

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

CALL TO ORDER:

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

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

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

1. Call to Order

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

2. Approval of Minutes

a. Special Meeting - May 12, 2025

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

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

By: Goodwin

Seconded: DeRoehn.

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

Against: None.

Abstained: None.

3. Old Business

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

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

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

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

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

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

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

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

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

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

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

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

This action by the Agency acknowledges the following:

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

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

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

By: Goodwin

Seconded: DeRoehn.

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

Against: None.

Abstained: None.

4. New Business

There was no new business.

5. Adjournment

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

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

By: Goodwin

Seconded: DeRoehn.

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary