



*City of Bristol
Planning Commission*

**REGULAR MEETING - MONDAY, SEPTEMBER 22, 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/86355118283?pwd=AVuorl0yTspN3BLGvuyISJ9w5ivYrU.1>

Meeting ID:

863 5511 8283

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Public Participation
4. Approval of Minutes
 - a. Regular Meeting - August 25, 2025
5. Receipt of New Applications
6. Public Hearings
 - a. Application #440 - Site Plan for Multi-Family Residential Dwellings (30 Units) at Wolcott Street and Old Wolcott Road; Assessor's Map 7, Lot 45; A (Multi-Family Residential) zone; Crown Estates, LLC, applicant.
7. New Business
8. Old Business

9. Zoning Commission Referrals

- a. Zoning Commission Referral of Application AZR 25-07 — Review and discussion 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

10. City Council and Other Referrals

11. Staff Reports

- a. Subdivision Status Report — September 2025
- b. Proposed Meeting Dates — 2026

12. Communications

13. Adjournment

REMINDER: The next Regular Meeting of the Planning Commission is Monday, October 27, 2025.

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY AUGUST 25, 2025**

By: Chairman Veits

Time: 6:00 P.M.

Place: City Hall
Council Chambers
111 North Main Street
First Floor

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	John Soares (Vice Chairman)	X	
	Jon Pose (Acting Secretary)	X	
	Tracey Bacchus		X
	Christopher Nardi	X	
ALTERNATE MEMBERS:	Kenneth Rasmussen-Tuller	X	
	Kiana Small	X	
	Greg Klimek	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	

1. Call to Order

Per the order of Chairman Veits, the meeting was called to order at 6:00 P.M.

Chairman Veits reminded the Commission the next Regular Meeting of the Planning Commission is Monday, September 22, 2025

2. Pledge of Allegiance

3. Public Participation

There was no public participation.

4. Approval of Minutes

a. Regular Meeting - July 28, 2025

Chairman Veits designated himself, regular Commissioners Nardi, Pose and Soares with alternate Commissioner Klimek to vote on the July 28, 2025, regular meeting minutes.

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

By: Pose

Seconded: Klimek.

For: Nardi, Klimek, Pose, Soares and Veits.

Against: None.

Abstain: None.

Chairman Veits designated himself, regular Commissioners Nardi, Pose and Soares with alternate Commissioner Rasmussen-Tuller as voting members this evening.

5. Receipt of New Applications

- a. Application #440 - Site Plan for Multi-Family Residential Dwellings (30 Units) at Wolcott Street and Old Wolcott Road; Assessor's Map 7, Lot 45; A (Multi-Family Residential) zone; Charlie Talmadge, applicant.

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant. Attorney Furey reminded the Commission that the applicant received a positive referral for a zone change application last year from a residential zone to an A-zone.

Attorney Furey indicated the potential layout plans was revised slightly to place a shallow drainage basin in the front yard for storm water. The attorney specified also a future parking area that would be shown on the plans. Attorney Furey's view was a public hearing was not necessary.

Commission inquiries: Attorney Furey stated these would not be affordable housing units because Bristol met the Affordable Housing standards. Attorney Furey noted there were no inland wetlands on the property.

Mr. Flanagan indicated that Staff is recommending a public hearing be scheduled for the application in order to provide an opportunity for neighbors to offer comment on the proposal.

MOTION: Move that move to schedule a Public Hearing on Application #440 for the next meeting of the Bristol Planning Commission on September 22, 2025, at 6:00 PM, here in the Council Chambers.

By: Pose

Seconded: Soares.

For: Nardi, Rasmussen-Tuller, Pose, Soares and Veits.

Against: None.

Abstain: None.

6. Staff Reports

a. Subdivision Status Report - August 2025

The City Planner reported there were no updates to the Subdivision Status report.

7. Adjournment

Motion was made by Commissioner Pose to adjourn.

Motion seconded by Commissioner Soares.

Motion carried 5-0.

The meeting adjourned at 6:15 P.M.

These minutes represent the proceedings of the meeting.
This meeting was recorded.

Respectfully submitted,
Nancy King

William Veits
Chairman
City Planning Commission

App #440

Crown Estates, LLC

525 Wolcott Street

(Wolcott St. / Old Wolcott Rd.)

Multi-Family
Development

30 Units

**CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL**

For Office Use Only
APPLICATION NO. 440
DATE FILED: 8-13-25
DECISION DATE: _____
DECISION: _____

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

Residential Multi-Family Development (30 Units), a ☒ permitted use [] Special Permit use
under Section(s) _____ Article II. Section 4.1 _____ of the Bristol Zoning Regulations.

Address or Location of the Property: Wolcott Street and Old Wolcott Road

Assessor's Map No.: 7 Assessor's Lot No.(s): 45

Zone of the Property: A Size of the Property (in acres or square feet): 3.89 Acres

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: Crown Estates LLC

Address: 22 Pine Street Suite 103 B City: Bristol State: Ct Zip: 06010

Telephone No.: (860) 506-4268 E-Mail: charlie@developmentplanningsolutions.com

Signature:  Signature – (Printed/Typed) Charlie Talmadge

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

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

Name: Same as Applicant

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

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

**CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION**

For Office Use Only
APPLICATION NO. 440

Address or location of property: _____ Wolcott Street and Old Wolcott Road _____

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney Timothy Furey

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

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

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

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>

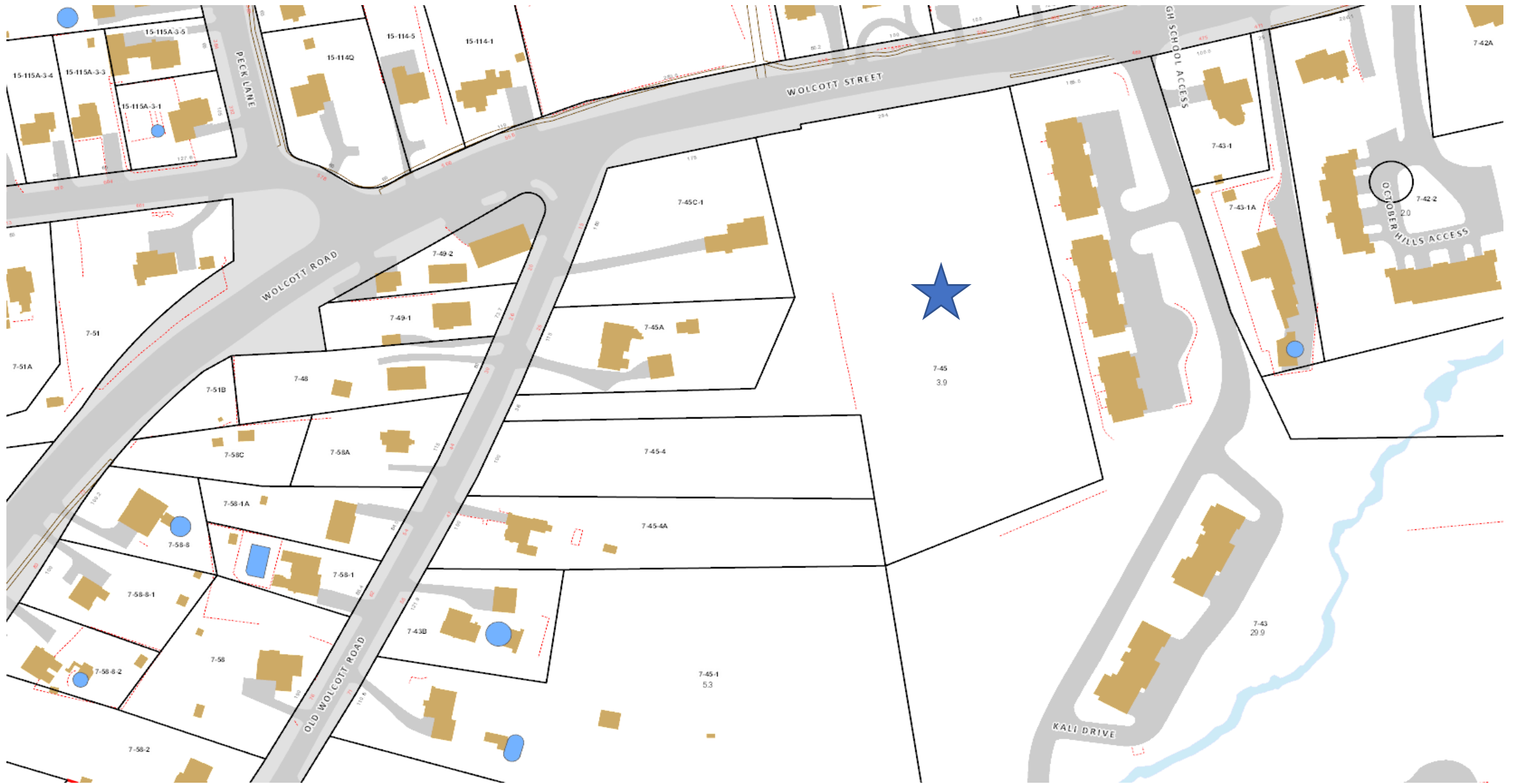
c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health



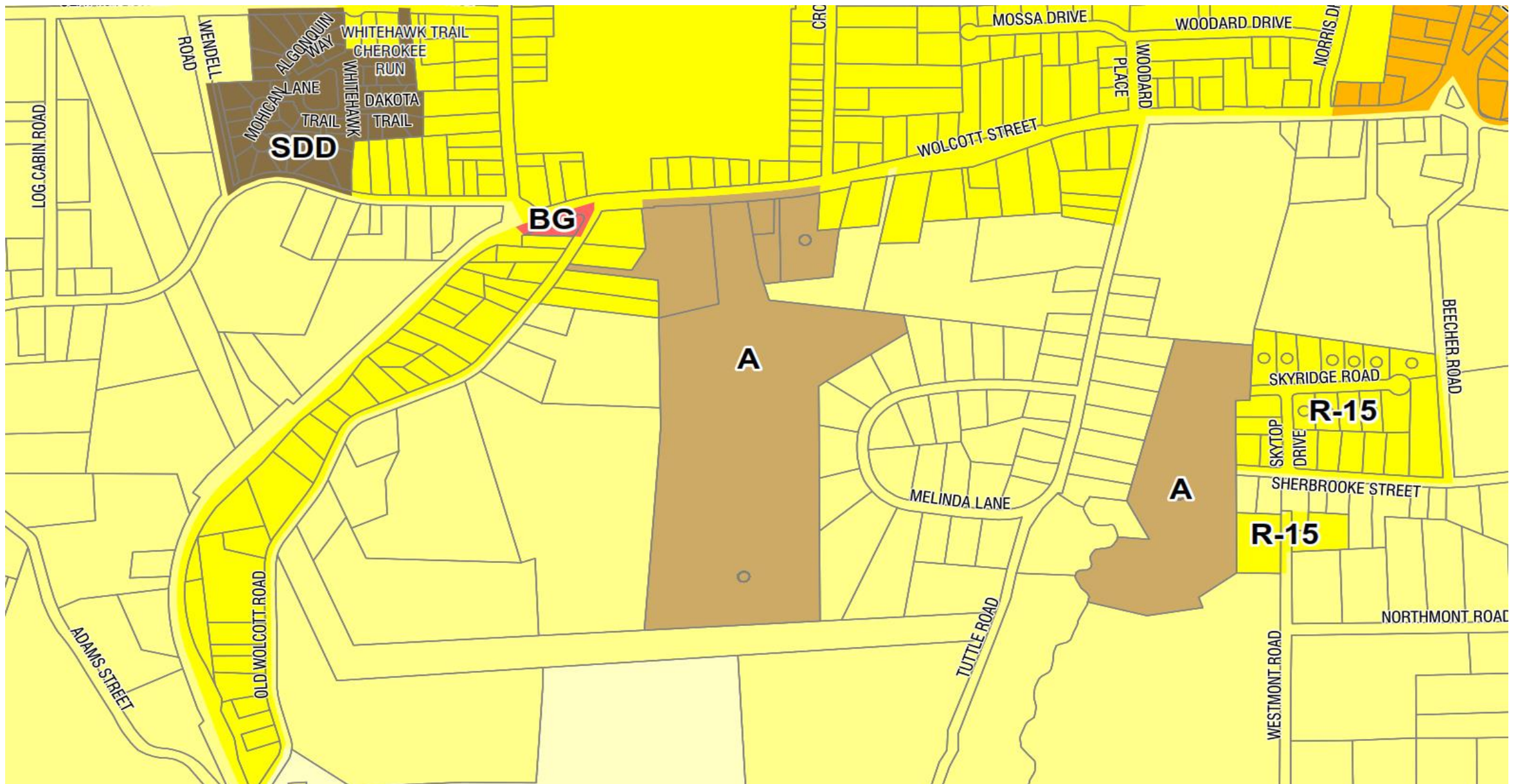
Phone: (860) 509-7333 • Fax: (860) 509-7359
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, P.O. Box 340308, MS#12DWS
Hartford, Connecticut 06134-0308
www.ct.gov/dph/publicdrinkingwater
Affirmative Action/Equal Opportunity Employer



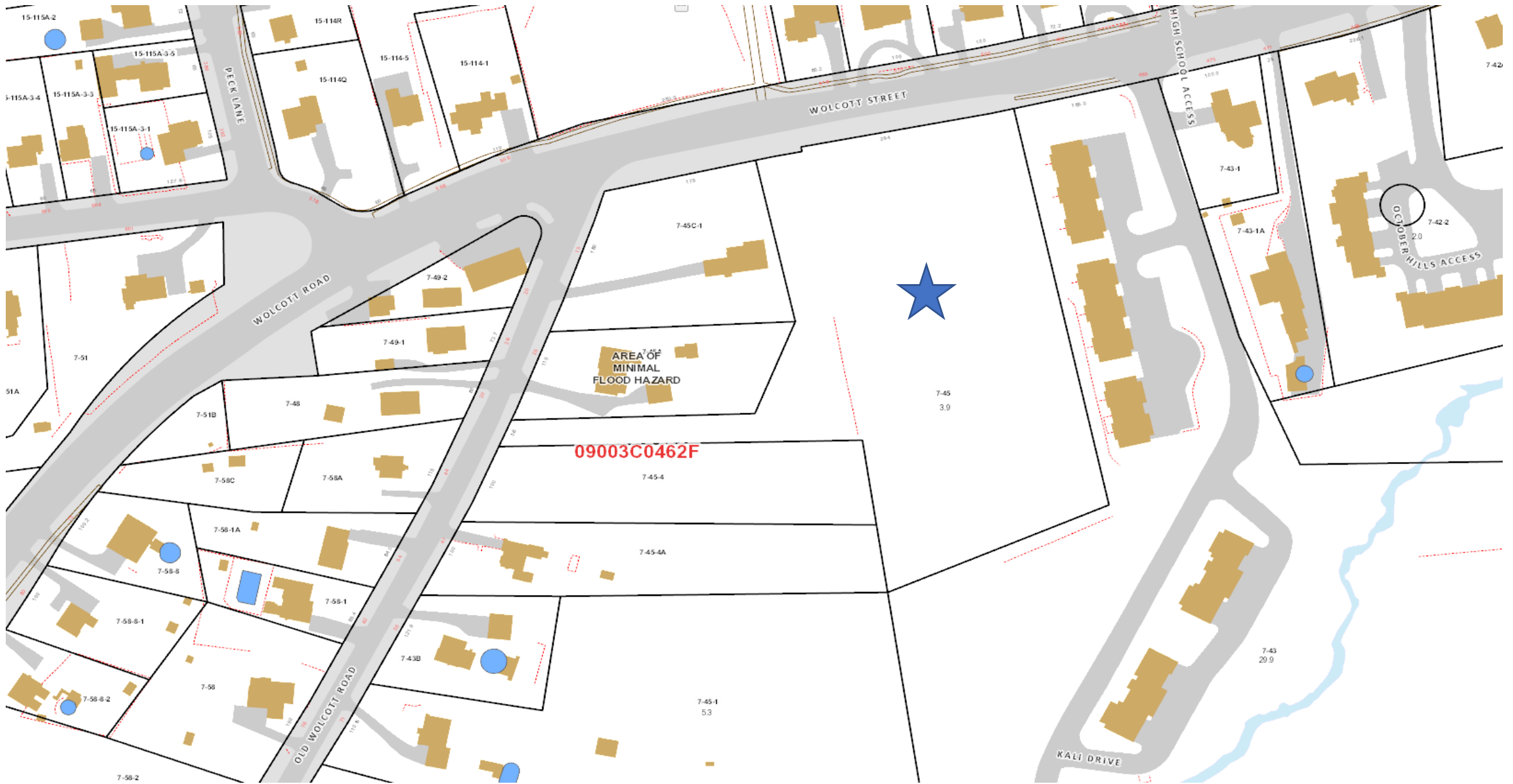
GIS & Google Maps



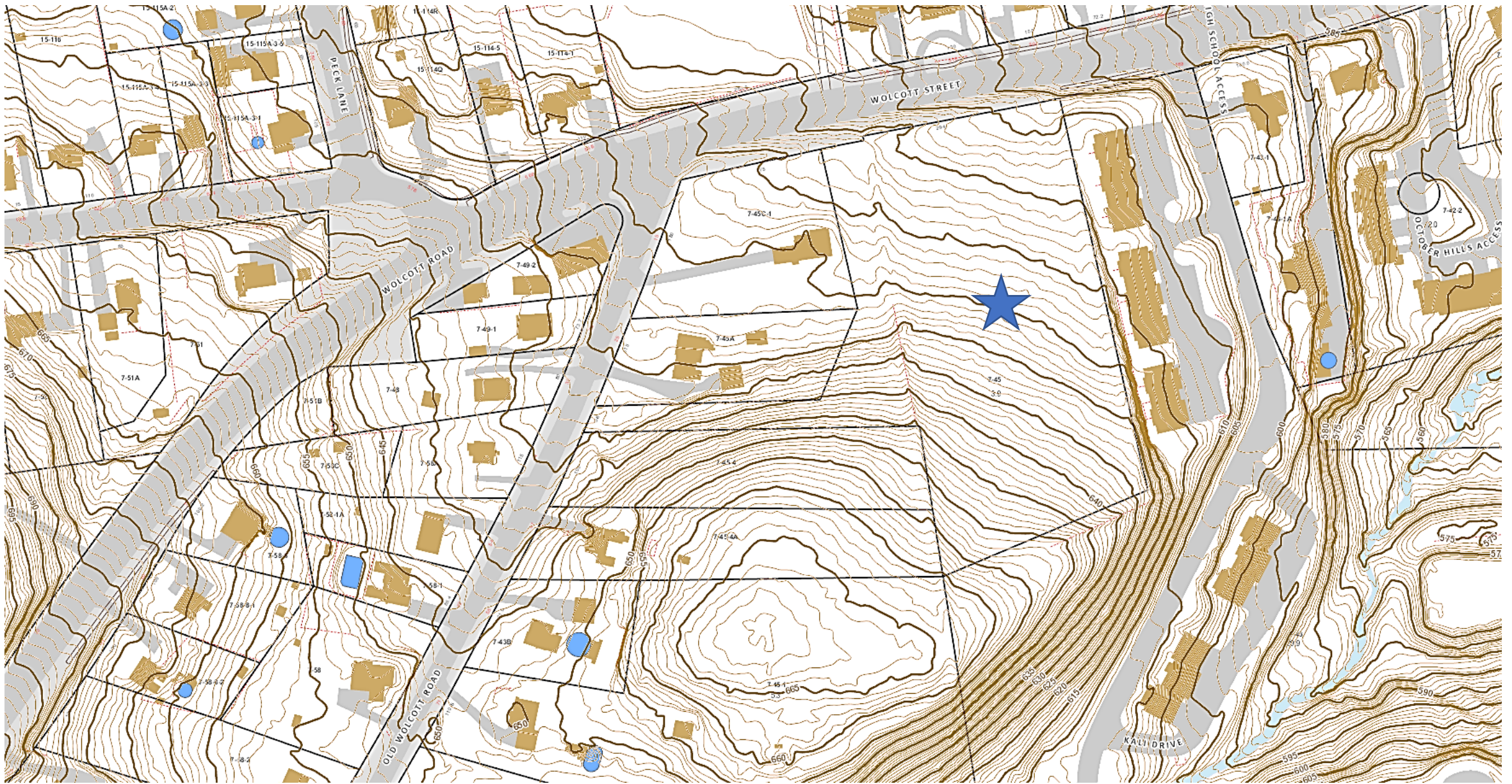
525 Wolcott Street - Location
Map 7 Lot 45



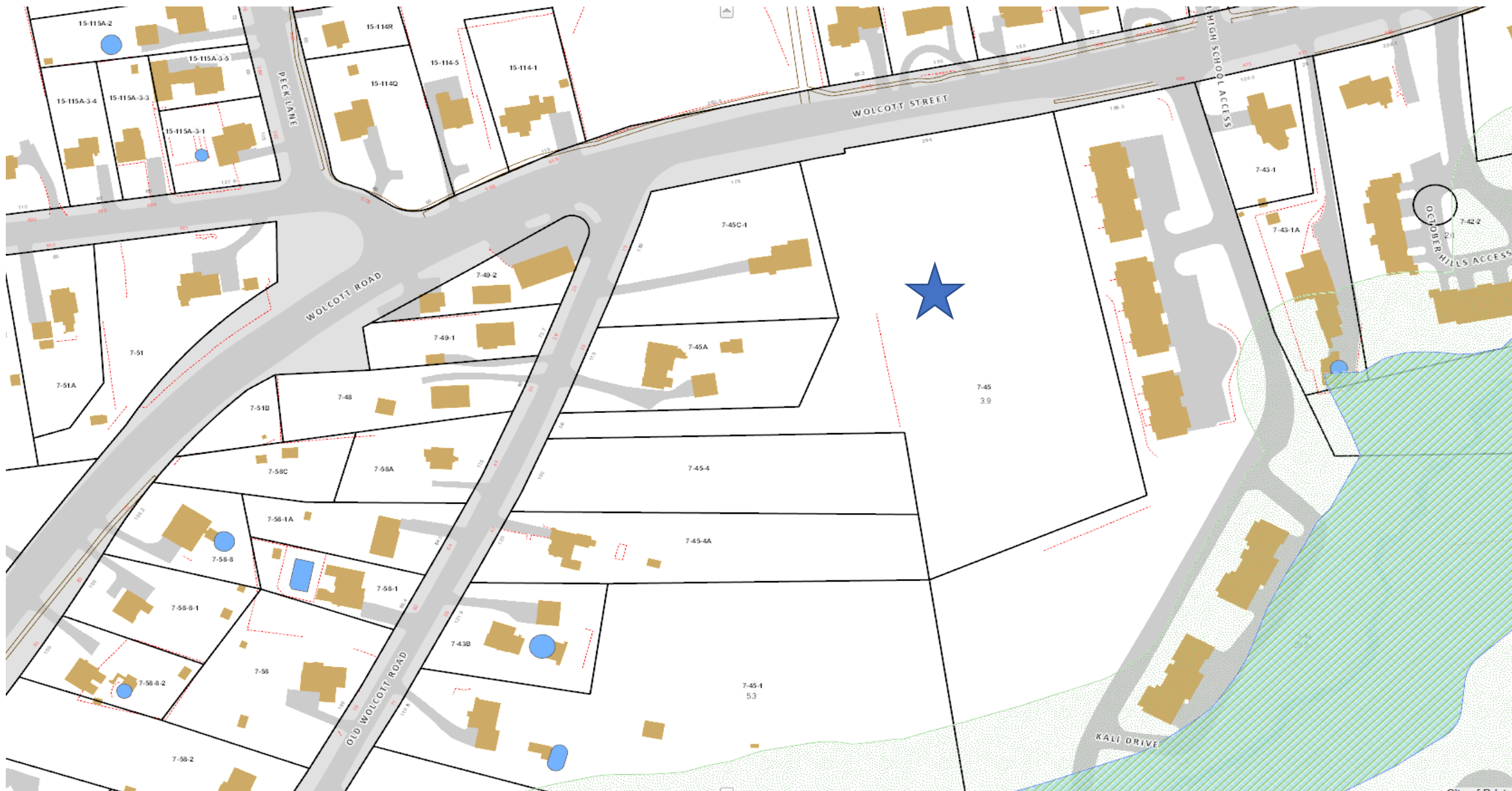
525 Wolcott Street – Zoning – “A” – Multi-Family zone
Map 7 Lot 45



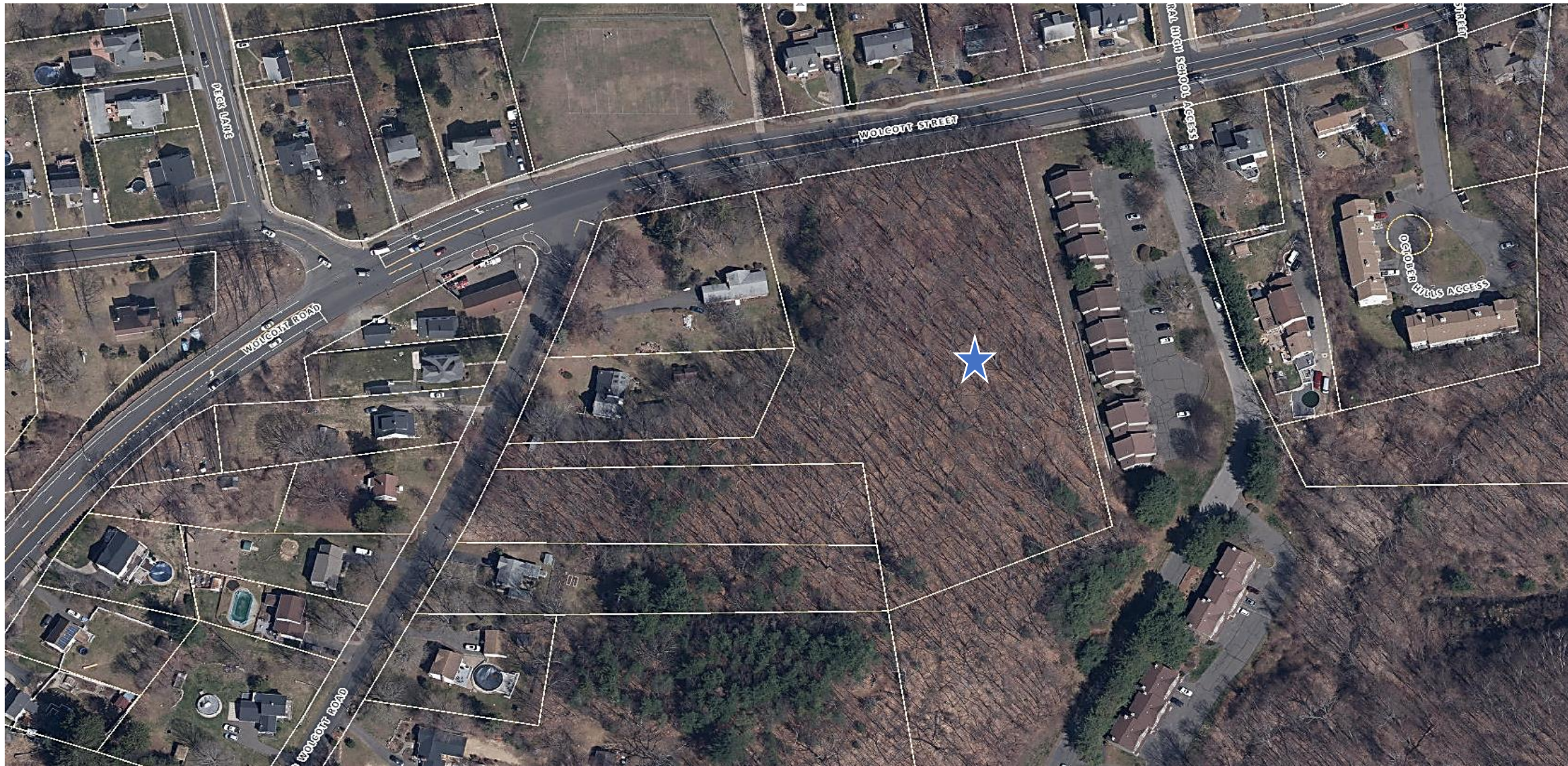
525 Wolcott Street - Floodplain
Map 7 Lot 45



525 Wolcott Street - Topography
Map 7 Lot 45



525 Wolcott Street - Inland Wetlands/Upland Review
Map 7 Lot 45



525 Wolcott Street – Aerial Photo
Map 7 Lot 45



525 Wolcott Street – Near Map April 2025
Map 7 Lot 45



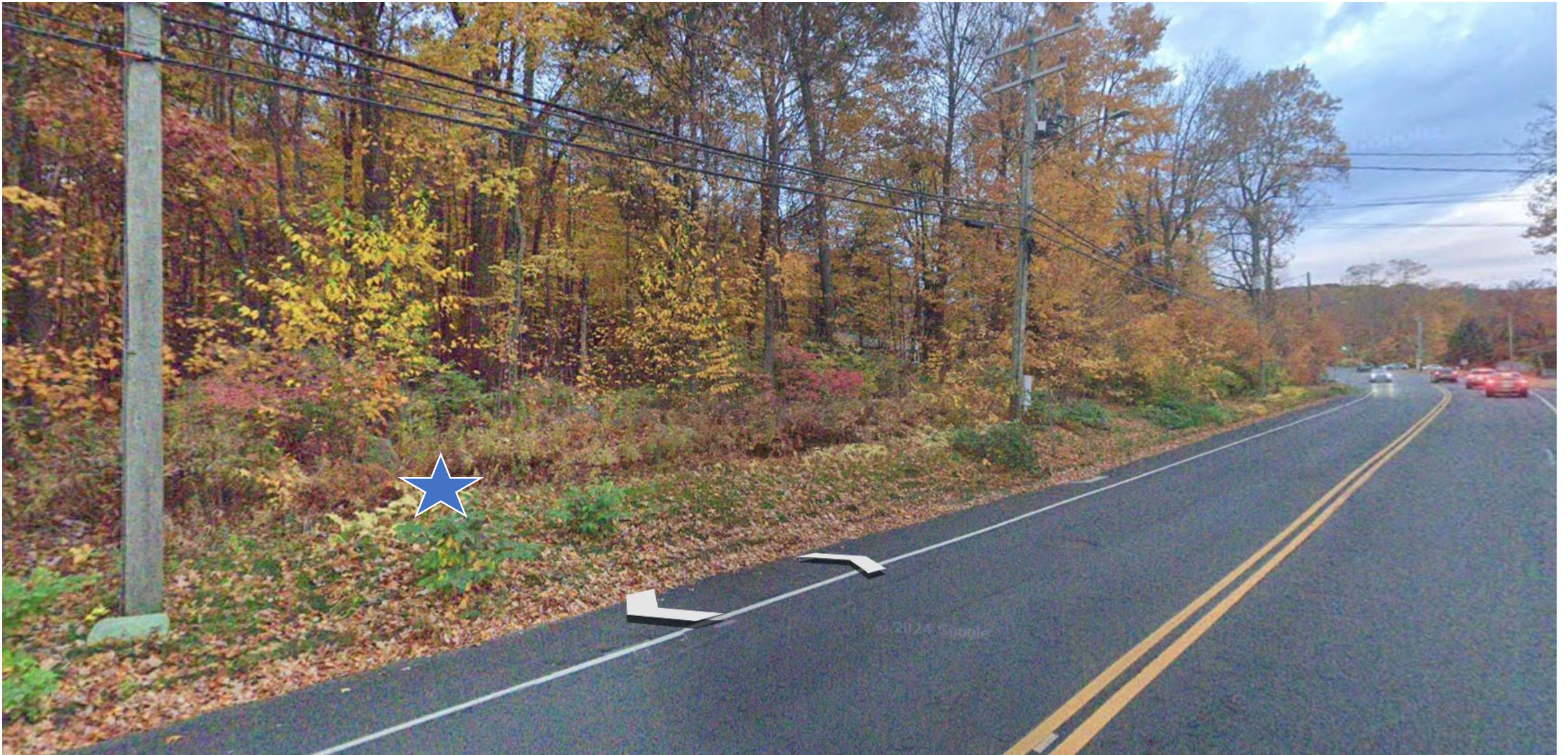
525 Wolcott Street – Google Maps
Map 7 Lot 45



525 Wolcott Street – Google Maps
Map 7 Lot 45

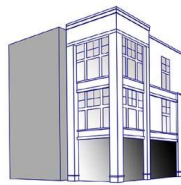


525 Wolcott Street – Streetside
Map 7 Lot 45



525 Wolcott Street – Streetside
Map 7 Lot 45

Applicant's Narrative



Project Narrative

Project Title: Crown Estates

General Information

Project Name: Crown Estates Project Location: Map 7 Lot 45 Old Wolcott Road Zone: A Project Type: Multi-Family Date Submitted: August 13, 2025 Variances Required: No Wetlands Approval Required: No Special Permit Required: No Site Plan Approval Required: Yes	Developer: Crown Estates LLC Site Engineer: Robert Green Associates LLC Architectural Design: Development Planning Solutions LLC Landscape Design: Development Planning Solutions LLC Lighting Design: Lighting Affiliates LLC Project Consultant: Development Planning Solutions LLC Traffic Engineer: F.A. Hesketh and Associates Inc. Legal Representative: Attorney Timothy Furey
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Project Overview

Crown Estates LLC is seeking approval for a 30 Unit Multi-Family Development (density as of right) on a 3.89 Acre Parcel located immediately to the west of the existing Southridge Condominiums. This development proposal follows application # 2498, application for the change of zone from R-15 (Single Family) to A (Multi-Family) which was approved September 16, 2024. Following the approval of application #2498, the four parcels subject to that application were merged into a single parcel known as Lot 45. (Merger effective May 22, 2025)

At the time of the Zone Change application the applicant presented a Concept Plan illustrating the development potential for 30-unit multi-family development containing 3 structures and the associated parking. Through the evolution of site engineering, including the development of low impact stormwater management features, the dwelling units have been consolidated into 2 buildings, lessening the overall impact on the site.

Due to the nature of the site and the manner in which the excavation work will need to be done the applicant is not proposing a phased development, however, it is likely that building 1 will be completed and occupied prior to the completion of building 2. Development is slated to begin in the Spring of 2026 and be completed within 18 months

STRATEGIC LAND USE PLANNING AND DEVELOPMENT CONSULTING

**225 NORTH MAIN STREET SUITE 207 BRISTOL CONNECTICUT
(860) 506-4268**

Applicant's Stormwater Report

Hyperlink for Stormwater Report:

https://www.bristolct.gov/DocumentCenter/View/49816/2025_07_02_Report

SUPPORTING DOCUMENTS

CROWN ESTATES

WOLCOTT STREET

BRISTOL, CONNECTICUT

July 2, 2025



Robert Green Associates, LLC
6 Old Waterbury Road
Terryville, Connecticut 06786


Joseph M. Green P.E.
Reg. No. 0026292

Applicant's Traffic Statement

July 9, 2024

Development Planning Solutions, LLC
225 North Main Street, Suite 207
Bristol, CT 06010

Attn: Mr. Charlie Talmadge

**RE: Traffic Impact Statement
Crown Estates Residential
Wolcott Street
Bristol, CT
Our File: 24036**

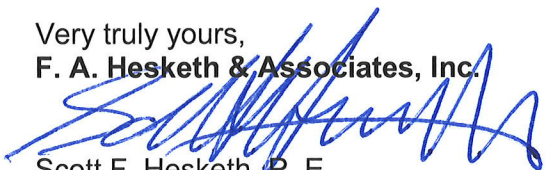
Dear Mr. Talmadge:

Subsequent to the preparation of the traffic Impact Statement that we provided to you on May 10, 2024, the ConnDOT has completed new traffic volume counts on Route 69 northeast of Wolcott Street. The counts were conducted between April 17 and April 19, 2024, but have just been posted on the website for public use.

Attached are copies of the September 2021 and April 2024 counts for review. The 2024 counts show a lower Average daily traffic volume, and lower morning and afternoon peak hour volumes as well. Therefore, the analysis and opinions contained in that report remain valid.

We appreciate the opportunity to provide this information to you. If you require any additional information, please do not hesitate to contact our office.

Very truly yours,
F. A. Hesketh & Associates, Inc.



Scott F. Hesketh, P. E.
Manager of Transportation Engineering

cc: Atty. Tim Furey - Furey, Donovan

T:\24136\Traffic.2024.07.09.docx

Table 1
ConnDOT TRAFFIC VOLUMES
Route 69 Northeast of Wolcott Street
Station No.333

	14-Sep-21 Tuesday			15-Sep-21 Wednesday			16-Sep-21 Thursday			17-Sep-21 Friday		
	<u>NB</u>	<u>SB</u>	<u>Total</u>	<u>NB</u>	<u>SB</u>	<u>Total</u>	<u>NB</u>	<u>SB</u>	<u>Total</u>	<u>NB</u>	<u>SB</u>	<u>Total</u>
12:00				21	28	49	23	34	57	26	35	61
1:00				18	14	32	14	12	26	28	16	44
2:00				15	15	30	15	15	30	13	18	31
3:00				18	16	34	16	10	26	19	16	35
4:00				68	30	98	53	23	76	75	21	96
5:00				175	55	230	158	57	215	156	57	213
6:00				444	165	609	414	141	555	402	138	540
7:00				631	215	846	652	215	867	642	222	864
8:00				458	271	729	444	242	686	427	249	676
9:00				343	238	581	340	237	577	350	274	624
10:00	310	245	555	310	257	567	310	252	562	339	273	612
11:00	296	274	570	319	273	592	282	266	548			
12:00	305	301	606	366	305	671	363	306	669			
1:00	342	337	679	435	305	740	330	290	620			
2:00	409	347	756	359	327	686	414	349	763			
3:00	425	458	883	422	494	916	408	465	873			
4:00	411	561	972	394	541	935	460	578	1038			
5:00	457	506	963	459	536	995	443	528	971			
6:00	360	422	782	365	458	823	341	438	779			
7:00	239	333	572	289	324	613	240	343	583			
8:00	161	225	386	210	245	455	181	240	421			
9:00	96	165	261	104	183	287	125	143	268			
10:00	67	93	160	89	97	186	77	103	180			
11:00	42	70	112	39	67	106	55	67	122			
Total	3920	4337	8257	6351	5459	11810	6158	5354	11512	2477	1319	3796
2021 ADT for Station 333 in Bristol, CT = 11,100												

Table 1
ConnDOT TRAFFIC VOLUMES
Route 69 Northeast of Wolcott Street
Station No.333

	17-Apr-24 Wednesday			18-Apr-24 Thursday			19-Apr-24 Friday		
	<u>NB</u>	<u>SB</u>	<u>Total</u>	<u>NB</u>	<u>SB</u>	<u>Total</u>	<u>NB</u>	<u>SB</u>	<u>Total</u>
12:00				26	36	62	21	45	66
1:00				19	18	37	26	19	45
2:00				15	14	29	15	7	22
3:00				23	17	40	18	10	28
4:00				59	29	88	56	28	84
5:00				174	61	235	165	75	240
6:00				404	176	580	436	133	569
7:00				665	188	853	584	195	779
8:00				489	261	750			
9:00				311	222	533			
10:00				232	216	448			
11:00				275	249	524			
12:00				329	294	623			
1:00	399	329	728	341	265	606			
2:00	365	383	748	405	356	761			
3:00	394	513	907	357	483	840			
4:00	433	588	1021	426	587	1013			
5:00	432	527	959	393	504	897			
6:00	335	409	744	323	357	680			
7:00	210	320	530	202	338	540			
8:00	179	258	437	145	276	421			
9:00	128	166	294	135	168	303			
10:00	81	103	184	88	120	208			
11:00	41	95	136	50	101	151			
Total	2997	3691	6688	5886	5336	11222	1321	512	1833
2024 ADT for Station 333 in Bristol, CT = 10,700									

CONNDOT COUNTS

Status: OK

North

Combined

South

Class

Speed

BRIS-333 - Combined - n/s

Route 69 - 25.73 mi NE of Wolcott Street

Town.....	Bristol	14-Sep	15-Sep	16-Sep	17-Sep
Station.....	333	Tue	Wed	Thu	Fri
Location.....	41.659704,-72.961923		49	57	61
Posted Speed Limit.....	40 MPH		32	26	44
2015-Principal Arterial - Other	3...2015-Urban		30	30	31
Start Report.....	14-Sep-2021 10:00AM		34	26	35
End Report.....	17-Sep-2021 11:00AM		98	76	96
UnRounded AADT.....	33424.3		230	215	213
24-Hour Count.....	11495 * G4(0.96) = 11035.2		609	555	540
Day 1.....	+11810 * G4(0.96) = 22372.8		846	867	864
Day 2.....	+11512 * G4(0.96) = 33424.3		729	686	676
UnRounded AADT.....	33424.3 / 3 = 11141.4	x	581	577	624
OK 2021 Tue 14-Sep -this report-	11100	555	567	562	612
OK 2020 Tue 25-Aug	10300	570	592	548	x
OK 2015 Mon 31-Aug	10200	606	671	669	
OK 2009 Wed 28-Oct	9800	679	740	620	
OK 2006 Wed 29-Nov	11200	756	686	763	
Dataset Details.....	2	883	916	873	
		972	935	1038	
		963	995	971	
		782	823	779	
		572	613	583	
		386	455	421	
		261	287	268	
		160	186	180	
		112	106	122	
Totals		8257	11810	11512	3796

Status: OK

North

Combined

South

Class

Speed

BRIS-333 - North

Route 69 - 25.73 mi NE of Wolcott Street

Town.....	Bristol	14-Sep	15-Sep	16-Sep	17-Sep	
Station.....	333	Tue	Wed	Thu	Fri	
Location.....	41.659704,-72.961923	12:00am	21	23	26	
Posted Speed Limit.....	40 MPH	01:00am	18	14	28	
2015-Principal Arterial - Other	3...2015-Urban	02:00am	15	15	13	
Start Report.....	14-Sep-2021 10:00AM	03:00am	18	16	19	
End Report.....	17-Sep-2021 11:00AM	04:00am	68	53	75	
Unrounded AADT.....	6000	05:00am	175	158	156	
24-Hour Count.....	6111 * G4(0.96) = 5866.6	06:00am	444	414	402	
Day 1.....	+ 6351 * G4(0.96) = 11963.5	07:00am	631	652	642	
Day 2.....	+ 6158 * G4(0.96) = 17875.2	08:00am	458	444	427	
UnRounded AADT.....	17875.2 / 3 = 5958.4	09:00am	x	343	340	
OK 2021 Tue 14-Sep -this report-	11100	10:00am	310	310	339	
OK 2020 Tue 25-Aug	10300	11:00am	296	319	282	
OK 2015 Mon 31-Aug	10200	12:00pm	305	366	363	
OK 2009 Wed 28-Oct	9800	01:00pm	342	435	330	
OK 2006 Wed 29-Nov	11200	02:00pm	409	359	414	
Dataset Details.....	2	03:00pm	425	422	408	
		04:00pm	411	394	460	
		05:00pm	457	459	443	
		06:00pm	360	365	341	
		07:00pm	239	289	240	
		08:00pm	161	210	181	
		09:00pm	96	104	125	
		10:00pm	67	89	77	
		11:00pm	42	39	55	
		Totals	3920	6351	6158	2477

Status: OK

North

Combined

South

Class

Speed

BRIS-333 - South

Route 69 - 25.73 mi NE of Wolcott Street

Town.....	Bristol	14-Sep	15-Sep	16-Sep	17-Sep
Station.....	333	Tue	Wed	Thu	Fri
Location.....	41.659704,-72.961923		28	34	35
Posted Speed Limit.....	40 MPH		14	12	16
2015-Principal Arterial - Other	3...2015-Urban		15	15	18
Start Report.....	14-Sep-2021 10:00AM		16	10	16
End Report.....	17-Sep-2021 11:00AM		30	23	21
Initial Speed Limit.....	30		55	57	57
24-Hour Count.....	5384 * G4(0.96) = 5168.6		165	141	138
Day 1.....	+ 5459 * G4(0.96) = 10409.3		215	215	222
Day 2.....	+ 5354 * G4(0.96) = 15549.1		271	242	249
UnRounded AADT.....	15549.1 / 3 = 5183.0	x	238	237	274
OK 2021 Tue 14-Sep -this report-	11100	245	257	252	273
OK 2020 Tue 25-Aug	10300	274	273	266	x
OK 2015 Mon 31-Aug	10200	301	305	306	
OK 2009 Wed 28-Oct	9800	337	305	290	
OK 2006 Wed 29-Nov	11200	347	327	349	
Dataset Details.....	2	03:00pm	458	494	465
		04:00pm	561	541	578
		05:00pm	506	536	528
		06:00pm	422	458	438
		07:00pm	333	324	343
		08:00pm	225	245	240
		09:00pm	165	183	143
		10:00pm	93	97	103
		11:00pm	70	67	67
		Totals	4337	5459	5354
					1319

Status: OK

North

Combined

South

Class

Speed

BRIS-333 - North

Route 69 - 25.73 mi NE of Wolcott Street

Town.....	Bristol	17-Apr Wed	18-Apr Thu	19-Apr Fri
Station.....	333			
Location.....	41.659704,-72.961923			
Posted Speed Limit.....	40 MPH			
2015-Principal Arterial - Other	3...2015-Urban			
Start Report.....	17-Apr-2024 01:00PM			
End Report.....	19-Apr-2024 08:00AM			
Annualized AADT.....	5886			
24-Hour Count.....	6018 * G4(0.94) = 5656.9			
Day 1.....	+ 5886 * G4(0.94) = 11189.8			
UnRounded AADT.....	11189.8 / 2 = 5594.9			
OK 2024 Wed 17-Apr -this report-	10700			
OK 2021 Tue 14-Sep	11100			
OK 2020 Tue 25-Aug	10300			
OK 2015 Mon 31-Aug	10200			
OK 2009 Wed 28-Oct	9800			
OK 2006 Wed 29-Nov	11200			
Dataset Details.....	2			
		12:00am	26	21
		01:00am	19	26
		02:00am	15	15
		03:00am	23	18
		04:00am	59	56
		05:00am	174	165
		06:00am	404	436
		07:00am	665	584
		08:00am	489	x
		09:00am	311	
		10:00am	232	
		11:00am	x	275
		12:00pm	x	329
		01:00pm	399	341
		02:00pm	365	405
		03:00pm	394	357
		04:00pm	433	426
		05:00pm	432	393
		06:00pm	335	323
		07:00pm	210	202
		08:00pm	179	145
		09:00pm	128	135
		10:00pm	81	88
		11:00pm	41	50
		Totals	2997	5886
				1321

Status: OK

North

Combined

South

Class

Speed

BRIS-333 - South

Route 69 - 25.73 mi NE of Wolcott Street

Town.....	Bristol	17-Apr	18-Apr	19-Apr
Station.....	333	Wed	Thu	Fri
Location.....	41.659704,-72.961923			
Posted Speed Limit.....	40 MPH			
2015-Principal Arterial - Other	3...2015-Urban			
Start Report.....	17-Apr-2024 01:00PM			
End Report.....	19-Apr-2024 08:00AM			
Annualized AD.....	5101			
24-Hour Count.....	5472 * G4(0.94) = 5143.7			
Day 1.....	+ 5336 * G4(0.94) = 10159.5			
UnRounded AADT.....	10159.5 / 2 = 5079.8			
OK 2024 Wed 17-Apr -this report-	10700			
OK 2021 Tue 14-Sep	11100			
OK 2020 Tue 25-Aug	10300			
OK 2015 Mon 31-Aug	10200			
OK 2009 Wed 28-Oct	9800			
OK 2006 Wed 29-Nov	11200			
Dataset Details.....	2			
		12:00am	36	45
		01:00am	18	19
		02:00am	14	7
		03:00am	17	10
		04:00am	29	28
		05:00am	61	75
		06:00am	176	133
		07:00am	188	195
		08:00am	261	x
		09:00am	222	x
		10:00am	216	
		11:00am	249	
		12:00pm	x	294
		01:00pm	329	265
		02:00pm	383	356
		03:00pm	513	483
		04:00pm	588	587
		05:00pm	527	504
		06:00pm	409	357
		07:00pm	320	338
		08:00pm	258	276
		09:00pm	166	168
		10:00pm	103	120
		11:00pm	95	101
		Totals	3691	5336
				512

Site Plan Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #440

SITE PLAN: "Crown Estates" Site Plan for a multi-family residential development (30 units) at Wolcott Street & Old Wolcott Road; Charlie Talmadge, Applicant. Plans Dated: August 11, 2025 (latest revision); Date of Committee Review: September 3, 2025 (first review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. A review of the Traffic study / Intersection sightline report, provides for an analysis of the Intersectional Sight Distance (ISD) at 45 mph, In review of previous CTDOT traffic counts and speed data, the 85% speed shown in the area was in excess of 50 mph on Wolcott Street, I recommend using the 85% speed to verify if the ISD is adequate. The ISD analysis submitted would require some clearing on the adjoining property along with and possible regrading. Bypass widening should be considered on Wolcott Street if necessary for safety, like it was provided for the nearby Southridge Condo's to the east. In addition, the sightline analysis should be based upon the proposed driveway grades not existing grades. Additional grades are needed for the driveway and driveway apron approach on Wolcott Street. Provide a document showing the location of the sightline triangles.
2. Verify on sheet 2 that the northerly property corner on the Old Wolcott Road stub is Found.
3. There are several notes that need to be updated, along with the zoning table on sheet 3.
4. CTDOT approval is needed to tie into the drainage and for driveway access.
5. On sheet 5 the driveway access from the buildings has a stop bar and sign that is in front of the sidewalks, this location would cause the users of the sidewalks to possibly walk around/avoid vehicles when crossing. Ramps are recommended in this area.
6. On page 6 the discharge from the storm drainage basin onto Wolcott Street appears to go through SNET pole 2419.
7. The grading shows the sidewalks being constructed on Wolcott Street are at around 5%, a note should be placed on sidewalk that the maximum grade is 5%. Also add the sidewalk width. Is the walk 6 feet wide like the rest of the site?
8. On sheet 8 there is an area of the site that will have a final grade of 2 to 1 and that is shown as a grassed slope. It is recommended that plantings and a more stable material be placed in this area.

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. Indicate application number and approval date associated with this project on the cover sheet.
2. In light of the recent parking regulation reduction, staff recommends removing the excess parking spaces and lot shown. Consider an area for "future" parking spaces and provide a few parking spaces for visitors to serve the overall development.
3. The limits of clearing at the North property line abutting residential property completely removes existing vegetation. Provide a line of trees and landscaping at the North property line to replace the vegetation removed and provide screening for the development including screening of buildings and parking areas. Supplement areas will only minimal vegetation remains.
4. Consider placing the second building where the removed parking area is located leaving green space between both buildings and alleviating residents from "facing each other" through both building windows facing the parking lot.
5. Landscape plan incorrectly shows existing vegetation in green to the South. Aerial mapping and survey shows this area is not vegetation as shown. Revise landscape plan to portray existing conditions. Staff suggests

supplementing with a second row of trees in areas abutting single-family homes where the existing vegetation is not sufficient, in particular, 15 Old Wolcott Road.

6. Provide parking area landscaping.
7. Will any units near handicap parking be either constructed for or built to accommodate accessibility?
8. The height shown on the elevations of 42 feet and 1 inch exceed the 40-foot height limit in the A-zone. Provide details of the average finished grade or compliance.
9. Provide a hatched crosswalk for pedestrians using sidewalk to cross roadway at stop sign. Explore ways to ensure a car stopped at the stop sign will not interfere with the sidewalk crossing.
10. The Zoning Compliance chart shows the proposed impervious coverage exceeds the requirement. Seek a Variance or revise the plan accordingly.
11. The Zoning Compliance chart shows a proposed building height of 25 feet. This is incorrect.
12. The narrative and plan notes say the property consists of 3.87 and 3.89 acres. Correct and revise.
13. Remove “quantities” from Landscape plan note #5. Final quantity of landscape materials will not be varied or will be determined by staff.
14. The entire Zoning Compliance chart is incorrect and appears to be for another project. Staff is unable to review plans without proper information.
15. Will there be designated resident parking spaces? How will you ensure visitors do not take up all the available parking spaces?
16. Does the building have elevators or only stairs?
17. How many bedrooms will the development consist of?
18. Label Building #2 floor plans.
19. Indicate building entries on elevations. Are the main entries shown on the site plan reflected in the elevations?
20. Provide details for handicap signs.
21. Driveway aisles can be 24 feet vs 25 feet to reduce impervious coverage.
22. Will there be any employees? Will they have designated parking spaces?
23. Provide calculations and show on plans parking lot landscaping.
24. Provide a listing of LID features and compliance with the regulation.
25. Sidewalks separating parking areas from buildings shall have a minimum separation distance of 6 feet.
26. Final as-built required prior to C.O.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

(ZEO): Parking areas containing 10 or more parking spaces shall be suitably landscaped with appropriate trees, shrubs and ground cover, in accordance with the following:

1. Parking areas containing 10 or more parking spaces shall contain at least one major tree and two shrubs per ten parking spaces or major fraction thereof, planted within and along the perimeter of the parking area.
2. Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips.

3. Trees within and along the perimeter of parking areas shall be of such varieties which provide shade or are capable of providing shade at maturity.

1. (Building) No comments at this time.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. If additional parking spaces are removed or designated as “future parking” will the 4 ADA spaces shown on the plan still remain?

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. Bristol Water and Sewer rules, regulations and policies must be followed
2. All water and Sewer work require a permit from the perspective divisions
3. All work needs to be scheduled with 4 days’ notice
4. We require the plumber who pulls the permit to be the point of contact for the project and must be on site when work is done.
5. Only licensed employees or current apprentice can do the water and sewer work.

Sewer:

1. 8” line in the street requires a dog house.
2. Sewer MH #2 needs to be moved, or if left in place, a MH needs to be at the change of direction to Building # 1.
3. The sewer to each building needs to be 8” and transition to 6” 5 feet from the face of foundation with a clean out.
4. MH #2 going to Building 2 is required.
5. Pressure test required while our inspector is present.
6. Dye test required for CO.
7. Sewer connection fee is based on the water meter size.

Water:

1. 342’ of 6” DIP should be 8”.
2. 8 x 4 tee to each building.
3. After the services to building #2, the line can reduce to 6” to the hydrant.
4. Pressure test, bacteria test and flushing required.
5. Call office for pricing on water tap on the main on Wolcott St.
6. After the valve, everything becomes private but requires inspections. Call office to discuss schedule to determine fees.
7. 2” water service requires a flared end with a bi-pass to be approved by the meter shop.

Site Plan

CROWN ESTATES

WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD

BRISTOL, CONNECTICUT

ASSESSORS MAP/LOT: 7/45

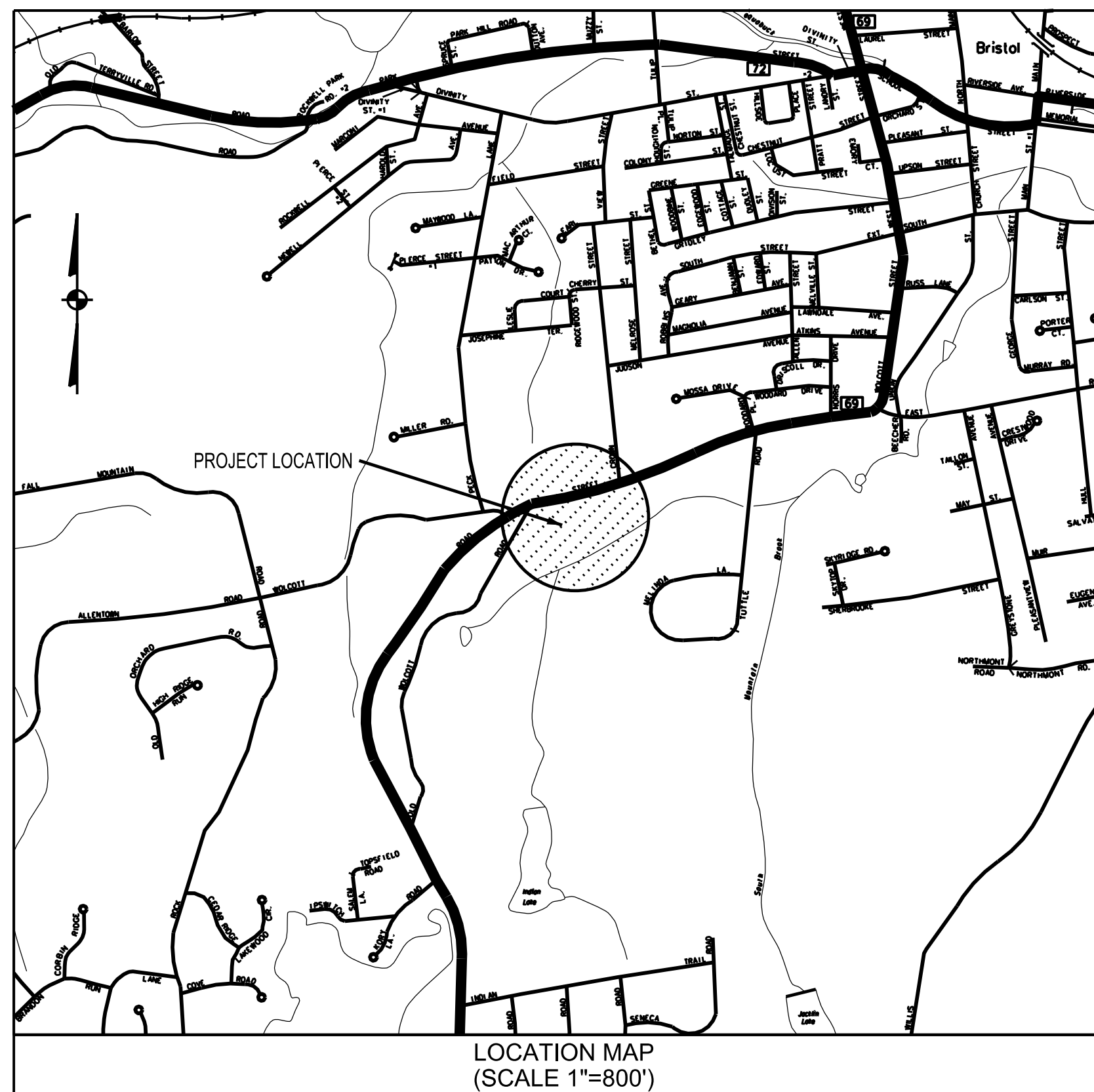
AUGUST 11, 2025

APPLICATION: #

SITE PLAN FOR RESIDENTIAL MULTI-FAMILY DEVELOPMENT (30 UNITS)

GRANTED:

LIST OF REVISIONS		
REV.	DATE	REVISION DESCRIPTION

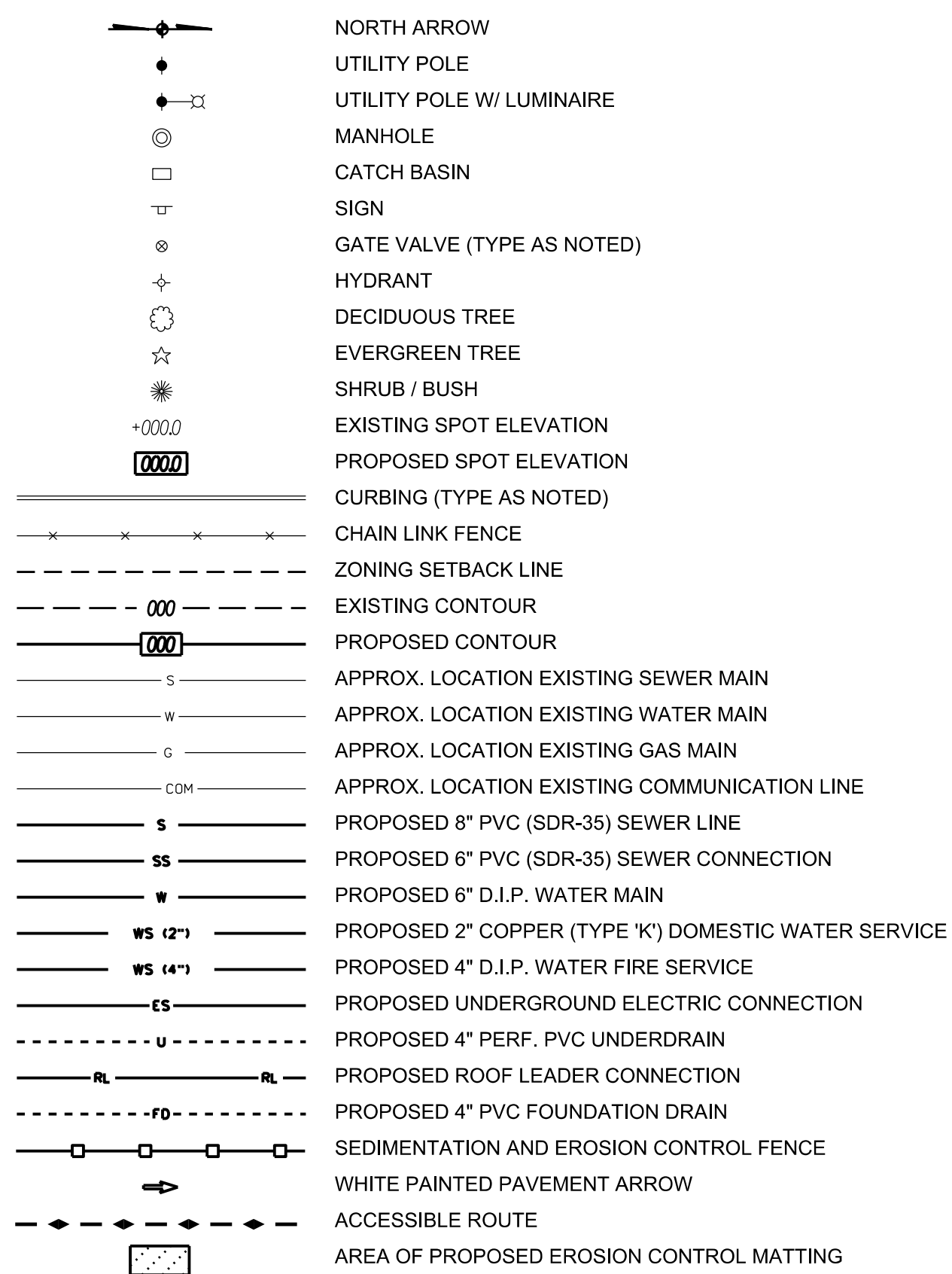


Applicant:
Crown Estates LLC
P.O. Box 9265
Forrestville, CT 06011

Surveyor/Civil Engineer:
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

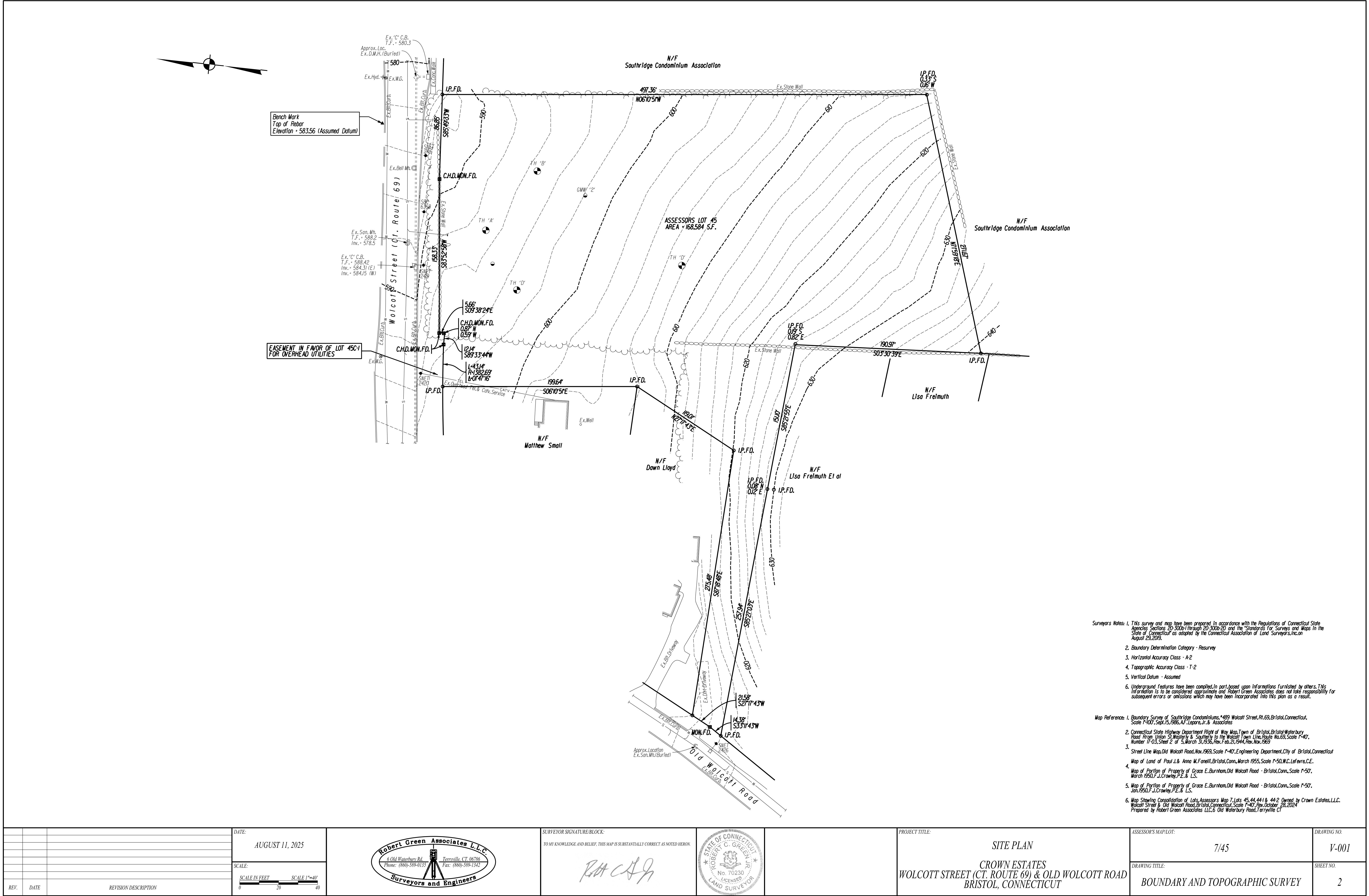
Landscaping:
Development Planning Solutions LLC
225 North Main Street, Suite 207
Bristol, CT 06010
(860) 506-4268

LEGEND



LIST OF DRAWINGS

1	COVER SHEET
2	PROPERTY & TOPOGRAPHIC SURVEY
3	GENERAL NOTES
4	SITE REMOVALS PLAN
5	LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN
6	DRAINAGE AND UTILITIES PLAN
7	GRADING PLAN
8	EROSION AND SEDIMENTATION CONTROL PLAN
9-15	MISCELLANEOUS NOTES AND DETAILS
L2.0	LANDSCAPING PLAN



Surveyors Notes: 1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300-1 through 20-300-20 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. Vertical Datum - Assumed

6. Underground Features have been compiled, in part, based upon information 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.

Map References: 1. Boundary Survey of "Southridge Condominiums," 489 Wolcott Street, Rt. 69, Bristol, Connecticut, Scale 1"=100', Sept. 15, 1986, AF, Lepore, Jr. & Associates

2. Connecticut State Highway Department Right of Way Map, Town of Bristol, Bristol Waterbury Road from Union St. West to the Wolcott Town Line, Route No. 69, Scale 1"=40', Number 17-03, Sheet 2 of 5, March 30, 1936, Rev. Feb. 21, 1944, Rev. Nov. 1969

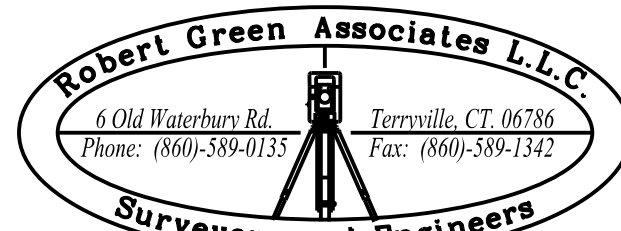
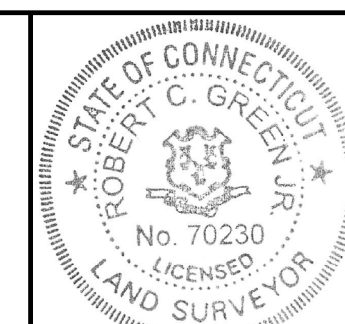
3. Street Line Map, Old Wolcott Road, Nov. 1969, Scale 1"=40', Engineering Department, City of Bristol, Connecticut

4. Map of Land of Paul J. & Anna M. Farnell, Bristol, Conn., March 1955, Scale 1"=50, W.C. Lefevre, C.E.

5. Map of Portion of Property of Grace E. Burnham, Old Wolcott Road - Bristol, Conn., Scale 1"=50, March 1950, F.J. Crowley, P.E. & L.S.

6. Map of Portion of Property of Grace E. Burnham, Old Wolcott Road - Bristol, Conn., Scale 1"=50, Jan. 1950, F.J. Crowley, P.E. & L.S.

7. Map Showing Consolidation of Lots, Assessors Map 7, Lots 45, 44, 44-1 & 44-2 Owned by Crown Estates, LLC, Wolcott Street & Old Wolcott Road, Bristol, Connecticut, Scale 1"=40', Rev. October 28, 2024, Prepared by Robert Green Associates LLC, 6 Old Waterbury Road, Terryville, CT

			DATE: AUGUST 11, 2025	 6 Old Waterbury Rd. Terryville, CT 06786 Phone: (860)-389-0133 Fax: (860)-589-1342 Surveyors and Engineers	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	PROJECT TITLE: SITE PLAN CROWN ESTATES WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 7/45	DRAWING NO. V-001
REV.	DATE	REVISION DESCRIPTION	SCALE: 						DRAWING TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY	SHEET NO. 2

GENERAL NOTES:

1. ASSESSORS MAP/LOT: 7/45
2. PROPERTY ADDRESS: OLD WOLCOTT ROAD
3. OWNER NAME: CROWN ESTATES LLC
4. PREPARED FOR: CROWN ESTATES LLC
5. ZONE: A
6. LOT AREA • 168,584 S.F.(3.87 Acres)
7. BASED ON THE CITY OF BRISTOL INLAND WETLAND AND WATER COURSES MAPS, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
8. BASED ON FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 402 OF 075, MAP NUMBER 0900300402P, EFFECTIVE DATE, SEPTEMBER 26, 2008, THE PARCEL LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
9. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA
10. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS
11. PROPOSED BUILDING TO BE SERVICED BY PUBLIC WATER AND SEWER
12. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK, WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION
14. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION (FORM B10) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.
15. ANY WALLS OVER 3 FT IN HEIGHT WILL REQUIRE DESIGN BY A PROFESSIONAL ENGINEER FOR BUILDING DEPT. SUBMITTAL.
16. RETAINING WALLS OVER 3 FT IN HEIGHT WILL REQUIRE SHOP DRAWINGS STAMPED BY A LICENSED ENGINEER AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

PARKING CALCULATION:

PROPOSED USE: MULTI-FAMILY DWELLING (30 UNITS)

PARKING REQUIREMENT: 2.0 PER DWELLING UNIT x 30 DWELLING UNITS = 60 SPACES

PARKING PROPOSED: 75 SPACES

DENSITY CALCULATION:

NUMBER OF DWELLING UNITS • 30

LOT AREA • 3.87 ACRES

DENSITY • 30 / 3.87 = 7.75 UNITS/ACRE

'A' Zone Multi-family Residential Area and Dimensional Requirements		
Standard	8 units per acre or less	Proposed
A) Minimum Lot Area	2 acres	15.6
B) Minimum Lot Frontage (ft)	50	0.96
C) Minimum Lot Width (ft)	150	150
D) Minimum Front Yard (ft)	40	11.5
E) Minimum Side Yard (ft)	25/50 ^A	6.5
F) Minimum Rear Yard (ft)	25/50 ^A	NA
G) Maximum Building Height (ft)	40	25
H) Maximum Building Coverage (%)	30	25.6
I) Maximum Impervious Coverage (%)	40	67.6

^A Applicable to yards abutting a single-family residential zoning district

CONSTRUCTION SEQUENCE:

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE TOWN STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455.
3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.
4. INSTALL CONSTRUCTION ENTRANCE PAD.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE EBS PLAN.
6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD CHIP BRUSH AND SLASH, STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.
7. REMOVE ALL ITEMS PER REMOVALS PLAN.
8. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
9. MAKE ALL CUTS AND FILLS REQUIRED, ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING TO A SUBGRADE, ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF THE BUILDING FOR THE CONSTRUCTION ACTIVITIES.
10. BEGIN CONSTRUCTION OF THE BUILDINGS.
11. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
12. INSTALL ALL UTILITIES AND DRAINAGE SYSTEMS TO WITHIN 5 FEET OF THE BUILDING'S OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.
13. PREPARE SUB-BASE, SLOPES, PARKING AREAS, SHOULDER AREAS, ACCESS DRIVES AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
14. INSTALL PROCESS AGGREGATE IN PARKING AREAS.
15. PLACE TOPSOIL WHERE REQUIRED, COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
16. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
17. UPON SUBSTANTIAL COMPLETION OF THE BUILDING'S, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS, INSTALL FIRST COURSE OF PAVING.
18. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
19. INSTALL FINAL COURSE OF PAVEMENT.
20. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

OPERATION AND MAINTENANCE PLAN (POST CONSTRUCTION)

1. ALL DRAINAGE SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12" INCHES OF THE OUTLET PIPE INVERT, NOT LESS THAN ONCE PER YEAR. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
2. ALL PAVED AREAS SHALL BE SWEEPED TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING, AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.
3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. (USE ONLY ORGANIC FERTILIZER)
4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2" OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.

INSPECTION AND MAINTENANCE GUIDELINES STORMWATER QUALITY MEASURES

1. THE CATCHBASIN SYSTEM SHOULD BE INSPECTED MONTHLY IN THE FIRST YEAR AND TWICE-A-YEAR (APRIL AND OCTOBER) THEREAFTER TO CHECK INLETS AND OUTLETS FOR CLOGGING AND TO REMOVE ANY DEBRIS AS REQUIRED.
2. INSPECTION AND MAINTENANCE FOR THE STORMWATER QUALITY CHAMBER SHALL BE PER THE GUIDELINES PUBLISHED BY THE MANUFACTURER.

<https://www.conteches.com/Portals/0/Documents/Maintenance%20Guides/CDS-Maintenance-Guide.pdf?ver=2018-05-31:143259-453>

INSPECTION AND MAINTENANCE GUIDELINES FOR DETENTION BASIN

INSPECTIONS

THE BASIN SHOULD BE INSPECTED TWICE A YEAR (APRIL AND OCTOBER) FOR THE FIRST 3 YEARS, AND AFTER EVERY LARGE STORM. THE FREQUENCY OF THE INSPECTIONS CAN BE ADJUSTED UPWARD OR DOWNWARD BASED ON THE RESULTS OF THESE INITIAL INSPECTIONS. THE INSPECTIONS SHOULD INCLUDE A THOROUGH VISUAL CHECK OF THE FOLLOWING:

1. ACCUMULATION OF SEDIMENT OR DEBRIS
2. ACCUMULATION OF LEAVES AND GRASS CLIPPINGS
3. EROSION, SETTLEMENT, OR SLOPE FAILURE OF THE BASIN SIDES.
4. ALGAE GROWTH, STAGNANT POOLS, OR NOXIOUS ODORS.
5. SEEPAGE AT THE TOE OF THE BASIN.
6. EROSION OF THE INLET SWALE LININGS.
7. EVIDENCE OF VANDALISM.
8. EVIDENCE OF STRUCTURAL DAMAGE DUE TO WILDFIRE, OR INVASIVE PLANT SPECIES.

THE INSPECTIONS SHOULD DOCUMENT ANY INCREASE IN THE ACCUMULATION OF SEDIMENT, EROSION OF THE BASIN FLOOR, HEALTH OF THE BASIN VEGETATION, AND THE CONDITION OF THE SWALE LININGS FOR USE IN SUBSEQUENT INSPECTIONS.

ROUTINE MAINTENANCE:

ROUTINE MAINTENANCE IS TO BE PERFORMED BASED ON THE CONCLUSIONS OF EACH INSPECTION. TYPICAL ROUTINE MAINTENANCE IS EXPECTED TO CONSIST OF THE FOLLOWING:

1. DEBRIS (LEAVES, GRASS CLIPPINGS, ETC.) AND LITTER REMOVAL.
2. SILT AND SEDIMENT REMOVAL.
3. BRUSH CUTTING UP TO TWO TIMES PER YEAR.
4. MOWING WHEN GRASS HEIGHT EXCEEDS 6".

NON-ROUTINE MAINTENANCE:

NON-ROUTINE MAINTENANCE WILL BE BASED ON THE RESULTS OF THE INSPECTIONS. WORK THAT MAY BE REQUIRED WOULD CONSIST OF:

1. EROSION AND STRUCTURAL REPAIR.
2. SEDIMENT REMOVAL AND DISPOSAL.
3. NUISANCE CONTROL.
4. RE-ESTABLISHMENT OF THE BOTTOM SURFACE FOR INFILTRATION.
5. DEWATERING OF THE BASIN.

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ECOUNTERED, WHETHER SHOWN ON AN EXISTING CONDITIONS DRAWING OR NOT.
2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES, COVERS, GRATES, ETC. TO REMAIN IN USE. SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESSARY.
4. ANY SITE FEATURE NOT LABELED AS BEING REMOVED, REPLACED, ETC. IS INTENDED TO REMAIN.
5. DURING THE PRECONSTRUCTION MEETING, THE CONTRACTOR, ENGINEER AND CITY SHALL DETERMINE A SUITABLE STOCKPILE LOCATIONS.
6. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNDOT STANDARDS AS DEPICTED.
2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.
3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.
3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
4. ALL RAMPS SHALL NOT EXCEED 1/4% OR 2% CROSS PITCH.

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE.
2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.
3. ALL YARD DRAWS SHALL BE "NYLOPLAST DRAIN BASINS" (OR APPROVED EQUAL) WITH THE STANDARD D.I. FRAME AND GRATE UNLESS OTHERWISE NOTED ON THE PLANS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.
5. ALL WATERMAIN AND SERVICE WORK TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS, INCLUDING BACKFLOW PREVENTION SPECIFICATIONS. PRIOR TO THE START OF CONSTRUCTION CONTACT PAUL KEEGAN FOR ALL WATERMAIN AND SERVICE WORK AND BRYAN ROBERTS FOR ALL SEWER MAIN AND SERVICE WORK, BOTH AT THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT (860) 582-7431.
6. FINAL WATER SERVICE SIZES TO BE DETERMINED BY THE OWNERS MECHANICAL ENGINEER ONCE ALL PERTINENT WATER FIXTURE DATA HAS BEEN RECEIVED.
7. ONCE THE OWNERS MECHANICAL ENGINEER HAS DETERMINED THE MAX GPM TO BE SUPPLIED TO THE BUILDING, THE BRISTOL WATER AND SEWER DEPARTMENT WILL THEN DETERMINE THE METER SIZE.
8. FIRE SERVICES SHALL HAVE A BACKFLOW PREVENTER.
9. FINAL FIRE HYDRANT LOCATION AND INSTALLATION SHALL BE DETERMINED BY THE CITY OF BRISTOL WATER DEPARTMENT.
10. ALL SERVICE TAPS TO BE DONE BY THE BRISTOL WATER AND SEWER DEPARTMENT.
11. ALL FEES MUST BE PAID BEFORE ANY WORK CAN BE SCHEDULED. ALL WATER TAPS TO BE DONE BY BRISTOL WATER DIVISION.
12. WHEN SEWER AND WATER ARE WITHIN 10' HORIZONTALLY, THE WATER MAIN SHALL BE LOCATED IN A SEPARATE TRENCH OR ON AN UNDISTURBED SHELFD AND AT LEAST 12" HORIZONTALLY (8" RECOMMENDED), MEASURED EDGE TO EDGE AND 18" ABOVE THE TOP OF THE SEWER, MEASURED FROM CROWN TO INVERT. FINAL LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.
13. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

GENERAL NOTES FOR SITE PLANS "CITY OF BRISTOL" (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE BRISTOL WATER AND SEWER DEPARTMENT WILL BE REQUIRED PRIOR TO CONNECTING INTO THE EXISTING SEWER SYSTEM. THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS. NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR. ALL BUILDING SEWERS SHALL HAVE A BACK FLOW PREVENTER WILL BE REQUIRED ON THE SEWER LATERAL IN ACCORDANCE WITH BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS.
2. A TEST PIT SHALL BE REQUIRED TO DETERMINE WHERE THE 8" EXISTING SANITARY LINE TERMINATES ON THE PROPERTY. IT WILL BE CAPPED PRIOR TO THE INSTALLATION OF THE SUBSURFACE STORM DRAINAGE SYSTEM.
3. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS. NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.
4. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W. SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS. NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.
5. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/IMO.
6. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
7. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.
8. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK AND/OR CURBING IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.
6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS, TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.

A) SEED BED PREPARATION:
 - REMOVED STONES LARGER THAN 2"
 - APPLY LIMESTONE AT 80% / 1000 S.F.
 - WORK LIME AND FERTILIZER INTO SOIL

B) SEED APPLICATION:
 - APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER, LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED.
 - OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
 - IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.

C) SEED MIX:
 - CREeping RED FESCUE 49% / ACRE
 - TALL FESCUE 20% / ACRE

D) MULCHING:
 - IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE
 - SPREAD MULCH BY HAND OR MULCH BLOWER
 - PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2"- 3" INTO SOIL SURFACE.

E) TREE PROTECTION:
 - LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES, THE AREA ADJACENT TO, AND TREES THAT ARE TO BE PROTECTED. WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.

8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.

9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT, OR AS DIRECTED BY THE ENGINEER.

10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE, THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.

11. SLOPES SHALL BE RESTRICTED TO 2" HORIZONTAL TO 1" VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED, THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.: 1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g. CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.

12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.

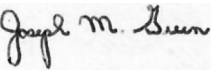
14. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.

15. CHARLIE TALMADGE OR HIS DULY AUTHORIZED AGENT (860) 506-4268 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.

16. CHARLIE TALMADGE OR HIS DULY AUTHORIZED AGENT (860) 506-4268 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. HIS RESPONSIBILITIES INCLUDE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.

17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".
- EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS
- TOPSOIL STOCKPILES:
- THE SIDE SLOPES SHALL NOT EXCEED A SLOPE GREATER THAN 2:1. STOCKPILES THAT WILL NOT BE USED WITHIN 30 DAYS SHOULD BE SEEDDED AND MULCHED. A SEDIMENTATION FENCE SHALL BE INSTALLED APPROX. 10 FT FROM THE TOE OF SLOPE.
- IF THE TOPSOIL STOCKPILE LOCATION IS RELOCATED, IT SHALL BE LOCATED SO AS NOT TO OBSTRUCT THE NATURAL DRAINAGE PATTERN OF THE SITE. IT SHALL BE LOCATED AS FAR AS PRACTICAL FROM ANY WETLANDS, WATER COURSES, DRAINAGE WAYS AND STEEP SLOPES. IF THE LOCATION IS DOWNGRADIENT FROM A LONG SLOPE, DIVERT RUNOFF AROUND THE STOCKPILE.
- CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:
- THE CONSTRUCTION ENTRANCE SHALL BE KEPT CLEAN OF ANY DEBRIS OR CONSTRUCTION MATERIALS. A PERIODIC TOP DRESSING OF STONE SHALL BE ADDED AS MAY BE REQUIRED TO KEEP THE ENTRANCE PAD WORKING EFFECTIVELY. IF A SEDIMENT SPILL OCCURS ON THE ROAD, IT SHALL BE CLEANED UP IMMEDIATELY.
- SEDIMENTATION CONTROL FENCE:
- THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.
- DUST CONTROL:
- PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP. AFTER THE TRAVELWAY HAS BEEN PAVED, PERIODIC SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.
- TREE PROTECTION:
- TREES TO BE PROTECTED WILL BE IDENTIFIED AND CLEARLY MARKED. CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT AREA THAT MAY CAUSE DAMAGE TO THE TREE SHALL BE LIMITED AND TRUNK ARMORING PROVIDED.
- TEMPORARY SEDIMENT TRAP:
- INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24HRS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. WHEN REQUIRED, ACCUMULATED TO ONE-HALF THE MINIMUM REQUIRED STORAGE, DEWATER AND REMOVE SEDIMENTS TO A SUITABLE AREA AND RESTORE THE SEDIMENT TRAP TO ITS ORIGINAL DIMENSIONS.
- THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING AREA HAS BEEN STABILIZED.
- | | | | | | | | | | |
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| | | | DATE:

AUGUST 11, 2025 | 
6 Old Waterbury Rd. Terryville, CT 06786
Phone: (860)-589-0133 Fax: (860)-589-1342
Surveyors and Engineers | ENGINEER SIGNATURE/BLOCK:

 |  | PROJECT TITLE:

SITE PLAN

CROWN ESTATES
WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT | ASSESSOR'S MAP/LOT:

7/45 | DRAWING NO.

NOTES-001 |
| REV: | DATE | REVISION DESCRIPTION | SCALE:

AS NOTED | | | | | DRAWING TITLE:

GENERAL NOTES | SHEET NO.

3 |
- Page 44



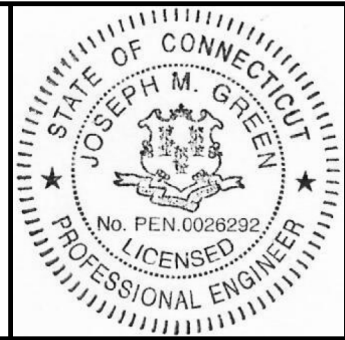
REV.	DATE	REVISION DESCRIPTION

DATE:
AUGUST 11, 2025

SCALE:
SCALE IN FEET
SCALE 1"=20'



ENGINEER SIGNATURE/BLOCK:
Joseph M. Green



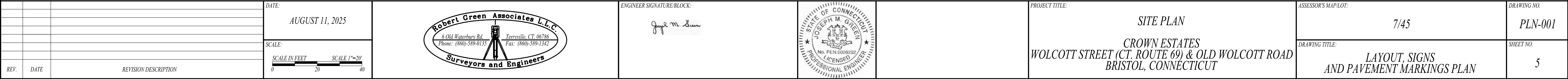
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WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

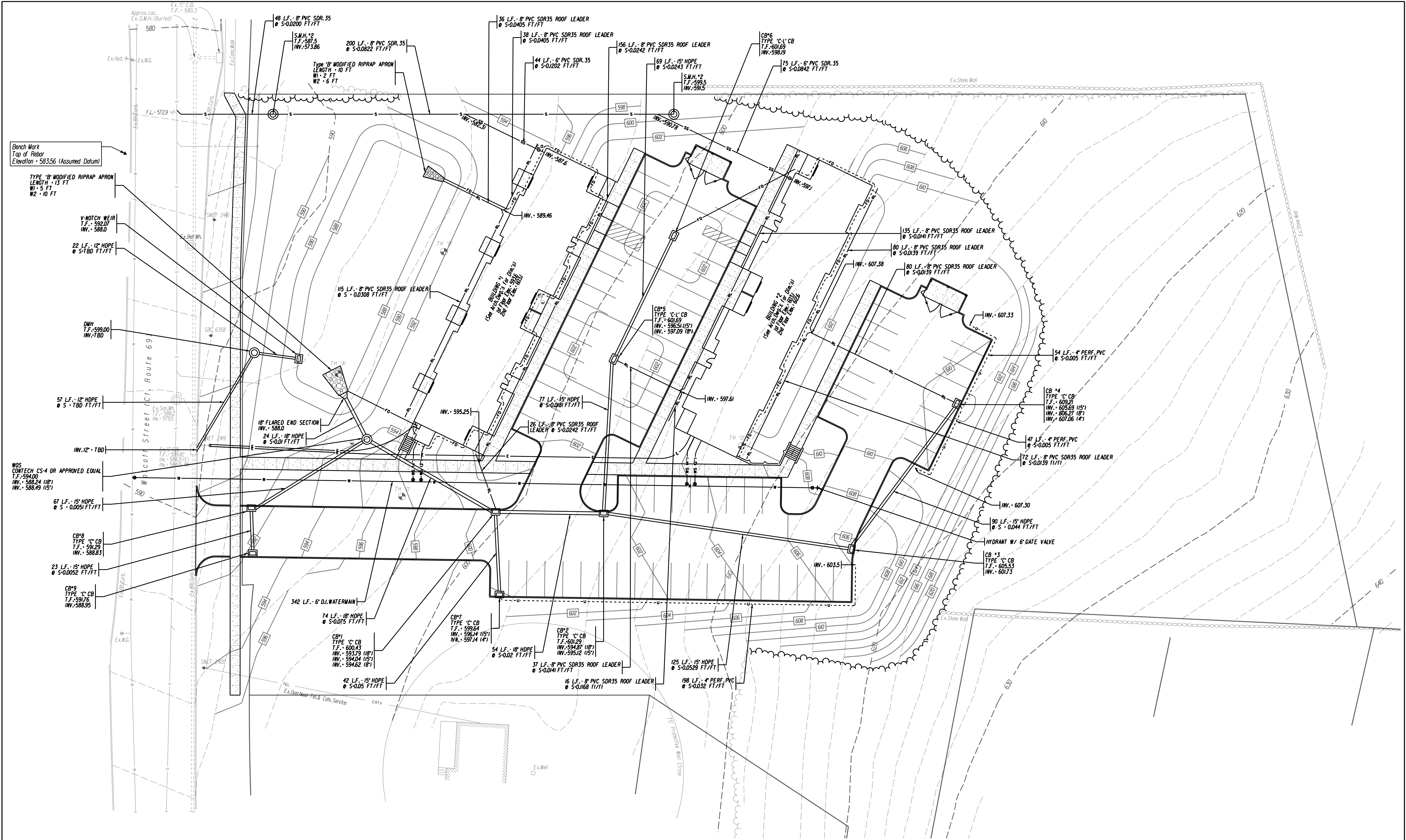
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7/45

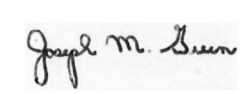
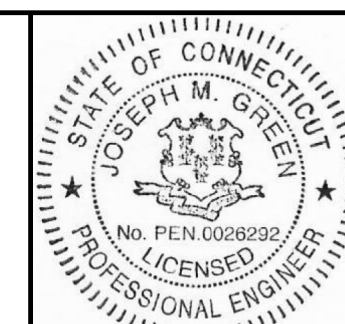
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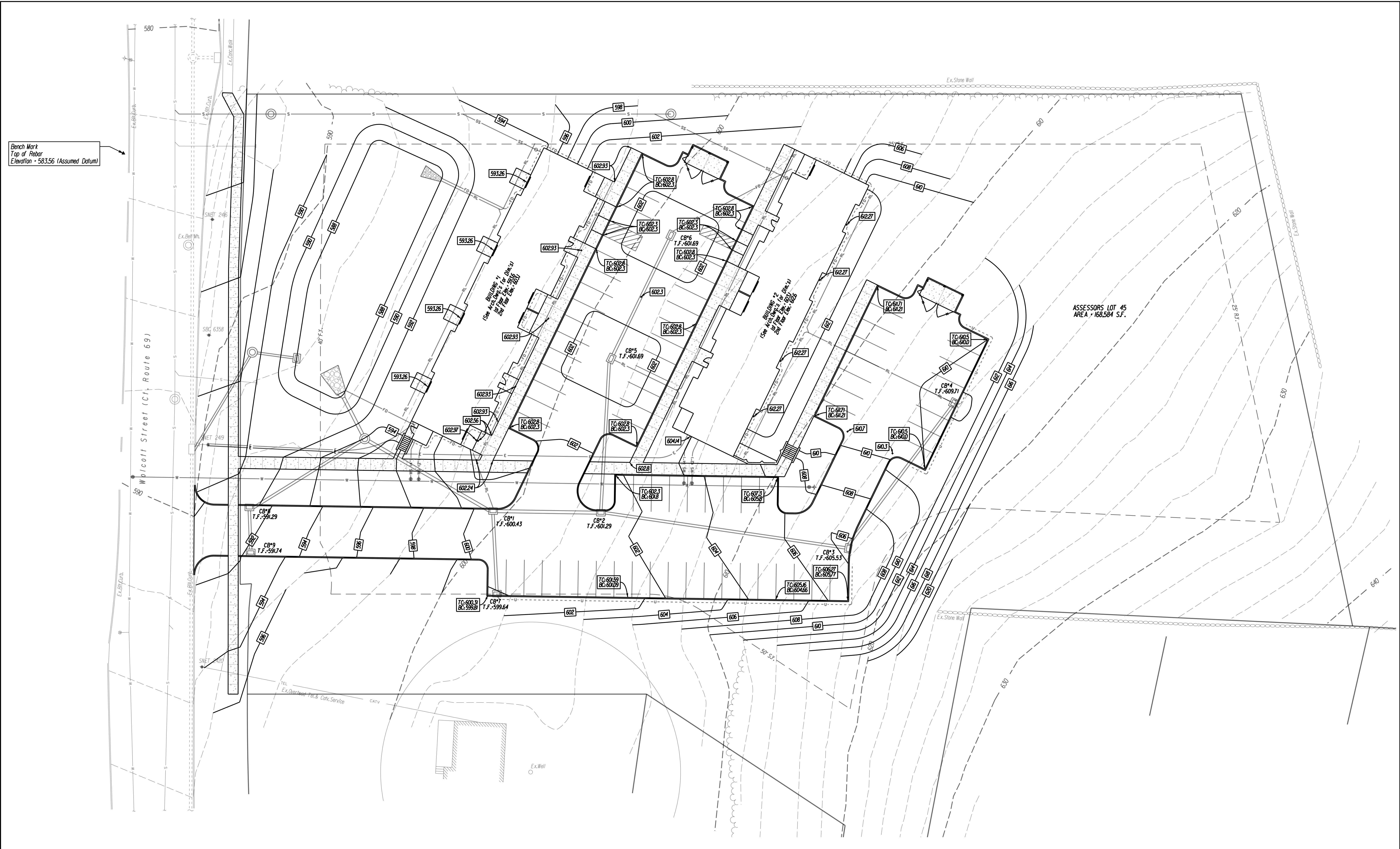
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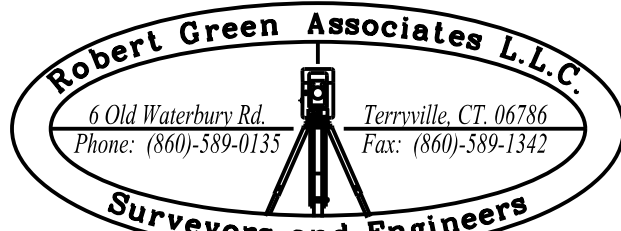
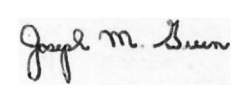
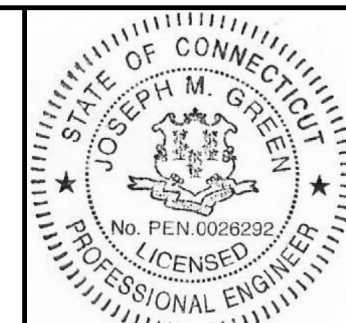
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			DATE: AUGUST 11, 2025	 6 Old Waterbury Rd. Torrville, CT 06786 Phone: (860)-589-0133 Fax: (860)-589-1342 Surveyors and Engineers	ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN CROWN ESTATES WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 7/45	DRAWING NO. UTIL-001
REV.	DATE	REVISION DESCRIPTION						DRAWING TITLE: DRAINAGE AND UTILITIES PLAN	SHEET NO. 6



			DATE: AUGUST 11, 2025	 6 Old Waterbury Rd. Torrville, CT 06786 Phone: (860) 389-0133 Fax: (860) 389-1342 Surveyors and Engineers	ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN CROWN ESTATES WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 7/45	DRAWING NO. GRA-001
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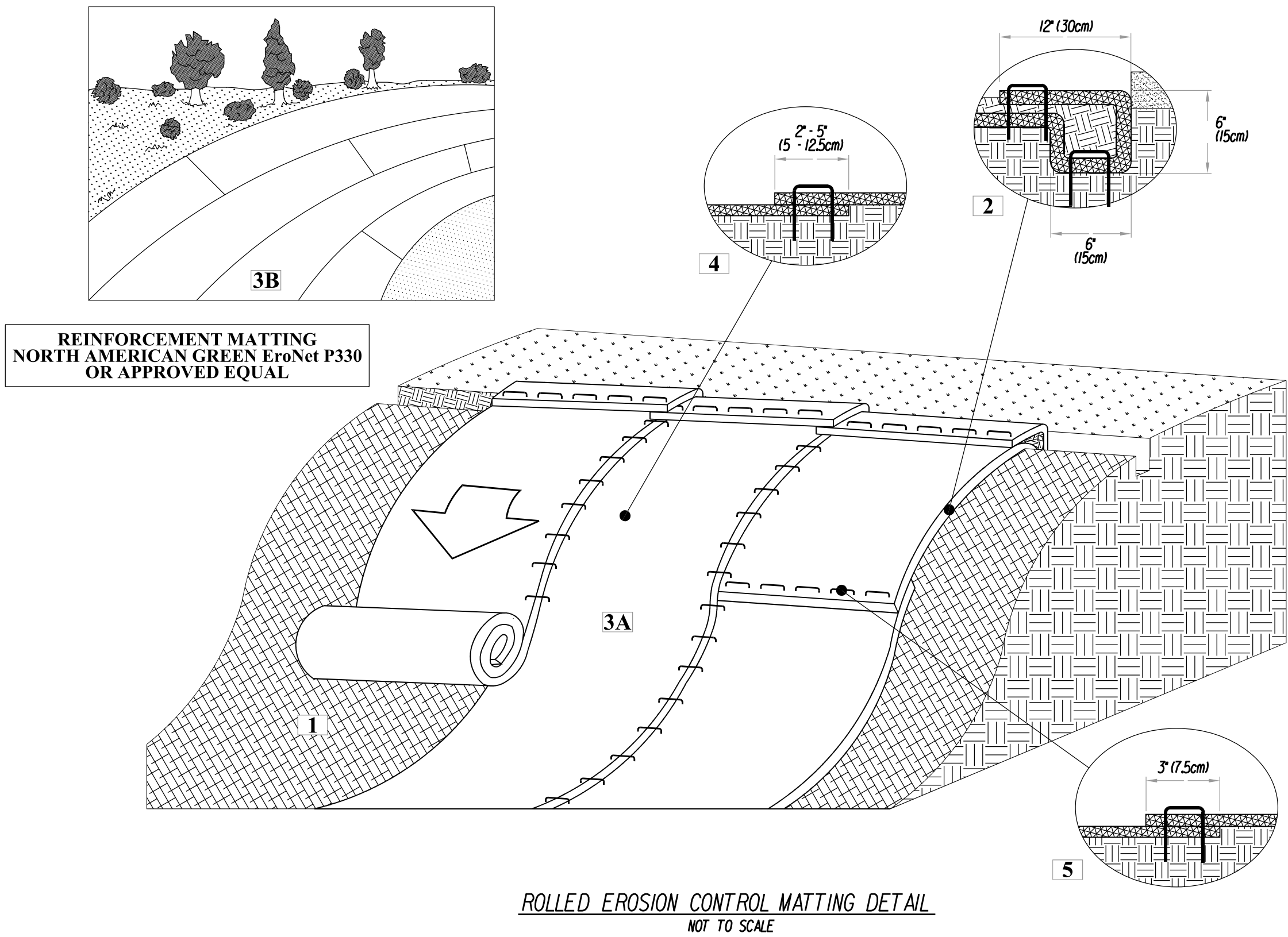
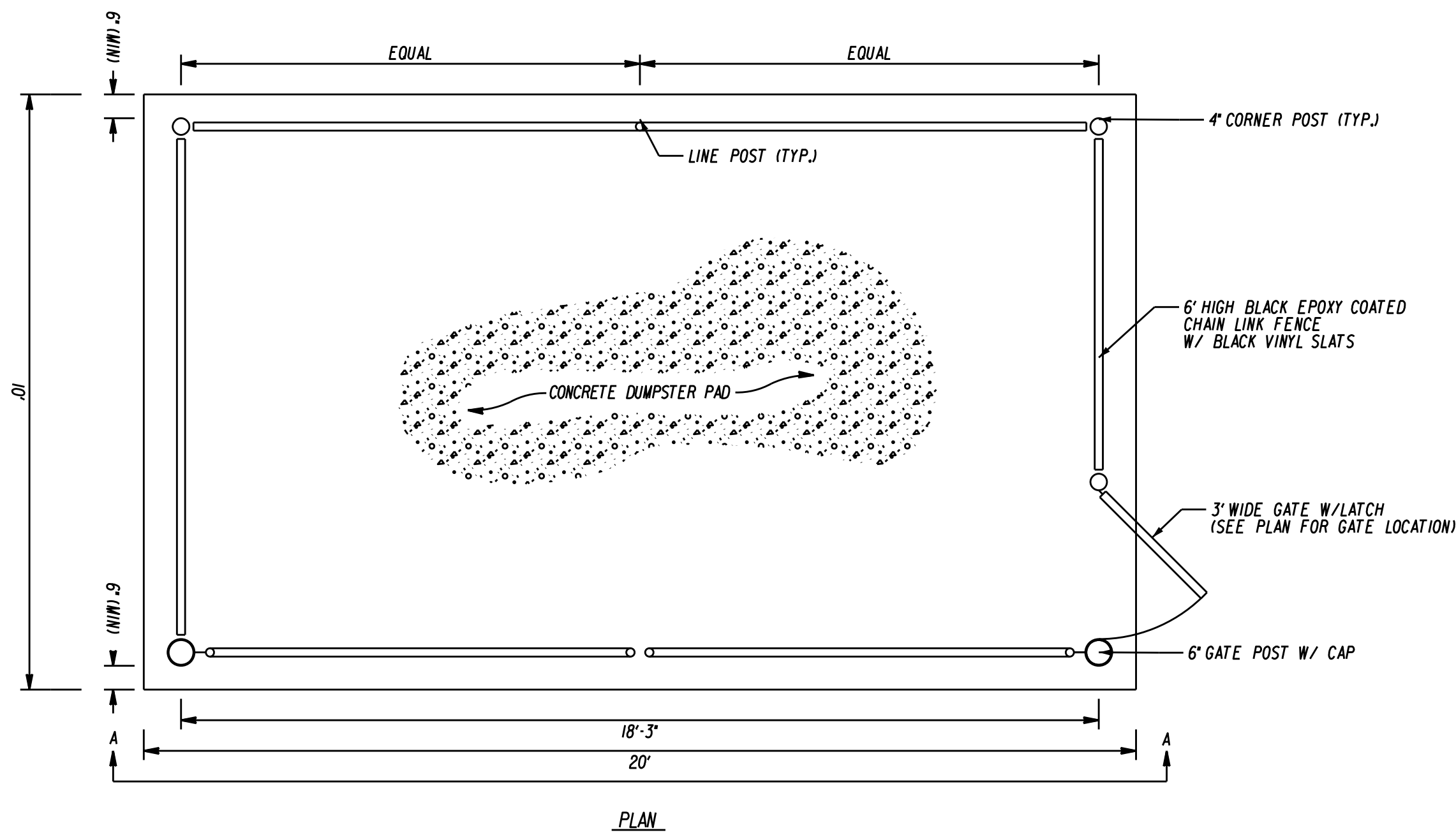
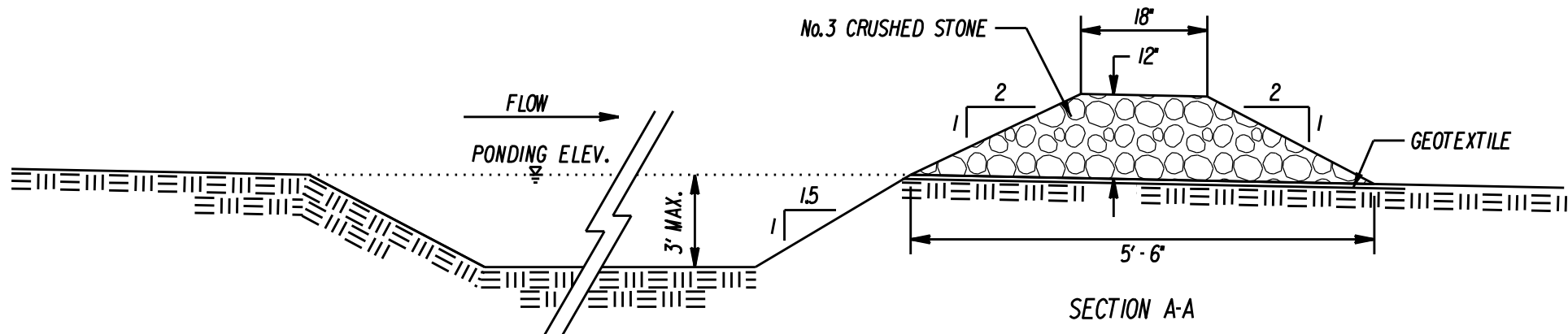
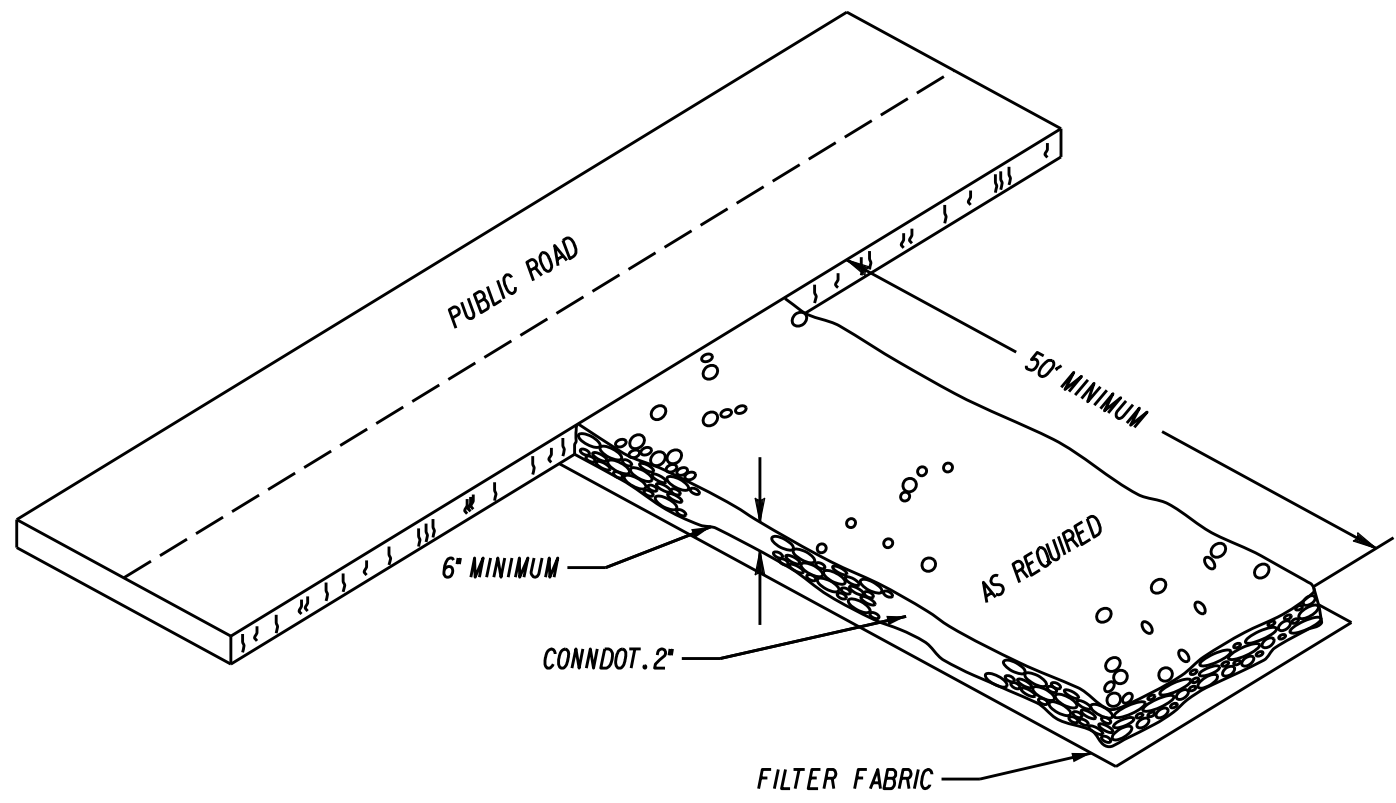
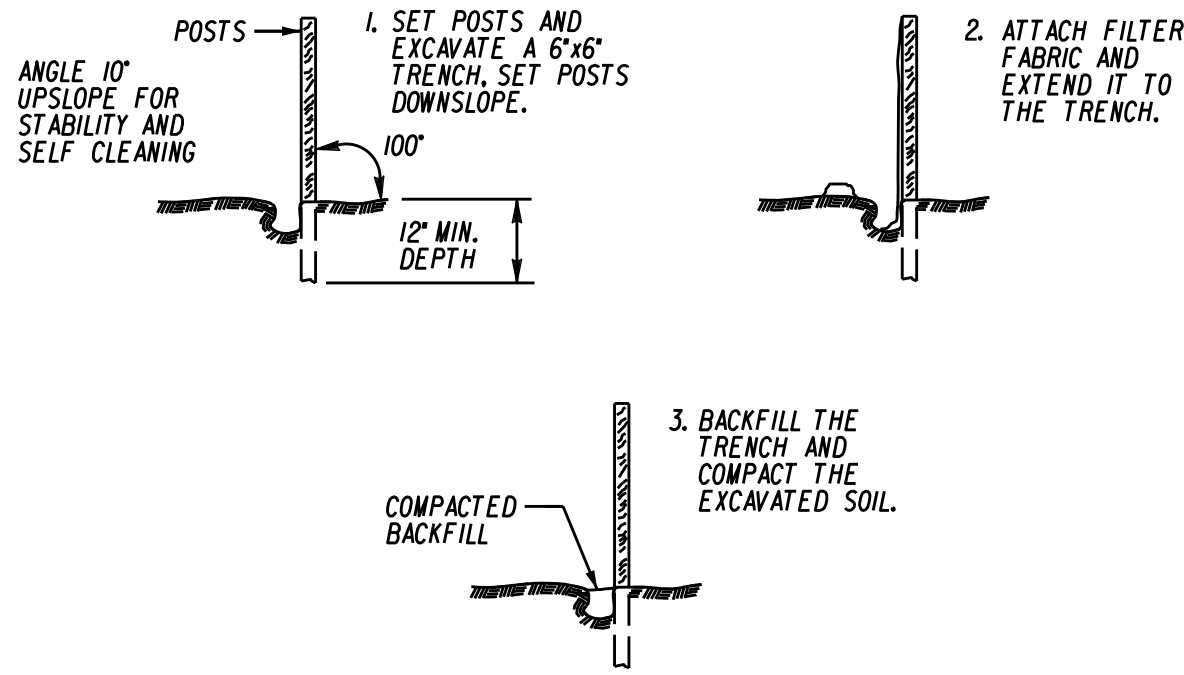
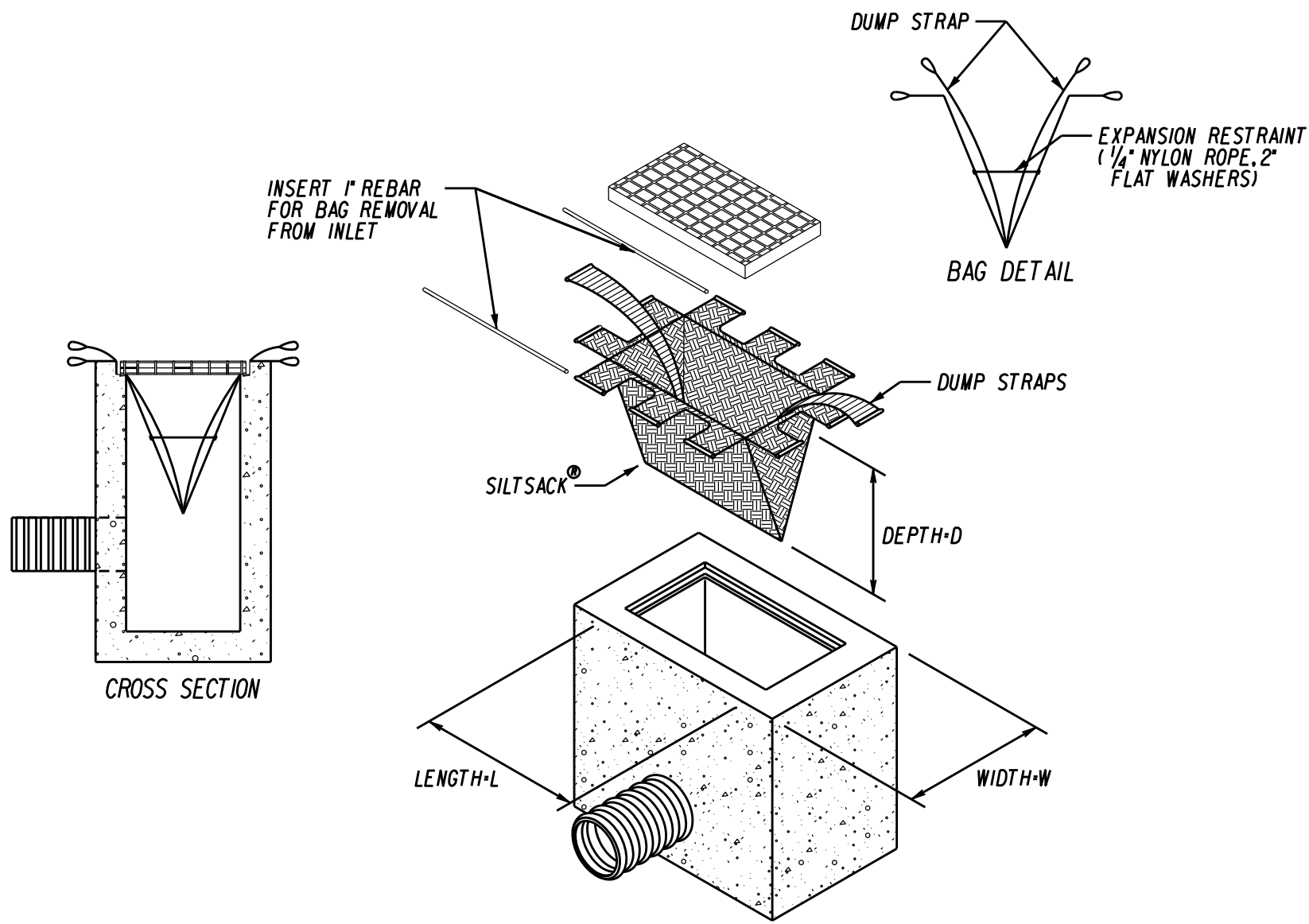
TEST HOLE DATA

TEST HOLE 'A'	DATE TEST PERFORMED: 12/9/2024
0-10"	TOPSOIL & FOREST LITTER
10-26"	ORANGE BROWN FINE SANDY LOAM
26-96"	OLIVE COMPACT SILTY SAND
WOTTLING	26"
WATER	NONE
LEDGE	NONE
ROOTS TO 26"	

TEST HOLE 'B'	DATE TEST PERFORMED: 12/9/2024
0-9"	TOPSOIL & FOREST LITTER
9-24"	ORANGE BROWN FINE SANDY LOAM
24-96"	OLIVE SILTY SAND
WOTTLING	24"
WATER	NONE
LEDGE	NONE
ROOTS TO 24"	

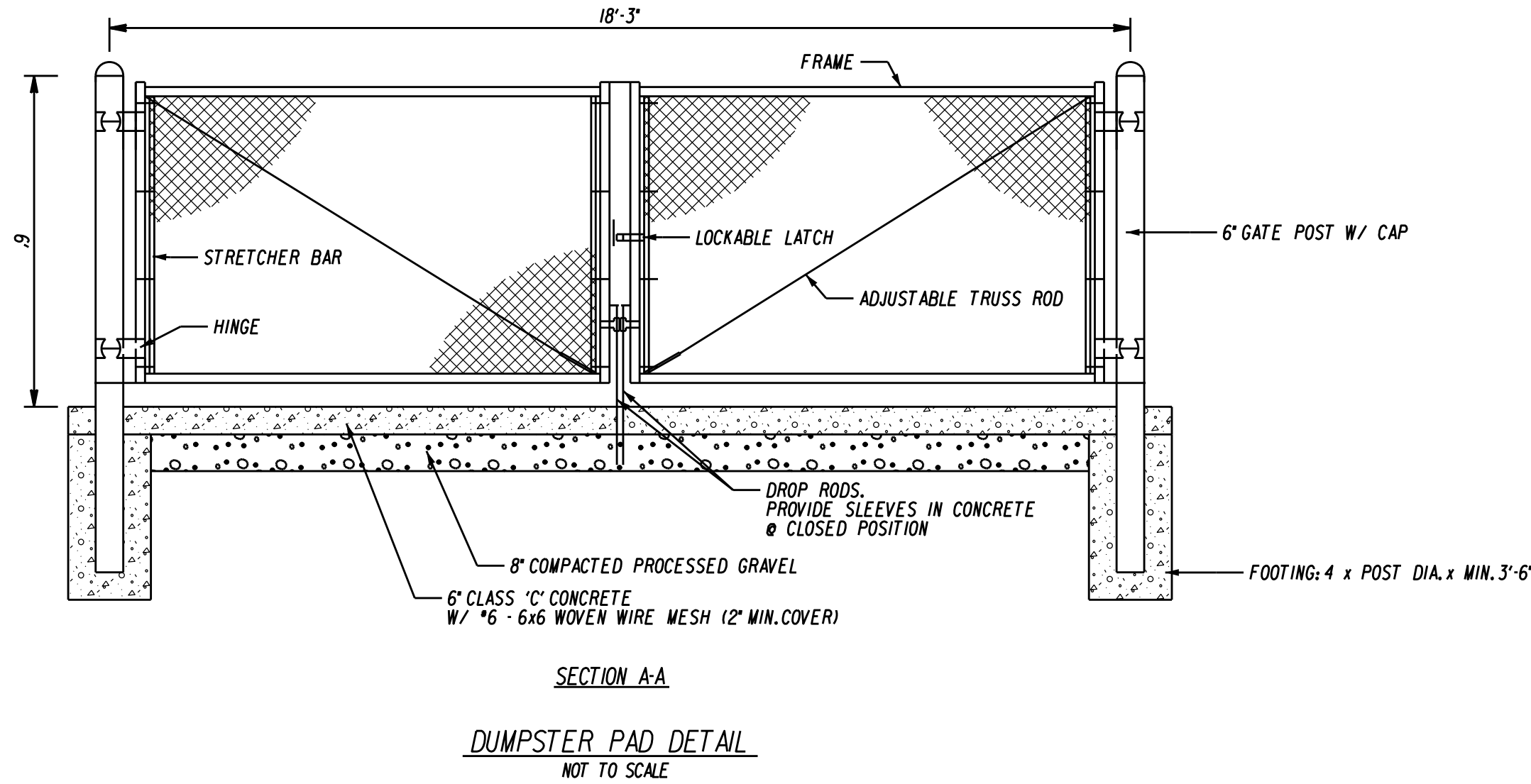
TEST HOLE 'C'	DATE TEST PERFORMED: 12/9/2024
0-8"	TOPSOIL & FOREST LITTER
8-26"	ORANGE BROWN FINE SANDY LOAM
26-96"	OLIVE COMPACT SILTY SAND
WOTTLING	26"
WATER	NONE
LEDGE	NONE
ROOTS TO 26"	

TEST HOLE 'D'	DATE TEST PERFORMED: 12/9/2024
0-8"	TOPSOIL & FOREST LITTER
8-22"	ORANGE BROWN FINE SANDY LOAM
22-84"	OLIVE COMPACT SILTY SAND
WOTTLING	22"
WATER	NONE
LEDGE	NONE
ROOTS TO 22"	



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs) INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6 (15cm) DEEP x 6 (15cm) WIDE TRENCH WITH APPROXIMATELY 12 (30cm) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12 (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND TILL THE REMAINING 12 (30cm) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12 (30cm) APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL THE RECPs (A DOWN OR B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2" (5.15 - 12.5cm) OVERLAP DEPENDING ON THE RECPs TYPE.
5. CONSECUTIVE RECPs SPICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12 (30cm) APART ACROSS ENTIRE RECPs WIDTH.

*NOTE:
IN LOOSE SOIL CONDITIONS THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6 (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.



REV.	DATE	REVISION DESCRIPTION

DATE:	AUGUST 11, 2025
SCALE:	AS NOTED



ENGINEER SIGNATURE/BLOCK:

Joseph M. Green



PROJECT TITLE:

SITE PLAN
CROWN ESTATES
WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:

7/45

DRAWING TITLE:

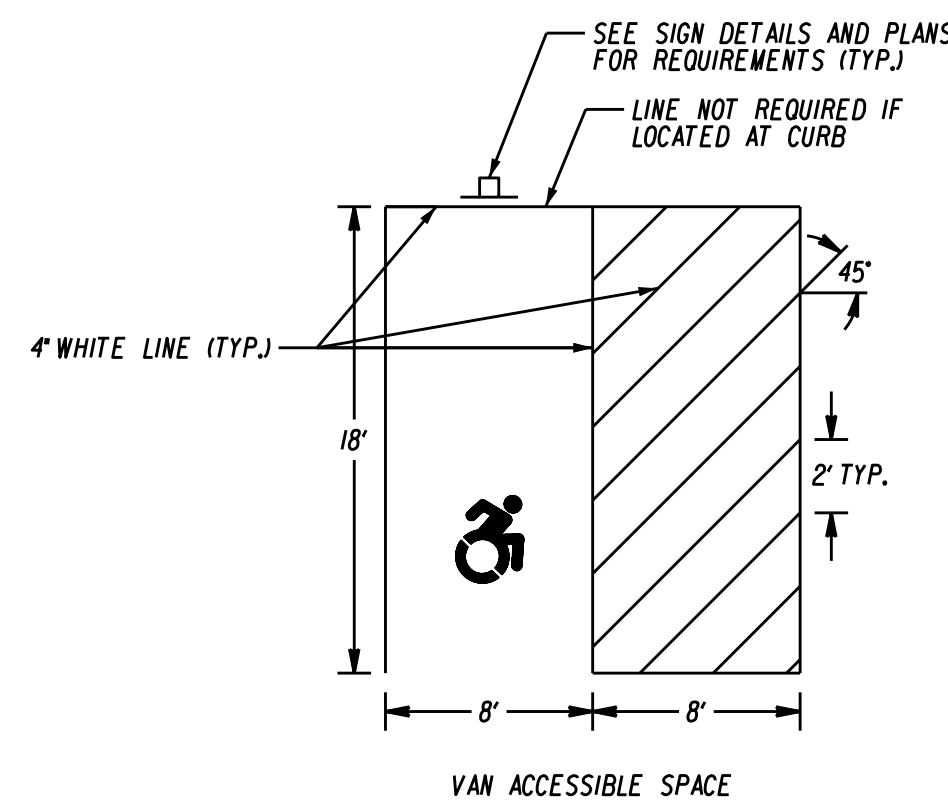
MISCELLANEOUS NOTES AND DETAILS

DRAWING NO.

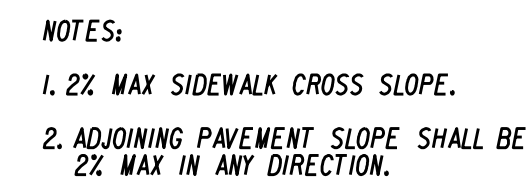
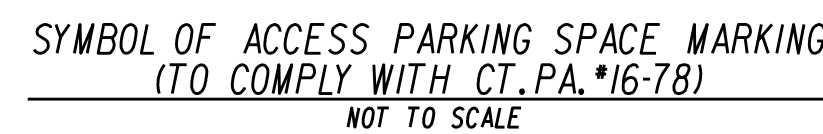
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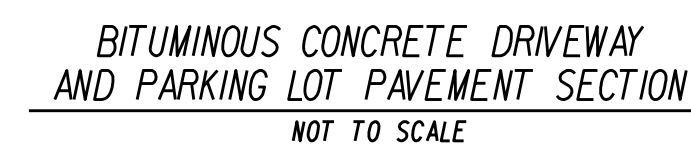
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PARKING STALLS FOR HANDICAPPED
NOT TO SCALE

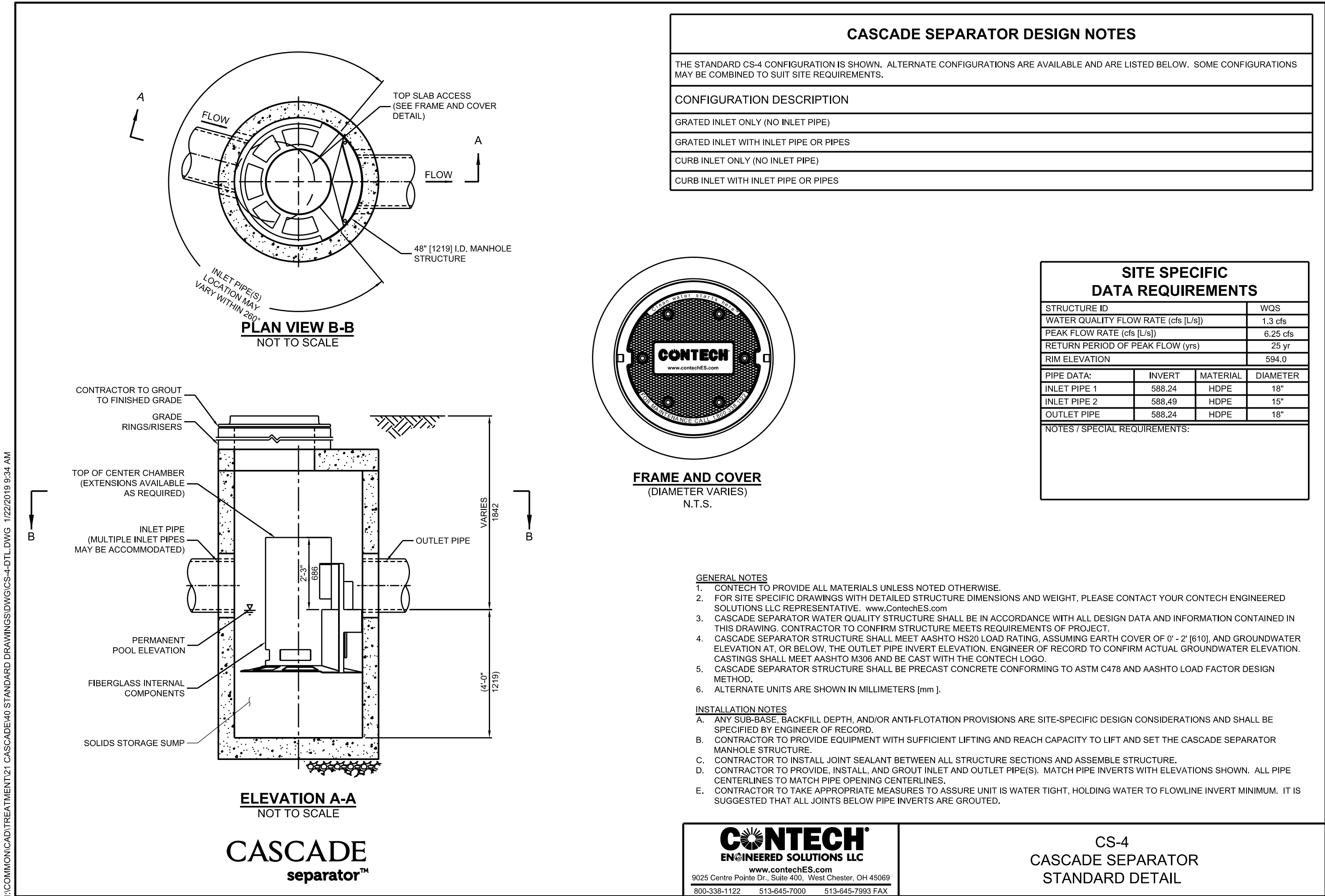


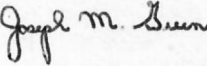
CONCRETE SIDEWALK RAMP AT ACCESSIBLE PARKING
NOT TO SCALE



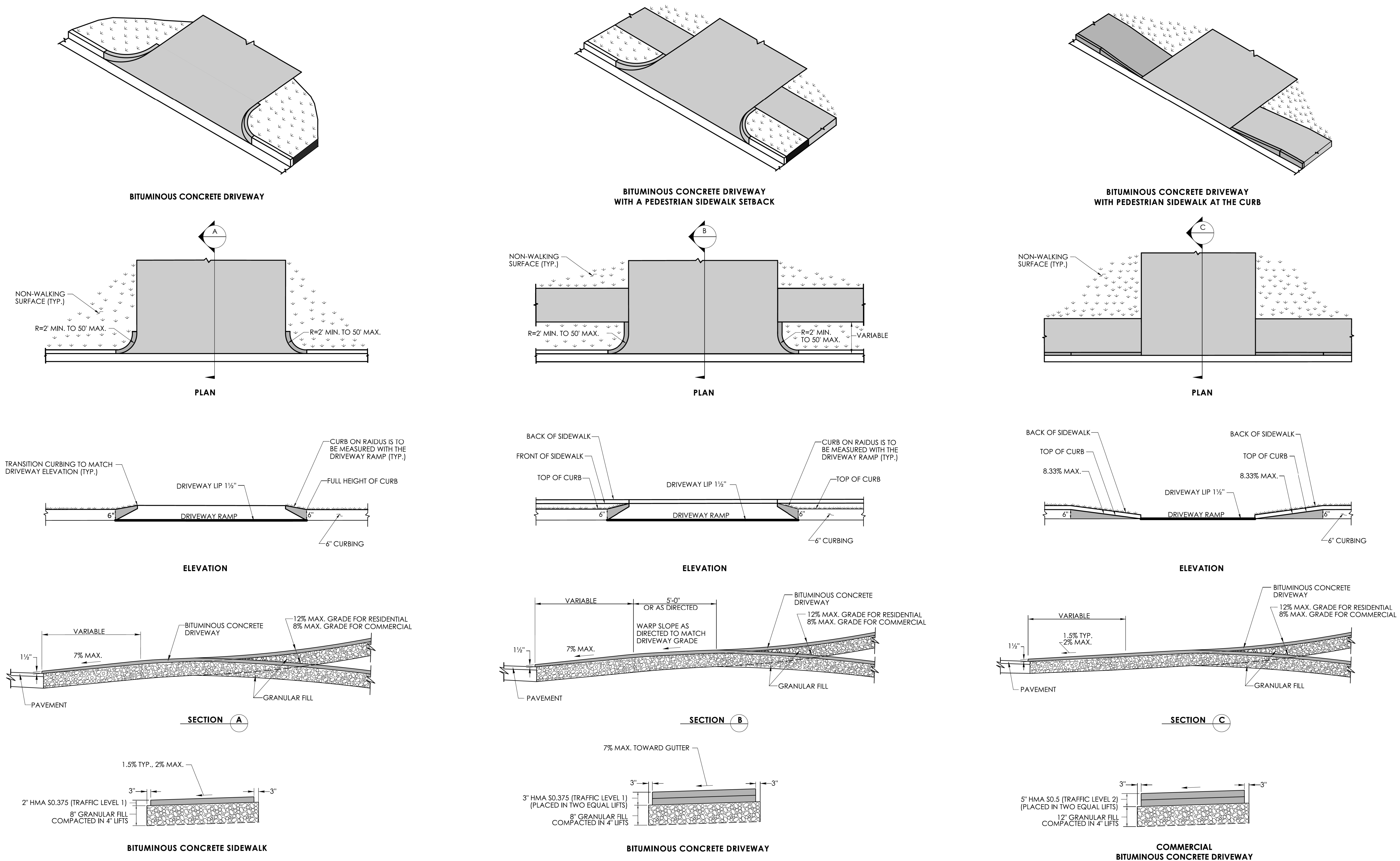
1. **PRELIMED MASTIC EXPANSION JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND 1/2" THICK**
2. **DIMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" P.C.R.**
3. **CONCRETE SURFACE SHALL BE FINISHED WITH A WOOD FLOOR OR OTHER APPROVED BEANS AND A NON-SLIP LIGHT BROOM FINISH APPLIED PERPENDICULAR TO THE EDGE OF WALK.**
4. **OUTSIDE EDGES AND ALL JOINTS SHALL BE EDGED WITH A 1/4" RADIUS EDGING TOOL.**
5. **WHEN APPLICABLE, MAINTAIN 1/4" PER 1'-0" MAX. CROSS SLOPE TOWARDS GUTTER.**

Page 51



			DATE: AUGUST 11, 2025	 6 Old Waterbury Rd. Torrville, CT 06786 Phone: (860)-389-0133 Fax: (860)-589-1342 Surveyors and Engineers	ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN CROWN ESTATES WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 7/45	DRAWING NO. MISC-004
REV.	DATE	REVISION DESCRIPTION	SCALE: AS NOTED						
								DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS	SHEET NO. 12

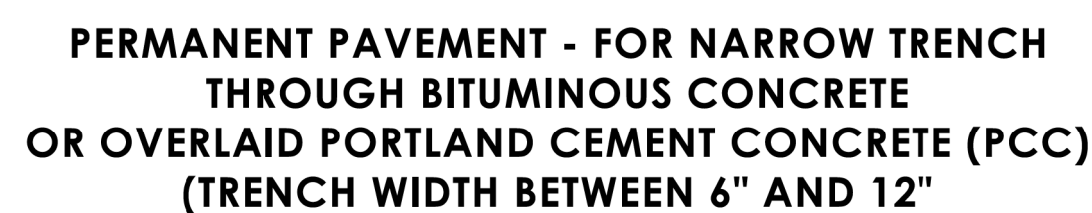




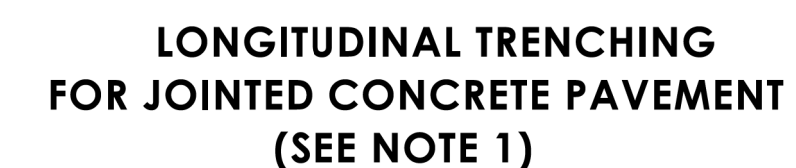
NOT TO SCALE		SIGNATURE BLOCK: OFFICE OF ENGINEERING 2800 BERLIN TURNPIKE NEWINGTON, CT 06111	SUBMITTED BY: Digitally signed by Michael N. Calabrese, P.E. Date: 2024.12.19 16:11:01-05'00'	APPROVED BY: Digitally signed by Michael N. Calabrese, P.E. Date: 2025.01.29 12:47:54-05'00'	CONNECTICUT DEPARTMENT OF TRANSPORTATION	CTDOT STANDARD SHEET	STANDARD SHEET TITLE: BITUMINOUS CONCRETE SIDEWALK AND BITUMINOUS CONCRETE DRIVEWAY	STANDARD SHEET NO.: HW-922_01
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PLOTTED DATE: 10/23/2024

			DATE: AUGUST 11, 2025		ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN CROWN ESTATES WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 7/45	DRAWING NO. MISC-006
REV.	DATE	REVISION DESCRIPTION	SCALE: AS NOTED					DRAWING TITLE: CITY OF BRISTOL STREETScape DETAILS	SHEET NO. 14



a. PLACE HMA S1.0 TRAFFIC LEVEL 2 IN TWO EQUAL 4" - 5" LIFTS TO MATCH EXISTING CONCRETE PAVEMENT THICKNESS
b. PLACE HMA S0.5 TRAFFIC LEVEL 2 IN 2" - 3" LIFTS TO MATCH EXISTING BITUMINOUS CONCRETE PAVEMENT THICKNESS, WITH THE FINAL LIFT BEING 2"



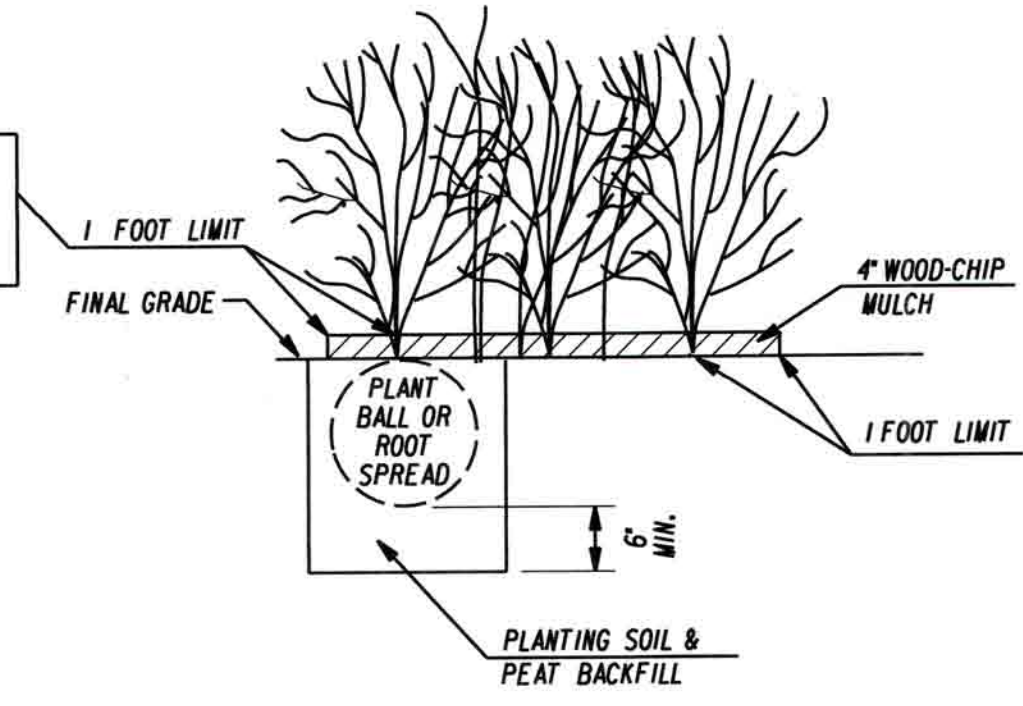
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PLOTTED DATE: 10/30/2024

15

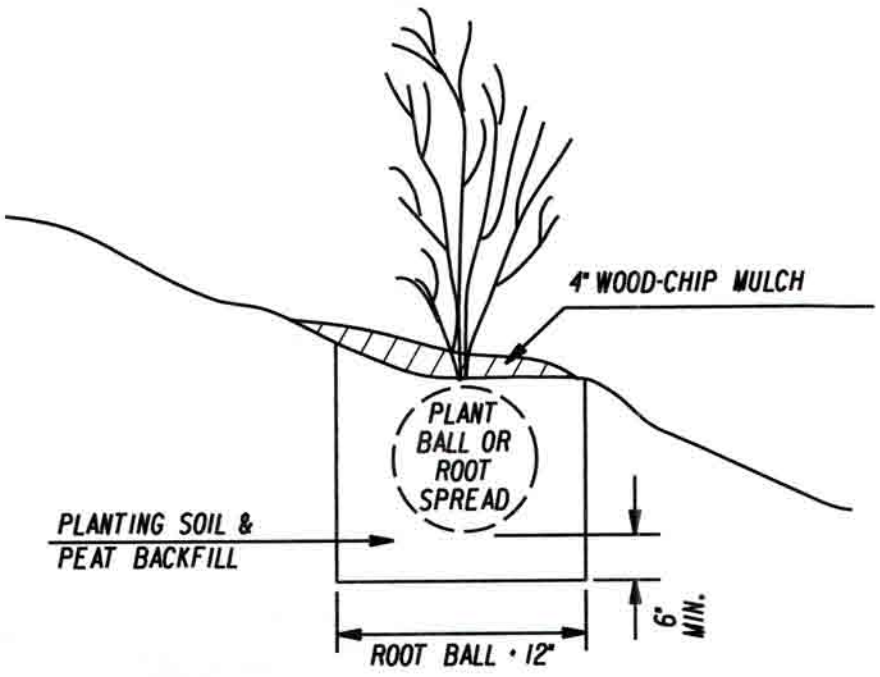
Landscape Plan

MULCHING OF PLANT BEDS

UNLESS OTHERWISE DIRECTED WOOD-CHIP MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.



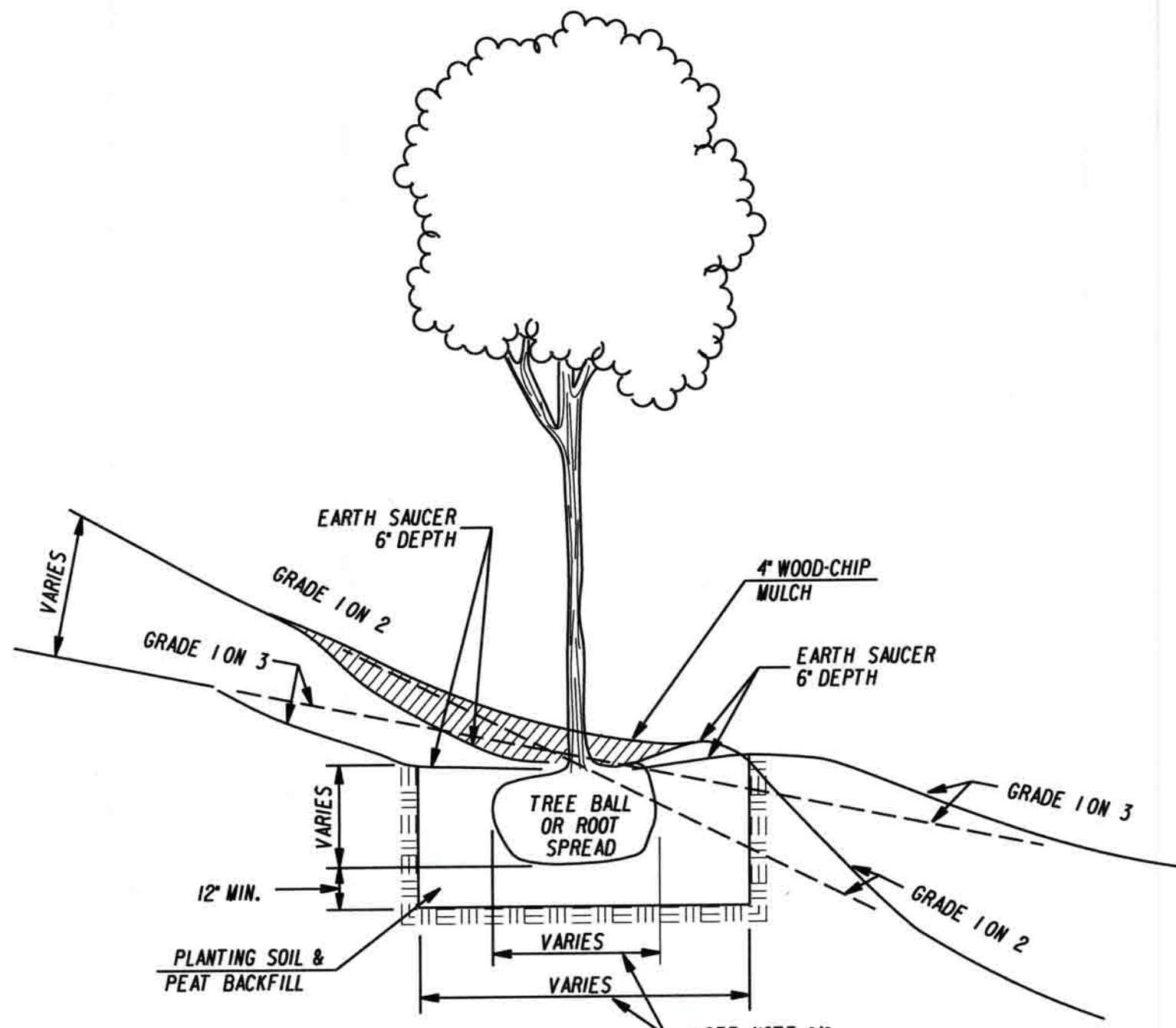
SHRUB PLANTING IN BEDS



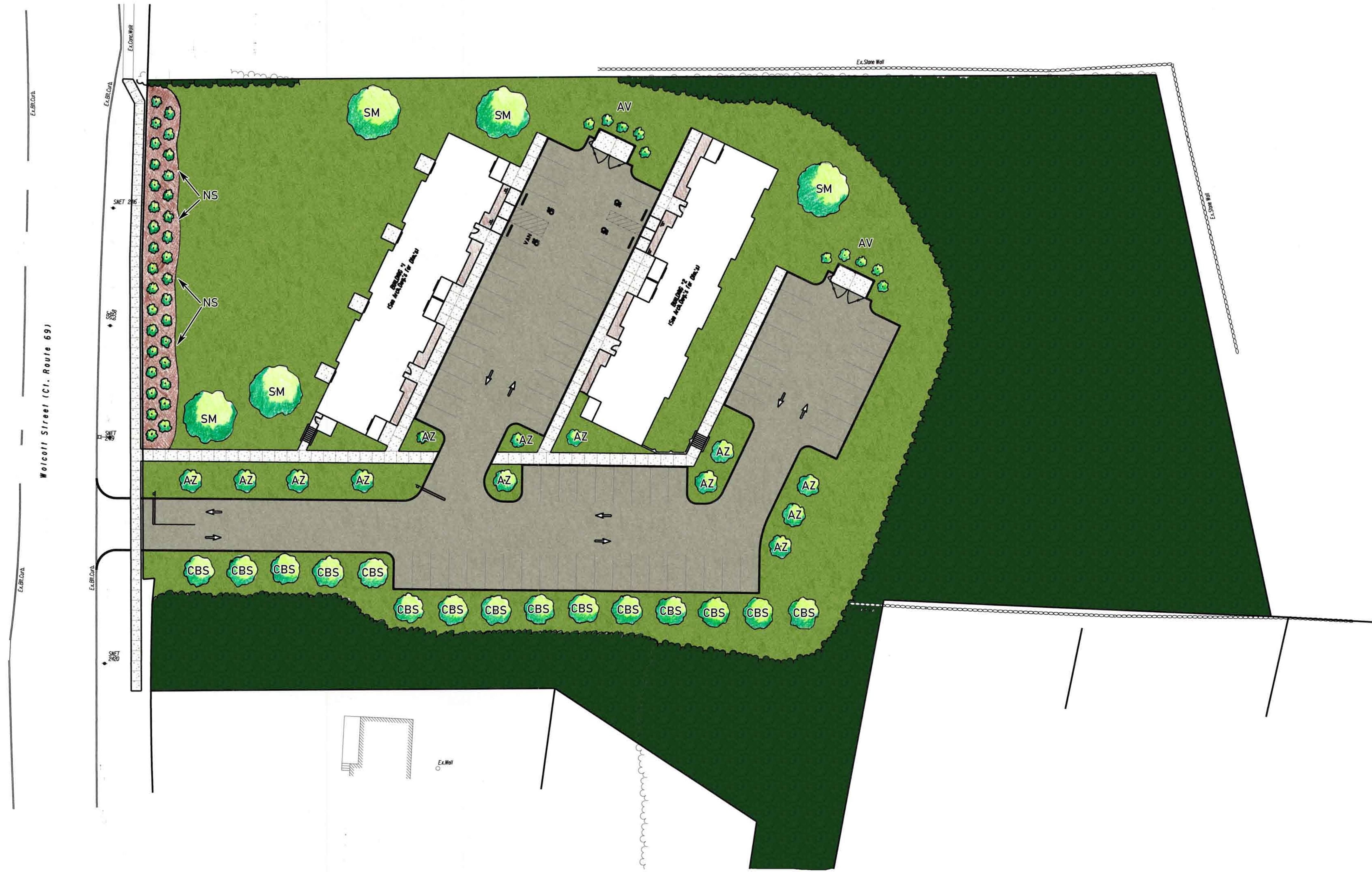
SECTION
SHRUB PLANTING

LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" OF LOAM AND SEED.
2. PROVIDE A APPROVED WEED BARRIER UNDER ALL BARK MULCH
3. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MAY OCCUR BETWEEN PLANTING AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
4. PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEED PERIOD.
5. FINAL QUANTITIES AND SPACING MAY BE MODIFIED AS NEEDED BY THE LANDSCAPE INSTALLER.
6. PLANT SPECIES MAY NEED TO BE SUBSTITUTED WITH AN EQUIVALENT SPECIES DUE TO AVAILABILITY AT THE TIME OF INSTALLATION.



SECTION
TREE PLANTING



Planting Key

Key	Quantity	Botanical Name Common Name	Size	Condition
NS	33	Picea abies Columnar Norway Spruce	6 Foot	Height
SM	5	Acer Saccharum Green Mountain Sugar Maple	2" - 2 1/2"	Caliper
AV	10	Thuja occidentalis Emerald Green Arborvitae	4	Foot
AZ	13	Rododendron / Robelzea Autumn Bonfire Azalea / Deleware	3	Gallon
CBS	15	Picea pungens Colorado Blue Spruce	7 Foot	Height

DATE:
JULY 21, 2025

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

D P S
DEVELOPMENT PLANNING
SOLUTIONS LLC

Charlie Talmadge
Development Planning Solutions LLC
223 North Main Street, Suite 207
Bristol, CT 06010
Phone: 860-506-4268
Website: www.developmentplanningsolutions.com

PROJECT TITLE:
SITE PLAN
CROWN ESTATES
WOLCOTT STREET (CT. ROUTE 69) & OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
7/45

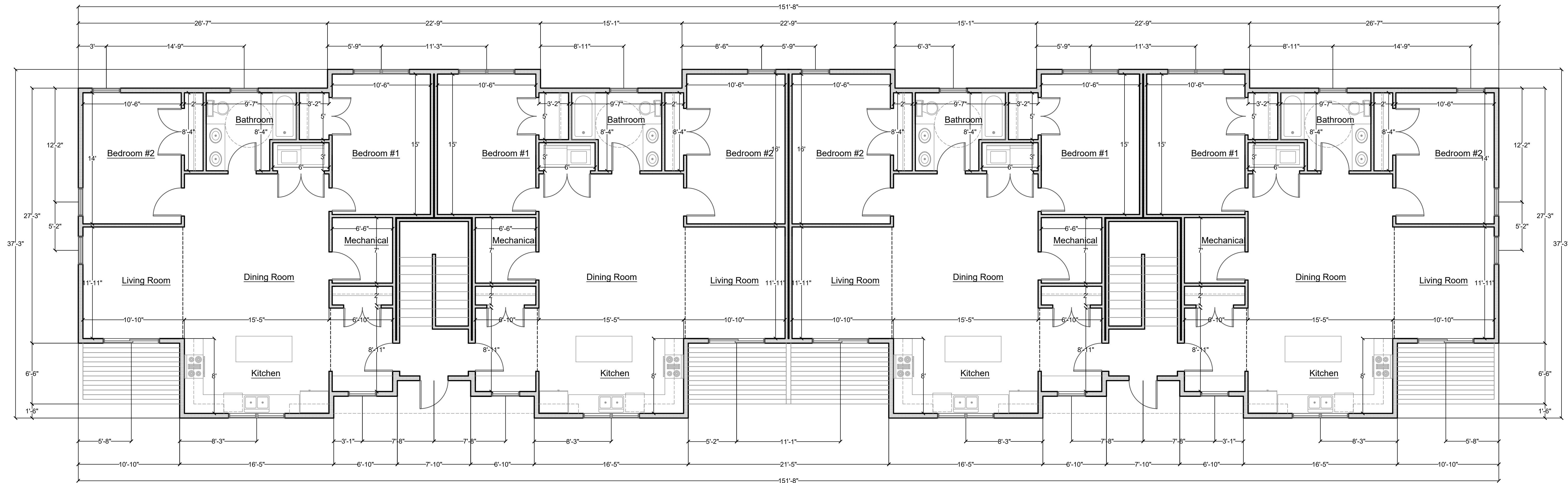
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DRAWING NO.

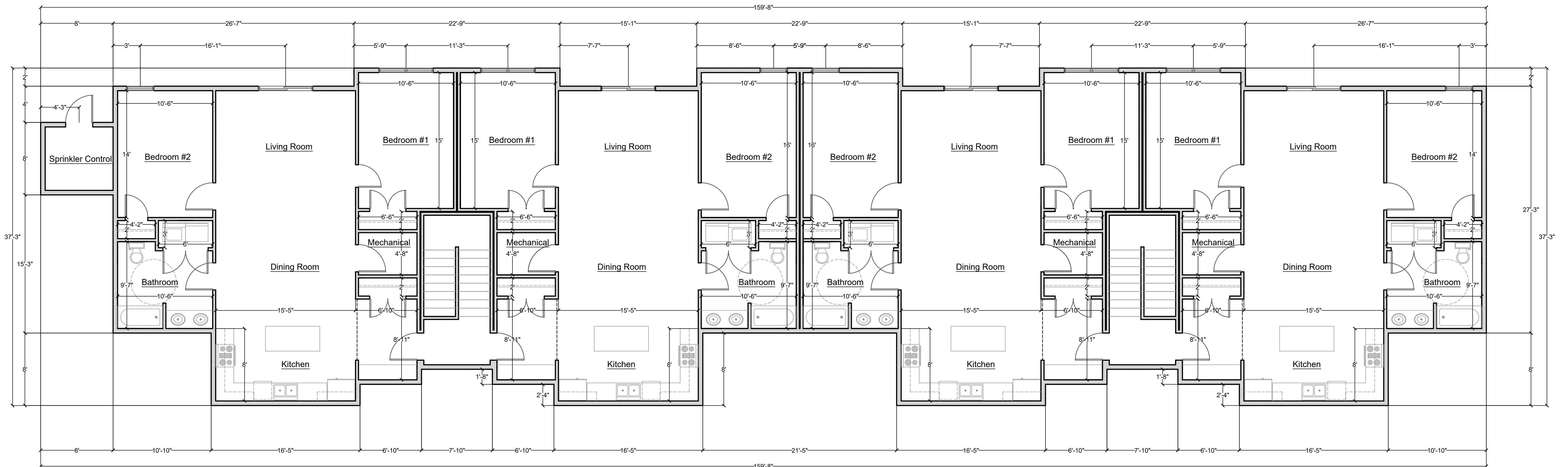
SHEET NO.

L2.0

Floor Plans



Main Level Plan



Lower Level Plan



Elevation Drawings



North Elevation



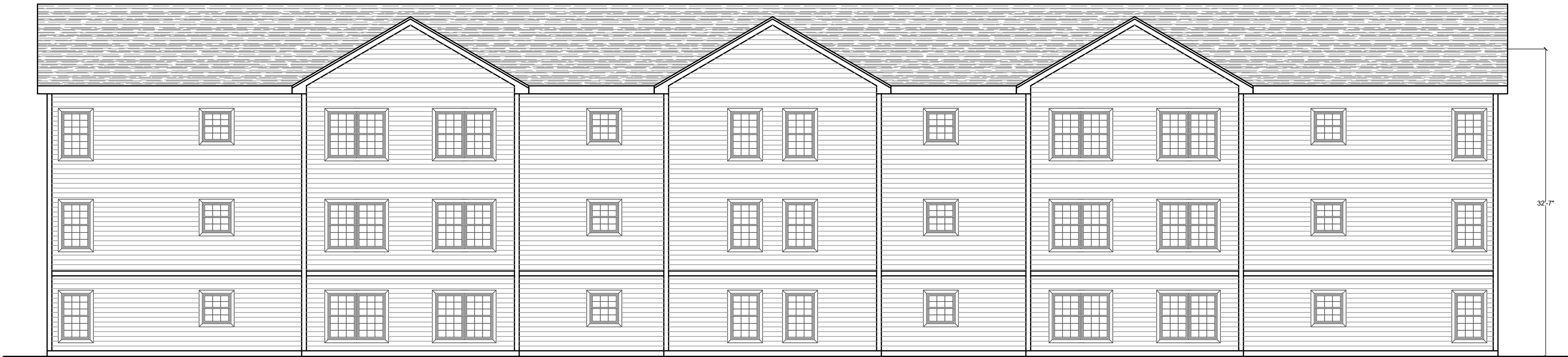
West Elevation



East Elevation



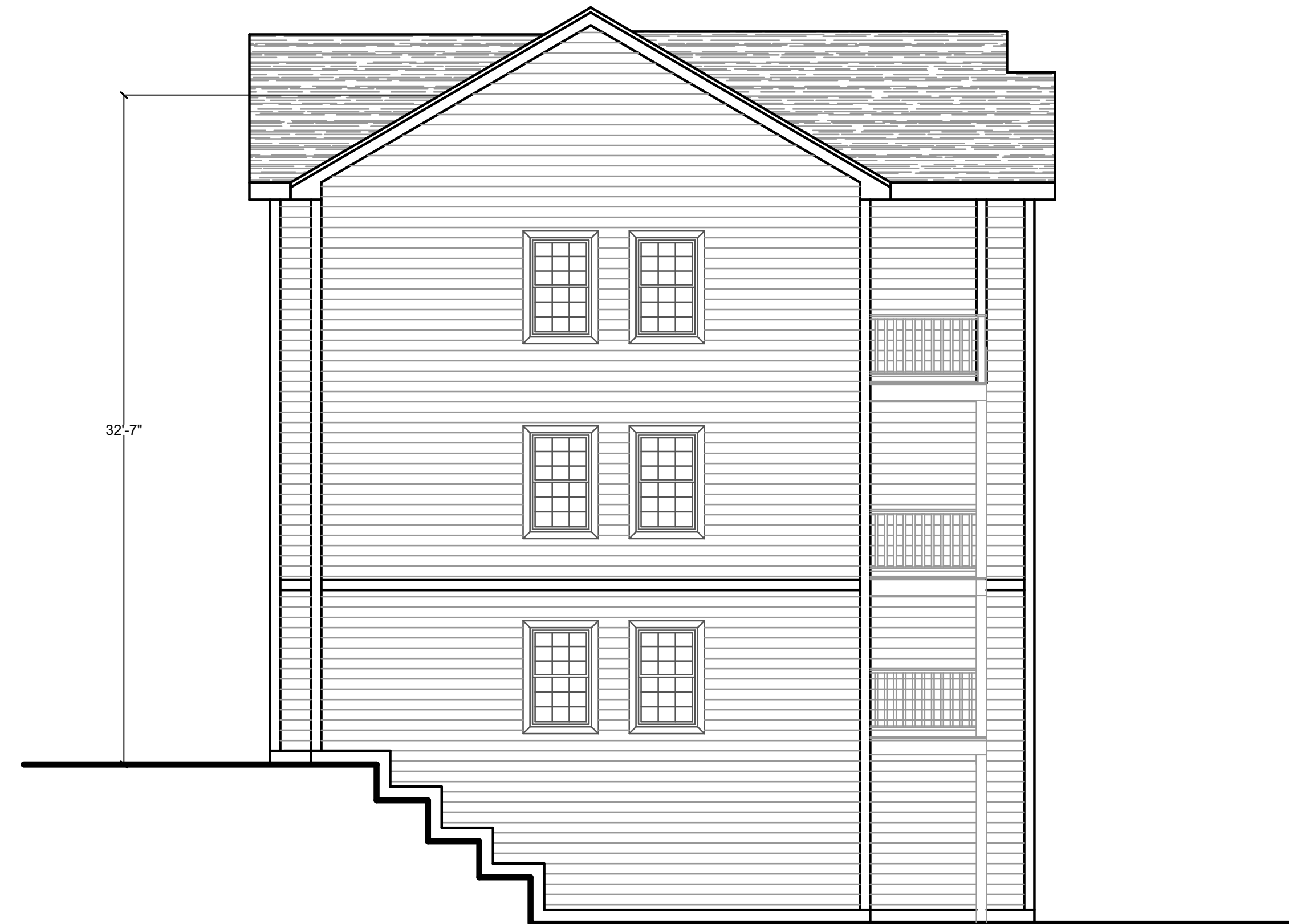
South Elevation



South Elevation



West Elevation

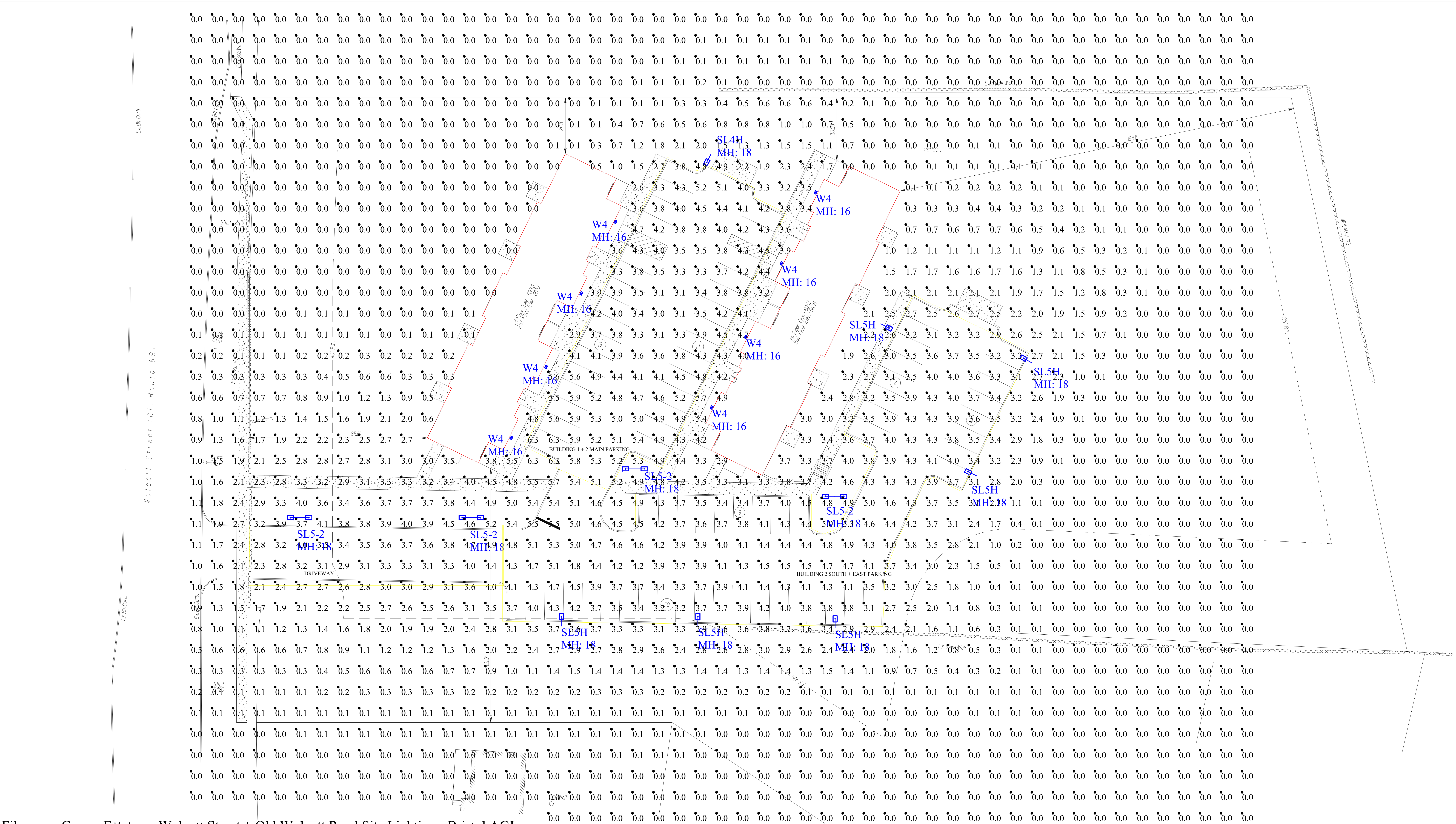


East Elevation



North Elevation

Photometric Diagram and Lighting Details



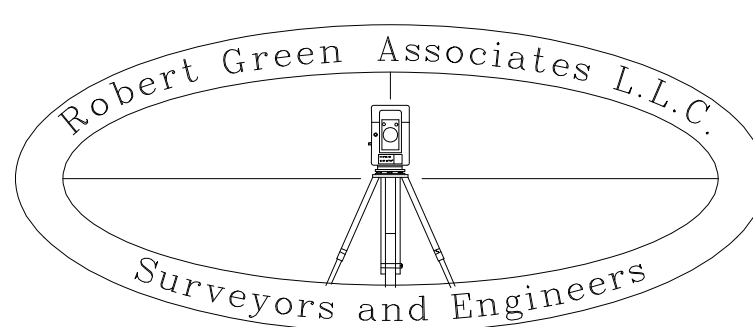
Filename: Crown Estates - Wolcott Street + Old Wolcott Road Site Lighting - Bristol.AGI

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height	Description	
	1	SL4H	Single	11968	123.9373	0.900	B1-U0-G3	18	Lithonia DSX1 LED P4 30K 80CRI TFTM MVOLT SPA PIR HS DBLXD - SSS 18 4C DM19AS DBLXD 18FT POLE	
	4	SL5-2	Back-Back	16293	138.16	0.900	B5-U0-G3	18	Lithonia DSX1 LED P5 30K 80CRI T5W MVOLT SPA PIR DBLXD - SSS 18 4C DM28AS DBLXD 18FT POLE	
	6	SL5H	Single	12893	165.2497	0.900	B3-U0-G3	18	Lithonia DSX1 LED P6 30K 80CRI T5W MVOLT SPA PIR HS DBLXD - SSS 18 4C DM19AS DBLXD 18FT POLE	
	8	W4	Single	6778	48.25	0.900	B1-U0-G2	16	Lithonia DSXW1 P6 30K TFTM MVOLT BBW PIRH DBLXD	

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
SITE	Illuminance	Fc	1.20	6.3	0.0	N.A.	N.A.		
BUILDING 1 + 2 MAIN PARKING	Illuminance	Fc	4.34	6.3	3.0	1.45	2.10		
BUILDING 2 SOUTH + EAST PARKING	Illuminance	Fc	3.95	5.3	2.5	1.58	2.12		
DRIVEWAY	Illuminance	Fc	3.29	4.9	2.1	1.57	2.33		

Greg Loda
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067

Website : www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Email : gloda@lightingaffiliates.com



CROWN ESTATES
WOLCOTT STREET & OLD WOLCOTT ROAD
BRISTOL, CONNECTICUT

SITE LIGHTING
PHOTOMETRIC PLAN

LP-1

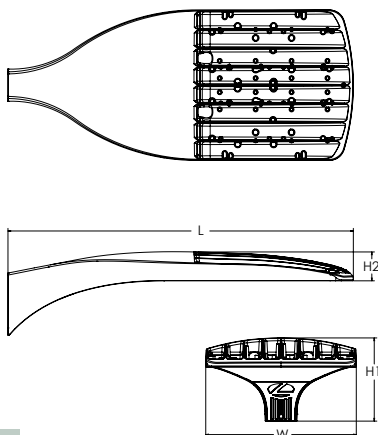


D-Series Size 1 LED Area Luminaire



Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

*See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED						
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	(this section 70CRI only)		AFR Automotive front row	TSM Type V medium	MVOLT (120V-277V) ⁴
	P1 P6	30K 3000K	70CRI	T1S Type I short	TSLG Type V low glare	HVOLT (347V-480V) ^{5,6}
	P2 P7	40K 4000K	70CRI	T2M Type II medium	TSW Type V wide	XVOLT (277V - 480V) ^{7,8}
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control ³	120 ^{16,26}
	P4 P9			T3LG Type III low glare ³	BLC4 Type IV backlight control ³	208 ^{16,26}
	P5	(this section 80CRI only, extended lead times apply)		T4M Type IV medium		240 ^{16,26}
	Rotated optics	27K 2700K	80CRI	T4LG Type IV low glare ³	LCCO Left corner cutoff ³	277 ^{16,26}
	P10 ¹ P12 ¹	30K 3000K	80CRI	TFTM Forward throw medium	RCCO Right corner cutoff ³	347 ^{16,26}
	P11 ¹ P13 ¹	35K 3500K	80CRI			480 ^{16,26}
		40K 4000K	80CRI			
		50K 5000K	80CRI			
						Shipped included
						SPA Square pole mounting (#8 drilling)
						RPA Round pole mounting (#8 drilling)
						SPA5 Square pole mounting #5 drilling ⁹
						RPA5 Round pole mounting #5 drilling ⁹
						SPA8N Square narrow pole mounting #8 drilling
						WBA Wall bracket ¹⁰
						MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11,12,20,21}	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13,20,21}	HS Houseside shield (black finish standard) ²²	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁴	L90 Left rotated optics ¹	DWHXD White
PERS Five-pin receptacle only (controls ordered separately) ^{14,21}	R90 Right rotated optics ¹	DBBTD Textured dark bronze
PER7 Seven-pin receptacle only (controls ordered separate) ^{14,21}	CCE Coastal Construction ²³	DBLXD Textured black
FAO Field adjustable output ^{15,21}	HA 50°C ambient operation ²⁴	DNATXD Textured natural aluminum
BL30 Bi-level switched dimming, 30% ^{16,21}	BAA Buy America(n) Act and/or Build America Buy America Qualified	DWHGXD Textured white
BL50 Bi-level switched dimming, 50% ^{16,21}	SF Single fuse (120, 277, 347V) ²⁵	
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷	DF Double fuse (208, 240, 480V) ²⁶	
DS Dual switching ^{18,19,21}	Shipped separately	
	EGSR External Glare Shield (reversible, field install required, matches housing finish)	
	BSDB Bird Spikes (field install required)	



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DSX1-LED
Rev. 01/28/25
Page 1 of 10

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK	Shorting cap ²⁵
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

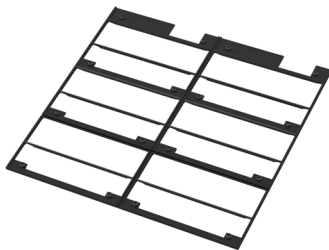
NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



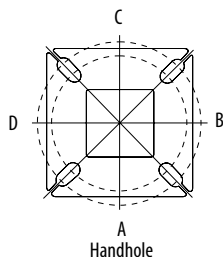
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

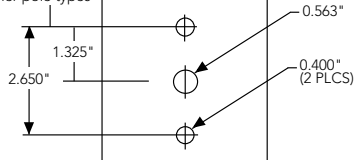
HANDHOLE ORIENTATION



Template #8

Top of Pole

1.75" for aluminum poles
2.75" for other pole types



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09



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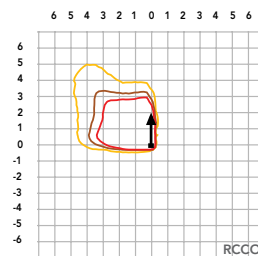
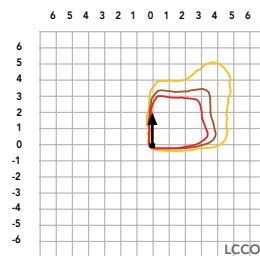
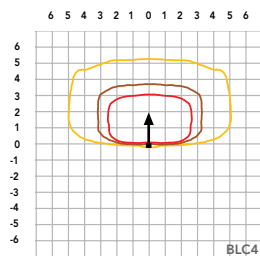
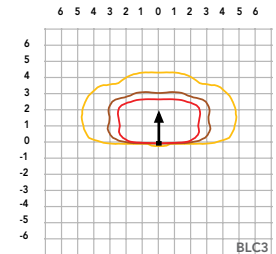
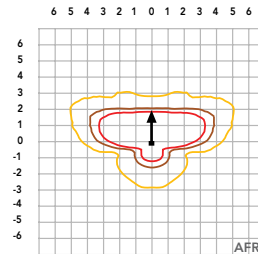
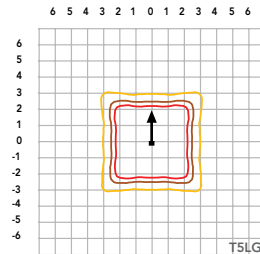
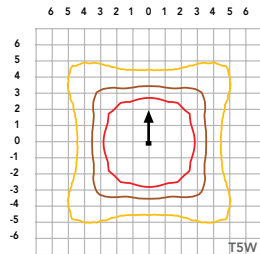
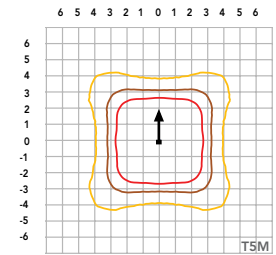
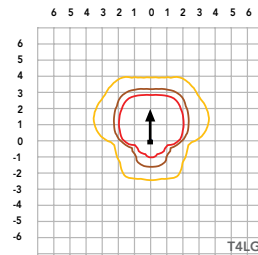
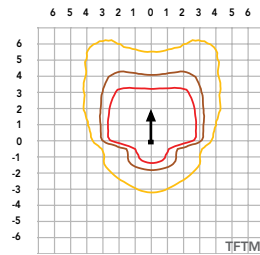
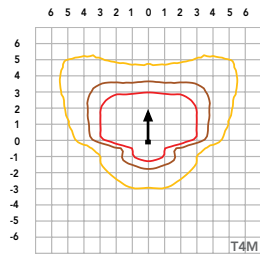
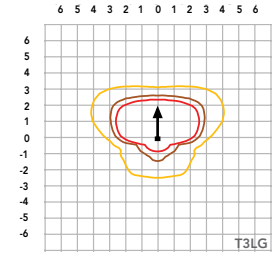
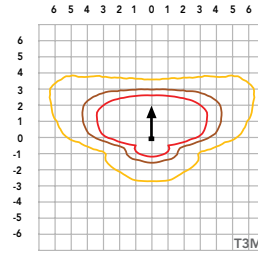
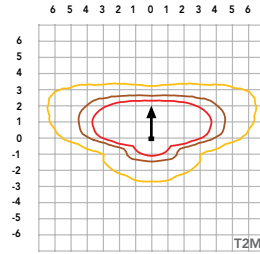
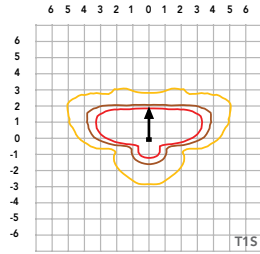
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](#).

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	30	530	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
P2	68W	30	700	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
P3	102W	30	1050	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,055	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,763	2	0	4	135	14,031	2	0	4	137
				T3LG	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,968	2	0	4	137	14,241	2	0	4	139
				T4LG	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				TFTM	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,889	4	0	3	146
				T5LG	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P4	124W	30	1250	T1S	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
				T2M	15,207	3	0	4	123	15,849	3	0	4	128	16,158	3	0	4	130
				T3M	15,383	2	0	4	124	16,032	2	0	4	129	16,345	2	0	4	132
				T3LG	13,742	2	0	2	111	14,321	2	0	2	116	14,600	2	0	2	118
				T4M	15,613	2	0	4	126	16,272	2	0	4	131	16,589	2	0	4	134
				T4LG	14,200	2	0	2	115	14,799	2	0	2	119	15,087	2	0	2	122
				TFTM	15,721	2	0	4	127	16,384	2	0	4	132	16,703	2	0	4	135
				T5M	16,063	4	0	2	130	16,741	4	0	2	135	17,067	4	0	2	138
				T5W	16,324	5	0	3	132	17,013	5	0	3	137	17,344	5	0	3	140
				T5LG	16,110	3	0	2	130	16,790	4	0	2	135	17,117	4	0	2	138
				BLC3	11,190	0	0	3	90	11,662	0	0	3	94	11,889	0	0	3	96
				BLC4	11,557	0	0	3	93	12,044	0	0	3	97	12,279	0	0	4	99
				RCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				LCCO	11,291	1	0	3	91	11,767	1	0	3	95	11,996	1	0	3	97
				AFR	16,416	2	0	3	132	17,109	2	0	3	138	17,442	2	0	3	141
P5	138W	30	1400	T1S	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
				T2M	16,723	3	0	4	121	17,428	3	0	4	126	17,768	3	0	4	129
				T3M	16,917	3	0	4	122	17,630	3	0	4	128	17,974	3	0	4	130
				T3LG	15,111	2	0	2	109	15,749	2	0	2	114	16,055	2	0	2	116
				T4M	17,169	3	0	5	124	17,893	3	0	5	130	18,242	3	0	5	132
				T4LG	15,615	2	0	2	113	16,274	2	0	2	118	16,591	2	0	2	120
				TFTM	17,288	2	0	4	125	18,017	2	0	5	130	18,368	3	0	5	133
				T5M	17,664	5	0	3	128	18,410	5	0	3	133	18,768	5	0	3	136
				T5W	17,951	5	0	3	130	18,708	5	0	3	135	19,073	5	0	3	138
				T5LG	17,716	4	0	2	128	18,463	4	0	2	134	18,823	4	0	2	136
				BLC3	12,305	0	0	3	89	12,824	0	0	3	93	13,074	0	0	3	95
				BLC4	12,709	0	0	4	92	13,245	0	0	4	96	13,503	0	0	4	98
				RCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				LCCO	12,416	1	0	3	90	12,940	1	0	3	94	13,192	1	0	3	95
				AFR	18,052	2	0	3	131	18,814	2	0	3	136	19,180	2	0	3	139
P6	165W	40	1250	T1S	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135
				T2M	19,482	3	0	4	118	20,303	3	0	4	123	20,699	3	0	4	125
				T3M	19,708	3	0	5	119	20,539	3	0	5	124	20,939	3	0	5	127
				T3LG	17,604	2	0	2	107	18,347	2	0	2	111	18,704	2	0	2	113
				T4M	20,001	3	0	5	121	20,845	3	0	5	126	21,251	3	0	5	129
				T4LG	18,191	2	0	2	110	18,959	2	0	2	115	19,328	2	0	2	117
				TFTM	20,140	3	0	5	122	20,989	3	0	5	127	21,398	3	0	5	129
				T5M	20,579	5	0	3	125	21,447	5	0	3	130	21,865	5	0	3	132
				T5W	20,912	5	0	3	127	21,795	5	0	3	132	22,219	5	0	3	134
				T5LG	20,638	4	0	2	125	21,509	4	0	2	130	21,928	4	0	2	133
				BLC3	14,335	0	0	3	87	14,940	0	0	3	90	15,231	0	0	3	92
				BLC4	14,805	0	0	4	90	15,430	0	0	4	93	15,731	0	0	4	95
				RCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				LCCO	14,464	1	0	3	88	15,074	1	0	3	91	15,368	1	0	3	93
				AFR	21,031	2	0	3	127	21,918	2	0	3	133	22,345	2	0	3	135

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TFTM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122
				TFTM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TFTM	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

Performance Data

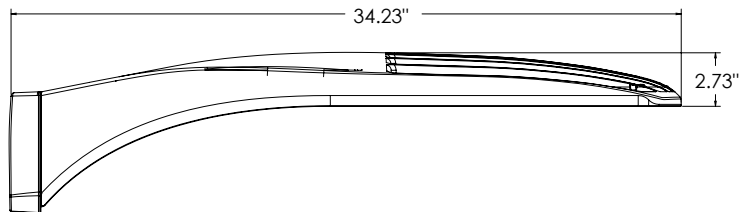
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

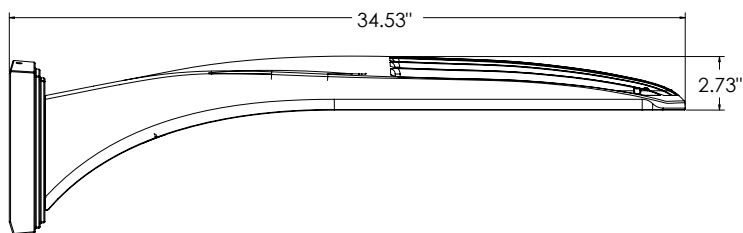
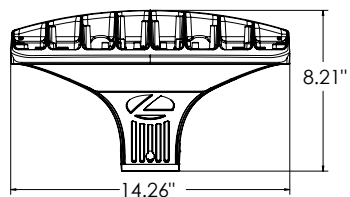
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	101W	60	530	T1S	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
				T2M	14,047	4	0	4	139	14,640	4	0	4	145	14,925	4	0	4	147
				T3M	14,208	4	0	4	140	14,807	4	0	4	146	15,096	4	0	4	149
				T3LG	12,693	3	0	3	125	13,229	3	0	3	131	13,487	3	0	3	133
				T4M	14,420	4	0	4	142	15,028	4	0	4	148	15,321	4	0	4	151
				T4LG	13,115	3	0	3	129	13,668	3	0	3	135	13,934	3	0	3	138
				TFTM	14,522	4	0	4	143	15,134	4	0	4	149	15,429	4	0	4	152
				T5M	14,836	4	0	2	146	15,462	4	0	2	153	15,763	4	0	2	156
				T5W	15,076	4	0	3	149	15,712	5	0	3	155	16,019	5	0	3	158
				T5LG	14,879	3	0	2	147	15,507	3	0	2	153	15,809	3	0	2	156
				BLC3	10,335	3	0	3	102	10,771	4	0	4	106	10,981	4	0	4	108
				BLC4	10,674	4	0	4	105	11,124	4	0	4	110	11,341	4	0	4	112
				RCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				LCCO	10,429	1	0	2	103	10,869	1	0	2	107	11,080	1	0	2	109
				AFR	15,164	3	0	3	150	15,803	3	0	3	156	16,112	3	0	3	159
P11	135W	60	700	T1S	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
				T2M	18,005	4	0	4	133	18,765	4	0	4	139	19,131	4	0	4	142
				T3M	18,211	4	0	4	135	18,980	4	0	4	141	19,350	4	0	4	143
				T3LG	16,270	3	0	3	121	16,957	3	0	3	126	17,287	4	0	4	128
				T4M	18,483	4	0	4	137	19,263	5	0	5	143	19,638	5	0	5	146
				T4LG	16,810	3	0	3	125	17,519	3	0	3	130	17,861	3	0	3	132
				TFTM	18,614	4	0	4	138	19,399	4	0	4	144	19,777	5	0	5	147
				T5M	19,017	5	0	3	141	19,819	5	0	3	147	20,205	5	0	3	150
				T5W	19,325	5	0	3	143	20,140	5	0	3	149	20,533	5	0	3	152
				T5LG	19,072	4	0	2	141	19,876	4	0	2	147	20,264	4	0	2	150
				BLC3	13,247	4	0	4	98	13,806	4	0	4	102	14,075	4	0	4	104
				BLC4	13,682	4	0	4	101	14,259	4	0	4	106	14,537	4	0	4	108
				RCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				LCCO	13,367	1	0	3	99	13,931	1	0	3	103	14,203	1	0	3	105
				AFR	19,437	4	0	4	144	20,257	4	0	4	150	20,651	4	0	4	153
P12	206W	60	1050	T1S	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
				T2M	25,436	5	0	5	124	26,509	5	0	5	129	27,025	5	0	5	131
				T3M	25,727	5	0	5	125	26,812	5	0	5	130	27,335	5	0	5	133
				T3LG	22,984	4	0	4	112	23,954	4	0	4	116	24,421	4	0	4	119
				T4M	26,110	5	0	5	127	27,212	5	0	5	132	27,742	5	0	5	135
				T4LG	23,747	4	0	4	115	24,749	4	0	4	120	25,231	4	0	4	123
				TFTM	26,295	5	0	5	128	27,404	5	0	5	133	27,938	5	0	5	136
				T5M	26,864	5	0	4	130	27,997	5	0	4	136	28,543	5	0	4	139
				T5W	27,299	5	0	4	133	28,451	5	0	4	138	29,006	5	0	4	141
				T5LG	26,942	4	0	2	131	28,078	4	0	2	136	28,626	4	0	2	139
				BLC3	18,714	4	0	4	91	19,504	4	0	4	95	19,884	4	0	4	97
				BLC4	19,327	5	0	5	94	20,143	5	0	5	98	20,535	5	0	5	100
				RCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				LCCO	18,883	1	0	4	92	19,680	1	0	4	96	20,064	1	0	4	97
				AFR	27,457	4	0	4	133	28,616	4	0	4	139	29,174	4	0	4	142
P13	276W	60	1400	T1S	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133
				T2M	31,900	5	0	5	116	33,246	5	0	5	121	33,894	5	0	5	123
				T3M	32,265	5	0	5	117	33,626	5	0	5	122	34,282	5	0	5	124
				T3LG	28,826	4	0	4	105	30,042	4	0	4	109	30,628	4	0	4	111
				T4M	32,746	5	0	5	119	34,128	5	0	5	124	34,793	5	0	5	126
				T4LG	29,782	4	0	4	108	31,039	4	0	4	113	31,644	5	0	4	115
				TFTM	32,978	5	0	5	120	34,369	5	0	5	125	35,039	5	0	5	127
				T5M	33,692	5	0	4	122	35,113	5	0	4	127	35,797	5	0	4	130
				T5W	34,238	5	0	4	124	35,682	5	0	4	129	36,378	5	0	4	132
				T5LG	33,789	5	0	3	122	35,215	5	0	3	128	35,901	5	0	3	130
				BLC3	23,471	5	0	5	85	24,461	5	0	5	89	24,937	5	0	5	90
				BLC4	24,240	5	0	5	88	25,262	5	0	5	92	25,755	5	0	5	93
				RCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				LCCO	23,683	1	0	4	86	24,682	1	0	4	89	25,163	1	0	4	91
				AFR	34,436	5	0	5	125	35,889	5	0	5	130	36,588	5	0	5	133

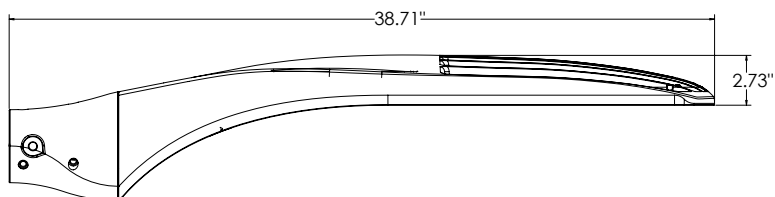
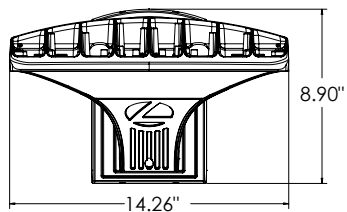
Dimensions



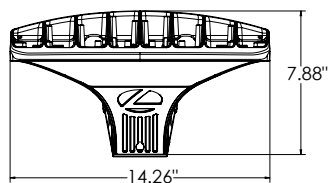
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



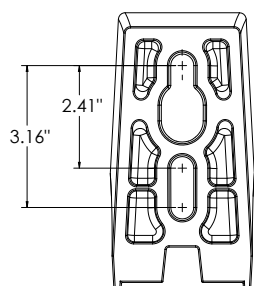
DSX1 with WBA mount
Weight: 38 lbs



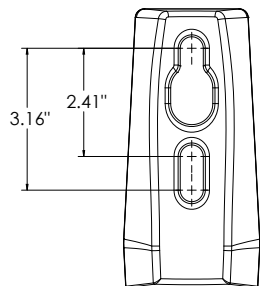
DSX1 with MA mount
Weight: 39 lbs



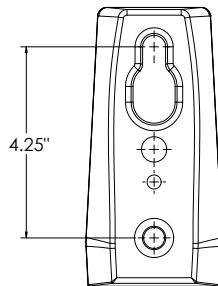
SPA (STANDARD ARM)



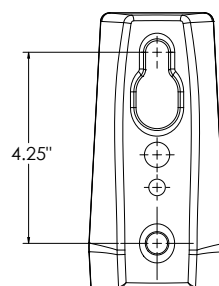
RPA



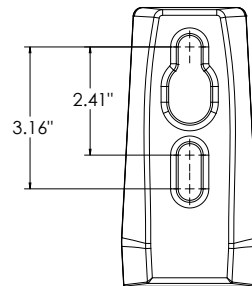
SPA5



RPA5

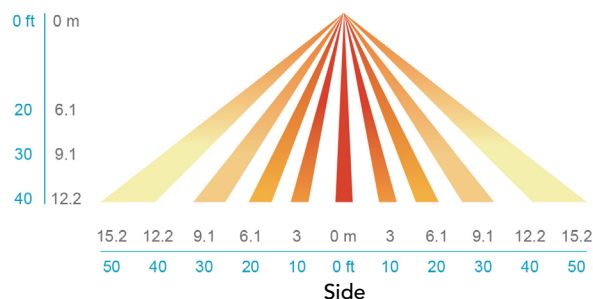
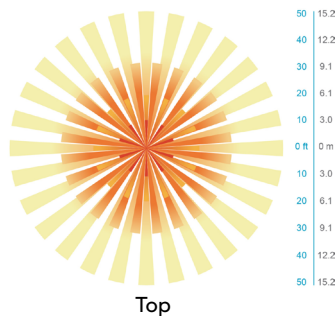
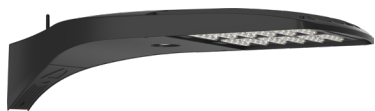


SPA8N



nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



d#series

D-Series Size 1 LED Wall Luminaire



Catalog
Number

Notes

Type

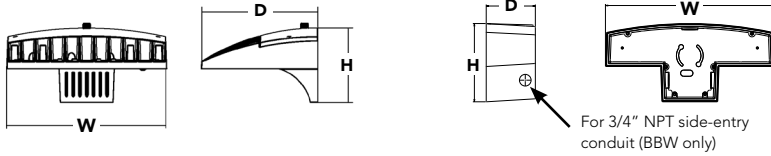
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED									
Series	Lumen Package	CCT	CRI	Distribution		Voltage	Mounting	Control Options	
DSXW1 LED	P1 2000 Lumens	27K 2700K	70CRI 70CRI	T2S	Type 2 Short	MVOLT	SRM Surface mounting bracket	Shipped installed	
	P2 2200 Lumens	30K 3000K	80CRI 80CRI ²	T2M	Type 2 Medium	120 ⁵		PE	Photoelectric cell, button type ⁸
	P3 3200 Lumens	35K 3500K	AMCRI Amber CRI	T3LG	Type 3 Low Glare ⁴	208 ⁵	BBW Surface-mounted back box (for conduit entry) ⁷	DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
	P4 4300 Lumens	40K 4000K		T3M	Type 3 Medium	240 ⁵		PIR	180° motion/ambient light sensor, <15' mtg ht ⁹
	P5 5200 Lumens	50K 5000K		T4M	Type 4 Medium	277 ⁵		PIRH	180° motion/ambient light sensor, 15-30' mtg ht ⁹
	P6 7200 Lumens	57K 5700K		TFTM	Forward Throw Medium	347 ^{5,6}		PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁹
	P7 10000 Lumens	AMBPC Amber PC ³ AMBLW Amber LW ^{1,3}		BLC3	Back Light Control Type 3 ⁴	480 ^{5,6} HVOLT ⁶		PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁹
				BLC4	Back Light Control Type 4 ⁴			E20WC	20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant ¹⁰
								E10WH	10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant ¹⁰

Other Options		Finish (required)	
Shipped installed	Shipped separately¹²	DDBXD Dark bronze	DSSXD Sandstone
SF Single fuse (120, 277 or 347V) ^{5,11}	BSW Bird-deterrent spikes	DBLXD Black	DDBTXD Textured dark bronze
DF Double fuse (208, 240 or 480V) ^{5,11}	VG Vandal guard	DNAXD Natural aluminum	DBLBXD Textured black
HS House-side shield ¹²	DDL Diffused drop lens	DWHXD White	DNATXD Textured natural aluminum
SPD Separate surge protection			
		DWHGXD Textured white	DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

- Only available with P1 and P6 Packages.
- Not available with 57K.
- Only Available with AMCRI.
- Not available with HS Option.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.

- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3. Not available with DMG.
- Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
- Not available with E20WC and E10WH.
- Also available as a separate accessory; see Accessories information.



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DSXW1-LED
Rev. 12/12/24

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Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

Package	Dist. Type	System Watts	30K, 70CRI		40K, 70CRI		50K, 70CRI	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	T2M	12	1,840	149	1,965	159	1,993	161
	T3M	12	1,786	144	1,908	154	1,934	156
	T4M	12	1,821	147	1,946	157	1,973	159
	TFTM	12	1,816	147	1,940	157	1,967	159
	BLC4	12	1,382	112	1,476	119	1,497	121
P2	T2M	15	2,189	150	2,339	160	2,371	163
	T3M	15	2,126	146	2,271	156	2,302	158
	T4M	15	2,168	149	2,316	159	2,348	161
	TFTM	15	2,161	148	2,309	158	2,341	161
	BLC4	15	1,645	113	1,757	121	1,781	122
P3	T2M	21	3,064	146	3,273	155	3,318	158
	T3M	21	2,974	141	3,177	151	3,222	153
	T4M	21	3,033	144	3,240	154	3,285	156
	TFTM	21	3,024	144	3,231	153	3,275	156
	BLC4	21	2,302	109	2,459	117	2,493	118
P4	T2M	29	3,997	139	4,269	149	4,329	151
	T3M	29	3,880	135	4,145	145	4,203	147
	T4M	29	3,957	138	4,227	147	4,286	149
	TFTM	29	3,945	138	4,214	147	4,273	149
	BLC4	29	3,002	105	3,207	112	3,252	113
P5	T2M	37	4,977	134	5,317	143	5,391	145
	T3M	37	4,832	130	5,162	139	5,233	141
	T4M	37	4,928	132	5,264	142	5,337	144
	TFTM	37	4,913	132	5,248	141	5,321	143
	BLC4	37	3,739	101	3,994	107	4,050	109
P6	T2M	48	6,867	142	7,335	152	7,437	154
	T3M	48	6,667	138	7,122	148	7,220	150
	T4M	48	6,798	141	7,262	151	7,363	153
	TFTM	48	6,778	140	7,241	150	7,341	152
	BLC4	48	5,158	107	5,511	114	5,587	116
P7	T2M	73	9,819	135	10,490	145	10,635	147
	T3M	73	9,533	131	10,184	140	10,325	142
	T4M	73	9,722	134	10,385	143	10,529	145
	TFTM	73	9,693	134	10,354	143	10,498	145
	BLC4	73	7,377	102	7,880	109	7,989	110

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Electrical Load

Performance Package	LEDs	Drive Current (mA)	System Watts	Current (A)					
				120V	208V	240V	277V	347V	480V
DSXW1 P1	10	375	12	0.10	0.06	0.05	0.04	-	-
DSXW1 P2	10	450	15	0.12	0.07	0.06	0.05	0.04	0.03
DSXW1 P3	10	650	21	0.18	0.10	0.09	0.08	0.06	0.05
DSXW1 P4	10	875	29	0.24	0.14	0.12	0.10	0.08	0.06
DSXW1 P5	10	1125	37	0.30	0.18	0.16	0.14	0.11	0.08
DSXW1 P6	20	750	48	0.39	0.24	0.20	0.18	0.14	0.10
DSXW1 P7	20	1150	73	0.60	0.36	0.31	0.27	0.21	0.15

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED P7** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.82

Motion Sensor Default Settings

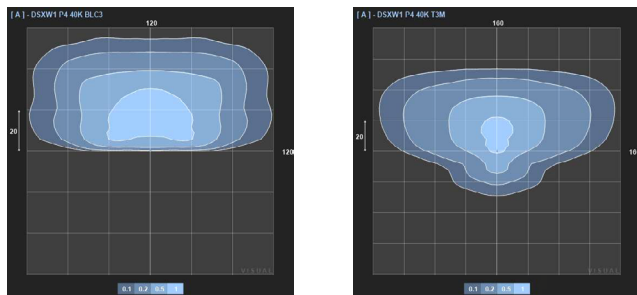
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isofootcandle plots for the DSXW1 LED P4 40K. Distances are in units of mounting height (20').



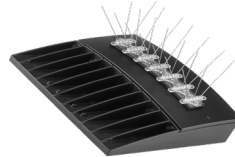
Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. IP66 rated light engine.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in multiple CCTs and CRIs including Amber for specialized applications.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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DSXW1-LED
Rev. 12/12/24

App.
#AZR 25-07

Bristol
Zoning
Commission

Referral
to
Planning

Zoning Commission Referral to the Planning Commission

App. AZR-25-07



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: September 10, 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:

1. [Recommendation #27](#) – Cannabis Cultivation
2. [Recommendation #37](#) – A Zone Bulk Requirements
3. [Recommendation #38](#) – Amend Mixed Use/Street Wall Requirements: Downtown Business 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 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.

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



App. AZR-25-07

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



City of Bristol Comprehensive Zoning Update

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.



App. AZR-25-07

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 unnecessary:
"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.
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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.
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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.	
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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

**City of Bristol Comprehensive Zoning Update**

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	<i>Eliminate Category</i>
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	<i>Eliminate Category</i>

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:

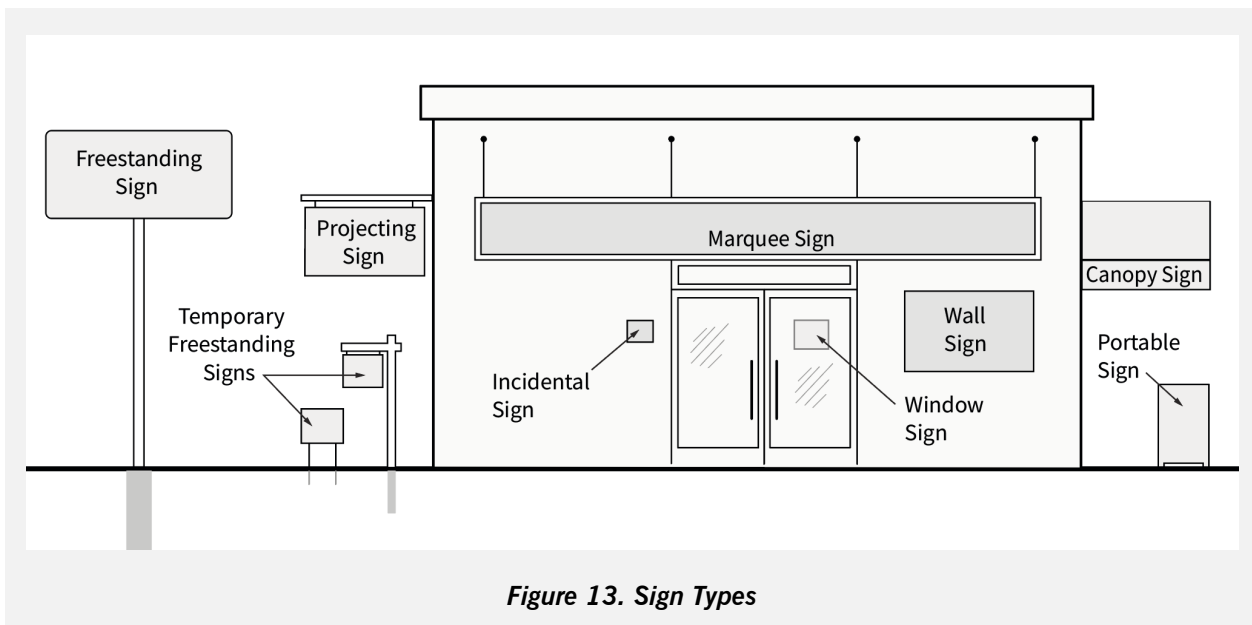
- A. Rotating, moving or animated signs. However, electronic or manual message boards shall be permitted, provided that such devices shall be subject to the provisions of these Regulations.
- B. Signs on the exterior of parked vehicles that function primarily as static advertising, where such a vehicle 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.

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- 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 an 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.



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.

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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):

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.

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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.

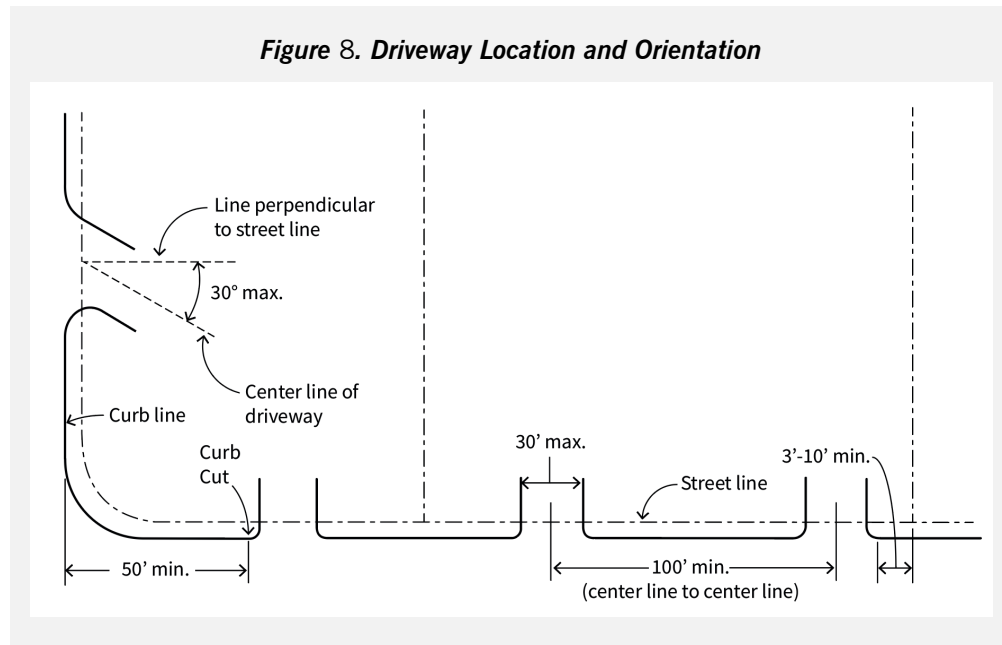
12.3 Driveways Standards for All Uses

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.

T O C	Article I	Article II	Article III Regulatory Standards	Article IV	Article V	Appendices
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- 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

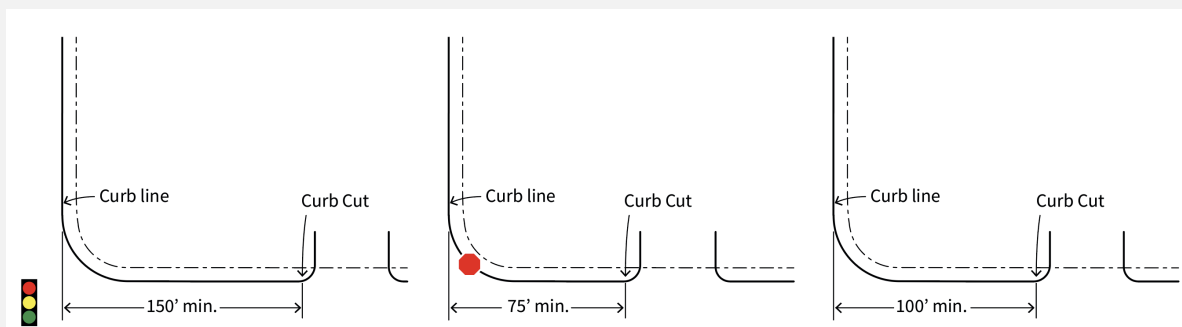
CTDOT Highway Design Manual, whichever is more stringent. If these standards cannot be achieved due to unique site or traffic conditions, the Commission may allow a reduced distance only when a qualified traffic engineer demonstrates that the proposed distance and associated improvements will provide 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



City of Bristol Comprehensive Zoning Update

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** ~~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.

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Section 11. Landscaping and Site Features

City of Bristol Zoning Regulations
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- 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~~ trees 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

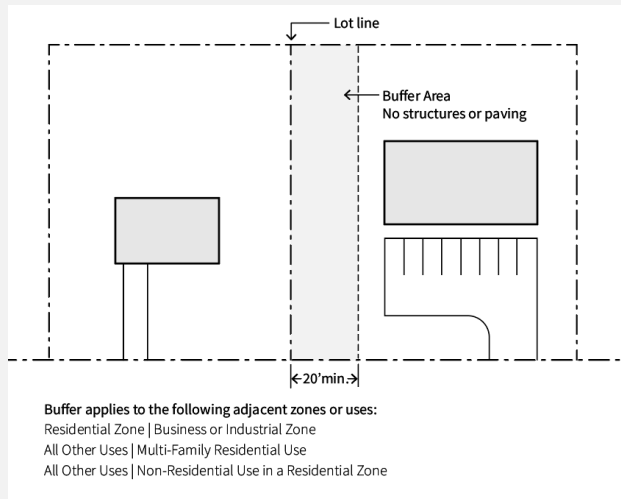
Screening shall be provided for any objectionable areas or views ~~which~~ ~~that~~ are adjacent to residential properties or visible from the street, including but not limited to loading areas, dumpsters, storage areas, and ~~ground-fixed~~ mechanical equipment ~~located on the ground~~. Acceptable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



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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.

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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 ~~striketrough~~, text to be added in red)

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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.

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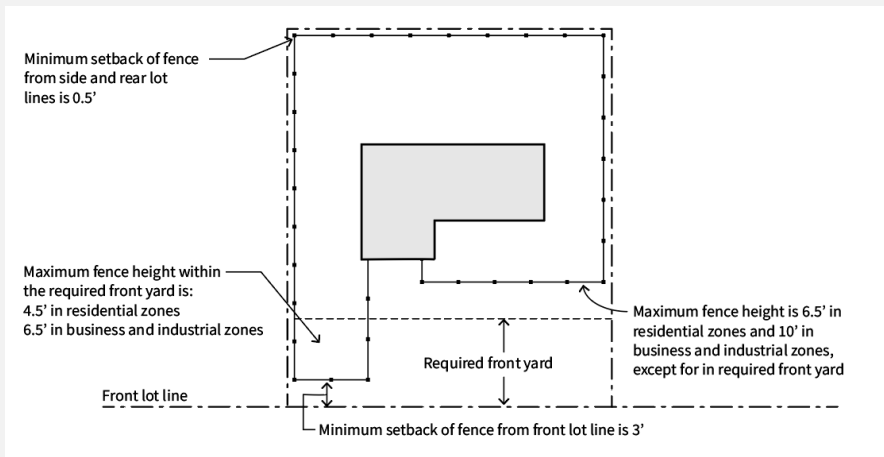
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- B. No fence shall be located closer than 3 feet from the front lot line or closer than 6 inches from any other lot line.
- C. Except as otherwise permitted by Sections 47-47 and 47-48 of the CT General Statutes, barbed wire fences and fencing materials 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



11.3.711.3.6 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.

TOC	Article I	Article II	Article III Regulatory Standards	Article IV	Article V	Appendices
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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 ~~strike through~~, 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



City of Bristol Comprehensive Zoning Update

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.



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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

- 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.
- The minimum lot size shall be one acre.
- 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.
- 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.
- 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.
- 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 ~~striketrough~~, 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 ~~strike through~~, 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.



App. AZR-25-07

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.	≥ 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.



App. AZR-25-07

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

Zoning Commission Referral to the Planning Commission



City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: September 10, 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:

1. [Recommendation #27](#) – Cannabis Cultivation
2. [Recommendation #37](#) – A Zone Bulk Requirements
3. [Recommendation #38](#) – Amend Mixed Use/Street Wall Requirements: Downtown Business 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 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 (NHCOC)
Regional Planning Commission – Zoning Regulation Referral
Robert Phillips – NHCOC – (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

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
<i>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:</i>		
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

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington
 Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers
 South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region



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
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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
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 #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

DATE: September 10, 2025

App. AZR-25-07

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

[Recommendation #40](#) – Expand Outdoor Lighting Requirements

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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
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- [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.

Subdivision Status Report																														
Identifying Information						Open Space			Approvals			Bonding			Construction Status**												Notes			
												Performance Bond ⁽⁴⁾		Maintenance Bond																
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres)	Transaction Complete (x)	Date Approved by Planning Comm.	Due Date for Filing on Land Records	Expiration Date of Conditional Approval ⁽²⁾	Not Required (x)	Original Bond Amount (\$)	Date Bond Expires	Maintenance Bond Amount (\$)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other		
324 ⁽⁶⁾	Bristol Crossings, Section 1, Phase 3	Old Orchard Rd./Tevins Way Phase 3	12	12	x				Jun 25, 2008	Feb 20, 2009	Mar 08, 2019		\$583,660	May 18, 2026								x								
									Jun 25, 2027				\$583,660																	
409	Ridgeview (Rock Builders)	Great Pyrenees Way	8	7	x				May 30, 2018	Aug 06, 2018	May 30, 2020		\$59,370	Apr 01, 2026		x	x	x		x	x	x	x	x						
									May 30, 2028				\$59,370																	
413	Laurentide Glen Phase 1	12 lots – Assessor's Map 67, Lots 37B-1 to 37B-11; 37B-72; Pequabuck Street	12	12	x				Oct 24, 2018	Aug 06, 2019	Apr 01, 2021		\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x			x	x		
									Oct 24, 2028				\$127,075																	
413	Laurentide Glen Phase 2	11 Lots – Map 67, Lots 12 - 14, 16 – 22 Wiegert Way;	11	11	x				Oct 24, 2018	Aug 06, 2019	Oct 27, 2021		\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x				x		
									Oct 24, 2028				\$1,725																	
413	Laurentide Glen Phase 3	20 Lots – Lots 23-37 Stellas Way and Lots 57-61 Gino Drive	24	24	x				Oct 24, 2018	Aug 06, 2019	Mar 24, 2022		\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x						
									Oct 24, 2028				\$4,025																	
413	Laurentide Glen Phase 4	19 Lots - Lots 38 & 40 - Pequabuck Street; Lots 39, 41-56 - Gino Drive	19	19	x				Oct 24, 2018	Aug 06, 2019	Sep 26, 2022		\$265,875	Apr 03, 2026		x	x	x	x	x	x	x	x	x					Lots 62, 63, 65 & 66 moved from Phase 5 to Phase 3 - 6/24/24	
									Oct 24, 2028				\$34,500																	
413	Laurentide Glen Phase 5 & 6	Barlow St., Martin Rd., Arcadia Rd., Farrell Ave. Phases 5 & 6.	26	26	x				Oct 24, 2018	Aug 06, 2019																				
									Oct 24, 2025																					
414	Calco Construction	Pine St. and Mitchell St.	5	3					Aug 29, 2018	Jun 11, 2019	Aug 26, 2020		\$202,075	n/a															x	
									Aug 29, 2028				\$202,075																	
424	Blossom Estates	Redstone Hill Road - Phase 1	2	0					Aug 25, 2021	May 04, 2022	Jul 18, 2022		\$9,600						x	x										
									Aug 25, 2026				\$9,600																	
424	Blossom Estates	Redstone Hill Road - Phase 2	16	16	x				Aug 25, 2021	May 04, 2022	Feb 24, 2025		\$175,052			x	x	x	x		x	x	x							
									Aug 25, 2026				\$175,052																	
430	Perkins Meadow	James P. Casey Road and Perkins Street	9	7					Feb 23, 2022	Apr 05, 2022	Feb 23, 2022		n/a	n/a																
									Feb 23, 2027				n/a	n/a																
431	Meadow View Farm	1960 Perkins Street and Southdown Drive	9	8					Apr 27, 2022	May 25, 2022	Apr 27, 2024		n/a	n/a																
									Apr 27, 2027				n/a	n/a																
433	Cold Spring Phase 4	19 lots - West of Village St. &Silo Rd.	19	19					Aug 28, 2023	May 09, 2024	Jan 29, 2025					x	x	x		x	x	x	x	x						
									Aug 28, 2028				\$106,066																	

NOTES:
(1) The expiration date is 5 years from the original date of approval or, if extended by the Commission, up to 10 years from the original date of approval. HOWEVER, SEE NOTE (6) BELOW.
(2) The expiration date of a conditional approval (which is also the deadline for final approval) is 24 months from the original date of approval. Up to three additional 12-month extensions of the expiration date may be granted by the Commission.
(3) For subdivisions that contain public improvements, the date of final approval is the date on which either (a) all public improvements have been completed, or (b) a performance bond is posted with the city for any uncompleted public improvements. For subdivisions that contain no public improvements, the date of final approval is the date on which the subdivision is approved by the Commission. Final approval is required prior to the sale or offering for sale of any subdivision lots.
(4) A performance bond must be posted for any uncompleted public improvements in order to obtain final approval. A performance bond is NOT necessary for those subdivisions that have final approval, either because all public improvements have been completed or because there are no public improvements associated with the subdivision.
(5) A maintenance bond is required for any subdivision that contains public improvements, even if such improvements were completed prior to final approval and a performance bond was not required.
(6) In accordance with Public Act No. 11-5, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire not less than NINE (9) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than fourteen (14) years from the date the subdivision was approved.
(7) In accordance with Public Act No. 21-163, any subdivision approved prior to July 1, 2011 that has not yet expired shall expire prior to March 10, 2020 shall not expire not less than nineteen (19) years after the date of such approval. The Commission may grant one or more extensions of time to complete all or part of the work in connection with such subdivision, provided that no subdivision approval, including all extensions, shall be valid for more than nineteen (19) years from the date the subdivision was approved.
L = Land C= Conservation Easement F= Fee x = complete (blank) = not complete n/a = not applicable

Subdivision Status Report																																
Identifying Information						Open Space		Approvals					Bonding				Construction Status**										Notes					
													Performance Bond ⁽⁴⁾		Maintenance Bond																	
App. #	Name of Development (Developer/ Applicant)	Location (New or Extended Streets)	Total Lots	New Lots	New Streets (x)	Type*	Approx. Size (Acres)	Ownership	Transaction Complete (x)	Date Approved by Planning Comm.	Due Date for Filing on Land Records	Expiration Date of Conditional Approval ⁽²⁾	Not Required (x)	Original Bond Amount (\$)	Date Bond Expires	Maintenance Bond Amount (\$)	Current Bond Amount (\$)	Date Bond Released	Current Maint. Bond Amount (\$)	Sanitary Sewers	Drainage	Water	Detention Pond	Sidewalk	Process	Rough Graded	Binder Pavement	Finish Pavement	As-Builts	Lot Pins	Street Lights	Other



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010

TO: Erica Cabiya, CCTC, Town & City Clerk

FROM: Planning Commission

CONTACT PERSON: Robert M. Flanagan, AICP, City Planner

TEL. #: 860-584-6225

DATE: November 2, 2025

In compliance with Section 1-225 of the Connecticut General Statutes the following is a listing of dates of the regular meetings of the Bristol Planning Commission for 2026.

MONTH	DATE/DATES	TIME & PLACE OF MEETING
JANUARY 2026	Monday, January 26	6:00 PM – Council Chambers City Hall– 111 North Main Street
FEBRUARY	Monday, February 23	6:00 PM – Council Chambers City Hall – 111 North Main Street
MARCH	Monday, March 23	6:00 PM – Council Chambers City Hall– 111 North Main Street
APRIL	Monday, April 27	6:00 PM – Council Chambers City Hall – 111 North Main Street
MAY	Monday, May 18	6:00 PM – Council Chambers City Hall – 111 North Main Street
JUNE	Monday, June 22	6:00 PM – Council Chambers City Hall – 111 North Main Street
JULY	Monday, July 27	6:00 PM – Council Chambers City Hall– 111 North Main Street
AUGUST	Monday, August 24	6:00 PM – Council Chambers City Hall – 111 North Main Street
SEPTEMBER	Monday, September 28	6:00 PM – Council Chambers City Hall– 111 North Main Street
OCTOBER	Monday, October 26	6:00 PM – Council Chambers City Hall – 111 North Main Street
NOVEMBER	Monday, November 23	6:00 PM – Council Chambers City Hall – 111 North Main Street
DECEMBER	Monday, December 28	6:00 PM – Council Chambers City Hall – 111 North Main Street
JANUARY 2027	Monday, January 25	6:00 PM – Council Chambers City Hall – 111 North Main Street

Chair

(Signature)

(Date)