- EXISTING TREE LINE
- EXISTING CONTOUR
- 100.0 EXISTING SPOT ELEVATION
- WETLAND LIMITS AS SHOWN ON CITY OF BRISTOL WETLANDS MAP
- WETLAND LIMITS AS FLAGGED BY SOILS SCIENTIST
- 100' UPLAND REVIEW LINE FROM MAPPED WETLAND





REFERENCES:
1. SITE PLAN OF LOT #20,EAST MAIN STREET,BRISTOL,CONN.,TO BE DEVELOPED BY JOHN & EDWARD HILL,SCALE 1"=30',MARCH 16,19 LEPORE & CAGGIANO,P.C.
2. COMPILATION PLAN,CITY OF BRISTOL,MAP SHOWING LAND ACQUIRED FROM MARCEL CYR ET AL,BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION,RELOCATION OF ROUTE 72,SCALE 1:500,NOVEMBER,2000,REVISED TO DEC.12,2002
3. MAP SHOWING PROPERTY BELONGING TO PATRICK ENGLEWOOD,FORESTVILLE,BRISTOL,CONN.,SCALE 1"=40',JUNE 10,1914,CARLETON W.BUELL,C.E.
4. MAP SHOWING PROPOSED PUMPING STA.SITE,EAST MAIN STREET,FORESTVILLE,BRISTOL,CONN.,NOVEMBER 1946,SCALE 1"=100', C.M.PFENNIG,CITY ENGINEER
5. MAP SHOWING TEMPORARY EASEMENTS OVER LOTS NO.19 & 20,EAST MAIN STREET,SACLE 1"=20',SEPT.,1984,ROBERT E.PETERSON,R.L.S.
6. CONNECTICUT STATE HIGHWAY DEPARTMENT,RIGHT OF WAY MAP,TOWN OF BRISTOL,EAST MAIN STREET,FROM THE PLAINVILLE TOWN LINE WESTERLY TO ENTRAL STREET,ROUTE NO.113,SCALE 1"=40',SEPT.30,1929,REVISED JULY 1,1969,NUMBER 233

SURVEYORS NOTES: THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS,INC.ON AUGUST 29, 2019

BOUNDARY DETERMINATION CATEGORY - RESURVEY

HORIZONTAL ACCURACY CLASS - A-2

TOPOGRAPHIC ACCURACY CLASS - T-2

VERTICAL DATUM - NAVD 1988

ASSESSORS MAP 41,LOT 20

ZONE BG

BASED ON FLOOD INSURANCE RATE MAP,HARTFORD COUNTY,CONNECTICUT (ALL JURISDICTIONS) PANEL 467 OF 575,MAP NUMBER 09003C0467F,EFFECTIVE DATE: SEPTEMBER 26,2008,THE SUBJECT PARCEL IS LOCATED IN ZONE AE.

Property & Existing Conditions Survey

Prepared for

C & J Auto Mall, Inc.

Automobile Dealer

237 East Main Street

Bristol, Conn.

Scale 1"=20' August 12, 2025

20 0 20
Scale In Feet

STATE OF CONNECTICUT ROBERT G. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

Robert Green Associates L.L.C.
Surveyors and Engineers
6 OLD WATERBURY ROAD
TERRYVILLE, CONN. 06786

App.
#AZR 25-07

Bristol
Zoning
Commission

Recommendation #27

Cannabis Cultivation

Date: 8/5/25

Recommendation 27: Cannabis Cultivation

Purpose: Regulate the cultivation of cannabis so as to permit only within indoor locations in the Industrial and Industrial Park zones and to provide adequate controls on their establishment to control potential nuisances associated with such use.

Description: Add cannabis cultivation and micro-cultivation as defined and authorized by Connecticut General Statutes Section 21a-420 as a Special Permit use in the Industrial zone, and Industrial Park Zones. Allow indoor cultivation only; prohibit outdoor cultivation.

Geographic Extents: Industrial zone, Industrial Park 1, 3, and 5 zones.

Potential Impacts: May result in establishment of a cannabis cultivation facility in the IP-1 or IP-5 zone. Location of such use in the I or IP-3 is unlikely given the residential zone distancing requirement and the size of those zones relative to their proximity to residential zones. May result in the establishment of a cannabis micro-cultivation facility in the I, IP-1, IP-3, or IP-5 zones.

Context: The zoning regulations currently lack regulations or restrictions on cannabis establishments permitted under Connecticut General Statutes Section 21a-420. Without regulations specific to cannabis establishments, establishments may locate in zones where similar non-cannabis establishments may be located. Multiple cities and towns in Connecticut permit Cannabis cultivators with varying restrictions on their location and operations. Below is a summary of regulations from five municipalities:

Town or City	Distancing Requirement from Residential Zone or Use	Distancing Requirement from Schools, Churches, Parks and other Sensitive Uses	Distancing Requirement from other Cannabis Cultivators	Other
East Hartford	none	none	none	Police and Fire Department approvals. Odor monitoring and mitigation
New Britain	100 feet	200 feet	1,000 feet	Security Plan Requirement
Rocky Hill	200 feet	200 feet	1,000 feet	
Southington	750 feet	750 feet	1,000 feet	
Waterbury	none	500 feet	2,000 feet	Security Plan, Odor Abatement Plan Requirement

Recommended Zoning Amendments:

1. Amend the Section 4.2 Principal Use Summary Table to including "Cannabis Cultivation" and "Cannabis MicroCultivation" as Special Permit uses in the I, IP-1, IP-3, and IP-25 zones.

Principal Use	Commercial, Industrial, and Mixed-Use Districts							
	BN	BG[1]	BD	BHC[2]	I	IP-1	IP-3	IP-5
Cannabis Cultivation and Micro-Cultivation (Indoor Only)	—	—	—	—	SP	SP	SP	SP

2. Add new section 4.3.3 (renumber existing Section 4.3.3 as 4.3.4 and renumber subsequent sections) Cannabis Cultivation and Micro-Cultivation as follows:

4.3.3 Cannabis Cultivation and Micro-Cultivation

A. All cannabis cultivators and micro-cultivators shall be conducted in accordance with Article VIII of the City of Bristol Code of Ordinances.
B. Cannabis cultivation and cannabis micro-cultivation shall only be permitted as indoor uses. The outdoor cultivation of cannabis is prohibited within the City of Bristol.
C. Cannabis cultivation facilities shall be located at least 500 feet from a residential zone in existence as of [insert effective date of regulation]. Micro-cultivation facilities shall be located at least 250 feet from a residential zone in existence as of [insert effective date of regulation]. The distance requirement shall be measured by taking the nearest straight line between the facility building and the zoning boundary.
D. Consistent with Section 13-125 of the City of Bristol Code of Ordinances, no cannabis cultivator or micro-cultivator shall be permitted to operate on a site that is within 250 feet of any school, church, hospital, municipal park or municipal recreational facility as measured by taking the nearest straight line between the respective lot boundaries of said sites. The establishment of one of these uses within 250 feet of an existing cannabis cultivator or micro-cultivator shall not cause the cultivator or micro-cultivator to be non-conforming.
E. No cannabis cultivator or micro-cultivator shall be located within 1,000 feet of another cannabis cultivator or micro-cultivator. The distance requirement shall be measured by taking the nearest straight line between the respective lot boundaries of the sites.
F. The facility shall not generate waste or emissions that result in adverse environmental impacts to surrounding properties and mitigation measures shall be taken to control the generation of odor.
G. The Police Department shall review and approve a proposed security plan for the facility prior to granting of a Special Permit.
H. The Fire Marshal Office/Fire Department shall review and approve the planned location(s) for the storage of fertilizers associated with cannabis production and proposed fire detection and suppression systems prior to granting of a Special Permit.
I. The applicant shall have received a provisional license (or equivalent) approval from the Connecticut Department of Consumer Protection prior to granting of a Special Permit.

3. Add new the following definitions of Cannabis Cultivator and Micro-Cultivators to the Section 19 Use Definitions:

Cannabis Cultivation: A facility run by a person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space per CGS Section 21a-420, as amended.

Cannabis Micro-Cultivation: A facility run by a person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the Commissioner of Consumer Protection per CGS Section 21a-420, as amended.

Recommendation #37

A-Zone Bulk Requirements

Date: 8/4/25

Recommendation 37: A Zone Bulk Standards

Purpose: To adjust bulk standards to more closely align with the purpose of the zone and existing development in A zones. To allow higher density residential development in A zones that have the infrastructure to support such density.

Description: This amendment would modify bulk standards of Section 7.2.2. It would also allow residential density to be increased from a maximum of 12 units per acre to 20 units per acre for A zone sites abutting a state highway. This requires an amendment of Section 7.2.2 and 7.2.3 of the regulations. This amendment also includes the removal of unnecessary and redundant content from Sections 4.3.20 and 7.2.4.

Geographic Extents: A Zone only.

Potential Impacts: May allow for residential density above levels that are currently permitted in the A zone.

Context: Many developments in the A zone do not conform to existing bulk standards. Additionally, development should be concentrated in areas that have the infrastructure to accommodate a higher density of development. One of the primary impacts of increased density is traffic generation. State highways generally have more capacity to absorb additional traffic than local roads.

Recommended Zoning Amendments:

1. Adjust the bulk requirements of Section 7.2.2 (Lot, Coverage, and Setback Standards) as follows (text to be removed shown in ~~strikethrough~~, text to be added shown in red)

Standard	8 units per acre or less	Greater than 8 units per acre	Single-family subdivisions
A) Minimum Lot Area	2 acres	4 acres	6,000 sf
B) Minimum Lot Frontage (ft)	50	50	60
C) Minimum Lot Width (ft)	150	200	N/A
D) Minimum Front Yard (ft)	40[A]	40[A]	15
E) Minimum Side Yard (ft)	~~25/50*~~ 20 or (30[B])	~~25/50*~~ 20 or (30[B])	6
F) Minimum Rear Yard (ft)	~~25/50*~~ 20 or (40[B])	~~25/50*~~ 20 or (40[B])	15
G) Maximum Building Height (ft)	40	40	35
H) Maximum Building Coverage (%)	30	35	40
I) Maximum Impervious Coverage (%)	~~40~~ 50	~~50~~ 60	N/A

[A] Shall be reduced to the minimum front yard requirement of the zone or zones abutting and opposite the frontage of the parcel. If abutting or opposite more than one zone, the greater minimum front yard requirement shall apply. In no case shall the front yard requirement be reduced to less than 20 feet.

[B] Applicable to yards abutting a single-family residential zoning district.

2. Amend Section 7.2.3 Development Density as follows (new text shown in red, amended text shown in blue):

7.2.3 Development Density

The following regulations are applicable to development in the A Zone:

A. The maximum density of development of single-family, two-family, three-family or multi-family dwellings that can be approved through a Site Plan Application shall be 8 dwelling units per acre.

B. Any combination of single-family, two-family, three-family or multi-family dwellings may be permitted subject to Special Permit approval at a density greater than 8 dwelling units per acre up to:

1. 12 dwelling units per acre, or
2. 20 dwelling units per acre if the site abuts a state highway.

Such development shall be consistent with the recommendations of the City's Plan of Conservation and Development and subject to referral to the Planning Commission for a binding recommendation in accordance with the provisions of Section 16.2.5.B.

3. Eliminate Section 4.3.20, which is redundant with Section 7.2.3 and renumber subsequent sections.
4. Remove the following sentence from Section 7.2.4 Single-Family Subdivisions which is uncessessary: "Single-family dwellings on individual lots in the A zone shall be subject to the following lot, coverage, and setback standards:"

Recommendation #38

Amend Mixed Use/Street Wall Requirements: Downtown Business zone

Date: 8/22/25

Recommendation 38: Amend Mixed-Use and Street Wall Requirements of BD Zone

Purpose: To encourage mixed-use development in the BD zone by providing more flexibility in the regulations.

Description: This recommendation relaxes restrictions on the share and location of residential units at street level in a mixed-use development. More specifically, it:

- Removes the street-level restriction on residential units facing Main Street, South Street, and Prospect Street.
- Increases the allowed residential floor area of street-level units on all other streets from 35% to 65%.
- Reduces the share of required non-residential street-facing walls from 60% to 50%.
- Provides regulations controlling dwelling unit access to the street.
- Provides more flexibility in the use of required commercial space in a parking structure and removes the commercial space requirement from parking structures on Main Street.
- Consolidates parking structure regulations specific to the BD and currently located in Sections 4.3.6 and 5.4.18 in Section 8.4.2.

Geographic Extents: BD zone

Potential Impacts: May encourage new mixed-use development in the BD.

Context: Demand for retail and office space is weak due to market trends partially related to the COVID pandemic. This demand is not expected to recover in the near future. By contrast, demand for housing is extremely high.

Recommended Zoning Amendments (text to be removed shown in ~~strikethrough~~, text to be added shown in red)**:**

1. Amend the street-level, street-facing wall requirement of Section 8.4.2, Item B.5 as follows:

5. Area of street-level, street-facing walls consisting of windows and public entrance/ exit doors ("building fenestration")	Minimum of ~~60%~~ 50% of such wall area devoted to non-residential uses.	The wall area shall be measured between 2 and 10 feet above the top of the building foundation. Windows and public entrance/exit doors shall contain clear or tinted glass capable of providing an unobstructed view from the outside into the building. In developments containing two or more buildings, each building shall comply with this standard independently of any other building on the lot.

2. Amend Section 8.4.2, Item B.8 as follows to remove street-level dwelling unit prohibition from Main Street, South Street, and Prospect Street and increase the allowed share of residential from 35% to 65% on other streets. List all streets in the BD subject to the following requirements so as to clearly establish the requirement for each street:

8. Dwelling units at street level	Church Street, Riverside Avenue, North Street, North Main Street, and School Street: Dwelling units are not allowed at street level in that portion of the building facing these streets.	This regulation is intended to preserve street level space for commercial uses.
	Center Street, Federal Street, Foley Street, High Street, Hope Street, Kelley Street, Laurel Street, Main Street, Memorial Boulevard, Pleasant Street, Prospect Street, Race Street, South Street, Summer Street, Upson Street, Valley Street, West Street: 65% of the gross floor area of a building's street level, excluding any street-level floor area devoted to structured parking, may be occupied by dwelling units.	

3. Amend Section 8.4.2 to provide the following new Item 9 to control dwelling unit access to the street:

9. Dwelling unit access	Except for dwellings existing as of [insert effective date] or townhouses constructed as part of a mixed-use development, no individual dwelling unit shall have a door providing direct access to or from a public sidewalk within or extending from the street right-of-way. Access shall be provided through a common entrance, corridor, or courtyard that serves multiple units.	This regulation is intended to control direct access between dwelling units and streets for security purposes and to maintain a mixed-use commercial district environment.

4. Relocate existing Section 5.14.18.I to new Item 10 of the Section 8.4.2.B Table of Building Form Standards as follows, consolidating information in existing Sections 4.3.7 and 5.14.18 and amend as follows to remove the narrow range of permitted uses and allow any non-residential use permitted in the zone:

10. Parking structure frontage	~~In the BD zone,~~ The street-level frontage of any freestanding parking structure located on ~~Main Street~~, North Main Street, Church Street, North Street, Riverside Avenue or School Street shall be devoted to ~~permitted retail, personal service, convenience or entertainment uses,~~ non-residential uses permitted in the zone, except for the structure's entrances, ~~and~~ exits, ~~ramps~~ and service doorways.	

5. Amend Section 4.3.7 Commercial Parking Lots and Structures to remove existing content and replace with a reference to Section 8.4.2.B.10 as follows:

4.3.7 Commercial Parking Lots and Structures

~~In the BD zone, the street level frontage of any freestanding parking structure located on Main Street, North Main Street, Church Street, North Street, Riverside Avenue or School Street shall be devoted to permitted retail, personal service, convenience or entertainment uses, except for the structure's entrance and exit ramps and service doorways.~~ See Section 8.4.2.B.10 for street-level frontage requirements applicable to parking structures in the BD Zone.

6. Amend Section 5.4.18.I to remove existing content and replace with a reference to Section 8.4.2.B.10 as follows:

I. ~~In the BD zone, the street level frontage of any freestanding parking structure located on Main Street, North Main Street, Church Street, North Street, Riverside Avenue or School Street shall be devoted to permitted retail, personal service, convenience or entertainment uses, except for the structure's entrance and exit ramps and service doorways.~~ See Section 8.4.2.B.10 for street-level frontage requirements applicable to parking structures in the BD Zone.

Recommendation #39

Update Sign Regulations

Date: 8/1/25

Recommendation 39: Update Sign Regulations

Purpose: Simplify the sign regulations and move towards a "content neutral" approach in response to Reed v. Town of Gilbert Supreme Court ruling.

Description: This recommended amendment updates and reorganizes the entire content of Section 14. Notable changes include:

- Removal of regulations based upon the signs content (its message).
- Exemption of political signs (now called campaign signs) from sign regulation.
- Addition of regulations on window signs.
- Real estate and contractor signs now treated as the same sign type (temporary freestanding signs).
- Temporary freestanding signs displayed past 12 months now require a Sign Permit.
- Additional regulations on use of portable business signs.
- Sign types renamed/reclassified as follows:

Existing Sign Type	Recommended Sign Type
Freestanding Sign	Freestanding Sign
Wall Sign	Wall Sign
Projecting Sign	Projecting Sign
Roof Sign	Roof Sign
Canopy Sign	Canopy Sign
Marquee Sign	Marquee Sign
Directional Sign	Internal Use Sign
Identification Sign	Incidental or Freestanding Sign
Billboard	Billboard
Political Sign	Campaign Sign
Real Estate Sign	Temporary Freestanding Sign
Noncommercial Sign	*Eliminate Category*
Portable Special Event Sign	Portable Sign
Portable Business Sign	Portable Sign
Nameplate Sign	Incidental Sign
Service Club Meeting Sign	Portable Sign
Construction Sign	Temporary Freestanding Sign
Business Signs	*Eliminate Category*

Section 14 is now organized as follows:

- Section 14.1: Update purpose statement to emphasize zoning authority and the intent to protect freedom of speech.
- New Section 14.2: Provide list of exempt sign types. Include legal obligation signs, internal signs, traffic signs, government signs, and campaign signs.
- New Section 14.3 (formerly 14.5): Update prohibited signs to include signs directly painted on a wall, as is currently prohibited by a subsequent section of the regulations, but exempt murals.

- New Section 14.4 (formerly 14.2): Remove roof sign definition (which is a prohibited sign) add window sign definition. Update visual. Update definitions. Replace or eliminate sign terms as follows:
- New Section 14.5: Organize permitted sign types and permit requirement for all zones in a table format. Consolidates information previously provided in Section 14.6.
- New Section 14.6: Consolidate existing Section 14.6 regulations including all subsections into this single section.
- New Section 14.7: Provide all regulation specific to sign type in this section. Includes existing sign type regulations formerly located in Section 14.6 with amendments to those regulations.
- New Section 14.8: Consolidates regulations from existing Sections 14.3 and 14.9.
- New Section 14.9: Adapted from existing Section 14.7 with minor changes.
- New Section 14.10: Adapted from existing Section 14.8 with minor changes.

Geographic Extents: All zones.

Potential Impacts: Sign content is no longer regulated, which will be more permissive of a wider range of content, but reduces the City's exposure to litigation surrounding freedom of speech.

Context: In the 2015 Reed v. Town of Gilbert, the U.S. Supreme Court ruled that a regulation that "on its face" requires consideration of the content of a sign is "content-based" and will be subjected to strict scrutiny. A regulation that is facially content-neutral could still be considered content-based if its purpose is related to the message on a sign. A content-based sign regulation is presumed to be unconstitutional and will be invalidated unless a government can prove that the regulation is narrowly tailored to serve a compelling governmental interest. Reed does not, however, cast doubt on the content-neutral "time, place or manner" regulations that are fundamental to almost all sign codes, provided they are not justified by or have a purpose related to the message on the sign.

Recommended Zoning Amendments: See following pages.

Recommendation #39

Update Sign Regulations

Section 14. Signs

App. AZR-25-07

14.1 Purpose

The purpose of these sign regulations is to balance the need for effective business identification, advertising, and visual communication with the City's responsibility to protect free speech, promote public safety, preserve property values, and reduce visual clutter through appropriately-sized, well-placed, and well-designed signs.

14.2 Exempt Signs

The following types of signs are exempt from these regulations:

A. Legal Obligations: Any sign required by a valid and applicable federal, state, or local law, regulation, ordinance, or judicial order.

B. Indoor Signs: Signs contained solely within a building and intended solely for inside use and not for attracting attention from the outside.

C. Traffic Signs: Any sign or traffic control device installed by an authorized agency or as required or recommended by the Manual of Uniform Traffic Control Devices.

D. Government Signs: Signs erected, maintained or otherwise posted, owned or leased by the U.S. government, State of Connecticut, or the City of Bristol.

E. Campaign Signs: Any temporary sign directly related to a federal, state, or city election or referendum.

14.3 Prohibited Signs

Signs that are not expressly allowed by these regulations are prohibited. Additionally, the following sign types are prohibited in all zones:

A. Rotating, moving or animated signs. However, electronic or manual message boards shall be permitted, provided that such devices shall be subject to the provisions of these Regulations.

B. Signs on the exterior of parked vehicles that function primarily as static advertising, where such a vehicle is not regularly used by the business it advertises to transport persons, goods, or materials.

C. Attention-getting devices such as pennants, valances, flags (except governmental flags), streamers, searchlights, string or festoon lights, flashing lights, balloons or similar devices designed for purposes of attracting attention, promotion or advertising.

D. Roof signs.

E. Any sign which could be mistaken for or confused with a traffic control sign, signal or device.

F. Signs permanently painted, posted or otherwise attached to any rock, fence, tree or utility pole.

G. Signs painted directly on any wall, excluding artwork meeting the definition of a mural as defined in Section 18.

14.4 Allowed and Permitted Sign Types

A. Billboard: A large freestanding or wall mounted sign typically oriented to a major transportation corridor and typically unrelated to the use of the property on which it is located.

B. Canopy Sign: A sign which is part of or attached to an awning, canopy, or other fabric, plastic or structural protective cover over a door, entrance, window, walkway or outdoor service area.

C. Freestanding Sign: A sign placed on the ground or supported by one or more uprights, poles or other supports placed in or upon the ground.

D. Incidental Sign: A small wall or freestanding sign typically containing information relevant to the property.

E. Internal Use Sign: A sign situated within the interior of a property that is typically used to provide direction and orientation to vehicles and pedestrians that have entered a property and convey important information about the use of the property.

F. Marquee Sign: A sign attached to, or made part of, the vertical face of a building marquee; the marquee being any permanent structure that projects from a wall of a building typically above and entrance.

G. Portable Sign: A sign which is not permanently affixed to a building, structure or the ground.

H. Projecting Sign: A sign which is wholly or partly mounted to the exterior of a building perpendicular to the wall.

I. Temporary Freestanding Sign: A small freestanding sign mounted in the ground for a limited period of time.

J. Wall Sign: A sign that is wholly or partly mounted to the exterior of a building parallel with the wall.

K. Window Sign: A sign placed on the inside of a window or the glass portion of a door that is visible from the outside.



Figure 13. Sign Types

14.5 Allowed and Permitted Signs by Zone

Signs are allowed or permitted by zone in accordance with the table below and in addition to the other requirements of this Section 14. Signs are allowed As of Right (R) or require a Sign Permit (P). Signs prohibited within a zone are identified by a dash (—).

Sign Type	R-10, R-15, R-25, R-40, RM-5, A	BN, RT-5	BG, BD, BHC, I	IP-1, IP-3, IP-5	See Section
Billboard	—	—	P (I Zone only)	—	14.7.1
Canopy Sign	—	P	P	P	14.7.2
Freestanding Sign	P [1, 2]	P	P	P	14.7.3
Incidental Sign [3]	R (≤1 sf) P (>1 sf–3 sf)	R (≤1 sf) P (>1 sf–3 sf)	R (≤1 sf) P (>1 sf–3 sf)	R (≤1 sf) P (>1 sf–3 sf)	14.7.4
Internal Use Sign	R	R	R	R	14.7.5
Marquee Sign	—	P	P	P	14.7.6
Portable Sign, Large	P	P	P	P	14.7.7
Portable Sign, Small	—	P	P	P	14.7.8
Projecting Sign	—	P	P	P	14.7.9
Temporary Freestanding Sign [3]	R (≤6 sf) P (>6 sf–18 sf)	R (≤6 sf) P (>6 sf–18 sf)	R (≤18 sf) P (>6 sf–32 sf)	R (≤18 sf) P (>6 sf–32 sf)	14.7.10
Wall Sign	—	P	P	P	14.7.11
Window Sign [4]	R	R	R	R	14.7.12

[1] Limited to use by a civic facility, community youth organization, cultural institution, membership organization, or religious organization or institution.

[2] Limited to use by a unified residential development, multi-family development with 10 or more units, or open space development.

[3] Size limits are per sign.

[4] Limited to use by commercial establishments only.

14.6 Number of Signs per Business Establishment

Except as otherwise specified by these regulations, individual business establishments in the BN, RT-5, BG, BD, BHC, I, IP-1, IP-3, and IP-5 zones shall be limited to a combined total of two signs of the following types per individual establishment:

A. Canopy signs.
B. Freestanding signs (see Section 14.7.3 for limits on the number of freestanding signs)
C. Marquee signs.
D. Projecting signs
E. Wall signs.

14.7 Standards by Sign Type

14.7.1 Billboards

A. Billboards are permitted only in the I Zone, in addition to any other allowed or permitted signs, and require approval by the Zoning Commission.

B. Only one billboard shall be allowed per lot, provided that the lot has a minimum lot frontage of 100 feet.

C. Billboards shall not contain more than two signboards per face.

D. Billboards shall not exceed 30 feet in length.

E. Billboards shall not exceed 32 feet in height, measured from the ground to the top of the sign.

F. No billboard shall project into a required front yard unless attached to a building wall already existing in such yard. No part of a billboard attached to a building wall shall project more than 18 inches into a required side yard, other than the illuminating apparatus.

G. Billboards shall be separated by a distance of at least 500 feet.

H. Billboards shall not be permitted within 100 feet of any public park, school, playground, cemetery or residential zone.

14.7.2 Canopy Signs

The maximum area shall be equal to one square foot for each linear foot of the canopy face where the sign is applied or attached.

14.7.3 Freestanding Signs

A. General Standards:

1. Unless otherwise stated in these regulations, only one freestanding sign is allowed per street frontage of a lot with a driveway, regardless of the number of buildings or uses on the lot.
2. No part of any freestanding sign shall be located within 5 feet of any lot line.
3. The height of freestanding signs shall be measured from the ground to the top of the sign.

B. In all zones: One freestanding sign, not to exceed 32 square feet, is permitted per civic facility, community youth organization, cultural institution, membership organization, or religious organization or institution. As part of the sign area, the freestanding sign may include:

1. A manual message board.
2. An electronic message board, subject to approval by the Zoning Commission.

C. In the R-10, R-15, R-25, R-40, RM-5, and A Zones:

1. The height of any freestanding sign shall not exceed 6 feet.
2. One freestanding sign, not to exceed 18 square feet, is permitted per unified residential development, multi-family development with 10 or more units, or open space development.

D. In the BN and RT-5 Zones:

1. The height of a freestanding sign shall not exceed the height of the building it serves or 16 feet, whichever is less. If the lot does not contain a principal building, the sign height shall not exceed 6 feet.
2. Freestanding signs shall be a maximum of 18 square feet each.

E. In the BG, BD, BHC, I, IP-1, IP-3, and IP-5 Zones:

1. The height of a freestanding sign shall not exceed the height of the building it serves or 16 feet, whichever is less. If the lot does not contain a principal building, the sign height shall not exceed 6 feet.
2. Freestanding signs shall be a maximum of 24 square feet each except that sites with multiple uses or establishments may have one freestanding sign up to 128 square feet in area.

3. A motor vehicle filling station that is fully conforming with these zoning regulations may have one additional freestanding sign, up to 36 square feet in area, above what is otherwise permitted.

14.7.4 Incidental Signs

Incidental signs shall be limited to two signs per principal structure or one sign per dwelling unit in buildings with more than one dwelling unit.

14.7.5 Internal Use Signs

A. Signs shall be internal to the site, not located to be intentionally visible from a public highway, public right-of-way or abutting residential property.

B. Signs shall not exceed 3 square feet in area per sign.

C. Signs shall not be internally illuminated.

14.7.6 Marquee Signs

A. The maximum area shall be equal to one square foot for each linear foot of the building face (or portion allocated to the establishment) where the sign is attached.

B. The sign may extend the full length of the marquee but shall not extend beyond the ends of the marquee.

14.7.7 Portable Signs, Large

One large portable sign is permitted for non-residential uses in accordance with the following:

A. The sign shall not exceed 32 square feet.

B. The permit number shall be displayed on the face of the sign nearest the street in lettering not less than one inch high.

C. The permit shall be valid for a period not to exceed 30 days.

D. No more than four such permits shall be issued to any establishment in any calendar year.

E. The sign shall be removed within five days after any event for which it is promoting.

14.7.8 Portable Signs, Small

One small portable sign is permitted per commercial establishment, excluding home-based businesses or offices, in accordance with the following:

A. The sign shall not exceed 8 square feet.

B. The permit number shall be displayed on the face of the sign nearest the street in lettering not less than one inch high.

C. The sign shall only be displayed during the normal hours of operation of the establishment and shall be removed and stored indoors when the establishment is not open.

D. The sign shall not be directly illuminated.

E. The sign must be located on the subject property or immediately adjacent if placed on a public sidewalk.

F. If placed on a public sidewalk, the sign shall not block pedestrian access and a minimum of 5 feet of unobstructed pedestrian space shall be maintained past the sign.

G. No small portable sign shall be displayed at the same time as a large portable sign on the same premises.

14.7.9 Projecting Signs.

A. The bottom edge of a projecting sign shall be at least 7 feet above ground level when located above an area with pedestrian traffic.

B. No projecting sign shall extend more than 6 feet from the wall to which it is attached or above the eaves of the building to which it is attached.

C. In the BN and RT-5 Zones: maximum 8 square feet each.

D. In the BG, BD, BHC, I, IP-1, IP-3, and IP-5 Zones: maximum 16 square feet each.

14.7.10 Temporary Freestanding Signs

Temporary freestanding signs are allowed in accordance with the following:

A. No more than two temporary freestanding signs are allowed per street frontage of the lot on which the sign is located.

B. Signs shall not be directly illuminated.

C. Signs shall be removed no more than one week following the purpose for which the sign was placed. In no case shall the sign remain in place for more than 12 consecutive months except as provided by Item D below.

D. A Sign Permit shall be required for the display of a temporary freestanding sign for more than 12 consecutive months and shall only be granted in accordance with the following:

1. The applicant shall demonstrate just cause for continuing display of the sign.
2. The Sign Permit shall authorize the sign for continuance of a period of no more than 12 months or until the sign no longer serves its intended purpose, whichever comes first.
3. No more than one temporary freestanding sign per street frontage may be continued beyond 12 consecutive months at any one time.

14.7.11 Wall Signs

A. The maximum area shall be equal to one square foot for each linear foot of the building face (or portion allocated to the establishment) where the sign is attached.

B. Wall signs shall not extend beyond the outer edge of any wall or above the eaves of the building to which it is attached.

C. A wall sign shall be parallel to the wall to which it is attached and shall not project more than 15 inches from the wall.

14.7.12 Window Signs

A. Window signs shall only be displayed by commercial establishments.

B. Window signs shall only be used at the ground or first floor level.

C. The total area occupied by window signs shall be no more than 25% of an individual or group of windows or doors in which placed or 48 square feet per establishment, whichever is less.

D. Internally illuminated window signs shall be limited to 3 square feet per establishment.

14.8 General Standards

14.8.1 Sight Lines and Traffic

A. Signs shall not conflict with the corner visibility requirements of Section 10.2.2B.

B. Signs shall be so located as to not obstruct or interfere with the visibility of vehicular or pedestrian traffic, or of any traffic control sign, signal, or device.

14.8.2 Sign Illumination

A. When a sign is internally illuminated, the light source shall be completely covered.

B. When a sign is externally illuminated, the light source shall comply with the requirements of Section 11.2.

C. Signs shall not contain flashing or moving lights, except such portions thereof which display the time, temperature and/or date or as related to changes of display of an electronic message board approved in accordance with Section 14.7.3.B.2.

14.8.3 Sign Maintenance, Compliance or Removal

A. All signs, together with their supports, braces, guys and anchors, shall be kept in good working order and safe condition.

B. The owner of the lot on which the sign is located shall be directly responsible for keeping such sign, including its illumination sources, in good working order and safe condition.

C. Unsightly, damaged, deteriorated signs or signs in danger of falling shall be put in order or removed within 30 days following written notice to the sign owner by the Zoning Enforcement Officer.

D. Any sign which pertains to a business no longer conducted on the premises where such sign is located shall be removed by the owner of the lot on which the sign is located within 30 days following cessation of the relevant activity.

E. Any sign which replaces an existing non-conforming sign shall comply with this Section.

14.8.4 Computation of Sign Area

A. The area of a sign shall be computed from the outer dimensions of the frame, trim or molding by which the sign is enclosed.

B. When a sign consists of individual letters, symbols or characters, its area shall be computed as the area of the smallest rectangle which encloses all of the letters, symbols or characters.

C. When a sign consists of two or more faces, only one face of the sign shall be used in computing the sign area if the faces are parallel to and within 12 inches of each other. Otherwise, all faces of the sign shall be used to compute the sign area.

14.8.5 Existing Signs

A. The number of existing signs on a lot shall be counted toward the maximum number of allowable signs on that lot.

B. The area of all existing signs on a lot shall be counted toward the maximum sign area allowable on that lot.

14.9 Alternative Signage Program for Large Developments

Due to the complexities of site design and occupancy associated with large developments such as shopping centers, office parks and mixed-use facilities, the owner of a unified non-residential development containing more than 40,000 square feet of gross floor area may submit to the Zoning Commission, for approval of a Sign Permit, an "alternative signage program" differing from the standards contained in this Section 14.

A. Such signage program shall, at a minimum, contain the information required by Section 14.10 for the issuance of Sign Permits.

B. In approving such a Sign Permit, the Zoning Commission shall find that:

1. Such signage program would be consistent with the purpose of these Regulations,
2. Such signage program does not include signs prohibited by Section 14.3, and
3. Such signage program would result in a more effective and less visually cluttered display of signs than could otherwise be accomplished under the standards of this Section.

14.10 Sign Permits

A. Except as otherwise provided herein, no sign shall be constructed, erected, altered or otherwise changed unless a Sign Permit has been issued by the Zoning Enforcement Officer.

B. The following information shall be provided for all signs except portable and temporary freestanding signs:

1. Plans and specifications of the proposed sign, including its dimensions, area, maximum and minimum height, proposed design, materials, colors, method of construction and method of illumination.
2. For freestanding signs, in addition to the requirements of Item 1 above, a plot plan of the premises and, for any signs attached to structures, a measured elevation drawing of the building facade, each drawn to scale, showing the location, dimensions and area of all existing and proposed signs on the premises.

C. The following information shall be provided for portable and temporary freestanding signs: a drawing or image showing the dimensions, area, height, materials, colors, method of construction, method of illumination and approximate location on the lot of the sign.

Recommendation #40

Expand Outdoor Lighting Requirements

Date: 8/1/25

Recommendation 40: Expand Outdoor Lighting Regulations

Purpose: Reduce lighting pollution consistent with "Dark Sky" best practices.

Description: This recommendation would expand the existing lighting regulations based upon guidance provided by Lights Out Connecticut Model Outdoor Lighting Regulations for Connecticut. It significantly expands the existing Section 11.2 Outdoor Lighting regulations and reduces the required illumination levels for most uses. More specifically, this expanded regulation does the following:

- Exempts specific types of lighting from regulation.
- Prohibits specific types of lighting.
- Establishes a lighting regulation for all residential uses.
- Establishes more detailed requirements for light shielding and additional restrictions on light trespass.
- Reduces required lighting levels from 3-6 footcandles to 1-3 footcandles and provides more detail about where lighting is required.
- Provides more specific restriction on uplighting to reduce glare and sky glow.
- Provides standards for lighting color temperature.
- Requires lighting to be enabled with automatic lighting control systems.
- Provides athletic field and activity area lighting standards.
- Specifies enforcement protocols.

Geographic Extents: All zones

Potential Impacts: Will reduce excessive outdoor lighting in new projects.

Context: Outdoor light pollution creates a range of environmental, health, and quality-of-life problems. Excessive or poorly designed lighting contributes to skyglow, which obscures views of stars and diminishes the natural night environment. It can disrupt wildlife behavior, particularly for nocturnal species and migratory birds, and interfere with plant growth cycles. Light pollution is linked to sleep disruption and negative impacts on circadian rhythms, which may affect overall health. In urban areas, glare and light trespass can reduce safety by impairing visibility and creating discomfort, especially for drivers and pedestrians.

Recommended Zoning Amendments:

Replace Section 11.2 with the following (see following pages):

App. AZR-25-07

11.2 Outdoor Lighting

These lighting regulations are applicable to outdoor lighting of all properties in all zones unless otherwise stated below. The purpose is to reduce light pollution, minimize glare and sky glow, limit light trespass onto neighboring properties, and ensure sufficient illumination for safety and security.

11.2.1 Definitions

A. ANSI/IES: Lighting standards published by the Illuminating Engineering Society and approved by the American National Standards Institute.

B. Correlated Color Temperature (CCT): A measure of the color appearance of light, expressed in Kelvin (K).

C. Fully Shielded: A luminaire constructed so that no light is emitted above a horizontal plane drawn through the lowest light-emitting part.

D. Light Source: The LED, lamp, bulb or other element from which the light is directly emitted.

E. Light Trespass: Light emitted by a luminaire that shines beyond the property line onto adjacent properties or the public right-of-way.

F. Luminaire: A complete lighting unit, including the lamp (bulb), fixture, and related components.

G. Maximum-to-Minimum Uniformity Ratio: The ratio of the brightest illumination level to the darkest illumination level within a given area

11.2.2 Exempt Lighting

A. Luminaires that emit 850 lumens or less, except as prohibited by Section 11.2.3 below.

B. Critical lighting used by the Police Department, Fire Department, or Emergency Services.

C. State or City roadway lighting.

D. Temporary lighting authorized by a special event permit for a fair, carnival or similar function.

E. Temporary holiday lighting provided it is not used for more than 60 days in a 12-month period.

F. Flagpole lighting, provided all luminaires are shielded so that the light source is not visible from the property line and the CCT does not exceed 2,700K.

G. Internally lit signs as permitted by Section 14.

11.2.3 Prohibited Lighting

In addition to lighting types prohibited elsewhere in these regulations, the following outdoor lighting shall be prohibited in all zones:

A. Luminous tube lights or strips of light intended to outline or highlight a structure, whether composed of linear light tubes or a sequence of individual illumination sources.

B. Light sources that strobe, oscillate, or vary in intensity or color as perceptible to the human eye including such lights placed on the inside of windows and directed to the outside.

C. Lasers.

D. Illumination of entire building facades. Facade illumination shall be limited to security lighting or lighting of specific architectural features.

11.2.4 Lighting for Residential Uses

Any outdoor light source for a residential use that emits more than 1,600 lumens shall be fully shielded and positioned so that the light source is not directly visible at a height of 5 feet above ground from any residence on another property.

App. AZR-25-07

11.2.5 Lighting of Common Areas

Driveways, parking lots, loading areas, sidewalks, plazas, and other common areas used by vehicles or pedestrians on properties subject to Site Plan or Special Permit approval shall be illuminated in accordance with the following:

A. The average horizontal maintained illumination shall be no less than one footcandle.

B. With the exception of gas station canopies, loading areas, and primary building entrances, the average horizontal maintained illumination shall not exceed 3 footcandles, unless otherwise required for safety, security, or operational needs.

C. The maximum height of the light source shall be 30 feet measured from the surface of the ground. The use of luminaires mounted at lower heights is strongly encouraged.

D. For parking lots with more than 20 parking spaces, the maximum-to-minimum uniformity ratio shall not exceed 10:1.

11.2.6 Lighting Standards

The following shall be applicable to all uses across all zones subject to a Site Plan or Special Permit approval except for athletic field or activity area lighting that complies with Section 11.2.7:

A. Illumination Level: Lighting shall provide the lowest level of illumination necessary for safety and intended use as specified by ANSI/IES except as otherwise specified by this Section 11.2. No lighting installation shall exceed the ANSI/IES recommended levels for the specified use.

B. Light Trespass: Luminaires shall be located, aimed, and optically cutoff so that the light source is not directly visible from an adjacent property or the public right-of-way as measured at a height of 5 feet above ground.

C. Glare and Sky Glow: Unless otherwise specified, luminaires shall be fully shielded and emit no more than 5% of their total lumen output above 80 degrees as measured from perpendicular to the ground.

D. Correlated Color Temperature: All light sources shall have a CCT of 3,000K or less.

E. Lighting Control: All outdoor lighting shall be enabled to be controlled by automatic timers and/or motion sensors. Except where there is a need to maintain lighting levels due to safety, security, or overnight hours of operation, all outdoor lighting shall be:

   1. Turned off after 11:00 p.m. and during daylight conditions, and/or
   2. Turned off or reduced to 25% of the full illumination level after 15 minutes of no activity.

11.2.7 Athletic Field or Activity Area Lighting

The following shall apply to outdoor athletic fields or other special outdoor activity areas such as sports courts that are subject to a Site Plan or Special Permit approval:

A. The luminaires shall include internal or external shielding to minimize uplighting and light trespass.

B. Field or surface lighting shall be provided exclusively for the illumination of the surface of play and viewing stands and not for other applications.

C. The design and installation of lighting shall follow the illuminance and uniformity guidelines of the Illuminating Engineering Society for the appropriate class of play.

D. At least 85% of lumens shall be confined to within 60 feet or one pole height, whichever is greater, of the activity surface.

E. The CCT of the lighting shall not exceed 4,200K.

F. When the field or surface is used for purposes other than practice or play, lighting shall not exceed 25% of full output. After practice or play, illumination shall be reduced to 25% of full output within one hour and turned off completely within two hours.

App. AZR-25-07

11.2.8 Enforcement

A. The Zoning Enforcement Officer may inspect any outdoor lighting installation for compliance with this section at any time.

B. Upon notice of violation of the regulations of this Section 11.2, the responsible party shall correct the violation and provide a written statement to the Zoning Enforcement Officer as to how the violation was corrected within 30 days.

C. If such statement is not received and/or corrective action is not sufficiently taken within 30 days, the Zoning Enforcement Officer may require a photometric survey and impose additional penalties as authorized by Section 8-12 of the Connecticut General Statutes.

Recommendation #41

Overhaul Access Management Regulations

Date: 8/22/25

Recommendation 41: Overhaul Access Management Regulations

Purpose: Develop a unified access management regulation that is applicable citywide.

Description: This recommendation includes the following amendments:

- Merger of the existing driveway standards of Section 13.11 with Section 12 Access Management.
- Elimination of the Access Management Overlay Zone and removal of the overlay from the Official Zoning Map.
- New Section 12.2: Definitions of access management terms provided.
- New Section 12.3: Driveway standards for all uses provided here. Most of this regulation comes from existing Section 13.11 and from Section 21-51 of the Bristol Code of Ordinances.
- New Section 12.4.2: Sight line standards modified to require a calculation for local conditions to be conducted based upon AASHTO and CTDOT standards instead of the current 415-foot requirement for all driveways, which exceeds what is needed for most conditions and does not allow for reductions based upon posted speed limit or design speed of the roadway.
- New Section 12.4.3: Maintains existing intersection distancing requirements based upon intersection traffic control type but amends and simplifies the required measurement technique to be consistent with the technique established by Section 21-51 of the Bristol Code of Ordinances. Establishes an incentive-based reduction in the required distance based upon points earned under the existing Section 12.6 Access Management Scoring System.
- New Section 12.5: The section amends the existing Section 12.6 Access Management Scoring System by simplifying the table and the traffic study/site access analysis requirement. This amended section now requires the Commission to substitute a required traffic study with a site access analysis, but only for projects scoring 10 or more points.
- Relocation of content from Section 12.6 Items D and E to new Section 16.2.4 Traffic Studies as Items A and B respectively.

Geographic Extents: All zones.

Potential Impacts: Will require that all Site Plan Application and Special Permit projects meet minimum standards for distancing from an intersection and for sightlines, which are beyond what is currently required outside the access management overlay zone.

Context: The existing Section 12 access management regulations are only applicable to the access management overlay area along River Street and Riverside Avenue. Citywide regulations specific to the location and design of driveways are located in Section 13.11, but are limited in scope. Additionally, Section 21-51 of the Bristol Code of Ordinances provides standards for driveway location, but Section 13.11 is not consistent with those standards.

Recommended Zoning Amendments: See following pages.

Section 12. Access Management

App. AZR-25-07

12.1 Purpose

These access management regulations are intended to facilitate the safe and efficient movement of vehicles, provide safe and convenient access to adjacent development, and minimize the number of potential conflict points along roadways in Bristol by managing the number, location, and design of driveways.

12.2 Definitions

For the purposes of this section, these terms are defined as follows:

A. Apron: That portion of the driveway that intersects the street and which may include a public sidewalk.

B. Driveway Apron Radius: The radial measurement of the edge of the driveway or driveway apron that provides a curved transition from the driveway to the street's curb line.

C. Curb Cut: The location where driveway apron intersects the street's curb line.

D. Curb Line: The edge of the roadway pavement, delineated by the face of a curb where present.

E. Driveway Opening: The width of a driveway as measured at and along the street line.

F. Street Line: The line that delineates the edge of the right-of-way.

12.3 Driveways Standards for All Uses

The following standards shall apply to all driveways in all zones:

A. Driveways shall be constructed in conformity with Sections 21-51 of the Bristol Code of Ordinances.

B. Driveway width shall be designed to the smallest size that will effectively serve vehicles entering and exiting the site, provided that no driveway opening is less than 12 feet wide.

C. Except as otherwise provided herein, the maximum driveway opening width (including all entrance lanes, exit lanes, and median islands) shall be 30 feet.

D. The Commission may allow a driveway opening width greater than 30 feet, provided that:

1. The greater width is recommended or required by the Connecticut Department of Transportation or the Office of the State Traffic Administration; or,
2. The applicant shall demonstrate to the satisfaction of the Commission that the greater width is necessary in order to: maintain an adequate level of safety, improve pedestrian safety through the use of a refuge island, accommodate delivery and service vehicles, or accommodate traffic volume.

E. Driveway aprons shall be designed with the smallest radii that will effectively serve vehicles entering and exiting the site provided that:

1. Residential driveways shall have a driveway apron radius of no less than 3 feet and no more than 5 feet.
2. Non-residential driveways shall have a driveway apron radius of no less than 10 feet and no more than 20 feet.

F. Driveways shall intersect the street line within 30 degrees of perpendicular as measured between the centerline of the driveway and the street line.

G. No lot shall have more than one driveway opening per each 85 feet of street frontage or major fraction thereof. The Commission may require that a lesser number of driveway openings serve a lot regardless of the amount of street frontage, if deemed necessary for public safety purposes.

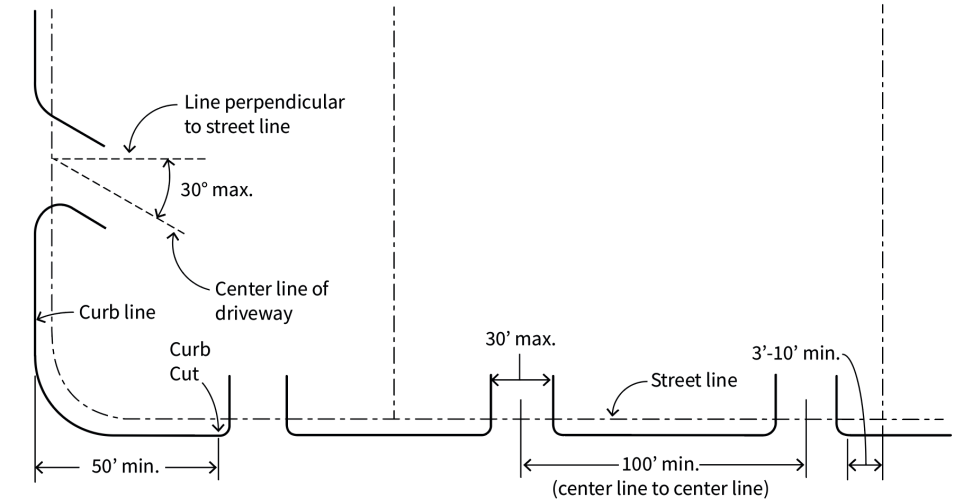
H. Driveways serving the same lot shall be at least 100 feet apart (measured center line to center line), unless they are one-way driveways.

I. For corner lots, driveway openings shall be located as far from the intersection as practical, but in no case shall any curb cut be located within 50 feet of such intersection as measured from the extended curb line of the intersecting street.

J. In no case shall a curb cut be closer than the following distance from the extended side yard property line:

1. Lots with a frontage of less than 60 feet: 3 feet
2. Lots with a frontage between 60 and 85 feet: 5 feet
3. Lots with a frontage of more than 85 feet: 10 feet

Figure** 8. **Driveway Location and Orientation



12.4 Driveway Standards for Uses Approved by Site Plan or Special Permit

Any proposed driveway associated with a project subject to Site Plan or Special Permit approval shall comply with the following:

12.4.1 Driveway Design

Each driveway shall be provided with a clearly defined and properly sized opening and clearly delineated and properly marked/signed entrance/exit lanes in accordance with Section 13.11D of these Regulations and Section 21-51 of the Bristol Code of Ordinances.

12.4.2 Sight Lines

A. General Requirement. Each driveway shall be designed and located to provide safe and unobstructed sight distance for vehicles exiting the property.

B. Measurement Point and Height. Sight distance shall be measured from a point on the exit lane of the driveway located 10 feet behind the curb line of the intersecting street, at a height of 3.5 feet above the finished surface, representing the typical eye height of a driver in a passenger vehicle.

C. Obstructions Prohibited. No structure, fence, wall, sign, vegetation, or other obstruction shall be permitted within the sight triangle that would block the required line of sight between the measurement point and the approaching roadway.

D. Minimum Sight Distance. All driveways shall be located to provide the minimum sight distance necessary for safe egress. Required sight distances shall be based on the stopping sight distance standards set forth in the most recent edition of the AASHTO Policy on Geometric Design of Highways and Streets or the

CTDOT Highway Design Manual, whichever is more stringent. If these standards cannot be achieved due to unique site or traffic conditions, the Commission may allow a reduced distance only when a qualified traffic engineer demonstrates that the proposed distance and associated improvements will provide for safe egress. In such cases, the sight distance provided shall be the maximum feasible for the site.

12.4.3 Un-Signalized Driveways that Serve Corner Lots

The provisions of this Section 12.4.3 shall supersede the requirements of Section 12.2.G and the following shall apply:

A. The primary driveway shall be located on a local/side street, where feasible.

B. The driveway shall be located to provide safe ingress and egress and to minimize adverse impacts to traffic operations.

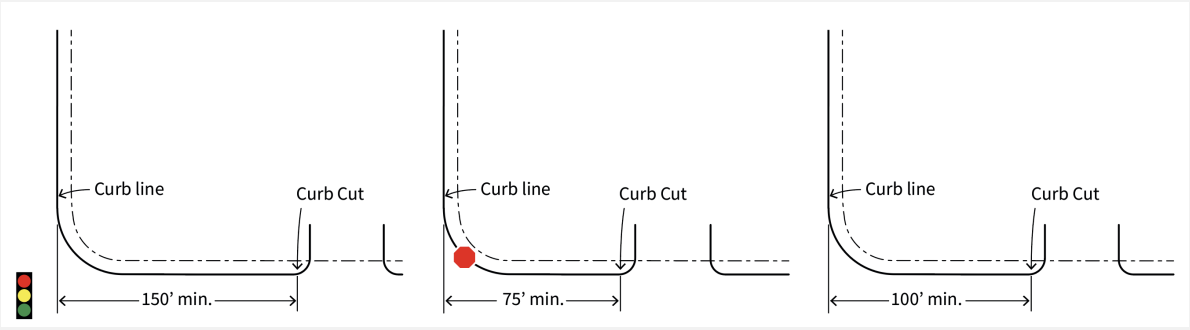
C. The driveway shall be located as far as possible from the adjoining street intersection, and shall be spaced the following minimum distance from the nearest extended curb line of the intersecting street to the nearest driveway apron curb cut:

1. If the adjoining street intersection is signalized: 150 feet minimum.
2. If the adjoining street intersection is un-signalized and the affected street has a stop sign at the intersection: 75 feet minimum.
3. If the adjoining street intersection is un-signalized and the affected street is not controlled by a stop sign at the intersection: 100 feet minimum.

D. The required distance specified in Item B above may be reduced through the use of access management techniques as described in Section 12.5 at a rate of 5% for each point earned except that in no case shall the distance be reduced to less than 50 feet.

E. If the required distance specified in Item B above is not attainable because of insufficient lot frontage, topography, building location, or other site conditions, and the provision of an alternative point of access is not a feasible option, the Commission may allow a lesser distance, provided such distance shall provide safe ingress and egress and shall be as great as feasible.

Figure 9. Corner Lot Unsignalized Driveway Location



12.5 Access Management Incentive

Through voluntary compliance with this Access Management Incentive, an applicant may be exempted from the traffic study requirement of a Site Plan Application, Special Permit, and/or the Section 16.2.3 requirement for high traffic generators.

A. Using the table below, the Commission shall, upon the request of an applicant, evaluate each project subject to these access management regulations by awarding points based upon the extent of compliance with each of the access management standards contained in the table. The Commission's evaluation shall account for existing driveways proposed to remain unchanged, existing driveways proposed to be modified, and proposed new driveways.

Access Management Technique	Standard	Points
1. Reduction in the number of driveways accessing the same street (existing vs. proposed)	Two or more driveways eliminated	5
	One driveway eliminated	3
2. Separation distance between driveway openings on the same lot (measured in a straight line between the nearest edge of each driveway opening)	> 150 feet	6
	120 – 150 feet	3
3. Common/shared driveway(s) used by two or more adjoining lots (must be built, or agreed to in writing by all affected lot owners)	Yes	4
4. Interior vehicular connection(s) between two or more lots (must be built, or agreed to in writing by all affected lot owners)	Yes	3
5. Separation distance between driveway openings on adjoining lots (measured in a straight line between the nearest edge of each driveway opening)	≥ 50 feet	3
6. Setback of parking spaces from the front lot line (driveway provides direct access to spaces)	> 30 feet	2
	10 – 30 feet	1
7. Alignment of driveway opening(s) with driveway opening(s) on the opposite side of the street (alignment of centerlines)	Yes	2
8. Alignment of driveway opening(s) with traffic signal	Yes	6
9. Full compliance with Section 12.4.2.B	Yes	4

B. If the project scores 10 or more points, the Commission shall waive a traffic study, if required, and will instead require a site access analysis.

C. The site access analysis shall include some or all of the elements of a traffic study as determined by the Commission but shall be limited in its scope to the project itself and shall not be required to consider the surrounding roadway network. In determining which elements shall be included in a site access analysis, the Commission shall consider:

1. the design aspects of the site driveway in question;
2. the professional judgment of the City Engineer in consultation with the City Planner, and
3. professionally accepted traffic engineering practices.

Recommendation #42

Update Landscaping Standards

Date: 8/1/25

Recommendation 42: Update Landscaping Standards

Purpose: Provide minor updates to landscaping standards to clarify requirements.

Description: This recommendation provides minor amendments to Section 11.1 including the following:

- Specify that the standards are applicable only to projects subject to Site Plan Application or Special Permit approval.
- Remove unneeded reference to American Association of Nurserymen and replace with prohibition on the installation of invasive species.
- Limit Commission approval of tree removal to healthy non-invasive trees.
- Allow for use of deciduous plant materials within a required buffer.
- Specify that screening substituted for a required buffer shall comply with the Section 11.1.3 Screening requirements.
- Other minor modifications for clarity.

Geographic Extents: All zones

Potential Impacts: None.
Recommended Zoning Amendments: See following pages (text to be removed in ~~strikethrough~~, text to be added in red)

App. AZR-25-07

Section 11. Landscaping and Site Features

11.1 Landscaping Requirements

The following regulations of this Section 11.1 shall be applicable only to projects subject to a Site Plan Application or Special Permit approval.

11.1.1 Purpose

These landscaping requirements are intended to accomplish the following purposes:

A. To provide natural visual screening of parking and loading areas;

B. To reduce surface water runoff and minimize soil erosion through the natural filtering capability of landscaped areas;

C. To minimize environmental nuisances such as glare and noise;

D. To moderate the microclimate of parking areas by providing shade, by absorbing reflected heat from paved surfaces and by creating natural wind breaks;

E. To ensure public safety by using landscaping materials to define parking and loading areas and to manage internal vehicular and pedestrian circulation; and,

F. To enhance the overall appearance of new development by providing a variety of landscaping materials that are consistent and compatible with the existing natural vegetation in the area.

11.1.2 General Requirements

A. All disturbed portions of multi-family and non-residential developments not otherwise used for buildings, structures, parking areas, loading areas, walkways or similar purposes shall be suitably landscaped and permanently maintained with trees, shrubs and other landscape materials, as approved by the Commission as part of a required Site Plan.

B. The development of the site shall conserve as much of the natural terrain and existing vegetation as possible, shall preserve sensitive environmental land features such as steep slopes, wetlands and large rock outcroppings, and shall preserve public scenic views and historically significant features.

C. ~~Major~~ Planted trees shall include a variety of shade trees, flowering trees, or evergreens.

D. Planted ~~S~~shrubs shall include any of the appropriate varieties of evergreen or deciduous bushes.

E. All plant material shall be nursery grown ~~and conform to the standards of the American Association of Nurserymen~~and the planting of invasive species, as identified by the Connecticut Invasive Plant Working Group, is prohibited. The ~~provision~~ planting of species native to Connecticut is preferred.

F. At the time of planting, trees shall be of the following minimum size:

1. Shade trees: 2.5-inch caliper
2. Evergreen trees: 6-foot height
3. Flowering trees: single stem – 2-inch caliper, clump form – 8-foot height

G. Trees and shrubs within 5 feet of any paved areas shall be of such varieties capable of withstanding damage from salt.

H. Mulched planting beds of an appropriate size shall be placed around all trees and shrubs to retain moisture. Acceptable mulching material shall be shredded bark, woodchips or other organic substitute, at least four inches in depth.

I. Suitable ground cover shall be placed on all disturbed site areas not covered by paving, buildings or mulching for trees and shrubs. Suitable ground cover shall be grass, turf, stone, gravel or an appropriate substitute. All landscaping shall be done with species that are non-invasive.

J. No stone or gravel shall be used for ground cover within four feet of walkways unless the material is suitably contained within its area.

K. Where feasible, existing trees shall be saved; if grading is required in their vicinity, trees shall be appropriately welled or mounded to protect them from damage.

L. No healthy, non-invasive tree~~s~~ 5 inches or greater in caliper as measured ~~three~~ 3 feet above ground level shall be removed unless so approved by the Commission.

11.1.3 Screening

Screening shall be provided for any objectionable areas or views ~~which~~ that are adjacent to residential properties or visible from the street, including but not limited to loading areas, dumpsters, storage areas, and ~~ground-fixed~~ mechanical equipment located on the ground. Acceptable screening materials shall include:

A. Evergreen hedges having a minimum height of 6 feet at the time of planting;

B. Solid fences or walls having a minimum height of 6 feet, if approved by the Commission;

C. Earthen berms; or,

D. Any combination of the above materials.

11.1.4 Buffers

A. A landscaped buffer shall be provided for any use in a Business or Industrial zone ~~which~~ that is adjacent to or across the street from a residential zone, for any multi-family use, or for any non-residential use in a residential zone.

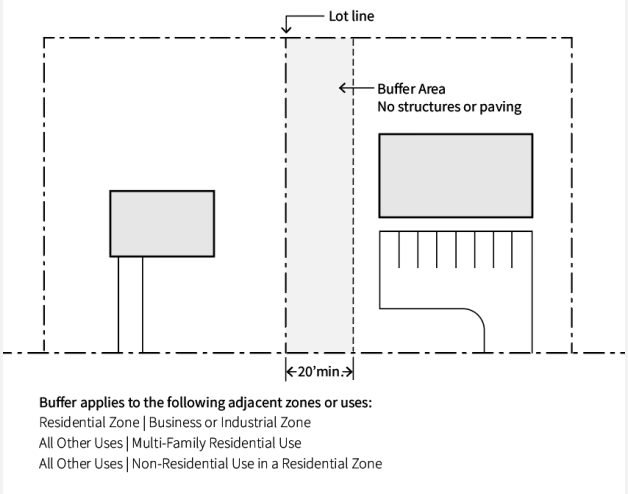
B. The buffer shall be a minimum of 20 feet in width.

C. The buffer shall be ~~of evergreen plantings~~comprised of deciduous and evergreen trees and shrubs of such species, height and spacing as, in the judgment of the Commission, will effectively screen the use from the view of adjoining properties.

D. No structures or paving shall be permitted within the buffer.

E. The Commission may allow ~~a wall or fence~~screening complying with Section 11.1.3 ~~of appropriate location, height and design~~ to be substituted for all or a portion of the landscaped buffer if, in its

Figure 6. Buffer Requirement



judgment, such ~~wall or fence would provide comparable screening~~screening will effectively buffer ~~of~~ the use from the view of adjoining properties.

11.1.5 Modifications of Landscaping

Where existing topography and/or existing vegetation provides adequate landscaping, ground cover, screening and/or buffers, the Commission may modify the landscaping requirements of this Section.

11.1.6 Maintenance of Landscaping

A. All landscaping shall be maintained in a healthy growing condition in accordance with acceptable horticultural practices. Landscaping which dies or becomes unhealthy because of accidents, drainage problems, disease or other causes shall be replaced with appropriate new landscaping during the following planting season.

B. All landscaping shall be controlled by pruning, trimming or other suitable methods so as not to interfere with public utilities, restrict vehicular or pedestrian access or otherwise constitute a traffic hazard.

C. All landscaped areas shall be maintained in a relatively weed-free condition and kept clear of undergrowth.

D. Required fences or walls shall be maintained in good condition.

Recommendation #43

Update Fencing Requirements

Date: 8/1/25

Recommendation 43: Update Fence Regulations

Purpose: Provide minor updates to the fence standards to clarify requirements.

Description: This recommendation provides minor amendments to Section 11.3 including the following:

- Consolidate Sections 11.3.2 and 11.3.3 into one section as they provide exactly the same standards for commercial and industrial zones.
- Section 11.3.4: Allow for the continuance of safety fences for safety purposes.
- Section 11.3.6: Change references from "Zoning Permit" to "Fence Permit".
- Other minor changes to improve clarity and organization

Geographic Extents: All Zones

Potential Impacts: None

Recommended Zoning Amendments: See following pages (text to be removed in ~~strikethrough~~, text to be added in red)

11.3 Fences

No fence, wall, or other structure in the nature of a fence shall be constructed, installed or maintained except in accordance with the following provisions:

11.3.1 Fences in Residential Zones

A. Fences, walls, or other structures in the nature of a fence located within the required front yard shall have a maximum height of 4.5 feet and shall be at least 50% open, except that chain link fences shall not be allowed in any required front yard.

B. Fences, walls, or other structures in the nature of a fence located within the front yard but ~~beyond~~ outside of the required front yard, within a side yard, or within the rear yard shall have a maximum height of 6.5 feet.

C. Support posts or columns shall be no taller than one foot above the highest part of the fence itself. Pedestrian gates, arbors, and similar structures used as entryway features shall have a maximum height of 8 feet.

~~D. C. Chain link fences shall not be allowed in the required front yard.~~

11.3.2 Fences in Business ~~zones~~and Industrial Zones

A. Fences, walls, or other structures in the nature of a fence located within the required front yard shall have a maximum height of 6.5 feet.

B. Fences, walls, or other structures in the nature of a fence located within the front yard ~~beyond~~ but outside of the required front yard, within a side yard, or within the rear yard shall have a maximum height of 10 feet.

~~11.3.3 Fences in Industrial zones~~

~~A. Fences, walls, or other structures in the nature of a fence located within the required front yard shall have a maximum height of 6.5 feet.~~

~~B. Fences, walls, or other structures in the nature of a fence located within the front yard beyond the required front yard, within a side yard, or within the rear yard shall have a maximum height of 10 feet.~~

~~11.3.4~~11.3.3 Fences Around Recreation Facilities

On the grounds of a school or on the grounds of a public or private recreation facility, an open fence erected to enclose a playground, playfield, swimming pool, tennis court, golf course, or similar facility may exceed the otherwise applicable height limits but shall not exceed 12 feet in height.

~~11.3.5~~11.3.4 Temporary Construction Fences

Notwithstanding the provisions of this Section, a temporary fence shall be permitted in any zoning district to enclose a site at which construction activity is underway. Such fence shall be in place only for the duration of the construction activity and shall be removed when construction activity has been completed or has been discontinued for a period of 90 days or more, unless required for safety purposes. Such fence shall be located as necessary to protect the public and to secure the construction site, as approved by the Zoning Enforcement Officer.

~~11.3.6~~11.3.5 General Fence Requirements

A. The height of a fence shall be measured from the finished grade along the exterior side of the fence to the top of the fence; posts or other supporting members shall not be included in such measurement. If a fence is built on top of a berm or wall, the combined height of the fence and berm/wall shall not exceed the allowable fence height. On sloping ground, the fence shall follow the slope or step with the slope so as not to exceed the allowable height at any point along the fence.

B. No fence shall be located closer than 3 feet from the front lot line or closer than 6 inches from any other lot line.

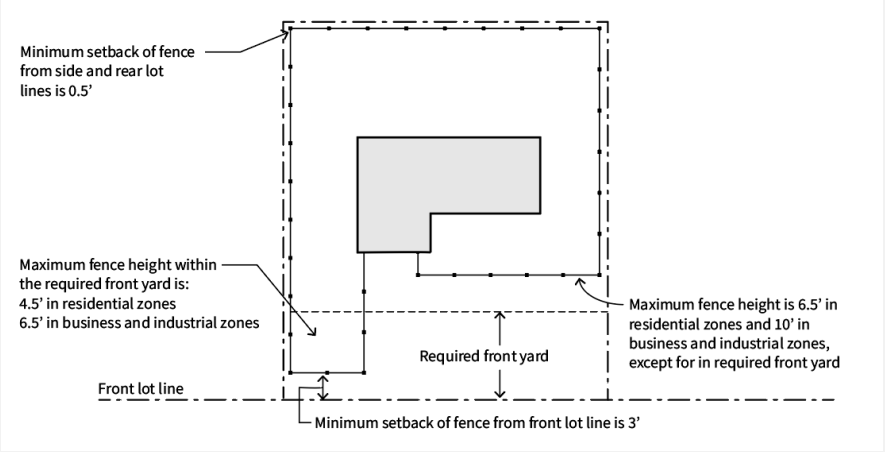
C. Except as otherwise permitted by Section~~s~~ 47-47 ~~and 47-48~~ of the CT General Statutes, barbed wire fences and fencing materials shall be prohibited as permanent fencing.

D. All gates shall open onto the lot on which they are located.

E. All fences shall be uniform in material and color. In the case of a fence with a finished side and an unfinished side, the finished or more decorative side shall face outward toward the adjoining lot or the street.

F. All fences shall be maintained in good condition, free of significant rust, peeling paint, or other damage. Repairs made to fences shall be of the same material as the existing fence. All fences hereafter erected shall be constructed of new materials only.

Figure 7. Fence Standards



~~11.3.7~~11.3.6 Fence Permits

A. No fence shall be constructed, erected, altered, or otherwise changed unless a ~~Zoning~~ Fence Permit has first been issued by the Zoning Enforcement Officer.

B. All applications for a ~~Zoning~~ Fence Permit shall be signed or countersigned by the owner of the lot on which the fence will be located and shall be accompanied by the following:

1. A plot plan of the premises drawn to scale showing the location of the proposed fence (including any gates) in relation to all lot lines, streets, driveways, sidewalks, and structures within five feet of the lot.
2. Plans and specifications of the proposed fence, including its type, dimensions, area, height, materials, color, and method of construction.

Recommendation #44

Amend Definition of Average Finished Grade

Date: 8/4/25

Recommendation 44: Amend Definition of "Average Finished Grade"

Purpose: The term "Average Finished Grade" is used to establish building height. The current definition provides no guidance on how the grade is to be measured and established. This amended definition would ensure that the average finished grade is measured consistently across projects and that maximum building height standards are effectively enforced.

Description: Amend the definition of average finished grade to require measurement of the grade 6 feet from the exterior of a building instead of where the building meets the ground and require measurements to be taken no more than 20 feet apart and to include the highest and lowest points. Also amend to allow for applicability to structures other than buildings.

Geographic Extents: All Zones

Potential Impacts: None

Context: Zoning regulations across Connecticut vary in how average finished grade is measured. Many communities require the measurement to be taken a specified distance from the exterior wall or foundation with that distance typically ranging from 6 to 10 feet. Most communities require measurements to be taken at several points including the highest and lowest grades.

Recommended Zoning Amendments:

Amend the existing definition of "Average Finished Grade" in Section 18 as follows (text to be removed in ~~strikethrough~~, new text in red):

> **Average Finished Grade:** The final elevation of the average ground level ~~adjoining~~ around a building ~~at all exterior walls~~ or structure as measured at a distance of 6 feet offset from the exterior walls, foundation, or footing (as applicable) at intervals of no more than 20 feet including measurements taken at the lowest and highest grades. The measurement shall be taken at the property line in locations where the property line is located less than 6 feet from the exterior wall, foundation, or footing.

Recommendation #45

Add Animal Grooming as a Permitted Use

Date: 8/19/25

Recommendation 45: Add Animal Grooming Establishments as a Permitted Use

Purpose: Animal grooming establishments are an increasingly common use, but the zoning regulations do not define or specify where this use is permitted or by what type of permit. As a result, it is unclear whether this use would be permitted as a retail use or as a personal service establishment. The definition of this use and the identification of zones where allowed, and permit type required, would allow for the City to manage these uses and would add clarity to businesses seeking to establish in Bristol.

Description: This amendment defines animal grooming establishments and allows them in the BN, BG, and BHC zones through a Site Plan Application and the BD zone with a Zoning Permit. It also provides a parking requirement.

Geographic Extents: BN, BG, BD, and BHC zones

Potential Impacts: May support the development of animal grooming establishments in the City.

Recommended Zoning Amendments:

1. Provide the following definition of Animal Grooming Establishment in Section 19 Use Definitions:

> **Animal Grooming Establishment:** An establishment where domestic pets such as dogs and cats, are bathed, clipped, brushed, styled, or otherwise groomed for hygienic, aesthetic, or show purposes. Such establishments may include incidental sale of pet care products and accessories, but do not provide overnight boarding, veterinary medical treatment, or breeding services.

2. Add Animal Grooming Establishment to the Use Summary Table of Section 4.2 as follows including the following permit requirements specified per zone where allowed:

Principal Use	Commercial, Industrial, and Mixed-Use Districts							
	BN	BG[1]	BD	BHC[2]	I	IP-1	IP-3	IP-5
Animal Grooming Establishment	ZP+S	ZP+S	ZP	ZP+S	—	—	—	—

3. Add Animal Grooming Establishment to Section 13.2 Amount of Off-Street Parking Required under Service Based Uses with a requirement of 3.0 spaces per ksf.

Recommendation #46

Add Data Centers as a Permitted Use

Date: 8/21/25

Recommendation 46: Add Data Centers as a Permitted Use

Purpose: The zoning regulations do not define data centers as a specific use. By default, if treated as an industrial use, data centers would be allowed in the Industrial or Industrial Park zones. Defining this use and identifying zones where allowed, and the permit type required, would allow for better regulation of this use. Additionally, the provision of specific use regulations would ensure that such use does not cause a nuisance to surrounding land uses, particularly residential uses.

Description:

- Define data center as a permitted use.
- Allow data centers between 15,001 and 250,000 square feet in size in the I, IP-1, IP-3, IP-5 zones with a Special Permit.
- Allow data centers up to 15,000 square feet in size in the BHC, I, IP-1, IP-3, IP-5 zones with a Site Plan Application.
- Establish a minimum lot size of one acre for data centers.
- Establish distancing requirements from a residential zone/use: 350 feet in the BHC, 500 feet in the I, IP-1, IP-3, IP-5 zones.
- Require a noise mitigation study, implementation of noise mitigation measures, and monitoring of noise.

Geographic Extents: BHC, I, IP-1, IP-3, IP-5 zones

Potential Impacts: May support the establishment of data centers.

Context: Over the past decade, demand for data centers has surged in response to the rapid growth of cloud computing, streaming services, e-commerce, artificial intelligence, and connected devices. This demand has led to increased interest in establishing small and large-scale facilities in areas where land, power, and cooling resources are more readily available. Noise is a principal concern as these uses generate a constant low level "humming" noise on a 24-hour, 7 day a week basis.

Recommended Zoning Amendments:

1. Add the following definitions of data centers to Section 19 Use Definitions:

Data Center: a facility that is developed, acquired, constructed, rehabilitated, renovated, repaired or operated, to house a group of networked computer servers in one physical location or multiple contiguous locations to centralize the storage, management and dissemination of data and information pertaining to a particular business or classification or body of knowledge. This use excludes call centers and facilities primarily engaged in office functions.

2. Add Data Centers to the Use Summary Table of Section 4.2 as follows including as follows:

Principal Use	Commercial, Industrial, and Mixed-Use Districts							
	BN	BG[1]	BD	BHC[2]	I	IP-1	IP-3	IP-5
Data Center (15,000 sf or less)	—	—	—	ZP+S	ZP+S	ZP+S	ZP+S	ZP+S
Data Center (15,001-250,000 sf)	—	—	—	—	SP	SP	SP	SP

3. Add new Section 4.3.25 Data Centers as follows:

4.3.25 Data Centers

A. The maximum gross floor area shall be 250,000 square feet except in the BHC zone where the maximum gross floor area shall be 15,000 square feet.

B. The minimum lot size shall be one acre.

C. Data centers shall be located at least 500 feet from any residential zone as measured by the shortest straight line distance between the data center building and the nearest residential zone boundary, except that in the BHC zone data centers shall be located at least 350 feet from any dwelling in a residential zone as measured by the shortest straight line distance between the data center building and the principal structure of the dwelling. The construction of dwelling in a residential zone within 350 feet of an existing data center in the BHC zone shall not cause the data center to be nonconforming.

D. The applicant shall provide a vibration/sound analysis by a recognized professional in the field of acoustic engineering who is Board Certified by the Institute of Noise Control Engineering or equivalent that identifies measures to mitigate noise from the Data Center with a specific focus on low frequency sound. Such measures shall be implemented.

E. The data center operator shall continuously monitor sound emissions in accordance with a plan approved by the Commission and shall maintain the records of such monitoring for no less than the previous 12 months. The operator shall provide monitoring records to the Zoning Enforcement Officer upon request.

F. Large-scale blank walls where visible from public view shall be mitigated through the use of architectural articulation and/or landscaping.

4. Add Data Centers to Section 13.2 Amount of Off-Street Parking Required in the Industrial and Fleet Uses category with the requirement of 4 spaces + 0.1 spaces per ksf.

Recommendation #47

Amend Requirements for Posting of Properties

Date: 8/20/25

Recommendation 47: Amend Requirements for the Posting of Properties

Purpose: Adjust the sign posting requirement of Section 17.1.5 Posting of Property to reduce excessive signage and to require signage that is more proportional to the length of the frontage. Remove redundant language.

Description: This amendment makes the following changes to Section 17.1.5 Posting of Property:

- Increases the sign posting distance from 200 feet to 250 feet for all properties.
- Increases the sign posting distance from 200 feet to 500 feet for properties with more than 1,000 feet of frontage provided such signage is a minimum of 4 feet x 4 feet.
- Removes the following redundant content, which is fully addressed by the first sentence of the section: "There shall be a minimum of two signs posted on corner and through lots, one facing each street."

Geographic Extents: All zones

Potential Impacts: Reduces burden on applicants

Recommended Zoning Amendments:

1. Amend Section 17.1.5.A.1 as follows (text to be removed in ~~strikethrough~~, text to be added in red)

> 1. A minimum of one such sign shall be posted facing each street on which the subject property has frontage. Signs shall also be so posted approximately every ~~200~~ 250 feet ~~apart~~ along the street frontage of the subject property. Where the frontage is more than 1,000 feet in length, signs may be posted approximately every 500 feet provided that such signs are a minimum of 4 feet by 4 feet in size. ~~There shall be a minimum of two signs posted on corner and through lots, one facing each street.~~ In those cases where the subject property does not have frontage on or is not otherwise readily visible from a street, the sign shall be posted in a location deemed suitable by the Zoning Enforcement Officer.

Recommendation #48

Minor Text and Formatting Amendments Across the Regulations

Date: 8/20/25

Recommendation 48: Provide Minor Text and Formatting Amendments Across the Regulations

Purpose: The purpose of this amendment is to improve the regulations for clarity and consistency and to adjust requirements in response to need.

Description: This recommended amendment does the following:

- Expands the definition of "Commission" to include the Planning Commission in addition to the Zoning Commission since many references to the "Commission" across the regulations are applicable to both or either Commission depending on the application requirement.
- Clarifies the permit requirement for uses requiring a Site Plan Application and approval from the Planning Commission by replacing the "ZP+S" nomenclature intended to refer to the Site Plan requirement before issuance of a Zoning Permit with "SPA" which will indicate a Site Plan Application requirement. This does not impact the current requirements, but seeks to provide more clarity about the application requirement.
- Consolidates the "Boat or Recreational Vehicle Sales and Service" and "Recreational Vehicle Sales" uses groups, which are permitted in the same zones, into the "Boat or Recreational Vehicle Sales and Service" use group.
- Increases allowed projection of a stair or ramp from 3 feet to 4 feet into any required yard.
- Relocates information relevant to building and lot coverage definitions from Section 10.6 to Section 18 Zoning Terminology Definitions.
- Adjusts the parking requirement for manufacturing, wholesale, and distribution uses.
- Provides a definition of "mural" to be added to Section 18 Zoning Terminology.
- Modifies the Section 16.2.2.E waiver of a Site Plan for Special Permits by requiring the Zoning Commission to waive the Site Plan requirement instead of the City Planner. Provides more guidance on the basis for a waiver.

Geographic Extents: N/A

Potential Impacts: None

Recommended Zoning Amendments (text to be removed in ~~strikethrough~~, text to be added in red)**:**

1. Section 1.4, Item N: Amend as follows: "The "Commission" means the Planning or Zoning Commission of the City of Bristol, unless otherwise specified." Replace "Zoning Commission" with "Commission" in Sections 1.5, 5.4.18.G, and 16.3.11.B.

2. Sections 4.1, 4.2, 5.1 ,5.2: Replace nomenclature for the Site Plan Application requirement currently shown as "ZP+S" with "SPA" within the tables and amend introductory paragraphs as follows:

4.1 Principal Use Summary Table: Residential Districts

The table below indicates the permitted principal uses in Bristol by residential district. Uses are permitted by Zoning Permit (ZP), Site Plan Application (SPA), or by Special Permit (SP). Uses prohibited within a district are identified by a dash (—). ~~The provision of a Site Plan, in addition to a required zoning permit is indicated by a (+S). All Special Permits shall require a Site Plan.~~

4.2 Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts

The table below indicates the permitted principal uses in Bristol by residential district. Uses are permitted by Zoning Permit (ZP), Site Plan Application (SPA), or by Special Permit (SP). Uses prohibited within a district are identified by a dash (—). ~~The provision of a Site Plan, in addition to a required zoning permit is indicated by a (+S). All Special Permits shall require a Site Plan.~~ See Section 8 for additional permit and site plan requirements specific to each district.

5.1 Accessory Use Summary Table: Residential Districts

As defined in Section 18 of these Regulations, an accessory use is a use that is customarily incidental and subordinate to that of the principal building, structure or use on the same lot. The table below indicates the permitted accessory uses in Bristol by residential district. Uses are permitted by Zoning Permit (ZP), Site Plan Application (SPA), or by Special Permit (SP). Uses prohibited within a district are identified by a dash (—). ~~The provision of a Site Plan, in addition to a required zoning permit is indicated by a (+S). All Special Permits shall require a Site Plan.~~

5.2 Accessory Use Summary Table: Commercial, Industrial, and Mixed-Use Districts

As defined in Section 18 of these Regulations, an accessory use is a use that is customarily incidental and subordinate to that of the principal building, structure or use on the same lot. The table below indicates the permitted accessory uses in Bristol by commercial, industrial, and mixed-use districts. Uses are permitted by Zoning Permit (ZP), Site Plan Application (SPA), or by Special Permit (SP). Uses prohibited within a district are identified by a dash (—). ~~The provision of a Site Plan, in addition to a required zoning permit is indicated by a (+S). All Special Permits shall require a Site Plan.~~

3. Section 4.2: Remove "Recreational Vehicle Sales" from the Section 4.2 Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts. Also remove the "Recreational Vehicle Sales" definition from Section 19 Use Definitions. Expand the definition of Boat or Recreational Vehicle Sales and Service in Section 19 Use Definitions as follows to incorporate elements of the existing Recreation Vehicle Sales definition:

Boat or Recreational Vehicle Sales and Service: The display, sale, lease, or service of ~~boats or recreational vehicles, including the sale or installation of parts~~ new or operable used boats, motorhomes, campervans, coaches, caravans, fifth-wheel trailers, popup campers, or truck campers together with associated repair services and parts sales.

4. Section 10.3.4: Increase allowed projection of a stair or ramp from 3 feet to 4 feet into any required yard.
5. Section 10.6: Eliminate Section 10.6 and relocate applicable content of Section 10.6.1 Porches to Building Coverage Definition in Section 18 Zoning Terminology Definitions. Relocate applicable content of Section 10.6.2 Terraces to Impervious Surface Coverage definition in Section 18 Zoning Terminology Definitions as follows:

Building Coverage: The percentage which the ground floor area of all buildings and structures on a lot bears to the lot area including porches, whether enclosed or unenclosed, but excluding terraces if unenclosed.

Impervious Surface Coverage: The percentage which the ground floor area of all buildings, structures, and pavement (impervious surfaces such as concrete, asphalt, and impervious pavers) on a lot bears to the lot area including terraces provided, however, that such terrace shall be unroofed and without walls, parapets, or other forms of enclosure except for required railings.

6. Section 13.2: Reduce parking requirements of Section 13.2 Amount of Off-Street Parking Required for the following uses:
   - Manufacturing Facility: Reduce from 1.0 per ksf production/storage space to 0.5 ksf.
   - Public Warehouse: Reduce from 1.0 per ksf indoor distribution/storage space to 0.5 ksf.
   - Wholesale Business: Reduce from 1.0 per ksf indoor distribution/storage space to 0.5 ksf.
   - Wholesale or Distribution Facility: Reduce from 1.0 per ksf indoor distribution/storage space to 0.5 ksf.
7. Add any Class I renewable energy sources in addition to solar to the items eligible for sustainability points under Section 15.8 Sustainability Incentive. Increase the sustainability factor to award more points. Specifically, amend Section 15.8.5, Item C.5 as follows:

Sustainability Element	Points	Sustainability Factor
5. On-Site Solar or any Class I Renewable Energy Source as defined by CGS §16-1(a)(20).	1 point for each 1% of energy use to be supplied by solar or any Class I renewable energy source.	~~2~~ 3

8. Provide the following definition of mural in the Section 18 Zoning Terminology:

Mural: A picture or painted work of visual art painted on or attached to the exterior walls of a structure, not advertising a business, product or service.

9. Amend Section 16.2.2.E to require that the Zoning Commission, not the City Planner, determine if a Site Plan is required for a Special Permit and provide more guidance on the basis for waiving the Site Plan requirement.

E. Each application for a Special Permit shall be accompanied by a Site Plan conforming to the requirements of Section 16.3 of these regulations unless the ~~City Planner~~ Zoning Commission waives this requirement upon finding that there are no substantial increases in site activity and no physical changes proposed to the site including but not limited to:
   1. no new buildings or structures or expansions to building or structures,
   2. no new parking lots or expansion of existing parking lots,
   3. no new driveways,
   4. no substantial regrading or stormwater impacts, and
   5. no substantial tree clearing.

Amend Section 16.3.2.A to account for the potential of a Site Plan waiver under Section 16.2.2.E as follows:

A. Unless a Site Plan requirement is waived in accordance with Section 16.2.2.E, Site Plan approval shall be obtained from the Zoning Commission prior to the establishment, expansion, or change of any use of land and/or structure ~~which~~ that requires a Special Permit or involves an environmental remediation project that is subject to Section 15.6 of these Regulations. Site Plan approval shall be obtained concurrently with or subsequent to the granting of the Special Permit.

#AZR 25-07

Referral to the Bristol Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

App. AZR-25-07

DATE: September 4, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4.C.1. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Regulations is hereby referred to the Planning Commission for a report:

Application #AZR 25-07

Proposal: Review, discussion and possible adoption of the several recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
Recommendation #39 – Update Sign Regulations
Recommendation #40 – Expand Outdoor Lighting Requirements
Recommendation #41 – Overhill Access Management Regulations
Recommendation #42 – Update Landscaping Standards
Recommendation #43 – Update Fence Requirements
Recommendation #44 – Amend Definition of Average Finished Grade
Recommendation #45 – Add Animal Grooming as a Permitted Use
Recommendation #46 – Add Data Centers as a Permitted Use
Recommendation #47 – Amend Requirements for Posting of Properties
Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

#AZR 25-07

Referral
to
NHCOG

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

App. AZR-25-07

DATE: September 10, 2025

TO: Northwest Hills Council of Governments (NHCOG)
Regional Planning Commission – Zoning Regulation Referral
Robert Phillips – NHCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-07

Proposal: Review, discussion and possible adoption of the several recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
Recommendation #39 – Update Sign Regulations
Recommendation #40 – Expand Outdoor Lighting Requirements
Recommendation #41 – Overhaul Access Management Regulations
Recommendation #42 – Update Landscaping Standards
Recommendation #43 – Update Fence Requirements
Recommendation #44 – Amend Definition of Average Finished Grade
Recommendation #45 – Add Animal Grooming as a Permitted Use
Recommendation #46 – Add Data Centers as a Permitted Use
Recommendation #47 – Amend Requirements for Posting of Properties
Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

#AZR 25-07

Referral
to
CRCOG

ZONING REFERRAL FORM

CRCOG CAPITOL REGION COUNCIL OF GOVERNMENTS
Working together for a better region.

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS

Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: zoningref@crcog.org

FROM: ☑ Zoning Commission ☐ Planning and Zoning Commission ☐ City or Town Council (acting as Zoning Commission)	Municipality: Bristol
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106	Date of Referral: 09/04/2025

Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:

NATURE OF PROPOSED CHANGE:

☐ Adoption of amendment of **ZONING MAP** for any area within 500 feet of another Capitol Region Municipality. **Attach map showing proposed change.**	☑ Adoption or amendment of **ZONING REGULATIONS** applying to any zone within 500 feet of another Capitol Region Municipality. **Attach copy of proposed change in regulations.**

THE CHANGE WAS REQUESTED BY: ☑ Municipal Agency: ☐ Petition

AZR 25-07

DATE PUBLIC HEARING IS SCHEDULED FOR: 10/20/2025

MATERIAL SUBMITTED HEREWITH:

☑ Regulation Changes	☐ Map of Change	☐ Supporting Statements
☐ Public Notice	☐ Other (Specify):	

HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG?
☐ YES ☑ NO. IF YES, ON WHAT DATE:

(FOR USE BY CRCOG)	Name:	Robert M. Flanagan, AICP
Date Received:	Title:	City Planner
Sent certified/e-mail?	Address:	City Hall - 111 North Main Street Bristol, CT 06010
File Number	Phone:	860-584-6227
	Email:	robertflanagan@bristolct.gov

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS **NOT LATER THAN THIRTY DAYS** BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION.
NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO zoningref@crcog.org.

CRCOG-2017

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: September 10, 2025

App. AZR-25-07

TO: Capital Region Council of Governments (CRCOG)
Regional Planning Commission – Zoning Regulation Referral
Jacob Knowlton – CRCOG – (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-07

Proposal: Review, discussion and possible adoption of the several recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
Recommendation #39 – Update Sign Regulations
Recommendation #40 – Expand Outdoor Lighting Requirements
Recommendation #41 – Ovehaul Access Management Regulations
Recommendation #42 – Update Landscaping Standards
Recommendation #43 – Update Fence Requirements
Recommendation #44 – Amend Definition of Average Finished Grade
Recommendation #45 – Add Animal Grooming as a Permitted Use
Recommendation #46 – Add Data Centers as a Permitted Use
Recommendation #47 – Amend Requirements for Posting of Properties
Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

#AZR 25-07

Referral
to
NVCOG

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: September 10, 2025

App. AZR-25-07

TO: Naugatuck Valley Council of Governments (NVCOG)
Regional Planning Commission – Zoning Regulation Referral
Patricia Bruder - NVCOG (via email)

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-07

Proposal: Review, discussion and possible adoption of the several recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
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Recommendation #46 – Add Data Centers as a Permitted Use
Recommendation #47 – Amend Requirements for Posting of Properties
Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

#AZR 25-07

Referral
to
Bristol
Town
and
City Clerk

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

App. AZR-25-07

DATE: September 10, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 25-07

Proposal: Review, discussion and possible adoption of the several recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
Recommendation #39 – Update Sign Regulations
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Recommendation #47 – Amend Requirements for Posting of Properties
Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

#AZR 25-07

Referral to Surrounding Municipalities

Burlington
Farmington
Plainville
Plymouth
Southington
Wolcott

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

App. AZR-25-07

DATE: September 10, 2025

TO: Town Clerk – Burlington
Town Clerk – Farmington
Town Clerk - Plainville
Town Clerk - Plymouth
Town Clerk – Southington
Town Clerk – Wolcott

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-07

Proposal: Review, discussion and possible adoption of the several recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
Recommendation #39 – Update Sign Regulations
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Recommendation #47 – Amend Requirements for Posting of Properties
Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

App. #2539

135 Cross St.

Commercial Kennel

For Office Use Only	
APPLICATION NO.	2539
DATE FILED:	7-24-25
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 4-2 of the Bristol Zoning Regulations for the following Special Permit use: Commercial Kennel

Address or Location of the Property: 135 Cross Street Bristol CT 06010

Assessor's Map No.: 3 Assessor's Lot No.(s): 15

Zone of the Property: I General Size of the Property (in acres or square feet): 43560

Reason for the Special Permit: Facility operations would consist of service dog training, agility dog training, Dog boarding/kennel

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [ ] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on _____ [✓] no

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Jon Rondeau

Address: 55 SIEGAS ROAD City: Burlington State: CT Zip: 06013

Telephone No.: 860-306-7734 E-Mail: Jonrondeau@gmail.com

Signature: _____ *Signature – (Printed/Typed)* Jon Rondeau

CHECK ONE: [✓] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: 135 Cross Street ,LLC

Address: 135 Day Street City: Newington State: CT Zip: 06111

Telephone No.: 8603067734 E-Mail: Jonrondeau@gmail.com

Signature: _____ *Signature – (Printed/Typed)* Jon Rondeau

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

For Office Use Only
APPLICATION NO. 2539

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 135 Cross Street Bristol CT 06010

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

Elite Pawformance Dog Training, Boarding Facility

At Elite Pawformance , we are dedicated to enhancing the lives of dogs and their owners through comprehensive training, engaging agility programs, and specialized dog sports. Service dog training Our facility is more than just a boarding it's a vibrant community where dogs thrive in a safe, nurturing environment.Service Dog Training We proudly offer specialized training programs for service dogs, equipping them with the skills necessary to assist clients with disabilities. Our dedicated trainers work closely with individuals to match them with the right service dog, fostering a strong partnership that enhances independence and quality of life. Through our community-oriented approach, we aim to create highly trained service dogs that make a significant difference in the lives of those they serve. Our facility features a professional agility course, an indoor dog park, a dedicated fast cat park, and a dog confidence course. A walk in to these spaces are designed to provide dogs with a variety of stimulating activities that promote physical fitness and mental engagement.

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

For Office Use Only
APPLICATION NO. 2539

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 135 Cross Street Bristol CT 06010

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

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

July 24, 2025

Email to Applicant

From: Robert Flanagan
Sent: Thursday, July 24, 2025 12:18 PM
To: 'jonrondeau@gmail.com' <jonrondeau@gmail.com>
Cc: Andrew Armstrong <AndrewArmstrong@bristolct.gov>; Robert Green Associates <green@rga-ct.com>; Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>
Subject: Cross Street Plan Set

Good Morning Again Jon:

As a follow-up to our conversation just now, I'm requesting the following for your application for a Commercial Kennel:

1. 7 - full size plan sets of your latest submission, stamped by the P.E. and delivered to our office by next Monday Afternoon (7/28).
2. A digital scan (pdf) of the full size plans sent to my email from Robert Green – in one pdf.
3. A digital scan of all of the other application materials you have submitted – in one pdf.

We reserve the right to request additional information, but this is what we will need right now to get started.
The next Zoning Meeting is: August 11, 2025.

If you have any questions, please let me know.
Thanks.

Robert M. Flanagan, AICP
City Planner
860-584-6225

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5).
A copy of this message and any reply will be retained by the City of Bristol and will be accessible to the public unless exempted by law.

Stormwater Permit Information for Developers and Contractors

If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction Stormwater General Permit").

If your project is greater than 5 acres, you are required to submit a registration for the Construction Stormwater General Permit at least 60 days prior to the planned commencement of the construction activity. A copy of your Stormwater Pollution Control Plan shall be provided to the City upon request.

If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil Erosion and Sediment Control and the Connecticut Stormwater Quality Manual. No registration or plan review and certification is required for such construction activity provided a City of Bristol land-use commission (i.e. Planning, Zoning, or Inland Wetland) reviews and issues a written approval of the proposed erosion and sediment control measures, pursuant to the requirements of section 22a-329 of the Connecticut General Statutes.

More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654

Revised March 23, 2017

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

TO: **Councils of Government, Municipal Planning Commissions, Municipal Zoning Commissions, Municipal Planning and Zoning Commissions, Municipal Zoning Boards of Appeals and Municipal Inland Wetland Agencies**

FROM: Lori Mathieu, Public Health Branch Chief, EHDW Lori J. Mathieu '21

DATE: October 14, 2021

SUBJECT: Statutory Requirement to provide Electronic Notification to the Connecticut Dept. of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas

The Connecticut Department of Public Health (DPH) Drinking Water Section (DWS) is asking all municipalities and Councils of Government to review the following sections of Public Act 21-121, signed by the Governor on July 6, 2021.

Effective October 1st, 2021, Sections 3 and 4 of Public Act 21-121 revise the notification processes of Sections 8-3i and 22a-42f of the Connecticut General Statutes (CGS) to require electronic notifications (rather than mail as previously required) to DPH whenever an application, petition, request or plan is filed with the zoning commission, planning and zoning commission, zoning board of appeals or inland wetland agency for any regulated activity or project on any site that is within the aquifer protection area or the watershed of a public water supply. The applicant is required to provide the electronic notice not later than seven days after the date of the application.

A form and mapping application have been provided online to assist applicants in complying with these requirements. The form is available at: DPH Project Notification Form and the mapping application is available at: DPH Project Notification Form Mapping Application.

To review the entire Public Act 21-121 please see the following link:
https://www.cga.ct.gov/2021/ACT/PA/PDF/2021PA-00121-R00HB-06666-PA.PDF

c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Connecticut Department of Public Health

Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer

Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2539

SPECIAL PERMIT: Special Permit for a commercial kennel at 135 Cross Street; Jon Rondeau, Applicant.
Plans Dated: July 3, 2024 (site plan revision for restriping); Date of Committee Review: September 10, 2025 (first review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. The application has only provided a boundary and topographic survey map, this map only shows existing conditions. What is proposed in terms of changes?
2. The existing mapping shows the driveway/parking area extends onto the adjoining lot (other land owned by 135 Cross Street)
3. A zoning table should be shown that shows what is required and what exists for the zone and use.
4. How will accessibility be provided to building?
5. No existing or proposed lighting is shown.
6. Will there be waste disposal/dumpster facilities?
7. Will a new overhead sign be installed?
8. Wetlands and upland review area need to be shown on the plans.
9. The parcel information is not shown on the easterly lot.
10. The existing building appears to be over the westerly side yard 15-foot setback, can the actual dimension be provided.
11. Show approximate location of existing utility services for the building, also show where the storm drain from the parking lot discharges and its invert.
12. Show utilities in Cross Street.

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. Will there be any animals other than dogs at the facility?
2. Where will dogs use the restroom and exercise? Will any training or other activities occur outdoors?
3. How many dogs will be held in the facility at one time? Will they be held overnight or be dropped off and picked up each day? If held overnight, what is the maximum number of days an animal will stay in the facility?
4. How many customers do you anticipate per day?
5. What are the hours and days of operation?
6. The narrative mentions membership access to various parts of the facility. Please explain where the public will access various parts of the facility.
7. Please label the various aspects of the facility mentioned in the narrative that do not appear to be labeled on the floor plan such as “luxury suites”. Provide label for unlabeled room near kennel and member’s area.
8. Many different activities for dogs are mentioned in the narrative. Will all activities take place within the area labeled for “agility and dog training area”?
9. How many deliveries are expected per day and per week?
10. The facility will require a kennel license from the State of Connecticut Department of Agriculture maintained as a business for boarding or grooming of dogs and cats prior to operation. A copy of the kennel license shall be provided to the Land Use Office prior to commencing operations.

11. Demonstrate how the existing parking is sufficient to meet parking requirements for the proposed use?
12. Is the facility ADA accessible?
13. It does not appear that the property has exterior lighting that would illuminate the parking lot other than wall mounted lighting near the building. Please elaborate on how the parking lot will be safely lit if operating at night.
14. The narrative submitted appears to be more of a marketing material. Please elaborate and provide a narrative that conforms to Section 16.2.2(D):

    > "Each application for a Special Permit shall be accompanied by written narratives or reports that address all off-site and on-site impacts, requirements, improvements and considerations including but not limited to: building location, traffic, storm drainage, sanitary sewerage, water supply, parking and circulation, landscaping, and environmental and aesthetic considerations. Sufficient information to address these major impacts shall be provided by the applicant, but such information may be generalized or shown in preliminary form except as hereafter noted. Detailed plans for facilities, structures and improvements shall not be required at this time."

15. Additionally, provide written explanation of conformance with considerations of Section 16.2.7.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (ZEO) No comment at this time.

2. (Building) ***Comments are outstanding at this time***

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. No comments at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

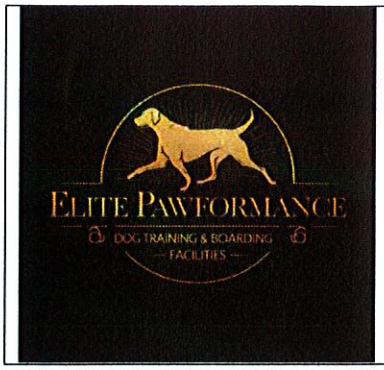
WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. There does not appear to be any changes to water and sewer, so no comments at this time.

Sewer

Water

Applicant's Narrative



A Business Description for the
135 Cross Street Bristol CT
Property
Elite Pawformance

Elite Pawformance: Dog Training, and Boarding Facility

we are dedicated to enhancing the lives of dogs and their owners through comprehensive training, engaging agility programs, and specialized dog sports. Our facility is more than just a boarding center it's a vibrant community where dogs thrive in a safe, nurturing environment.

Our Mission
We believe in the power of positive reinforcement and the importance of mental and physical well-being for dogs. Our mission is to provide a holistic approach to dog training and care that focuses on building strong bonds between dogs and their owners while promoting healthy behaviors through structured activities.

Services Offered
** kennel, and boarding**
we understand that your furry friend is part of the family. That's why we offer a state-of-the-art boarding experience designed to pamper your dog with the highest level of care, comfort, and luxury. Tailored Sizes for Every Dog From small breeds to large companions, our kennels are available in multiple sizes to accommodate dogs of all breeds and temperaments. Your dog's comfort and safety are our top priorities.

Luxury Suites & Spacious Accommodations
Our State-of-the-art, climate-controlled facility features a variety of beautifully appointed suites, from cozy private kennels to expansive luxury suites, all designed to provide a safe, comfortable, and stress-free monitor environment. Our Personalized care is tailored to your dog's needs. Whether you're going away for a weekend or an extended vacation, we have the perfect package for your pup

Standard Stay Comfortable accommodations with daily playtime and feeding.
Premium Suite: Upgraded private suite with extra space, premium bedding, and a daily special treat.
Luxury Vacation Package: Includes personalized playtime, extra cuddles, gourmet meals, and even spa treatments!

Tailored Sizes for Every Dog From small breeds to large companions, our kennels are available in multiple sizes to accommodate dogs of all breeds and temperaments. Your dog's comfort and safety are our top priorities.

Training Programs: Our certified trainers offer a variety of training classes tailored to all skill levels, from basic obedience to advanced skills. Each program emphasizes positive reinforcement techniques, ensuring a fun and effective learning experience for dogs and their owners.

Agility Training: Our indoor state-of-the-art agility course allows dogs to develop confidence, coordination, and physical fitness. We offer classes and workshops for both beginners and advanced competitors, focusing on enhancing skills while ensuring a positive, enjoyable experience.

Dog Sports: For those looking to take their training to the next level, we offer specialized programs in various dog sports, including agility,frisbee, flyball, and scent work. Our knowledgeable staff provides guidance and support to help dogs excel and enjoy the thrill of competition.

Board and Train Program: Our Board and Train program provides an immersive training experience where dogs stay at our facility while receiving personalized training tailored to their specific needs. This program is ideal for owners looking for a comprehensive solution to behavior issues or obedience training, allowing dogs to learn in a supportive environment with consistent guidance.

Service Dog Training: We are proud to offer specialized training programs for service dogs, focusing on equipping dogs with the skills necessary to assist clients with disabilities. Our dedicated trainers work closely with individuals to match them with the right service dog, fostering a strong partnership that enhances independence and quality of life. Through our community-oriented approach, we aim to create highly trained service dogs that make a significant difference in the lives of those they serve.

Service dogs are trained to assist their owners in various ways, depending on the specific needs of the individual. Here are some common skills and tasks that service dogs can provide:

1. **Mobility Assistance**: Helping individuals with physical disabilities by providing balance, support, and stability.

2. **Medical Alert**: Alerting their owner to medical issues such as seizures, low blood sugar, or other conditions.

3. **Psychiatric Support**: Assisting individuals with mental health disorders, such as PTSD or anxiety, by providing comfort and grounding.

4. **Autism Assistance**: Helping children or adults with autism by providing a calming presence and assisting with social interactions.

5. **Hearing Assistance**: Alerting individuals who are deaf or hard of hearing to important sounds, such as alarms, doorbells, or approaching vehicles.

6. **Guide Work**: Assisting visually impaired individuals by navigating obstacles and providing direction.

7. **Searching and Retrieval**: Retrieving items for individuals with limited mobility or other disabilities.

8. **Personal Space**: Creating a physical barrier for individuals with social anxiety or other conditions, helping them feel more secure in public.

9. **Detection**: Identifying allergens or certain substances, such as specific foods or drugs.

10. **Emergency Response**: Assisting in emergency situations, whether by fetching help or providing comfort. just to name a few

These skills are tailored to the specific needs of the handler, and service dogs undergo extensive training to perform these tasks effectively.

Membership Access: Our facility operates on a membership basis, allowing clients to choose from different levels of access to various parts of the facility. Members can enjoy exclusive access to training areas, agility courses, club spaces, our self-service washing area, and fitness services, providing flexibility and convenience tailored to their needs.

Self-Service Dog Washing Area: As part of our membership offerings, we provide a self-service dog washing area equipped with all the essentials you need to give your furry friend a thorough clean. This convenient space allows owners to easily wash and groom their dogs, ensuring they come home fresh and happy.

Fitness and Well-Being: We offer specialized services such as dog massage therapy and access to underwater treadmills for rehabilitation and strength building. These therapies are designed to promote recovery, improve mobility, and enhance overall fitness and wellness, making them ideal for dogs recovering from injuries or looking to maintain their physical health.

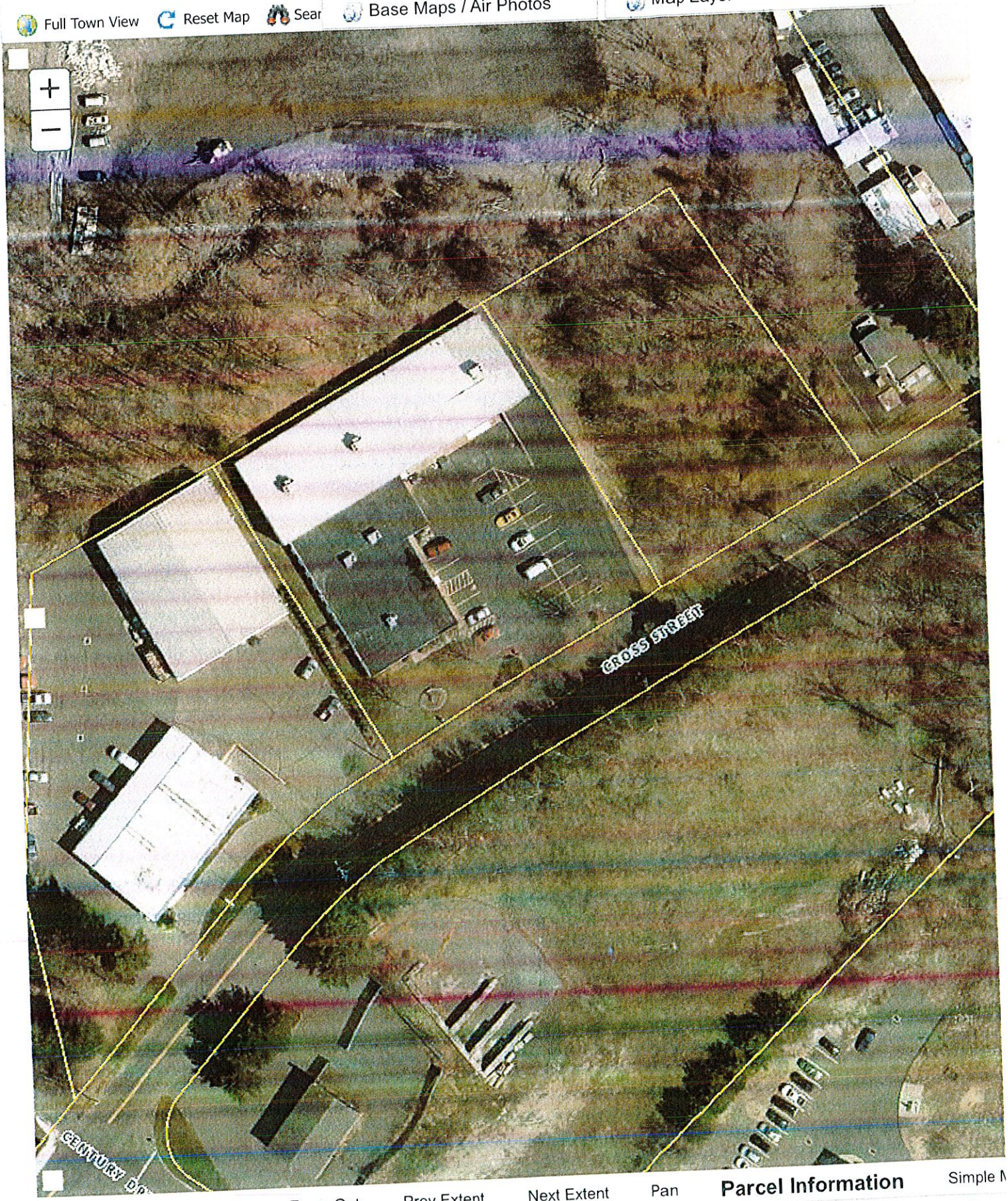
Our Commitment to Well-Being
At Elite Pawformance, we prioritize the well-being of every dog in our care. Our experienced team is trained to recognize and address individual needs, ensuring that each dog receives personalized attention. We foster a supportive community where dogs can socialize, exercise, and learn in a structured yet playful setting.

Join Us
Whether you're looking for training, or a advanced place for your dog to train , or a welcoming environment for boarding, we are here to support you. Together, let's embark on a journey of growth, fun, and companionship for you and your furry friend while making a positive impact on our community.

Please let me know if you have any questions please feel free to contact me.

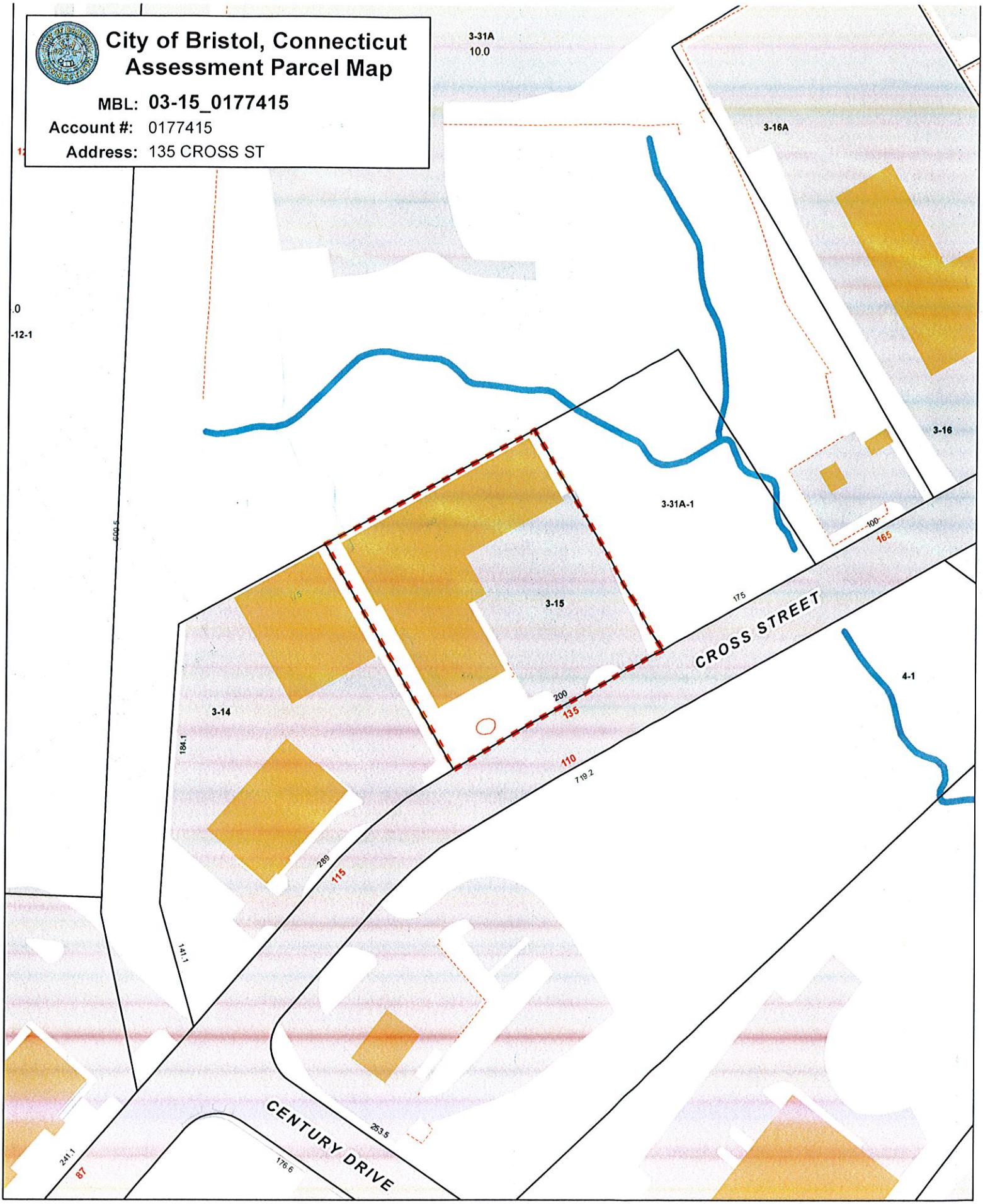
Thanks Jon Rondeau 860-306-7734

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

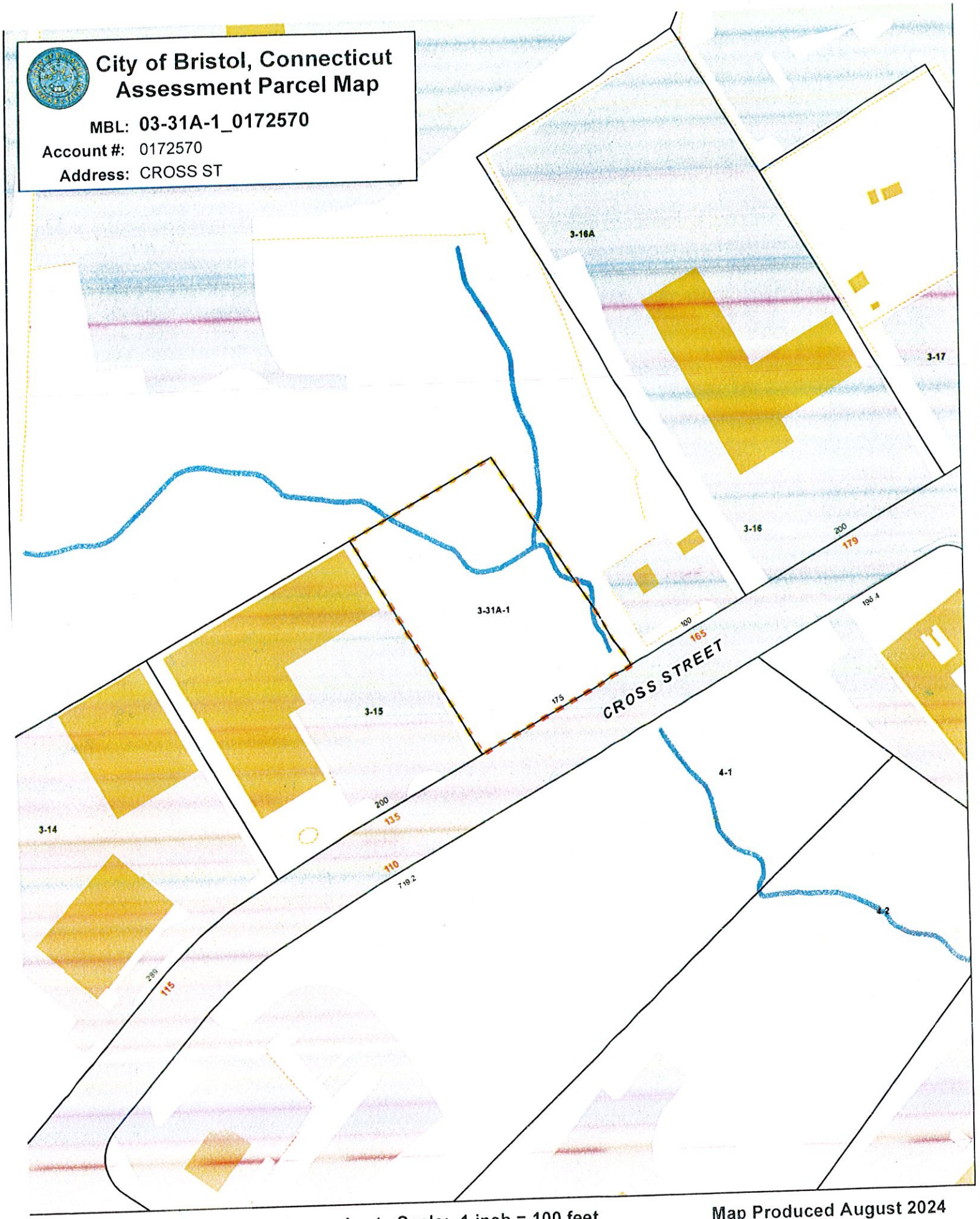


Full Extent | Zoom In | Zoom Out | Prev Extent | Next Extent | Pan | **Parcel Information** | Simple M

MapXpress v1.2



Disclaimer: This map is for informational purposes only. All information is subject to verification by any user.
The City of Bristol and its mapping contractors assume no legal responsibility for the information contained herein.



Approximate Scale: 1 inch = 100 feet

Map Produced August 2024

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The City of Bristol and its mapping contractors assume no legal responsibility for the information contained herein.

Robert Green Associates L.L.C.
Surveyors and Engineers

6 Old Waterbury Rd. • Terryville, CT 06786
Telephone: (860) 589-0135 • Fax: (860) 589-1342
e-mail: green@rga-ct.com

July 3, 2024

PROJECT NARRATIVE

Parking Re-striping Plan
135 Cross Street
Bristol, Conn.

The project drawings of the same name and date indicate parking layout similar to the existing layout.

The present site is marked to accommodate 30 vehicles. The proposed layout proposes 29 spaces in the same general location. The difference is that a space has been eliminated in the northeast corner of the lot at the "Painted Parking Exclusion Area" to allow better circulation near the existing retaining wall.

The central parking lot striping is essentially the same with the exception that the exclusion area as described above is re-defined.

The westerly parking area is redefined without loss of parking to provide two (2) handicapped parking areas.

The balance of the project includes reconstruction of the concrete ramp and sidewalk access to the front of the building.

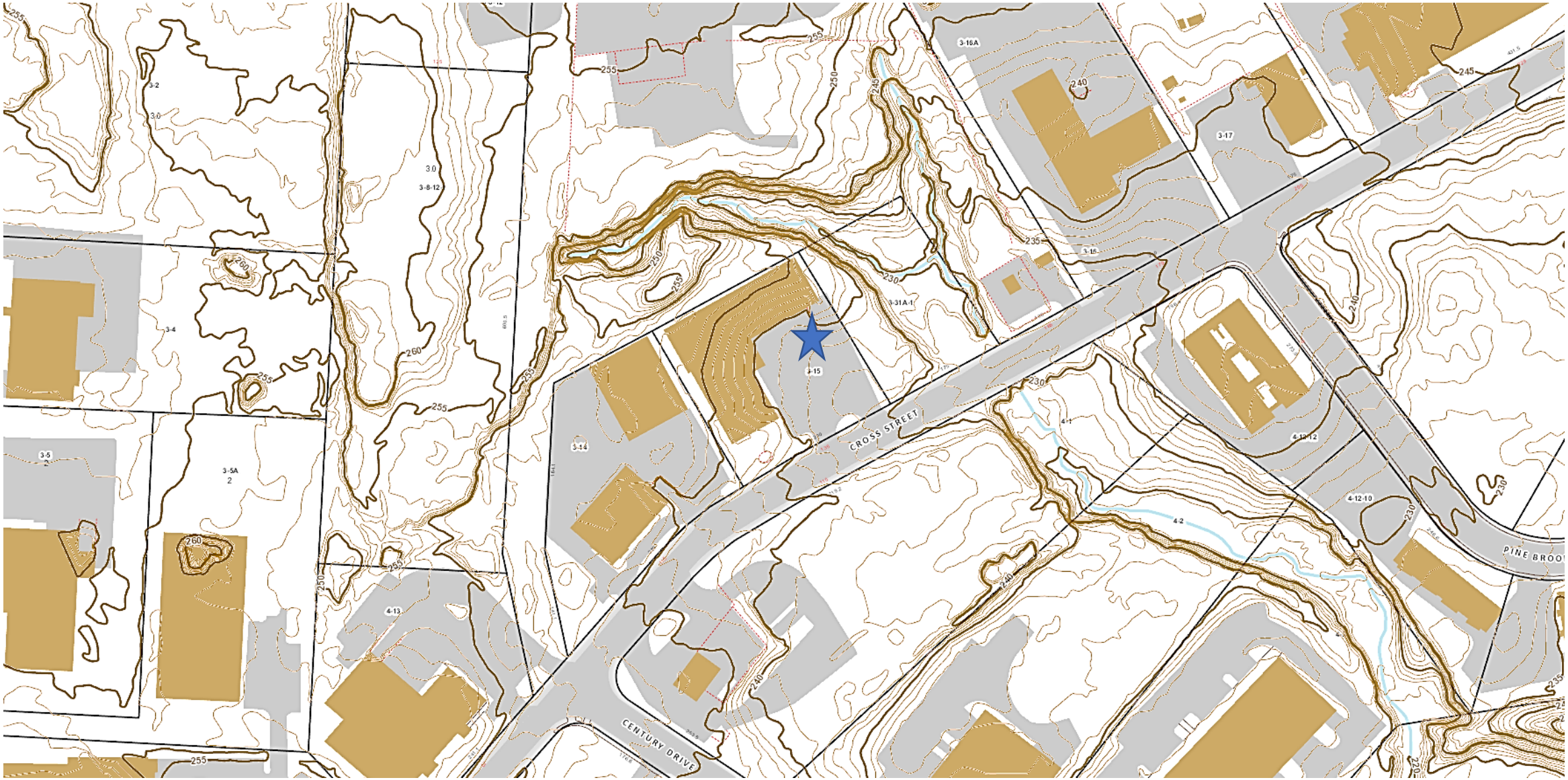
Maps, Aerial Photos and Google Earth



135 Cross St. - Location
Map 3 Lot 15



135 Cross St. - Floodplain
Map 3 Lot 15



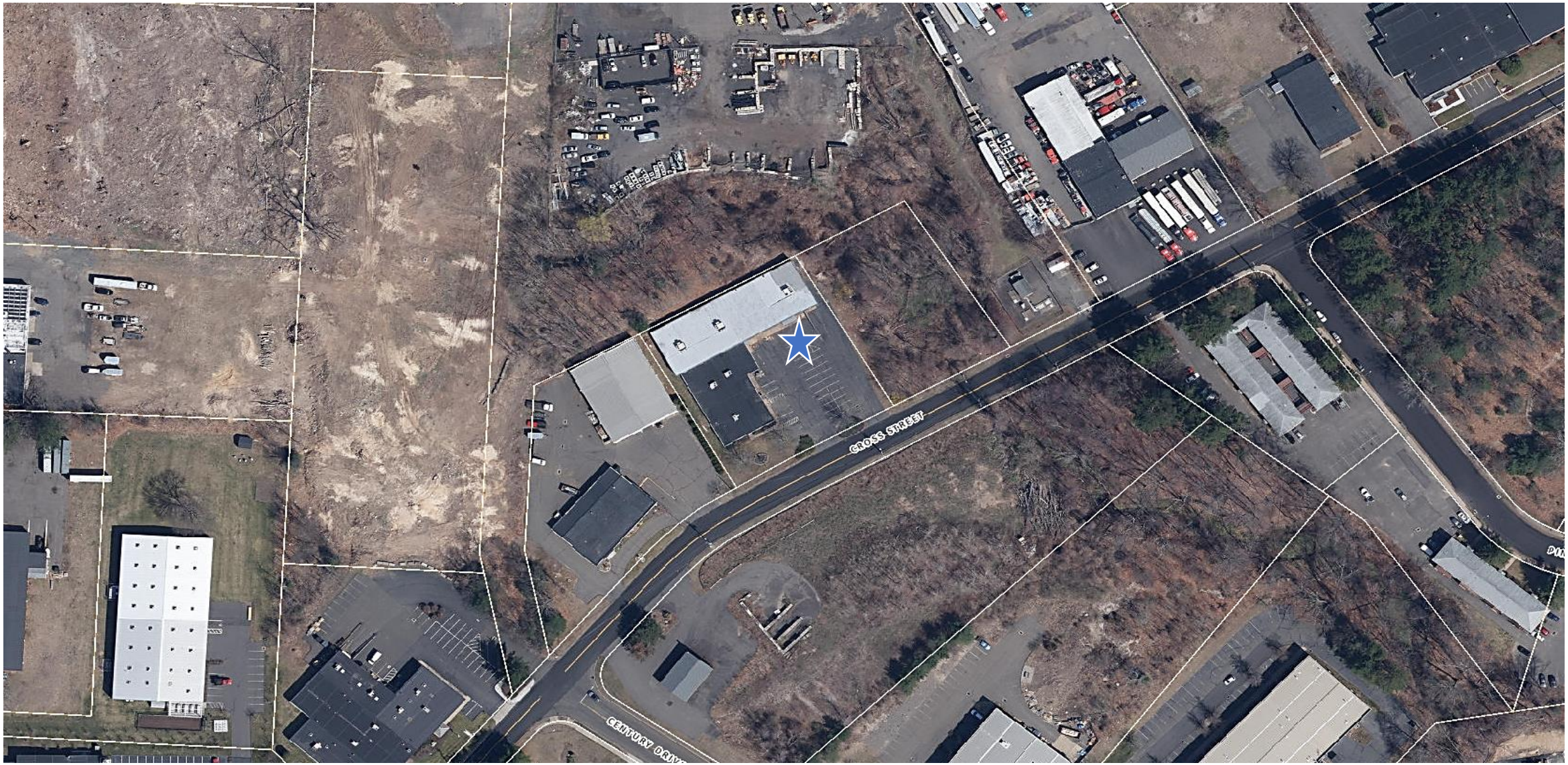
135 Cross St. - Topography
Map 3 Lot 15



135 Cross St. – Inland Wetlands/Upland Review
Map 3 Lot 15



135 Cross St. – Inland Wetlands/Upland Review
Map 3 Lot 15



135 Cross St. – Aerial 2023
Map 3 Lot 15



135 Cross St. – Near Map – 2025
Map 3 Lot 15



135 Cross St. – Google Earth
Map 3 Lot 15



135 Cross St. – Google Earth
Map 3 Lot 15

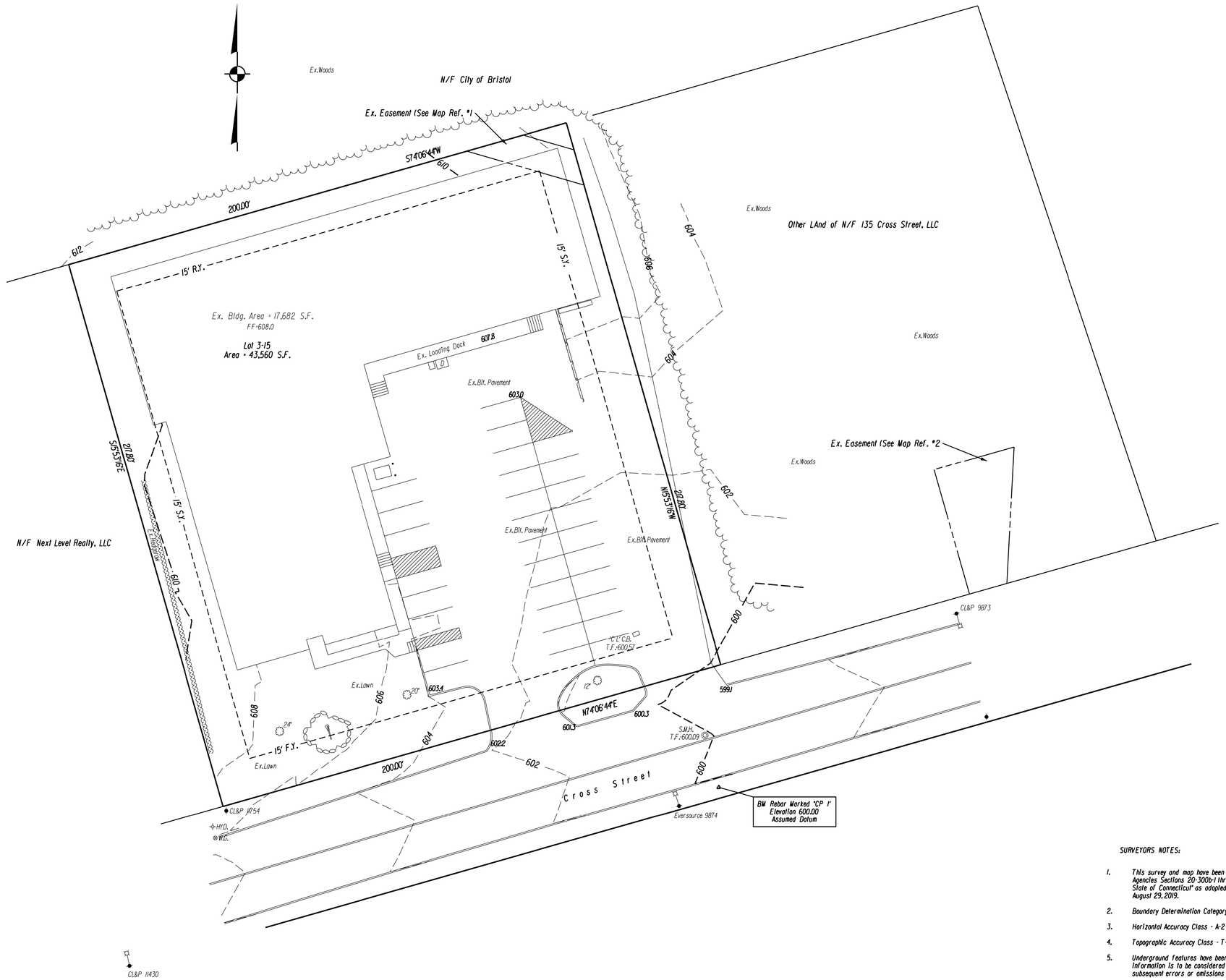


135 Cross St. – Streetside – 2024
Map 3 Lot 15



135 Cross St. – Streetside – 2014
Map 3 Lot 15

Applicant Plan Submission



Map References:

1. Land Owned by City of Bristol Showing Industrial Plots, Bristol, Conn. 1959 Engineering Department City of Bristol, Connecticut C. M. Pfennig, City Engineer, Scale 1" =200' Rev. thru March, 1963.
2. Map of Lot #31A-1 Showing Proposed Easement, Cross Street, Bristol, connecticut Owned by The Superior Electric Company Scale 1" = 40' Rev.thru 12-18-1991 Lepore Associates.
3. Department of Public Works Division of Engineering City of Bristol, Connecticut Map of Land showing parcels A, A-1, and B Cross Street Bristol, Connecticut Scale 1" = 40'Jan. 26, 1994.
4. Plan of Land in Bristol, Conn.to be sold to The Superior Electric Co. Scale 1" = 40' April 20,1960 Adrian M. Matthews, Reg.Land Surveyor

SURVEYORS NOTES:

1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.
2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - A-2
4. Topographic Accuracy Class - T-2
5. Underground features have been compiled, in part, based upon informations furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.
6. Lot 15 is subject to a variance as described in Vol 917 Pg.523 (rear yard and easterly side yard)
7. Lot 31A-1 is subject to Reservations and Easements as described in Vol.1045 Pg.411.

REV.	DATE	REVISION DESCRIPTION

DATE: August 12, 2025

SCALE: SCALE IN FEET SCALE 1"=20' (0, 20, 40)

SURVEYOR SIGNATURE/BLOCK:

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

STATE OF CONNECTICUT · ROBERT C. GREEN JR. · No. 70230 · LICENSED LAND SURVEYOR

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Rd. Terryville, CT. 06786
Phone: (860)-589-0135 Fax: (860)-589-1342

PROJECT TITLE:
Existing Conditions Survey
Assessors Lots 3-15
owned b y
135 Cross Street LLC
135 Cross Street
Bristol, Connecticut

ASSESSOR'S MAP/BLOCK/LOT: MAP 3 LOT 15

DRAWING NO.: V-001

DRAWING TITLE: BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NO.: 1

SITE PLAN MODIFICATION

PARKING LOT RE-STRIPING PLAN

ASSESSORS MAP: 3 LOT 15

135 CROSS STREET

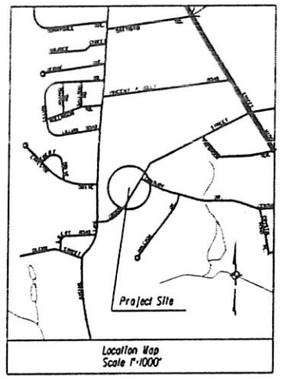
BRISTOL, CONNECTICUT

JULY 3, 2024

REV.	DATE	REVISION DESCRIPTION

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- APPROX. LOCATION EXISTING SEWER MAIN
- APPROX. LOCATION EXISTING WATER MAIN
- APPROX. LOCATION EXISTING GAS MAIN
- APPROX. LOCATION EXISTING COMMUNICATION LINE
- PROPOSED 6" D.I.P. WATER MAIN
- PROPOSED 2" COPPER DOMESTIC WATER SERVICE
- PROPOSED 4" D.I.P. WATER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED ELECTRIC CONNECTION
- PROPOSED 4" PERF. PVC UNDERDRAIN
- PROPOSED ROOF LEADER CONNECTION
- SAWCUT LINE
- SEDIMENTATION AND EROSION CONTROL FENCE
- WHITE PAINTED PAVEMENT ARROW
- ACCESSIBLE ROUTE



Location Map
Scale 1"=1000'

LIST OF DRAWINGS

1	COVER SHEET
2	BOUNDARY & TOPOGRAPHIC SURVEY
3	REMOVALS PLAN
4	LAYOUT AND PAVEMENT MARKINGS PLAN

Applicant/Owner:

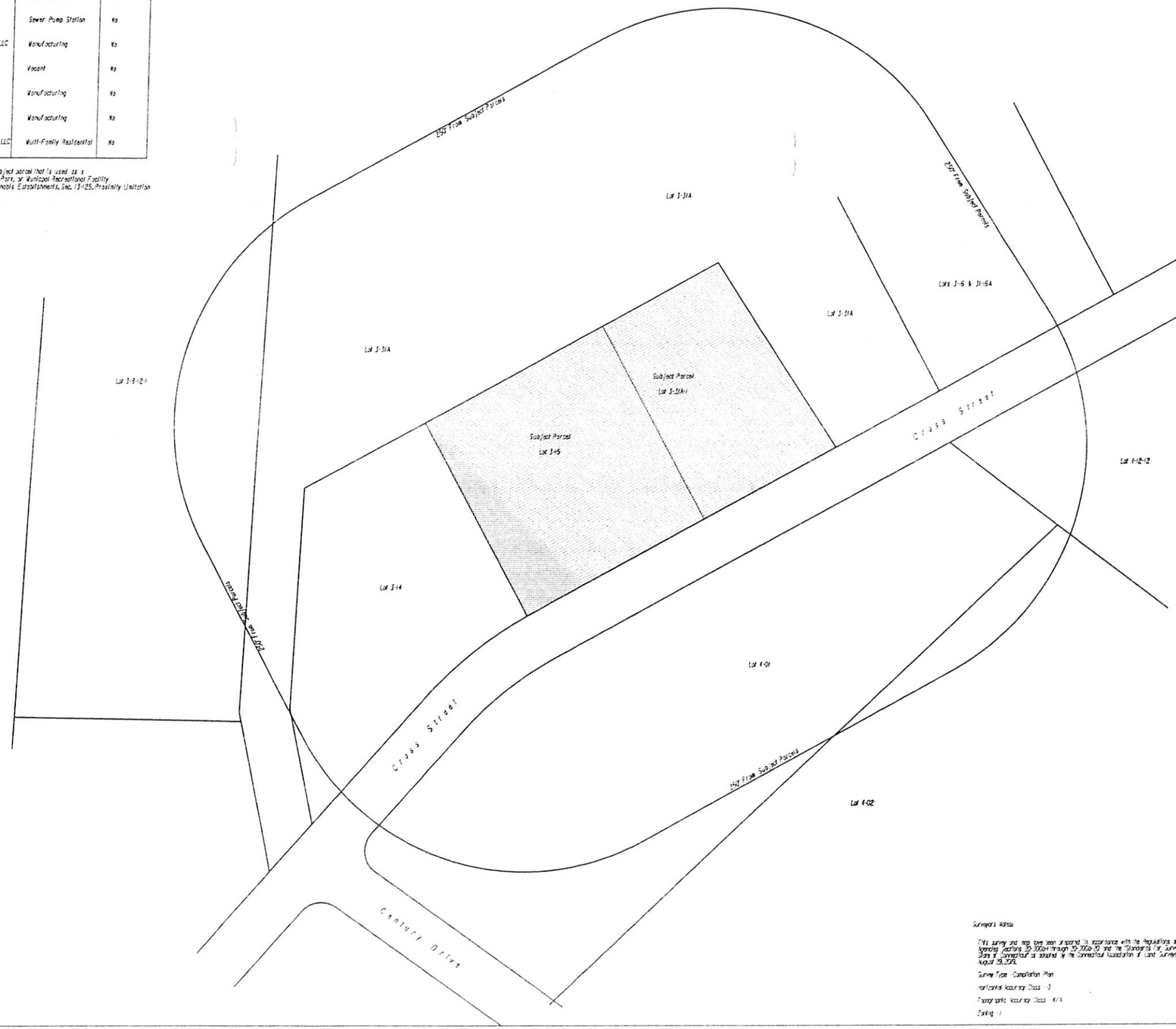
135 Cross Street, LLC
135 Day Street
Newington, Conn. 06111
Contact: Stella Johnson
(978) 491-0791

Surveyor/Civil Engineer:

Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

Map/Lot	Owner / Address	Lot Use	Area of Concern
3-31A-1	135 Cross Street, LLC 135 Cross Street	Vacant	Subject Parcel
3-15	135 Cross Street, LLC 135 Cross Street	Commercial (Proposed)	Subject Parcel
3-14	Next Level Realty LLC 115 Cross Street	Manufacturing	No
3-31A	City of Bristol - WPCA 95 Vincent P. Kelly Road	Sewer Pump Station	No
3-16 & 3-16A	Cross Street Property Management LLC 117 Cross Street	Manufacturing	No
3-8-12-1	PTS Realty LLC 137 Vincent P. Kelly Road	Vacant	No
4-01	100 Century LLC 100 Century Drive	Manufacturing	No
4-02	Future Development LLC 200 Century Drive	Manufacturing	No
4-12-12	GM Pine Brook Terrace Apartments LLC 10 Pine Brook Terrace	Multi-Family Residential	No

Area of Concern: Any property within 250' of the subject parcel that is used as a School, Church, Hospital, Municipal Park, or Municipal Recreational Facility per City of Bristol Article VIII, Cannabis Establishments, Sec. 113-125, Proximity Limitation



Compilation Plan

Map Depicting Abutting Properties

Within 250 Feet of

135 Cross Street

Bristol, Conn.

Scale 1" = 50' October 9, 2023

Prepared for

Bud's Goods & Provisions

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Surveyor's Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors Inc. on August 26, 1976.

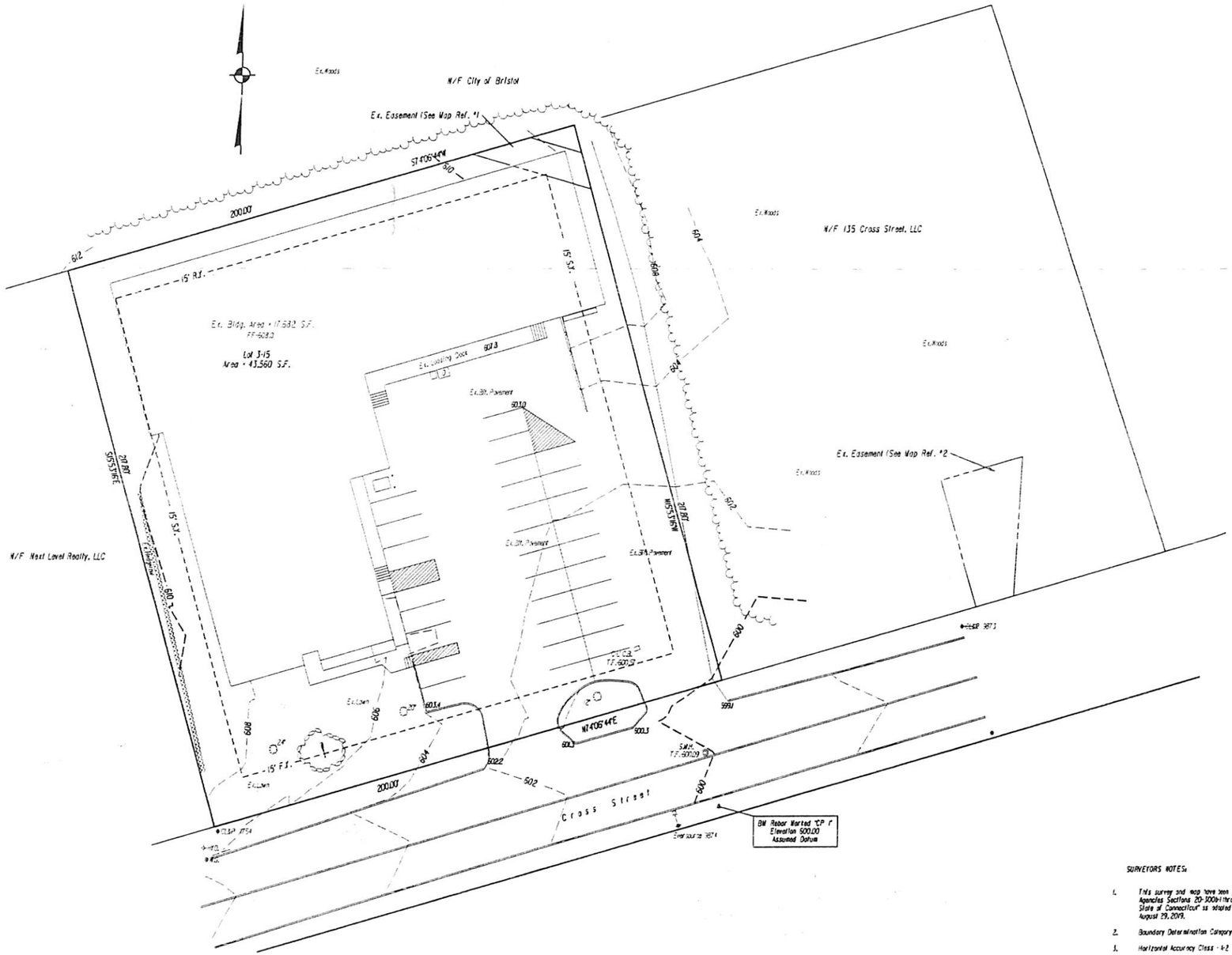
Survey Type: Compilation Plan

Horizontal Accuracy Class: -0-

Topographic Accuracy Class: -N/A-

Zoning: -I-

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Thomaston, Conn. 06787
Phone: (860) 283-0135
Fax: (860) 283-1342



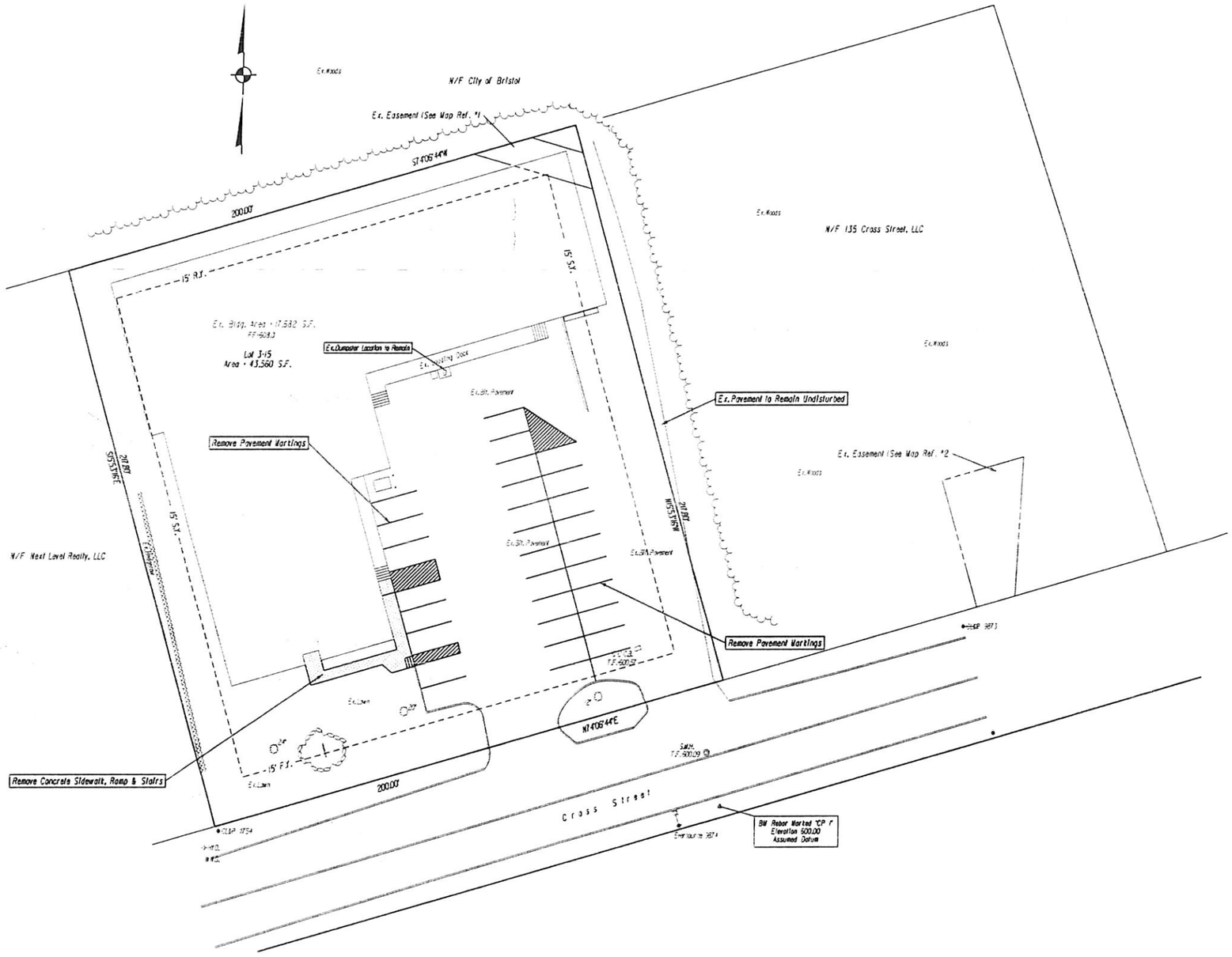
Map References:

1. Land Owned by City of Bristol Showing Industrial Plots, Bristol, Conn. 1959 Engineering Department City of Bristol, Connecticut C. W. Pfennig, City Engineer. Scale 1" =200' Rev. thru March, 1963.
2. Map of Lot #3A-1 Showing Proposed Easement, Cross Street, Bristol, connecticut Owned by The Superior Electric Company Scale 1" = 40' Rev. thru 12-18-1991 Lapore Associates.
3. Department of Public Works Division of Engineering City of Bristol, Connecticut Map of Land showing parcels A, A-1, and B Cross Street Bristol, Connecticut Scale 1" = 40' Jan. 26, 1994.
4. Plan of Land in Bristol, Conn. to be sold to The Superior Electric Co. Scale 1" = 40' April 20, 1960 Adrian M. Matthews, Reg. Land Surveyor

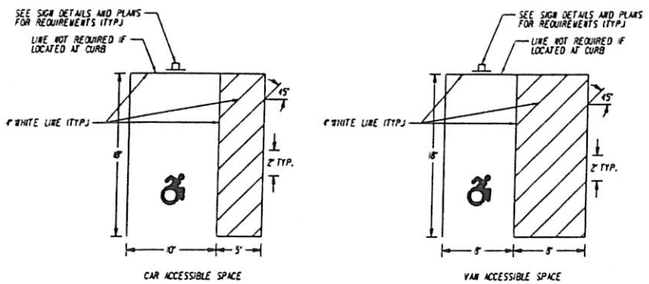
SURVEYORS NOTES:

1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.
2. Boundary Determination Category - Resurvey
3. Horizontal Accuracy Class - H-2
4. Topographic Accuracy Class - T-2
5. Underground features have been compiled, in part, based upon informations furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.
6. Lot 15 is subject to a variance as described in Vol 367 Pg. 523 (rear yard and westerly side yard)
7. Lot 3A-1 is subject to reservations and Easements as described in Vol. 1045 Pg. 111.

	DATE: July 3, 2024	SURVEYOR'S SEAL & SIGNATURE: THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON		Robert Green Associates L.L.C. Surveyors and Engineers		PROJECT TITLE: Site Plan Modification Assessors Lots 3-15 135 Cross Street Bristol, Connecticut	ASSESSOR'S MAP & LOT #: MAP 3 LOT 15	DRAWING #: V-001
	SCALE: SCALE IN FEET 1" = 20' SCALE IN M						DRAWING TITLE: BOUNDARY & TOPOGRAPHIC SURVEY	SHEET #: 2
NO.	DATE	REVISION DESCRIPTION						



DATE: July 3, 2024	REVISION DESCRIPTION TITLE BLOCK: THIS MAP IS NOT VALID UNLESS THIS MAP IS INSTALLED CORRECTLY AS NOTED HEREON	Robert Green Associates L.L.C. Surveyors and Engineers		DRAWING TITLE: Site Plan Modification Assessors Lots 3-15 135 Cross Street Bristol, Connecticut	ASSESSOR'S MAP BLOCK LOT: MAP 3 LOT 15	DRAWING NO: RMV-001
SCALE: 1"=100' SCALE: 1"=40'					DRAWING TITLE: REMOVALS PLAN	SHEET NO: 3



NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

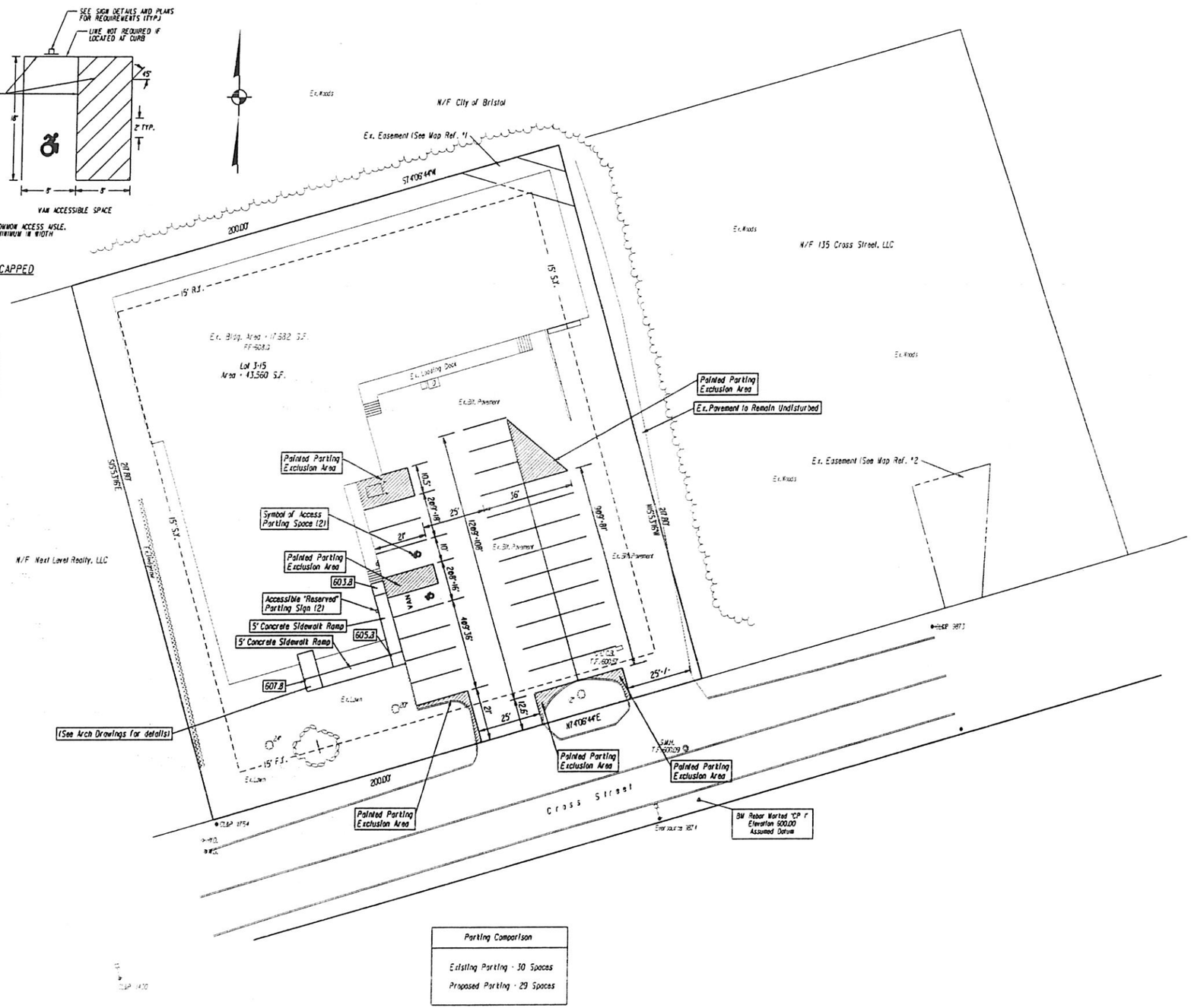
PARKING STALLS FOR HANDICAPPED
NOT TO SCALE

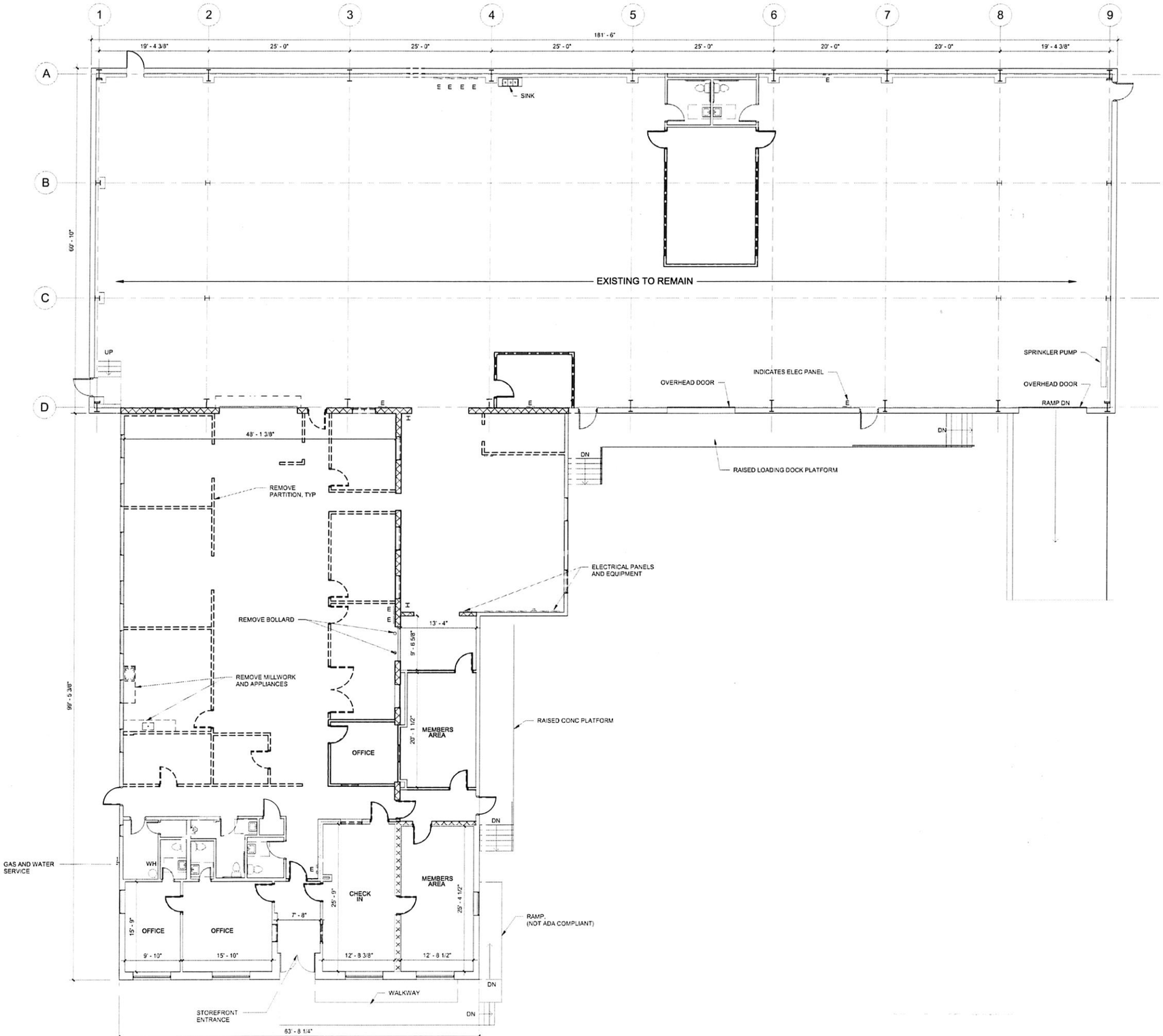






SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.P.A.#16-78)
NOT TO SCALE


Ex. Woods
N/F City of Bristol
Ex. Easement (See Map Ref. #1
57.40'E 44'W
200.00'
15' R.S.
15' S.S.
Ex. Bldg. Area = 17,532 S.F.
FF=608.0
Lot 3-15
Area = 43,560 S.F.
Ex. Loading Dock
Ex. Bit. Pavement
Painted Parking Exclusion Area
Ex. Pavement to Remain Undisturbed
Painted Parking Exclusion Area
Symbol of Access Parking Space (2)
Painted Parking Exclusion Area
60.3.8
Accessible "Reserved" Parking Sign (2)
5' Concrete Sidewalk Ramp
5' Concrete Sidewalk Ramp
605.3
607.8
(See Arch Drawings for details)
15' F.S.
N/F Next Level Realty, LLC
Ex. Woods
N/F 135 Cross Street, LLC
Ex. Easement (See Map Ref. #2
Ex. Woods
Ex. Bit. Pavement
T.F.=607.57
N14°05'44"E
S.M.H. T.F.=607.09
Painted Parking Exclusion Area
Painted Parking Exclusion Area
Painted Parking Exclusion Area
BM Rebar Marked "CP 1" Elevation 600.00 Assumed Datum
Cross Street
200.00'
Ex. Woods
Ex. Woods
Ex. Woods



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DIVISION OF BOZZUTO'S INC.
370 SCHOOLHOUSE ROAD, CHESHIRE, CT 06410 (TEL) 203 250-5133

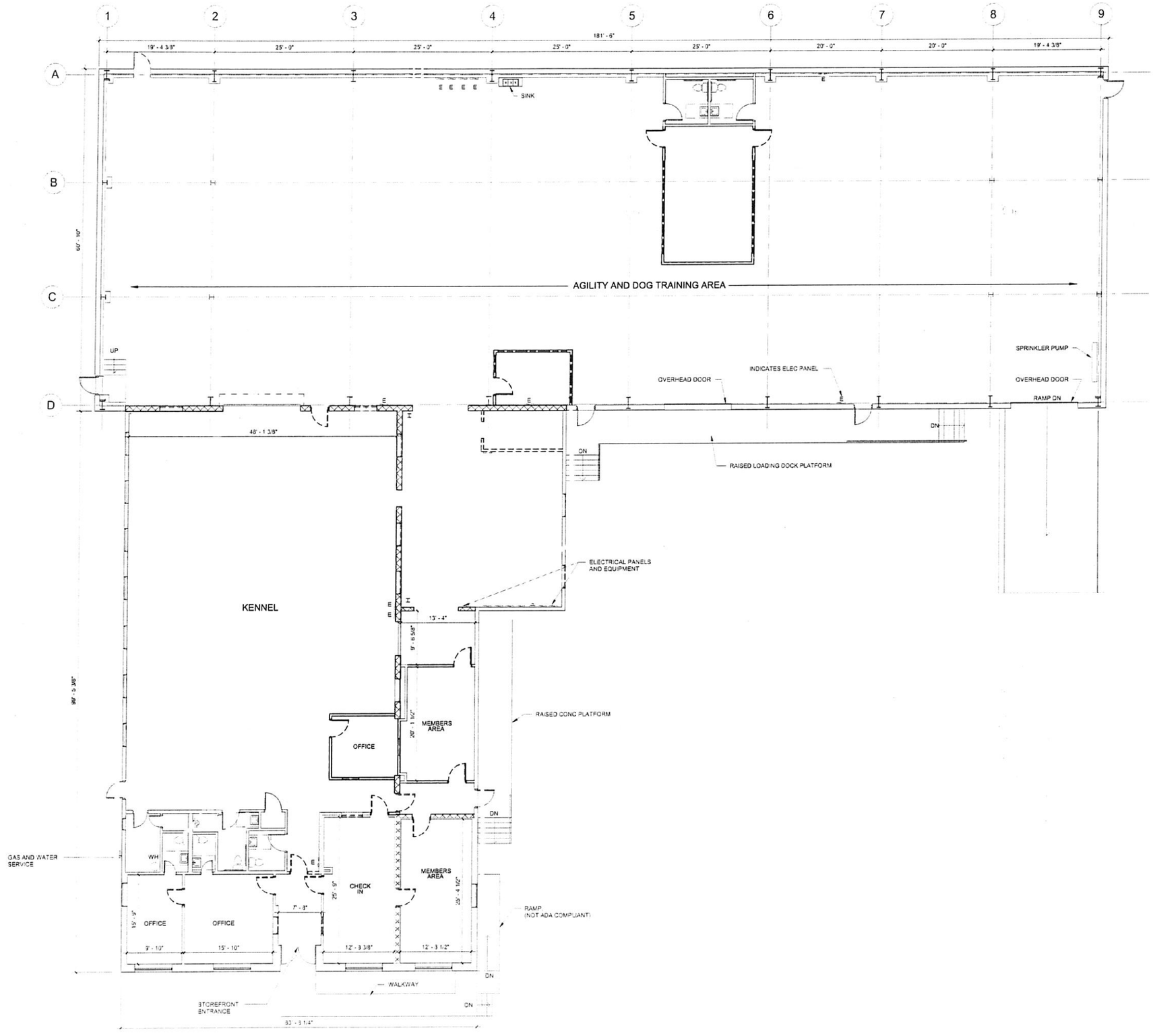
NOTE: THE PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE & SHALL REMAIN THE PROPERTY OF CREATIVE CUSTOM DESIGN AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF CREATIVE CUSTOM DESIGN. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

REVISIONS:
DATE:
BY:

ELITE PAWFORMANCE
AGILITY CENTER
135 CROSS STREET, BRISTOL, CT
DEMOLITION PLAN

CLIENT:
PROJECT NAME:
PROJECT ADDRESS:
DRAWING TITLE:

PROJECT NO. 2025-24
DATE 04-30-2025
SCALE AS NOTED
DRAWN BY DF
REVISION # 0
DRAWING NO.
F1.1



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375 SCHOODANOSE ROAD, CHESHIRE, CT 06410 (TEL) 203 250-9132

BY:
DATE:
REVISIONS:

CLIENT:
PROJECT NAME: ELITE PAWFORMANCE
AGILITY CENTER
PROJECT ADDRESS: 135 CROSS STREET, BRISTOL, CT
DRAWING TITLE: OVERALL FLOOR PLAN

PROJECT NO. 2025-24
DATE 04-30-2025
SCALE AS NOTED
DRAWN BY DF
REVISION # 0
DRAWING NO.
F1.0

Application #2540

Adaptive Re-Use 291 Queen St.

For Office Use Only	
APPLICATION NO.	2540
DATE FILED:	7/31/25
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 4.1- Residential Zone of the Bristol Zoning Regulations for the following Special Permit use: Adaptive Re-Use of existing non-residential principal building for business and professional offices and personal service establishment.

Address or Location of the Property: 291 Queen Street, Bristol, CT 06010

Assessor's Map No.: 30A Assessor's Lot No.(s): 2-6

Zone of the Property: R-15 Size of the Property (in acres or square feet): .85 acres

Reason for the Special Permit: To allow for adaptive re-use of the office building previously used for medical offices.

Sections 4.3.1.B.3 and 4.3.1.B.11

Does this application involve an activity regulated by the Inland Wetlands Agency? [ ] yes [✓] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [ ] yes, on _____ [✓] no

Other comments: The existing building consists of 21 seperate small offices that are appropriate for professional/business offices and personal service establishments.

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Focus Spaces, LLC

Address: 40 Callender Road City: Watertown State: CT Zip: 06795

Telephone No.: 860-309-0378 E-Mail: Jlaliberte@unionflr.com

Signature: _____ *Signature – (Printed/Typed)* Normand J. Laliberte

CHECK ONE: [ ] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: Sharif CT LLC

Address: 115 Cedarhurst Road City: Milford State: CT Zip: 06461

Telephone No.: _____ E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* See attached Owner Authorization

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

For Office Use Only
APPLICATION NO. **2540**

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 291 Queen Street, Bristol, CT 06010

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

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

For Office Use Only
APPLICATION NO. _____

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 291 Queen Street, Bristol, CT 06010

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

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Property Owner Authorization

To Whom it may concern,

- I, Umar Sharif Khawaja, a member of Sharif CT LLC and the current owner of 291 Queen Street, Bristol, CT, hereby provide my consent for Focus Spaces of Bristol LLC, as the contract purchaser to file an application for a Special Permit with the City of Bristol. I authorize Focus Spaces of Bristol LLC to submit any necessary zoning applications and engage with zoning officers and relevant zoning agencies within Bristol, CT, as needed..

Thank you for your attention to this matter.

Best Regards,

Umar Sharif Khawaja
Member, Sharif CT LLC
Owner, 291 Queen street

Umar sharif 7/29/25

Umar Sharif Khawaja Date

Applicant's Narrative

291 QUEEN STREET BRISTOL, CT
SPECIAL PERMIT APPLICATION

NARRATIVE

The Applicant, Focus Spaces of Bristol LLC, is seeking a Special Permit, Section 4.1 Residential Zone, to allow for adaptive re-use of the office building previously used for medical offices (Section 4.3.1.B.3 and 4.3.1.B.11).

The Property is located at 291 Queen Street, Bristol, CT 06010 ("Property"). The office building was built in 1960. It appears the building has always been used for office use and more recently medical office use. The building consists of approximately 4,924 square feet. The building presently consists of approximately 21 separate rooms of approximately 150 square feet. There are 32 lined existing parking spaces, including one (1) handicapped space. **Pictures attached hereto with floor plan.**

The present proposal is to allow adaptive re-use including business and professional offices and personal service establishments.

Floor plan and parking lot pictures attached.

Normand J. Laliberte

Special Permit Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2540

SPECIAL PERMIT: Special Permit for the adaptive reuse of a non-commercial building for business and professional offices and personal services at 291 Queen Street; Focus Spaces, LLC, Applicant. *Plans Dated: June 1994 (previous site plan); Date of Committee Review: September 10, 2025 (first review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. There is not have a current site plan or as-built attached. In reviewing the map submitted Dated June 27, 1994 called Site Plan for Addition to Medical Building Lot2-6 Owned By Professional Group Association Inc., does not show the same site layout as April 2025 aerials. The rear parking lot area is not the same, as the retaining wall is in a different location, an accessible space was added, the drainage structures are not the same as proposed, and the site has been cleared while the plan shows it as wooded. The driveway apron from Queen Street and the location of the storm drain is different than on the aerials.

2. Other comments to come once revised plans/as-builts are submitted.

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. According to aerial satellite photography, all trees on the property were recently removed. In order to comply with the buffer, screening and landscape requirements, please submit a site plan application before the Commission and include a proposed new landscape plan sheet. Further, there is no explanation of conformance to parking requirements, lighting requirements, etc. since the change of use proposed and the 1994 site plan approval.
2. Is the building ADA accessible?
3. Provide a full listing of proposed uses, hours and number of employees. Label proposed uses on floor plan. Information provided states spaces for "every type of business" and "flex spaces". Please identify the proposed uses.
4. The real estate listing submitted states there is 24/7 access. What will the hours of operation be for the public?
5. What will the basement noted on the floor plan be used for?
6. The narrative submitted appears to be more of a marketing material. Please elaborate and provide a narrative that provides pertinent zoning information, conformance and business details and conforms to Section 16.2.2(D):

   > "Each application for a Special Permit shall be accompanied by written narratives or reports that address all off-site and on-site impacts, requirements, improvements and considerations including but not limited to: building location, traffic, storm drainage, sanitary sewerage, water supply, parking and circulation, landscaping, and environmental and aesthetic considerations. Sufficient information to address these major impacts shall be provided by the applicant, but such information may be generalized or shown in preliminary form except as hereafter noted. Detailed plans for facilities, structures and improvements shall not be required at this time."

7. Additionally, provide written explanation of conformance with considerations of Section 16.2.7.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (ZEO) No comments at this time.

2. (Building) ***Comments are outstanding at this time***

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. ADA spaces should be properly marked on the parking lot surface along with signage.

FIRE MARSHAL (Kristopher Lambert):

1. ***Comments are outstanding at this time***

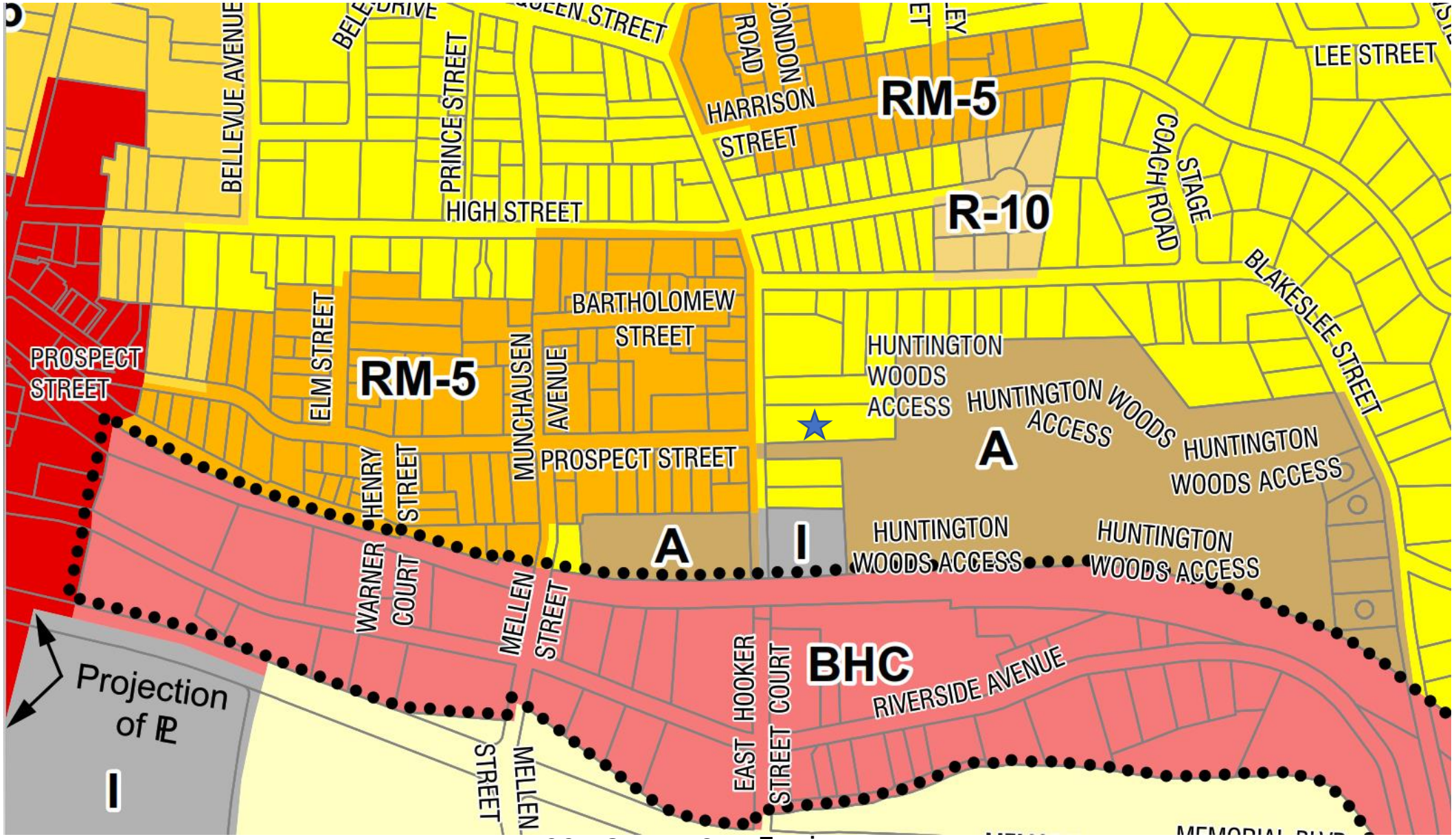
WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. There does not appear to be any changes to water and sewer, therefore, no comments at this time.

Sewer

Water

Maps, Aerial Photos and Google Earth



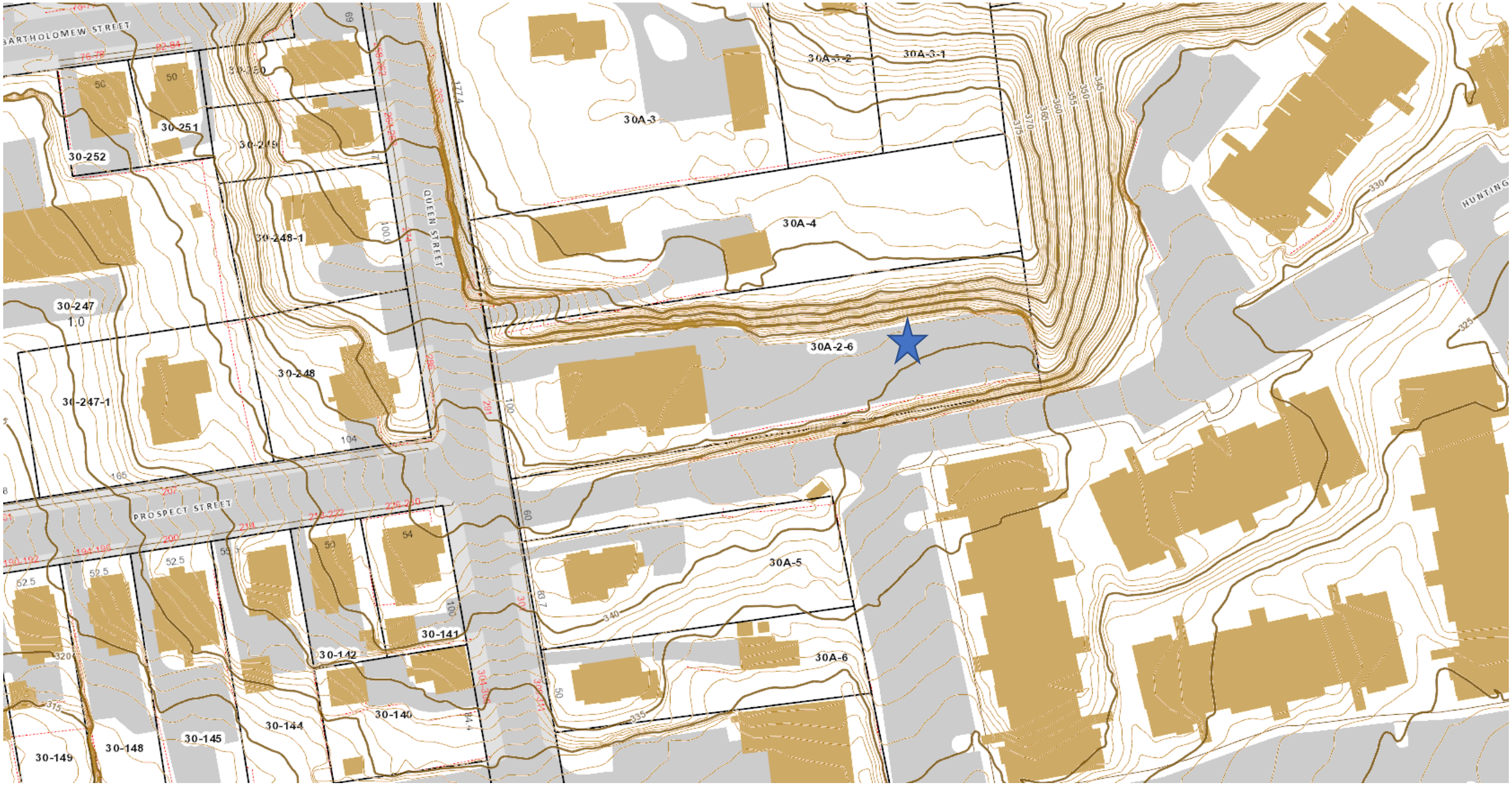
291 Queen St. - Zoning
Map 30A Lot 2-6



291 Queen St. - Location
Map 30A Lot 2-6



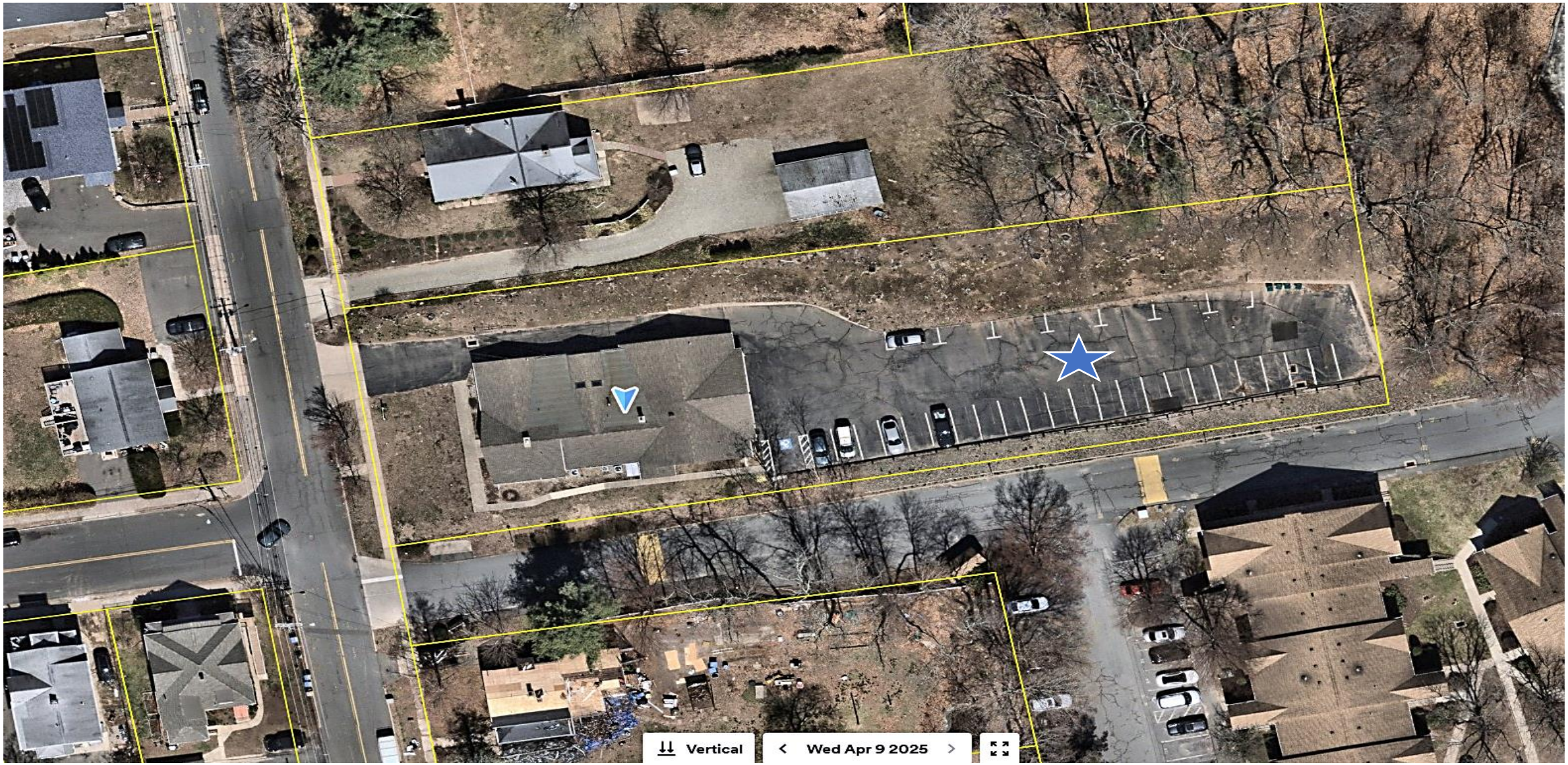
291 Queen St. - Floodplain
Map 30A Lot 2-6



291 Queen St. - Topography
Map 30A Lot 2-6



291 Queen St. – Aerial 2023
Map 30A Lot 2-6



291 Queen St. – Aerial 2025
Map 30A Lot 2-6



291 Queen St. – Aerial 2025
Map 30A Lot 2-6



291 Queen St. – Aerial 2025
Map 30A Lot 2-6

Applicant Leasing Information



FOR LEASE

OFFICE SPACE

291 Queen Street, Bristol, CT 06010

Focus Spaces
BRISTOL, CT

Premium Offices for Lease in a Great Location near Bristol Hospital!

Step into our completely renovated stand-alone building, featuring a mid-century charming aesthetic designed to enhance your business environment. Experience the perfect blend of professionalism, comfort, convenience, and safety in our exceptional office spaces.

Key Perks:

- 24/7 Access
- Keyless Entry, Security Cameras
- Ample Parking Lot
- ADA Compliant
- Furnished Guest Area
- Common Kitchen
- Budget friendly with all utilities, Wi-Fi and CAM charges included in rental rate
- Many suites with sinks and cabinets, perfect for Beauty Industry professionals
- Offices suitable for many industries
- Compatible Tenant Mix
- Flexible Lease Terms and More!

Don't miss this opportunity! Contact us today to schedule a visit and discover how our premium offices can be the perfect fit for your business!

JULIA SOUZA
C: (917) 676-8461
O: (860) 815-8800
julia@doverbenedictgroup.com

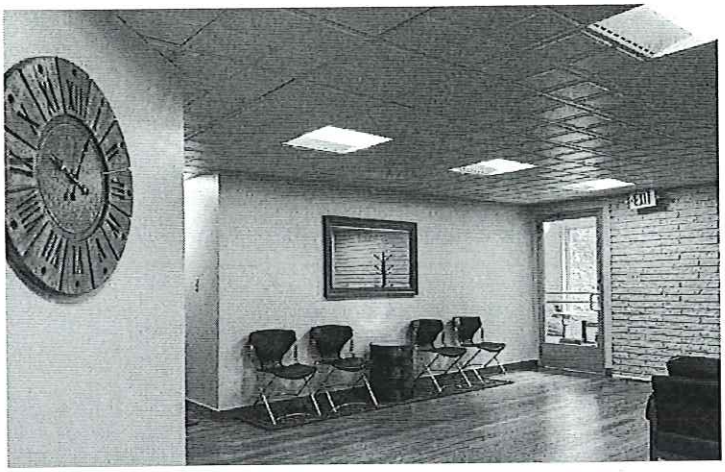
J-R LALIBERTE
C: (860) 309-0378
O: (860) 815-8800
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focusspaces.com

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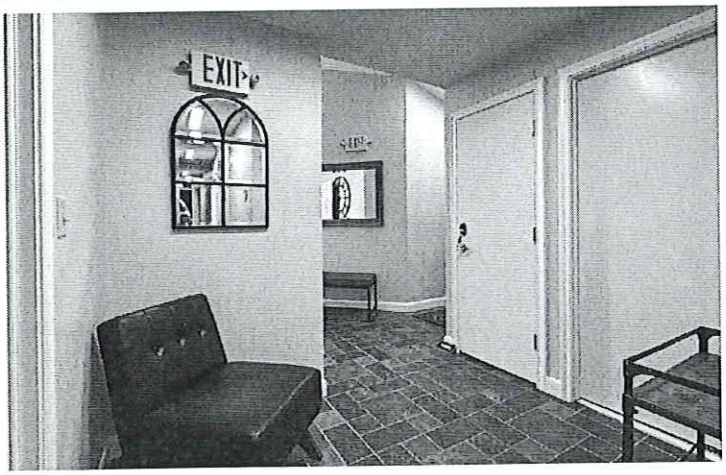
COMMON AREAS













- LED Lighting
- Fresh Paint
- Ample Parking
- Kitchenette
- Furnished Waiting Areas
- 24/7 Access
- Digital Directory
- Keyless Entry
- Security Cameras

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SUITE 101 | 112 sf | $750






SUITE 102 | 176 sf | $700






SUITE 103 | 126 sf | $750

LEASED







SUITE 104 | 128 sf | $650









SUITE 105 | 389 sf | $1,000






SUITE 106 | 83 sf | $550






SUITE 107 | 111 sf | $600









SUITE 108 | 80 sf | $550









SUITE 109 | 112 sf | $550

LEASED

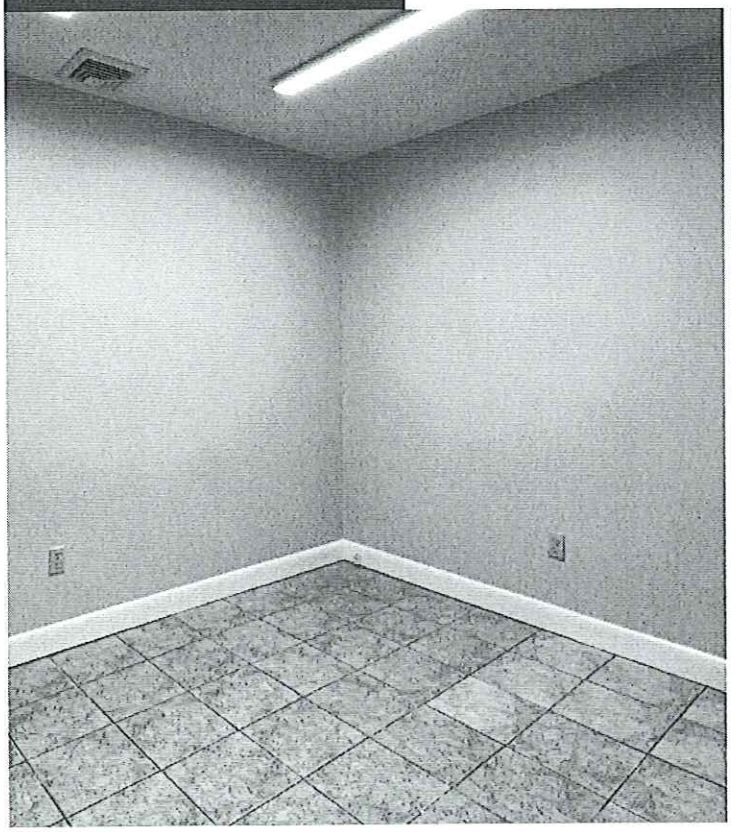








SUITE 110 | 80 sf | $400







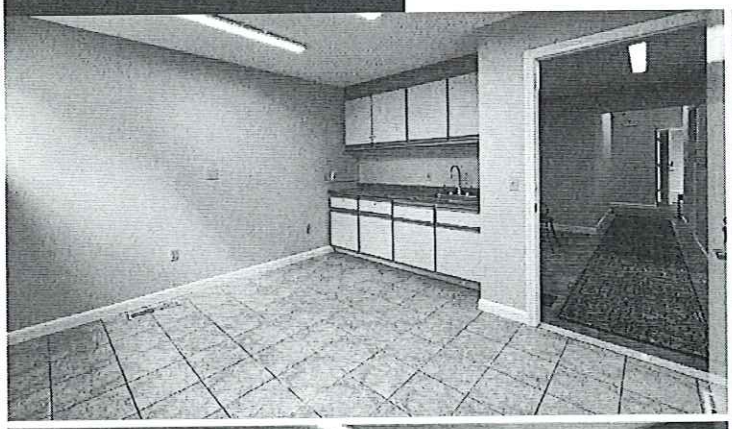
SUITE 111 | 111 sf | $600







SUITE 112 | 150 sf | $700









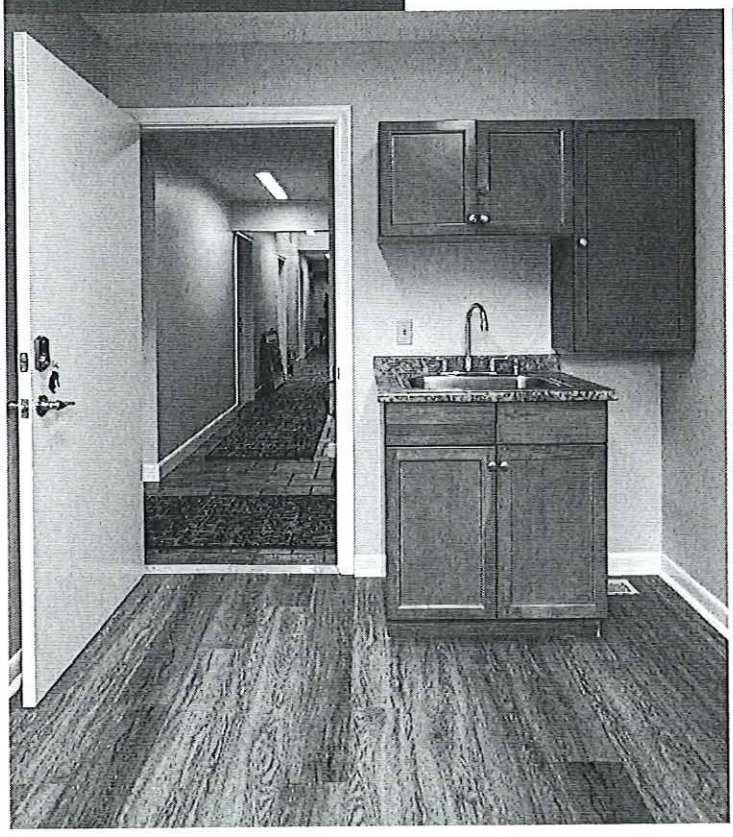
SUITE 113 | 141 sf | $700 LEASED



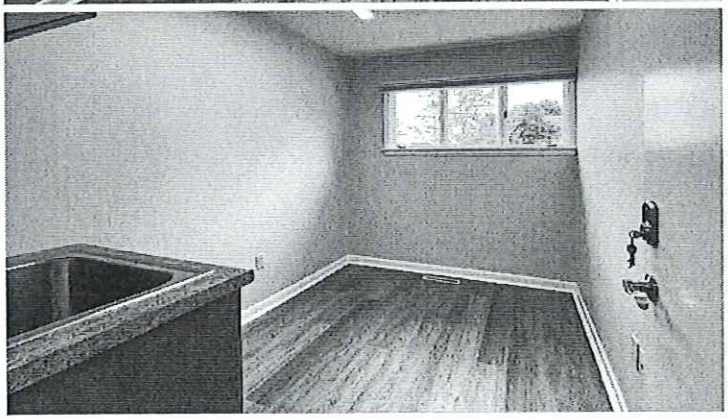




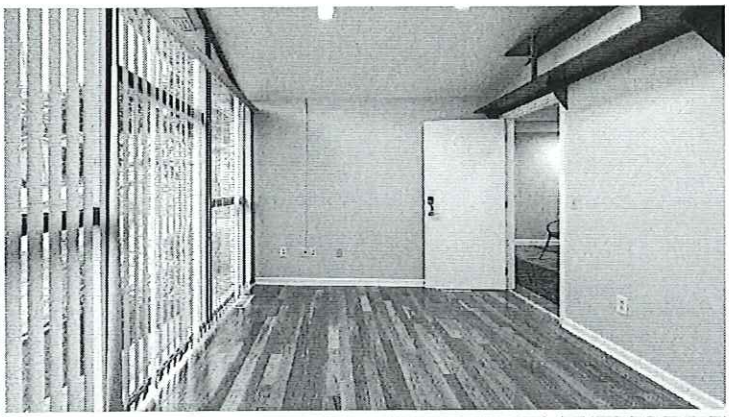
SUITE 114 | 82 sf | $550 LEASED





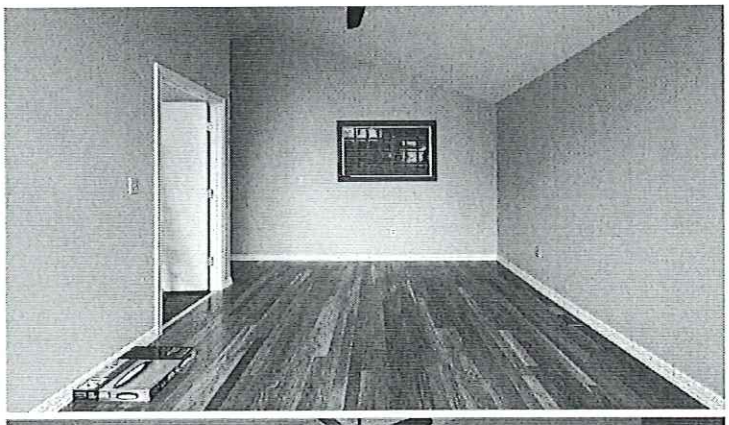


SUITE 115 | 145 sf| $700

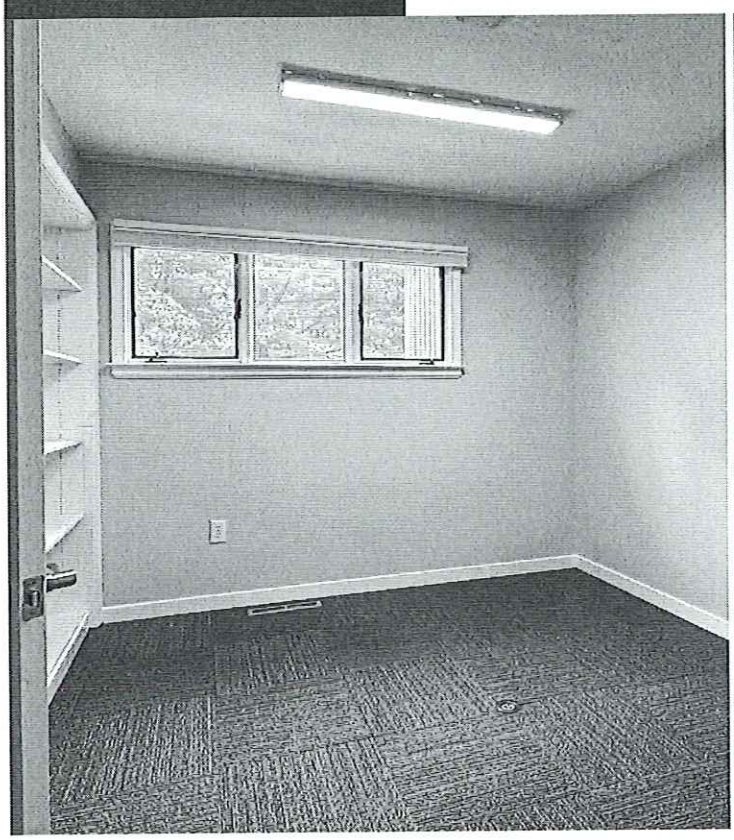


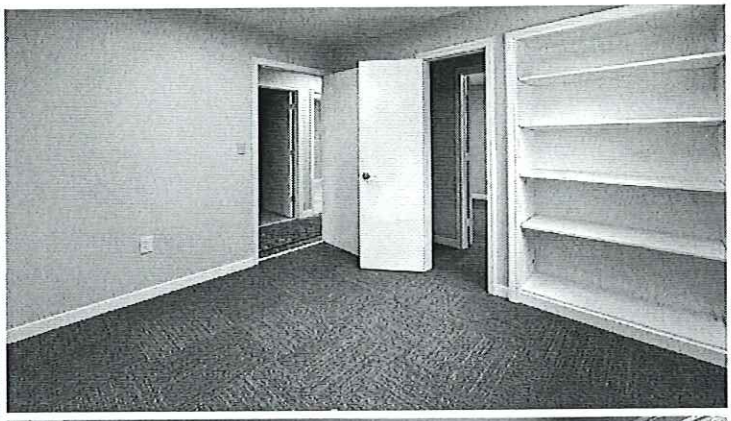
SUITE 116 | 223 sf | $850

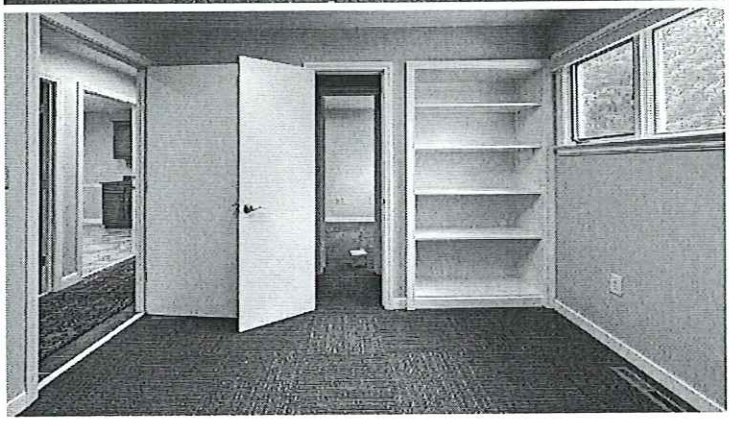





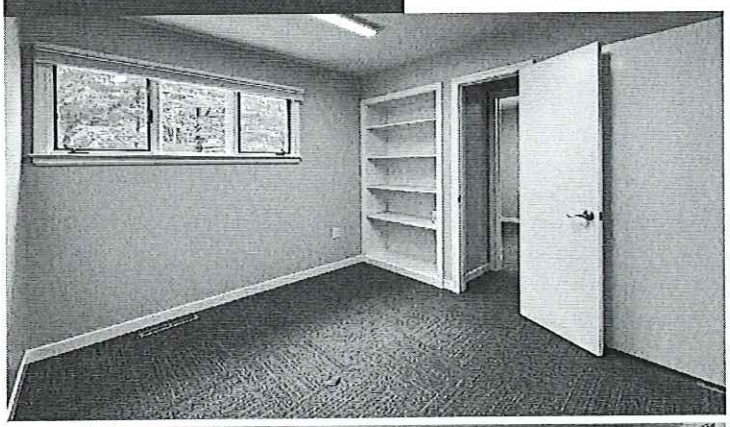
SUITE 117 | 100 sf | $500



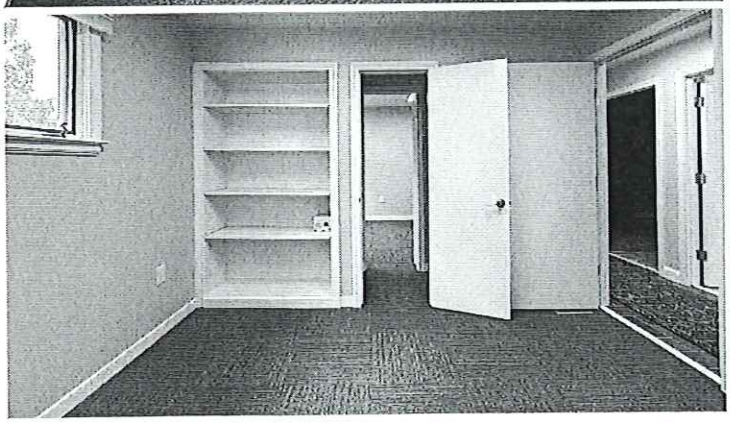


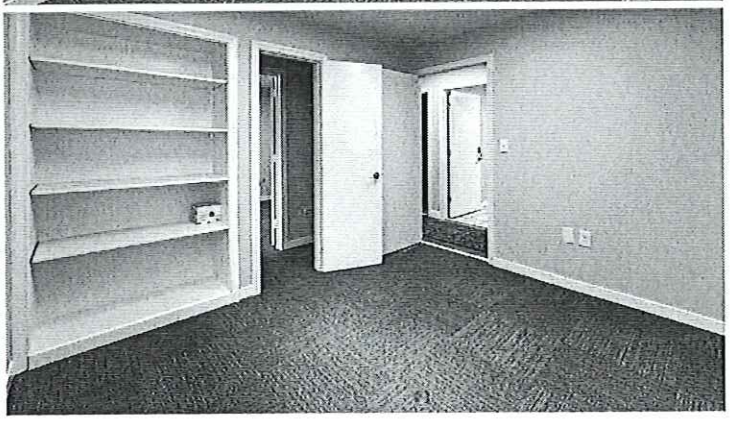


SUITE 119 | 105 sf | $500





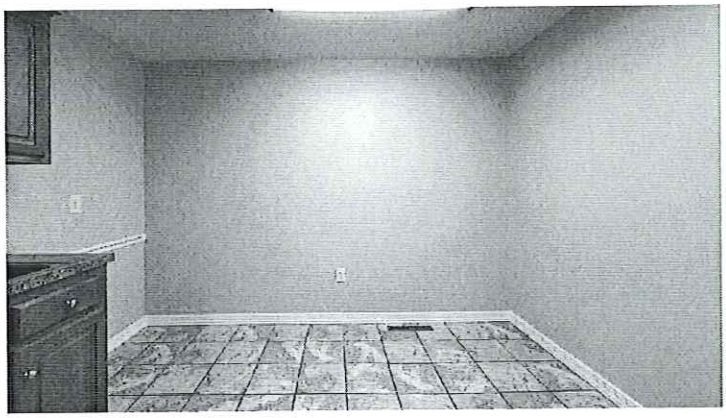




- Suites 117 and 119 can be leased together as one unit.

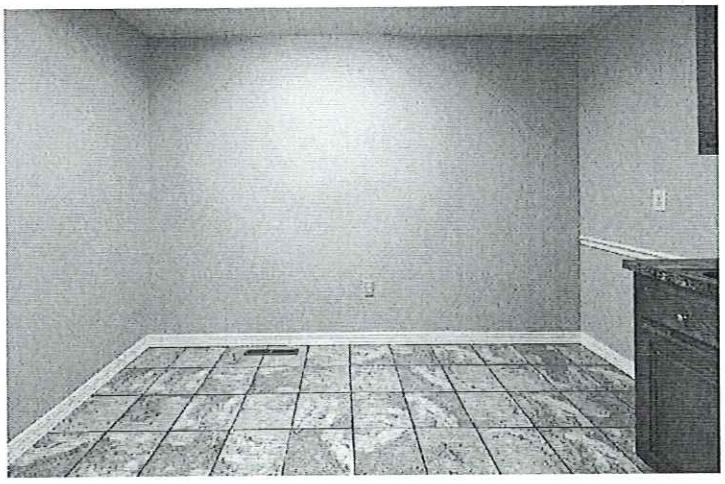
SUITE 118 | 110 sf | $550






SUITE 120 | 110 sf | $550

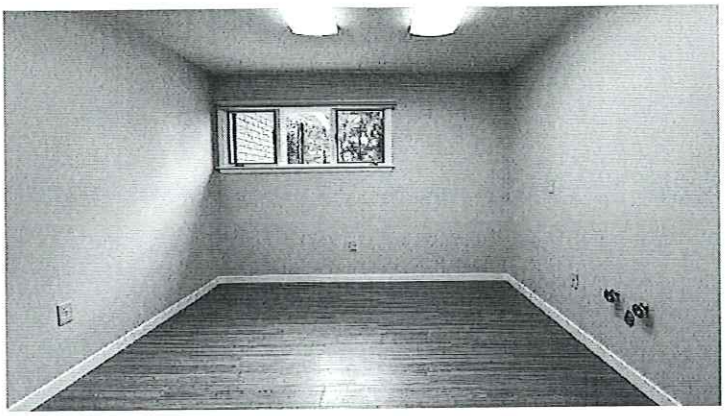
LEASED

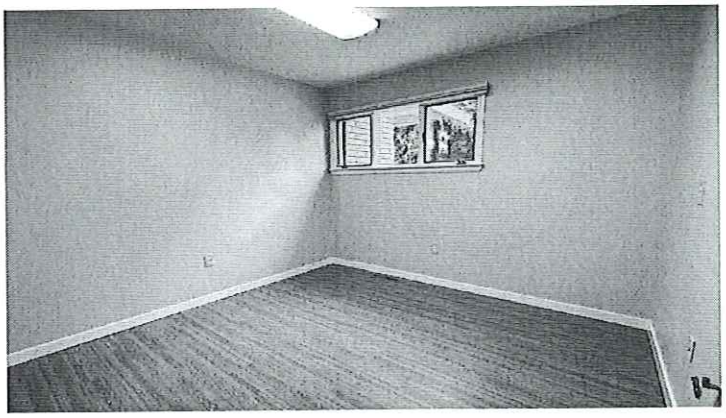





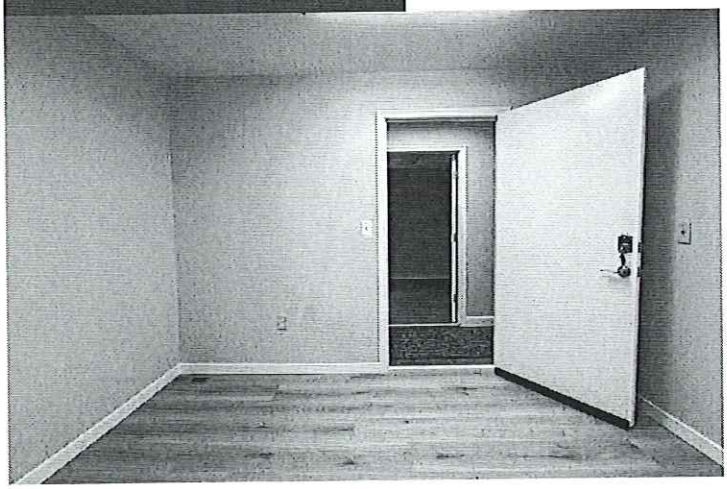
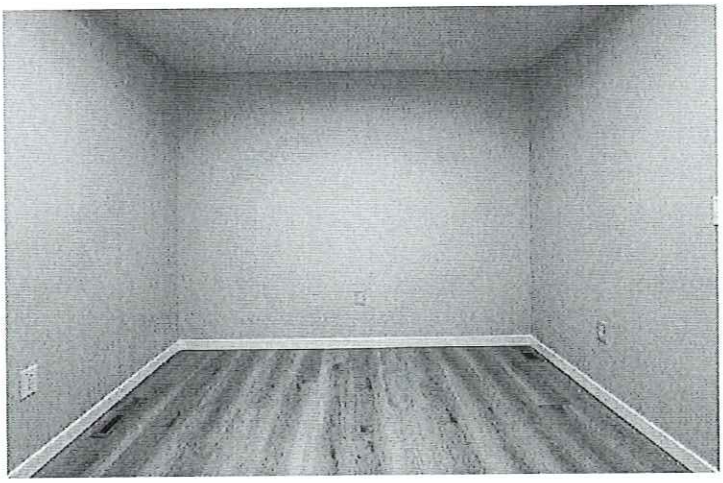
SUITE 121 | 120 sf | $600

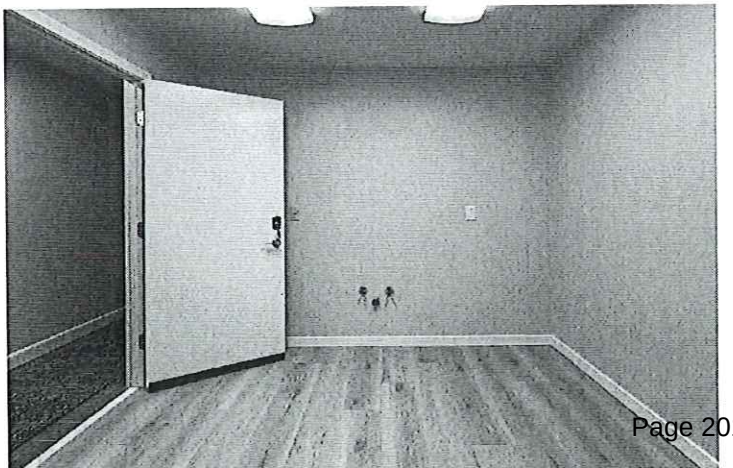
LEASED



SUITE 122 | 109 sf | $500

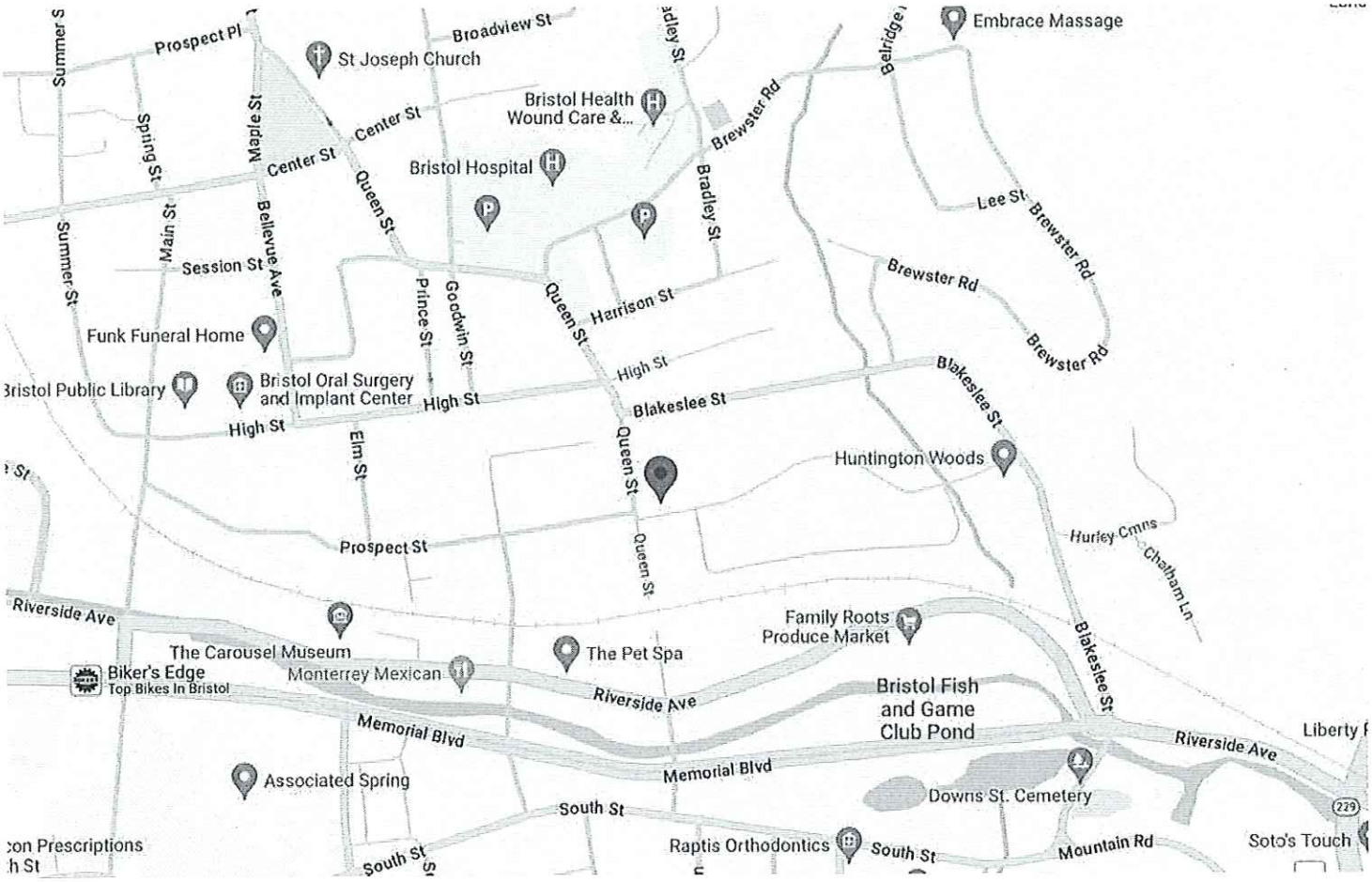





FOR LEASE

FOCUS SPACES BRISTOL

291 Queen Street, Bristol, CT 06010



WE HAVE SPACES FOR ANY TYPE OF BUSINESS

Located in central Connecticut, The Dover Benedict Group is a commercial property holdings company focused on offering spaces to businesses of any size within Connecticut.

OFFICE | RETAIL | MEDICAL | HOSPITALITY | INDUSTRIAL | FLEX | SPECIALTY

Our vast variety of properties are always renovated with a great amount of pride to create a positive image for all of our tenants.

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julia@doverbenedictgroup.com

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jr@doverbenedictgroup.com

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Applicant Site Photos

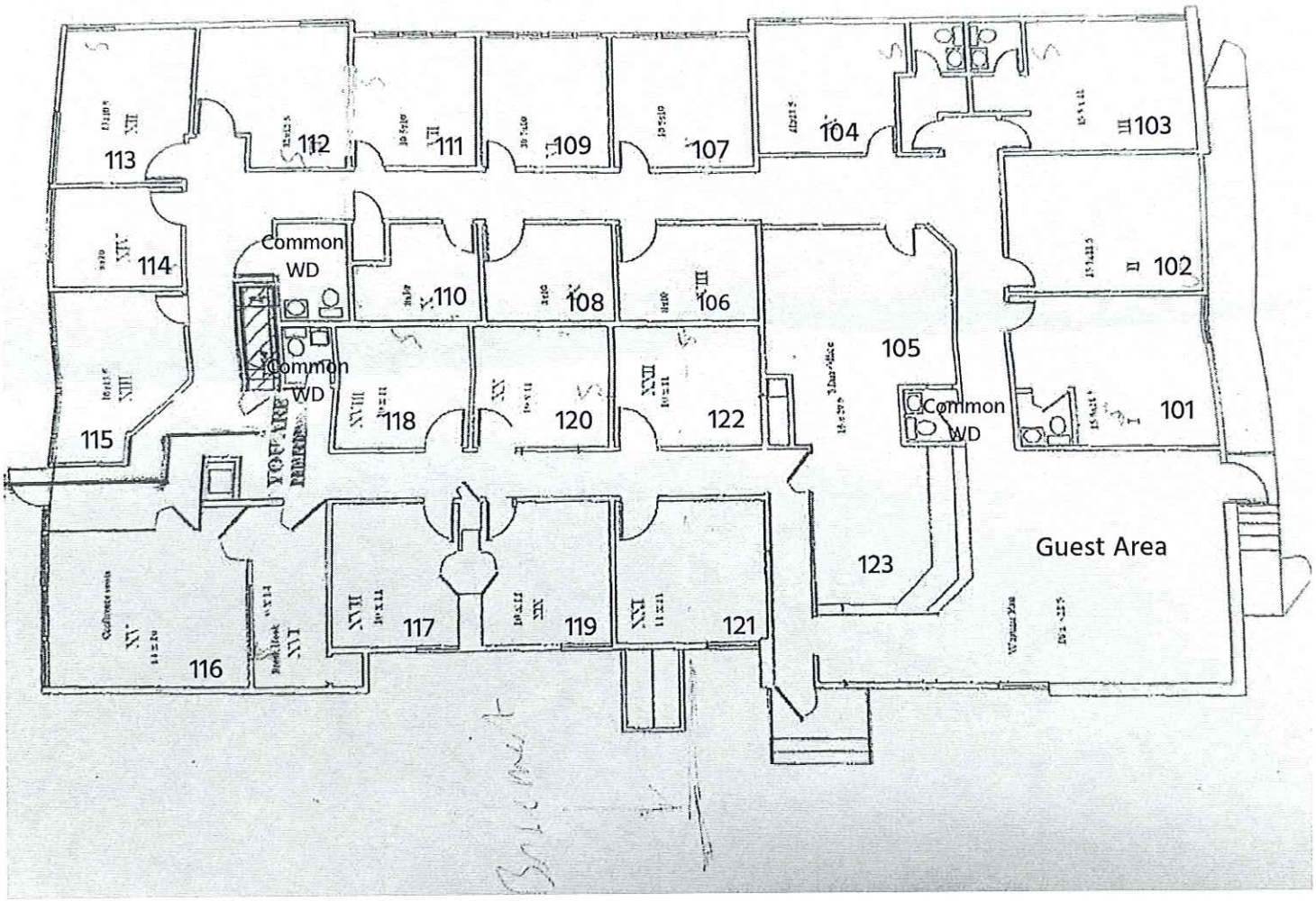






Floor Plan

FLOOR PLAN



JULIA SOUZA
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O: (860) 815-8800
julia@doverbenedictgroup.com

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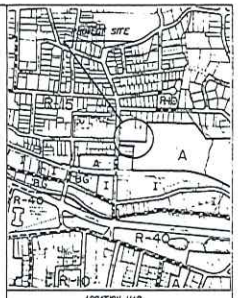
1994
Survey

NOTES

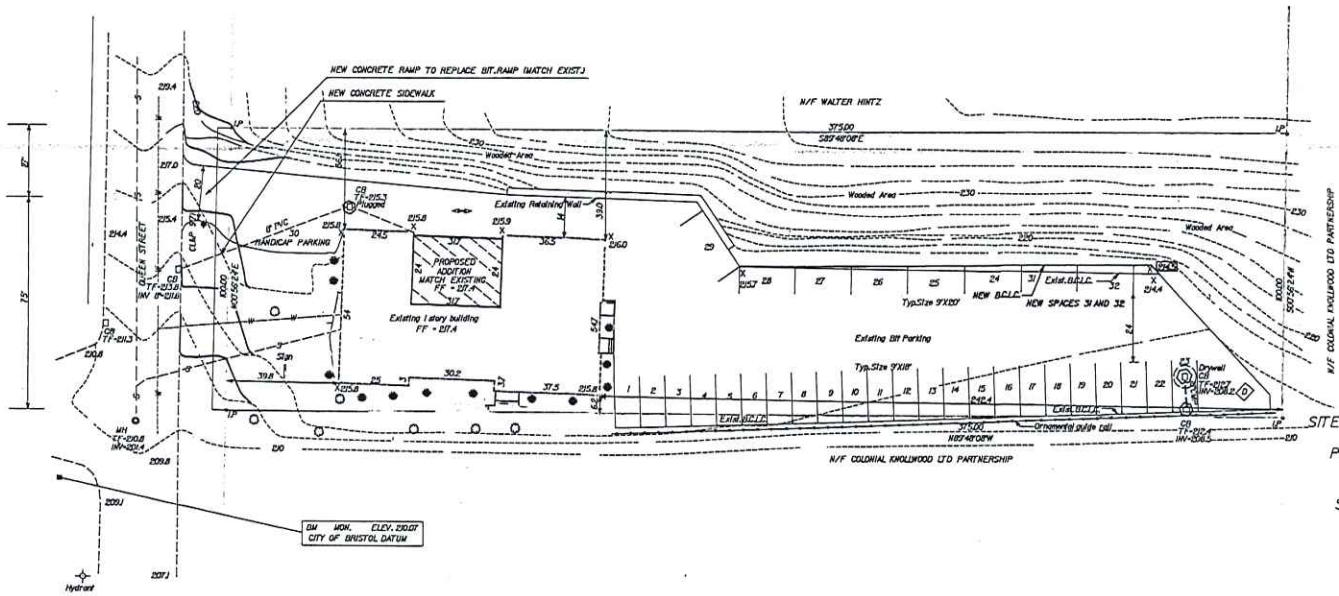
ASSESSORS MAP 30A
LOT 2-6
ZONE R15
AREA OF PARCEL - 37496 S.F.OR 0.86 ACRES
THERE ARE NO EXISTING OR PROPOSED EASEMENTS
THERE ARE NO BUILDINGS WITHIN 50 FT OF THE LOT
THERE ARE NO WETLANDS LOCATED ON OR NEAR THE PROPERTY
CONTOUR INTERVAL 2 FEET
AREA OF BUILDING INCLUDING ADDITION = 4868 S.F.
NUMBER OF STORIES 1
EXISTING AND PROPOSED USE OF ADDITION - MEDICAL OFFICES
ALL EXISTING ENTRANCES/EXITS ARE SHOWN - NONE PROPOSED
THERE ARE PRESENTLY 30 PARKING SPACES.TWO ADDITIONAL ARE PROPOSED FOR THIS PLAN.
THERE ARE NO PROPOSED REVISIONS TO THE LANDSCAPING
THERE WILL BE NO REVISIONS TO OUTDOOR LIGHTING OR OTHER FEATURES AS LISTED IN SECTION "C" IN THE SITE PLAN CHECK LIST
SIDEWALK CONSTRUCTION SHALL CONFORM TO CITY OF BRISTOL CONSTRUCTION STANDARDS
THERE ARE NO GARAGES PROPOSED, NO NEW LOADING/UNLOADING AREAS PROPOSED. OR NO TRUCK DOCKS PROPOSED
CONNECT ROOF LEADERS TO 6" PVC AND CONNECT TO EXISTING CATCH BASIN AS SHOWN.THERE IS NO INCREASED FLOW TO THE STORM DRAINAGE SYSTEM. THE AREA OF CONSTRUCTION IS CURRENTLY PAVED.ALL DRAINAGE WILL REMAIN THE SAME.
THERE ARE NO EXISTING OR PROPOSED ABOVE OR UNDERGROUND STORAGE TANKS
EROSION AND SEDIMENTATION CONTROL MEASURES ARE NOT REQUIRED FOR THIS PROJECT. HOWEVER,CARE WILL BE EXERCISED NOT TO ALLOW ANY PRODUCTS TO ENTER THE CATCH BASIN AT THE ENTRANCE DRIVEWAY.

LEGEND
EXISTING CONTOURS
PROPOSED CONTOURS
EXISTING UTILITY POLES
EXISTING DUMPSTER
EXISTING SHRUBS
EXISTING MAPLE TREES 6"-30"
TRAFFIC FLOW
EXISTING WATER MAIN
EXISTING SANITARY SEWER
HAYBALES AROUND CATCH BASINS

Minimum lot area	15000sq.ft.required	37496 sq.ft.submitted
Lot width	100 ft.required	100 ft.submitted
Lot coverage	30 % maximum allowed	13% submitted
Min.street yards	25 ft.required	39.8 ft.submitted
Min.side yards	10 ft.required	6.2 ft.submitted
Min.rear yards	25 ft.required	250.4 ft.submitted
Parking spaces	32 spaces required	32 spaces submitted
Bldg.height/stories	35/2 allowed	14/1 submitted



LOCATION MAP
SCALE 1" = 800'



SITE PLAN FOR ADDITION TO MEDICAL BUILDING
LOT 2-6 OWNED BY
PROFESSIONAL GROUP ASSOCIATION INC
291 QUEEN STREET
BRISTOL, CONN.
SCALE 1" = 20' JUNE 2, 1994
Rev. JUNE 27, 1994

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS,INC.ON SEPTEMBER 24,1982.

Robert C Green

BILL A.SCHULTZ P.E.
REG. NO. 12382

DEVELOPER:
PROFESSIONAL GROUP ASSOCIATION INC.
291 QUEEN STREET
BRISTOL, CONN.
C/O ARMANDO CICCARELLI
(203) 583-1845

ROBERT GREEN ASSOCIATES
OLD WATERBURY ROAD
TERRYVILLE, CONN. 06786

K:\sys.dgn Jun. 27, 1994 08:02:41

App. #2541

Lots 10/11

Business Park Drive

For Profit School

For Office Use Only	
APPLICATION NO.	2541
DATE FILED:	7-30-25
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 4.2 of the Bristol Zoning Regulations for the following Special Permit use: For Profit School or Studio

Address or Location of the Property: Lot 10 & 11 Business Park Drive

Assessor's Map No.: 03 Assessor's Lot No.(s): lots 10 & 11

Zone of the Property: IP-1 Size of the Property (in acres or square feet): 3.23 ac

Reason for the Special Permit: to construct a new facility for a school for profit for Allstate Commercial Driver Training.

Does this application involve an activity regulated by the Inland Wetlands Agency? [✓] yes [ ] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 6-23-25 [ ] no

Other comments:

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Allstate Commercial Driver Training School

Address: 249 Pearl St City: Seymour State: CT Zip: 06483

Telephone No.: 2039228252 E-Mail: chris@allstatetraining.com

Signature: Chris Maioran Signature – (Printed/Typed) Chris Maioran V

CHECK ONE: [ ] owner [ ] other (specify):

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: City of Bristol

Address: 111 North Main ST City: Bristol State: CT Zip: 06010

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed) Jeffrey Caggiano

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

Applicant Narrative

Applicant Narrative

From: Chris Maiorano <chris@allstatetraining.com>
Sent: Wednesday, April 30, 2025 8:50 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Re: Allstate CDL - Project Narrative

Project Description:

Allstate Commercial Driver Training School has been a State-authorized CDL training school in CT since 1975. We are the only school in State to offer private, 1-1 CDL training so our students train one at a time and not in groups like most other schools. We are proposing a 10,000 square foot building of which we plan to occupy around 4000 square feet for our use and lease the remainder to a tenant. We do not have a tenant lined up at this time and have not begun advertising the space yet. Our training fields would be behind the building effectively blocked from street view.

A single CDL maneuvers training course for just one truck requires a large, flat, solid surface where traffic cones are moved around to simulate different maneuvers (straight back, parallel park etc.) as required for the CDL licensing test. During maneuvers, the trucks are simply moving back and forth at idle speed literally trying to go as slow as they can around the cones. The large space allocated to us will accommodate only three maneuver courses with a little bit of room on the sides to park a few other trucks that are not being used at that time. Effectively this means there will be no more than three or four trucks going back and forth between cones at a time in this area.

When not maneuvering, we also teach the safety inspection of the truck. During inspection training the truck is simply parked and turned off and the student will be walking all around the truck checking lights, wheels, tires, brakes etc etc etc. The truck really doesn't move during this type of training and from an onlookers perspective they might not even realize there is training taking place.

Finally, once the student has demonstrated their ability to back up and maneuver the truck within our training fields we will take them out for on-road training with an experienced instructor who has their own brake to use if necessary. We are proud of our excellent safety record and do not have any on-road at fault accidents or infractions. Of course we avoid residential streets and stay on main roads and interstate highways.

At the end of training, CT DMV inspectors come on-site to conduct the final licensing exam which consists of everything they have learned during hands-on training (truck inspection, maneuvers, and road). We have job placement assistance for our graduates. All of our students are CT driver's license holders and we do not recruit or transport anyone from out-of-state into our training programs.

As the Assistant School Director I have been with Allstate Commercial Driver Training School for around 20 years and have navigated the school through several location transitions. I know it is critical for us to operate in a location where we will fit in with the neighborhood and have easy

access to main streets and highways. We currently operate 7 days a week from 730am-4 or 530pm during the week and typically 730am-3pm on weekends.

We currently staff 7 employees at this location, some full time, some part time. Each instructor normally trains 5 students in an 8-hour workday. We are a low traffic, low impact operation despite a "big truck" first impression. Our student traffic is evenly paced throughout the day so we never have all of our students arriving or departing at the same time. No "rush hour" so to speak. Most people will not even realize we are there.

Stormwater Management Narrative

HYPERLINK FOR FULL REPORT:
https://www.bristolct.gov/DocumentCenter/View/49716/Lot-10-11-Business-Park-Driver_Stormwater-Letter

Stormwater Management Narrative

Cole civil + survey has evaluated the stormwater runoff for lots 10 & 11 business park drive in Bristol, Connecticut and offers the following design guidelines and conclusions. The business park was designed with a detention basin capable of handling 80% of the lot areas as impervious surface. In the case of the combined lots 10 & 11 112,453 square-feet of impervious surface is allowed and can be managed by the basin. The proposed project has 89,773 square-feet of impervious surface and therefore the existing basin can handle the runoff by the proposed project. No additional on site detention is required.

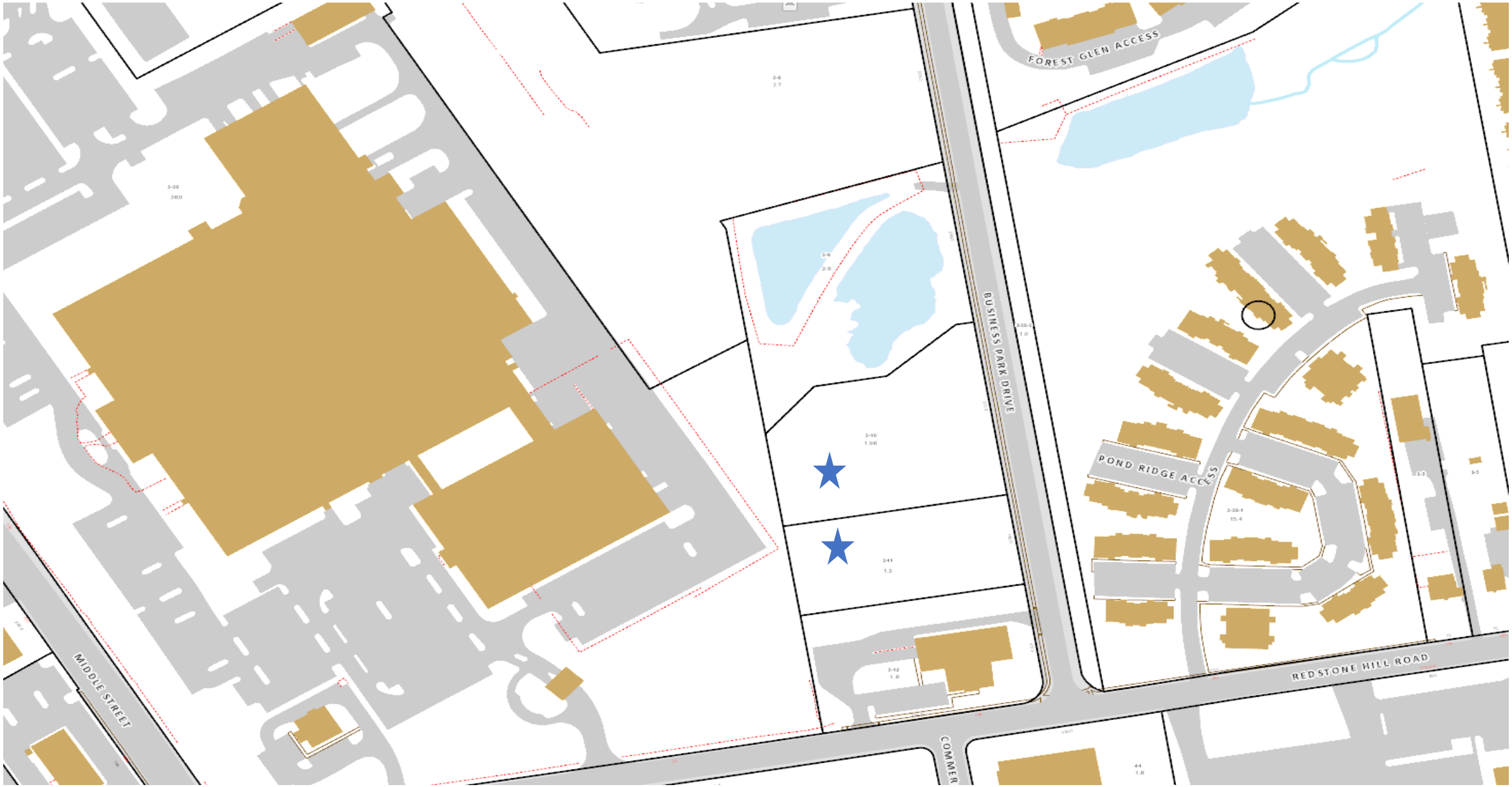
While no on-site detention is required the site shall meet the requirements of the 2024 State of Connecticut Stormwater Quality Manual (SWQM). Per the manual infiltration systems are allowed at warehousing facilities and in industrial facilities. This use does not meet the requirements to be classified as a "Land Uses or Activities with Higher Potential Pollutant Loads" per section 10-4 of the SWQM. Given the limited potential for oil or contaminant spillage at this facility we designed the site to utilize Pretreatment Vegetated Filter Strips and infiltration trenches which provide volume reduction, infiltration and recharge, as well as pretreatment. Oil/Grit Separators only provide pretreatment and given the limited possibility of spillage (similar possibilities to dripping or spilling on any other roadway network) we felt this was an effective treatment method.

However, given the concerns voiced during the approval process of this project we have modified the plan to eliminate the infiltration strip and vegetated buffer strip along the northern boundary of the pavement and millings; and replace it with an oil/grit separator which will provide pretreatment to all parking lot runoff. The runoff will then flow to the water quality basin which provides the volumetric storage required for the site, promotes the infiltration of the stormwater, and provides groundwater recharge and pollutant removal. Per the SWQM; with the designed volume for our water quality basin we will see on average annual pollutant load reductions of approximately 100% for total suspended solids, 95% for total phosphorus, and 98% for total nitrogen.

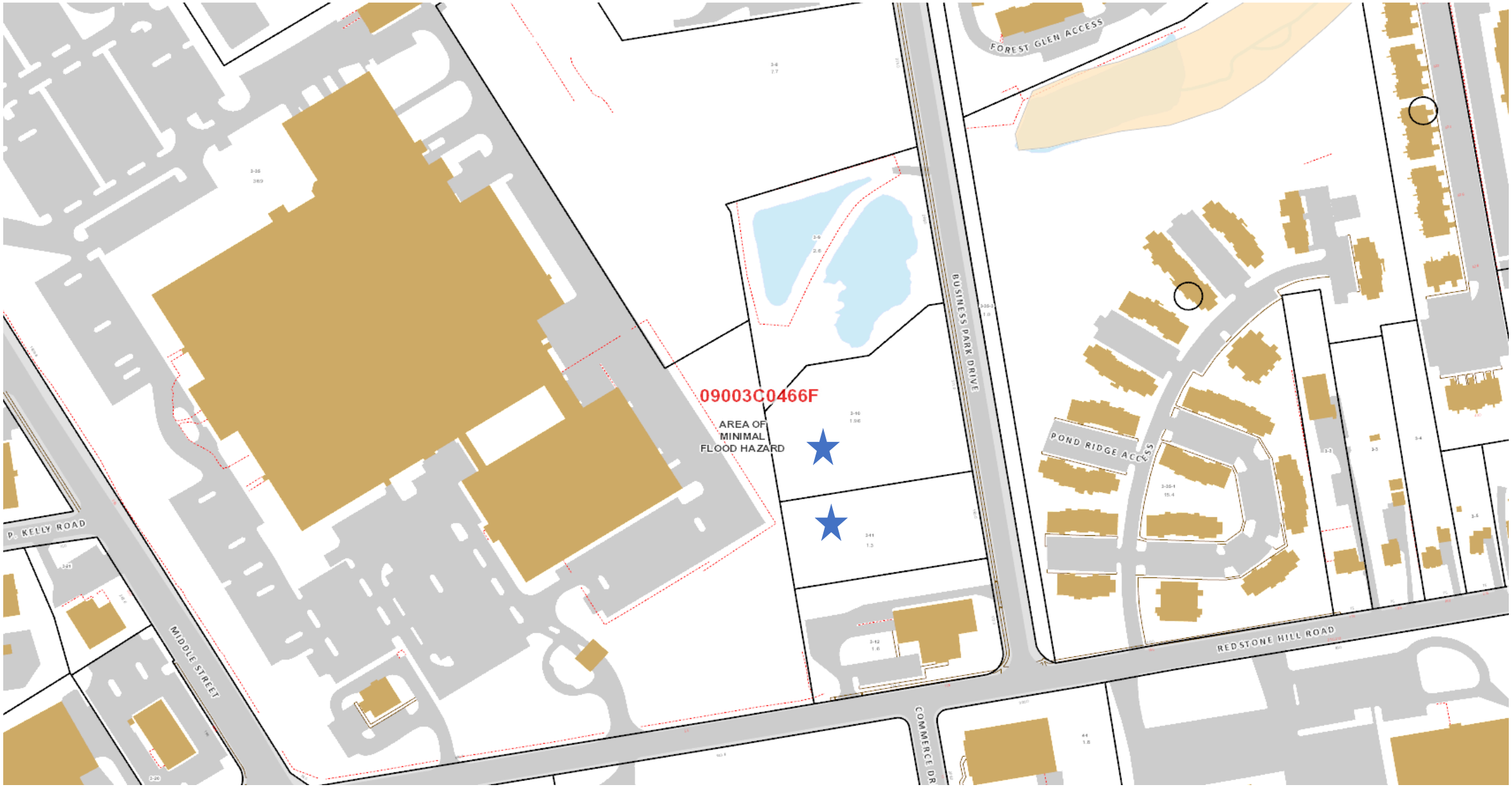
This design meets the requirements of the SWQM per table 8-1 identifying it as a best management practice (BMP). Soils for this site have a hydrologic rating of A; these soils have high infiltration rates and make this design feasible per table 8-4 of the SWQM.

We believe the project as designed meets the requirements of the City of Bristol and the intent of the Connecticut Stormwater Quality Manual.

Maps, Aerial Photos and Google Earth

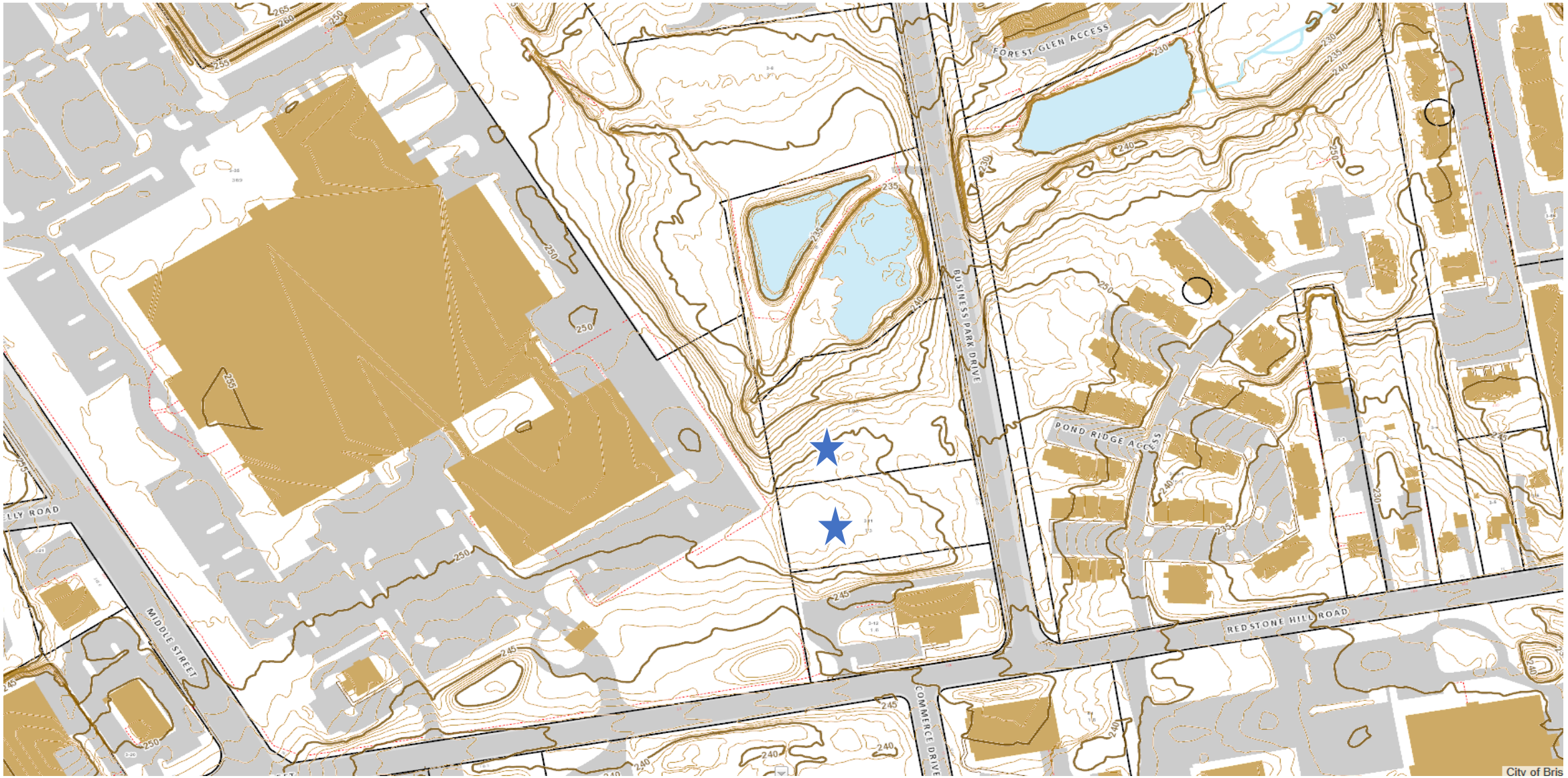


Lots 10/11 Business Park Drive – Location
Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Floodplain

Map 3 – Lots 10/11

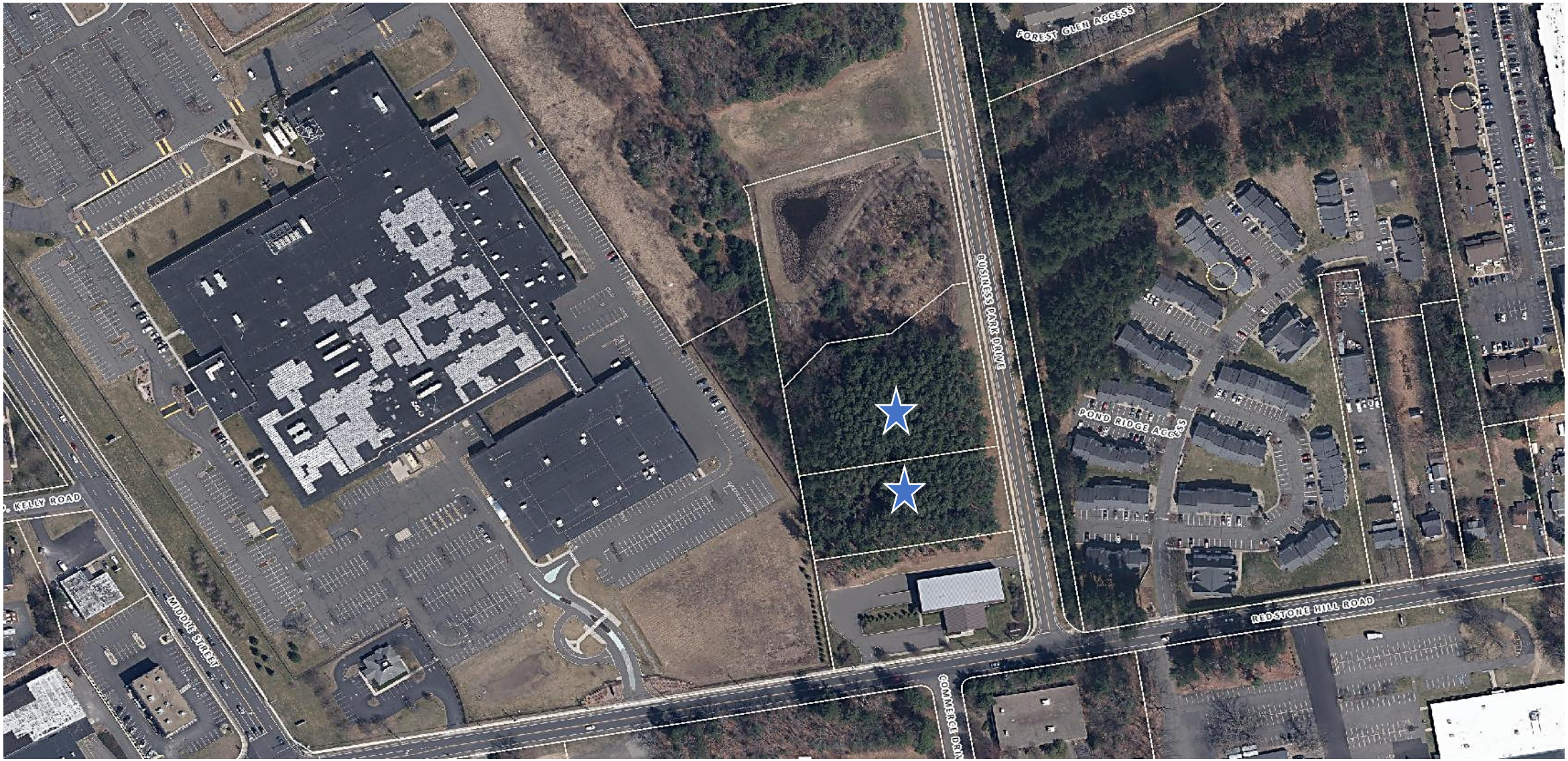


Lots 10/11 Business Park Drive – Topography

Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Inland Wetlands/Upland Review
Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Aerial 2023

Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Near Map – 2025
Map 3 Lot 10/11



Lots 10/11 Business Park Drive – Google
Map 3 Lot 10/11



Lots 10/11 Business Park Drive – Google Maps
Map 3 Lot 10/11



Lots 10/11 Business Park Drive – Streetside
Map 3 Lot 10/11

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2542

SITE PLAN: Site Plan for a new commercial driving training school at Lots 10 & 11, Business Park Drive; Allstate Driving School, Applicant. *Plans Dated: July 29, 2025 (latest revision); Date of Committee Review: September 3, 2025 (first review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. The upland review needs to be extended based upon the revised Wetlands Regulations, applicant to submit and staff to approved the revised limits.
2. Provide Construction details for the proposed, water quality basins, milling area, riprap emergency spillway, and pretreatment filter strip.
3. Drawing C1 note number 3 under the plant list has a reference to the Town of Plainville.
4. Provide details on Signage, in areas with sidewalks should be 7 feet to bottom.
5. The lighting plan does not conform to the Zoning Regulations. See section 11.2E of the Zoning Regulations.
6. Has a drainage report been submitted with the application? Verify that the design meets section 15.5.3 of the Zoning regulations. Please note that the existing detention pond to the north, owned and maintained by the City of Bristol is designed and has sufficient capacity for proposed development of Lot 10 & 11.

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. Final sign-off requires properties become merged into one.
2. Millings shown on plan are not permitted. Provide details and show proposed binder cover discussed with City staff.
3. Provide more landscaping to screen permitter of property and parking areas including trees. Screening shown is insufficient and does not meet the City of Bristol Business Park Guidelines or Zoning Regulations. Additionally, utilizing existing trees on another property as screening and landscaping for this new development is not acceptable or permitted. See "Attachment A" showing the existing landscaping on another property that you are proposing as your own buffer.

   Per Section 11.1.3: "Screening shall be provided for any objectionable areas or views which are adjacent to residential properties" or visible from the street, including but not limited to loading areas, dumpsters, storage areas and ground-fixed mechanical equipment. Acceptable screening materials shall include:

   A. Evergreen hedges having a minimum height of 6 feet at the time of planting;

   B. Solid fences or walls having a minimum height of 6 feet, if approved by the Commission;

   C. Earthen berms; or,

   D. Any combination of the above materials.
4. It is not clear if stop bars are shown on the plan. Show stop bars.
5. The proposed limits of clearing are not necessary, particularly on the West side where no screening is proposed for a commercial driving area. The entire lot is proposed to be cleared. Explore revised limits of clearing that screens the development and activity or increase landscape screening around the Southern and western boundaries of the property.

   Per Section 11.1.2 (L): "No trees 5 inches or greater in caliper as measured 3 feet above ground level shall be removed unless so approved by the Commission".
6. Does the maximum impervious coverage calculation of 63.86% include millings and all paved areas? This calculation seems low.

7. Provide signage that alerts drivers they are entering into a truck driving area.
8. How many trucks will be parked on-site overnight?
9. Will there be loading or loading areas?
10. Is a 24-foot driveway opening wide enough to safely handle both truck and other visitor vehicles entering and exiting the site?
11. Provide directional arrows.
12. Elaborate on the proposed concrete utility pad in front of the building. Will it have bollards or other protection?
13. Photometric plan show lighting for some parking areas in the range of 0.2 or 0.1 foot candles. Increase the lighting in these areas.
14. Provide details of dumpster enclosure. It appears only a gate is shown in the details. Add landscape screening to dumpster enclosure to screen from nearby properties and the street.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (ZEO) Provide parking spaces for all proposed trucks parked overnight on the site plan.
2. (Building) No comments at this time.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. ADA parking spaces appear to be sufficient. No other comments.

FIRE MARSHAL (Kristopher Lambert):

1. ***Fire Department comments are outstanding at this time.***

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Sewer

1. Sewer lateral needs a clean out 5 feet from the building.
2. The sewer connection fee is based on the water meter size.
3. Permits are required.

Water

1. The plan calls for 1 water service. The square footage of the building may require a fire service.
2. Any services not being used must be cut out at the water main
3. Call the office for inspection fees and scheduling
4. Bristol Water and Sewer inspect all the way into the building
5. Permits are required

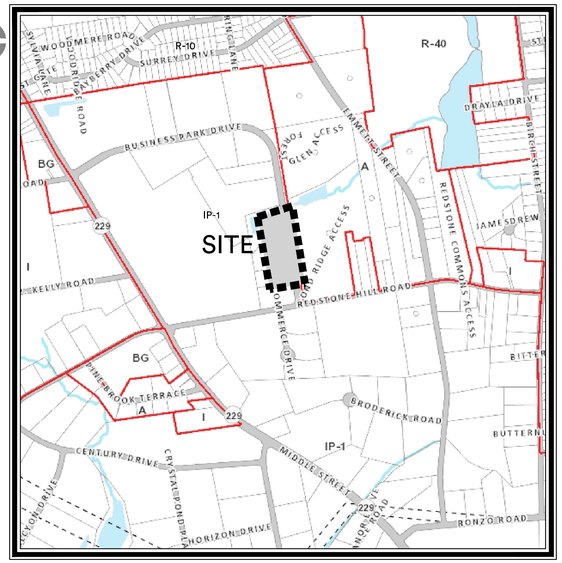
Site Plan

DRAWING NAME: P:\Land Projects 2658 - Allstate Commercial Driver Training School - Lots 10 & 11 Business Park Drive, Bristol CT - Aug\2658 - Cover Sheet.dwg LAYOUT: Cover Sheet PLOT DATE: Jul 29, 2025 - 10:21am OPERATOR: NickSilstrom

COLE
civil + survey

Proposed Commercial Driving Training School

Lot 10 & 11 Business Park Drive
Bristol, Connecticut



KEY MAP
SCALE: 1"=500'

Sheet Index:

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

Applicant:

Allstate Commercial Driver Training School
249 Pearl Street
Seymour, Connecticut

Property Owner:

City of Bristol
111 North Main Street
Bristol, Connecticut 06010

Consultants:

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

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

PREPARED FOR

Allstate Commercial Driver Training School

June 5, 2025

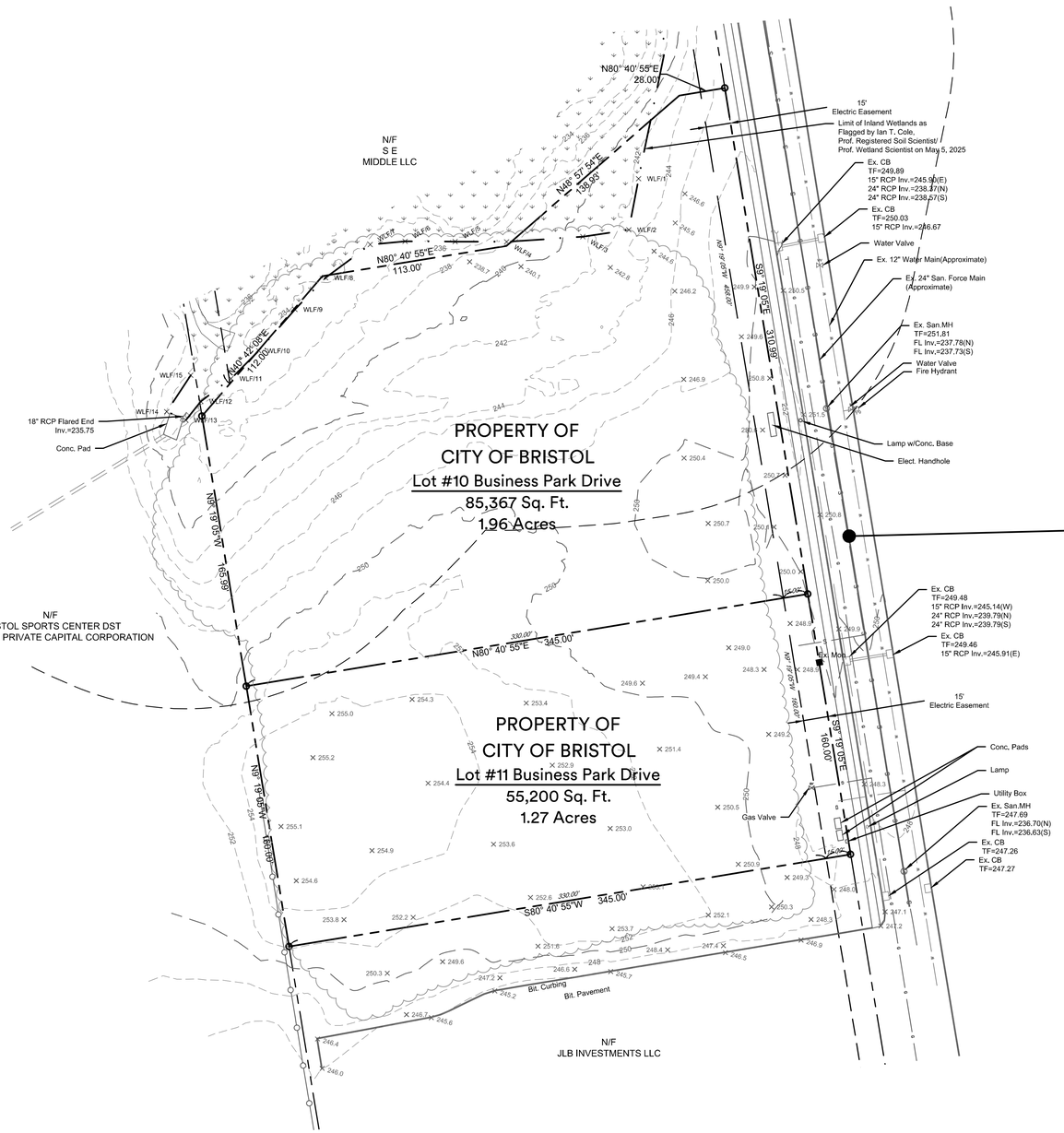
Revision Table

1	June 5, 2025	First Submittal Set	
2	06-18-25	Rev. Parking and Building Layout	
3	07-16-25	Rev. per Client Review	
3	7-29-25	Added Alt Plans to Set	COLE#2658

DRAWINGS/MAP/TM.mxd Plotted:5/28/26, 9:58am /Customers/JP/Desktop/Training Schools/Lot 10 & 11 Business Park Drive, Bristol/CT Map/2658-3-1-training.dwg, 11X17(ANSI B) PLOT DATE: Jul 29, 2025 - 10:22am, JPWILKINSON, NAD83(2011)

LEGEND

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- = Existing contour
- x000.0 = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument



SURVEY NOTES:

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

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

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

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

6. Map References:

   a) "Subdivision Map for City of Bristol, Southeast Bristol Business Park, Bristol, Connecticut; Scale:1"40'; Sheet 1 of 4; Dated: Sept 2005; Last Revised: 04/06 by AN Consulting Engineers." Filed as Map 0-85 at the P.L.R.

   b) "Subdivision Map for City of Bristol, Southeast Bristol Business Park, Bristol, Connecticut; Scale:1"40'; Sheet 2 of 4; Dated: Sept 2005; Last Revised: 04/06 by AN Consulting Engineers." Filed as Map 0-85 at the P.L.R.

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

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

8. Zone: IP-1

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

10. Owner: City of Bristol

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

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

13. Contour interval is 2 foot.

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

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

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

STATE OF CONNECTICUT · STEPHEN M. GWINNER · 70145 · LICENSED LAND SURVEYOR

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

project #2658 drawn by: JML

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

PROPERTY & TOPOGRAPHIC SURVEY MAP

PREPARED FOR

Allstate Commercial Driver Training School

Lot 10 & 11 Business Park Drive - Bristol, Connecticut

November 5, 2024 Scale: 1" = 40'

40' 20' 0 20' 40'

COLE civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

Sheet #: S1

DRAWING NAME: P:\Land Projects\2658_Allstate Commercial Driver Training School\Lots 10 & 11 Business Park Drive, Bristol CT\dwg\2658 - C1 - Site Layout & Landscaping Plan.dwg LAYOUT: C1 PLOT DATE: 8/29/2025 - 10:22am OPERATOR: NickKnowlton

PARKING INFORMATION

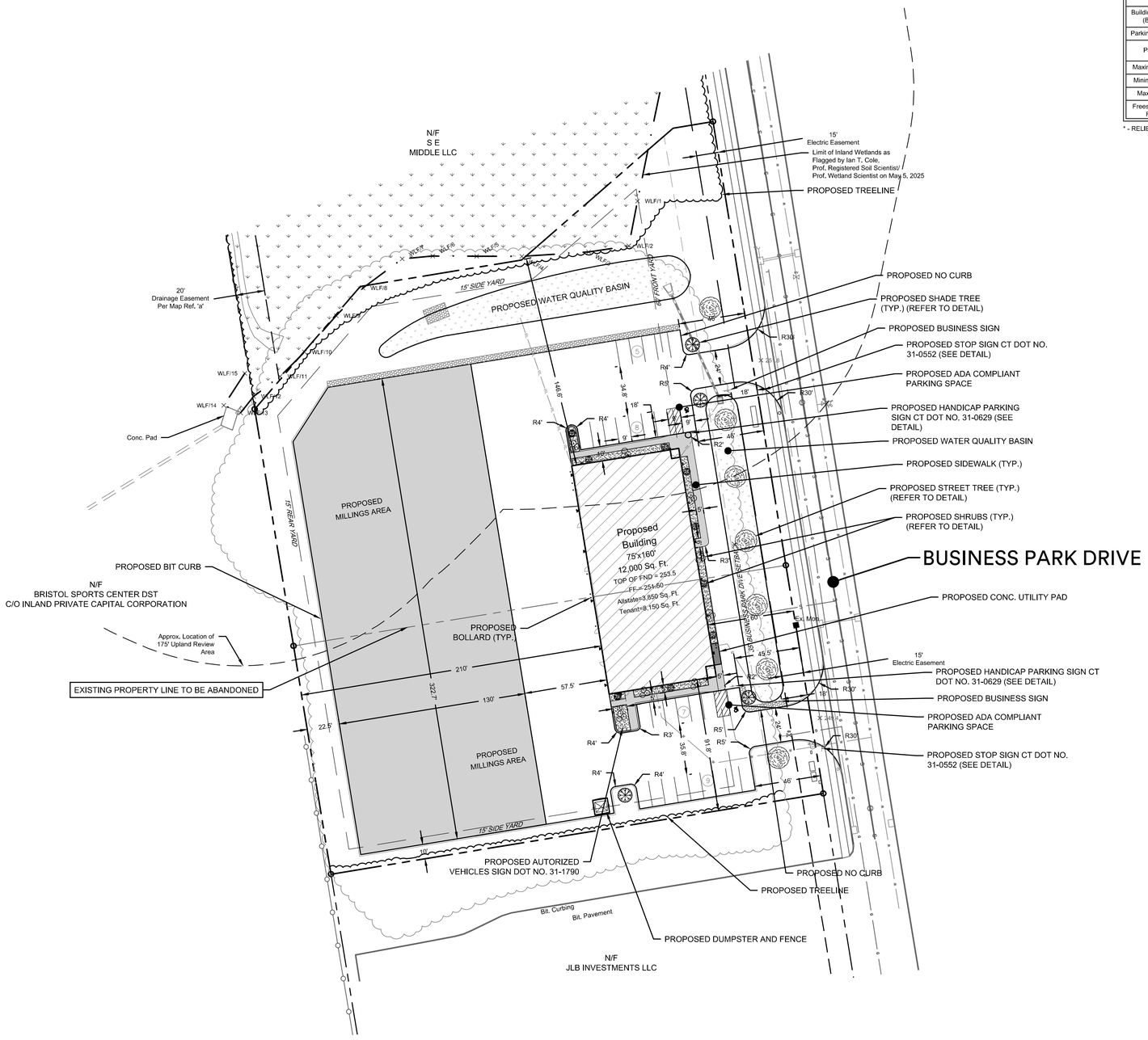
ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: COMMERCIAL DRIVER TRAINING / INDUSTRIAL 12,000 SF (NET)	AS DETERMINED BY COMMISSION	29
HANDICAP PARKING	2	2
TOTAL # OF SPACES	29 (INCLUDING H.C.)	29 (INCLUDING H.C.)

LANDSCAPING TABLE

PARKING LOT		
	Required	Proposed
Landscaping: 15 S.F. / SPACE	435 S.F.	1,012+ S.F.

LEGEND

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



BUSINESS DEVELOPMENT AUTHORITY

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

* - RELIEF TO BE REQUESTED FROM BDA

ZONING INFORMATION

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

PLANT LIST

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

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

SITE PLAN NOTES:

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

NORTH
NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

PROJECT:

Date: June 5, 2025
Drawn By: JML

Revisions:	Date:	Descriptions:
1	06-18-25	Rev. Parking and Building Layout
2	07-16-25	Rev. per Client Review
3	7-29-25	Added Alt Plans to Set
4	----	
5	----	

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

STATE OF CONNECTICUT
BARTON N. BOVEE
13653
LICENSED
PROFESSIONAL ENGINEER

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

Sheet Description:
SITE LAYOUT & LANDSCAPING PLAN

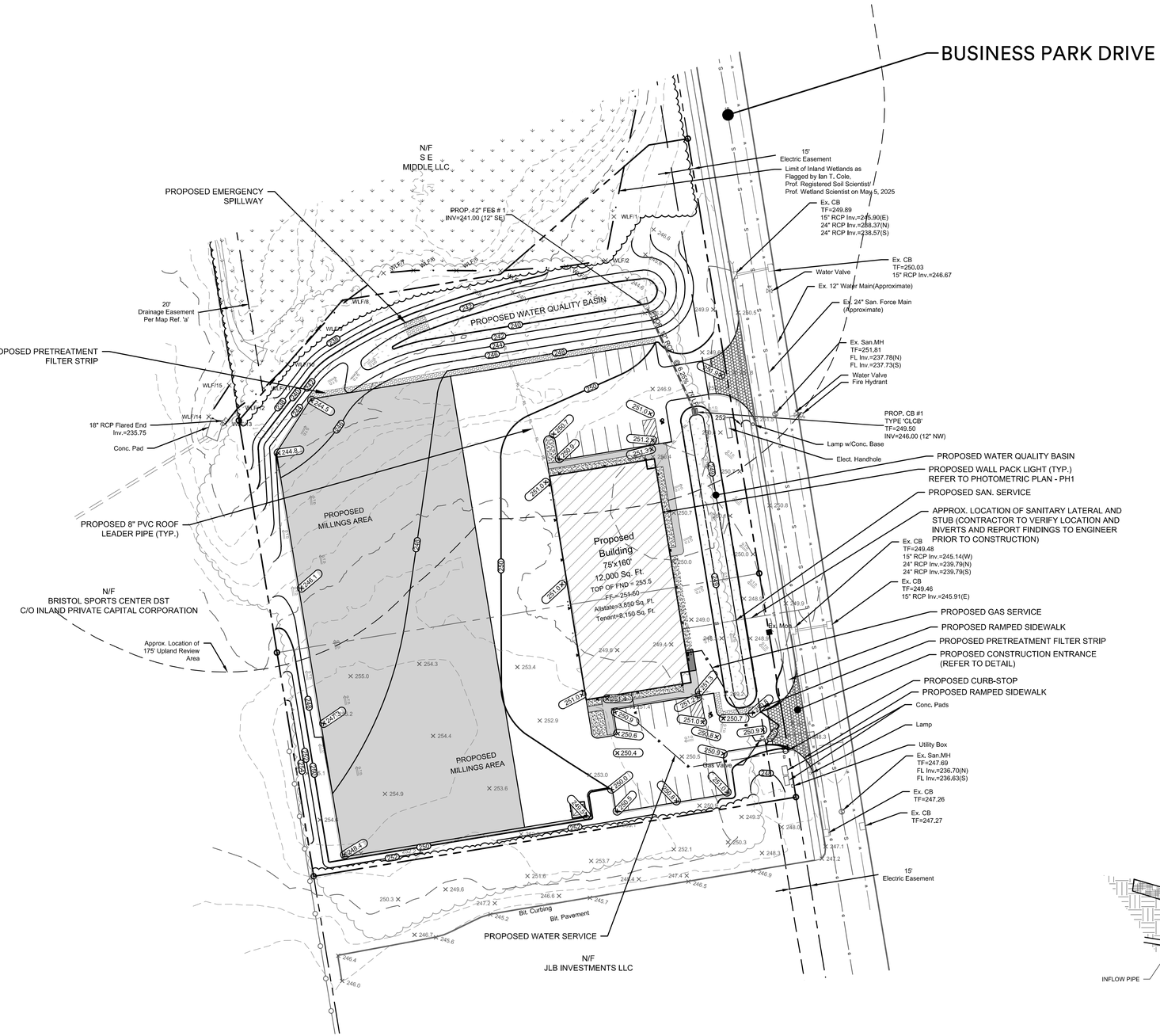
Sheet #:
C1

COLE #2658

SITE PLAN NOTES:
1. Additional Notes located on Sheet C1.

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- WV = Existing water valve
- GV = Existing gas valve
- = Existing underground pipe
- = Existing/Proposed treeline
- = Existing edge of pavement
- = Proposed curbed pavement
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Proposed catch basin
- = Proposed manhole
- w = Existing/ Proposed water line
- ss = Existing/ Proposed sewer line
- 000 = Existing contour
- x000.0 = Existing spot elevation
- 000 = Proposed contour
- 000.0 = Proposed spot elevation
- TP = Deep test pit location
- PT = Percolation test location
- G.T.D. = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe



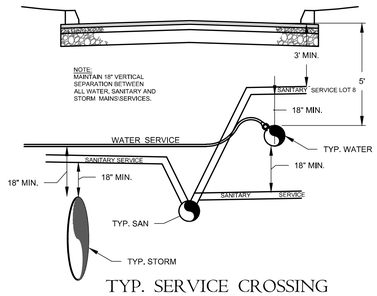
DETENTION INFORMATION

ITEM	ALLOWED	PROPOSED
IMPERVIOUS AREA (BUILDING & PARKING) MAX. 80% OF TOTAL LOT AREA (140,567 SQ.FT. / 3.23 ACRES)	112,453.6 SQ.FT. / 2.58 ACRES (80%)	89,773 SQ.FT. / 2.06 ACRES (63.86%)

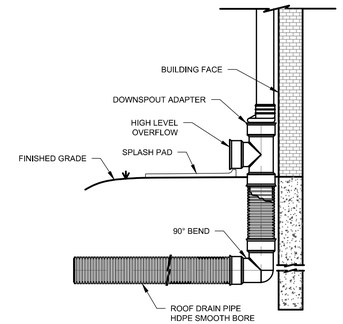
Water Quality Requirements

Basin #	Site Area "A" (acres)	Impervious Area (acres)	Impervious Cover "I" (%)	Runoff Coefficient "R"	Required Calculated WQV (ac-ft)	Required Calculated WQV (cu-ft)	Area 1 Provided WQV (cu-ft)	Area 1 Provided WQV (%)
LOT	3.23	2.06	63.8	0.624	0.218	9,511.14	11,121	117%

Note: WQV provided in water quality basin.

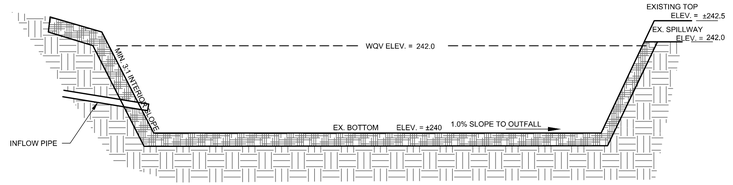


TYP. SERVICE CROSSING
N.T.S.



NOTES:
1. JOINTS SHALL BE WATERTIGHT

ROOF DRAIN WITH HIGH LEVEL OVERFLOW
N.T.S.



BASIN SCHEMATIC
N.T.S.

NORTH
NAD 83

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plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Date: June 5, 2025	Revisions:	Descriptions:
	Date:	
	06-18-25	Rev. Parking and Building Layout
	07-16-25	Rev. per Client Review
	7-29-25	Added Alt Plans to Set
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40' 20' 0 20' 40'
SCALE: 1"=40'



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

Sheet Description:
SITE GRADING & UTILITY PLAN

Sheet #:
C2

COLE #2658

DRAWING NAME: P:\Land Projects\2658 Allstate Commercial Driver Training School, Lots 10 & 11 Business Park Drive, Bristol CT\Dwg\2658 - 1521 - Soil Erosion & Sedimentation Control Plan.dwg LAYOUT: ES1 PLOT DATE: Jul 29, 2025 - 10:22am OPERATOR: NicholeSimon

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION

1. Project Description - The project site consist of **3.23 Acres a**t Lot 10 & 11 Business Park Drive in Bristol, Connecticut.
   Area of Development - 2.01± Acres.
2. Area Proposed Disturbance Due to Construction Activities - 2.57± Acres.
3. Estimated Start of Construction - 2025.
4. Estimated Construction Completion Date - 2026.

B. SEQUENCE OF CONSTRUCTION

The tentative sequence of construction events are as follows and activities noted by a "(Capital Letter)" may occur concurrently.

1. Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.
2. Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER. (A)
3. Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations. (A)
4. After each rain storm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location. (A)
5. Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not to remain, shall be chipped and stored on site for mulch. (A)
6. Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited. (B)
7. Construct all temporary sedimentation and erosion control structures, including but not limited to: silt fence, stone check dams, water breaks, and sediment traps/basins. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction. (B)
8. Install drainage outfall pipe and temporary sediment basin along with temporary drainage diversions to sediment basin. If the proposed detention basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all orifices and weirs are to be plugged water tight during construction. (B)
9. Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles. (B)
10. Bring proposed site entrance surface areas to rough subgrade.
11. Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials. (C)
12. If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted. (C)
13. Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan. (C)
14. Excavate for and install storm drainage systems. Install strawbale ring sediment barriers at all catch basins locations. (C)
15. Excavate for and install utilities. (C)
16. Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)
17. Bring proposed roadway areas to pavement subgrade with processed stone and install binder course and curbing. Refer to details. (D)
18. Construct all driveway entrance improvements as indicated on plans. (E)
19. Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of four inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
20. Exercise final landscaping plan and permanent seeding to provide long-term stabilization. (E)
21. Complete final paving with top course and paint surfaces with pavement markings. (E)
22. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner. (F)
23. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer. (F)
24. Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
25. Construction Staging:
    a. Stage # 1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures, detention and retention basins.
    b. Stage #2 - Install subsurface storm water systems, install underground utilities and first coat pavement.
    c. Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.

C. RESPONSIBILITY

1. The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for informing all concerned regarding responsibility of the SE&SC plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.

2. SESC Emergency contact Information
   Emergency Contact Name: Chris Maiorano
   (Allstate Commercial Driver Training School)
   Emergency Contact Phone Number: (860) 246-9567

GENERAL NOTES:

1. Additional notes and details are located on Sheet D1.
2. At all times during construction, the Developer/Contractor shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer/Contractor shall also be responsible for installing and maintaining all erosion control facilities shown herein.
3. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way and future pavement shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. watering, seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town Engineer.
4. All inlets shall be cleaned prior to occupancy.
5. All slopes greater than 3:1 shall be protected with Erosion Control Blankets (S150 by North American Green or approved equal)
6. All erosion control measures shall remain intact and operational until the site has been stabilized and vegetation is thoroughly established. This may occur after completion of construction, therefore it is critical for the Developer, Contractor and\or Owner to understand the erosion control responsibilities and maintain the erosion control measures.
7. To minimize erosion of the sandy soils, vegetation shall be established immediately following completion of grading within each area. Vegetation may consist of temporary seeding or final loam and seed.
8. If areas of work are not addressed by this plan or sediment and erosion issues arise in areas not covered by this plan, then the plan shall be augmented in the field. Contractor shall be responsible to insure no sediment or erosion problems encroach upon abutting property. This may require additional barriers, swales and bales.
9. All erosion and sediment control measures shall conform to the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control manual.
10. All Dewatering shall incorporate the use of filter bags on discharge ends.

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE
Bristol, Connecticut

The following are the required maintenance and monitoring procedures.

Riprap and Discharge Aprons - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for rip-rap damage and deterioration. These procedures to be conducted yearly between May I and before September 15.

Emergency Spillway - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for riprap damage and deterioration. These procedures to be conducted yearly between May 1 and September 15. Repairs shall be executed immediately.

Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures to be conducted yearly anytime after May I and before September 15.

Swales - all swales be cleared of all sediment deposits, invasive plant species and debris. Any erosion shall be repaired. These procedures to be conducted annually. Swales shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections.

Water Quality Basin - Basin shall be cleared of all sediment deposits, invasive plant species and debris. These procedures to be conducted yearly between May I and September 15. Basin shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

Slopes - Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections. Any rills or channeling shall be repaired immediately

Parking Lot Sweeping - Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly anytime after May I and September 15.
All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

EROSION CONTROL SYMBOL LEGEND

- ORANGE LIMIT OF CONSTRUCTION FENCE
- SILT FENCE
- EROSION CONTROL LOG\WATTLE
- INLET PROTECTION
- STAKED BALES
- CHECK DAM WATTLE\SOCK or STONE
- EROSION CONTROL BLANKET
- TEMPORARY WATER BAR (WB) or DIVERSION CHANNEL (TD)

*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION

LEGEND

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- WV Existing water valve
- GV Existing gas valve
- Existing underground pipe
- Existing/Proposed treeline
- Existing edge of pavement
- Proposed curbed pavement
- W Existing/Proposed well
- Existing catch basin
- D Existing drainage manhole
- S Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- W Existing/ Proposed water line
- SS Existing/ Proposed sewer line
- 000 Existing contour
- x000.0 Existing spot elevation
- 000 Proposed contour
- x000.0 Proposed spot elevation
- Deep test pit location
- PT Percolation test location
- G.T.D. Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe

TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

Swales - All swales shall be mowed and be cleared of all sediment deposits, invasive plant species and debris. These procedures shall be conducted monthly. Swales shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

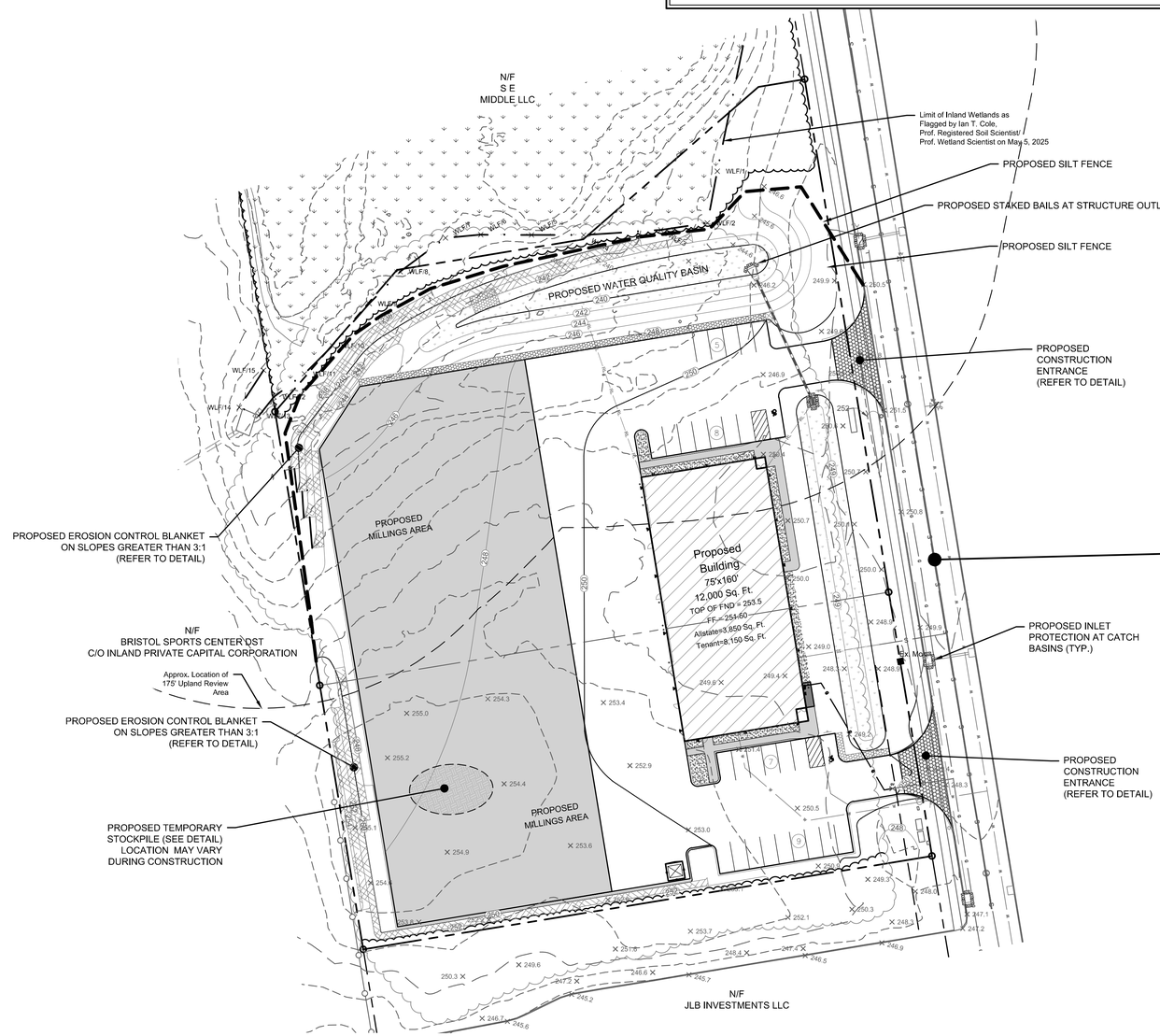
Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures shall be conducted monthly. Basins shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections

Slopes - Stablized slopes are essential to preventing sediment movement. Any channels of concentrated flow, such as rills, shall be fixed immediately. Additional control measures, such as bales, riprap, sediment fence and erosion fabric may be required. Slopes shall be inspected weekly and after significant rainfall events.

Sediment Barriers & Straw Bales - Shall be inspected weekly and after significant rainfall events. Repairs shall be made immediately. Additional barriers and bales may be required depending upon the area of work. If conditions exist which can not be addressed with this plan, then additional barriers shall be implemented to prevent sediment from leaving the site.

Street Sweeping - Sediment from the construction site, which has accumulated on the existing streets shall be cleaned up immediately . Contractor to inspect daily

Wind Blown Sediment: Shall be minimized. Unpaved travel ways shall be sufficiently watered to minimize wind blown sediment. Other unpaved surfaces shall be watered, temporary vegetated, roughing with disc or other measures in the Connecticut Guidelines for Soil Erosion and Sediment Control manual.



811 Know what's below. Call before you dig.

NORTH
NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

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40' 20' 0 20' 40'
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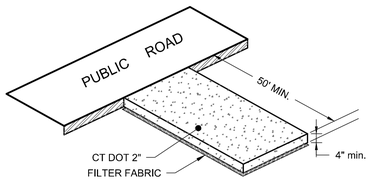
STATE OF CONNECTICUT BARTON N. BOVEE 13653 LICENSED PROFESSIONAL ENGINEER

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

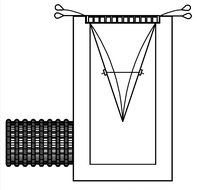
Sheet Description:
SOIL EROSION & SEDIMENTATION CONTROL PLAN

Sheet #:
ES1

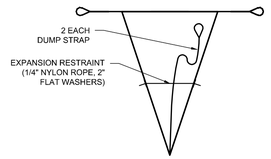
COLE #2658



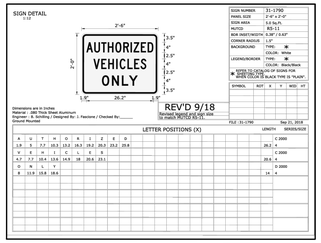
CONSTRUCTION ENTRANCE DETAIL
N.T.S.

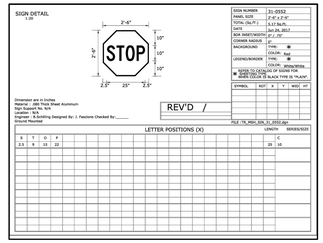


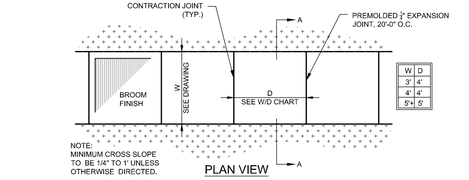
INSTALLATION DETAIL



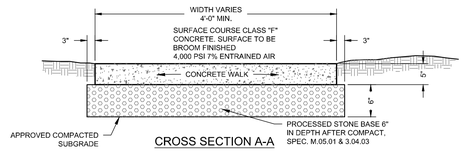
BAG DETAIL



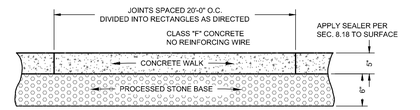




PLAN VIEW



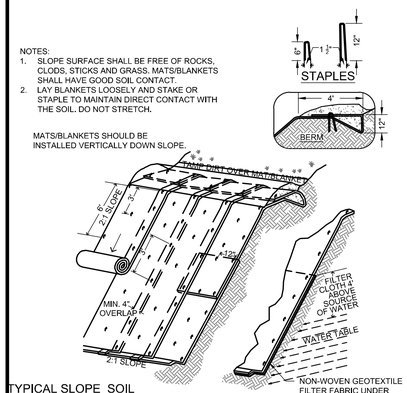
CROSS SECTION A-A



LONGITUDINAL SECTION

CONCRETE SIDEWALK
N.T.S.

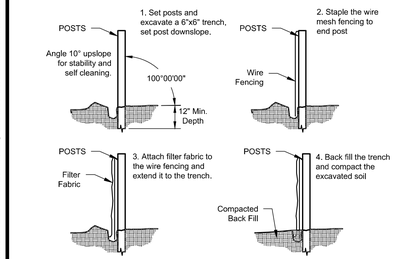
NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.



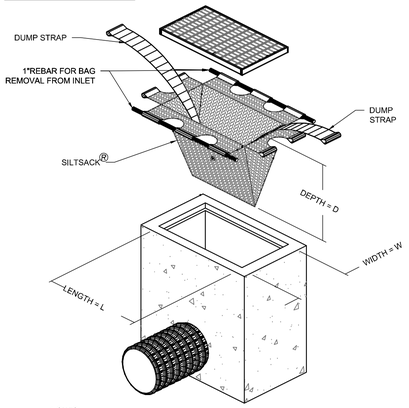
TYPICAL SLOPE SOIL STABILIZATION

WET SLOPE LINING

EROSION BLANKET & REINFORCEMENT MAT SLOPE INSTALLATION
N.T.S.

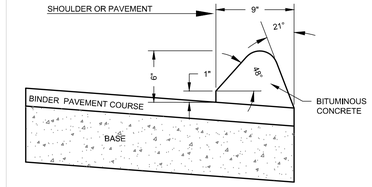


SEDIMENTATION BARRIER DETAIL
N.T.S.



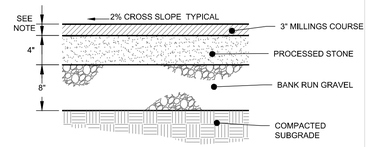
NOTES:
1, AVAILABLE FROM ACF ENVIRONMENTAL 48 OLD GRAYS BRIDGE ROAD BROOKFIELD, CT 06904. (203)313-9002

SILTSACK INLET CONTROL DEVICE
N.T.S.



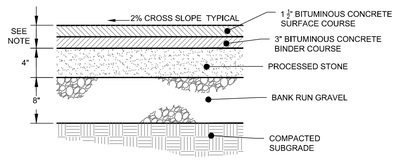
BITUMINOUS CONCRETE LIP CURBING
N.T.S.

NOTES:
1. STANDARD MILLINGS SECTION.
* REFER TO SHEET #C1 - SITE LAYOUT PLAN FOR MILLINGS CONFIGURATION

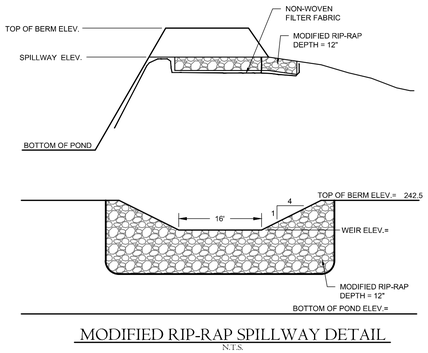


TYPICAL MILLINGS PAVEMENT DETAIL
N.T.S.

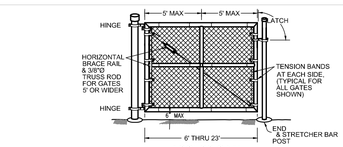
NOTES:
1. STANDARD BITUMINOUS CONCRETE SECTION.
* REFER TO SHEET #C1 - SITE LAYOUT PLAN FOR PAVEMENT CONFIGURATION



TYPICAL BITUMINOUS CONCRETE PAVEMENT DETAIL
N.T.S.



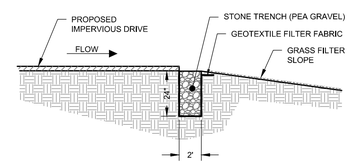
MODIFIED RIP-RAP SPILLWAY DETAIL
N.T.S.



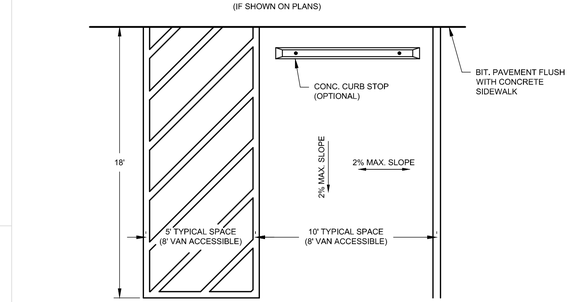
ACCESS GATE

NOTES:
1. DUMPSTER HEIGHT SHALL NOT EXCEED FENCE HEIGHT.
2. INFILL SLATS SHALL BE USED TO SCREEN DUMPSTER

DUMPSTER WITH FENCE
N.T.S.

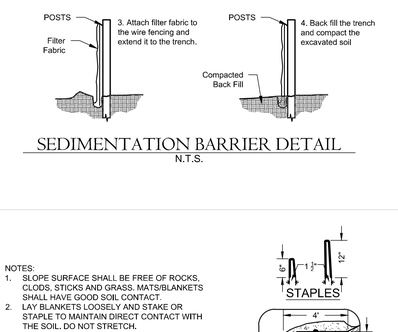


PRETREATMENT FILTER STRIP
N.T.S.



NOTES:
1. SIGN SHALL BE 5/64" THICK SHEET ALUMINUM
2. WHERE NOTED ON PLAN, PROVIDE "VAN ACCESSIBLE" SIGN IN ADDITION TO PARKING SIGN. SEE STATE OF CT. DOT SIGN No. 31-0648
3. FOR RESERVED PARKING SIGN SEE STATE OF CT. DOT SIGN No. 31-0629
4. BOLLARD MAY BE ELIMINATED IF PARKING IS ADJACENT TO BUILDING AND SIGNAGE CAN BE ATTACHED TO THE BUILDING OR BEHIND WALK
5. MAX SLOPE IN ANY DIRECTION IS 2%

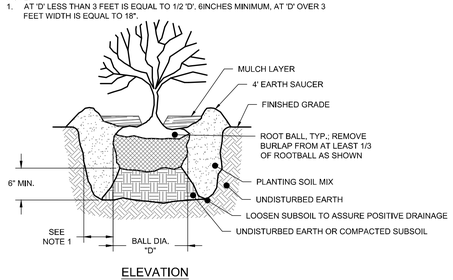
RESERVED PARKING SPACE TYPICAL & VAN ACCESSIBLE
N.T.S.



ELEVATION

TYPICAL CONCRETE BOLLARD DETAIL
N.T.S.

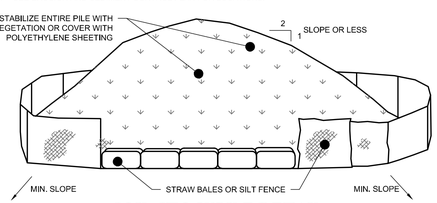
NOTE:
1. AT 'D' LESS THAN 3 FEET IS EQUAL TO 1/2 'D', 6INCHES MINIMUM, AT 'D' OVER 3 FEET WIDTH IS EQUAL TO 18".



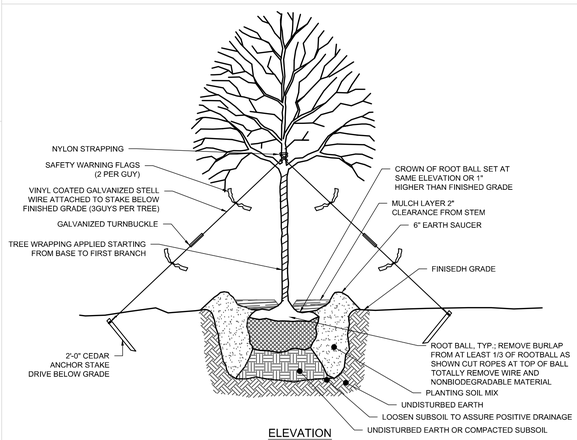
ELEVATION

SHRUB PLANTING DETAIL
N.T.S.

NOTES:
1. AREA CHOSE FOR STOCKPILING SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED WITH POLYETHYLENE SHEETING.
4. TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DRAUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONEY SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.
5. TEMPORARY STOCKPILING STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION, MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS AND REQUIRED PERIOD OF USE.
6. SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.



SOIL STOCKPILE DETAIL
N.T.S.



ELEVATION

TREE PLANTING AND GUYING DETAIL INSTALLED IN OPEN AREAS
N.T.S.

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PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut
PREPARED FOR:
Allstate Commercial Driver Training School

Date: June 5, 2025	Drawn By: JML
Revisions:	
Date:	Descriptions:
06-18-25	Rev. Parking and Building Layout
07-16-25	Rev. per Client Review
7-29-25	Added Alt Plans to Set
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NOT TO SCALE

Sheet Description:
DETAILS

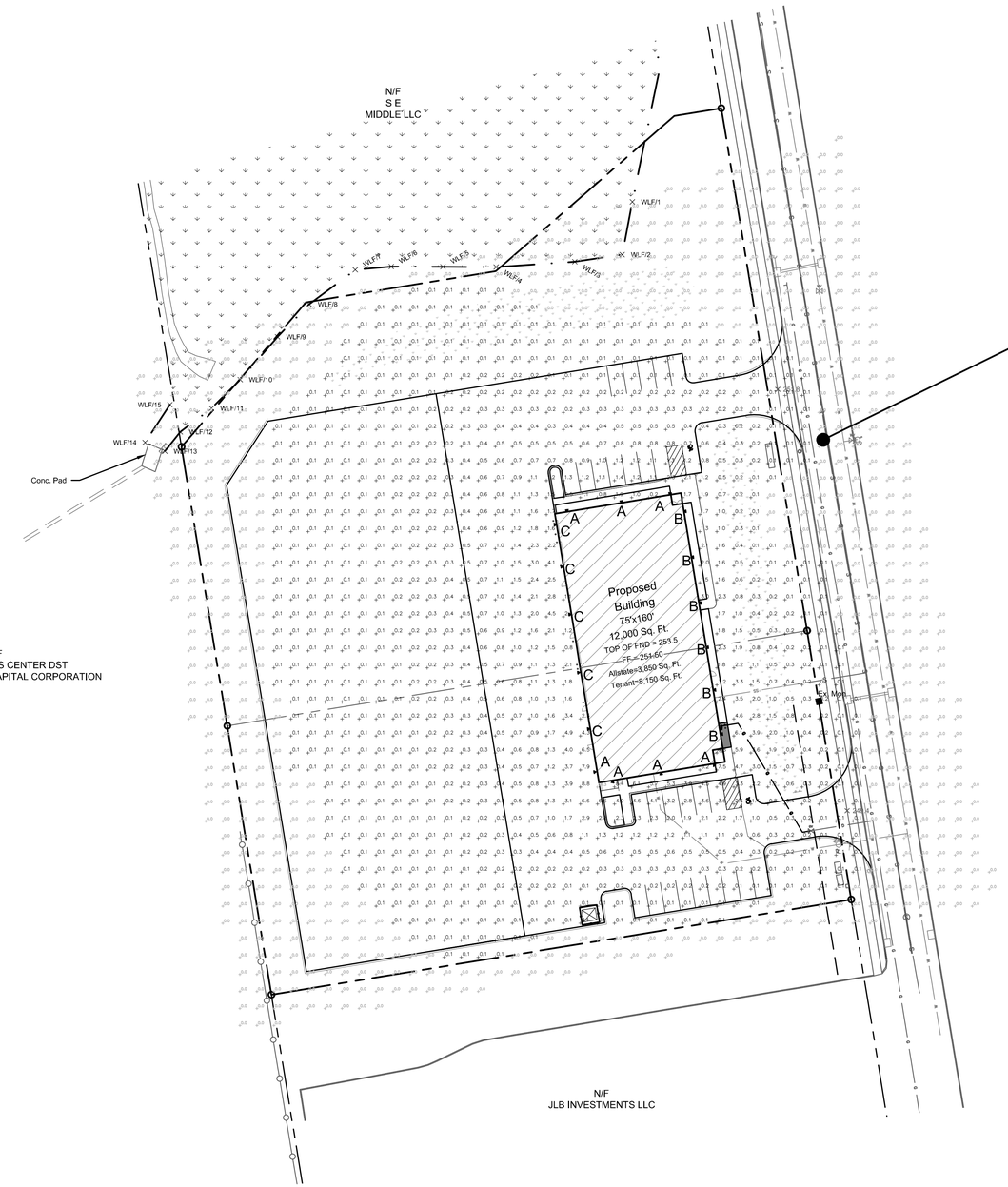
Sheet #:
D1

COLE #2658

DRAWING NAME: P:\Land Projects\2658 Allstate Commercial Driver Training School\2025 10 & 11 Business Park Drive, Bristol CT\Dwg\2658 PH1 - Photometric Plan.dwg LAYOUT: PH1 PLOT DATE: Jul 29, 2025 - 10:22am USER: KEVIN NicholsonN

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- WV = Existing water valve
- GV = Existing gas valve
- = Existing underground pipe
- = Existing/Proposed treeline
- = Existing edge of pavement
- = Proposed curbed pavement
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
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- = Proposed manhole
- = Existing/ Proposed water line
- = Existing/ Proposed sewer line
- 000 = Existing contour
- x000.0 = Existing spot elevation
- 000 = Proposed contour
- x000.0 = Proposed spot elevation
- TP = Deep test pit location
- PT = Percolation test location
- G.T.D. = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe



LUMINAIRE SCHEDULE

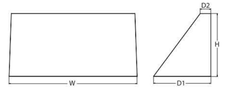
KEY	QUANTITY	MANUFACTURER	MODEL CODE	WATTAGE	LAMP TYPE	LUMENS	MOUNT HEIGHT
A	7	LITHONIA LIGHTING	WDGE3 LED P1 70CRI R3 40K	51.2	LED	7523	15'
B	6	LITHONIA LIGHTING	WDGE2 LED P1 40K 80CRI VW	9.8	LED	1289	14'
C	5	LITHONIA LIGHTING	WDGE4 LED P6 70CRI R3 40K	185.2	LED	25585	15'



WDGE3 LED
Architectural Wall Sconce

Specifications

Depth (D1):	8"
Depth (D2):	1.5"
Height:	9"
Width:	18"
Weight: (without options)	19.5 lbs



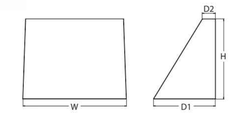
A



WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



B



WDGE4 LED
Architectural Wall Sconce

Specifications

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



C

N
NORTH
NAD 83

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PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Drawn By: JML
Date: June 5, 2025

Revisions: Date:	Descriptions:
06-16-25	Rev. Parking and Building Layout
07-16-25	Rev. per Client Review
7-29-25	Added Alt Plans to Set
—	—
—	—

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

STATE OF CONNECTICUT
BARTON N. BOVEE
13653
LICENSED
PROFESSIONAL ENGINEER

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

Sheet Description:
PHOTOMETRIC PLAN

Sheet #:
PH1

COLE #2658

DRAWING NAME: P:\Land Projects\2658_Allstate Commercial Driver Training School_Lots 10 & 11 Business Park Drive, Bristol CT_dwg\2658_ALT C1_Site Layout & Landscaping Plan - Alternate.dwg LAYOUT: ALT C1 PLOT DATE: 8/29/2025 - 10:02am OPERATOR: NickKuhnen

PARKING INFORMATION

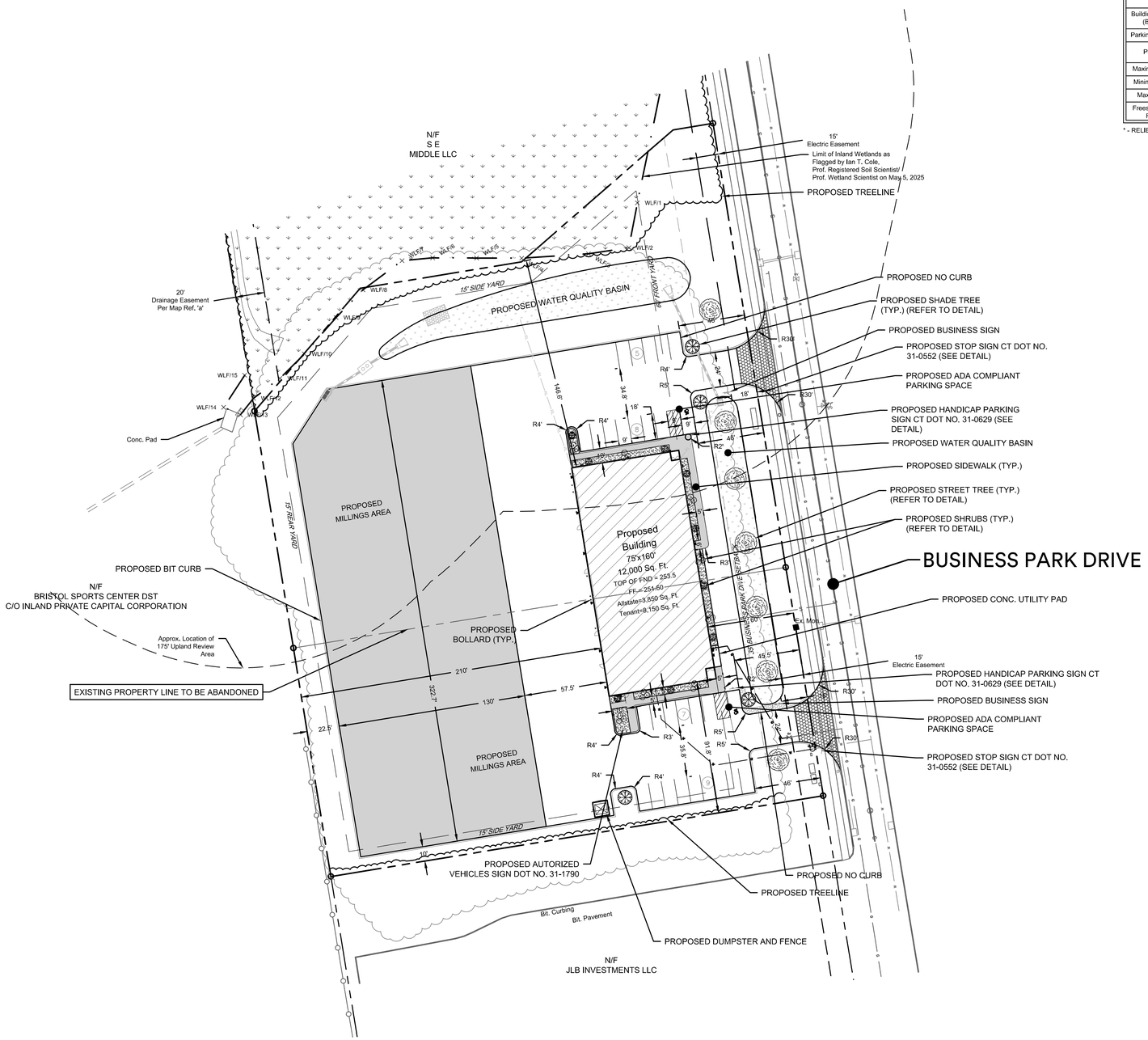
ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: COMMERCIAL DRIVER TRAINING / INDUSTRIAL 12,000 SF (NET)	AS DETERMINED BY COMMISSION	29
HANDICAP PARKING	2	2
TOTAL # OF SPACES	29 (INCLUDING H.C.)	29 (INCLUDING H.C.)

LANDSCAPING TABLE

PARKING LOT		
	Required	Proposed
Landscaping: 15 S.F. / SPACE	435 S.F.	1,012+ S.F.

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
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- = Proposed spot elevation
- = Deep test pit location
- = Percolation test location
- = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe



BUSINESS DEVELOPMENT AUTHORITY

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

* - RELIEF TO BE REQUESTED FROM BDA

ZONING INFORMATION

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

PLANT LIST

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

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

SITE PLAN NOTES:

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

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PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Date: June 5, 2025 Drawn By: JML

Revisions:	Descriptions:
Date:	
06-18-25	Rev. Parking and Building Layout
07-16-25	Rev. per Client Review
7-29-25	Added Alt Plans to Set
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----	----

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

STATE OF CONNECTICUT
BARTON N BOVEE
13653
LICENSED
PROFESSIONAL ENGINEER

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

Sheet Description:
ALTERNATE SITE LAYOUT & LANDSCAPING PLAN

Sheet #:
ALT C1

COLE #2658

SITE PLAN NOTES:
1. Additional Notes located on Sheet ALT C1.

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- WV = Existing water valve
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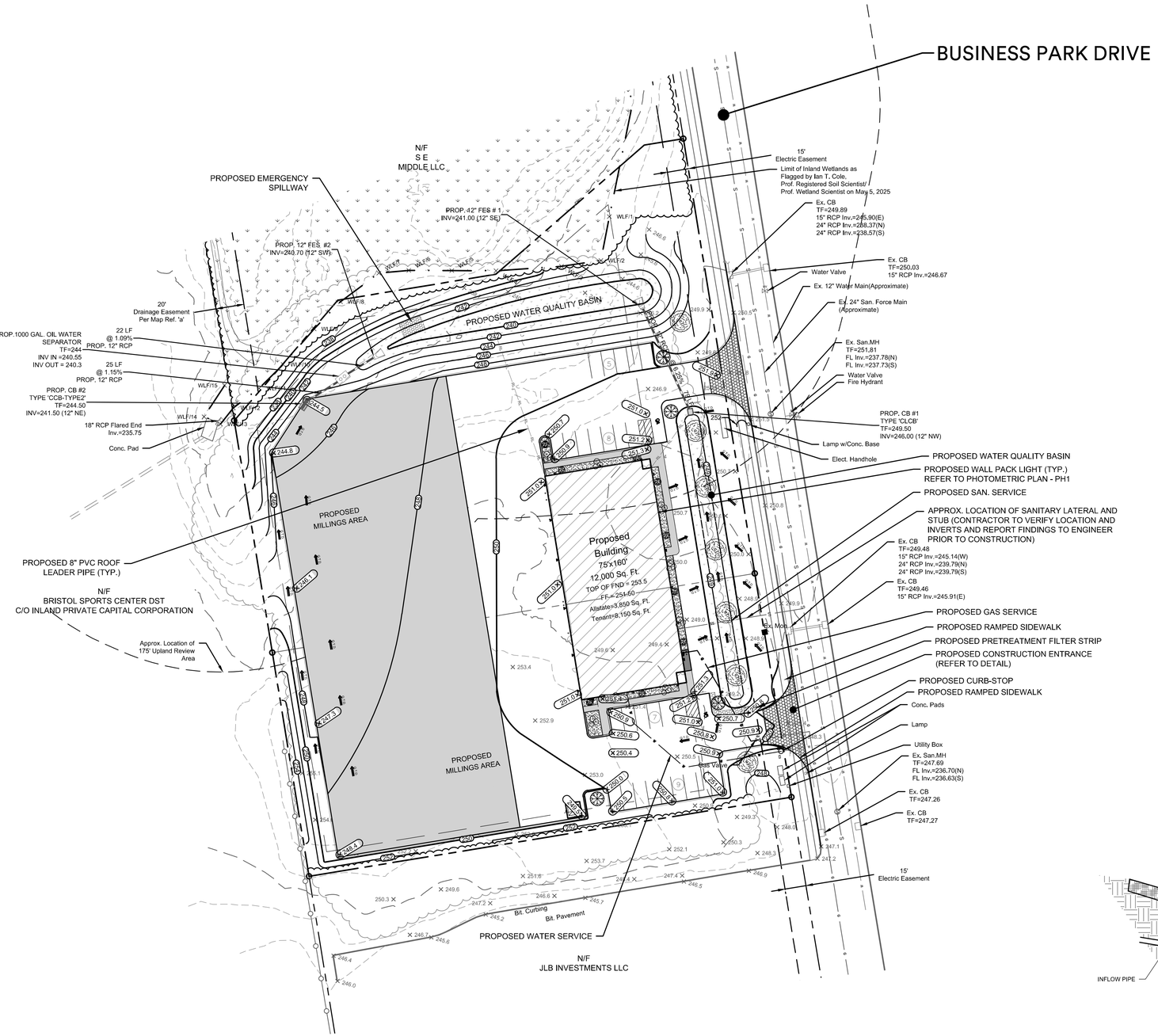
DETENTION INFORMATION

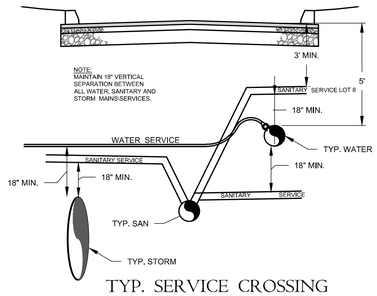
ITEM	ALLOWED	PROPOSED
IMPERVIOUS AREA (BUILDING & PARKING) MAX. 80% OF TOTAL LOT AREA (140,567 SQ.FT. / 3.23 ACRES)	112,453.6 SQ.FT. / 2.58 ACRES (80%)	89,773 SQ.FT. / 2.06 ACRES (63.86%)

Water Quality Requirements

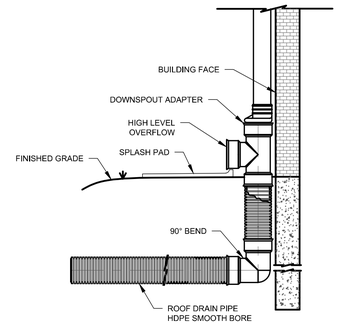
					Required		Area 1	
					Calculated		Provided	Provided
Basin #	Site Area "A" (acres)	Impervious Area (acres)	Impervious Cover "I" (%)	Runoff Coefficient "R"	WQV (ac-ft)	WQV (cu-ft)	WQV (cu-ft)	WQV (%)
LOT	3.23	2.06	63.8	0.624	0.218	9,511.14	11,121	117%

Note: WQV provided in water quality basin.



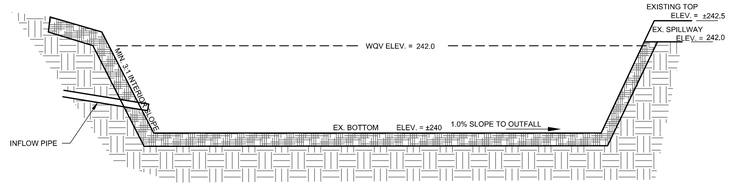


TYP. SERVICE CROSSING
N.T.S.



NOTES:
1. JOINTS SHALL BE WATERTIGHT

ROOF DRAIN WITH HIGH LEVEL OVERFLOW
N.T.S.



BASIN SCHEMATIC
N.T.S.

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NAD 83

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860.628.4484

PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Date: June 5, 2025	Revisions:	Date:	Descriptions:
Drawn By: JML		06-18-25	Rev. Parking and Building Layout
		07-16-25	Rev. per Client Review
		7-29-25	Added Alt Plans to Set
		----	----
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40' 20' 0 20' 40'
SCALE: 1"=40'

STATE OF CONNECTICUT
BARTON N. BOVEE
13653
LICENSED PROFESSIONAL ENGINEER

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

Sheet Description:
ALTERNATE SITE GRADING & UTILITY PLAN

Sheet #:
ALT C2

COLE #2658

App. #2542

Lots 10/11

Business Park Drive

For Profit School

For Office Use Only	
APPLICATION NO.	2542
DATE FILED:	7-30-25
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

~~school~~ for profit School, a [ ] permitted use [✓] Special Permit use

under Section(s) 4.2 of the Bristol Zoning Regulations.

Address or Location of the Property: lot 10 & 11 Business Park Drive

Assessor's Map No.: 03 Assessor's Lot No.(s): Lots 10 & 11

Zone of the Property: IP-1 Size of the Property (in acres or square feet): 3.23

Does this application involve an activity regulated by the Inland Wetlands Agency? [✓] yes [ ] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 6-23-25 [ ] no

Other comments: _____

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Allstate Commercial Driver Training School

Address: 249 Pearl ST City: Seymour State: CT Zip: 06483

Telephone No.: 203-922-8252 E-Mail: chris@allstatetraining.com

Signature: [signature] *Signature – (Printed/Typed)* CHRIS MAIORANO

CHECK ONE: [ ] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: City of Bristol

Address: 111 North Main ST City: Bristol State: CT Zip: 06010

Telephone No.: _____ E-Mail: _____

Signature: [signature] *Signature – (Printed/Typed)* Jeffrey Caggiano

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

LUO – 01/24

For Office Use Only	
APPLICATION NO.	2541
DATE FILED:	7-30-25
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 4.2 of the Bristol Zoning Regulations for the following Special Permit use: For Profit School or Studio

Address or Location of the Property: Lot 10 & 11 Business Park Drive

Assessor's Map No.: 03 Assessor's Lot No.(s): lots 10 & 11

Zone of the Property: IP-1 Size of the Property (in acres or square feet): 3.23 ac

Reason for the Special Permit: to construct a new facility for a school for profit for Allstate Commercial Driver Training.

Does this application involve an activity regulated by the Inland Wetlands Agency? [✓] yes [ ] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 6-23-25 [ ] no

Other comments:

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Allstate Commercial Driver Training School

Address: 249 Pearl St City: Seymour State: CT Zip: 06483

Telephone No.: 2039228252 E-Mail: chris@allstatetraining.com

Signature: Chris Maioran Signature – (Printed/Typed) Chris Maioran V

CHECK ONE: [ ] owner [ ] other (specify):

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: City of Bristol

Address: 111 North Main ST City: Bristol State: CT Zip: 06010

Telephone No.: E-Mail:

Signature: Jeffrey Caggiano Signature – (Printed/Typed) Jeffrey Caggiano

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

Applicant Narrative

Applicant Narrative

From: Chris Maiorano <chris@allstatetraining.com>
Sent: Wednesday, April 30, 2025 8:50 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Re: Allstate CDL - Project Narrative

Project Description:

Allstate Commercial Driver Training School has been a State-authorized CDL training school in CT since 1975. We are the only school in State to offer private, 1-1 CDL training so our students train one at a time and not in groups like most other schools. We are proposing a 10,000 square foot building of which we plan to occupy around 4000 square feet for our use and lease the remainder to a tenant. We do not have a tenant lined up at this time and have not begun advertising the space yet. Our training fields would be behind the building effectively blocked from street view.

A single CDL maneuvers training course for just one truck requires a large, flat, solid surface where traffic cones are moved around to simulate different maneuvers (straight back, parallel park etc.) as required for the CDL licensing test. During maneuvers, the trucks are simply moving back and forth at idle speed literally trying to go as slow as they can around the cones. The large space allocated to us will accommodate only three maneuver courses with a little bit of room on the sides to park a few other trucks that are not being used at that time. Effectively this means there will be no more than three or four trucks going back and forth between cones at a time in this area.

When not maneuvering, we also teach the safety inspection of the truck. During inspection training the truck is simply parked and turned off and the student will be walking all around the truck checking lights, wheels, tires, brakes etc etc etc. The truck really doesn't move during this type of training and from an onlookers perspective they might not even realize there is training taking place.

Finally, once the student has demonstrated their ability to back up and maneuver the truck within our training fields we will take them out for on-road training with an experienced instructor who has their own brake to use if necessary. We are proud of our excellent safety record and do not have any on-road at fault accidents or infractions. Of course we avoid residential streets and stay on main roads and interstate highways.

At the end of training, CT DMV inspectors come on-site to conduct the final licensing exam which consists of everything they have learned during hands-on training (truck inspection, maneuvers, and road). We have job placement assistance for our graduates. All of our students are CT driver's license holders and we do not recruit or transport anyone from out-of-state into our training programs.

As the Assistant School Director I have been with Allstate Commercial Driver Training School for around 20 years and have navigated the school through several location transitions. I know it is critical for us to operate in a location where we will fit in with the neighborhood and have easy

access to main streets and highways. We currently operate 7 days a week from 730am-4 or 530pm during the week and typically 730am-3pm on weekends.

We currently staff 7 employees at this location, some full time, some part time. Each instructor normally trains 5 students in an 8-hour workday. We are a low traffic, low impact operation despite a "big truck" first impression. Our student traffic is evenly paced throughout the day so we never have all of our students arriving or departing at the same time. No "rush hour" so to speak. Most people will not even realize we are there.

Stormwater Management Narrative

HYPERLINK FOR FULL REPORT:
https://www.bristolct.gov/DocumentCenter/View/49716/Lot-10-11-Business-Park-Driver_Stormwater-Letter

Stormwater Management Narrative

Cole civil + survey has evaluated the stormwater runoff for lots 10 & 11 business park drive in Bristol, Connecticut and offers the following design guidelines and conclusions. The business park was designed with a detention basin capable of handling 80% of the lot areas as impervious surface. In the case of the combined lots 10 & 11 112,453 square-feet of impervious surface is allowed and can be managed by the basin. The proposed project has 89,773 square-feet of impervious surface and therefore the existing basin can handle the runoff by the proposed project. No additional on site detention is required.

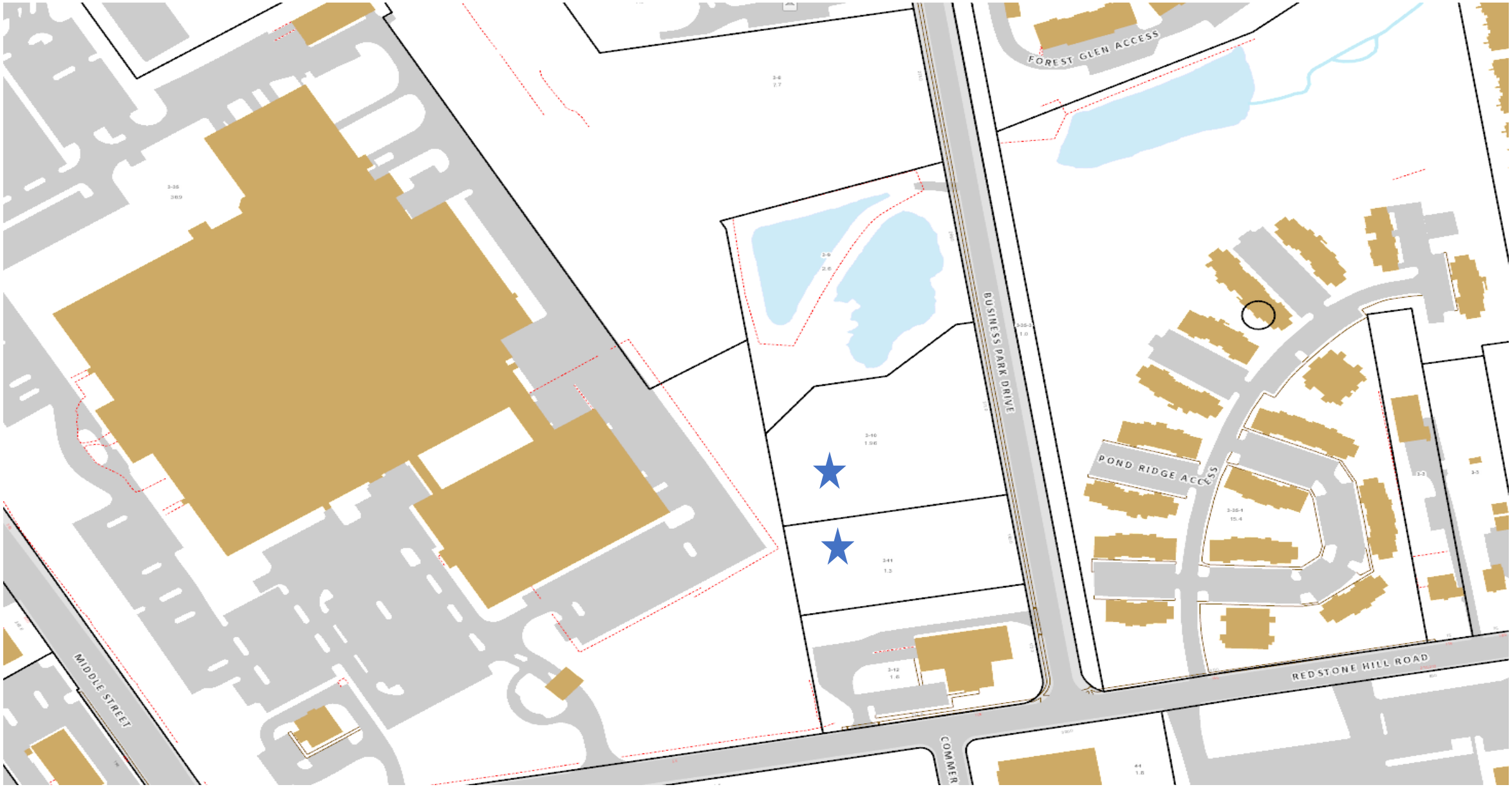
While no on-site detention is required the site shall meet the requirements of the 2024 State of Connecticut Stormwater Quality Manual (SWQM). Per the manual infiltration systems are allowed at warehousing facilities and in industrial facilities. This use does not meet the requirements to be classified as a “Land Uses or Activities with Higher Potential Pollutant Loads” per section 10-4 of the SWQM. Given the limited potential for oil or contaminant spillage at this facility we designed the site to utilize Pretreatment Vegetated Filter Strips and infiltration trenches which provide volume reduction, infiltration and recharge, as well as pretreatment. Oil/Grit Separators only provide pretreatment and given the limited possibility of spillage (similar possibilities to dripping or spilling on any other roadway network) we felt this was an effective treatment method.

However, given the concerns voiced during the approval process of this project we have modified the plan to eliminate the infiltration strip and vegetated buffer strip along the northern boundary of the pavement and millings; and replace it with an oil/grit separator which will provide pretreatment to all parking lot runoff. The runoff will then flow to the water quality basin which provides the volumetric storage required for the site, promotes the infiltration of the stormwater, and provides groundwater recharge and pollutant removal. Per the SWQM; with the designed volume for our water quality basin we will see on average annual pollutant load reductions of approximately 100% for total suspended solids, 95% for total phosphorus, and 98% for total nitrogen.

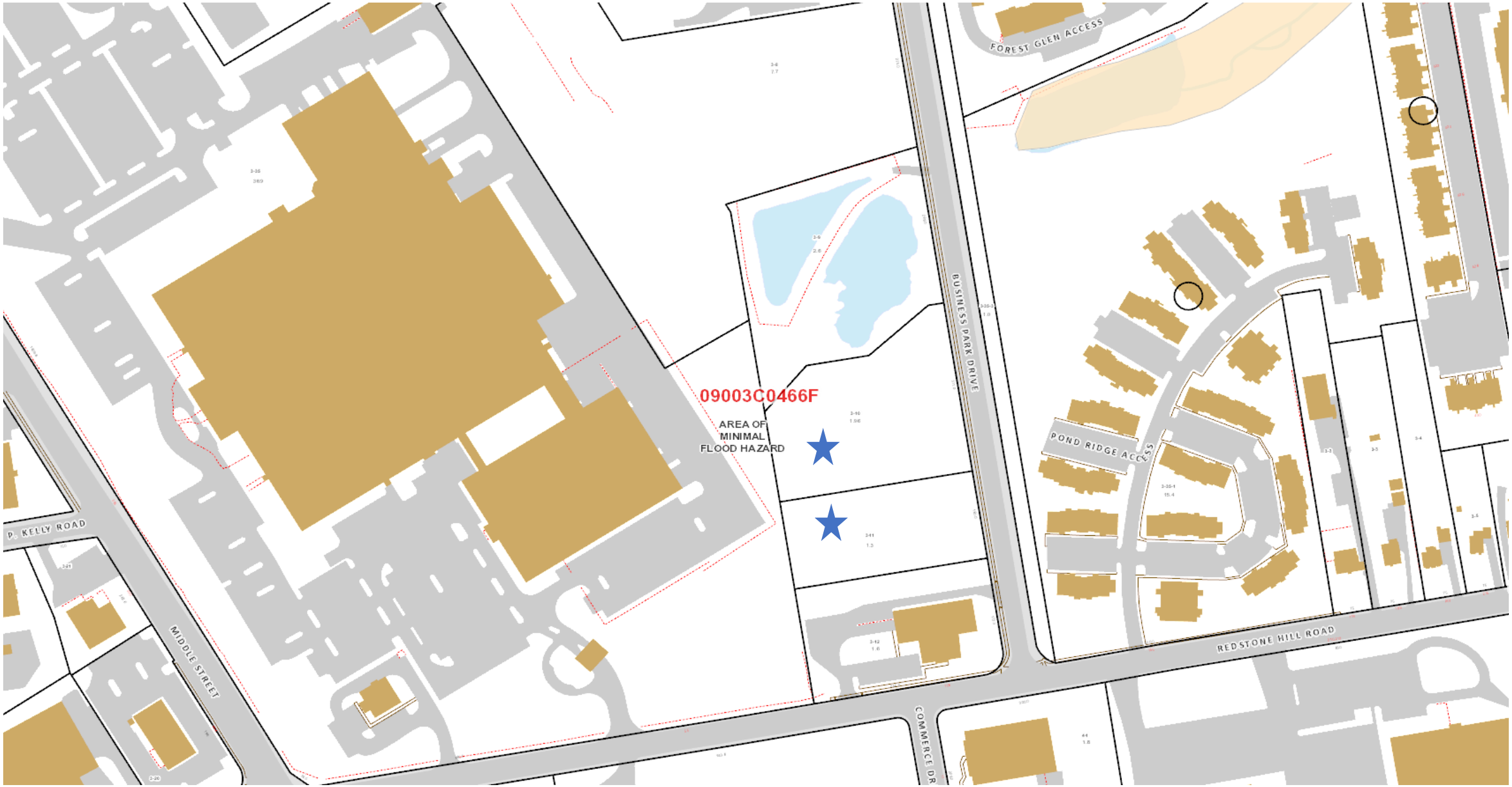
This design meets the requirements of the SWQM per table 8-1 identifying it as a best management practice (BMP). Soils for this site have a hydrologic rating of A; these soils have high infiltration rates and make this design feasible per table 8-4 of the SWQM.

We believe the project as designed meets the requirements of the City of Bristol and the intent of the Connecticut Stormwater Quality Manual.

Maps, Aerial Photos and Google Earth

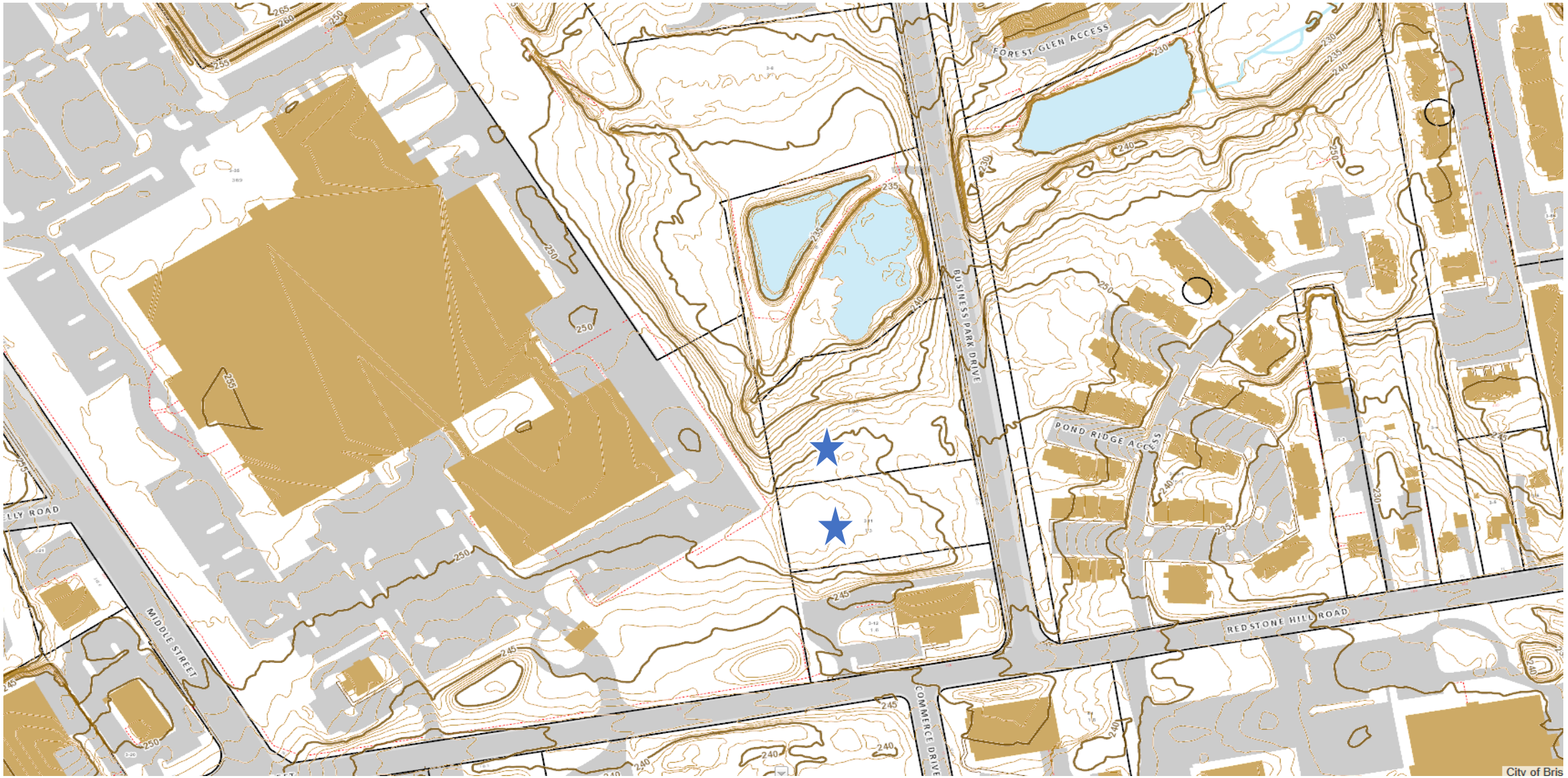


Lots 10/11 Business Park Drive – Location
Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Floodplain

Map 3 – Lots 10/11

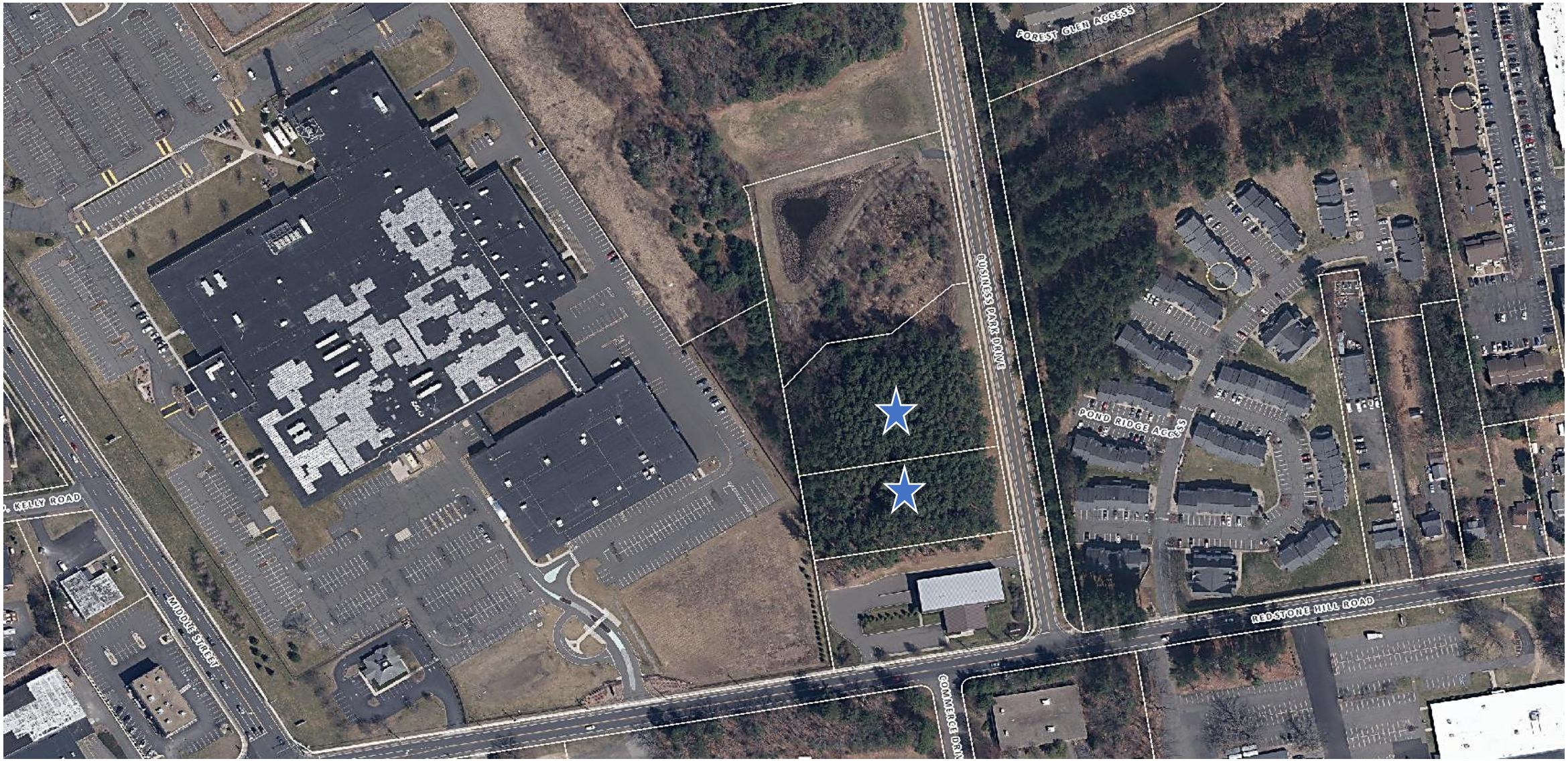


Lots 10/11 Business Park Drive – Topography

Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Inland Wetlands/Upland Review
Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Aerial 2023
Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Near Map – 2025
Map 3 Lot 10/11



Lots 10/11 Business Park Drive – Google
Map 3 Lot 10/11



Lots 10/11 Business Park Drive – Google Maps
Map 3 Lot 10/11



Lots 10/11 Business Park Drive – Streetside
Map 3 Lot 10/11

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2542

SITE PLAN: Site Plan for a new commercial driving training school at Lots 10 & 11, Business Park Drive; Allstate Driving School, Applicant. *Plans Dated: July 29, 2025 (latest revision); Date of Committee Review: September 3, 2025 (first review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. The upland review needs to be extended based upon the revised Wetlands Regulations, applicant to submit and staff to approved the revised limits.
2. Provide Construction details for the proposed, water quality basins, milling area, riprap emergency spillway, and pretreatment filter strip.
3. Drawing C1 note number 3 under the plant list has a reference to the Town of Plainville.
4. Provide details on Signage, in areas with sidewalks should be 7 feet to bottom.
5. The lighting plan does not conform to the Zoning Regulations. See section 11.2E of the Zoning Regulations.
6. Has a drainage report been submitted with the application? Verify that the design meets section 15.5.3 of the Zoning regulations. Please note that the existing detention pond to the north, owned and maintained by the City of Bristol is designed and has sufficient capacity for proposed development of Lot 10 & 11.

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. Final sign-off requires properties become merged into one.
2. Millings shown on plan are not permitted. Provide details and show proposed binder cover discussed with City staff.
3. Provide more landscaping to screen permitter of property and parking areas including trees. Screening shown is insufficient and does not meet the City of Bristol Business Park Guidelines or Zoning Regulations. Additionally, utilizing existing trees on another property as screening and landscaping for this new development is not acceptable or permitted. See "Attachment A" showing the existing landscaping on another property that you are proposing as your own buffer.

   Per Section 11.1.3: "Screening shall be provided for any objectionable areas or views which are adjacent to residential properties" or visible from the street, including but not limited to loading areas, dumpsters, storage areas and ground-fixed mechanical equipment. Acceptable screening materials shall include:

   A. Evergreen hedges having a minimum height of 6 feet at the time of planting;

   B. Solid fences or walls having a minimum height of 6 feet, if approved by the Commission;

   C. Earthen berms; or,

   D. Any combination of the above materials.
4. It is not clear if stop bars are shown on the plan. Show stop bars.
5. The proposed limits of clearing are not necessary, particularly on the West side where no screening is proposed for a commercial driving area. The entire lot is proposed to be cleared. Explore revised limits of clearing that screens the development and activity or increase landscape screening around the Southern and western boundaries of the property.

   Per Section 11.1.2 (L): "No trees 5 inches or greater in caliper as measured 3 feet above ground level shall be removed unless so approved by the Commission".
6. Does the maximum impervious coverage calculation of 63.86% include millings and all paved areas? This calculation seems low.

7. Provide signage that alerts drivers they are entering into a truck driving area.
8. How many trucks will be parked on-site overnight?
9. Will there be loading or loading areas?
10. Is a 24-foot driveway opening wide enough to safely handle both truck and other visitor vehicles entering and exiting the site?
11. Provide directional arrows.
12. Elaborate on the proposed concrete utility pad in front of the building. Will it have bollards or other protection?
13. Photometric plan show lighting for some parking areas in the range of 0.2 or 0.1 foot candles. Increase the lighting in these areas.
14. Provide details of dumpster enclosure. It appears only a gate is shown in the details. Add landscape screening to dumpster enclosure to screen from nearby properties and the street.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (ZEO) Provide parking spaces for all proposed trucks parked overnight on the site plan.
2. (Building) No comments at this time.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. ADA parking spaces appear to be sufficient. No other comments.

FIRE MARSHAL (Kristopher Lambert):

1. ***Fire Department comments are outstanding at this time.***

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Sewer

1. Sewer lateral needs a clean out 5 feet from the building.
2. The sewer connection fee is based on the water meter size.
3. Permits are required.

Water

1. The plan calls for 1 water service. The square footage of the building may require a fire service.
2. Any services not being used must be cut out at the water main
3. Call the office for inspection fees and scheduling
4. Bristol Water and Sewer inspect all the way into the building
5. Permits are required


Thu Apr 17 2025
Imagery © 2025 Nearmap, HERE
10 ft
Nearmap

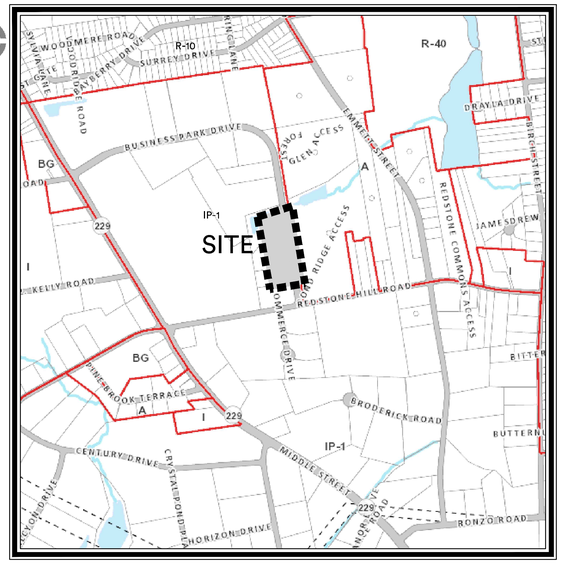
Site Plan

DRAWING NAME: P:\Land Projects 2658 - Allstate Commercial Driver Training School - Lots 10 & 11 Business Park Drive, Bristol CT - Aug\2658 - Cover Sheet.dwg LAYOUT: Cover Sheet PLOT DATE: Jul 29, 2025 - 10:21am OPERATOR: NickSilverman

COLE
civil + survey

Proposed Commercial Driving Training School

Lot 10 & 11 Business Park Drive
Bristol, Connecticut



KEY MAP
SCALE: 1"=500'

Sheet Index:

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

Applicant:

Allstate Commercial Driver Training School
249 Pearl Street
Seymour, Connecticut

Property Owner:

City of Bristol
111 North Main Street
Bristol, Connecticut 06010

Consultants:

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

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

PREPARED FOR

Allstate Commercial Driver Training School

June 5, 2025

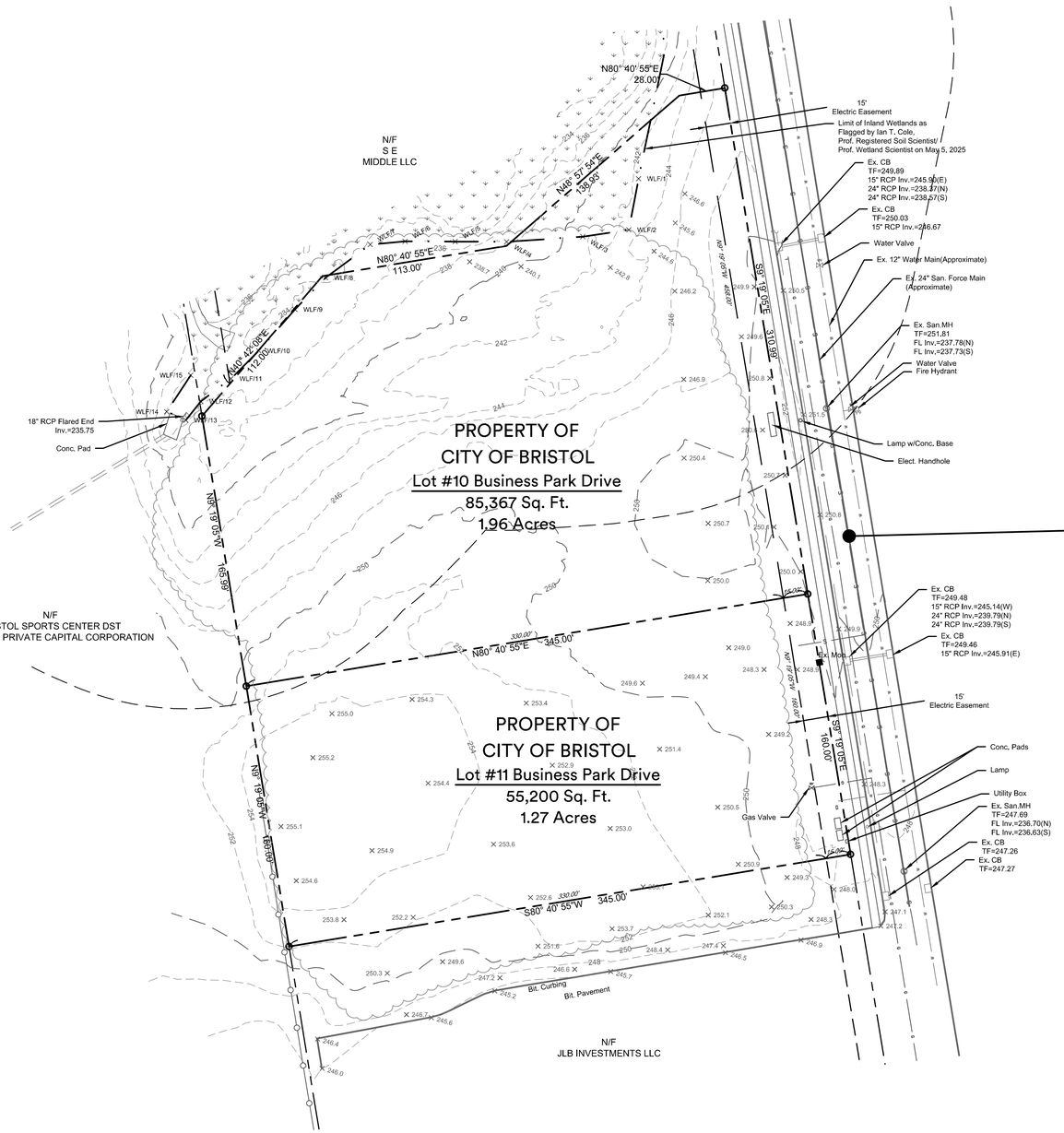
Revision Table

1	June 5, 2025	First Submittal Set	
2	06-18-25	Rev. Parking and Building Layout	
3	07-16-25	Rev. per Client Review	
3	7-29-25	Added Alt Plans to Set	COLE#2658

DRAWINGS/MAP/TOPsurvey/2658_#2Business Park Drive_Bristol CT.dwg 2658_1-1 survey.dwg, 8.5X11(FLG), PLOT DATE: Jul 29, 2025 - 10:22am, CWB, CWB, NAD83.ctb

LEGEND

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- = Existing contour
- x000.0 = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument



NAD 83

SURVEY NOTES:

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

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

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

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

6. Map References:

   a) "Subdivision Map for City of Bristol, Southeast Bristol Business Park, Bristol, Connecticut; Scale:1"40'; Sheet 1 of 4; Dated: Sept 2005; Last Revised: 04/06 by AN Consulting Engineers." Filed as Map 0-85 at the P.L.R.

   b) "Subdivision Map for City of Bristol, Southeast Bristol Business Park, Bristol, Connecticut; Scale:1"40'; Sheet 2 of 4; Dated: Sept 2005; Last Revised: 04/06 by AN Consulting Engineers." Filed as Map 0-85 at the P.L.R.

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

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

8. Zone: IP-1

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

10. Owner: City of Bristol

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

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

13. Contour interval is 2 foot.

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

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

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

STATE OF CONNECTICUT · STEPHEN M. GWINNER · 70145 · LICENSED LAND SURVEYOR

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

project #2658 drawn by: JML

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

PROPERTY & TOPOGRAPHIC SURVEY MAP

PREPARED FOR

Allstate Commercial Driver Training School

Lot 10 & 11 Business Park Drive - Bristol, Connecticut

November 5, 2024 Scale: 1" = 40'

40' 20' 0 20' 40'

COLE civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

Sheet #: S1

DRAWING NAME: P:\Land Projects\ 23658 - Allstate Commercial Driver Training School- Lots 10 & 11 Business Park Drive - Bristol CT\ 7 Dwg\23658 - C1 - Site Layout & Landscaping Plan.dwg LAYOUT: C1 PLOT DATE: Jul 29, 2025 - 10:22am OPERATOR: NickKuhnen

PARKING INFORMATION

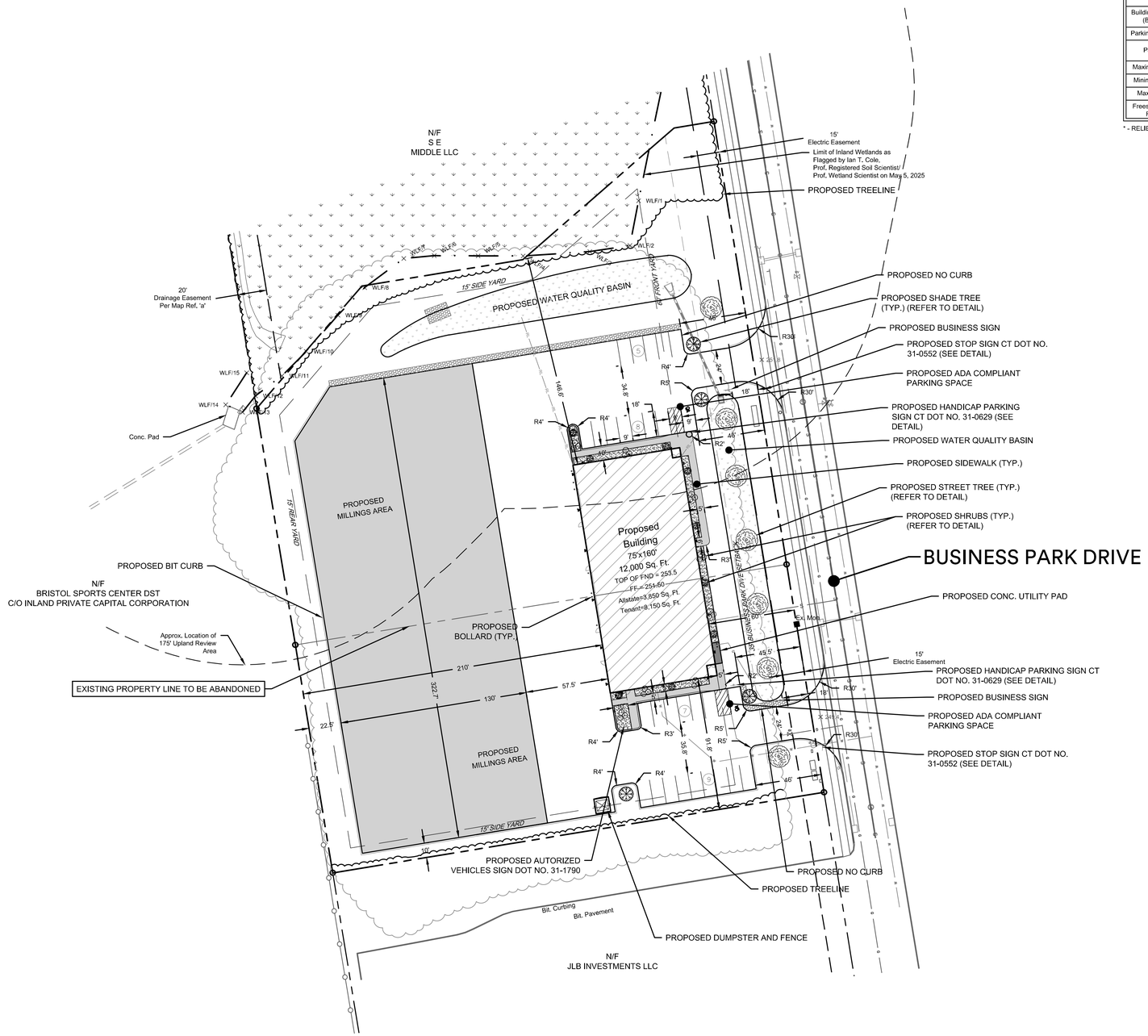
ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: COMMERCIAL DRIVER TRAINING / INDUSTRIAL 12,000 SF (NET)	AS DETERMINED BY COMMISSION	29
HANDICAP PARKING	2	2
TOTAL # OF SPACES	29 (INCLUDING H.C.)	29 (INCLUDING H.C.)

LANDSCAPING TABLE

PARKING LOT		
	Required	Proposed
Landscaping: 15 S.F. / SPACE	435 S.F.	1,012+ S.F.

LEGEND

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



BUSINESS DEVELOPMENT AUTHORITY

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

* - RELIEF TO BE REQUESTED FROM BDA

ZONING INFORMATION

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

PLANT LIST

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

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

SITE PLAN NOTES:

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

NORTH
NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

PROJECT:

Date: June 5, 2025
Drawn By: JML

Revisions:	Descriptions:
Date:	
06-18-25	Rev. Parking and Building Layout
07-16-25	Rev. per Client Review
7-29-25	Added Alt Plans to Set
----	----
----	----

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

STATE OF CONNECTICUT
BARTON N. BOVEE
13653
LICENSED
PROFESSIONAL ENGINEER

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

Sheet Description:
SITE LAYOUT & LANDSCAPING PLAN

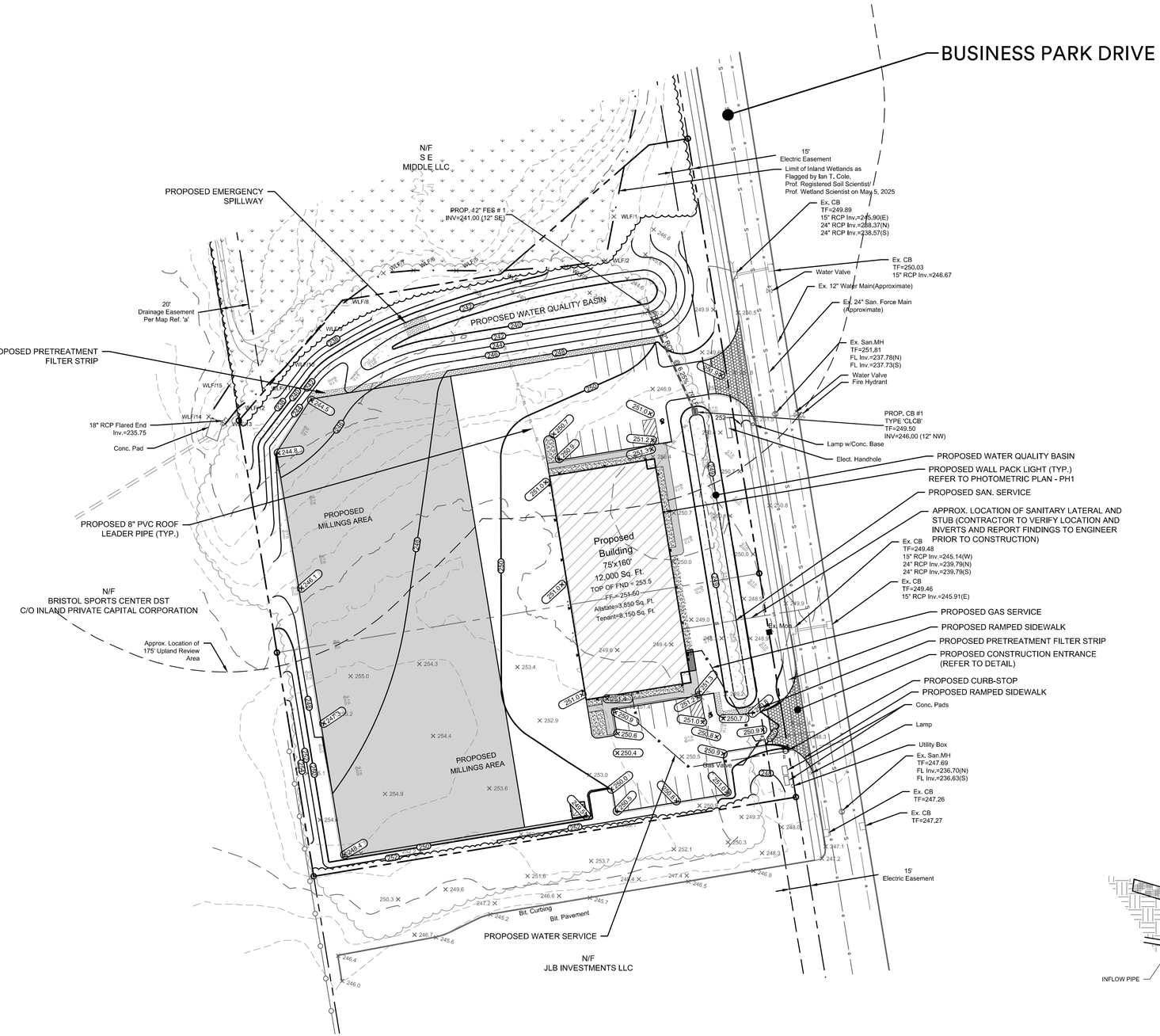
Sheet #:
C1

COLE #23658

SITE PLAN NOTES:
1. Additional Notes located on Sheet C1.

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- WV = Existing water valve
- GV = Existing gas valve
- = Existing underground pipe
- = Existing/Proposed treeline
- = Existing edge of pavement
- = Proposed curbed pavement
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Proposed catch basin
- = Proposed manhole
- w = Existing/ Proposed water line
- ss = Existing/ Proposed sewer line
- 000 = Existing contour
- x000.0 = Existing spot elevation
- 000 = Proposed contour
- 000.0 = Proposed spot elevation
- TP = Deep test pit location
- PT = Percolation test location
- G.T.D. = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe



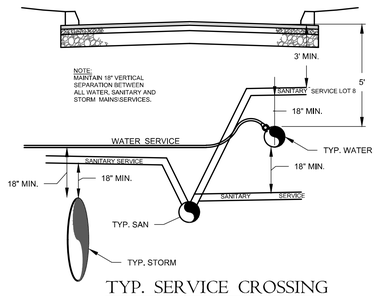
DETENTION INFORMATION

ITEM	ALLOWED	PROPOSED
IMPERVIOUS AREA (BUILDING & PARKING) MAX. 80% OF TOTAL LOT AREA (140,567 SQ.FT. / 3.23 ACRES)	112,453.6 SQ.FT. / 2.58 ACRES (80%)	89,773 SQ.FT. / 2.06 ACRES (63.86%)

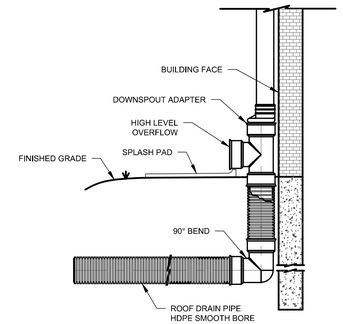
Water Quality Requirements

Basin #	Site Area "A" (acres)	Impervious Area (acres)	Impervious Cover "I" (%)	Runoff Coefficient "R"	Required Calculated WQV (ac-ft)	Required Calculated WQV (cu-ft)	Area 1 Provided WQV (cu-ft)	Area 1 Provided WQV (%)
LOT	3.23	2.06	63.8	0.624	0.218	9,511.14	11,121	117%

Note: WQV provided in water quality basin.

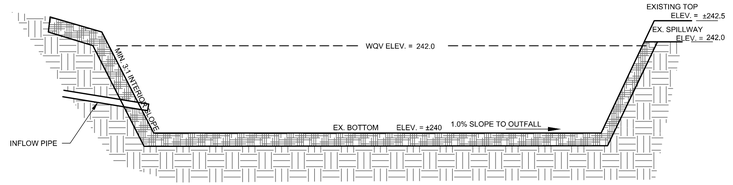


TYP. SERVICE CROSSING
N.T.S.



NOTES:
1. JOINTS SHALL BE WATERTIGHT

ROOF DRAIN WITH HIGH LEVEL OVERFLOW
N.T.S.



BASIN SCHEMATIC
N.T.S.

NORTH
NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Date: June 5, 2025	Revisions:	Descriptions:
	Date:	
	06-18-25	Rev. Parking and Building Layout
	07-16-25	Rev. per Client Review
	7-29-25	Added Alt Plans to Set
	----	----
	----	----

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

STATE OF CONNECTICUT
BARTON N. BOVEE
13653
LICENSED PROFESSIONAL ENGINEER

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

Sheet Description:
SITE GRADING & UTILITY PLAN

Sheet #:
C2

COLE #2658

DRAWING NAME: P:\Land Projects\2658-Allstate Commercial Driver Training School, Lots 10 & 11 Business Park Drive, Bristol CT\Dwg\2658 - 1521 - Soil Erosion & Sedimentation Control Plan.dwg LAYOUT: ES1 PLOT DATE: Jul 29, 2025 - 10:22am OPERATOR: NicholeSimon

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION

1. Project Description - The project site consist of **3.23 Acres a**t Lot 10 & 11 Business Park Drive in Bristol, Connecticut.
   Area of Development - 2.01± Acres.
2. Area Proposed Disturbance Due to Construction Activities - 2.57± Acres.
3. Estimated Start of Construction - 2025.
4. Estimated Construction Completion Date - 2026.

B. SEQUENCE OF CONSTRUCTION

The tentative sequence of construction events are as follows and activities noted by a "(Capital Letter)" may occur concurrently.

1. Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.
2. Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER. (A)
3. Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations. (A)
4. After each rain storm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location. (A)
5. Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not to remain, shall be chipped and stored on site for mulch. (A)
6. Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited. (B)
7. Construct all temporary sedimentation and erosion control structures, including but not limited to: silt fence, stone check dams, water breaks, and sediment traps/basins. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction. (B)
8. Install drainage outfall pipe and temporary sediment basin along with temporary drainage diversions to sediment basin. If the proposed detention basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all orifices and weirs are to be plugged water tight during construction. (B)
9. Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles. (B)
10. Bring proposed site entrance surface areas to rough subgrade.
11. Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials. (C)
12. If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted. (C)
13. Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan. (C)
14. Excavate for and install storm drainage systems. Install strawbale ring sediment barriers at all catch basins locations. (C)
15. Excavate for and install utilities. (C)
16. Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)
17. Bring proposed roadway areas to pavement subgrade with processed stone and install binder course and curbing. Refer to details. (D)
18. Construct all driveway entrance improvements as indicated on plans. (E)
19. Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of four inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
20. Exercise final landscaping plan and permanent seeding to provide long-term stabilization. (E)
21. Complete final paving with top course and paint surfaces with pavement markings. (E)
22. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner. (F)
23. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer. (F)
24. Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
25. Construction Staging:
    a. Stage # 1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures, detention and retention basins.
    b. Stage #2 - Install subsurface storm water systems, install underground utilities and first coat pavement.
    c. Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.

C. RESPONSIBILITY

1. The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for informing all concerned regarding responsibility of the SE&SC plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.

2. SESC Emergency contact Information
   Emergency Contact Name: Chris Maiorano
   (Allstate Commercial Driver Training School)
   Emergency Contact Phone Number: (860) 246-9567

GENERAL NOTES:

1. Additional notes and details are located on Sheet D1.
2. At all times during construction, the Developer/Contractor shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer/Contractor shall also be responsible for installing and maintaining all erosion control facilities shown herein.
3. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way and future pavement shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. watering, seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town Engineer.
4. All inlets shall be cleaned prior to occupancy.
5. All slopes greater than 3:1 shall be protected with Erosion Control Blankets (S150 by North American Green or approved equal)
6. All erosion control measures shall remain intact and operational until the site has been stabilized and vegetation is thoroughly established. This may occur after completion of construction, therefore it is critical for the Developer, Contractor and\or Owner to understand the erosion control responsibilities and maintain the erosion control measures.
7. To minimize erosion of the sandy soils, vegetation shall be established immediately following completion of grading within each area. Vegetation may consist of temporary seeding or final loam and seed.
8. If areas of work are not addressed by this plan or sediment and erosion issues arise in areas not covered by this plan, then the plan shall be augmented in the field. Contractor shall be responsible to insure no sediment or erosion problems encroach upon abutting property. This may require additional barriers, swales and bales.
9. All erosion and sediment control measures shall conform to the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control manual.
10. All Dewatering shall incorporate the use of filter bags on discharge ends.

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE
Bristol, Connecticut

The following are the required maintenance and monitoring procedures.

Riprap and Discharge Aprons - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for rip-rap damage and deterioration. These procedures to be conducted yearly between May I and before September 15.

Emergency Spillway - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for riprap damage and deterioration. These procedures to be conducted yearly between May 1 and September 15. Repairs shall be executed immediately.

Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures to be conducted yearly anytime after May I and before September 15.

Swales - all swales be cleared of all sediment deposits, invasive plant species and debris. Any erosion shall be repaired. These procedures to be conducted annually. Swales shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections.

Water Quality Basin - Basin shall be cleared of all sediment deposits, invasive plant species and debris. These procedures to be conducted yearly between May I and September 15. Basin shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

Slopes - Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections. Any rills or channeling shall be repaired immediately

Parking Lot Sweeping - Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly anytime after May I and September 15.
All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

EROSION CONTROL SYMBOL LEGEND

- ORANGE LIMIT OF CONSTRUCTION FENCE
- SILT FENCE
- EROSION CONTROL LOG\WATTLE
- INLET PROTECTION
- STAKED BALES
- CHECK DAM WATTLE\SOCK or STONE
- EROSION CONTROL BLANKET
- TEMPORARY WATER BAR (WB) or DIVERSION CHANNEL (TD)

*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION

LEGEND

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- WV Existing water valve
- GV Existing gas valve
- Existing underground pipe
- Existing/Proposed treeline
- Existing edge of pavement
- Proposed curbed pavement
- W Existing/Proposed well
- Existing catch basin
- D Existing drainage manhole
- S Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- W Existing/ Proposed water line
- SS Existing/ Proposed sewer line
- 000 Existing contour
- x000.0 Existing spot elevation
- 000 Proposed contour
- x000.0 Proposed spot elevation
- Deep test pit location
- PT Percolation test location
- G.T.D. Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe

TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

Swales - All swales shall be mowed and be cleared of all sediment deposits, invasive plant species and debris. These procedures shall be conducted monthly. Swales shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

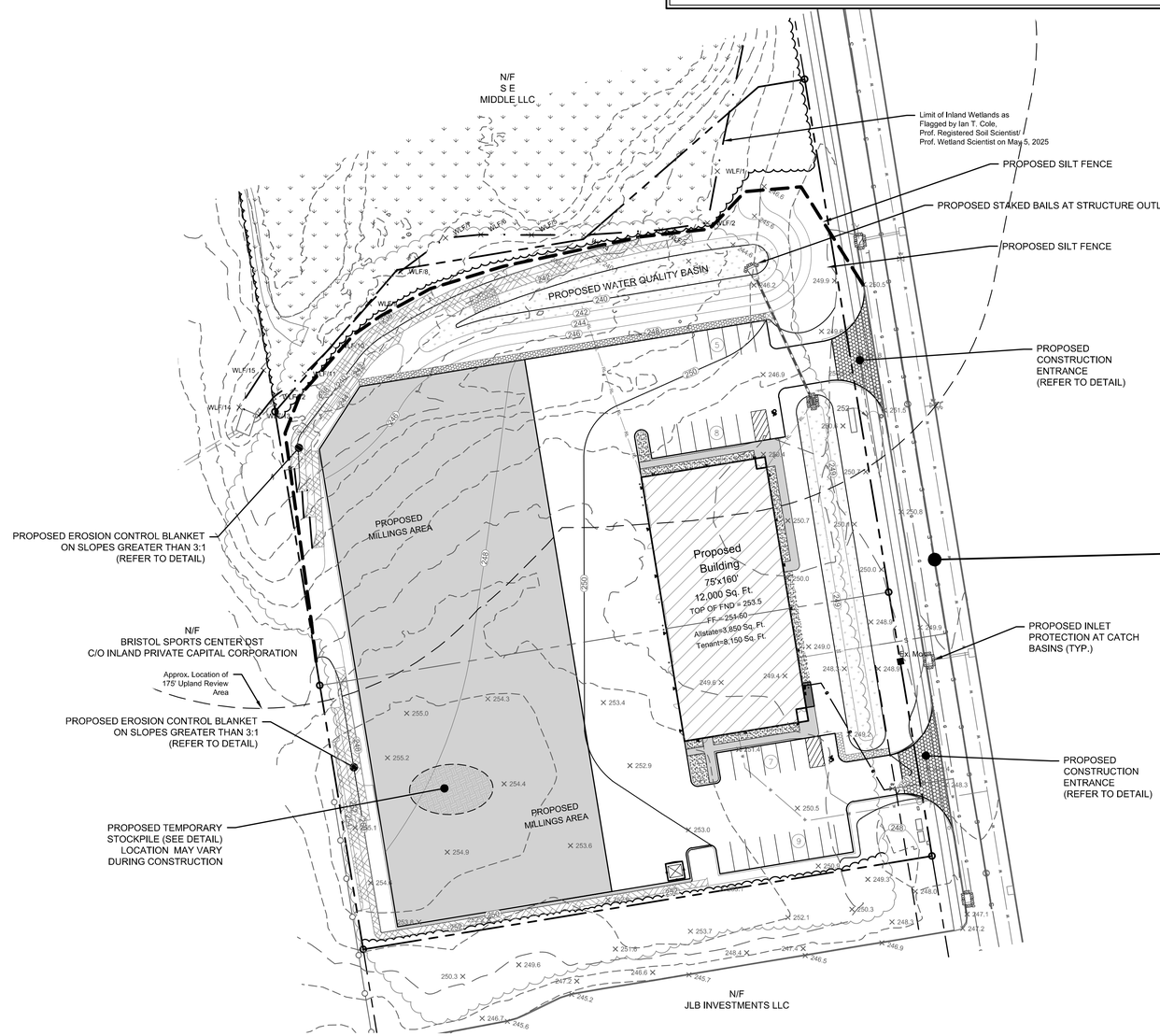
Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures shall be conducted monthly. Basins shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections

Slopes - Stablized slopes are essential to preventing sediment movement. Any channels of concentrated flow, such as rills, shall be fixed immediately. Additional control measures, such as bales, riprap, sediment fence and erosion fabric may be required. Slopes shall be inspected weekly and after significant rainfall events.

Sediment Barriers & Straw Bales - Shall be inspected weekly and after significant rainfall events. Repairs shall be made immediately. Additional barriers and bales may be required depending upon the area of work. If conditions exist which can not be addressed with this plan, then additional barriers shall be implemented to prevent sediment from leaving the site.

Street Sweeping - Sediment from the construction site, which has accumulated on the existing streets shall be cleaned up immediately . Contractor to inspect daily

Wind Blown Sediment: Shall be minimized. Unpaved travel ways shall be sufficiently watered to minimize wind blown sediment. Other unpaved surfaces shall be watered, temporary vegetated, roughing with disc or other measures in the Connecticut Guidelines for Soil Erosion and Sediment Control manual.



811 Know what's below. Call before you dig.

NORTH
NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Drawn By: JML
Date: June 5, 2025

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

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

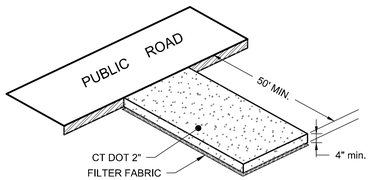
STATE OF CONNECTICUT BARTON N. BOVEE 13653 LICENSED PROFESSIONAL ENGINEER

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

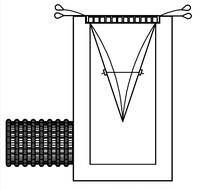
Sheet Description:
SOIL EROSION & SEDIMENTATION CONTROL PLAN

Sheet #:
ES1

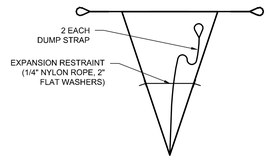
COLE #2658



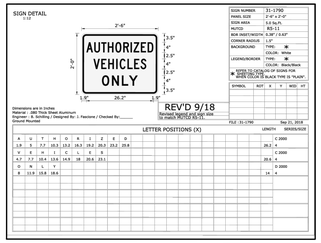
CONSTRUCTION ENTRANCE DETAIL
N.T.S.

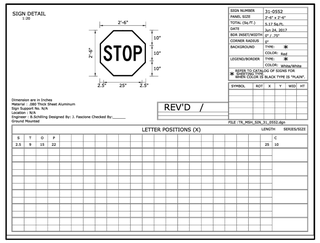


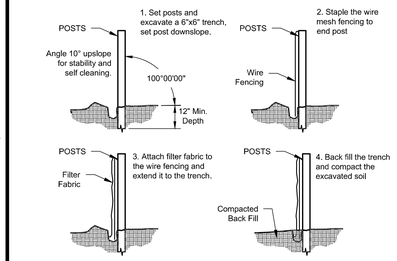
INSTALLATION DETAIL



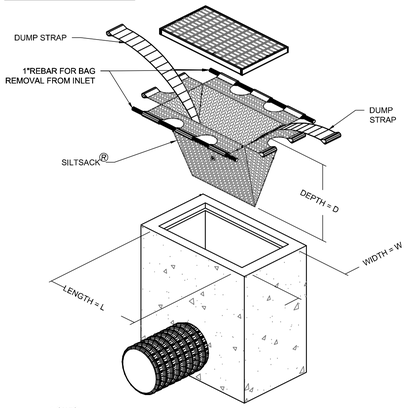
BAG DETAIL





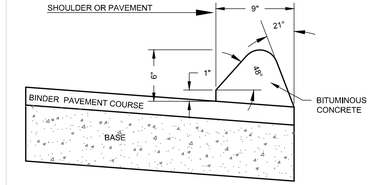


SEDIMENTATION BARRIER DETAIL
N.T.S.



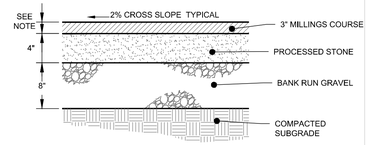
NOTES:
1, AVAILABLE FROM ACF ENVIRONMENTAL 48 OLD GRAYS BRIDGE ROAD BROOKFIELD, CT 06904. (203)313-9002

SILTSACK INLET CONTROL DEVICE
N.T.S.

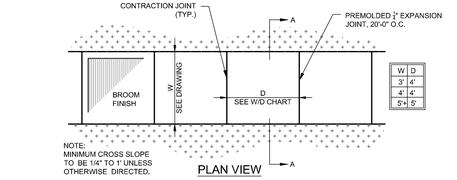


BITUMINOUS CONCRETE LIP CURBING
N.T.S.

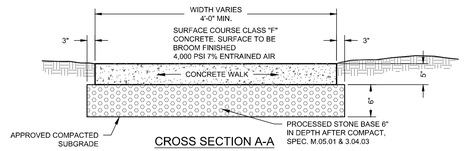
NOTES:
1. STANDARD MILLINGS SECTION.
* REFER TO SHEET #C1 - SITE LAYOUT PLAN FOR MILLINGS CONFIGURATION



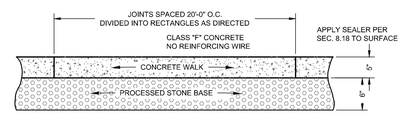
TYPICAL MILLINGS PAVEMENT DETAIL
N.T.S.



PLAN VIEW



CROSS SECTION A-A



LONGITUDINAL SECTION

CONCRETE SIDEWALK
N.T.S.

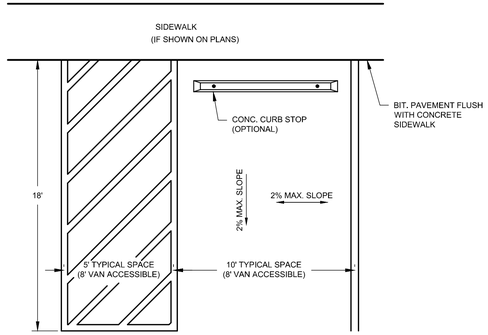




RESERVE PARKING SIGN LOCATED BEHIND WALK

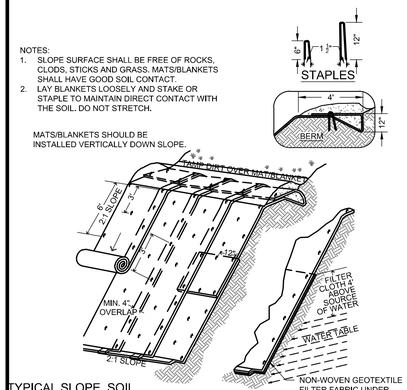
NOTES:
1. SIGN SHALL BE 5/64" THICK SHEET ALUMINUM
2. WHERE NOTED ON PLAN, PROVIDE "VAN ACCESSIBLE" SIGN IN ADDITION TO PARKING SIGN. SEE STATE OF CT. DOT SIGN No. 31-0648
3. FOR RESERVED PARKING SIGN SEE STATE OF CT. DOT SIGN No. 31-0629
4. BOLLARD MAY BE ELIMINATED IF PARKING IS ADJACENT TO BUILDING AND SIGNAGE CAN BE ATTACHED TO THE BUILDING OR BEHIND WALK
5. MAX SLOPE IN ANY DIRECTION IS 2%

SIDEWALK
(IF SHOWN ON PLANS)



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

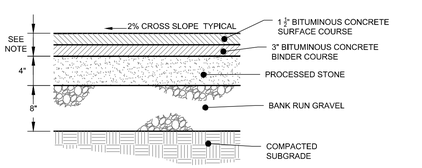
NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.



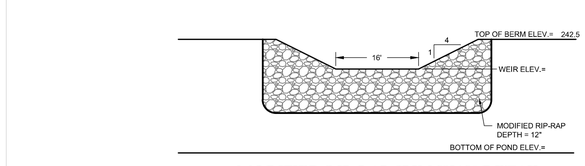
TYPICAL SLOPE SOIL STABILIZATION

WET SLOPE LINING

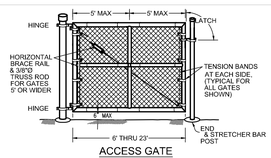
EROSION BLANKET & REINFORCEMENT MAT SLOPE INSTALLATION
N.T.S.



TYPICAL BITUMINOUS CONCRETE PAVEMENT DETAIL
N.T.S.



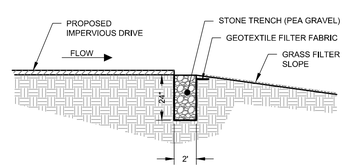
MODIFIED RIP-RAP SPILLWAY DETAIL
N.T.S.



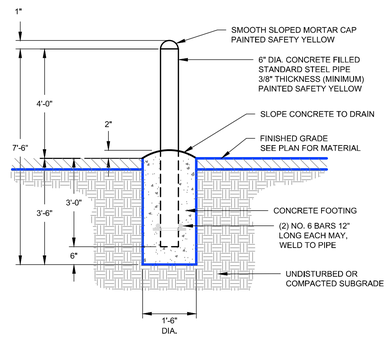
ACCESS GATE

NOTES:
1. DUMPSTER HEIGHT SHALL NOT EXCEED FENCE HEIGHT.
2. INFILL SLATS SHALL BE USED TO SCREEN DUMPSTER

DUMPSTER WITH FENCE
N.T.S.



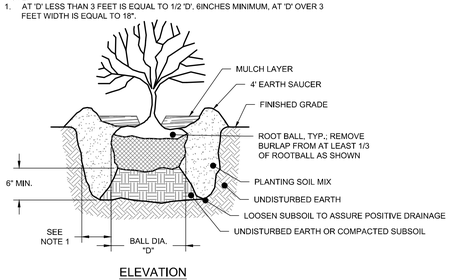
PRETREATMENT FILTER STRIP
N.T.S.



ELEVATION

TYPICAL CONCRETE BOLLARD DETAIL
N.T.S.

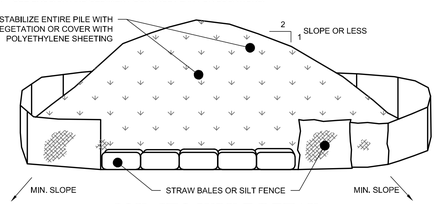
NOTE:
1. AT 'D' LESS THAN 3 FEET IS EQUAL TO 1/2 'D', 6INCHES MINIMUM, AT 'D' OVER 3 FEET WIDTH IS EQUAL TO 18".



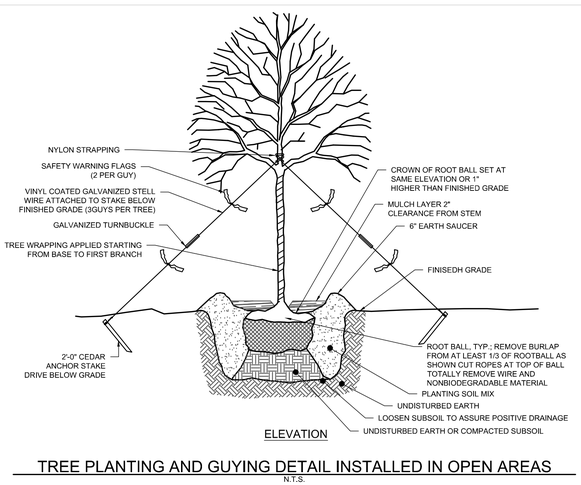
ELEVATION

SHRUB PLANTING DETAIL
N.T.S.

NOTES:
1. AREA CHOSE FOR STOCKPILING SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED WITH POLYETHYLENE SHEETING.
4. TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DRAUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONEY SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.
5. TEMPORARY STOCKPILING STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION, MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS AND REQUIRED PERIOD OF USE.
6. SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.



SOIL STOCKPILE DETAIL
N.T.S.



ELEVATION

TREE PLANTING AND GUYING DETAIL INSTALLED IN OPEN AREAS
N.T.S.

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860.628.4484

PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut
PREPARED FOR:
Allstate Commercial Driver Training School

Date: June 5, 2025	Drawn By: JML
Revisions:	
Date:	Descriptions:
06-18-25	Rev. Parking and Building Layout
07-16-25	Rev. per Client Review
7-29-25	Added Alt Plans to Set
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NOT TO SCALE

Sheet Description:
DETAILS

Sheet #:
D1

COLE #2658

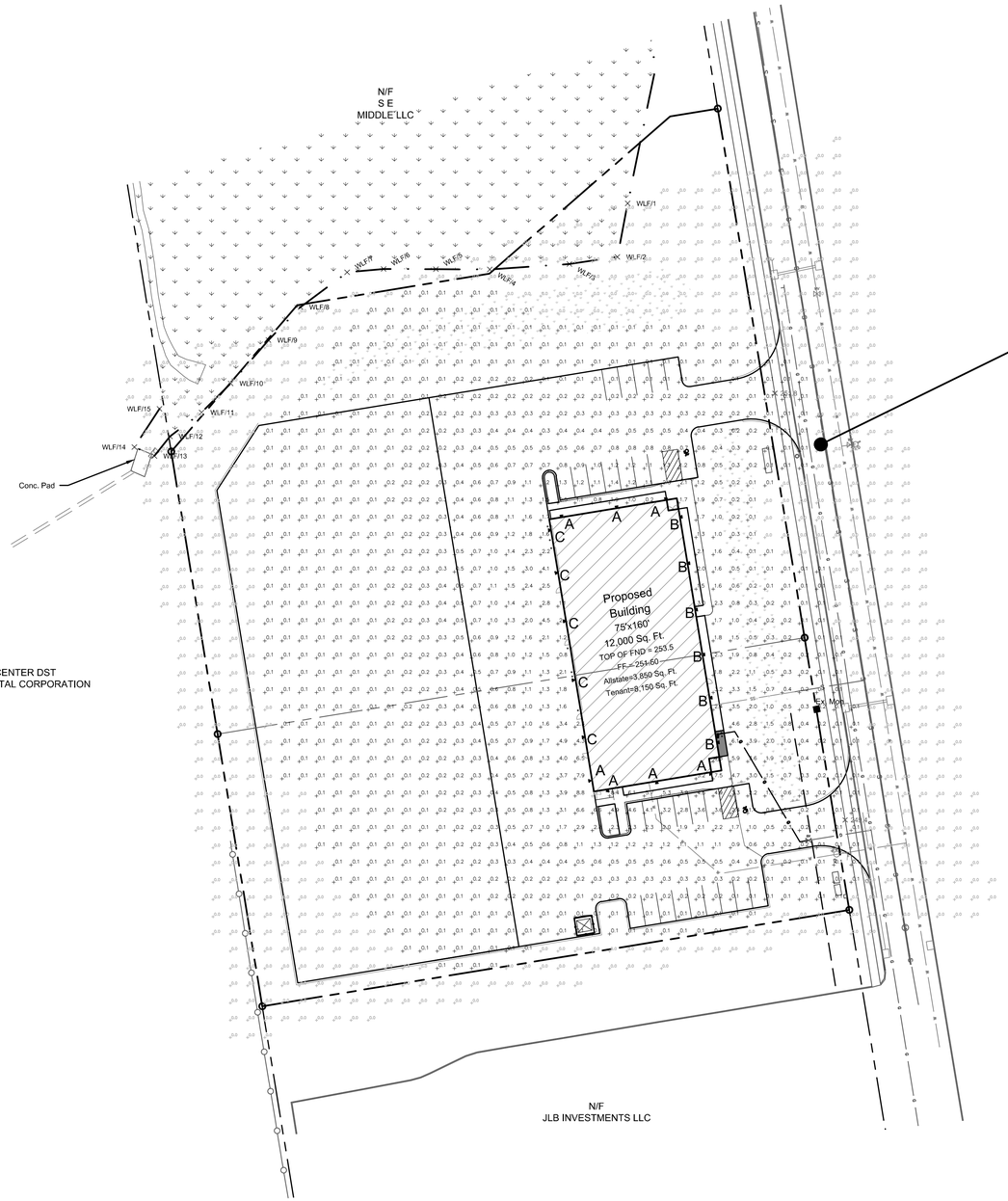
DRAWING NAME: P:\Land Projects\2658 Allstate Commercial Driver Training School\2025 10 & 11 Business Park Drive, Bristol CT\Dwg\2658 PH1 - Photometric Plan.dwg LAYOUT: PH1 PLOT DATE: Jul 29, 2025 - 10:22am USER: KEVIN NicholsonN

LEGEND

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- WV Existing water valve
- GV Existing gas valve
- Existing underground pipe
- Existing/Proposed treeline
- Existing edge of pavement
- Proposed curbed pavement
- Existing/Proposed well
- Existing catch basin
- Existing drainage manhole
- Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- W Existing/ Proposed water line
- SS Existing/ Proposed sewer line
- 000 Existing contour
- x000.0 Existing spot elevation
- 000 Proposed contour
- x000.0 Proposed spot elevation
- TP Deep test pit location
- PT Percolation test location
- G.T.D. Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe

LUMINAIRE SCHEDULE

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



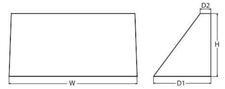


WDGE3 LED
Architectural Wall Sconce

DLC LISTED PREMIUM · DLC LISTED · ida · WITH 20 · ds · BAA · BABA

Specifications

Depth (D1):	8"
Depth (D2):	1.5"
Height:	9"
Width:	18"
Weight: (without options)	19.5 lbs



A

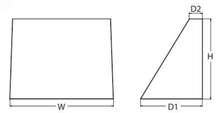


WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

DLC LISTED · DLC LISTED · ida · WITH 20 · ds · BAA · BABA

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



B



WDGE4 LED
Architectural Wall Sconce

ds · DLC LISTED PREMIUM · DLC LISTED · ida · BAA · BABA

Specifications

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



C

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NAD 83

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PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Drawn By: JML

Date: June 5, 2025

Revisions: Date:	Descriptions:
06-16-25	Rev. Parking and Building Layout
07-16-25	Rev. per Client Review
7-29-25	Added Alt Plans to Set
—	—
—	—

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

STATE OF CONNECTICUT · BARTON N. BOVEE · 13653 · LICENSED PROFESSIONAL ENGINEER

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

Sheet Description:
PHOTOMETRIC PLAN

Sheet #:
PH1

COLE #2658

DRAWING NAME: P:\Land Projects\2658_Allstate Commercial Driver Training School- Lots 10 & 11 Business Park Drive - Bristol, Ct\Civil\Site Layout & Landscaping Plan - Alternate.dwg LAYOUT: ALT C1 PLOT DATE: Jul 29, 2025 - 10:52am OPERATOR: NickSaxton

PARKING INFORMATION

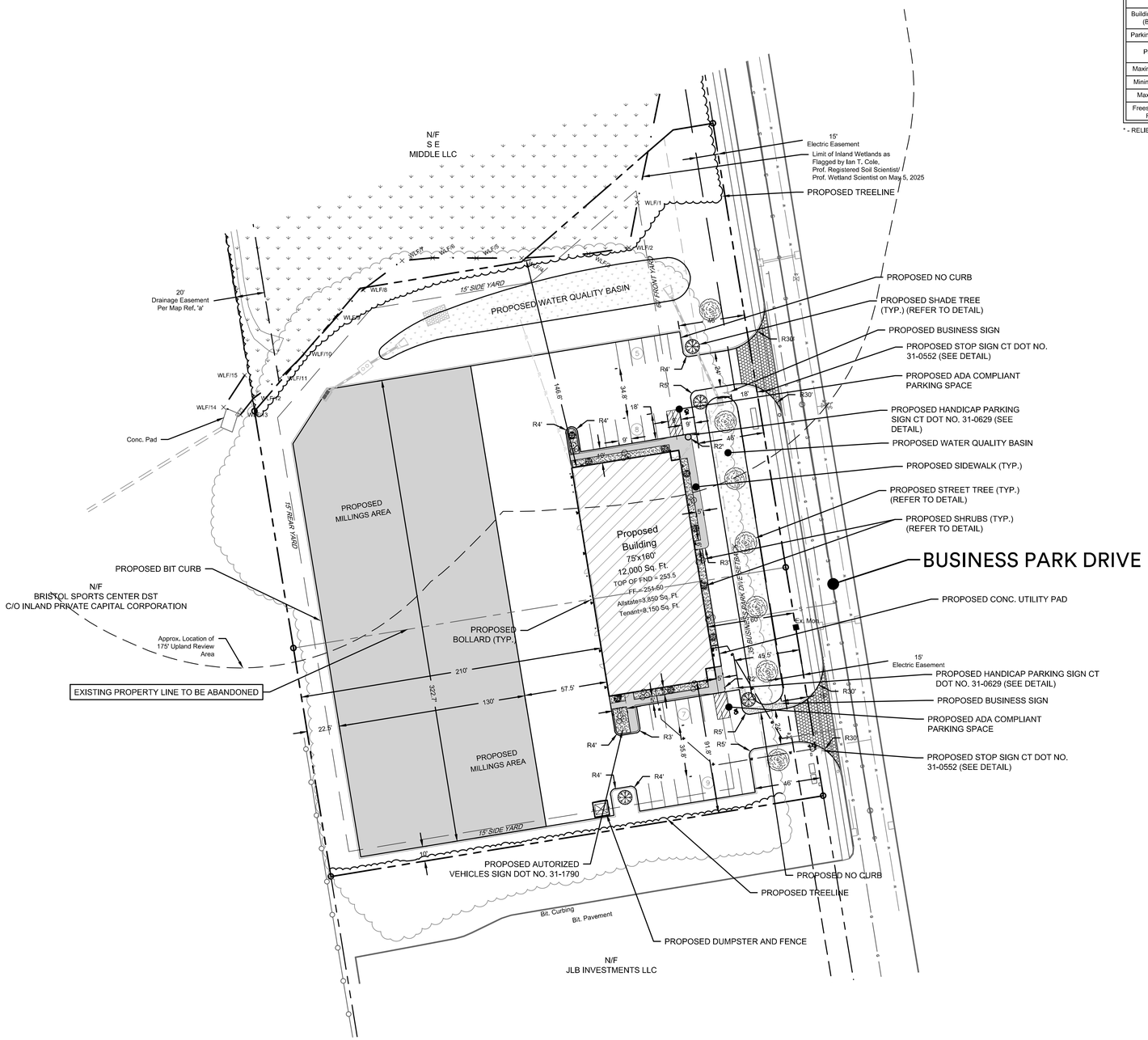
ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: COMMERCIAL DRIVER TRAINING / INDUSTRIAL 12,000 SF (NET)	AS DETERMINED BY COMMISSION	29
HANDICAP PARKING	2	2
TOTAL # OF SPACES	29 (INCLUDING H.C.)	29 (INCLUDING H.C.)

LANDSCAPING TABLE

PARKING LOT		
	Required	Proposed
Landscaping: 15 S.F. / SPACE	435 S.F.	1,012+ S.F.

LEGEND

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



BUSINESS DEVELOPMENT AUTHORITY

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

* - RELIEF TO BE REQUESTED FROM BDA

ZONING INFORMATION

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

PLANT LIST

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

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

SITE PLAN NOTES:

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

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Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Date: June 5, 2025
Drawn By: JML

Revisions:	Date:	Descriptions:
1	06-18-25	Rev. Parking and Building Layout
2	07-16-25	Rev. per Client Review
3	7-29-25	Added Alt Plans to Set
4		
5		

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

STATE OF CONNECTICUT
BARTON N BOVEE
13653
LICENSED
PROFESSIONAL ENGINEER

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

Sheet Description:
ALTERNATE SITE LAYOUT & LANDSCAPING PLAN

Sheet #:
ALT C1

COLE #2658

SITE PLAN NOTES:
1. Additional Notes located on Sheet ALT C1.

LEGEND

- = Existing utility pole
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- = Proposed fire hydrant
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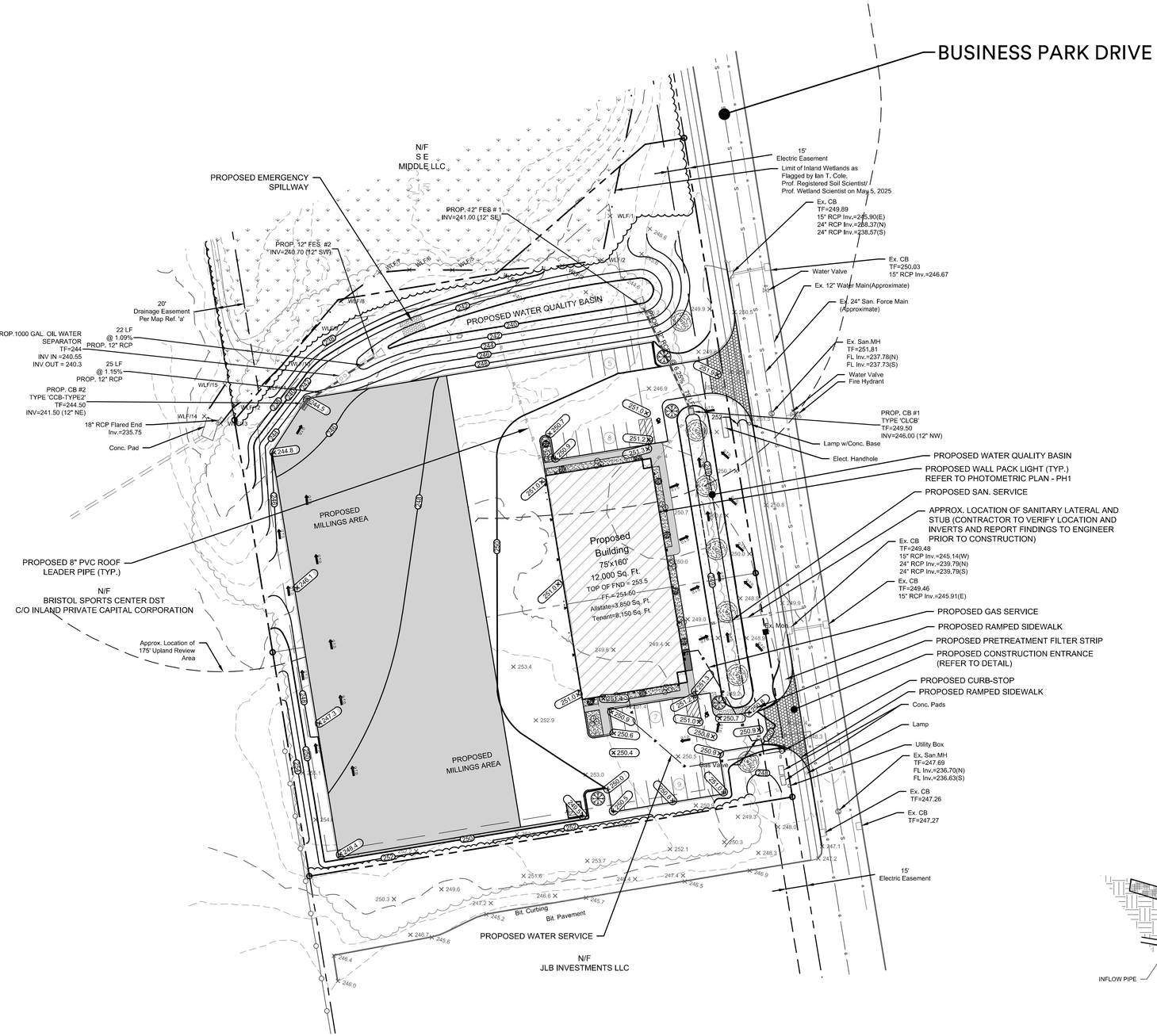
DETENTION INFORMATION

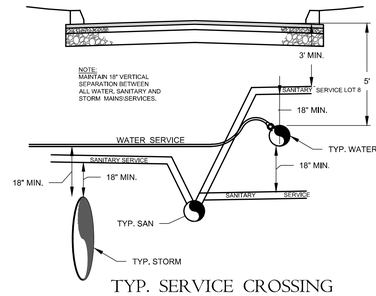
ITEM	ALLOWED	PROPOSED
IMPERVIOUS AREA (BUILDING & PARKING) MAX. 80% OF TOTAL LOT AREA (140,567 SQ.FT. / 3.23 ACRES)	112,453.6 SQ.FT. / 2.58 ACRES (80%)	89,773 SQ.FT. / 2.06 ACRES (63.86%)

Water Quality Requirements

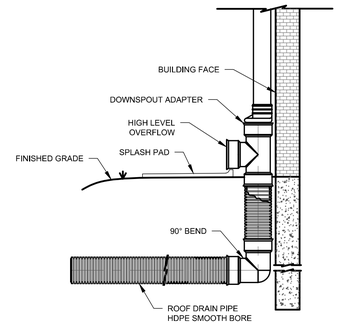
Basin #	Site Area "A" (acres)	Impervious Area (acres)	Impervious Cover "I" (%)	Runoff Coefficient "R"	Required: Calculated WQV (ac-ft)	Required: Calculated WQV (cu-ft)	Area 1: Provided WQV (cu-ft)	Area 1: Provided WQV (%)
LOT	3.23	2.06	63.8	0.624	0.218	9,511.14	11,121	117%

Note: WQV provided in water quality basin.



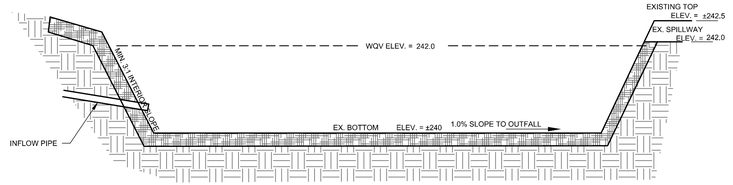


TYP. SERVICE CROSSING
N.T.S.



NOTES:
1. JOINTS SHALL BE WATERTIGHT

ROOF DRAIN WITH HIGH LEVEL OVERFLOW
N.T.S.



BASIN SCHEMATIC
N.T.S.

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PROJECT:
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Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Date: June 5, 2025	Revisions:	Date:	Descriptions:
Drawn By: JML		06-18-25	Rev. Parking and Building Layout
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		7-29-25	Added Alt Plans to Set
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40' 20' 0 20' 40'
SCALE: 1"=40'

STATE OF CONNECTICUT
BARTON N. BOVEE
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LICENSED
PROFESSIONAL ENGINEER

Barton N. Bovee P.E.
Reg. No. 13653
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Sheet Description:
ALTERNATE SITE GRADING & UTILITY PLAN

Sheet #:
ALT C2

COLE #2658

City of Bristol
Office of Town and City Clerk
111 North Main Street, Bristol, Connecticut 06010
(860) 584-6200 ext. 0

August 14, 2025

Zoning Commission
c/o Land Use Office
City Hall
111 North Main Street
Bristol, Connecticut 06010

Dear Members:

At a meeting of the City Council on August 12, 2025 it was voted that the Bristol City Council request the Zoning Board to draft a regulation to limit smoke and vape shops. The following was read into the record:

Whereas, The City of Bristol has a legitimate interest in promoting the health, safety, and general welfare of its residents; and

Whereas, public health data indicates that the proliferation of smoke and vape shops may increase youth access to nicotine products and contribute to adverse community health outcomes; and

Whereas, unregulated clustering of smoke and vape shops can negatively impact neighborhood character, economic diversity, and overall quality of life; and

Whereas, The City of Bristol has the authority under its zoning powers to regulate the location, density, and operating conditions of certain commercial uses in order to protect public health and community well-being;

Now, therefore, be it moved, that Bristol City Council hereby requests the Zoning Board to:

1. Draft proposed regulations establishing reasonable limits on the location, density, and operating requirements of smoke and vape shops within the City/Town;

2. Consider provisions including, but not limited to:

    - Minimum distance requirements from schools, playgrounds, childcare centers and other youth-serving facilities;

    - Caps on the number of such establishments per zoning district;

- Separation distances between smoke and vape shops to prevent clustering; and

- Any additional conditions necessary to safeguard public health and welfare;

3. Conduct public hearings and solicit community feedback prior to finalizing recommendations; and

4. Present the draft regulation to City Council for review and possible adoption within 120 days of this directive.

Be it further moved, that these requests be entered into the official record and transmitted to the Zoning Board for further action.

Very truly yours,

Erica Cabiya, CCTC
Town and City Clerk

EC/mb

From: Cheryl Thibeault <cherylthibeault@bristolct.gov>
Sent: Wednesday, August 13, 2025 9:25 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Jeffrey Caggiano <jeffcaggiano@bristolct.gov>
Subject: Smoke shops

Good morning Robert,

As you know we have discussed where regulations regarding smoke and vape shops should be created and to that effort, I did address in last week's Ordinance meeting. Under careful guidance and advice from corporate council; I was encouraged to bring this back to the zoning board and make a request. So I did make a formal ask at last night's council in the form of a motion.
Please note, this is not meant to force the zoning commission, but a desperate plea from a city council person and her constituents that something be done.
I pray that the zoning commission will indeed take this matter up.

I will make myself available for any questions or assistance if asked. Please share this message with the chair and the commission.

Cheryl Thibeault
City Council D3
860-877-6819

2025 ZONING ENFORCEMENT REPORT

The following complaints were investigated by the Zoning Enforcement Officer. This report also includes the number of abatements, citations, and permits issued by the Bristol Building Department for the current month. For comparison, data from the previous year is also listed for each complaint type and category.

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	**3**	**8**	**4**	**13**	**13**	**5**	**14**	**13**					
Year (24):	*2*	*2*	*0*	*4*	*8*	*10*	*5*	*10*					
Illegal Business:	**2**	**1**	**5**	**3**	**1**	**1**	**2**	**5**					
Year (24):	*0*	*1*	*1*	*4*	*2*	*2*	*0*	*4*					
Lack of Permit:	**11**	**4**	**14**	**17**	**12**	**18**	**7**	**15**					
Year (24):	*3*	*0*	*0*	*0*	*2*	*2*	*1*	*2*					
Accessory Structure:	**0**	**2**	**0**	**4**	**4**	**3**	**2**	**0**					
Year (24):	*1*	*0*	*1*	*0*	*1*	*1*	*0*	*1*					
Illegal Fence:	**1**	**0**	**6**	**7**	**0**	**2**	**2**	**8**					
Year (24):	*1*	*0*	*0*	*2*	*0*	*0*	*0*	*0*					
Illegal Sign:	**2**	**2**	**11**	**10**	**7**	**3**	**2**	**3**					
Year (24):	*0*	*0*	*0*	*0*	*1*	*1*	*0*	*0*					
Fowl:	**0**	**0**	**2**	**2**	**2**	**0**	**1**	**6**					
Year (24):	*0*	*1*	*1*	*1*	*0*	*0*	*0*	*5*					
Blight:	**6**	**10**	**14**	**19**	**14**	**40**	**32**	**15**					
Year (24):	*2*	*2*	*0*	*6*	*1*	*1*	*0*	*5*					
Lighting:	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**					
Year (24):	*0*	*0*	*0*	*1*	*1*	*1*	*0*	*1*					
Site Plan:	**2**	**1**	**2**	**1**	**0**	**1**	**1**	**2**					
Year (24):	*1*	*15*	*7*	*6*	*3*	*3*	*0*	*1*					
Illegal Rentals:	**2**	**1**	**4**	**1**	**10**	**3**	**2**	**3**					
Year (24):	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*					
Miscellaneous:	**2**	**0**	**2**	**5**	**5**	**7**	**11**	**4**					
Year (24):	*3*	*0*	*1*	*0*	*4*	*0*	*0*	*5*					
2025 TOTAL:	**31**	**29**	**64**	**82**	**69**	**83**	**76**	**74**					
Year (24):	*13*	*21*	*11*	*15*	*18*	*21*	*6*	*34*					
ABATEMENTS:	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**					
Year (24):	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*					
CITATIONS:	**15**	**12**	**10**	**2**	**11**	**35**	**20**	**10**					
Year (24):	*6*	*2*	*3*	*0*	*3*	*1*	*1*	*1*					
PERMITS ISSUED:	**240**	**215**	**297**	**320**	**389**	**359**	**377**	**361**					
Year (24):	*275*	*234*	*250*	*300*	*351*	*321*	*321*	*296*					

Respectfully submitted,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer
September 8th, 2025