City of Bristol
Zoning Commission

REGULAR MEETING — MONDAY, OCTOBER 20, 2025
CITY HALL — MEETING ROOM 3-1 (THIRD FLOOR)
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:
Zoom Meeting link:
https://bristolct-gov.zoom.us/j/85824020767?pwd=OhvPf0CUivGoUH3X8ZgIjuu5KKglUV.1
Meeting ID:
858 2402 0767
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

   a. Regular Meeting - September 15, 2025

4. Receipt of New Applications

   a. Application 2547 - Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

   b. Application 2548 - Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

c. Application #AZR 25-08 – Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: August 1, 2025, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

5. Public Hearings

a. Application #2539 - Special Permit for a Commercial Kennel at 135 Cross Street; Assessor's Map 3, Lot 15; I (General Industrial) zone; Jon Rondeau, applicant - PUBLIC HEARING CONTINUED FROM SEPTEMBER 15, 2025.

b. Application # 2540 - Special Permit for the Adaptive Re-Use of an existing non-residential building for a) business or professional offices, including medical and dental offices; b) personal service establishments at 291 Queen Street; Assessor's Map 30A, Lot 2-6; R-15 (Single-Family Residential) zone; Focus Spaces, LLC, applicant - PUBLIC HEARING CONTINUED FROM SEPTEMBER 15, 2025.

c. Application #2541 - Special Permit for For-Profit School at 314 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive; IP-1 (Industrial Park) zone; Allstate Commercial Driver Training School, applicant - PUBLIC HEARING CONTINUED FROM SEPTEMBER 15, 2025.

d. Application #2542 - Site Plan for For-Profit School at 314 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive; IP-1 (Industrial Park) zone; Allstate Commercial Driver Training School, applicant - PUBLIC HEARING CONTINUED FROM SEPTEMBER 15, 2025.

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

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

g. Application AZR 25-07 - Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:
   1. Recommendation #27 – Cannabis Cultivation
   2. Recommendation #37 – A Zone Bulk Requirements
   3. Recommendation #38 – Amend Mixed Use/Street Wall Requirements: (BD) Zone
   4. Recommendation #39 – Update Sign Regulations
   5. Recommendation #40 – Expand Outdoor Lighting Requirements
   6. Recommendation #41 – Overhaul Access Management Regulations

7. Recommendation #42 – Update Landscaping Standards
8. Recommendation #43 – Update Fence Requirements
9. Recommendation #44 – Amend Definition of Average Finished Grade
10. Recommendation #45 – Add Animal Grooming as a Permitted Use
11. Recommendation #46 – Add Data Centers as a Permitted Use
12. Recommendation #47 – Amend Requirements for Posting of Properties
13. Recommendation #48 – Minor Text and Formatting Amendments

Initiated by: Bristol Zoning Commission.

6. Old Business

7. New Business

   a. Application #2262 – Discussion with the Applicant on the Approved Site Plan for an Open Space Development (OSD) on the north side of Allentown Rd (Saddlebrook Condominiums); Assessor's Map 9, Lot 14; R-25/OSD (Single-Family Residential/Open Space Development) zone; Fragola Enterprises, LLC, applicant.

8. Staff Reports

   a. Zoning - September 2025

9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, November 10, 2025

BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY SEPTEMBER 15, 2025

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

ROLL CALL:

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

1. Call to Order

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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, October 20, 2025.

2. Pledge of Allegiance

3. Approval of Minutes

   a. Regular Meeting - August 11, 2025

Chairman White designated himself, regular Commissioners Harlow and LaFreniere with alternate Commissioner Caruso to vote on the August 11, 2025, regular minutes.

MOTION: Move to approve the minutes of the April 11, 2025, regular meeting.

By: Harlow Seconded: LaFreniere.

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

   b. Special Meeting - August 21, 2025

Chairman White designated himself, regular Commissioners Goodwin, Harlow and LaFreniere with alternate Commissioner Mangiafico to vote on the August 21, 2025, special minutes.

MOTION: Move to approve the minutes of the August 21, 2025, special meeting.

DRAFT

By: Harlow Seconded: Goodwin.

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

4. Receipt of New Applications

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

Chairman White designated himself, regular Commissioners Goodwin, Harlow and LaFreniere with alternate Commissioner DeRoehn to vote on Application #2545.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, requested the application be scheduled for a public hearing at the next scheduled meeting. Attorney Ziogas' view was a Site Plan was unnecessary because a copy of the existing Site Plan was provided. Staff said there was an existing conditions survey was provided for the property.

MOTION: Move to schedule Application 2545 - Special Permit for the Adaptive Re-Use of an existing non-residential building to allow for the conversion of a mixed-use building to a residential dwelling unit (first floor) at 116 Central Street; Assessor's Map 41, Lot 63; BG (General Business) zone; Steve F. Lavoie and Diane J. Lavoie-Pelletier, Trustees of the Norman Donata Lavoie Irrevocable Trust, applicant, for a public hearing for the October 20, 2025, regular meeting of the Commission.

By: Goodwin Seconded: Harlow.

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

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

Chairman White designated himself, regular Commissioners Goodwin, Harlow and LaFreniere with alternate Commissioner DeRoehn to vote on Application #2546.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, reported this request was to modify a Special Permit that has been a controversial property. Attorney Furey said an existing site survey was prepared for the property.

By: Goodwin Seconded: Harlow.

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

The application is scheduled for public hearing.

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

Chairman White designated himself, regular Commissioners Goodwin, Harlow and LaFreniere with alternate Commissioner DeRoehn to vote on Application #AZR-25-07.

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

Initiated by: Bristol Zoning Commission.

Robert Flanagan, City Planner, explained these recommendations were from the Zoning Rewrite Initiative that the Commission has been working on with Francisco Gomes. Mr. Gomes was online this evening. The City Planner noted there was Zoom meeting today with Attorney Peter Olson, Mr. Gomes and himself.

Staff said there were a few revised recommendations that would be discussed at the public hearing. Staff said the Zoning Map also needed an amendment because of the Access Management Corridor amendments. The City Planner noted the Zoning Map would be placed on the October 20, 2025, agenda to be accepted and scheduled for a public hearing at the November 2025, meeting.

MOTION: Move to schedule Application AZR 25-07 - Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations for a public hearing for the October 20, 2025, regular meeting.

By: Goodwin Seconded: Harlow.

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

The application is scheduled for public hearing.

5. Public Hearings

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

Chairman White designated himself, regular Commissioners Goodwin, Harlow and LaFreniere with alternate Commissioner DeRoehn to vote on Application #2539.

Jon Rondeau, 55 Siegas Rd., Burlington, representing the applicant, explained the request was to open a training facility for dogs. Mr. Rondeau described the training would be for service dogs and dog agility work. The applicant verified the facility would also have a kennel. Mr. Rondeau indicated there was a large empty space to the rear of the building and an indoor dog run.

Pamela O'Day, 275 Waterville Rd., Avon, the applicant's dog trainer, reviewed her experience as a dog trainer for obedience and agility that has helped her students' dogs in professional competitions. Ms. O'Day verified she has 85 students. The dog trainer's view was this was not about competition but a relationship with a dog that changes lives.

Commissioner inquiries: The applicant explained the inland wetlands area was not part of the application but inside the building there was space for the dogs. Mr. Rondeau inquired if this area was sufficient, if the City may potentially approve the plan. The applicant verified there was City owned lot behind the building that may be leased, if the plan is approved. Mr. Rondeau stated there may be from 25 to 45 dogs at one time.

DRAFT

The applicant noted he would return back to the City if the plan were approved to ask if the inland wetlands area may be used to walk dogs without impacting the area. Mr. Rondeau verified he owned the lot next to the subject lot this evening. Staff specified that the comments Mr. Rondeau received needed to be completed, in writing, so that Staff may make comment responses for the plan.

The Commission agreed to continue the application until the comments were submitted in writing to the Land Use Office because comments were just received today because Mr. Rondeau had technical issues with e-mail.

Commissioner Goodwin disclosed his wife was president of an animal rescue so he would have questions of that nature. Mr. Rondeau commented he did not want to complicate the application to get a positive or negative consensus on the application.

Staff said there appears to be a positive reaction for the application but that the Commission has not made a final decision and still retains the right to not approve. The City Planner indicated the activity would take place mostly inside the building but the dogs will need to be outside to relieve themselves.

The following person spoke in favor of the application: Thomas Hick, 991 Jerome Avenue. Mr. Hick was in favor of the application because he was a friend of Mr. Rondeau's. Mr. Hick noted the applicant has been trying to get this application approved for a few months.

Commission inquiries: The applicant said this was his first facility of this type. Ms. O'Day said she works at other facilities. The trainer verified there would be additional trainers.

No one spoke against the application.

MOTION: Move to continue the public hearing on Application #2539 to the October 20, 2025, regular meeting of the Zoning Commission.

By: Goodwin Seconded: Harlow.

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

The application is continued.

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

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

Attorney Franklin Pilicy, 235 Main Street, Watertown, representing the applicant, reviewed the comments received from Staff. Attorney Pilicy noted the building was constructed in 1960 with an addition but there would be no changes to the existing building.

The attorney specified the existing conditions survey and comments would be ready for the next meeting. Attorney Pilicy said regarding the Assistant City Planner's comments were not prepared yet because he was unable to meet with his client until today but comments would be ready for next month's meeting.

Norman Laliberte, Jr. of Focus Spaces, LLC, 40 Callender Rd., Watertown, representing the applicant, did not realize he was supposed to respond with written comments after comments were received, but he had a short presentation. Mr. Laliberte explained his goals to renovate vacant buildings to be renovated. The applicant said the trees were cleared from the lot because it was difficult to park and the trees were starting to go onto the building.

Mr. Laliberte said there were Bristol Burlington Health District permits, but not Zoning permits for the tenants. The applicant appreciated the Zoning Regulations being changed to allow for the service tenants.

DRAFT

Mr. Laliberte reviewed the existing tenants in the building noting some of the tenants need Zoning permits. The applicant said the tenants work by appointment only in the secure building with 22 rooms. Mr. Laliberte pointed out the facility had to be less impactful because it was in a residential area.

Staff pointed out some of the tenants did not apply for the required permits from the City. Staff would work with Attorney Pilicy to create a document that specifies the number of units and the type of tenants in the building.

Commission inquiries: Mr. Laliberte indicated the trash bins on the property would be replaced with dumpsters. The applicant said there were 32 parking spaces and one ADA parking space.

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

MOTION: Move to continue the public hearing on Application #2540 to the October 20, 2025 regular meeting of the Zoning Commission.

By: Goodwin Seconded: NAME.

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

The application is continued.

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

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

Chairman White explained Application #2541 and Application #2542 would be heard concurrently but voted on separately.

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

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, overviewed that the two lots were a total of 3.23 acres located in the Southeast Bristol Business Park under contract to purchase from the City to develop. If approved, the attorney said the lots would be merged. Attorney Ziogas confirmed the design was approved by the Southeast Business Park Design Guidelines and Committee.

Attorney Ziogas stated there was a detention pond for the stormwater system. The attorney stated the applicant received approval from the Inland Wetlands and Watercourses Agency of the Conservation Commission that included an extended inland wetlands area to 150 ft. Attorney Ziogas reported the applicant's goal was to have a truck driver training school.

The attorney reviewed comments. Attorney Ziogas said the storm water system would be added to the plans. The attorney requested no lighting poles be added to the rear of the site because the school activities would be during the daytime.

The attorney specified that many trees would be removed from the heavily wooded area because of the area needed for construction. Attorney Ziogas noted some trees would be maintained near the detention basin, so the question remained of the required landscaping to buffer the property.

Staff noted the Dept. of Public Works assigned the address of 314 Business Park Drive. The City Planner remarked the landscaping plan would have additional discussion with Staff and the Assistant City Planner.

DRAFT

Robert Palazzo, AIA, Architectural Building Services, 556 Farmington Avenue, Farmington, the applicant's architect, described the reasons compacted millings would be placed on the property versus pavement. Mr. Palazzo elaborated on the pavement not lasting as long due to the cure time versus the compacted millings. The architect's view was that the 11 trees would be consistent with the landscaping in the area and was far beyond the other buildings.

Staff mentioned the compacted millings may need a Variance and he would provide the new Zoning Regulations for compacted millings at next month's meeting.

Commission inquiries: Attorney Ziogas confirmed the trucks would park on the pavement overnight and not on the millings. The attorney stated the drainage was in the stormwater drainage report.

Attorney Ziogas confirmed there was a 7 ft. drop in elevation for the property and the abutting property for construction. The attorney added there would be 4 to 6 trucks parked overnight. Attorney Ziogas said the concrete pad would be remove from the front of the building. The attorney verified the dumpster would be screened. The attorney commented this was not a residential area.

Commissioner DeRoehn was not convinced of the compacted millings without reviewing the new Regulations.

No one else spoke in favor of the application.

The following person spoke against the application: Michael Dudko, 116 Lewis Rd., was against the application because these trees on this site were 100 years old that had protections for trees100-year-old. The resident said the State does not have jurisdiction, but it was under the local and municipalities with the Zoning Commission's in every town in CT.

Mr. Dudko detailed that towns have Ordinances to protect the trees in wooded areas on certain properties on scenic roads. The resident reviewed a map from 1934 of the lots with the already mature trees. Mr. Dudko emphasized the importance of preserving these trees. Mr. Dudko felt the environment deserved attention in Bristol. The resident wanted to bring this to the Commission's attention because Mr. Dudko was the only person that knew this information.

Commission inquiries: Attorney Ziogas ensured the Commission there would be a spill protocol for the tractor trailer trucks. The Attorney strengthened the statement with the regular inspections by the students of the trucks.

Chris Maiorano of Allstate Commercial Driver Training School, 249 Pearl St., Seymour, representing the applicant, explained there was no storage of fuel on the property. Mr. Maiorano reiterated the need for compacted milling versus pavement. Commission inquiries: Mr. Maiorano said the trucks would be fueled offsite or fuel would be brought to the site.

Attorney Ziogas agreed to continue Applications #2541 and #2542 to next month's meeting to provide more information.

MOTION: Move to continue the Public Hearing on Application #2541 to the October 20, 2025, regular meeting of the Zoning Commission.

By: Goodwin Seconded: LaFreniere.

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

The Application #2541 is continued.

MOTION: Move to continue the Public Hearing on Application #2542 to the October 20, 2025, Regular Meeting of the Zoning Commission.

By: Goodwin Seconded: LaFreniere.

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

DRAFT

Against: None.
Abstained: None.

The Application #2542 is continued.

6. City Council and Other Referrals

a. Request from City Council: Smoke and Vape Shops

Chairman White designated himself, regular Commissioners Goodwin, Harlow and LaFreniere with alternate Commissioner DeRoehn to vote on the request from City Council – Smoke and Vape Shops.

Chairman White understood the request from Councilperson Thibeault; it was her opinion that this situation should to be addressed by Zoning. However, the Chairman stressed the request would be a huge undertaking by the Zoning Commission and Staff with a deadline of 120 days.

Chairman White will send a letter to alert the City Council that the Zoning Commission was aware of the situation and but it would not be possible to address their concerns until at least next year.

Commissioner Goodwin has misgivings about this request. He would like to know and understand what advice was given to the City Council by the Corporation Counsel's Office on this matter. The City Council dealt with the cannabis issue with an ordinance which was a much bigger deal, why would they not do the same for smoke and vape shops?

When you look at the various uses that offend different people: we have smoke and vape shops, and you can be for or against them, we have liquor stores, we have bars, but where does the line get drawn.

Commissioner Goodwin was okay with the City Council creating an Ordinance keeping this use away from sensitive areas. He expressed the difficulty of limiting the number of smoke and vape shops and that was not for the Zoning Commission to do. Commissioner Goodwin's' view was this should be a City Ordinance and not for the Zoning Commission.

Commissioner Harlow noted the State regulated liquor stores but not smoke and vape shops. The Commissioner pointed out case law was against limiting smoke and vape shops. Commissioner Harlow added the existing smoke and vape shops would be grandfathered in. The Commissioner concluded there are many issues with this request.

Commissioner Mangiafico hoped with all the serious health related issues, that smoke and vape shops would eventually be phased out. She summarized that the Commission may do all the work on this matter and then the use may be phased out anyway.

MOTION: To authorize Chairman White to send a letter to the City Council on behalf of the Zoning Commission, thanking the City Council for the information presented and Chairman White will communicate that the Zoning Commission has concerns with the request.

By: Goodwin Seconded: Harlow.

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

A letter will be written by Chairman White to the City Council.

7. New Business

There was no new business.

8. Staff Reports

a. Zoning - August 2025

DRAFT

The City Planner directed the Commission to either e-mail or call the planner or Mr. Peate with any questions or concerns.

9. Adjournment

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

MOTION: Move to adjourn at 8:04 P.M.

By: Goodwin Seconded: NAME.

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

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

DRAFT

App. 2547

Earth Removal Special Permit Application

For Office Use Only
APPLICATION NO. 2547
DATE FILED: 10/2/25
DECISION DATE:
DECISION:

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article III Section 15.2.4. of the Bristol Zoning Regulations for the following Special Permit use: Earth Removal in Excess of 400 Cubic Yards

Address or Location of the Property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215); Lot 216 Ambler Rd; Lot 217 Grassy Rd.

Assessor's Map No.: 20 Assessor's Lot No.(s): 214; 215; 216 & 217

Zone of the Property: R-40 Size of the Property (in acres or square feet): 6.03 acres

Reason for the Special Permit: residential construction on-site.

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 9/24/25 [ ] no

Other comments:

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

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

Name: H & T Holdings of Bristol, LLC

Address: 126 Burlington Ave. City: Bristol State: CT Zip: 06010

Telephone No.: 860-250-6160 E-Mail: tom@tabaccoconstruction.com

Signature: Tom Tabacco *Signature – (Printed/Typed)* Thomas Tabacco

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2547

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215);

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney James Ziogas

Address: 104 Bellevue Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-2384 E-Mail: jziogas@ziogaslaw.com

08/17 - LUO

For Office Use Only
APPLICATION NO. 2547

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215);

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Robert Green Associates

Address: 6 Old Waterbury Rd. City: Plymouth State: CT Zip: 06786

Telephone No.: 860-589-0135 E-Mail: green@rga-ct.com

08/17 - LUO

Applicant's Narrative

NARRATIVE FOR AMBLER ROAD AND GRASSY ROAD

The applicant submits the following plan for the development of 5.91 acres located on Grassy Road and Ambler Road. Currently the property is in the state of disrepair. To the extent that the houses located on the site will need to be demolished. In demolishing the homes, large areas of the property have steep slopes and risk erosion and need to be stabilized. The applicant is proposing the removal of the excess material, in the amount of approximately 145,000 cubic yards. The material will be removed in one acre increments with restoration of the disturbed areas as rapidly as possible. The hours of operation will be limited to 7 am to 5 pm Monday through Friday only. No holidays or weekends. The appropriate sediment control measures will be taken, including silt fences back up by haybales and silt fences. Upon the completion of the removal and restoration, the area will be re purposed as R-40 residential property.

Applicant's Traffic Statement



Traffic Evaluation

Earth Removal at Ambler Road and Grassy Road

Bristol, Connecticut

Prepared for:

H&T Holdings of Bristol, LLC



Prepared by:

KWH Enterprise, LLC

October 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50164/Traffic-Evaluation-Bristol-Earth-Removal-2025-10-05

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

Applicant's Stormwater Report

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50111/2025_09_02_Report

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

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

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

Accredited Health Department
PHAB
Advancing public health performance
Public Health Accreditation Board

2018
POCD

Scenic Resources

Code Enforcement

The Code Enforcement Committee is a collaboration of officials from 14 City departments who work together to:

- enforce the City's Property Maintenance Code, and
- work collaboratively in key neighborhoods on multi-faceted code problems.

The Committee seeks to improve the quality of life and the health, safety and welfare of the city by:

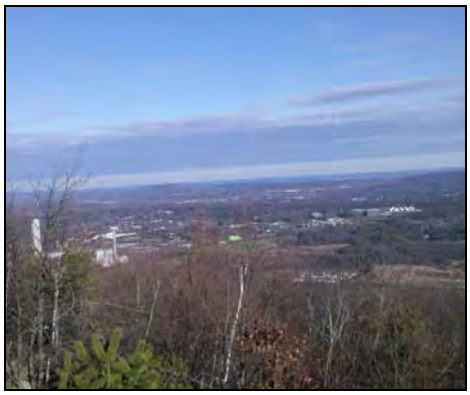
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators and occupants as to their responsibilities, and
- using established procedures, when necessary, to inspect, enforce, and issue penalties if compliance is not reached.

6.1.5. Scenic Resources

There are a number of scenic areas within Bristol and several vantage points offering spectacular views.

These scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.

Scenic View From South Mountain



6.1.6. Property Maintenance

In recent years, the City of Bristol has been active in addressing issues related to property maintenance (sometimes called "blight'). The City Council has established a property maintenance code and has established a Code Enforcement Committee (see sidebar) to address these situations. The general approach involves:

- Preventing or minimizing adverse conditions,
- Improving or rehabilitating adverse conditions (including building removal if other approaches are not successful), and
- Re-purposing the property to improve the neighborhood.

The City of Bristol should continue its property maintenance and rehabilitation efforts, as well as its on-going code enforcement efforts.

6.1.7. Community Design

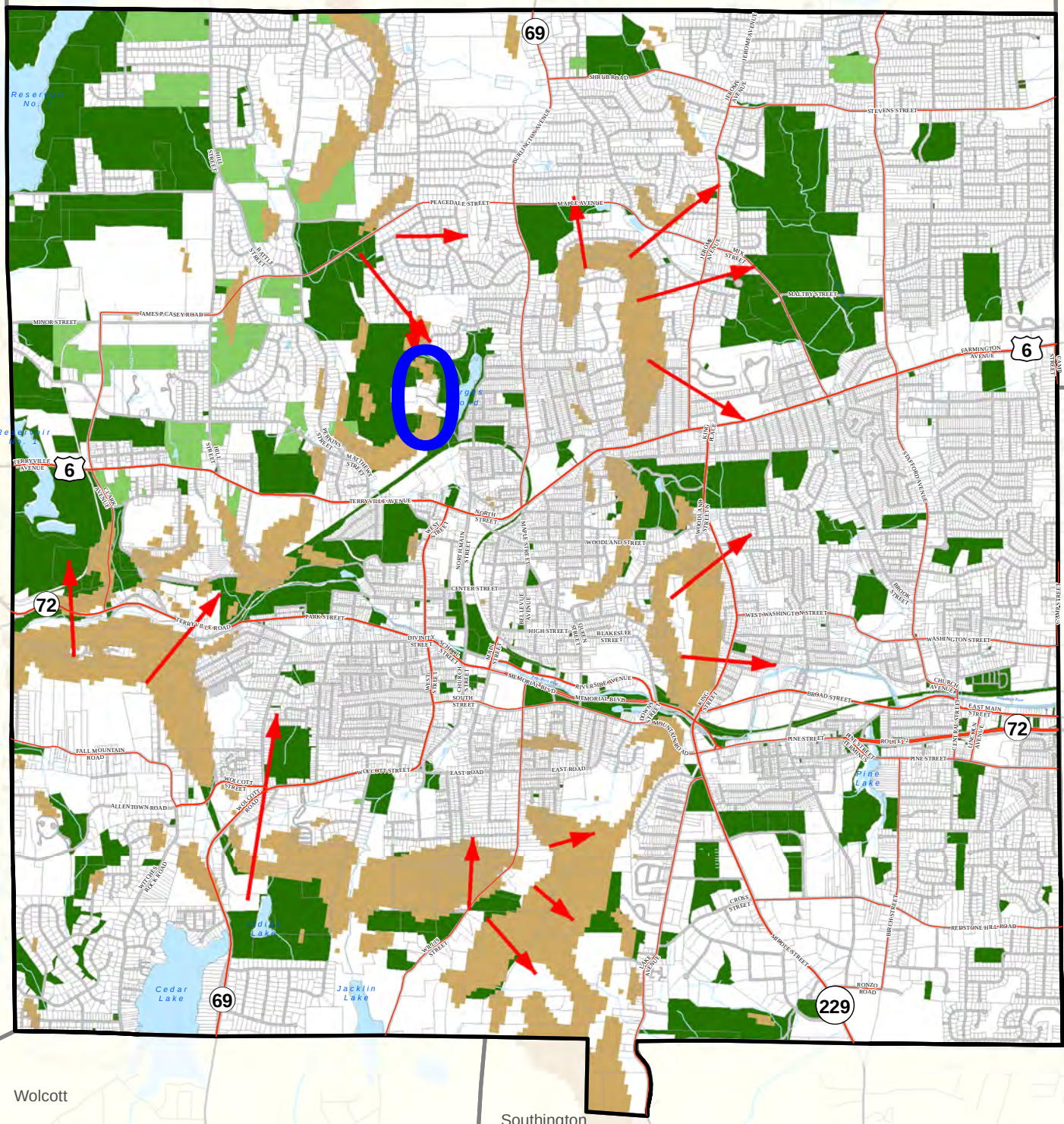
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission may update regulations for lighting, landscaping, and other issues, as appropriate.

In the future, the City of Bristol may choose to revisit the establishment of a city-wide design review process and/or establish "village districts" (as authorized by CGS Section 8-2j) in specific areas such as downtown Bristol or Forestville.

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

Support community resources which enhance the quality of life within Bristol.

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

Encourage buildings and sites to be designed to reflect the overall character of Bristol.

Traffic Statement



Traffic Evaluation

Earth Removal at Ambler Road and Grassy Road

Bristol, Connecticut

Prepared for:

H&T Holdings of Bristol, LLC



Prepared by:

KWH Enterprise, LLC

October 2025

Hyperlink for Full Report:

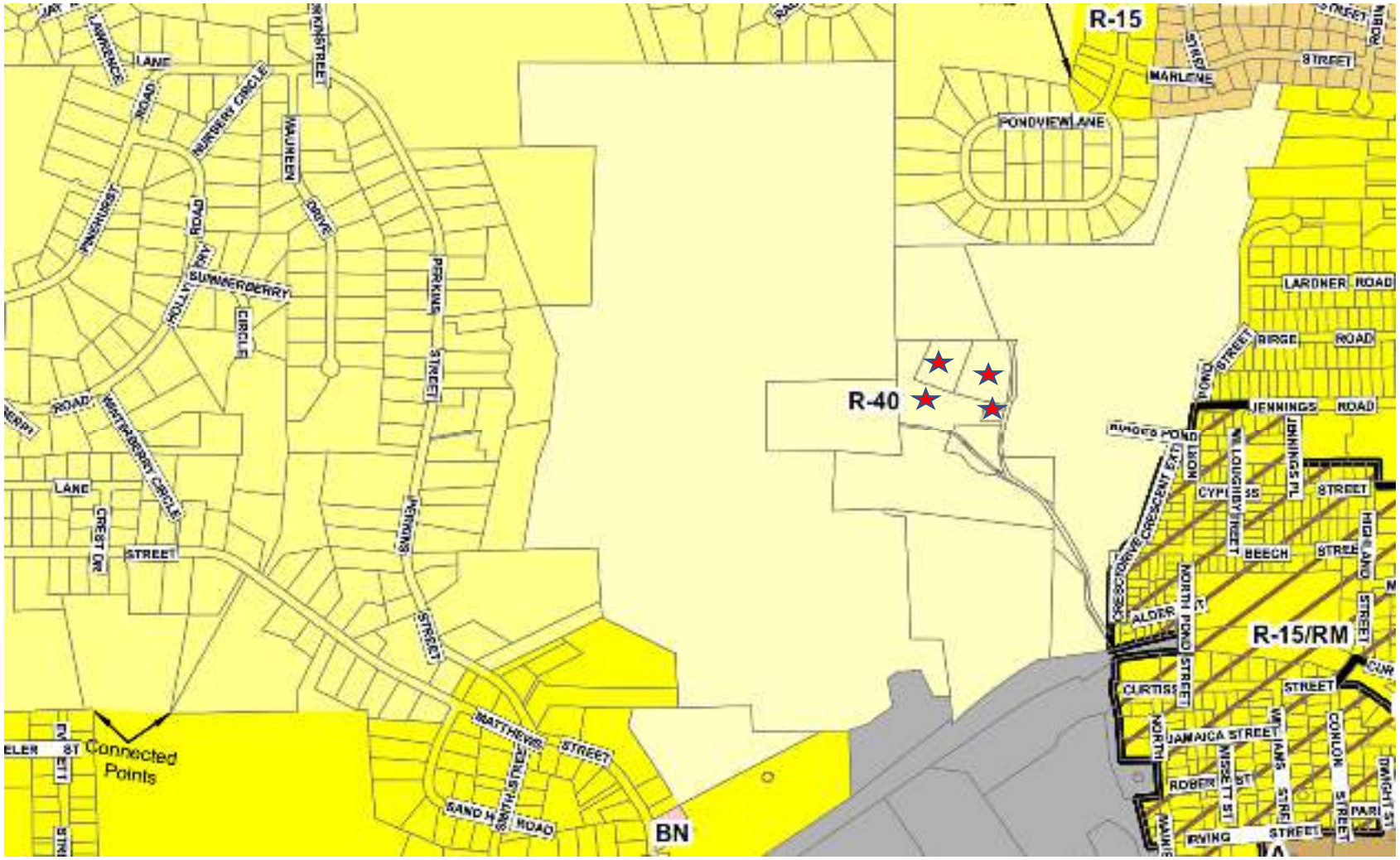
https://www.bristolct.gov/DocumentCenter/View/50164/Traffic-Evaluation-Bristol-Earth-Removal-2025-10-05

Various Maps:

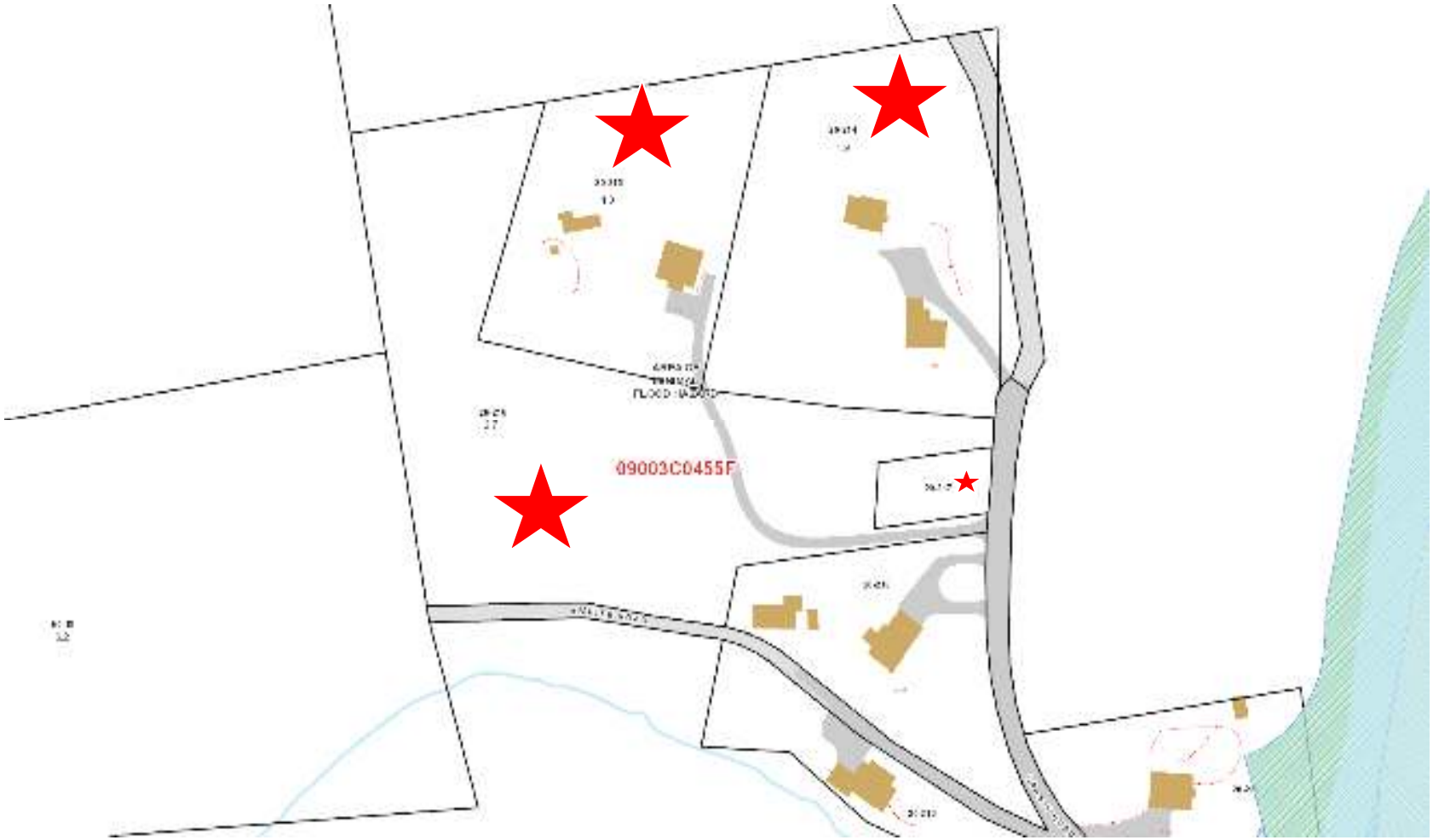
GIS
and
Google



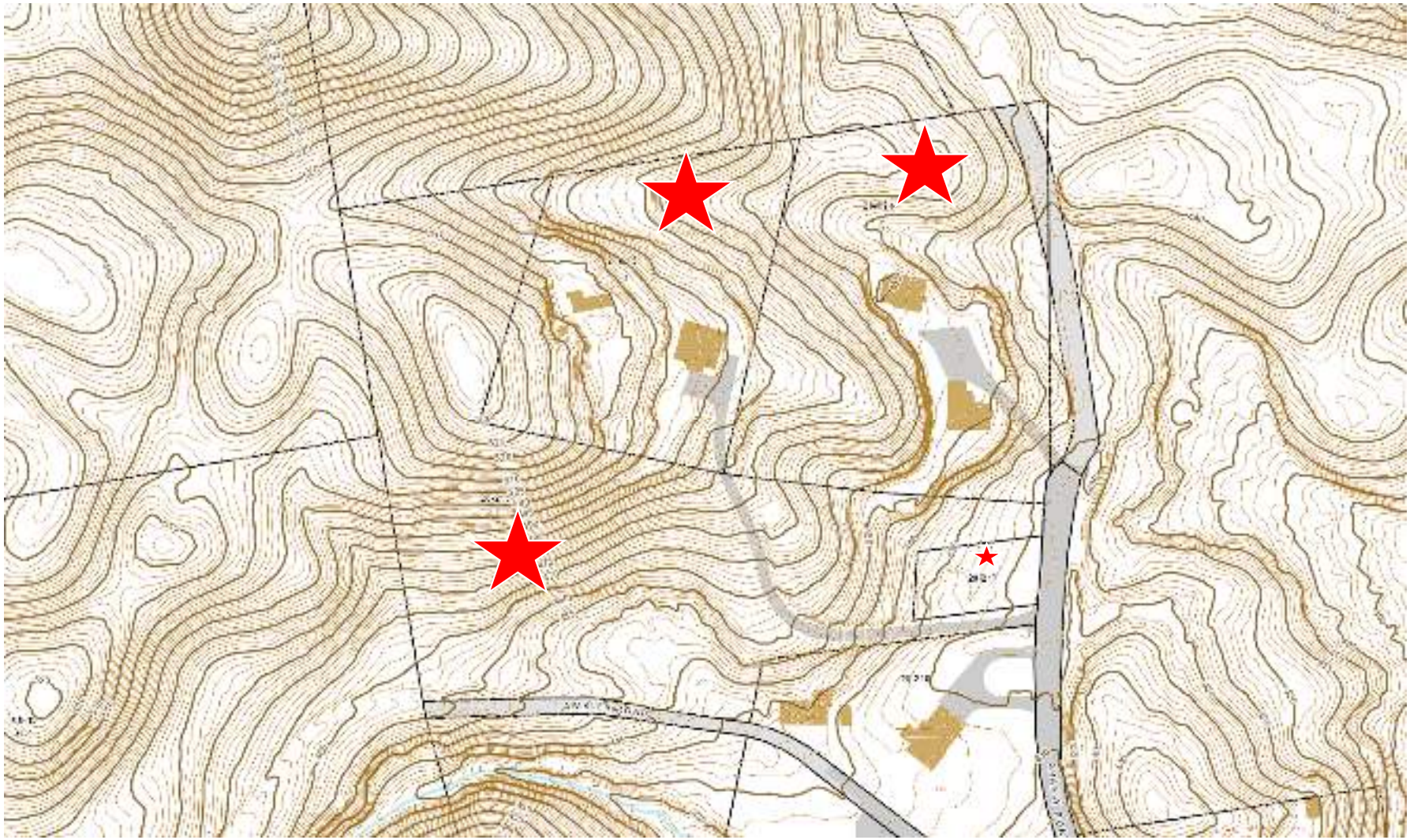
App. 2547 & 2548 - Location
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548– Zoning – R-40
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 - Existing Topography
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Aerial
Special Permit & Site Plan – Earth Removal



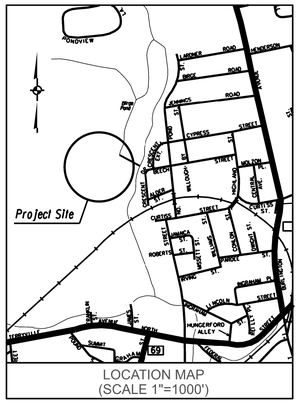
App. 2547 & 2548 – Aerial
Special Permit & Site Plan – Earth Removal

Plan Set

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		
1	7-08-2025	*Housekeeping*
REV.	*DATE*	*REVISION DESCRIPTION*



LOCATION MAP
(SCALE 1"=1000')

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
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- F PROPOSED 6" FOUNDATION DRAIN
- S PROPOSED 6" PVC (SDR-35) SEWER LATERAL
- W PROPOSED 1" DOMESTIC WATER SERVICE
- E PROPOSED ELECTRIC SERVICE
- RL PROPOSED ROOF LEADER CONNECTION
- SEDIMENTATION AND EROSION CONTROL FENCE
- WETLAND LIMIT
- TREELINE

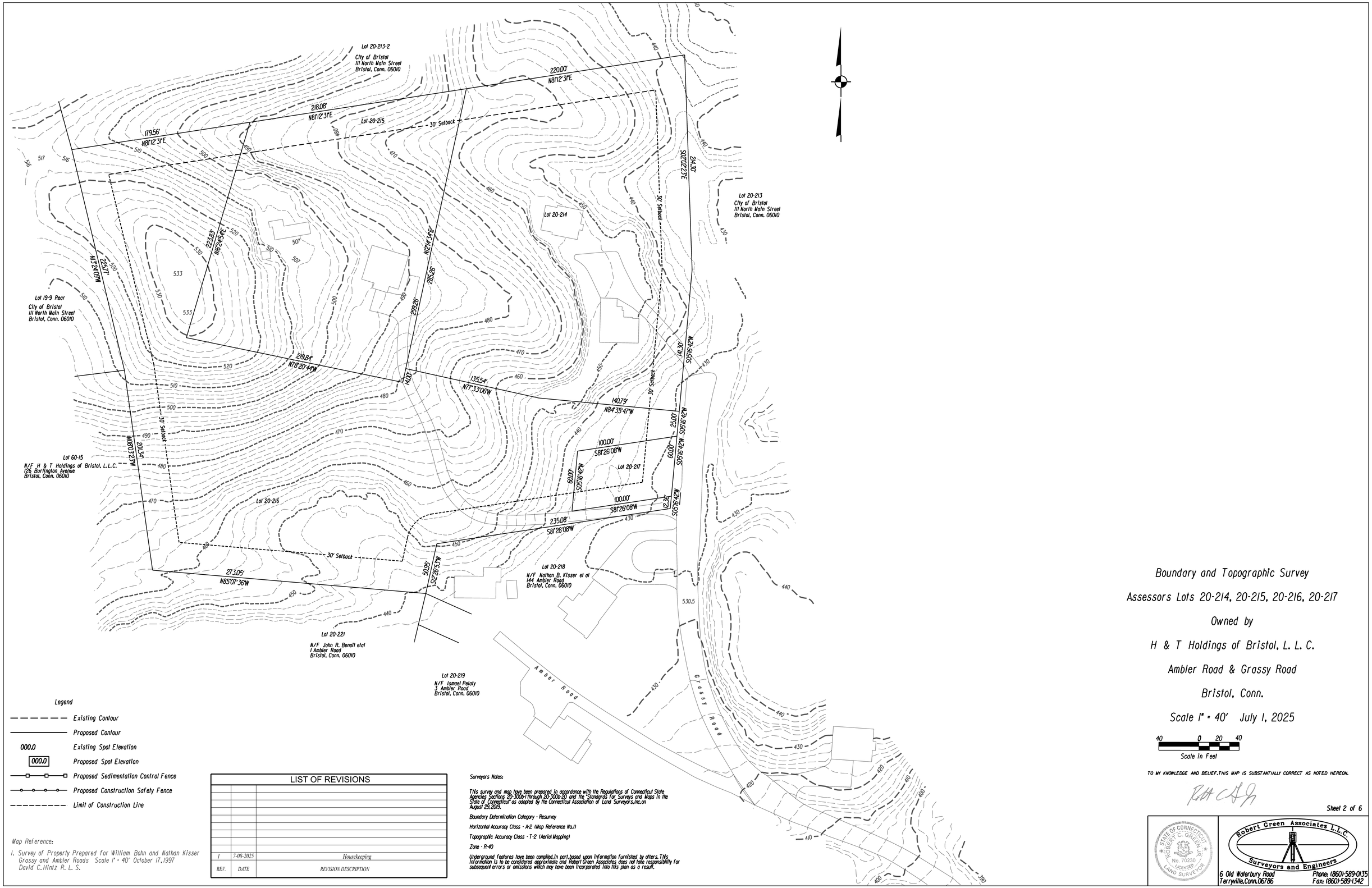
Applicant:

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



Legend

- Existing Contour
- Proposed Contour
- 000.0 Existing Spot Elevation
- 000.0 Proposed Spot Elevation
- Proposed Sedimentation Control Fence
- Proposed Construction Safety Fence
- Limit of Construction Line

Map Reference:

1. 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.

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

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

40 0 20 40

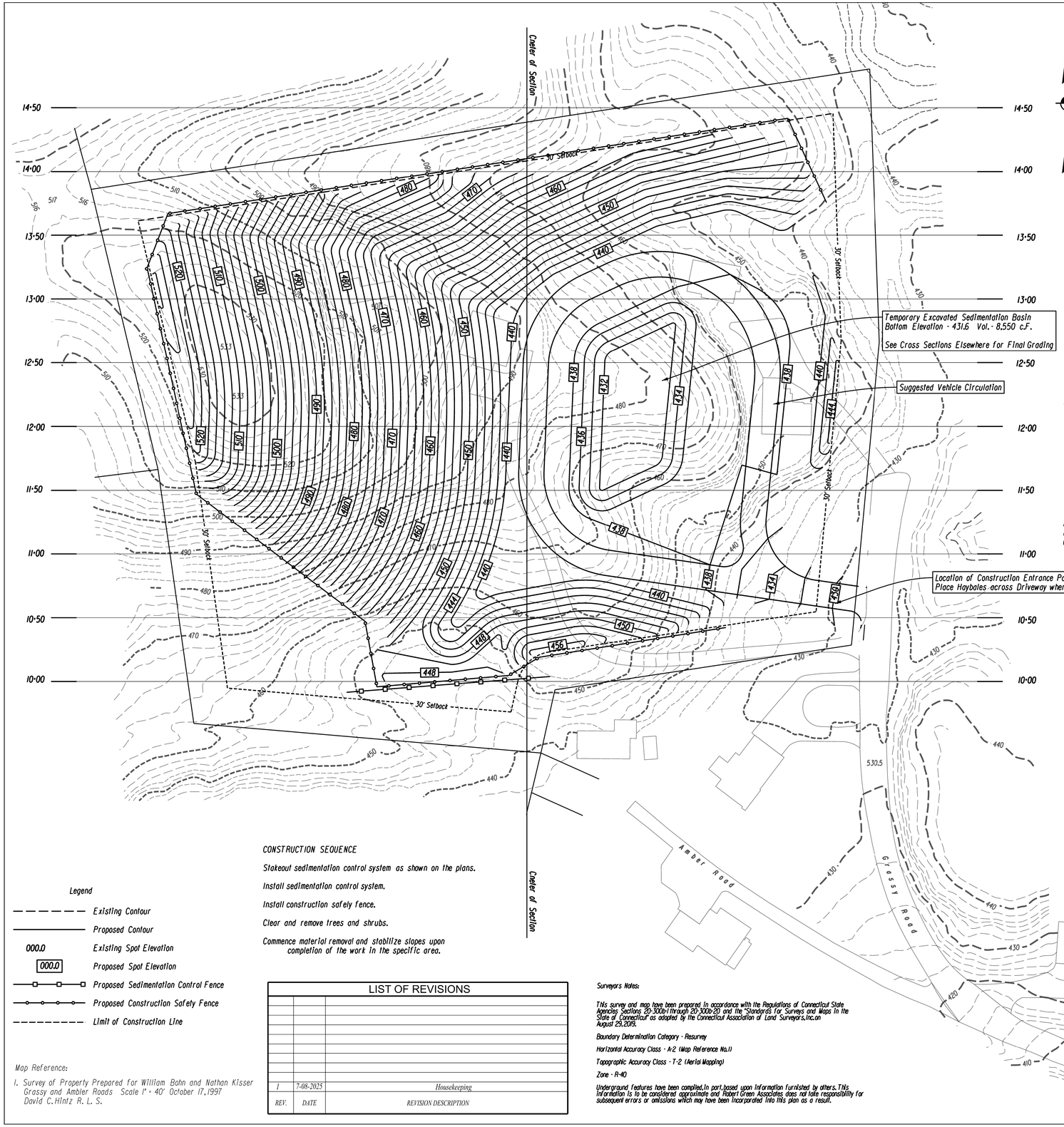
Scale In Feet

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

Sheet 2 of 6

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

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



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

1. Use sedimentation control fencing or hay bales to control soil erosion and to control sediment in the reverse bench swales. Controls are to be placed at the end of each bench and at points along each bench as determined by field conditions to be necessary to control sediment and erosion. For specific details for the instqllation of erosion and sedimentation controls refer to "guidelines for Soil Erosion and Sediment Control,2002 as revised" published by the Connecticut Department of Energy & Environmental Protection.
2. Sedimentation Control system is to be installed as shown on these plans.
3. Topsoil shall be stockpiled on site. If topsoil is to be stockpiled for more than 30 days,temporary soil stabilization measures shall be applied immediately.
4. The developer shall visually inspect and maintain all sedimentation control systems after each storm event.The contractor shall also inspect and maintain the sedimentation control system before forecast heavy rains or as directed by the Town.
5. Left Blank Intentionally
6. Topsoil shall be placed to a minimum compacted depth of four (4) inches. Immediately after the topsoil is placed,it shall be bonded to the subsoil by operating a tracked vehicle up and down,not across,the slope. The top 2" of this topsoiled area shall then be raked and seeded with an appropriate seed mix to establish permanent cover. Temporary mulching or temporary vegetative cover shall be used if the exposed area is in need of stabilization and the permanent vegetative cover season has past. Areas of temporary vegetative cover or temporary mulching shall have permanent cover established as soon as seasonally possible.
7. If final grading is to be delayed for more than 30 days after land disturbance activities cease,temporary soil stabilization measures shall be applied immediately.
8. The following sections from the D.E.P. publication titled "Guidelines for Soil Erosion and Sedimentation Control,2002 as revised" are specifically added to this specification:
   - *Chapter 6 - Temporary Vegetative Cover
   - *Chapter 6 - Permanent Vegetative Cover
   - *Chapter 7 - Topsoiling
   - *Chapter 9 - Sediment Barriers
9. Robert Tabacco at (860) 250-6160,or his assigns,shall notify the planning and the Engineering Department at least 24 hours prior to the start of any construction activity.
10. Robert Tabacco at (860) 250-6160,or his assigns,shall inspect the temporary sedimentation basin once a week or after each rain event of 1/2 or more. Any sediment shall be removed and properly disposed of in an appropriate location

ADDITIONAL NOTES:

SIGNIFICANT STORAGE OF FUEL AND MAINTENANCE CHEMICAL FLUIDS FOR EXCAVATION VEHICLES AND EQUIPMENT SHOULD BE OFF-SITE. IF POSSIBLE.

MOVABLE FUEL STORAGE TANKS SHOULD BE STORED ON AN IMPERVIOUS SURFACE. IF POSSIBLE,THEY SHOULD BE STORED IN A SECURE AREA.

SPILL RESPONSE EQUIPMENT SHOULD BE AVAILABLE ON-SITE FOR SPILLS AND LEAKS.

THE CONTRACTOR SHALL PREPARE A SPILL CONTROL PLAN FOR THIS SITE AND SUBMIT THE PLAN TO THE BRISTOL ZONING ENFORCEMENT OFFICER. THIS PLAN SHALL IDENTIFY THE EMERGENCY CONTAINMENT MATERIALS THAT ARE AVAILABLE ON-SITE.THE PLAN MUST CONTAIN THE EMERGENCY COODINATOR (NAME AND CONTACT TELEPHONE NUMBER), SITE SUPERVISOR (NAME AND CONTACT TELEPHONE NUMBER). THIS PLAN SHALL INCLUDE SPILL

PREVENTION PROCEDURES (STORAGE PRACTICES,MATERIAL HANDLING,INSPECTION FREQUENCY), SPILL RESPONSE PROCEDURES (NOTIFICATION,CONTAINMENT, CLEANUP AND DOCUMENTATION OF THE RESPONSE (DATE,TIME, LOCATION,TYPE AND QUANTITY OF SPILL) AND THE ACTIONS THAT WERE TAKEN.

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

Total Area - 257,576 S.F.or 5.91 Ac.
Area Disturbed - 178,100 S.F.or 4.1 Ac.

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

Approximate Quantity of Material to be Removed - 145,000 C.Y.

Land Disturbance shall be limited to no more than 1 Acre at a time. Restabilization will be scheduled as soon as possible

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

Safety Fence shall be installed along to perimeter of the site excavation

Place a Construction Entrance Pad as shown on the Plan

Hours of Operation : 7:00 AM to 5:00 PM Monday thru Friday,and Saturday from 8:00 AM to 12:00 Noon.. No Activity will occur on Sundays or Legal Holidays.

Anticipated Duration - 24 Months

Applicable warning signs to be placed on North Pond Road as directed by the City of Bristol Engineering Department

The proposed excavation and removal shall not result in the creation of any sharp pits,depressions, soil erosion,depress land values, drainage and sewerage problems or other conditions that would impare the use of the property in accordance with the City of Bristol Zoning Regulations,and further provided that such excavation or removal will be in harmony with the general purpose and intent of the Zoning Regulations.

No Grading to occur within 30' of a Property Line

All site work shall conform to specifications of the City of Bristol

Developer is responsible for correcting any unforseen field conditions

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

Commence material removal and stabilize slopes upon completion of the work in the specific area.

Legend

- Existing Contour
- Proposed Contour
- 000.0 Existing Spot Elevation
- [000.0] Proposed Spot Elevation
- Proposed Sedimentation Control Fence
- Proposed Construction Safety Fence
- Limit of Construction Line

Map Reference:

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Surveyors Notes:

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Zone - R-40

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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

40 0 20 40
Scale In Feet

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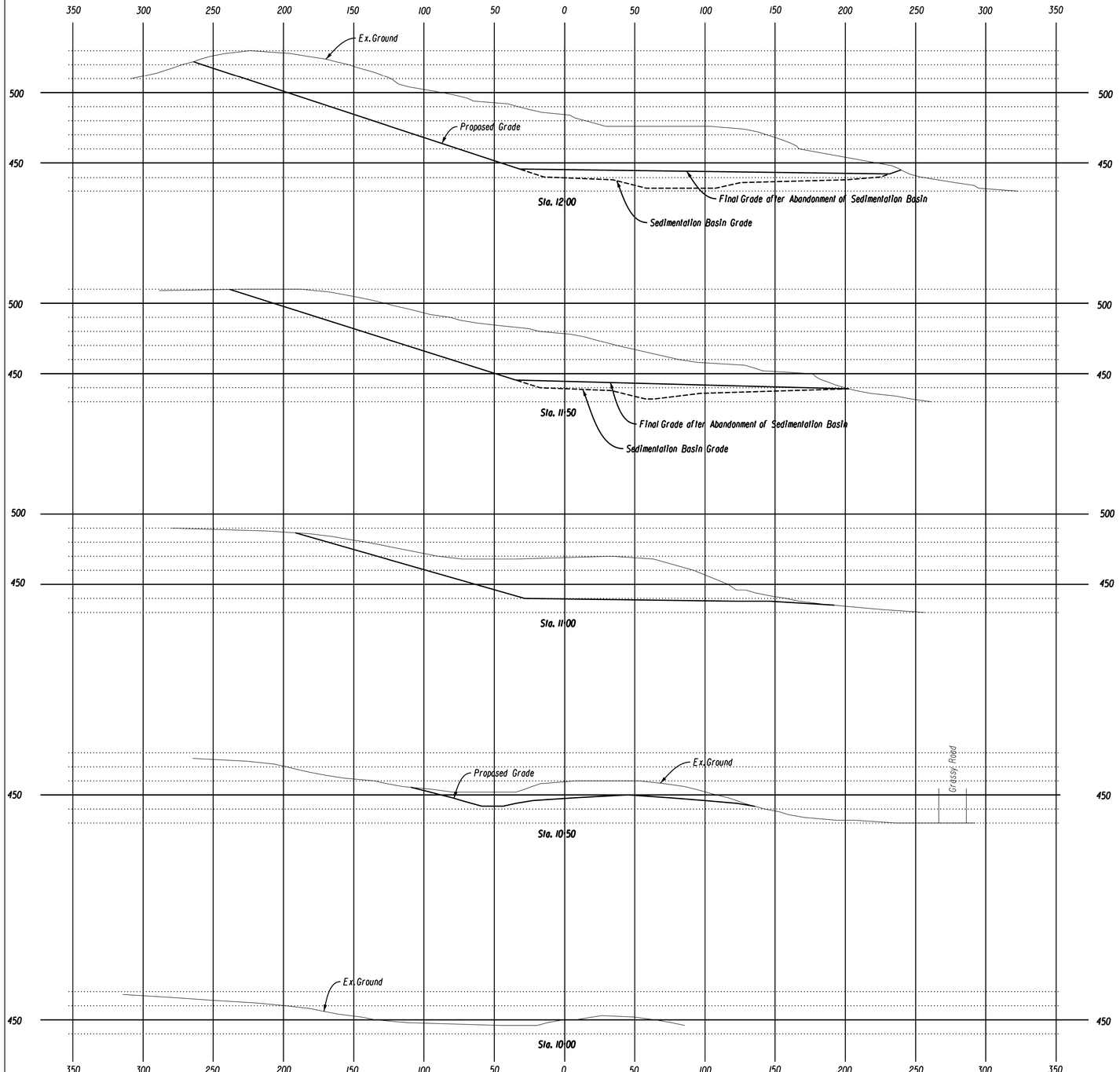
JOSEPH M. GREEN P.E.
REG.NO.0026292

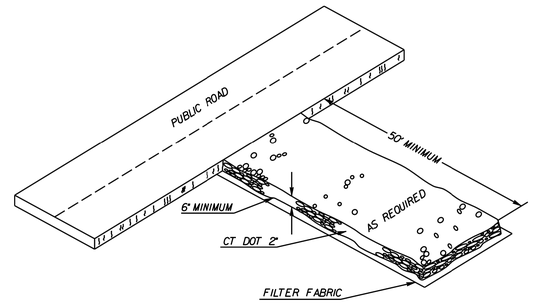
Sheet 3 of 6

STATE OF CONNECTICUT JOSEPH M. GREEN No. PE.N.0026292 LICENSED PROFESSIONAL ENGINEER

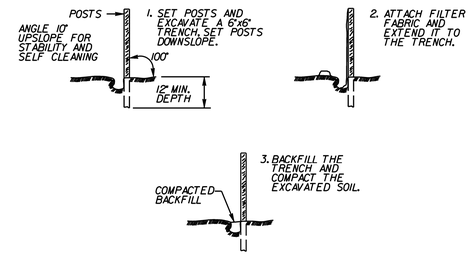
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Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville,Conn.06786
Phone: (860)-589-0135
Fax: (860)-589-1342





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

40 0 20 40
Scale In Feet

LIST OF REVISIONS		
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REV.	DATE	REVISION DESCRIPTION

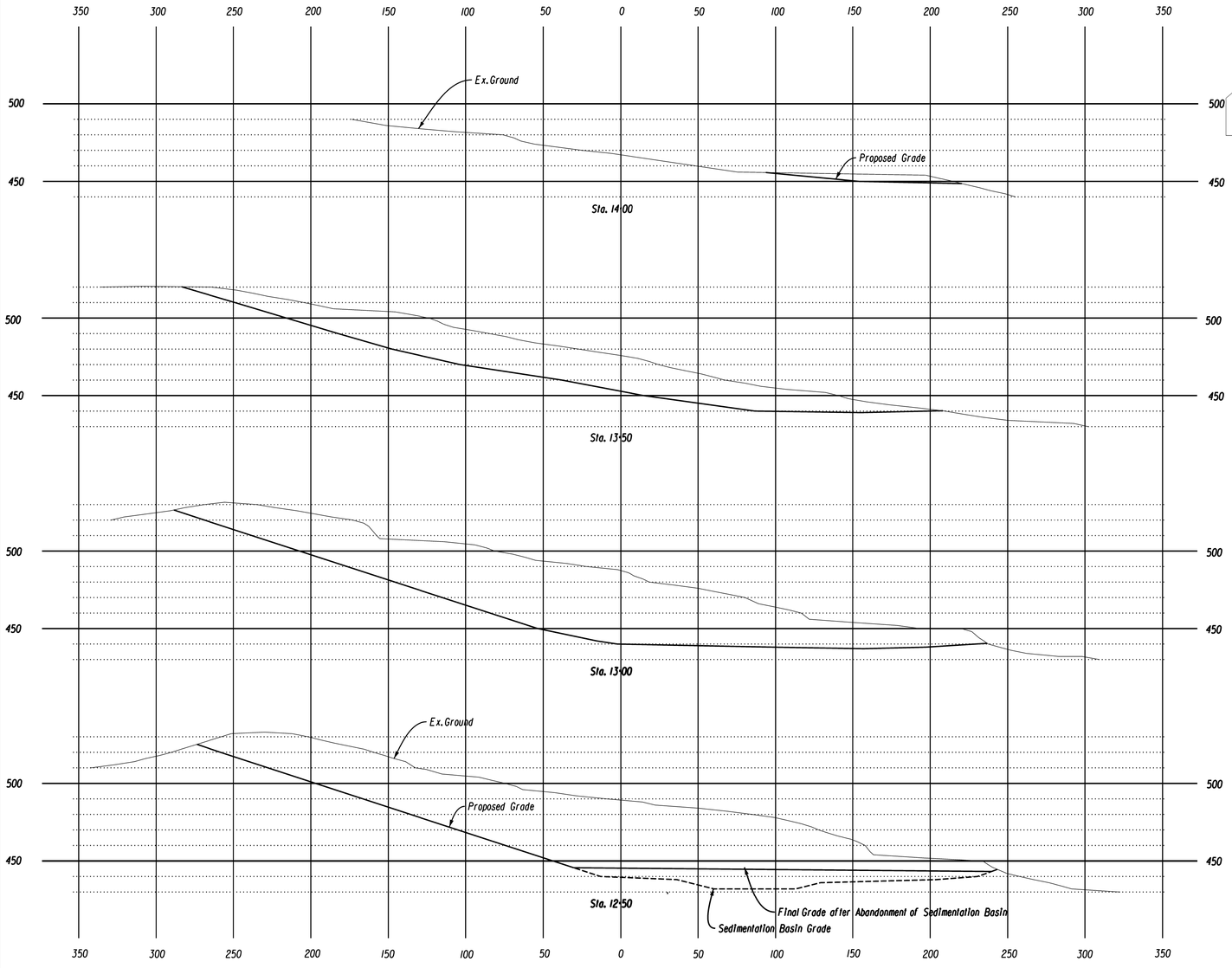
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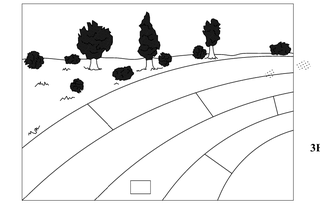
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 4 of 6

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

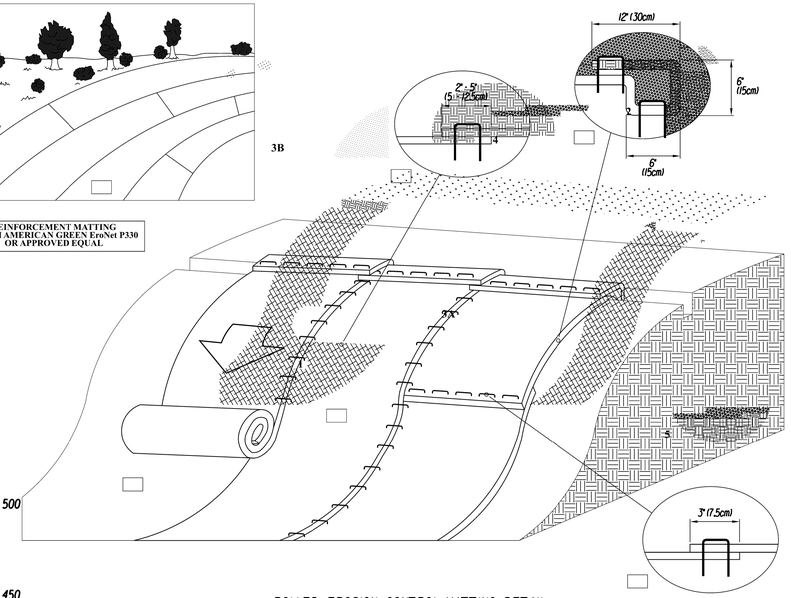
Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860)-589-0135
Fax: (860)-589-1342





3B

REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL



ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS)INCLUDING ANY NECESSARY APPLICATION OF LIME,FERTILIZER, AND SEED.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6"(15cm) DEEP x 6"(15cm)WIDE TRENCH WITH APPROXIMATELY 12"(30cm) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH.ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFIL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12"(30cm) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12"(30cm) APART ACROSS THE WIDTH OF THE RECPs.

3. ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.

4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2"-5"(5 -12.5cm) OVERLAP DEPENDING ON THE RECPs TYPE.

5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"(7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA,APPROXIMATELY 12"(30cm) APART ACROSS ENTIRE RECPs WIDTH.

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

LIST OF REVISIONS		
1	7-08-2025	Housekeeping
REV.	DATE	REVISION DESCRIPTION

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

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

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

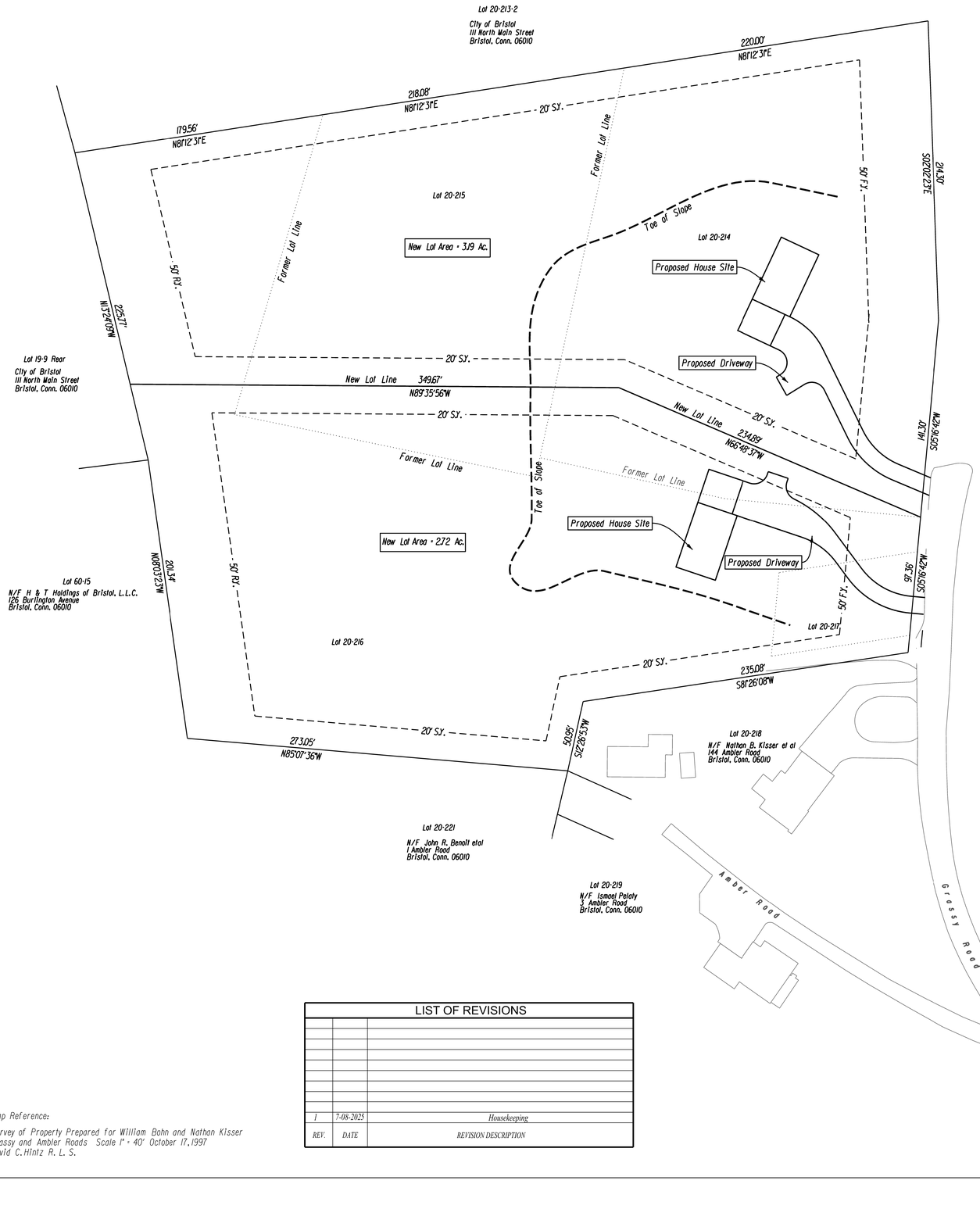
Sheet 5 of 6

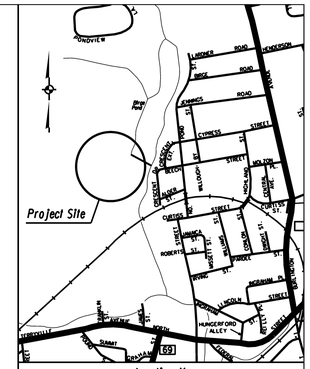
STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

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 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

40 0 20 40

Scale In Feet

LIST OF REVISIONS		
1	7-08-2025	Housekeeping
REV.	DATE	REVISION DESCRIPTION

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.

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

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

Sheet 6 of 6

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

App. 2548

Earth Removal Site Plan Application

For Office Use Only
APPLICATION NO. 2548
DATE FILED: 10/2/25
DECISION DATE:
DECISION:

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

Earth Removal in Excess of 400 Cubic Yards, a [ ] permitted use [✓] Special Permit use

under Section(s) Article III Section 15.2.4. of the Bristol Zoning Regulations.

Address or Location of the Property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215); Lot 216 Ambler Rd; Lot 217 Grassy Rd.

Assessor's Map No.: 20 Assessor's Lot No.(s): 214; 215; 216 & 217

Zone of the Property: R-40 Size of the Property (in acres or square feet): 6.03

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 9/24/2025 [ ] no

Other comments: residential construction on-site.

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

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

Name: H & T Holdings of Bristol, LLC

Address: 126 Burlington Ave. City: Bristol State: CT Zip: 06010

Telephone No.: 860-250-6160 E-Mail: tom@tabaccoconstruction.com

Signature: [signature] *Signature – (Printed/Typed)* Tom Tabacco

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2548

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215);

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney James Ziogas

Address: 104 Bellevue Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-584-2384 E-Mail: jziogas@ziogaslaw.com

08/17 - LUO

For Office Use Only
APPLICATION NO. 2548

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 45 Grassy Rd (Lot 214); 51 Grassy Rd.(Lot 215);

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Robert Green Associates

Address: 6 Old Waterbury Rd. City: Plymouth State: CT Zip: 06786

Telephone No.: 860-589-0135 E-Mail: green@rga-ct.com

08/17 - LUO

Applicant's Narrative

NARRATIVE FOR AMBLER ROAD AND GRASSY ROAD

The applicant submits the following plan for the development of 5.91 acres located on Grassy Road and Ambler Road. Currently the property is in the state of disrepair. To the extent that the houses located on the site will need to be demolished. In demolishing the homes, large areas of the property have steep slopes and risk erosion and need to be stabilized. The applicant is proposing the removal of the excess material, in the amount of approximately 145,000 cubic yards. The material will be removed in one acre increments with restoration of the disturbed areas as rapidly as possible. The hours of operation will be limited to 7 am to 5 pm Monday through Friday only. No holidays or weekends. The appropriate sediment control measures will be taken, including silt fences back up by haybales and silt fences. Upon the completion of the removal and restoration, the area will be re purposed as R-40 residential property.

Applicant's Traffic Statement



Traffic Evaluation

Earth Removal at Ambler Road and Grassy Road

Bristol, Connecticut

Prepared for:

H&T Holdings of Bristol, LLC



Prepared by:

KWH Enterprise, LLC

October 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50164/Traffic-Evaluation-Bristol-Earth-Removal-2025-10-05

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

Applicant's Stormwater Report

Hyperlink for Full Report:
https://www.bristolct.gov/DocumentCenter/View/50111/2025_09_02_Report

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

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

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

Accredited Health Department
PHAB
Advancing public health performance
Public Health Accreditation Board

2018
POCD

Scenic Resources

Code Enforcement

The Code Enforcement Committee is a collaboration of officials from 14 City departments who work together to:

- enforce the City's Property Maintenance Code, and
- work collaboratively in key neighborhoods on multi-faceted code problems.

The Committee seeks to improve the quality of life and the health, safety and welfare of the city by:

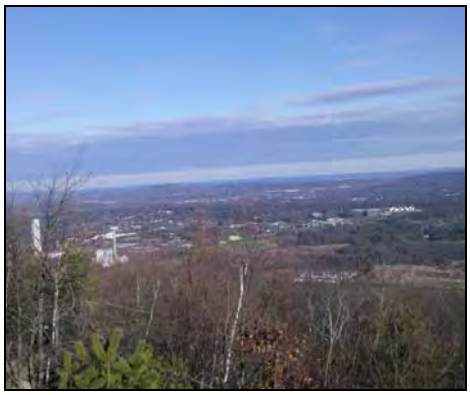
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators and occupants as to their responsibilities, and
- using established procedures, when necessary, to inspect, enforce, and issue penalties if compliance is not reached.

6.1.5. Scenic Resources

There are a number of scenic areas within Bristol and several vantage points offering spectacular views.

These scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.

Scenic View From South Mountain



6.1.6. Property Maintenance

In recent years, the City of Bristol has been active in addressing issues related to property maintenance (sometimes called "blight'). The City Council has established a property maintenance code and has established a Code Enforcement Committee (see sidebar) to address these situations. The general approach involves:

- Preventing or minimizing adverse conditions,
- Improving or rehabilitating adverse conditions (including building removal if other approaches are not successful), and
- Re-purposing the property to improve the neighborhood.

The City of Bristol should continue its property maintenance and rehabilitation efforts, as well as its on-going code enforcement efforts.

6.1.7. Community Design

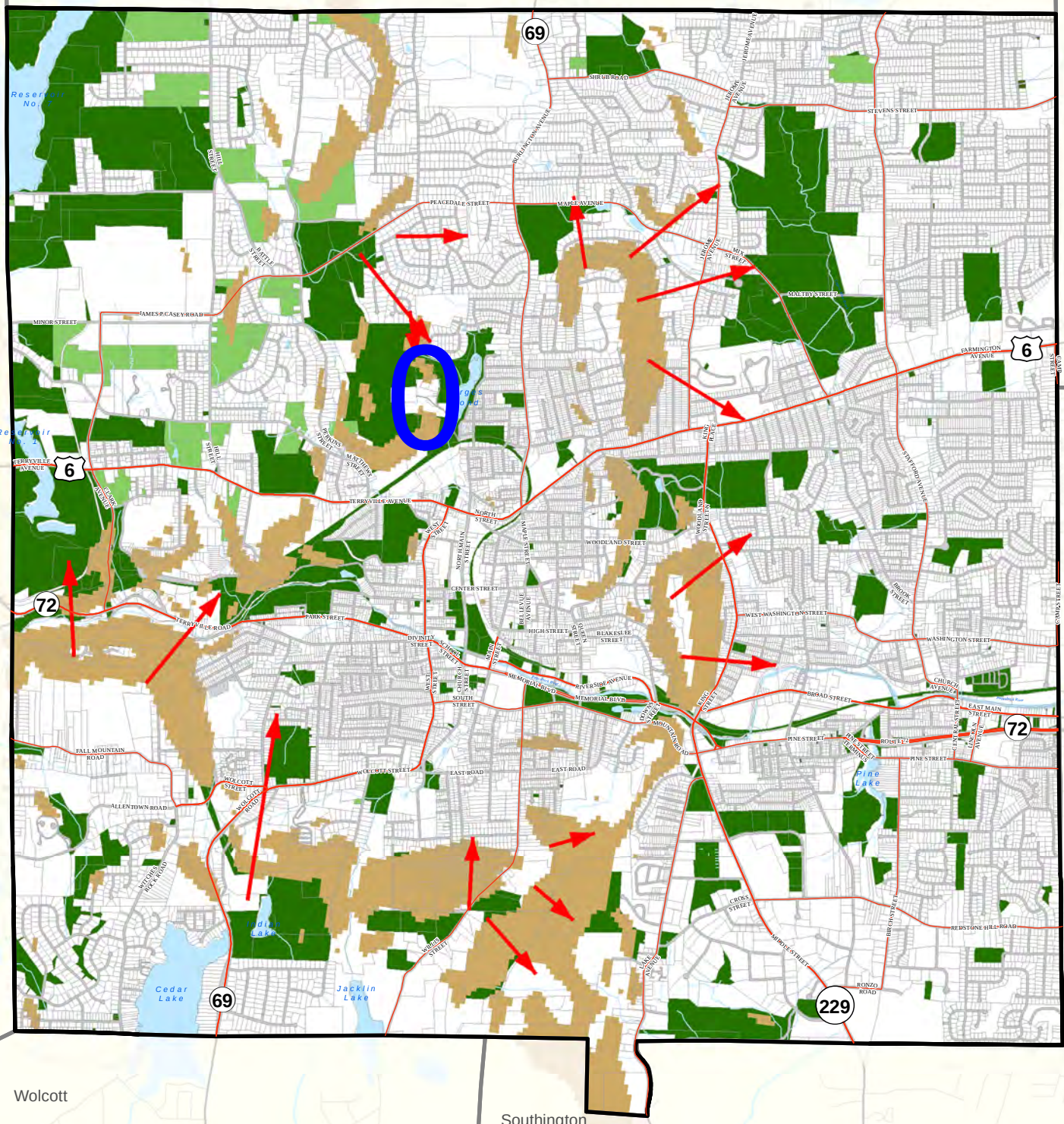
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

Still, the City should continue to evaluate development trends and work with applicants to achieve the best design results possible. It is the City of Bristol's intent to guide applicants to development designs where the building is integrated into the overall fabric of the community. The Zoning Commission may update regulations for lighting, landscaping, and other issues, as appropriate.

In the future, the City of Bristol may choose to revisit the establishment of a city-wide design review process and/or establish "village districts" (as authorized by CGS Section 8-2j) in specific areas such as downtown Bristol or Forestville.

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

Support community resources which enhance the quality of life within Bristol.

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

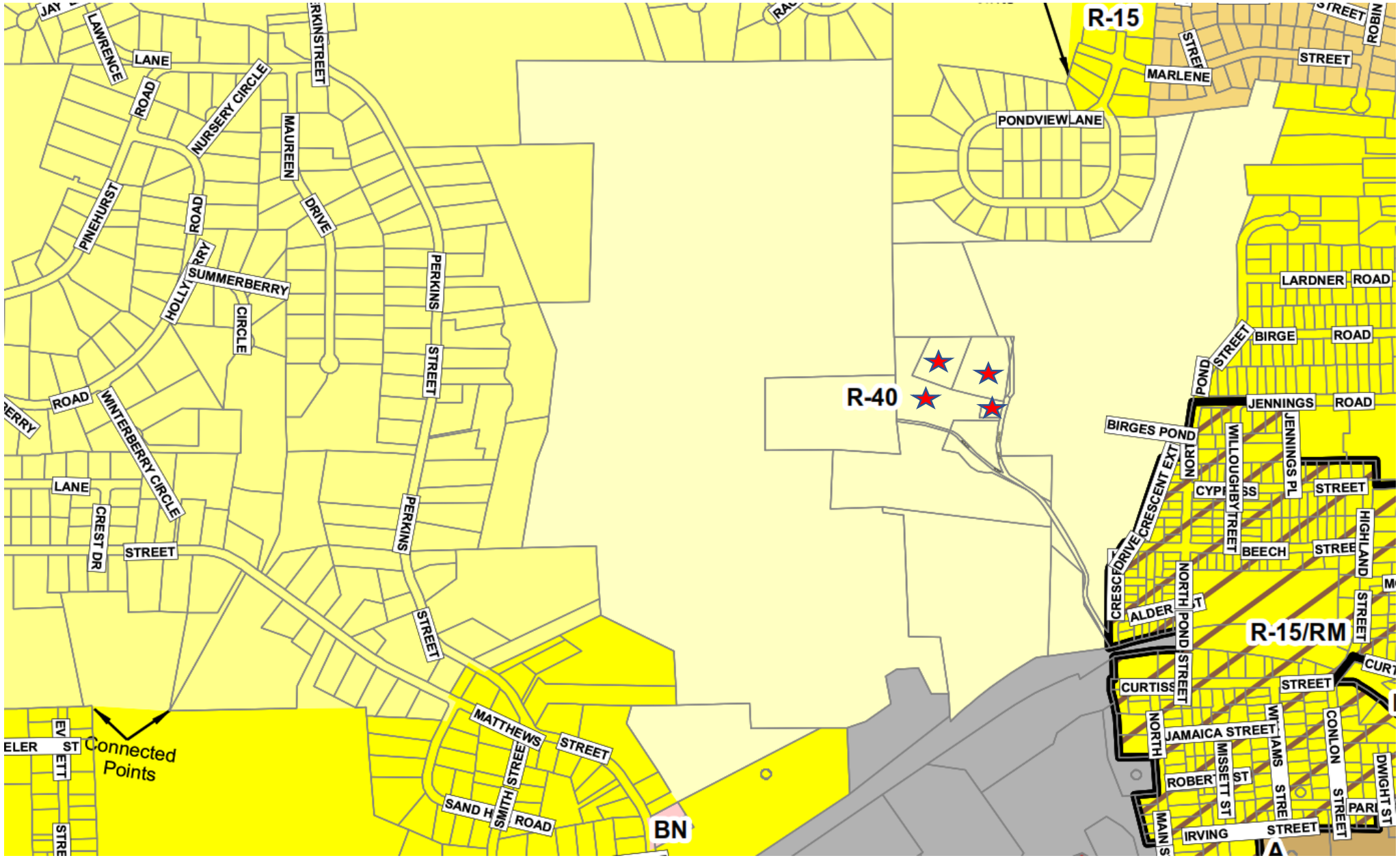
Encourage buildings and sites to be designed to reflect the overall character of Bristol.

Various Maps:

GIS
and
Google



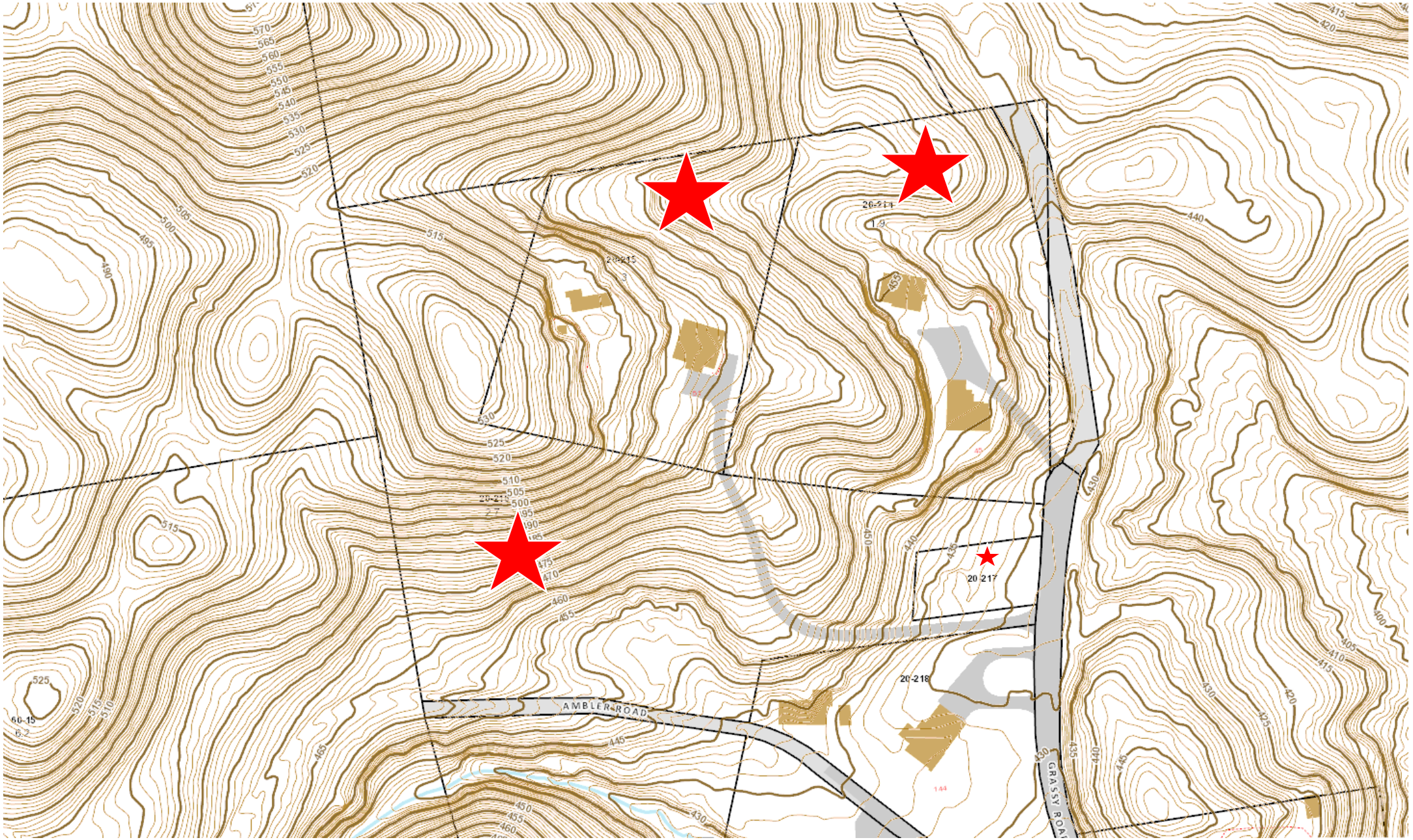
App. 2547 & 2548 - Location
Special Permit & Site Plan – Earth Removal



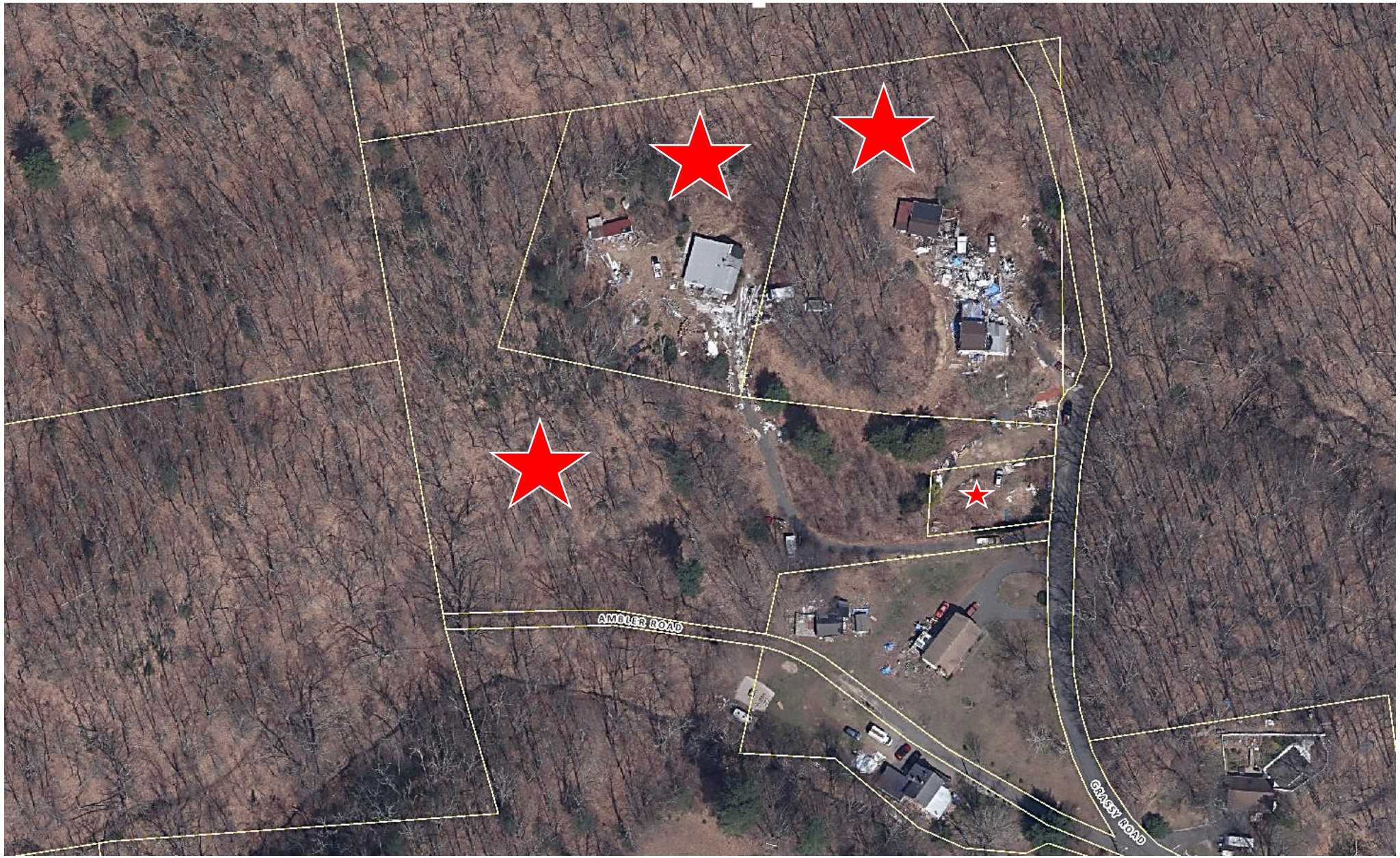
App. 2547 & 2548– Zoning – R-40
Special Permit & Site Plan – Earth Removal



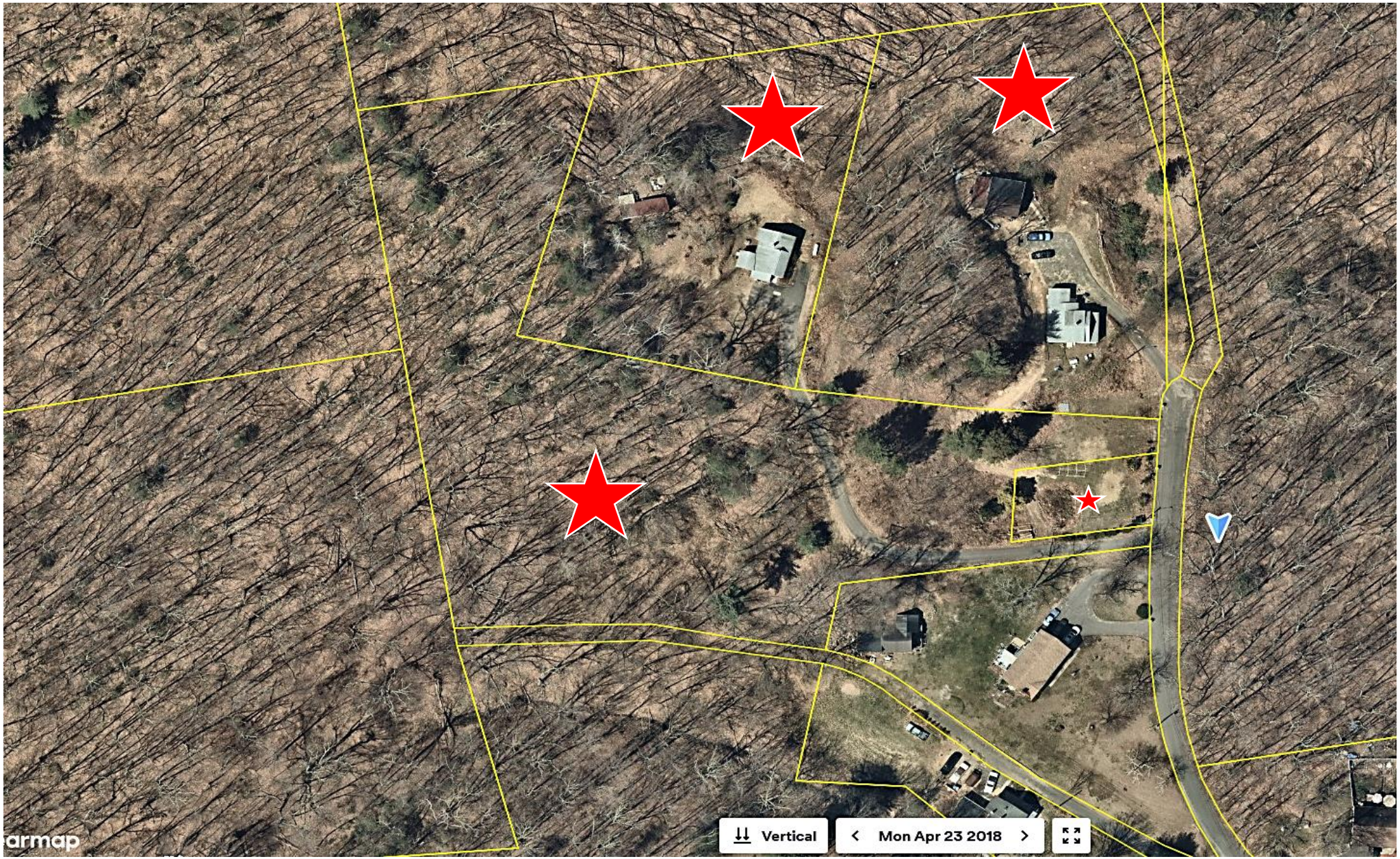
App. 2547 & 2548 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 - Existing Topography
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Aerial
Special Permit & Site Plan – Earth Removal

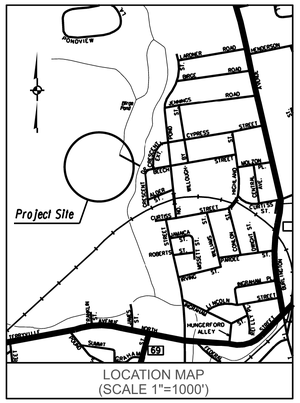


App. 2547 & 2548 – Aerial
Special Permit & Site Plan – Earth Removal

Plan Set

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

JULY 1, 2025



LOCATION MAP
(SCALE 1"=1000')

LIST OF REVISIONS		
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
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- F PROPOSED 6" FOUNDATION DRAIN
- S PROPOSED 6" PVC (SDR-35) SEWER LATERAL
- W PROPOSED 1" DOMESTIC WATER SERVICE
- E PROPOSED ELECTRIC SERVICE
- RL PROPOSED ROOF LEADER CONNECTION
- SEDIMENTATION AND EROSION CONTROL FENCE
- WETLAND LIMIT
- TREELINE

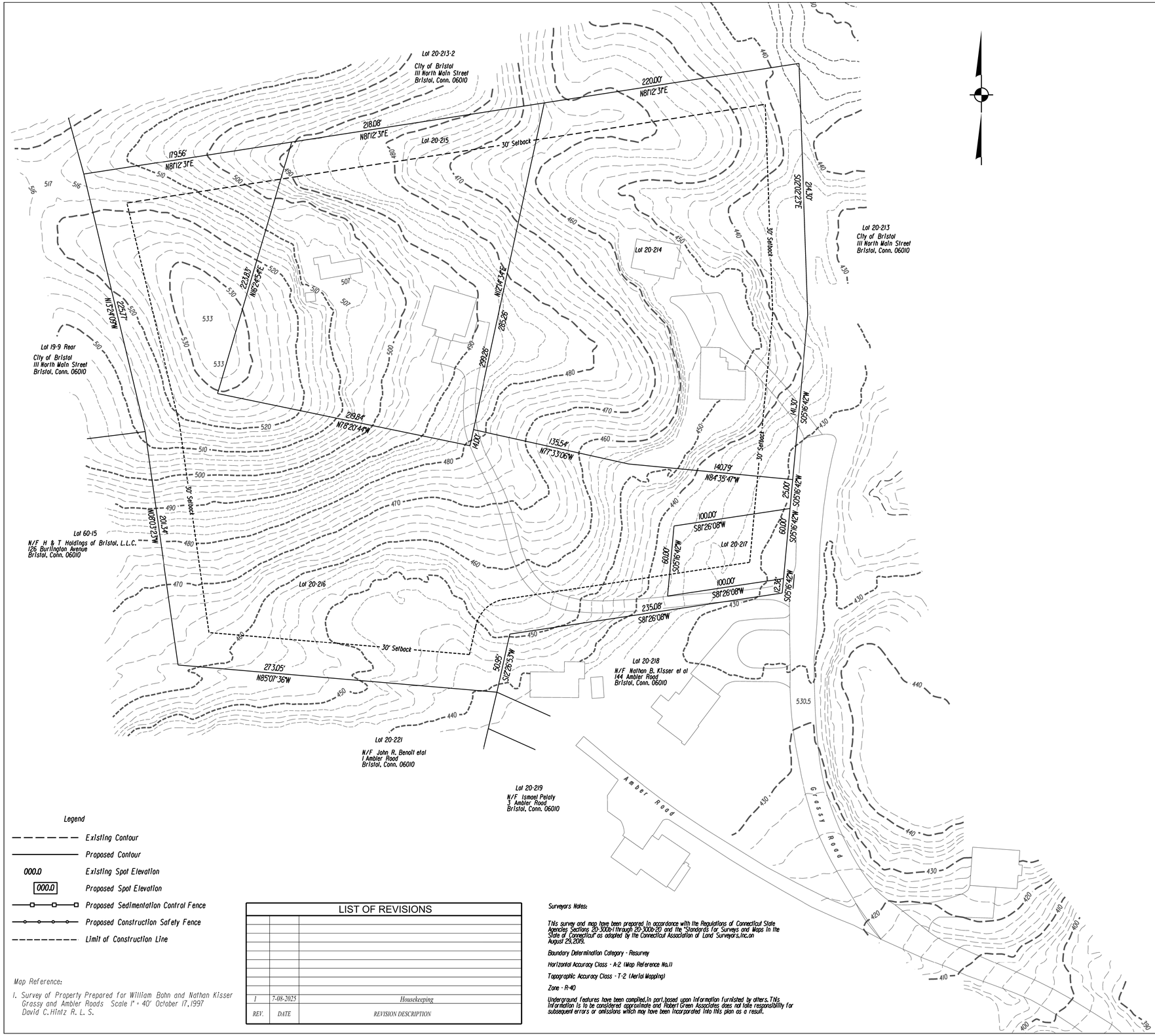
Applicant:

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



Legend

- Existing Contour
- Proposed Contour
- 000.0 Existing Spot Elevation
- 000.0 Proposed Spot Elevation
- Proposed Sedimentation Control Fence
- Proposed Construction Safety Fence
- Limit of Construction Line

Map Reference:

1. 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.

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

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

40 0 20 40

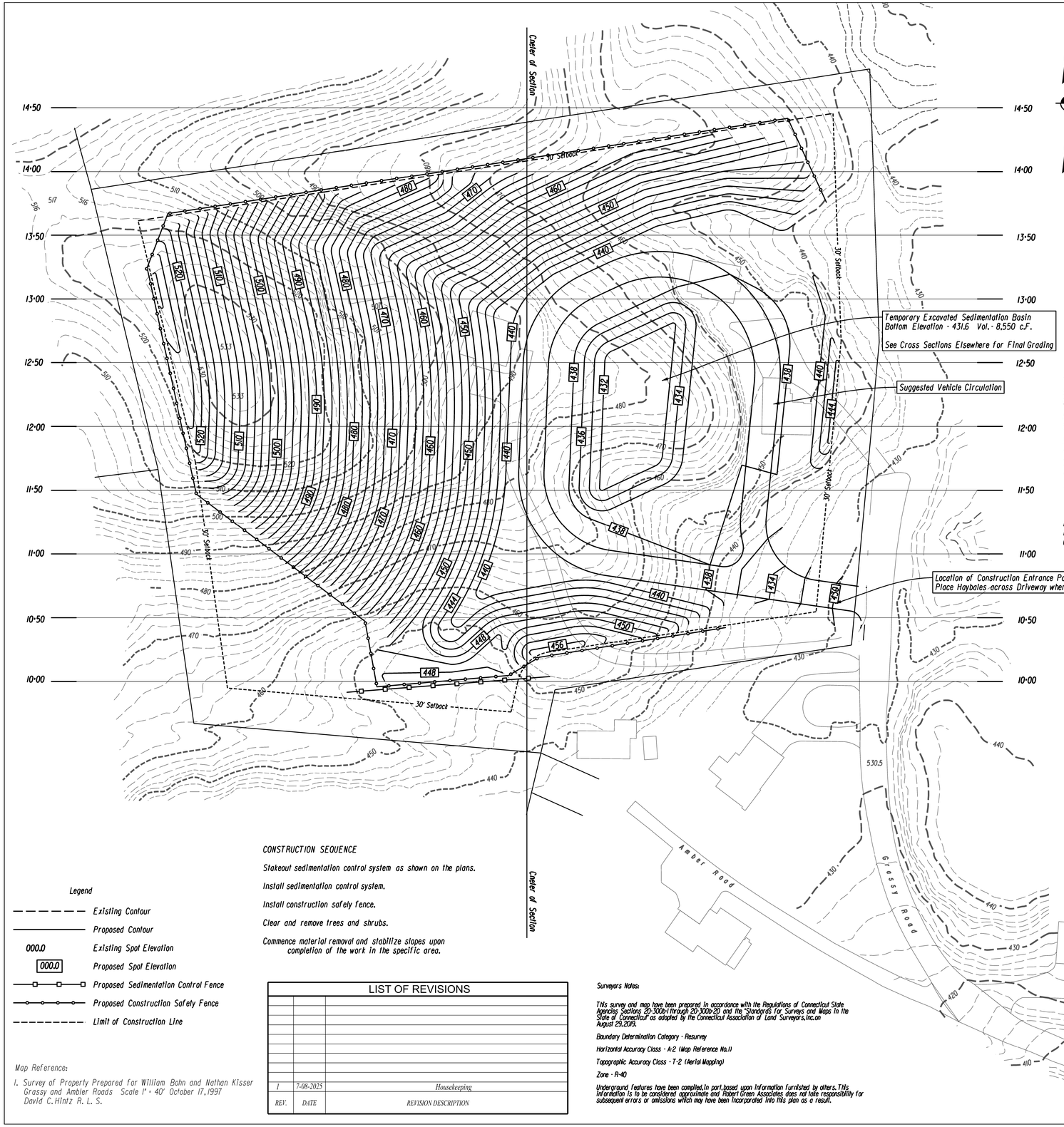
Scale In Feet

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

Sheet 2 of 6

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

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



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

1. Use sedimentation control fencing or hay bales to control soil erosion and to control sediment in the reverse bench swales. Controls are to be placed at the end of each bench and at points along each bench as determined by field conditions to be necessary to control sediment and erosion. For specific details for the instgllation of erosion and sedimentation controls refer to "guidelines for Soil Erosion and Sediment Control,2002 as revised" published by the Connecticut Department of Energy & Environmental Protection.
2. Sedimentation Control system is to be installed as shown on these plans.
3. Topsoil shall be stockpiled on site. If topsoil is to be stockpiled for more than 30 days,temporary soil stabilization measures shall be applied immediately.
4. The developer shall visually inspect and maintain all sedimentation control systems after each storm event.The contractor shall also inspect and maintain the sedimentation control system before forecast heavy rains or as directed by the Town.
5. Left Blank Intentionally
6. Topsoil shall be placed to a minimum compacted depth of four (4) inches. Immediately after the topsoil is placed,it shall be bonded to the subsoil by operating a tracked vehicle up and down,not across,the slope. The top 2" of this topsoiled area shall then be raked and seeded with an appropriate seed mix to establish permanent cover. Temporary mulching or temporary vegetative cover shall be used if the exposed area is in need of stabilization and the permanent vegetative cover season has past. Areas of temporary vegetative cover or temporary mulching shall have permanent cover established as soon as seasonally possible.
7. If final grading is to be delayed for more than 30 days after land disturbance activities cease,temporary soil stabilization measures shall be applied immediately.
8. The following sections from the D.E.P. publication titled "Guidelines for Soil Erosion and Sedimentation Control,2002 as revised" are specifically added to this specification:
   - *Chapter 6 - Temporary Vegetative Cover
   - *Chapter 6 - Permanent Vegetative Cover
   - *Chapter 7 - Topsoiling
   - *Chapter 9 - Sediment Barriers
9. Robert Tabacco at (860) 250-6160,or his assigns,shall notify the planning and the Engineering Department at least 24 hours prior to the start of any construction activity.
10. Robert Tabacco at (860) 250-6160,or his assigns,shall inspect the temporary sedimentation basin once a week or after each rain event of 1/2 or more. Any sediment shall be removed and properly disposed of in an appropriate location

ADDITIONAL NOTES:

SIGNIFICANT STORAGE OF FUEL AND MAINTENANCE CHEMICAL FLUIDS FOR EXCAVATION VEHICLES AND EQUIPMENT SHOULD BE OFF-SITE. IF POSSIBLE.

MOVABLE FUEL STORAGE TANKS SHOULD BE STORED ON AN IMPERVIOUS SURFACE. IF POSSIBLE,THEY SHOULD BE STORED IN A SECURE AREA.

SPILL RESPONSE EQUIPMENT SHOULD BE AVAILABLE ON-SITE FOR SPILLS AND LEAKS.

THE CONTRACTOR SHALL PREPARE A SPILL CONTROL PLAN FOR THIS SITE AND SUBMIT THE PLAN TO THE BRISTOL ZONING ENFORCEMENT OFFICER. THIS PLAN SHALL IDENTIFY THE EMERGENCY CONTAINMENT MATERIALS THAT ARE AVAILABLE ON-SITE.THE PLAN MUST CONTAIN THE EMERGENCY COODINATOR (NAME AND CONTACT TELEPHONE NUMBER), SITE SUPERVISOR (NAME AND CONTACT TELEPHONE NUMBER). THIS PLAN SHALL INCLUDE SPILL

PREVENTION PROCEDURES (STORAGE PRACTICES,MATERIAL HANDLING,INSPECTION FREQUENCY), SPILL RESPONSE PROCEDURES (NOTIFICATION,CONTAINMENT, CLEANUP AND DOCUMENTATION OF THE RESPONSE (DATE,TIME, LOCATION,TYPE AND QUANTITY OF SPILL) AND THE ACTIONS THAT WERE TAKEN.

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

Total Area - 257,576 S.F.or 5.91 Ac.
Area Disturbed - 178,100 S.F.or 4.1 Ac.

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

Approximate Quantity of Material to be Removed - 145,000 C.Y.

Land Disturbance shall be limited to no more than 1 Acre at a time. Restabilization will be scheduled as soon as possible

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

Safety Fence shall be installed along to perimeter of the site excavation

Place a Construction Entrance Pad as shown on the Plan

Hours of Operation : 7:00 AM to 5:00 PM Monday thru Friday,and Saturday from 8:00 AM to 12:00 Noon.. No Activity will occur on Sundays or Legal Holidays.

Anticipated Duration - 24 Months

Applicable warning signs to be placed on North Pond Road as directed by the City of Bristol Engineering Department

The proposed excavation and removal shall not result in the creation of any sharp pits,depressions, soil erosion,depress land values, drainage and sewerage problems or other conditions that would impare the use of the property in accordance with the City of Bristol Zoning Regulations,and further provided that such excavation or removal will be in harmony with the general purpose and intent of the Zoning Regulations.

No Grading to occur within 30' of a Property Line

All site work shall conform to specifications of the City of Bristol

Developer is responsible for correcting any unforseen field conditions

Legend

- *Existing Contour*
- *Proposed Contour*
- *000.0 Existing Spot Elevation*
- *000.0 Proposed Spot Elevation*
- *Proposed Sedimentation Control Fence*
- *Proposed Construction Safety Fence*
- *Limit of Construction Line*

Map Reference:

1. *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.*

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

Commence material removal and stabilize slopes upon completion of the work in the specific area.

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors,Inc.on August 29,2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

Underground features have been compiled,in part,based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

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

40 0 20 40
Scale In Feet

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

Joseph M. Green

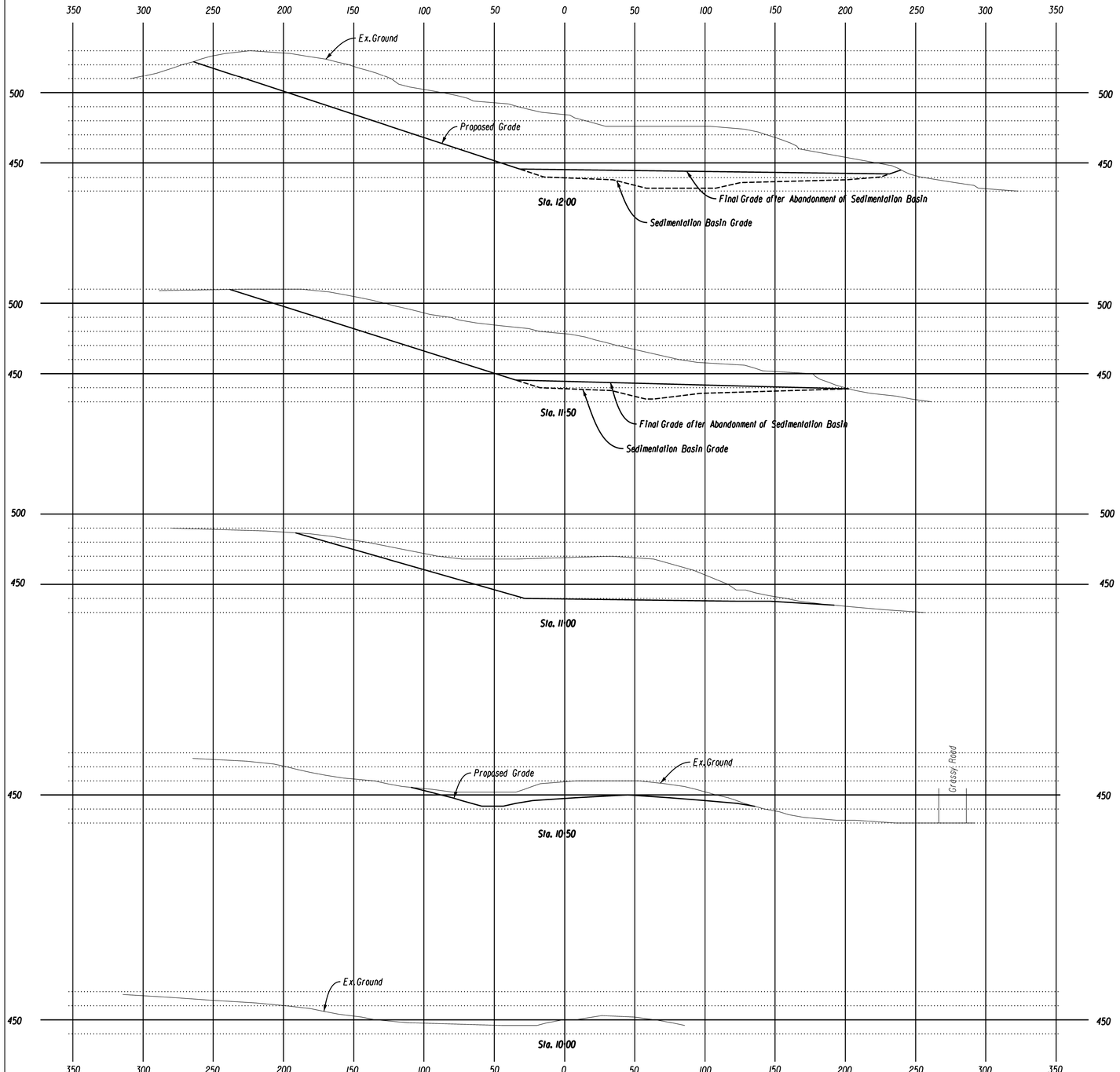
JOSEPH M. GREEN P.E.
REG.NO.0026292

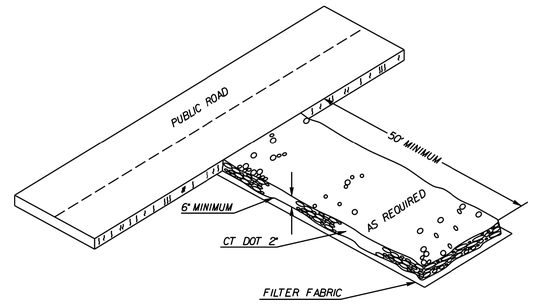
Sheet 3 of 6

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

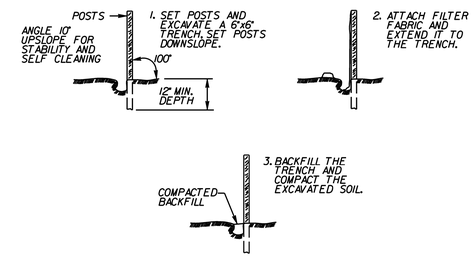
STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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





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

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Scale In Feet

LIST OF REVISIONS		
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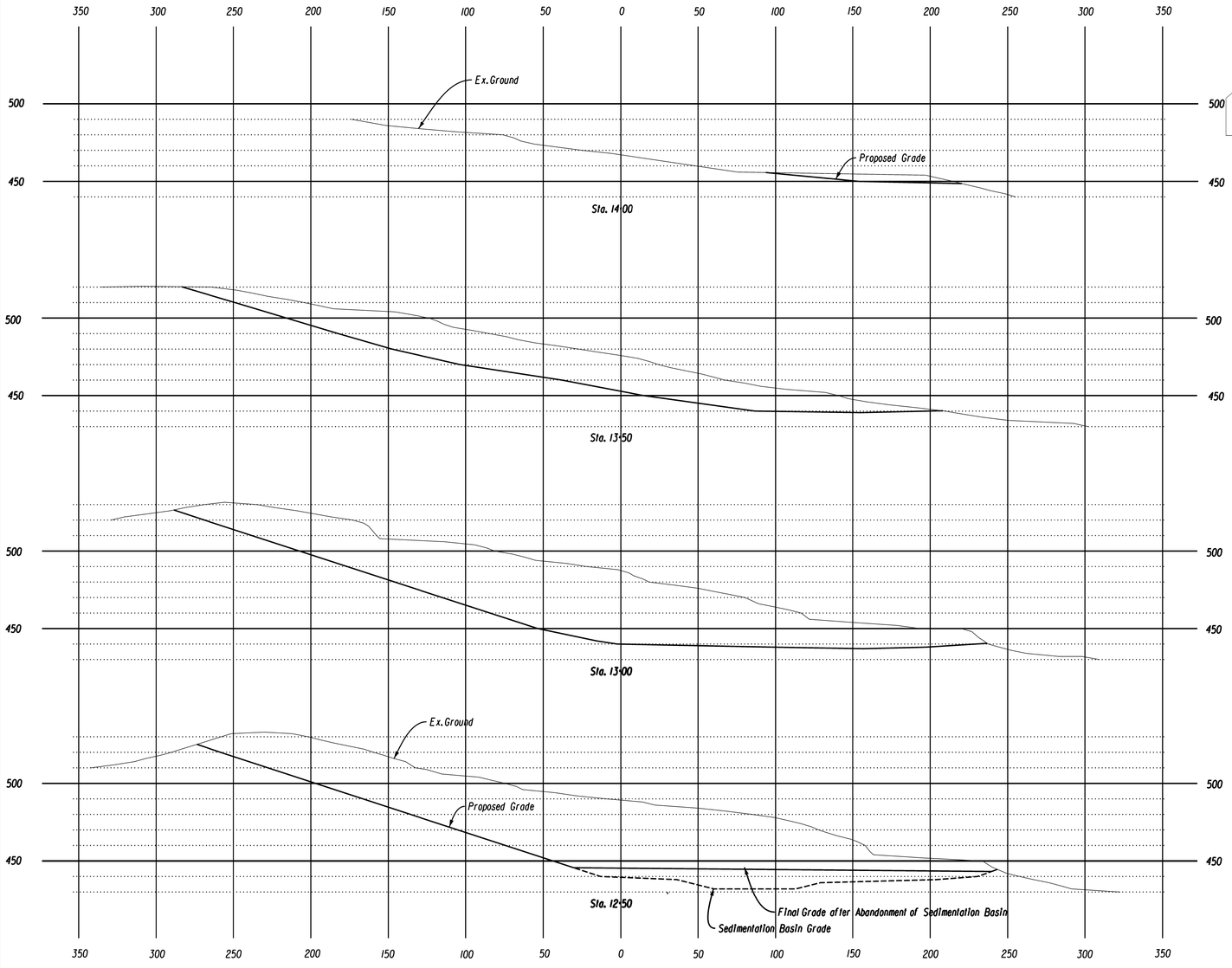
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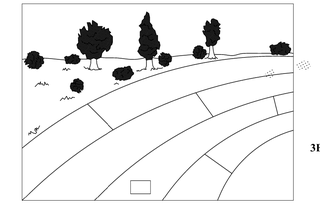
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 4 of 6

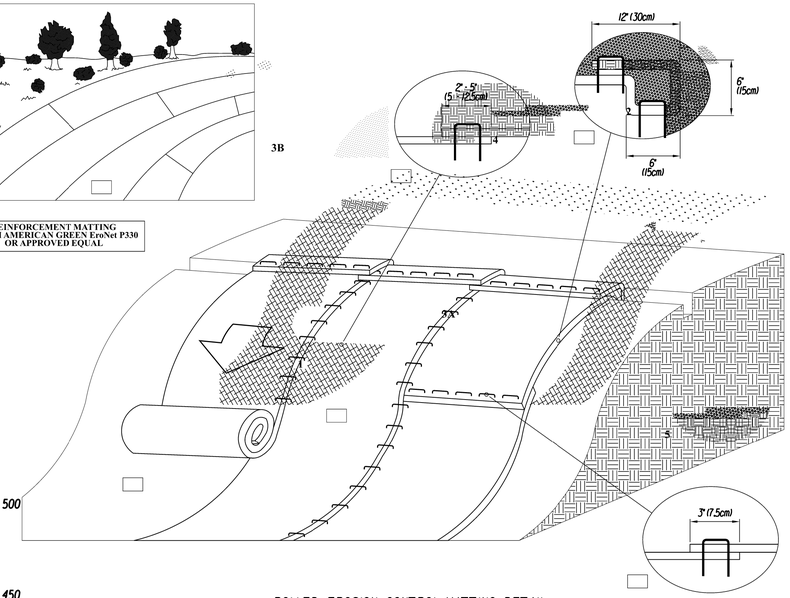
STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

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





REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL



ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS)INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6"(15cm) DEEP x 6"(15cm)WIDE TRENCH WITH APPROXIMATELY 12"(30cm) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12"(30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12"(30cm) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12"(30cm) APART ACROSS THE WIDTH OF THE RECPs.

3. ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.

4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2"-5"(5 - 12.5cm) OVERLAP DEPENDING ON THE RECPs TYPE.

5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"(7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"(30cm) APART ACROSS ENTIRE RECPs WIDTH.

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

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Miscellaneous Notes and Details

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

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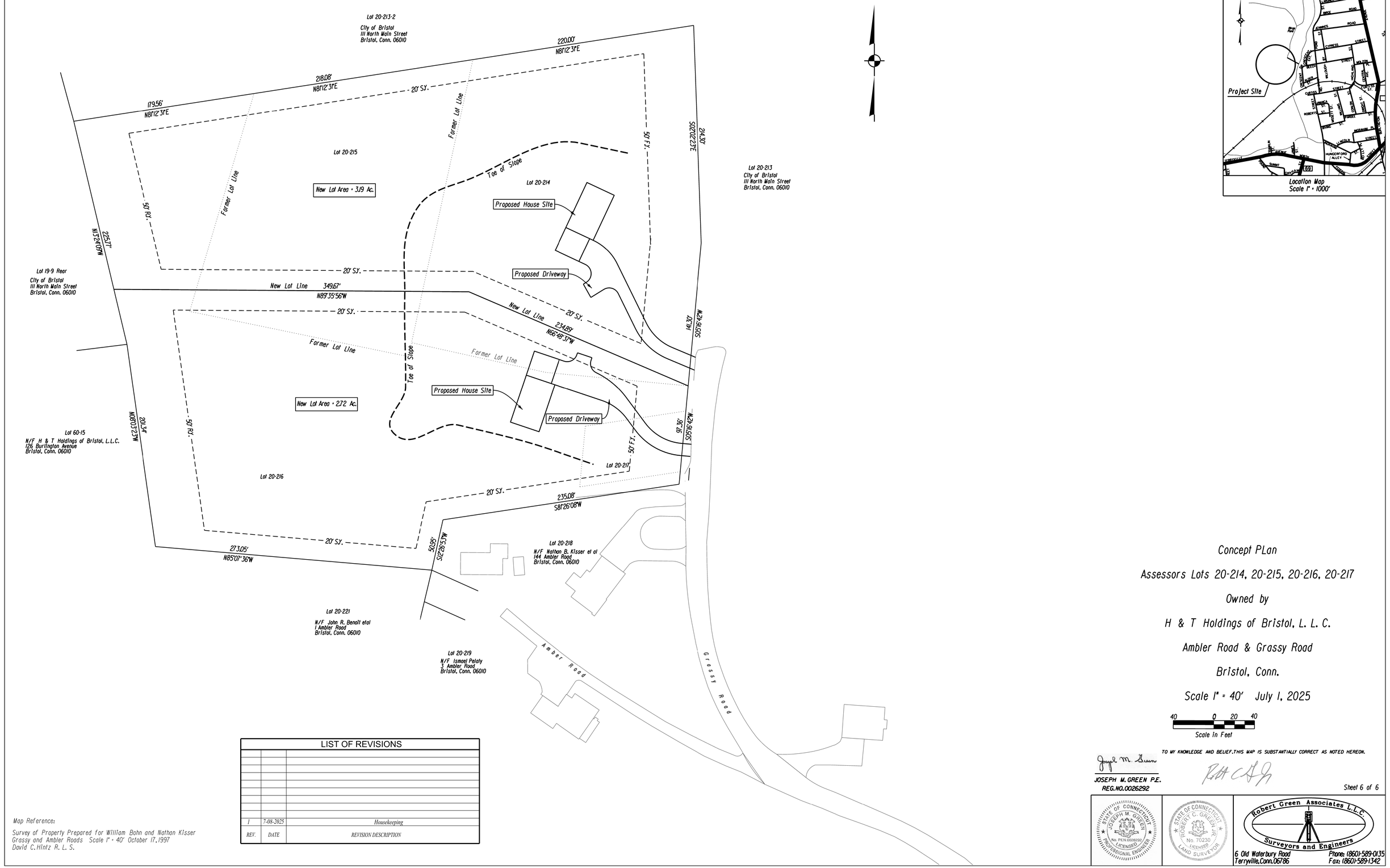
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JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 5 of 6

STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

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



LIST OF REVISIONS		
1	7-08-2025	Housekeeping
REV.	DATE	REVISION DESCRIPTION

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.

Concept PLan

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REG.NO.0026292

Sheet 6 of 6

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

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

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

Date: 9/29/25

AZR 25-08

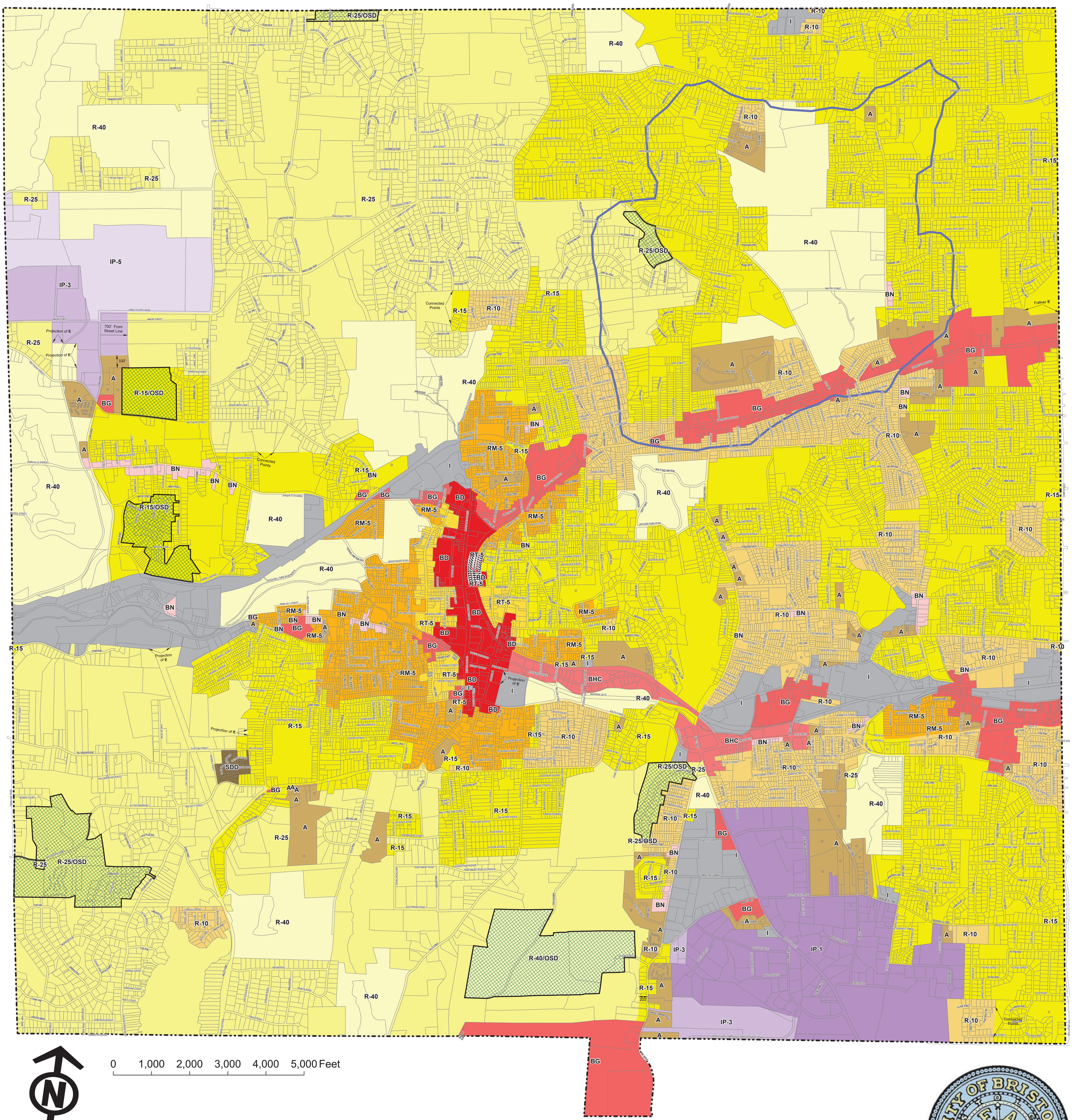
Recommendation 41: Summary of Changes to the Official Zoning Map

Per Recommendation 41, the following amendments are required to the Official Zoning Map of the City of Bristol should the amendment be adopted:

- Eliminate the Access Management Overlay boundary from the map and remove the Access Management Overlay reference from the map legend.

ZONING MAP OF THE CITY OF BRISTOL, CONNECTICUT

AZR 25-08
Map Amendment



Residential Zones

- R-40 Single Family Residential Zone
- R-25 Single Family Residential Zone
- R-15 Single Family Residential Zone
- R-10 Single Family Residential Zone
- A Multi-Family Residential Zone
- RM-5 Mixed Residential Zone
- RT-5 Residential Transitional Zone
- SDD* Special Development Zone

*Zone deleted under prior zoning regulations

Street names are shown for informational purposes only.

Business Zones

- BN Neighborhood Business Zone
- BHC Route 72 Corridor Business Zone
- BG General Business Zone
- BD Downtown Business Zone

Industrial Zones

- IP-5 Industrial Park Zone
- IP-3 Industrial Park Zone
- IP-1 Industrial Park Zone
- I General Industrial Zone

Overlay Zones/Areas

- OSD Open Space Development
- Level "A" Aquifer Protection Area
  (1) Upper and Lower White Bridge & Mix Street
  (Effective Date: 5/27/11)

Effective Date:
Amended To:
Digital Format Adopted On: May 11, 2011
Map Printed On:
Base Map Information Last Updated On: September 25, 2025

_____

Chair, Bristol Zoning Commission

CITY OF BRISTOL SEAL CONNECTICUT

ZONING REFERRAL FORM

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

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS

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

FROM: ☑ Zoning Commission
☐ Planning and Zoning Commission
☐ City or Town Council (acting as Zoning Commission)

Municipality: Bristol

TO: Capitol Region Council of Governments
Policy Development & Planning Department
241 Main Street
Hartford, CT 06106

Date of Referral: 10/10/2025

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

NATURE OF PROPOSED CHANGE:

☑ Adoption of amendment of **ZONING MAP** for any area within 500 feet of another Capitol Region Municipality. **Attach map showing proposed change.**

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

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

Map-AZR 25-08

DATE PUBLIC HEARING IS SCHEDULED FOR: 11/10/2025

MATERIAL SUBMITTED HEREWITH:

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

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

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

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

CRCOG-2017

AZR 25-08
Map Amendment

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 10, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Map

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

Application #AZR 25-08

Proposal: Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: August 1, 2025, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Per Recommendation 41 – Eliminate the Access Management Overlay boundary from the map and remove the Access Management Overlay reference from the map legend.

Note: The Draft of this amendment is available digitally at this link here:
https://www.bristolct.gov/DocumentCenter/View/50156/AZR-25-08_Map-Amendment_for-Agenda

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: November 10, 2025

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

AZR 25-08
Map Amendment

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 10, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Map

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

Application #AZR 25-08

Proposal: Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: August 1, 2025, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

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Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: November 10, 2025

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

AZR 25-08
Map Amendment

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 10, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Map

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

Application #AZR 25-08

Proposal: Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: August 1, 2025, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

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Tentative Hearing Date: November 10, 2025

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City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

AZR 25-08
Map Amendment

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 10, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Maps

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

Application #AZR 25-08

Proposal: Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: August 1, 2025, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

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Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: November 10, 2025

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

AZR 25-08
Map Amendment

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: October 10, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Map

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

Application #AZR 25-08

Proposal: Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: August 1, 2025, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Per Recommendation 41 – Eliminate the Access Management Overlay boundary from the map and remove the Access Management Overlay reference from the map legend.

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Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: November 10, 2025

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

AZR 25-08
Map Amendment

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 10, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Map

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

Application #AZR 25-08

Proposal: Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: August 1, 2025, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

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Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: November 10, 2025

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

App. #2539

135 Cross St.

Commercial Kennel

App. #2539

135 Cross St.

Email's: Request for Informataion

From: Robert Flanagan
Sent: Wednesday, October 15, 2025 4:09 PM
To: 'jonrondeau@gmail.com' <jonrondeau@gmail.com>
Cc: Andrew Armstrong <AndrewArmstrong@bristolct.gov>; Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>
Subject: 4th Follow-Up - Special Permit/Response Comments - 135 Cross St.

Good Afternoon Jon:

We have not received any responses from you to our emails or phone messages.
Your written response to the comments attached should be sent to us asap so we can continue the review of your application.

Thanks.

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

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

****

From: Robert Flanagan
Sent: Tuesday, September 30, 2025 7:15 AM
To: 'jonrondeau@gmail.com' <jonrondeau@gmail.com>
Cc: Andrew Armstrong <AndrewArmstrong@bristolct.gov>; Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>
Subject: Special Permit - Response Comments - 135 Cross St.
Importance: High

Good Morning Jon:

At the last Zoning Commission meeting on September 15, the review comments for your Special Permit application were discussed briefly.
You had indicated at the meeting that a written response to the comments would be forthcoming.

As of this morning, we have not received any response.
The response should be sent to us asap so we can continue the review of your application.

If you have any questions, please reach out Andrew.
Thanks.

Robert

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

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

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

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

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

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

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

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

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

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

Other comments: _____

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

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

Name: Jon Rondeau

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

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

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

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

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

Name: 135 Cross Street ,LLC

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

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

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2539

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

Elite Pawformance Dog Training, Boarding Facility

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

For Office Use Only
APPLICATION NO. 2539

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Stormwater Permit Information for Developers and Contractors

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

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

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

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

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

Revised March 23, 2017

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Connecticut Department of Public Health

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

Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2539

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

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

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

ASSISTANT CITY PLANNER (Andrew Armstrong):

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

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

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

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

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (ZEO) No comment at this time.

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

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. No comments at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

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

Sewer

Water

Applicant's Response Comments

CITY OF BRISTOL

SITE PLAN REVIEW COMMITTEE

STAFF COMMENTS - 2539

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

ENGINEERING / PUBLIC WORKS (Anthony Lorenzetti):

1. The application has only provided a boundary and topographic survey map, this map only shows existing conditions. What is proposed in terms of changes?

Applicant Response: There is no proposed building expansion and only interior fit-out for kennel housing, training space, and support rooms. Site changes are limited to signage reinstallation at the existing location (if permitted), and striping for designated drop-off spaces. No new impervious area or grading is proposed.

2. The existing mapping shows the driveway/parking area extends onto the adjoining lot (other land owned by 135 Cross Street).

Applicant Response: We intend to maintain existing circulation. A soil scientist is evaluating the adjacent lot. We anticipate a future administrative lot merge to simplify title and assessment given the limited standalone development potential of the easterly parcel. We understand that any future use of the adjacent lot would be subject to separate approvals.

3. A zoning table should be shown that shows what is required and what exists for the zone and use.

Applicant Response: A zoning conformance table has been prepared and included at the end of this document indicating minimum lot area, frontage, yards, height, coverage, and parking, with existing/proposed values. No dimensional nonconformities will be intensified by this project.

4. How will accessibility be provided to building?

Applicant Response: Accessible parking is striped near the main entrance with an accessible route via the existing ramp to the lobby. Interior clearances and restroom accommodations provide compliant access throughout client areas.

5. No existing or proposed lighting is shown.

Applicant Response: Existing building mounted lights and floodlights provide site illumination to the exterior of the building, walkways and parking lot

6. Will there be waste disposal/dumpster facilities?

Applicant Response: Yes, it is shown on the plan that a dumpster will be located at the loading dock, consistent with prior use by the last tenant. Animal waste will be bagged and sealed prior to dumpster disposal by a licensed hauler.

7. Will a new overhead sign be installed?

Applicant Response: If permitted by code, we will reinstall a building-mounted sign at the existing sign band location. Any new sign will comply with size, illumination, and placement requirements and be submitted for permit.

8. Wetlands and upland review area need to be shown on the plans.
9. The parcel information is not shown on the easterly lot.

Applicant Response: This initial phase of operations is confined to the existing building and paved area with no wetland disturbance. If future approval is sought and obtained to use the easterly parcel, it would be as a place to walk or train the dogs and provide a place for them to to relieve themselves.

10. The existing building appears to be over the westerly side yard 15-foot setback, can the actual dimension be provided?

Applicant Response: The building was constructed circa late 1970s–1980s under then-current approvals. The project does not expand the building footprint or intensify any pre-existing condition.

11. Show approximate location of existing utility services for the building, also show where the storm drain from the parking lot discharges and its invert.

Applicant Response: The map shows a transformer that comes in to the corner of the driveway. I do not have information on the storm drain. Nothing has been modified with this since the initial construction of the building. No modifications to utility capacity or stormwater discharge are proposed.

12. Show utilities in Cross Street.

Applicant Response: The plan shows electricity coming into the parking lot and in the corner of the building before the loading dock. Internet and telephone come in on the left side of the building on an overhead line. No modifications to these are proposed.

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. Will there be any animals other than dogs at the facility?

Applicant Response: Operations will focus on dogs only.

2. Where will dogs relieve themselves and exercise? Will any training or other activities occur outdoors?

Applicant Response: Relief walks will take place in designated areas on the front or side lawn within upland, non-wetland areas. These areas will be kept clean through immediate pickup protocols, lined waste receptacles, and regular sanitation. No outdoor overnight housing or training is proposed.

3. How many dogs will be held in the facility at one time? Will they be held overnight or be dropped off and picked up? If held overnight, what is the maximum number of days an animal will stay in the facility?

Applicant Response: Initial kennel fit-out anticipates approximately 25–40 indoor enclosures with capacity scaled to Connecticut kennel sizing standards (with a mix of standard and larger 'suite' enclosures). Based on Connecticut's regulations for commercial kennels (Conn. Agencies Regs. § 22-344-35), which apply to facilities providing boarding, training, and related services the space requirements for dogs are designed to ensure humane and comfortable conditions. And is oversee by the State of Connecticut .
Both same-day and overnight boarding will occur. Typical stays range from 1–14 days, aligned with common travel durations.

4. How many customers do you anticipate per day?

Applicant Response: Based on comparable facilities and projected demand, we anticipate approximately 25–40 customer visits per day, distributed across morning and evening windows with low mid-day activity. This volume is well within the capacity of the existing on-site parking and circulation.

5. What are the hours and days of operation?

Applicant Response: Proposed hours are 7:00 a.m. to 9:00 p.m., Monday through Sunday. Staffing levels and schedules may adjust slightly to accommodate customer needs while maintaining supervision for overnight boarding.

6. The narrative mentions membership access to various parts of the facility. Please explain where the public will access various parts of the facility.

Applicant Response: Public access will be limited to the front lobby, reception area, viewing corridor, and scheduled-access program spaces (training room, agility/confidence area, and self-serve wash bay, if offered). These areas are accessed by appointment or membership reservation via a posted calendar. Controlled keycard access and staffed check-in prevent unauthorized entry to kennel housing and staff-only areas.

7. Please label the various aspects of the facility mentioned in the narrative that do not appear to be labeled on the floor plan such as "luxury suites". Provide label for unlabeled room near kennel and member's area.

Applicant Response: On the plan, the kennel housing block will be labeled with a room schedule identifying: standard enclosures, 'luxury suites' (enlarged, comfort-amenity enclosures), isolation/quarantine room, food prep and laundry, staff workroom, and storage. The currently unlabeled room adjacent to the kennel and member area will be designated as either a training room or administrative office space.

8. Many different activities for dogs are mentioned in the narrative. Will all activities take place within the area labeled for "agility and dog training area"?

Applicant Response: Yes. All training, agility, and enrichment activities will occur indoors within the designated training/agility area and associated program rooms. There will be no outdoor training or classes.

9. How many deliveries are expected per day and per week?

Applicant Response: We anticipate approximately 1-2 deliveries per week consisting of supplies, food, and linen services. Deliveries will occur during regular business hours and utilize the existing loading area, avoiding conflicts with peak customer arrival times.

10. The facility will require a kennel license from the State of Connecticut Department of Agriculture maintained as a business for boarding or grooming of dogs and cats prior to operation. A copy of the kennel license shall be provided to the Land Use Office prior to commencing operations.

Applicant Response: Acknowledged. We will obtain the required Connecticut Department of Agriculture kennel license and submit a copy to the Land Use Office prior to commencing operations. All operations will comply with CGS §22-344 and Conn. Agencies Regs. §22-344-35 (commercial kennels).

11. Demonstrate how the existing parking meets the parking requirements for the proposed use.

Applicant Response: The existing paved lot provides sufficient capacity for staff and short-duration client visits. Customer stays are brief and distributed throughout the day; morning/evening peaks are managed through designated short-term drop-off spaces near the entrance and staff parking at the rear. The provided stall count exceeds anticipated demand.

12. Is the facility ADA accessible?

Applicant Response: The site includes an accessible route from parking to the front entrance via an existing ramp. Interior pathways, door widths, counters, and restrooms provide accessible features compliant with ADA standards.

13. It does not appear that the property has exterior lighting that would illuminate the parking lot other than wall mounted lighting near the building. Please elaborate on how the parking lot will be safely lit if operating at night and provide a photometric diagram.

Applicant Response: The site is equipped with multiple wall and canopy-mounted LED luminaires along the front façade, loading dock, and side elevations that provide uniform illumination of the walkways, driveway and parking areas. Historic second-shift use by a prior tenant experienced no reported lighting deficiencies. If requested, and found necessary before opening a photometric plan can be provided to confirm adequate coverage.

14. The narrative submitted appears to be more of a marketing material. Please elaborate and provide a narrative that conforms to Section 16.2.2(D).

Applicant Response: An Applicant Narrative is attached addressing: building location and existing conditions; traffic generation and circulation; storm drainage and sanitary sewer (no changes proposed); water supply; parking and access management; landscaping buffers and screening around relief areas; lighting and security; environmental and aesthetic considerations; and public safety coordination.

15. Additionally, provide written explanation of conformance with considerations of Section 16.2.7: "Special Permit, Standards for Approval."

Applicant Response: The proposal is harmonious with surrounding industrial uses; generates low traffic; provides adequate parking and safe circulation; protects public health and welfare through compliance with state kennel standards and interior operations; does not alter stormwater patterns or utilities; and enhances the built environment by adaptively reusing an existing building without introducing adverse noise, odor, or light impacts.

BUILDING/ZONING ENFORCEMENT (Richard Brown / Brandon Peate):

1. (ZEO) No comment at this time.

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

POLICE DEPARTMENT (Lt. Berube / Sgt. Ouellette):

1. No comments at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan / Rob Longo):

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

ZONING CONFORMANCE TABLE & NARRATIVE SUMMARY

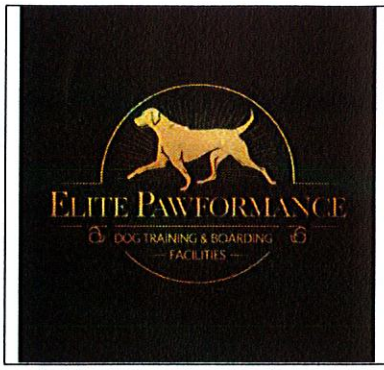
Standard	Industrial (I) Zone Requirement	Existing / Proposed	Complies
Lot Area	20,000 sq ft minimum	± 44,400 sq ft (1.02 acres)	✔ Yes
Front Yard	25 ft minimum	± 40 ft existing	✔ Yes
Side Yard	15 ft minimum	± 15 ft existing (west) – pre-existing condition	✔ Yes
Rear Yard	25 ft minimum	> 25 ft existing	✔ Yes
Building Height	45 ft maximum	± 24 ft existing	✔ Yes
Building Coverage	50 % maximum	± 28 %	✔ Yes
Impervious Coverage	80 % maximum	± 72 %	✔ Yes
Off-Street Parking	1 space / 500 sq ft GFA (min. 5)	± 25 spaces existing + 2 ADA	✔ Yes
Use Type	Special Permit – Kennel / Boarding / Training Facility	Same use requested	✔ Yes

Narrative Summary:

The proposed Boarding, Kennel, and Training Facility operates entirely within the existing building footprint and paved areas. No structural expansion or grading changes are proposed. All dimensional standards, height, coverage, and parking ratios conform to Industrial (I) Zone requirements. The pre-existing side-yard setback (approx. 15 ft) is non-expansive and remains unchanged. The site has more than adequate parking for staff and clients, and ADA-accessible spaces and routes are provided. No new environmental impact or increase in intensity occurs under this special permit application.

Special Permit – 135 Cross Street – Application #2539
September 10, 2025 – First Review

Applicant's Narrative



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

Elite Pawformance: Dog Training, and Boarding Facility

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

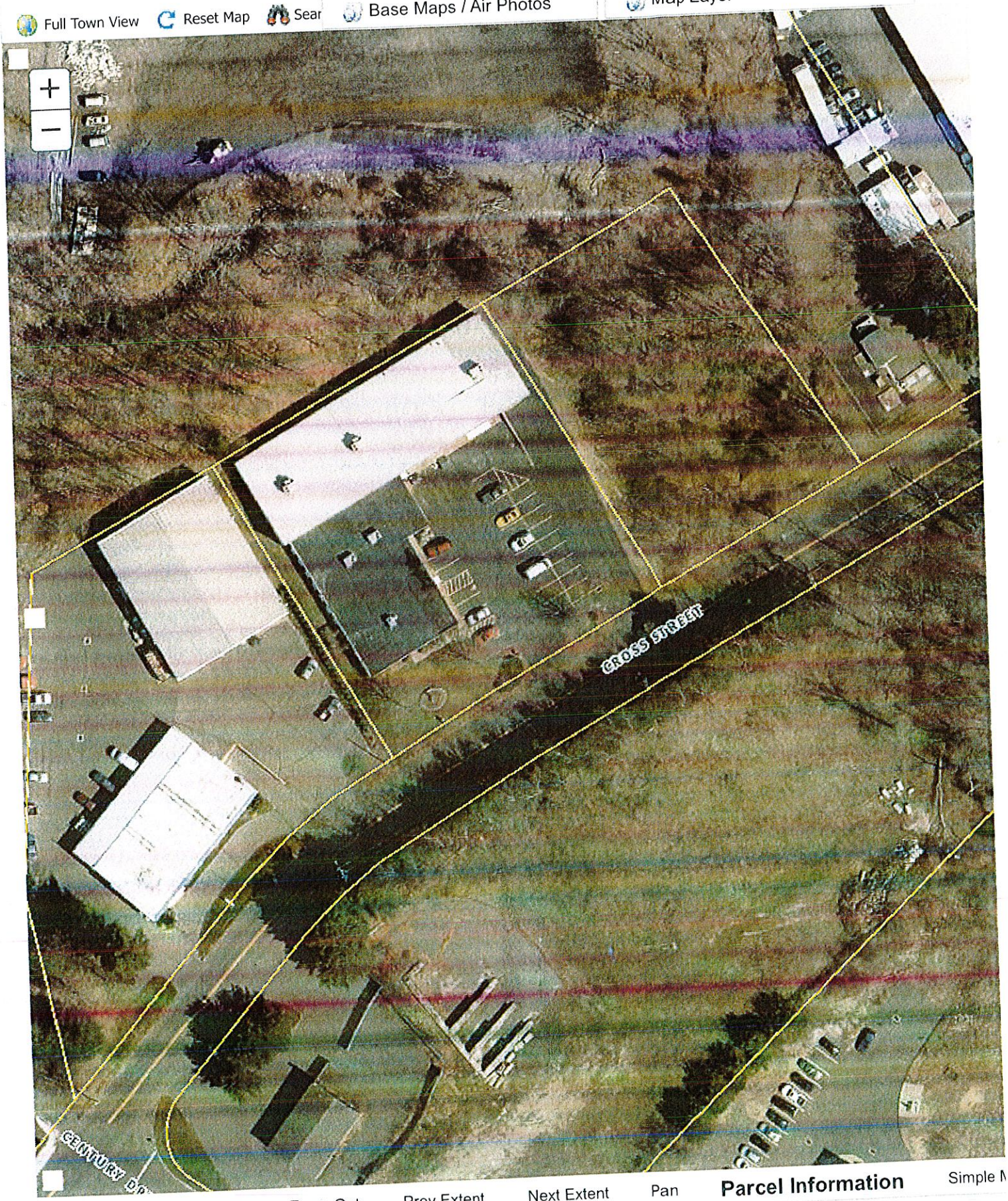
Our Commitment to Well-Being
At Elite Pawformance, we prioritize the well-being of every dog in our care. Our experienced team is trained to recognize and address individual needs, ensuring that each dog receives personalized attention. We foster a supportive community where dogs can socialize, exercise,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

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

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

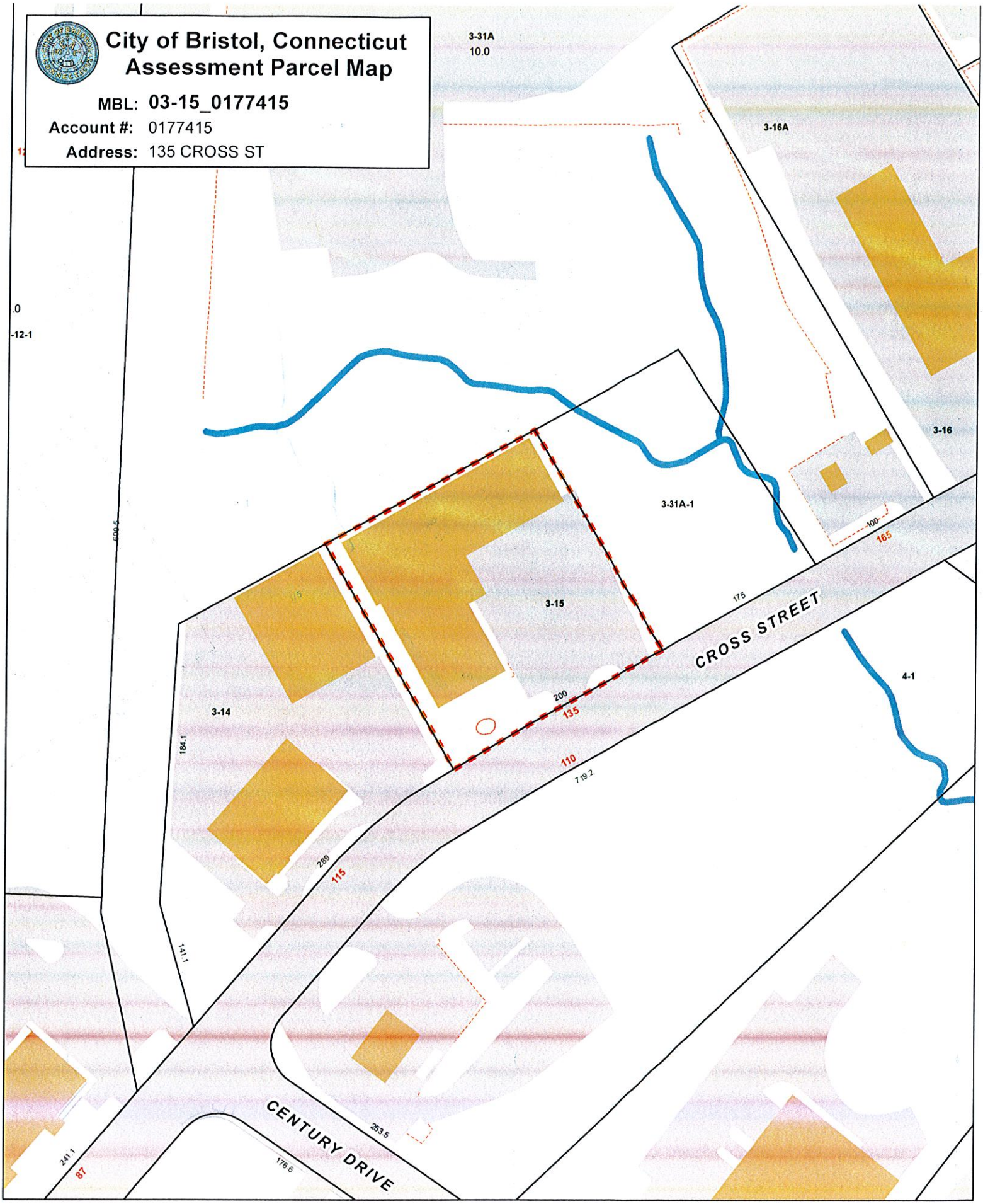
Thanks Jon Rondeau 860-306-7734

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



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

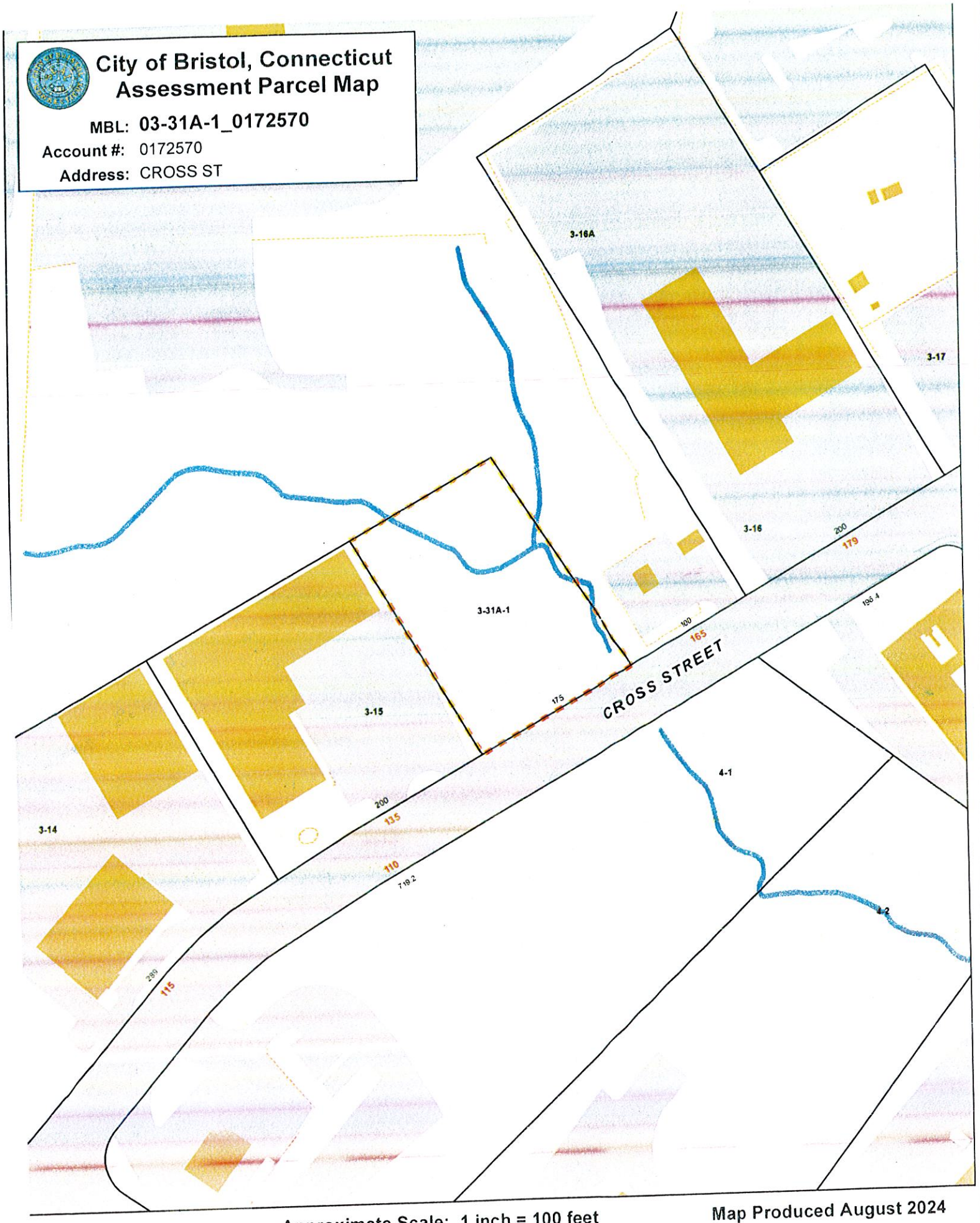
MapXpress v1.2



Approximate Scale: 1 inch = 100 feet

Map Produced August 2024

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



Approximate Scale: 1 inch = 100 feet

Map Produced August 2024

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

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

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

July 3, 2024

PROJECT NARRATIVE

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

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

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

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

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

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

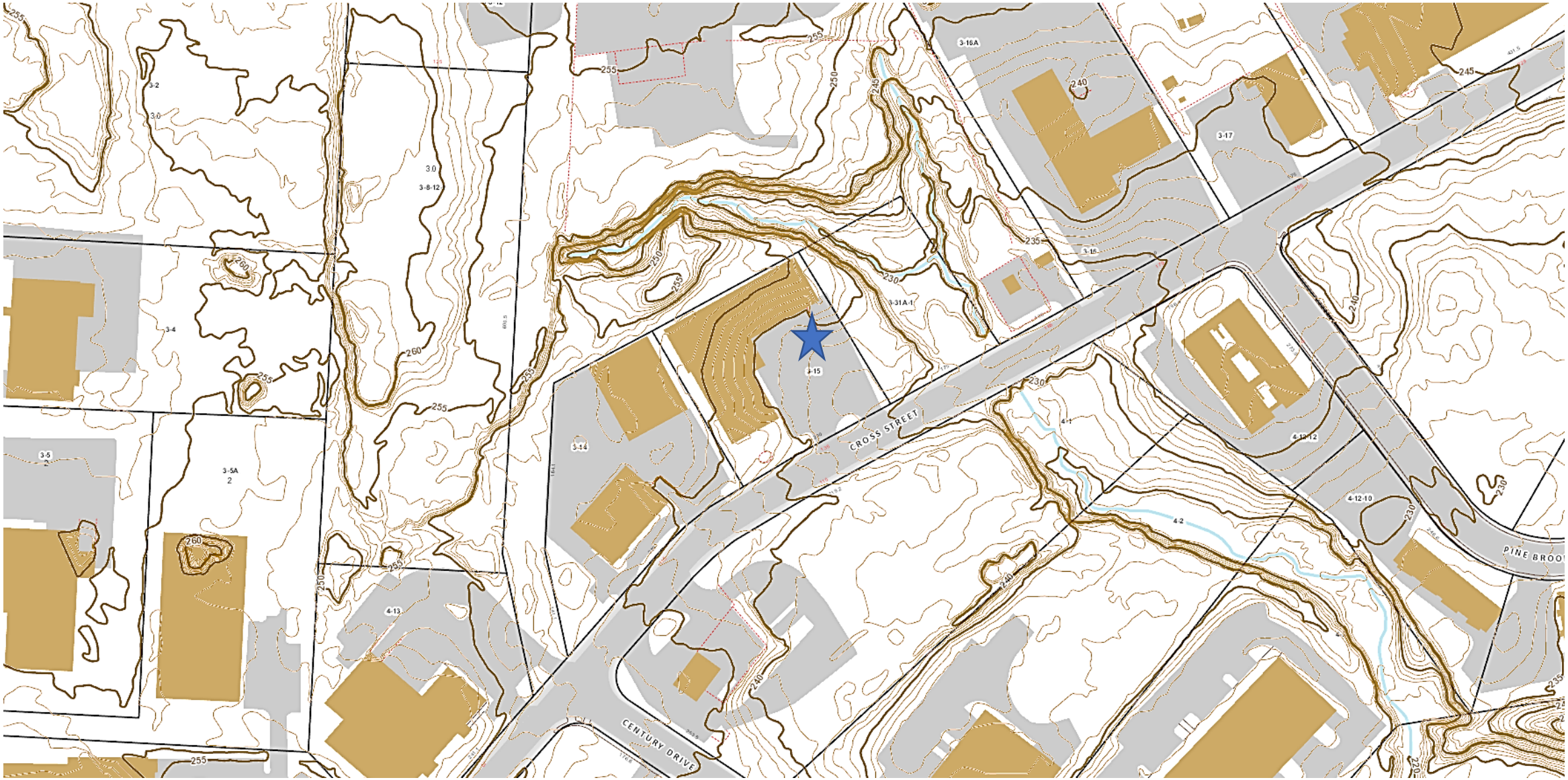
Maps, Aerial Photos and Google Earth



135 Cross St. - Location
Map 3 Lot 15



135 Cross St. - Floodplain
Map 3 Lot 15



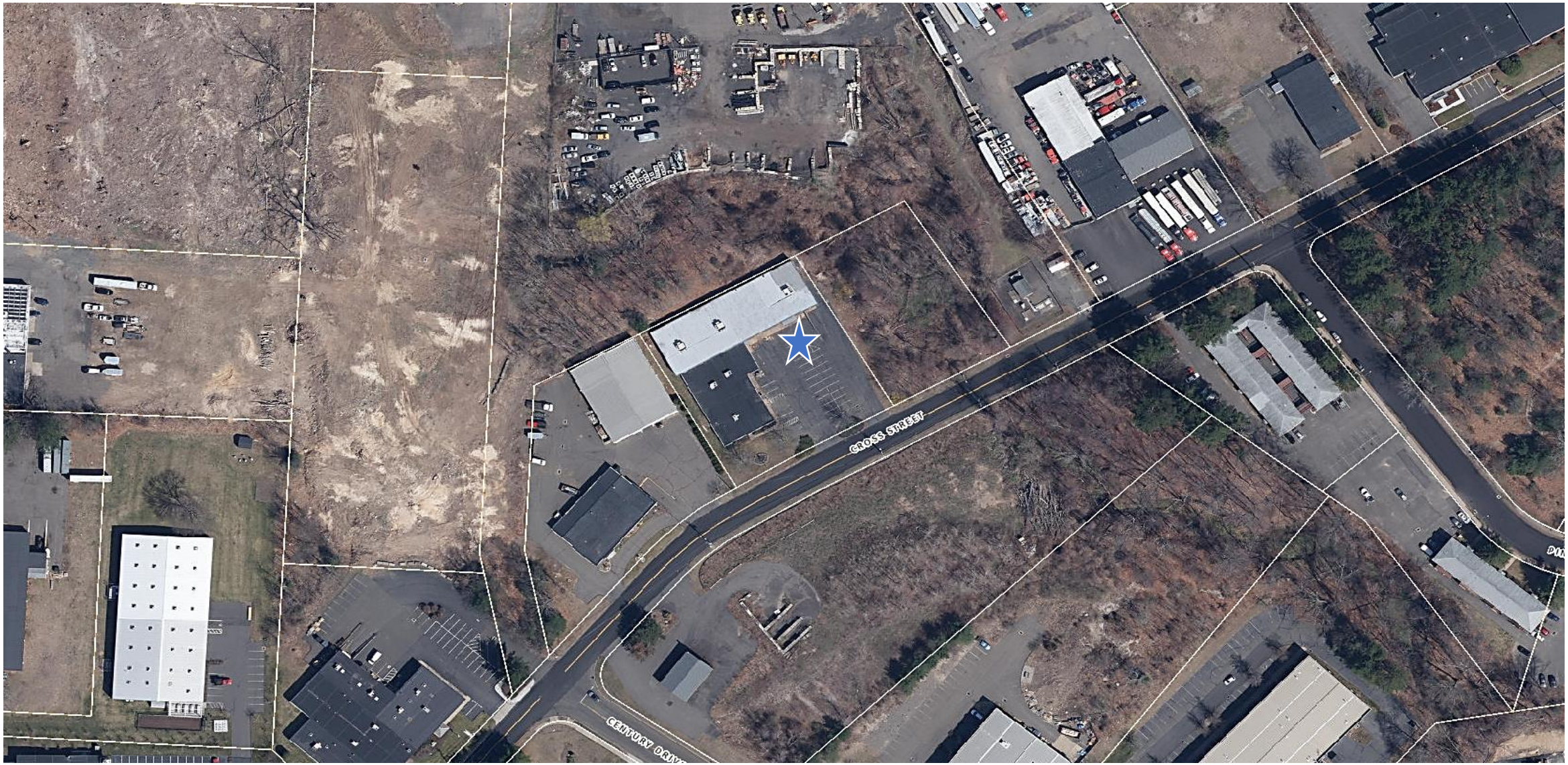
135 Cross St. - Topography
Map 3 Lot 15



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



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



135 Cross St. – Aerial 2023
Map 3 Lot 15



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



135 Cross St. – Google Earth
Map 3 Lot 15



135 Cross St. – Google Earth
Map 3 Lot 15

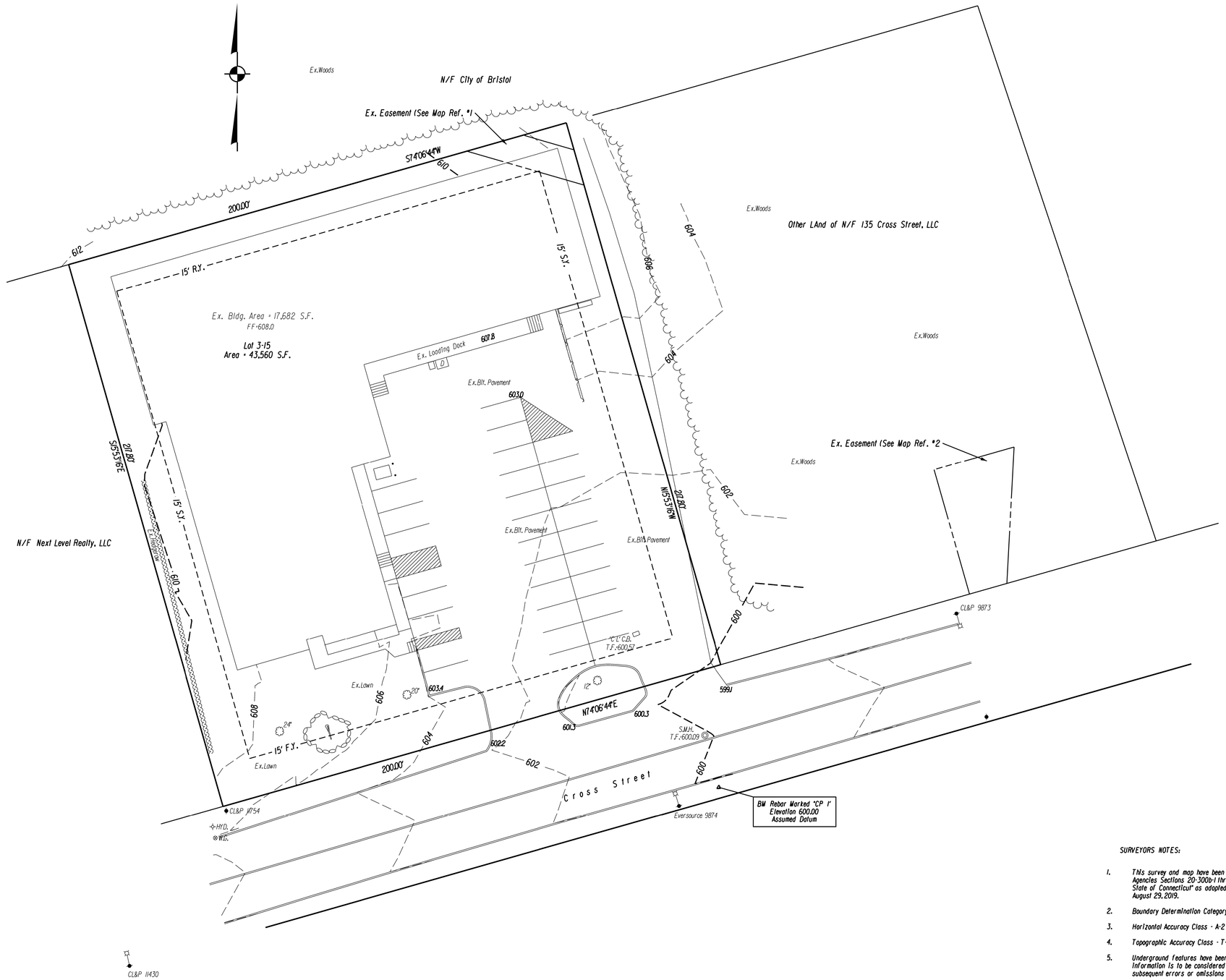


135 Cross St. – Streetside – 2024
Map 3 Lot 15



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

Applicant Plan Submission



Map References:

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

SURVEYORS NOTES:

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

REV.	DATE	REVISION DESCRIPTION

DATE: August 12, 2025

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

SURVEYOR SIGNATURE/BLOCK:

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

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

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

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

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

DRAWING NO.: V-001

DRAWING TITLE: BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NO.: 1

SITE PLAN MODIFICATION

PARKING LOT RE-STRIPING PLAN

ASSESSORS MAP: 3 LOT 15

135 CROSS STREET

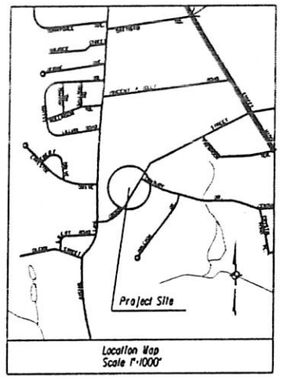
BRISTOL, CONNECTICUT

JULY 3, 2024

REV.	DATE	REVISION DESCRIPTION

LEGEND

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



Location Map
Scale 1"=1000'

LIST OF DRAWINGS

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

Applicant/Owner:

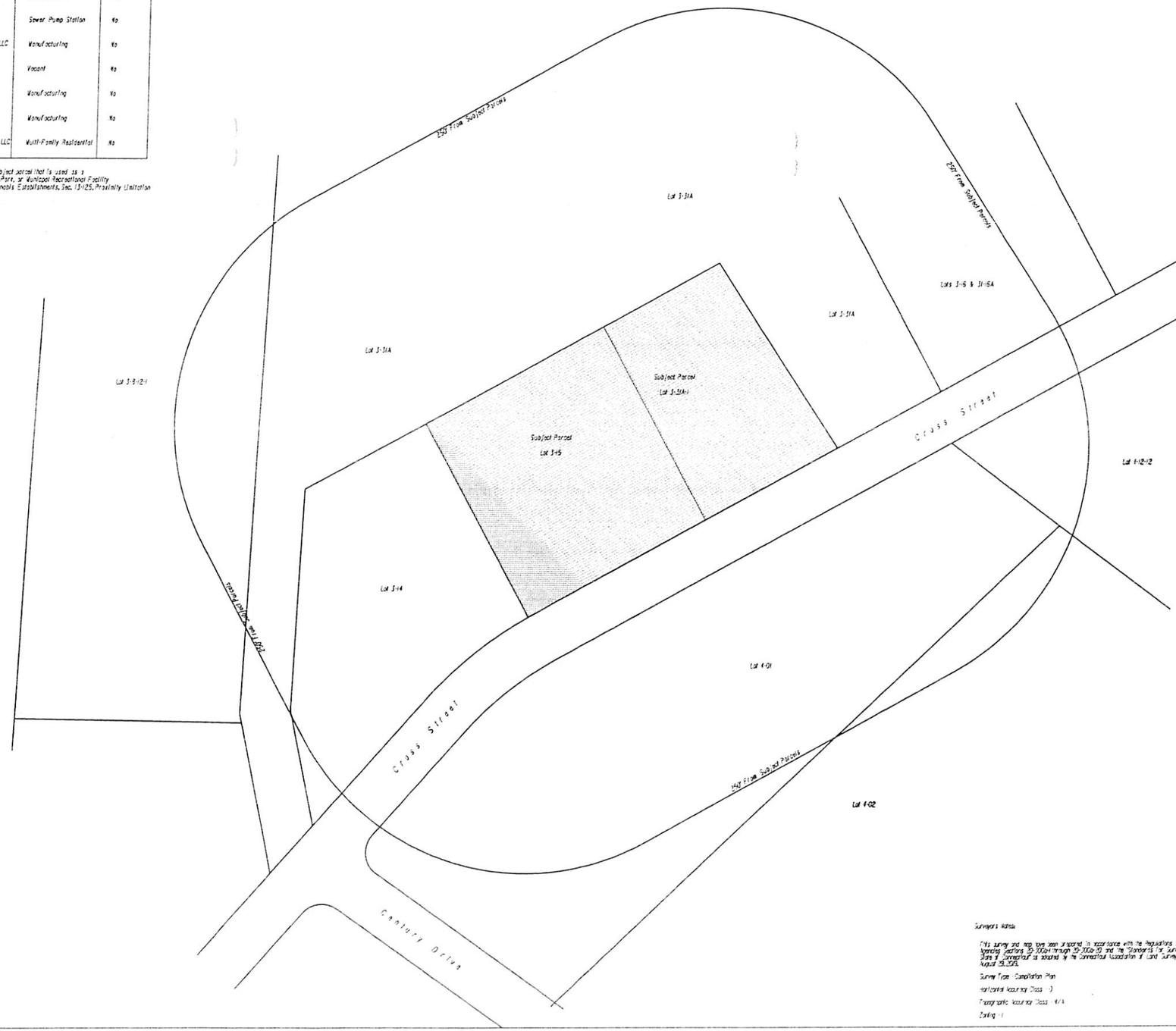
135 Cross Street, LLC
135 Day Street
Newington, Conn. 06111
Contact: Stella Johnson
(978) 491-0791

Surveyor/Civil Engineer:

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

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

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



Compilation Plan

Map Depicting Abutting Properties

Within 250 Feet of

135 Cross Street

Bristol, Conn.

Scale 1" = 50' October 9, 2023

Prepared for

Bud's Goods & Provisions

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

Surveyor's Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors Inc. on August 26, 1996.

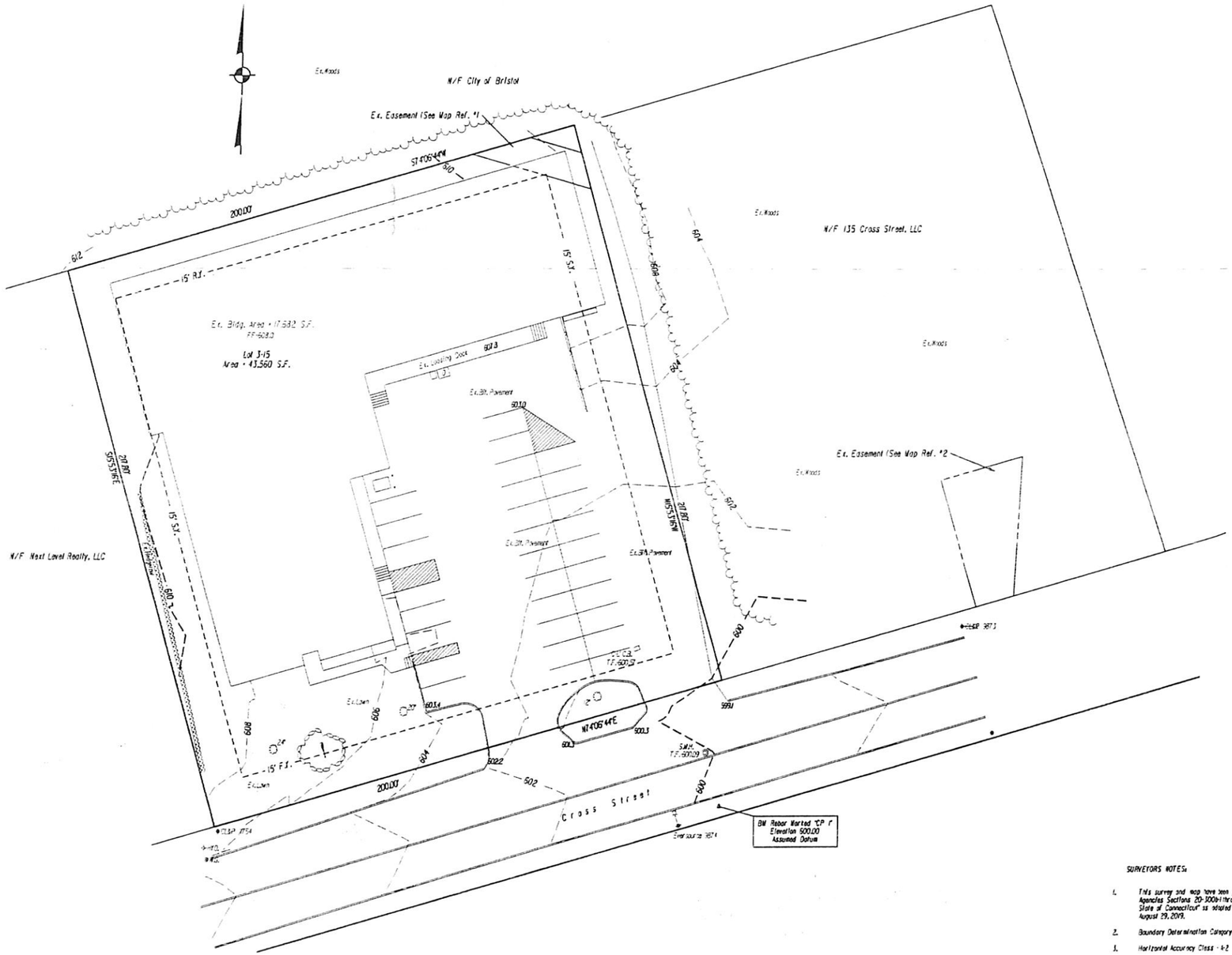
Survey Type: Compilation Plan

Horizontal Accuracy Class: I-D

Topographic Accuracy Class: T-2

Zoning: I

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



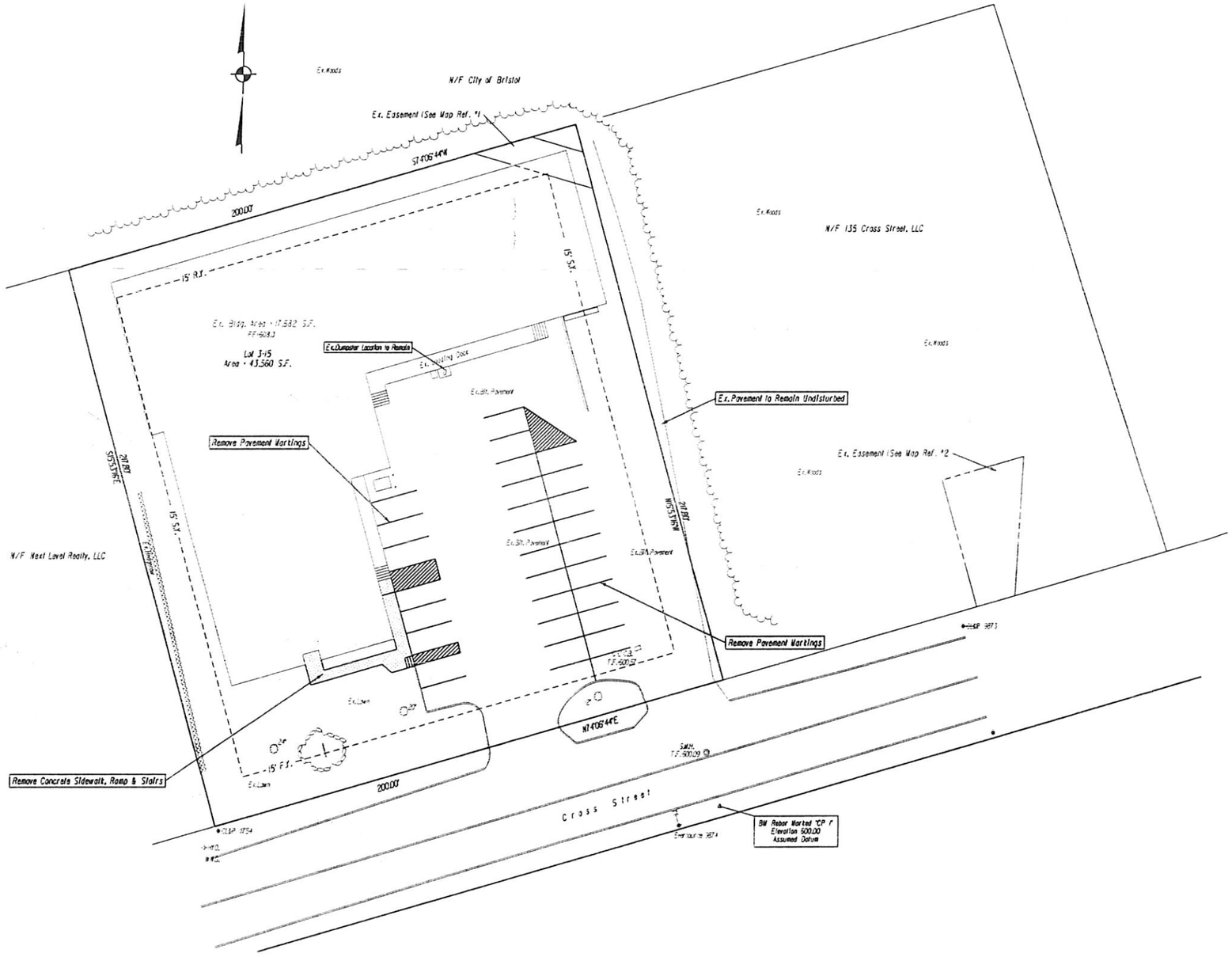
Map References:

1. Land Owned by City of Bristol Showing Industrial Plots, Bristol, Conn. 1959 Engineering Department City of Bristol, Connecticut C. W. Pfennig, City Engineer. Scale 1" =200' Rev. thru March, 1963.
2. Map of Lot #3A-1 Showing Proposed Easement, Cross Street, Bristol, connecticut Owned by The Superior Electric Company Scale 1" = 40' Rev. thru 12-18-1991 Lapore Associates.
3. Department of Public Works Division of Engineering City of Bristol, Connecticut Map of Land showing parcels A, A-1, and B Cross Street Bristol, Connecticut Scale 1" = 40' Jan. 26, 1994.
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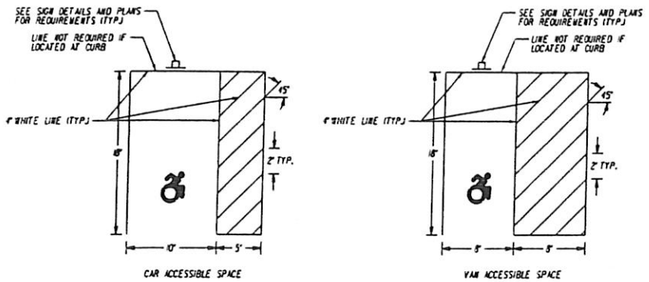
SURVEYORS NOTES:

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

	DATE: July 3, 2024	SURVEYOR SIGNATURE AND SEAL: "I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"		Robert Green Associates L.L.C. Surveyors and Engineers		PROJECT TITLE: Site Plan Modification Assessors Lots 3-15 135 Cross Street Bristol, Connecticut	ASSESSOR'S MAP REFERENCE: MAP 3 LOT 15	DRAWING NO: V-001
	SCALE: 1" = 40'						DRAWING TITLE: BOUNDARY & TOPOGRAPHIC SURVEY	SHEET NO: 2
REV.	DATE	REVISION DESCRIPTION						



DATE: July 3, 2024		Robert Green Associates L.L.C. Surveyors and Engineers		PROJECT TITLE: Site Plan Modification Assessors Lots 3-15 135 Cross Street Bristol, Connecticut	ASSESSOR'S MAP, BLOCK, LOT: MAP 3 LOT 15	DRAWING NO: RMV-001
SCALE:					DRAWING TITLE: REMOVALS PLAN	SHEET NO: 3



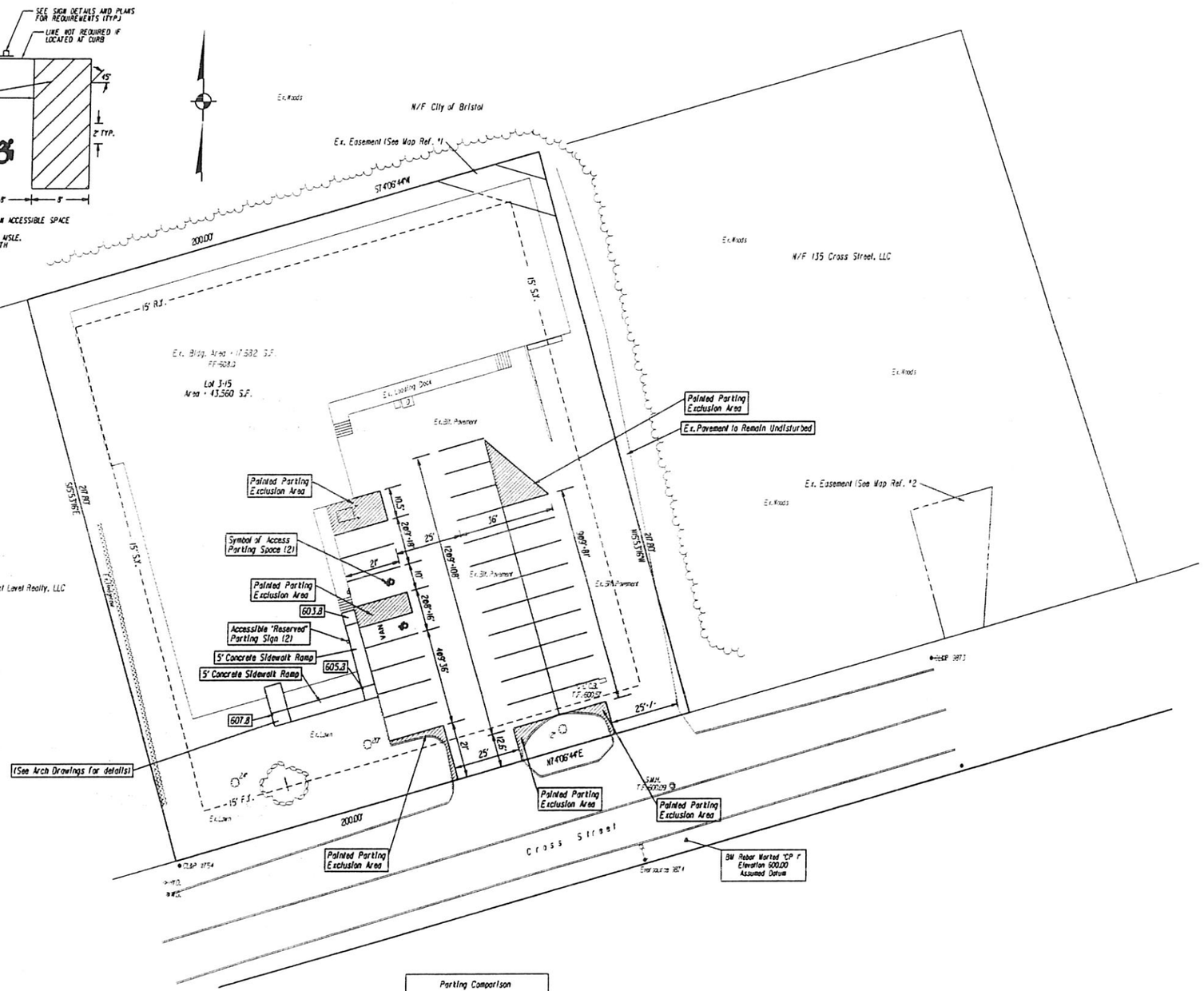
NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

PARKING STALLS FOR HANDICAPPED
NOT TO SCALE





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



Zoning Data Table	Zone I	
	Required	Provided
Minimum Lot Area - S.F.	25,000	43,560
Minimum Lot Frontage - Ft.	N/A	N/A
Minimum Lot Width - Ft.	100	200
Minimum Front Yard on a City Street - Ft.	15	49.1
Minimum Side Yard - Ft.	15	5.8*
Minimum Rear Yard - Ft.	15	8.3*
Maximum Building Height - Ft.	50	<50
Maximum Building Coverage - %	50	38
Maximum Building Coverage - %	90	73

* - Variance Granted - See Surveyors Notes

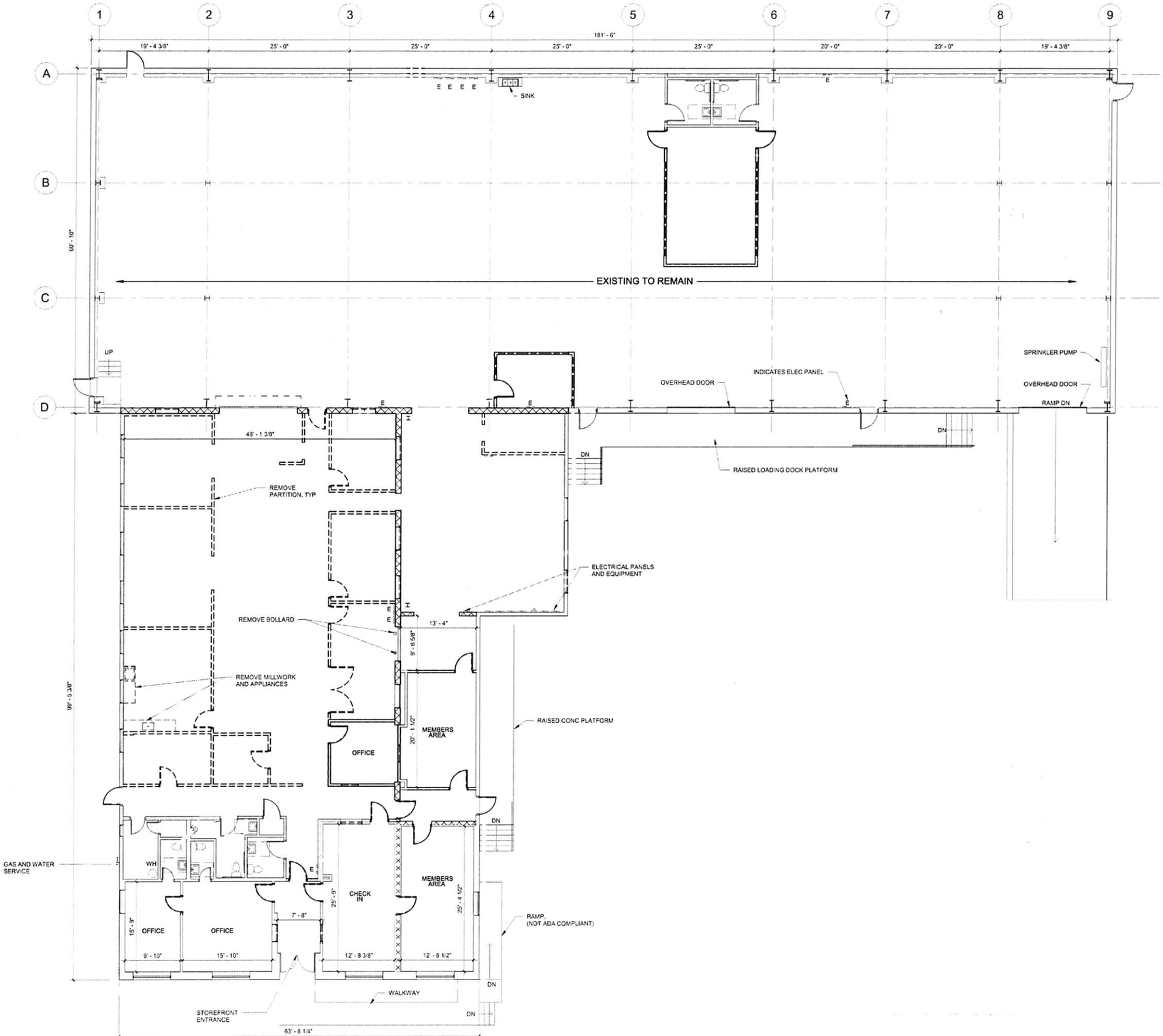
Parking Comparison
Existing Parking - 30 Spaces
Proposed Parking - 29 Spaces

DATE: June 3, 2024
SCALE: SCALE: 1"=20' SCALE: 1:240

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

PROJECT TITLE:
Site Plan Modification
Assessors Lots 3-15
135 Cross Street
Bristol, Connecticut

ASSESSOR'S MAP BLOCK LOT: MAP 3 LOT 15
DRAWING NO.: PLN-001
DRAWING TITLE: LAYOUT AND PAVEMENT MARKING PLAN
SHEET NO.: 1



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

NOTE: THE PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE & SHALL REMAIN THE PROPERTY OF CREATIVE CUSTOM DESIGN AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF CREATIVE CUSTOM DESIGN. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS BY ANY PERSON, FIRM OR CORPORATION FOR WHOM THE WORK DESCRIBED HEREIN IS PREPARED OR TO WHOM A COPY IS ISSUED.

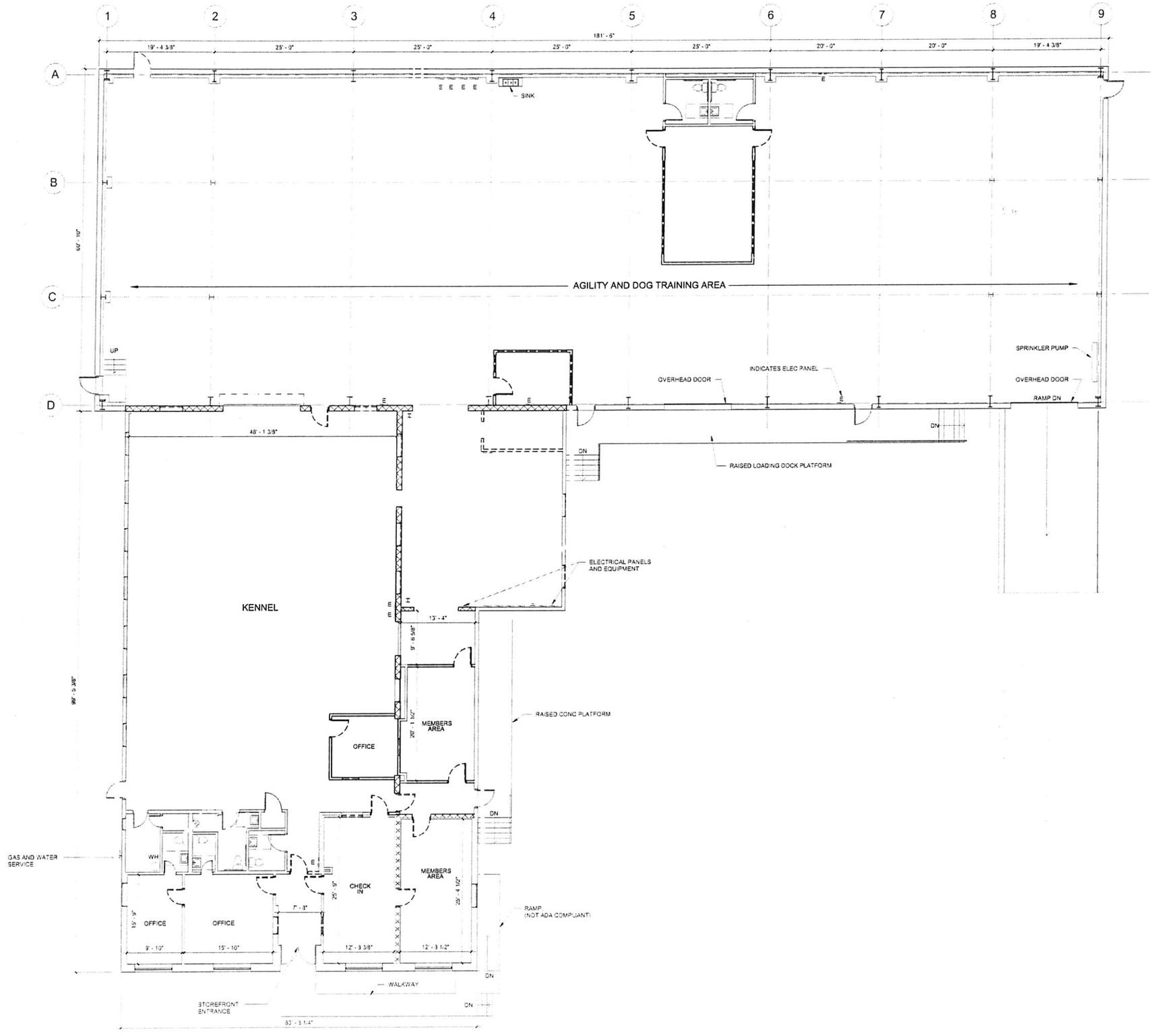
BY:

DATE:	REVISIONS:

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

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

DRAWING NO.
F1.1



Creative Custom design
DESIGN • PLANNING • CONSTRUCTION
375 SCHOODANOSE ROAD, CHESHIRE, CT 06410 (TEL) 203 250-9132

BY:
DATE: REVISIONS:

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

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

Application #2540

Adaptive Re-Use 291 Queen St.

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

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

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

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

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

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

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

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

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

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

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

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

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

Name: Focus Spaces, LLC

Address: 40 Callender Road City: Watertown State: CT Zip: 06795

Telephone No.: 860-309-0378 E-Mail: Jlaliberte@unionflr.com

Signature: _____ *Signature – (Printed/Typed)* Normand J. Laliberte

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

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

Name: Sharif CT LLC

Address: 115 Cedarhurst Road City: Milford State: CT Zip: 06461

Telephone No.: _____ E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* See attached Owner Authorization

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

BZC – 08/17

For Office Use Only
APPLICATION NO. **2540**

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 291 Queen Street, Bristol, CT 06010

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

For Office Use Only
APPLICATION NO. _____

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 291 Queen Street, Bristol, CT 06010

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Property Owner Authorization

To Whom it may concern,

- I, Umar Sharif Khawaja, a member of Sharif CT LLC and the current owner of 291 Queen Street, Bristol, CT, hereby provide my consent for Focus Spaces of Bristol LLC, as the contract purchaser to file an application for a Special Permit with the City of Bristol. I authorize Focus Spaces of Bristol LLC to submit any necessary zoning applications and engage with zoning officers and relevant zoning agencies within Bristol, CT, as needed..

Thank you for your attention to this matter.

Best Regards,

Umar Sharif Khawaja
Member, Sharif CT LLC
Owner, 291 Queen street

Umar sharif 7/29/25

Umar Sharif Khawaja Date

Applicant's Narrative

291 QUEEN STREET BRISTOL, CT
SPECIAL PERMIT APPLICATION

NARRATIVE

The Applicant, Focus Spaces of Bristol LLC, is seeking a Special Permit, Section 4.1 Residential Zone, to allow for adaptive re-use of the office building previously used for medical offices (Section 4.3.1.B.3 and 4.3.1.B.11).

The Property is located at 291 Queen Street, Bristol, CT 06010 ("Property"). The office building was built in 1960. It appears the building has always been used for office use and more recently medical office use. The building consists of approximately 4,924 square feet. The building presently consists of approximately 21 separate rooms of approximately 150 square feet. There are 32 lined existing parking spaces, including one (1) handicapped space. **Pictures attached hereto with floor plan.**

The present proposal is to allow adaptive re-use including business and professional offices and personal service establishments.

Floor plan and parking lot pictures attached.

Normand J. Laliberte

Special Permit Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2540

SPECIAL PERMIT: Special Permit for the adaptive reuse of a non-commercial building for business and professional offices and personal services at 291 Queen Street; Focus Spaces, LLC, Applicant. *Plans Dated: June 1994 (previous site plan); Date of Committee Review: September 10, 2025 (first review); October 14, 2025 (Second Review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. There is not have a current site plan or as-built attached. In reviewing the map submitted Dated June 27, 1994 called Site Plan for Addition to Medical Building Lot2-6 Owned By Professional Group Association Inc., does not show the same site layout as April 2025 aerials. The rear parking lot area is not the same, as the retaining wall is in a different location, an accessible space was added, the drainage structures are not the same as proposed, and the site has been cleared while the plan shows it as wooded. The driveway apron from Queen Street and the location of the storm drain is different than on the aerials.

   10/6/25 Applicant Response: The Applicant has had some difficulty getting an update or response from Surveyor and Engineer Joseph Green. On Tuesday September 30, 2025, the Applicant did speak with Joseph Green and a timely survey is anticipated.

   10/14/25 City Response:

2. Other comments to come once revised plans/as-builts are submitted.

   10/2/25 Applicant Response:

   10/9/25 City Response:

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. According to aerial satellite photography, all trees on the property were recently removed. In order to comply with the buffer, screening and landscape requirements, please submit a site plan application before the Commission and include a proposed new landscape plan sheet. Further, there is no explanation of conformance to parking requirements, lighting requirements, etc. since the change of use proposed and the 1994 site plan approval.

   10/2/25 Applicant Response: The trees were cut because many were leaning over and blocking the entrance to the portion lot in the rear of the building. The Applicant has purchased and installed a significant number of shrubs to provide replacement landscaping in the area where the trees were cut. The Applicant agrees to monitor and replace any such landscaping that does not survive. Attached find two invoices for materials only in the amount of $10,535.78, work was performed in the summer of 2024.

   10/9/25 City Response: Provide a landscape to confirm compliance. A statement that you purchased landscaping is not sufficient.

2. Is the building ADA accessible?

   10/2/25 Applicant Response: The Building is ADA accessible.

   10/9/25 City Response: Show on plan.

3. Provide a full listing of proposed uses, hours and number of employees. Label proposed uses on floor plan. Information provided states spaces for “every type of business” and “flex spaces”. Please identify the proposed uses.

   10/2/25 Applicant Response: (a.) Building layout; (b.) List of present tenants and hours of business activity.(c.) In addition, please find similar "number of tenants" for Focus Spaces' other locations in nearby towns.

10/9/25 City Response:

4. The real estate listing submitted states there is 24/7 access. What will the hours of operation be for the public?

10/2/25 Applicant Response: Hours of Operation will be regular business hours of 8AM to 5PM, occasional weekends and evening business hours.

10/9/25 City Response: Reflect this information in the materials.

5. What will the basement noted on the floor plan be used for?

10/2/25 Applicant Response: Basement area will be storage only.

10/9/25 City Response: Comment addressed.

6. The narrative submitted appears to be more of a marketing material. Please elaborate and provide a narrative that provides pertinent zoning information, conformance and business details and conforms to Section 16.2.2(D):

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

10/2/25 Applicant Response: The Applicant, Focus Spaces of Bristol LLC, is seeking a Special Permit, Section 4.1 Residential Zone, to allow for adaptive re-use of the office building previously used for medical offices (Section 4.3.1.B.3 and 4.3.1.B.11). The Property is located at 291 Queen Street, Bristol, CT 06010 ("Property"). The office building was built in 1960. It appears the building has always been used for office use and more recently medical office use. The building consists of approximately 4,924 square feet. The building presently consists of approximately 21 separate rooms of approximately 150 square feet. There are 32 lined existing parking spaces, including two (2) handicapped spaces. The present proposal is to allot adaptive re-use including business and professional offices and personal service establishments.

There are no anticipated off-site impacts. There is no anticipated change to parking. There is no anticipated change to public water supply and/or public sanitary sewage. The Applicant is of the opinion that there are no major impacts.

10/9/25 City Response: There was a change of use at this property. Provide a site plan showing conformance to parking for new uses and other improvements expected of a site plan for a change of use. The previous site plan is from 1994 and is not relevant or in compliance with the new proposed special permit uses.

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

10/2/25 Applicant Response: Written Explanation of conformance with considerations of Section 16.2. 7.

16.2.7 Standards of Appraisal- Responses in **Bold**

A. Plan of Conservation and Development -- Whether the proposed use or activity is in accordance with or facilitates achievements of one or more of the goals, objectives, policies, and recommendations of the Plan of Conservation and Development, as amended.
The Application is based upon a recent zoning regulations amendment that allows for adaptive reuse of the existing building. A finding of compliance with the Plan of Conservation and Development was made by the commission at the time the zone change was amended.

B Purposes of Regulations -- The proposed use or activity is consistent with the purposes of the Regulations.
The proposed adaptive reuse is within the scope of the zoning amendment.

C. Environmental Protection and Conservation -- Appropriate consideration shall be given to the protection, preservation, and/or enrichment of natural, scenic, historic, and unique and environmental resources and features.
NO changes to the existing building or site plan that would impact the environment or conservation.

D. Suitable Location for Use- with respect to:

1. The size of the lot;
The lot size was established in 1960 and complies with the regulations.

2. The nature and intensity of the activities involved in or conducted in connection with the use.
The proposed use is the same in nature as the prior use. It is anticipated that the proposed use will be somewhat less intense because the prior use included medical offices which generated more patient visits than anticipated with the new use.

3. The streets giving access to it are such that the use shall be in harmony with the appropriate and orderly development in the neighborhood in which it is located.
The proposed use is essentially the continuation of the use that has existed since 1960 when the building was built. The proposed use is in harmony with the existing new build.

4. The impact on neighboring properties and residences or the development of the district.
There is no anticipated impact on neighboring properties and residences.

E. Appropriate Improvements:

1. The design elements shall be attractive and suitable in relation to the site characteristics, the style of other buildings in the immediate area, and the existing and probable future density of development and intensity of uses of the neighborhood.
The building has existed since 1960. The building appears suitable in style to other buildings in the immediate area.

2. The location, nature and height of buildings, walls, fences, planned uses, and the nature and extent of landscaping on the lot shall not hinder or discourage the appropriate development and use of land and buildings in the neighborhood or impair the value thereof.
The building has existed since 1960. The building appears suitable in style to other buildings in the immediate area.

3. The proposed use shall have no material adverse impact upon the neighborhood.
There is no anticipated adverse impact upon the neighborhood.

F. Suitable Transportation Conditions

1. The design, location, and specific details of the proposed use or activity shall not:

(a.) adversely affect safety in the streets;
No adverse impact anticipated.

(b.) unreasonably increase traffic congestion in the area;
No adverse impact anticipated.

(c.) interfere with the pattern of vehicular circulation in such a manner as to create or increase unsafe traffic conditions.
No adverse impact anticipated.

2. Parking area or areas shall:

(a.) Be of adequate size for the particular use;
The parking is adequate for proposed use.

(b.)Be suitably screened from adjoining residential uses; and The parking is suitably screened from adjoining properties.
The parking is located in the rear of the building and not visible from the street.

(c.) Have entrance and exit drives laid out so as to prevent traffic hazards and nuisances.
The entrance and exit is on the same single drive from Queen Street to the rear of the building.

3. Streets and other rights-of-way shall be such size, condition capacity, width, grade, alignment and visibility to adequately accommodate the additional traffic to be generated by the particular proposed use.
There is no anticipated traffic impact on the streets from the proposed use.

G. Adequate Public Utilities and Services

1. The provisions for water supply, sewage disposal, and storm water drainage shall:

(a.) conform to accepted engineering practices,

(b.) comply with all standards of the appropriate regulatory authority; and (c.) not unduly burden the capacity of such facilities.
The building is serviced with public water and public sanitary sewer service. No increase in capacity over existing use is proposed.

2. The proposed use or activity shall:

(a.) provide ready accessibility for fire apparatus and police protection; (b.) be laid out and equipped to further the provision of emergency services.
The Applicant is not aware of any recommendations for changes from the fire department or police department.

H. Nuisance Avoidance - The use shall be appropriate for the area, shall not create a nuisance, and shall not hinder the public health, safety, convenience, and property values.
The Applicant does not anticipate any nuisance activities. Any tenant that requires a public health permit shall be required to obtain same.

I. Long Term Viability - Adequate provision shall be made for the sustained maintenance of the proposed development including structures, streets, and other improvements.
The Applicant does not anticipate any issue with the long-term liability of the proposed use.

10/9/25 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (ZEO) No comments at this time.

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

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. ADA spaces should be properly marked on the parking lot surface along with signage.

10/2/25 Applicant Response: No response.

10/9/25 City Response

FIRE MARSHAL (Kristopher Lambert):

1. ***Comments are outstanding at this time***

WATER DEPARTMENT (Paul Keegan/Rob Longo)

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

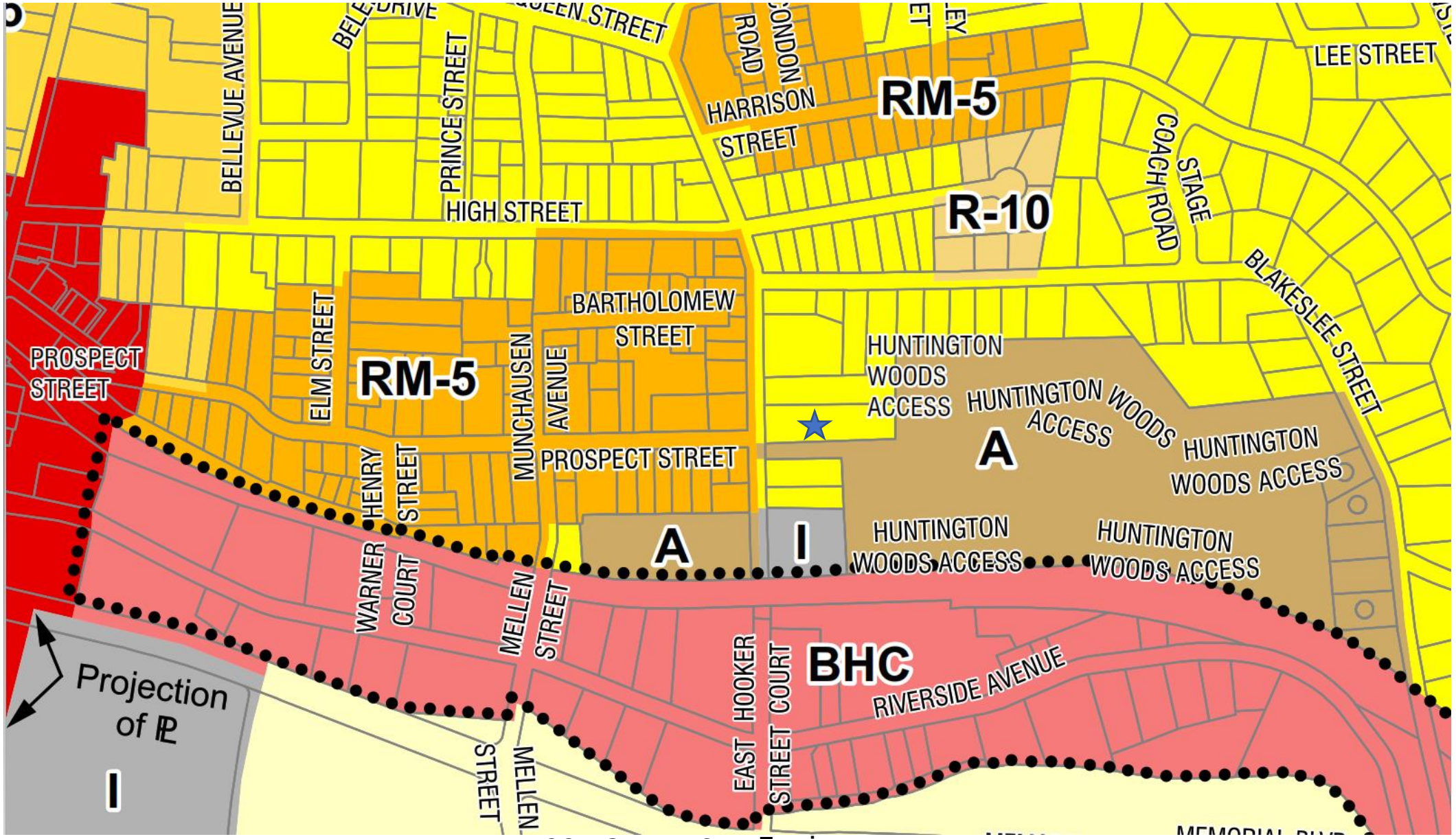
10/2/25 Applicant Response: No response.

10/9/25 City Response

Sewer

Water

Maps, Aerial Photos and Google Earth



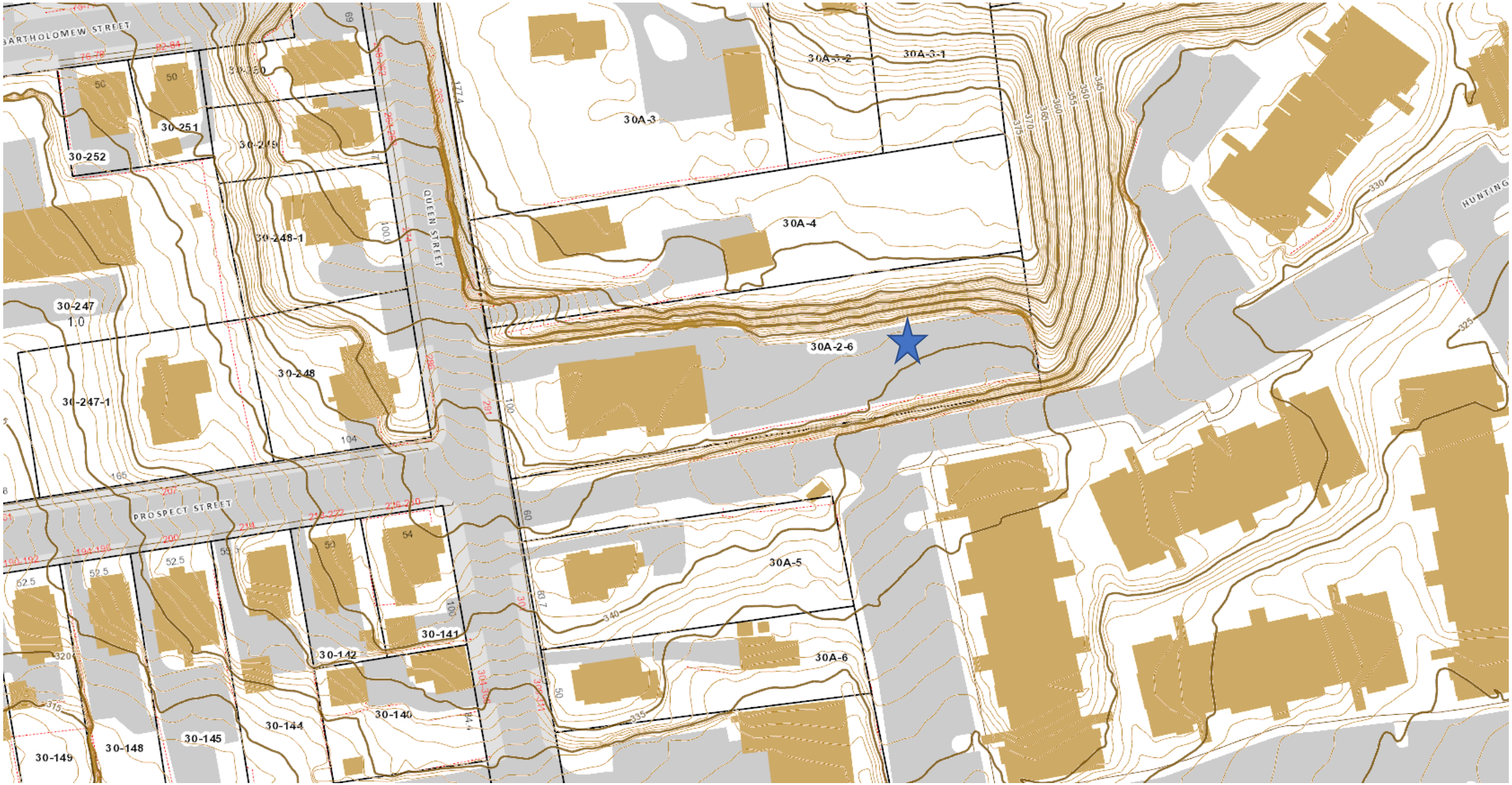
291 Queen St. - Zoning
Map 30A Lot 2-6



291 Queen St. - Location
Map 30A Lot 2-6



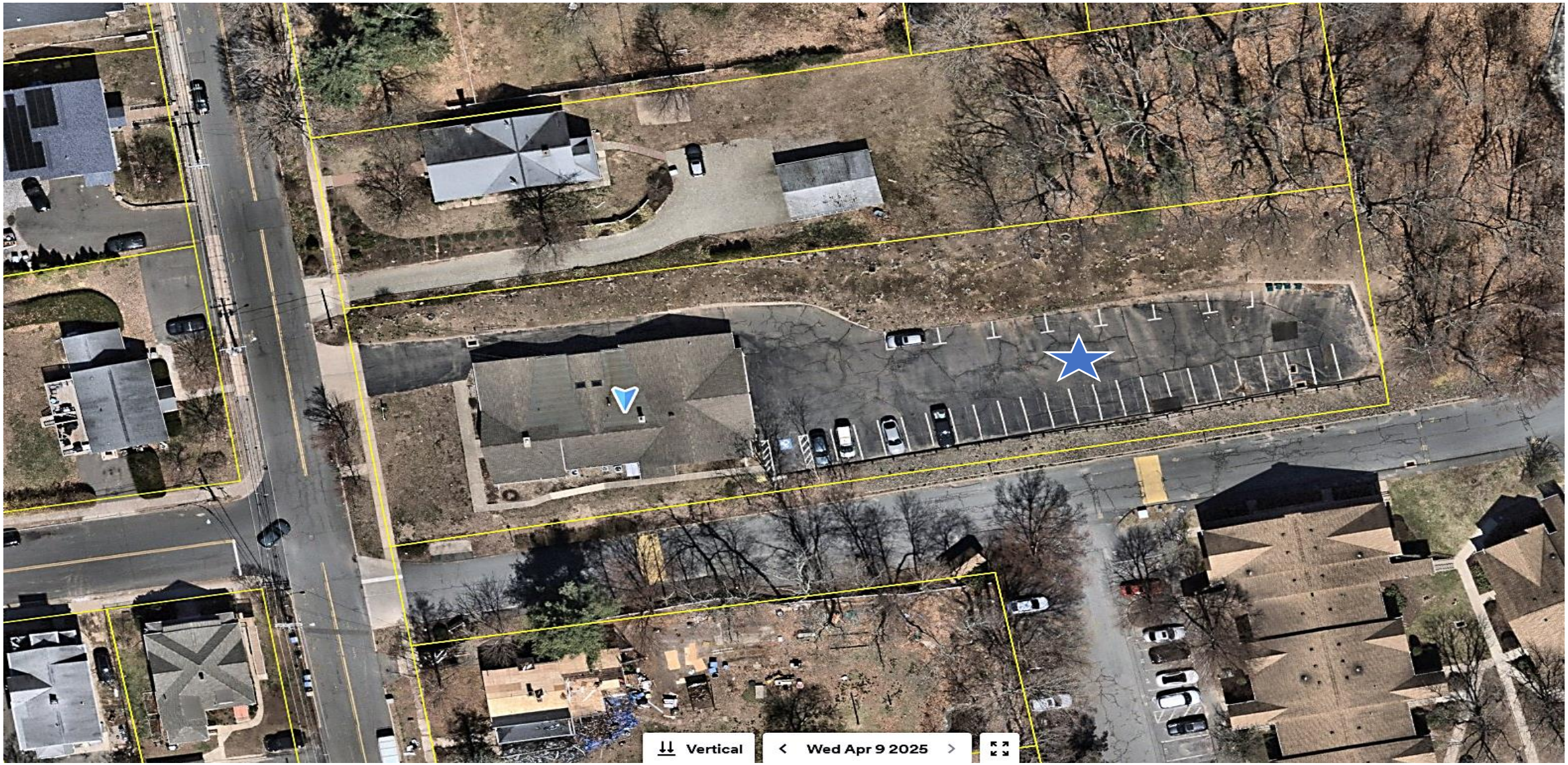
291 Queen St. - Floodplain
Map 30A Lot 2-6



291 Queen St. - Topography
Map 30A Lot 2-6



291 Queen St. – Aerial 2023
Map 30A Lot 2-6



291 Queen St. – Aerial 2025
Map 30A Lot 2-6



291 Queen St. – Aerial 2025
Map 30A Lot 2-6



291 Queen St. – Aerial 2025
Map 30A Lot 2-6

Applicant Leasing Information



FOR LEASE

OFFICE SPACE

291 Queen Street, Bristol, CT 06010

Focus Spaces
BRISTOL, CT

Premium Offices for Lease in a Great Location near Bristol Hospital!

Step into our completely renovated stand-alone building, featuring a mid-century charming aesthetic designed to enhance your business environment. Experience the perfect blend of professionalism, comfort, convenience, and safety in our exceptional office spaces.

Key Perks:

- 24/7 Access
- Keyless Entry, Security Cameras
- Ample Parking Lot
- ADA Compliant
- Furnished Guest Area
- Common Kitchen
- Budget friendly with all utilities, Wi-Fi and CAM charges included in rental rate
- Many suites with sinks and cabinets, perfect for Beauty Industry professionals
- Offices suitable for many industries
- Compatible Tenant Mix
- Flexible Lease Terms and More!

Don't miss this opportunity! Contact us today to schedule a visit and discover how our premium offices can be the perfect fit for your business!

JULIA SOUZA
C: (917) 676-8461
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julia@doverbenedictgroup.com

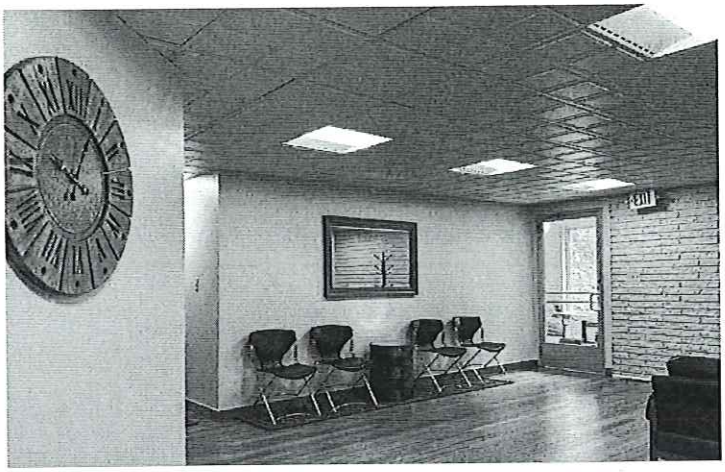
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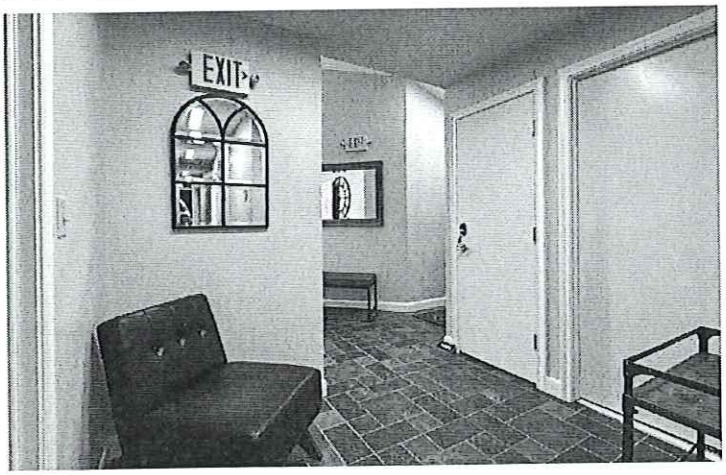
COMMON AREAS













- LED Lighting
- Fresh Paint
- Ample Parking
- Kitchenette
- Furnished Waiting Areas
- 24/7 Access
- Digital Directory
- Keyless Entry
- Security Cameras

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SUITE 101 | 112 sf | $750






SUITE 102 | 176 sf | $700






SUITE 103 | 126 sf | $750

LEASED







SUITE 104 | 128 sf | $650









SUITE 105 | 389 sf | $1,000






SUITE 106 | 83 sf | $550






SUITE 107 | 111 sf | $600






SUITE 108 | 80 sf | $550






SUITE 109 | 112 sf | $550

LEASED

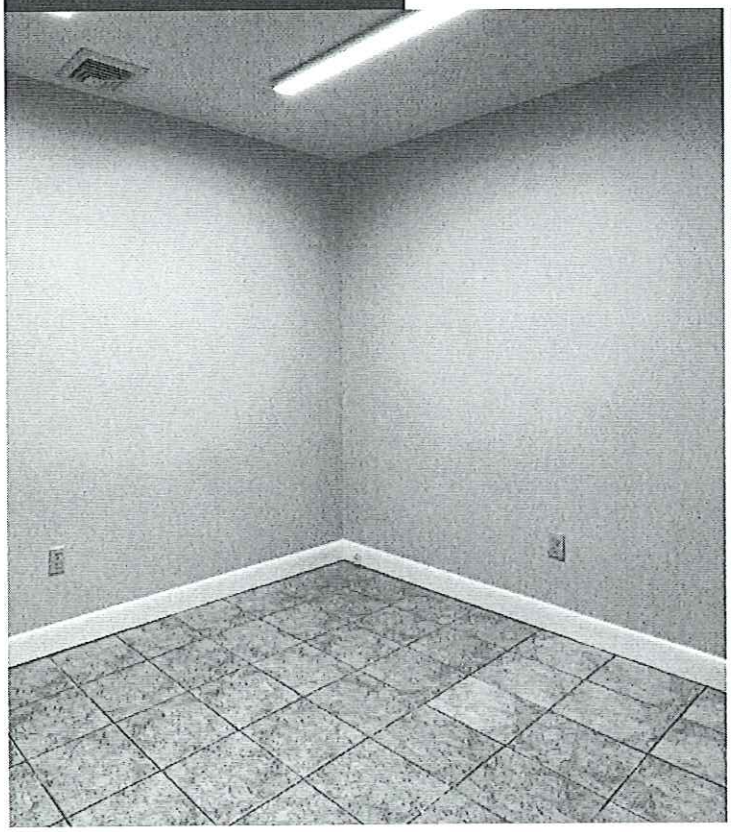








SUITE 110 | 80 sf | $400







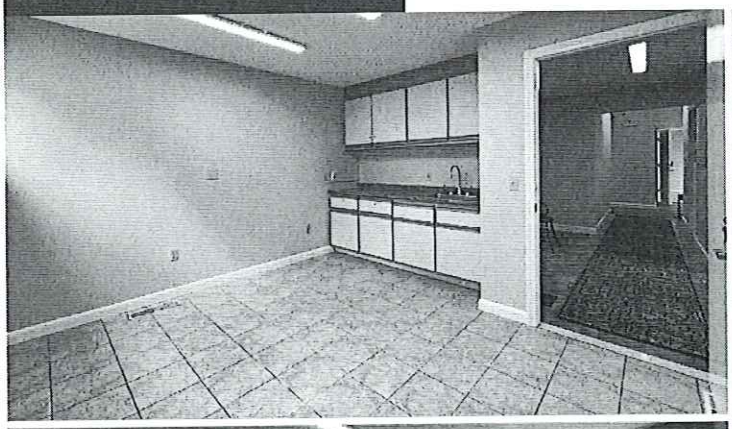
SUITE 111 | 111 sf | $600







SUITE 112 | 150 sf | $700









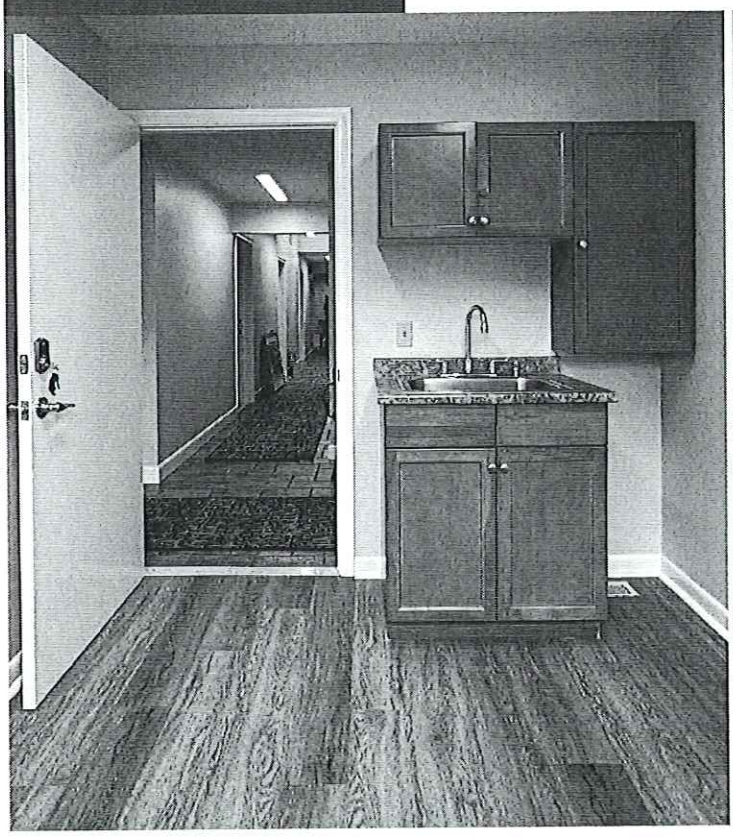
SUITE 113 | 141 sf | $700 LEASED



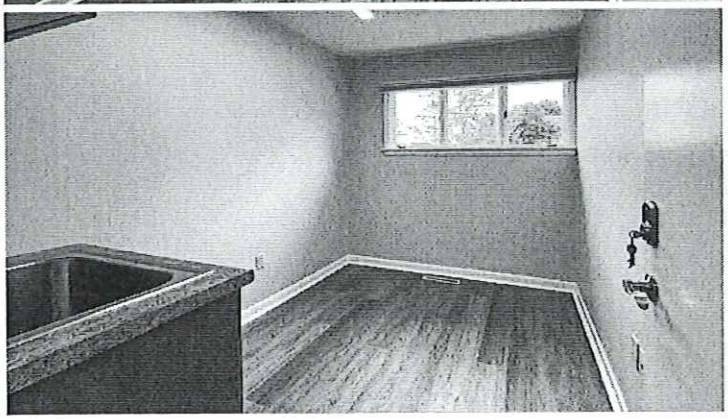




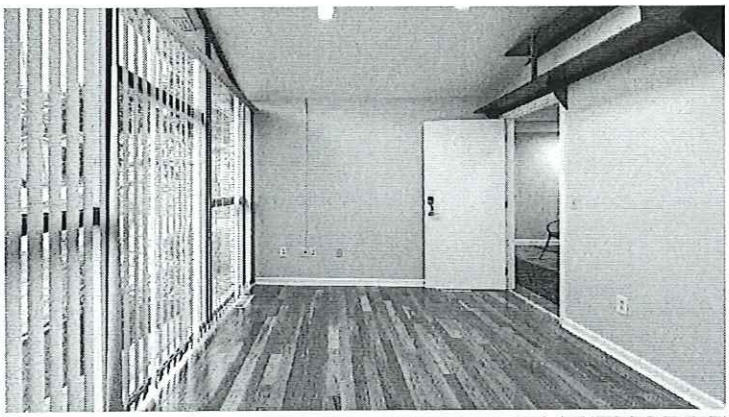
SUITE 114 | 82 sf | $550 LEASED





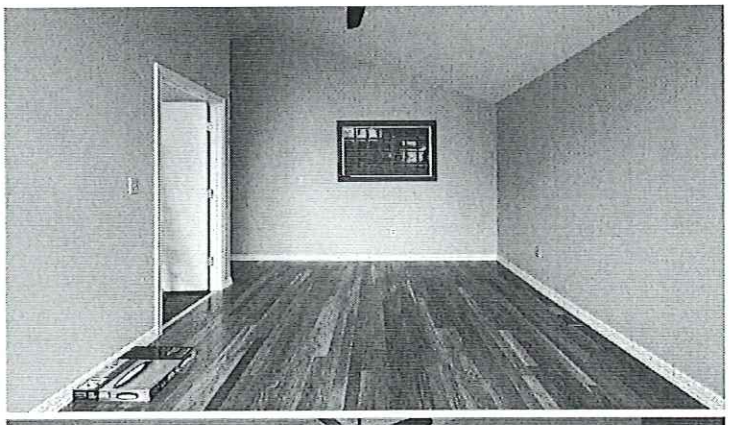


SUITE 115 | 145 sf| $700

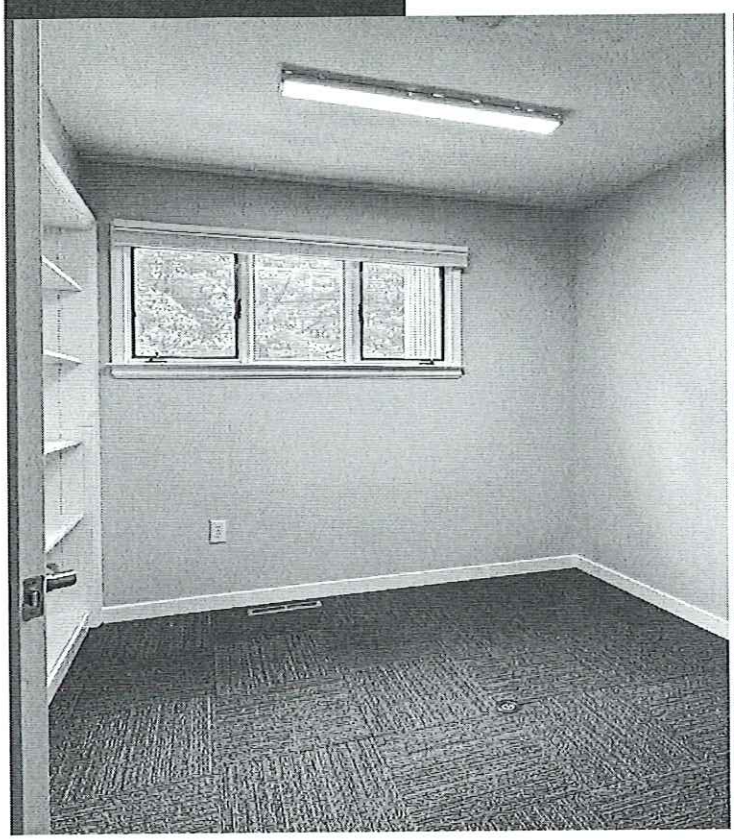


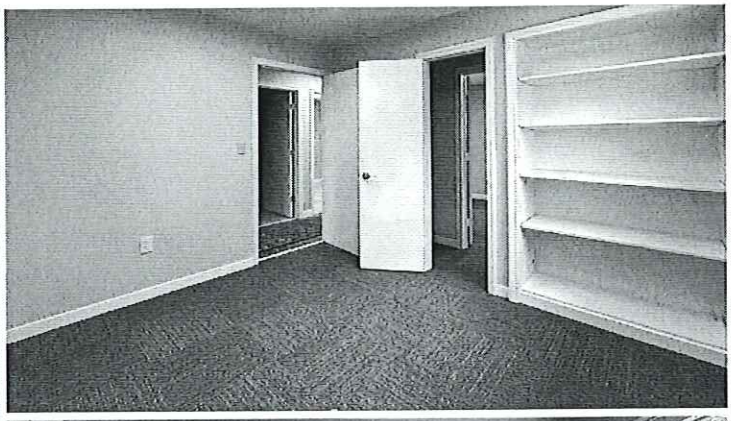
SUITE 116 | 223 sf | $850

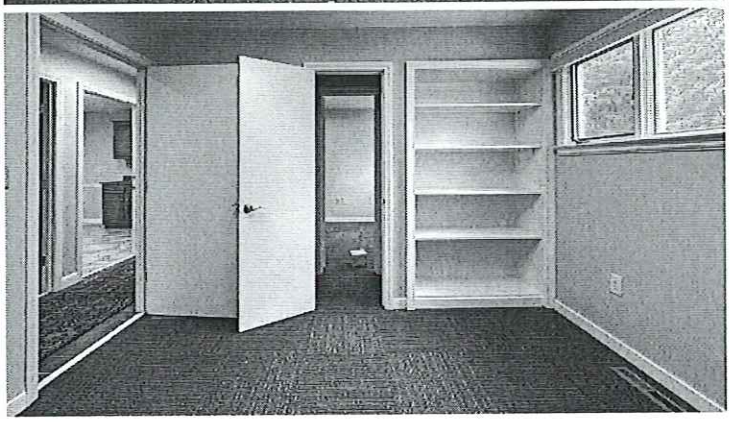





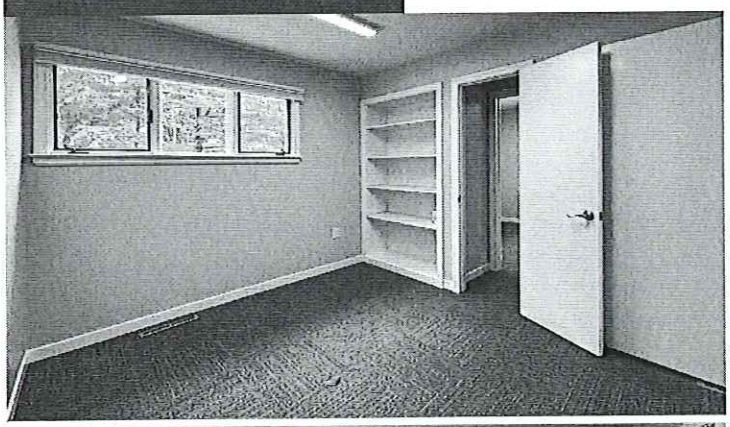
SUITE 117 | 100 sf | $500



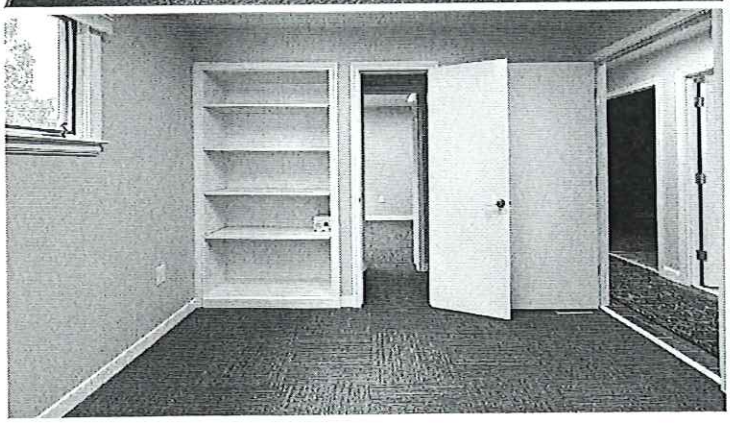


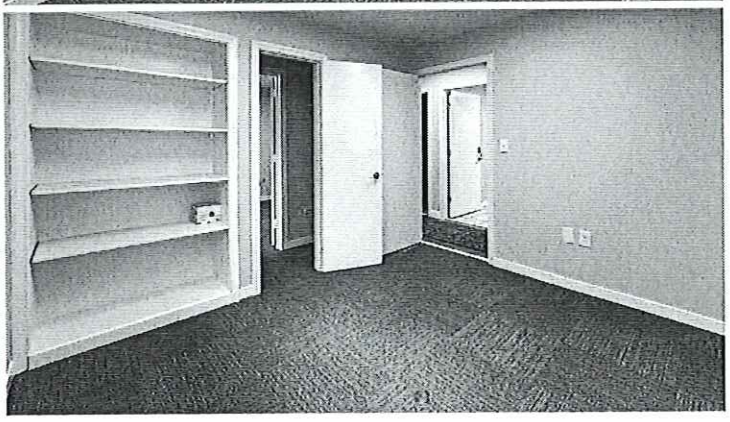


SUITE 119 | 105 sf | $500





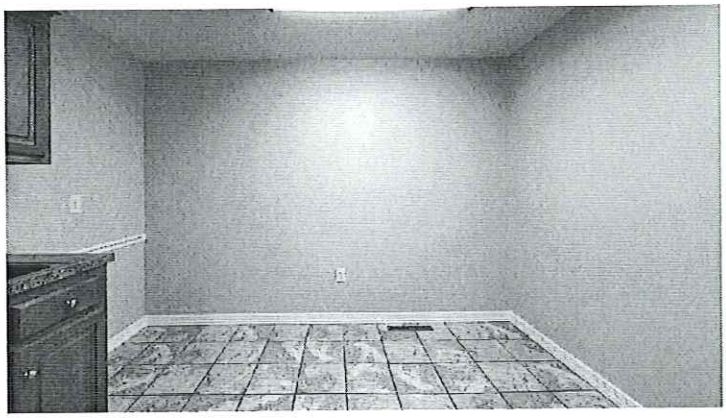




- Suites 117 and 119 can be leased together as one unit.

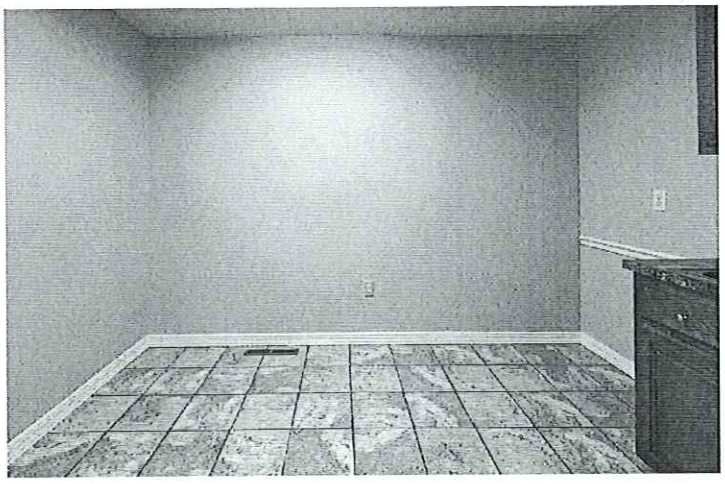
SUITE 118 | 110 sf | $550






SUITE 120 | 110 sf | $550

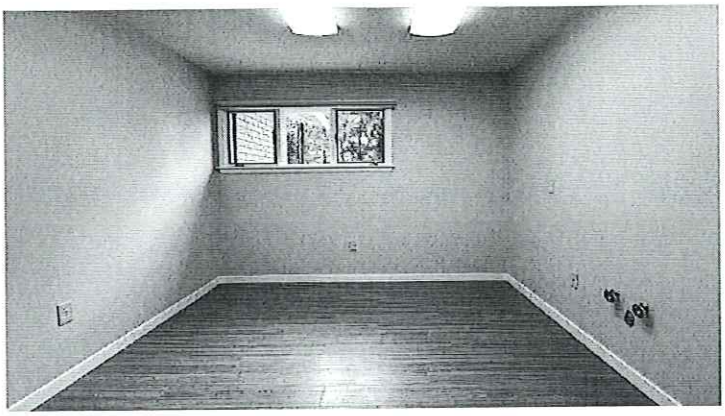
LEASED

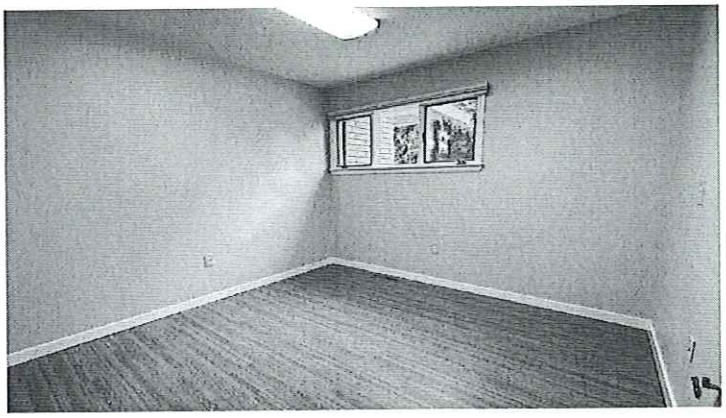





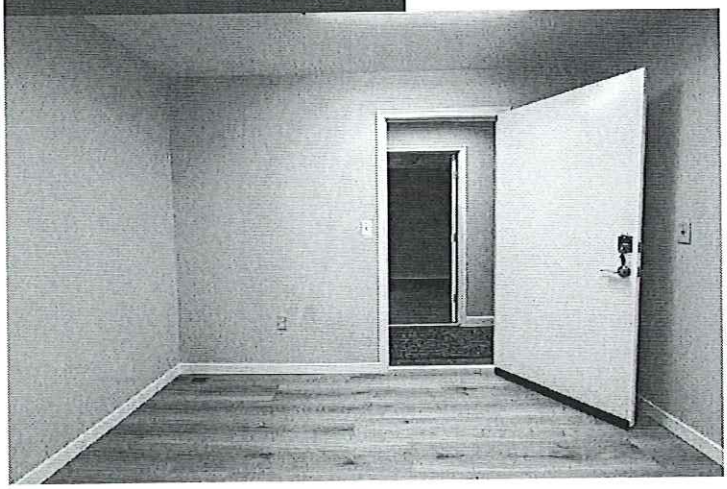
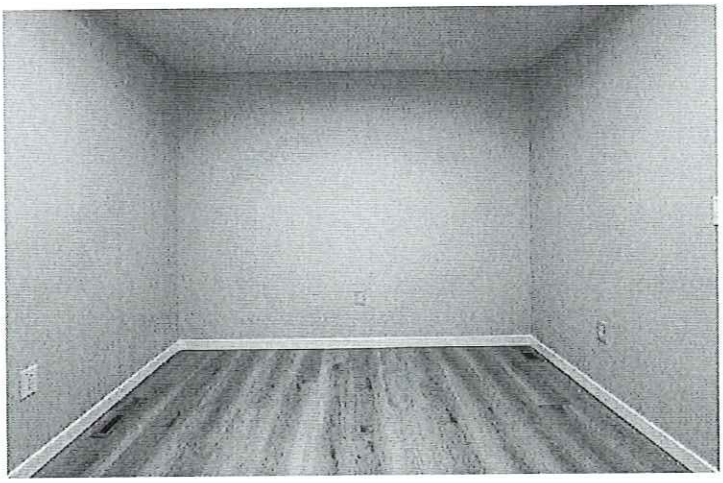
SUITE 121 | 120 sf | $600

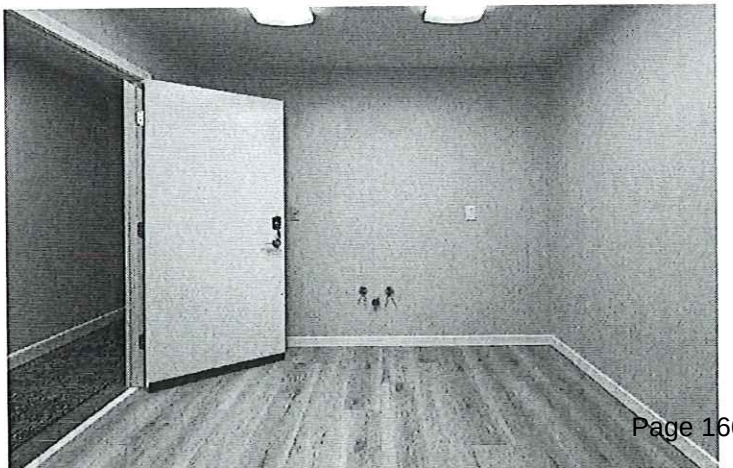
LEASED



SUITE 122 | 109 sf | $500

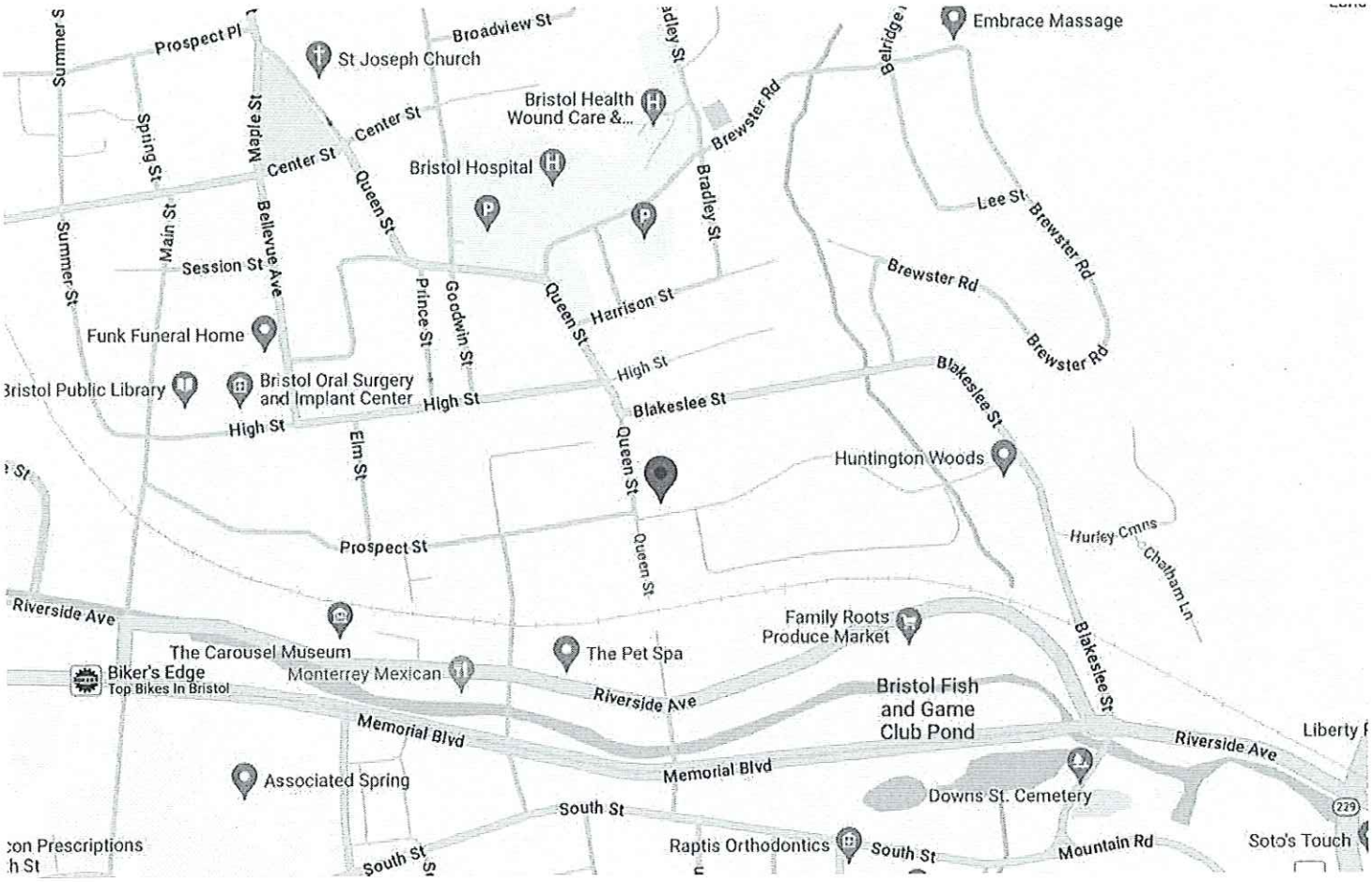





FOR LEASE

FOCUS SPACES BRISTOL

291 Queen Street, Bristol, CT 06010



WE HAVE SPACES FOR ANY TYPE OF BUSINESS

Located in central Connecticut, The Dover Benedict Group is a commercial property holdings company focused on offering spaces to businesses of any size within Connecticut.

OFFICE | RETAIL | MEDICAL | HOSPITALITY | INDUSTRIAL | FLEX | SPECIALTY

Our vast variety of properties are always renovated with a great amount of pride to create a positive image for all of our tenants.

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julia@doverbenedictgroup.com

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focusspaces.com

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Applicant Site Photos

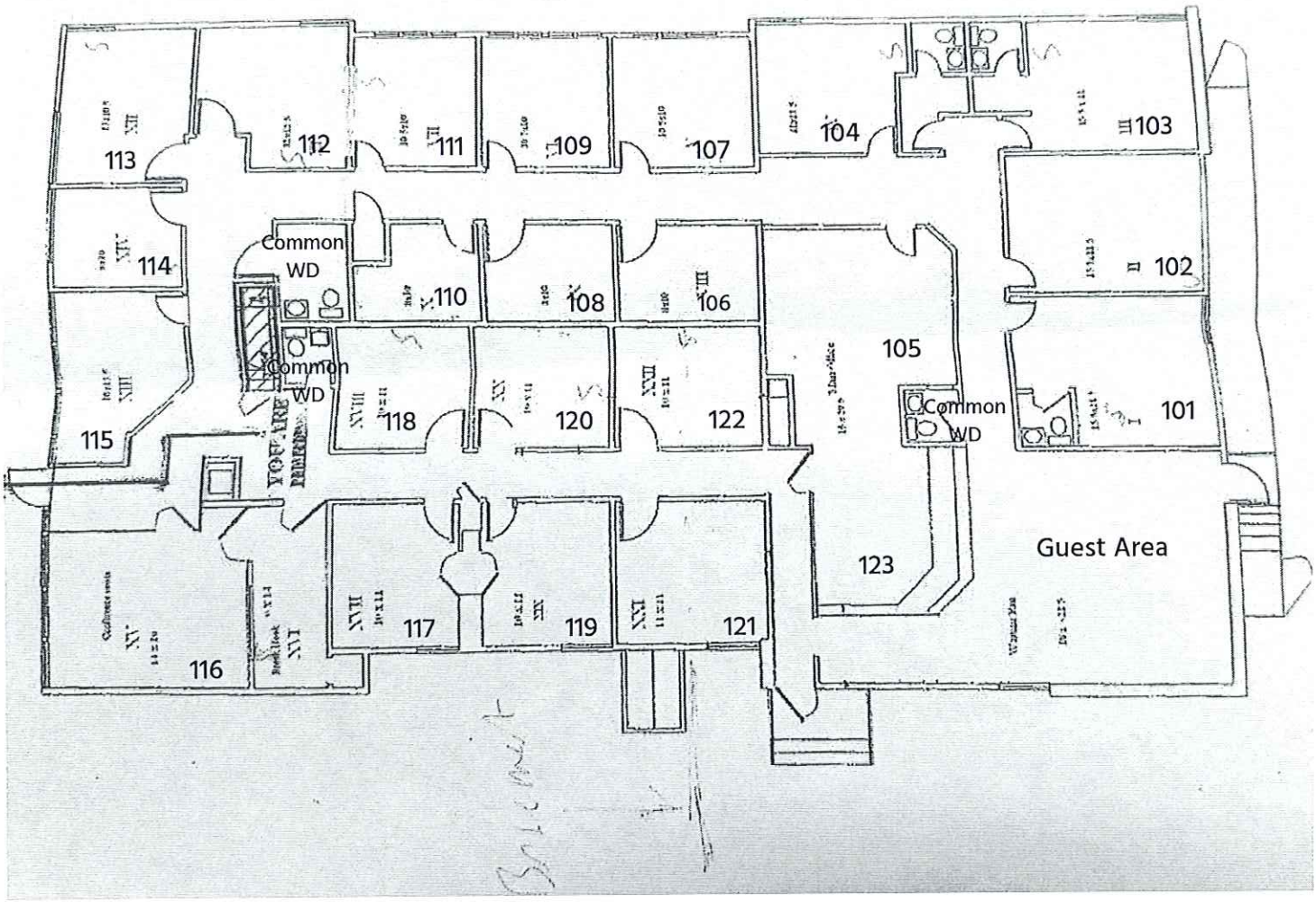






Floor Plan

FLOOR PLAN



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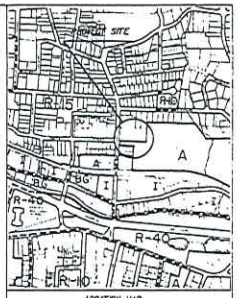
1994
Survey

NOTES

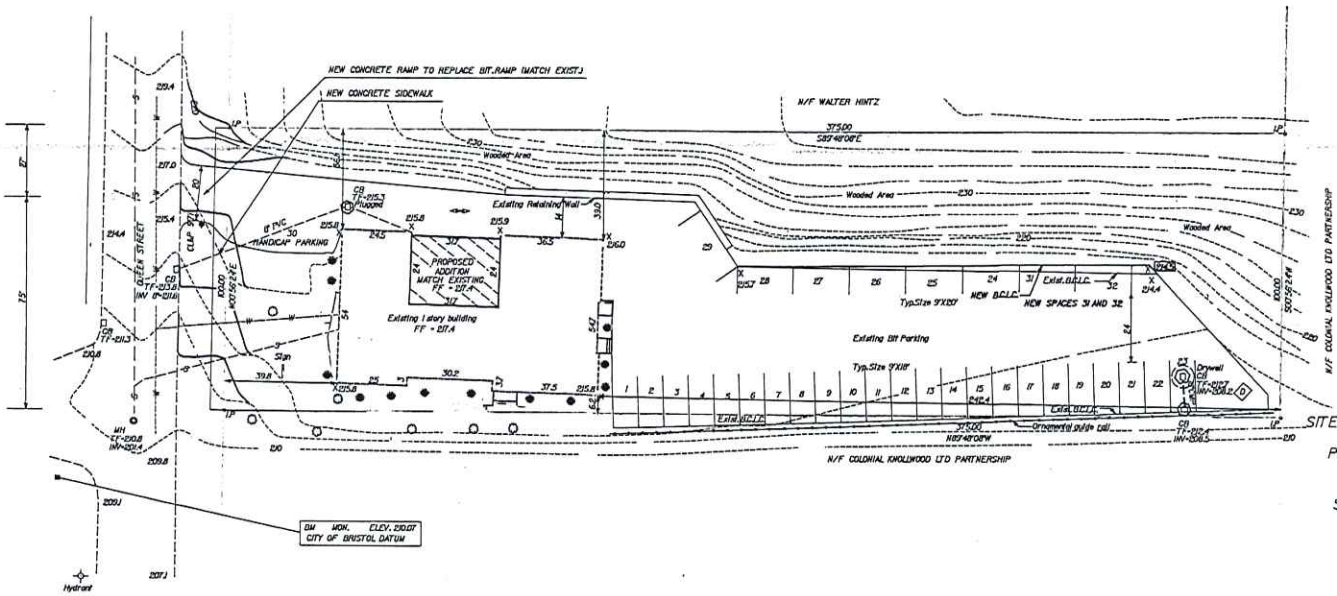
ASSESSORS MAP 30A
LOT 2-6
ZONE R15
AREA OF PARCEL - 37496 S.F.OR 0.86 ACRES
THERE ARE NO EXISTING OR PROPOSED EASEMENTS
THERE ARE NO BUILDINGS WITHIN 50 FT OF THE LOT
THERE ARE NO WETLANDS LOCATED ON OR NEAR THE PROPERTY
CONTOUR INTERVAL 2 FEET
AREA OF BUILDING INCLUDING ADDITION = 4868 S.F.
NUMBER OF STORIES 1
EXISTING AND PROPOSED USE OF ADDITION - MEDICAL OFFICES
ALL EXISTING ENTRANCES/EXITS ARE SHOWN - NONE PROPOSED
THERE ARE PRESENTLY 30 PARKING SPACES.TWO ADDITIONAL ARE PROPOSED FOR THIS PLAN.
THERE ARE NO PROPOSED REVISIONS TO THE LANDSCAPING
THERE WILL BE NO REVISIONS TO OUTDOOR LIGHTING OR OTHER FEATURES AS LISTED IN SECTION "C" IN THE SITE PLAN CHECK LIST
SIDEWALK CONSTRUCTION SHALL CONFORM TO CITY OF BRISTOL CONSTRUCTION STANDARDS
THERE ARE NO GARAGES PROPOSED, NO NEW LOADING/UNLOADING AREAS PROPOSED. OR NO TRUCK DOCKS PROPOSED
CONNECT ROOF LEADERS TO 6" PVC AND CONNECT TO EXISTING CATCH BASIN AS SHOWN.THERE IS NO INCREASED FLOW TO THE STORM DRAINAGE SYSTEM. THE AREA OF CONSTRUCTION IS CURRENTLY PAVED.ALL DRAINAGE WILL REMAIN THE SAME.
THERE ARE NO EXISTING OR PROPOSED ABOVE OR UNDERGROUND STORAGE TANKS
EROSION AND SEDIMENTATION CONTROL MEASURES ARE NOT REQUIRED FOR THIS PROJECT. HOWEVER,CARE WILL BE EXERCISED NOT TO ALLOW ANY PRODUCTS TO ENTER THE CATCH BASIN AT THE ENTRANCE DRIVEWAY.

LEGEND
EXISTING CONTOURS
PROPOSED CONTOURS
EXISTING UTILITY POLES
EXISTING DUMPSTER
EXISTING SHRUBS
EXISTING MAPLE TREES 6"-30"
TRAFFIC FLOW
EXISTING WATER MAIN
EXISTING SANITARY SEWER
HAYBALES AROUND CATCH BASINS

Minimum lot area	15000sq.ft.required	37496 sq.ft.submitted
Lot width	100 ft.required	100 ft.submitted
Lot coverage	30 % maximum allowed	13% submitted
Min.street yards	25 ft.required	39.8 ft.submitted
Min.side yards	10 ft.required	6.2 ft.submitted
Min.rear yards	25 ft.required	250.4 ft.submitted
Parking spaces	32 spaces required	32 spaces submitted
Bldg.height/stories	35/2 allowed	14/1 submitted



LOCATION MAP
SCALE 1" = 800'



SITE PLAN FOR ADDITION TO MEDICAL BUILDING
LOT 2-6 OWNED BY
PROFESSIONAL GROUP ASSOCIATION INC
291 QUEEN STREET
BRISTOL, CONN.
SCALE 1" = 20' JUNE 2, 1994
Rev. JUNE 27, 1994

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS,INC.ON SEPTEMBER 24,1986.

Robert C Green

Bill A. Schultz P.E.
REG. NO. 12382

DEVELOPER:
PROFESSIONAL GROUP ASSOCIATION INC.
291 QUEEN STREET
BRISTOL, CONN.
C/O ARMANDO CICCARELLI
(203) 583-1845

ROBERT GREEN ASSOCIATES
OLD WATERBURY ROAD
TERRYVILLE, CONN. 06786

K:\eqn.dgn Jun. 27, 1994 08:02:41

App. #2541

Lots 10/11

Business Park Drive

For Profit School

For Office Use Only	
APPLICATION NO.	2541
DATE FILED:	7-30-25
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 4.2 of the Bristol Zoning Regulations for the following Special Permit use: For Profit School or Studio

Address or Location of the Property: Lot 10 & 11 Business Park Drive

Assessor's Map No.: 03 Assessor's Lot No.(s): lots 10 & 11

Zone of the Property: IP-1 Size of the Property (in acres or square feet): 3.23 ac

Reason for the Special Permit: to construct a new facility for a school for profit for Allstate Commercial Driver Training.

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 6-23-25 [ ] no

Other comments:

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

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

Name: Allstate Commercial Driver Training School

Address: 249 Pearl St City: Seymour State: CT Zip: 06483

Telephone No.: 2039228252 E-Mail: chris@allstatetraining.com

Signature: Chris Maioran Signature – (Printed/Typed) Chris Maioran V

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

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

Name: City of Bristol

Address: 111 North Main ST City: Bristol State: CT Zip: 06010

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed) Jeffrey Caggiano

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

BZC – 08/17

Applicant Narrative

Applicant Narrative

From: Chris Maiorano <chris@allstatetraining.com>
Sent: Wednesday, April 30, 2025 8:50 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Re: Allstate CDL - Project Narrative

Project Description:

Allstate Commercial Driver Training School has been a State-authorized CDL training school in CT since 1975. We are the only school in State to offer private, 1-1 CDL training so our students train one at a time and not in groups like most other schools. We are proposing a 10,000 square foot building of which we plan to occupy around 4000 square feet for our use and lease the remainder to a tenant. We do not have a tenant lined up at this time and have not begun advertising the space yet. Our training fields would be behind the building effectively blocked from street view.

A single CDL maneuvers training course for just one truck requires a large, flat, solid surface where traffic cones are moved around to simulate different maneuvers (straight back, parallel park etc.) as required for the CDL licensing test. During maneuvers, the trucks are simply moving back and forth at idle speed literally trying to go as slow as they can around the cones. The large space allocated to us will accommodate only three maneuver courses with a little bit of room on the sides to park a few other trucks that are not being used at that time. Effectively this means there will be no more than three or four trucks going back and forth between cones at a time in this area.

When not maneuvering, we also teach the safety inspection of the truck. During inspection training the truck is simply parked and turned off and the student will be walking all around the truck checking lights, wheels, tires, brakes etc etc etc. The truck really doesn't move during this type of training and from an onlookers perspective they might not even realize there is training taking place.

Finally, once the student has demonstrated their ability to back up and maneuver the truck within our training fields we will take them out for on-road training with an experienced instructor who has their own brake to use if necessary. We are proud of our excellent safety record and do not have any on-road at fault accidents or infractions. Of course we avoid residential streets and stay on main roads and interstate highways.

At the end of training, CT DMV inspectors come on-site to conduct the final licensing exam which consists of everything they have learned during hands-on training (truck inspection, maneuvers, and road). We have job placement assistance for our graduates. All of our students are CT driver's license holders and we do not recruit or transport anyone from out-of-state into our training programs.

As the Assistant School Director I have been with Allstate Commercial Driver Training School for around 20 years and have navigated the school through several location transitions. I know it is critical for us to operate in a location where we will fit in with the neighborhood and have easy

access to main streets and highways. We currently operate 7 days a week from 730am-4 or 530pm during the week and typically 730am-3pm on weekends.

We currently staff 7 employees at this location, some full time, some part time. Each instructor normally trains 5 students in an 8-hour workday. We are a low traffic, low impact operation despite a "big truck" first impression. Our student traffic is evenly paced throughout the day so we never have all of our students arriving or departing at the same time. No "rush hour" so to speak. Most people will not even realize we are there.

Stormwater Management Narrative

HYPERLINK FOR FULL REPORT:
https://www.bristolct.gov/DocumentCenter/View/49716/Lot-10-11-Business-Park-Driver_Stormwater-Letter

Stormwater Management Narrative

Cole civil + survey has evaluated the stormwater runoff for lots 10 & 11 business park drive in Bristol, Connecticut and offers the following design guidelines and conclusions. The business park was designed with a detention basin capable of handling 80% of the lot areas as impervious surface. In the case of the combined lots 10 & 11 112,453 square-feet of impervious surface is allowed and can be managed by the basin. The proposed project has 89,773 square-feet of impervious surface and therefore the existing basin can handle the runoff by the proposed project. No additional on site detention is required.

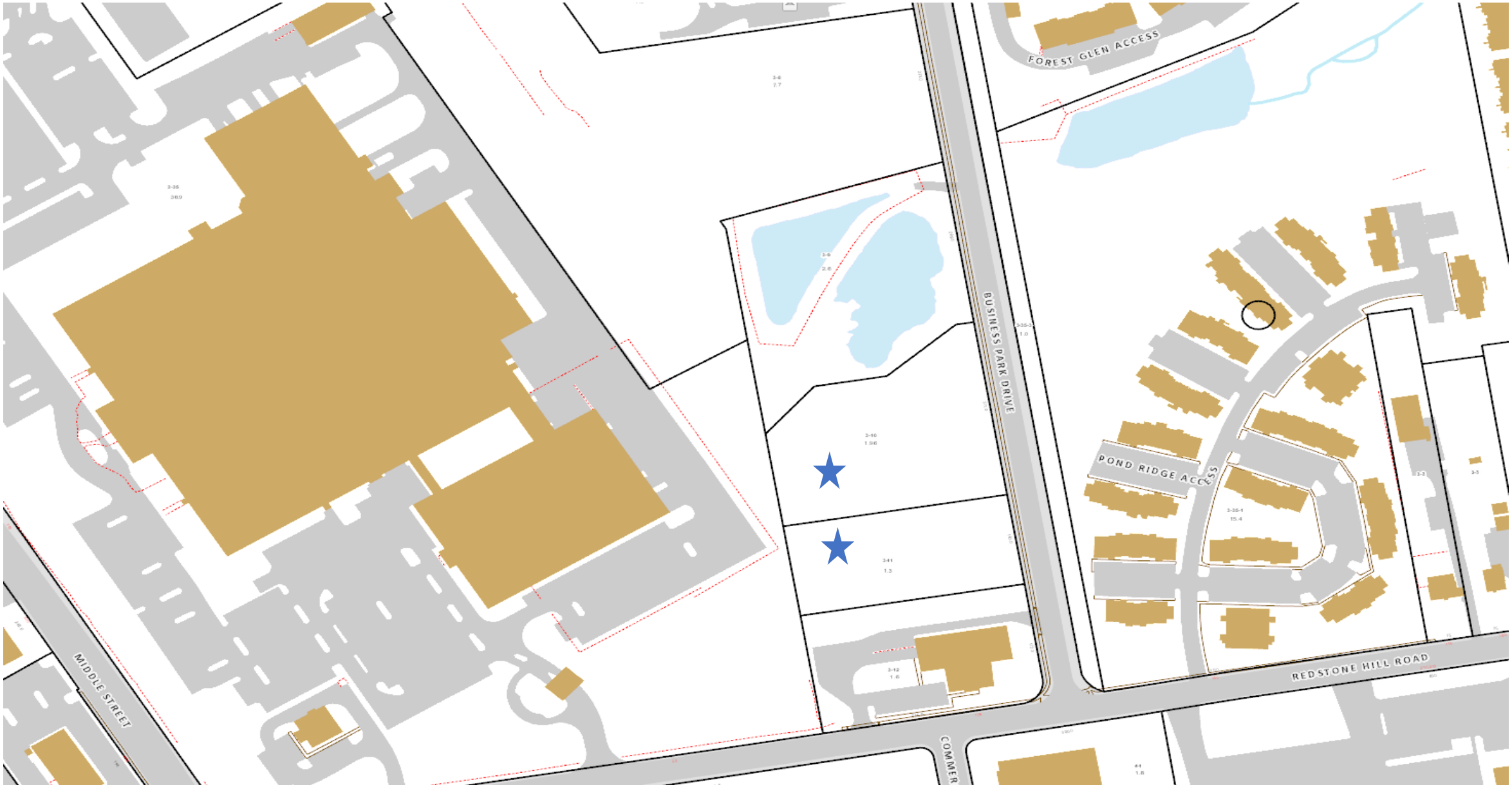
While no on-site detention is required the site shall meet the requirements of the 2024 State of Connecticut Stormwater Quality Manual (SWQM). Per the manual infiltration systems are allowed at warehousing facilities and in industrial facilities. This use does not meet the requirements to be classified as a "Land Uses or Activities with Higher Potential Pollutant Loads" per section 10-4 of the SWQM. Given the limited potential for oil or contaminant spillage at this facility we designed the site to utilize Pretreatment Vegetated Filter Strips and infiltration trenches which provide volume reduction, infiltration and recharge, as well as pretreatment. Oil/Grit Separators only provide pretreatment and given the limited possibility of spillage (similar possibilities to dripping or spilling on any other roadway network) we felt this was an effective treatment method.

However, given the concerns voiced during the approval process of this project we have modified the plan to eliminate the infiltration strip and vegetated buffer strip along the northern boundary of the pavement and millings; and replace it with an oil/grit separator which will provide pretreatment to all parking lot runoff. The runoff will then flow to the water quality basin which provides the volumetric storage required for the site, promotes the infiltration of the stormwater, and provides groundwater recharge and pollutant removal. Per the SWQM; with the designed volume for our water quality basin we will see on average annual pollutant load reductions of approximately 100% for total suspended solids, 95% for total phosphorus, and 98% for total nitrogen.

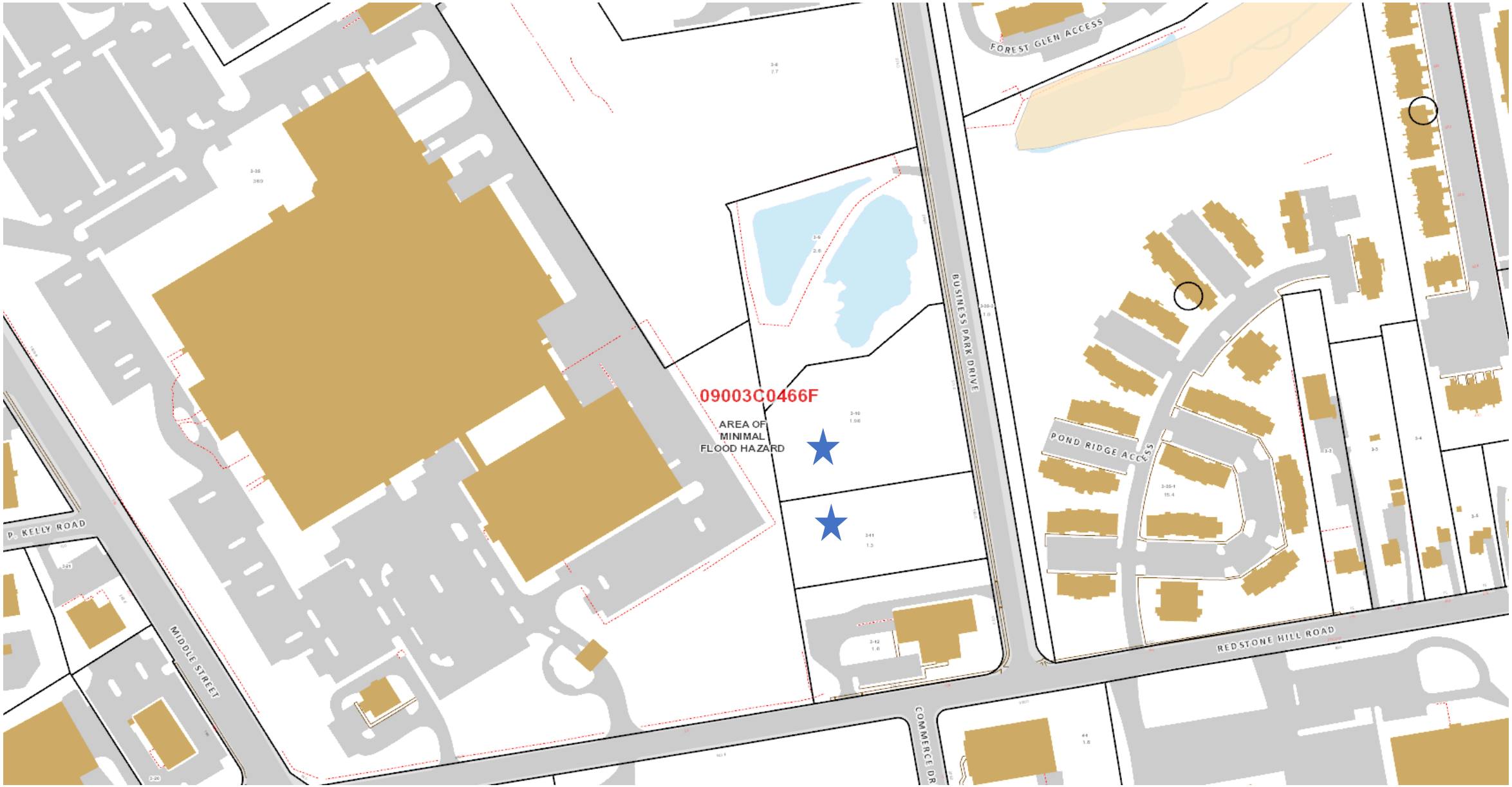
This design meets the requirements of the SWQM per table 8-1 identifying it as a best management practice (BMP). Soils for this site have a hydrologic rating of A; these soils have high infiltration rates and make this design feasible per table 8-4 of the SWQM.

We believe the project as designed meets the requirements of the City of Bristol and the intent of the Connecticut Stormwater Quality Manual.

Maps, Aerial Photos and Google Earth

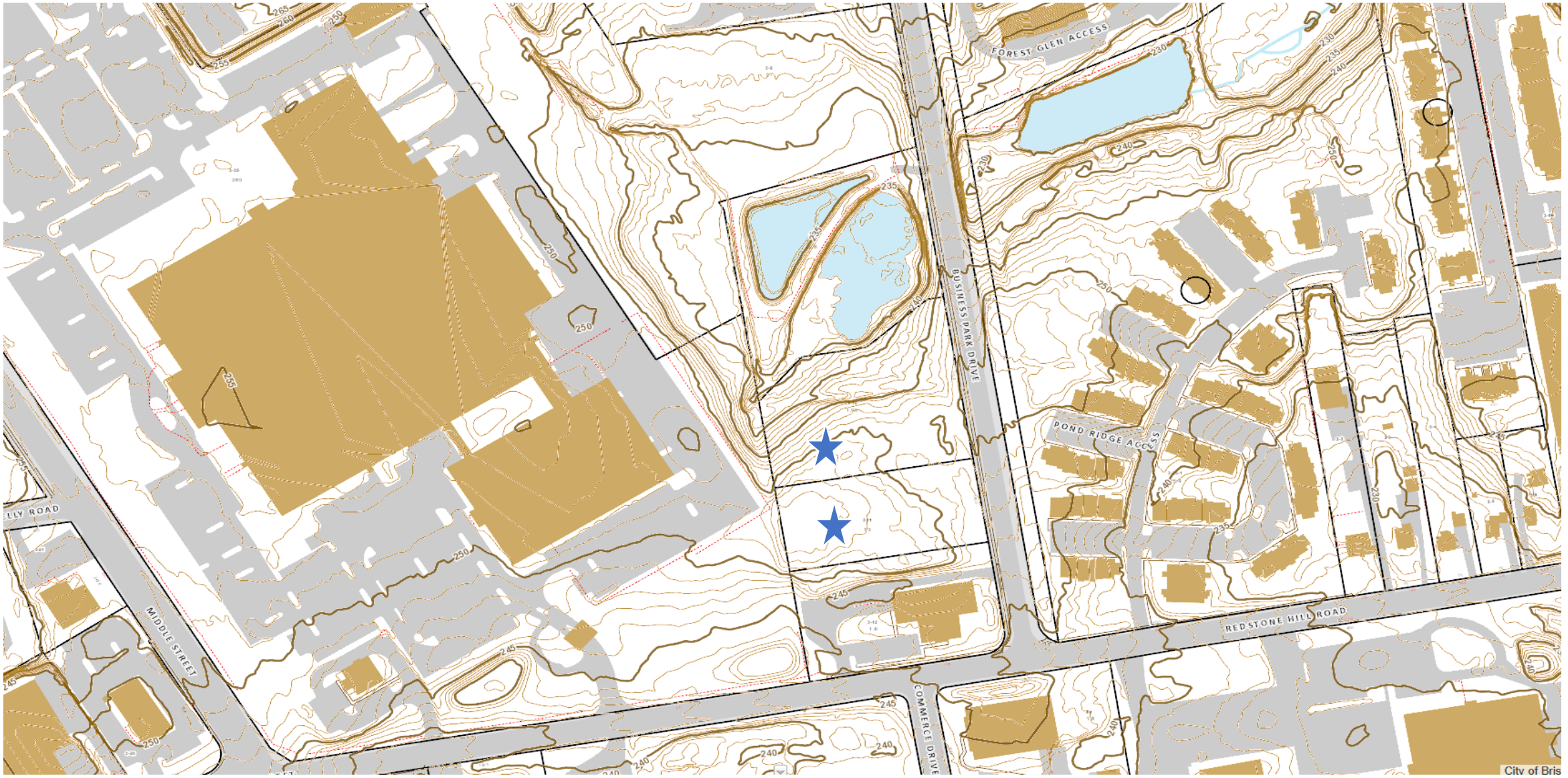


Lots 10/11 Business Park Drive – Location
Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Floodplain

Map 3 – Lots 10/11

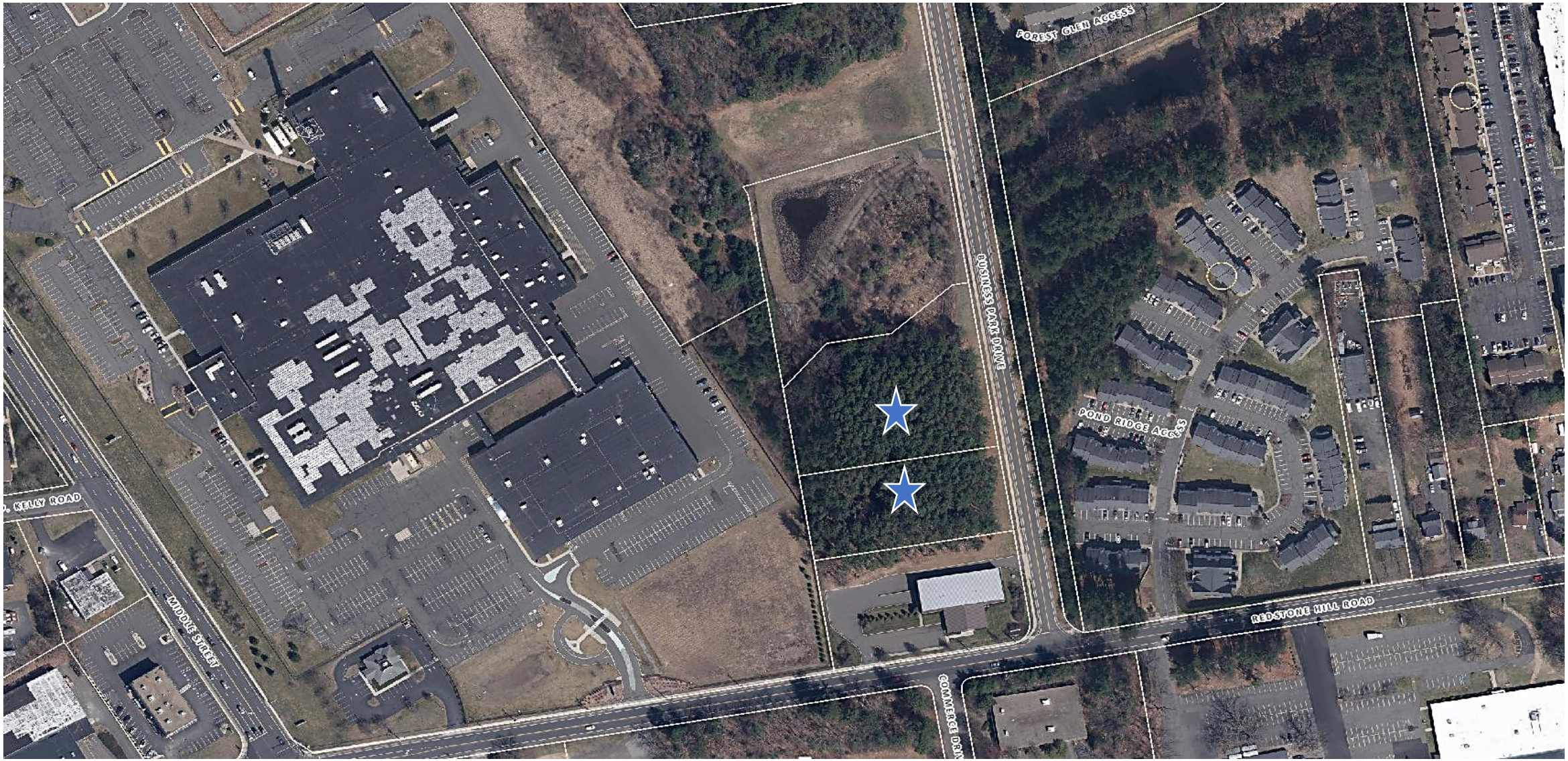


Lots 10/11 Business Park Drive – Topography

Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Inland Wetlands/Upland Review
Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Aerial 2023
Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Near Map – 2025
Map 3 Lot 10/11



Lots 10/11 Business Park Drive – Google
Map 3 Lot 10/11



Lots 10/11 Business Park Drive – Google Maps
Map 3 Lot 10/11



Lots 10/11 Business Park Drive – Streetside
Map 3 Lot 10/11

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2542

SITE PLAN: Site Plan for a new commercial driving training school at Lots 10 & 11, 314 Business Park Drive; Allstate Driving School, Applicant. *Plans Dated: July 29, 2025 (latest revision); Date of Committee Review: September 3, 2025 (first review); October 8, 2025 (second review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. The upland review needs to be extended based upon the revised Wetlands Regulations, applicant to submit and staff to approved the revised limits.

   10/3/25 Applicant Response: The upland review area calculations have been updated and revised on the plans.

   10/8/25 City Response:

2. Provide Construction details for the proposed, water quality basins, milling area, riprap emergency spillway, and pretreatment filter strip.

   10/3/25 Applicant Response: Construction details have been added to the plans.

   10/8/25 City Response:

3. Drawing C1 note number 3 under the plant list has a reference to the Town of Plainville.

   10/3/25 Applicant Response: Note has been updated.

   10/8/25 City Response:

4. Provide details on Signage, in areas with sidewalks should be 7 feet to bottom.

   10/3/25 Applicant Response: DOT specific signage details and notes have been added to address this.

   10/8/25 City Response:

5. The lighting plan does not conform to the Zoning Regulations. See section 11.2E of the Zoning Regulations.

   10/3/25 Applicant Response: Pursuant to the proposed amendment to the zoning regulations, it appears that the lighting regulations will reduce to the minimum foot candles for the applicant. We would seek an approval that requires compliance with the regulations at the time the certificate of occupancy is issued.

   10/8/25 City Response:

6. Has a drainage report been submitted with the application? Verify that the design meets section 15.5.3 of the Zoning regulations. Please note that the existing detention pond to the north, owned and maintained by the City of Bristol is designed and has sufficient capacity for proposed development of Lot 10 & 11.

   10/3/25 Applicant Response: The drainage report/narrative was submitted; a copy has been included with this latest submission. There are also details and information directly on the plans relating to this.

   10/8/25 City Response:

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. Final sign-off requires properties become merged into one.

   10/3/25 Applicant Response: acknowledged.

   10/8/25 City Response:

2. Millings shown on plan are not permitted. Provide details and show proposed binder cover discussed with City staff.

   10/3/25 Applicant Response: Applicant his making an application for a variance to the zoning regulations to allow millings in the area designated as the "training field".

   10/8/25 City Response:

3. Provide more landscaping to screen permitter of property and parking areas including trees. Screening shown is insufficient and does not meet the City of Bristol Business Park Guidelines or Zoning Regulations. Additionally, utilizing existing trees on another property as screening and landscaping for this new development is not acceptable or permitted. See "Attachment A" showing the existing landscaping on another property that you are proposing as your own buffer.

   Per Section 11.1.3: "Screening shall be provided for any objectionable areas or views which are adjacent to residential properties" or visible from the street, including but not limited to loading areas, dumpsters, storage areas and ground-fixed mechanical equipment. Acceptable screening materials shall include:

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

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

   C. Earthen berms; or,

   D. Any combination of the above materials.

   10/3/25 Applicant Response: As stated at the public hearing the property is surrounded on three sides by other industrial uses that do not have buffers, as a result we don't not believe it is necessary on this property as well. We have provided adequate landscaping and buffers around the front of the property and the dumpster enclosure.

   10/8/25 City Response:

4. It is not clear if stop bars are shown on the plan. Show stop bars.

   10/3/25 Applicant Response: Stop bars are called out and shown on plan

   10/8/25 City Response:

5. The proposed limits of clearing are not necessary, particularly on the West side where no screening is proposed for a commercial driving area. The entire lot is proposed to be cleared. Explore revised limits of clearing that screens the development and activity or increase landscape screening around the Southern and western boundaries of the property.

   Per Section 11.1.2 (L): "No trees 5 inches or greater in caliper as measured 3 feet above ground level shall be removed unless so approved by the Commission".

   10/3/25 Applicant Response: The limits of clearing on the westside of the property are dictated by sloping that occurs, due to the change in grade from the adjacent property to ours the grade change in this area is almost eight feet, and therefore clearing is necessary to slope from the property to our west.

   10/8/25 City Response:

6. Does the maximum impervious coverage calculation of 63.86% include millings and all paved areas? This calculation seems low.

   10/3/25 Applicant Response: All areas are included and the percentage has been confirmed.

   10/8/25 City Response:

7. Provide signage that alerts drivers they are entering into a truck driving area.

   10/3/25 Applicant Response: Signage has been added.

   10/8/25 City Response:

8. How many trucks will be parked on-site overnight?

   10/3/25 Applicant Response: 4-6 trucks, which will be parked behind the proposed building.

   10/8/25 City Response:

9. Will there be loading or loading areas?

   10/3/25 Applicant Response: No loading.

   10/8/25 City Response:

10. Is a 24-foot driveway opening wide enough to safely handle both truck and other visitor vehicles entering and exiting the site?

    10/3/25 Applicant Response: Yes 24 feet is sufficient.

    10/8/25 City Response:

11. Provide directional arrows.

    10/3/25 Applicant Response: Arrows added to the plan

    10/8/25 City Response:

12. Elaborate on the proposed concrete utility pad in front of the building. Will it have bollards or other protection?

    10/3/25 Applicant Response: Concrete utility plan to be removed.

    10/8/25 City Response:

13. Photometric plan show lighting for some parking areas in the range of 0.2 or 0.1 foot candles. Increase the lighting in these areas.

    10/3/25 Applicant Response: No response.

    10/8/25 City Response:

14. Provide details of dumpster enclosure. It appears only a gate is shown in the details. Add landscape screening to dumpster enclosure to screen from nearby properties and the street.

    10/3/25 Applicant Response: A detail has been added to the plan.

    10/8/25 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (ZEO) Provide parking spaces for all proposed trucks parked overnight on the site plan.

   10/3/25 Applicant Response: Plan revised accordingly.

   10/8/25 City Response:

2. (Building) No comments at this time.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. ADA parking spaces appear to be sufficient. No other comments.

   10/3/25 Applicant Response: No response.

   10/8/25 City Response:

FIRE MARSHAL (Kristopher Lambert):

1. ***Fire Department comments are outstanding at this time.***

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Sewer

1. Sewer lateral needs a clean out 5 feet from the building.

   10/3/25 Applicant Response: Clean out added.

   10/8/25 City Response:

2. The sewer connection fee is based on the water meter size.

   10/3/25 Applicant Response: Acknowledged

   10/8/25 City Response:

3. Permits are required.

   10/3/25 Applicant Response: Acknowledged

   10/8/25 City Response:

Water

1. The plan calls for 1 water service. The square footage of the building may require a fire service.

   10/3/25 Applicant Response: Fire service has been added to the plan.

   10/8/25 City Response:

2. Any services not being used must be cut out at the water main

   10/3/25 Applicant Response: Acknowledged

   10/8/25 City Response:

3. Call the office for inspection fees and scheduling

   10/3/25 Applicant Response: Acknowledged

   10/8/25 City Response:

4. Bristol Water and Sewer inspect all the way into the building

   10/3/25 Applicant Response: Acknowledged

   10/8/25 City Response:

5. Permits are required

   10/3/25 Applicant Response: Acknowledged

   10/8/25 City Response:


Thu Apr 17 2025
10 ft

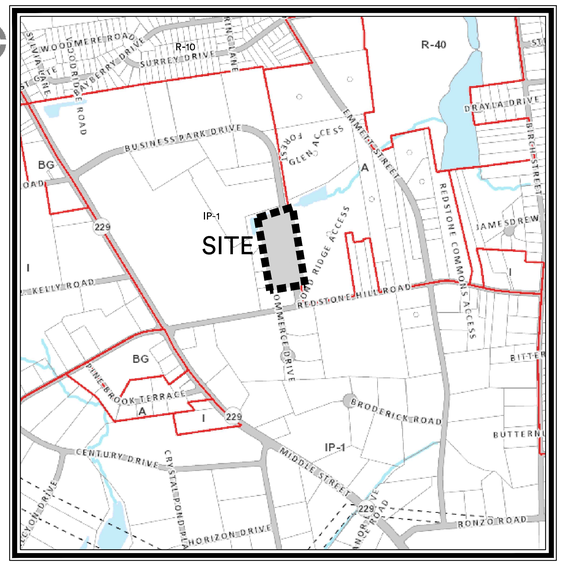
Site Plan

DRAWING NAME: P:\Land Projects\2658- Allstate Commercial Driver Training School- Lots 10 & 11 Business Park Drive, Bristol, CT\Dwg\2658 -Cover Sheet.dwg LAYOUT: Cover Sheet PLOT DATE: Oct 02, 2025 - 3:23pm OPERATOR: NickSilverman

COLE
civil + survey

Proposed Commercial Driving Training School

Lot 10 & 11 Business Park Drive
Bristol, Connecticut



KEY MAP
SCALE: 1"=500'

Sheet Index:

S1	Property & Topographic Survey Map
C1	Site Layout & Landscaping Plan
C2	Site Grading & Utility Plan
ES1	Soil Erosion & Sedimentation Control Plan
D1	Details
PH1	Photometric Plan

Applicant:

Allstate Commercial Driver Training School
249 Pearl Street
Seymour, Connecticut

Property Owner:

City of Bristol
111 North Main Street
Bristol, Connecticut 06010

Consultants:

Engineering & Surveying
cole civil + survey
876 South Main Street
Plantsville, Connecticut 06489
Tel. (860) 628-4484
colecivil.com

Soil Scientist
Ian T Cole
Registered Soil Scientist/
Professional Wetland Scientist #2006
P.O. Box 619
Middletown, Connecticut 06457
Tel. (860) 514-5642

PREPARED FOR

Allstate Commercial Driver Training School

June 5, 2025

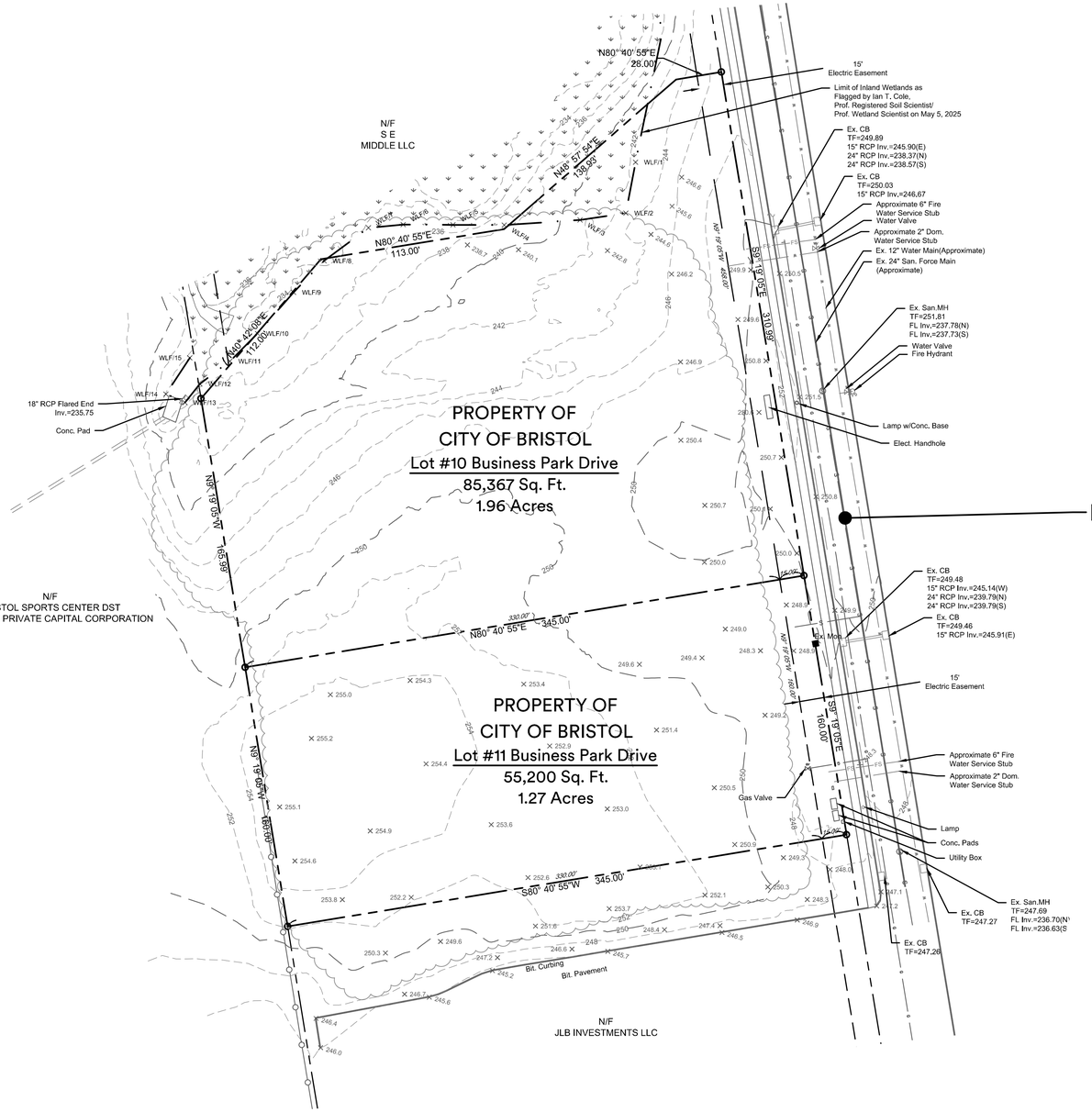
Revision Table

6	10-02-25	Rev. Per Client Review	
5	09-23-25	Rev. per City / Removed Alt Plans	
4	07-29-25	Added Alt Plans to Set	
3	07-16-25	Rev. per Client Review	
2	06-18-25	Rev. Parking and Building Layout	
1	June 5, 2025	First Submittal Set	COLE#2658

P:\PROJECTS\2658\DWG\Survey\Plans\2658_SEBusinessPark.dwg, 11/5/2025 8:32:39 AM, DWG To PDF.pc3

LEGEND

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- = Existing contour
- x000.0 = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument



SURVEY NOTES:

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

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

4. Class of accuracy:
   Horizontal: A-2
   Vertical: T2 & TD

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

6. Map References:

   a) "Subdivision Map for City of Bristol, Southeast Bristol Business Park, Bristol, Connecticut; Scale:1"40'; Sheet 1 of 4; Dated: Sept 2005; Last Revised: 04/06 by AN Consulting Engineers." Filed as Map 0-85 at the P.L.R.

   b) "Subdivision Map for City of Bristol, Southeast Bristol Business Park, Bristol, Connecticut; Scale:1"40'; Sheet 2 of 4; Dated: Sept 2005; Last Revised: 04/06 by AN Consulting Engineers." Filed as Map 0-85 at the P.L.R.

   c) "Boundary Survey, Lot Line Revision, Prepared for SE Middle LLC, Lot #03-8 & #03-35-A, Business Park Drive, Bristol, CT; Scale:1"=40'; Dated: 09-12-22; Sheet 2 of 2 by Dufour Surveying LLC." Filed as Map Q-606 at the B.L.R..

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

8. Zone: IP-1

9. Total area: 140,567 S.F., 3.23 Acres
   Lot 10: 85,367 S.F., 1.96 Acres
   Lot 11: 55,200 S.F., 1.27 Acres

10. Owner: City of Bristol

11. City of Bristol Assessors Map #3 Lots #10 & 11

12. Filed in Volume 1484, Page 691 of the Town Clerk's office.

13. Contour interval is 2 foot.

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

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

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

Stephen M. Giudice, L.S.
Reg. No. 70145
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

project #2658 drawn by: JML

Revisions	
Date:	Descriptions:
05-05-25	Revised Property Lines & Area
06-10-25	Revised Property Lines & Area - Lot 10
09-23-25	Misc. Revisions

PROPERTY & TOPOGRAPHIC SURVEY MAP

PREPARED FOR

Allstate Commercial Driver Training School

Lot 10 & 11 Business Park Drive - Bristol, Connecticut

November 5, 2024 Scale: 1" = 40'

40' 20' 0 20' 40'

COLE civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

Sheet #: S1

DRAWING NAME: P:\Land Projects\2658_Allstate Commercial Driver Training School_Lots 10 & 11 Business Park Drive, Bristol CT\Aug 2658 - C1 - Site Layout & Landscaping Plan - Alternate.dwg LAYOUT: C1 PLOT DATE: 8/6/2025 - 3:25pm OPERATOR: NickKelleher

PARKING INFORMATION

ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: COMMERCIAL DRIVER TRAINING / INDUSTRIAL 12,000 SF (NET)	AS DETERMINED BY COMMISSION	29
HANDICAP PARKING	2	2
TOTAL # OF SPACES	29 (INCLUDING H.C.)	29 (INCLUDING H.C.)

LANDSCAPING TABLE

PARKING LOT	Required	Proposed
Landscaping: 15 S.F. / SPACE	435 S.F.	1,012+ S.F.

UPLAND REVIEW CALCULATION:

If the upgradient slope of the land exceeds five percent (5%) from the wetlands, watercourse, or vernal pool, the distance that the upland review area will be extended shall be 50 feet for a five percent slope and shall be increased by five (5) feet per every one percent (1%) increase in slope to a maximum extended upland review area distance of 200 feet. The total maximum upland review area shall be 400 feet. Parcels with upgradient soils which are also identified as highly erodible soils will also be extended to the limits of the erodible soils to an additional maximum of 200 feet.
(Per Sec.2.1.r of the INLAND WETLANDS AND WATERCOURSES REGULATIONS OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL, CT)

Average slope over the first 100' of upland review: ±10%
Additional review: 50' + ((10-5) x 5) = 75'
Total upland review: 100' + 75' = 175'

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing/Proposed treeline
- = Existing edge of pavement
- = Proposed curbed pavement
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Proposed catch basin
- = Proposed manhole
- = Existing/ Proposed water line
- = Existing/ Proposed sewer line
- = Existing contour
- = Existing spot elevation
- = Proposed contour
- = Proposed spot elevation
- = Deep test pit location
- = Percolation test location
- = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe

BUSINESS DEVELOPMENT AUTHORITY

ITEM	REQUIRED	PROVIDED
Building & Pavement Setback (Business Park Drive)	35 ft	>45.5 ft
Parking Setback from Building	6 ft	10 ft
Parking Requirement	Determined by the Commission	29
Maximum Building Coverage	33.3%	8.54%
Minimum Building Coverage	20%	8.54%*
Maximum Building Height	60 ft	<60 ft
Freestanding Sign Location - Front Yard Setback	17.5 ft	18 ft

* - RELIEF TO BE REQUESTED FROM BDA

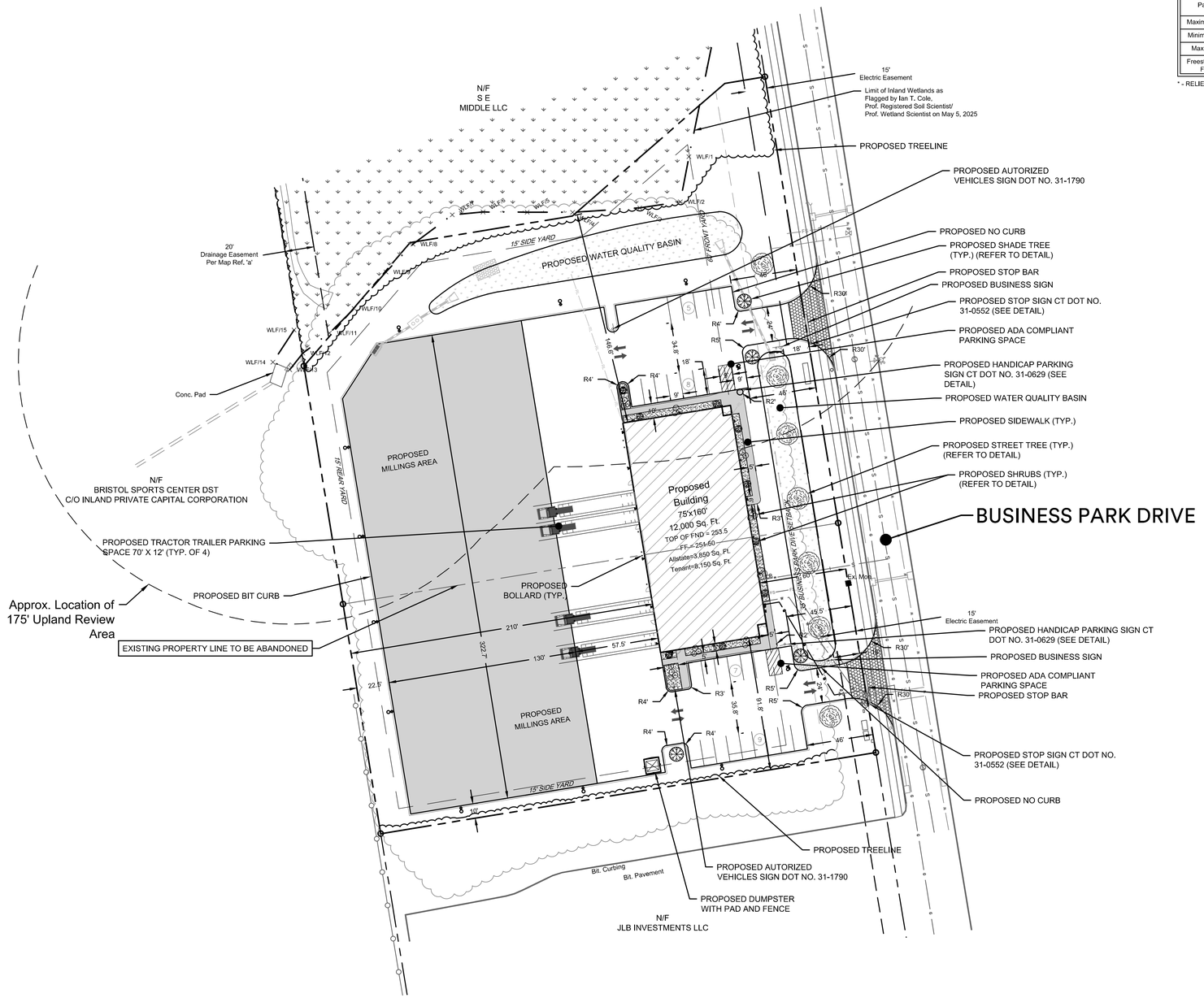
ZONING INFORMATION

ITEM	REQUIRED	PROVIDED
CURRENT ZONE	IP-1	IP-1
PROPOSED ZONE	IP-1	IP-1
PROPOSED USE	Comm. Driving Training School	Comm. Driving Training School
LOT AREA	50,000 S.F.	140,567 S.F.
LOT WIDTH	160 FT	471 FT
FRONT YARD SETBACK	60 FT	60 FT
SIDE YARD SETBACK	15 FT	91.8 FT
REAR YARD SETBACK	15 FT	210 FT
MAX. BUILDING HEIGHT	50 FT	<50 FT
MAX. BUILDING COVERAGE	40 %	8.54%
MAX. IMPERVIOUS COVERAGE	80 %	63.86%

PLANT LIST

SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
STREET TREES				
	7	ACER RUBRUM	RED MAPLE	2 1/2"-3" CALIPER
		PRUNUS AMERICANA	AMERICAN PLUM	
		PRUNUS SARGENTII (flowering)	SARGENT CHERRY	
		TILIA CORDATA	LITTLE LEAF LINDEN	
SHADE TREES				
	4	QUERCUS RUBRA	RED OAK	B & B, 2 1/2"-3" CAL.
		ACER RUBRUM	RED MAPLE	B & B, 2 1/2"-3" CAL.
		TILIA TOMENTOSA	SILVER LINDEN	B & B, 2 1/2"-3" CAL.
		PRUNUS PENSYLVANICA	WILD RED CHERRY	B & B, 2 1/2"-3" CAL.
SHRUBS				
	17	ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.
		ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GAL, HEAVY, FULL
		RHODODENDRON CANADENSE	RHODONDERON	3 GAL, HEAVY, FULL
		VIBURNUM CASSINOIDES	WITHEROD VIBURNUM	3 GAL, HEAVY, FULL
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3 FT

1. STREET TREES REQUIRE MIN. OF 3" CALIPER. STREET TREE LOCATIONS ARE INDICATED ON THE PLAN.
2. THE ABOVE LIST DOES NOT INCLUDE ANY SPECIES LISTED ON THE CONNECTICUT INVASIVE PLANT LIST AND NO PLANT ON THIS LIST SHALL BE PLANTED ON SITE.
3. FOR ALTERNATE BIORETENTION BASIN PLANTS, REFER TO TOWN OF BRISTOL LOW IMPACT DEVELOPMENT AND STORMWATER MANAGEMENT DESIGN, APPENDIX B.



SITE PLAN NOTES:

1. Owner: City Of Bristol
2. Applicant: Allstate Commercial Driver Training School
3. Street #: Lot 10 & 11 Business Park Drive
4. Area of Parcel: 140,567 S.F., 3.23 Acres
5. Parcel is zoned: IP-1
6. Present use: Vacant
7. Proposed use: Commercial Driving Training School
8. Wetlands are present per referenced Mapping.
9. Site to be serviced by local water and sewer.
10. All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
11. Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated March 30, 2024, and amended to date.
12. All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2020 and amended to date.
13. Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
14. Maximum earth slopes shall be two feet horizontal to one foot vertical.
15. All areas disturbed by construction to be restored with 4" of loam and seeded.
16. All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
17. Roof drains shall tie into the proposed drainage system.
18. All Catch Basins\Inlets shall be cleaned prior to occupancy.
19. Underground fuel tanks are prohibited.
20. Sanitary service connection for domestic\office waste only. No industrial waste shall be discharged.
21. Water service sizing to be determined by the Local Water Department upon receipt of all pertinent water fixture data.
22. Local Planning and Engineering Departments to be notified 24 hours before site grading begins.
23. Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
24. All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
25. No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
26. Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.
27. Per State Law (PA 22-25), requires all parking lots greater than 30 spaces to provide LEVEL 2 EV Charging Stations for at least 10% of the approved spaces.

NORTH
NAD 83

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civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Date: June 5, 2025
Drawn By: JML

Revisions:	Descriptions:
Date:	
06-18-25	Rev. Parking and Building Layout
07-16-25	Rev. per Client Review
07-29-25	Added Alt Plans to Set
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10-02-25	Rev. Per Client Review

40' 20' 0 20' 40'
SCALE: 1"=40'

Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Sheet Description:
SITE LAYOUT & LANDSCAPING PLAN

Sheet #:
C1

COLE #2658

SITE PLAN NOTES:
1. Additional Notes located on Sheet ALT Ct.

LEGEND

= Existing utility pole	= Existing edge of pavement
= Existing light pole	= Proposed curbed pavement
= Proposed Light	= Existing/Proposed well
= Existing fire hydrant	= Existing catch basin
= Proposed fire hydrant	= Existing drainage manhole
= Existing water valve	= Existing sanitary manhole
= Existing gas valve	= Proposed catch basin
= Existing underground pipe	= Proposed manhole
= Existing/Proposed treeline	= Existing/ Proposed water line
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DETENTION INFORMATION

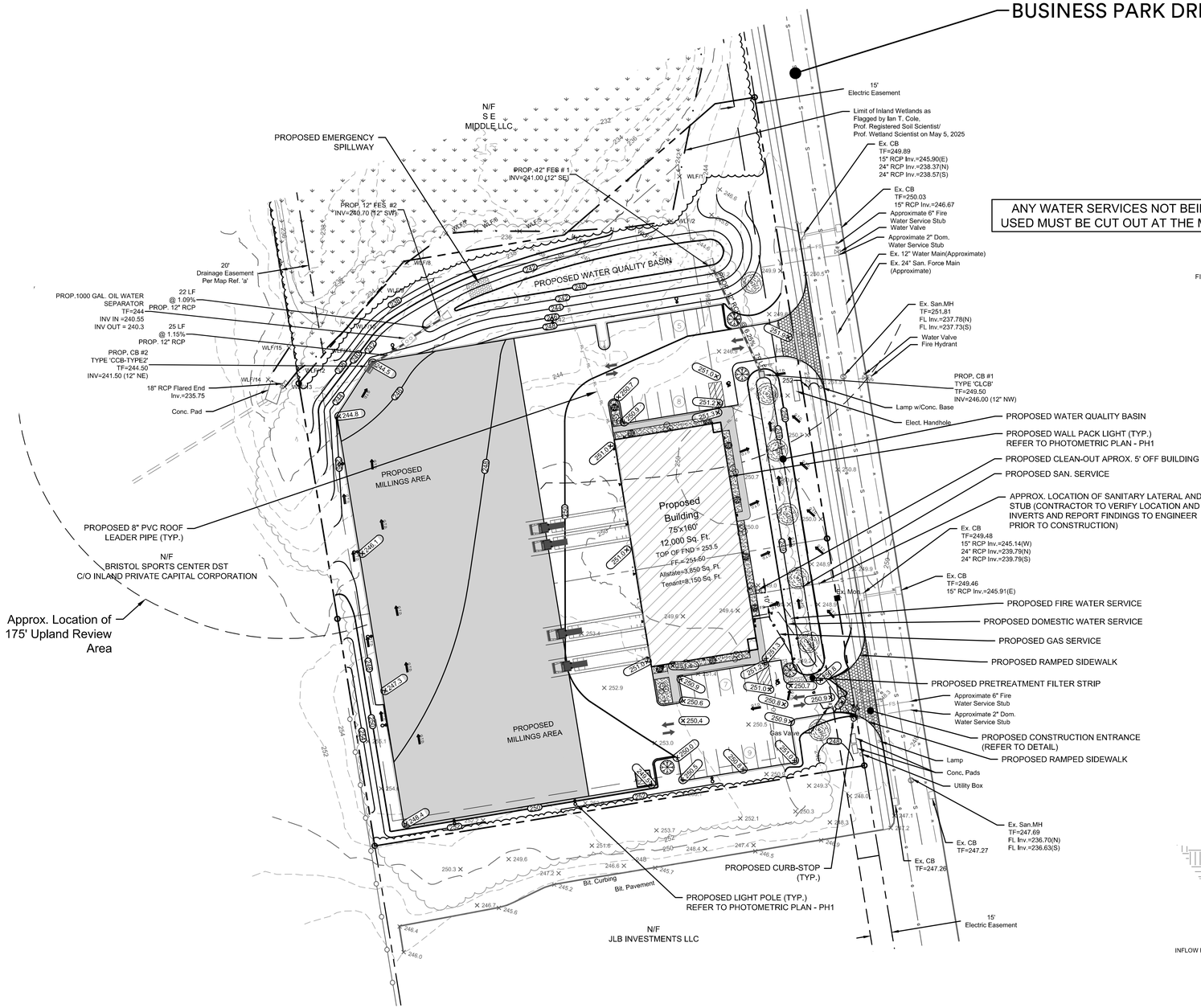
ITEM	ALLOWED	PROPOSED
IMPERVIOUS AREA (BUILDING & PARKING) MAX. 80% OF TOTAL LOT AREA (140,567 SQ.FT. / 3.23 ACRES)	112,453.6 SQ.FT. / 2.58 ACRES (80%)	89,773 SQ.FT. / 2.06 ACRES (63.86%)

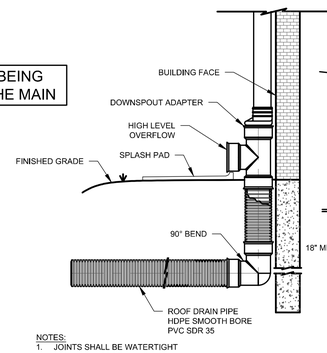
ANY WATER SERVICES NOT BEING USED MUST BE CUT OUT AT THE MAIN

Water Quality Requirements

Basin #	Site Area "A" (acres)	Impervious Area (acres)	Impervious Cover "I" (%)	Runoff Coefficient "R"	Required Calculated WQV (ac-ft)	Required Calculated WQV (cu-ft)	Area 1 Provided WQV (cu-ft)	Area 1 Provided WQV (%)
LOT	3.23	2.06	63.8	0.624	0.218	9,511.14	11,121	117%

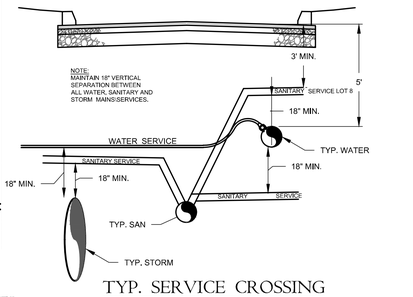
Note: WQV provided in water quality basin.





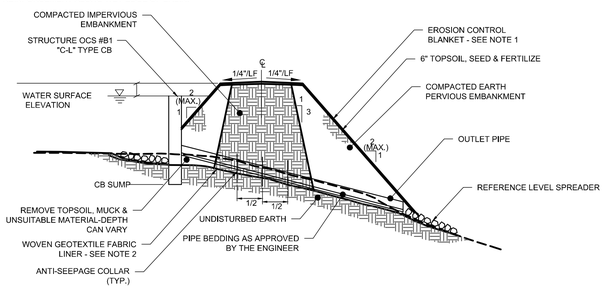
NOTES:
1. JOINTS SHALL BE WATERTIGHT

ROOF DRAIN WITH HIGH LEVEL OVERFLOW
N.T.S.

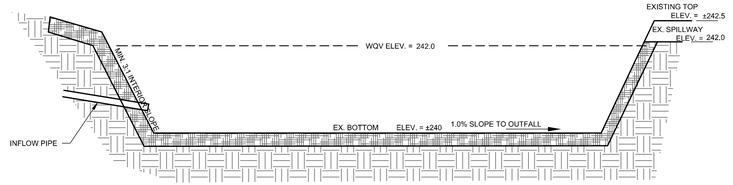


TYP. SERVICE CROSSING
N.T.S.

NOTES:
1. STRAW BLANKETS SHALL BE S150 AS MANUFACTURED BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
2. GEOTEXTILE FABRIC LINER SHALL BE MIRAFI 500X OR APPROVED EQUAL TO BE USED AT THE DISCRETION OF THE ENGINEER UPON INSPECTION OF THE SOIL CONDITIONS.
3. MIRAMAT SHALL BE AS MANUFACTURED BY MIRAFI, INC. OR APPROVED EQUAL INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. MODIFIED RIP-RAP OR ROCK REVETMENT UTILIZING ON-SITE MATERIALS SHALL BE ACCEPTABLE AS PER THE ENGINEERS INSTRUCTIONS. INSTALL MIRAMAT-TM8 (GREEN) SLOPE REINFORCEMENT ALONG WET EDGE OF BASIN.



DETENTION BASIN EMBANKMENT DETAIL
N.T.S.



BASIN SCHEMATIC
N.T.S.

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Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
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Date: June 5, 2025
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Barton N. Bovee P.E.
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Sheet Description:
SITE GRADING & UTILITY PLAN

Sheet #:
C2

COLE #2658

DRAWING NAME: P:\Land Projects\2658\-All\Commercial Driver Training School\-Lots 10 & 11 Business Park Drive, Bristol CT\-Dwg\2658 - 1521 - Soil Erosion & Sedimentation Control Plan.dwg LAYOUT: ES1 PLOT DATE: Oct 02, 2025 - 3:24pm OPERATOR: NicholeJensen

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION

1. Project Description - The project site consist of **3.23 Acres a**t Lot 10 & 11 Business Park Drive in Bristol, Connecticut.
   Area of Development - 2.01± Acres.
2. Area Proposed Disturbance Due to Construction Activities - 2.57± Acres.
3. Estimated Start of Construction - 2025.
4. Estimated Construction Completion Date - 2026.

B. SEQUENCE OF CONSTRUCTION

The tentative sequence of construction events are as follows and activities noted by a "(Capital Letter)" may occur concurrently.

1. Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.
2. Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER. (A)
3. Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations. (A)
4. After each rain storm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location. (A)
5. Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not to remain, shall be chipped and stored on site for mulch. (A)
6. Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited. (B)
7. Construct all temporary sedimentation and erosion control structures, including but not limited to: silt fence, stone check dams, water breaks, and sediment traps/basins. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction. (B)
8. Install drainage outfall pipe and temporary sediment basin along with temporary drainage diversions to sediment basin. If the proposed detention basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all orifices and weirs are to be plugged water tight during construction. (B)
9. Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles. (B)
10. Bring proposed site entrance surface areas to rough subgrade.
11. Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials. (C)
12. If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted. (C)
13. Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan. (C)
14. Excavate for and install storm drainage systems. Install strawbale ring sediment barriers at all catch basins locations. (C)
15. Excavate for and install utilities. (C)
16. Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)
17. Bring proposed roadway areas to pavement subgrade with processed stone and install binder course and curbing. Refer to details. (D)
18. Construct all driveway entrance improvements as indicated on plans. (E)
19. Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of four inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
20. Exercise final landscaping plan and permanent seeding to provide long-term stabilization. (E)
21. Complete final paving with top course and paint surfaces with pavement markings. (E)
22. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner. (F)
23. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer. (F)
24. Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
25. Construction Staging:
    a. Stage # 1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures, detention and retention basins.
    b. Stage #2 - Install subsurface storm water systems, install underground utilities and first coat pavement.
    c. Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.

C. RESPONSIBILITY

1. The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for informing all concerned regarding responsibility of the SE&SC plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.

2. SESC Emergency contact Information
   Emergency Contact Name: Chris Maiorano
   (Allstate Commercial Driver Training School)
   Emergency Contact Phone Number: (860) 246-9567

GENERAL NOTES:

1. Additional notes and details are located on Sheet D1.
2. At all times during construction, the Developer/Contractor shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer/Contractor shall also be responsible for installing and maintaining all erosion control facilities shown herein.
3. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way and future pavement shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. watering, seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town Engineer.
4. All inlets shall be cleaned prior to occupancy.
5. All slopes greater than 3:1 shall be protected with Erosion Control Blankets (S150 by North American Green or approved equal)
6. All erosion control measures shall remain intact and operational until the site has been stabilized and vegetation is thoroughly established. This may occur after completion of construction, therefore it is critical for the Developer, Contractor and\or Owner to understand the erosion control responsibilities and maintain the erosion control measures.
7. To minimize erosion of the sandy soils, vegetation shall be established immediately following completion of grading within each area. Vegetation may consist of temporary seeding or final loam and seed.
8. If areas of work are not addressed by this plan or sediment and erosion issues arise in areas not covered by this plan, then the plan shall be augmented in the field. Contractor shall be responsible to insure no sediment or erosion problems encroach upon abutting property. This may require additional barriers, swales and bales.
9. All erosion and sediment control measures shall conform to the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control manual.
10. All Dewatering shall incorporate the use of filter bags on discharge ends.

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE
Bristol, Connecticut

The following are the required maintenance and monitoring procedures.

Riprap and Discharge Aprons - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for rip-rap damage and deterioration. These procedures to be conducted yearly between May I and before September 15.

Emergency Spillway - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for riprap damage and deterioration. These procedures to be conducted yearly between May 1 and September 15. Repairs shall be executed immediately.

Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures to be conducted yearly anytime after May I and before September 15.

Swales - all swales be cleared of all sediment deposits, invasive plant species and debris. Any erosion shall be repaired. These procedures to be conducted annually. Swales shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections.

Water Quality Basin - Basin shall be cleared of all sediment deposits, invasive plant species and debris. These procedures to be conducted yearly between May 1 and September 15. Basin shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

Slopes - Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections. Any rills or channeling shall be repaired immediately

Parking Lot Sweeping - Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly anytime after May I and September 15.
All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

EROSION CONTROL SYMBOL LEGEND

- ORANGE LIMIT OF CONSTRUCTION FENCE
- SILT FENCE
- EROSION CONTROL LOG\WATTLE
- INLET PROTECTION
- STAKED BALES
- CHECK DAM WATTLE\SOCK or STONE
- EROSION CONTROL BLANKET
- TEMPORARY WATER BAR (WB) or DIVERSION CHANNEL (TD)

*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION

LEGEND

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- WV Existing water valve
- GV Existing gas valve
- Existing underground pipe
- Existing/Proposed treeline
- Existing edge of pavement
- Proposed curbed pavement
- W Existing/Proposed well
- Existing catch basin
- D Existing drainage manhole
- S Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- w Existing/ Proposed water line
- ss Existing/ Proposed sewer line
- 000 Existing contour
- x000.0 Existing spot elevation
- 000 Proposed contour
- x000.0 Proposed spot elevation
- Deep test pit location
- PT Percolation test location
- G.T.D. Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe

TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

Swales - All swales shall be mowed and be cleared of all sediment deposits, invasive plant species and debris. These procedures shall be conducted monthly. Swales shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

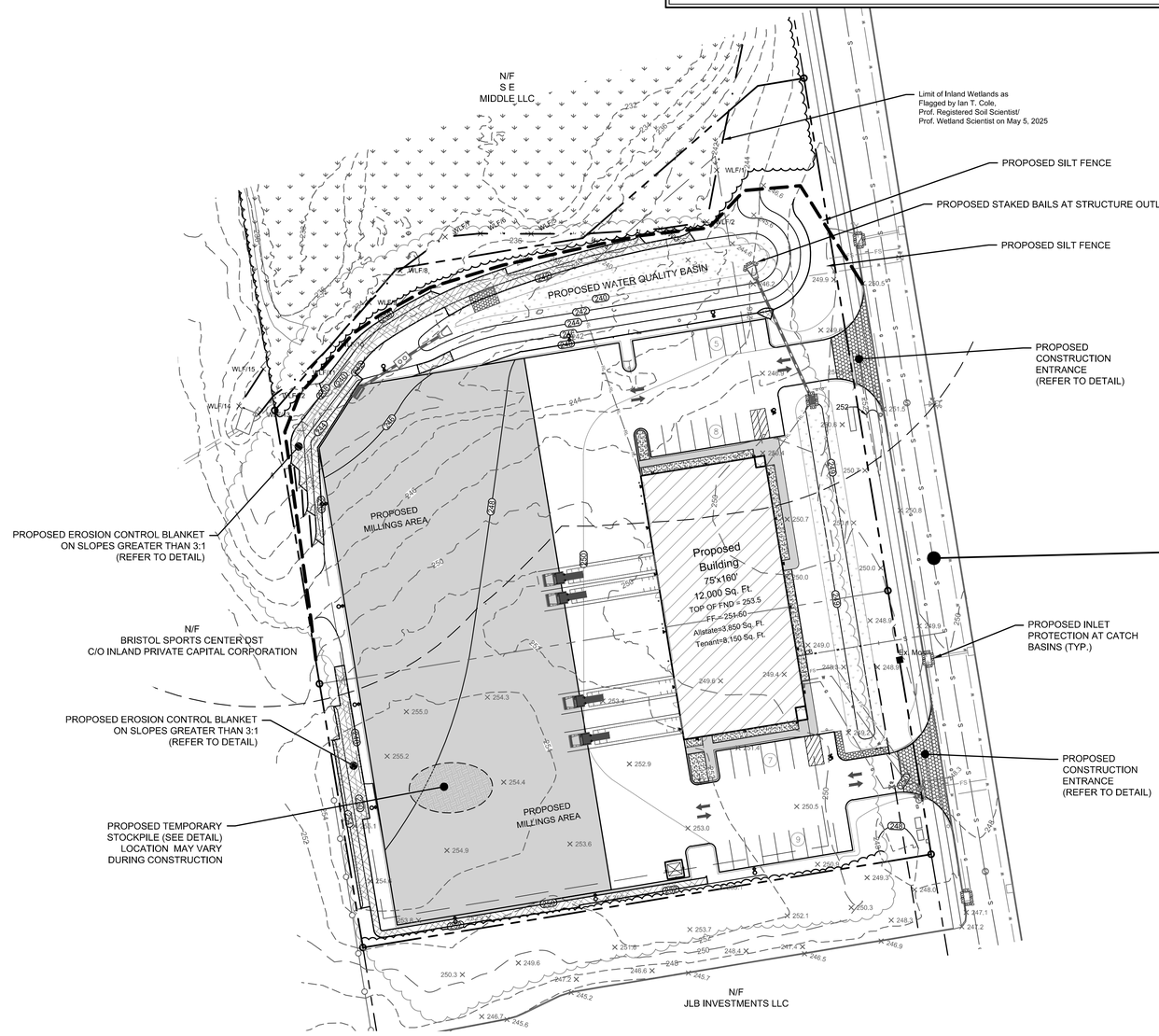
Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures shall be conducted monthly. Basins shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections

Slopes - Stablized slopes are essential to preventing sediment movement. Any channels of concentrated flow, such as rills, shall be fixed immediately. Additional control measures, such as bales, riprap, sediment fence and erosion fabric may be required. Slopes shall be inspected weekly and after significant rainfall events.

Sediment Barriers & Straw Bales - Shall be inspected weekly and after significant rainfall events. Repairs shall be made immediately. Additional barriers and bales may be required depending upon the area of work. If conditions exist which can not be addressed with this plan, then additional barriers shall be implemented to prevent sediment from leaving the site.

Street Sweeping - Sediment from the construction site, which has accumulated on the existing streets shall be cleaned up immediately . Contractor to inspect daily

Wind Blown Sediment: Shall be minimized. Unpaved travel ways shall be sufficiently watered to minimize wind blown sediment. Other unpaved surfaces shall be watered, temporary vegetated, roughing with disc or other measures in the Connecticut Guidelines for Soil Erosion and Sediment Control manual.



Know what's below. Call before you dig.

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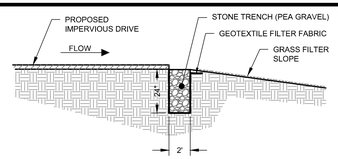
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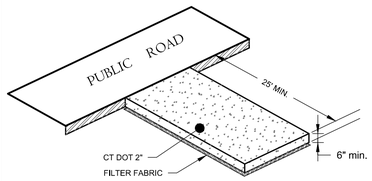
Sheet Description:
SOIL EROSION & SEDIMENTATION CONTROL PLAN

Sheet #:
ES1

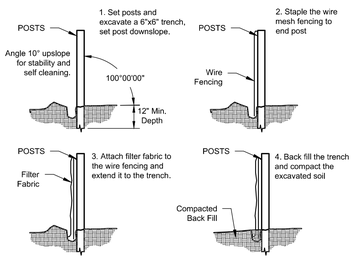
COLE #2658



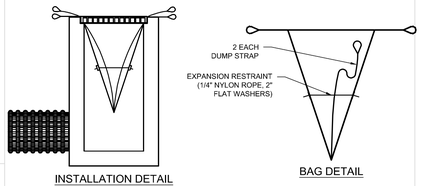
PRETREATMENT FILTER STRIP
N.T.S.

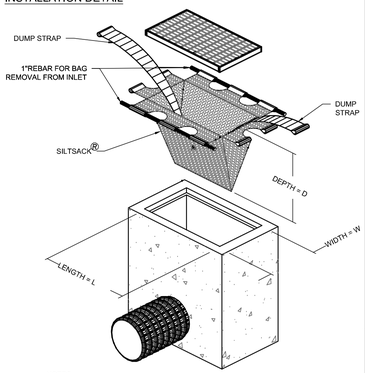


CONSTRUCTION ENTRANCE DETAIL
N.T.S.



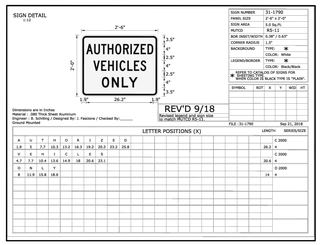
SEDIMENTATION BARRIER DETAIL
N.T.S.

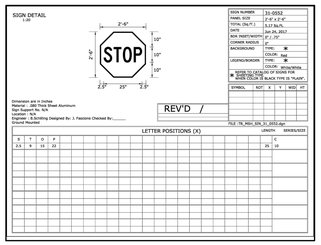


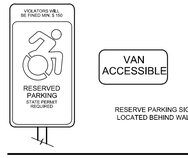


NOTES:
1. AVAILABLE FROM ACF ENVIRONMENTAL 48 OLD GRAYS BRIDGE ROAD BROOKFIELD, CT 06904. (203)313-9002

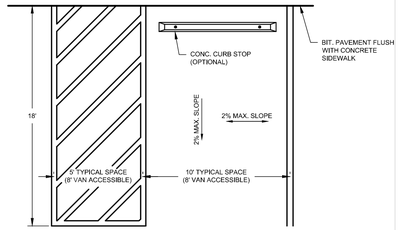
SILTSACK INLET CONTROL DEVICE
N.T.S.





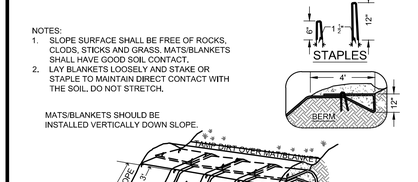


NOTES:
1. SIGN SHALL BE 5/64" THICK SHEET ALUMINUM
2. WHERE NOTED ON PLAN, PROVIDE "VAN ACCESSIBLE" SIGN IN ADDITION TO PARKING SIGN. SEE STATE OF CT. DOT SIGN No. 31-0648
3. FOR RESERVED PARKING SIGN SEE STATE OF CT. DOT SIGN No. 31-0629
4. BOLLARD MAY BE ELIMINATED IF PARKING IS ADJACENT TO BUILDING AND SIGNAGE CAN BE ATTACHED TO THE BUILDING OR BEHIND WALK
5. MAX SLOPE IN ANY DIRECTION IS 2%



RESERVED PARKING SPACE TYPICAL & VAN ACCESSIBLE
N.T.S.

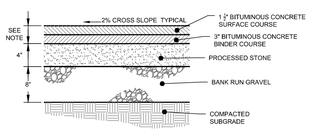
MODIFIED RIP-RAP SPILLWAY DETAIL
N.T.S.



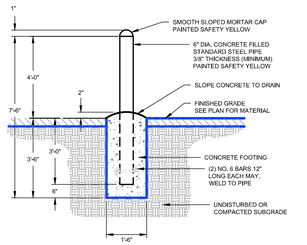
NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

TYPICAL SLOPE SOIL STABILIZATION
WET SLOPE LINING
EROSION BLANKET & REINFORCEMENT MAT SLOPE INSTALLATION
N.T.S.

NOTES:
1. STANDARD BITUMINOUS CONCRETE SECTION.
* REFER TO SHEET #C1 - SITE LAYOUT PLAN FOR PAVEMENT CONFIGURATION



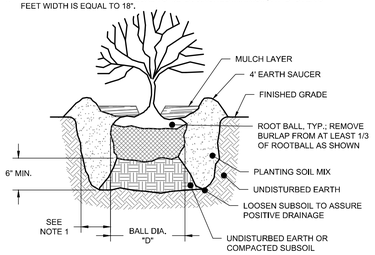
TYPICAL BITUMINOUS CONCRETE PAVEMENT DETAIL
N.T.S.



ELEVATION

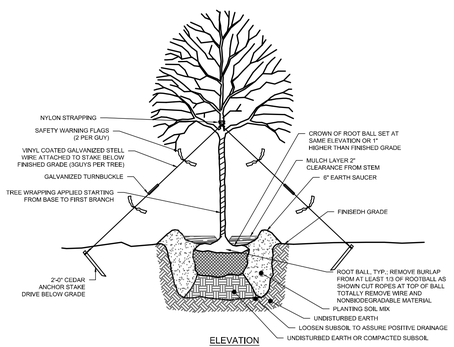
TYPICAL CONCRETE BOLLARD DETAIL
N.T.S.

NOTE:
1. AT 'D' LESS THAN 3 FEET IS EQUAL TO 1/2 'D', 6INCHES MINIMUM, AT 'D' OVER 3 FEET WIDTH IS EQUAL TO 18".



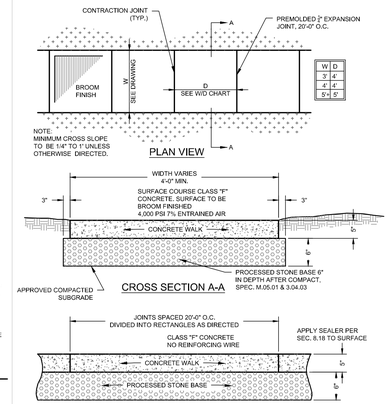
ELEVATION

SHRUB PLANTING DETAIL
N.T.S.



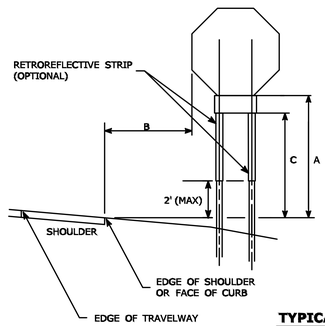
ELEVATION

TREE PLANTING AND GUYING DETAIL INSTALLED IN OPEN AREAS
N.T.S.



CONCRETE SIDEWALK
N.T.S.

DIM."A" MIN SIGN HEIGHT	DIM."B" MIN LATERAL OFFSET ①	DIM."C" MIN PLAQUE HEIGHT ①	ASSEMBLY LOCATION
7' ②	6' 12' ③	5'	SIGNS ON FREEWAYS AND EXPRESSWAYS EXCEPT CHEVRON ALIGNMENT SIGNS, ONE-DIRECTION LARGE ARROW SIGNS, DO NOT ENTER SIGNS, AND WRONG WAY SIGNS
5'	2'	4'	• SIGNS IN RURAL AREAS • DO NOT ENTER AND WRONG WAY SIGNS ALONG EXIT RAMPS • DO NOT ENTER AND WRONG WAY SIGNS ON LIMITED ACCESS HIGHWAYS
5'	2'	N/A	• CHEVRON ALIGNMENT SIGNS LOCATED ON FREEWAYS, EXPRESSWAYS, RAMPS, AND IN RURAL AREAS • ONE-DIRECTION LARGE ARROW SIGNS LOCATED ON FREEWAYS, EXPRESSWAYS, RAMPS, AND IN RURAL AREAS
4'	6' 12' ③	N/A	INCIDENT MANAGEMENT SIGNS AND MILE POST MARKER ASSEMBLIES LOCATED ON FREEWAYS AND EXPRESSWAYS
4'	2'	4'	CENTRAL ISLANDS OF ROUNDABOUTS
7'	2' ④	6'	BUSINESS & RESIDENTIAL AREAS WHERE PARKING OR OTHER OBSTRUCTIONS LIMIT VISIBILITY
7'	2' ④	7'	SIDEWALKS ⑤



① OR AS DIRECTED BY THE ENGINEER
② 8 FT MINIMUM HEIGHT REQUIRED IF A SUPPLEMENTAL PLAQUE IS SUBMOUNTED BELOW THE MAJOR SIGN.
③ 6 FT FROM EDGE OF SHOULDER, WHEN SHOULDER IS OVER 6 FT WIDE
12 FT FROM EDGE OF TRAVELWAY, WHEN SHOULDER IS LESS THAN 6 FT WIDE.
④ A LATERAL OFFSET OF AT LEAST 1 FT FROM THE FACE OF THE CURB MAY BE USED WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING UTILITY POLES ARE CLOSE TO THE CURB.
⑤ A CLEAR PATH OF NOT LESS THAN 4 FT SHALL BE PROVIDED IN SIDEWALK AREAS.

TYPICAL SIGN PLACEMENT DETAIL

NOTES:
1. ALL SIGNS AND SHIELDS ON DIRECTIONAL ASSEMBLIES SHALL ABUT VERTICALLY
2. REFER TO STANDARD SHEET NO. TR-1208_62 "METAL SIGN POSTS AND SIGN MOUNTING DETAILS" FOR SIGN POSTS AND SIGN MOUNTING
3. IF A REFLECTIVE STRIP IS USED ON SIGN SUPPORT, IT SHALL BE PLACED OR THE FULL LENGTH OF THE SUPPORT FROM THE BOTTOM OF THE SIGN TO WITHIN 2FT ABOVE THE EDGE OF THE ROADWAY
4. PARKING SIGNS TYPICALLY USE 45° MOUNTING BRACKET

ON A HORIZONTAL CURVE SECTION, POSITION THE SIGN SO THE VERTICAL AXIS IS PLUMB AND THE HORIZONTAL AXIS IS AT AN ANGLE OF 90° WITH A STRAIGHT LINE BETWEEN THE SIGN AND THE POINT AT WHICH THE SIGN SHALL BE READ.

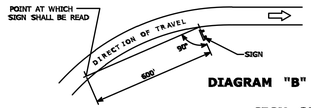


DIAGRAM "B"

FOR MAXIMUM EFFECTIVENESS, POSITION SIDE MOUNTED SIGNS ON STRUCTURAL STEEL BREAKAWAY SIGN SUPPORTS AS FOLLOWS:

ON A TANGENT SECTION, POSITION THE SIGN SO THE VERTICAL AXIS IS PLUMB AND THE HORIZONTAL AXIS IS AT AN ANGLE OF 90° WITH THE TRAFFIC LANE WHICH THE SIGN SERVES. SIGNS LOCATED 30 FT OR MORE FROM THE EDGE OF THE ROAD SHALL BE TURNED APPROXIMATELY 3° TOWARD THE ROAD.

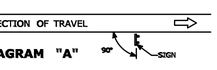
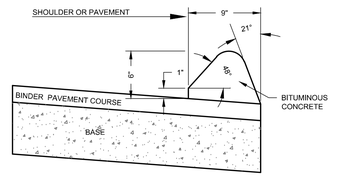


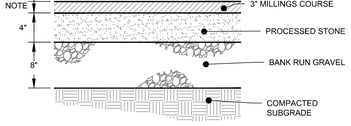
DIAGRAM "A"

SIGN ORIENTATION DETAILS FOR SIDE MOUNTED SIGNS ON STRUCTURAL STEEL BREAKAWAY SIGN SUPPORTS



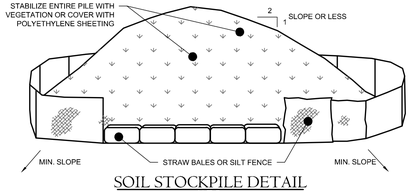
BITUMINOUS CONCRETE LIP CURBING
N.T.S.

NOTES:
1. STANDARD MILLINGS SECTION.
* REFER TO SHEET #C1 - SITE LAYOUT PLAN FOR MILLINGS CONFIGURATION

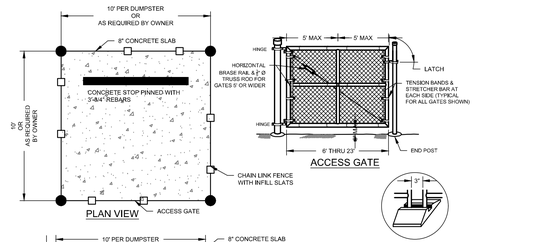


TYPICAL MILLINGS COURSE DETAIL
N.T.S.

NOTES:
1. AREA CHOSE FOR STOCKPILING SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED WITH POLYETHYLENE SHEETING.
4. TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DRAUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONEY SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.
5. TEMPORARY STOCKPILING STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION, MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS AND REQUIRED PERIOD OF USE.
6. SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.



SOIL STOCKPILE DETAIL
N.T.S.



CONCRETE DUMPSTER PAD AND FENCE DETAIL
N.T.S.

NOTES:
1. STANDARD BITUMINOUS CONCRETE SECTION.
* REFER TO SHEET #C1 - SITE LAYOUT PLAN FOR PAVEMENT CONFIGURATION

TYPICAL BITUMINOUS CONCRETE PAVEMENT DETAIL
N.T.S.

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut
PREPARED FOR:
Allstate Commercial Driver Training School

Date: June 5, 2025
Drawn By: JML

Revisions:	Descriptions:
Date:	
06-18-25	Rev. Parking and Building Layout
07-16-25	Rev. per Client Review
07-29-25	Added Alt Plans to Set
09-23-25	Rev. per City / Removed Alt Plans
10-02-25	Rev. Per Client Review

NOT TO SCALE

Sheet Description:
DETAILS

Sheet #:
D1

COLE #2668

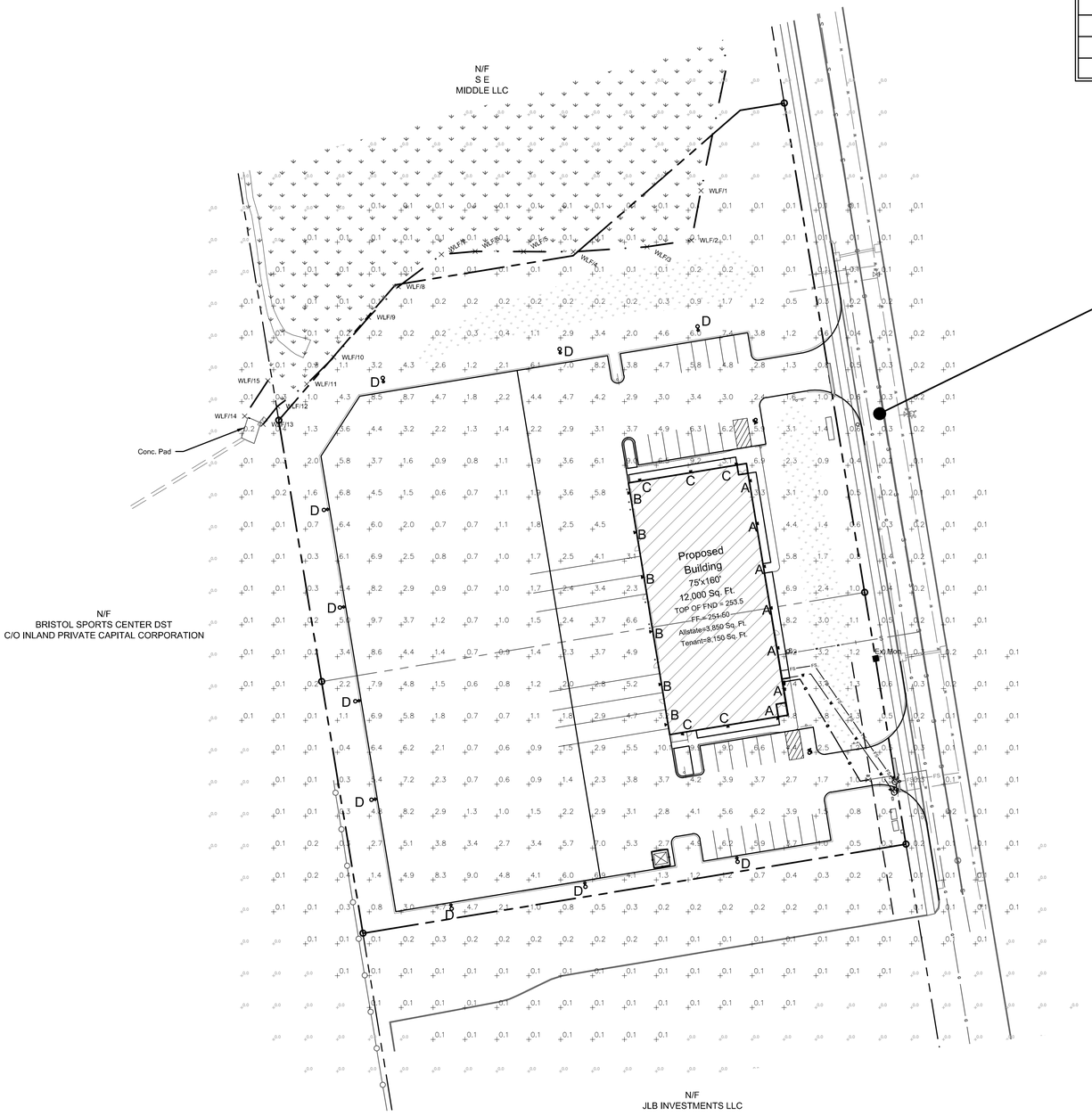
DRAWING NAME: P:\LandProjects\2024\ 24044 - Bristol Commercial Driver Training School\ Live 10 & 11 Business Park Drive\ Bristol CT\.dwg, 24.028 - PH1 - Photometric Plan.dwg LAYOUT: PH1 PLOT DATE: Oct 02, 2025 - 12:54pm, USER: KEVIN, Nicholaison

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing/Proposed treeline
- = Existing edge of pavement
- = Proposed curbed pavement
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Proposed catch basin
- = Proposed manhole
- = Existing/ Proposed water line
- = Existing/ Proposed sewer line
- = Existing contour
- = Existing spot elevation
- = Proposed contour
- = Proposed spot elevation
- = Deep test pit location
- = Percolation test location
- = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe

LUMINAIRE SCHEDULE

KEY	QUANTITY	MANUFACTURER	MODEL CODE	WATTAGE	LAMP TYPE	LUMENS	MOUNT HEIGHT
A	7	LITHONIA LIGHTING	WDGE3 LED P1 70CRI R3 40K	51.2	LED	7523	14'
B	6	LITHONIA LIGHTING	HLF1 LED P4 30K WFL BV	342.3	LED	29460	16'
C	5	LITHONIA LIGHTING	WDGE4 LED P6 70CRI R3 40K	185.2	LED	25585	16'
D	10	LITHONIA LIGHTING	ESX1 LED P4 40K R3 HS	190	LED	20467	20'

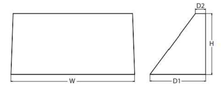




WDGE3 LED
Architectural Wall Sconce

Specifications

Depth (D1):	8"
Depth (D2):	1.5"
Height:	9"
Width:	18"
Weight: (without options)	19.5 lbs



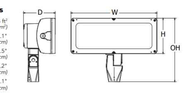
A



HLF1
High Lumen LED Floodlight

Specifications

EPA: (N2 @ 45°)	3.5 ft² (0.33 m²)
Depth:	9.1" (23.1 cm)
Width:	24.5" (62.2 cm)
Height:	10.2" (25.9 cm)
Overall Height:	18.1" (46.0 cm)
Weight: (IS mount)	53 lbs (24.0 kg)



B



WDGE4 LED
Architectural Wall Sconce

Specifications

Depth (D1):	10"
Depth (D2):	2"
Height:	9"
Width:	25"
Weight: (without options)	30.5 lbs



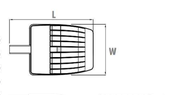
C



ESX1 LED
Area Luminaire

Specifications

EPA	0.40 ft² (0.04 m²)
Length:	19.9" (50.5 cm)
Width:	12" (30.5 cm)
Height:	2.9" (7.4 cm)
Weight:	11.2 lbs (5.1 kg)



D

NORTH
NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT:
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10-02-25	Rev. Per Client Review

40' 20' 0 20' 40'
SCALE: 1"=40'

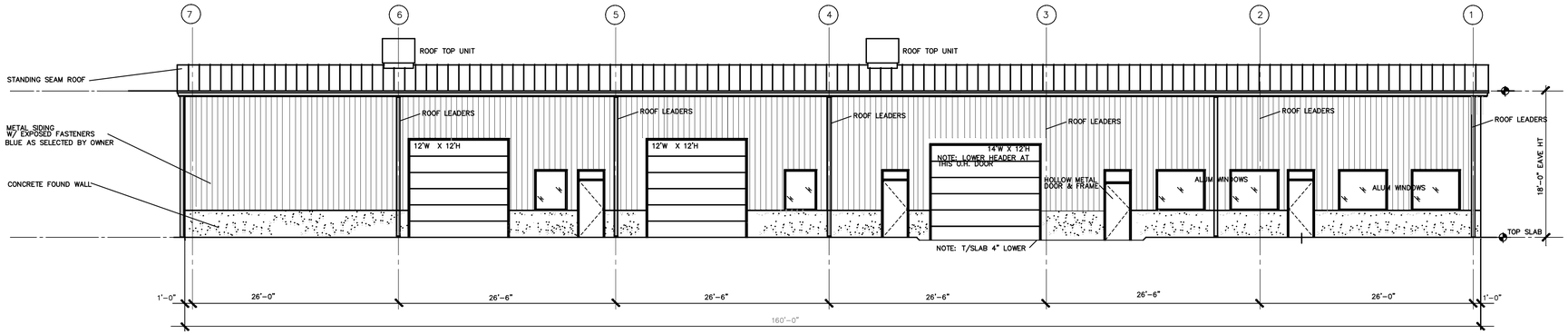
Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Sheet Description:
PHOTOMETRIC PLAN

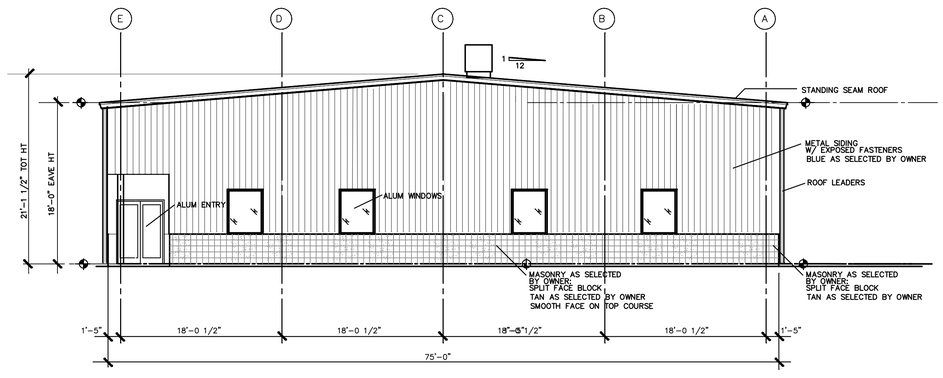
Sheet #:
PH1

COLE #26588

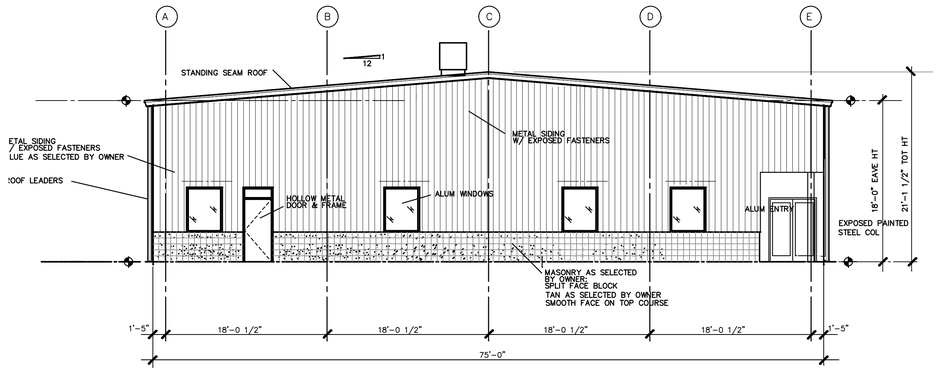
Elevations



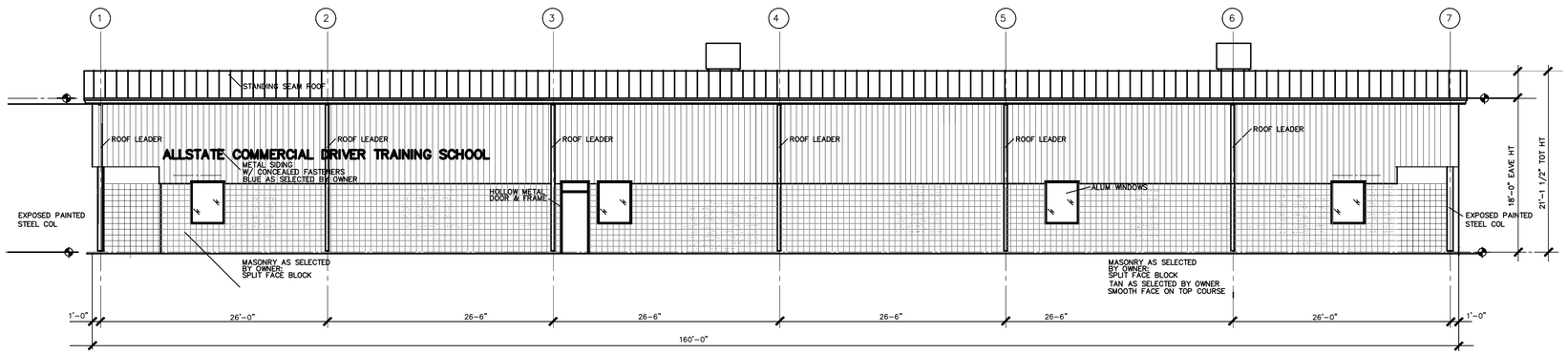
WEST ELEVATION (4 / A200)
SCALE: 1/8" = 1'-0"
LOOKING FROM TRAINING FIELD



NORTH SIDE ELEVATION (3 / A200)
SCALE: 1/8" = 1'-0"
LOOKING AT TENANT SIDE



SOUTH SIDE ELEVATION (2 / A200)
SCALE: 1/8" = 1'-0"
LOOKING AT STUDENT COMMONS



BRISTOL PARK DRIVE EAST ELEVATION (1 / A200)
SCALE: 1/8" = 1'-0"

WORK-IN-PROGRESS

CONCEPTUAL

RUSSELL JAMES LARRABEE ARCHITECT
28 FIELD STREET
NAUGATUCK, CT 06770
TEL (203) 729-9947
FAX (203) 729-4876

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RUSSELL JAMES LARRABEE ARCHITECT

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CERTIFICATION

DRWGS NOT TO BE USED FOR CONSTRUCTION

REVISIONS

2025-7-12	REVISIONS: TO FLR PLN & EXT ELEV
2025-6-4	REVISIONS: MEETG WITH BRISTOL DEV AUTH
2025-5-10	REVISIONS: PROGRESS MEETG
2024-9-23	PROGRESS MEETING

PREPARED FOR
VINCENT MAIORANO
& CHRIS MAIORANO

PROJECT
NEW BUILDING FOR
ALLSTATE COMMERCIAL DRIVER TRAINING
LOT #11 - BUSINESS PARK DRIVE, BRISTOL, CT

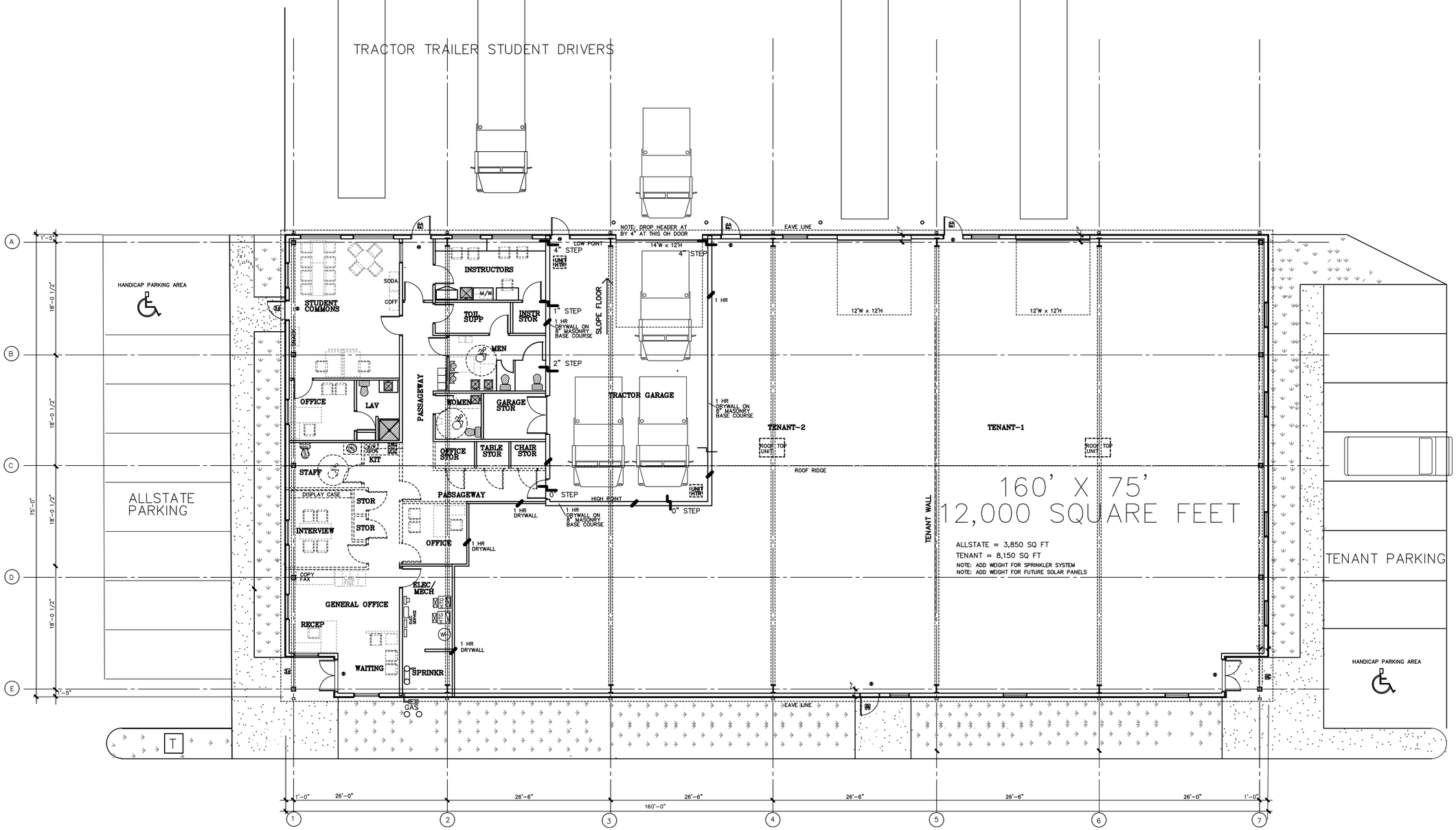
DRAWING TITLE
EXTERIOR ELEVATIONS

SCALE
AS NOTED
DRAWN BY
RJL
APPROVED BY
DRAWING #
A-1
DATE
PROJECT #
2024

Floor Plan

LOT #11

TRACTOR TRAILER STUDENT DRIVERS



FLOOR PLAN

SCALE: 1/8" = 1'-0"

BUSINESS PARK DRIVE

WORK-IN-PROGRESS

CONCEPTUAL

RUSSELL JAMES LARRABEE ARCHITECT
28 FIELD STREET
NAUGATUCK, CT 06770
TEL (203) 729-9947
FAX (203) 729-4876

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RUSSELL JAMES LARRABEE ARCHITECT

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CERTIFICATION

DRWGS NOT TO BE USED FOR CONSTRUCTION

REVISIONS

2025-7-12		REVISIONS: TO FLR PLN & EXT ELEV
2025-6-4		REVISIONS: MEETG WITH BRISTOL DEV.AUTH.
2025-5-10		REVISIONS: PROGRESS MEETG
2024-9-23		PROGRESS MEETING

PREPARED FOR
VINCENT MAIORANO
& CHRIS MAIORANO
PROJECT
NEW BUILDING FOR
ALLSTATE COMMERCIAL DRIVER TRAINING
LOT #11 - BUSINESS PARK DRIVE, BRISTOL, CT

DRAWING TITLE
FLOOR PLAN

SCALE AS NOTED	
DRAWN BY R.L.	
APPROVED BY	
	DRAWING # A-100
DATE	
PROJECT # 2024	

App. #2542

Lots 10/11

Business Park Drive

For Profit School

For Office Use Only	
APPLICATION NO.	2542
DATE FILED:	7-30-25
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

~~school~~ for profit School, a [ ] permitted use [✓] Special Permit use

under Section(s) 4.2 of the Bristol Zoning Regulations.

Address or Location of the Property: lot 10 & 11 Business Park Drive

Assessor's Map No.: 03 Assessor's Lot No.(s): Lots 10 & 11

Zone of the Property: IP-1 Size of the Property (in acres or square feet): 3.23

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 6-23-25 [ ] no

Other comments: _____

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

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

Name: Allstate Commercial Driver Training School

Address: 249 Pearl ST City: Seymour State: CT Zip: 06483

Telephone No.: 203-922-8252 E-Mail: chris@allstatetraining.com

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

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

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

Name: City of Bristol

Address: 111 North Main ST City: Bristol State: CT Zip: 06010

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- six paper copies and one digital copy of a Site Plan containing all information required on the Site Plan Requirements Checklist
- a written narrative and any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

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

LUO – 01/24

Applicant Narrative

Applicant Narrative

From: Chris Maiorano <chris@allstatetraining.com>
Sent: Wednesday, April 30, 2025 8:50 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Re: Allstate CDL - Project Narrative

Project Description:

Allstate Commercial Driver Training School has been a State-authorized CDL training school in CT since 1975. We are the only school in State to offer private, 1-1 CDL training so our students train one at a time and not in groups like most other schools. We are proposing a 10,000 square foot building of which we plan to occupy around 4000 square feet for our use and lease the remainder to a tenant. We do not have a tenant lined up at this time and have not begun advertising the space yet. Our training fields would be behind the building effectively blocked from street view.

A single CDL maneuvers training course for just one truck requires a large, flat, solid surface where traffic cones are moved around to simulate different maneuvers (straight back, parallel park etc.) as required for the CDL licensing test. During maneuvers, the trucks are simply moving back and forth at idle speed literally trying to go as slow as they can around the cones. The large space allocated to us will accommodate only three maneuver courses with a little bit of room on the sides to park a few other trucks that are not being used at that time. Effectively this means there will be no more than three or four trucks going back and forth between cones at a time in this area.

When not maneuvering, we also teach the safety inspection of the truck. During inspection training the truck is simply parked and turned off and the student will be walking all around the truck checking lights, wheels, tires, brakes etc etc etc. The truck really doesn't move during this type of training and from an onlookers perspective they might not even realize there is training taking place.

Finally, once the student has demonstrated their ability to back up and maneuver the truck within our training fields we will take them out for on-road training with an experienced instructor who has their own brake to use if necessary. We are proud of our excellent safety record and do not have any on-road at fault accidents or infractions. Of course we avoid residential streets and stay on main roads and interstate highways.

At the end of training, CT DMV inspectors come on-site to conduct the final licensing exam which consists of everything they have learned during hands-on training (truck inspection, maneuvers, and road). We have job placement assistance for our graduates. All of our students are CT driver's license holders and we do not recruit or transport anyone from out-of-state into our training programs.

As the Assistant School Director I have been with Allstate Commercial Driver Training School for around 20 years and have navigated the school through several location transitions. I know it is critical for us to operate in a location where we will fit in with the neighborhood and have easy

access to main streets and highways. We currently operate 7 days a week from 730am-4 or 530pm during the week and typically 730am-3pm on weekends.

We currently staff 7 employees at this location, some full time, some part time. Each instructor normally trains 5 students in an 8-hour workday. We are a low traffic, low impact operation despite a "big truck" first impression. Our student traffic is evenly paced throughout the day so we never have all of our students arriving or departing at the same time. No "rush hour" so to speak. Most people will not even realize we are there.

Stormwater Management Narrative

HYPERLINK FOR FULL REPORT:
https://www.bristolct.gov/DocumentCenter/View/49716/Lot-10-11-Business-Park-Driver_Stormwater-Letter

Stormwater Management Narrative

Cole civil + survey has evaluated the stormwater runoff for lots 10 & 11 business park drive in Bristol, Connecticut and offers the following design guidelines and conclusions. The business park was designed with a detention basin capable of handling 80% of the lot areas as impervious surface. In the case of the combined lots 10 & 11 112,453 square-feet of impervious surface is allowed and can be managed by the basin. The proposed project has 89,773 square-feet of impervious surface and therefore the existing basin can handle the runoff by the proposed project. No additional on site detention is required.

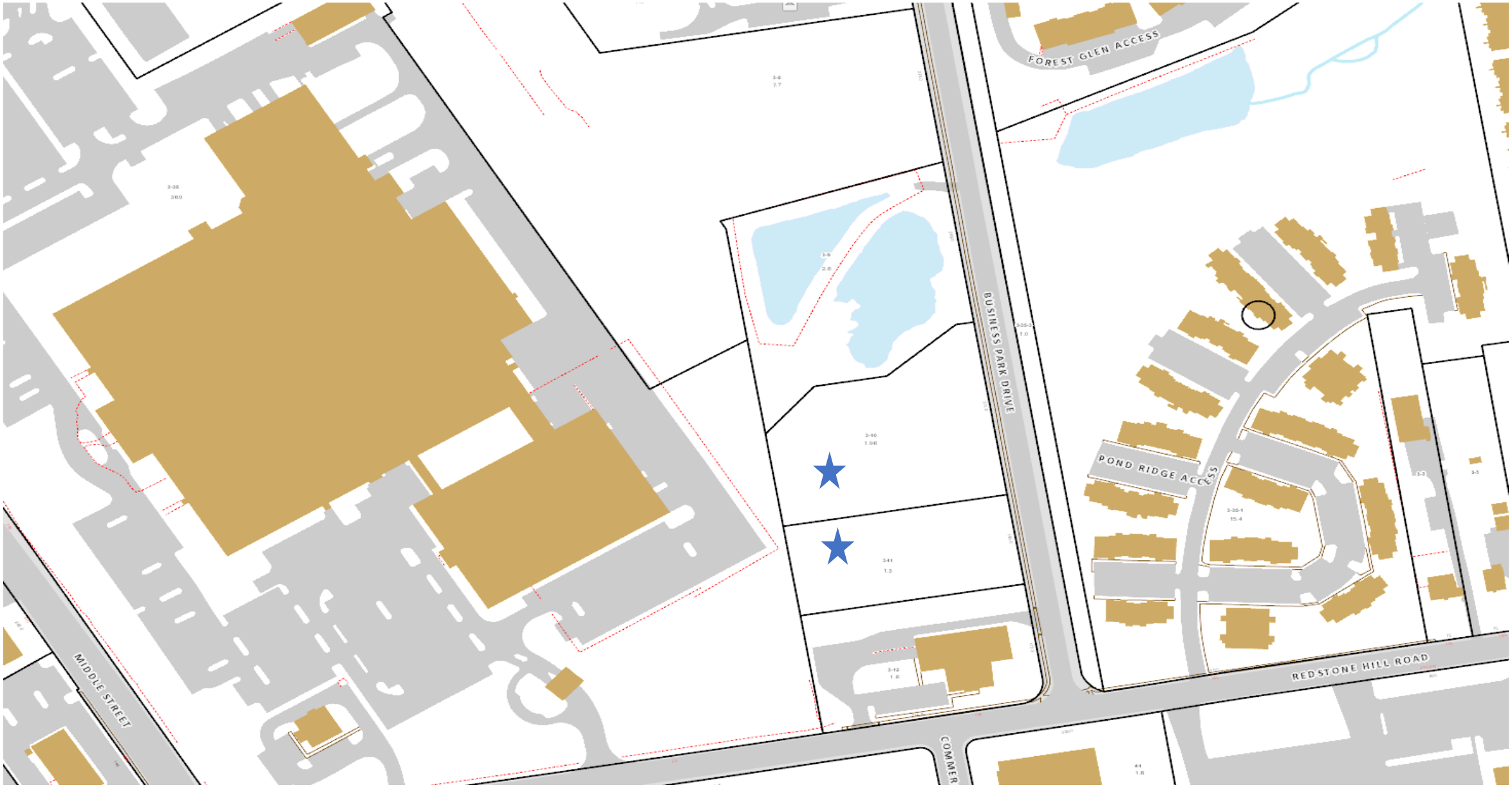
While no on-site detention is required the site shall meet the requirements of the 2024 State of Connecticut Stormwater Quality Manual (SWQM). Per the manual infiltration systems are allowed at warehousing facilities and in industrial facilities. This use does not meet the requirements to be classified as a "Land Uses or Activities with Higher Potential Pollutant Loads" per section 10-4 of the SWQM. Given the limited potential for oil or contaminant spillage at this facility we designed the site to utilize Pretreatment Vegetated Filter Strips and infiltration trenches which provide volume reduction, infiltration and recharge, as well as pretreatment. Oil/Grit Separators only provide pretreatment and given the limited possibility of spillage (similar possibilities to dripping or spilling on any other roadway network) we felt this was an effective treatment method.

However, given the concerns voiced during the approval process of this project we have modified the plan to eliminate the infiltration strip and vegetated buffer strip along the northern boundary of the pavement and millings; and replace it with an oil/grit separator which will provide pretreatment to all parking lot runoff. The runoff will then flow to the water quality basin which provides the volumetric storage required for the site, promotes the infiltration of the stormwater, and provides groundwater recharge and pollutant removal. Per the SWQM; with the designed volume for our water quality basin we will see on average annual pollutant load reductions of approximately 100% for total suspended solids, 95% for total phosphorus, and 98% for total nitrogen.

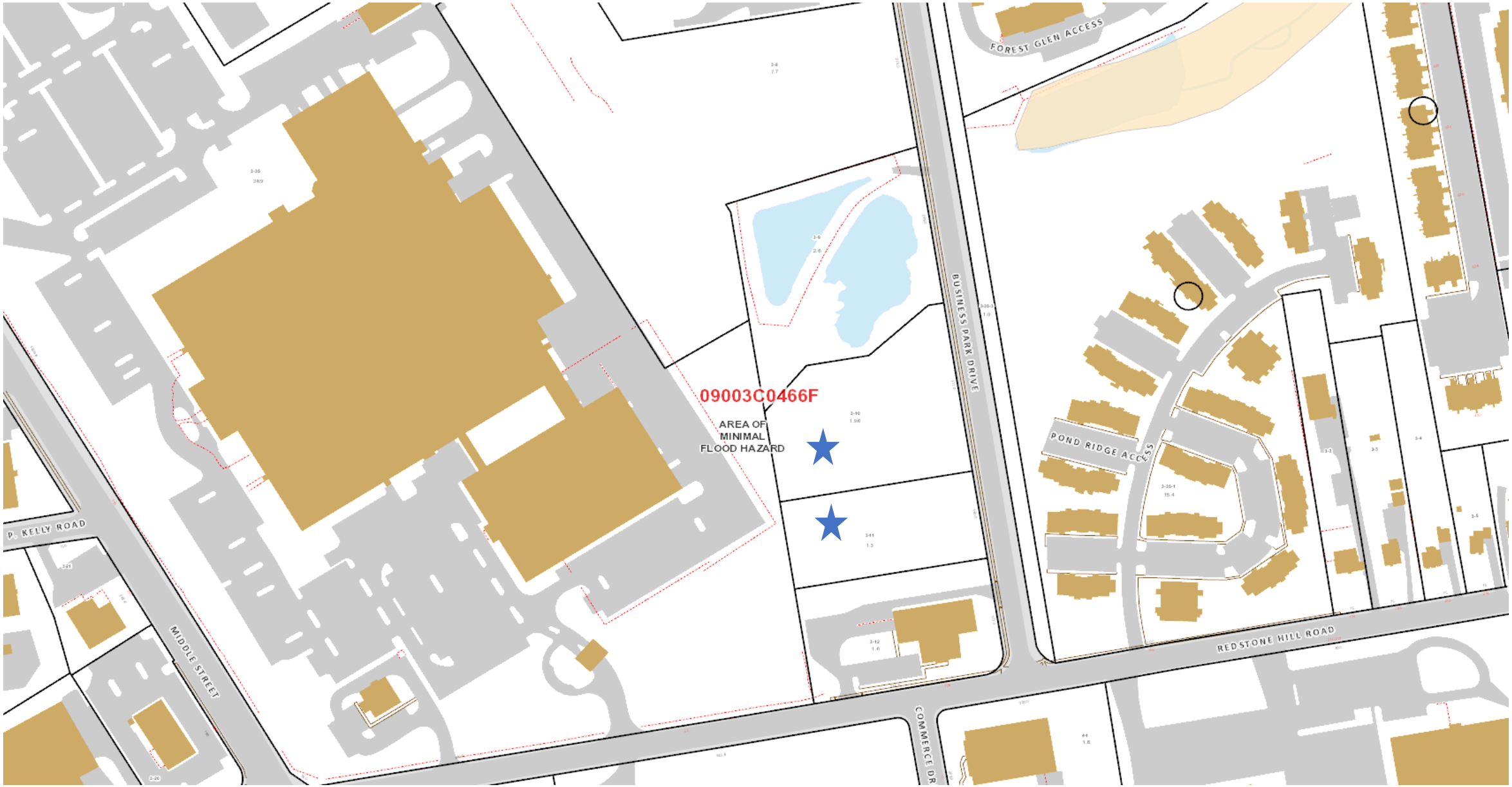
This design meets the requirements of the SWQM per table 8-1 identifying it as a best management practice (BMP). Soils for this site have a hydrologic rating of A; these soils have high infiltration rates and make this design feasible per table 8-4 of the SWQM.

We believe the project as designed meets the requirements of the City of Bristol and the intent of the Connecticut Stormwater Quality Manual.

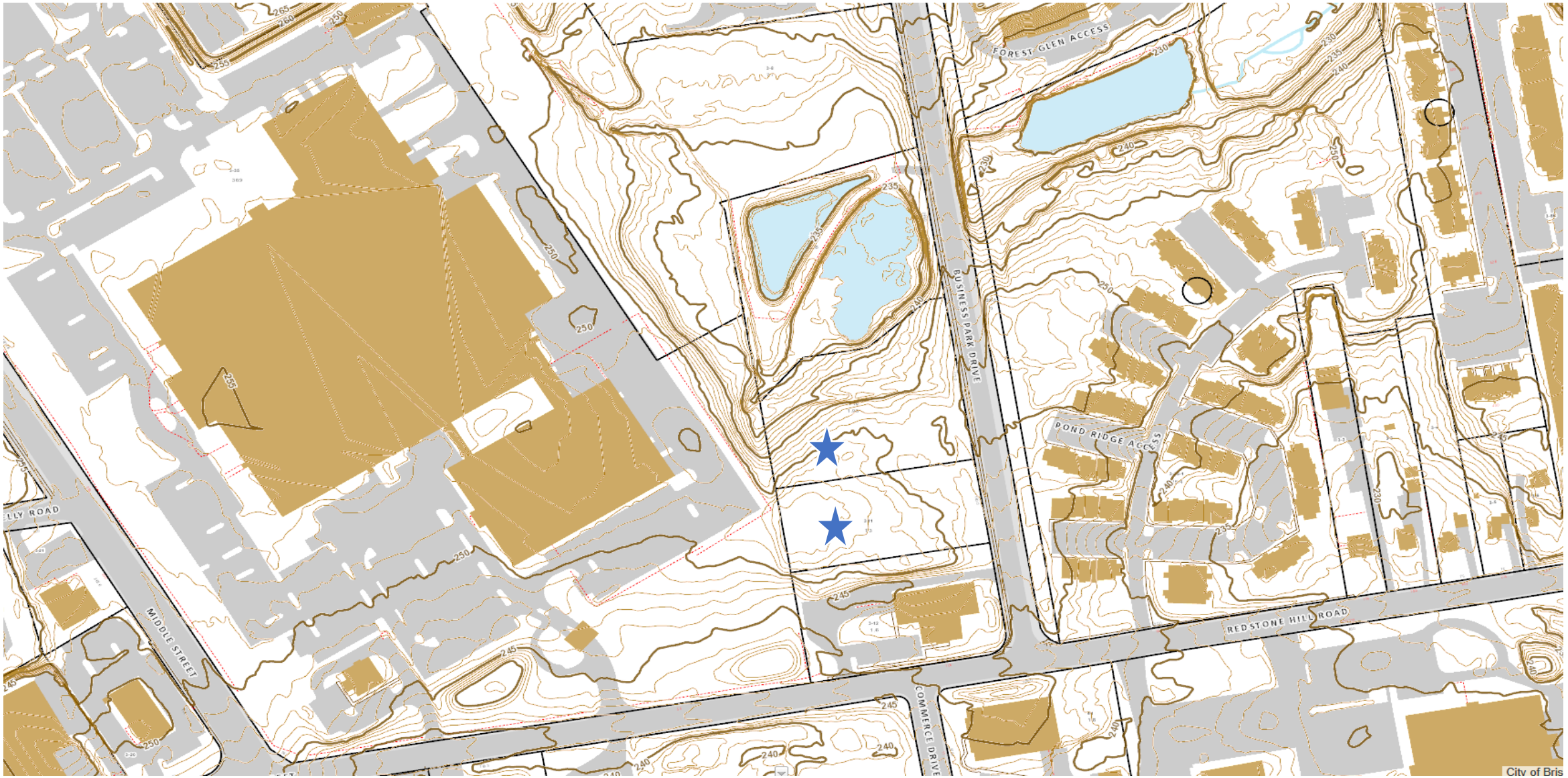
Maps, Aerial Photos and Google Earth



Lots 10/11 Business Park Drive – Location
Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Floodplain
Map 3 – Lots 10/11

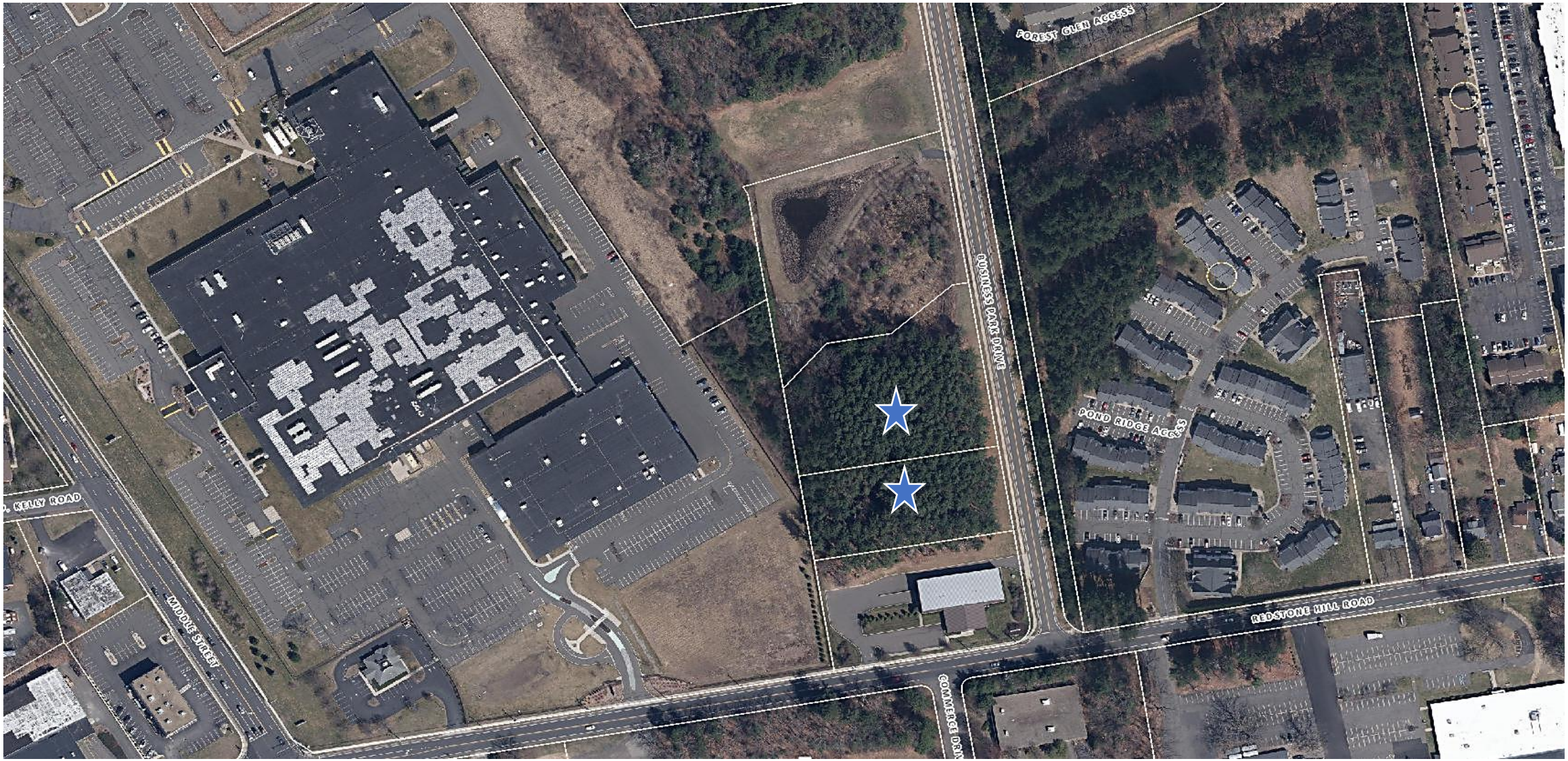


Lots 10/11 Business Park Drive – Topography

Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Inland Wetlands/Upland Review
Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Aerial 2023
Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Near Map – 2025
Map 3 Lot 10/11



Lots 10/11 Business Park Drive – Google
Map 3 Lot 10/11



Lots 10/11 Business Park Drive – Google Maps
Map 3 Lot 10/11



Lots 10/11 Business Park Drive – Streetside
Map 3 Lot 10/11

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2542

SITE PLAN: Site Plan for a new commercial driving training school at Lots 10 & 11, 314 Business Park Drive; Allstate Driving School, Applicant. *Plans Dated: July 29, 2025 (latest revision); Date of Committee Review: September 3, 2025 (first review); October 8, 2025 (second review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. The upland review needs to be extended based upon the revised Wetlands Regulations, applicant to submit and staff to approved the revised limits.

   10/3/25 Applicant Response: The upland review area calculations have been updated and revised on the plans.

   10/8/25 City Response:

2. Provide Construction details for the proposed, water quality basins, milling area, riprap emergency spillway, and pretreatment filter strip.

   10/3/25 Applicant Response: Construction details have been added to the plans.

   10/8/25 City Response:

3. Drawing C1 note number 3 under the plant list has a reference to the Town of Plainville.

   10/3/25 Applicant Response: Note has been updated.

   10/8/25 City Response:

4. Provide details on Signage, in areas with sidewalks should be 7 feet to bottom.

   10/3/25 Applicant Response: DOT specific signage details and notes have been added to address this.

   10/8/25 City Response:

5. The lighting plan does not conform to the Zoning Regulations. See section 11.2E of the Zoning Regulations.

   10/3/25 Applicant Response: Pursuant to the proposed amendment to the zoning regulations, it appears that the lighting regulations will reduce to the minimum foot candles for the applicant. We would seek an approval that requires compliance with the regulations at the time the certificate of occupancy is issued.

   10/8/25 City Response:

6. Has a drainage report been submitted with the application? Verify that the design meets section 15.5.3 of the Zoning regulations. Please note that the existing detention pond to the north, owned and maintained by the City of Bristol is designed and has sufficient capacity for proposed development of Lot 10 & 11.

   10/3/25 Applicant Response: The drainage report/narrative was submitted; a copy has been included with this latest submission. There are also details and information directly on the plans relating to this.

   10/8/25 City Response:

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. Final sign-off requires properties become merged into one.

   10/3/25 Applicant Response: acknowledged.

   10/8/25 City Response:

2. Millings shown on plan are not permitted. Provide details and show proposed binder cover discussed with City staff.

   10/3/25 Applicant Response: Applicant his making an application for a variance to the zoning regulations to allow millings in the area designated as the "training field".

   10/8/25 City Response:

3. Provide more landscaping to screen permitter of property and parking areas including trees. Screening shown is insufficient and does not meet the City of Bristol Business Park Guidelines or Zoning Regulations. Additionally, utilizing existing trees on another property as screening and landscaping for this new development is not acceptable or permitted. See "Attachment A" showing the existing landscaping on another property that you are proposing as your own buffer.

   Per Section 11.1.3: "Screening shall be provided for any objectionable areas or views which are adjacent to residential properties" or visible from the street, including but not limited to loading areas, dumpsters, storage areas and ground-fixed mechanical equipment. Acceptable screening materials shall include:

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

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

   C. Earthen berms; or,

   D. Any combination of the above materials.

   10/3/25 Applicant Response: As stated at the public hearing the property is surrounded on three sides by other industrial uses that do not have buffers, as a result we don't not believe it is necessary on this property as well. We have provided adequate landscaping and buffers around the front of the property and the dumpster enclosure.

   10/8/25 City Response:

4. It is not clear if stop bars are shown on the plan. Show stop bars.

   10/3/25 Applicant Response: Stop bars are called out and shown on plan

   10/8/25 City Response:

5. The proposed limits of clearing are not necessary, particularly on the West side where no screening is proposed for a commercial driving area. The entire lot is proposed to be cleared. Explore revised limits of clearing that screens the development and activity or increase landscape screening around the Southern and western boundaries of the property.

   Per Section 11.1.2 (L): "No trees 5 inches or greater in caliper as measured 3 feet above ground level shall be removed unless so approved by the Commission".

   10/3/25 Applicant Response: The limits of clearing on the westside of the property are dictated by sloping that occurs, due to the change in grade from the adjacent property to ours the grade change in this area is almost eight feet, and therefore clearing is necessary to slope from the property to our west.

   10/8/25 City Response:

6. Does the maximum impervious coverage calculation of 63.86% include millings and all paved areas? This calculation seems low.

   10/3/25 Applicant Response: All areas are included and the percentage has been confirmed.

   10/8/25 City Response:

7. Provide signage that alerts drivers they are entering into a truck driving area.

   10/3/25 Applicant Response: Signage has been added.

   10/8/25 City Response:

8. How many trucks will be parked on-site overnight?

   10/3/25 Applicant Response: 4-6 trucks, which will be parked behind the proposed building.

   10/8/25 City Response:

9. Will there be loading or loading areas?

   10/3/25 Applicant Response: No loading.

   10/8/25 City Response:

10. Is a 24-foot driveway opening wide enough to safely handle both truck and other visitor vehicles entering and exiting the site?

    10/3/25 Applicant Response: Yes 24 feet is sufficient.

    10/8/25 City Response:

11. Provide directional arrows.

    10/3/25 Applicant Response: Arrows added to the plan

    10/8/25 City Response:

12. Elaborate on the proposed concrete utility pad in front of the building. Will it have bollards or other protection?

    10/3/25 Applicant Response: Concrete utility plan to be removed.

    10/8/25 City Response:

13. Photometric plan show lighting for some parking areas in the range of 0.2 or 0.1 foot candles. Increase the lighting in these areas.

    10/3/25 Applicant Response: No response.

    10/8/25 City Response:

14. Provide details of dumpster enclosure. It appears only a gate is shown in the details. Add landscape screening to dumpster enclosure to screen from nearby properties and the street.

    10/3/25 Applicant Response: A detail has been added to the plan.

    10/8/25 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (ZEO) Provide parking spaces for all proposed trucks parked overnight on the site plan.

   10/3/25 Applicant Response: Plan revised accordingly.

   10/8/25 City Response:

2. (Building) No comments at this time.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. ADA parking spaces appear to be sufficient. No other comments.

   10/3/25 Applicant Response: No response.

   10/8/25 City Response:

FIRE MARSHAL (Kristopher Lambert):

1. ***Fire Department comments are outstanding at this time.***

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Sewer

1. Sewer lateral needs a clean out 5 feet from the building.

   10/3/25 Applicant Response: Clean out added.

   10/8/25 City Response:

2. The sewer connection fee is based on the water meter size.

   10/3/25 Applicant Response: Acknowledged

   10/8/25 City Response:

3. Permits are required.

   10/3/25 Applicant Response: Acknowledged

   10/8/25 City Response:

Water

1. The plan calls for 1 water service. The square footage of the building may require a fire service.

   10/3/25 Applicant Response: Fire service has been added to the plan.

   10/8/25 City Response:

2. Any services not being used must be cut out at the water main

   10/3/25 Applicant Response: Acknowledged

   10/8/25 City Response:

3. Call the office for inspection fees and scheduling

   10/3/25 Applicant Response: Acknowledged

   10/8/25 City Response:

4. Bristol Water and Sewer inspect all the way into the building

   10/3/25 Applicant Response: Acknowledged

   10/8/25 City Response:

5. Permits are required

   10/3/25 Applicant Response: Acknowledged

   10/8/25 City Response:


Thu Apr 17 2025
Imagery © 2025 Nearmap, HERE
10 ft
Nearmap

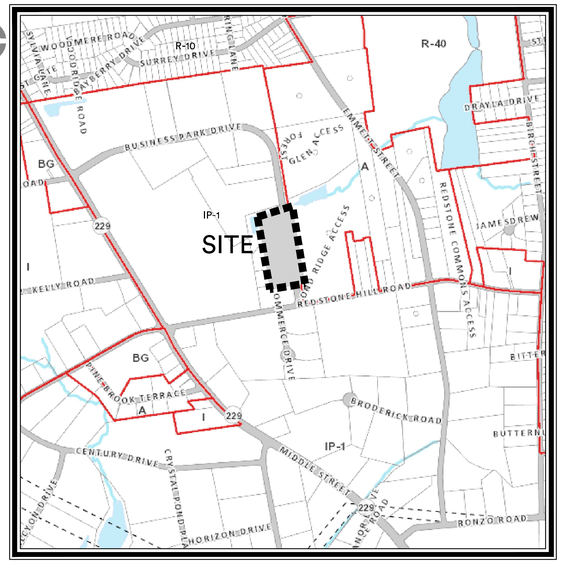
Site Plan

DRAWING NAME: P:\Land Projects\2658- Allstate Commercial Driver Training School- Lots 10 & 11 Business Park Drive, Bristol, CT\Dwg\2658 -Cover Sheet.dwg LAYOUT: Cover Sheet PLOT DATE: Oct 02, 2025 - 3:23pm OPERATOR: NickSilverman

COLE
civil + survey

Proposed Commercial Driving Training School

Lot 10 & 11 Business Park Drive
Bristol, Connecticut



KEY MAP
SCALE: 1"=500'

Sheet Index:

S1	Property & Topographic Survey Map
C1	Site Layout & Landscaping Plan
C2	Site Grading & Utility Plan
ES1	Soil Erosion & Sedimentation Control Plan
D1	Details
PH1	Photometric Plan

Applicant:

Allstate Commercial Driver Training School
249 Pearl Street
Seymour, Connecticut

Property Owner:

City of Bristol
111 North Main Street
Bristol, Connecticut 06010

Consultants:

Engineering & Surveying
cole civil + survey
876 South Main Street
Plantsville, Connecticut 06489
Tel. (860) 628-4484
colecivil.com

Soil Scientist
Ian T Cole
Registered Soil Scientist/
Professional Wetland Scientist #2006
P.O. Box 619
Middletown, Connecticut 06457
Tel. (860) 514-5642

PREPARED FOR

Allstate Commercial Driver Training School

June 5, 2025

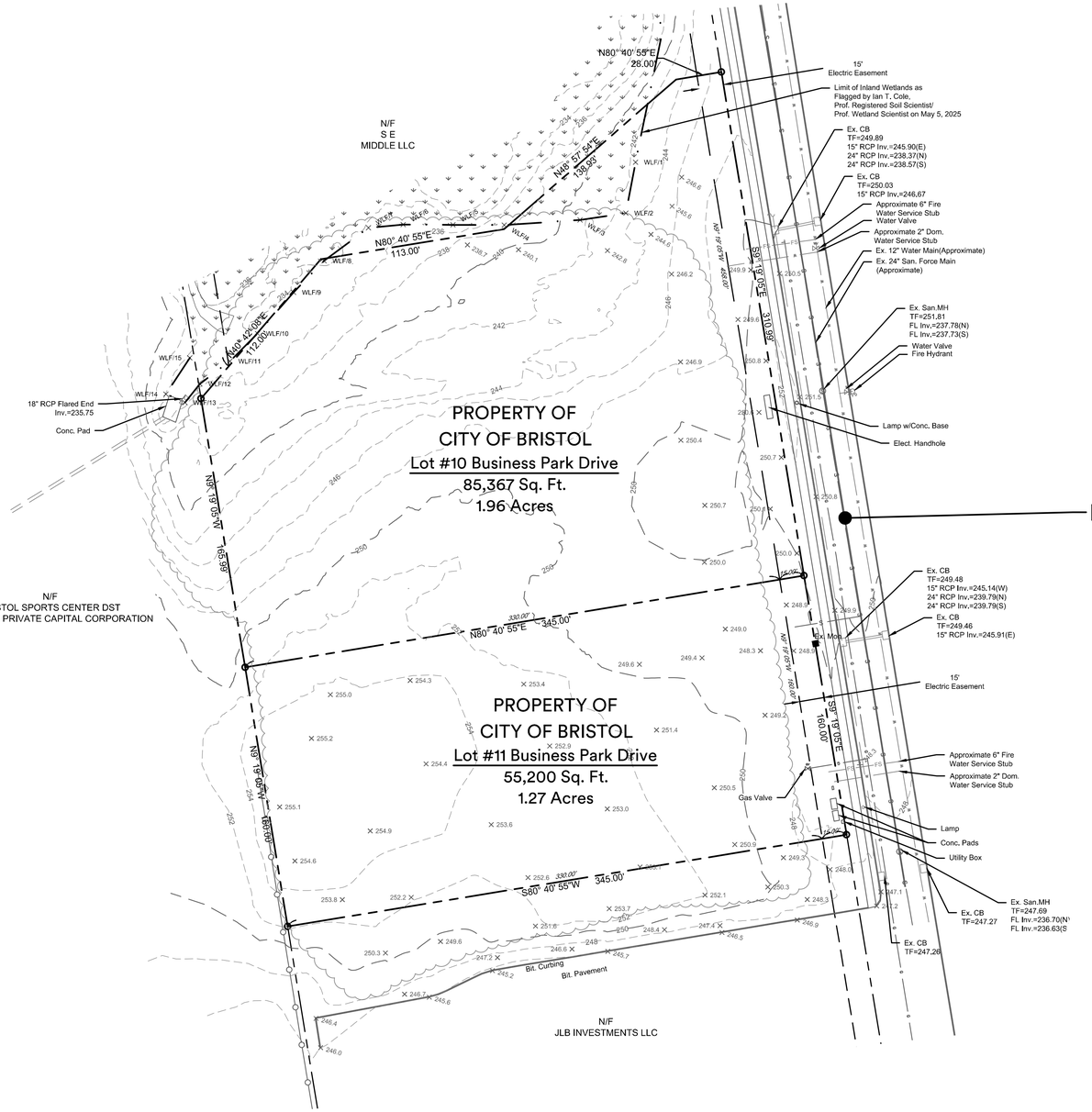
Revision Table

6	10-02-25	Rev. Per Client Review	
5	09-23-25	Rev. per City / Removed Alt Plans	
4	07-29-25	Added Alt Plans to Set	
3	07-16-25	Rev. per Client Review	
2	06-18-25	Rev. Parking and Building Layout	
1	June 5, 2025	First Submittal Set	COLE#2658

DRAWINGS/MAP DATA/Project 2658, 4Base Comments\4Draw Training School Lot #10 & 11 Business Park Drive, Bristol CT.dwg 2658 3- existing.dwg, 8.5X11(1:1), PLOT DATE: Oct 08, 2025 - 3:23pm, CWB, CWB, No Xrefs

LEGEND

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- = Existing contour
- x000.0 = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument



SURVEY NOTES:

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

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

4. Class of accuracy:
   Horizontal: A-2
   Vertical: T2 & TD

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

6. Map References:

   a) "Subdivision Map for City of Bristol, Southeast Bristol Business Park, Bristol, Connecticut; Scale:1"40'; Sheet 1 of 4; Dated: Sept 2005; Last Revised: 04/06 by AN Consulting Engineers." Filed as Map 0-85 at the P.L.R.

   b) "Subdivision Map for City of Bristol, Southeast Bristol Business Park, Bristol, Connecticut; Scale:1"40'; Sheet 2 of 4; Dated: Sept 2005; Last Revised: 04/06 by AN Consulting Engineers." Filed as Map 0-85 at the P.L.R.

   c) "Boundary Survey, Lot Line Revision, Prepared for SE Middle LLC, Lot #03-8 & #03-35-A, Business Park Drive, Bristol, CT; Scale:1"=40'; Dated: 09-12-22; Sheet 2 of 2 by Dufour Surveying LLC." Filed as Map Q-606 at the B.L.R..

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

8. Zone: IP-1

9. Total area: 140,567 S.F., 3.23 Acres
   Lot 10: 85,367 S.F., 1.96 Acres
   Lot 11: 55,200 S.F., 1.27 Acres

10. Owner: City of Bristol

11. City of Bristol Assessors Map #3 Lots #10 & 11

12. Filed in Volume 1484, Page 691 of the Town Clerk's office.

13. Contour interval is 2 foot.

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

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

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

Stephen M. Giudice, L.S.
Reg. No. 70145
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

project #2658 drawn by: JML

Revisions	
Date:	Descriptions:
05-05-25	Revised Property Lines & Area
06-10-25	Revised Property Lines & Area - Lot 10
09-23-25	Misc. Revisions

PROPERTY & TOPOGRAPHIC SURVEY MAP

PREPARED FOR

Allstate Commercial Driver Training School

Lot 10 & 11 Business Park Drive - Bristol, Connecticut

November 5, 2024 Scale: 1" = 40'

40' 20' 0 20' 40'

COLE civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

Sheet #: S1

DRAWING NAME: P:\Land Projects\2658_Allstate Commercial Driver Training School_Lots 10 & 11 Business Park Drive, Bristol CT\Aug 2658 - C1 - Site Layout & Landscaping Plan - Alternate.dwg LAYOUT: C1 PLOT DATE: 8/6/25, 2:03:32pm OPERATOR: NickKelsey

PARKING INFORMATION

ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: COMMERCIAL DRIVER TRAINING / INDUSTRIAL 12,000 SF (NET)	AS DETERMINED BY COMMISSION	29
HANDICAP PARKING	2	2
TOTAL # OF SPACES	29 (INCLUDING H.C.)	29 (INCLUDING H.C.)

LANDSCAPING TABLE

PARKING LOT	Required	Proposed
Landscaping: 15 S.F. / SPACE	435 S.F.	1,012+ S.F.

UPLAND REVIEW CALCULATION:

If the upgradient slope of the land exceeds five percent (5%) from the wetlands, watercourse, or vernal pool, the distance that the upland review area will be extended shall be 50 feet for a five percent slope and shall be increased by five (5) feet per every one percent (1%) increase in slope to a maximum extended upland review area distance of 200 feet. The total maximum upland review area shall be 400 feet. Parcels with upgradient soils which are also identified as highly erodible soils will also be extended to the limits of the erodible soils to an additional maximum of 200 feet.
(Per Sec.2.1.r of the INLAND WETLANDS AND WATERCOURSES REGULATIONS OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL, CT)

Average slope over the first 100' of upland review: ±10%
Additional review: 50' + ((10-5) x 5) = 75'
Total upland review: 100' + 75' = 175'

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing/Proposed treeline
- = Existing edge of pavement
- = Proposed curbed pavement
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Proposed catch basin
- = Proposed manhole
- = Existing/ Proposed water line
- = Existing/ Proposed sewer line
- = Existing contour
- = Existing spot elevation
- = Proposed contour
- = Proposed spot elevation
- = Deep test pit location
- = Percolation test location
- = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe

BUSINESS DEVELOPMENT AUTHORITY

ITEM	REQUIRED	PROVIDED
Building & Pavement Setback (Business Park Drive)	35 ft	>45.5 ft
Parking Setback from Building	6 ft	10 ft
Parking Requirement	Determined by the Commission	29
Maximum Building Coverage	33.3%	8.54%
Minimum Building Coverage	20%	8.54%*
Maximum Building Height	60 ft	<60 ft
Freestanding Sign Location - Front Yard Setback	17.5 ft	18 ft

* - RELIEF TO BE REQUESTED FROM BDA

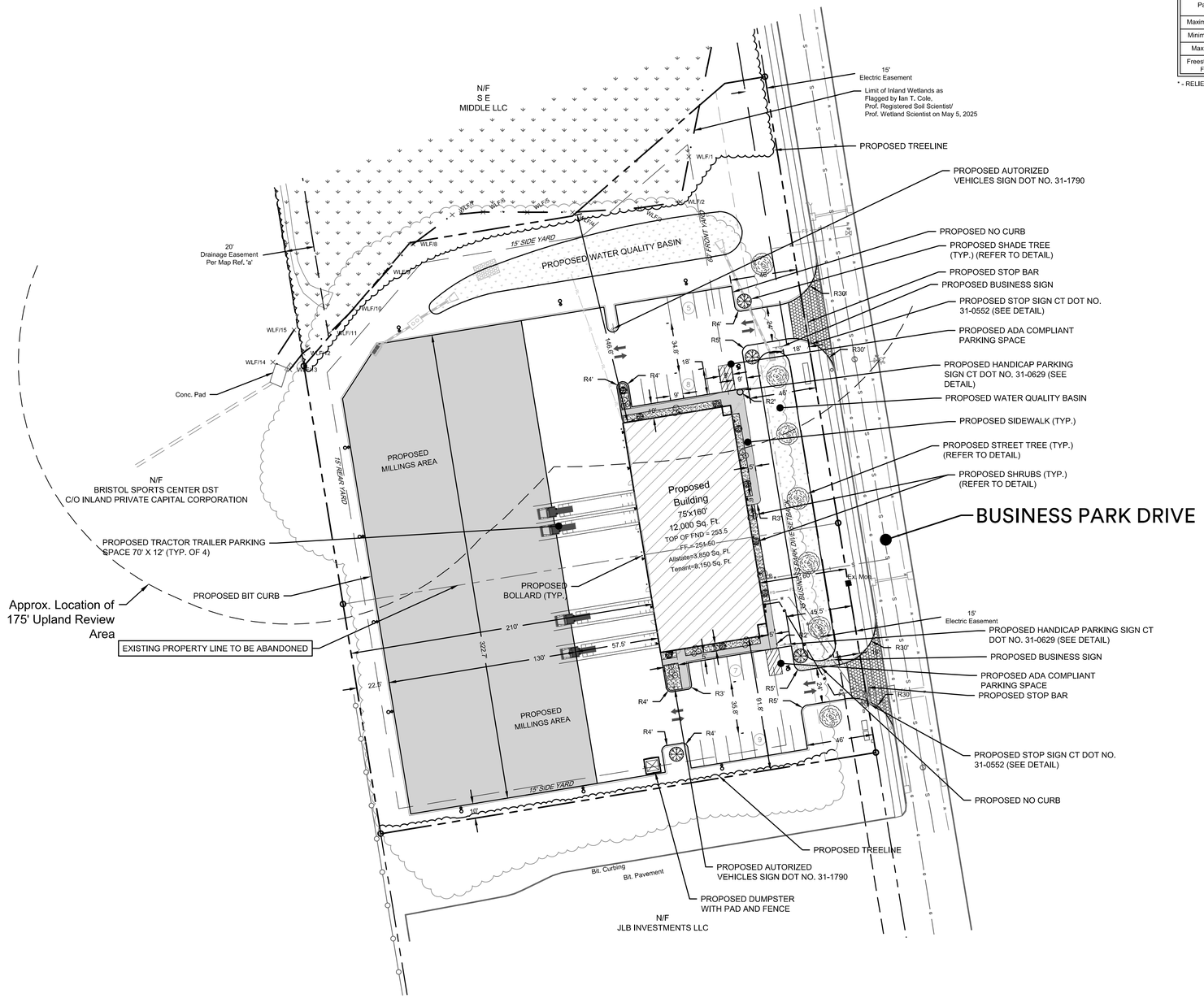
ZONING INFORMATION

ITEM	REQUIRED	PROVIDED
CURRENT ZONE	IP-1	IP-1
PROPOSED ZONE	IP-1	IP-1
PROPOSED USE	Comm. Driving Training School	Comm. Driving Training School
LOT AREA	50,000 S.F.	140,567 S.F.
LOT WIDTH	160 FT	471 FT
FRONT YARD SETBACK	60 FT	60 FT
SIDE YARD SETBACK	15 FT	91.8 FT
REAR YARD SETBACK	15 FT	210 FT
MAX. BUILDING HEIGHT	50 FT	<50 FT
MAX. BUILDING COVERAGE	40 %	8.54%
MAX. IMPERVIOUS COVERAGE	80 %	63.86%

PLANT LIST

SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
STREET TREES				
	7	ACER RUBRUM	RED MAPLE	2 1/2"-3" CALIPER
		PRUNUS AMERICANA	AMERICAN PLUM	
		PRUNUS SARGENTII (flowering)	SARGENT CHERRY	
		TILIA CORDATA	LITTLE LEAF LINDEN	
SHADE TREES				
	4	QUERCUS RUBRA	RED OAK	B & B, 2 1/2"-3" CAL.
		ACER RUBRUM	RED MAPLE	B & B, 2 1/2"-3" CAL.
		TILIA TOMENTOSA	SILVER LINDEN	B & B, 2 1/2"-3" CAL.
		PRUNUS PENSYLVANICA	WILD RED CHERRY	B & B, 2 1/2"-3" CAL.
SHRUBS				
	17	ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.
		ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GAL, HEAVY, FULL
		RHODODENDRON CANADENSE	RHODONDERON	3 GAL, HEAVY, FULL
		VIBURNUM CASSINOIDES	WITHEROD VIBURNUM	3 GAL, HEAVY, FULL
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3 FT

1. STREET TREES REQUIRE MIN. OF 3" CALIPER. STREET TREE LOCATIONS ARE INDICATED ON THE PLAN.
2. THE ABOVE LIST DOES NOT INCLUDE ANY SPECIES LISTED ON THE CONNECTICUT INVASIVE PLANT LIST AND NO PLANT ON THIS LIST SHALL BE PLANTED ON SITE.
3. FOR ALTERNATE BIORETENTION BASIN PLANTS, REFER TO TOWN OF BRISTOL LOW IMPACT DEVELOPMENT AND STORMWATER MANAGEMENT DESIGN, APPENDIX B.



SITE PLAN NOTES:

1. Owner: City Of Bristol
2. Applicant: Allstate Commercial Driver Training School
3. Street #: Lot 10 & 11 Business Park Drive
4. Area of Parcel: 140,567 S.F., 3.23 Acres
5. Parcel is zoned: IP-1
6. Present use: Vacant
7. Proposed use: Commercial Driving Training School
8. Wetlands are present per referenced Mapping.
9. Site to be serviced by local water and sewer.
10. All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
11. Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated March 30, 2024, and amended to date.
12. All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2020 and amended to date.
13. Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
14. Maximum earth slopes shall be two feet horizontal to one foot vertical.
15. All areas disturbed by construction to be restored with 4" of loam and seeded.
16. All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
17. Roof drains shall tie into the proposed drainage system.
18. All Catch Basins\Inlets shall be cleaned prior to occupancy.
19. Underground fuel tanks are prohibited.
20. Sanitary service connection for domestic\office waste only. No industrial waste shall be discharged.
21. Water service sizing to be determined by the Local Water Department upon receipt of all pertinent water fixture data.
22. Local Planning and Engineering Departments to be notified 24 hours before site grading begins.
23. Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
24. All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
25. No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
26. Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.
27. Per State Law (PA 22-25), requires all parking lots greater than 30 spaces to provide LEVEL 2 EV Charging Stations for at least 10% of the approved spaces.

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NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Date: June 5, 2025
Drawn By: JML

Revisions:	Descriptions:
Date:	
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07-16-25	Rev. per Client Review
07-29-25	Added Alt Plans to Set
09-23-25	Rev. per City / Removed Alt Plans
10-02-25	Rev. Per Client Review

40' 20' 0 20' 40'
SCALE: 1"=40'

Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Sheet Description:
SITE LAYOUT & LANDSCAPING PLAN

Sheet #:
C1

COLE #2658

SITE PLAN NOTES:
1. Additional Notes located on Sheet ALT Ct.

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
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DETENTION INFORMATION

ITEM	ALLOWED	PROPOSED
IMPERVIOUS AREA (BUILDING & PARKING) MAX. 80% OF TOTAL LOT AREA (140,567 SQ.FT. / 3.23 ACRES)	112,453.6 SQ.FT. / 2.58 ACRES (80%)	89,773 SQ.FT. / 2.06 ACRES (63.86%)

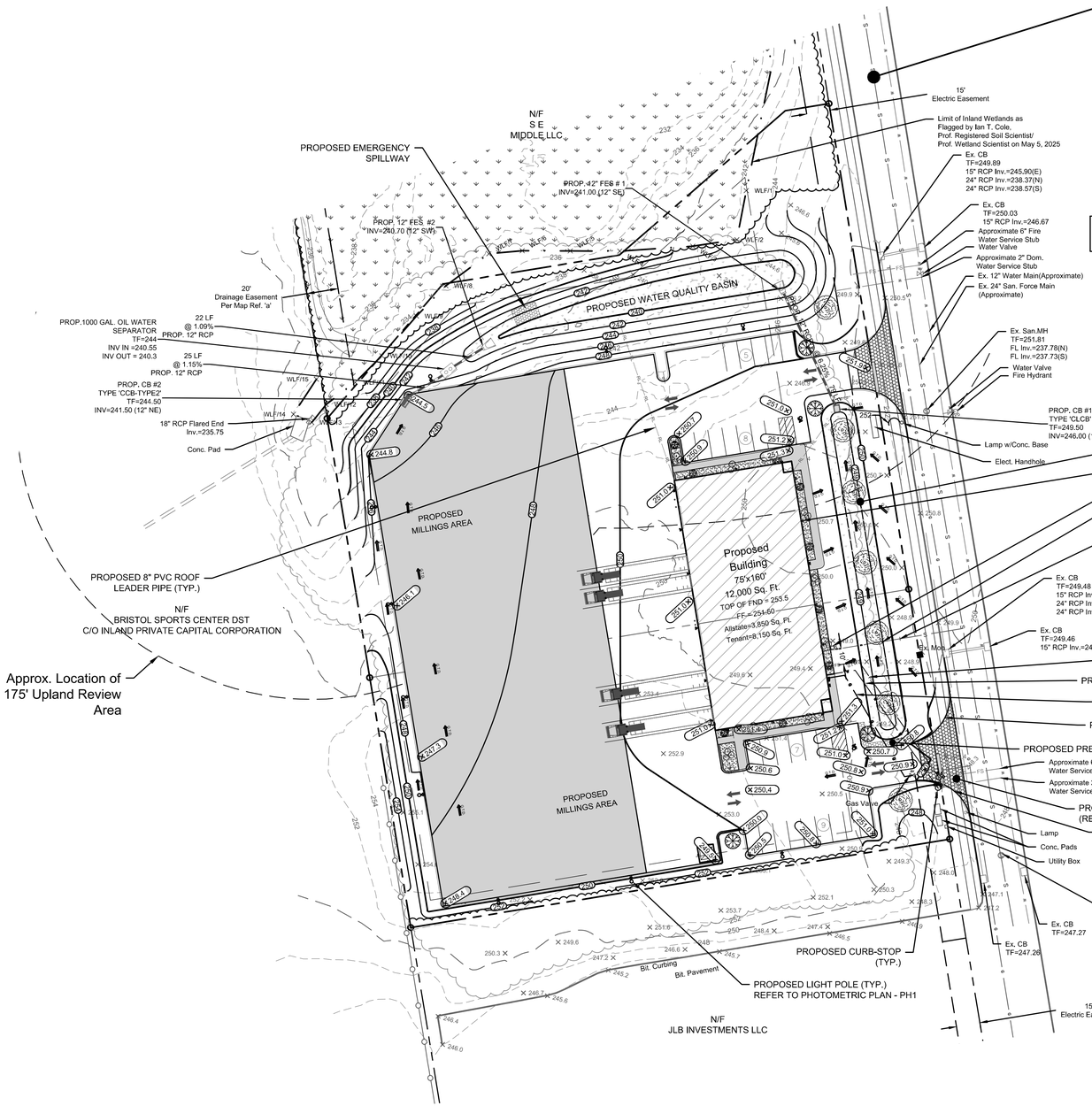
BUSINESS PARK DRIVE

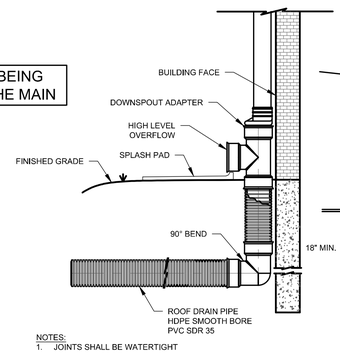
ANY WATER SERVICES NOT BEING USED MUST BE CUT OUT AT THE MAIN

Water Quality Requirements

Basin #	Site Area "A" (acres)	Impervious Area (acres)	Impervious Cover "I" (%)	Runoff Coefficient "R"	Required: Calculated WQV (ac-ft)	Required: Calculated WQV (cu-ft)	Area 1: Provided WQV (cu-ft)	Area 1: Provided WQV (%)
LOT	3.23	2.06	63.8	0.624	0.218	9,511.14	11,121	117%

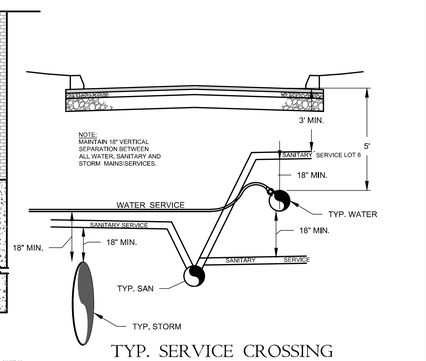
Note: WQV provided in water quality basin.





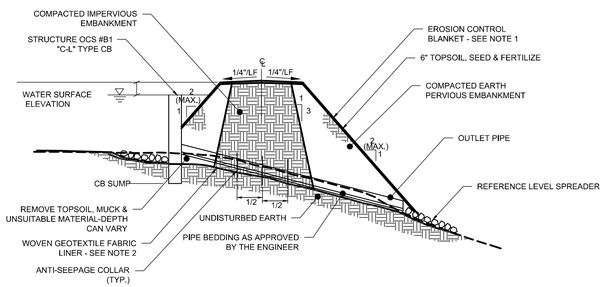
NOTES:
1. JOINTS SHALL BE WATERTIGHT

ROOF DRAIN WITH HIGH LEVEL OVERFLOW
N.T.S.

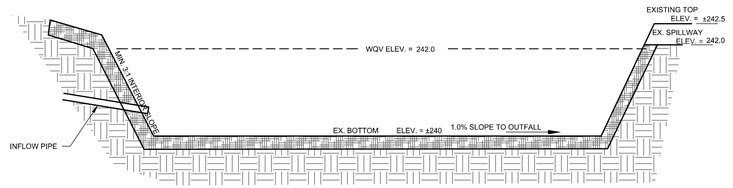


TYP. SERVICE CROSSING
N.T.S.

NOTES:
1. STRAW BLANKETS SHALL BE S150 AS MANUFACTURED BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
2. GEOTEXTILE FABRIC LINER SHALL BE MIRAFI 500X OR APPROVED EQUAL TO BE USED AT THE DISCRETION OF THE ENGINEER UPON INSPECTION OF THE SOIL CONDITIONS.
3. MIRAMAT SHALL BE AS MANUFACTURED BY MIRAFI, INC. OR APPROVED EQUAL INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. MODIFIED RIP-RAP OR ROCK REVETMENT UTILIZING ON-SITE MATERIALS SHALL BE ACCEPTABLE AS PER THE ENGINEERS INSTRUCTIONS. INSTALL MIRAMAT-TM8 (GREEN) SLOPE REINFORCEMENT ALONG WET EDGE OF BASIN.



DETENTION BASIN EMBANKMENT DETAIL
N.T.S.



BASIN SCHEMATIC
N.T.S.

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Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
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Date: June 5, 2025
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Barton N. Bovee P.E.
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Sheet Description:
SITE GRADING & UTILITY PLAN

Sheet #:
C2

COLE #2658

DRAWING NAME: P:\Land Projects\2658\-All\Commercial Driver Training School\-Lots 10 & 11 Business Park Drive, Bristol CT\-Dwg\2658 - 1521 - Soil Erosion & Sedimentation Control Plan.dwg LAYOUT: ES1 PLOT DATE: Oct 02, 2025 - 3:24pm OPERATOR: NicholeJensen

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION

1. Project Description - The project site consist of **3.23 Acres a**t Lot 10 & 11 Business Park Drive in Bristol, Connecticut.
   Area of Development - 2.01± Acres.
2. Area Proposed Disturbance Due to Construction Activities - 2.57± Acres.
3. Estimated Start of Construction - 2025.
4. Estimated Construction Completion Date - 2026.

B. SEQUENCE OF CONSTRUCTION

The tentative sequence of construction events are as follows and activities noted by a "(Capital Letter)" may occur concurrently.

1. Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.
2. Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER. (A)
3. Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations. (A)
4. After each rain storm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location. (A)
5. Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not to remain, shall be chipped and stored on site for mulch. (A)
6. Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited. (B)
7. Construct all temporary sedimentation and erosion control structures, including but not limited to: silt fence, stone check dams, water breaks, and sediment traps/basins. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction. (B)
8. Install drainage outfall pipe and temporary sediment basin along with temporary drainage diversions to sediment basin. If the proposed detention basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all orifices and weirs are to be plugged water tight during construction. (B)
9. Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles. (B)
10. Bring proposed site entrance surface areas to rough subgrade.
11. Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials. (C)
12. If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted. (C)
13. Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan. (C)
14. Excavate for and install storm drainage systems. Install strawbale ring sediment barriers at all catch basins locations. (C)
15. Excavate for and install utilities. (C)
16. Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)
17. Bring proposed roadway areas to pavement subgrade with processed stone and install binder course and curbing. Refer to details. (D)
18. Construct all driveway entrance improvements as indicated on plans. (E)
19. Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of four inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
20. Exercise final landscaping plan and permanent seeding to provide long-term stabilization. (E)
21. Complete final paving with top course and paint surfaces with pavement markings. (E)
22. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner. (F)
23. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer. (F)
24. Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
25. Construction Staging:
    a. Stage # 1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures, detention and retention basins.
    b. Stage #2 - Install subsurface storm water systems, install underground utilities and first coat pavement.
    c. Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.

C. RESPONSIBILITY

1. The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for informing all concerned regarding responsibility of the SE&SC plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.

2. SESC Emergency contact Information
   Emergency Contact Name: Chris Maiorano
   (Allstate Commercial Driver Training School)
   Emergency Contact Phone Number: (860) 246-9567

GENERAL NOTES:

1. Additional notes and details are located on Sheet D1.
2. At all times during construction, the Developer/Contractor shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer/Contractor shall also be responsible for installing and maintaining all erosion control facilities shown herein.
3. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way and future pavement shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. watering, seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town Engineer.
4. All inlets shall be cleaned prior to occupancy.
5. All slopes greater than 3:1 shall be protected with Erosion Control Blankets (S150 by North American Green or approved equal)
6. All erosion control measures shall remain intact and operational until the site has been stabilized and vegetation is thoroughly established. This may occur after completion of construction, therefore it is critical for the Developer, Contractor and\or Owner to understand the erosion control responsibilities and maintain the erosion control measures.
7. To minimize erosion of the sandy soils, vegetation shall be established immediately following completion of grading within each area. Vegetation may consist of temporary seeding or final loam and seed.
8. If areas of work are not addressed by this plan or sediment and erosion issues arise in areas not covered by this plan, then the plan shall be augmented in the field. Contractor shall be responsible to insure no sediment or erosion problems encroach upon abutting property. This may require additional barriers, swales and bales.
9. All erosion and sediment control measures shall conform to the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control manual.
10. All Dewatering shall incorporate the use of filter bags on discharge ends.

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE
Bristol, Connecticut

The following are the required maintenance and monitoring procedures.

Riprap and Discharge Aprons - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for rip-rap damage and deterioration. These procedures to be conducted yearly between May I and before September 15.

Emergency Spillway - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for riprap damage and deterioration. These procedures to be conducted yearly between May 1 and September 15. Repairs shall be executed immediately.

Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures to be conducted yearly anytime after May I and before September 15.

Swales - all swales be cleared of all sediment deposits, invasive plant species and debris. Any erosion shall be repaired. These procedures to be conducted annually. Swales shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections.

Water Quality Basin - Basin shall be cleared of all sediment deposits, invasive plant species and debris. These procedures to be conducted yearly between May 1 and September 15. Basin shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

Slopes - Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections. Any rills or channeling shall be repaired immediately

Parking Lot Sweeping - Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly anytime after May I and September 15.
All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

EROSION CONTROL SYMBOL LEGEND

- ORANGE LIMIT OF CONSTRUCTION FENCE
- SILT FENCE
- EROSION CONTROL LOG\WATTLE
- INLET PROTECTION
- STAKED BALES
- CHECK DAM WATTLE\SOCK or STONE
- EROSION CONTROL BLANKET
- TEMPORARY WATER BAR (WB) or DIVERSION CHANNEL (TD)

*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION

LEGEND

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- WV Existing water valve
- GV Existing gas valve
- Existing underground pipe
- Existing/Proposed treeline
- Existing edge of pavement
- Proposed curbed pavement
- W Existing/Proposed well
- Existing catch basin
- D Existing drainage manhole
- S Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- w Existing/ Proposed water line
- ss Existing/ Proposed sewer line
- 000 Existing contour
- x000.0 Existing spot elevation
- 000 Proposed contour
- x000.0 Proposed spot elevation
- Deep test pit location
- PT Percolation test location
- G.T.D. Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe

TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

Swales - All swales shall be mowed and be cleared of all sediment deposits, invasive plant species and debris. These procedures shall be conducted monthly. Swales shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

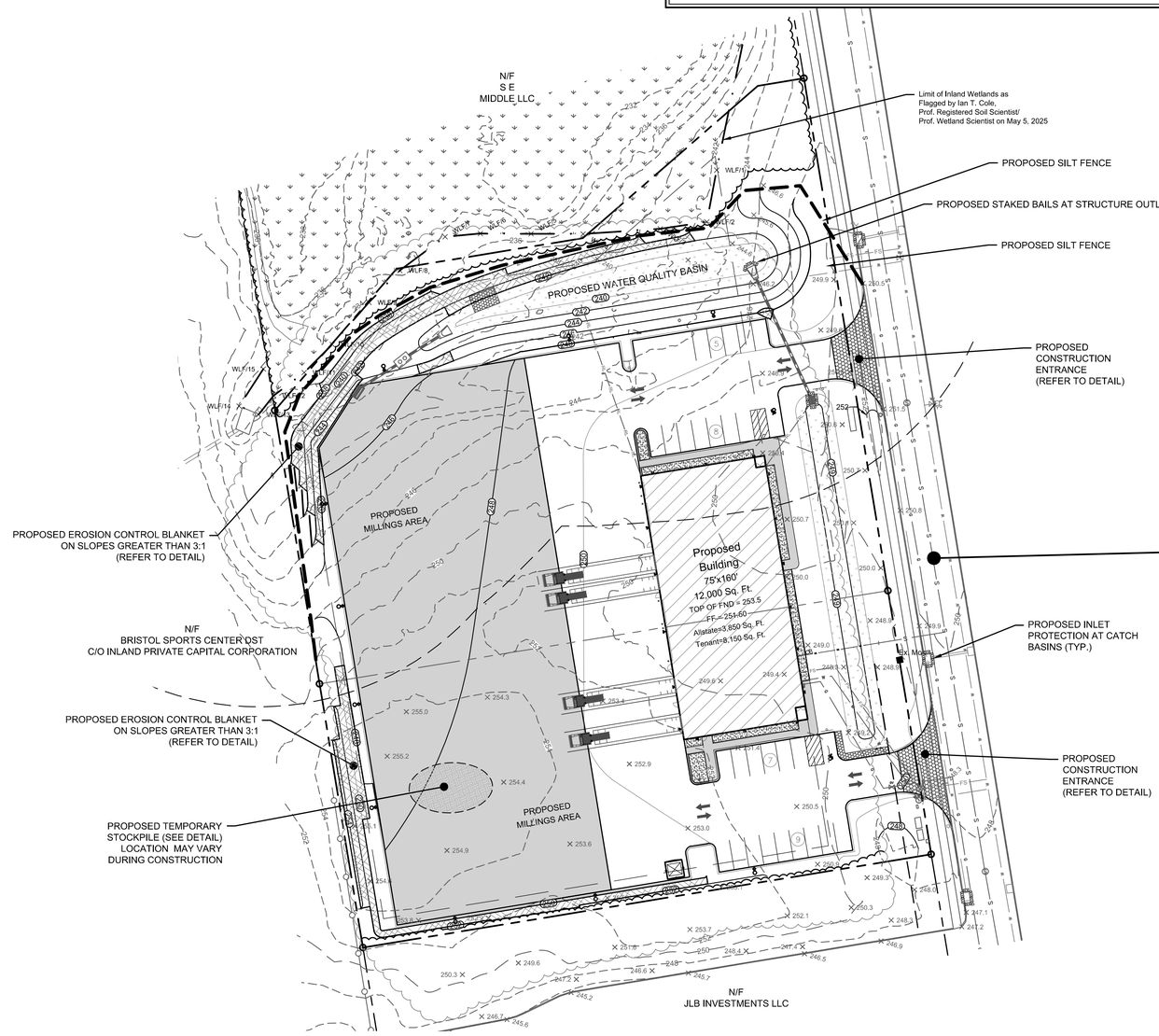
Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures shall be conducted monthly. Basins shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections

Slopes - Stablized slopes are essential to preventing sediment movement. Any channels of concentrated flow, such as rills, shall be fixed immediately. Additional control measures, such as bales, riprap, sediment fence and erosion fabric may be required. Slopes shall be inspected weekly and after significant rainfall events.

Sediment Barriers & Straw Bales - Shall be inspected weekly and after significant rainfall events. Repairs shall be made immediately. Additional barriers and bales may be required depending upon the area of work. If conditions exist which can not be addressed with this plan, then additional barriers shall be implemented to prevent sediment from leaving the site.

Street Sweeping - Sediment from the construction site, which has accumulated on the existing streets shall be cleaned up immediately . Contractor to inspect daily

Wind Blown Sediment: Shall be minimized. Unpaved travel ways shall be sufficiently watered to minimize wind blown sediment. Other unpaved surfaces shall be watered, temporary vegetated, roughing with disc or other measures in the Connecticut Guidelines for Soil Erosion and Sediment Control manual.



811 Know what's below. Call before you dig.

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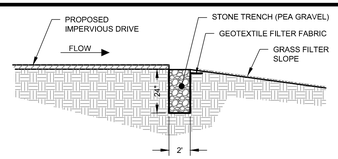
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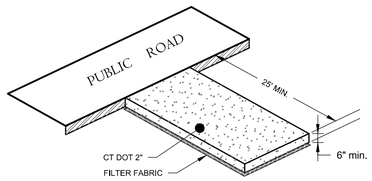
Sheet Description:
SOIL EROSION & SEDIMENTATION CONTROL PLAN

Sheet #:
ES1

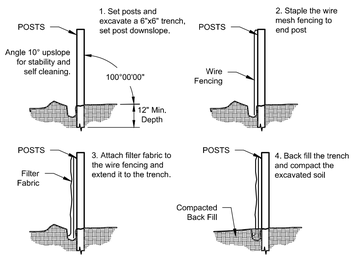
COLE #2658



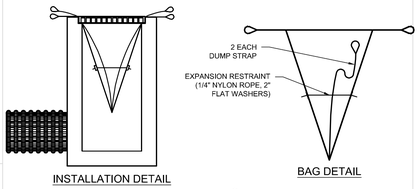
PRETREATMENT FILTER STRIP
N.T.S.



CONSTRUCTION ENTRANCE DETAIL
N.T.S.

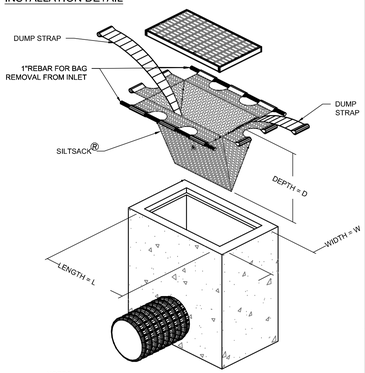


SEDIMENTATION BARRIER DETAIL
N.T.S.



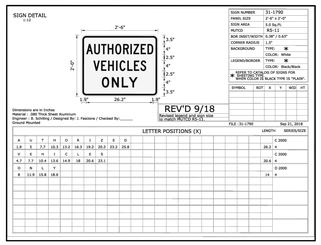
INSTALLATION DETAIL

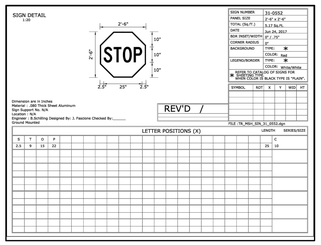
BAG DETAIL

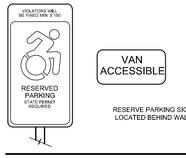


NOTES:
1. AVAILABLE FROM ACF ENVIRONMENTAL 48 OLD GRAYS BRIDGE ROAD BROOKFIELD, CT 06904. (203)313-9002

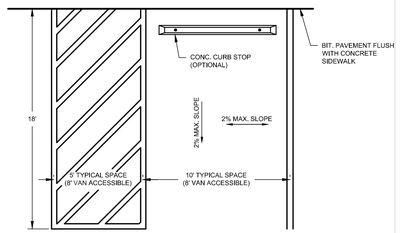
SILTSACK INLET CONTROL DEVICE
N.T.S.







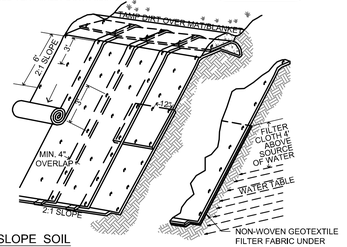
NOTES:
1. SIGN SHALL BE 5/64" THICK SHEET ALUMINUM
2. WHERE NOTED ON PLAN, PROVIDE "VAN ACCESSIBLE" SIGN IN ADDITION TO PARKING SIGN. SEE STATE OF CT. DOT SIGN No. 31-0648
3. FOR RESERVED PARKING SIGN SEE STATE OF CT. DOT SIGN No. 31-0629
4. BOLLARD MAY BE ELIMINATED IF PARKING IS ADJACENT TO BUILDING AND SIGNAGE CAN BE ATTACHED TO THE BUILDING OR BEHIND WALK
5. MAX SLOPE IN ANY DIRECTION IS 2%



RESERVED PARKING SPACE TYPICAL & VAN ACCESSIBLE
N.T.S.

NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWN SLOPE.

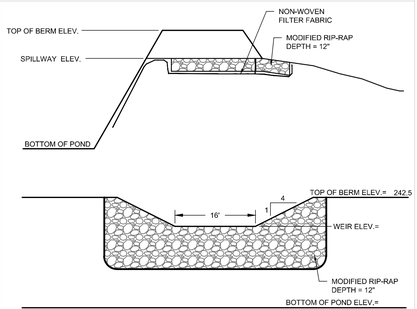


TYPICAL SLOPE SOIL STABILIZATION

NON-WOVEN GEOTEXTILE FILTER FABRIC UNDER TYPICAL TREATMEBNT

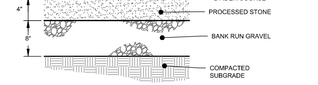
WET SLOPE LINING

EROSION BLANKET & REINFORCEMENT MAT SLOPE INSTALLATION
N.T.S.

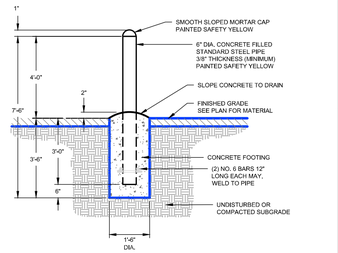


MODIFIED RIP-RAP SPILLWAY DETAIL
N.T.S.

NOTES:
1. STANDARD BITUMINOUS CONCRETE SECTION.
* REFER TO SHEET #C1 - SITE LAYOUT PLAN FOR PAVEMENT CONFIGURATION



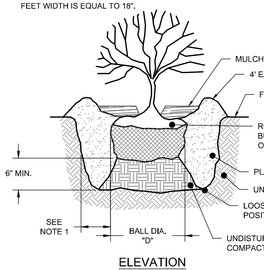
TYPICAL BITUMINOUS CONCRETE PAVEMENT DETAIL
N.T.S.



ELEVATION

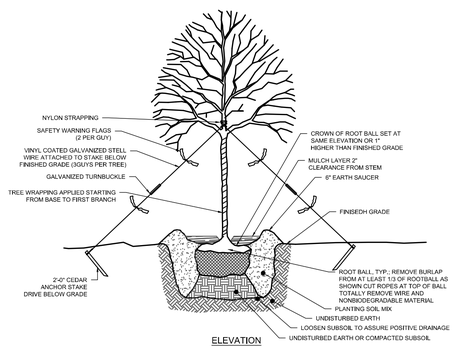
TYPICAL CONCRETE BOLLARD DETAIL
N.T.S.

NOTE:
1. AT 'D' LESS THAN 3 FEET IS EQUAL TO 1/2 'D', 6INCHES MINIMUM, AT 'D' OVER 3 FEET WIDTH IS EQUAL TO 18".



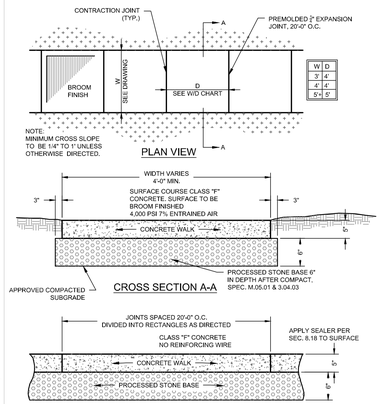
ELEVATION

SHRUB PLANTING DETAIL
N.T.S.



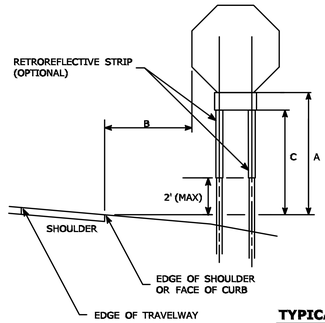
ELEVATION

TREE PLANTING AND GUYING DETAIL INSTALLED IN OPEN AREAS
N.T.S.



CONCRETE SIDEWALK
N.T.S.

DIM."A" MIN SIGN HEIGHT	DIM."B" MIN LATERAL OFFSET ①	DIM."C" MIN PLAQUE HEIGHT ①	ASSEMBLY LOCATION
7' ②	6' 12' ③	5'	SIGNS ON FREEWAYS AND EXPRESSWAYS EXCEPT CHEVRON ALIGNMENT SIGNS, ONE-DIRECTION LARGE ARROW SIGNS, DO NOT ENTER SIGNS, AND WRONG WAY SIGNS
5'	2'	4'	• SIGNS IN RURAL AREAS • DO NOT ENTER AND WRONG WAY SIGNS ALONG EXIT RAMPS • DO NOT ENTER AND WRONG WAY SIGNS ON LIMITED ACCESS HIGHWAYS
5'	2'	N/A	• CHEVRON ALIGNMENT SIGNS LOCATED ON FREEWAYS, EXPRESSWAYS, RAMPS, AND IN RURAL AREAS • ONE-DIRECTION LARGE ARROW SIGNS LOCATED ON FREEWAYS, EXPRESSWAYS, RAMPS, AND IN RURAL AREAS
4'	6' 12' ③	N/A	INCIDENT MANAGEMENT SIGNS AND MILE POST MARKER ASSEMBLIES LOCATED ON FREEWAYS AND EXPRESSWAYS
4'	2'	4'	CENTRAL ISLANDS OF ROUNDABOUTS
7'	2' ④	6'	BUSINESS & RESIDENTIAL AREAS WHERE PARKING OR OTHER OBSTRUCTIONS LIMIT VISIBILITY
7'	2' ④	7'	SIDEWALKS ⑤



① OR AS DIRECTED BY THE ENGINEER
② 8 FT MINIMUM HEIGHT REQUIRED IF A SUPPLEMENTAL PLAQUE IS SUBMOUNTED BELOW THE MAJOR SIGN.
③ 6 FT FROM EDGE OF SHOULDER, WHEN SHOULDER IS OVER 6 FT WIDE
12 FT FROM EDGE OF TRAVELWAY, WHEN SHOULDER IS LESS THAN 6 FT WIDE.
④ A LATERAL OFFSET OF AT LEAST 1 FT FROM THE FACE OF THE CURB MAY BE USED WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING UTILITY POLES ARE CLOSE TO THE CURB.
⑤ A CLEAR PATH OF NOT LESS THAN 4 FT SHALL BE PROVIDED IN SIDEWALK AREAS.

TYPICAL SIGN PLACEMENT DETAIL

NOTES:
1. ALL SIGNS AND SHIELDS ON DIRECTIONAL ASSEMBLIES SHALL ABUT VERTICALLY
2. REFER TO STANDARD SHEET NO. TR-1208_62 "METAL SIGN POSTS AND SIGN MOUNTING DETAILS" FOR SIGN POSTS AND SIGN MOUNTING
3. IF A REFLECTIVE STRIP IS USED ON SIGN SUPPORT, IT SHALL BE PLACED OR THE FULL LENGTH OF THE SUPPORT FROM THE BOTTOM OF THE SIGN TO WITHIN 2FT ABOVE THE EDGE OF THE ROADWAY
4. PARKING SIGNS TYPICALLY USE 45° MOUNTING BRACKET

ON A HORIZONTAL CURVE SECTION, POSITION THE SIGN SO THE VERTICAL AXIS IS PLUMB AND THE HORIZONTAL AXIS IS AT AN ANGLE OF 90° WITH A STRAIGHT LINE BETWEEN THE SIGN AND THE POINT AT WHICH THE SIGN SHALL BE READ.

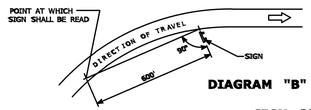


DIAGRAM "B"

FOR MAXIMUM EFFECTIVENESS, POSITION SIDE MOUNTED SIGNS ON STRUCTURAL STEEL BREAKAWAY SIGN SUPPORTS AS FOLLOWS:

ON A TANGENT SECTION, POSITION THE SIGN SO THE VERTICAL AXIS IS PLUMB AND THE HORIZONTAL AXIS IS AT AN ANGLE OF 90° WITH THE TRAFFIC LANE WHICH THE SIGN SERVES. SIGNS LOCATED 30 FT OR MORE FROM THE EDGE OF THE ROAD SHALL BE TURNED APPROXIMATELY 3° TOWARD THE ROAD.

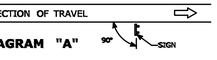
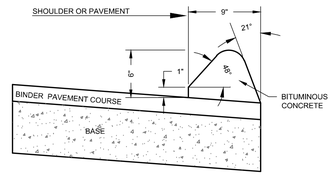


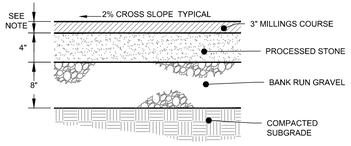
DIAGRAM "A"

SIGN ORIENTATION DETAILS FOR SIDE MOUNTED SIGNS ON STRUCTURAL STEEL BREAKAWAY SIGN SUPPORTS



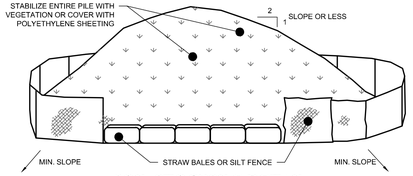
BITUMINOUS CONCRETE LIP CURBING
N.T.S.

NOTES:
1. STANDARD MILLINGS SECTION.
* REFER TO SHEET #C1 - SITE LAYOUT PLAN FOR MILLINGS CONFIGURATION

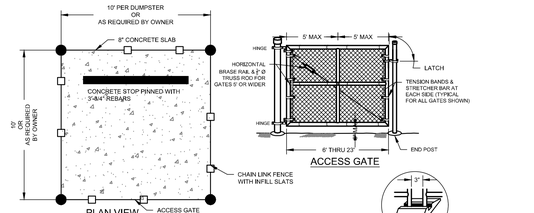


TYPICAL MILLINGS COURSE DETAIL
N.T.S.

NOTES:
1. AREA CHOSE FOR STOCKPILING SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED WITH POLYETHYLENE SHEETING.
4. TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DRAUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONEY SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.
5. TEMPORARY STOCKPILING STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION, MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS AND REQUIRED PERIOD OF USE.
6. SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.



SOIL STOCKPILE DETAIL
N.T.S.



CONCRETE DUMPSTER PAD AND FENCE DETAIL
N.T.S.

COLE civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Drawn By: JML
Date: June 5, 2025

Revisions:	Descriptions:
Date:	
06-18-25	Rev. Parking and Building Layout
07-16-25	Rev. per Client Review
07-29-25	Added Alt Plans to Set
09-23-25	Rev. per City / Removed Alt Plans
10-02-25	Rev. Per Client Review

NOT TO SCALE

Sheet Description:
DETAILS

Sheet #:
D1

COLE #2668

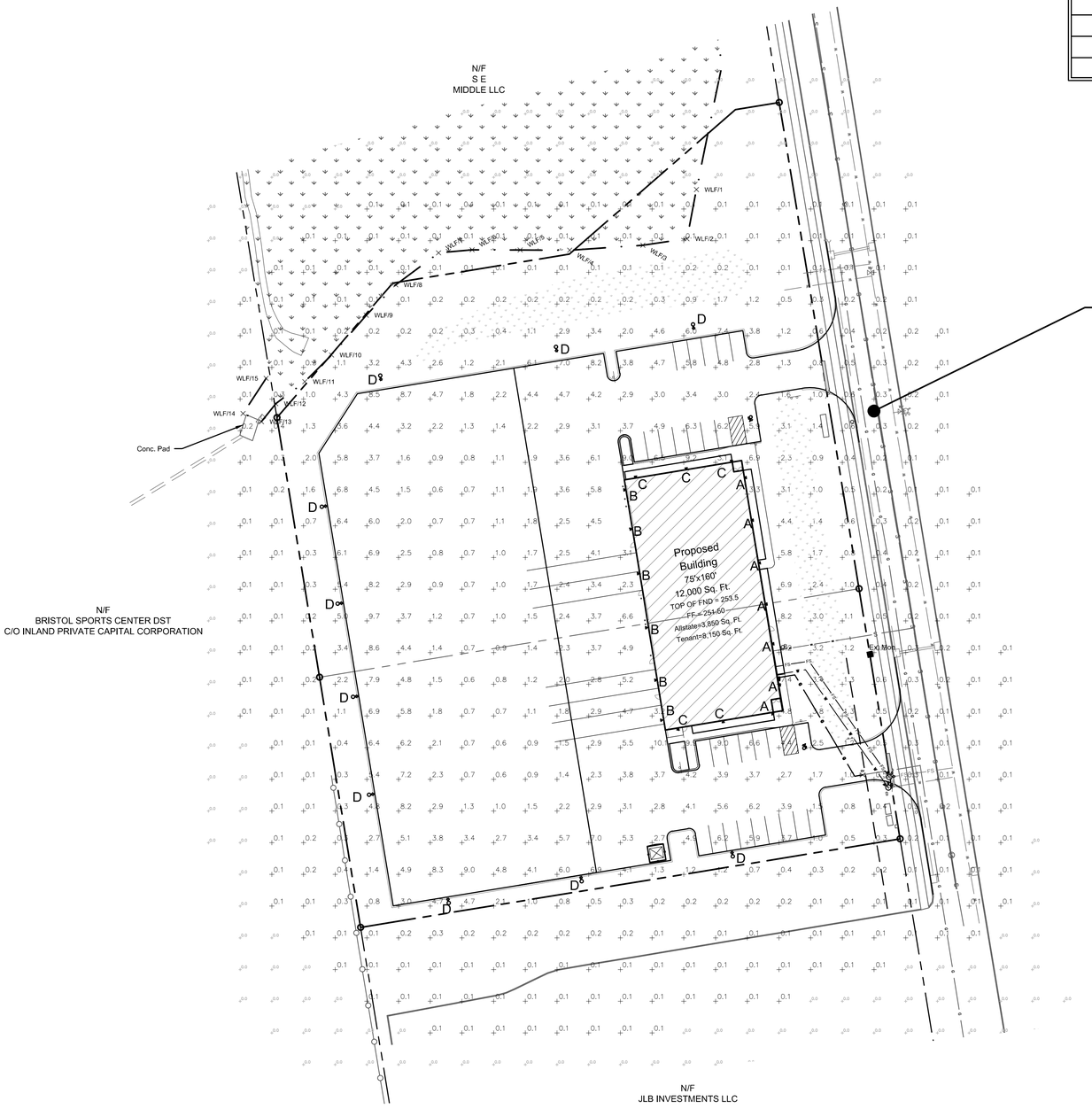
DRAWING NAME: P:\LandProjects\2024\ 24044 - Bristol Commercial Driver Training School\ Live 10 & 11 Business Park Drive\ Bristol CT\.dwg, 24.028 - PH1 - Photometric Plan.dwg LAYOUT: PH1 PLOT DATE: Oct 02, 2025 - 1:24pm, USER: KEVIN, Nicholaison

LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing/Proposed treeline
- = Existing edge of pavement
- = Proposed curbed pavement
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Proposed catch basin
- = Proposed manhole
- = Existing/ Proposed water line
- = Existing/ Proposed sewer line
- = Existing contour
- = Existing spot elevation
- = Proposed contour
- = Proposed spot elevation
- = Deep test pit location
- = Percolation test location
- = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe

LUMINAIRE SCHEDULE

KEY	QUANTITY	MANUFACTURER	MODEL CODE	WATTAGE	LAMP TYPE	LUMENS	MOUNT HEIGHT
A	7	LITHONIA LIGHTING	WDGE3 LED P1 70CRI R3 40K	51.2	LED	7523	14'
B	6	LITHONIA LIGHTING	HLF1 LED P4 30K WFL BV	342.3	LED	29460	16'
C	5	LITHONIA LIGHTING	WDGE4 LED P6 70CRI R3 40K	185.2	LED	25585	16'
D	10	LITHONIA LIGHTING	ESX1 LED P4 40K R3 HS	190	LED	20467	20'

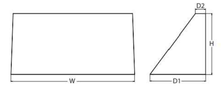




WDGE3 LED
Architectural Wall Sconce

Specifications

Depth (D1):	8"
Depth (D2):	1.5"
Height:	9"
Width:	18"
Weight: (without options)	19.5 lbs



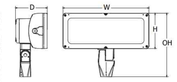
A



HLF1
High Lumen LED Floodlight

Specifications

EPA: (ft2 @ 45°)	3.5 ft² (0.33 m²)
Depth:	9.1" (23.1 cm)
Width:	24.5" (62.2 cm)
Height:	10.2" (25.9 cm)
Overall Height:	16.1" (40.8 cm)
Weight: (IS mount)	53 lbs (24.0 kg)



B



WDGE4 LED
Architectural Wall Sconce

Specifications

Depth (D1):	10"
Depth (D2):	2"
Height:	9"
Width:	25"
Weight: (without options)	30.5 lbs



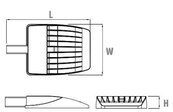
C



ESX1 LED
Area Luminaire

Specifications

EPA	0.40 ft² (0.04 m²)
Length:	19.9" (50.5 cm)
Width:	12" (30.5 cm)
Height:	2.9" (7.4 cm)
Weight:	11.2 lbs (5.1 kg)



D

NORTH
NAD 83

COLE
civil + survey
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plantsville, ct 06479
colecivil.com
860.628.4484

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Lot 10 & 11 Business Park Drive - Bristol, Connecticut

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09-23-25	Rev. per City / Removed Alt Plans
10-02-25	Rev. Per Client Review

40' 20' 0 20' 40'
SCALE: 1"=40'

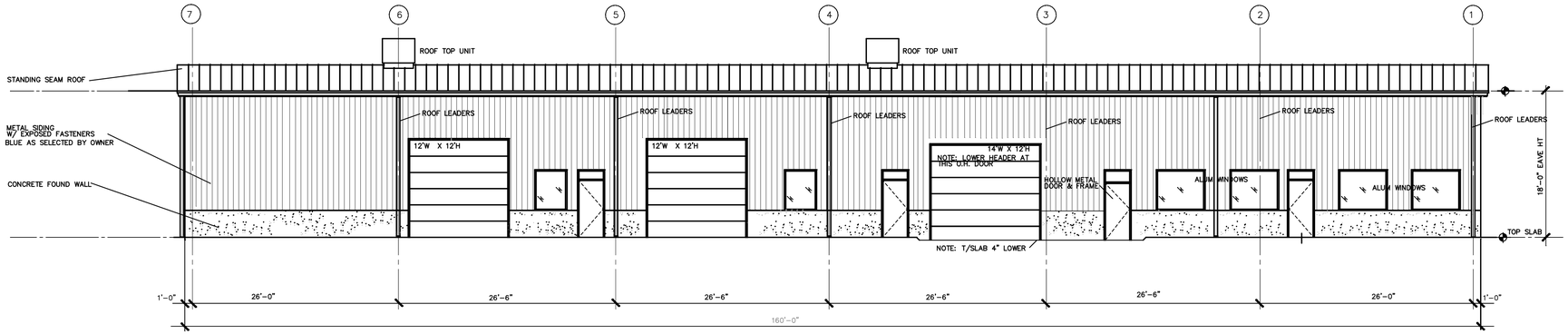
Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Sheet Description:
PHOTOMETRIC PLAN

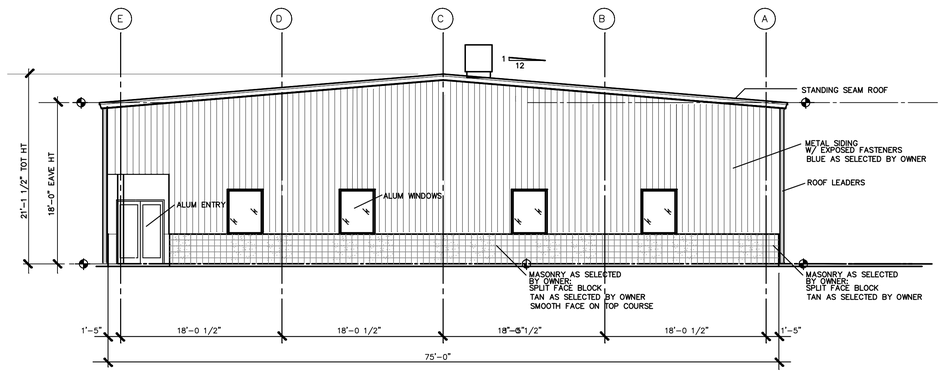
Sheet #:
PH1

COLE #26588

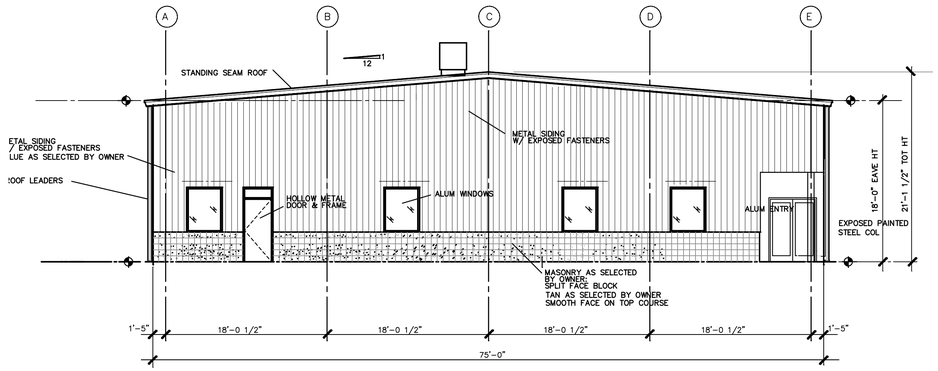
Elevations



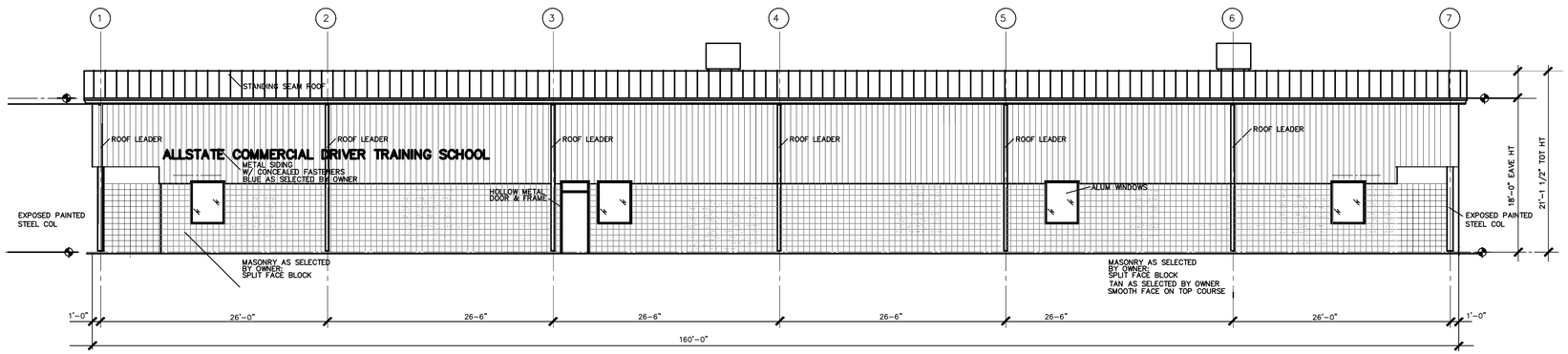
WEST ELEVATION (4 / A200)
SCALE: 1/8" = 1'-0"
LOOKING FROM TRAINING FIELD



NORTH SIDE ELEVATION (3 / A200)
SCALE: 1/8" = 1'-0"
LOOKING AT TENANT SIDE



SOUTH SIDE ELEVATION (2 / A200)
SCALE: 1/8" = 1'-0"
LOOKING AT STUDENT COMMONS



BRISTOL PARK DRIVE EAST ELEVATION (1 / A200)
SCALE: 1/8" = 1'-0"

WORK-IN-PROGRESS

CONCEPTUAL

RUSSELL JAMES LARRABEE ARCHITECT
28 FIELD STREET
NAUGATUCK, CT 06770
TEL (203) 729-9947
FAX (203) 729-4876

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RUSSELL JAMES LARRABEE ARCHITECT

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CERTIFICATION

DRWGS NOT TO BE USED FOR CONSTRUCTION

REVISIONS

2025-7-12	REVISIONS: TO FLR PLN & EXT ELEV
2025-6-4	REVISIONS: MEETG WITH BRISTOL DEV AUTH
2025-5-10	REVISIONS: PROGRESS MEETG
2024-9-23	PROGRESS MEETING

PREPARED FOR
VINCENT MAIORANO
& CHRIS MAIORANO

PROJECT
NEW BUILDING FOR
ALLSTATE COMMERCIAL DRIVER TRAINING
LOT #11 - BUSINESS PARK DRIVE, BRISTOL, CT

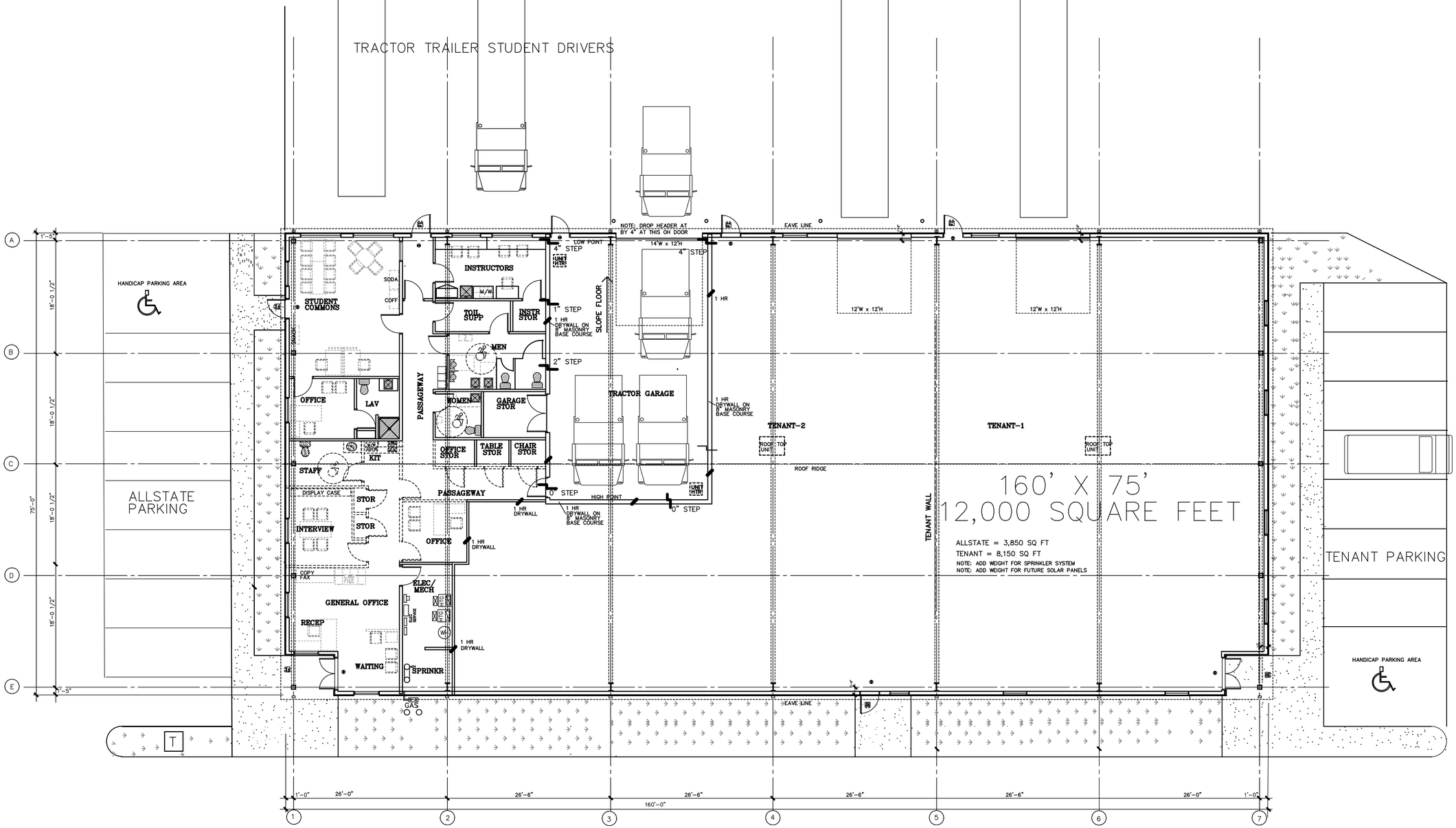
DRAWING TITLE
EXTERIOR ELEVATIONS

SCALE
AS NOTED
DRAWN BY
RJL
APPROVED BY
DRAWING #
A-1
DATE
PROJECT #
2024

Floor Plan

LOT #11

TRACTOR TRAILER STUDENT DRIVERS



PRIVATE ROADWAY

FLOOR PLAN

SCALE: 1/8" = 1'-0"

BUSINESS PARK DRIVE

WORK-IN-PROGRESS

CONCEPTUAL

RUSSELL JAMES LARRABEE ARCHITECT
28 FIELD STREET
NAUGATUCK, CT 06770
TEL (203) 729-9947
FAX (203) 729-4876

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RUSSELL JAMES LARRABEE ARCHITECT

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CERTIFICATION

DRWGS NOT TO BE USED FOR CONSTRUCTION

REVISIONS

2025-7-12		REVISIONS: TO FLR PLN & EXT ELEV
2025-8-4		REVISIONS: MEETG WITH BRISTOL DEV.AUTH.
2025-5-10		REVISIONS: PROGRESS MEETG
2024-9-23		PROGRESS MEETING

PREPARED FOR
VINCENT MAIORANO
& CHRIS MAIORANO
PROJECT
NEW BUILDING FOR
ALLSTATE COMMERCIAL DRIVER TRAINING
LOT #11 - BUSINESS PARK DRIVE, BRISTOL, CT

DRAWING TITLE
FLOOR PLAN

SCALE AS NOTED	
DRAWN BY R.L.	
APPROVED BY	
	DRAWING # A-100
DATE	
PROJECT # 2024	

App. 2545
116 Central Street

Adaptive Re-Use

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

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

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

Address or Location of the Property: 116 Cental Street

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

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

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

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

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

Other comments: _____

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

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

Name: Steve F. Lavoie & Diane Lavoie TRUSTees

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

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

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

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

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

Name: SAME

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2545

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 116 Cental Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Jziogas@ziogaslaw.com

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

Telephone No.: _____ E-Mail: _____

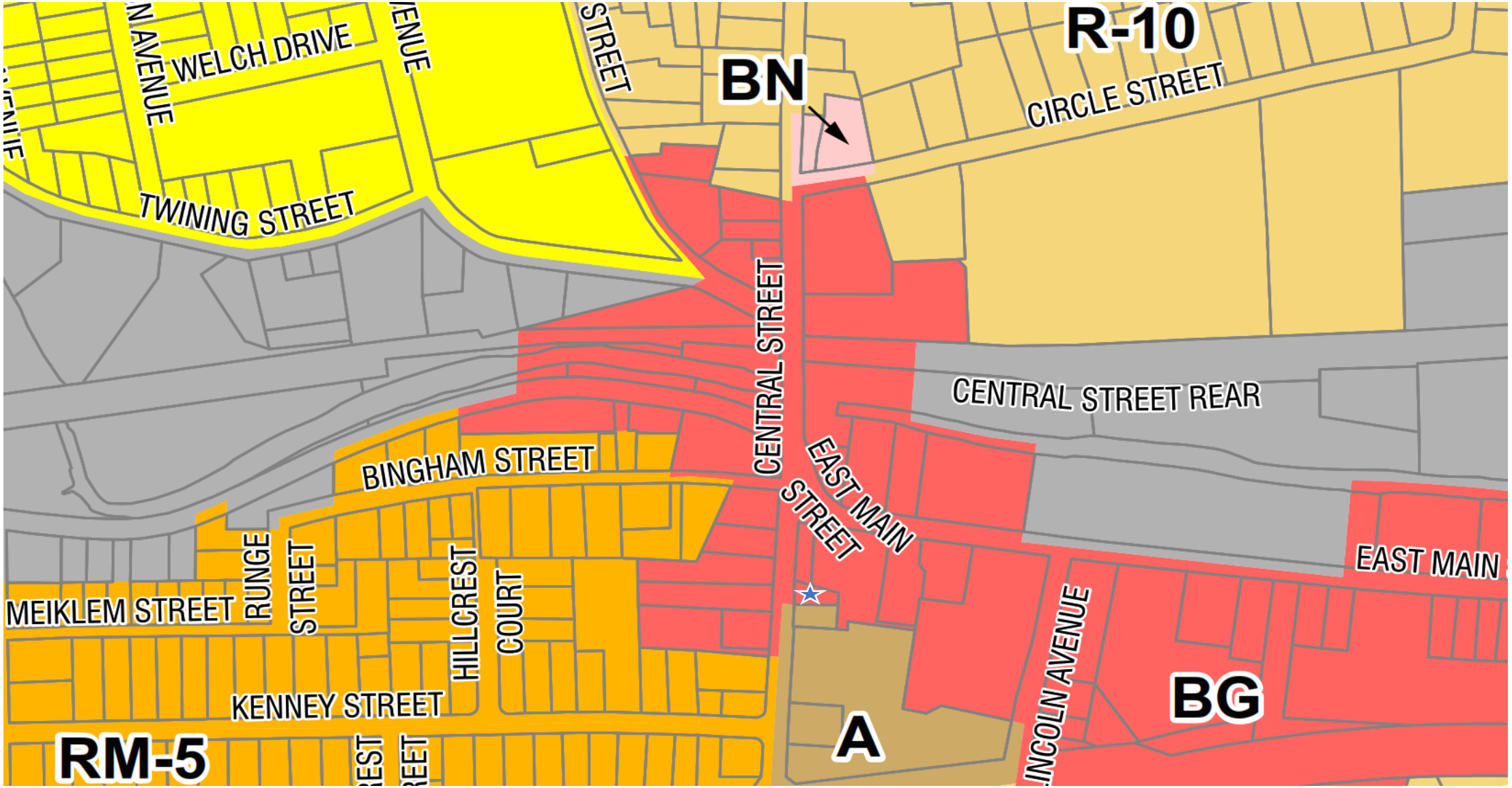
08/17 - LUO

Applicant's Narrative

NARRATIVE 116 CENTRAL STREET FORESTVILLE, CT

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

Maps, Aerial Photos and Google Earth



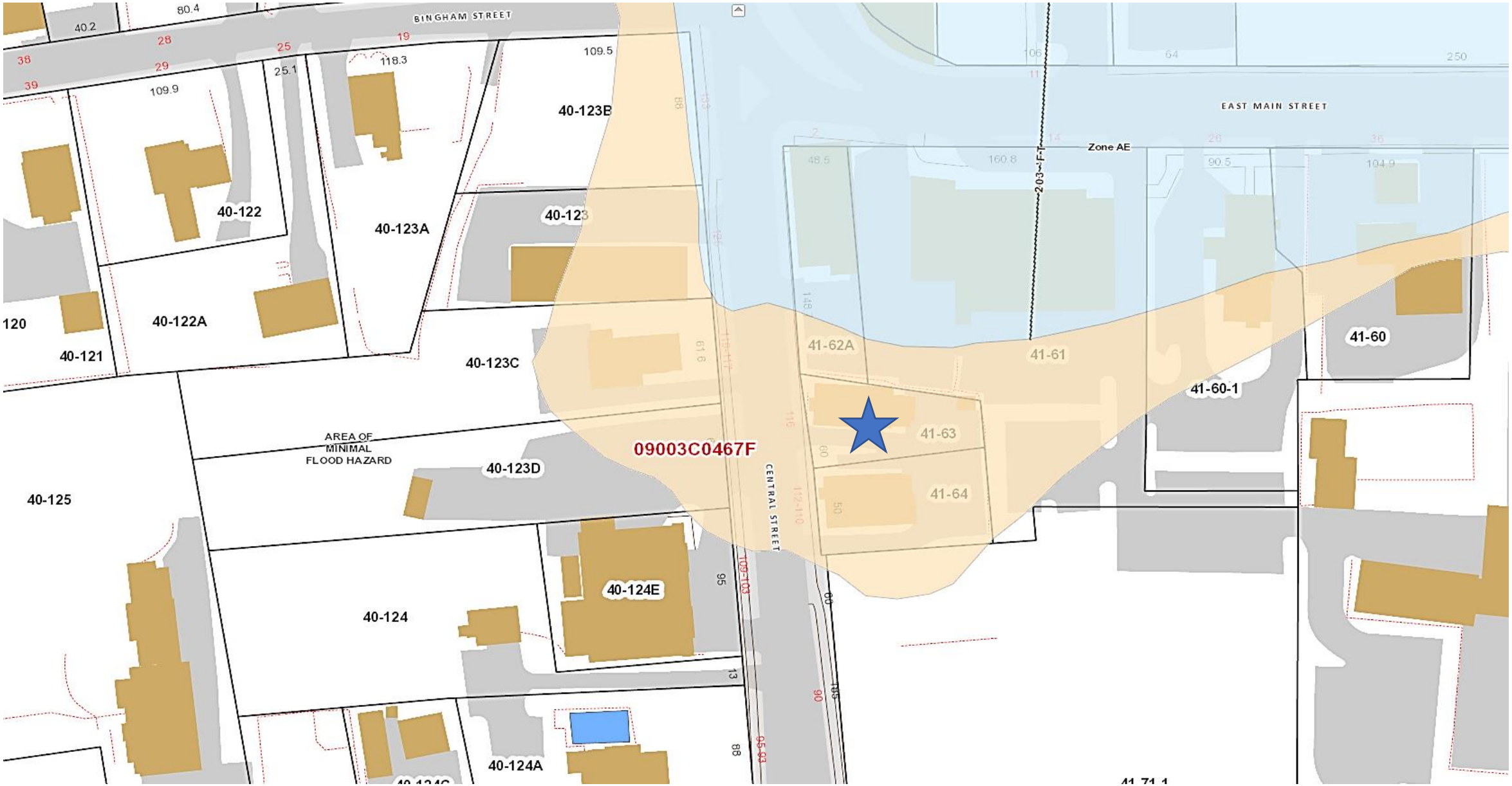
116 Central Street – Google Earth

BG - General Business zone

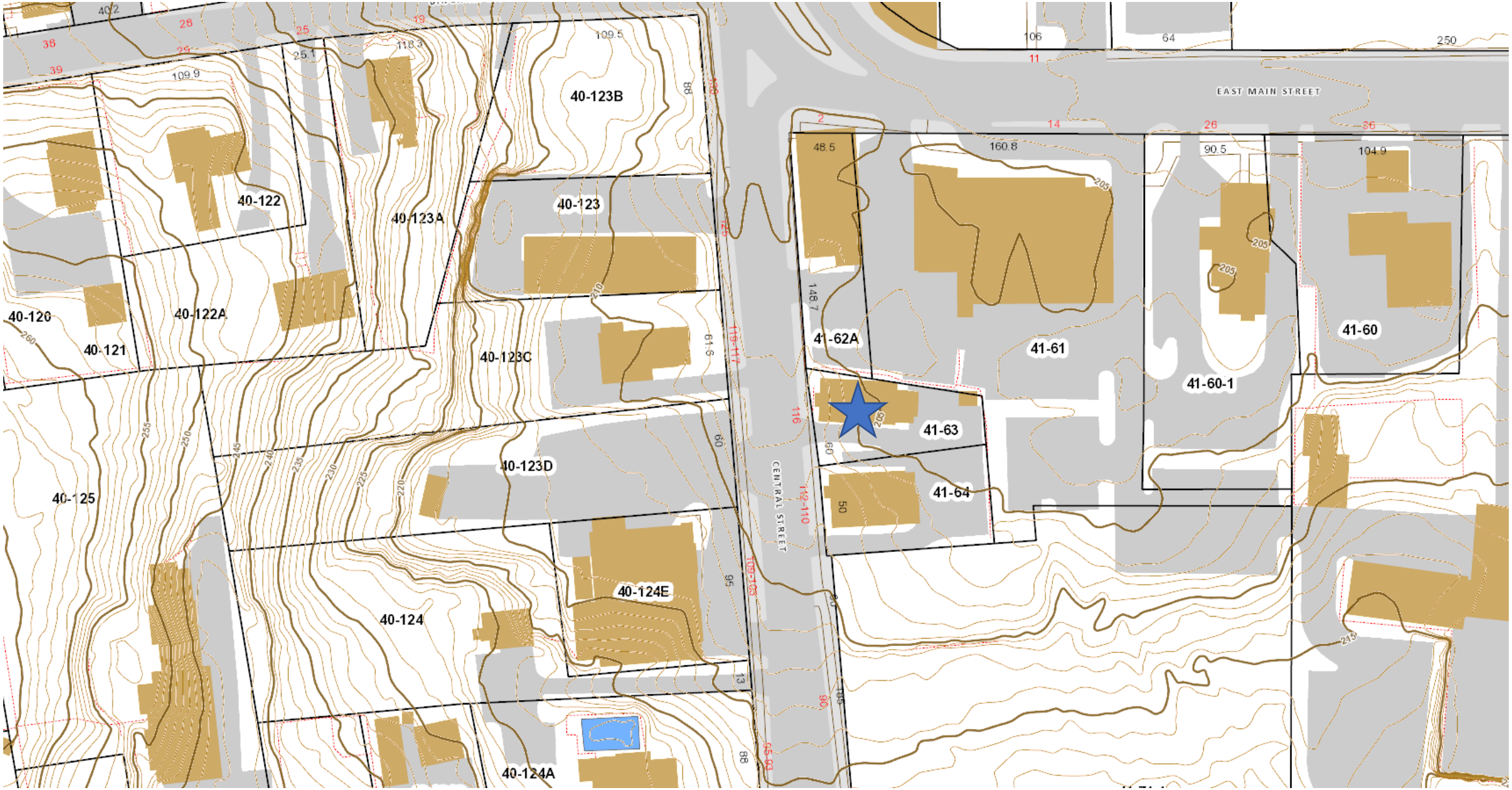
Map 41 Lot 63



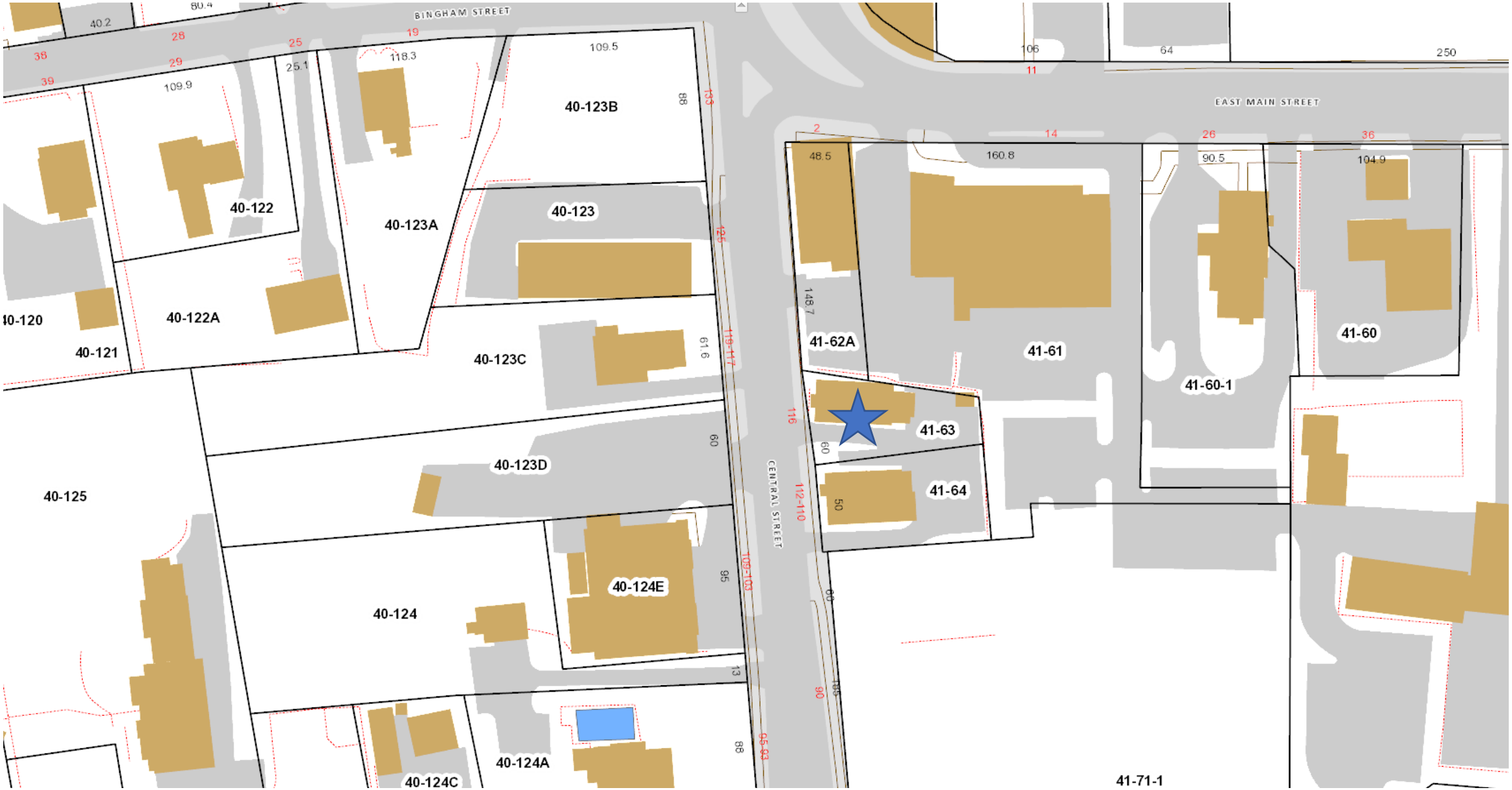
116 Central Street – Location
Map 41 Lot 63



116 Central Street – Floodplain
Map 41 Lot 63



116 Central Street – Topography
Map 41 Lot 63



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



116 Central Street – Aerial Photo
Map 41 Lot 63



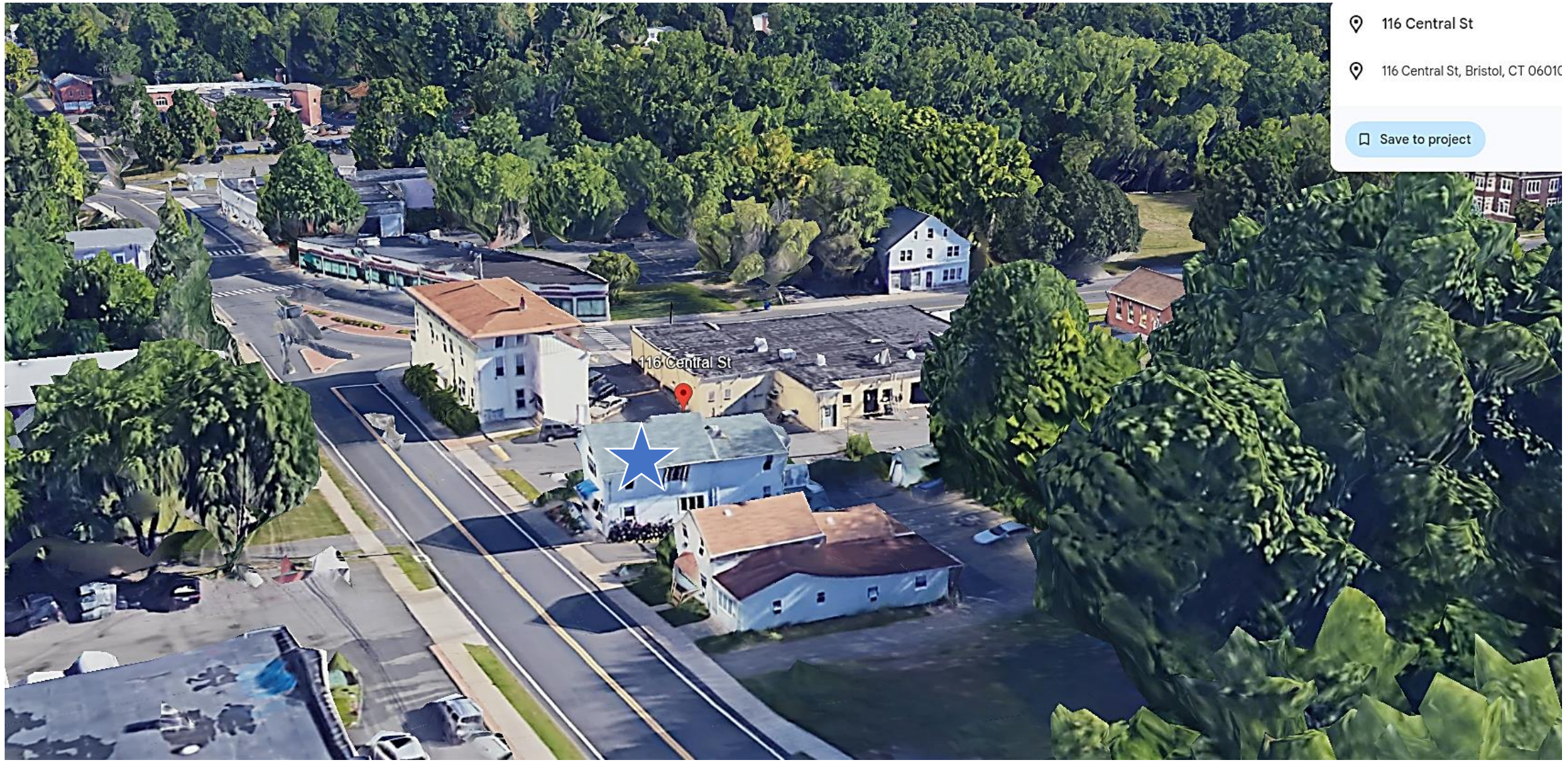
116 Central Street – Near Map
Map 41 Lot 63



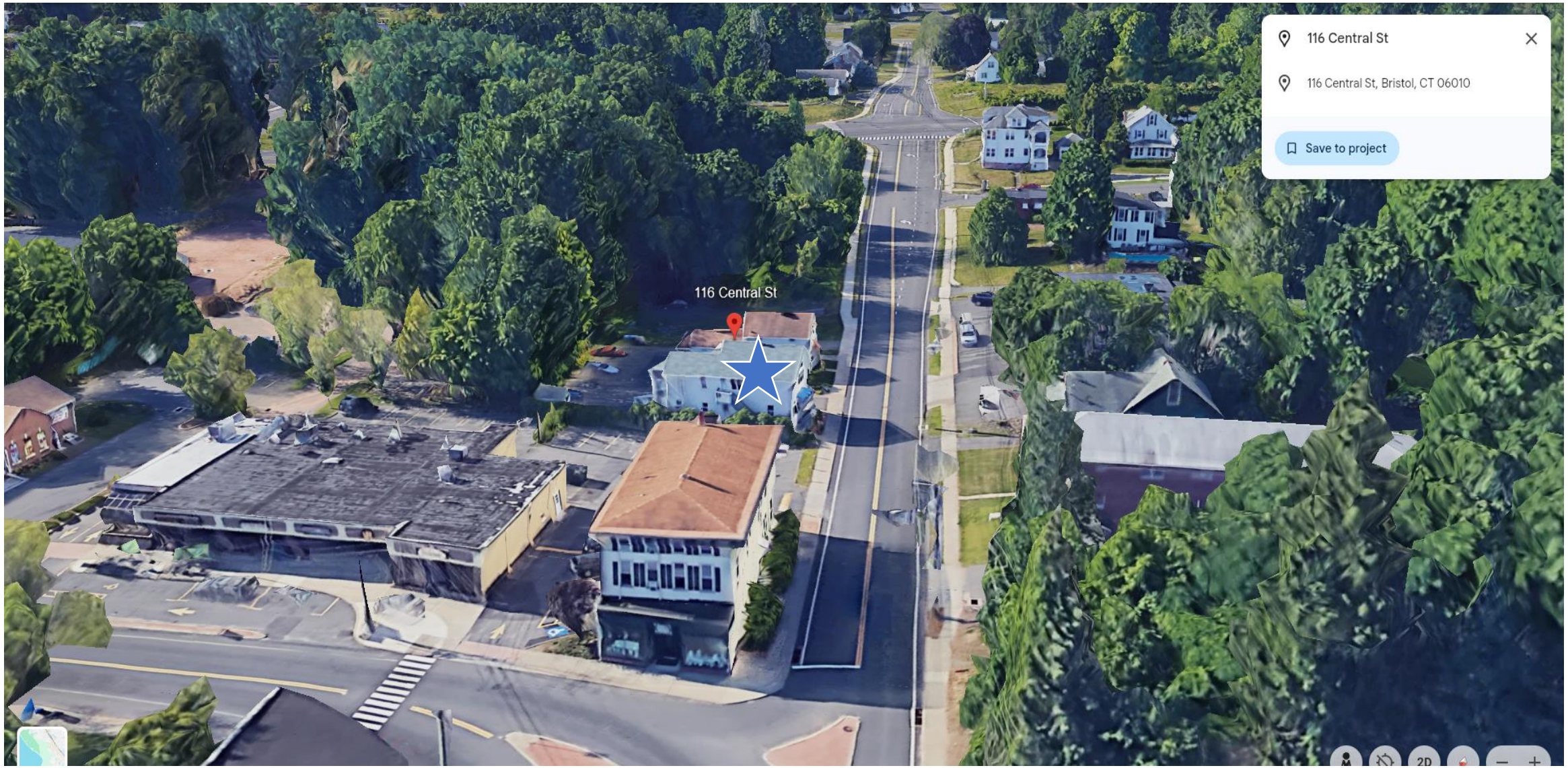
116 Central Street – Street Side Photo
Map 41 Lot 63



116 Central Street – Street Side Photo
Map 41 Lot 63

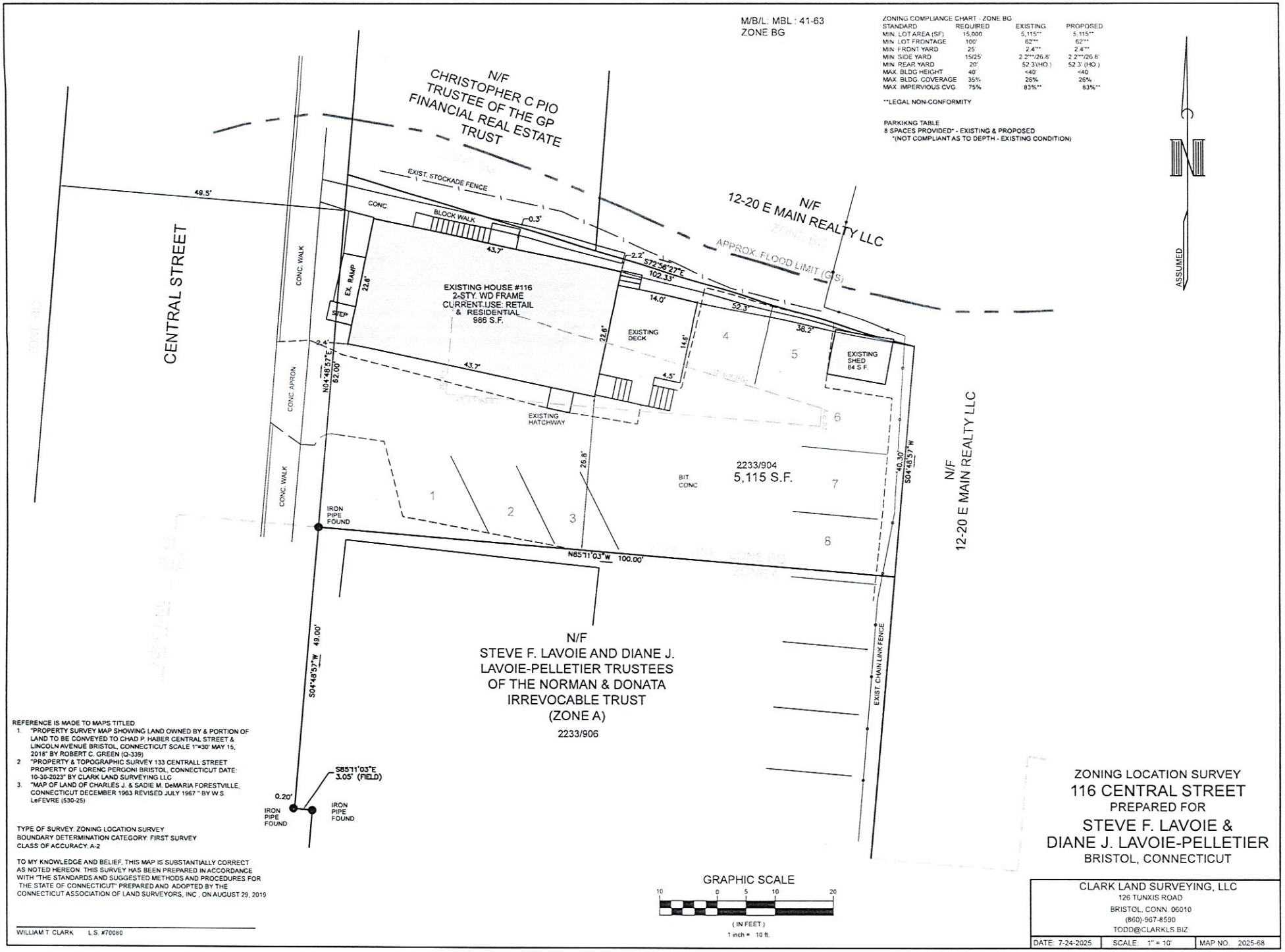


116 Central Street – Google Earth
Map 41 Lot 63



116 Central Street – Google Earth
Map 41 Lot 63

Existing Conditions Survey


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

App. #2546

CJ Auto Mall
237 East Main St.

Motor Vehicle Repairs or Service Facility and Sales.

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

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

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

Address or Location of the Property: 237 East Main Street

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

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

Reason for the Special Permit: To modify existing special permit

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

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

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

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

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

Name: CJ PD, LLC dba CJ Auto Mall

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

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

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

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

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

Name: East Main Street Bristol LLC

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

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

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2546

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 237 East Main Street

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Timothy W. Furey

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

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

08/17 - LUO

Applicant's Narrative

I will prepare a narrative but it is quite simple.

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

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

Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2546

MODIFICATION TO SPECIAL PERMIT: Modification of an existing Special Permit for "CJ's Auto" for some display of vehicles for sale and a total of 29 vehicles parked at 237 East Main Street; CJ PD, LLC, Applicant. *Plans Dated: August 12, 2025 (existing conditions plan); Date of Committee Review: October 9, 2025 (first review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. No Elevations are shown other than the building, these elevations are critical in understanding the flood plain impact.
2. Property corners not shown.
3. The floodway elevations are not shown.
4. Pipe sizing is not shown on the storm drainage.
5. No utilities are shown.
6. Existing trees are not shown.
7. Building overhang is not shown.
8. The plan shows curbing on the edge of the parking areas which does not exist.
9. Waste disposal location not shown.
10. No lighting plan is provided.
11. Additional comments may come forward related to the information requested above.

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. The existing conditions plan submitted as part of this application is not accurate to what exists. The property is not in conformance with the approved site plan and or the existing conditions plan. Both plans show curbing, stop sign and bar and parking striping that does not exist on the property. Submit a site plan for review so minor site modifications can be made. Further, the curbing that should have been constructed could have prevented the current on-going zoning enforcement of excess vehicles and vehicles parked on the grass.
2. Staff will recommend to the Zoning Commission that a "look back" report and review of the site for conformance to the plan and special permit conditions occur one year from approval.
3. Provide a landscape plan for the property that will prevent any future parking on the grass that has been on-going for 10 years.
4. A recent inspection of the site showed the property is still not in conformance with the on-going zoning enforcement of this property including over 50 vehicles on the property in violation of the existing court order and approved site plan, vehicles and trailer parked on the grass and many vehicles shown for display (even more than currently proposed) including vehicles parked on the walkway to the business entrance.
5. The narrative and application description submitted do not match. Please clarify and explain exactly what you are proposing as it is not clearly defined. Please update both documents to reflect what you are proposing.
6. The previous approval included stipulations regarding repair work, number of employees and hours of operation. Please update the project narrative to provide this information.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (ZEO) No comment at this time.

2. (Building) No comments at this time.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. No comments at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. The plan does not show utilities.
2. The plan does not show a change in utilities.
3. The person in charge of this project needs to send a specific plan.
4. The person in charge of this project is encouraged to contact Bristol Water and Sewer to discuss and plans associated with water and sewer.
5. All water and sewer work shall conform to the Bristol Water and Sewer Department Rules and Regulations.
6. All water and sewer work shall conform to the Bristol Water and Sewer Department's Standard Specifications and City Ordinances.
7. Permits for all water and sewer work must be applied for at www.bristolwaterdept.org a minimum 10 business days prior to any work being performed.
8. All water and sewer work must be performed by a State of Connecticut licensed contractor.
9. All water and sewer work shall be inspected by Bristol Water and Sewer Department employees prior to any backfill.
10. Failure to have inspection performed by Bristol Water and Sewer Department prior to backfilling will require all work to be re-excavated before approval.

Referral to Plainville Town Clerk

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: September 10, 2025

TO: Town Clerk - Plainville

FROM: Bristol Zoning Commission

Re: Referral of Special Permit Application #2546

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

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

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

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

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

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

Citation from ZEO to Applicant

Brandon Peate
Zoning Enforcement Officer
860-584-6214
BrandonPeate@BristolCT.gov

BRISTOL CONNECTICUT

Bristol City Hall
Building Department
111 North Main Street
Bristol CT 06010

ZONING CITATION

September 25, 2025

East Main Street Bristol LLC, Peter Delfino
Member
236 Oakland Avenue
New Britain, CT 06053

CJ Auto Mall
237 E Main St
Bristol, CT 06010

RE: 237 East Main Street
MBLU: 41-20

On February 6th, 2025, you were issued a Notice of Violation & Request for Voluntary Compliance letter.

There are **38** cars on the property. The property is still not in compliance with the approved or applied for plans.

A zoning citation is attached for violating the following Zoning Regulation:

- Z.R. Section (1.6.1): Except as otherwise provided herein, no land, building or structure or part thereof shall be constructed, reconstructed, erected, extended, enlarged, moved, arranged, altered or used, or the use changed, or the dimensional requirements of lots, yards or courts changed, except in conformity with the requirements of these Regulations for the zoning district in which such land, building, structure or use is located.
- Z.R. Section (13.7.4.A) All parking spaces shall be delineated by painted lines, except for parking spaces in driveways which serve single- or two-family dwellings.
- Z.R. Section (16.1.A): No building or structure shall be constructed, altered, enlarged or occupied; no Building Permit, including a permit for a building foundation, shall be issued; and no use of an existing building or premises shall be changed until the Zoning Enforcement Officer has issued a Zoning Permit which certifies conformance of the building, structure or use with these Regulations or with a variance granted by the Zoning Board of Appeals.
- Z.R. Section (16.2.13): Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of the Special Permit shall be a violation of these Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time period for compliance therewith. Unless there is full compliance within such time period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.
- Z.R. Section (16.3.18): All site improvements shall be carried out in strict compliance with the Site Plan approved by the Commission. Minor amendments to the approved Site Plan may be approved only in writing by the City Engineer and the City Planner upon the written request of the applicant. All other amendments or modifications to the Site Plan shall require the approval of the Commission.
- Z.R. Section (16.3.2.A): Site Plan approval shall be obtained from the Zoning Commission prior to the establishment, expansion or change of any use of land and/or structure which requires a Special Permit or involves an environmental remediation project that is subject to Section 15.6

of these Regulations. Site Plan approval shall be obtained concurrently with or subsequent to the granting of the Special Permit.

The total fine is $648. You have 15 days to pay or appeal this citation. Appeal information, other penalties, and payment information is listed on the citation. Each day the violation continues constitutes another offense and citation. I will conduct future inspections for compliance.

Regards,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer

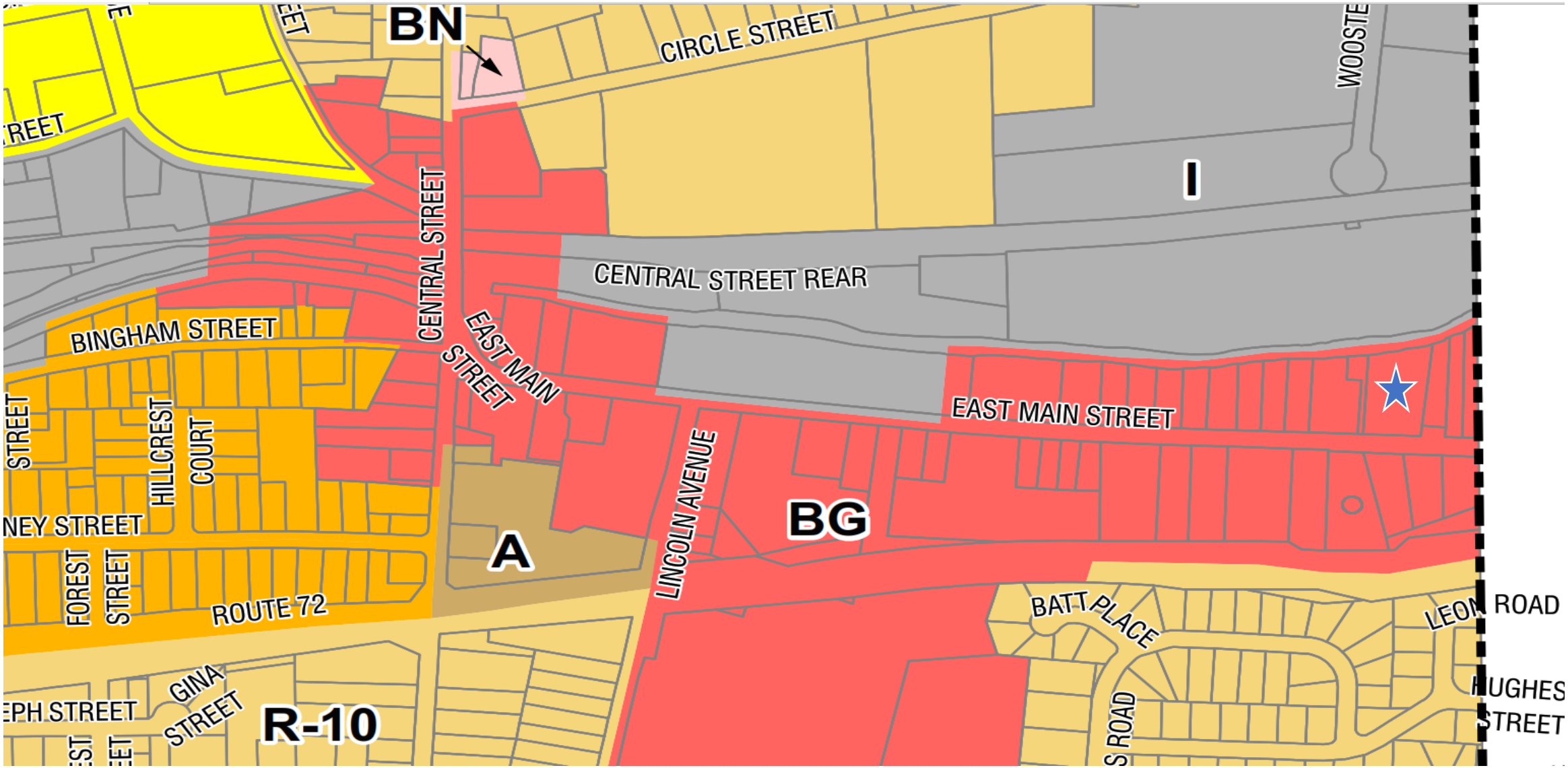
Lienholder
Webster Bank, National Association
1959 Summer Street
Stanford, CT 06905

Application #1413
237 East Main St.

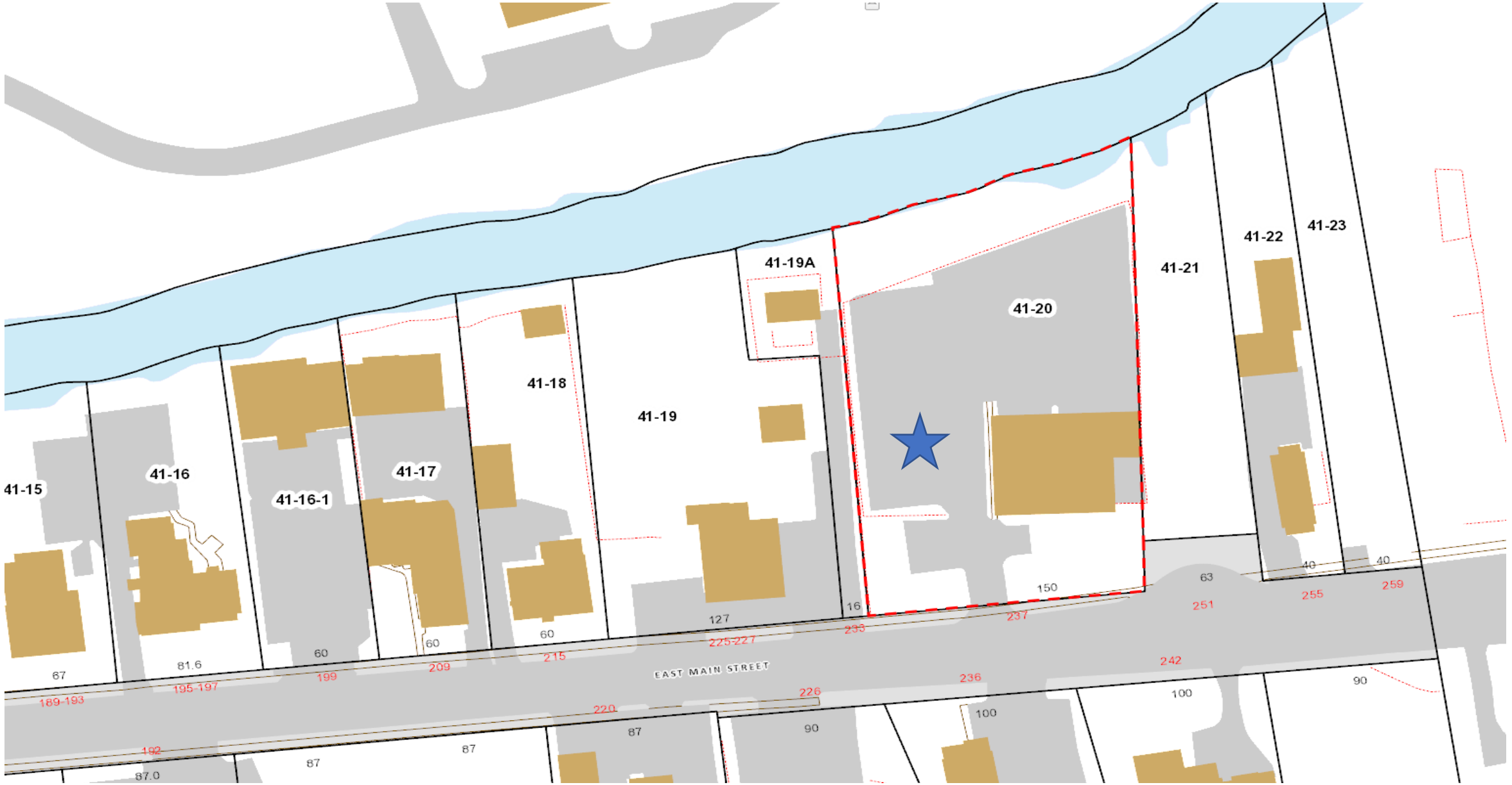
-circa-
February 9, 2004
hyperlink:

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

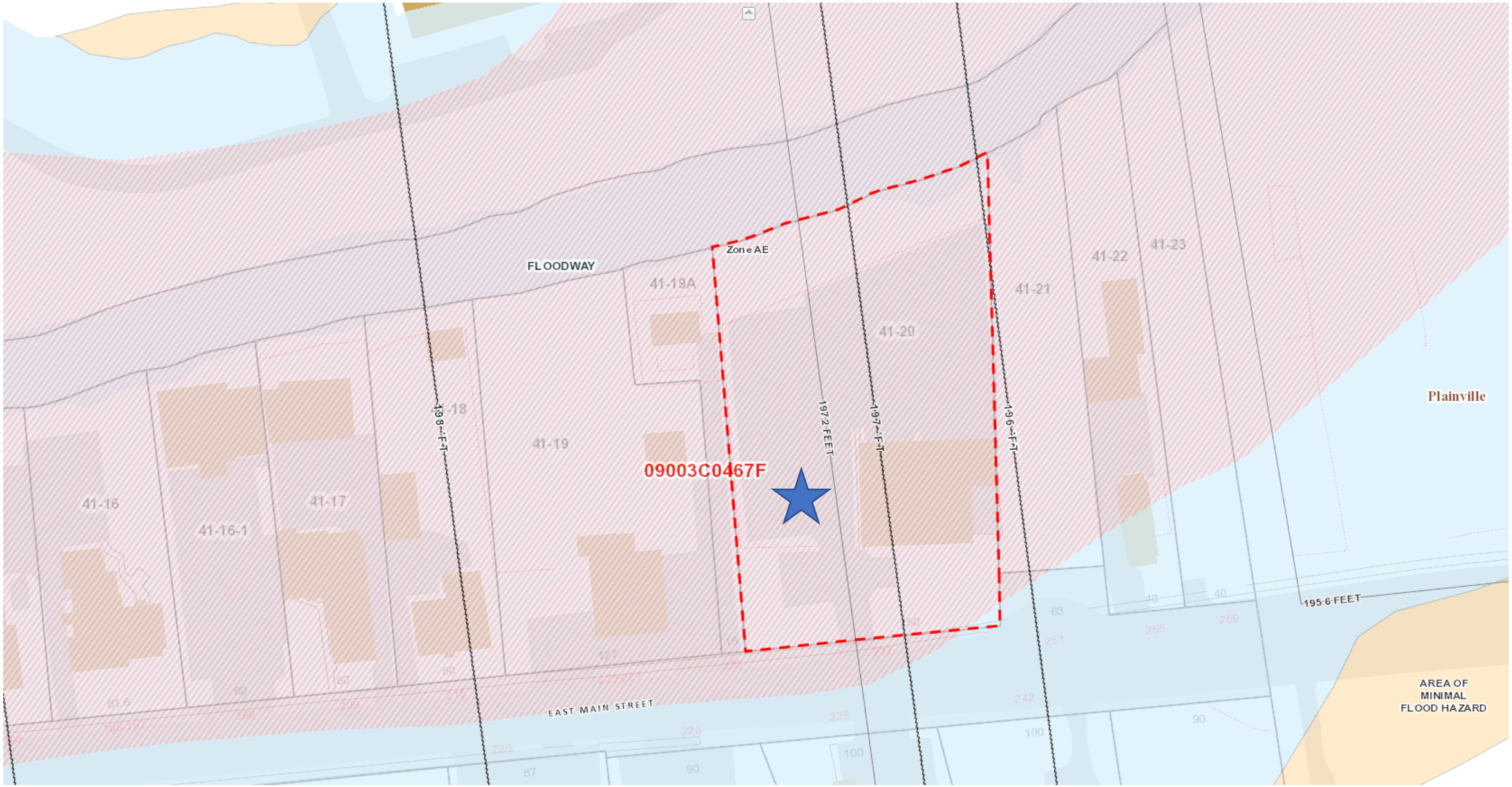
Maps



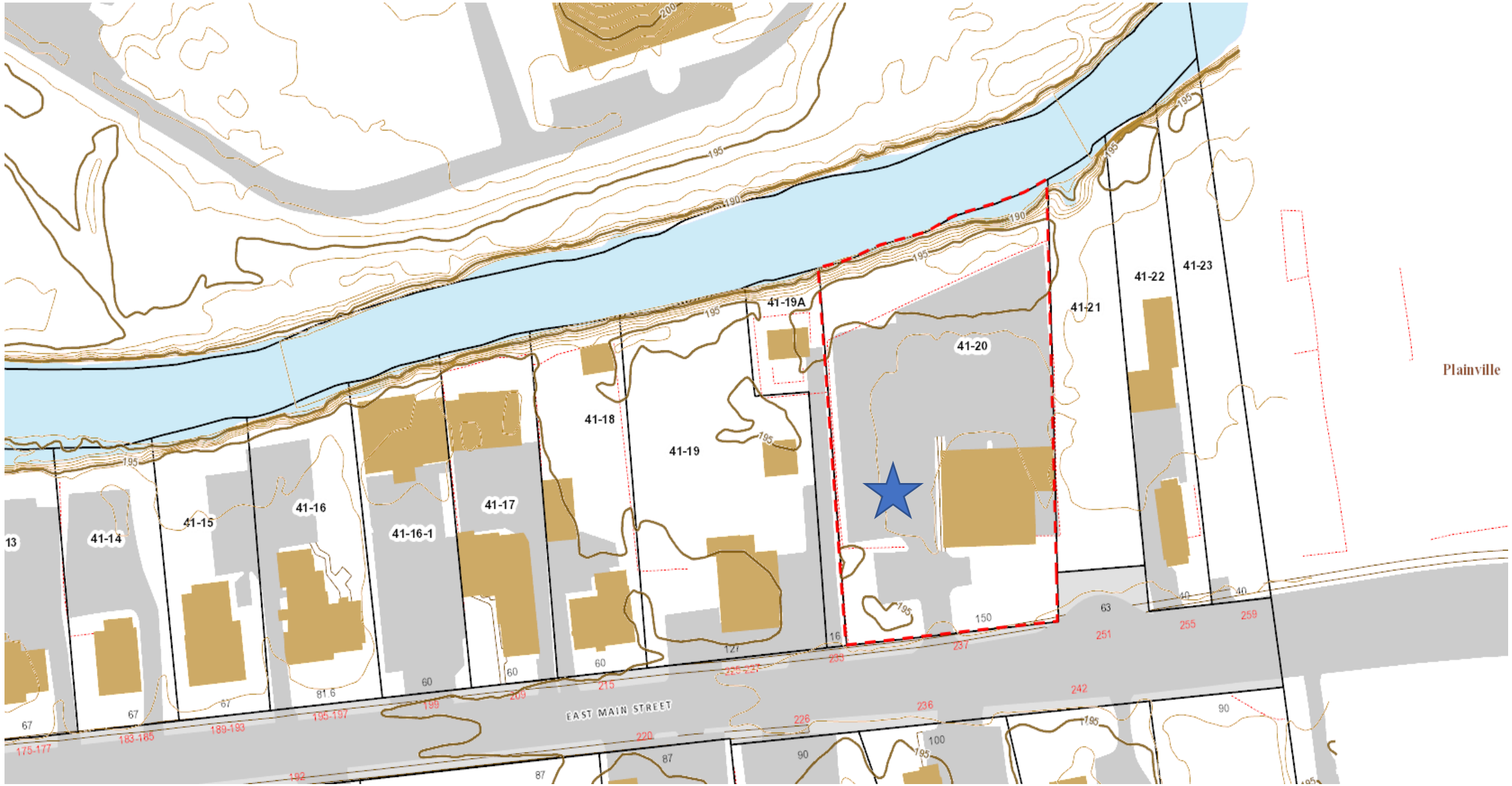
237 East Main Street- Zoning Map
(BG) General Business zone
Map 41 Lot 20



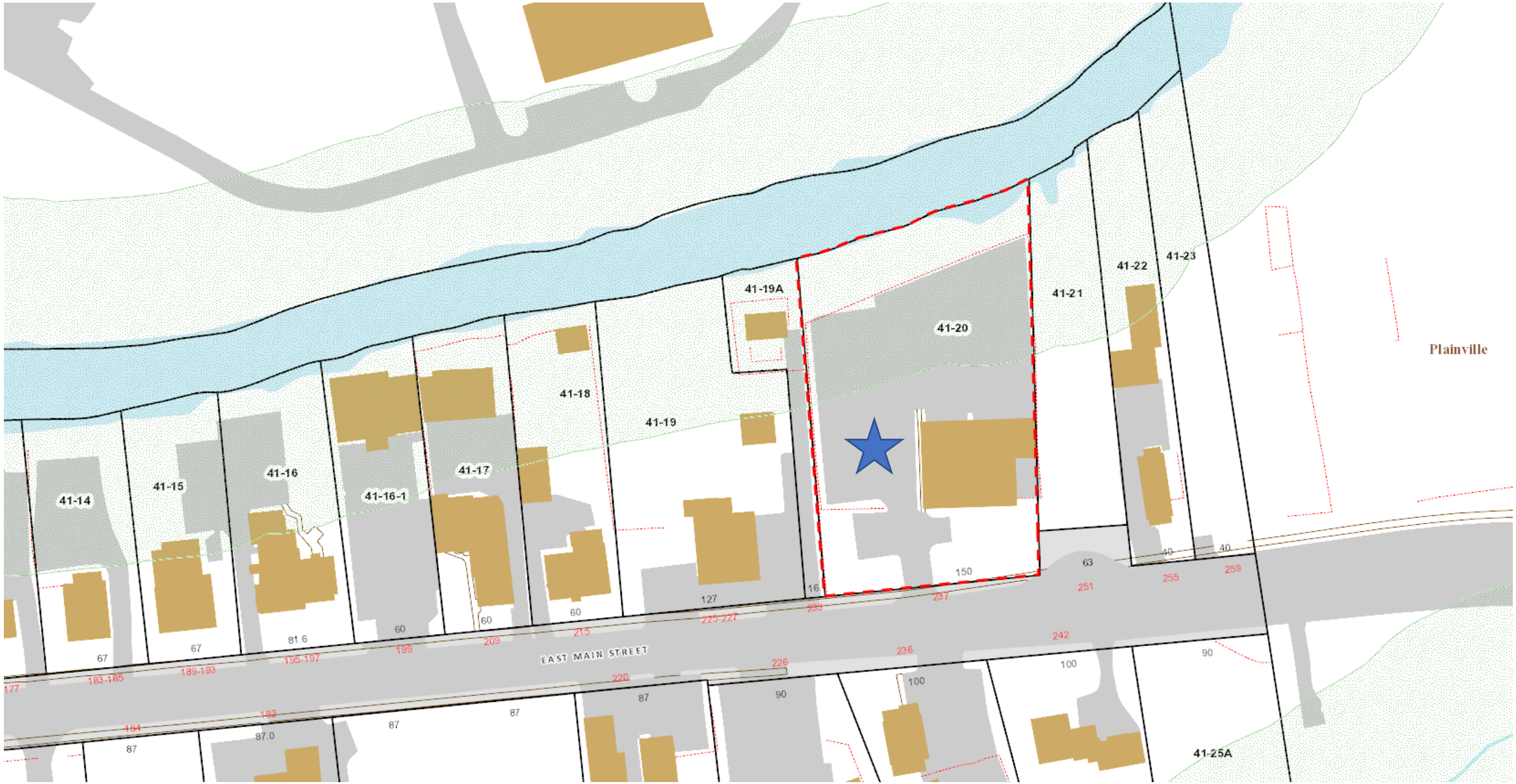
237 East Main Street- Location
Map 41 Lot 20



237 East Main Street- Floodplain
Map 41 Lot 20



237 East Main Street- Topography
Map 41 Lot 20



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



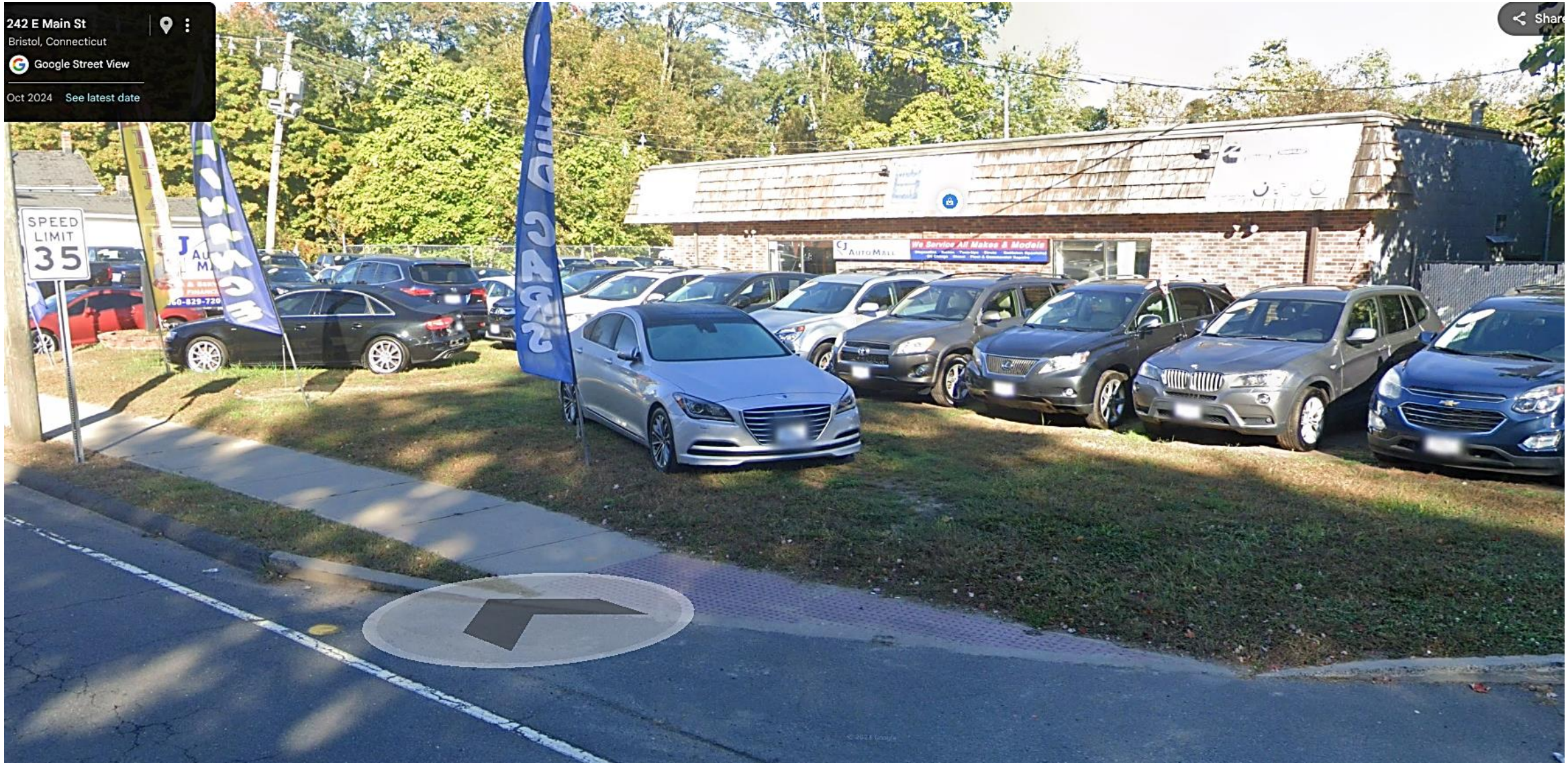
237 East Main Street- Aerial Photo - 2023
Map 41 Lot 20



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



237 East Main Street- Streetside Photo
Map 41 Lot 20



237 East Main Street- Streetside Photo
Map 41 Lot 20



237 East Main Street- Google Earth
Map 41 Lot 20

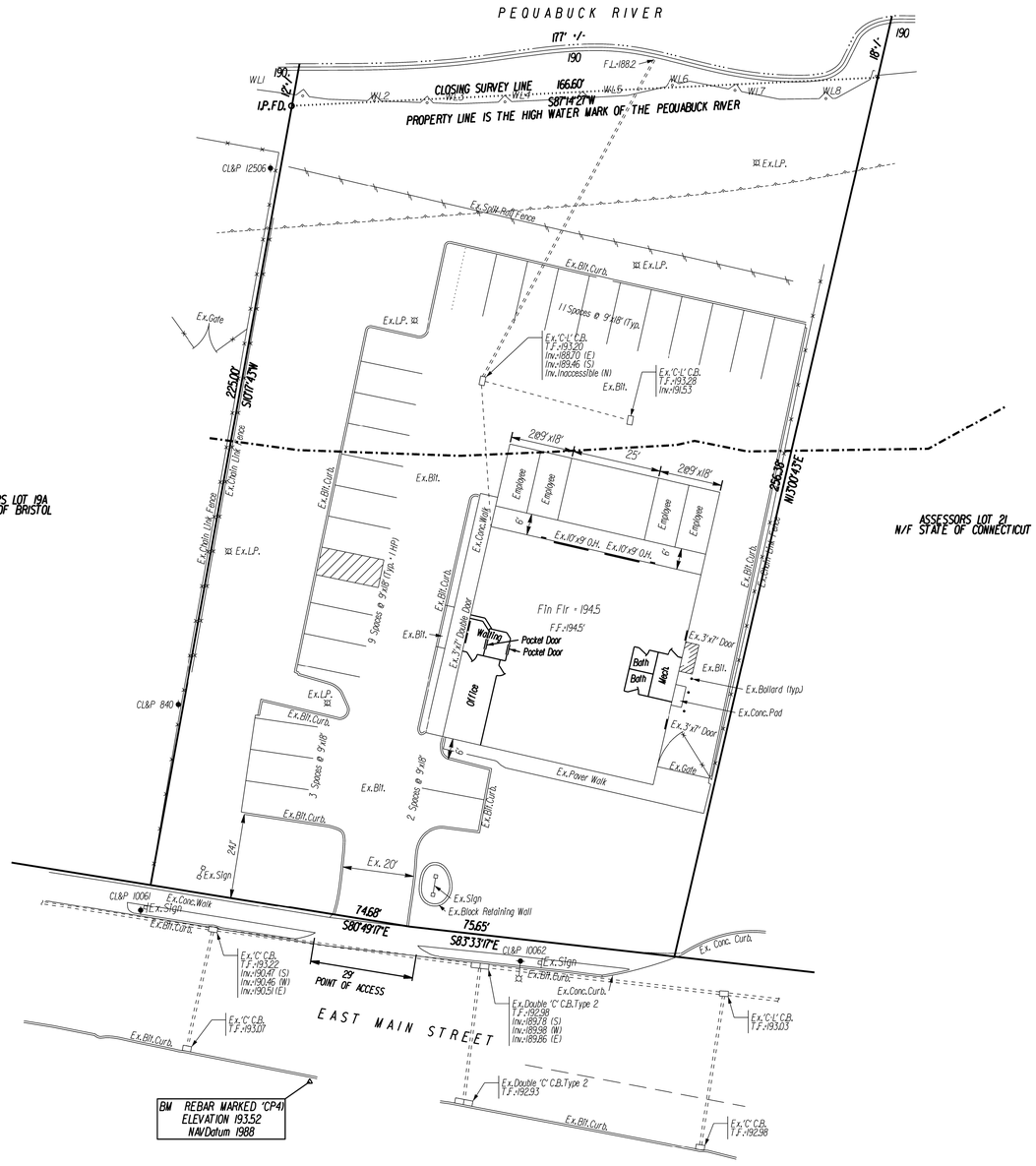


237 East Main Street- Streetside Photo
Map 41 Lot 20

Existing Conditions Survey

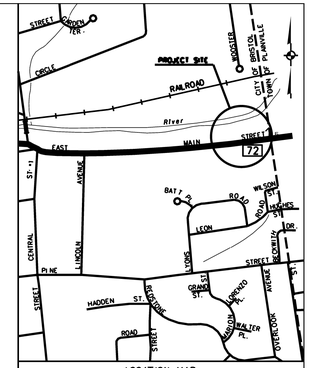
LEGEND

- EXISTING UTILITY POLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING LAMP POST
- AC. AIR CONDITIONING
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- S EXISTING SEWER LINE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- E EXISTING OVERHEAD UTILITIES
- EXISTING PICKET FENCE
- EXISTING CHAINLINK FENCE
- EXISTING TREE LINE
- EXISTING CONTOUR
- 1000 EXISTING SPOT ELEVATION
- WETLAND LIMITS AS SHOWN ON CITY OF BRISTOL WETLANDS MAP
- WETLAND LIMITS AS FLAGGED BY SOILS SCIENTIST
- 100' UPLAND REVIEW LINE FROM MAPPED WETLAND



ASSESSORS LOT 19A
N/F CITY OF BRISTOL

ASSESSORS LOT 21
N/F STATE OF CONNECTICUT



LOCATION MAP
SCALE 1" = 800'

REFERENCES:
1. SITE PLAN OF LOT #20,EAST MAIN STREET,BRISTOL,CONN.,TO BE DEVELOPED BY JOHN & EDWARD HILL,SCALE 1"=30',MARCH 16,19 LEPORE & CAGGIANO,P.C.
2. COMPILATION PLAN,CITY OF BRISTOL,MAP SHOWING LAND ACQUIRED FROM MARCEL CYR ET AL,BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION,RELOCATION OF ROUTE 72,SCALE 1:500,NOVEMBER,2000,REVISED TO DEC.12,2002
3. MAP SHOWING PROPERTY BELONGING TO PATRICK ENGLEWOOD,FORESTVILLE,BRISTOL,CONN.,SCALE 1"=40',JUNE 10,1914,CARLETON W.BUELL,C.E.
4. MAP SHOWING PROPOSED PUMPING STA.SITE,EAST MAIN STREET,FORESTVILLE,BRISTOL,CONN.,NOVEMBER 1946,SCALE 1"=100', C.M.PFENNIG,CITY ENGINEER
5. MAP SHOWING TEMPORARY EASEMENTS OVER LOTS NO.19 & 20,EAST MAIN STREET,SACLE 1"=20',SEPT.,1984,ROBERT E.PETERSON,R.L.S.
6. CONNECTICUT STATE HIGHWAY DEPARTMENT,RIGHT OF WAY MAP,TOWN OF BRISTOL,EAST MAIN STREET,FROM THE PLAINVILLE TOWN LINE WESTERLY TO ENTRAL STREET,ROUTE NO.#13,SCALE 1"=40',SEPT.30,1929,REVISED JULY 1,1969,NUMBER 233

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

BOUNDARY DETERMINATION CATEGORY - RESURVEY

HORIZONTAL ACCURACY CLASS - A-2

TOPOGRAPHIC ACCURACY CLASS - T-2

VERTICAL DATUM - NAVD 1988

ASSESSORS MAP 41,LOT 20

ZONE BG

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

Property & Existing Conditions Survey

Prepared for

C & J Auto Mall, Inc.

Automobile Dealer

237 East Main Street

Bristol, Conn.

Scale 1"=20' August 12, 2025

20 0 20
Scale In Feet

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

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

App.
#AZR 25-07

Bristol
Zoning
Commission

Recommendation #27

Cannabis Cultivation

Date: 8/5/25

Recommendation 27: Cannabis Cultivation

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

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

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

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

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

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

Recommended Zoning Amendments:

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

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

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

4.3.3 Cannabis Cultivation and Micro-Cultivation

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

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

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

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

Recommendation #37

A-Zone Bulk Requirements

Date: 8/4/25

Recommendation 37: A Zone Bulk Standards

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

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

Geographic Extents: A Zone only.

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

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

Recommended Zoning Amendments:

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

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

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

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

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

7.2.3 Development Density

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

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

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

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

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

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

Recommendation #38

Amend Mixed Use/Street Wall Requirements: Downtown Business zone

Date: 8/22/25

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

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

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

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

Geographic Extents: BD zone

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

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

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

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

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

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

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

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

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

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

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

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

4.3.7 Commercial Parking Lots and Structures

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

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

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

Recommendation #39

Update Sign Regulations

Date: 8/1/25

Recommendation 39: Update Sign Regulations

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

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

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

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

Section 14 is now organized as follows:

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

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

Geographic Extents: All zones.

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

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

Recommended Zoning Amendments: See following pages.

Section 14. Signs

App. AZR-25-07

14.1 Purpose

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

14.2 Exempt Signs

The following types of signs are exempt from these regulations:

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

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

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

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

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

14.3 Prohibited Signs

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

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

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

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

D. Roof signs.

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

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

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

14.4 Allowed and Permitted Sign Types

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

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

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

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

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

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

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

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

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

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

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



Figure 13. Sign Types

14.5 Allowed and Permitted Signs by Zone

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

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

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

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

[3] Size limits are per sign.

[4] Limited to use by commercial establishments only.

14.6 Number of Signs per Business Establishment

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

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

14.7 Standards by Sign Type

14.7.1 Billboards

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

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

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

D. Billboards shall not exceed 30 feet in length.

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

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

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

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

14.7.2 Canopy Signs

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

14.7.3 Freestanding Signs

A. General Standards:

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

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

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

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

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

D. In the BN and RT-5 Zones:

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

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

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

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

14.7.4 Incidental Signs

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

14.7.5 Internal Use Signs

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

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

C. Signs shall not be internally illuminated.

14.7.6 Marquee Signs

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

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

14.7.7 Portable Signs, Large

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

A. The sign shall not exceed 32 square feet.

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

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

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

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

14.7.8 Portable Signs, Small

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

A. The sign shall not exceed 8 square feet.

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

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

D. The sign shall not be directly illuminated.

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

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

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

14.7.9 Projecting Signs.

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

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

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

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

14.7.10 Temporary Freestanding Signs

Temporary freestanding signs are allowed in accordance with the following:

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

B. Signs shall not be directly illuminated.

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

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

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

14.7.11 Wall Signs

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

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

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

14.7.12 Window Signs

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

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

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

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

14.8 General Standards

14.8.1 Sight Lines and Traffic

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

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

14.8.2 Sign Illumination

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

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

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

14.8.3 Sign Maintenance, Compliance or Removal

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

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

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

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

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

14.8.4 Computation of Sign Area

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

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

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

14.8.5 Existing Signs

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

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

14.9 Alternative Signage Program for Large Developments

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

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

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

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

14.10 Sign Permits

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

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

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

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

Recommendation #40

Expand Outdoor Lighting Requirements

Date: 8/1/25

Recommendation 40: Expand Outdoor Lighting Regulations

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

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

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

Geographic Extents: All zones

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

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

Recommended Zoning Amendments:

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

App. AZR-25-07

11.2 Outdoor Lighting

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

11.2.1 Definitions

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

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

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

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

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

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

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

11.2.2 Exempt Lighting

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

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

C. State or City roadway lighting.

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

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

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

G. Internally lit signs as permitted by Section 14.

11.2.3 Prohibited Lighting

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

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

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

C. Lasers.

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

11.2.4 Lighting for Residential Uses

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

App. AZR-25-07

11.2.5 Lighting of Common Areas

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

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

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

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

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

11.2.6 Lighting Standards

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

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

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

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

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

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

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

11.2.7 Athletic Field or Activity Area Lighting

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

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

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

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

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

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

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

App. AZR-25-07

11.2.8 Enforcement

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

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

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

From: R.R. Hiltbrand <rrhilt@aol.com>
Sent: Tuesday, October 14, 2025 8:32 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Lighting Requirements

Hello again Robert,

For general lighting requirements in the City of Bristol, moving forward, I think it would be a good idea to stipulate where the required light levels are expected on a particular property. Are we just talking about parking lots, driveways and walkways? What about landscaped areas? If we were to take a site like 37 Main Street, there was a large landscape area to the rear of the property that is bisected with a sidewalk to the parking lot on Church Street. The sidewalk should definitely be lit to the minimum amount of 1FC, but in my opinion, the surrounding landscaping doesn't need to be lit at all. Also, I think the potential for light spread on a neighboring property should read something like "Potential light trespass on another property shall be avoided as much as is practical", or "Every effort shall be made to avoid light trespass on a neighboring property". The reason I say this is because if we have driveway along the property line (Like we do at 37 Main Street on the south side) the only option for a light pole placement might be between the driveway and the property line, which doesn't give a lot of room for cut-off lighting to work. If you look at our lighting plan for that job, there was actually 0.1FC slightly across the property line to the south (which is also a commercial parking lot).

Those are my thoughts. I'd be happy to discuss further with you if you so wish.

Thank you for the opportunity to offer my ideas and for taking them into consideration with your revised lighting regulation.

Scott Petrone - Senior Project Engineer
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Bristol, Connecticut 06010
Phone: 860-582-4548
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rrhilt@aol.com

Recommendation #41

Overhaul Access Management Regulations

Date: 8/22/25

Recommendation 41: Overhaul Access Management Regulations

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

Description: This recommendation includes the following amendments:

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

Geographic Extents: All zones.

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

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

Recommended Zoning Amendments: See following pages.

Section 12. Access Management

App. AZR-25-07

12.1 Purpose

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

12.2 Definitions

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

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

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

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

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

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

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

12.3 Driveways Standards for All Uses

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

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

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

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

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

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

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

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

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

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

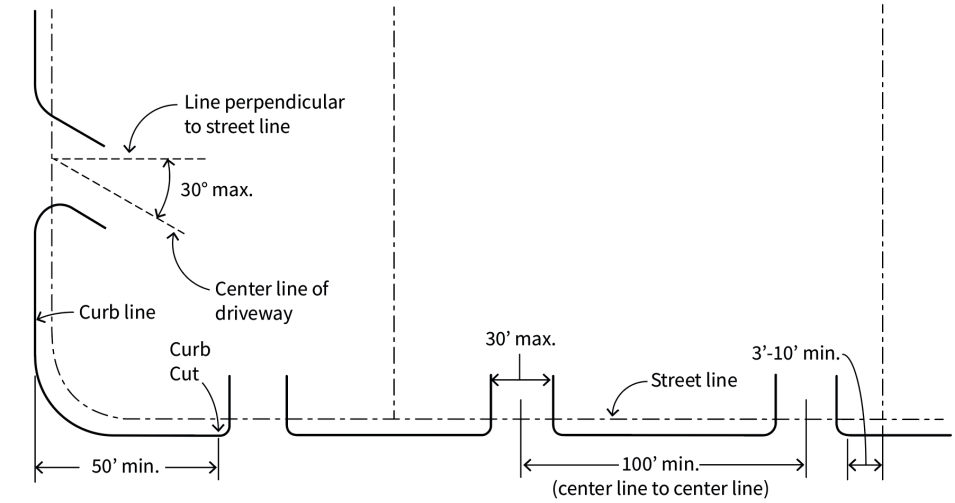
H. Driveways serving the same lot shall be at least 100 feet apart (measured center line to center line), unless they are one-way driveways.

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

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

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

Figure** 8. **Driveway Location and Orientation



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

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

12.4.1 Driveway Design

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

12.4.2 Sight Lines

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

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

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

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

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

12.4.3 Un-Signalized Driveways that Serve Corner Lots

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

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

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

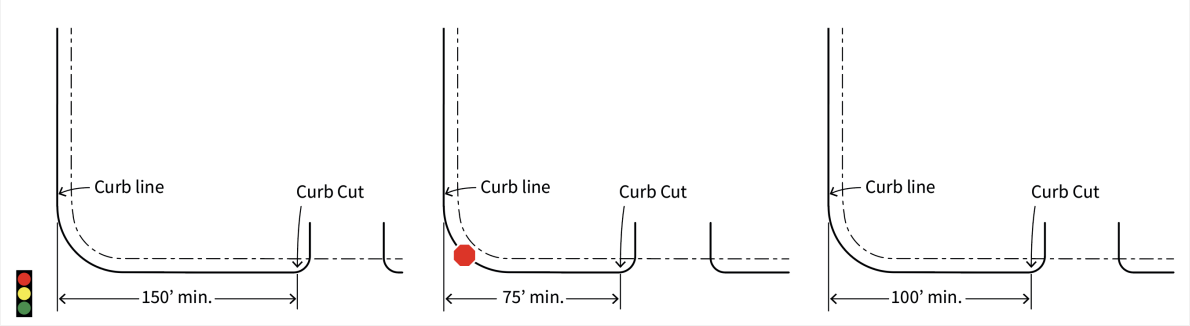
C. The driveway shall be located as far as possible from the adjoining street intersection, and shall be spaced the following minimum distance from the nearest extended curb line of the intersecting street to the nearest driveway apron curb cut:

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

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

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

Figure 9. Corner Lot Unsignalized Driveway Location



12.5 Access Management Incentive

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

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

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

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

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

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

Recommendation #42

Update Landscaping Standards

Date: 8/1/25

Recommendation 42: Update Landscaping Standards

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

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

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

Geographic Extents: All zones

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

App. AZR-25-07

Section 11. Landscaping and Site Features

11.1 Landscaping Requirements

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

11.1.1 Purpose

These landscaping requirements are intended to accomplish the following purposes:

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

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

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

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

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

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

11.1.2 General Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

11.1.3 Screening

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

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

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

C. Earthen berms; or,

D. Any combination of the above materials.

11.1.4 Buffers

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

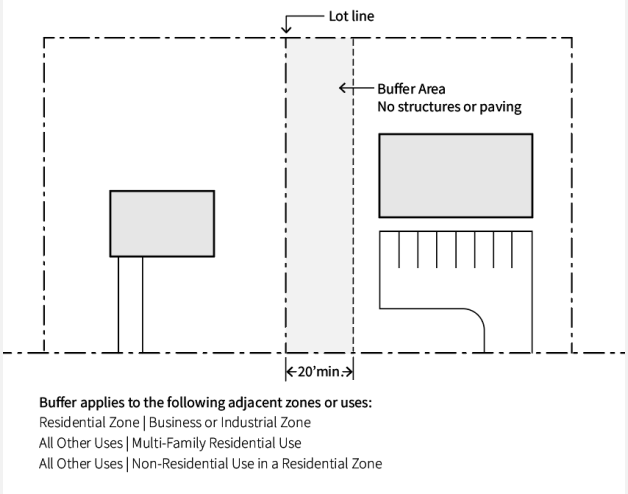
B. The buffer shall be a minimum of 20 feet in width.

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

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

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

Figure 6. Buffer Requirement



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

11.1.5 Modifications of Landscaping

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

11.1.6 Maintenance of Landscaping

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

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

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

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

Recommendation #43

Update Fencing Requirements

Date: 8/1/25

Recommendation 43: Update Fence Regulations

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

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

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

Geographic Extents: All Zones

Potential Impacts: None

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

11.3 Fences

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

11.3.1 Fences in Residential Zones

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

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

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

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

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

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

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

~~11.3.3 Fences in Industrial zones~~

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

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

~~11.3.4~~11.3.3 Fences Around Recreation Facilities

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

~~11.3.5~~11.3.4 Temporary Construction Fences

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

~~11.3.6~~11.3.5 General Fence Requirements

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

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

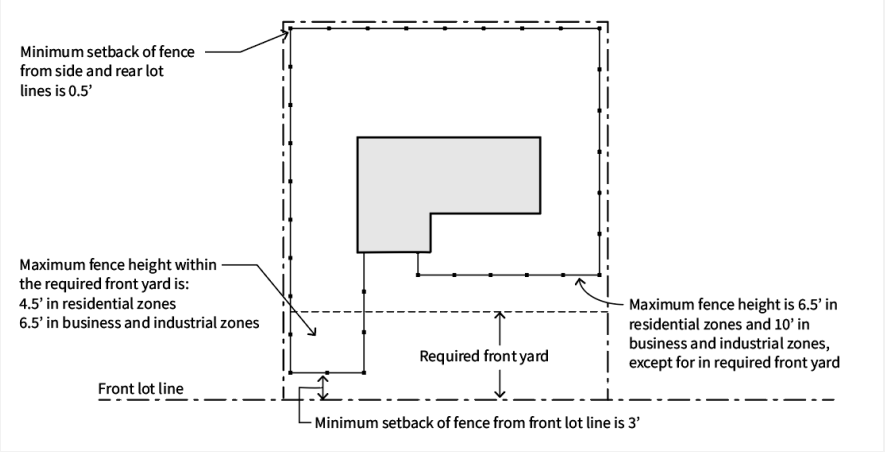
C. Except as otherwise permitted by Section~~s~~ 47-47 ~~and 47-48~~ of the CT General Statutes, barbed wire fences and fencing materials shall be prohibited as permanent fencing.

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

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

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

Figure 7. Fence Standards



~~11.3.7~~11.3.6 Fence Permits

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

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

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

Recommendation #44

Amend Definition of Average Finished Grade

Date: 8/4/25

Recommendation 44: Amend Definition of "Average Finished Grade"

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

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

Geographic Extents: All Zones

Potential Impacts: None

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

Recommended Zoning Amendments:

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

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

Recommendation #45

Add Animal Grooming as a Permitted Use

Date: 8/19/25

Recommendation 45: Add Animal Grooming Establishments as a Permitted Use

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

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

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

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

Recommended Zoning Amendments:

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

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

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

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

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

Recommendation #46

Add Data Centers as a Permitted Use

Date: 8/21/25

Recommendation 46: Add Data Centers as a Permitted Use

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

Description:

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

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

Potential Impacts: May support the establishment of data centers.

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

Recommended Zoning Amendments:

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

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

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

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

3. Add new Section 4.3.25 Data Centers as follows:

4.3.25 Data Centers

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

B. The minimum lot size shall be one acre.

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

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

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

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

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

SHIPMAN

Matthew Ranelli
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265 Church Street
Suite 1207
New Haven, CT 06510

October 17, 2025

Mr. David White
Chairman
Bristol Zoning Commission
111 North Main Street
Bristol, CT 06010

Mr. Robert Flanagan
City Planner
City of Bristol
111 North Main Street
Bristol, CT 06010

RE: Application AZR25-07; Letter of Support for Bristol Zoning Commission Application to Amend the Bristol Zoning Regulations by Adopting Recommendation #46 (Adding Data Centers as a Permitted Use)

Dear Chairman, White and Members,

On behalf of ReNew Developers, LLC (ReNew), we are writing in support of the Commission's application to adopt Recommendation #46 to add data centers as a specifically allowed use. The recommendation provides needed clarity and guidance for the development of small-scale and lager scale data centers in Bristol. The proposed amendment will spur investment and economic development by providing a clear and reliable pathway for developers looking to redevelop industrial properties, including brownfields, in Bristol.

ReNew appreciates the effort of the Commission, its staff and consultants to prepare a straight-forward proposed regulation. The recommended text provides a clear definition of the proposed data center use that is aligned with the definition used by the State of Connecticut for regulatory and funding purposes. The amendment also provides clear benchmarks that developers can plan for in advance and a practical two-tiered approach for small and larger uses similar what exists for other uses elsewhere in the existing regulations. This will make Bristol an attractive City for developers such as ReNew looking to meet the growing need for small-scale, edge-type data centers that are the most likely to be developed in Connecticut.

ReNew supports the proposed amendment and looks forward to working with the Commission in the future.

Sincerely,

Matthew Ranelli

Matthew Ranelli

cc. Justin Malley, Executive Director, Bristol Economic & Community Development
John Matheson, Managing Member, ReNew

Recommendation #47

Amend Requirements for Posting of Properties

Date: 8/20/25

Recommendation 47: Amend Requirements for the Posting of Properties

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

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

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

Geographic Extents: All zones

Potential Impacts: Reduces burden on applicants

Recommended Zoning Amendments:

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

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

Recommendation #48

Minor Text and Formatting Amendments Across the Regulations

Date: 8/20/25

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

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

Description: This recommended amendment does the following:

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

Geographic Extents: N/A

Potential Impacts: None

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

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

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

4.1 Principal Use Summary Table: Residential Districts

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

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

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

5.1 Accessory Use Summary Table: Residential Districts

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#AZR 25-07

Referral to the Bristol Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

App. AZR-25-07

DATE: September 4, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #AZR 25-07

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

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

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

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

Positive Referral

City of Bristol
BRISTOL, CONNECTICUT 06010
Planning Commission

DATE: September 23, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

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

1. The Planning Commission, at its Regular Meeting of September 22, 2025, voted to send a positive referral of the following text amendment recommendations with the following motion:
   "Motion is made to send a positive referral to the Zoning Commission for Application #AZR 25-07, containing Recommendations 27, 37, 39, 40, 41, 42, 43, 44, 45, 46, 47, & 48. The Planning Commission finds that the Zoning Commission referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

2. The Planning Commission held a separate vote for Recommendation #38; that vote was 4-1 in favor of a positive referral with the following motion:
   "Motion is made to send a positive referral to the Zoning Commission for Application #AZR 25-07, containing Recommendation 38. The Planning Commission finds that the Zoning Commission referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

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

#AZR 25-07

Referral
to
NHCOG

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

App. AZR-25-07

DATE: September 10, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #AZR 25-07

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

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
Recommendation #39 – Update Sign Regulations
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Recommendation #46 – Add Data Centers as a Permitted Use
Recommendation #47 – Amend Requirements for Posting of Properties
Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

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

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

Positive Referral

App. AZR 25-07

REFERRAL

Sept 24, 2025

REFERRED BY:	Robert Flanagan
MUNICIPALITY:	City of Bristol
DATE RECEIVED:	Sept 15, 2025
PUBLIC HEARING DATE:	Oct 20, 2025
TYPE OF REFERRAL:	Zoning
REFERRAL COMMENTS:	Prepared by: Robert A Phillips, AICP, Executive Director

DESCRIPTION OF PROPOSAL: Zoning Amendment for a comprehensive rewrite to various sections of the zoning regulations from cannabis cultivation to data centers.

STAFF COMMENTS:

NHCOG staff have reviewed the proposed text modifications and find no apparent conflicts with regional plans and policies or adjacent NHCOG towns.

We applaud the city for undertaking such a comprehensive evaluation and utilizing modern best practices where prudent and feasible, as well as preparing for new zoning use demands in a changing economy.

#AZR 25-07

Referral
to
CRCOG

ZONING REFERRAL FORM

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

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS

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

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

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

NATURE OF PROPOSED CHANGE:

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

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

AZR 25-07

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

MATERIAL SUBMITTED HEREWITH:

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

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

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

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

CRCOG-2017

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: September 10, 2025

App. AZR-25-07

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #AZR 25-07

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

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

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

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

#AZR 25-07

Referral
to
NVCOG

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: September 10, 2025

App. AZR-25-07

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3b of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-07

Proposal: Review, discussion and possible adoption of the several recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
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Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

#AZR 25-07

Referral
to
Bristol
Town
and
City Clerk

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

App. AZR-25-07

DATE: September 10, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #AZR 25-07

Proposal: Review, discussion and possible adoption of the several recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
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Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

#AZR 25-07

Referral to Surrounding Municipalities

Burlington
Farmington
Plainville
Plymouth
Southington
Wolcott

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

App. AZR-25-07

DATE: September 10, 2025

TO: Town Clerk – Burlington
Town Clerk – Farmington
Town Clerk - Plainville
Town Clerk - Plymouth
Town Clerk – Southington
Town Clerk – Wolcott

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Regulations is hereby referred to your agency:

Application #AZR 25-07

Proposal: Review, discussion and possible adoption of the several recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
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Recommendation #47 – Amend Requirements for Posting of Properties
Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

MECCARIELLO & BORNSTEIN

Attorneys At Law
P.O. Box 874
Southington, CT 06489
Tel: (860) 378-5938

October 15, 2025

City of Bristol
Zoning Commission
111 North Main Street
Bristol, Connecticut 06010

Attention: David White, Chairman

Re: Site Plan for open space development "Saddlebrook" (76 dwelling units) located on the north side of Allentown Road | Assessor's Map 9, Lot 14; R-25/OSD

Dear Chairman White:

I represent Frank, Al, and Maria Fragola of Southington. In December 2016, the Fragola family purchased the development rights for the 58 unbuilt residential units in the Saddlebrook condominium community at an on-line public auction. The Saddlebrook condominium project was conceived in 2006. The original condominium association was never funded resulting in unit owners not being able to sell their units due to the mismanagement which had taken place. At that time, only 16 of the then 18 existing units were built by the original (out-of-state) developer. The other two units were built by the unit owners themselves. In September, 2019, the Fragola family revised the site plan changing the buildings from quadplexes to duplexes due to unpredictable changes in the real estate market. Since then, the Fragola family constructed all but four of the units. And, despite recently receiving numerous offers from other local builders to purchase the development rights for the remaining two duplex buildings, they have not accepted any offer at this time and are contemplating either turning that land over to the condominium association or donating it to the City of Bristol as open space. In the meatime, the Fragola family is in the process of completing the outstanding items on the final inspection checklist provided by Mr. Flanagan.

I will be attending the Zoning Commission meeting on Monday, October 20th and look forward to answering any questions from Commission members.

Very truly yours.

Bryan

Bryan F. Meccariello

cc: Robert Flanagan - AICP, City Planner

For Office Use Only	
APPLICATION NO.	2262
DATE FILED:	9-5-17
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

The undersigned Applicant hereby applies for approval of a Site Plan for the following use:

Open Space Development, a [✓] permitted use [ ] Special Permit use

under Section(s) V.B.5.a.(4) of the Bristol Zoning Regulations.

Address or Location of the Property: Lot 14 Northerly side of Allentown Road - Map 9, Lot 14

Assessor's Map No.: 9 Assessor's Lot No.(s): 14

Zone of the Property: R-25/OSD Size of the Property (in acres or square feet): 40 Acres

Does this application involve an activity regulated by the Inland Wetlands Agency? [✓] yes [ ] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on April 17, 2017 [ ] no

Other comments: A wetlands application for this project was approved on April 17, 2017. Furthermore, a determination was made by Carol Noble, on August 31, 2017, that this new application did not require a modification to the wetlands permit.

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Fragola Enterprises, LLC

Address: 888 West Queen St. City: Southington State: CT Zip: 06489

Telephone No.: 860-621-4567 E-Mail: fragolaenterprisesllc@gmail.com

Signature: [signature] *Signature – (Printed/Typed)* Frank Fragola

CHECK ONE: [✓] owner [ ] other (specify): _____

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* _____

The following shall be included as part of this application:

- filing fee – $310 (includes $60 State fee) *plus* $50 per dwelling unit *plus* $10 per 1,000 sq. ft. or portion thereof of proposed non-residential building (make checks payable to "City of Bristol")
- seven copies of a Site Plan containing all information required on the Site Plan Requirements Checklist
- any other data and drawings as may be required (e.g., drainage calculations, exterior building elevations)

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

LUO – 08/17

For Office Use Only
APPLICATION NO. 2262

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Lot 14 Northerly side of Allentown Road - Map 9, Lot 14

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Bryan F. Meccariello, Esq.

Address: P.O. Box 874 City: Southington State: CT Zip: 06489

Telephone No.: 860-378-5938 E-Mail: _____

08/17 - LUO

For Office Use Only
APPLICATION NO. 2262

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: Lot 14 Northerly side of Allentown Road - Map 9, Lot 14

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: R.R. Hiltbrand Engineers and Surveyors

Address: 575 North Main St. City: Bristol State: CT Zip: 06010

Telephone No.: 860-582-4548 E-Mail: rrhilt@aol.com

08/17 - LUO

SITE INSPECTION REPORT

Application: 2252 & 2262

Project/Developer: Fragola Enterprises, LLC

Location: Allentown Road

Date of Inspection: 6/24, 6/25 & 7/1 2025

Purpose of Inspection: Determine status of final remaining bonded site improvements.

Site Work	Completed? Yes	No	N/A	Notes/Comments
pavement		X		Requires further inspection from Engineering.
curbing		X		Requires further inspection from Engineering.
parking spaces		X		Visitor spaces throughout the development require striping.
h-cap parking space(s)			X	
pavement markings		X		3 Stop signs and 3 stop bars should be added in the field; 2 on Boulder and 1 on Brookview.
sidewalk(s)/ramp(s)			X	
final grading		X		Requires further inspection from Engineering; As-Built to show grading.
loaming/seeding	X			
lighting		X		10 lighting fixtures have been installed; 43 are on the plan.
trash container			X	
drainage		X		Requires further inspection from Engineering; certification of storm drainage system installation also required.
landscaping		X		Large sections of landscaping are missing from the field and do not match the approved plan.

Other Notes:

1. As-Built required of overall development footprint with grading, drainage along with the spacing between buildings measured (30' ft. minimum).
2. Several decks have been built that are not on approved plan; they will need to be added to the As-Built.
3. What is the status of the walking path that was originally proposed?
4. Other items listed above will require further inspection once the As-Built is received.

Bond Required? ❑ No ❑X Yes Bond in place.

cc: Richard Brown - Building Official
Anthony Lorenzetti – Engineering
William Stango - City Engineer
Brandon Peate – ZEO

Robert M. Flanagan

Robert M. Flanagan – AICP – City Planner

DRAFT

City of Bristol Final As-built checklist

	Included	Yes	No	na
1	Foundation As-built			
2	Title block labeled "Improvement Location Survey, Owner, Location (street address and/or assessor map block and lot number or subdivision lot number) "Final As-built"			
3	All applicable items specified by State Statutes for an "Improvement Location			
4	North arrow			
5	Lot area in square feet and acres			
6	Adjoining property owner's name and subdivision lot number (where applicable)			
7	All improvements on the parcel and at least 5 feet beyond the parcel limits			
8	Bench mark/control point with northing, easting and elevation noting horizontal and vertical datum			
9	Finished floor elevation of garage and first floor of structure (BSE if walkout)			
10	Outside dimension of all structures			
11	Distance of all buildings and structures from outside wall to each property line			
12	Minimum building setback lines with distance			
13	Street Name			
14	Conservation Easement Markers			
15	Existing elevation at gutter and/or edge of road travel way, drives, property corners,			
16	Street right of way width			
17	Both sides of the existing City maintained edge of pavement along entire lot			
18	Location size and type of all existing utilities within the City right of way along entire			
19	Invert elevations of nearest pipes in catch basins, storm and sanitary manholes			
20	Existing sanitary, storm, roof drain and foundation drain laterals with inverts at building and connection to existing utilities (clean-outs and curb boxes)			
21	Alternate means of controlling runoff from roof leaders and/or ground water from lot (i.e. dry wells, infiltrators, rain gardens)			
22	Wetland and watercourse limits			
23	Surveyor's original signature and seal			
24	Map references			
25	Property markers at all lot corners and/or change in property line direction (Iron Pins, Drillholes, Monuments, etc.			
26	Zoning table			
27	Parking table			
28	Floodplain limits			
29	Spot elevations for any proposed swales, or ditches that depict direction of flow and general runoff from building and site, if elevations are not sufficient 2 foot contours may be required.			
30	Driveways and sidewalks, fences and walls etc.			
31	Easements, Encumbrances, and Rights of Way as applicable			

Received By: Date:

Reviewed By: Date:

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.31	S19°29'02"W
L2	10.00	S28°20'49"E

CURVE TABLE			
CURVE	LENGTH	DELTA	RADIUS
C2	14.71	56°12'03"	15.00
C3	65.45	21°33'12"	174.00
C4	238.48	94°5'3"22"	144.00
C5	59.14	45°47'30"	74.00
C6	24.10	92°02'21"	15.00

North

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut " as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26,1996.
2. The type of survey performed is an Improvement Location Survey for public improvements.
3. The survey is a Dependent Resurvey.
4. The map conforms to the Horizontal Accuracy of a Class A-2 Survey.
5. The map conforms to the Vertical Accuracy of a Class T-2 Survey.
6. Refer to Map Reference #1 for easement dimensions.
7. Lot Area; 1,129,214 S.F. = 25.92 Acres.
8. Datums: NAD 1983 Horizontal & NGVD 1988 Vertical.

MAP REFERENCE:

1. Map showing Open Space, Parcels 14 & 14A, Allentown Road Bristol, Connecticut, August 2006, Scale: 1" = 100', Prepared By: R.R. Hiltbrand Engineers and Surveyors.

STORM DRAINAGE:

CB #1
TF - 879.31
FL - 876.26

CB #2
TF - 878.92
FL 875.47

CB #3
TF - 878.86
FL - 875.36

CB #4
TF - 878.16
FL - 875.01

CB #5
TF - 876.27
FL - 873.87

CB #6
TF - 896.83
FL - 893.13

CB #7
TF - 896.72
FL - 893.07

CB #8
TF - 896.31
FL - 892.01

CB #9
TF - 896.31
FL - 890.00

CB #10
TF - 907.02
FL - 902.77 15" RCP
FL - 902.77 6" PVC
FL - 902.87 4" PVC

CB #11
TF - 906.09
FL - 902.69 15" RCP
FL - 903.29 6" PVC

CB #12
TF - 906.17
FL - 902.37

OIL/GRIT #1
CB TF - 907.56
FL - 901.76
MH TF - 907.42
FL - 901.72

CB #13
TF - 908.50
FL - 906.15

CB #14
TF - 911.01
FL - 907.31

CB #15
TF - 910.02
FL - 905.62 SW
FL - 905.42 S
FL - 905.32 NW
FL - 906.77 4" PVC

CB #16
TF - 928.49
FL - 921.49

CB #17
TF - 926.17
FL - 918.57 (E)
FL - 918.97 (S)
FL - 921.17 (6" PVC)

CB #18
TF - 926.05
FL - 917.95

CB #19
TF - 920.40
FL - 913.95 (W)
FL - 914.35 (S)

CB #20
TF - 920.31
FL - 913.56

CB #21
TF - 920.64
FL - 913.39 (NE)
FL - 913.59 (S)

CB #25
TF - 922.05
FL - 918.35

CB #26
TF - 922.09
FL - 916.89

MH #1
TF - 912.28
FL - 908.63

MH #2
TF - 914.22
FL - 907.82 15" RCP
FL - 905.32 24" RCP

OIL-GRIT #2
CB TF - 920.58
FL - 913.48 (NW & SW)
MH TF - 920.01
FL - 913.01 (E)

OF #1 - 18" FE
FL - 873.91

OF #2 - 15" FE
FL - 889.03

OF #3 - 15" FE
FL - 901.62

OF #4 - 15" FE
FL - 904.96

OF #5 - 24" FE
FL - 905.22

OF #6 - 18" FE
FL - 896.85

SANITARY SEWER

SADDLEBROOK BOULEVARD EXIT LANE	BROOKVIEW CIRCLE	TURTLEBROOK LANE
SMH 0+50	SMH 0+59	SMH 0+80
TF - 879.76	TF - 909.70	TF - 923.29
INV - 872.09	INV - 894.30	INV - 916.49
SMH 1+50	SMH 12+50	SMH 1+50
TF - 886.60	TF - 922.46	TF - 926.12
INV - 879.93	INV - 913.91	INV - 919.27
SMH 2+30	SMH 13+50.60	SMH #6
TF - 894.54	TF - 920.29	STA 2+61.79
INV - 887.85	INV - 910.99	TF - 928.89
SMH 4+00	SMH 15+00	INV - 923.24
TF - 903.39	TF - 913.95	
INV - 891.23	INV - 906.75	
SMH 5+79.18	SMH 16+00	
TF - 906.73	TF - 911.74	
INV - 900.98	INV - 904.84	
(OUTSIDE DROP)	SMH 17+00	
INV - 893.93	TF - 909.71	
	FL - 902.76	

ZONING TABLE (R-25 OSD)		
	REQUIRED	ASBUILT
MINIMUM LOT AREA	25,000 S.F.	1,129,214 S.F.
MINIMUM LOT FRONTAGE	125 FT	993.41 FT
MINIMUM FRONT YARD	40 FT	273.24 FT (UNIT #20)
MINIMUM SIDE YARD	15 FT	23.18 FT (UNIT #21)
MINIMUM REAR YARD	40 FT	147.84 FT (UNIT #42)
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT
MAXIMUM BUILDING COVERAGE	25%	<25%
IMPERVIOUS COVERAGE	65%	<65%

PARKING REQUIREMENTS TABLE	
REQUIRED	PROVIDED
2 SPACES PER UNIT	60 (2 CAR GARAGES)
72 UNITS x2 = 144 SPACES	12 (1 CAR GARAGES)
	1 SPACES BEHIND GARAGE
	264 SPACES TOTAL

UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION, OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

STORM DRAINAGE CERTIFICATION:
THE STORM DRAINAGE FACILITIES ARE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND WILL FUNCTION AS DESIGNED.

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS "A-2 & T-2" SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA – L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL

PREPARED FOR:
Fragola Enterprises
865 West Queen Street
Southington, CT 06489

R. R. HILTBRAND Engineers and Surveyors

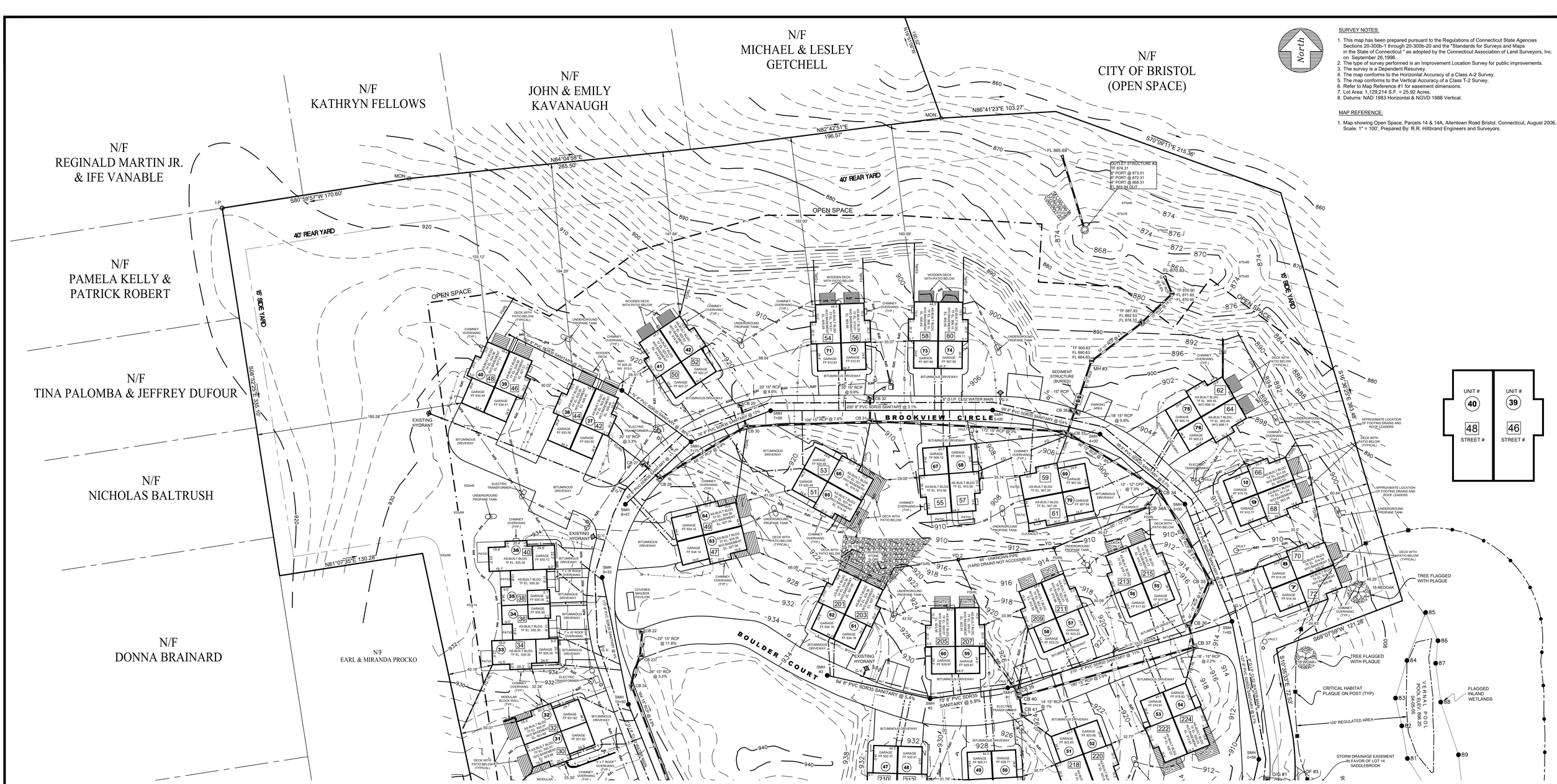
SADDLEBROOK

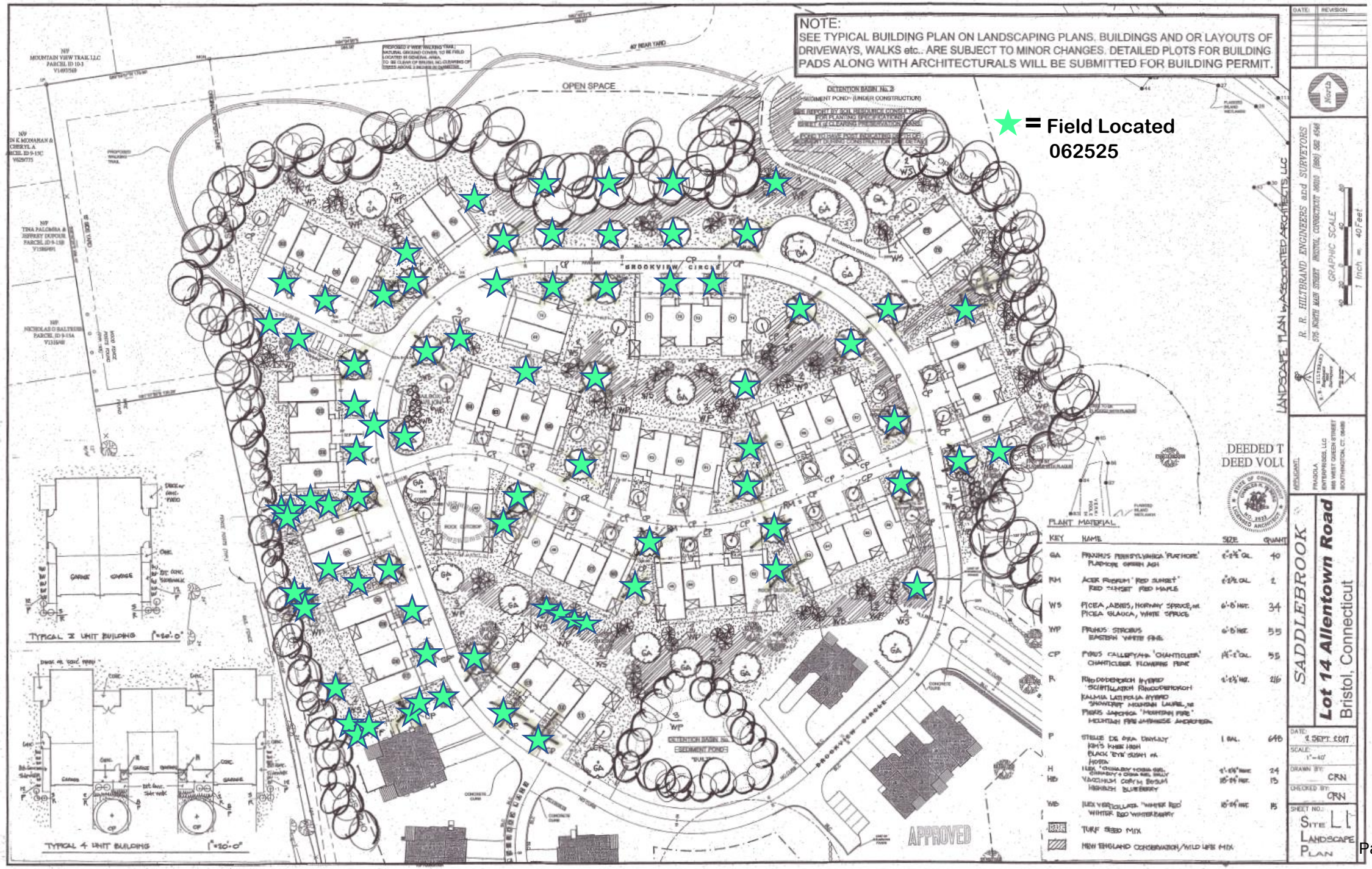
IMPROVEMENT LOCATION SURVEY
FINAL AS-BUILT
Lot 14
Allentown Road
Bristol, Connecticut

September 15, 2025

SHEET 1 OF 2

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548


N/F
REGINALD MARTIN JR.
& IFE VANABLE
N/F
KATHRYN FELLOWS
N/F
JOHN & EMILY
KAVANAUGH
N/F
MICHAEL & LESLEY
GETCHELL
N/F
CITY OF BRISTOL
(OPEN SPACE)
N/F
PAMELA KELLY &
PATRICK ROBERT
N/F
TINA PALOMBA & JEFFREY DUFOUR
N/F
NICHOLAS BALTRUSH
N/F
DONNA BRAINARD
EARL & MIRANDA PROCKO
I.P.
MON
S80°59'57"W 170.60'
N84°04'58"E 285.50'
N82°42'51"E 196.57'
N86°41'23"E 103.27'
S70°09'11"E 215.36'
S05°52'25"E 353.10'
N81°07'35"E 130.28'
S16°36'25"E 363.48'
S69°07'59"W 121.28'
S10°38'25"E 72.65'
N13°25'00"W 160.00'
40' REAR YARD
15' SIDE YARD
OPEN SPACE
BROOKVIEW CIRCLE
BOULDER COURT
EXISTING HYDRANT
OUTLET STRUCTURE #2
TF 874.31
6" PORT @ 873.01
4" PORT @ 872.31
1" PORT @ 868.31
FL 865.04 OUT
TF 876.90
FL 871.65
FL 870.65
TF 887.93
FL 882.53
FL 878.33
TF 900.63
FL 890.63
FL 884.83
MH #3
SEDIMENT STRUCTURE (BURIED)
18" RCP @ 5.8%
15" RCP
8" D.I.P. CL52 WATER MAIN
200' 8" PVC SDR35 SANITARY @ 3.1%
70' 8" PVC SDR35 SANITARY @ 5.9%
94' 8" PVC SDR35 SANITARY @ 5.4%
210' 8" PVC SDR35 SANITARY @ 1%
8" PVC SDR35 SANITARY @ 0.4%
CB 29
CB 30
CB 31
CB 32
CB 33
CB 34
CB 34A
CB 35
CB 36
CB 37
CB 38
CB 39
CB 40
CB 41
CB 22
CB 23
CB 24
CB 27
CB 28
SMH 1+85
SMH 3+00
SMH 4+00
SMH 5+00
SMH 7+00
SMH 7+75
SMH 8+61
SMH 9+33
SMH 10+50
SMH #1
SMH #2
SMH #3
VAULT
YD 1
YD 2
OG #1
OF #3
TREE FLAGGED WITH PLAQUE
18 REDOAK
CRITICAL HABITAT PLAQUE ON POST (TYP)
100' REGULATED AREA
VERNAL POOL POOL ELEV. 896.20 04-05-05
FLAGGED INLAND WETLANDS
STORM DRAINAGE EASEMENT IN FAVOR OF LOT 14 SADDLEBROOK
APPROXIMATE LOCATION OF FOOTING DRAINS AND ROOF LEADERS
UNDERGROUND PROPANE TANK
DECK WITH PATIO BELOW (TYPICAL)
WOODEN DECK WITH PATIO BELOW
CHIMNEY OVERHANG (TYP.)
BITUMINOUS DRIVEWAY
AS-BUILT BLDG
TF EL. 909.43
WO 898.13
AS-BUILT BLDG
TF EL. 905.45
WO 896.11
AS-BUILT BLDG
TF EL. 907.39
AS-BUILT BLDG
TF EL. 910.59
AS-BUILT BLDG
TF EL. 914.59
AS-BUILT BLDG
TF EL. 914.18
AS-BUILT BLDG
TF EL. 935.30
AS-BUILT BLDG
TF EL. 935.05
AS-BUILT BLDG
TF EL. 935.30
AS-BUILT BLDG
TF EL. 935.30
AS-BUILT BLDG
TF EL. 935.05
AS-BUILT BLDG
TF EL. 935.30
AS-BUILT BLDG
TF EL. 935.30
AS-BUILT BLDG
TF EL. 935.30


NOTE:
SEE TYPICAL BUILDING PLAN ON LANDSCAPING PLANS. BUILDINGS AND OR LAYOUTS OF DRIVEWAYS, WALKS etc.. ARE SUBJECT TO MINOR CHANGES. DETAILED PLOTS FOR BUILDING PADS ALONG WITH ARCHITECTURALS WILL BE SUBMITTED FOR BUILDING PERMIT.
= Field Located 062525
OPEN SPACE
BROOKVIEW CIRCLE
DETENTION BASIN No. 2
SEDIMENT POND
APPROVED
TYPICAL 2 UNIT BUILDING
TYPICAL 4 UNIT BUILDING
PLANT MATERIAL
KEY NAME SIZE QUANT
GA FRAXINUS PENNSYLVANICA 'PLATYPODE' PLATYPODE GREEN ASH 2½" CAL. 40
RM ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE 2½" CAL. 2
WS PICEA, ABIES, NORWAY SPRUCE, or PICEA GLAUCA, WHITE SPRUCE 6'-8' HGT. 34
WP PRUNUS STROBUS EASTERN WHITE PINE 6'-8' HGT. 55
CP PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER FLOWERING PEAR 2½" CAL. 55
R RHODODENDRON HYBRID 'SCINTILLATION' RHODODENDRON KALMIA LATIFOLIA HYBRID 'SHOWDRIFT' MOUNTAIN LAUREL, or PIERIS JAPONICA 'MOUNTAIN FIRE' MOUNTAIN FIRE JAPANESE ANDROMEDA 2½'-3½' HGT. 216
P STELLE DE ORA DAYLILY KIM'S KNEE HIGH BLACK EYE SUSAN or HOSTA 1 GAL. 648
H ILEX 'CHINABOY' HOLLY, CHINABOY or ILEX 'NELLIE R. STEVENS' HOLLY 4'-5½" HGT. 24
HB VACCINIUM CORYMBOSUM HIGHBUSH BLUEBERRY 15"-24" HGT. 15
WB ILEX VERTICILLATA 'WINTER RED' WINTER RED WINTERBERRY 15"-24" HGT. 15
TURF SEED MIX
NEW ENGLAND CONSERVATION/WILD LIFE MIX
LANDSCAPE PLAN by ASSOCIATED ARCHITECTS LLC
R. R. HILYBRAND ENGINEERS and SURVEYORS
GRAPHIC SCALE
1 inch = 40 Feet
DEEDED T
DEED VOLU
SADDLEBROOK
Lot 14 Allentown Road
Bristol, Connecticut
DATE: 8 SEPT. 2017
SCALE: 1"=40'
DRAWN BY: CRN
CHECKED BY: CRN
SHEET NO.: L1
SITE LANDSCAPE PLAN

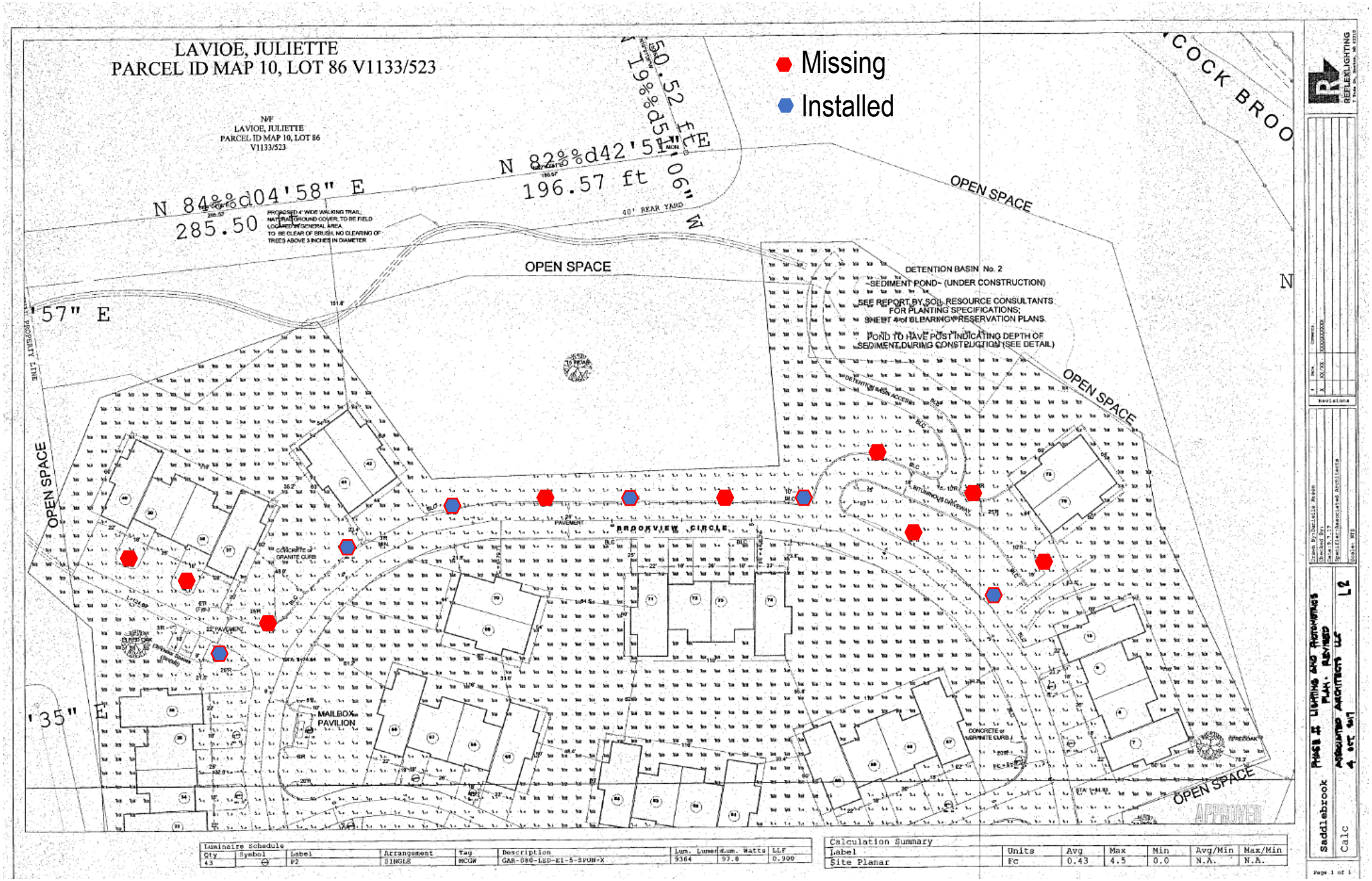


New Layout for all Spruce & Pine Trees
Changes to Construction on Project Planting
Of all Pine & Spruce Trees Has changed.
All trees were placed using old Layout
and Placement of trees to match old
Section. A Island to be installed by
Unit 72 near curb Line, All trees will
have ring of brown Mulch around each
tree planted and Island Installed
Placement of Trees moved Due to Rockwalls-
Propane Tanks - and stone Bank on units 201-203

Total Trees & Shrubs

WS – Norway Spruce or White Spruce – 44
WP – Eastern White Pines – 44
HB – High Bush Blueberry – 9
WB – Winter Red WitherBerry – 7
PT – ~~Existing Flowering Pear Trees~~ – ~~56~~
Planted 2023-2024


Missing
Installed
MAILBOX PAVILION
OPEN SPACE
DETENTION BASIN No. 1
~SEDIMENT POND~
"BUILT"
APPROVED
Saddlebrook
PHASE II LIGHTING AND PHOTOMETRICS - REVISED -
ASSOCIATED ARCHITECTS LLC
4 OCT. 2017
Calc
L1
REFLEXLIGHTING
Luminaire Schedule
Qty | Symbol | Label | Arrangement | Tag | Description | Lum. Lumens | Lum. Watts | LLF
43 | | P2 | SINGLE | MCGW | GAR-080-LED-E1-S-SPUN-X | 9564 | 97.0 | 0.900
Calculation Summary
Label | Units | Avg | Max | Min | Avg/Min | Max/Min
Site Planar | Fc | 0.43 | 4.5 | 0.0 | N.A. | N.A.


LAVIOE, JULIETTE
PARCEL ID MAP 10, LOT 86 V1133/523
Missing
Installed
N/F
LAVIOE, JULIETTE
PARCEL ID MAP 10, LOT 86
V1133/523
N 84°%d04'58" E
285.50
N 82°%d42'51" W
196.57 ft
50.52 ft
19%%d51'06"
PROPOSED 4' WIDE WALKING TRAIL, NATURAL GROUND COVER, TO BE FIELD LOCATED IN GENERAL AREA. TO BE CLEAR OF BRUSH, NO CLEARING OF TREES ABOVE 3 INCHES IN DIAMETER
40' REAR YARD
OPEN SPACE
DETENTION BASIN No. 2
~SEDIMENT POND~ (UNDER CONSTRUCTION)
SEE REPORT BY SOIL RESOURCE CONSULTANTS FOR PLANTING SPECIFICATIONS;
SHEET 4 of CLEARING RESERVATION PLANS
POND TO HAVE POST INDICATING DEPTH OF SEDIMENT DURING CONSTRUCTION (SEE DETAIL)
BROOKVIEW CIRCLE
PAVEMENT
MAILBOX PAVILION
'57" E
'35" E
N
Luminaire Schedule
Calculation Summary
Site Planar
Saddlebrook
Calc
APPROVED

Approved

NOTE:
SEE TYPICAL BUILDING PLAN ON LANDSCAPING PLANS. BUILDINGS AND OR LAYOUTS OF DRIVEWAYS, WALKS etc.. ARE SUBJECT TO MINOR CHANGES. DETAILED PLOTS FOR BUILDING PADS ALONG WITH ARCHITECTURALS WILL BE SUBMITTED FOR BUILDING PERMIT.

N/F
MOUNTAIN VIEW TRAIL LLC
PARCEL ID 10-3
V1497/569

N/F
EN K MONAHAN &
CHERYL A
RCEL ID 9-15C
V629/775

N/F
TINA PALOMBA &
JEFFREY DUFOUR
PARCEL ID 9-15B
V1586/491

N/F
NICHOLAS G BALTRUSH
PARCEL ID 9-15A
V1316/48

N82°42'51"E 196.57'
N84°04'58"E 285.50'
S80°59'51"W 170.00'
N81°07'35"E 130.28'
S08°52'25"E 339.18'

PROPOSED 4' WIDE WALKING TRAIL; NATURAL GROUND COVER; TO BE FIELD LOCATED IN GENERAL AREA. TO BE CLEAR OF BRUSH, NO CLEARING OF TREES ABOVE 3 INCHES IN DIAMETER

40' REAR YARD

OPEN SPACE

ORIGINAL PROPERTY LINE

PROPOSED WALKING TRAIL

15' SIDE YARD

OPEN SPACE

DETENTION BASIN No. 2
SEDIMENT POND~ (UNDER CONSTRUCTION)

SEE REPORT BY SOIL RESOURCE CONSULTANTS FOR PLANTING SPECIFICATIONS
SHEET 4 of CLEARING PRESERVATION PLANS

POND TO HAVE POST INDICATING DEPTH OF SEDIMENT DURING CONSTRUCTION (SEE DETAIL)

DETENTION BASIN ACCESS

BITUMINOUS DRIVEWAY

BROOKVIEW CIRCLE

22' PAVEMENT

CONCRETE CURB

(6)"VISION SHIELD" VISION OBSTRUCTION

MAILBOX LOCATION

ROCK OUTCROP

WOOD FENCE POSTS FLYING 1.65'

WIRE FENCE

FENCE POSTS (TYP.)

RAIL FENCE

DETENTION BASIN No. 1
~SEDIMENT POND~
~BUILT~

BROOKVIEW CIRCLE

BROOK LANE

CONCRETE CURB

NO CURB

LIMIT OF BITUMINOUS PAVING

APPROVED

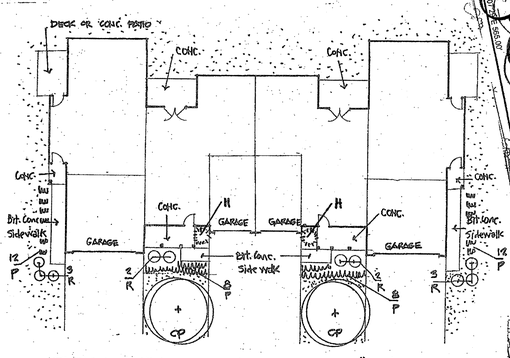
1ST FIRST FLOOR TOP FOUNDATION

FLAGGED INLAND WETLANDS

TREE TO BE FLAGGED WITH PLAQUE

OPEN SPACE

TYPICAL 2 UNIT BUILDING 1"=20'-0"



TYPICAL 4 UNIT BUILDING 1"=20'-0"

PLANT MATERIAL

KEY	NAME	SIZE	QUANT
GA	FRAXINUS PENNSYLVANICA 'PLATMORE' PLATMORE GREEN ASH	2"-2½" CAL.	40
RM	ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	2"-2½ CAL.	2
WS	PICEA, ABIES, NORWAY SPRUCE, OR PICEA GLAUCA, WHITE SPRUCE	6'-8' HGT.	34
WP	PRUNUS STROBUS EASTERN WHITE PINE	6'-8' HGT.	55
CP	PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER FLOWERING PEAR	1½"-2" CAL.	55
R	RHODODENDRON HYBRID 'SCINTILLATION RHODODENDRON KALMIA LATIFOLIA HYBRID SNOWDRIFT MOUNTAIN LAUREL, OR PIERIS JAPONICA 'MOUNTAIN FIRE' MOUNTAIN FIRE JAPANESE ANDROMEDA	2'-2½' HGT.	216
P	STELLE DE D'RA DAYLILY KIM'S KNEE HIGH BLACK 'EYE' SUSAN OR HOSTA	1 GAL.	648
H	ILEX 'CHINABOY' x CHINA GIRL CHINABOY x CHINA GIRL HOLLY	2'-2½" HGHT.	24
HB	VACCINIUM CORYMBOSUM HIGHBUSH BLUEBERRY	18"-24" HGT.	13
WB	ILEX VERTICILLATA 'WINTER RED' WINTER RED WINTERBERRY	18"-24" HGT.	15
	TURF SEED MIX		
	NEW ENGLAND CONSERVATION/WILD LIFE MIX		

DEEDED T
DEED VOLU

STATE OF CONNECTICUT
CHARLES R. NIERO
NO. 25321
LICENSED ARCHITECT

DATE:	REVISION

North

LANDSCAPE PLAN by ASSOCIATED ARCHITECTS, LLC
R. R. HILTBRAND ENGINEERS and SURVEYORS
576 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548
GRAPHIC SCALE
40 0 20 40 80
1 Inch = 40Feet

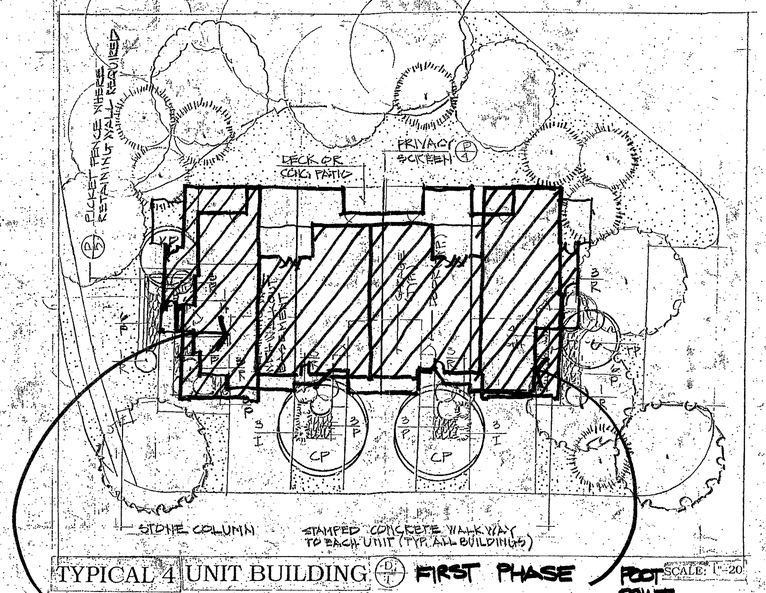
APPLICANT:
FRAGOLA
ENTERPRISES, LLC
865 WEST QUEEN STREET
SOUTHINGTON, CT. 06489

SADDLEBROOK
Lot 14 Allentown Road
Bristol, Connecticut

DATE: 2 SEPT. 2017
SCALE: 1"=40'
DRAWN BY: CRN
CHECKED BY: CRN
SHEET NO.: L1

SITE LANDSCAPE PLAN

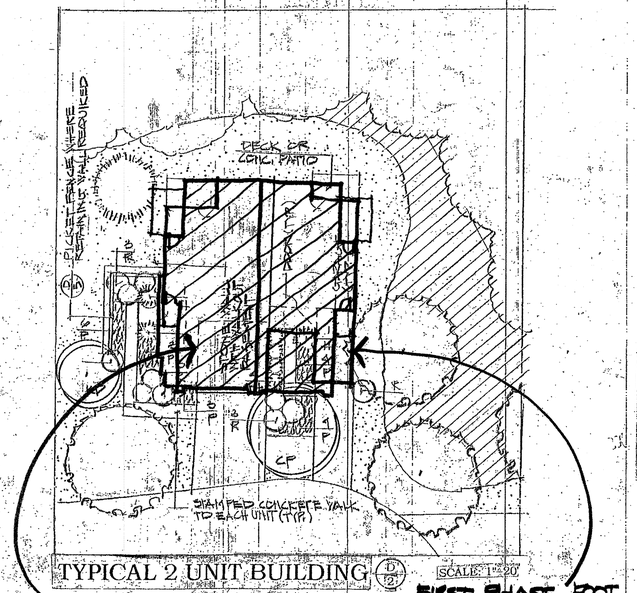
Approved



TYPICAL 4 UNIT BUILDING (D/1) SCALE: 1"=20'

FIRST PHASE FOOT PRINT

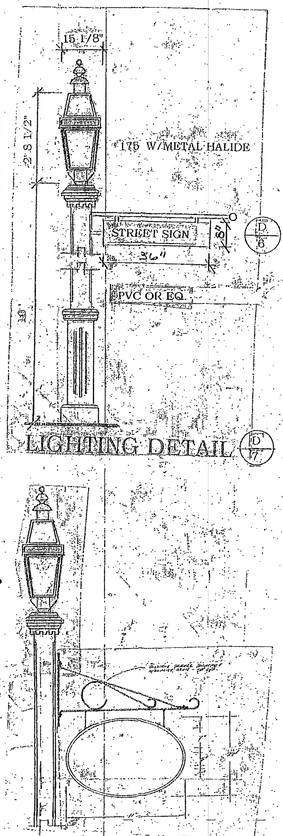
SECOND PHASE - SHOWN HATCHED FOOT PRINT

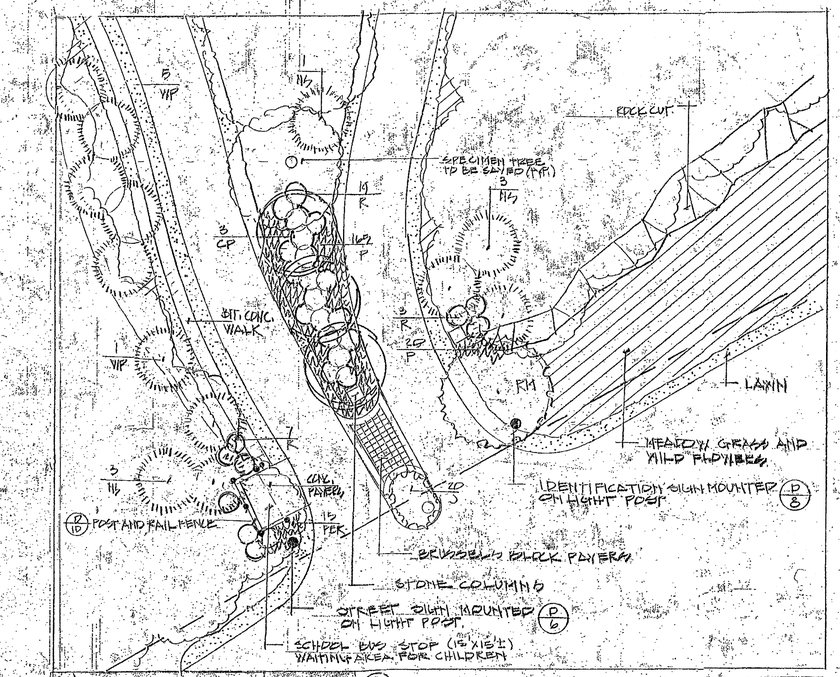


TYPICAL 2 UNIT BUILDING (D/2) SCALE: 1"=20'

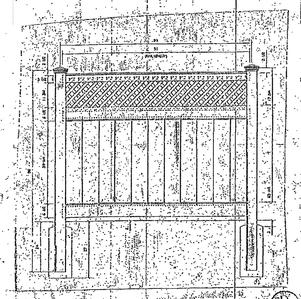
FIRST PHASE FOOT PRINT

SECOND PHASE - SHOWN HATCHED FOOT PRINT

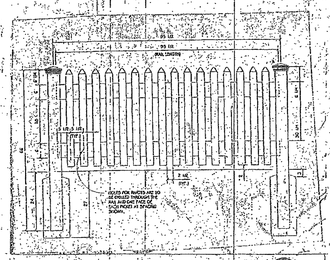




MAIN ENTRANCE DETAIL (D/5) SCALE: 1"=20'

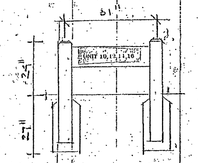


PVC BOARD FENCE (D/9)



PVC PICKET FENCE (D/9)

IDENTIFICATION SIGN (D/8)



UNIT SIGN (D/9)



PVC POST AND RAIL FENCE (D/10)

APPROVED

PLANT MATERIAL

KEY	NAME	SIZE	QUANT.
GA	FRAXINUS PENNSYLVANICA 'PLATMORE' PLATMORE GREEN ASH	2-2½" CAL.	70
RM	ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	2-2½" CAL.	12
NW	PICEA ABIES 'NORWAY' SPRUCE, DEC	6'-8' HT.	79
WP	PICEA GLAUCA, WHITE SPRUCE		
	PEVINUS STROBUS EASTERN WHITE PINE	6'-8' HT.	62
CP	PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER FLOWERING PEAR	1½-2" CAL.	32
KD	CORNUS KOUSA 'KOUSA DOGWOOD OR	5'-6' HT.	30
	PRUNUS SERRULATA 'THUNDERCLOUD' THUNDERCLOUD PLUM	1½" CAL.	
C	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY	5'-6' HT.	7
R	RHODODENDRON 'CANTILLATION' RHODODENDRON	2-2½' HT.	411
	KALMIA LATIFOLIA 'OLEV' OLEV MOUNTAIN LAUREL OR		
	PIERIS JAPONICA 'MOUNTAIN FIRE' MOUNTAIN FIRE JAPANESE ANDROMEDA		
H	ILEX 'CHINA BOY' & 'CHINA GIRL' CHINA BOY & GIRL HOLLY	2-2½' HT.	50
IC	ILEX GLABRA 'COMPACTA' COMPACT INKBERRY	18-24" HT.	102
GHH	ILEX CRENATA 'GREEN LUSTER' GREEN LUSTER HOLLY	18-24" HT.	69
HB	VACCINIUM CORYMBOSUM 'HIGHBUSH' HIGHBUSH BLUEBERRY	18-24" HT.	98
WB	ILEX VERTICILLATA 'WINTER RED' WINTER RED WINTERBERRY	18-24" HT.	95
P	STELLA DE ORO DAYLILY 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.	849
BS	BLUE FLAG IRIS CARDINAL FLOWER	BULBS	450
JS	JUNIPERUS CHINENSIS 'VARIETY' SARGENTS JUNIPER	5'-6' HT.	90

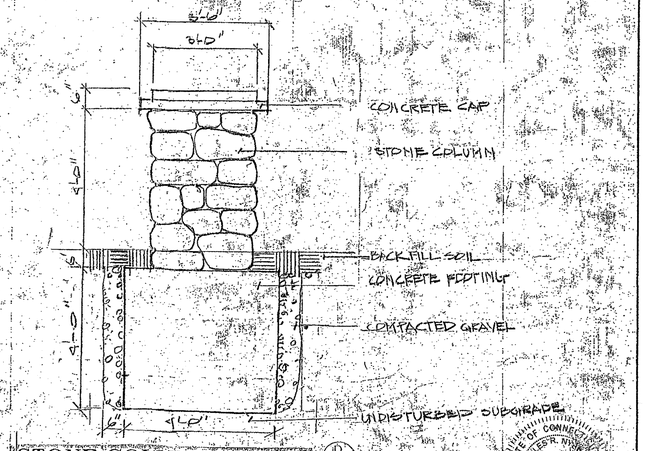
TURF SEED MIX

NEW ENGLAND CONSERVATION / WILD LIFE MIX

NEW ENGLAND EROSION CONTROL / REVEGETATION MIX (FOR DETENTION BASINS AND MOIST SITES)

NOTES: 1. ALL AREA DISTURBED PLANTED WITH GRASS OR MULCHED WITH 4 INCHES OF PINE BARK MULCH.

2. ALL PLANT MATERIAL GUARANTEED ONE YEAR BY THE LANDSCAPE CONTRACTOR.



STONE COLUMN DETAIL (D/11)

STATE OF CONNECTICUT RAYMOND JEFFERSON NO. 391 REGISTERED LANDSCAPE ARCHITECT

STATE OF CONNECTICUT CHARLES R. NICHOLS NO. 25291 LICENSED SURVEYOR

LANDSCAPE PLAN L2

LOT 14 ALLENTOWN ROAD, BRISTOL

RAYMOND JEFFERSON LANDSCAPE ARCHITECT FARMINGTON, CONNECTICUT

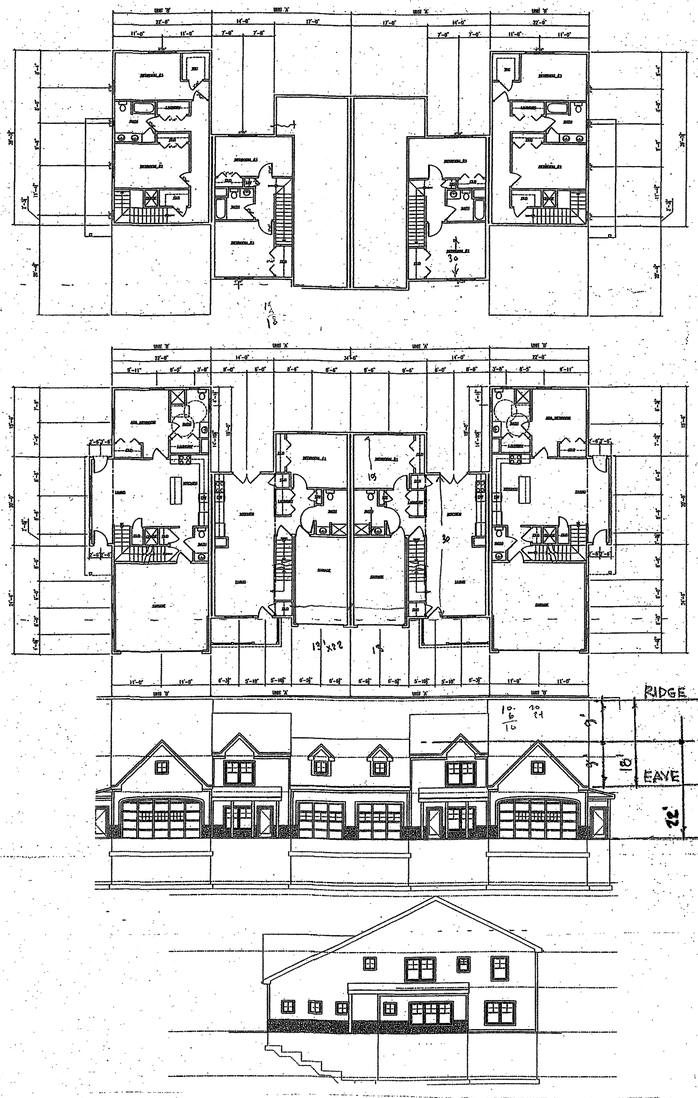
DATE: 7/6/2005

ZONING SUBMITTEL 8-5-05 REVISIONS STAFF COMMENTS 7-19-05

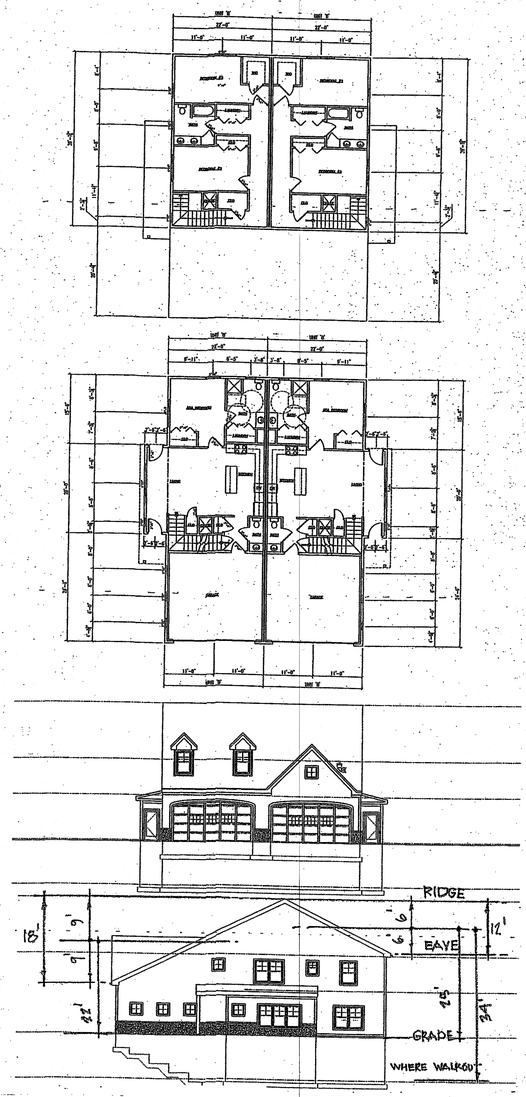
REVISED: 9/2/2005

STAGE 1 OF 2 PHASES BY BOARD ON 29 SEPTEMBER 2005

Approved



QUAD PLEX BUILDING - TYPICAL of TWELVE (12)



DUPLEX BUILDING - TYPICAL of SEVEN (7)

ALLOWABLE BUILDING HEIGHT
RESIDENTIAL ZONE 35'
Average Height from Ridge to Eave
Provided as shown to GRADE
Front Elevation 22'
Rear Elevation 25'
Where Walkout occurs 34'

APPROVED

Reasons:
ISSUE LOG
issue 26 MAY 2017
STAFF REVIEW COMMENTS

Δ* THIS SHEET WAS NOT INCLUDED IN THE PRELIMINARY SUBMISSION
Δ◦ INDICATES NO REVISIONS WERE MADE TO THIS SHEET

Associated Architects, LLC
OF CENTRAL CONNECTICUT
-ESTABLISHED 1960-
37 NORTHWEST DRIVE • PLAINVILLE, CONNECTICUT 06062
p: 860.747.2801 • f: 860.747.2814

This drawing is the property of the Architect; has been prepared specifically for the Owner for this project at this site, and is not to be used for any other purpose, location, or owner, without consent of the Architect.

Saddlebrook Development
PHASE II

Allentown Road
Bristol, Ct.

Associated Architects Project No.:

FLOOR PLANS/ ELEVATIONS/ BUILDING HEIGHTS

Date: 26 May 2017
Scale: -
Drawn: cm
Checked: CRN

CAD:

Approved

DETENTION BASIN No. 1
~SEDIMENT POND~
"BUILT"

OPEN SPACE

MAILBOX PAVILION

CONCRETE or GRANITE CURB

CONCRETE CURB

CONCRETE CRB

EXISTING TREELINE

BROOKVIEW CIRCLE

BROOKLANE DRIVE

SADDLEBROOK DRIVE

APPROVED

Luminaire Schedule								
Qty	Symbol	Label	Arrangement	Tag	Description	Lum. Lumens	Lum. Watts	LLF
43	⊖	P2	SINGLE	MCGW	GAR-080-LED-E1-5-SPUN-X	9364	97.8	0.900

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Planar	Fc	0.43	4.5	0.0	N.A.	N.A.

REFLEXLIGHTING
7 Tilton St. Boston, MA 02210

#	Date	Comments
1	XX/XX	XXXXXXXXXX

Revisions

Drawn By:Danielle Russo
Checked By:
Date:9.7.17
Specifier:Associated Architects
Scale: NTS

Saddlebrook
PHASE II LIGHTING AND PHOTOMETRICS PLAN - REVISED -
ASSOCIATED ARCHITECTS, LLC
4 OCT. 2017

L1

Calc

Page 1 of 1

Approved

LAVIOE, JULIETTE
PARCEL ID MAP 10, LOT 86 V1133/523

N/F
LAVIOE, JULIETTE
PARCEL ID MAP 10, LOT 86
V1133/523

N 84°%d04'58" E
285.50

N 82°%d42'51" E
196.57 ft

50.52 ft
19% d51'06"

PROPOSED 4' WIDE WALKING TRAIL; NATURAL GROUND COVER; TO BE FIELD LOCATED IN GENERAL AREA. TO BE CLEAR OF BRUSH, NO CLEARING OF TREES ABOVE 3 INCHES IN DIAMETER

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

40' REAR YARD

DETENTION BASIN No. 2
~SEDIMENT POND~ (UNDER CONSTRUCTION)

SEE REPORT BY SOIL RESOURCE CONSULTANTS FOR PLANTING SPECIFICATIONS; SHEET 4 of CLEARING PRESERVATION PLANS.

POND TO HAVE POST INDICATING DEPTH OF SEDIMENT DURING CONSTRUCTION (SEE DETAIL)

DETENTION BASIN ACCESS

BITUMINOUS DRIVEWAY

BROOKVIEW CIRCLE

PAVEMENT

22' PAVEMENT

CONCRETE or GRANITE CURB

MAILBOX PAVILION

3 RED OAK

10 REDOAK

STA: 1+74.64

STA: 1+84.93

PROPERTY LINE

APPROVED

Luminaire Schedule								
Qty	Symbol	Label	Arrangement	Tag	Description	Lum. Lumens	Lum. Watts	LLF
43		P2	SINGLE	MCGW	GAR-080-LED-E1-5-SPUN-X	9364	97.8	0.900

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Planar	Fc	0.43	4.5	0.0	N.A.	N.A.

REFLEKLIGHTING
7 Dade St., Boston, MA 02210

#	By	Date	Comments
1	X	XX/XX	XXXXXXXXXX

Revisions

Drawn By: Danielle Russo
Checked By:
Date: 9.7.17
Specifier: Associated Architects
Scale: NTS

Saddlebrook
PHASE II LIGHTING AND PHOTOMETRICS
PLAN: REVISED
ASSOCIATED ARCHITECTS LLC
4 OCT. '17

Calc

L2

Page 1 of 1

Approved

McGraw-Edison

Catalog #		Type	
Project	SADDLE BROOK		
Comments	PHASE II	Date	
Prepared by			

DESCRIPTION

The GAR/GAT/GLC Generation Series LED is a marriage of traditional shapes and contemporary styling. Its superior photometrics offer excellent illumination and uniformity for many of today's applications. Its styling blends well in many settings – historic districts, downtown streetscapes, roadways, residential neighborhoods, as well as city parks and educational campuses. The Generation Series LED sets a new standard for decorative post top luminaires.

SPECIFICATION FEATURES

Construction
HOUSING: Heavy-duty cast aluminum housing and removable door. A single quarter turn fastener on the removable door provides tool-less access to wiring compartment. CAGE ASSEMBLIES: Cage assembly uprights and mediallions are manufactured of heavy-duty cast aluminum and mounted to the exterior of the base housing via four stainless steel fasteners. Cage rings constructed of extruded aluminum and finished to match housing. TOPS AND FINIALS: Choose from multiple spun aluminum or acrylic tops and cast aluminum finials for customized fixture style. All solid tops are made of heavy-duty spun aluminum. TWISTLOCK GLOBE: The optional twistlock assembly offers ease of maintenance through instant access to both the LED and wiring compartment by twisting the top refractor assembly and lifting it from the mating lock plate.

Optical
REFRACTIVE GLOBE: High efficiency refractive optical systems are precisely designed utilizing a combination of refractive and reflective prisms. Available in Type III or Type V distributions. Lighting grade acrylic ensures long lasting optical clarity and resistance to discoloration.

Electrical
120-277V 50/60Hz operation. 10kV /10kA common- and differential mode surge protection standard. Thermal management transfers heat rapidly away from the LED source for optimal efficiency and light output. Ambient operating temperature from -40°C to 40°C. Standard three-position tunnel type compression terminal block.

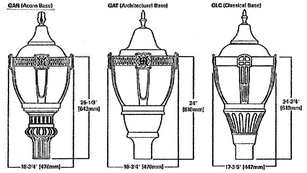
Mounting
Base casting slipfits over a standard 3" O.D. tenon and secured via four stainless steel allen head fasteners. 3G vibration tested.

Finish
Cast and spun components finished in a five-stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Consult the McGraw-Edison Architectural Color brochure for a complete selection of standard colors including black, bronze, gray, white, dark platinum, graphite metallic and hartford green. RAL and custom color matches available.

Warranty
Five-year warranty.



DIMENSIONS



GAR/GAT/GLC GENERATION SERIES LED

LED

DECORATIVE POST TOP LUMINAIRE

EPA
Effective Projected Area: (Sq. Ft.)
2.1

SHIPPING DATA
Approximate Net Weight:
69 lbs. (31 kgs.)

GAR/GAT/GLC GENERATION SERIES LED

CONFIGURATIONS

CAGE TYPE: Classical, Modern, Architectural

TOP TYPE: Acorn (Glass Top), Modern (Open Top), Victorian (Glass Top), Classical (Open Top), Nostalgic (Open Top / Top Access), Architectural (Open Top / Top Access)

FINIAL TYPE: Architectural, Modern, Victorian, Nostalgic

LUMEN TABLE

Distribution	Correlated Color Temperature (CCT)	Cage Type	Top Type	Total Lumens (Full Brightness)	Luminaire Wattage (Nominal)
Type III	4000K	None	Glass	11,850	98W
Type III	4000K	None	Solid	8,469	69W
Type III	4000K	Any	Glass	7,990	69W
Type III	4000K	Any	Solid	5,710	53W
Type V	4000K	None	Glass	10,931	98W
Type V	4000K	None	Solid	9,365	69W
Type V	4000K	Any	Glass	7,697	69W
Type V	4000K	Any	Solid	6,659	53W

LUMEN MAINTENANCE

Ambient Temperature	72k-21 Lumen Maintenance (36,600 Hours)	Theoretical L70 (Hours)
15°C	>95%	340,000
25°C	>92%	210,000
40°C	>68%	100,00

ORDERING INFORMATION

Sample Number: GAR-08I-LED-E1-3-CKA-BC

Product Family [1]	LED Series	Lamp Type	Voltage	Reflector Type	Top Type	Cage Type	Finish Type	Color [2]
GAR=Acorn Base GAT=Architectural Base GLC=Classical Base	08I-LED=60 Series	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V)	3=Type III 5=Type V	A=Acorn C=Classical M=Modern V=Victorian N=Nostalgic (Top Access) R=Architectural (Top Access)	A=Architectural C=Classical M=Modern X=None	A=Architectural M=Modern N=Nostalgic V=Victorian X=None	AP=Gray BZ=Bronze BK=Black DP=Dark Platinum GH=Hartford Green GM=Graphite Metallic WH=White

Options (Add as Suffix)	Accessories (Order Separately)
A=Twistlock Receptor B=Conventional Brass Banding [4] G=Gold Cage and Finial P=Polycarbonate Refractor PL=Non Cleanable SM=Street Side / House Side Switching	MA1202=120V Single Module Replacement GLR-010-E1-4-030 Series LED Series LED Replacement Module with 120-277V Universal Driver GLR-010-E1-FL-030 Series LED Series LED Replacement Module with 120-277V Universal Driver and Bi-Level Switching Capable GLR-010-E1-FL-020 Series LED Series LED Replacement Module with 120-277V Universal Driver and Bi-Level Switching Capable GLR-010-E1-SM-020 Series LED Series LED Replacement Module with 120-277V Universal Driver and Street Side / House Side Switching Capable

NOTES:
1. Customer is responsible for engineering package and luminaire aiming. Refer to our website at www.EATON.com for additional support information.
2. Other finishes available, including a full line of RAL color matches. Consult your lighting representative at Eaton for more information.
3. When ordering single module, add GLR-010-xxx# to grid.
4. Not available in this type.

APPROVED

DATE:	REVISION

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
1 Inch = n/a Feet
n/a n/a 0 n/a n/a

APPLICANT:
FRAGOLA ENTERPRISES, LLC
865 WEST QUEEN STREET
SOUTHINGTON, CT. 06489

SADDLEBROOK
Lot 14 Allentown Road
Bristol, Connecticut

DATE: 09-05-17
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.:
SITE LIGHTING DETAILS

Approved

NOTE:
SEE TYPICAL BUILDING PLAN ON LANDSCAPING PLANS. BUILDINGS AND OR LAYOUTS OF DRIVEWAYS, WALKS etc.. ARE SUBJECT TO MINOR CHANGES. DETAILED PLOTS FOR BUILDING PADS ALONG WITH ARCHITECTURALS WILL BE SUBMITTED FOR BUILDING PERMIT.

DATE:	REVISION

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 0 20 40 80
1 Inch = 40 Feet

APPLICANT:
FRAGOLA ENTERPRISES, LLC
865 WEST QUEEN STREET
SOUTHINGTON, CT 06489

SADDLEBROOK
Lot 14 Allentown Road
Bristol, Connecticut

DATE:	09–05–17
SCALE:	1"=40'
DRAWN BY:	SMP
CHECKED BY:	RRH
SHEET NO.:	2

SITE LAYOUT PLAN

Approved

PROPOSED 4' WIDE WALKING TRAIL; NATURAL GROUND COVER; TO BE FIELD LOCATED IN GENERAL AREA. TO BE CLEAR OF BRUSH, NO CLEARING OF TREES ABOVE 3 INCHES IN DIAMETER

18" RCP FLARED END SECTION FL 866.0

RIP RAP EMERGENCY SPILLWAY FL 874.0 9' WIDE 3:1 SIDE SLOPES 12" THICK MODIFIED GRADE RIP RAP UNDERLAIN WITH NON WOVEN FILTER FABRIC

40' REAR YARD

OPEN SPACE

ORIGINAL PROPERTY LINE

PROPOSED WALKING TRAIL

SIDE YARD

BROOKVIEW CIRCLE

BOULDER COURT

BROOKVIEW CIRCLE

SADDLEBROOK BOULEVARD

ROCK OUTCROP

EXISTING TREELINE

WETLANDS 0.173 Acres

FLAGGED INLAND WETLANDS

VERNAL POOL

4' CONSTRUCTION FENCE & SILT FENCE ALONG REGULATED AREA

ADDITIONAL SILT FENCE ALONG REGULATED AREA

DISTURBANCE IN REGULATED AREA #1 1,700 S.F. ±

TREE TO BE FLAGGED WITH PLAQUE

TREES TO BE MARKED WITH CRITICAL HABITAT PLAQUE @ 50' O.C.

CRITICAL HABITAT POST & PLAQUE (TYP.) 10 EACH

100' REGULATED AREA

DEEDED TO
DEED VOLU

DATE:	REVISION

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
576 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
1 Inch = 40 Feet
40 0 20 40 80

R. R. HILTBRAND Engineers Surveyors

APPLICANT:
FRAGOLA ENTERPRISES, LLC
865 WEST QUEEN STREET
SOUTHINGTON, CT. 06489

SADDLEBROOK

Lot 14 Allentown Road
Bristol, Connecticut

DATE: 09-05-17
SCALE: 1"=40'
DRAWN BY: SMP
CHECKED BY: RRH

SHEET NO.: 2
SITE GRADING & DRAINAGE PLAN

Approved

NOTE:
ALL UTILITIES TO BE INSTALLED UNDERGROUND

NOTE:
ALL UTILITIES TO BE INSTALLED UNDERGROUND

PROVIDE BACKFLOW PREVENTOR FOR SANITARY LATERALS; or OBTAIN WAIVER FROM BOARD OF PUBLIC WORKS)

NG TRAIL;
TO BE FIELD
LOCATED IN GENERAL AREA
TO BE CLEAR OF BRUSH, NO CLEARING OF
TREES ABOVE 3 INCHES IN DIAMETER

N/F
MOUNTAIN VIEW TRAIL LLC
PARCEL ID 10-3
V1497/569

N/F
EN K MONAHAN &
CHERYL A
RCEL ID 9-15C
V629/775

N/F
TINA PALOMBA &
JEFFREY DUFOUR
PARCEL ID 9-15B
V1586/491

N/F
NICHOLAS G BALTRUSH
PARCEL ID 9-15A
V1316/48

N/F
JAMES W & DONNA BRAINARD
PARCEL ID 9-15-1
V1211/454

I.P.
MON.
ORIGINAL PROPERTY LINE
15' SIDE YARD
40' REAR YARD
PROPOSED WALKING TRAIL
EXISTING TREELINE
18" RCP FLARED END SECTION FL 866.0
RIP RAP EMERGENCY SPILLWAY
FL 874.0
6' WIDE 3:1 SIDE SLOPES
12" THICK MODIFIED GRADE RIP RAP
UNDERLAIN WITH NON WOVEN FILTER FABRIC
OS #2
OUTLET STRUCTURE
TF 874.0
FL 869.28
FLAGGED INLAND WETLANDS
HYDRANT
6" G.V.
DRYWELL
SANITARY LATERAL (Typ.) (PROVIDE BACKFLOW PREVENTOR or OBTAIN WAIVER FROM BOARD OF PUBLIC WORKS)
WATER LATERAL (Typ.)
FOOTING DRAIN OUTLET TO DRYWELL
BROOKVIEW CIRCLE
BOULDER COURT
BROOK LANE
SADDLEBROOK BOULEVARD
ROCK OUTCROP
TREE TO BE FLAGGED WITH PLAQUE
SANITARY LATERAL (Typ.) (PROVIDE BACKFLOW PREVENTOR or OBTAIN WAIVER FROM BOARD OF PUBLIC WORKS)
6" TO 8" ECCENTRIC REDUCER (8" x 6" TEE & G.V. APPEAR TO BE INSTALLED) (CONTRACTOR SHALL VERIFY)
100' REGULATED AREA
VERNAL POOL POOL ELEV. 926.20
FLAGGED INLAND WETLANDS
WETLANDS 0.173 Acres
FL 901.50 FLARED END SECTION
TREES TO BE MARKED WITH CRITICAL HABITAT PLAQUE @ 50' O.C.
CRITICAL HABITAT POST & PLAQUE (TYP.) 10 EACH
OUTLET STRUCTURE TF 909.0 FL 898.0 (SEE DETAIL)
24" FLARED END SECTION FL 900.0
EMERGENCY OUTFALL 12" 15° RCP @ 2.00% FL 909.0 FLARED END SECTION
6" D.I.P. CL52 WATER CAP
8" DIA ROCK
GIANT OAK
TWIN 18" RED OAK
8" RED OAK
36" RED OAK
24" RED OAK
WHITE OAK
RED OAK
SWEET GUM
SYCAMORE
BEECH
HICKORY
WHITE PINE
RED MAPLE
SILVER MAPLE
SUGAR MAPLE
BLACK BIRCH
BLACK OAK
CHESTNUT OAK
WHITE ASH
BLACK CHERRY
HEMLOCK
SASSAFRAS
WITCH HAZEL
SHAGBARK HICKORY
SHADBUSH
SERVICEBERRY
DOGWOOD
HOPHORNBEAM
AMERICAN BEECH
AMERICAN HOLLY
AMERICAN HORNBEAM
AMERICAN CHESTNUT
AMERICAN ELM
AMERICAN LINDEN
AMERICAN SYCAMORE
AMERICAN WHITE BIRCH
AMERICAN YELLOW BIRCH
AMERICAN WILLOW
AMERICAN MOUNTAIN ASH
AMERICAN PLUM
AMERICAN CRABAPPLE
AMERICAN HAWTHORN
AMERICAN PERSIMMON
AMERICAN CHERRY
AMERICAN BASSWOOD
AMERICAN HOPHORNBEAM
AMERICAN BEECH
AMERICAN HOLLY
AMERICAN HORNBEAM
AMERICAN CHESTNUT
AMERICAN ELM
AMERICAN LINDEN
AMERICAN SYCAMORE
AMERICAN WHITE BIRCH
AMERICAN YELLOW BIRCH
AMERICAN WILLOW
AMERICAN MOUNTAIN ASH
AMERICAN PLUM
AMERICAN CRABAPPLE
AMERICAN HAWTHORN
AMERICAN PERSIMMON
AMERICAN CHERRY
AMERICAN BASSWOOD

DATE:	REVISION

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
1 Inch = 40Feet
80 40 0 20 40

R. R. HILTBRAND Engineers Planners Surveyors

APPLICANT:
FRAGOLA ENTERPRISES, LLC
865 WEST QUEEN STREET
SOUTHINGTON, CT. 06489

SADDLEBROOK
Lot 14 Allentown Road
Bristol, Connecticut

DATE: 09–05–17
SCALE: 1"=40'
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: 2

SITE UTILITIES PLAN

R.R. Hiltbrand Engineers & Surveyors
575 North Main Street
Bristol, CT 06010

May 14, 2019

Brian Skinner - Chairman
Zoning Commission
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Saddlebrook - Revised Layout Duplex Units 2019

Dear Mr. Chairman,

The revised plan we have submitted depicts a layout utilizing only duplex units for the remaining unbuilt units left at the Saddlebrook project on Allentown Road. The previous approved plan was a mixture of duplex and quadplex buildings. Our client, Mr. Fragola, has experienced extremely slow sales for the center units in the quadplexes which only have a 1 car garage. The end units, and the duplex units have sold well and Mr. Fragola would like to utilize only duplex units from here on out in an effort to move the project towards completion.

This plan maintains the same number of total units, 76 and the roadway layouts, grades and utilities remain unchanged, except water and sewer service laterals to individual units. The 2017 proposed layout reduced the impervious surfaces by 10,912 s.f. from the previously approved layout of 2005. This proposed layout (2019) has an increase in impervious surfaces of 6,351 s.f. from the approved 2017 layout. Therefore, the net decrease in impervious is 4,561 s.f. from the 2005 approved layout which is what the storm drainage and detention basin sizing was based upon.

If you have any questions, please contact me.

Respectfully yours,

Robert R. Hiltbrand, P.E.

Bristol CONNECTICUT Public Works

MEMORANDUM

MEMO TO: Robert Flanagan, AICP, CZEO, City Planner

CC: Bristol Inland Wetlands Commission
Nancy Levesque, P.E., City Engineer

RE: Wetland Permit 1819 Saddlebrook, Lot 14 Allentown Road, Fragola Enterprises, LLC

Date: June 6, 2019

From: Carol Noble P.E., Environmental Engineer CS Noble 6/6/19

A request for determination of permit requirement for the proposed modifications to approved wetland application #1819 (approved April 17, 2017) has been submitted. For marketing and sales reasons, the new plan eliminates the quadplex units and utilizes duplex units. No increase in the number of units is proposed. Although this plan increases the site impervious area from the #1819 approved plan, there is a net decrease from the original approved plans (#1443, approved 1-2005). The stormwater system sizing was based on the original approved plan areas.

Per the attached modified plan, there is no change to the areas within the regulated wetlands.

Based upon the information submitted, a permit modification is not required. This determination and attached plan will be provided to the Bristol Inland Wetland Commission at the next regularly scheduled meeting.

City of Bristol Public Works
Email: www.bristolct.gov/publicworks
860-584-6125 or 860-584-7791

"The City of Bristol is an Equal Opportunity Provider"

COLOR LEGEND:

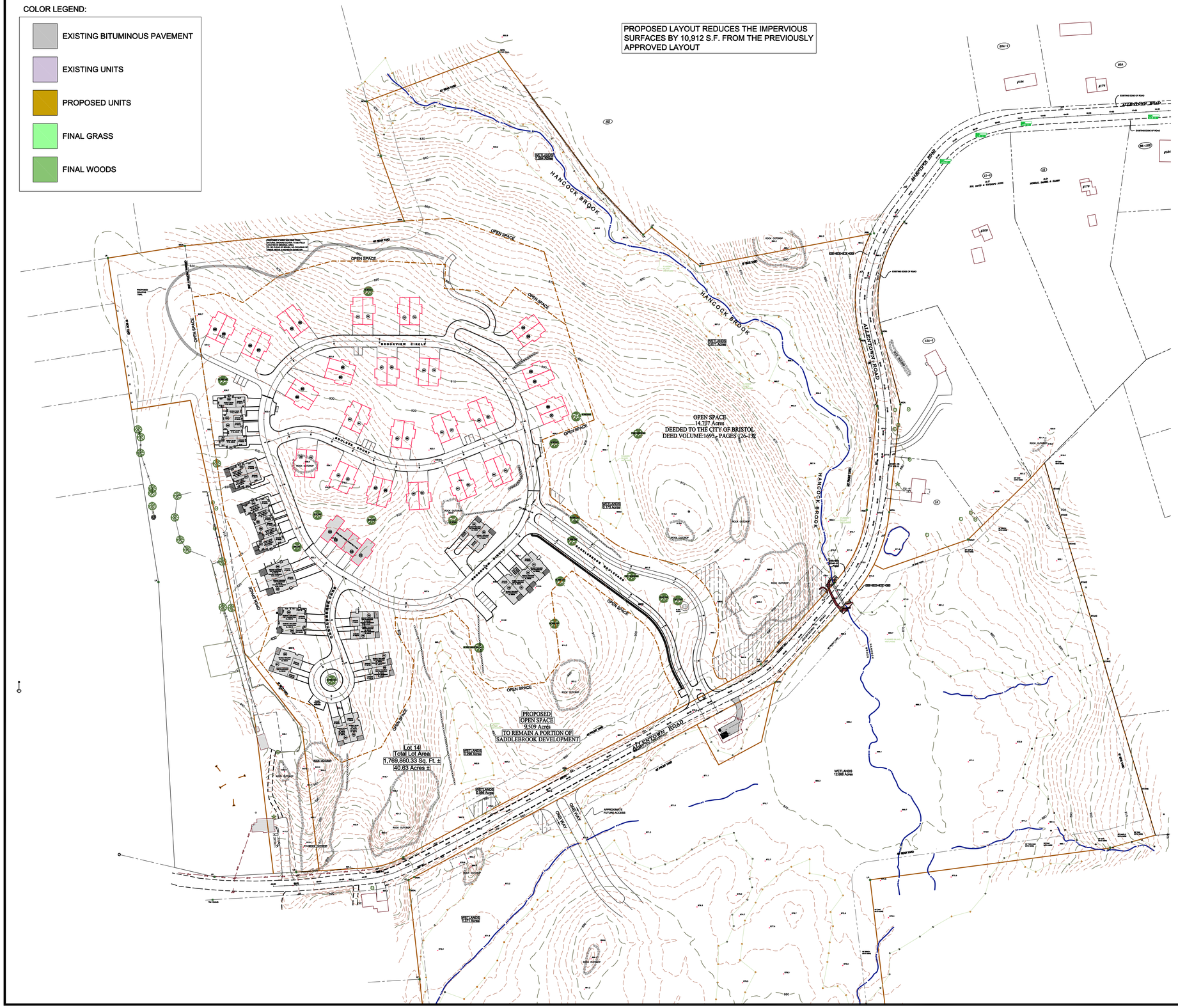
- EXISTING BITUMINOUS PAVEMENT
- EXISTING UNITS
- PROPOSED UNITS
- FINAL GRASS
- FINAL WOODS


HANCOCK BROOK
ALLENTOWN ROAD
ASHFORD ROAD
BROOKVIEW CIRCLE
SADDLEBROOK LANE
STRAWBERRY LANE
OPEN SPACE
OPEN SPACE
TO BE DEEDED TO THE CITY OF BRISTOL
PROPOSED
OPEN SPACE
Acres
TO REMAIN A PORTION OF
SADDLEBROOK DEVELOPMENT
Lot 14
Total Lot Area
1,769,860.33 Sq. Ft. ±
40.63 Acres ±
WETLANDS
12,565 Acres
WETLANDS
6,174 Acres
WETLANDS
6,291 Acres
WETLANDS
6,291 Acres
WETLANDS
6,291

COLOR LEGEND:

- EXISTING BITUMINOUS PAVEMENT
- EXISTING UNITS
- PROPOSED UNITS
- FINAL GRASS
- FINAL WOODS

PROPOSED LAYOUT REDUCES THE IMPERVIOUS SURFACES BY 10,912 S.F. FROM THE PREVIOUSLY APPROVED LAYOUT



MAP REFERENCE:

1. Property Survey
   of Land Owned by
   The Connecticut Water Company
   North Side of Allentown Road
   Bristol, Connecticut
   Prepared for
   The Connecticut Water Company
   December 8, 1998
   1"= 100'
   Rev to 4/5/04
   Certified A-2
   Gesick & Associates P.C.
   PROFESSIONAL SURVEYORS

2. Property Survey
   of Land Owned by
   Southern Woods Developers, LLC
   Bristol, Connecticut
   Prepared for
   Southern Woods Developers, LLC
   April 15 2005 1"=100'
   Certified A-2
   Gesick & Associates P.C.
   PROFESSIONAL SURVEYORS

MAP NOTES:

1. Wetlands Flagged By David Lord, Registered Soils Scientist.
2. Wetlands Field Located By Gesick & Associates, P.C. Land Surveyors.
3. Aerial Topography By Golden Aerial Surveys.
4. Current Owner: Allentown Condos, LLC
5. Assessors Map 9; Lot 14
6. Deed Volume 696; Pg. 245
7. Parcel Area 40.6264 Acres (Revised)
8. Parcel is not located within a documented Flood Zone.

NATURAL CHARACTERISTICS TABLE

1. Total Lot Area:	40.63± Acres (Revised)
2. Wetlands Area:	2.191 Acres
3. Slopes 20% & Greater (Including Ledge):	9.541 Acres

ZONE CHANGE NOTES:

1. Zone R25 to Zone R25 Open Space Development Zone.
   Original 39.61 Ac. Parcel Only
2. Future Development to be serviced by Public Sanitary Sewer & Water extended from existing service on Allentown Road to the east ±2,250 L.F.

OPEN SPACE DEVELOPMENT ZONE NOTES:

1. TOTAL REVISED PARCEL AREA: 39.6064 Ac. + 1.54 Ac. - 0.52 Ac. = 40.63± Ac.
2. PROPOSED OPEN SPACE 24.216 ACRES. (59.6%)
   - 14.707 ACRES DEEDED TO THE CITY OF BRISTOL; V:1695 - PGS:126-132
   - 9.509 ACRES REMAINING WITH THE SADDLEBROOK DEVELOPMENT
3. REQUIRED OPEN SPACE 25% or 10.15 ACRES.
4. MAXIMUM NUMBER OF UNITS PERMITTED BASED ON TOTAL ACREAGE (SECTION V.B.4) IS 1.5 UNITS/ACRE FOR R25 ZONE.
   = 40.63 ACRES x 1.5 UNIT/ACRE = 60.94 UNITS.
5. INCREASE IN BASE DENSITY FOR ADDITIONAL OPEN SPACE PROVIDED ABOVE THE 25% MINIMUM. THE ZONING COMMISSION MAY PERMIT A 'ONE PERCENT' INCREASE IN BASE DENSITY FOR EACH ADDITIONAL 'ONE PERCENT' OF ADDITIONAL OPEN SPACE UP TO 25% OF THE BASE DENSITY (SECTION V.B.12.a.)
   ADDITIONAL OPEN SPACE = 59.8% -25% = 34.8% (Use Max. 25%)
   (a) 1.5 UNITS/ACRE (BASE DENSITY) X 25% (MAX. DENSITY BONUS) = .375 UNITS/ACRE (BONUS DENSITY)
   (b) 1.5 UNITS/ACRE (BASE DENSITY) + .375 UNITS/ACRE (BONUS DENSITY) = 1.875 UNITS/ACRE (ALLOWABLE DENSITY OF DEVELOPMENT)
   (c) 40.63 ACRES (PARCEL SIZE) x 1.875 UNITS UNITS/ACRE = 76 UNITS (MAXIMUM NUMBER OF UNITS ALLOWED)
6. PROPOSED NUMBER OF UNITS - PLANNED UNIT DEVELOPMENT

a - 13 - FOUR UNIT BUILDINGS =	52 UNITS
b - 12 - TWO UNIT BUILDINGS =	24 UNITS
TOTAL	76 UNITS

PARKING CALCULATIONS:

1. REQUIRED PARKING: 2 SPACES PER UNIT
   76 UNITS x 2 SPACES/UNIT = 152 REQUIRED SPACES

PARKING PROVIDED:

(46) 2 CAR GARAGES (=92)	:	92 SPACES
(30) 1 CAR GARAGES	:	30 SPACES
	=	123 SPACES
+ 1 SPACE BEHIND GARAGE	+	123 SPACES
	=	246 SPACES

DRIVEWAY SPACES: 10'x20' MIN.

DATE:	REVISION

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
100 50 0 100 200
1 Inch = 100 Feet

R. R. HILTBRAND and SURVEYORS

APPLICANT:
FRAGOLA
ENTERPRISES, LLC
865 WEST QUEEN STREET
SOUTHINGTON, CT. 06489

SADDLEBROOK

Lot 14 Allentown Road
Bristol, Connecticut

DATE: 09-05-17
SCALE: 1"=100'
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.:
OPEN SPACE DEVELOPMENT

PROPOSED 4' WIDE WALKING TRAIL; NATURAL GROUND COVER; TO BE FIELD LOCATED IN GENERAL AREA. TO BE CLEAR OF BRUSH, NO CLEARING OF TREES ABOVE 3 INCHES IN DIAMETER

FLARED END SECTION FL 866.0

RIP RAP EMERGENCY SPILLWAY FL 874.0 8' WIDE 3:1 SIDE SLOPES 12" THICK MODIFIED GRADE RIP RAP UNDERLAIN WITH NON WOVEN FILTER FABRIC

40' REAR YARD

OPEN SPACE

ORIGINAL PROPERTY LINE

PROPOSED WALKING TRAIL

15' SIDE YARD

BROOKVIEW CIRCLE

BOULDER COURT

SADDLEBROOK BOULEVARD

BROOKVIEW CIRCLE

BROOK LANE

OUTLET STRUCTURE TF 909.0 FL 898.0 (SEE DETAIL)

24" FLARED END SECTION FL 900.0

EMERGENCY OUTFALL 12" 15" RCP @ 2.00% FL 909.0 FLARED END SECTION

MH #1 TF 912.5 FL 908.75

MH #2

CB #1 TF 910.5 FL 906.75

CB #2 TF 909.0 FL 905.94

CB #3 TF 909.0 FL 905.94

CB #4 TF 909.0 FL 905.94

CB #5 TF 909.0 FL 905.94

CB #6 TF 909.0 FL 905.94

CB #7 TF 909.0 FL 905.94

CB #8 TF 909.0 FL 905.94

CB #9 TF 909.0 FL 905.94

CB #10 TF 909.0 FL 905.94

CB #11 TF 909.0 FL 905.94

CB #12 TF 909.0 FL 905.94

CB #13 TF 909.0 FL 905.94

CB #14 TF 909.0 FL 905.94

CB #15 TF 909.0 FL 905.94

CB #16 TF 909.0 FL 905.94

CB #17 TF 909.0 FL 905.94

CB #18 TF 909.0 FL 905.94

CB #19 TF 909.0 FL 905.94

CB #20 TF 909.0 FL 905.94

CB #21 TF 909.0 FL 905.94

CB #22 TF 931.98 FL 926.73

CB #23 TF 931.98 FL 926.73

CB #24 TF 931.98 FL 926.73

CB #25 TF 931.98 FL 926.73

CB #26 TF 931.98 FL 926.73

CB #27 TF 931.98 FL 926.73

CB

NOTE:
SEE TYPICAL BUILDING PLAN ON LANDSCAPING PLANS. BUILDINGS AND OR LAYOUTS OF DRIVEWAYS, WALKS etc.. ARE SUBJECT TO MINOR CHANGES. DETAILED PLOTS FOR BUILDING PADS ALONG WITH ARCHITECTURALS WILL BE SUBMITTED FOR BUILDING PERMIT.

DETENTION BASIN No. 2
~SEDIMENT POND~ (UNDER CONSTRUCTION)
SEE REPORT BY SOIL RESOURCE CONSULTANTS FOR PLANTING SPECIFICATIONS; SHEET 4 of CLEARING PRESERVATION PLANS.
POND TO HAVE POST INDICATING DEPTH OF SEDIMENT DURING CONSTRUCTION (SEE DETAIL)

DETENTION BASIN No. 1
~SEDIMENT POND~
"BUILT"

PROPOSED 4' WIDE WALKING TRAIL; NATURAL GROUND COVER; TO BE FIELD LOCATED IN GENERAL AREA. TO BE CLEAR OF BRUSH, NO CLEARING OF TREES ABOVE 3 INCHES IN DIAMETER

N/F MOUNTAIN VIEW TRAIL LLC PARCEL ID 10-3 V1497/569

N/F EN K MONAHAN & CHERYL A ARCEL ID 9-15C V629/775

N/F TINA PALOMBA & JEFFREY DUFOUR PARCEL ID 9-15B V1586/491

N/F NICHOLAS G BALTRUSH PARCEL ID 9-15A V1316/48

N/F JAMES W & DONNA BRAINARD PARCEL ID 9-15-1 V1211/454

BROOKVIEW CIRCLE
BOULDER COURT
BROOK LANE
SADDLEBROOK BOULEVARD
DETENTION BASIN ACCESS
BITUMINOUS DRIVEWAY
MAILBOX PAVILION
OPEN SPACE
40' REAR YARD
15' SIDE YARD
ORIGINAL PROPERTY LINE
PROPOSED WALKING TRAIL
CONCRETE or GRANITE CURB
CONCRETE CURB
NO CURB
LIMIT OF BITUMINOUS PAVING
ROCK OUTCROP
BUILDING UNDER CONSTRUCTION
FLAGGED INLAND WETLANDS
WETLANDS 0.173 Acres
100' REGULATED AREA
VERNAL POOL ROCK ELEV. 898.20 04-05-05
TREE TO BE FLAGGED WITH PLAQUE
TREES TO BE MARKED WITH CRITICAL HABITAT PLAQUE @ 50' O.C.
CRITICAL HABITAT POST & PLAQUE (TYP.) 10 EACH
(3) Visitor Spaces (Striped)
WOOD FENCE POSTS FOUND (TYP. W)
WIRE FENCE FOUND
FENCE POSTS (TYP.)
RAIL FENCE
STOCKADE FENCE
GATE
DEEDED T
DEED VOLU

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

DATE:	REVISION

North

APPLICANT:
FRAGOLA ENTERPRISES, LLC
865 WEST QUEEN STREET
SOUTHINGTON, CT. 06489

SADDLEBROOK
Lot 14 Allentown Road
Bristol, Connecticut

DATE: 09-05-17
SCALE: 1"=40'
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: 2

SITE LAYOUT PLAN

NOTE:
ALL UTILITIES TO BE INSTALLED UNDERGROUND

NOTE:
ALL UTILITIES TO BE INSTALLED UNDERGROUND

PROVIDE BACKFLOW PREVENTOR FOR SANITARY LATERALS; or OBTAIN WAIVER FROM BOARD OF PUBLIC WORKS)

N/F
MOUNTAIN VIEW TRAIL LLC
PARCEL ID 10-3
V1497/569

N/F
EN K MONAHAN &
CHERYL A
ARCEL ID 9-15C
V629/775

N/F
TINA PALOMBA &
JEFFREY DUFOUR
PARCEL ID 9-15B
V1586/491

N/F
NICHOLAS G BALTRUSH
PARCEL ID 9-15A
V1316/48

N/F
JAMES W & DONNA BRAINARD
PARCEL ID 9-15-1
V1211/454

I.P.
MON.
ORIGINAL PROPERTY LINE
15' SIDE YARD
PROPOSED WALKING TRAIL
40' REAR YARD
LOCATION OF WALKING TRAIL TO BE FIELD LOCATED IN GENERAL AREA. TO BE CLEAR OF BRUSH, NO CLEARING OF TREES ABOVE 3 INCHES IN DIAMETER
FLARED END SECTION FL 866.0
RIP RAP EMERGENCY SPILLWAY FL 874.0 8' WIDE 3:1 SIDE SLOPES 12" THICK MODIFIED GRADE RIP RAP UNDERLAIN WITH NON WOVEN FILTER FABRIC
OUTLET STRUCTURE TF 874.0 FL 866.28
FLAGGED INLAND WETLANDS
HYDRANT
8" G.V.
8" G.V. TO GRADE INV. 922.3
110' 8" PVC SDR35 SANITARY @ 3%
SMH TF 923.5 INV. 919.0
76' 8" PVC SDR35 SANITARY @ 1%
8" D.I.P. CL52 WATER
WATER LATERAL (Typ.)
4" G.V.
6" G.V.
4" TO 6" ECCENTRIC REDUCER (6" x 4" TEE & G.V. APPEAR TO BE INSTALLED)
6" TO 8" ECCENTRIC REDUCER (8" x 6" TEE & G.V. APPEAR TO BE INSTALLED) (CONTRACTOR SHALL VERIFY)
DRYWELL
AS-BUILT BLDG TF EL. 935.30
AS-BUILT BLDG TF EL. 936.50
AS-BUILT BLDG TF EL. 936.90
AS-BUILT BLDG TF EL. 936.90
AS-BUILT BLDG TF EL. 935.90
AS-BUILT BLDG TF EL. 936.50
AS-BUILT BUILDING TOP FOUNDATION EL. 927.82 WALKOUT BASEMENT ELEV. 918.50
AS-BUILT BUILDING TOP FOUNDATION EL. 927.82 WALKOUT BASEMENT ELEV. 918.50
AS-BUILT BUILDING TOP FOUNDATION EL. 929.73
AS-BUILT BUILDING TOP FOUNDATION EL. 934.83 WALKOUT BASEMENT EL. 924.43
AS-BUILT BUILDING TOP FOUNDATION EL. 915.08
AS-BUILT BUILDING TOP FOUNDATION EL. 909.80
AS-BUILT BUILDING TOP FOUNDATION EL. 909.80
AS-BUILT BUILDING TOP FOUNDATION EL. 909.80
AS-BUILT BUILDING TOP FOUNDATION EL. 909.80
BUILDING UNDER CONSTRUCTION
GARAGE FF 926.72
GARAGE FF 928.83
GARAGE FF 924.74
GARAGE FF 925.74
GARAGE FF 926.74
GARAGE FF 926.74
GARAGE FF 926

2025 ZONING ENFORCEMENT REPORT

The following complaints were investigated by the Zoning Enforcement Officer. This report also includes the number of abatements, citations, and permits issued by the Bristol Building Department for the current month. For comparison, data from the previous year is also listed for each complaint type and category.

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	**3**	**8**	**4**	**13**	**13**	**5**	**14**	**13**	**7**				
Year (24):	*2*	*2*	*0*	*4*	*8*	*10*	*5*	*10*	*3*				
Illegal Business:	**2**	**1**	**5**	**3**	**1**	**1**	**2**	**5**	**4**				
Year (24):	*0*	*1*	*1*	*4*	*2*	*2*	*0*	*4*	*1*				
Lack of Permit:	**11**	**4**	**14**	**17**	**12**	**18**	**7**	**15**	**12**				
Year (24):	*3*	*0*	*0*	*0*	*2*	*2*	*1*	*2*	*14*				
Accessory Structure:	**0**	**2**	**0**	**4**	**4**	**3**	**2**	**0**	**3**				
Year (24):	*1*	*0*	*1*	*0*	*1*	*1*	*0*	*1*	*0*				
Illegal Fence:	**1**	**0**	**6**	**7**	**0**	**2**	**2**	**8**	**4**				
Year (24):	*1*	*0*	*0*	*2*	*0*	*0*	*0*	*0*	*0*				
Illegal Sign:	**2**	**2**	**11**	**10**	**7**	**3**	**2**	**3**	**3**				
Year (24):	*0*	*0*	*0*	*0*	*1*	*1*	*0*	*0*	*0*				
Fowl:	**0**	**0**	**2**	**2**	**2**	**0**	**1**	**6**	**0**				
Year (24):	*0*	*1*	*1*	*1*	*0*	*0*	*0*	*5*	*1*				
Blight:	**6**	**10**	**14**	**19**	**14**	**40**	**32**	**15**	**22**				
Year (24):	*2*	*2*	*0*	*6*	*1*	*1*	*0*	*5*	*5*				
Lighting:	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**				
Year (24):	*0*	*0*	*0*	*1*	*1*	*1*	*0*	*1*	*0*				
Site Plan:	**2**	**1**	**2**	**1**	**0**	**1**	**1**	**2**	**1**				
Year (24):	*1*	*15*	*7*	*6*	*3*	*3*	*0*	*1*	*0*				
Illegal Rentals:	**2**	**1**	**4**	**1**	**10**	**3**	**2**	**3**	**1**				
Year (24):	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1*				
Miscellaneous:	**2**	**0**	**2**	**5**	**5**	**7**	**11**	**4**	**5**				
Year (24):	*3*	*0*	*1*	*0*	*4*	*0*	*0*	*5*	*3*				
2025 TOTAL:	**31**	**29**	**64**	**82**	**69**	**83**	**76**	**74**	**62**				
Year (24):	*13*	*21*	*11*	*15*	*18*	*21*	*6*	*34*	*28*				
ABATEMENTS:	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**				
Year (24):	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*				
CITATIONS:	**15**	**12**	**10**	**2**	**11**	**35**	**20**	**10**	**32**				
Year (24):	*6*	*2*	*3*	*0*	*3*	*1*	*1*	*1*	*3*				
PERMITS ISSUED:	**240**	**215**	**297**	**320**	**389**	**359**	**377**	**361**	**404**				
Year (24):	*275*	*234*	*250*	*300*	*351*	*321*	*321*	*296*	*389*				

Respectfully submitted,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer
October 10th, 2025