



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING OF MONDAY, OCTOBER 6, 2025
MEETING ONLINE VIA ZOOM AND
BRISTOL CITY HALL – COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:30 PM

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/86077367372?pwd=8afuvHABqaxlXlyfPI0OUiLO6VBFuu.1>

Meeting ID:

860 7736 7372

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting - September 8, 2025
4. Public Hearings
 - a. None
5. Receipt of New Applications
 - a. Application #2055 – Wetlands application for the demolition of an existing structure at 40 West Street and South Street; Assessor's Map 29, Lot 161-163 & Map 29, Lot 159-160; 40 West Street LLC, applicant.
 - b. Application #2056 – Wetlands application for earth removal activity within the upland review area associated with the development of two residential dwelling units at 45 & 51 Grassy Road; Lot 216 & Lot 217 Ambler Road; Assessor's Map 20, Lots 214, 215, 216 and 217. H&T Holdings of Bristol, LLC, applicant.

- c. Application #2057 – Wetlands application for the repair of an existing culvert including replacement of concrete slabs/decks, stabilization of abutments, installation of rip-rap and other repairs at 197, 211, 213, 215, 219 and 225 Park Street; Assessor's Map 12, Lots 111, 112, 113, 114, 115 and 116; Curt Michael Freedman, P.E., applicant.
 - d. App. 25-462F-312 – Floodplain application for the repair of an existing culvert including replacement of concrete slabs/decks, stabilization of abutments, installation of rip-rap and other repairs within the floodplain at 197, 211, 213, 215, 219 and 225 Park Street; Assessor's Map 12, Lots 111, 112, 113, 114, 115 and 116; Curt Michael Freedman, P.E., applicant.
 - e. Application #2058 — Wetlands application for the demolition of a single-family dwelling and other related construction activities with a disturbance within the Upland Review Area of approximately 9,600 sq. ft at 396 Jerome Avenue; Assessor's Map 53, Lot 134-2-1; City of Bristol Department of Public Works, applicant.
 - f. Application # 25-458F-313 — Floodplain application for the demolition of a single-family dwelling and associated construction activities within the floodplain at 396 Jerome Avenue; Assessor's Map 53, Lot 134-2-1; City of Bristol Department of Public Works, applicant.
 - g. Application #2059 — Wetlands application for drainage improvements and other related construction activities with a disturbance within the upland review area and wetland proper at East Road; Assessor's Map 31, Lot ROW 1; City of Bristol Department of Public Works, applicant.
 - h. Application 1964 – Modification to Wetlands application at 1936 Perkins Street; Assessor's Map 58, Lot 16-1-2; Joseph D'Amato, applicant.
- 6. Old Business
 - a. Cease and Correct — 360 King Street & Map 47, Lot 5-1 King Street
 - 7. New Business
 - 8. Staff Reports
 - 9. Communications
 - a. 2026 Regular Meeting Schedule
 - b. City Council Reappointment - Faye Duquette
 - 10. Conservation Topics
 - 11. Commissioner & Citizen Concerns

12. Adjournment

REMINDER: The next Regular Meeting of the Inland Wetland Commission is Monday, November 3, 2025

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY, SEPTEMBER 8, 2025**

By: Chairman Fisk

Time: 6:30 P.M.

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

MEMBERS	NAME:	PRESENT	ABSENT
REGULAR MEMBERS	Zachary Fisk (Chairman)	X	
	Michael Robinson (Vice Chairman)	X	
	David Rooks (Secretary)	X	
	James Carros	X	
	Daniel Massaro, Jr.	X	
	Faye Duquette	X	
	Laura Valentino		X
ALTERNATE MEMBERS	Greg Klimek	X	
	Joseph Longo		X
STAFF	Anthony Lorenzetti, P.E., City Staff	X	

1. Call to Order

Per the order of Chairman Fisk, the meeting was called to order at 6:30 P.M.

Chairman Fisk reminded the Agency the next Regular Meeting of the Inland Wetland Agency is Monday, October 6, 2025.

2. Public Participation

Chairman Fisk designated himself, regular Commissioners Robinson, Carros, Massaro, and Rooks with alternate Commissioner Klimek to vote on the Public Participation.

Mary Rydingsward, 176 Marcia Dr., wanted to speak to the Commission about remediation of the parking on the New Britain Water Dept. Water Supply, Water Shed, of the softball field and Mix St. and Maltby St. perimeters. Ms. Rydingsward noted the Regional Little League Tournament had excessive parking on the street and directed people to park on the "softball field." Ms. Rydingsward explained she spoke to various City Staff and got the Dept. of Public Health's view of drinking water, wells and the aquifer in the area. Ms. Rydingsward's concern was to keep petroleum products off the soil. Ms. Rydingsward shared a PowerPoint presentation of the Dept. of Public Health. Ms. Rydingsward indicated there used to be enforcement of no parking on the street but now there were no parking signs on the street. Ms. Rydingsward's view was this concern of watershed and water supply. Ms. Rydingsward gave a history of ownership and uses allowed on the property. Ms. Rydingsward requested some hardscape for parking during events. Ms. Rydingsward was unsure of what actions the Commission may take because it was a City of Bristol owned property.

Commissioner Robinson noted the vehicles were usually directed to park on the St. Paul's schools property with shuttle buses. Commissioner Robinson said that now boulders were in place to prevent people parking in certain areas. Commissioner Robinson said something must have changed for the parking for the Little League Tournament, but something should be done about this concern.

Chairman Fisk concluded the Commission may send a letter to the Little League Tournament to be alerted this was a sensitive area and to relocate the parking of vehicles. Chairman Fisk recommended to place the item on the October meeting agenda.

MOTION: Move to place it on the agenda (Mix St. parking concerns) on the October 6, 2025, agenda.

By: Robinson

Seconded: Klimek.

For: Duquette, Klimek, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

3. Approval of Minutes

a. Regular Meeting - August 4, 2025

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, and Rooks with alternate Commissioner Klimek to vote on the August 4, 2025, regular meeting minutes.

MOTION: Move to approve the minutes of the August 4, 2025, regular meeting.

By: Klimek

Seconded: Robinson.

For: Duquette, Klimek, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

4. Receipt of New Applications

- a. Application #2054 - Wetlands application for the demolition of an existing structure and filling of the foundation and abandonment of well and septic at 975 Willis Street; Assessor's Map 6, Lot 2-1; Alterio Tractor Pulling, LLC, applicant.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, and Rooks with alternate Commissioner Klimek to vote on Application #2054.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Narrative, undated
- d. Asbestos Inspection report dated August 18, 2025

The following items were submitted into the record:

- a. Receipt dated August 22, 2025, from Town of Wolcott;
- b. Letter dated September 8, 2025, from Gilland and Gilland, regarding Application #2054;
- c. Letter dated September 7, 2025, from Jacquelin Gun and Rod Club, regarding the demolition of the house;
- d. Building Residential Permit, dated August 29, 2025, from the Town of Wolcott;
- e. E-mail dated September 8, 2025, from the Bristol Burlington Health District, regarding the septic system abandonment;
- f. Receipt dated August 27, 2025, from Bristol Burlington Health District.

Attorney Richard Gilland, Jr., 97 Main Street, Thomaston, representing the applicant and the property owner, explained the property had 2 acres in Bristol and 1 acre in Wolcott for a total of 3 acres. Attorney Gilland verified there was an existing house on the property that was located in Bristol and partially in Wolcott. The attorney indicated the applicant is requesting to demolish the existing house to return the property to its natural state. Attorney Gilland said the mapping showed the work to be done on the property. The attorney said there would be no materials stored on the site from the demolition and removed by an environmental company. Attorney Gilland specified a silt fence would be installed on the property. The attorney noted the Town of Wolcott issued a

demolition permit noting that the Jacklin Pond was across the street. Attorney Gilland reviewed the letter received from the Jacklin Gun and Rod Club property owners that had no concerns with the application.

Commission inquiries: Attorney Gilland verified the demolition permit was not applied for yet in Bristol.

MOTION: Move to receive Application #2054.

By: Robinson

Seconded: Klimek.

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

The application is received.

MOTION: Move to declare Application #2054 a complete application.

By: Robinson

Seconded: Klimek.

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

The application was declared a complete application.

MOTION: Move to declare Application #2054 a non-significant activity.

By: Robinson

Seconded: Rooks.

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

The application was declared a non-significant activity.

Matthew Alterio, Alterio Tractor Pulling, LLC, 37 Cold Spring Dr., Oxford, the applicant's contractor, explained the silt fence would remain in place because there was a machine finish. Mr. Alterio said his company does not remove the silt fence for six-months. The contractor said the fence only lasts about six months.

Commission inquiries: Mr. Alterio reviewed the process for demolishing the foundation to be a caved-in demolition and the property would be leveled, but the foundation would not be removed. The contractor's view was that the process would stabilize the property.

Attorney Gilland noted the applicant would place the recommended native seed on the site from the Commission.

Commission inquiries: The attorney read into the record an e-mail received on September 8, 2025, from the Bristol Burlington Health District for the septic system abandonment. Attorney Gilland noted the water lines were disconnected from the property.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: Move to approve Application #2054 – Wetlands application for the demolition of an existing structure and filling of the foundation and abandonment of well and septic at 975 Willis Street; Assessor's Map 6, Lot 2-1; Alterio Tractor Pulling, LLC, applicant, in accordance with the plot plan and information submitted with the standard stipulations and the following stipulations:

1. Standard stipulations 1 through 21 (attached.)

2. The silt fence shall remain in place.
3. Plant area with an appropriate native species to stabilize the area to prevent invasive species growing.

By: Robinson

Seconded: Klimek.

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

The application is approved with stipulations.

5. Old Business

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

The Commission received the following items in their electronic packets:

- a. Map "entitled Skytop Enterprises, LLC, revised date July 21, 2025, prepared by Cole Civil + Survey.

The Commission received the following items in their electronic packets **PREVIOUSLY**:

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

The Commission agreed to continue the Cease & Correct at 360 King Street & Lot 47-5-1 to the October 6, 2025, meeting.

Mr. Lorenzetti detailed the process for the items received for the Cease and Correct for 360 King Street & Lot 47-5-1. Mr. Lorenzetti indicated that engineered plans were received for the Cease and Correct.

Jason Levine, 380 King Street, president, of Kingsbury Farms town Homes, representing the residents, inquired of the reasons the application is proposed to be approved because the upland review areas do not align with the City of Bristol's GIS Map system. Mr. Levine disagreed with the process of Mr. Berube and the property owner not having to file any applications for public comment versus the current process. Mr. Levine clarified the work done by Mr. Berube on his property and a neighbor's property in the inland wetlands area. Mr. Levine requested the Commission to have Mr. Berube correct his property and the neighbor's property because they did not do that work on the properties.

Chairman Fisk specified a Cease and Correct was placed on the property and that engineering plans were received for a plan to precede with the property.

Mr. Lorenzetti and Chairman Fisk stated the Commission cannot approve or authorize work to be done on Mr. Levine's property or the neighbor's property. The Commission briefly reviewed the Commission's authority for the property. The Chairman indicated Mr. Levine should work with his HLA Association and his attorney in conjunction with Mr. Berube.

Mr. Levine authorized the Commission to enforce his property for a correction by Mr. Berube in the inland wetlands area.

The Chairman concluded the Inland Wetlands Enforcement Officer should conduct an inspection of Mr. Levine's property and provide a report. The Chairman noted the report would be discussed at the October meeting.

Mr. Lorenzetti explained initially there were no maps, but maps were provided later by Mr. Berube.

MOTION: Move to send the Inland Enforcement Officer to inspect Mr. Levine's property for the current conditions and provide a report to the Commission. The Inland Wetlands Enforcement Officer's report will be discussed at October 6, 2025, meeting.

By: Klimek

Seconded: Robinson.

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

The Cease and Correct will have an inspection to include Mr. Levine's property.

b. Cease & Correct - 225 E. Main Street

The Commission received the following items but were not included in the electronic packet: an email dated September 7, 2025, from Marzena Gap with 2 photographs, undated (located in pre-packet on flash-drive.)

The Commission received the following items in their electronic packets **PREVIOUSLY**:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Wetlands Delineation Report, dated May 14, 2025, prepared by Ian Cole, P.R.S.S., P.W.S., LLC

Marzena Gap and Rafal Zagrobelny, 410 Farmington Ave., New Britain, were in attendance to answer any questions. Ms. Gap indicated she submitted new photographs on September 7, 2025.

- a. E-mail dated September 7, 2025, from Marzena Gap (not in electronic packet)

The Commission summarized that the silt fence and bails were in place and the millings were removed from the property. The Commission agreed the Cease and Correct should be removed from the property.

MOTION Move to remove the Cease & Correct for 225 East Main Street.

By: Robinson

Seconded: Robinson.

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

The report is filed.

The Commission reminded Ms. Gap and Mr. Zagrobelny that future plans were needed for the property.

c. Cease & Correct - 42 Paul Street

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Rooks with alternate Commissioners Klimek to vote on the Cease & Correct - 42 Paul Street.

The Commission received the following items in their electronic packets **PREVIOUSLY**:

- a. Email dated May 28, 2025, from 5/28/2025, from Randy Lindstrom, regarding 42 Paul St.
- b. Letter dated January 17, 2025, from Matthew Maynard, PE, regarding Cease and Correct Order for 42 Paul St.
- c. Cease and Correct Letter dated April 15, 2024, from Zachary Norton, regarding 42 Paul St.
- d. Summary and Engineering Evaluation for 42 Paul Street Assessors Map 45 Lot 216
- e. Letter dated August 5, 2025, from Matthew Maynard, PE, regarding Cease and Correct Order for 42 Paul St.

Mr. Lorenzetti said that the work was finished on the property but the Cease and Correct was kept open for a month by the Commission. The engineer noted that the drainage system was being installed for the property. Mr. Lorenzetti verified Mr. Towne was not required to attend the meeting and the Inland Wetlands Enforcement Officer inspected the property today.

The Commission noted with the rainstorm received on Saturday there was no flooding in the area. The Commission commented there were no neighbor complaints with the recent rainstorm.

Public inquiries: Mr. Lorenzetti reviewed the work the applicant finished from the last meeting.

Commission inquiries: Mr. Lorenzetti confirmed that the Inland Wetlands Enforcement Officer was content with the existing condition of the property.

MOTION Move to remove the Cease & Correct for 42 Paul Street.

By: Robinson

Seconded: Klimek.

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

The report is filed.

a. New Britain Water Department – Bid Documents

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Rooks with alternate Commissioner Klimek to vote on the New Britain Water Department – Bid Documents.

The Commission received the following items in their electronic packets:

- a. Specifications mapping dated July 2025, Bid Set, New Britain White Bridge Vol_1
- b. Specifications mapping dated July 2025, Bid Set, New Britain White Bridge Vol_2
- c. Specifications mapping dated July 2025, Bid Set, New Britain White Bridge Vol_3
- d. Specifications mapping dated July 2025, Bid Set, New Britain White Bridge Vol_4

The Commission did not discuss this item this evening.

MOTION Move to file the report for New Britain Water Department – Bid Documents

By: Robinson

Seconded: Rooks.

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

The report is filed.

6. New Business

There was no new business.

MOTION Move to file the report.

By: Robinson

Seconded: Rooks.

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

The report is filed.

7. Staff Reports

a. IWWA Report - August 2025

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Rooks with alternate Commissioner Klimek to vote on the IWWA Report - August 2025.

The Commission received the following items in their electronic packets:

- a. Inland Wetlands Enforcement Officer report, dated August 29, 2025, from Zachary Norton, Zoning Enforcement Officer, (Environmental Protection Technician)

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

By: name

Seconded: name

For: Duquette, Klimek, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The report is filed.

8. Communications

There were no communications.

Chairman Fisk said he asked the Assistant City Planner to keep the pending applications before the receipt of new applications. Chairman Fisk in addition asked the Assistant City Planner if there was no Item to list to list "none" underneath the item.

9. Adjournment

ADJOURNMENT:

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

MOTION: Move to adjourn at 7:30 P.M.

By: Robinson

Seconded: Rooks.

For: Duquette, Klimek, Robinson, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,
Nancy King

Zachary Fisk, Chairman
Inland Wetlands & Watercourses Agency
of the Conservation Commission of the City of Bristol

David Rooks, Secretary

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

For Office Use Only	
APPLICATION NO.	<u>2055</u>
DATE FILED:	<u>9-9-25</u>
DECISION DATE:	_____
DECISION:	_____

1. APPLICANT:

Name: 40 West Street LLC Signature: [Signature]
Address: 380 Mountain Ridge Road City: Basking Ridge State: NJ Zip: 07920
Telephone No.: (732) 245 - 8301 ☒ home ☒ work Email: bpatel@lexonloyde.com

2. PROPERTY OWNER(S):

Name: Same as Applicant Signature: _____
Address: _____ City: _____ State: _____ Zip: _____
Telephone No.: _____ ☒ home ☒ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 40 West Street
Assessor's Map No.: 29 Assessor's Lot No.(s): Lots 159-160 and 161-163
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): Brook in conduit running West to East beneath the existing structure, emerging to daylight just past the Eastern Property Boundary

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Applicant is seeking approval for
demolition of the existing structure. This work will include remediation of contaminated material,
removal of underground storage tanks, structural demolition and removal of slabs and foundations

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

- [] a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- [] b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- [] c. The proposed activity is a regulated activity and will occur:
- | | |
|---|--|
| [] in a wetlands or watercourse; | area of impact: <u>2727</u> SF (<u>.06</u> acres) |
| [] within 100 feet of a wetlands or watercourse; | area of impact: <u>6248</u> SF (<u>.14</u> acres) |
| [] beyond 100 feet of a wetlands or watercourse; | area of impact: <u>19,235</u> SF (<u>.44</u> acres) |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

[] yes [] no

If "yes", see instructions for submission requirements.

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1/Page 2**

7. AUTHORIZATIONS AND CERTIFICATIONS:

- a. I/we hereby authorize the commissioners and agents of the Bristol Inland Wetlands Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application or request.
- b. I/we hereby certify that, if a portion of the subject property is located within 500 feet of the boundary of an adjoining municipality, I/we have caused written notice of the proposed activity to be sent to the Inland Wetlands and Watercourses Agency of such municipality by certified mail, return receipt requested, on the date that I/we submitted this application to the City of Bristol. Refer to Section 7.5 of the Bristol Inland Wetland Regulations.
- c. I/we hereby certify that I/we am/are familiar with the information included in this application and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of Sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a wetlands permit or ruling through deception or through inaccurate or misleading information.

8. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

- filing fee – make checks payable to "City of Bristol"

Wetlands Permit

total project size: one acre or less – \$185

total project size: more than one acre – \$185 *plus* \$40 per additional acre or portion thereof

Extension of Unexpired Permit

total project size: one acre or less – \$110

total project size: more than one acre – \$135

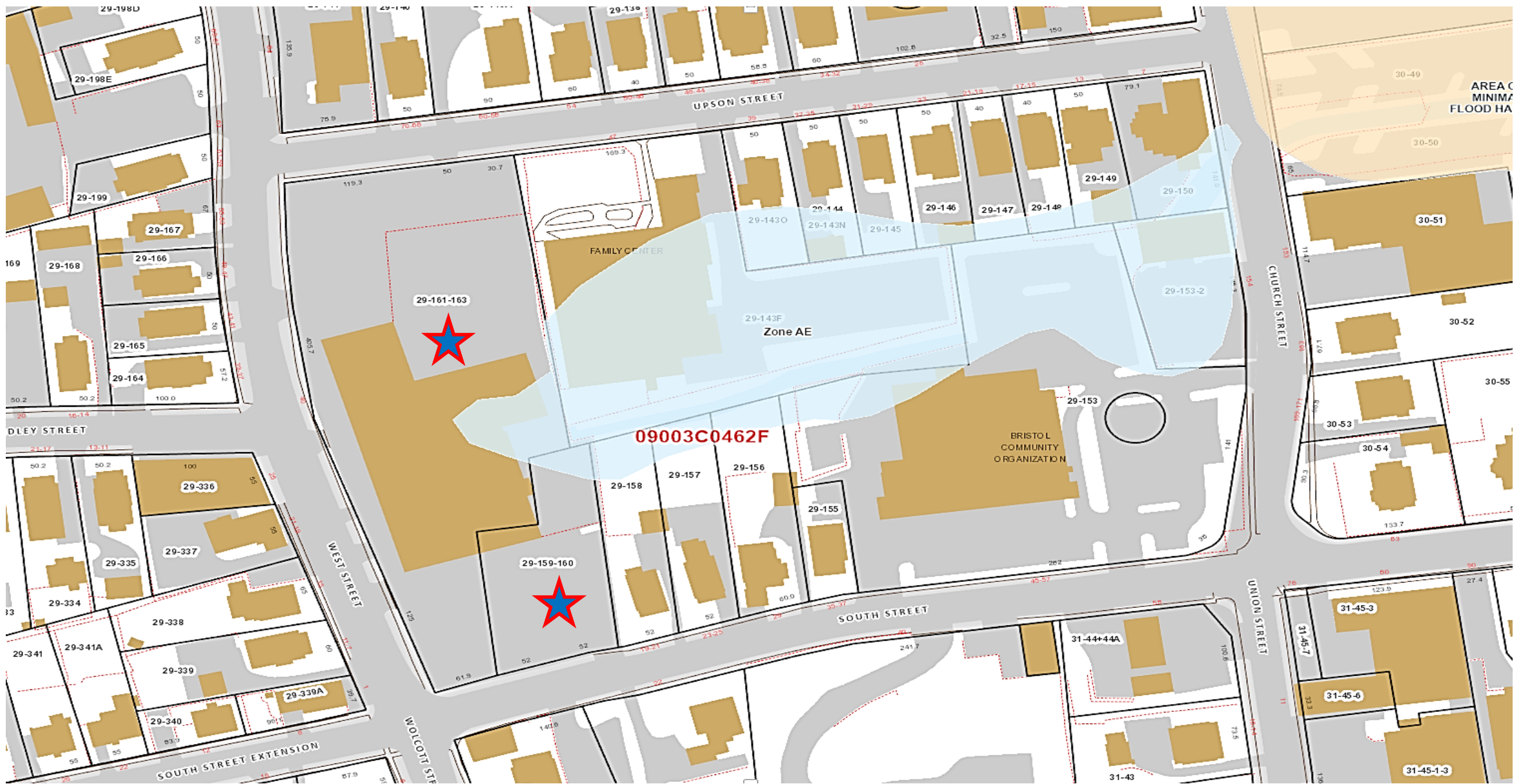
Modification of Existing Permit

total project size: one acre or less – \$135

total project size: more than one acre – \$160

NOTE: Application filing fees include \$60 state fee.

- electronic copies of all information, plus one copy of final Plan showing existing and proposed conditions in relation to the wetlands and/or watercourses, prepared in accordance with Section 7.8 of the Regulations
- any other information as may be required by the Agency



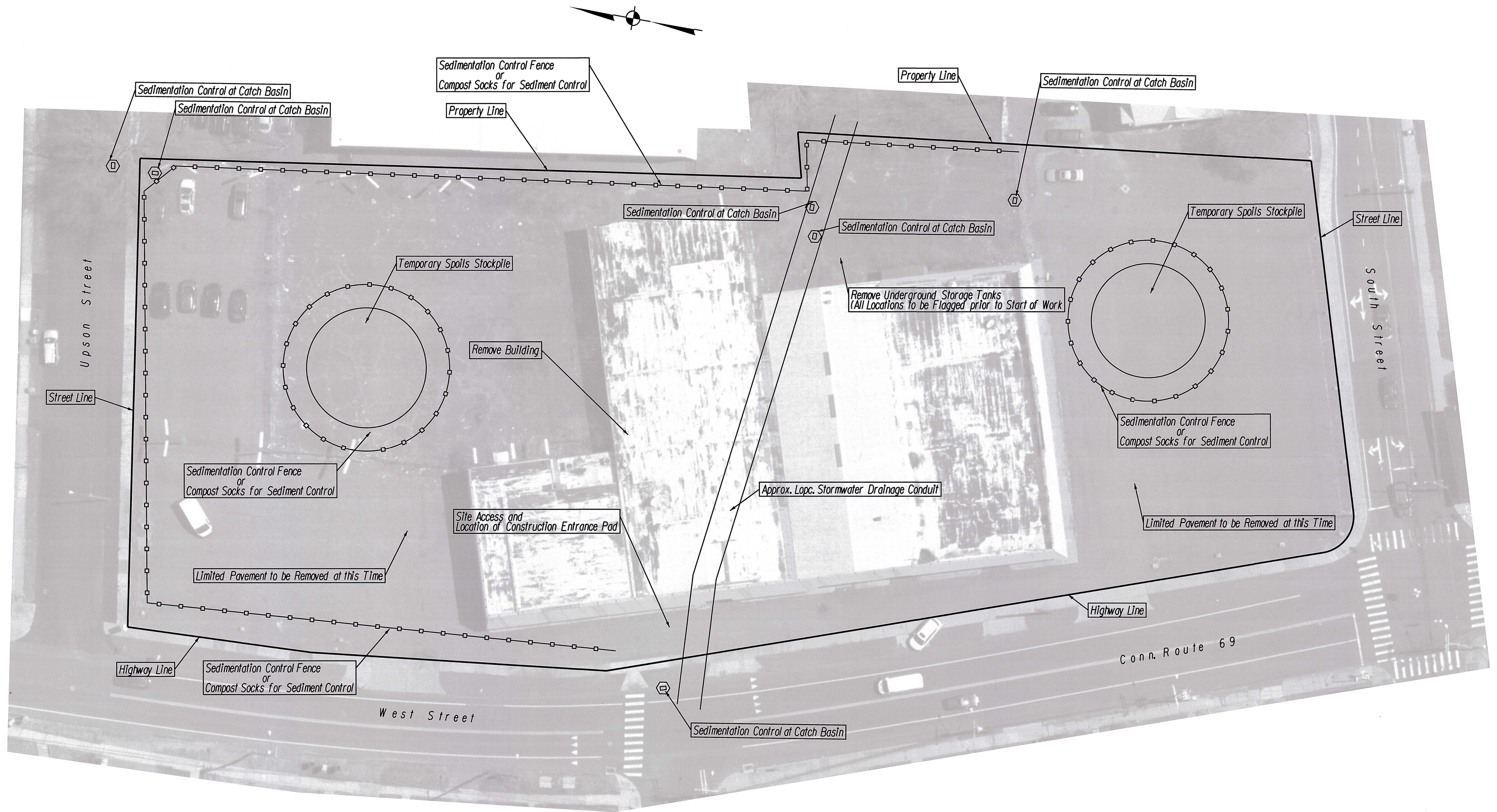
40 West Street & South Street – Floodplain
Map 29, Lot 161-163 & Map 29, Lot 159-160



40 West Street & South Street
Wetlands and Upland Review Area
Map 29, Lot 161-163 & Map 29, Lot 159-160



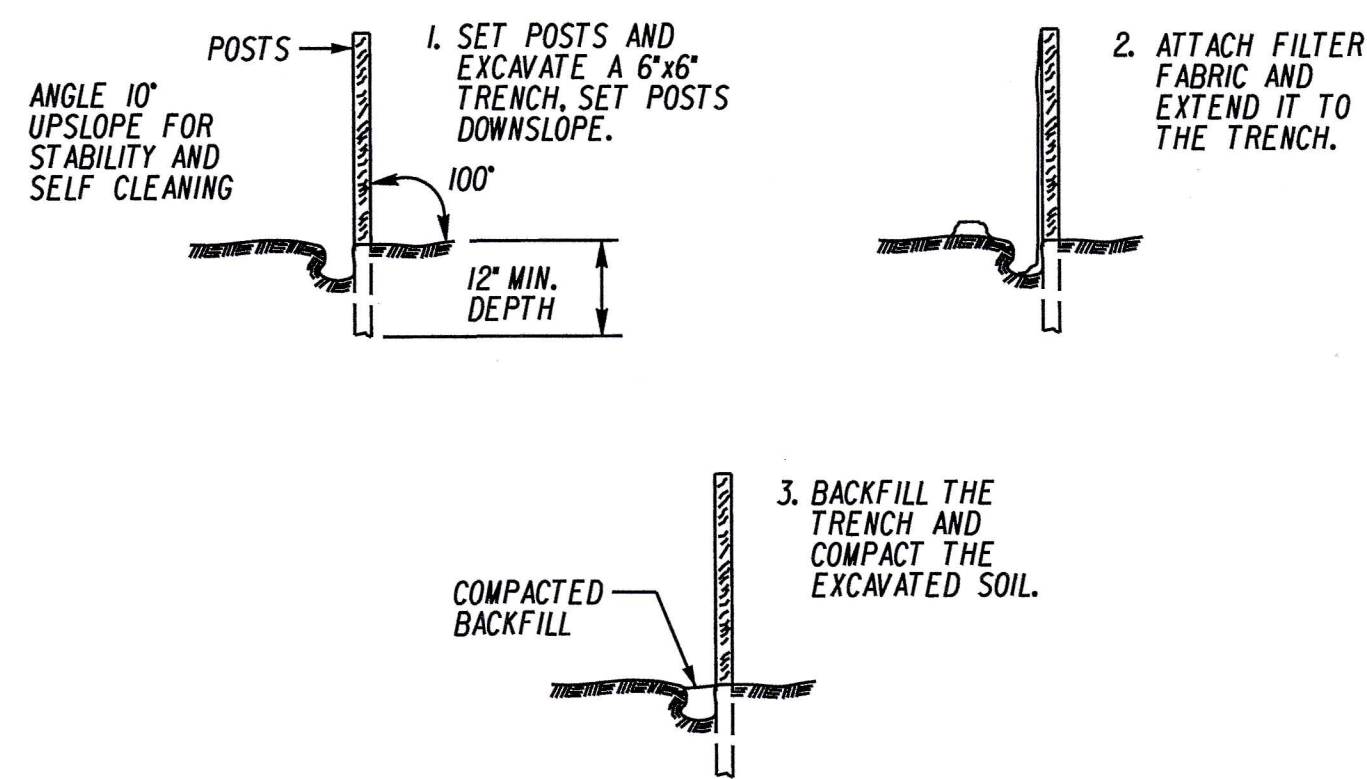
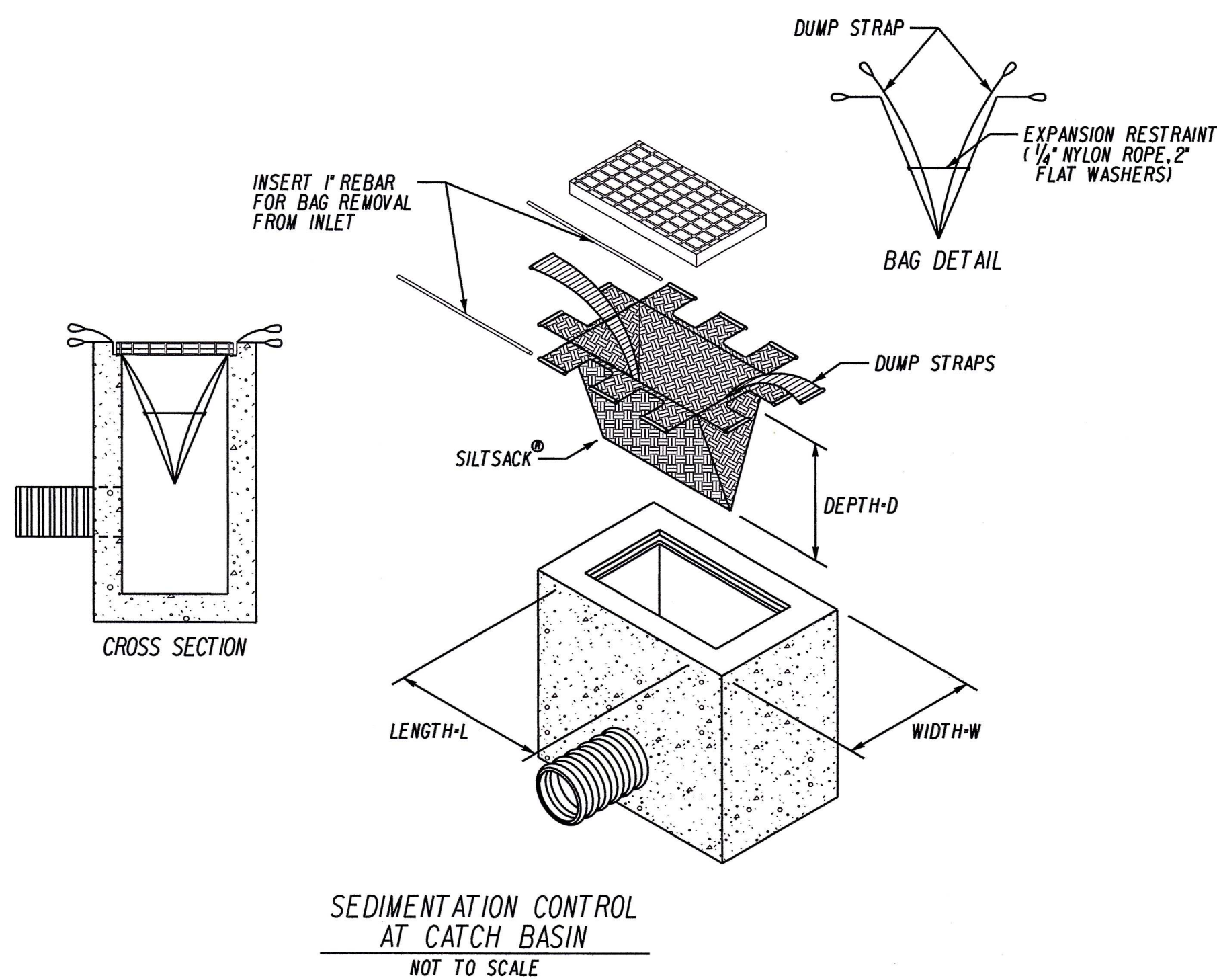
40 West Street & South Street
Topography
Map 29, Lot 161-163 & Map 29, Lot 159-160



NOTE

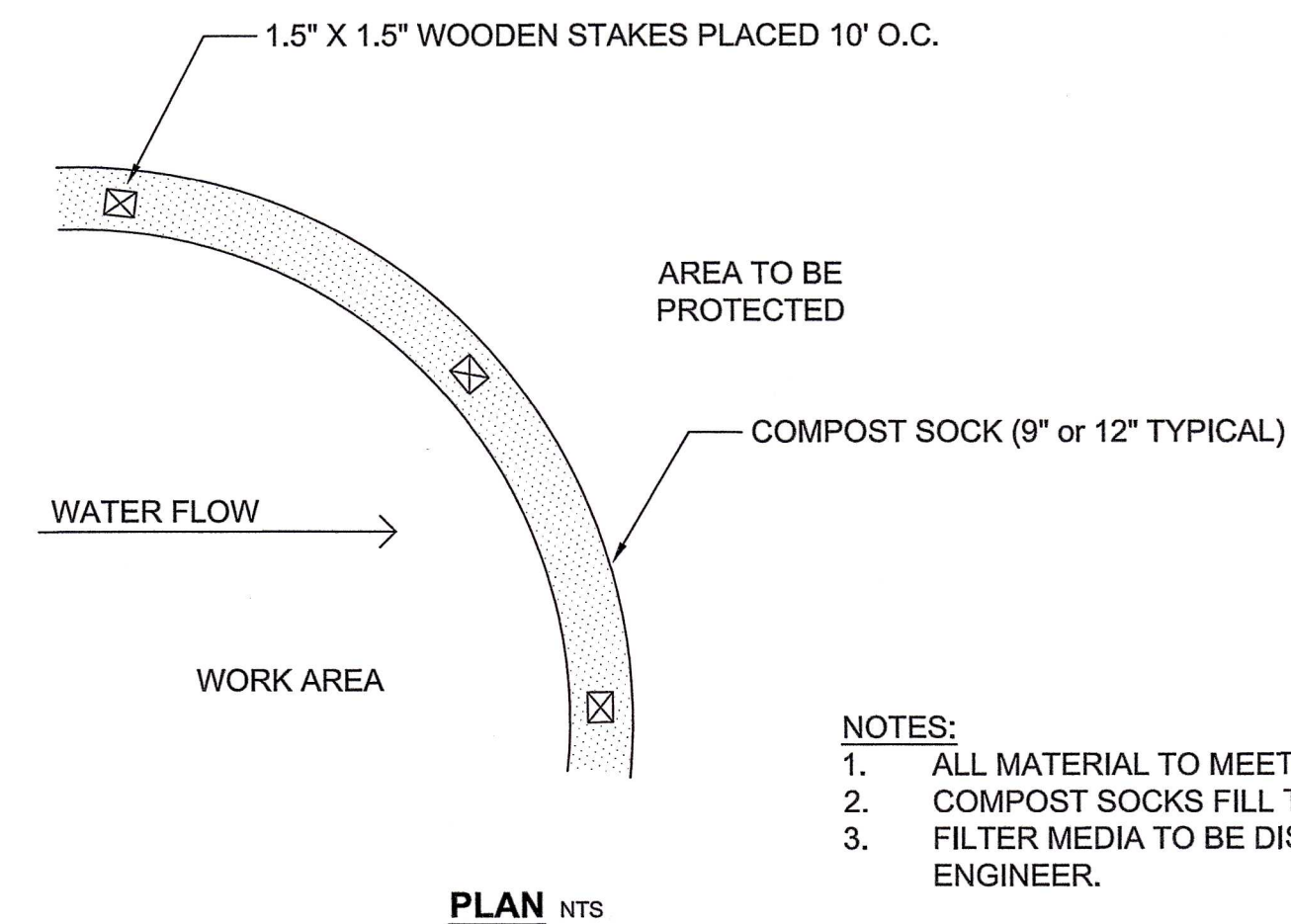
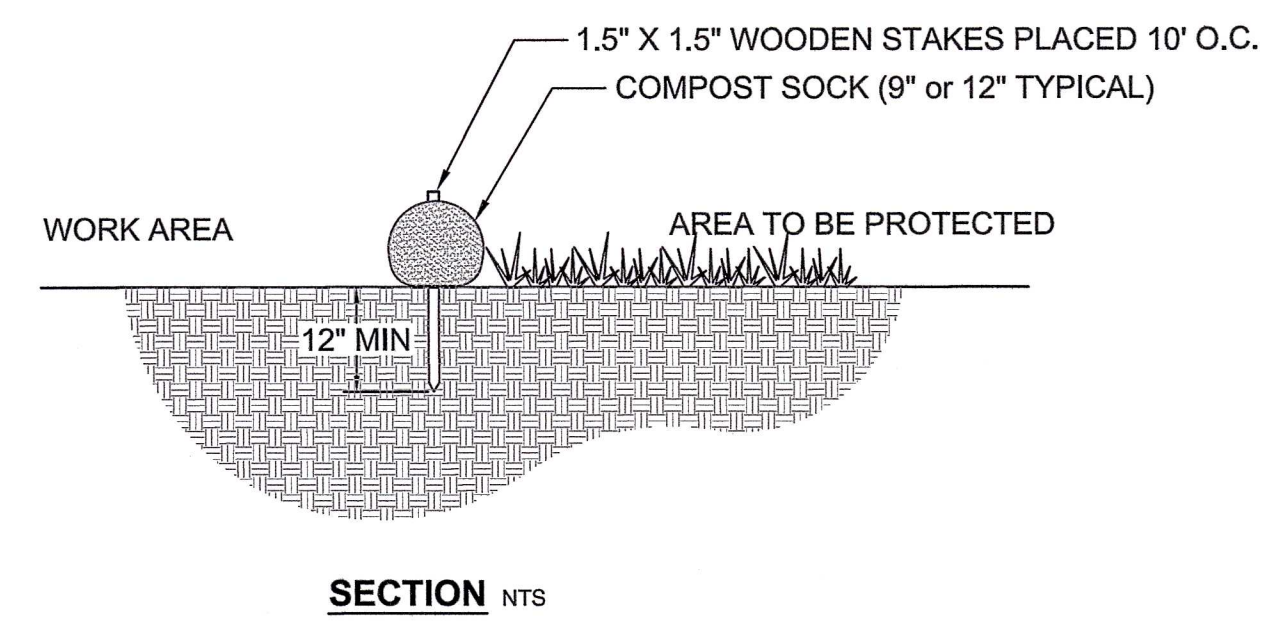
ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE CITY OF
BRISTOL and STATE OF CONNECTICUT CONNDOT, DEEP, AND PUBLIC HEALTH DEPARTMENTS
RULES AND REGULATIONS

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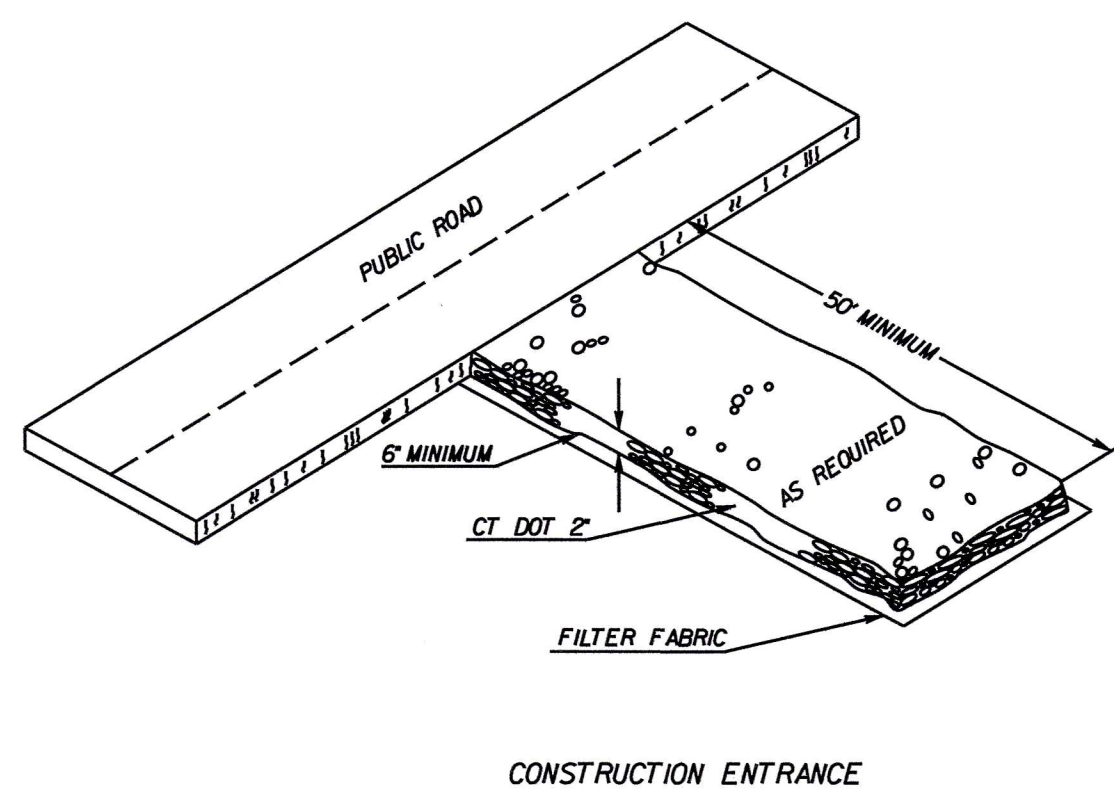
PLACEMENT AND CONSTRUCTION OF A SEDIMENTATION CONTROL FENCE

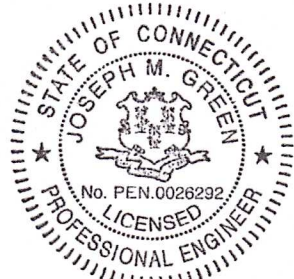
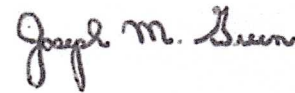
NOT TO SCALE



Compost Socks for Sediment Control

NTS



REV.	DATE	REVISION DESCRIPTION	DATE: SEPTEMBER 4, 2025	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.				ENGINEER SIGNATURE/BLOCK: 	PROJECT TITLE: STRUCTURE DEMOLITION 40 WEST STREET BRISTOL, CONN.	ASSESSOR'S MAP/LOT: 29 159-160 & 29 161-163	DRAWING NO. DEMO-002
			SCALE: SCALE IN FEET 0 20 40 SCALE 1"=20'							DRAWING TITLE: MISCELLANEOUS DETAILS	SHEET NO. 2 of 2

For Office Use Only

APPLICATION NO. 2056

DATE FILED: 09-10-2025

DECISION DATE: _____

DECISION: _____

Page 18

Hyperlink:

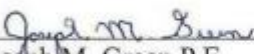
[https://www.bristolct.gov/DocumentCenter/View/50071/2025 09 02 Report](https://www.bristolct.gov/DocumentCenter/View/50071/2025%2009%20Report)

**SUPPORTING DOCUMENTS FOR
SPECIAL PERMIT FOR EARTH REMOVAL
ASSESSORS LOTS 20-214, 20-215, 20-216, AND 20-217
AMBLER STREET AND GRASSY ROAD
BRISTOL, CONNECTICUT**

September 2, 2025



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

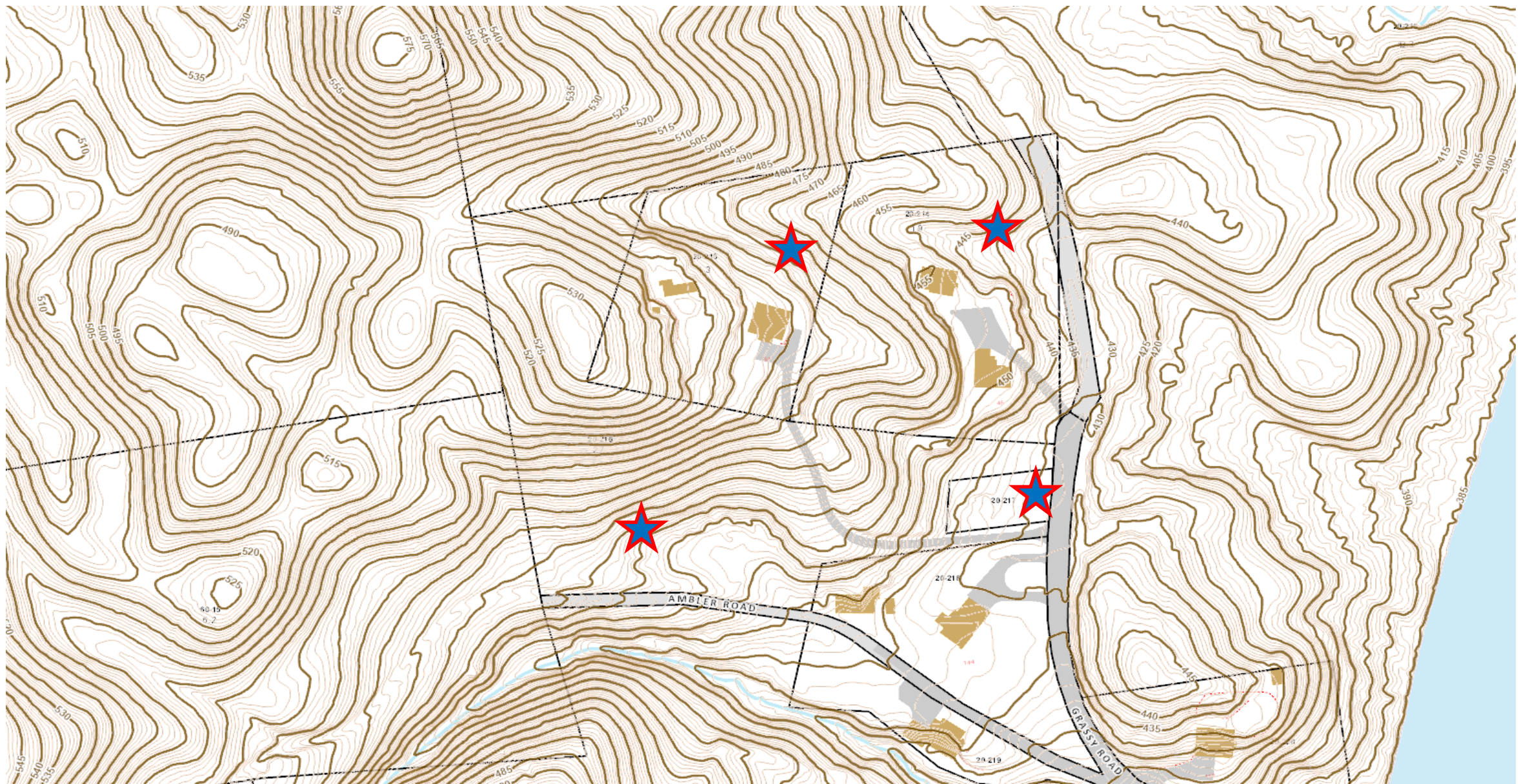

Joseph M. Green P.E.
Reg. No. 0026292



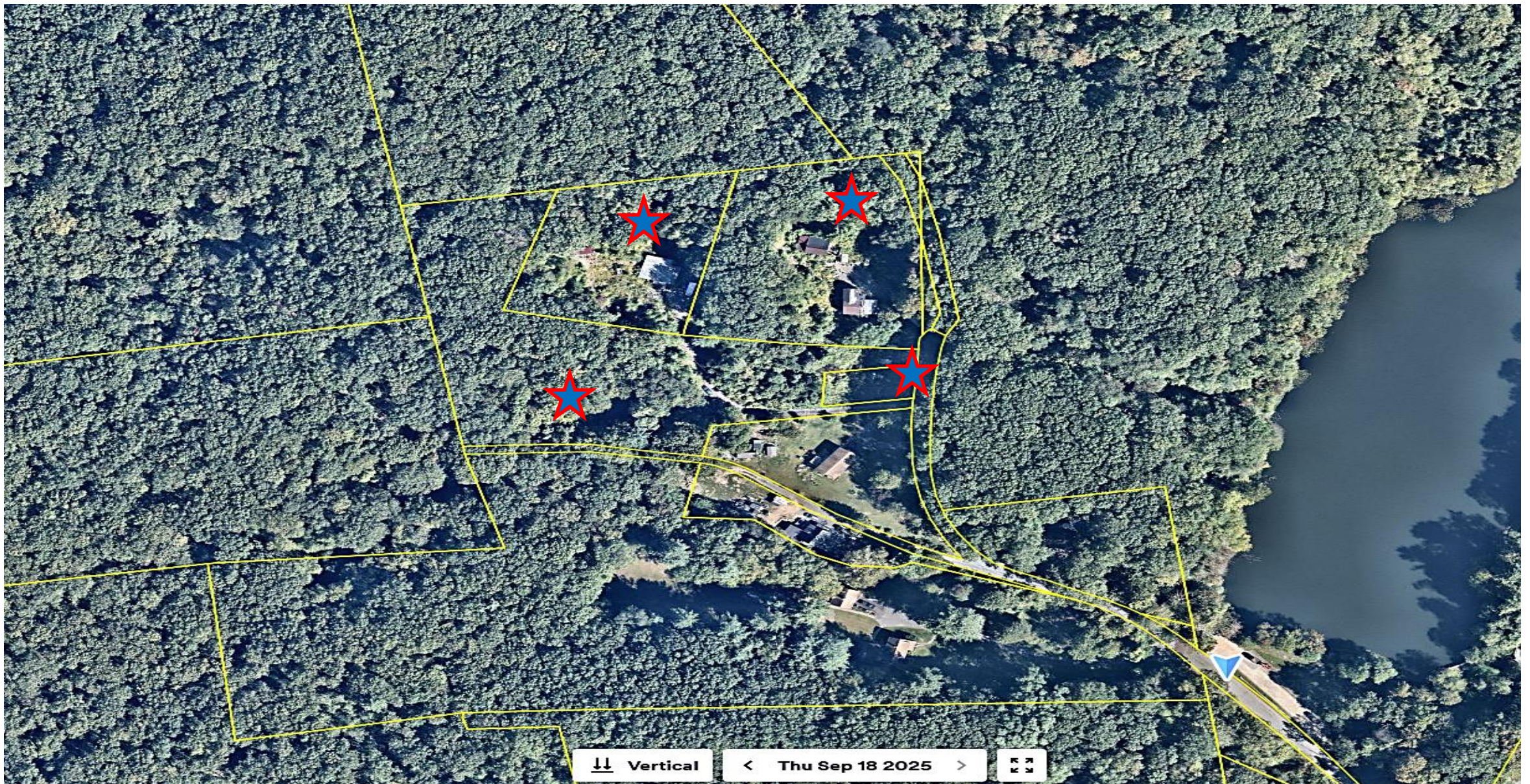
45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd – Floodplain
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217



45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd
Wetlands and Upland Review
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217



45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd
Topography
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217

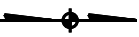


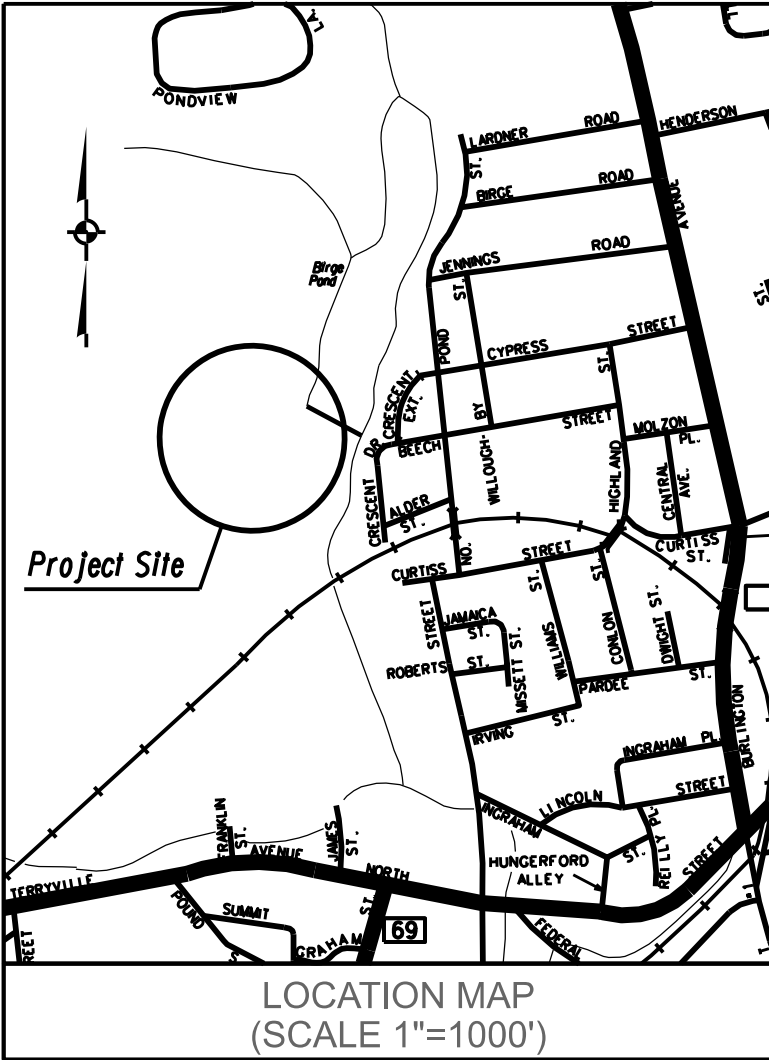
45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd
Current Aerial
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217

SPECIAL PERMIT FOR EARTH REMOVAL
ASSESSORS LOT 20-214, 20-215, 20-216, 20-217
AMBLER STREET & GRASSY ROAD
BRISTOL, CONN.

JULY 1, 2025

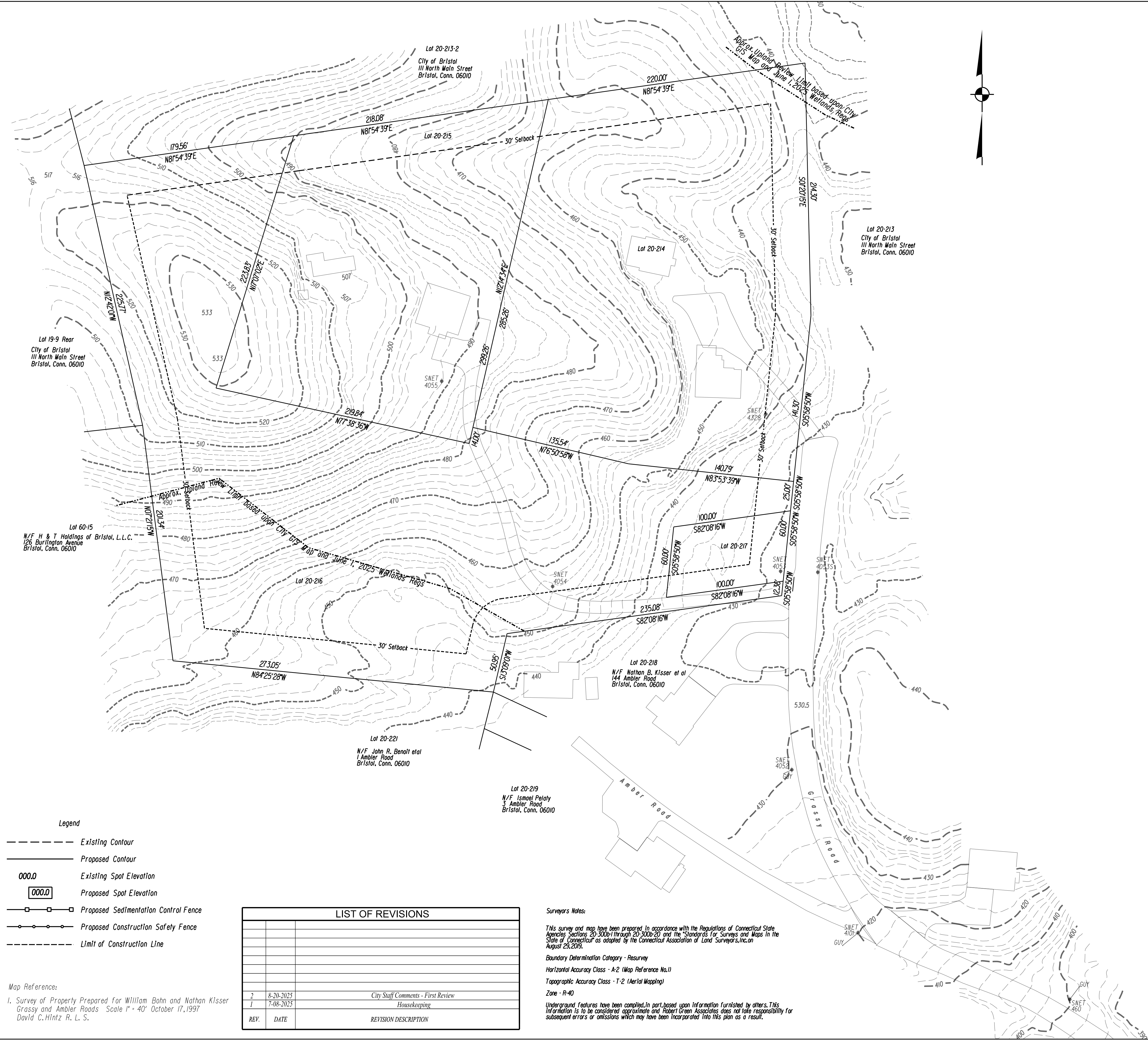
LIST OF REVISIONS		
2	8-20-2025	City Staff Comments - First Review
1	7-08-2025	Housekeeping
REV.	DATE	REVISION DESCRIPTION

LEGEND	
	NORTH ARROW
	UTILITY POLE
	UTILITY POLE W/ LUMINAIRE
	MANHOLE
	CATCH BASIN
	SIGN
	GATE VALVE (TYPE AS NOTED)
	HYDRANT
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUB / BUSH
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	CURBING (TYPE AS NOTED)
	CHAIN LINK FENCE
	ZONING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROX. LOCATION EXISTING SEWER MAIN
	APPROX. LOCATION EXISTING WATER MAIN
	APPROX. LOCATION EXISTING GAS MAIN
	PROPOSED 6" FOUNDATION DRAIN
	PROPOSED 6" PVC (SDR-35) SEWER LATERAL
	PROPOSED 1" DOMESTIC WATER SERVICE
	PROPOSED ELECTRIC SERVICE
	PROPOSED ROOF LEADER CONNECTION
	SEDIMENTATION AND EROSION CONTROL FENCE
	WETLAND LIMIT
	TREELINE



Applicant:
H & T HOLDINGS of BRISTOL, L. L. C.
c/o ROBERT TABACCO
(860)-250-6160

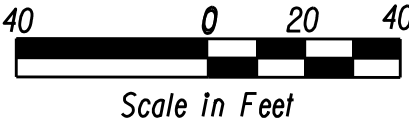
Surveyor/Civil Engineer:
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135



Boundary and Topographic Survey
Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by
H & T Holdings of Bristol, L. L. C.
Ambler Road & Grassy Road
Bristol, Conn.

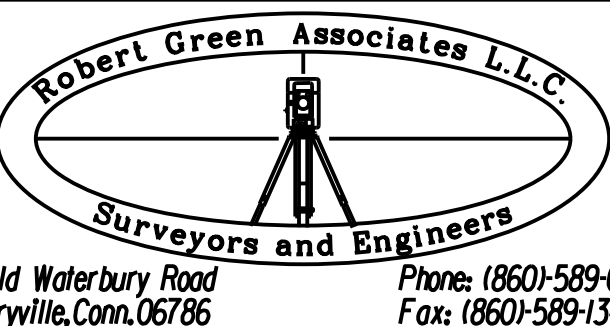
Scale 1" = 40' July 1, 2025

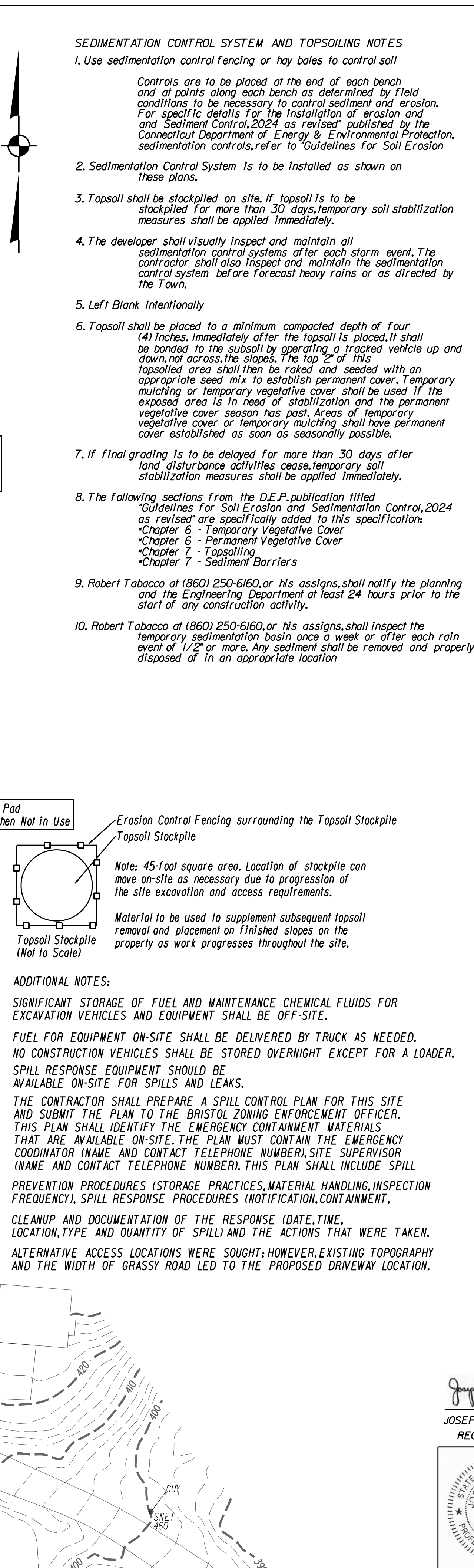


TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Robert Green Associates L.L.C.

Sheet 2 of 6





Site Grading Plan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

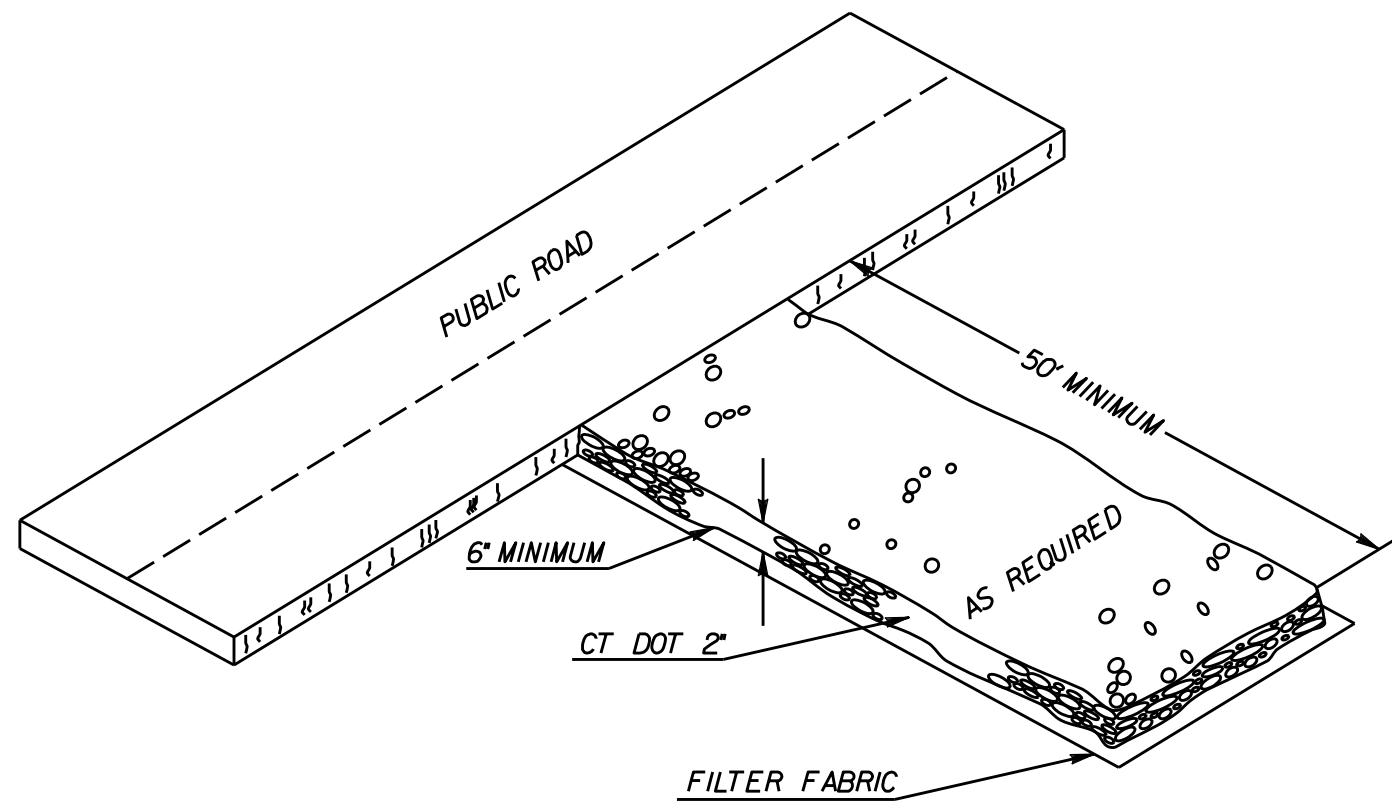
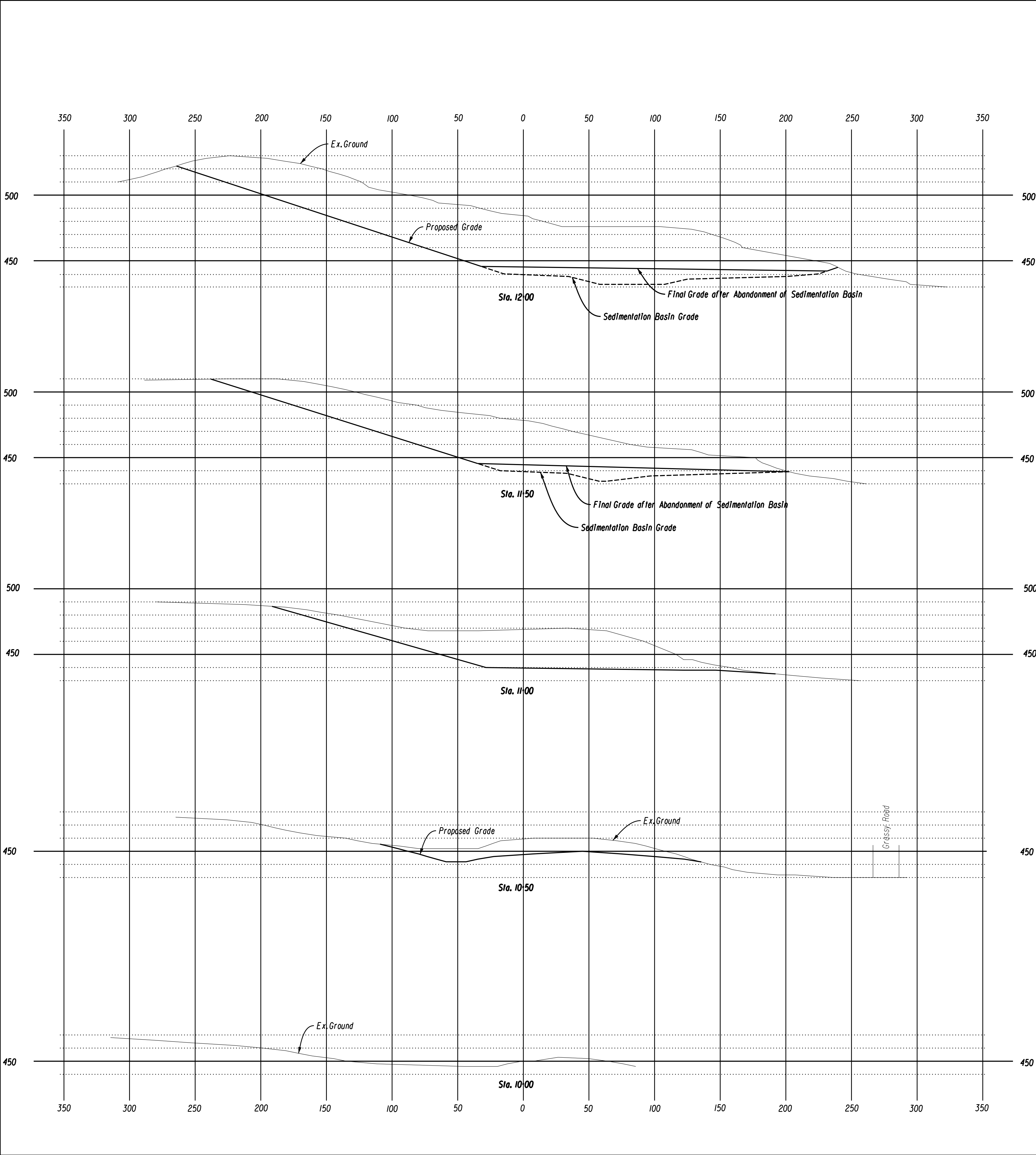
H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

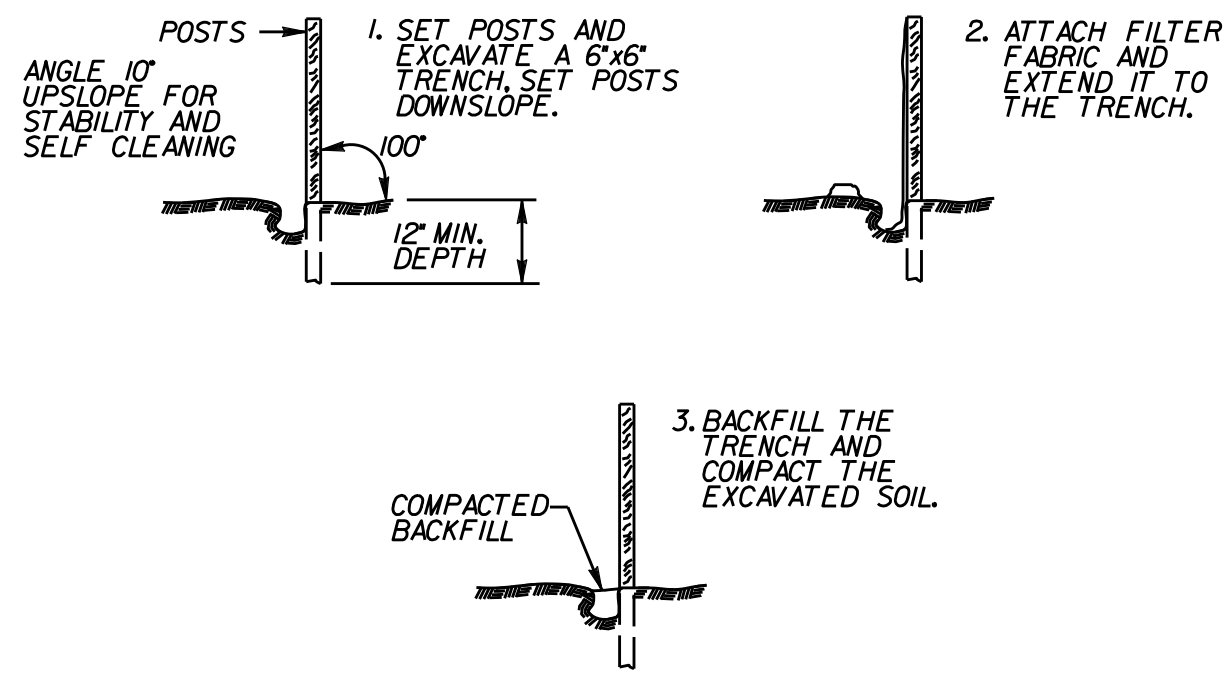
Bristol, Conn.

Scale 1" = 40' July 1, 2025


Scale in Feet



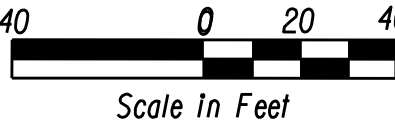
CONSTRUCTION ENTRANCE
N. T. S.



PLACEMENT AND CONSTRUCTION OF A
SYNTHETIC FILTER BARRIER
N. T. S.

Miscellaneous Notes and Details
Assessors Lots 20-214, 20-215, 20-216, 20-217
Owned by
H & T Holdings of Bristol, L. L. C.
Ambler Road & Grassy Road
Bristol, Conn.

Scale 1" = 40' or as Noted July 1, 2025



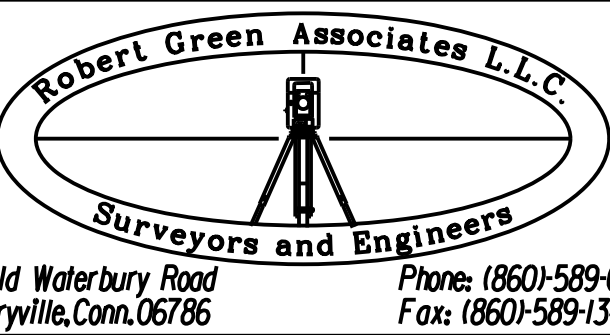
LIST OF REVISIONS		
REV.	DATE	REVISION DESCRIPTION
2	8-20-2025	City Staff Comments - First Review
1	7-08-2025	Housekeeping

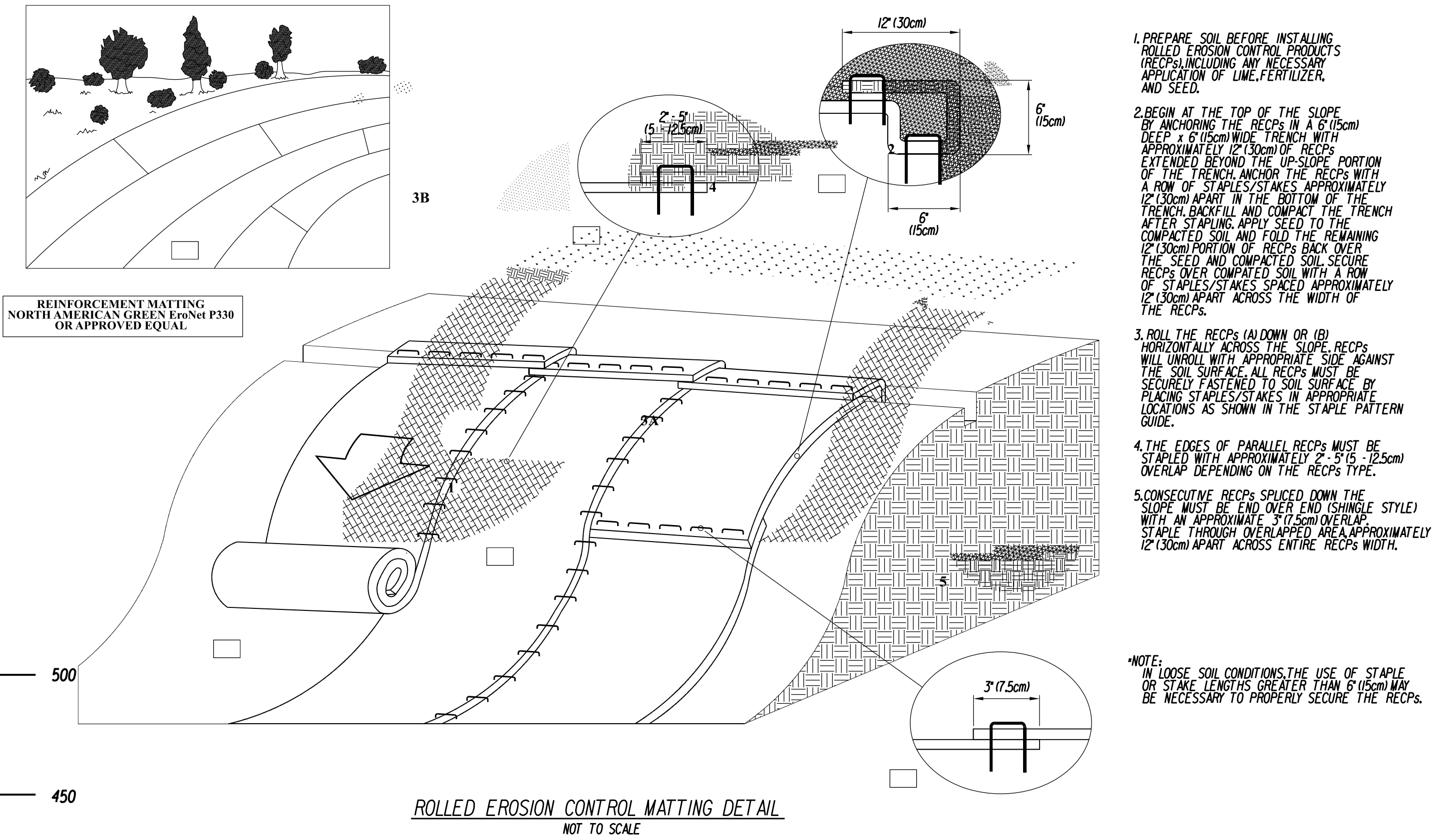
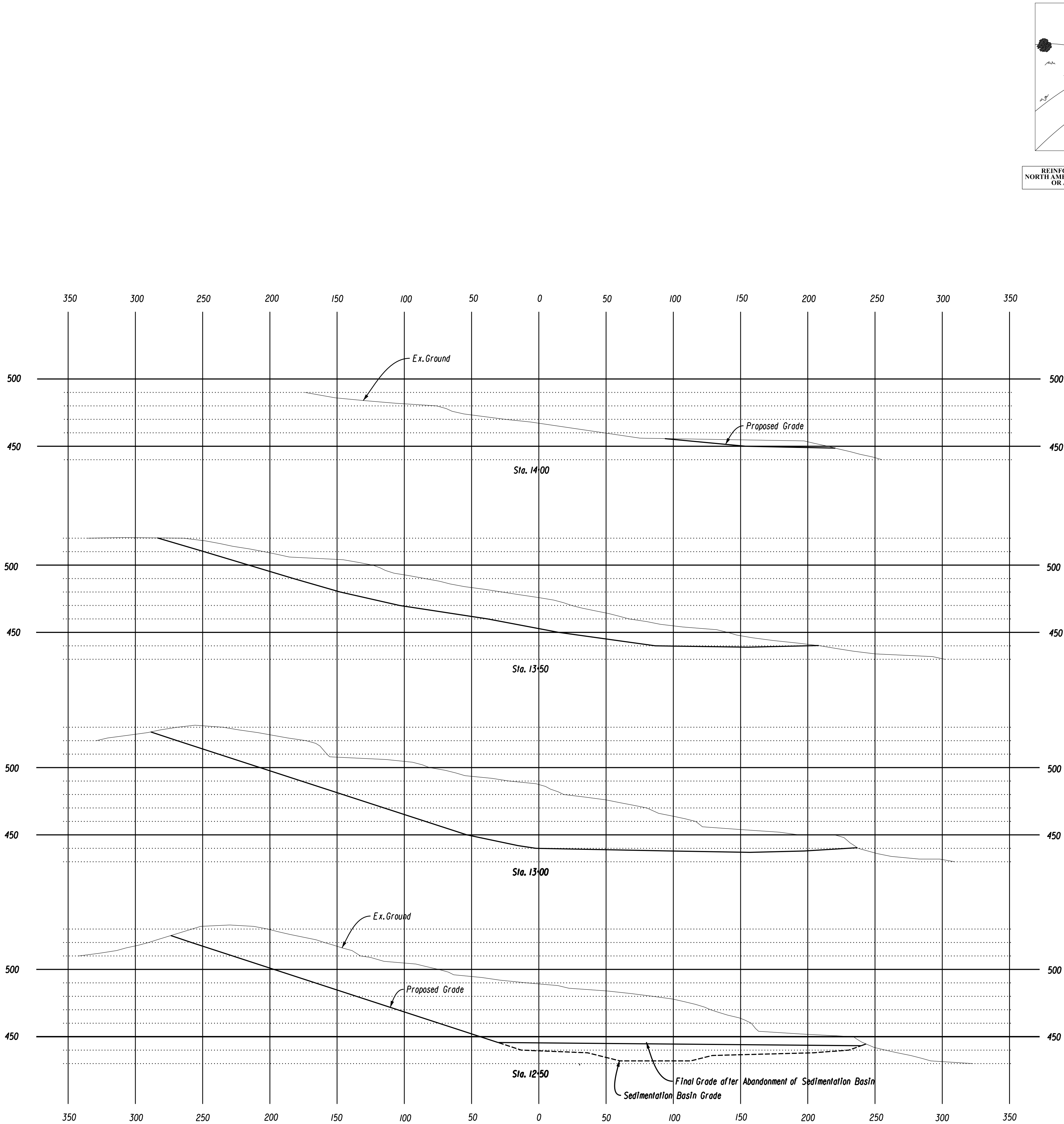
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Joseph M. Green

JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 4 of 6





Miscellaneous Notes and Details

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' or as Noted July 1, 2025

40 0 20 40

Scale In Feet

LIST OF REVISIONS		
REV.	DATE	REVISION DESCRIPTION
2	8-20-2025	City Staff Comments - First Review
1	7-08-2025	Housekeeping

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

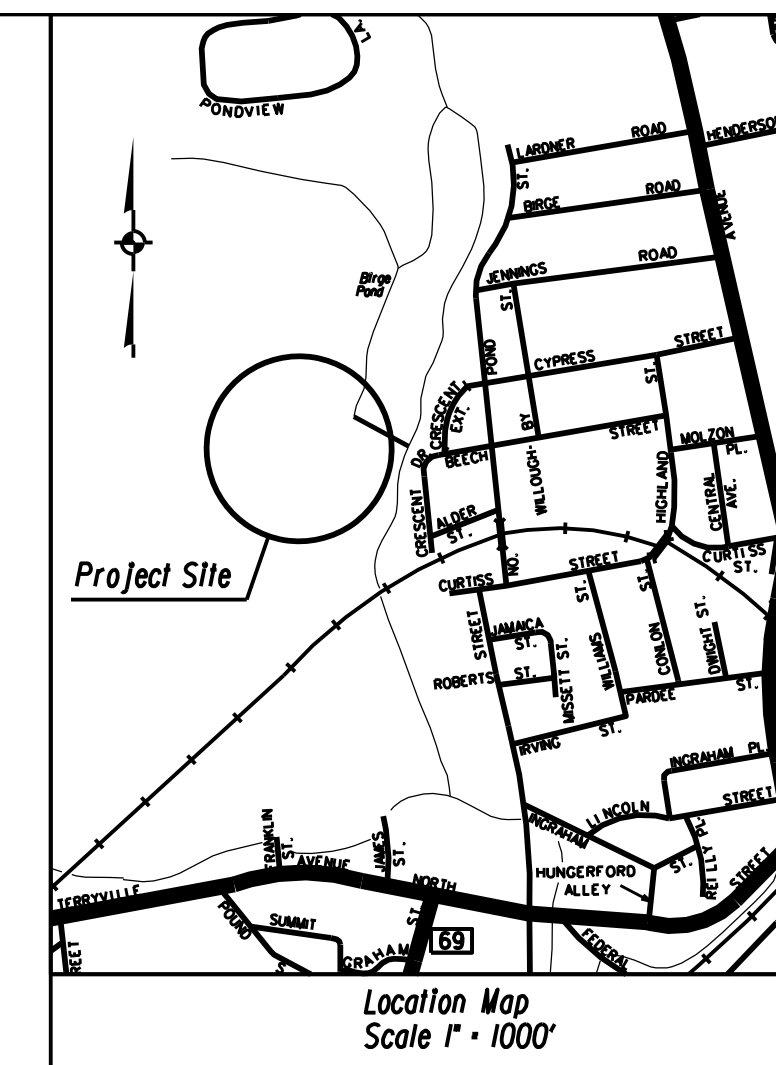
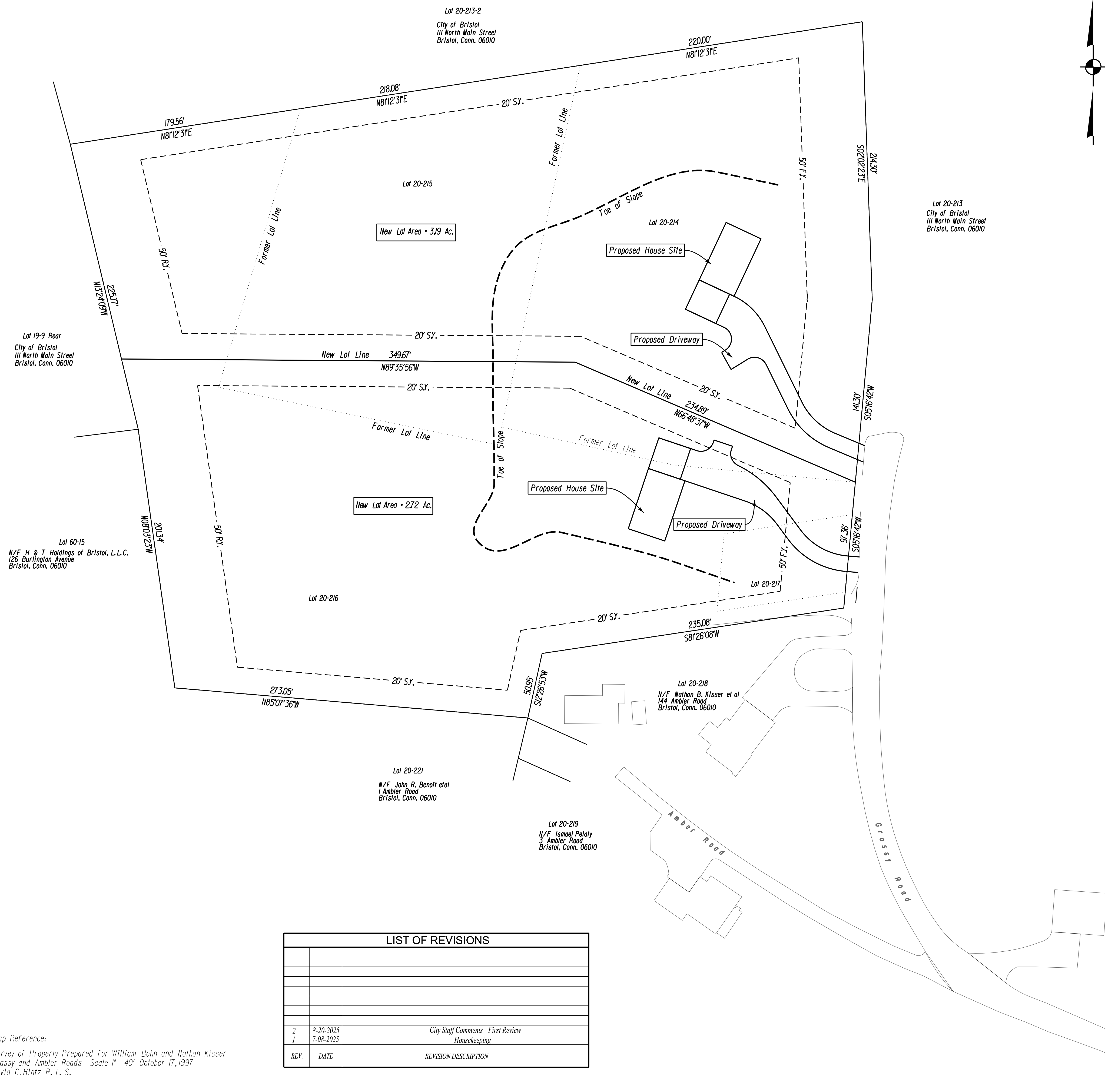
Joseph M. Green

JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 5 of 6

STATE OF CONNECTICUT
JOSEPH M. GREEN
PROFESSIONAL ENGINEER
(LICENSED)

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



Concept PLa

Assessors Lots 20-214, 20-215, 20-216, 20-217

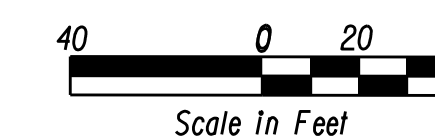
Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025



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

Joseph M. Brew

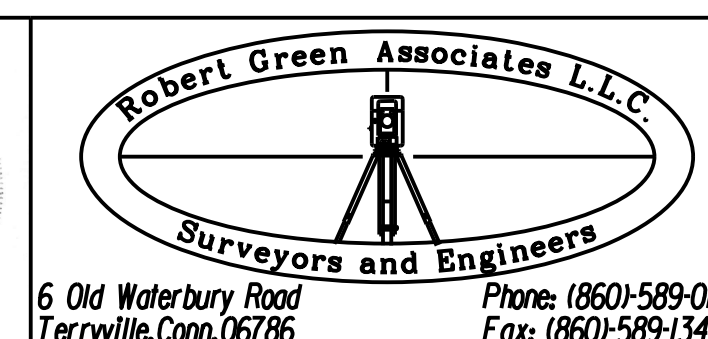
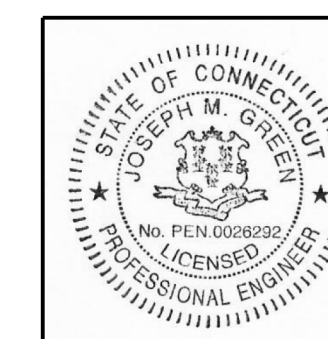
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 6 of 6

[illegible]

Map Reference:

Survey of Property Prepared for William Bohn and Nathan Kisser
Grassy and Ambler Roads Scale 1" = 40' October 17, 1997
David C. Hintz R. L. S.



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

For Office Use Only	
APPLICATION NO.	<u>2057</u>
DATE FILED:	<u>9-29-25</u>
DECISION DATE:	_____
DECISION:	_____

1. APPLICANT:

Name: Curt Freedman, PE Signature: Curt Freedman
Address: 24 Ridge Road City: Longmeadow State: MA Zip 01106
Telephone No.: 413 567 1175 ☒ home ☒ work Email: CMF.Freedman@gmail.com

2. PROPERTY OWNER(S):

Name: Dennis Torres Signature: Dennis Torres
Address: 213 Park Street/76 Windham Road City: Bristol State: CT Zip 06010
Telephone No.: 860 692 2041 ☒ home ☒ work Email: Torific79@gmail.com

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 197,211, 213,215,219, 225 Park Street

Assessor's Map No.: 12 Assessor's Lot No.(s): 111, 113, 112, 114, 115, 116

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): _____

Repair of existing culvert, there is no vegetation disturbed.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Replace concrete slabs/decks.

Repair the culvert, stabilize abutments, re-line stone abutments with concrete,

install rip-rap, patch and repair cracks, openings, other minor repairs. Wood deck repair.

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

- [] a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- [] b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- [] c. The proposed activity is a regulated activity and will occur:
- | | |
|---|--|
| [] in a wetlands or watercourse; | area of impact: <u>600</u> SF (<u>.015</u> acres) |
| [] within 100 feet of a wetlands or watercourse; | area of impact: <u>600</u> SF (<u>.015</u> acres) |
| [] beyond 100 feet of a wetlands or watercourse; | area of impact: <u>0</u> SF (_____ acres) |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

[] yes [] no

If "yes", see instructions for submission requirements.

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1/Page 2**

7. AUTHORIZATIONS AND CERTIFICATIONS:

- a. I/we hereby authorize the commissioners and agents of the Bristol Inland Wetlands Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application or request.
- b. I/we hereby certify that, if a portion of the subject property is located within 500 feet of the boundary of an adjoining municipality, I/we have caused written notice of the proposed activity to be sent to the Inland Wetlands and Watercourses Agency of such municipality by certified mail, return receipt requested, on the date that I/we submitted this application to the City of Bristol. Refer to Section 7.5 of the Bristol Inland Wetland Regulations.
- c. I/we hereby certify that I/we am/are familiar with the information included in this application and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of Sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a wetlands permit or ruling through deception or through inaccurate or misleading information.

8. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

- filing fee – make checks payable to "City of Bristol"

Wetlands Permit

total project size: one acre or less – \$185

total project size: more than one acre – \$185 *plus* \$40 per additional acre or portion thereof

Extension of Unexpired Permit

total project size: one acre or less – \$110

total project size: more than one acre – \$135

Modification of Existing Permit

total project size: one acre or less – \$135

total project size: more than one acre – \$160

NOTE: Application filing fees include \$60 state fee.

- electronic copies of all information, plus one copy of final Plan showing existing and proposed conditions in relation to the wetlands and/or watercourses, prepared in accordance with Section 7.8 of the Regulations
- any other information as may be required by the Agency

Hyperlink:

[https://www.bristolct.gov/DocumentCenter/View/50072/CMF
Bristol Exterior-Photos](https://www.bristolct.gov/DocumentCenter/View/50072/CMF-Bristol-Exterior-Photos)

213 Park Street et al. (exterior)
Bristol, CT

September 18, 2025

Curt M. Freedman, PE
CMF Engineering, Inc.
24 Ridge Road
Longmeadow, MA 01106
E: CMF.Freedman@gmail.com
T: (413) 567-1175

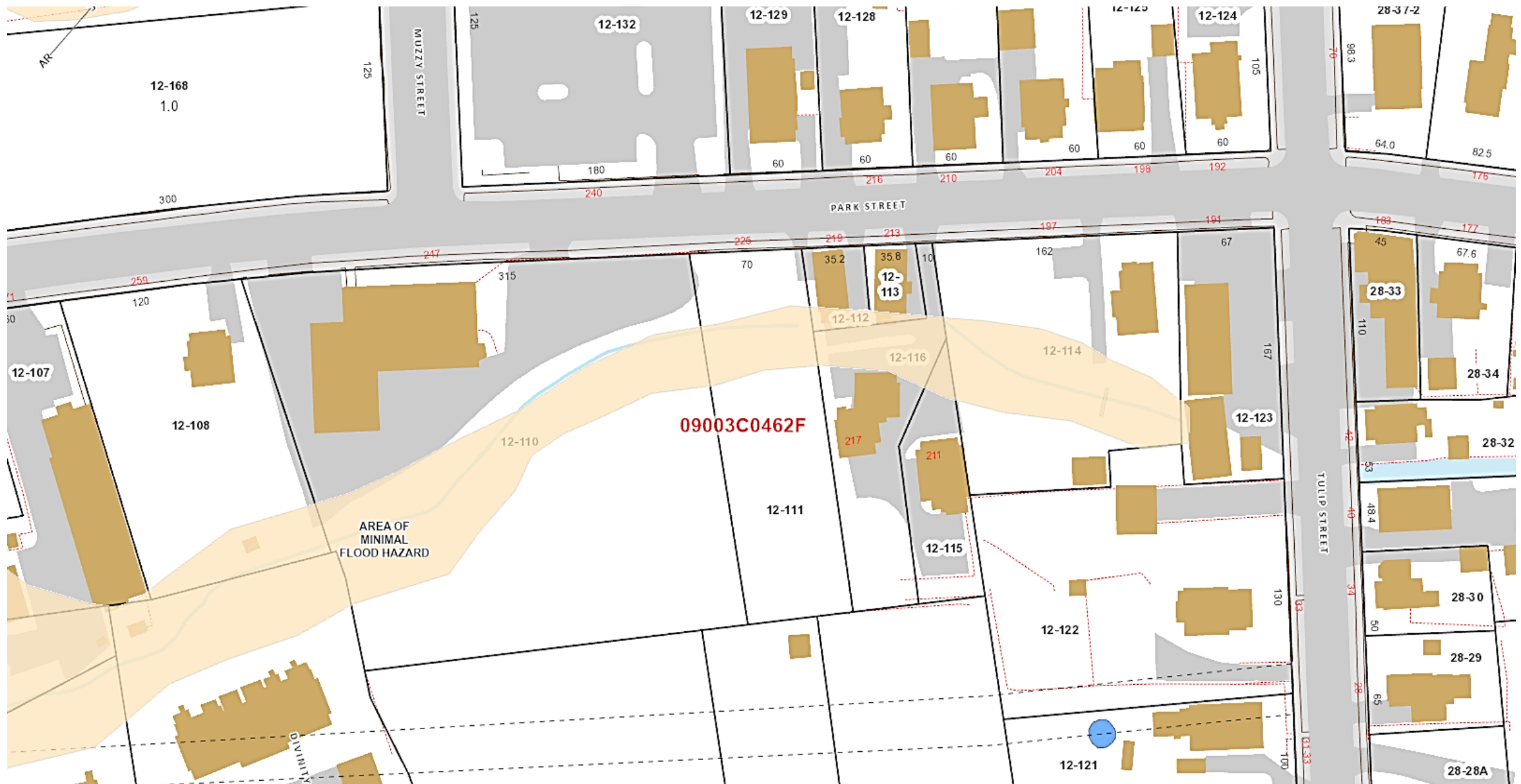
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Culvert-Photos_9-18-2025](https://www.bristolct.gov/DocumentCenter/View/50073/CMF_Park-Street_Culvert-Photos_9-18-2025)

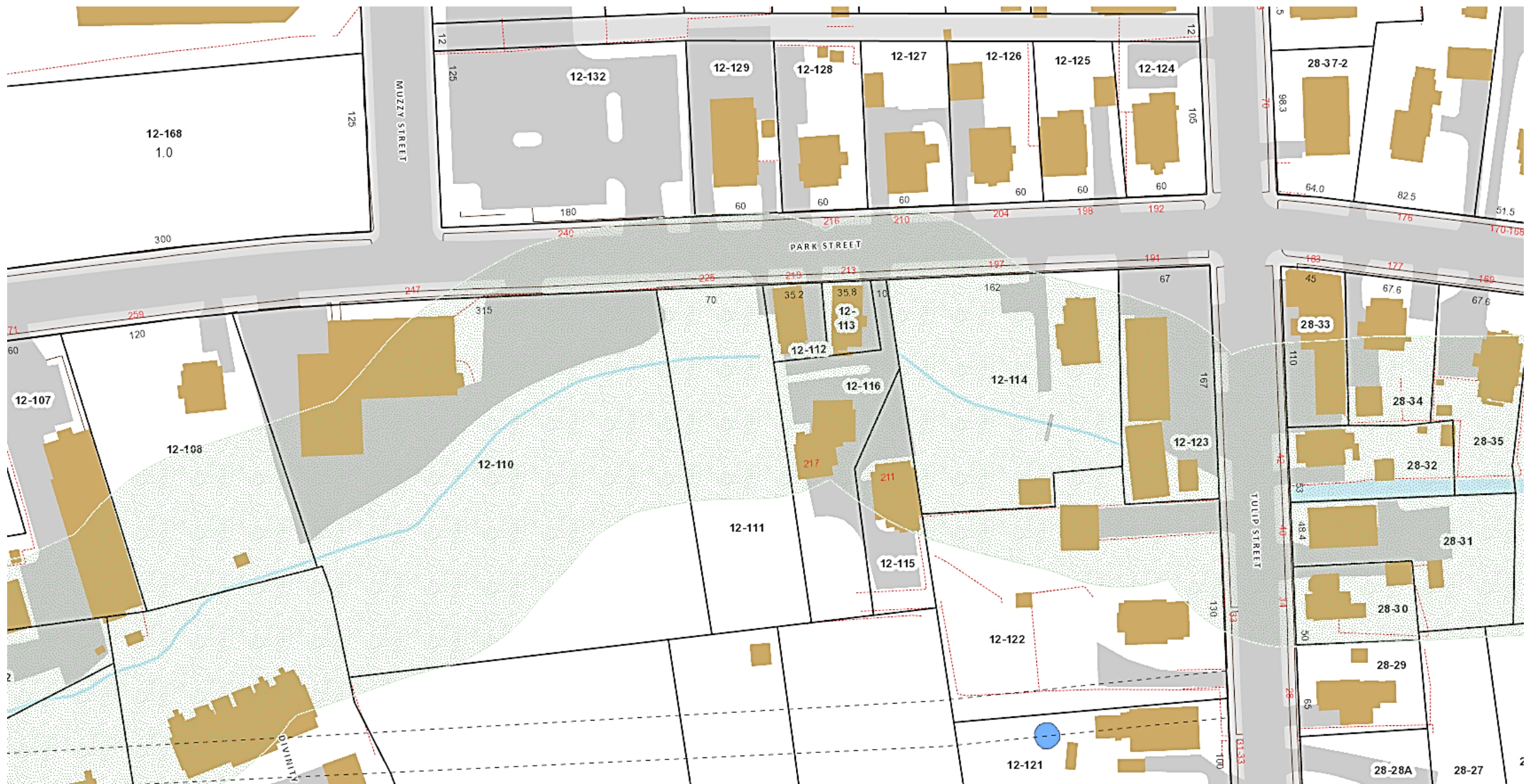
213 Park Street et al.
Culvert Photos
Bristol, CT

September 18, 2025

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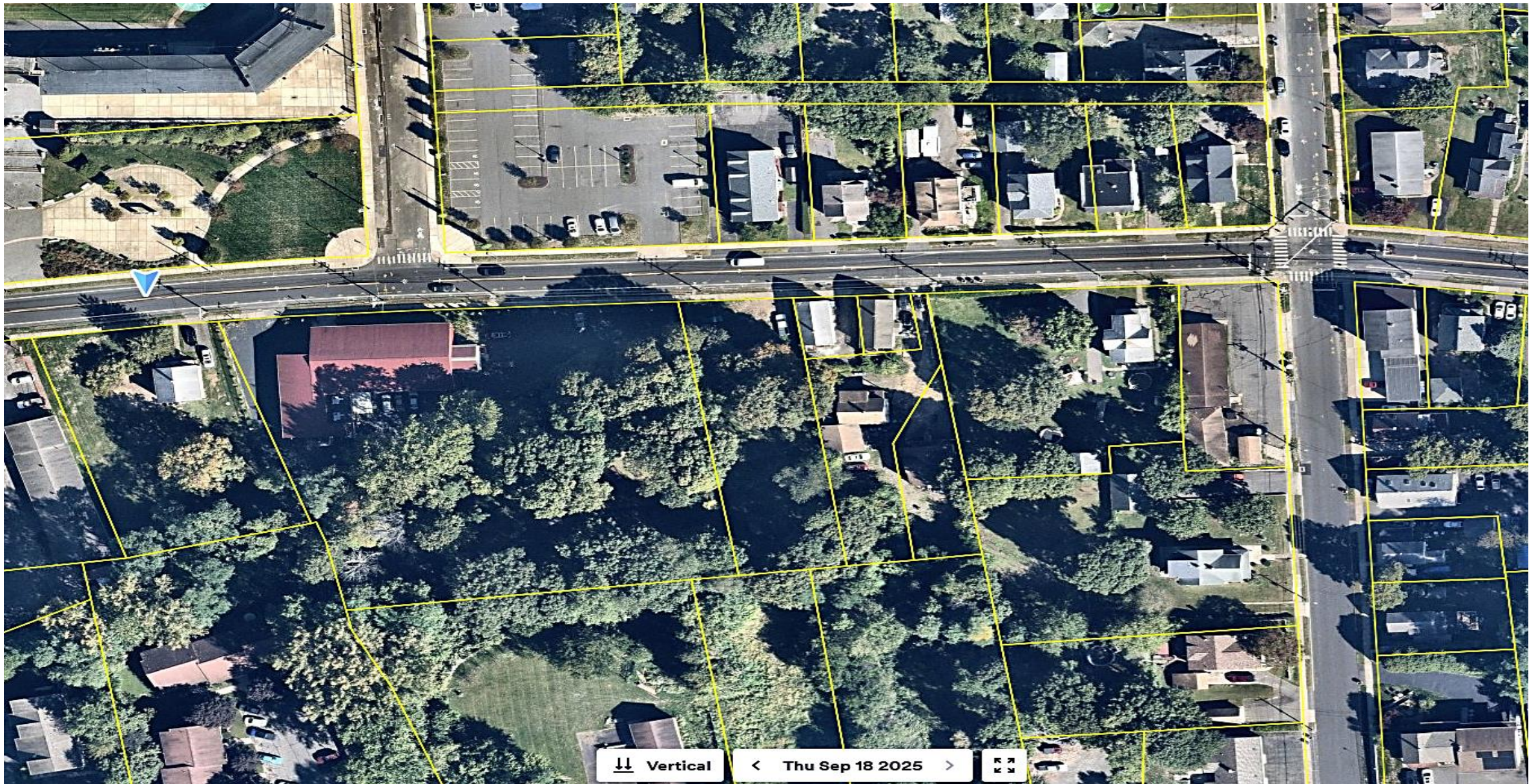
197, 211, 213, 215, 219 and 225 Park Street – Floodplain
Map 12, Lots 111, 112, 113, 114, 115 and 116



197, 211, 213, 215, 219 and 225 Park Street
Wetlands and Upland Review Area
Map 12, Lots 111, 112, 113, 114, 115 and 116



197, 211, 213, 215, 219 and 225 Park Street
Topography
Map 12, Lots 111, 112, 113, 114, 115 and 116



197, 211, 213, 215, 219 and 225 Park Street
Topography
Map 12, Lots 111, 112, 113, 114, 115 and 116

**BRISTOL FLOOD & EROSION COMMISSION
FLOOD PLAIN APPLICATION
PERMIT FOR FLOOD PLAIN DEVELOPMENT**

APPLICATION NO. 25-462F-312

DATE FILED: 09-25-2025

APPROVED: _____

DENIED: _____

1. APPLICANT:

Name: Curt M. Freedman, PE Signature: 

Address: 24 Ridge Road City: Longmeadow, MA State: MA Zip: 01106

Telephone No.: 4135671175 [] home [☒] work

2. PROPERTY OWNER(S):

Name: Dennis Torres Signature: 

Address: [213 Park Street] / 76 Windham Road City: Bristol State: CT Zip: 06010

Telephone No.: 860 692 2041 [] home [☒] work

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 197, 211, 213, 215, 219, and 225 Park Street

Assessor's Map No.: 12 Assessor's Lot No.(s): 111,112,113,114,115,and 116

Street of Access: Park Street

Name of Watercourse or Water Body: (Park Street Water Course)

FIRM Panel Number: C0462S Total Area of Lot(s): 1.4 acres

4. PROJECT DESCRIPTION:

Flood Plain use for which the applicant is seeking a permit. (check one)

[☒] a. Permitted Use [] b. Regulated Use [] c. Special Exception

Describe the proposed activity and its purpose: Repair culvert, replace concrete deck/slab

Stabilize abutments, patch abutments, install rip rap, install new reinforced concrete decks, stabilize the culvert bottom, remove debris, repair/replace porch decks, and repair/replace deck columns.

Proposed encroachment of Flood fringe area (S.F. or acres): 600 sf (no change to existing culvert)

Proposed encroachment of Regulated Floodway (S.F. or acres): 600 sf (no change to existing culvert)

Proposed alteration of Watercourse (L.F., S.F. or acres): ZERO

Flood proofing techniques proposed: N/A

Disturbance of designated wetland area: [☒] No [] Yes: Permit Number: _____

Date applied for: 9/28/2025 Disposition: _____

**BRISTOL FLOOD & EROSION COMMISSION
FLOOD PLAIN APPLICATION
PERMIT FOR FLOOD PLAIN DEVELOPMENT**

Page 2

5. TECHNICAL & PLANNING DATA:

Project Specifics: Provide the following information from official sources or submitted documentation.

All elevations are to be relative to mean sea level.

Existing base flood flow rate: N/A Source: N/A
Existing base flood elevation: N/A Source: N/A
Lowest floor elevation of existing buildings including garage or basements: approximately 340'
Lowest floor elevation of proposed building including garage or basements: approximately 340'
Will there be dry access to the structure(s) during the 100 year flood? Yes, but this is an existing structure

Floodplain Alterations Proposed:

Volume of displaced Flood Plain: N/A - There are no alternations - This is just a repair of the pre-existing condition.
Volume of mitigated Flood Plain: N/A - There are no alternations - This is just a repair of the pre-existing condition.

Floodway Alterations Proposed:

Length of reconstructed or altered floodway: 99 feet, There are no alternations - This is just a repair of the pre-
Proposed base flood flow rate: N/A, There are no alternations - This is just a repair of the pre-existing condition.
Proposed base flood elevation: N/A There are no changes being made, There are no alternations - This is just a

6. AUTHORIZATIONS AND CERTIFICATIONS:

- a. I/we hereby authorize the commissioners and agents of the Bristol Flood and Erosion Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application or request.
- b. I/we hereby certify that I/we am/are familiar with the information included in this application and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Flood and Erosion Agency and Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a flood plain permit or ruling through deception or through inaccurate or misleading information.
- c. I/we hereby certify that this application shall be considered complete only when all information and documents required by the Administrator have been submitted.

7. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

- filing fee – make checks payable to "City of Bristol,"
\$5.00 Permitted Use, \$50.00 for Regulated Use, and \$100.00 for Special Exception
- ten copies of a Site Plan showing existing and proposed conditions in relation to the flood plain, floodway, watercourses, and/or wetlands prepared in accordance with the Regulations,
- any other information as may be required by the Agency

☐ Site Plans ☐ Detail Plans ☐ Construction Specifications
☐ Drainage Computations ☐ Flood Proofing Details ☐ Flood Proofing Certification

BFEC-12/01

INSTRUCTION SHEET FOR THE FLOOD PLAIN PERMIT APPLICATION FOR FLOOD PLAIN DEVELOPMENT

The City Staff is available to assist the applicant in completing the application. The following is a breakdown of how the application should be prepared.

1. **APPLICANT:** Indicate the name, address and telephone number of the person, partnership, corporation or other legal entity in whose name the permit will be issued, if approved. The application must be signed by the applicant or the applicant's authorized representative.
2. **PROPERTY OWNER:** Indicate the name, address and telephone number of the person, partnership, corporation or other legal entity which owns the subject property. If there is more than one property owner, provide this information for each additional owner on a separate sheet. The application must be signed by all of the property owners or their authorized representatives. If the property owner is the same as the applicant, indicate "same as applicant".
3. **DESCRIPTION OF PROPERTY:** Describe the subject property in sufficient detail to allow the Flood and Erosion Commission to identify: (a) the flood plain, water bodies and watercourses on the property; (b) the areas of flood plain, floodway, water bodies or watercourses to be disturbed; and (c) the total area of the lot and areas disturbed. If you are submitting a report which provides this information, indicate "see attached report" and submit the report with your application.

Example: "Property consists of 2.3 acres adjacent to Coppermine Brook. The rear (northwestern portion) contains approximately .5 acres of flood plain along the brook varying from 1 to 5 feet in depth. Approximately .1 acres of actual flood plain may be disturbed for a road crossing."

4. DESCRIPTION/PURPOSE OF PROPOSED ACTIVITY:

Flood Plain permits are issued in three categories according to the level of disturbance.

- a. **Permitted Use:** Open space uses shall be permitted in the flood fringe area, excluding the floodway, provided that they do not require structures, earth fill, storage of materials or equipment, or the use of utilities such as gas, electric, water or sewer. Examples: agricultural uses, parking of three or fewer vehicles, recreational uses, lawns, gardens.
- b. **Regulated Use:** New development or substantial improvement shall be permitted within areas of special flood hazard, excluding the regulated floodway, if they comply with appendix D section 5 of the Flood Ordinance.
- c. **Special Exception:** New development or substantial improvement may be permitted as a special exception in the regulated floodway and shall conform to the provisions of the ordinance.

Indicate the nature of and reason for the proposed activity, e.g., "filling of a flood plain to construct a single-family house" or "installation of a culvert in a watercourse for a subdivision road crossing." Additional information may be required to determine the extent and limits of the disturbance. This information can be obtained from the plans to be filed with the application.

Often a wetlands permit is required for disturbance of a City designated wetlands area when working in a flood hazard area.

5. **TECHNICAL & PLANNING DATA:** The information requested is to assist the staff and Commission in making a decision on your permit. The information can be obtained with staff assistance or by the engineering firm preparing your plan. Floor elevations are required to be on the plan.
6. **AUTHORIZATIONS AND CERTIFICATIONS:** Please read the authorizations and certifications carefully, as they affect your rights and impose certain obligations upon you. If you do not understand any of them, do not sign the application until they have been explained to you.
7. **SUBMISSION REQUIREMENTS:** The Agency's application fee schedule is indicated on the application form:

Additional information may be required for the application as determined by the staff if necessary in order to determine the limits and extents of construction. Plans will require proposed and existing contours and structures, all lowest floor levels, flood plain and floodway limits as defined by FIRM mapping, and other information as necessary to make a determination.

8. **DECISIONS:** The review process will begin when the application form is complete and all documentation submitted. The completed application and documentation will then be submitted to the City Environmental Engineer staff for review and processing. Decisions by the Environmental Engineer will take one of the following forms: (1) Permitted use: approved or denied, (2) Regulated Use: approved, denied or referred to the Flood and Erosion Commission, or (3) Special Exceptions: referred to the Flood and Erosion Commission. The Commission meets with the Inland Wetlands Commission, with the same requirements.

IS YOUR PROPOSAL A SIGNIFICANT ACTIVITY?

If you are applying for a wetlands permit, the Agency will first determine whether or not your proposal constitutes a "significant activity." This is important because significant activities require a public hearing and the submission of more supporting documentation than does an activity determined to be non-significant. Be sure to attach all information necessary to allow the Agency to determine if your proposal will be treated as a significant or a non-significant activity.

To assist the Agency in making this determination, you should be prepared at the first meeting at which your application is received to answer the following questions and to explain the facts upon which your answers are based:

- a. Will the proposed activity involve the deposit or removal of material in or near a regulated area?
- b. Will the proposed activity change the natural channel or inhibit the natural dynamics of a watercourse system?
- c. Will the proposed activity cause any decrease in the natural capacity of a wetlands or watercourse to: support desirable fisheries, wildlife, or other biological life; prevent flooding; supply water; assimilate waste; facilitate drainage; or provide recreation or open space?
- d. Will the proposed activity cause turbidity, siltation or sedimentation in a wetlands or watercourse?
- e. Will the proposed activity diminish the flow of a natural watercourse or the groundwater levels of the regulated area?
- f. Will the proposed activity cause or have the potential of causing pollution of groundwater, a wetlands or watercourse?
- g. Will the proposed activity create conditions that may adversely affect the health, welfare and safety of any individual or the community?
- h. Will the proposed activity destroy a wetlands or watercourse?
- i. Will the proposed activity have a major effect or substantial impact on the area for which this application has been filed or on another part of a wetlands or watercourse?

IF YOUR PROPOSAL IS DETERMINED TO BE A SIGNIFICANT ACTIVITY

If your proposal is determined to be a significant activity, you will be required to submit (a) the additional information listed in Section 7.4 of the Regulations, and (b) a description of the alternatives which you considered to your proposed activity. (Under the Regulations, the Agency will not issue a wetlands permit unless it finds that a feasible and prudent alternative to the proposed activity does not exist.)

ACTIVITIES REQUIRING THE APPROVAL OF OTHER AGENCIES

For certain proposed activities, the Agency's jurisdiction is coincident with that of other agencies. If your proposal involves one or more of the following, you must obtain the approval of the appropriate Federal or State agency:

- a. construction or modification of a dam,
- b. construction or placement of an obstruction within a stream channel encroachment line,
- c. diversion of water in excess of 50,000 gallons of water per day or any other diversion where the tributary watershed area above the point of diversion is 100 acres or more,
- d. discharge into the waters of the state under Sections 22a-365 et seq. of the Connecticut General Statutes, or,
- e. discharge of fill or dredged materials into wetlands as defined under Federal law (Army Corps of Engineers)

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

Hyperlink:

[https://www.bristolct.gov/DocumentCenter/View/50072/CMF
Bristol Exterior-Photos](https://www.bristolct.gov/DocumentCenter/View/50072/CMF-Bristol-Exterior-Photos)

213 Park Street et al. (exterior)
Bristol, CT

September 18, 2025

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Longmeadow, MA 01106
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T: (413) 567-1175

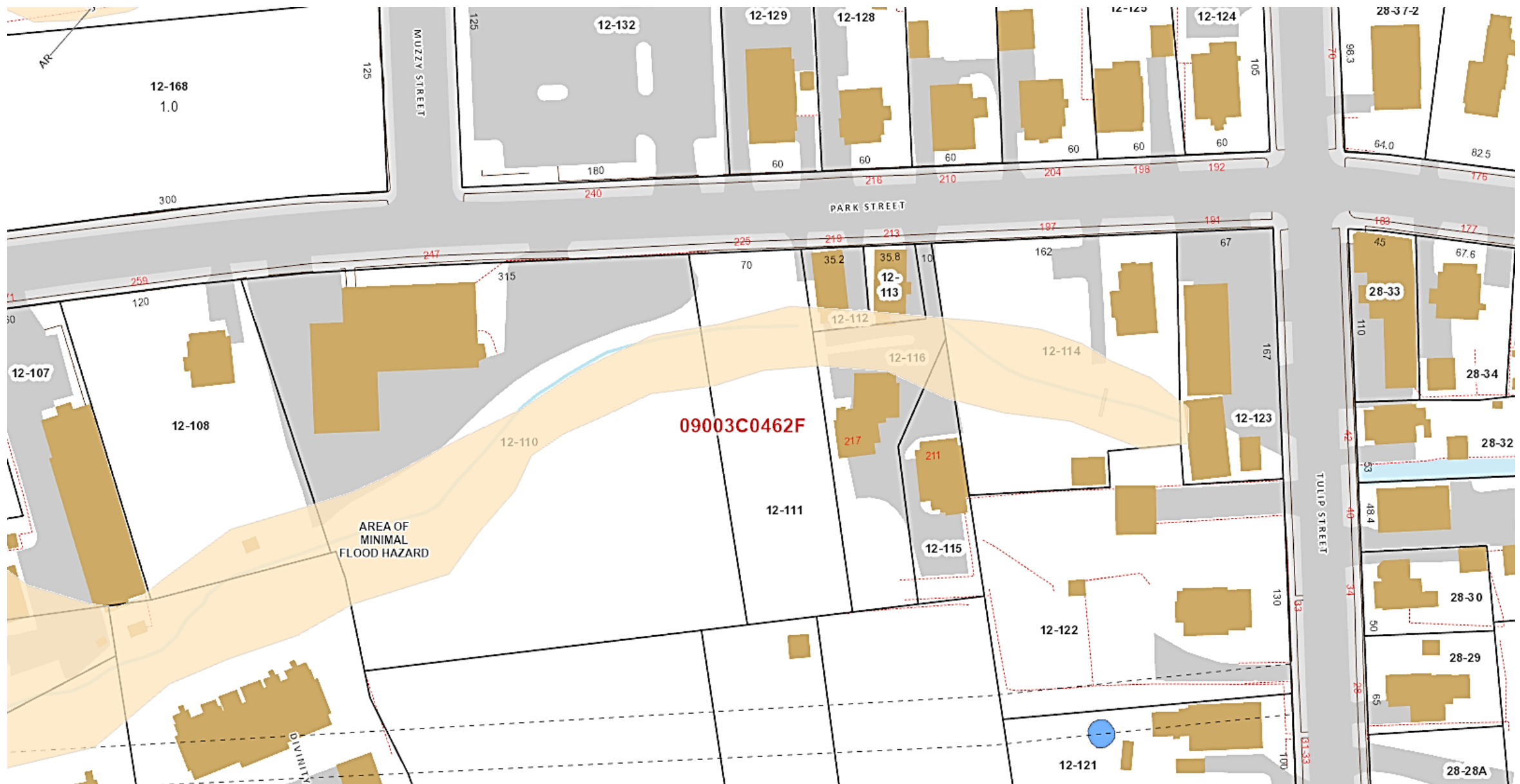
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Culvert-Photos_9-18-2025](https://www.bristolct.gov/DocumentCenter/View/50073/CMF_Park-Street_Culvert-Photos_9-18-2025)

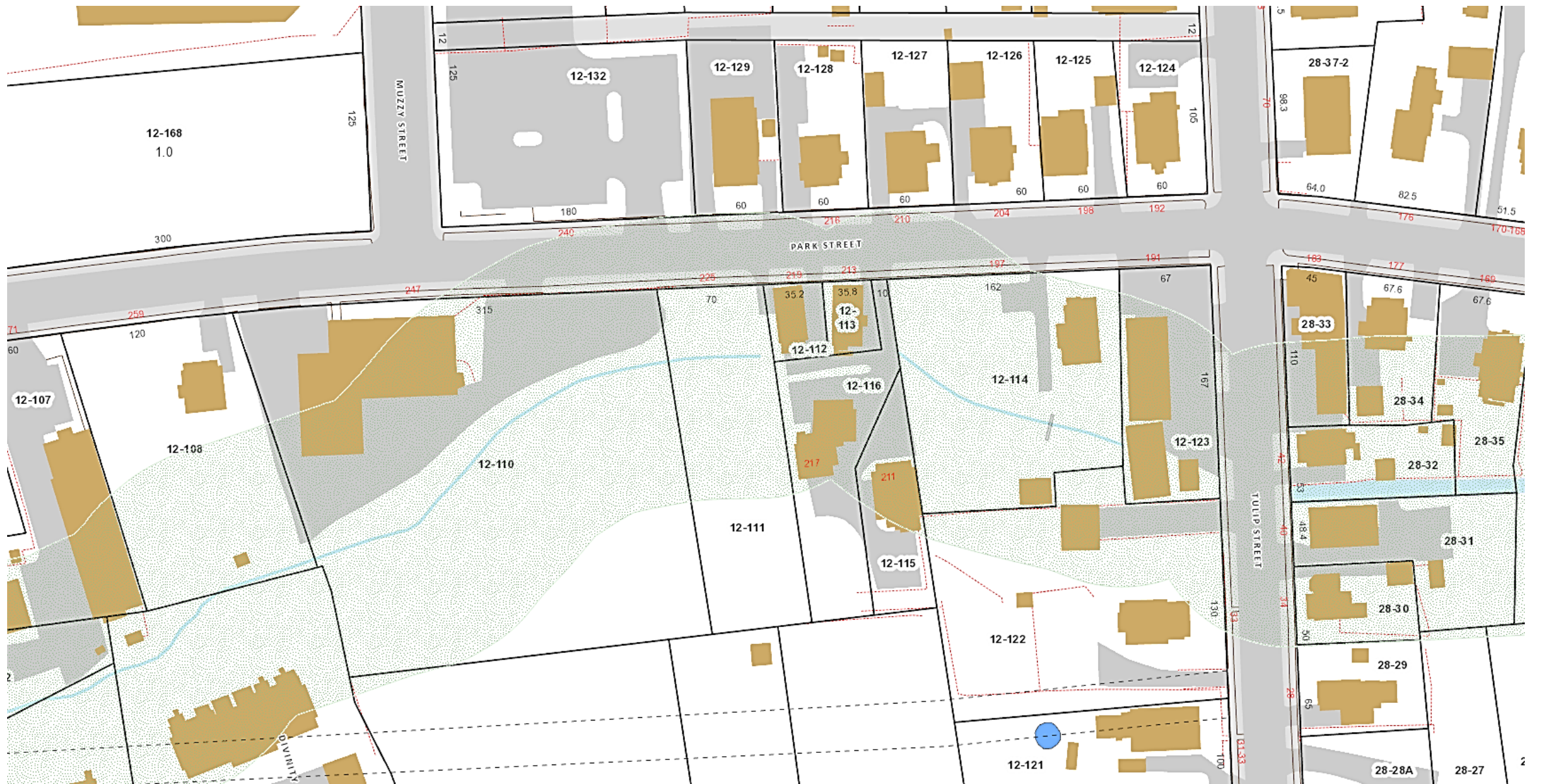
213 Park Street et al.
Culvert Photos
Bristol, CT

September 18, 2025

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Longmeadow, MA 01106
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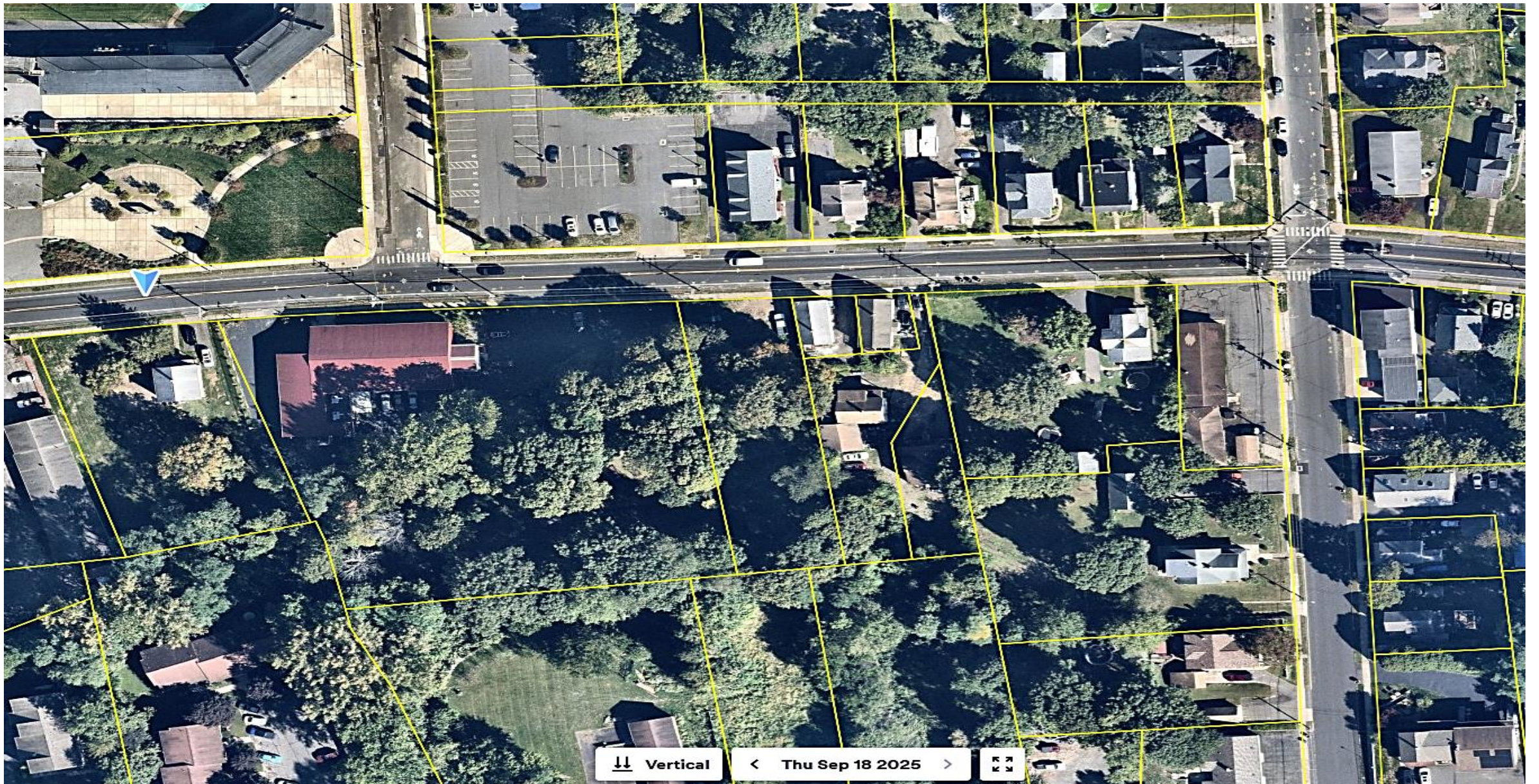
197, 211, 213, 215, 219 and 225 Park Street – Floodplain
Map 12, Lots 111, 112, 113, 114, 115 and 116



197, 211, 213, 215, 219 and 225 Park Street
Wetlands and Upland Review Area
Map 12, Lots 111, 112, 113, 114, 115 and 116



197, 211, 213, 215, 219 and 225 Park Street
Topography
Map 12, Lots 111, 112, 113, 114, 115 and 116

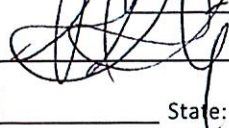


197, 211, 213, 215, 219 and 225 Park Street
Topography
Map 12, Lots 111, 112, 113, 114, 115 and 116

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

For Office Use Only	
APPLICATION NO.	2058
DATE FILED	9-26-25
DECISION DATE	
DECISION	

1. APPLICANT:

Name: City of Bristol - Public Works Signature: 
Address: 111 North Main Street City: Bristol State: CT Zip 06010
Telephone No.: (860)-584-6125 ☐ home ☐ work Email: _____

2. PROPERTY OWNER(S):

Name: City of Bristol Signature: 
Address: 111 North Main Street City: Bristol State: CT Zip 06010
Telephone No.: (860)-584-6125 ☐ home ☐ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 396 Jerome Avenue

Assessor's Map No.: 53 Assessor's Lot No.(s): 134-2-1

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): _____

The property is within the upland review area and the project will have a disturbance area of about 9600 square feet.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

The proposed project consists of demolishing, clearing and grubbing, excavation, earth fill, structure removal, utility disconnects, installing silt fencing and vegetative measures.

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

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- ☐ c. The proposed activity is a regulated activity and will occur:
- | | |
|---|---|
| ☐ in a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| ☒ within 100 feet of a wetlands or watercourse; | area of impact: <u>9600</u> SF (<u>0.22</u> acres) |
| ☐ beyond 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

☒ yes ☐ no

If "yes", see instructions for submission requirements.

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1/Page 2**

7. AUTHORIZATIONS AND CERTIFICATIONS:

- a. I/we hereby authorize the commissioners and agents of the Bristol Inland Wetlands Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application or request.
- b. I/we hereby certify that, if a portion of the subject property is located within 500 feet of the boundary of an adjoining municipality, I/we have caused written notice of the proposed activity to be sent to the Inland Wetlands and Watercourses Agency of such municipality by certified mail, return receipt requested, on the date that I/we submitted this application to the City of Bristol. Refer to Section 7.5 of the Bristol Inland Wetland Regulations.
- c. I/we hereby certify that I/we am/are familiar with the information included in this application and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of Sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a wetlands permit or ruling through deception or through inaccurate or misleading information.

8. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

- filing fee – make checks payable to "City of Bristol"

Wetlands Permit

total project size: one acre or less – \$185

total project size: more than one acre – \$185 *plus* \$40 per additional acre or portion thereof

Extension of Unexpired Permit

total project size: one acre or less – \$110

total project size: more than one acre – \$135

Modification of Existing Permit

total project size: one acre or less – \$135

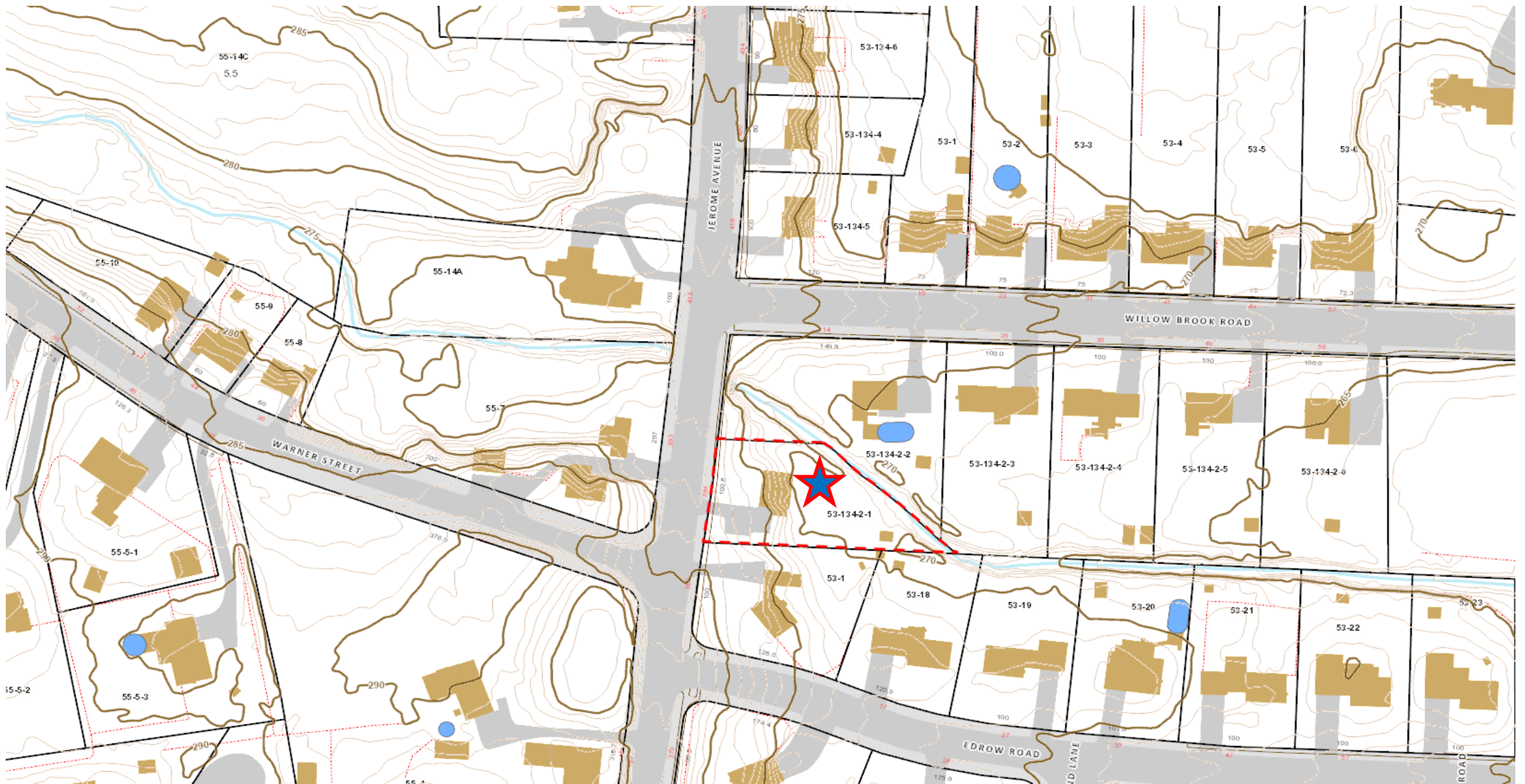
total project size: more than one acre – \$160

NOTE: Application filing fees include \$60 state fee.

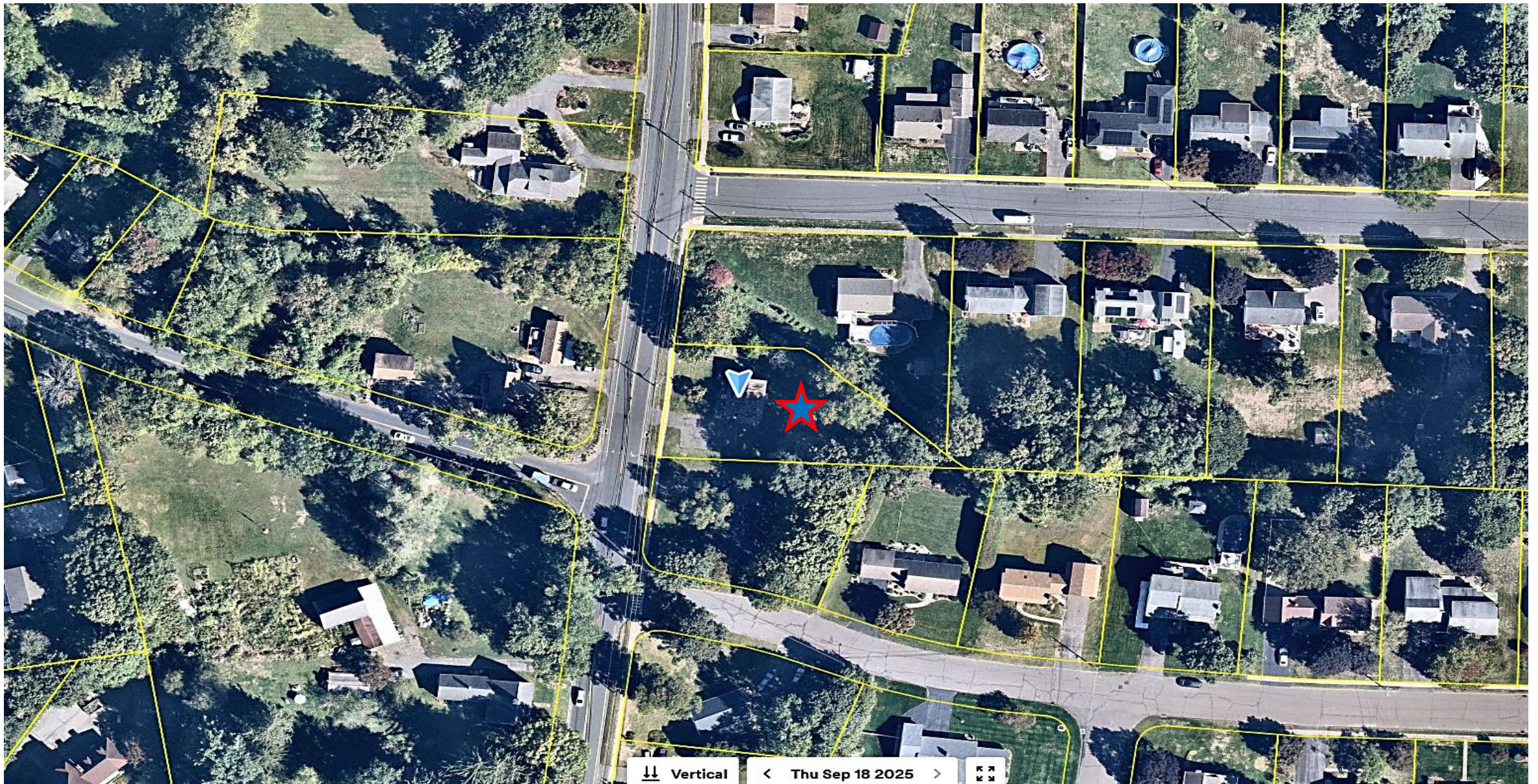
- electronic copies of all information, plus one copy of final Plan showing existing and proposed conditions in relation to the wetlands and/or watercourses, prepared in accordance with Section 7.8 of the Regulations
- any other information as may be required by the Agency



396 Jerome Ave. – Wetlands and Upland Review
Map 53, Lot 1



396 Jerome Ave. – Topography
Map 53, Lot 1



396 Jerome Ave. – Aerial
Map 53, Lot 1

NO CHANGES MAY BE MADE TO THIS DESIGN WITHOUT THE APPROVAL OF NRCS ENGINEERING STAFF

396 JEROME AVENUE DEMOLITION CITY OF BRISTOL, HARTFORD COUNTY, CONNECTICUT

SPONSORED BY:
THE CITY OF BRISTOL

DESIGN PROVIDED BY:
UNITED STATES DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

PROGRAM FUNDING: EMERGENCY WATERSHED PROTECTION (EWP)
NRCS DESIGN PRACTICES: OBSTRUCTION REMOVAL (CPS 500), CRITICAL AREA
PLANTING (CPS 342), MULCHING (CPS 484)
ENGINEERING JOB CLASSIFICATION: I

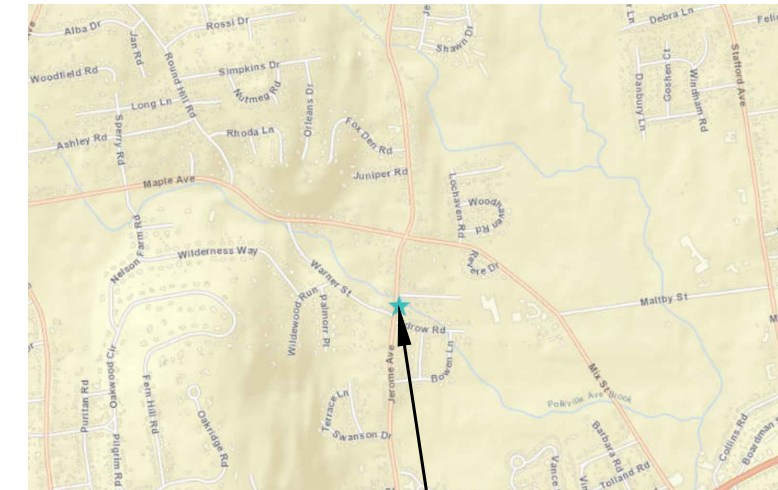
INDEX

SHEET 1	COVER SHEET
SHEET 2	DEMOLITION PLAN
SHEET 3	GRADING PLAN
SHEET 4	EROSION AND SEDIMENT CONTROLS

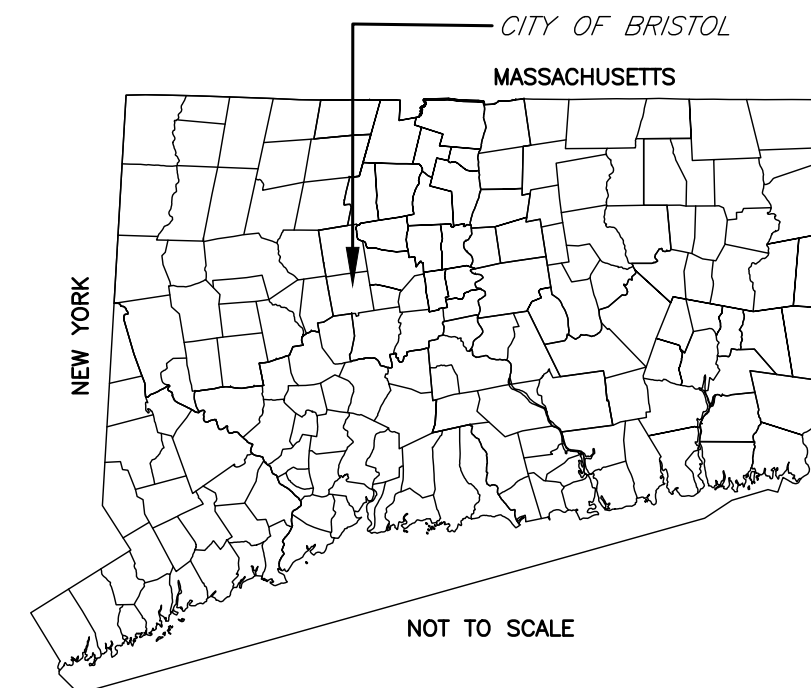
NOTE:
THIS DESIGN DRAWING SET INCLUDES WORK TO STABILIZE THE SITE (GRADING,
SEED, AND MULCH) AFTER DEMOLITION, BUT DOES NOT INCLUDE FINAL PROPERTY
RESTORATION WORK. THE DESIGN FOR FINAL PROPERTY RESTORATION WILL BE
PROVIDED SEPARATELY.

LOCATION MAP

396 JEROME AVENUE
BRISTOL, CONNECTICUT



SITE LOCATION



CALL BEFORE YOU DIG

TO ENSURE SAFE TROUBLE-FREE EXCAVATING
TO LOCATE UNDERGROUND UTILITY PIPE
AND CABLE ANYWHERE IN CONNECTICUT
CALL TWO FULL WORKING DAYS IN ADVANCE

1-800-922-4455 or 811

*LANDOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS

396 JEROME AVENUE
DEMOLITION
COVER



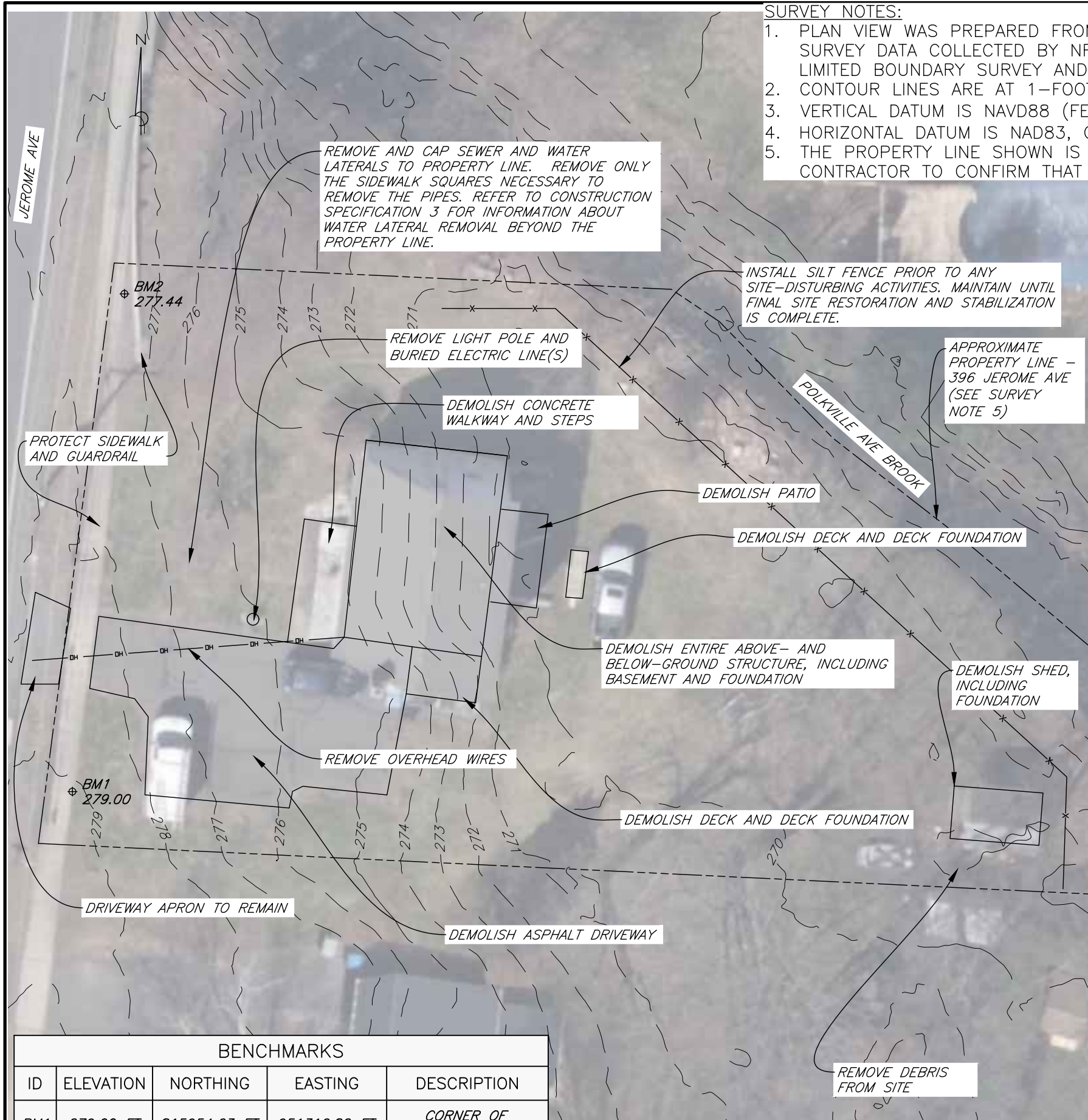
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Sheet 1 of 4

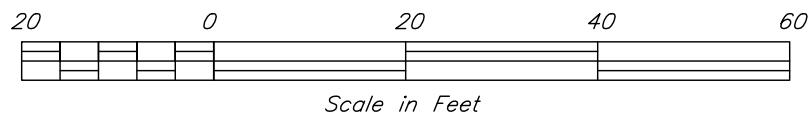
Date	Designed	Drawn	Checked	Approved
2/2025	AMH	AMH	KD	AMH

Hartford County, Connecticut

396 Jerome Avenue, City of Bristol



BENCHMARKS				
ID	ELEVATION	NORTHING	EASTING	DESCRIPTION
BM1	279.00 FT	815954.63 FT	951316.82 FT	CORNER OF SIDEWALK SQUARE
BM2	277.44 FT	816039.94 FT	951325.74 FT	CORNER OF SIDEWALK SQUARE



- SURVEY NOTES:**
1. PLAN VIEW WAS PREPARED FROM ELEVATION DATA FROM 2016 LIDAR, SUPPLEMENTED BY LIMITED FIELD SURVEY DATA COLLECTED BY NRCS ENGINEERING STAFF. IT IS NOT CONSTRUCTED AS A BOUNDARY OR LIMITED BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEY MAY DISCLOSE.
 2. CONTOUR LINES ARE AT 1-FOOT INTERVALS.
 3. VERTICAL DATUM IS NAVD88 (FEET).
 4. HORIZONTAL DATUM IS NAD83, CONNECTICUT STATE PLANE (FEET).
 5. THE PROPERTY LINE SHOWN IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CITY AND CONTRACTOR TO CONFIRM THAT DISTURBANCE DOES NOT OCCUR ON ADJACENT PROPERTIES.

- PLAN NOTES:**
1. PERFORM ALL WORK IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
 2. REFER TO REPORT BY EAGLE ENVIRONMENTAL, INC. DATED SEPTEMBER 9, 2024, "PRE-DEMOLITION ASBESTOS-CONTAINING MATERIALS INSPECTION REPORT."
 3. PER NATIONAL ENGINEERING MANUAL (NEM) PART 503, SUBPART E, "PROHIBITED TECHNICAL ASSISTANCE," NRCS IS PROHIBITED FROM PROVIDING TECHNICAL ASSISTANCE WITH REMOVAL OF UNDERGROUND STORAGE TANKS, REMOVAL OF HAZARDOUS WASTE, AND REMOVAL OF UNIDENTIFIABLE WASTE. THE SPONSOR (CITY OF BRISTOL) IS RESPONSIBLE FOR PROVIDING TECHNICAL ASSISTANCE FOR THESE TASKS TO BE PERFORMED IN CONFORMANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS – THIS INCLUDES, BUT IS NOT LIMITED TO, HAZARDOUS MATERIAL TESTING, PREPARATION OF ABATEMENT SPECIFICATIONS, CONSTRUCTION INSPECTION, AND PROVIDING WRITTEN CONFIRMATION THAT ABATEMENT HAS BEEN COMPLETED. THE CITY'S TECHNICAL ASSISTANCE FOR THESE TASKS SHALL BE PERFORMED BY A QUALIFIED PROFESSIONAL, AND SHALL MEET ALL REQUIREMENTS OUTLINED IN LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING LICENSURE REQUIREMENTS.
 4. LOCATIONS OF BURIED UTILITIES UNKNOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND REMOVE BURIED UTILITIES AS NOTED ON THIS DRAWING, AND AS ENCOUNTERED DURING DEMOLITION ACTIVITIES.
 5. ALL CONTRACTORS AND SUBCONTRACTORS SHALL ABIDE BY ALL APPLICABLE OSHA REGULATIONS AND EMPLOY ALL REQUIRED SAFETY PRECAUTIONS.

- CITY REQUIREMENTS INCLUDE:**
1. PERFORM DEMOLITION IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS, AS WELL AS WITH BEST PRACTICES AND PROFESSIONAL STANDARDS. THIS INCLUDES REGULARLY SPRAYING THE DEMOLITION OPERATION WITH WATER TO CONTROL AIRBORNE DEBRIS AND PARTICLES.
 2. DEMOLITION WORK SHALL INCLUDE DISCONNECTION OF UTILITIES (INCLUSIVE OF WATER AND SEWER AND ANY ASSOCIATED COSTS) AND NOTIFICATION TO ABUTTING PROPERTY OWNERS.
 3. REMOVAL OF THE WATER AND SEWER SERVICE LATERALS TO BE DONE IN COORDINATION WITH THE CITY'S WATER AND SEWER DEPARTMENT.
 4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A DEMOLITION PERMIT FOR THE WORK.
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 United States Department of Agriculture Natural Resources Conservation Service	File No. CT-01-H-25-05.dwg	396 Jerome Avenue, Bristol Hartford County, Connecticut
	Drawing No. CT-01-H-25-05	
	2/11/25 4:01 PM	
	Sheet 2 of 4	

Designed
AMH

Drawn
AMH

Checked
KD

Approved
AMH

396 JEROME AVENUE

DEMOLITION

DEMOLITION PLAN

Date
2/2025

2/2025

2/2025

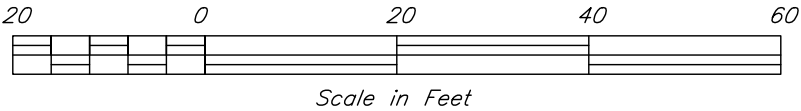
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 - 3. PLACE 4 INCHES OF CLEAN TOPSOIL OVER ALL DISTURBED AREAS TO MEET FINAL GRADE.
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COMPACTIVE EFFORT REQUIREMENTS

MATERIAL	MAX. ROCK SIZE	MAX. LOOSE LIFT THICKNESS	OPTIMUM WATER CONTENT FOR COMPACTION	COMPACTION REQUIREMENT
COMMON EARTHFILL	5"	8"	THOROUGHLY WET BUT NOT SO WET AS TO CAUSE ADHERENCE OF THE MATERIAL TO THE COMPACTION EQUIPMENT.	CLASS C COMPACTION WITH A MINIMUM OF 3 PASSES PER 8" THICK LOOSE LIFT OF A MANUALLY DIRECTED POWER TAMPER OR PLATE VIBRATOR WEIGHING AT LEAST 200 POUNDS, OR AN EQUIVALENT METHOD (AS APPROVED BY NRCS ENGINEER).



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396 JEROME AVENUE
DEMOLITION
GRADING PLAN

396 Jerome Avenue, Bristol
Hartford County, Connecticut

Date	2/2025
Designed	AMH
Drawn	AMH
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EROSION AND SEDIMENT CONTROL NOTES

1.

INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CLEARING. GRADING, AND EXCAVATION. SILT FENCE (FABRIC TYPE) SHALL BE INSTALLED AS SHOWN ON PLAN VIEW, AS NEEDED, AND AS INSTRUCTED BY THE NRCS PROJECT ENGINEER.
- a.

POSTS SHALL BE 36 INCH MINIMUM LENGTH CONSTRUCTED OF EITHER OF THE FOLLOWING MATERIALS: STEEL "T" OR "U" TYPE, OR 2" X 2" HARDWOOD.
- b.

WOVEN WIRE USED AS ADDITIONAL FENCE SUPPORT SHALL BE MINIMUM 14.5 GAUGE WITH 6 INCH MAXIMUM MESH SPACING.
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WOVEN WIRE SHALL BE PLACED ALONG THE UPHILL SIDE OF THE FENCE AND FASTENED WITH WIRE TIES OR 1 INCH STAPLES ALONG THE UPHILL SIDE OF THE POSTS.
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MULCHING AND FINAL SEEDING SHALL FOLLOW COMPLETED SEGMENTS OF THE WORK. SEE SPECIFICATION FOR SEEDING REQUIREMENTS.
3.

ALL FENCING SHALL BE REMOVED WHEN THE CONSTRUCTION SITE IS FULLY STABILIZED SO AS TO NOT IMPEDE STORM FLOW OR DRAINAGE.
4.

ALL CHEMICALS, FUELS, AND LUBRICATIONS, SHALL BE LOCATED, STORED, AND DISPOSED OF IN SUCH A MANNER AS TO PREVENT THEIR ENTRY INTO WETLAND OR WATERCOURSE. NO EQUIPMENT OR MACHINERY SHALL BE STORED, CLEANED OR REPAIRED WITHIN A WETLAND OR WATERCOURSE.
5.

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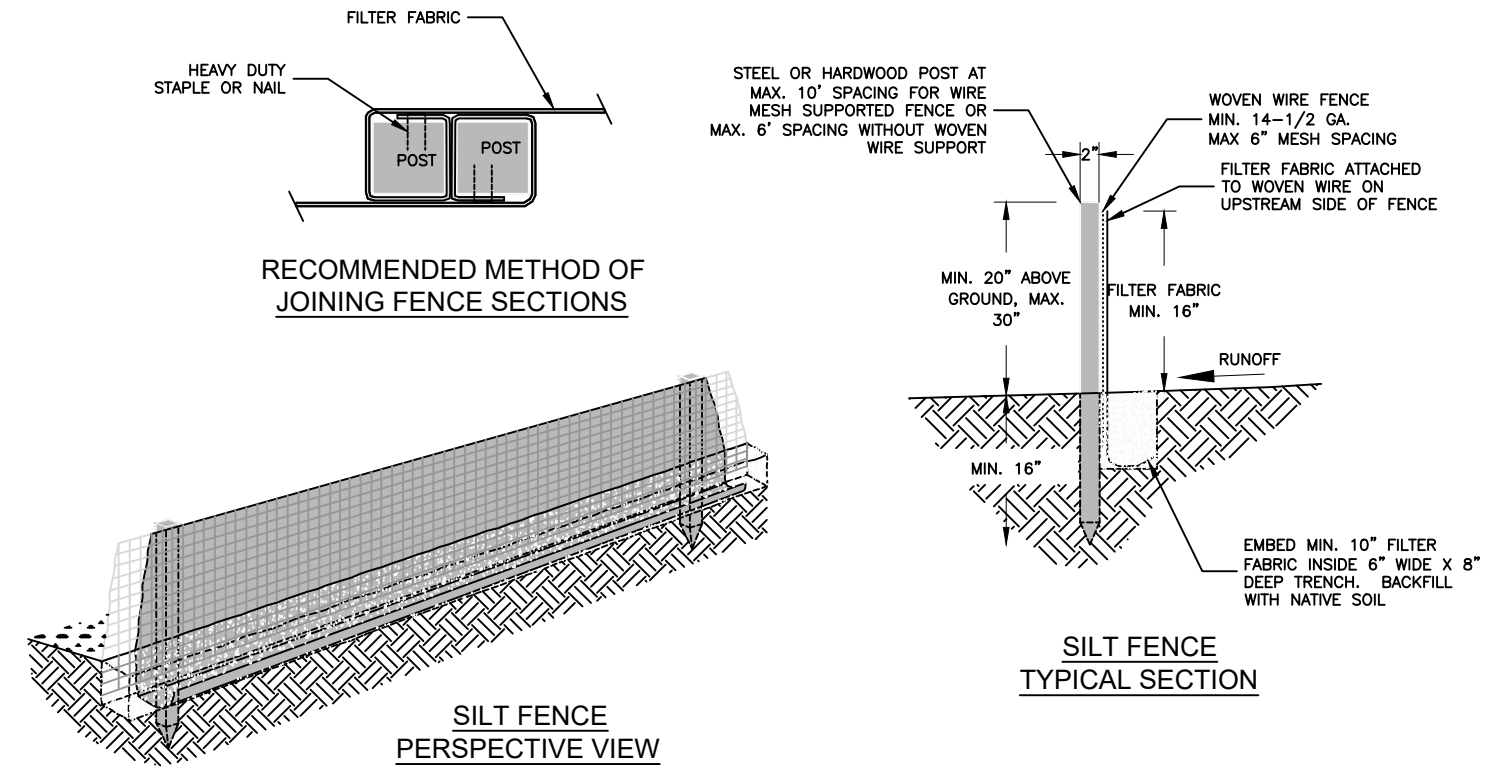
SEEDING AND MULCHING

1.

APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RESULTS OR 800 POUNDS 10-10-10 AND 2 TONS OF LIME PER ACRE.
2.

RECOMMENDED SEEDING DATES ARE APRIL 1 – JUNE 15 AND AUGUST 15 – SEPTEMBER 30.
3.

MULCH ALL DISTURBED AREAS WITH STRAW OR HAY AT THE RATE OF 100 LBS/1000 FT².



SEEDING REQUIREMENTS

SEED MIXTURE	LBS/1,000 SQ. FT.
KENTUCKY BLUEGRASS	0.5
PERENNIAL RYE	0.1
CREEPING RED FESCUE	0.4
TOTAL	1.0

*NOTE: OTHER SUITABLE SEED MIXTURES MAY BE USED INSTEAD OF THE ABOVE, IF APPROVED BY NRCS.

Date	2/2025
Designed	AMH
Drawn	AMH
Checked	KD
Approved	AMH

396 JEROME AVENUE
DEMOLITION
EROSION AND SEDIMENT CONTROLS
Hartford County, Connecticut
396 Jerome Avenue, Bristol

United States
Department of
Agriculture

USDA

Natural Resources
Conservation Service

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Sheet 4 of 4

**BRISTOL FLOOD & EROSION COMMISSION
FLOOD PLAIN APPLICATION
PERMIT FOR FLOOD PLAIN DEVELOPMENT**

APPROVED: _____

DENIED: _____

1. APPLICANT:Name: City of Bristol - Public Works

Signature: _____

Address: 111 North Main StreetCity: BristolState: CTZip 06010Telephone No.: 8605846125[] home [☒] work**2. PROPERTY OWNER(S):**Name: City of Bristol

Signature: _____

Address: 111 North Main StreetCity: BristolState: CTZip 06010Telephone No.: 8605846125[] home [☒] work**3. DESCRIBE THE SUBJECT PROPERTY:**Address or Location: 396 Jerome AvenueAssessor's Map No.: 53 Assessor's Lot No.(s): 134-2-1Street of Access: Jerome AvenueName of Watercourse or Water Body: Polkville Ave BrookFIRM Panel Number: C0458FTotal Area of Lot(s): 0.36**4. PROJECT DESCRIPTION:**

Flood Plain use for which the applicant is seeking a permit. (check one)

a. Permitted Use []

b. Regulated Use [☒]

c. Special Exception []

Describe the proposed activity and its purpose: The proposed project consists of demolishing, clearing and grubbing, excavation, earth fill, structure removal, utility disconnects, installing silt fencing and vegetative measures. The demolition consists of the house, deck, patio, and shed as well as its foundations. The purpose of this project is to restore floodplain functions and values to natural assistance.

Proposed encroachment of Flood fringe area (S.F. or acres): 600 S.F.Proposed encroachment of Regulated Floodway (S.F. or acres): 4,000 S.F.Proposed alteration of Watercourse (L.F., S.F. or acres): N/AFlood proofing techniques proposed: N/ADisturbance of designated wetland area: [☒] No

[] Yes:

Permit Number: _____

Date applied for: _____

Disposition: _____

**BRISTOL FLOOD & EROSION COMMISSION
FLOOD PLAIN APPLICATION
PERMIT FOR FLOOD PLAIN DEVELOPMENT**

Page 2

5. TECHNICAL & PLANNING DATA:

Project Specifics: Provide the following information from official sources or submitted documentation.

All elevations are to be relative to mean sea level.

Existing base flood flow rate: N/A Source: N/A
Existing base flood elevation: 274 Source: FEMA MAPPING
Lowest floor elevation of existing buildings including garage or basements: Approximately 273
Lowest floor elevation of proposed building including garage or basements: N/A
Will there be dry access to the structure(s) during the 100 year flood? N/A

Floodplain Alterations Proposed:

Volume of displaced Flood Plain: Net Reduction
Volume of mitigated Flood Plain: None

Floodway Alterations Proposed:

Length of reconstructed or altered floodway: approximately 100 feet
Proposed base flood flow rate: Unchanged
Proposed base flood elevation: 274

6. AUTHORIZATIONS AND CERTIFICATIONS:

- a. I/we hereby authorize the commissioners and agents of the Bristol Flood and Erosion Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application or request.
- b. I/we hereby certify that I/we am/are familiar with the information included in this application and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Flood and Erosion Agency and Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a flood plain permit or ruling through deception or through inaccurate or misleading information.
- c. I/we hereby certify that this application shall be considered complete only when all information and documents required by the Administrator have been submitted.

7. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

- filing fee – make checks payable to "City of Bristol,"
\$5.00 Permitted Use, \$50.00 for Regulated Use, and \$100.00 for Special Exception
- ten copies of a Site Plan showing existing and proposed conditions in relation to the flood plain, floodway, watercourses, and/or wetlands prepared in accordance with the Regulations,
- any other information as may be required by the Agency

☐ Site Plans ☐ Detail Plans ☐ Construction Specifications
☐ Drainage Computations ☐ Flood Proofing Details ☐ Flood Proofing Certification

BFEC-12/01

Stormwater Permit Information for Developers and Contractors

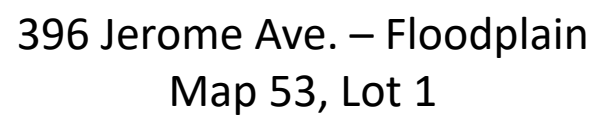
If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction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

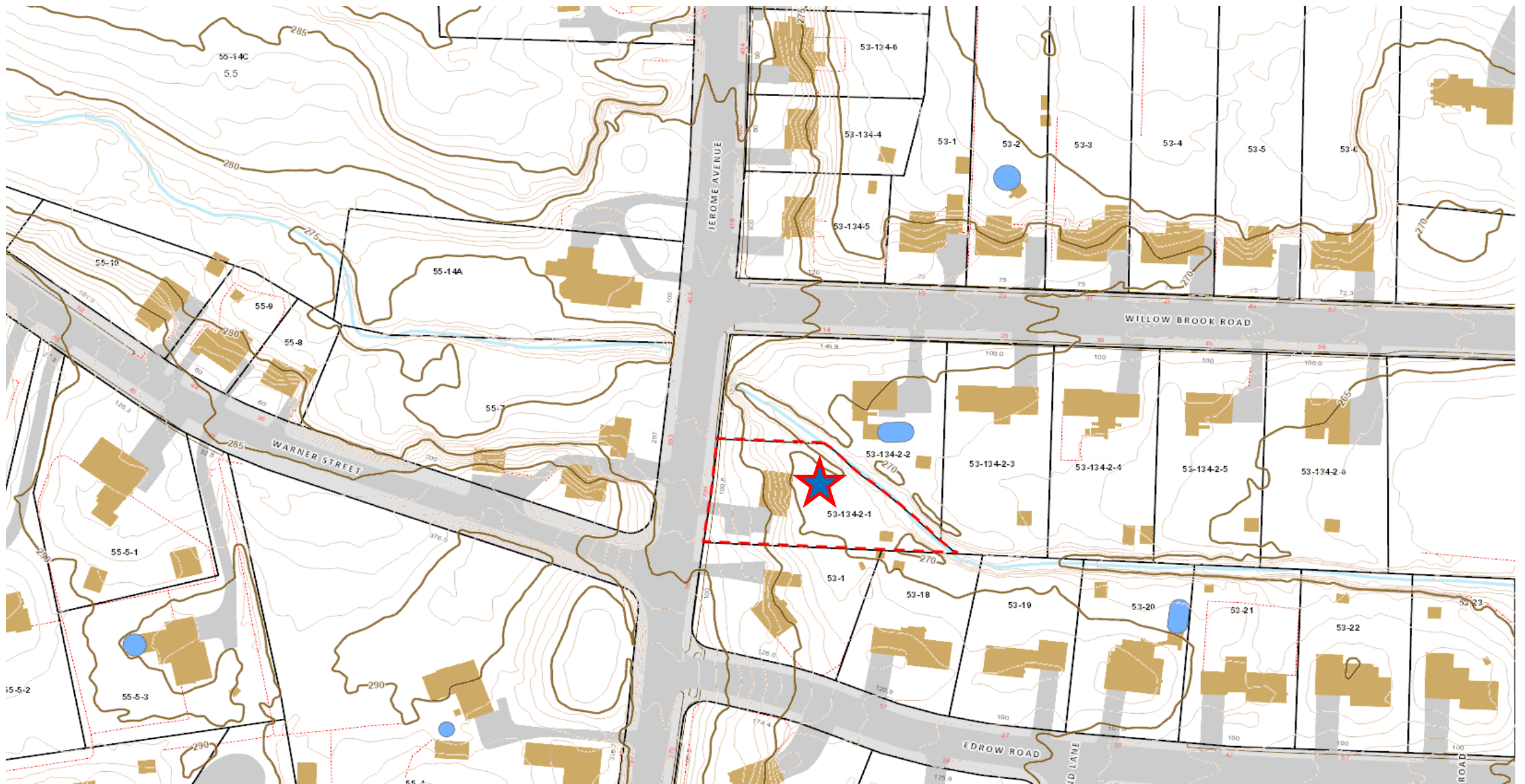
More information can be obtained by calling the DEEP at 860-424-3000 or visiting their Construction Stormwater General Permit webpage at:

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

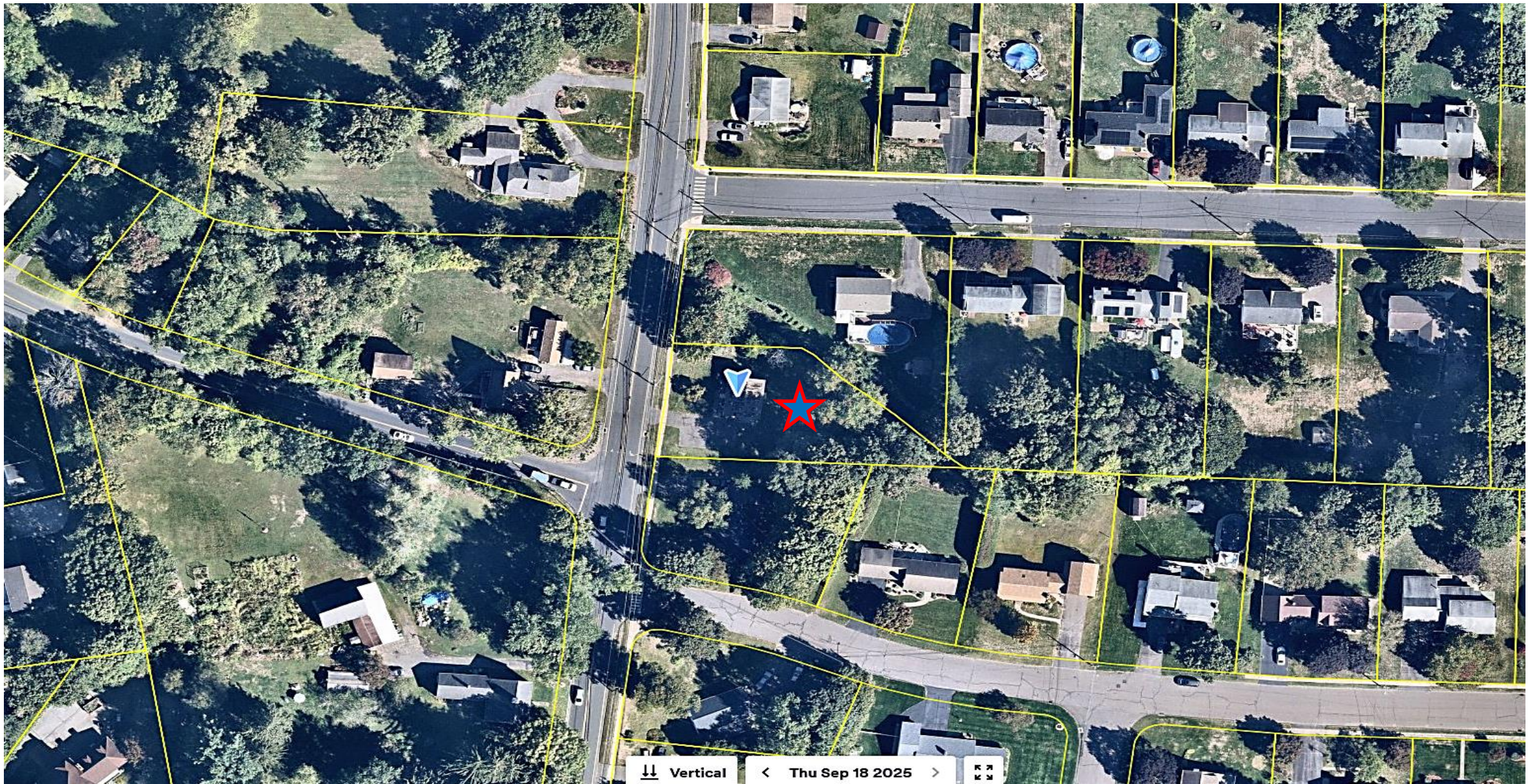




396 Jerome Ave. – Wetlands and Upland Review
Map 53, Lot 1



396 Jerome Ave. – Topography
Map 53, Lot 1



396 Jerome Ave. – Aerial
Map 53, Lot 1

NO CHANGES MAY BE MADE TO THIS DESIGN WITHOUT THE APPROVAL OF NRCS ENGINEERING STAFF

396 JEROME AVENUE DEMOLITION CITY OF BRISTOL, HARTFORD COUNTY, CONNECTICUT

SPONSORED BY:
THE CITY OF BRISTOL

DESIGN PROVIDED BY:
UNITED STATES DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

PROGRAM FUNDING: EMERGENCY WATERSHED PROTECTION (EWP)
NRCS DESIGN PRACTICES: OBSTRUCTION REMOVAL (CPS 500), CRITICAL AREA
PLANTING (CPS 342), MULCHING (CPS 484)
ENGINEERING JOB CLASSIFICATION: I

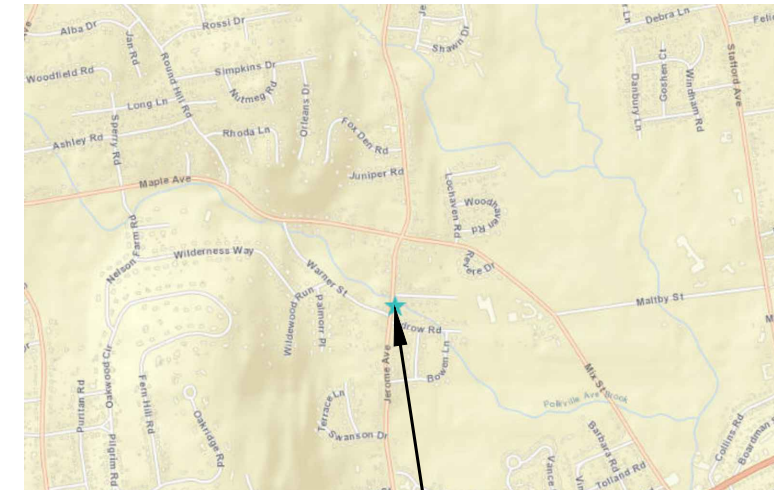
INDEX

SHEET 1	COVER SHEET
SHEET 2	DEMOLITION PLAN
SHEET 3	GRADING PLAN
SHEET 4	EROSION AND SEDIMENT CONTROLS

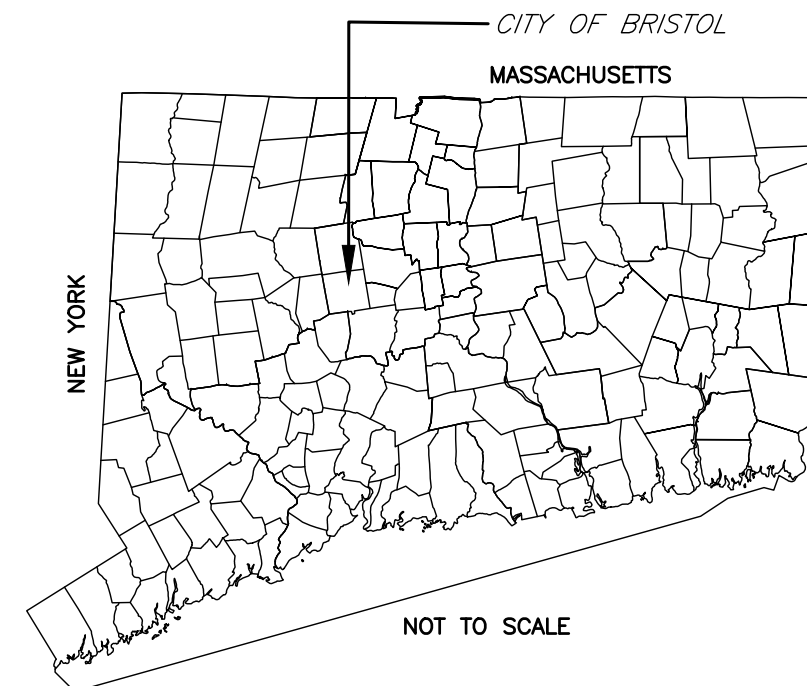
NOTE:
THIS DESIGN DRAWING SET INCLUDES WORK TO STABILIZE THE SITE (GRADING,
SEED, AND MULCH) AFTER DEMOLITION, BUT DOES NOT INCLUDE FINAL PROPERTY
RESTORATION WORK. THE DESIGN FOR FINAL PROPERTY RESTORATION WILL BE
PROVIDED SEPARATELY.

LOCATION MAP

396 JEROME AVENUE
BRISTOL, CONNECTICUT



SITE LOCATION



CALL BEFORE YOU DIG

TO ENSURE SAFE TROUBLE-FREE EXCAVATING
TO LOCATE UNDERGROUND UTILITY PIPE
AND CABLE ANYWHERE IN CONNECTICUT
CALL TWO FULL WORKING DAYS IN ADVANCE

1-800-922-4455 or 811

*LANDOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS

396 JEROME AVENUE
DEMOLITION
COVER



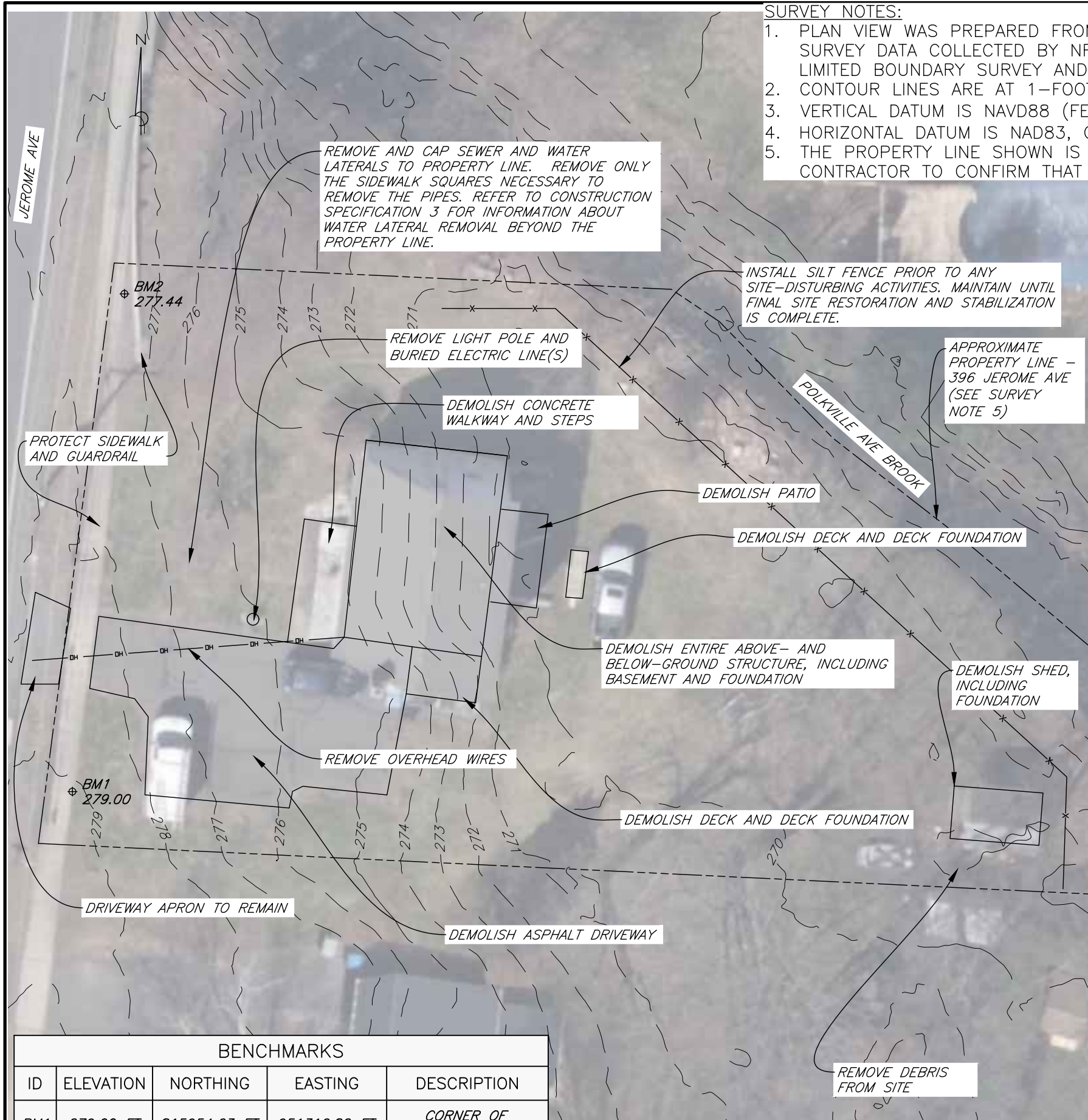
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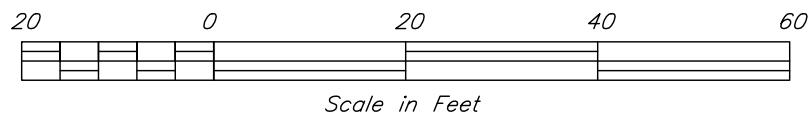
Date	Designed	Drawn	Checked	Approved
2/2025	AMH	AMH	KD	AMH

Hartford County, Connecticut

396 Jerome Avenue, City of Bristol



BENCHMARKS				
ID	ELEVATION	NORTHING	EASTING	DESCRIPTION
BM1	279.00 FT	815954.63 FT	951316.82 FT	CORNER OF SIDEWALK SQUARE
BM2	277.44 FT	816039.94 FT	951325.74 FT	CORNER OF SIDEWALK SQUARE



- SURVEY NOTES:**
1. PLAN VIEW WAS PREPARED FROM ELEVATION DATA FROM 2016 LIDAR, SUPPLEMENTED BY LIMITED FIELD SURVEY DATA COLLECTED BY NRCS ENGINEERING STAFF. IT IS NOT CONSTRUCTED AS A BOUNDARY OR LIMITED BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEY MAY DISCLOSE.
 2. CONTOUR LINES ARE AT 1-FOOT INTERVALS.
 3. VERTICAL DATUM IS NAVD88 (FEET).
 4. HORIZONTAL DATUM IS NAD83, CONNECTICUT STATE PLANE (FEET).
 5. THE PROPERTY LINE SHOWN IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CITY AND CONTRACTOR TO CONFIRM THAT DISTURBANCE DOES NOT OCCUR ON ADJACENT PROPERTIES.

- PLAN NOTES:**
1. PERFORM ALL WORK IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
 2. REFER TO REPORT BY EAGLE ENVIRONMENTAL, INC. DATED SEPTEMBER 9, 2024, "PRE-DEMOLITION ASBESTOS-CONTAINING MATERIALS INSPECTION REPORT."
 3. PER NATIONAL ENGINEERING MANUAL (NEM) PART 503, SUBPART E, "PROHIBITED TECHNICAL ASSISTANCE," NRCS IS PROHIBITED FROM PROVIDING TECHNICAL ASSISTANCE WITH REMOVAL OF UNDERGROUND STORAGE TANKS, REMOVAL OF HAZARDOUS WASTE, AND REMOVAL OF UNIDENTIFIABLE WASTE. THE SPONSOR (CITY OF BRISTOL) IS RESPONSIBLE FOR PROVIDING TECHNICAL ASSISTANCE FOR THESE TASKS TO BE PERFORMED IN CONFORMANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS - THIS INCLUDES, BUT IS NOT LIMITED TO, HAZARDOUS MATERIAL TESTING, PREPARATION OF ABATEMENT SPECIFICATIONS, CONSTRUCTION INSPECTION, AND PROVIDING WRITTEN CONFIRMATION THAT ABATEMENT HAS BEEN COMPLETED. THE CITY'S TECHNICAL ASSISTANCE FOR THESE TASKS SHALL BE PERFORMED BY A QUALIFIED PROFESSIONAL, AND SHALL MEET ALL REQUIREMENTS OUTLINED IN LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING LICENSURE REQUIREMENTS.
 4. LOCATIONS OF BURIED UTILITIES UNKNOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND REMOVE BURIED UTILITIES AS NOTED ON THIS DRAWING, AND AS ENCOUNTERED DURING DEMOLITION ACTIVITIES.
 5. ALL CONTRACTORS AND SUBCONTRACTORS SHALL ABIDE BY ALL APPLICABLE OSHA REGULATIONS AND EMPLOY ALL REQUIRED SAFETY PRECAUTIONS.

- CITY REQUIREMENTS INCLUDE:**
1. PERFORM DEMOLITION IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS, AS WELL AS WITH BEST PRACTICES AND PROFESSIONAL STANDARDS. THIS INCLUDES REGULARLY SPRAYING THE DEMOLITION OPERATION WITH WATER TO CONTROL AIRBORNE DEBRIS AND PARTICLES.
 2. DEMOLITION WORK SHALL INCLUDE DISCONNECTION OF UTILITIES (INCLUSIVE OF WATER AND SEWER AND ANY ASSOCIATED COSTS) AND NOTIFICATION TO ABUTTING PROPERTY OWNERS.
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396 JEROME AVENUE
DEMOLITION
DEMOLITION PLAN

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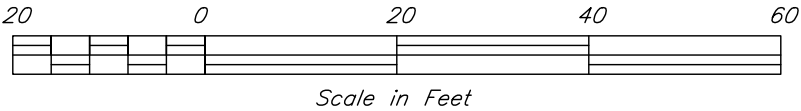
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396 JEROME AVENUE
DEMOLITION
GRADING PLAN

396 Jerome Avenue, Bristol
Hartford County, Connecticut

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APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RESULTS OR 800 POUNDS 10-10-10 AND 2 TONS OF LIME PER ACRE.
2.

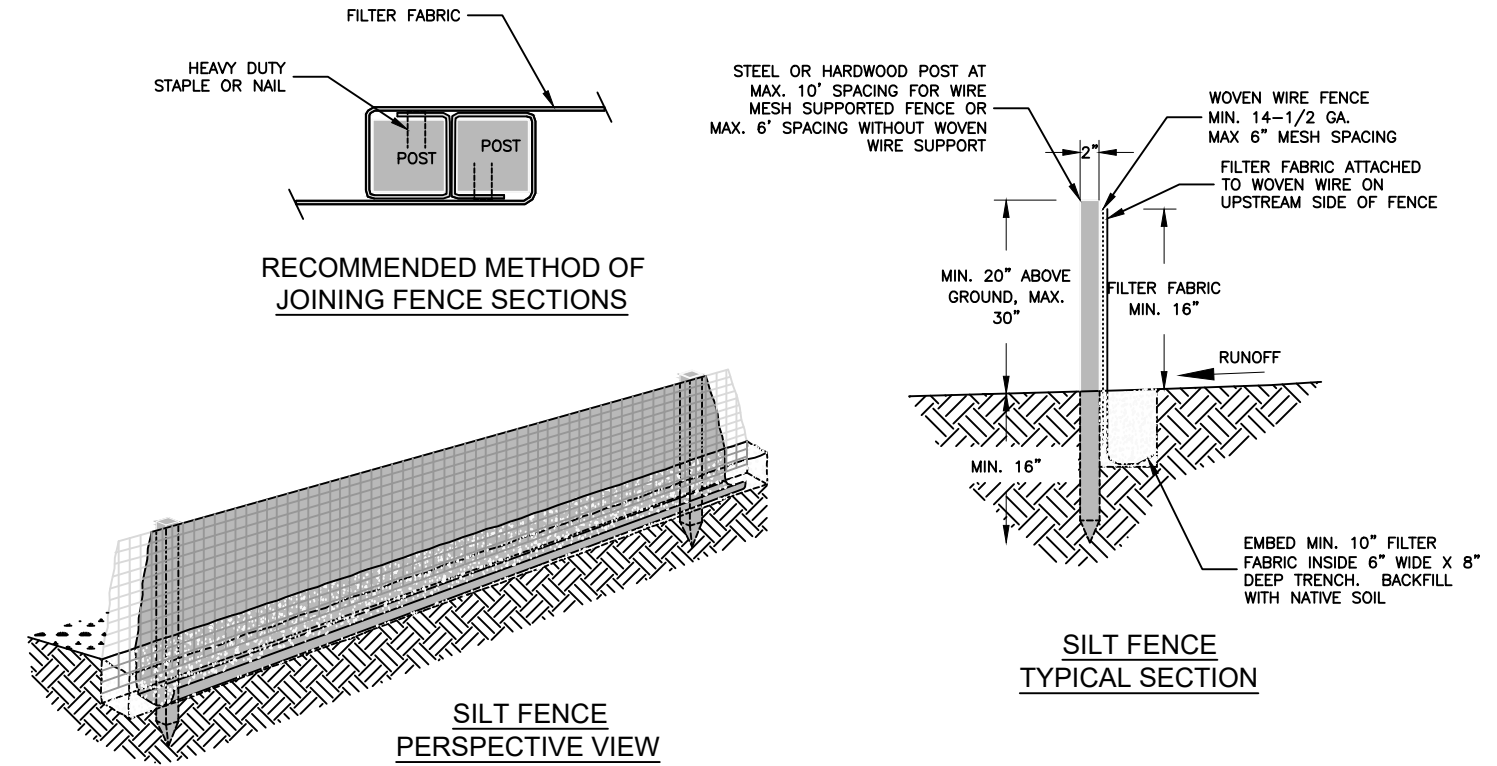
RECOMMENDED SEEDING DATES ARE APRIL 1 – JUNE 15 AND AUGUST 15 – SEPTEMBER 30.
3.

MULCH ALL DISTURBED AREAS WITH STRAW OR HAY AT THE RATE OF 100 LBS/1000 FT².

SEEDING REQUIREMENTS

SEED MIXTURE	LBS/1,000 SQ. FT.
KENTUCKY BLUEGRASS	0.5
PERENNIAL RYE	0.1
CREEPING RED FESCUE	0.4
TOTAL	1.0

*NOTE: OTHER SUITABLE SEED MIXTURES MAY BE USED INSTEAD OF THE ABOVE, IF APPROVED BY NRCS.



Date	2/2025
Designed	AMH
Drawn	AMH
Checked	KD
Approved	AMH

396 JEROME AVENUE
DEMOLITION
EROSION AND SEDIMENT CONTROLS
Hartford County, Connecticut
396 Jerome Avenue, Bristol

United States
Department of
Agriculture

USDA

Natural Resources
Conservation Service

File No.
CT-01-H-25-05.dwg

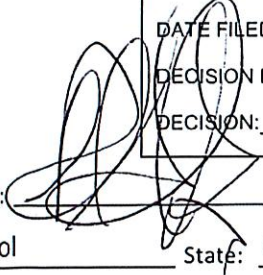
Drawing No.
CT-01-H-25-05

2/11/25 4:01 PM
Sheet 4 of 4

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

For Office Use Only
APPLICATION NO. 2059
DATE FILED: 9-26-25
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: City of Bristol - Public Works Signature: 
Address: 111 North Main Street City: Bristol State: CT Zip: 06010
Telephone No.: (860)-584-6125 ☐ home ☐ work Email: _____

2. PROPERTY OWNER(S):

Name: City of Bristol Signature: 
Address: East Road City: Bristol State: CT Zip: 06010
Telephone No.: (860)-584-6125 ☐ home ☐ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: East Road
Assessor's Map No.: 31 Assessor's Lot No.(s): ROW 1

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): _____
The area to be disturbed is part of the upland review area as well as the wetlands in one location. It is located on a parcel just east of Greystone Avenue on the north side of East Road.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

The proposed project is to install a new drainage system and upsize existing drainage pipes to improve drainage efficiency and effectiveness. The pipe sizes will range from 24" to 42". The proposed outfall will be accompanied by a level spreader and a check dam that will be connected to the existing brook.

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

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- ☒ c. The proposed activity is a regulated activity and will occur:
- | | |
|---|---|
| ☒ in a wetlands or watercourse; | area of impact: <u>1500</u> SF (<u>.034</u> acres) |
| ☒ within 100 feet of a wetlands or watercourse; | area of impact: <u>900</u> SF (<u>.020</u> acres) |
| ☐ beyond 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?
☒ yes ☐ no
If "yes", see instructions for submission requirements.

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1/Page 2**

7. AUTHORIZATIONS AND CERTIFICATIONS:

- a. I/we hereby authorize the commissioners and agents of the Bristol Inland Wetlands Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application or request.
- b. I/we hereby certify that, if a portion of the subject property is located within 500 feet of the boundary of an adjoining municipality, I/we have caused written notice of the proposed activity to be sent to the Inland Wetlands and Watercourses Agency of such municipality by certified mail, return receipt requested, on the date that I/we submitted this application to the City of Bristol. Refer to Section 7.5 of the Bristol Inland Wetland Regulations.
- c. I/we hereby certify that I/we am/are familiar with the information included in this application and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of Sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a wetlands permit or ruling through deception or through inaccurate or misleading information.

8. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

- filing fee – make checks payable to "City of Bristol"

Wetlands Permit

total project size: one acre or less – \$185

total project size: more than one acre – \$185 *plus* \$40 per additional acre or portion thereof

Extension of Unexpired Permit

total project size: one acre or less – \$110

total project size: more than one acre – \$135

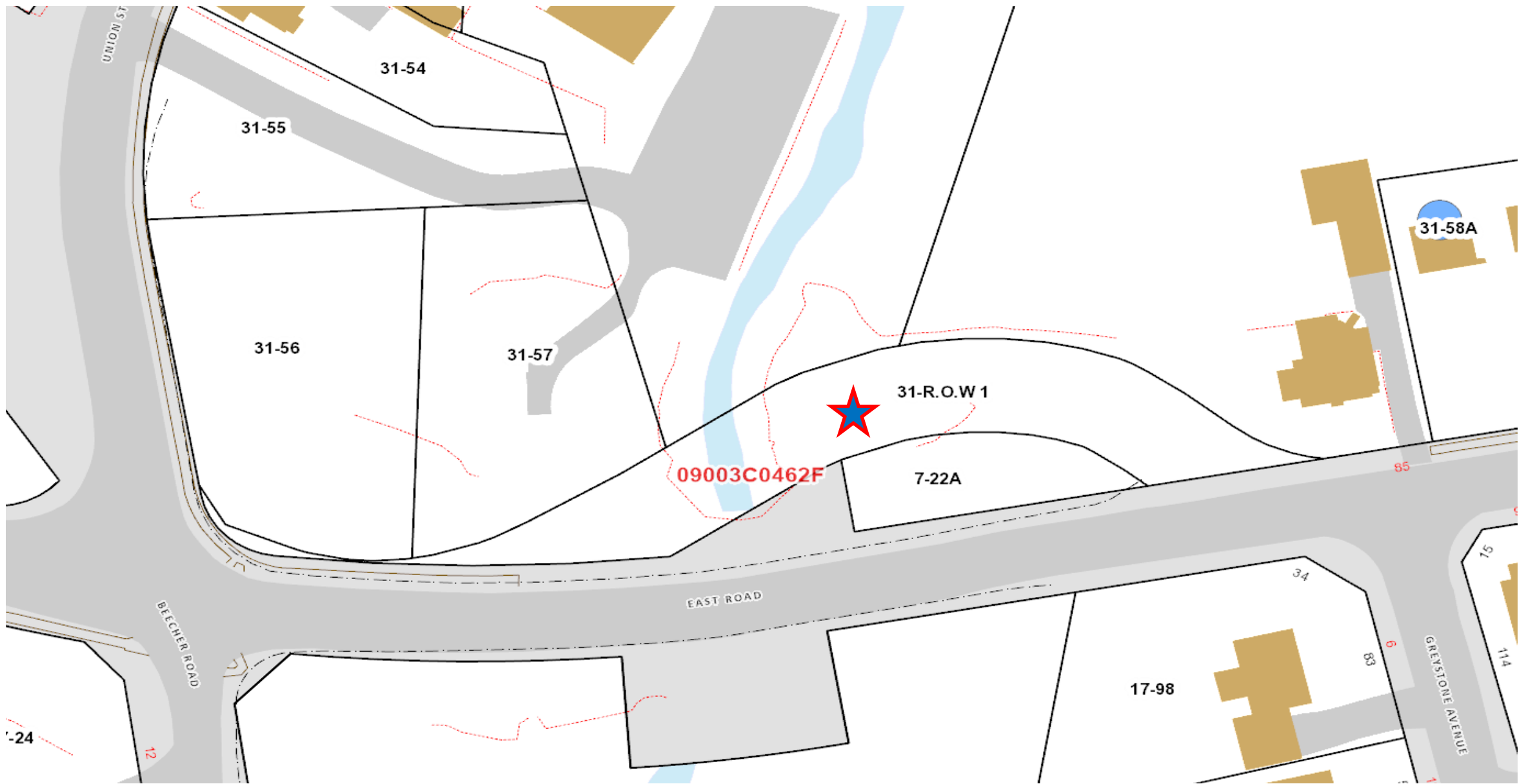
Modification of Existing Permit

total project size: one acre or less – \$135

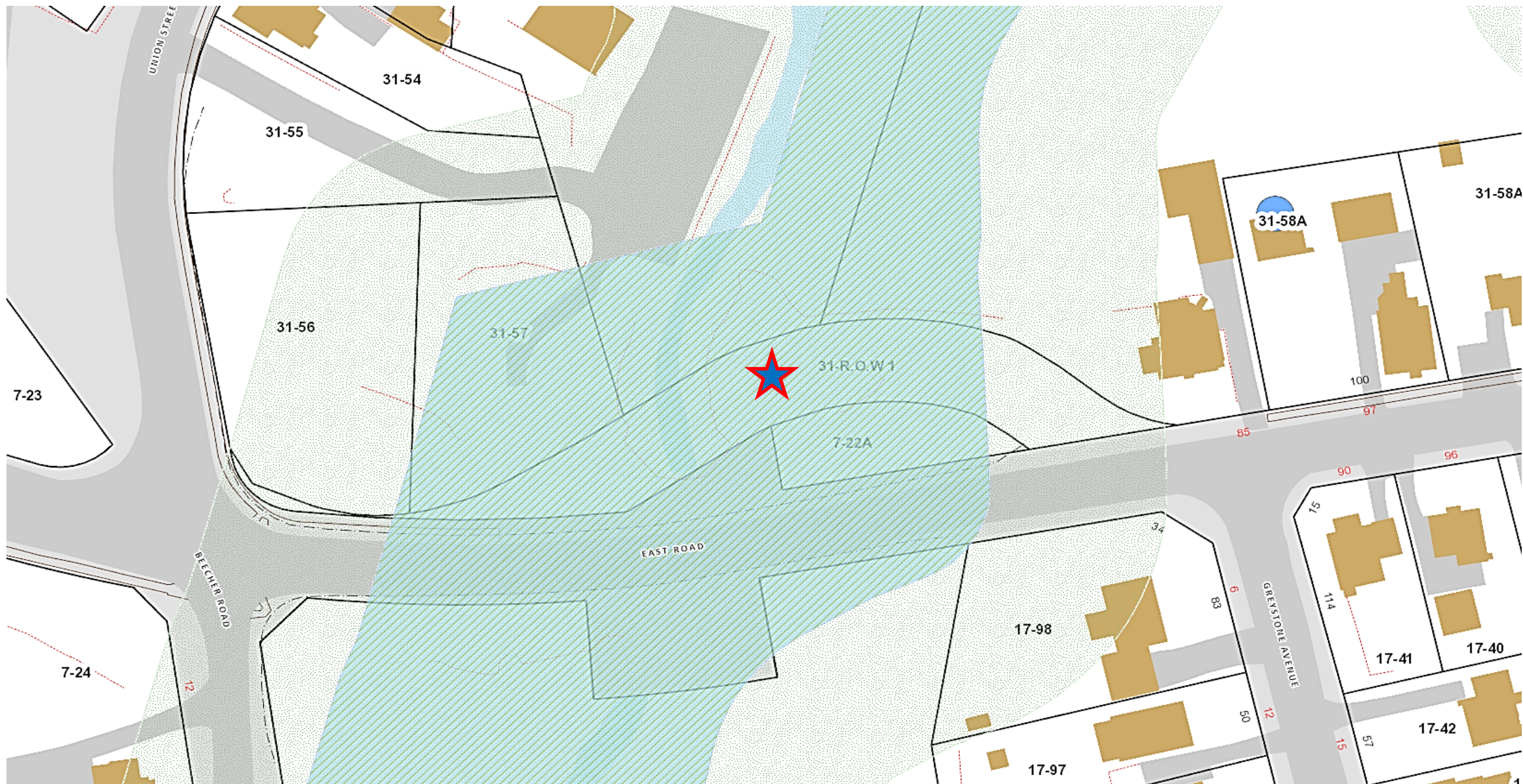
total project size: more than one acre – \$160

NOTE: Application filing fees include \$60 state fee.

- electronic copies of all information, plus one copy of final Plan showing existing and proposed conditions in relation to the wetlands and/or watercourses, prepared in accordance with Section 7.8 of the Regulations
- any other information as may be required by the Agency



East Road R.O.W. – Floodplain
Map 31, Lot R.O.W. 1

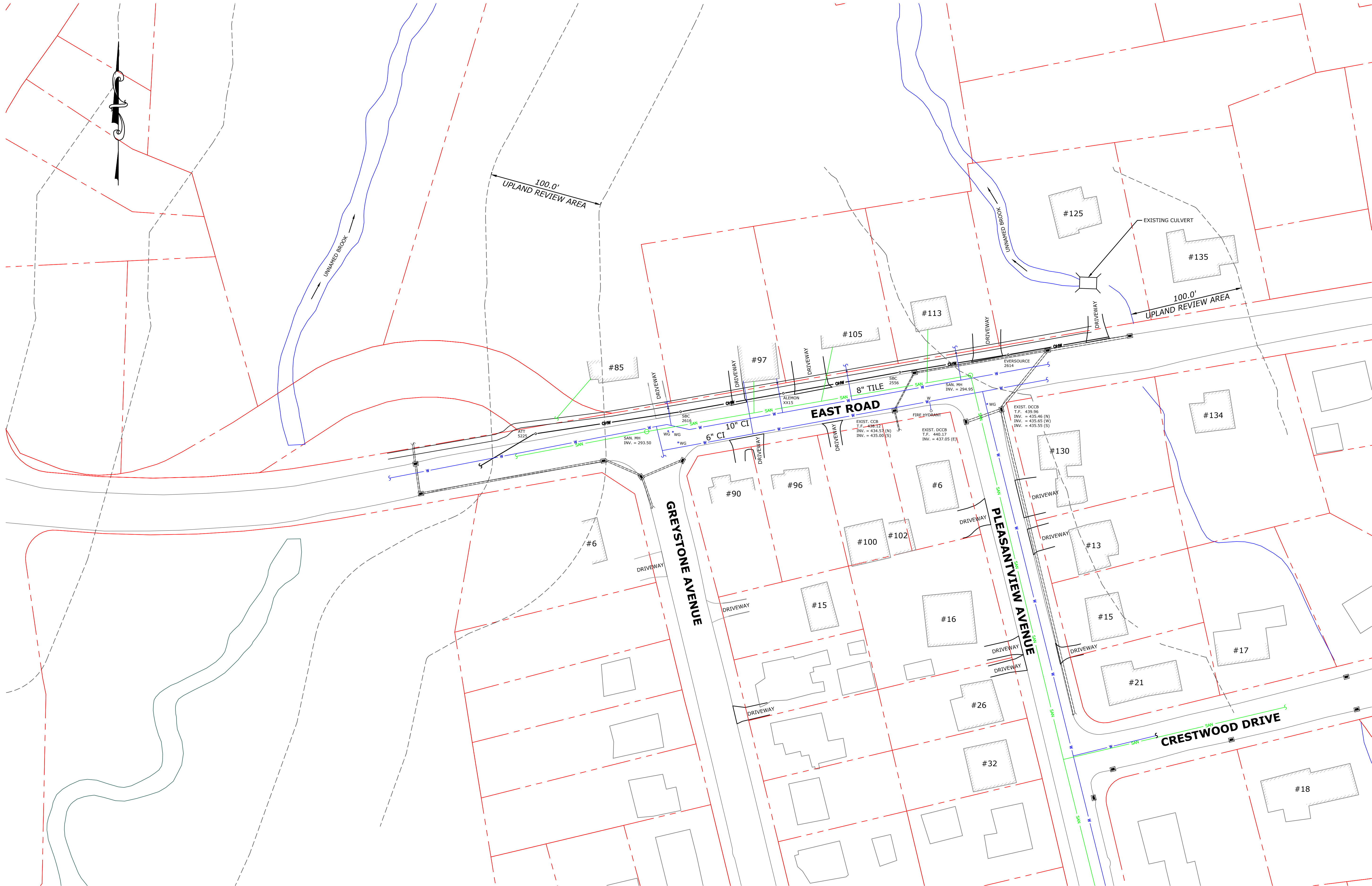


East Road R.O.W. – Wetlands and Upland Review Area
Map 31, Lot R.O.W. 1



East Road R.O.W. – Aerial
Map 31, Lot R.O.W. 1

THIS DRAWING AND ANY INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF WRS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WRS.



EXISTING CONDITIONS - PLAN
SCALE: 1" = 40'

EXISTING CONDITIONS PLAN

DRAINAGE IMPROVEMENTS
EAST ROAD AND PLEASANT VIEW AVENUE
EAST ROAD
BRISTOL, CONNECTICUT

WRS DESIGNED	LWB DRAWN	WRS CHECKED
1"=20'		
SEPTEMBER 3, 2025		
XXXXX-XXXXX		
03 OF XX		
EX-01		



DESCRIPTION	DATE	BY

modification Permit # 1964
BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)

For Office Use Only
APPLICATION NO. 1964
DATE FILED: 9-9-25
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: Joseph Damato Signature: [Signature]
Address: 10 MAIN STREET City: BRISTOL State: CT Zip 06010
Telephone No.: 860 250 4264 ☐ home ☐ work Email: EDDAMATOJR@DAMATOCONSTRUCT
ION.COM

2. PROPERTY OWNER(S):

Name: SAME Signature: _____
Address: _____ City: _____ State: _____ Zip _____
Telephone No.: _____ ☐ home ☐ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: Perkins Street
Assessor's Map No.: 58 Assessor's Lot No.(s): 16-1-2

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.):

None

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

To build a residential dwelling

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

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. See instructions for submission requirements.
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. See instructions for submission requirements.
- ☒ c. The proposed activity is a regulated activity and will occur:
- ☐ in a wetlands or watercourse; area of impact: _____ SF (_____) acres)
- ☒ within 100 feet of a wetlands or watercourse; area of impact: _____ SF (_____) acres)
- ☐ beyond 100 feet of a wetlands or watercourse; area of impact: _____ SF (_____) acres)

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

☐ yes ☒ no

If "yes", see instructions for submission requirements.

**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1/Page 2**

7. AUTHORIZATIONS AND CERTIFICATIONS:

- a. I/we hereby authorize the commissioners and agents of the Bristol Inland Wetlands Agency to inspect the subject property at reasonable times, both before and after a final decision has been made regarding this application or request.
- b. I/we hereby certify that, if a portion of the subject property is located within 500 feet of the boundary of an adjoining municipality, I/we have caused written notice of the proposed activity to be sent to the Inland Wetlands and Watercourses Agency of such municipality by certified mail, return receipt requested, on the date that I/we submitted this application to the City of Bristol. Refer to Section 7.5 of the Bristol Inland Wetland Regulations.
- c. I/we hereby certify that I/we am/are familiar with the information included in this application and am/are aware that the law provides that any person who commits, takes part in, or assists in any violation of any provision of Sections 22a -36 through 22a-45, inclusive, of the Connecticut General Statutes, including regulations adopted by the Commissioner of Environmental Protection and ordinances and regulations of the City of Bristol through its Inland Wetlands Agency, shall be assessed a civil penalty of not more than one thousand dollars for each offense. I/we further certify that I/we am/are aware that it is a violation of law to obtain a wetlands permit or ruling through deception or through inaccurate or misleading information.

8. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

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Wetlands Permit

total project size: one acre or less – \$185

total project size: more than one acre – \$185 *plus* \$40 per additional acre or portion thereof

Extension of Unexpired Permit

total project size: one acre or less – \$110

total project size: more than one acre – \$135

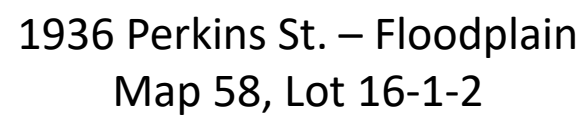
Modification of Existing Permit

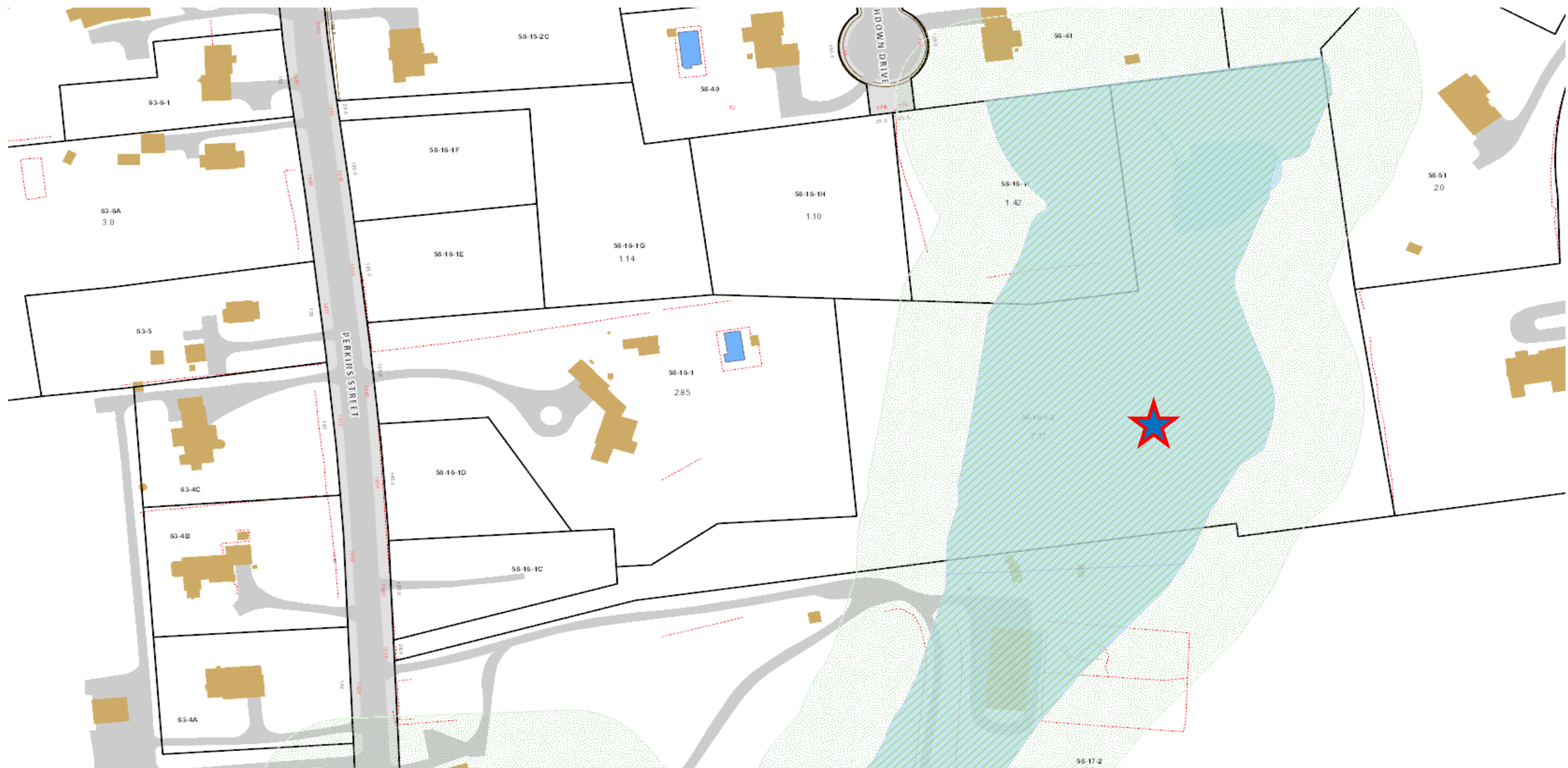
total project size: one acre or less – \$135

total project size: more than one acre – \$160

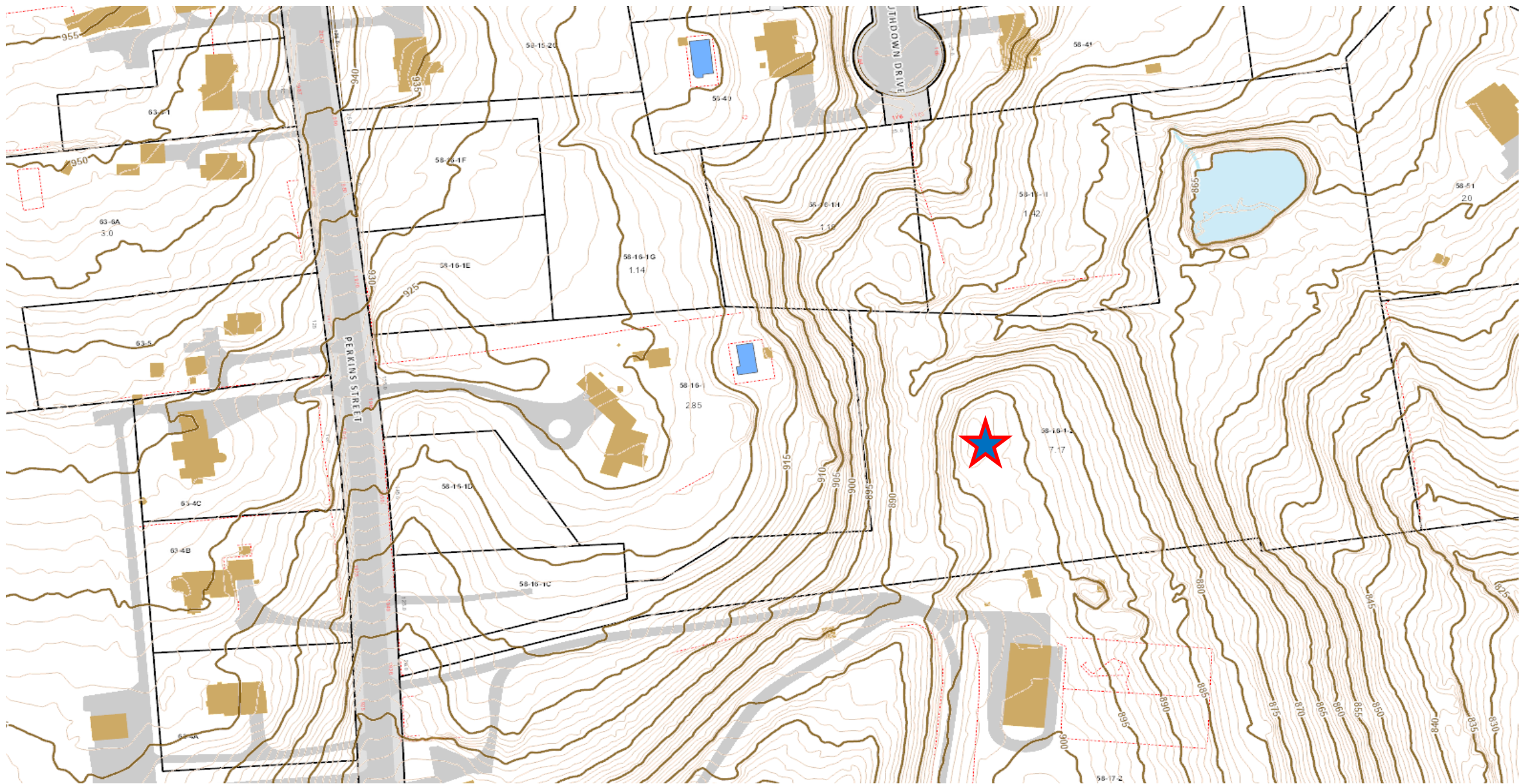
NOTE: Application filing fees include \$60 state fee.

- electronic copies of all information, plus one copy of final Plan showing existing and proposed conditions in relation to the wetlands and/or watercourses, prepared in accordance with Section 7.8 of the Regulations
- any other information as may be required by the Agency

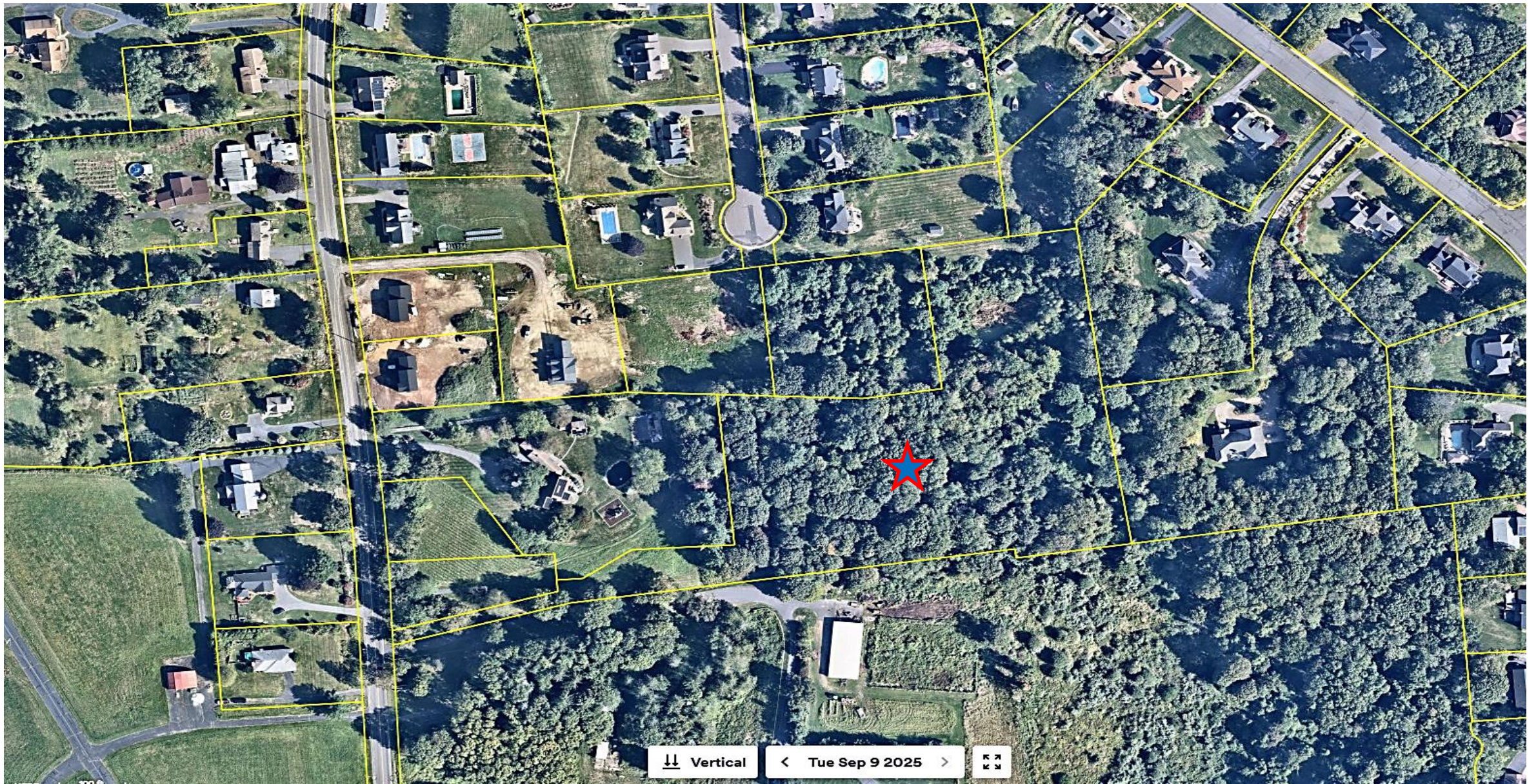




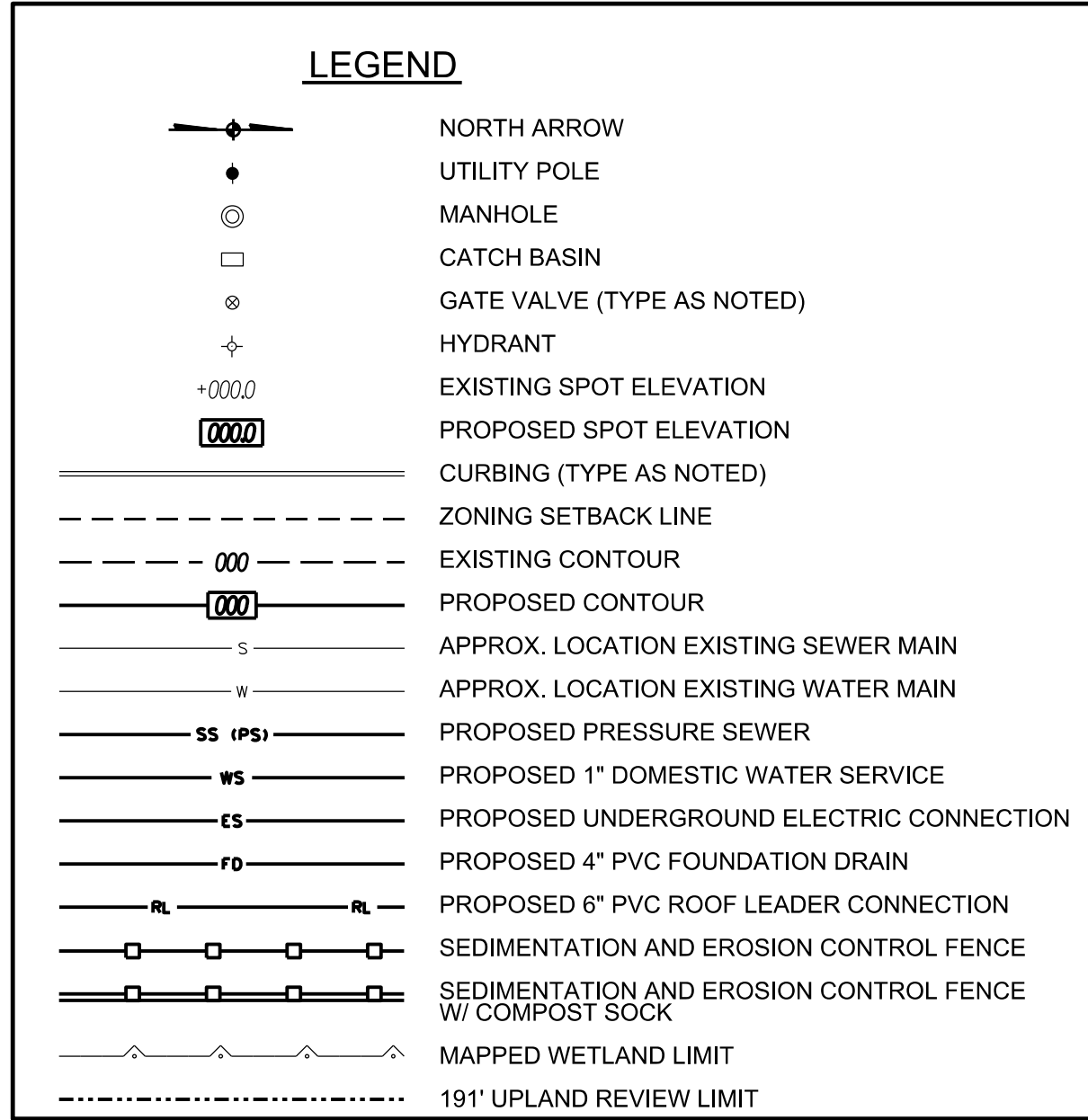
1936 Perkins St. – Wetlands and Upland Review
Map 58, Lot 16-1-2



1936 Perkins St. – Topography
Map 58, Lot 16-1-2



1936 Perkins St. – Aerial
Map 58, Lot 16-1-2



GENERAL NOTES

- ASSESSORS MAP: 58
ASSESSORS LOT: 16-1-2
- PROPERTY ADDRESS: 1936 PERKINS STREET
- OWNER NAME: JOSEPH A. D'AMATO
- ZONE: R-25
- LOT AREA: 294,685 SF (16.765 ACRES)
- WETLANDS IDENTIFIED IN THE FIELD BY JMM WETLAND CONSULTING SERVICES, LLC
23 HORSESHOE RIDGE ROAD, NEWTOWN, CONNECTICUT 06462

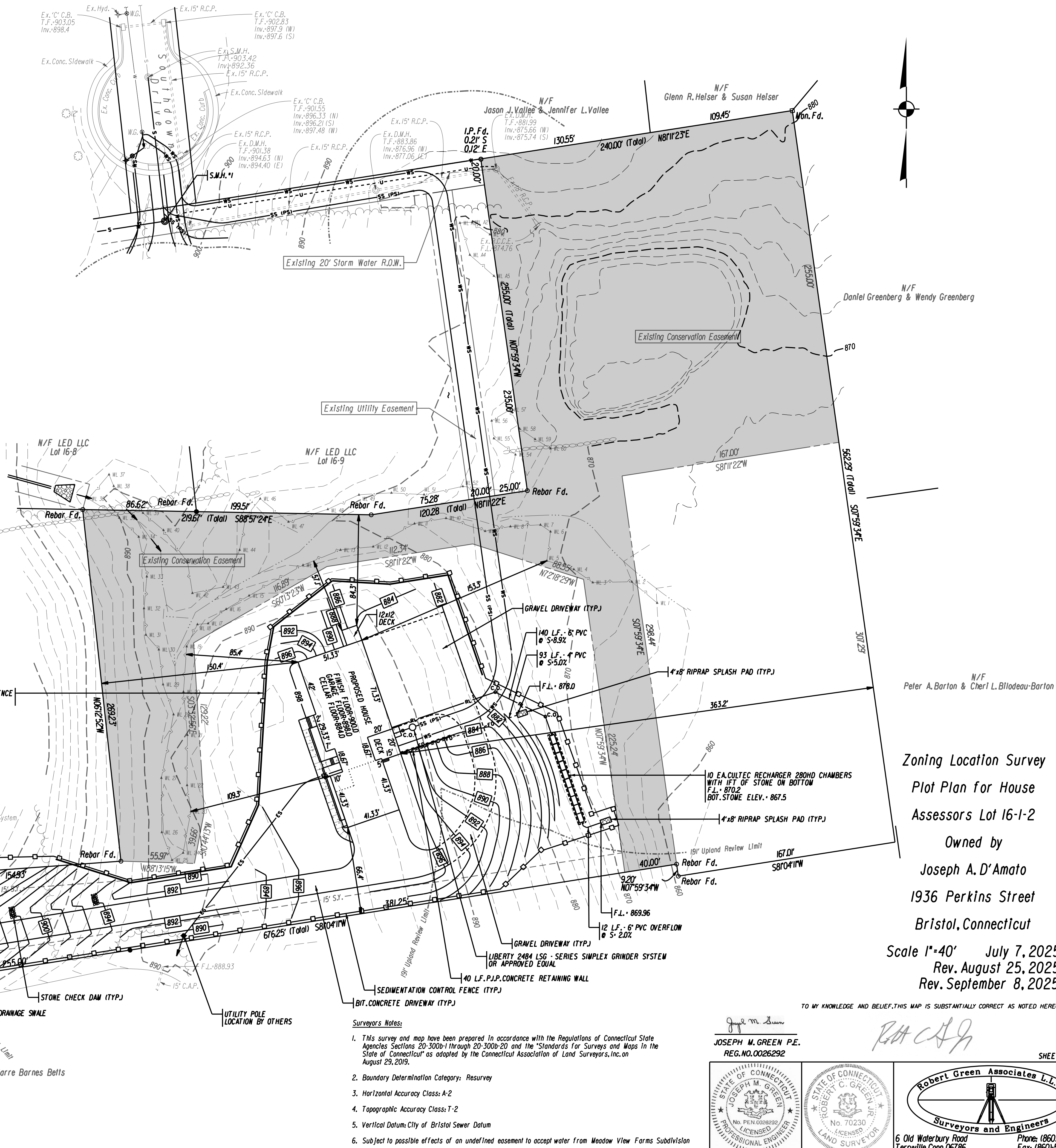
AREA OF WETLANDS: 1.44 ACRES
AREA OF WETLANDS DISTURBED: 0 ACRES
AREA DISTURBED WITHIN 19' UPLAND REVIEW: 1.44 ACRES
NEAREST ACTIVITY TO WETLANDS: 18 FT
NEAREST ACTIVITY TO A WATERCOURSE: 33 FT
FILL PLACED WITHIN WETLANDS: 0 YDS

UPLAND REVIEW CALCULATION:
AVG. SLOPE = (14% + 13% + 12% + 8% + 19%) / 5 = 13.2%
ADDITIONAL REVIEW = 50 FT * (113.2% - 51) * 91 FT
TOTAL UPLAND REVIEW = 191 FT
- BASED ON FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 455 OF 675.
MAP NUMBER 0900300455F EFFECTIVE DATE: SEPTEMBER 26, 2008 THE PARCEL LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THE PROPERTY IS NOT LOCATED WITHIN A LEVEL "A" AQUIFER PROTECTION AREA.
- EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS
- THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.

ZONING DATA TABLE		
ZONE R-25	REQUIRED	PROVIDED
MINIMUM LOT AREA - S.F.	25,000	294,685
MINIMUM LOT FRONTAGE - FT.	125	150.66
MINIMUM FRONT YARD - FT.	40	150.4
MINIMUM SIDE YARD (E.A.) - FT.	15	66.4
MINIMUM REAR YARD - FT.	40	363.2
MAXIMUM BUILDING HEIGHT - FT.	35	See Arch. Dwg.
MAXIMUM BUILDING COVERAGE - %	25	2.2
MAXIMUM IMPERVIOUS COVERAGE - %	65	9.4

Map References:

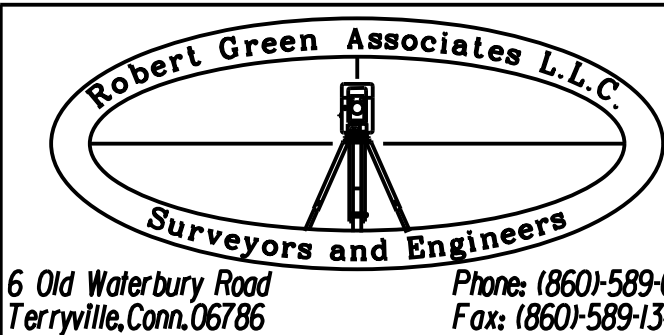
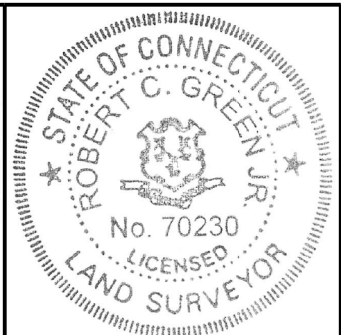
- Property/Boundary Survey, Map Showing Revision of Lot Lines, Lots #16 & 16-1, 1936 Perkins Street Bristol, Connecticut, Prepared for Frederick R. Downs, Jr., Scale: 1"=100', Date: Nov. 6, 1997
Prepared by: Lepore Associates, Inc., Civil Engineering and Land Surveying.
- Map of Lot #16 and a Portion of Lot #15 Showing Parcels "A" and "B", Perkins Street Bristol, Connecticut, Lot #16 Owned by Frederick R. Downs, Jr., Scale: 1"=100', Date: 3/15/91 Rev. to 10-4-91
Prepared by: Lepore Associates, Inc., Civil Engineering and Land Surveying.
- Subdivision of Lots #15 & 15-1, Perkins Street & Westwood Road, Bristol, Connecticut
To Be Developed by East View Farm Assoc., Scale: 1"=40', Date: Jan. 7, 1993 Rev. to 1-12-96
- Resubdivision Map of Lot 51, Westwood Road, Bristol, Connecticut, Owned by Katherine B. Weed
Scale: 1"=40', Date: June 5, 1998
Prepared by: Lepore Associates, Inc., Civil Engineering and Land Surveying
- Meadow View Farm Subdivision (9-Lots), 1960 Perkins Street, Bristol, Connecticut
Scale: 1"=40', Date: December 22, 2021 Rev. to 5-16-22
Prepared by: Robert Green Associates LLC, Surveyors and Engineers
- Property Survey Map Showing Portion of Assessors Lot 17-2 Owned by George Whitefield Betts III & Jarre Barnes Betts, 1930 Perkins Street Bristol, Connecticut Scale 1" = 40' May 17, 2022
Prepared by: Robert Green Associates LLC, Surveyors and Engineers.
- Property Survey Map Showing Revision of Lot Lines (Lot 1 & Lot 2) & Lot Merger (Lot 2 & Lot 3)
Assessors Map 16, Owned by LED LLC, Perkins Street, Bristol, Connecticut, Scale 1"=40', December 5, 2024
Prepared by: Robert Green Associates LLC, Surveyors and Engineers.



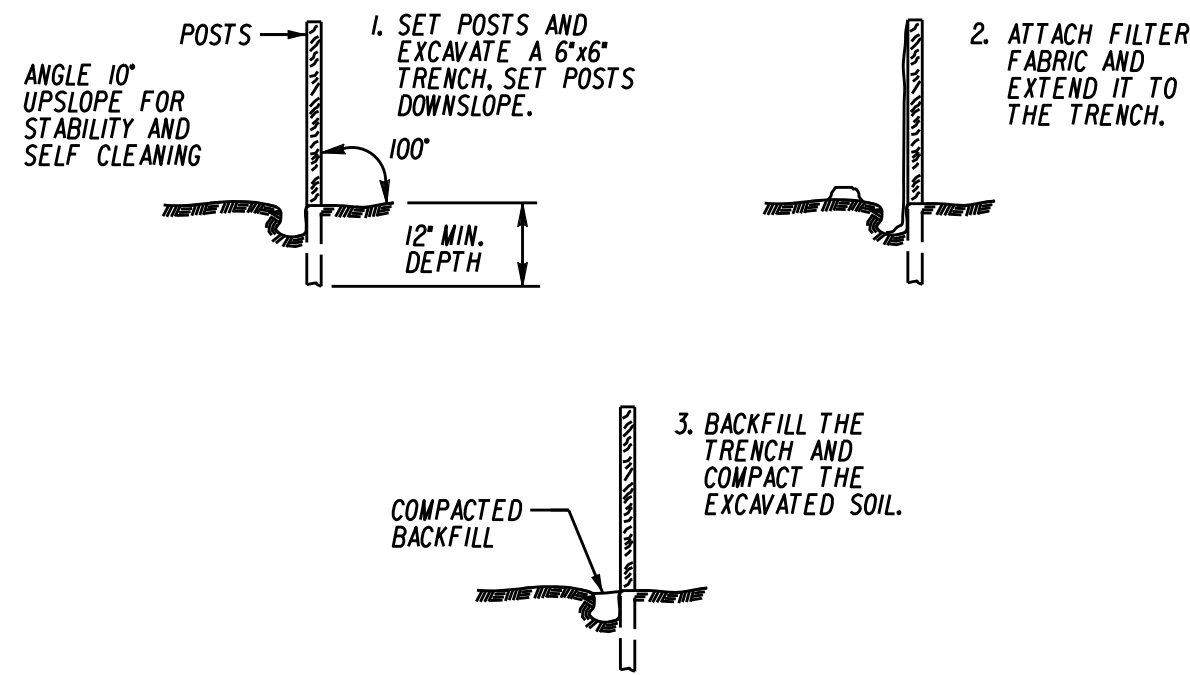
Zoning Location Survey
Plot Plan for House
Assessors Lot 16-1-2
Owned by
Joseph A. D'Amato
1936 Perkins Street
Bristol, Connecticut
Scale 1"=40' July 7, 2025
Rev. August 25, 2025
Rev. September 8, 2025

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

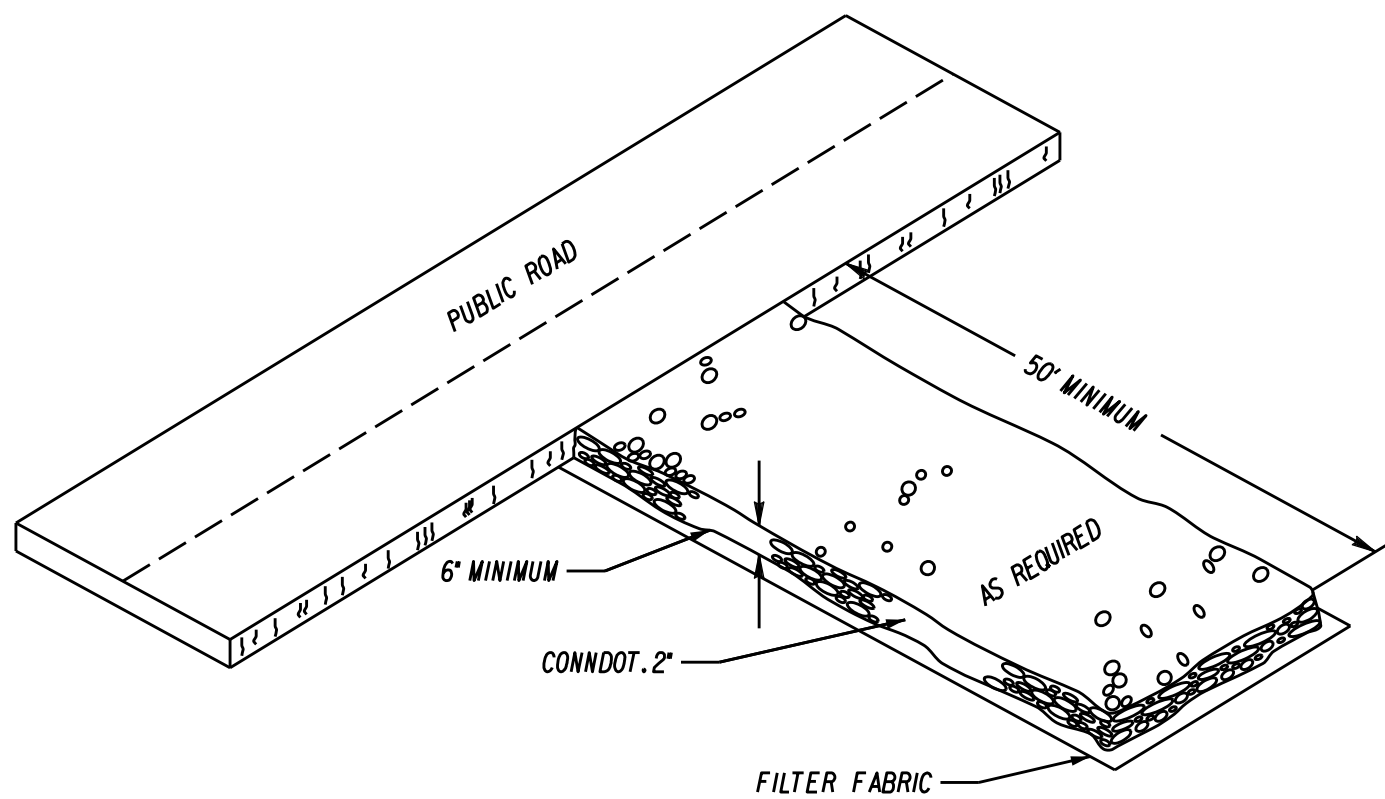
JOSEPH M. GREEN P.E.
REG. NO. 0026292



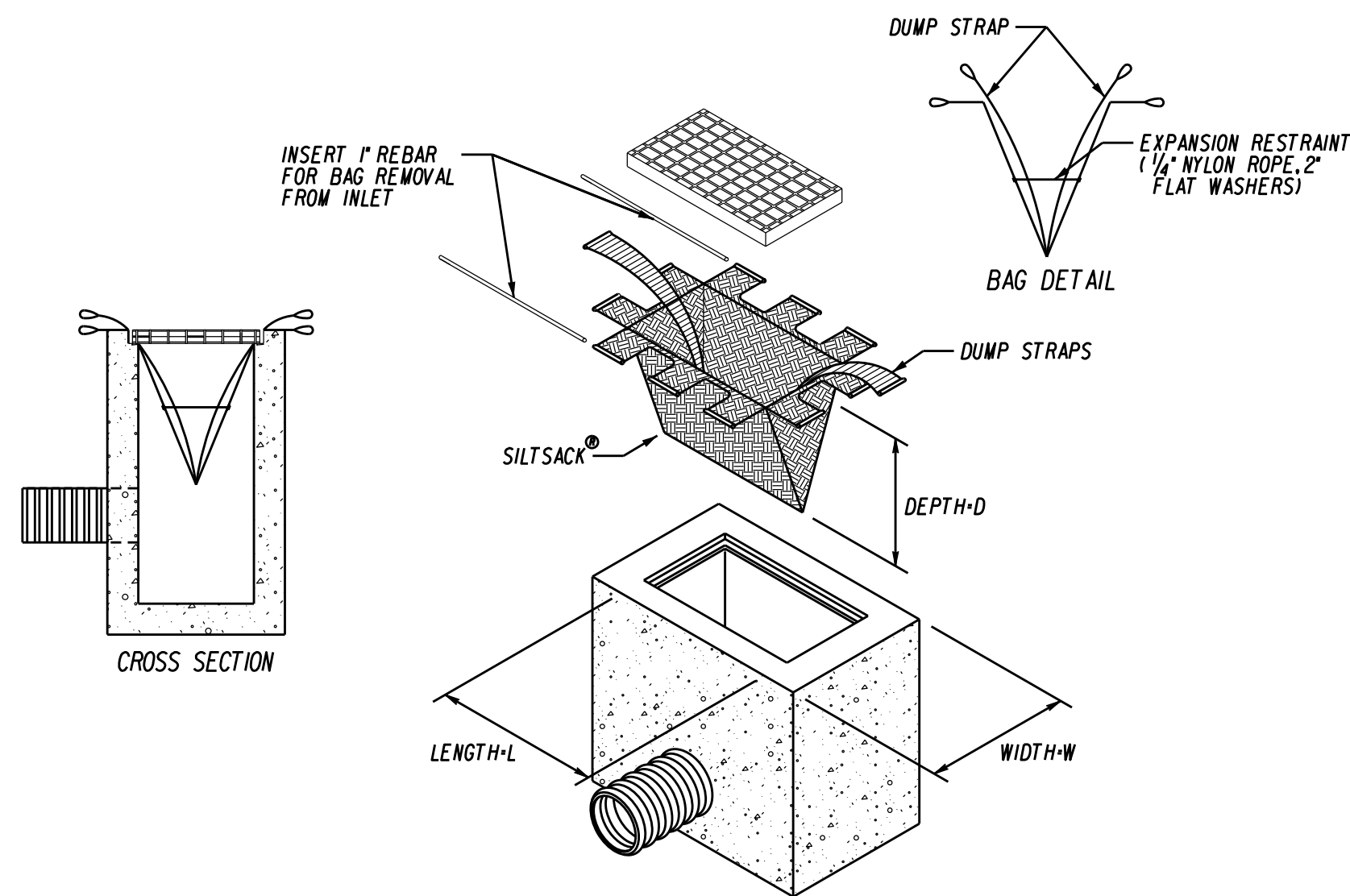
SHEET 1 OF 2



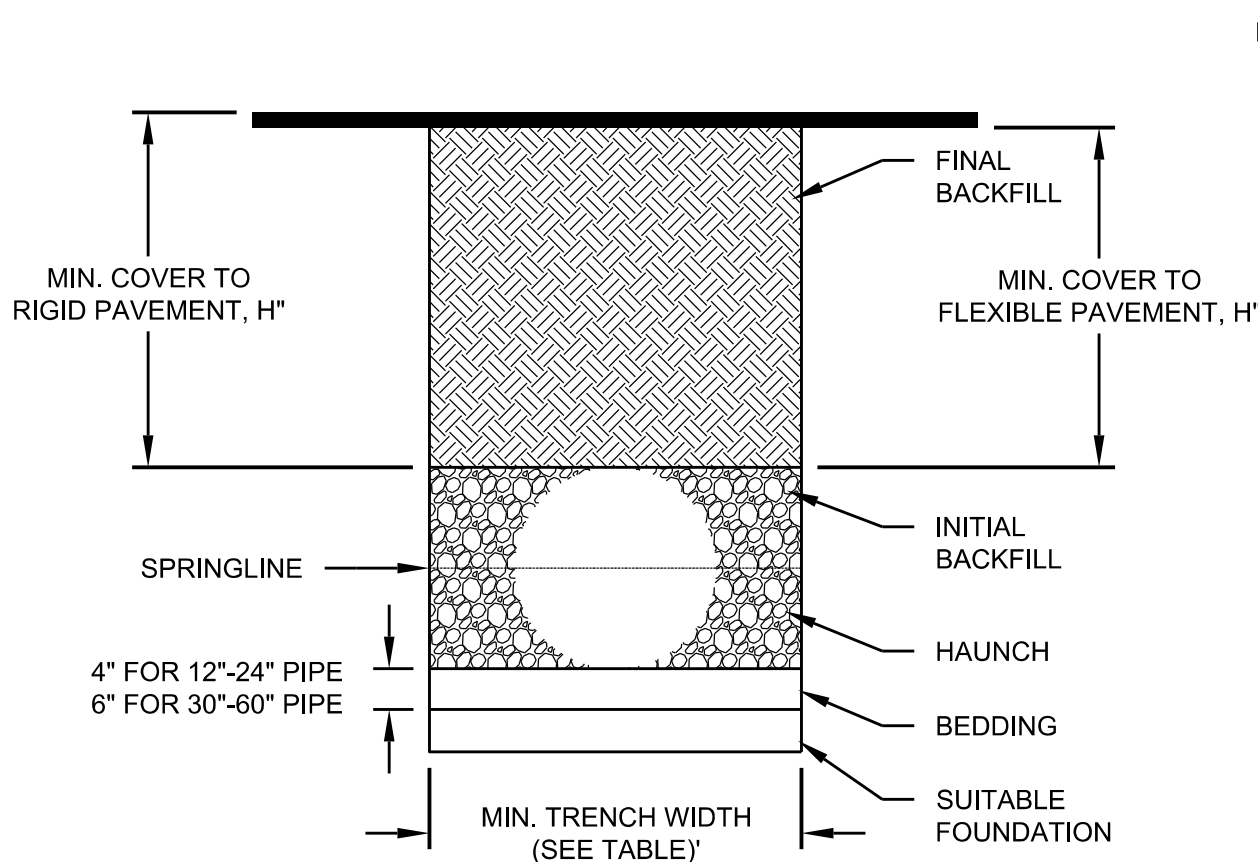
PLACEMENT AND CONSTRUCTION OF A
SEDIMENTATION CONTROL FENCE
NOT TO SCALE



CONSTRUCTION ENTRANCE PAD
NOT TO SCALE



SEDIMENTATION CONTROL
AT CATCH BASIN
NOT TO SCALE



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

TYPICAL TRENCH DETAIL FOR HDPE PIPE
NOT TO SCALE

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

MINIMUM RECOMMENDED COVER BASED ON
VEHICLE LOADING CONDITIONS**

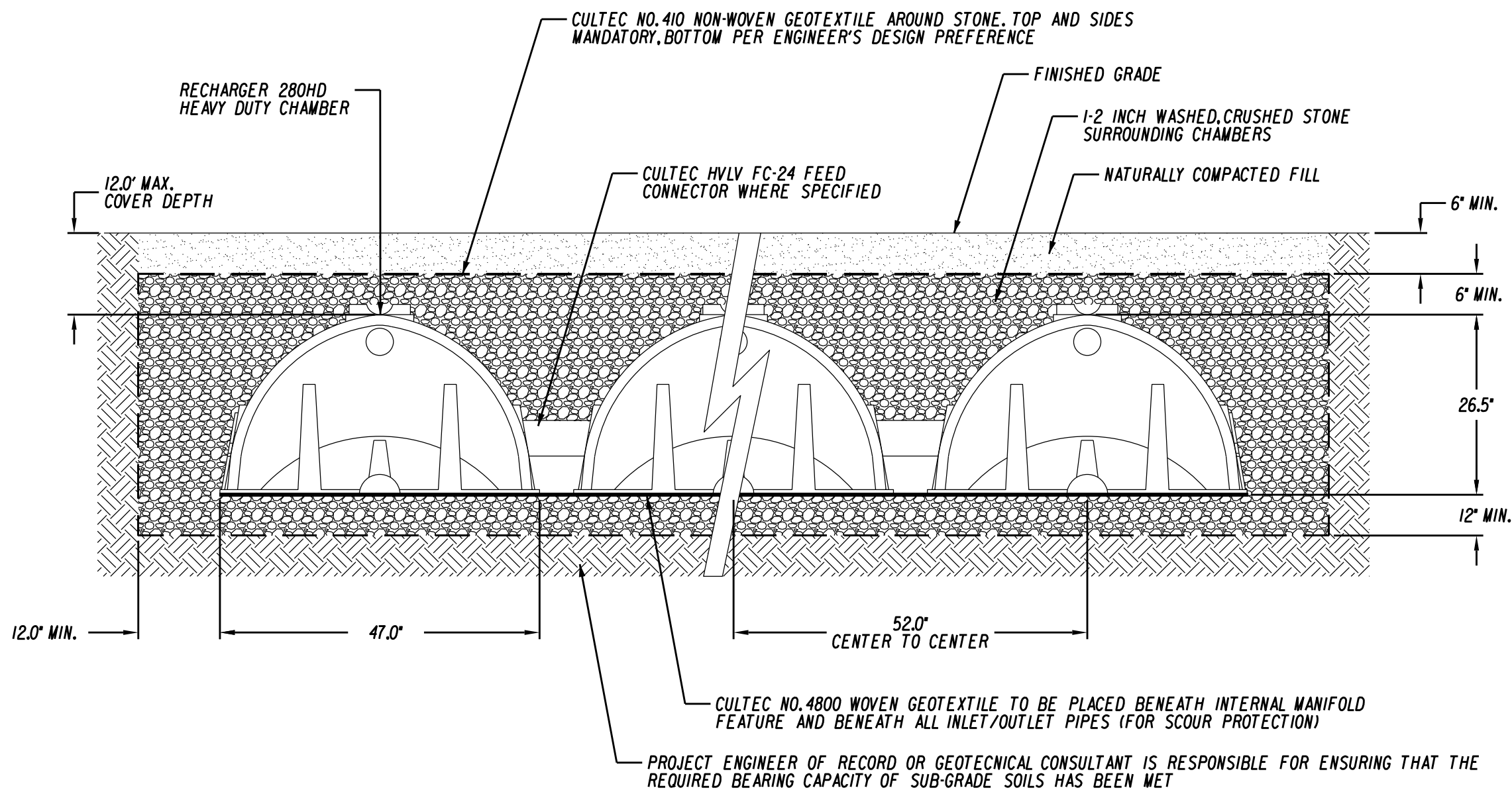
PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

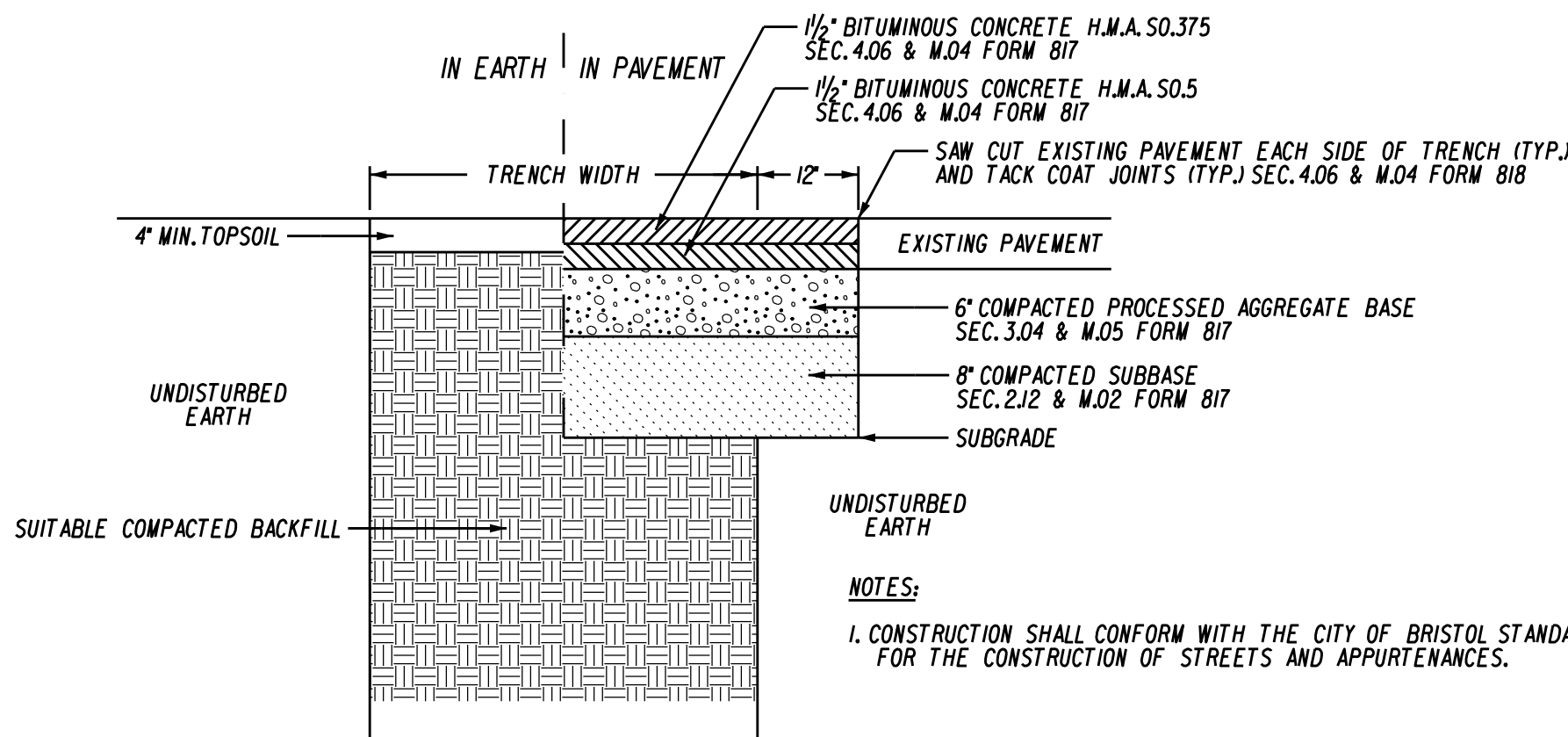
MAXIMUM RECOMMENDED COVER BASED
ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I		CLASS II		CLASS III	
	COMPACTED	DUMPED	95%	90%	95%	90%
4" (100mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)	13 (3.9m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)	20 (6.1m)	15 (4.6m)
8" (200mm)	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.3m)	15 (4.6m)	11 (3.3m)
10" (250mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)	13 (3.9m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	18 (5.5m)	14 (4.3m)
15" (375mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	19 (5.8m)	15 (4.6m)
18" (450mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)	12 (3.7m)
24" (600mm)	27 (8.2m)	13 (4.0m)	19 (5.8m)	13 (4.0m)	14 (4.3m)	10 (3.0m)
30" (750mm)	22 (6.7m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.3m)	8 (2.4m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)	9 (2.7m)
42" (1050mm)	24 (7.3m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)	8 (2.4m)
48" (1200mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	12 (3.7m)	8 (2.4m)
60" (1500mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)	10 (3.0m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (γ_s) = 120 PCF



CULTEC RECHARGER 280HD HEAVY DUTY CROSS SECTION
(NOT TO SCALE)



TRENCH RESTORATION DETAIL
NOT TO SCALE

Miscellaneous Notes and Details

Plot Plan for House

Assessors Lot 16-1-2

Owned by

Joseph A. D'Amato

1936 Perkins Street

Bristol, Connecticut

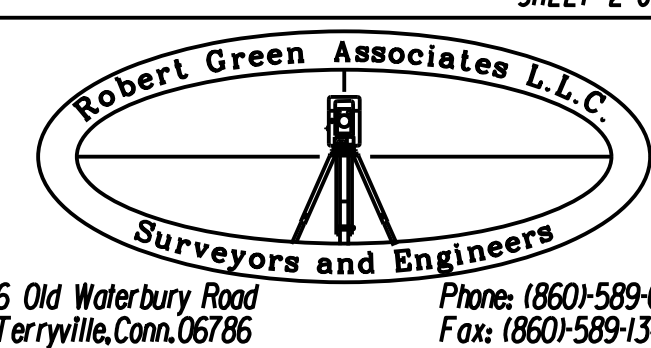
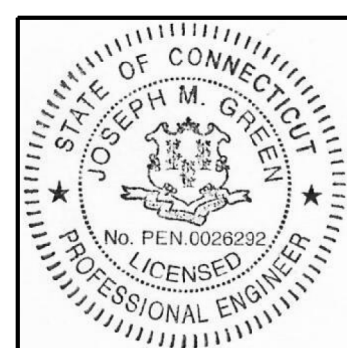
Scale 1"=40'

July 7, 2025

Rev. August 25, 2025

Rev. September 8, 2025

JOSEPH M. GREEN P.E.
REG. NO. 0026292



SHEET 2 OF 2

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

4. Class of accuracy:
Horizontal: A-2
Vertical: T-2 & T-D (East of Wetlands)

5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.

6. Map References:

a) "Property Survey land of Victor Lagace, 364 King Street, Hartford County, Bristol, Connecticut; Scale:1"=50'; Dated: 7/18/1995; Last Revised: 9/26/2001 by Robert J. Wodowski." Filed as Map 94 L at the B.L.R.

b) "Property Survey, Lot 8 and a Portion of Lot 5A, Prepared for Stephen & Deborah Pelletier, Rear of 360 King Street, Bristol, Connecticut; Scale:1"=40'; Dated: 12-17-2013 by Dufour Surveying LLC."

7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.

8. Zone: R-10

9. Owner: Skytop Enterprises, LLC.

10. City of Bristol Assessors Map #47 Lot #5A

11. Filed in Volume 2238, Page 609 of the City Clerk's office.

12. Contour interval is 1 foot.

13. Existing contours generated from field topography and UCONN Mapping.

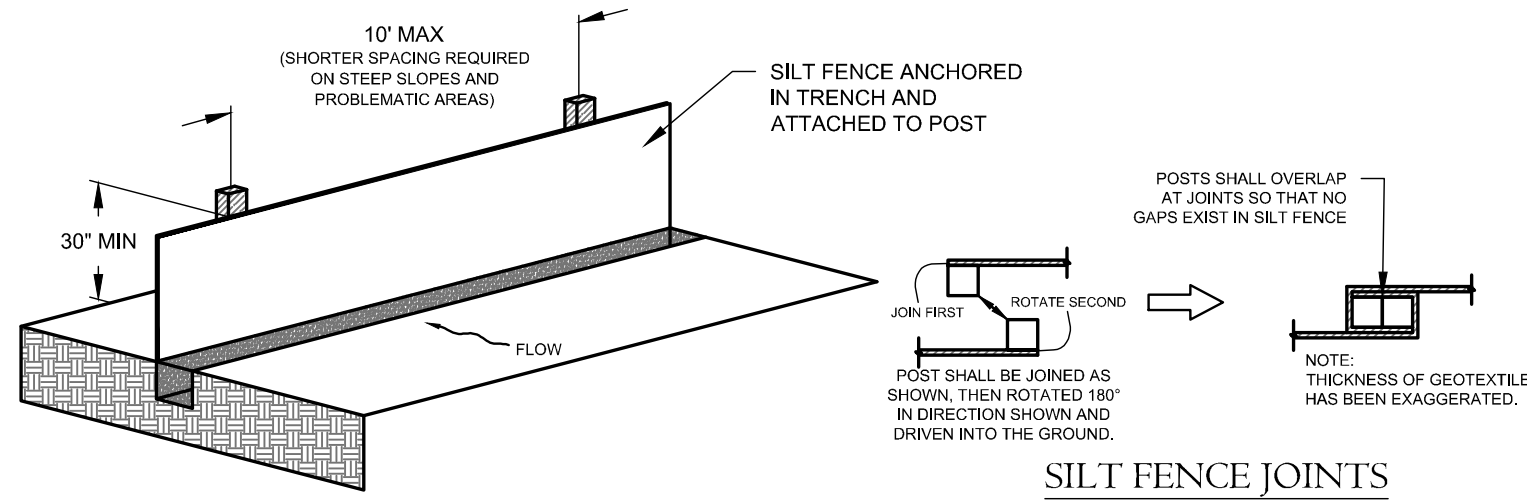
14. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.

LEGEND

- Existing utility pole
- Existing light pole
- Existing fire hydrant
- Existing water valve
- Existing gas valve
- Existing underground pipe
- Existing edge of pavement
- Existing bituminous concrete lip curb
- Existing well
- Existing catch basin
- Existing drainage manhole
- Existing sanitary manhole
- Existing utility box
- Existing contour
- Existing spot elevation
- Existing iron pin
- Existing drill hole
- Existing monument

SEED MIX & FABRIC LEGEND

- NEW ENGLAND WILDLIFE AND CONSERVATION MIX
APPLICATION RATE: 3 LB/5,000 SQ. FT.
LOCATION: DISTURBED AREAS SURROUNDING BASIN
- NEW ENGLAND EROSION CONTROL/RESTORATION MIX
APPLICATION RATE: 1 LB /1,250 SQ. FT.
LOCATION: MOIST SITE AREAS



SILT FENCE JOINTS

- NOTES:
- DRIVE POSTS VERTICALLY INTO THE GROUND TO A MINIMUM DEPTH OF 12".
 - EXCAVATE A TRENCH APPROXIMATELY 6" WIDE AND 6" DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
 - TRENCH SHALL BE EXCAVATED BY HAND, WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE. NO ROAD GRADERS, BACKHOES, ETC. SHALL BE USED.
 - NOT LESS THAN THE BOTTOM 12" OF THE SILT FENCE FABRIC SHALL BE BURIED IN THE TRENCH.
 - THE TRENCH SHALL BE COMPACTED BY HAND, WITH "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT THE SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
 - SILT FENCE FABRIC SHALL CONFORM TO CONN. DOT, FORM 816: SECTION 7.55 & M.08.01-26

SILT FENCE DETAIL

N.T.S.

TOTAL VOLUME OF FILL MATERIAL
DEPOSITED ON SITE = 41± CU. YD.
TO BE REMOVED

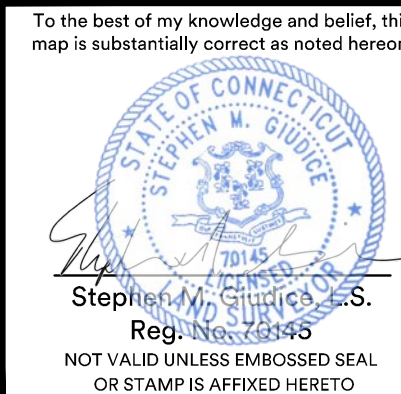
AREA OF DISTURBANCE WITHIN 100' UPLAND REVIEW AREA TO BE
SEEDED WITH NEW ENGLAND EROSION CONTROL/RESTORATION
MIX

AREA OF DISTURBANCE WITHIN 100' UPLAND REVIEW AREA TO BE RESTORED TO
ORIGINAL GRADES, MILLINGS REMOVED, LOAMED AND SEEDED WITH
NEW ENGLAND WILDLIFE AND CONSERVATION MIX

APPROXIMATE LOCATION OF
100 YEAR FLOOD ZONE(TYP.)
(FROM FEMA & CITY OF
BRISTOL GIS MAPPING)

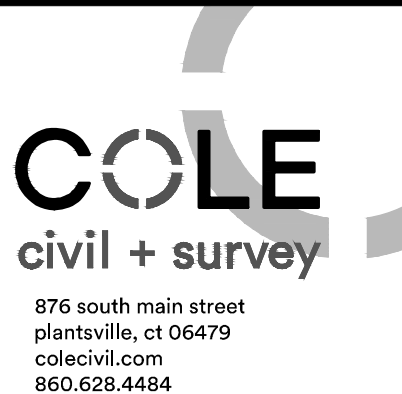
PROPERTY OF
SKYTOP ENTERPRISES, LLC
#360 KING STREET
73,333 Sq. Ft.
1.68 Acres

SUBJECT PROPERTY IS SUBJECT TO (2) SANITARY
SEWER EASEMENTS IN FAVOR OF THE CITY OF BRISTOL
WITH NO GIVEN WIDTH, AS DEPICTED ON MAP REF. 'a'
AND RECORDED IN VOLUME 286, PAGE 381



project #2476		drawn by: JML
Revisions		
Date:	Descriptions:	
06-26-25	Added Locations of Violations	
07-21-25	Revisions Per Comments	

PROPERTY & TOPOGRAPHIC SURVEY MAP
DEPICTING RESTORATION WITHIN UPLAND REVIEW AREA
PREPARED FOR
Skytop Enterprises, LLC.
360 King Street - Bristol, Connecticut
November 13, 2024
Scale: 1" = 30'



Sheet #:

S1



March 10, 2025

Skytop Enterprises LLC
359 Broad Street
Bristol, CT 06010

Re: Cease and Correct – Digging And Grading within A Regulated Area Without A Permit –360 King Street and King Street Lot 47-5-1 Bristol, CT 06010

Based on a recent inspection of the above-mentioned property, it appears that there are current activities that are in violation of the City's Inland Wetlands and Flood Plain Regulations. Based on the city records, you own this property. It appears that trees have been cut down in the wetlands area, and millings have been placed in the wetlands and flood plain areas. This activity is not allowed.

You are required to take the following actions and repairs.

- Immediately cease all work in the regulated area
- Submit a plan, and obtain the proper permits

You are required to attend the next scheduled Inland Wetlands meeting on **April 7, 2025** at 6:30 pm at 111 North Main Street Bristol, CT 06010 or via Zoom. Please contact the Engineering Department with questions or concerns at 860-584-6115. The failure to comply with the above request will subject you to further regulatory action, including but not limited to, legal fines and/or penalties by the City.

Sincerely,

Zachary Norton
Environmental Protection Technician

cc: Inland Wetlands Commission
Environmental Engineer



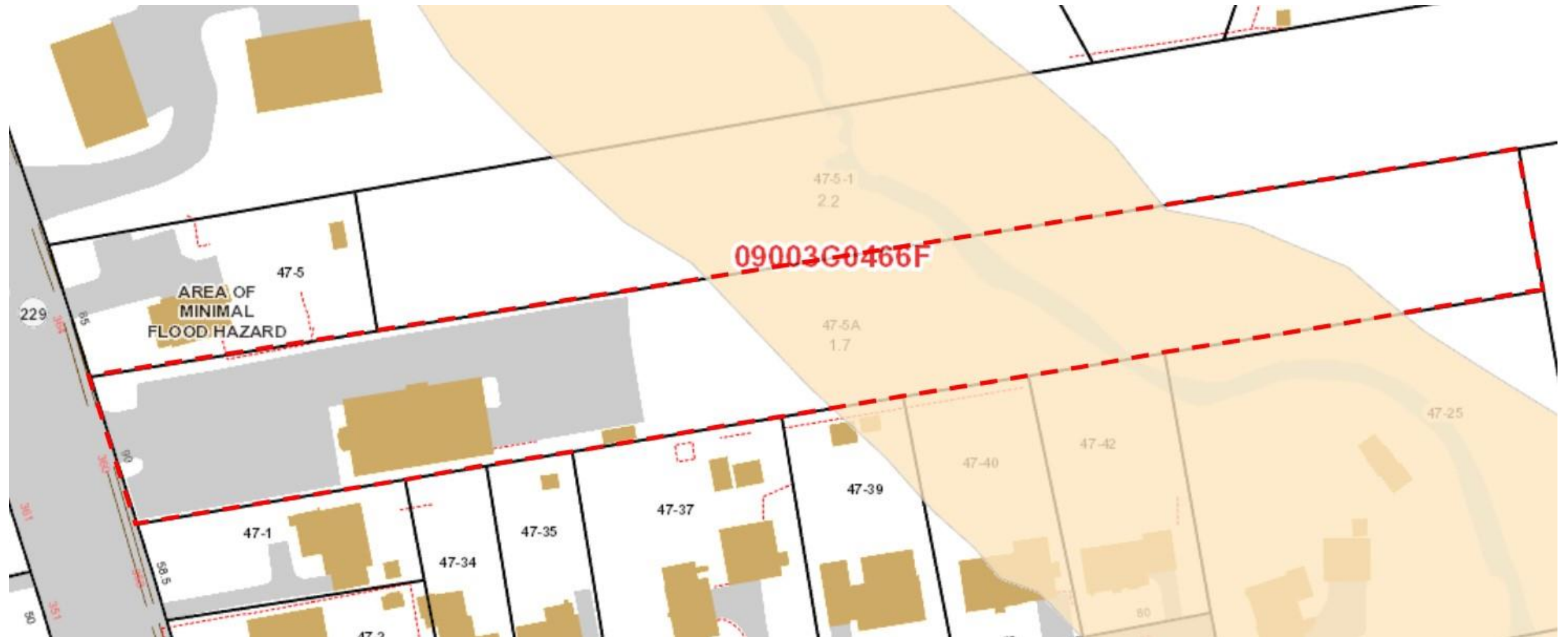




Materials Provided by City Staff

360 King Street Historical Photos
with Wetlands, Upland Review
and Flood Plain
For IWCC Meeting May 5, 2025

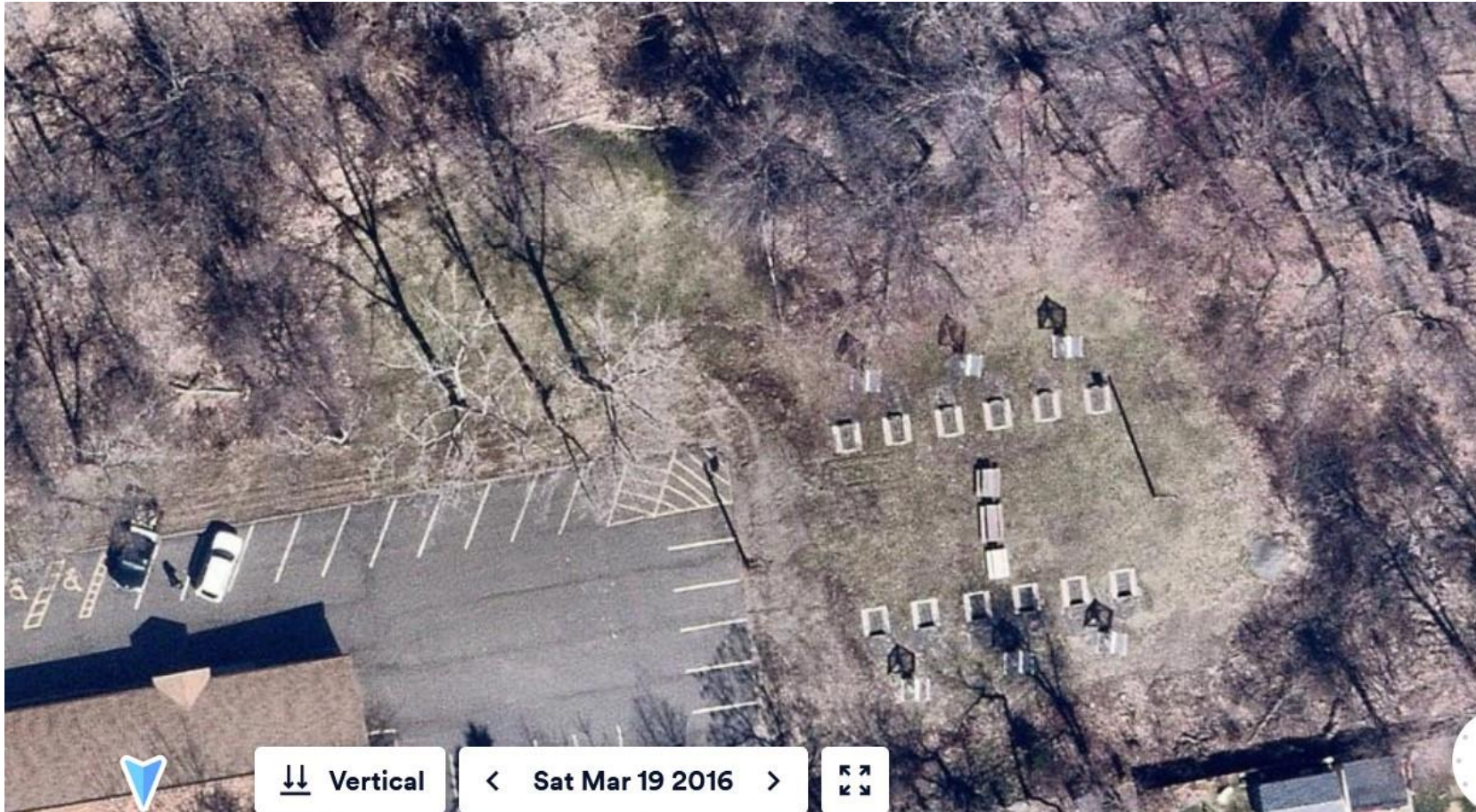
Limits of Flood Plain



Wetlands and Upland Review



Nearmap photo March 2016



Nearmap photo April 2018



Near map photo March 2020



Nearmap photo March 2023



Nearmap photo April 2024



Nearmap Photo April 2025



Materials Provided by Public

Re: Unpermitted Work and Incorrect Zoning at 360 King St and Lot 47-5-1

jason levine <jlevine13@gmail.com>

Wed 3/26/2025 9:12 PM

To: Brandon Peate <BrandonPeate@bristolct.gov>; Robert Flanagan <RobertFlanagan@bristolct.gov>; Andrew Armstrong <AndrewArmstrong@bristolct.gov>; Thomas Damon Smith <ThomasDamonSmith@bristolct.gov>; Paul Tramadeo <PaulTramadeo@bristolct.gov>; Chad Senich <ChadSenich@bristolct.gov>; Shannon Newburry <ShannonNewburry@bristolct.gov>; Zachary Norton <ZacharyNorton@bristolct.gov>;

Cc: atino23@gmail.com <atino23@gmail.com>; Joe Ciccio <joe.ciccio@gmail.com>; Berna Saracoglu <berasar@gmail.com>; Schwab Realty International LLC <info@schwabrealtyint.com>; Kingsbury Farms Townhomes <kingsburyfarmstownhomes@gmail.com>; jennifermakula@gmail.com <jennifermakula@gmail.com>;

To Bristol Building, Zoning, Engineering and Land Use,

I have previously contacted some of you on this matter and added a few others in case any of this is relevant to them as well. Ultimately I would like to bring this to the attention of the Conservation Commission/Inland Wetlands and Watercourses Agency as well as the Zoning Commission but I do not see a way to contact the members of those commissions directly. Please bring this to their attention.

There has been significant progress with the work being done at the vacant lot 47-5-1 owned by Victor Lagace. The work is still being done by Jeremy Berube, owner of Luna's Banquet Hall at 360 King St.

The lot has been clear-cut of trees up to the wetlands (within 100 ft). The debris, tree stumps, dead trees, trash, and wood chips have been mostly piled against the wetlands and our property line. The lot has been leveled, partially graveled, and now has an entrance from the back parking lot of Luna's Banquet Hall. Jeremy has started parking his vehicles on the vacant lot to allow more available parking spaces on his property for the events at his banquet hall.

The damage has been done. The few trees that are left on our property line with 47-5-1 are swaying from the wind so much more than before. They are more likely to fall due to the disruption in the ground caused by Jeremy Berube's choice to rip out all of the other trees with their roots included. The debris and wood chip piles on the property line will attract vermin, especially termites. This will spread to our property and our neighbors at 364 King St. There is illegal dumping on the property line and it is extremely unsightly. According to Jeremy, he will be dumping more there. Also, there will be more flooding in that area. There is no more privacy from the events at Luna's Banquet Hall. Without a doubt, the neighbors' and our property values have all gone down because of Jeremy's work and the self-described commercial food establishment business he operates out of a residential neighborhood.

For Jeremy's project on vacant lot 47-5-1, per your request, we have been collecting photos and videos. Here is a link to the GDrives with the photos and videos:

- 3/11/25 https://drive.google.com/drive/folders/1OLQZ7NYkXE77E6I9xTygmoxLPHB_Shz_?usp=drive_link
- 3/22/25 https://drive.google.com/drive/folders/1hFc0wl--UIWSbK5UXG3Wc4qkTQfbXAiW?usp=drive_link

On Saturday, March 22, 2025, Jeremy Berube likely broke several laws while confronting us for taking photos and videos from our side of the property line of the vacant lot owned by Victor Lagace. Jeremy came onto our private property 3 times, despite being asked to leave the property. He crossed the property line to harass, intimidate, threaten, assault or attempted assault, attempted tampering with evidence by grabbing my girlfriend's phone out of her hands (which was the camera we have been using to document

the vacant lot's progress) and threw it as far as he could. In addition, Jeremy Berube says several times that he will be dumping more on our property line and that he can do whatever he wants. We called the police to get the incident documented, but nothing came of it. We will be following up with this incident. We have included these videos in the GDrive link for 3/22/25. Due to the incident, no one in the community feels safe to record documentation for your departments anymore.

Members of the community have observed that there are other possible violations to both the Bristol Zoning/Inland Wetlands and Watercourses Regulations on the vacant lot 47-5-1 and Luna's Banquet Hall at 360 King St/Rt 229.

- Improper Zoning of 360 King St
 - The zoning is R-10 single-family residential. Since Jeremy bought the property, there have been several commercial upgr
- Improper Zoning of Vacant Lot 47-5-1 (owned by Victor Lagace)
 - This lot is no longer vacant nor R-10 single-family residential. Per Bristol Zoning Regulations, "Accessory buildings, struc
- Parking Lot of 360 King St
 - There are issues with the parking lot's landscaping, screening, and buffers. Also, there is no screening around his dumps
 - 11.1.3 Parking Lot Landscaping B: Parking areas containing between 20 and 99 parking spaces shall contain a m
 - 11.1.4 Screening A: Screening shall be provided for parking areas which are adjacent to residential properties or v
 - 11.1.4 Screening B: Screening shall be provided for any objectionable areas or views which are adjacent to reside
 - 11.1.5 Buffers: A landscaped buffer shall be provided for any use in a Business or Industrial zone which is adjace
- Parking Lot of Vacant Lot 47-5-1
 - Jeremy did not apply for a Special Permit, nor did the owner of the lot Victor Lagace. In addition to the same violations m
 - 13.12 Construction and Drainage Standards for Parking and Loading Areas C: The stormwater runoff system for :
- Signs at 360 King St
 -

The signs for Luna's Banquet Hall are internally illuminated. It does not appear that Jeremy specified the illumination met

- 14.4.5 Sign Illumination C: Any illuminated sign located on a lot adjacent to, or across the street from, a Residenti
- E: In Residential Zones, no sign shall be internally illuminated

• Wetlands Regulations

○ Jeremy has done the following: earth moving, filling, construction, clearcutting of trees within one hundred (100) feet of w

It appears there was no permit issued nor is the property zoned to allow Outdoor Dining. Jeremy offers an outdoor menu on his website (https://uk01.l.antigena.com//5UgiwcvQ5LdyKIZ3gjsxcSS_AG26GoSuGPA6ar95thkhr83ltDEE4nRrMjzy4BNU8-kH~AiOhWzftIO5ZJ581vTHw5uMADEWLB1dvxX6UivhHVuLL_QNfvyt-bv6AKqThyc6g22OYVRtYivqal-mNg4FZD1oM6U9S1T~kp~egqtsTTMztYoJMntYh1x). There are events past and upcoming that are outdoors with food and beverages around his outdoor bar pavilion. For example, on May 4th, there will be a large "Mother's Day Shopping Event." It is advertised in several locations, including Luna's public Facebook page, described as "shop and explore more than 50 vendors... Food music and beverages available.... This event will be indoors AND outdoors."

We're not sure if the work already done qualifies as Removal of Earth Materials. It honestly looked like it, judging by the excavators and other equipment used. Jeremy has moved some of the earth materials removed against the wetlands and our property line. There's also a chance that we could have just missed the trucks if material was removed from the property. The big mounds of gravel that Jeremy spread out throughout the vacant lot may be considered Filling of Land. There has also been no drainage system put into place, which affects our property and the wetlands. This may also need to have CT DEEP looped in, since this wetland is a part of the Mechanic Street regulated Aquifer, and is a protected watershed of the Pequabuck River.

It is worth noting that this pattern of "work first, permit after," has happened before with Jeremy Berube. The previous big project at Luna's Banquet Hall that affected neighbors (the installation of the outside bar pavilion) was approved by the Wetlands Commission on May 1, 2023. He was already doing the work before permit approval. This is proven by the posts on the public Facebook page of Luna's Banquet Hall. There is a post from May 8, 2023 with pictures of the structure basically completed. There is another post from April 26, 2023 with pictures of the frame already built. There is a post from March 31, 2023 proving the clear-cutting of trees right up to the wetlands and backyards on Holt Street. There were complaints by neighbors on Holt Street about the work at the April 3, 2023 Wetlands meeting. These complaints included flooding issues caused by his work. There wasn't a meeting with a stated agenda item of a public hearing for his projects.

We are concerned that there have not been any public hearings available for the work being done at 47-5-1. Our community has expressed interest in attending a Zoning meeting and/or the Wetlands meeting. I imagine there are other neighbors who would attend as well, since this impacts those who live on either side of Luna's Banquet Hall, and those on Holt St who have already complained about flooding issues due to previous work done for his outdoor bar. However, there is no legal notice of hearing for the properties, 47-5-1 or 360 King Street. Could you please add public hearings for this project to the April meetings for both Zoning and Wetlands?

When it comes to resolutions, we are hoping to gain back our property values, our privacy, and improve our neighborhood. We would like to note that a fence on either Jeremy's or Victor Lagace's properties would not suffice, as Jeremy has altered the vacant lot in a way that affects our property. We have flooding issues. We are now at a higher risk of one of the remaining trees falling on our property after the ground has been disturbed. There is a ton of blight (trash, dead trees, stumps, and wood chip piles) against our property that will attract vermin. It has become very clear that Jeremy does not have respect for the residential neighborhood or city that he runs his commercial business in. The damage should be corrected by a professional since Jeremy Berube has proved himself to not be one.

Thank you for your attention. Please let me know if there is anything else we can do.

Jason Levine
HOA President, Kingsbury Farm Townhomes
203-848-8552
jlevine13@gmail.com

On Wed, Mar 5, 2025 at 2:41 PM jason levine <jlevine13@gmail.com> wrote:

To the Bristol Zoning and Building Departments,

There appears to be unpermitted work occurring at lot 47-5-1 (the vacant lot between 360 and 380 King St). The work currently being done is removal of trees and removal of earth materials. I was not able to confirm from looking online if permits are required for removing trees but due to the proximity to our property line it seems like it should require some kind of official process.

The work is being done by the owners of Luna's Banquet Hall, which is Skytop Enterprises LLC, and not the owner of the vacant lot, Victor Lagace. Skytop vehicles have been spotted on the vacant lot during construction and when asked they confirmed they are Skytop. He also stated he does not have a permit.

I am aware that at times there are discrepancies between the town records available online and the true status of things so I do appologize if any of what is stated here is inaccurate. Much of it is based on records available online and I felt it was best to bring this up and let the experts figure it out from there.

In addition to unpermitted work, the lot for 360 King St is zoned as "R-10 Single-Family Residential Zone" but the building is a business. Per their website, Luna's Banquet Hall describes themselves as a "Banquet Facility and Catered Event Space." They often have large parties with parking overflowing onto the very busy King St/Rt 229 and onto surrounding private residential properties. It has caused traffic issues before. The parties at Luna's are loud and serve alcohol, and intoxicated people have been seen walking around the residential neighborhood and on private residential properties. Litter also accumulates from these parties.

As trees have been removed the noise issue have become much more noticeable for the neighboring properties.

I live at 380 King St, the Kingsbury Farm Townhomes. I am the President on the HOA board. We are concerned that the unpermitted work and incorrect zoning at 360 King St/vacant lot 47-5-1 will lead to depreciation of our homes' values.

Since the work is currently happening, we hope for quick action. Please let us know if there is anything we can assist with.

Sincerely,
Jason Levine
President of Kingsbury Farm Townhomes HOA
203-848-8552
jlevine13@gmail.com

- <https://drive.google.com/drive/folders/17jqA-eKC3dISrs4KLCDjq-FqnlwnaV-p?usp=sharing>
- Listing from sale by Knights of Columbus with pictures of before for reference
 - https://www.realtor.com/realestateandhomes-detail/360-King-St_Bristol_CT_06010_M98168-61045
- 4/7/2025 IWWA Commission Meeting
 - Jeremy stated he has previously had issues and complaints from neighbors on the other side during the work he did
 - Jeremy claimed to only have taken down a few trees, maybe 5
 - Based on difference in visibility of Luna's from 380 King St and the pile of logs that was removed it must have been dozens of trees
 - Later on admits to taking every single one of them down except 2 of them
 - Claimed some were taken down cuz they were dead and close to his building
 - He cleared far away from the building
 - Jeremy stated he didn't think he needed a permit
 - Continued working after Jason Levine, 380 King St #4, (3/7/2025) asked him if he had a permit
 - Continued working after Cease and Correct
 - **Claimed he stopped work and his machines haven't moved**
 - **Photos in folders from dates after 3/10 show otherwise**
 - Later he states he's been down this road before and is familiar with the process of doing work near a wetlands
 - Jeremy stated he put 4-6 inches of millings on the property
 - Jeremy says he was not able to get a site plan from his engineer before doing the work
 - He said his reason for doing this project was to expand his business including an addition to the building and make a new parking area and to "clean the property up"
 - Said his intent was to expand the building and build a parking lot
 - Said his reasons for this were to make it easier for him to have larger events
 - Used as an example the 9/12/2024 event mentioned below where there were parking issues
 - Says he sees the options as expanding his parking or having people park on King St
 - This would be using residential areas as parking for his commercial business
 - Has caused major disruptions for neighbors and traffic
 - Obstructed visibility leaving driveways onto busy route 229
 - Cars parked in neighboring 380 King St's parking lot as well without permission

- Expanding his footprint in a residential zone pushes the limits of his special permit
 - Previous renovations and alterations to the property may already have done this
 - If he cared about cleaning up he wouldn't pile debris on a neighbor's property line where it is still visible
- After starting work, then he brought in an expert to see where the wetlands are
 - Stated it ended up being closer to where he was working than he thought
 - Stated he is not an expert, but started working on his own without consulting an expert
- Stated there was nothing malicious about it
 - See videos of confrontation on 3/22/2025
- Jeremy claimed he has previously used the excavator to clear debris from a "river" in the wetlands area
 - Claimed he was doing the city a favor
 - This could be considered dredging of a wetlands area
- Commission asked that Jeremy put socks near wetlands to protect it from runoff but he was not asked to do anything to protect 380 King St from runoff
 - We are downhill from his parking lot and the graded, gravel lot on 47-5-1
 - Only protection currently is the piles of debris Jeremy left on the property line
- 9/12/2024
 - Cars from event parked on the side of King Street/State Rt 229, on the grass, double-parked, and in 380 King Street's private parking lot
 - Police were called to 380 King St, incident report should be available
 - At IWWA Commission meeting, 4/7/2025, Jeremy stated this event had over 250 people attend
 - Luna's capacity is 140 people
- 3/5/2025
 - Clear-cut of trees
 - Pile of logs, excavator, mounds of gravel and a Skytop towing truck
 - Dumpster has no screening
- 3/6/2025
 - Skid steer grading and moving gravel
- 3/7/2025
 - Wood chipper + dump truck + excavator
 - Wood chips dumped on property line and wetlands area
 - Gravel spread down in wetlands area
 - Dead tree debris, stumps, and trash pushed against property line and wetlands
 - The work went over old stone wall/property lines and onto 380 King Street's property/wetlands
- 3/11/2025 - Everything after 3/10 is after Cease and Correct was issued
 - Vacant lot is completely clear-cut of trees
 - Huge wood chip mound is on property line

- Huge pile of logs and trash against 364 King Street's fence
- Excavator down by wetlands
- More dead tree debris, stumps and trash pushed against property line and wetlands
- 3/18/2025
 - Huge log pile was removed from worksite
- 3/22/2025
 - Multiple vehicles parked on lot 47-5-1, including during an event at Luna's
 - Grading of lot and spreading gravel with heavy machinery continues including near wetlands
 - Jeremy comes onto 380 King St's property to confront residents
 - Videos showing confrontation
 - Police were called, there should be an incident report available
 - Log of events <https://drive.google.com/drive/u/0/folders/1hFc0wl--UIWSbK5UXG3Wc4qkTQfbXAIW?ths=true>
 - Key points bolded
 - Jeremy Berube's Skytop Motors vehicle parked on the vacant lot during an event
- 3/31/2025
 - Multiple vehicles parked on lot 47-5-1 in wetlands area during an event
 - Red truck is seen at Luna's before/during all events
 - This is likely an employee's vehicle
 - Work in wetlands area may have crossed onto 380 King St's side of the property line
- 4/3/2025
 - Multiple vehicles parked on lot 47-5-1 in wetlands area
 - Debris from tree work, plastic, and metal scrap piled on the property line with 380 King St
 - Gravel spread into wetlands area
- 4/18/2025
 - A framed structure constructed right near the wetlands
 - 380 King St Unit #10 claims to have seen contractors build this
- 4/23/2025
 - Excavator moved and parked near wetlands area
 - Stump Jeremy dropped on 380 King St's property line on 3/22 was moved to another spot on the property line, appears to have been flipped upright
 - 380 King St Unit #10 and occupant of #6 claim to have seen a large fuel truck down in wetlands area fueling the excavator
 - Large dumpster being filled with debris from construction work inside
 - This is the 3rd dumpster to be used for inside renovation project
 - Other 2 were removed after being completely filled
 - Called building dept 4/24 and confirmed there are no active permits for interior renovations
 - Only current active permit is for the outdoor bar structure

- This structure is already in use for events without permit being closed
- 4/24/2025
 - Excavator being loaded onto truck for removal
- 4/25/2025
 - Contractor van parked near construction dumpster/basement garage door
 - Has been seen on the property most days since end of March
 - Red truck parked in the wetlands area before/during an event
- 4/28/2025
 - Red truck parked near the wetlands area
 - Contractor van parked near construction dumpster/basement garage door
 - Dumpster filled with debris including a wet sink
 - This means there is unpermitted plumbing involved in the work being done
- FB Posts
 - Outdoor bar and menu available for events
 - Construction happening before permits are filed/approved
 - Before/After photos of various projects for reference
 - **Posts related to Upcoming Mother's day event 5/4/2025**
 - **50+ vendors**
 - **Marketed as indoors and outdoors**
 - **Music, drinks, food, etc**
 - **Has been advertised on several platforms**
 - **Over 250 people on Facebook alone have expressed interest in attending this event**
 - Pictures showing internally illuminated signs
 - Picture showing Knights of Columbus sign telling guests to keep all drinks indoors
 - Jeremy now serves drinks outside at his outdoor bar area
 - Picture from 7/8/2023 showing Skytop vehicle parked on lot 47-5-1
 - Need to zoom in to wooded area
 - Also shows how much trees there were between 380 King St and Luna's previously
- Emails with City of Bristol
 - Prior emails I have sent to City of Bristol employees on this subject
 - Please review for additional details of the issue







































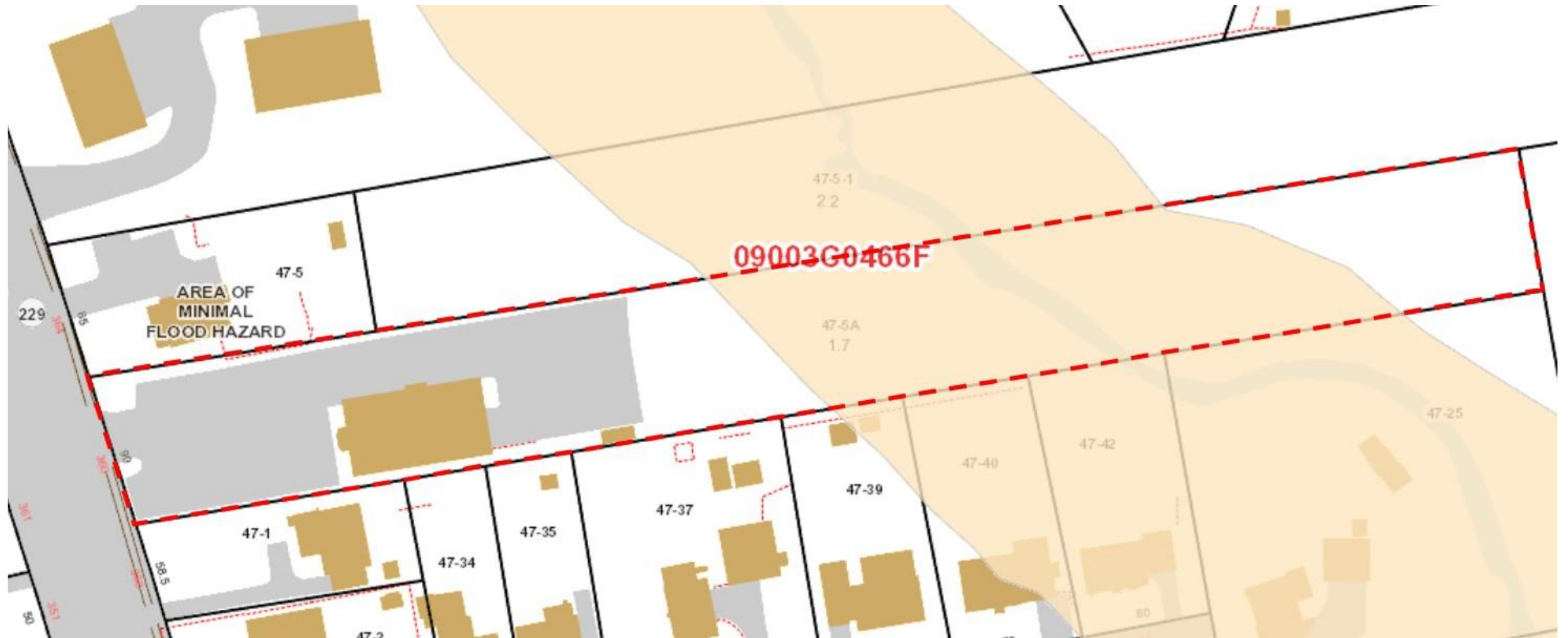




360 King Street Historical Photos with Wetlands, Upland Review and Flood Plain

For IWCC Meeting May 5, 2025

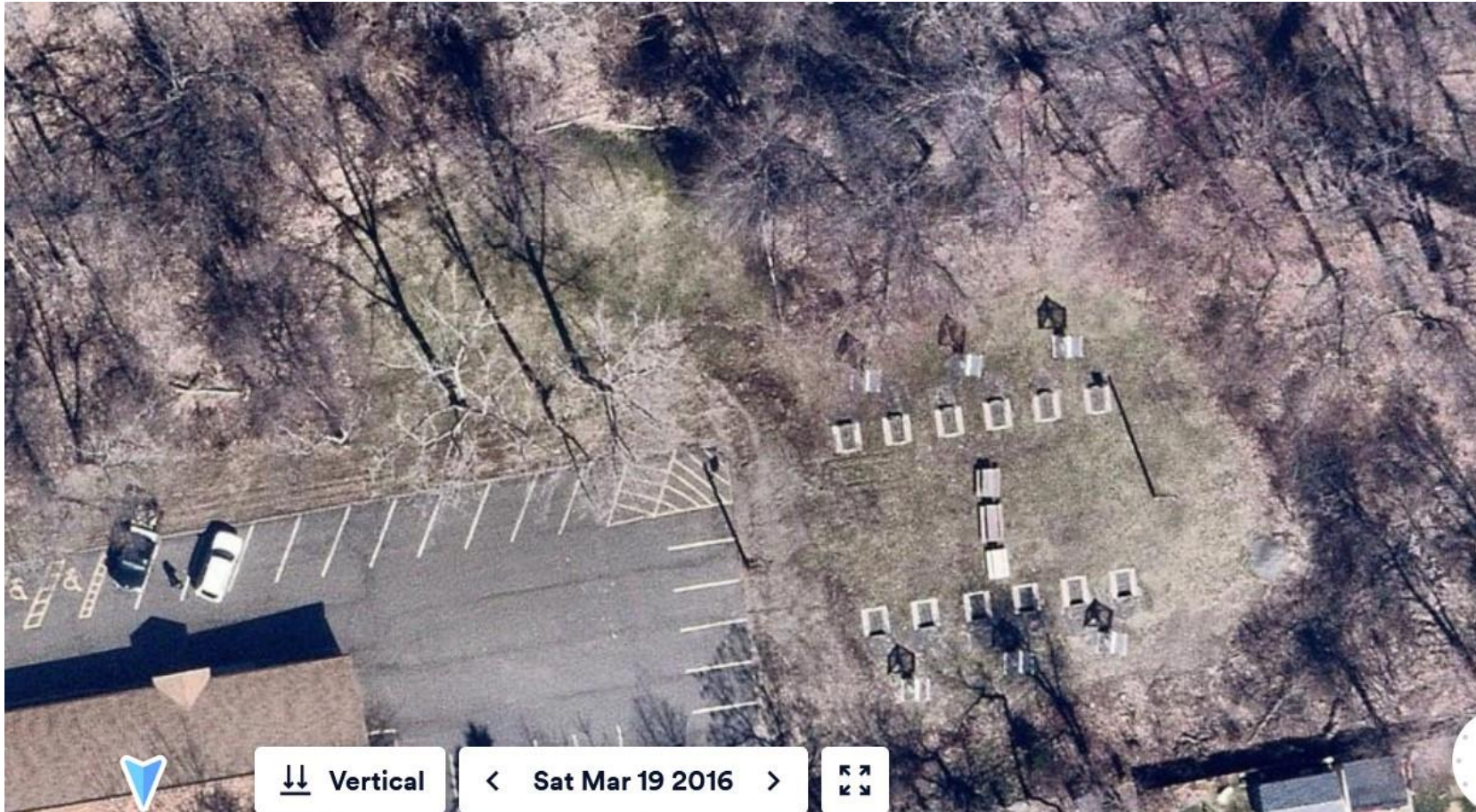
Limits of Flood Plain



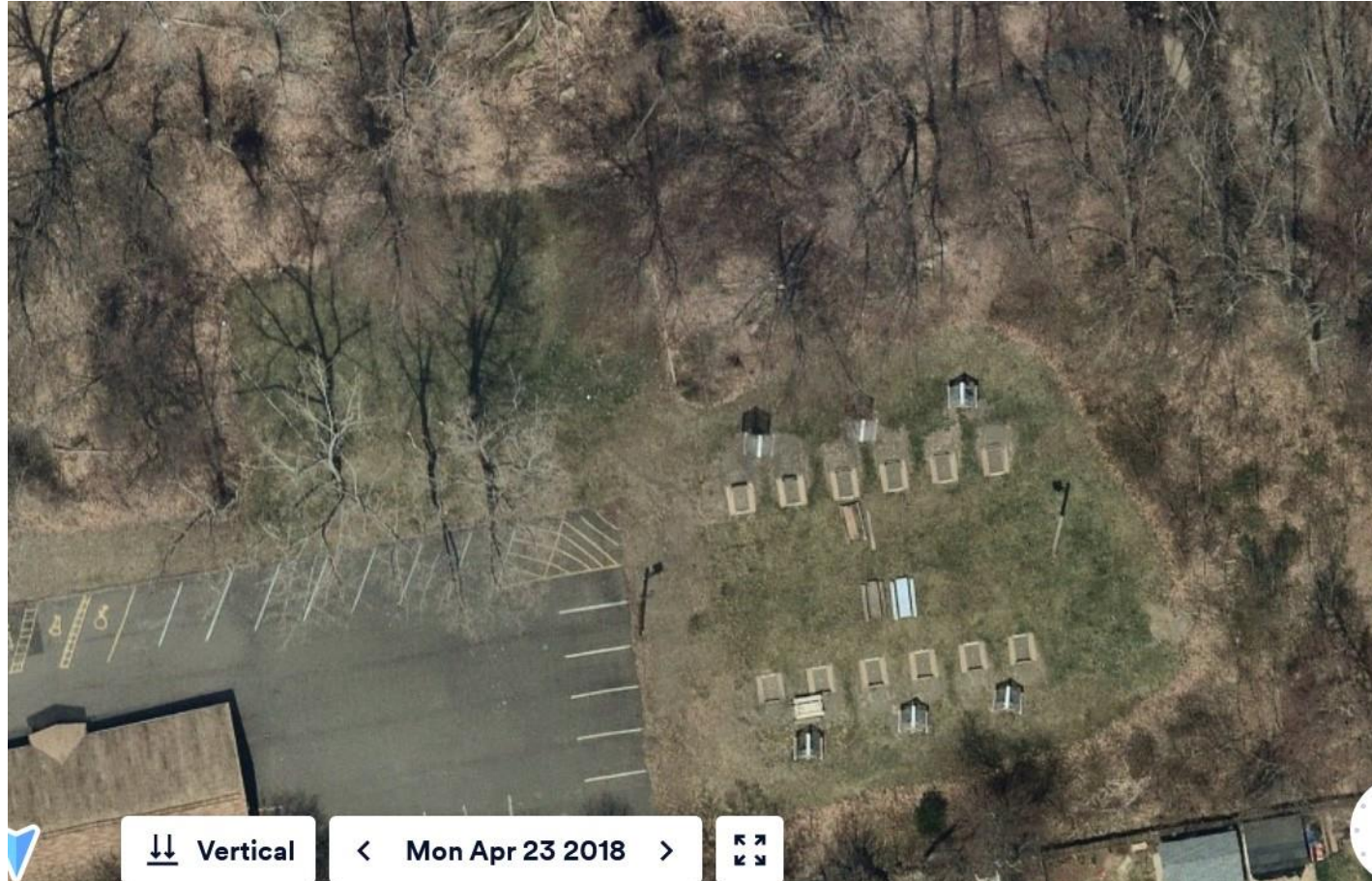
Wetlands and Upland Review



Nearmap photo March 2016



Nearmap photo April 2018



Near map photo March 2020



Nearmap photo March 2023



Nearmap photo April 2024



Nearmap Photo April 2025





City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

September 30, 2025

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	9/4, 9/11, 9/18, 9/25	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	9/4, 9/11, 9/18, 9/25	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	9/4, 9/11, 9/18, 9/25	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	9/3, 9/10, 9/17, 9/24	Inact
#1883	40 Janice Lane	Construct of 2 car garage (20240904)	9/4, 9/11, 9/18, 9/25	Expired
#1889	35 Kory Lane	Remove and replace existing dock (20241106)	9/4, 9/11, 9/18, 9/25	Expired
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	9/4, 9/11, 9/18, 9/25	Inact
#1891	Barnum Road	Clean detention ponds and existing debris piles (20250205)	9/4, 9/11, 9/18, 9/25	Inact
#1893	150 Century Drive	Construct drainage area and parking (20250304)	9/3, 9/10, 9/17, 9/24	Expired
#1894	315 Shrub Road	Reconstruct road for earth removal (20250304)	9/3, 9/10, 9/17, 9/24	Expired
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	9/4, 9/11, 9/18, 9/25	Complete
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	9/3, 9/10, 9/17, 9/24	Inact
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	9/3, 9/10, 9/17, 9/24	Inact
#1901	105 Maxine Drive	Install pipe, fence, and bridge (20250902)	9/3, 9/10, 9/17, 9/24	Expired
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	9/3, 9/10, 9/17, 9/24	Inact
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	9/3, 9/10, 9/17, 9/24	Inact

No.	Location	Description	Inspection Dates	Status
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	9/4, 9/11, 9/18, 9/25	Act
#1907	115 Lakewood	Construct 20x40 addition (20251007)	9/4, 9/11, 9/18, 9/25	Inact
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	9/3, 9/10, 9/17, 9/24	Act
#1909	21 Sonstrom Road	Construct Garage (20251202)	9/3, 9/10, 9/17, 9/24	Expired
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	9/3, 9/10, 9/17, 9/24	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	9/3, 9/10, 9/17, 9/24	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	9/3, 9/10, 9/17, 9/24	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	9/3, 9/10, 9/17, 9/24	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	9/3, 9/10, 9/17, 9/24	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	9/3, 9/10, 9/17, 9/24	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	9/3, 9/10, 9/17, 9/24	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	9/4, 9/11, 9/18, 9/25	Inact
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	9/3, 9/10, 9/17, 9/24	Act
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	9/3, 9/10, 9/17, 9/24	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	9/3, 9/10, 9/17, 9/24	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	9/3, 9/10, 9/17, 9/24	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	9/3, 9/10, 9/17, 9/24	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	9/3, 9/10, 9/17, 9/24	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	9/3, 9/10, 9/17, 9/24	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	9/3, 9/10, 9/17, 9/24	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	9/3, 9/10, 9/17, 9/24	Inact
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	9/3, 9/10, 9/17, 9/24	Complete
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	9/4, 9/11, 9/18, 9/25	Inact

No.	Location	Description	Inspection Dates	Status
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	9/4, 9/11, 9/18, 9/25	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	9/3, 9/10, 9/17, 9/24	Complete
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	9/4, 9/11, 9/18, 9/25	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	9/4, 9/11, 9/18, 9/25	Inact
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	9/4, 9/11, 9/18, 9/25	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	9/3, 9/10, 9/17, 9/24	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	9/4, 9/11, 9/18, 9/25	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	9/3, 9/10, 9/17, 9/24	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	9/3, 9/10, 9/17, 9/24	Inact
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	9/3, 9/10, 9/17, 9/24	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	9/3, 9/10, 9/17, 9/24	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	9/4, 9/11, 9/18, 9/25	Inact
#2004	Mellen Street Bridge	Bridge replacement (20280206)	9/3, 9/10, 9/17, 9/24	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	9/4, 9/11, 9/18, 9/25	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	9/3, 9/10, 9/17, 9/24	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	9/4, 9/11, 9/18, 9/25	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	9/4, 9/11, 9/18, 9/25	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	9/3, 9/10, 9/17, 9/24	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	9/4, 9/11, 9/18, 9/25	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	9/3, 9/10, 9/17, 9/24	Act
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	9/3, 9/10, 9/17, 9/24	Inact
#2018	East Street Bridge	Replacement of Bridge	9/3, 9/10, 9/17, 9/24	Act

No.	Location	Description	Inspection Dates	Status
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	9/3, 9/10, 9/17, 9/24	Inact
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	9/3, 9/10, 9/17, 9/24	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	9/4, 9/11, 9/18, 9/25	Inact
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	9/3, 9/10, 9/17, 9/24	Inact
#2029	315-350 Divinity	Replacement of Culvert (10/7/2029)	9/4, 9/11, 9/18, 9/25	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	9/4, 9/11, 9/18, 9/25	Inact
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	9/4, 9/11, 9/18, 9/25	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	9/4, 9/11, 9/18, 9/25	Act
#2038	632 Village Street	Pool (10/7/2029)	9/3, 9/10, 9/17, 9/24	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	9/3, 9/10, 9/17, 9/24	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	9/3, 9/10, 9/17, 9/24	Inact
#1948	225/247 Park Street	Install pavilion, sidewalks, retaining walls, watercourse stabile (20261006)	9/4, 9/11, 9/18, 9/25	Act
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	9/3, 9/10, 9/17, 9/24	Inact
#1947	165 Warner Street	Construct single family home (20211006)	9/3, 9/10, 9/17, 9/24	Act
#2043	Rockwell Park	Construct 5 Ft ADA Sidewalks	9/4, 9/11, 9/18, 9/25	Inact
#2044	Davis Drive	Rehab of Road, Sidewalks, and Buildings	9/3, 9/10, 9/17, 9/24	Inact

SPECIAL INSPECTION:

C. O. INSPECTIONS:

164 East Road

NOTICE AND NOTICE OF VIOLATION LETTERS:



City of Bristol
Land Use Office
111 North Main Street
Bristol, Connecticut 06010

TO: Erica Cabiya, CCTC, Town & City Clerk

FROM: Conservation Commission/Inland Wetlands and Watercourses Agency

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 Conservation/Inland Wetlands Commission for 2026.

MONTH	DATE/DATES	TIME & PLACE OF MEETING
JANUARY 2026	Monday, January 5	6:30 PM – Council Chambers City Hall – 111 North Main Street
FEBRUARY	Monday, February 2	6:30 PM – Council Chambers City Hall – 111 North Main Street
MARCH	Monday, March 2	6:30 PM – Council Chambers City Hall– 111 North Main Street
APRIL	Monday, April 6	6:30 PM – Council Chambers City Hall– 111 North Main Street
MAY	Monday, May 4	6:30 PM – Council Chambers City Hall– 111 North Main Street
JUNE	Monday, June 1	6:30 PM – Council Chambers City Hall – 111 North Main Street
JULY	Monday, July 6	6:30 PM – Council Chambers City Hall – 111 North Main Street
AUGUST	Monday, August 3	6:30 PM – Council Chambers City Hall – 111 North Main Street
SEPTEMBER	Wednesday, September 2	6:30 PM – Council Chambers City Hall – 111 North Main Street
OCTOBER	Monday, October 5	6:30 PM – Council Chambers City Hall – 111 North Main Street
NOVEMBER	Monday, November 2	6:30 PM – Council Chambers City Hall – 111 North Main Street
DECEMBER	Monday, December 7	6:30 PM – Council Chambers City Hall – 111 North Main Street
JANUARY 2027	Monday, January 4	6:30 PM – Council Chambers City Hall – 111 North Main Street

Chair

(Signature)

(Date)



City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860)584-6200 ext. 0

September 10, 2025

Faye L. Duquette
6 Apple Rd.
Bristol, Connecticut 06010

Dear Ms. Duquette:

This is to officially notify you that at a meeting of the City Council on September 9, 2025 you were reappointed as a member to the Inland Wetlands Watercourses Agency for a term to September, 2028.

It is necessary to take your oath of office when you are reappointed. At your earliest convenience, kindly stop by the Town Clerk's Office to take your oath.

Should your address or political affiliation change, or you resign from this appointment, you must notify the Town Clerk's Office.

Congratulations!

Very truly yours,

A handwritten signature in blue ink that reads "Erica Cabiya".

Erica L.N. Cabiya, CCTC
Town and City Clerk

EC/cmoc

cc: Robert Flanagan, Nancy King, Andrew Armstrong