



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING OF MONDAY, NOVEMBER 3, 2025
MEETING ONLINE VIA ZOOM AND
BRISTOL CITY HALL – COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:30 PM

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/82893379539?pwd=WYo3WUz5WG4Ta2yUVulkpUwRpTjx.1>

Meeting ID:

828 9337 9539

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting - October 6, 2025
 - b. On-Site Inspection - October 25, 2025
4. Public Hearings
 - a. Application #2056 – Wetlands application for earth removal activity within the upland review area associated with the development of two residential dwelling units at 45 & 51 Grassy Road; Lot 216 & Lot 217 Ambler Road; Assessor's Map 20, Lots 214, 215, 216 and 217. H&T Holdings of Bristol, LLC, applicant.
 - b. Application #2057 – Wetlands application for the repair of an existing culvert including replacement of concrete slabs/decks, stabilization of abutments, installation of rip-rap and other repairs at 197, 211, 213, 215, 219 and 225 Park Street; Assessor's Map 12, Lots 111, 112, 113, 114, 115 and 116; Curt Michael Freedman, P.E., applicant.

- c. Application # 25-462F-312 – Floodplain application for the repair of an existing culvert including replacement of concrete slabs/decks, stabilization of abutments, installation of rip-rap and other repairs within the floodplain at 197, 211, 213, 215, 219 and 225 Park Street; Assessor's Map 12, Lots 111, 112, 113, 114, 115 and 116; Curt Michael Freedman, P.E., applicant.
- d. Application #2059 — Wetlands application for drainage improvements and other related construction activities with a disturbance within the upland review area and wetland proper at East Road; Assessor's Map 31, Lot ROW 1; City of Bristol Department of Public Works, applicant.

5. Receipt of New Applications

- a. Application #2061 - Wetlands application for the demolition of an existing structure and filling of excavation to grade at 1001 Stafford Avenue; Assessor's Map 53, Lot 148; Hartford RC Diocesan Corporation, applicant.
- b. Application #2062 - Wetlands application for the reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces. Additional improvements include a 45' wide drive-in-door to Building A and multiple stormwater basin/floodplain compensation areas for proposed and future parking at 300 Broad Street; Assessor's Map 43, Lot 100; 300 Broad Street Property LLC, applicant.
- c. Application #25-466F-314 - Floodplain application for the reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces. Additional improvements include a 45' wide drive-in-door to Building A and multiple stormwater basin/floodplain compensation areas for proposed and future parking at 300 Broad Street; Assessor's Map 43, Lot 100; 300 Broad Street Property LLC, applicant.
- d. Application #2063 - Wetlands application to install 3 new sonotubes 2' in diameter to support house at 355 Fall Mountain Road; Assessor's Map 10, Lot 66/3; Matthew Betti, applicant.
- e. Application #2064 - Wetlands application for the construction of a new multi-tenant industrial development, parking areas, and other associated improvements within the upland review boundary at 894 Middle Street; Assessor's Map 4, Lot 17-3 & 17-4-1; Carrier Construction Incorporated, applicant.

6. Old Business

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

7. New Business

8. Staff Reports

- a. IWWA Report - October 2025
- 9. Communications
 - a. Alternate Appointment - Commissioner Bridges
 - b. State DEEP Training Requirement
 - c. Farmington River Newsletter - Fall 2025
- 10. Conservation Topics
 - a. Public and Commissioner Concerns
- 11. Adjournment

REMINDER: The next Regular Meeting of the Inland Wetland Commission is Monday, December 1, 2025

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY OCTOBER 6, 2025**

By: Chairman Fisk

Time: 6:30 P.M.

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

ROLL CALL:

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

1. Call to Order

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

Chairman Fisk reminded the Agency the next Regular Meeting of the Inland Wetlands & Watercourses Agency of the Conservation Commission of the City of Bristol is Monday, November 3, 2025.

2. Public Participation

Michael J Dudko, 116 Lewis Road, Bristol addressed the commission regarding Application 2052 Lot 10 and 11, SW Bristol Business Park. Would like the commission to begin to address tree protection for legendary trees. I would guess these trees could be 120 years old. He showed aerial photos from 1934. Said the Trees should be checked by an arborist. Also provided photos from the ECD Commission packet.

Chairman Fisk suggested we continue to discuss this during the Conservation Topics.

Marc Casslar, GeoQuest, 2 Barnard Lane, Bloomfield, CT would like to know when the appropriate time would be to address the commission regarding Application #2060,180 Riverside Ave.

Chairman Fisk said it is not on the agenda and we will address it later in the evening and the Commission will decide if they accept it into the record.

3. Approval of Minutes

a. Regular Meeting - September 8, 2025

Chairman Fisk designated himself, regular Commissioners Duquette, Carros, Massaro, Valentino, Rooks with alternate Commissioner Klimek to vote on the September 8, 2025, regular meeting minutes.

MOTION: Move to approve the minutes of the September 8, 2025, regular meeting, as amended.

By: Rooks

Seconded: Massaro

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

4. Public Hearings
None

5. Receipt of New Applications

- a. Application #2055 – Wetlands application for the demolition of an existing structure at 40 West Street; Assessor's Map 29, Lots 159-160 & 161-163; 40 West Street LLC, applicant.

Chairman Fisk designated himself, regular Commissioners Duquette, Carros, Massaro, Valentino, Rooks with alternate Commissioners Klimek and Longo to vote on Application #2055.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
b. Application

The application was declared a complete application.

MOTION: Move to receive Application #2055.

By: Klimek

Seconded: Rooks

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

The application is received.

Attorney Timothy Furey, 43 Bellevue Ave, Bristol, Addressed the commission on behalf of the applicant. Att. Furey stated this is the old Chic Miller property, there is an underground conduit that runs completely underneath the property and exits towards N Main Street. Attorney Furey stated he does not believe this is a significant activity. and you can add as a condition any additional reasonable measures the town staff wants to make sure we protect those catch basins, even beyond what we've shown.

Commission Klimek asked, what is the City's ultimate goal for the property.

Attorney Furey stated that the initial goal is to tear down the building and remove the eyesore.

Charlie Talmadge 225 N Main Street, Bristol, said there is only a basement below the old showroom.

Commissioner Massaro asked if there were any storage tanks below the property, will they be removed.

Charlie Talmadge stated there are two underground tanks from heating oil that have been pumped out and currently hold rain water.

MOTION: Move to declare Application #2055 a non-significant activity.

By: Klimek

Seconded: Carros

Against: None.

Abstained: None.

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

The application was declared a non-significant activity.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: Move to approve Application #2055 – Wetlands application for the demolition of an existing structure at 40 West Street; Assessor's Map 29, Lots 159-160 & 161-163; 40 West Street LLC, applicant, in accordance with the plot plan and information submitted with standard stipulations, and follow through with the City Engineer with any issues that may arise.

By: Massaro

Seconded: Klimek

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

Against: None.

Abstained: None.

The application is approved.

- b. Application #2056 – Wetlands application for earth removal activity within the upland review area associated with the development of two residential dwelling units at 45 & 51 Grassy Road; Lot 216 & Lot 217 Ambler Road; Assessor's Map 20, Lots 214, 215, 216 and 217. H&T Holdings of Bristol, LLC, applicant.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Massaro, Valentino, Rooks with alternate Commissioners Klimek and Longo to vote on Application #2056.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Plan (Electronic Copy Only)
- d. Report, dated September 2, 2025, Hydrology Report (28 Pages.)

The application was declared a complete application.

MOTION: Move to receive Application #2056.

By: Klimek

Seconded: Rooks

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

Against: None.

Abstained: None.

The application is received.

Attorney James Ziogas, 104 Bellevue Ave, Bristol, representing the applicant addressed the Commission regarding the application. He mentioned the upland review areas, not wetlands areas. They do not plan to excavate the area. There may be some disturbance in the southeast corner. I will submit the application and ask for it to be declared a significant activity and request an onsite walk.

MOTION: Move to declare Application #2056 a significant activity and set a public hearing for the November 3rd 2025, meeting and schedule an onsite inspection for October 25th at 8:00 am.

By: Klimek

Seconded: Rooks

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

Against: None.

Abstained: None.

The application was declared a significant activity.

No one else spoke in favor of the application.

No one spoke against the application.

- c. Application #2057 – Wetlands application for the repair of an existing culvert including replacement of concrete slabs/decks, stabilization of abutments, installation of rip-rap and other repairs at 197, 211, 213, 215, 219 and 225 Park Street; Assessor's Map 12, Lots 111, 112, 113, 114, 115 and 116; Curt Michael Freedman, P.E., applicant.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Site photos (Exterior), from Curt Freedman, P.E., regarding 213 Park St., Et Al. (21 Pgs.)
- d. Site photos (Culvert Photos), from Curt Freedman, P.E., regarding 213 Park St., Et Al. (17 Pgs.)

The application was declared a complete application.

MOTION: Move to receive Application #2057.

By: Klimek

Seconded: Rooks

For: Duquette, Valentino, Klimek, Carros, Longo, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The application is received.

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, representing the applicant, provided a flash drive with photos of the culvert showing the repairs that would be needed. He stated that riprap will be installed on the exit of the culvert. Looking to stabilize a deck that is onto of the degrading culvert. There have been some repairs, previously replaced decks and slabs. Western end needs stabilization. Do not know when previous work was done or by whom. The abutment has had scouring and needs to be stabilized/repared to avoid catastrophic events. Gas line needs to be moved will have to work with Eversource.

Discussions were had regarding the applicant not having a set plan on the repairs. Commission agreed to have a site walk and name it a significant activity so that it does not stall the repairs process.

MOTION: Move to declare Application #2057 a significant activity and set a public hearing for the November 3rd 2025, meeting and schedule an onsite inspection for October 25th, 2025 to follow the earlier walk around 9:00 am.

By: Massaro

Seconded: Klimek

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

Against: None.

Abstained: None.

The application was declared a significant activity.

No one else spoke in favor of the application.

No one spoke against the application.

- d. Application #25-462F-312 – Floodplain application for the repair of an existing culvert including replacement of concrete slabs/decks, stabilization of abutments, installation of rip-rap and other repairs within the floodplain at 197, 211, 213, 215, 219 and 225 Park Street; Assessor's Map 12, Lots 111, 112, 113, 114, 115 and 116; Curt Michael Freedman, P.E., applicant.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Massaro, Valentino, Rooks with alternate Commissioners Klimek and Longo to vote on Application #25-462F-312.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. List of Property Owners

MOTION: Move to receive Application #25-462F-312.

By: Klimek

Seconded: Rooks

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

Against: None.

Abstained: None.

The application is received.

MOTION: Move to declare Application #25-462F-312 a significant activity and set a public hearing for the November 3rd, 2025, meeting and schedule an onsite inspection for October 25th around 9:30am.

By: Klimek

Seconded: Massaro

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

Against: None.

Abstained: None.

The application was declared a significant activity.

Anthony Lorenzetti stated that we want to make sure the capacity is not diminished.

Bill Stango, City Engineer, City of Bristol, let the record show this application is in early phases and any material to be put in the waterway should be considered. Anything within the waterway will reduce capacity. Please be aware of that.

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, said they would be restoring it to its previously existing condition.

No one else spoke in favor of the application.

No one spoke against the application.

- e. Application #2058 — Wetlands application for the demolition of a single-family dwelling and other related construction activities with a disturbance within the Upland Review Area of approximately 9,600 sq. ft at 396 Jerome Avenue; Assessor's Map 53, Lot 134-2-1; City of Bristol Department of Public Works, applicant.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Massaro, Valentino, Rooks with alternate Commissioners Klimek and Longo to vote on Application #2058.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Plan (Electronic Copy Only)

MOTION: Move to receive Application #2058.

By: Massaro

Seconded: Klimek

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

Against: None.

Abstained: None.

The application is received.

Lukasz Burkacki, Civil Engineer, City of Bristol, 111 North Main St., spoke on behalf of the applicant. He stated that over the past five years storms have caused flooding at 396 Jerome Ave due to a walk-in basement, this home met the criteria by NRCS qualifying it for this grant some funding to purchase, demolish and regrading and restoring the grades to their original state. The grading will be more cut than fill. Driveway and pavement will be removed and regraded.

Commissioner Rooks as why we would be leaving the driveway apron.

Bill Stango, City Engineer, City of Bristol, the Driveway is out of the scoop of the floodplain. We can change the plans.

Chairman Fisk asked if Commissioner Rooks would be ok with the application as is, with the recommendation to remove the driveway apron.

The application was declared a complete application.

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

By: Massaro

Seconded: Rooks

Against: None.

Abstained: None.

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

The application was declared a non-significant activity.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: Move to approve Application #2058 — Wetlands application for the demolition of a single-family dwelling and other related construction activities with a disturbance within the Upland Review Area of approximately 9,600 sq. ft at 396 Jerome Avenue; Assessor's Map 53, Lot 134-2-1; City of Bristol Department of Public Works, applicant, in accordance with the plot plan and information submitted with standard stipulations, and the recommendation to remove the driveway apron and add curbing back.

By: Rooks

Seconded: Klimek

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

Against: None.

Abstained: None.

The application is approved.

- f. Application # 25-458F-313 — Floodplain application for the demolition of a single family dwelling and associated construction activities within the floodplain at 396 Jerome Avenue; Assessor's Map 53, Lot 134-2-1; City of Bristol Department of Public Works, applicant.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Plan (Electronic Copy Only)

Chairman Fisk explained Applications #2059 and # Application #25-458F-313 would be heard concurrently, but voted on separately.

MOTION: Move to receive Application #25-458F-313.

By: Klimek

Seconded: Rooks

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

Against: None.

Abstained: None.

The application is received.

MOTION: Move to approve Application #25-458F-313 – Floodplain application for the demolition of a single-family dwelling and associated construction activities within the floodplain at 396 Jerome Avenue; Assessor's Map 53, Lot 134-2-1; City of Bristol Department of Public Works, applicant, in accordance with the plot plan and information submitted with standard stipulations, with the recommendation to remove the driveway apron and add curbing.

By: Klimek

Seconded: Rooks

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

The application is approved.

MOTION: Move to accept the revised date (October 6, 2025) plans for Application #2058 and Application #25-458F-313 – Floodplain application with our City liaisons approval.

By: Massaro

Seconded: Rooks

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

The revised dated plans were accepted.

- g. Application #2059 — Wetlands application for drainage improvements and other related construction activities with a disturbance within the upland review area and wetland proper at East Road; Assessor's Map 31, Lot ROW 1; City of Bristol Department of Public Works, applicant.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Plan (Electronic Copy Only)
- d. Existing Conditions Maps
- e. Roadway Plan Maps

The application was declared a complete application.

MOTION: Move to receive Application #2059.

By: Klimek

Seconded: Rooks

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

The application is received.

Lukasz Burkacki, Civil Engineer, City of Bristol, 111 North Main St., spoke on behalf of the applicant. He explained there have been larger and larger floods on Pleasantview Avenue as a result catch basin on East Rd have been surcharging at the intersection of Pleasantview Ave and East Rd. This has caused problems for the property owner at 113 East Rd. The proposed project is to install a new drainage system, that will redirect some of the flow from Pleasant View Avenue down west on East Road and be discharged into, the unnamed brook on the west side of Greystone Avenue. Part of the work will take place, right up onto that unnamed brook, within

the wetlands, as well as within the 100-foot upland review area. I don't have a plan, but the proposed plan is to install a splash pad, where the outfall is located, right up on the brook. And install 32-inch, or 36-inch, RCP pipe, in those wetlands areas, as well as the 100-foot upland review area. We will be installing, silt fencing right up against the unnamed brook, as well as the surrounding area, wherever we're installing pipe. Silt sacks around the catch basins, around the area where work will be taking place, as well as an anti-tracking pad, or a construction entrance. He stated he believes this will be a significant activity.

Mr. Lorenzetti asked how much piping will be put in?

Lukasz Burkacki, Civil Engineer, City of Bristol, 111 North Main St., stated within the wetlands and the upland review area total, it's 150 feet, in the wetlands, and then about 100 feet, within the upland review area.

MOTION: Move to declare Application #2059 a significant activity and set a public hearing for the November 3rd 2025, meeting and schedule an onsite inspection October 25th, 2025, at 9:30 am.

By: Klimek

Seconded: Rooks

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

The application was declared a significant activity.

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

- h. Application #1964 – Modification to Wetlands application at 1936 Perkins Street; Assessor's Map 58, Lot 16-1-2; Joseph D'Amato, applicant.

The Commission received the following items in their electronic packets:

- b. Assessor's Map with Inland Wetlands Watercourse Layers
- f. Application
- g. Plan (Electronic Copy Only)
- h. Existing Conditions Maps
- i. Roadway Plan Maps

The application was declared a complete application.

MOTION: Move to receive Application #1964.

By: Klimek

Seconded: Rooks

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

The application is received.

Attorney James Ziogas, 104 Bellevue Ave, Bristol, CT, representing the applicant addressed the Commission stating This is a wetlands modification from an approval this commission gave to, LED LLC at the time we, proposed a 10-lot subdivision in this area. The wetlands permit was granted in April of 2022. At that time, we had put proposed houses on the lots to show that they were certainly buildable. This deals with Lot 7. It comes all the way down to Perkins, and it's actually the lot next door to it, too, above it, down on Perkins. The proposal is not in the Inland wetlands area. The wetlands area has been delineated, previously approved. A conservation easement has already been granted to the City of Bristol. That is the heavily shaded areas around the perimeter of the house, and as you'll see up towards the detention pond to the northeast on the print. The proposed structure is the design of the house that the applicant is looking to build in this property. The proximity that it has to the Wetlands area to the north is approximately 57 feet, and it's shown on that plan. Since this is a modification, you'll see that in addition to the, Uplands Review area, we've shown a significant amount of, fabric barrier, in order to protect, the wetlands. There will be no disturbance, and again, it's for a single-family, residence. The, civil engineer. is here to answer any questions you have with respect to the specifics of that, but I do believe that in light of its previous application and previous approval, that this is an insignificant activity, for the development of this property as a single-family residence.

Rich Green with Robert Green Associates, 6 Old Waterbury Road, surveyors and engineers for the project. The only real grading change was behind the house. As far as everything from Perkins Street to the house for the driveway is per the subdivision plan. The applicant wanted to walk out in the back.

MOTION: Move to declare Application #1964 a non-significant activity.

By: Klimek

Seconded: Carros

Against: None.

Abstained: None.

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

The application was declared a non-significant activity.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: Move to approve Application #1964 – Modification to Wetlands application at 1936 Perkins Street; Assessor's Map 58, Lot 16-1-2; Joseph D'Amato, applicant, in accordance with the plot plan and information submitted with standard stipulations.

By: Klimek

Seconded: Carros

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

Against: None.

Abstained: None.

The application is approved.

MOTION Move to amend the agenda to hear Application#2060, – for 180 Riverside Avenue – ESHAA, LLC c/o Mohammad Milik, 180 Riverside Ave., Bristol, CT 06010 with maps.

By: Rooks

Seconded: Carros

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

The Application was added to the agenda.

MOTION: Move to receive Application #2060.

By: Rooks

Seconded: Carros

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

The application is received.

Marc Casslar, GeoQuest, 2 Barnard Lane, Bloomfield, CT., We're an environmental consulting firm representing the applicant. The applicant is in the process of replacing the tanks, and Pumps and pump islands. And as part of that activity, they will be excavating. It has not been fully delineated what the excavation area is. They will be overseeing the work to ensure that the environmental work that needs to be accomplished if there's any contaminated soil. And that the work is accomplished in accordance with Connecticut Department of Energy and Environmental Protection Regulations. We would hope that you would declare this an insignificant activity, if that's the correct terminology, in the City of Bristol. I do not believe that there will be any incursion into the wetland area. Though clearly, we are in a regulated area. There will be appropriate measures taken, silt fencing, perhaps hay bales, whatever, actually, will ensure that we meet whatever the requirements are with the City of Bristol to make sure that there is no impact.

Khalid Mahmood, 180 Riverside Ave, Bristol CT, the applicant addressed the commission. He explained the State shut them down as the tanks expired in June 2025.

Commissioner Massaro, Are they double-walled tanks? Do they have alarms in between the layers of the tanks? What sort of plans are going to be in place for spills, and there's a lot of questions that come up.

Marc Casslar, GeoQuest, 2 Barnard Lane, Bloomfield, CT, stated that the new installations are going to be in compliance with all Connecticut DEEP regulations. I don't know what the current tanks are, but I'm assuming that the new tanks are going to be in compliance with spill protection, alarm control, alarms.

Khalid Mahmood, 180 Riverside Ave, Bristol CT, because of the new law they will have double wall.

Commissioner Rooks asked them to include on the plans reflecting the wetlands and the river.

Khalid Mahmood, 180 Riverside Ave, Bristol CT, said they removed the side island, and there will now only be 3 tanks at the front of the building.

Anthony Lorenzetti, City Staff stated that the wetlands and the upland review are not shown in the survey. The floodway is not shown in the survey. I think you're above it, but it still needs to be shown, because the parcel has floodway on it. The survey needs to be signed and stamped by the surveyor. What's been done since the area has been disturbed and the job has been shut down.

Commissioner Rooks stated that he saw fencing and haybales around the area to cover the area.

Chairman Fisk stated he is concerned about the vents as well. With some of the concerns I feel we can approve with the condition of staff approval.

MOTION: Move to declare Application #2060 a non-significant activity.

By: Massaro

Seconded: Klimek

Against: None.

Abstained: None.

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

The application was declared a non-significant activity.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: Move to approve Application #2060 – for 180 Riverside Avenue – ESHAA, LLC, c/o Mohammad Milik, 180 Riverside Ave., Bristol, CT 06010 with maps, applicant, in accordance with the plot plan and information submitted with the stipulation that all plans are submitted to staff and staff signs off with wetland plans.

By: Klimek

Seconded: Carros

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

Against: None.

Abstained: None.

The application is approved.

6. Old Business

- a. Cease and Correct — 360 King Street & Map 47, Lot 5-1 King Street

The Commission received the following items in their electronic packets PREVIOUSLY

- a. Map "entitled Skytop Enterprises, LLC, revised date July 21, 2025, prepared by Cole Civil + Survey.
- b. Map "entitled Skytop Enterprises, LLC, dated June 26, 2025, prepared by Cole Civil + Survey.

The Commission agreed to continue the Cease & Correct at 360 King Street & Lot 47-5-1 to the

Anthony Lorenzetti, City Staff, stated that he discussed with Jeremy a proposed remediation plan on his property, that was presented to the commission. And wanted to make sure that Mr Lagace was aware and happy with it. And if he wanted to keep it moving.

Victor Lagace, 625 N. Main Street, Bristol, addressed the Commission and provided a letter which was read into the record by Chairman Fisk the letter stated "To Whom it may concern, I Victor Lagace will allow Jeremy to do the necessary corrections and cleanup to the property satisfy the City of Bristol, again he has permission from me to go onto the property to do so. Vic Lagace"

Commissioner Rooks stated we asked him to plant 5 trees are you happy with the plan?

Mr Lagace stated he was happy with the plan.

7. New Business

There was no new business.

8. Staff Reports

The Commission received the following items in their electronic packets:

- a. Inland Wetlands Enforcement Officer report, dated September 30, 2025, from Zachary Norton, Zoning Enforcement Officer, (Environmental Protection Technician)

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

By: Rooks

Seconded: Carros

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

The report is filed.

The Commission requested that completed applications be completed for one round and then removed for the next round.

9. Communications

- a. 2026 Regular Meeting Schedule

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Massaro, Valentino, Rooks with alternate Commissioners Klimek and Longo to vote on the 2026 Regular Meeting Schedule.

The Commission received the following items in their electronic packets:

- a. 2026 Meeting Schedule Memorandum, dated November 2, 2025

MOTION: Move to accept the 2026 meeting schedule Memorandum dated November 2, 2025.

By: Klimek

Seconded: Rooks

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

The revised 2026 schedule was approved.

- b. City Council Reappointment - Faye Duquette

The Commission received the following items in their electronic packets:

- a. Letter dated September 10, 2025, from Erica Cabiya, CCTC, Town and City Clerk, regarding the reappointment of Commissioner Faye Duquette as a regular Commissioner to the Commission.

10. Conservation Topics

a. Little League Tournament - parking

MOTION: Move to send a memo to the Parks Board as the Conservation Commission to be mindful of the parking on the ballpark.

By: Rooks

Seconded: Carros

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

Memo was approved and will be written by Commissioner Fisk and sent by the City.

b. Michael J Dudko, 116 Lewis Road, Bristol addressed the commission regarding their policy of protecting Historic trees.

Commissioner Rooks suggested the commission think on it and discuss it next month.

Commissioner Klimek said he feels it should be a case-by-case basis.

Commissioner Rooks agreed with Commissioner Klimek

Commissioner Carros agreed it should be a case-by-case basis and discussed the oldest tree in Bristol which was preserved when the medical building was built on RT 6.

Michael J Dudko, 116 Lewis Road, Bristol suggests testing trees to learn about them and their age. When they do look aged, that's negligence, in a way. To ignore it. It's a Conservation issue, and I'm pushing you to be the Conservation Commission.

11. Commissioner & Citizen Concerns

None

12. Adjournment

MOTION: Move to adjourn at 8:38 P.M.

By: Massaro

Seconded: Carros

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

This meeting was recorded.

Respectfully submitted,
Janet Little

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

David Rooks, Secretary

On-site Inspection meeting minutes

Saturday October 25, 2025

Application #2056 45 & 51 Grassy Road & Lots 216 & 217 Ambler Road

Time 8:00 A.M.

Attendees:

Zack Fisk, Mike Robinson, Dan Massaro, Dave Rooks, Jim Carros – IWC

Anthony A. Lorenzetti P.E., Robert Flanagan – City of Bristol

James Ziogas – Attorney for the applicant

Bob Green and Bob Green - Robert Green Associates

Tom Tabacco, Bob Tabacco, Josh Huard(?) – Tabacco Construction

Erik Madsen, Michele Panet, Michelle Rudy, - Friends of the Hoppers

Scott Herth(?) - Citizen

Minutes:

Chairman Fisk called the walk to order at 8:02 am. Attorney Ziogas and Bob Green led the tour, and explained to everyone where the wetlands and the upland review limits were. The upland review limits had been staked and flagged. The attendees also toured the area where the existing homes that are slated for removal are and witnessed the storage of items, vehicles, equipment and various types of debris. The meeting was adjourned at 8:19 am.

On-site Inspection meeting minutes

Saturday October 25, 2025

Application #2057 197, 211, 213, 215, 219 & 225 Park Street

Time 8:42 A.M.

Attendees:

Zack Fisk, Mike Robinson, Dan Massaro, Dave Rooks, Jim Carros – IWC

William Stango P.E., Anthony A. Lorenzetti P.E., Lukasz Burkacki– City of Bristol

Curt Freedman P.E. – Representing the applicants

Ken Kanaquin(?) – Resident 211 Park Street

Minutes:

Chairman Fisk called the walk to order at 8:42 am. Mr. Freedman showed the commission and staff where the culvert was located, and where he had concerns for deficiencies in the culvert and where they were in close proximity to some of the structures. The commission and staff also viewed the inlet and outlet of the structure. A leaking sewer was observed coming from the house to the rear. The meeting was adjourned at 9:07 am.

On-site Inspection meeting minutes

Saturday October 25, 2025

Application #2059 East Road Map 31, Lot Rights-of-Way 1

Time 9:20 am

Adjourned 9:33 am

Attendees :

Zack Fisk, Mike Robinson, Dan Massaro, Dave Rooks, Jim Carros – IWC

William Stango P.E., Anthony A. Lorenzetti P.E., Lukasz Burkacki – City of Bristol

Minutes:

Chairman Fisk called the walk to order at 9:20 am. Mr. Burkacki, and Mr. Stango showed the location of the proposed drainage project, and explained where the piping was to discharge, along with how the discharge will be designed. The Commission viewed the site from East Road looking northerly. The meeting was adjourned at 9:33 am.

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

For Office Use Only
APPLICATION NO. 2056
DATE FILED: 09-10-2025
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: H & T Holdings, LLC Signature: [Signature]
Address: 145 Burlington Ave. City: Bristol State: _____ Zip: _____
Telephone No.: 860 250-6160 ☐ home ☐ work Email: _____

2. PROPERTY OWNER(S):

Name: same Signature: [Signature]
Address: _____ City: _____ State: _____ Zip: 06417
Telephone No.: [Redacted] ☐ home ☐ work Email: [Redacted]

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 45 & 51 Grassy Road and Ambler Road
Assessor's Map No.: 20 Assessor's Lot No.(s): 214-217

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

NO Wetlands ARE TO DISTURBED
NO Wetlands located on the property

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

two lot residential use

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

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

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

☐ yes ☐ no

If "yes", see instructions for submission requirements.

Hyperlink:

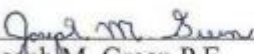
[https://www.bristolct.gov/DocumentCenter/View/50071/2025 09 02 Report](https://www.bristolct.gov/DocumentCenter/View/50071/2025%2009%20Report)

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

September 2, 2025



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

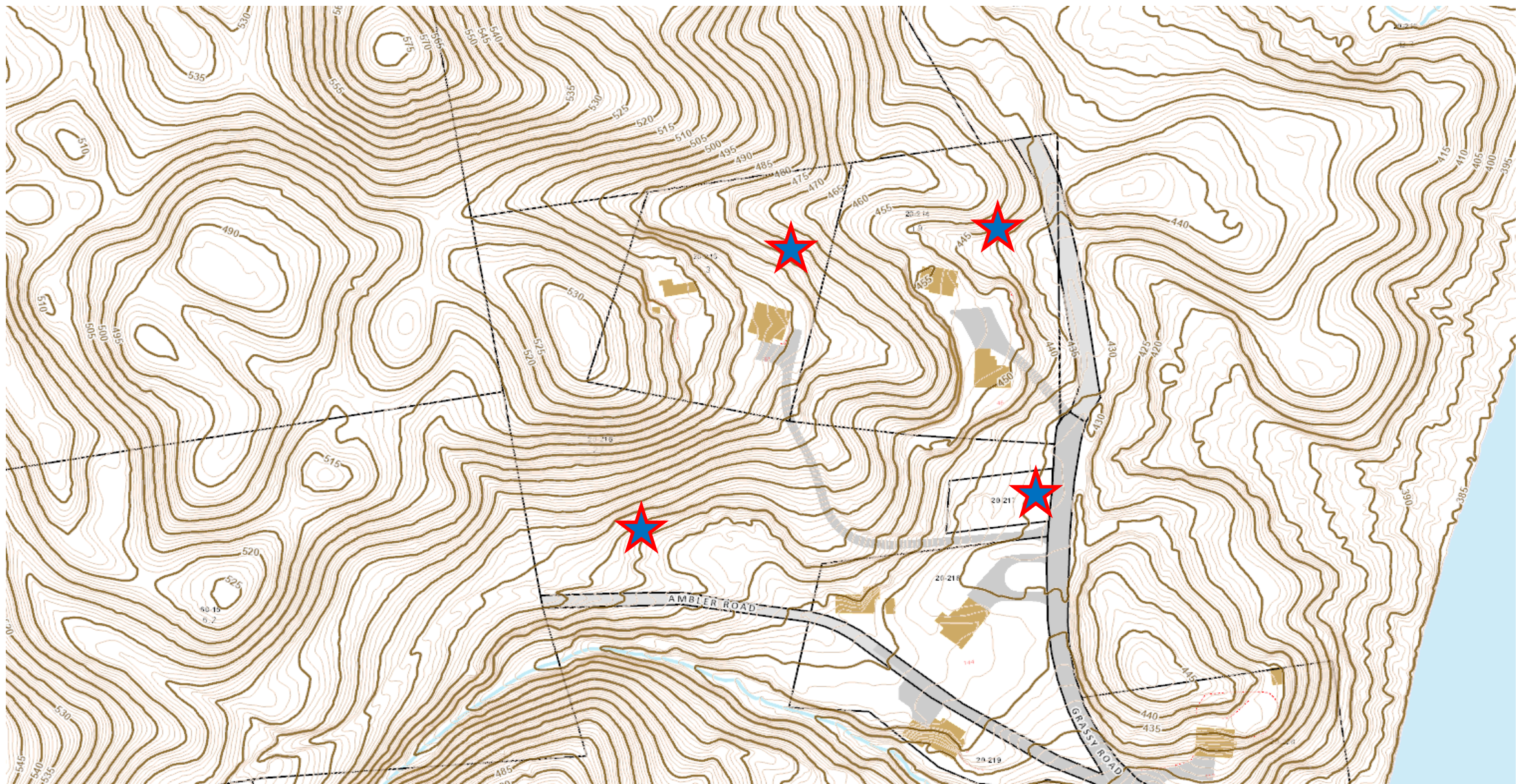

Joseph M. Green P.E.
Reg. No. 0026292



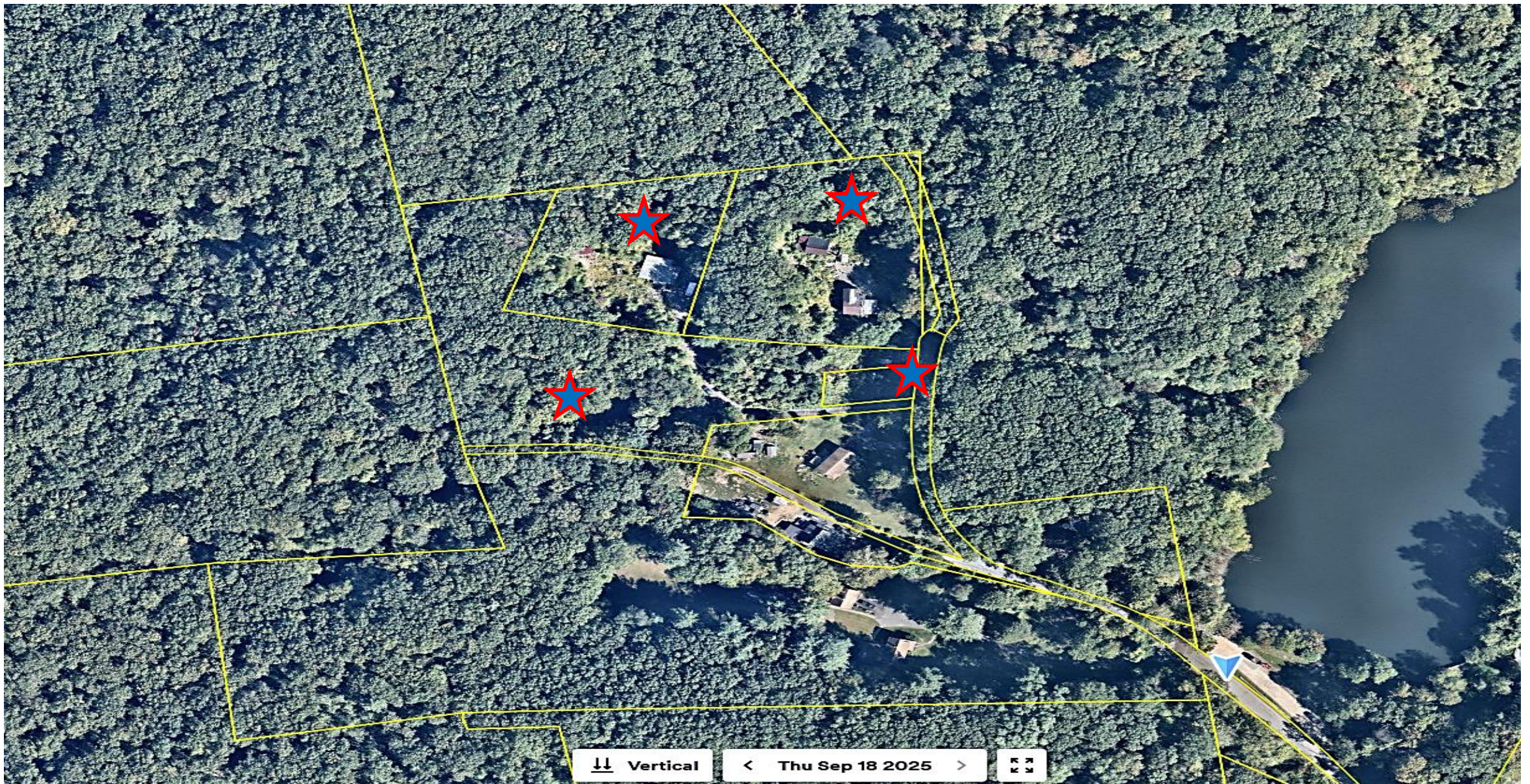
45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd – Floodplain
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217



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



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

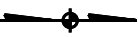


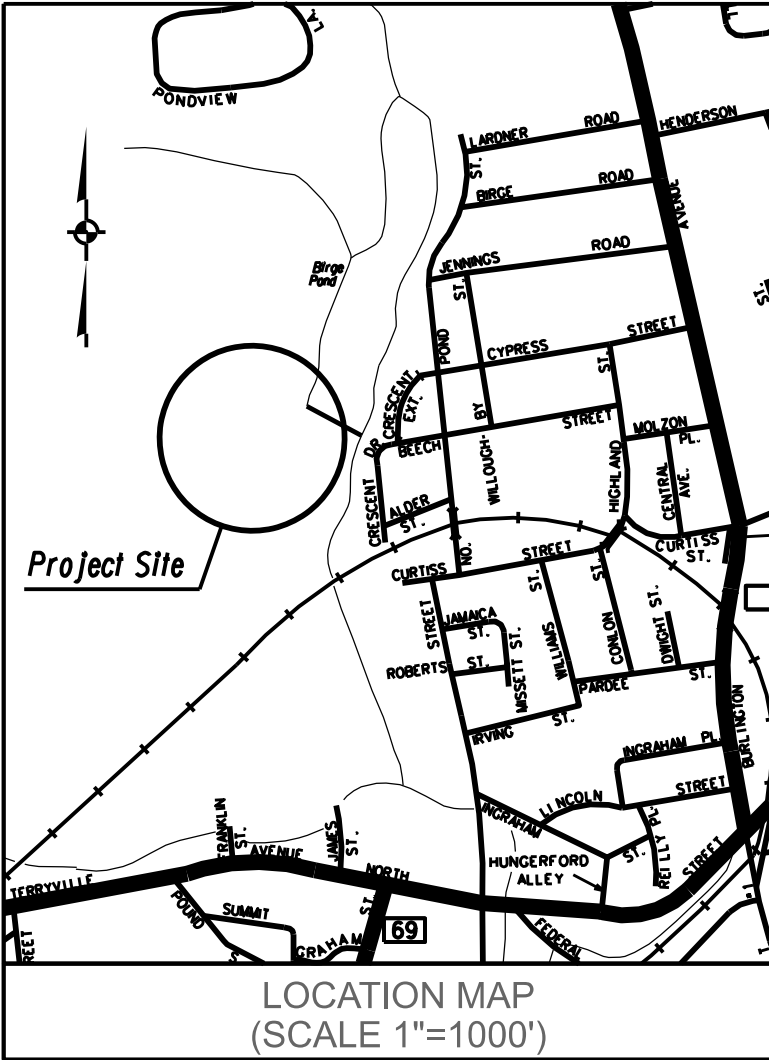
45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd
Current Aerial
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217

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

JULY 1, 2025

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

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

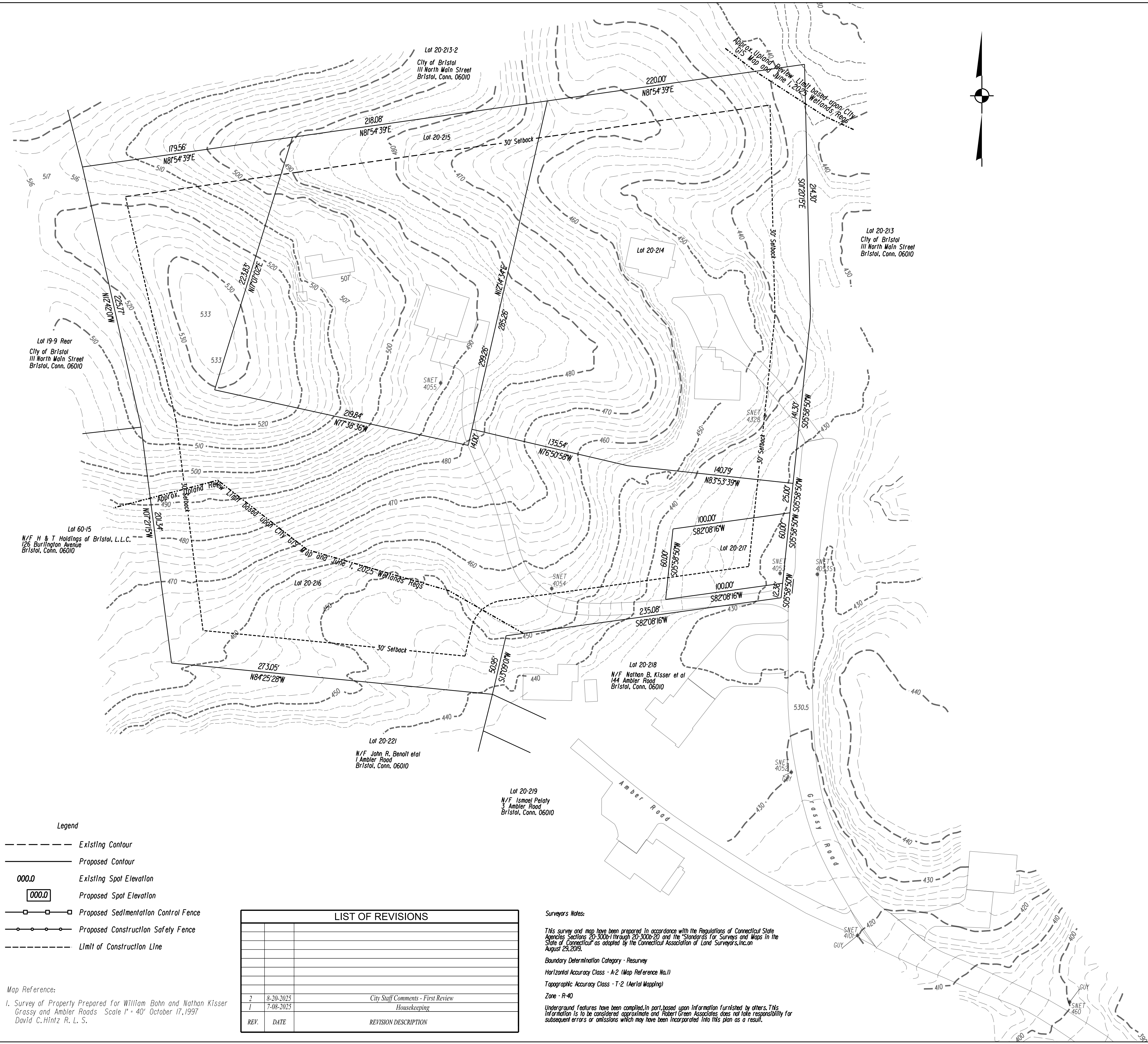


Applicant:
H & T HOLDINGS of BRISTOL, L. L. C.

c/o ROBERT TABACCO
(860)-250-6160

Surveyor/Civil Engineer:

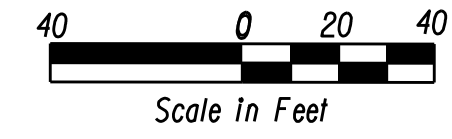
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135



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

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

Scale 1" = 40' July 1, 2025



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

Robert Green Associates L.L.C.

Sheet 2 of 6

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
2	8-20-2025	City Staff Comments - First Review
1	7-08-2025	Housekeeping

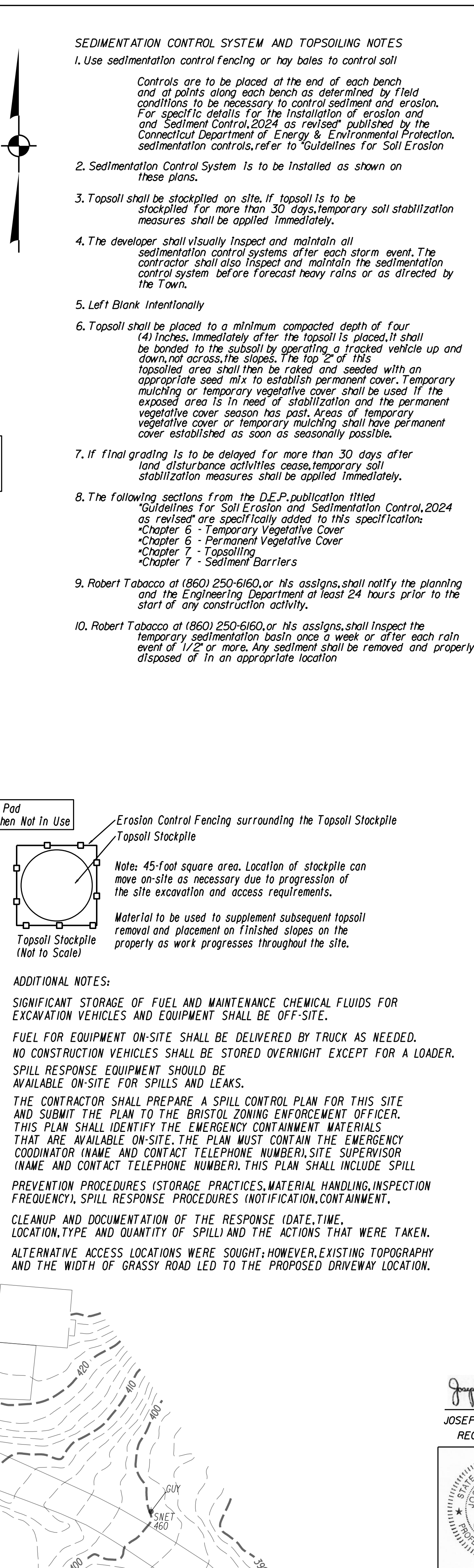
Surveyor's Notes:
This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300a through 20-300c-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on August 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.



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



Site Grading Plan

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

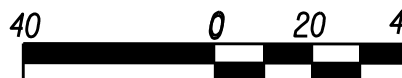
Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025



A horizontal scale bar with alternating black and white segments. It is marked with the numbers 40, 0, 20, and 40 from left to right. Below the bar, the text "Scale In Feet" is written.

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

RMCSH

Sheet 3 of 6

Surveyors Notes:

This survey and map have been prepared in accordance with the provisions of the Connecticut General Statutes, Sections 20-300b-1 through 20-300b-20 and the State of Connecticut as adopted by the Connecticut Assembly on August 29, 2019.

Boundary Determination Category - Resurvey

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

Topographic Accuracy Class - T-2 (Aerial Mapping)

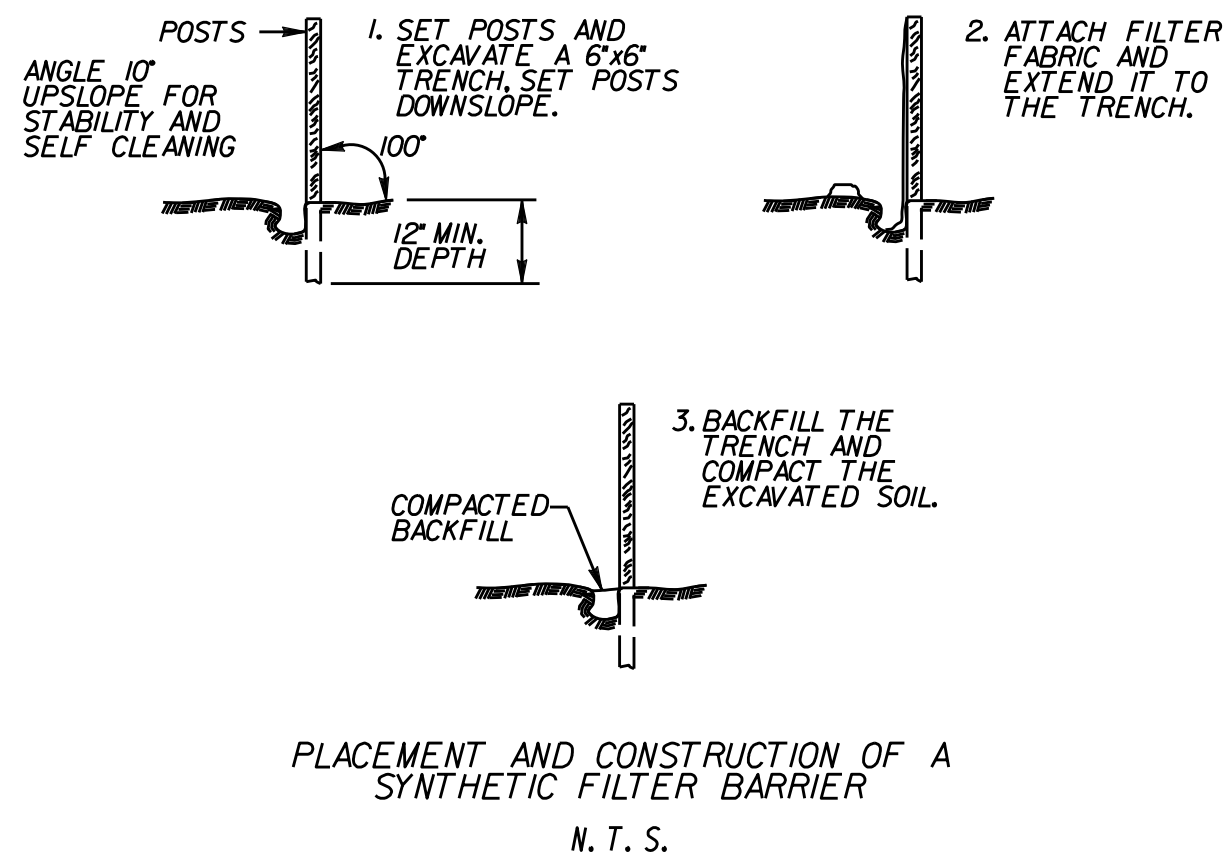
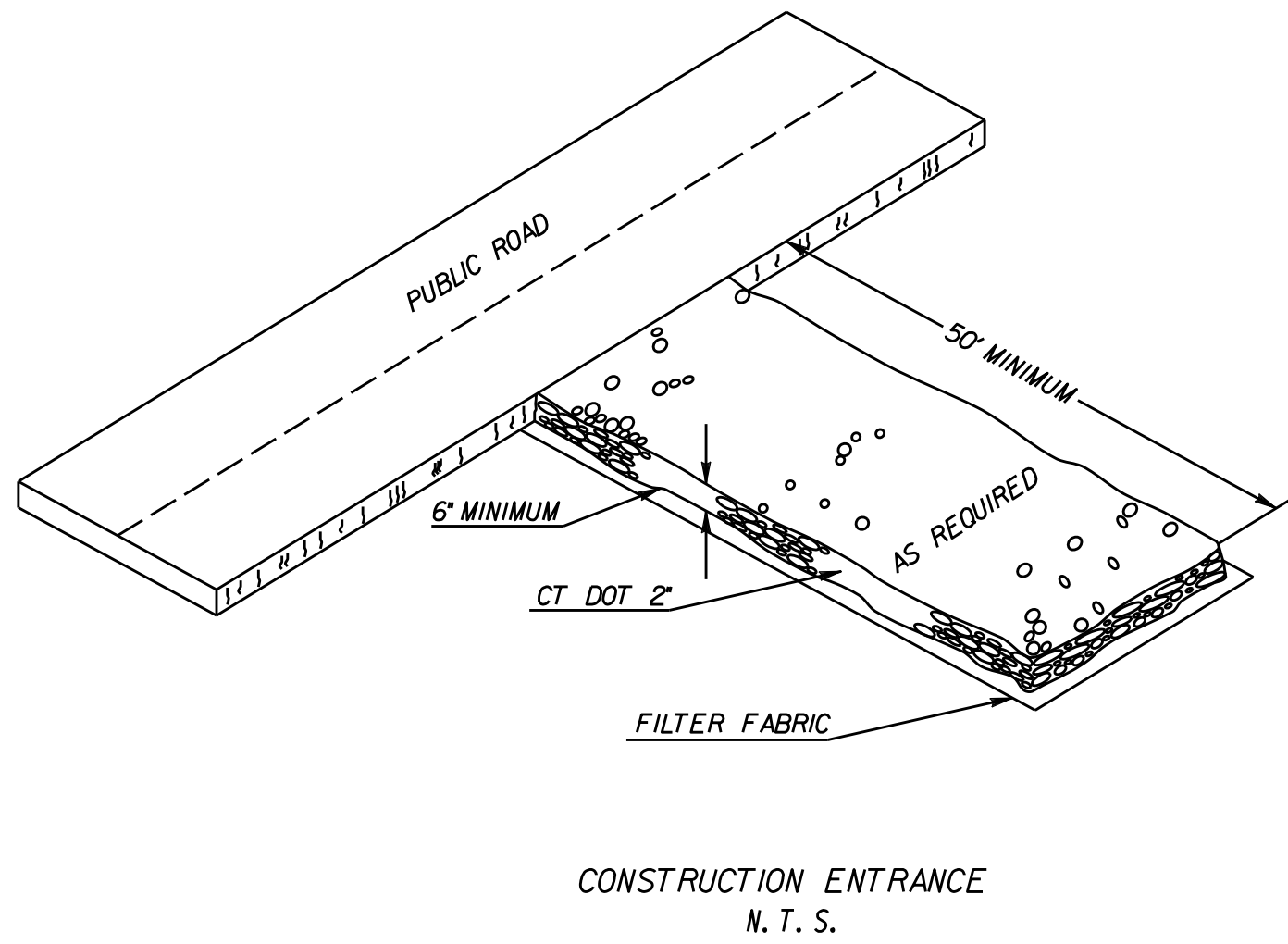
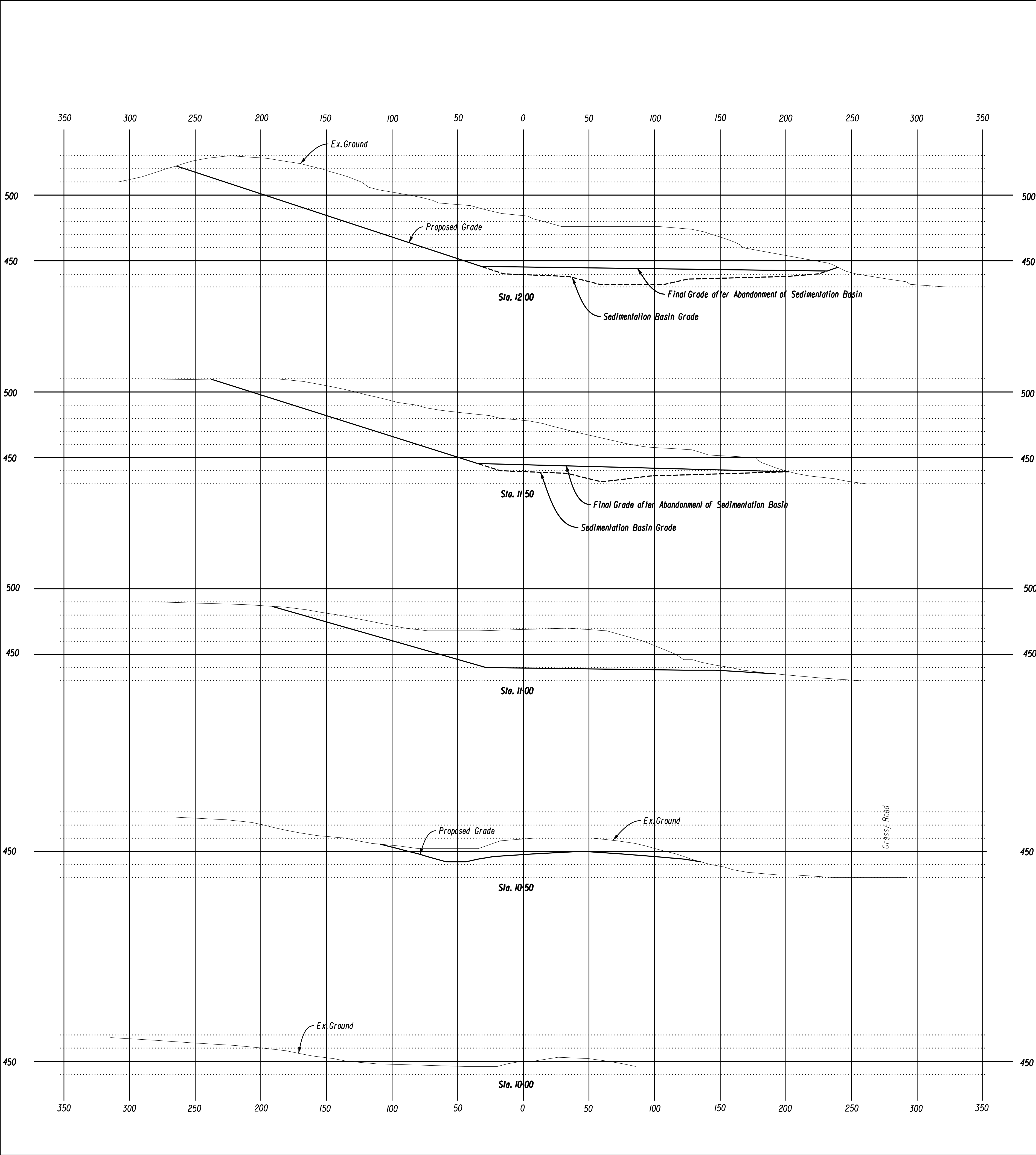
Zone - R-40

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Map Reference:
I. 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.

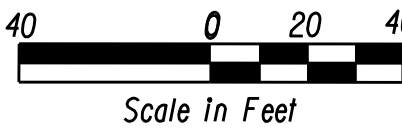
CONSTRUCTION SEQUENCE

1. Stakeout sedimentation control system as shown on the plans.
2. Install sedimentation control system.
3. Install construction safety fence.
4. Clear and remove trees and shrubs.
5. Commence material removal and stabilize slopes upon completion of the work in the specific area.



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



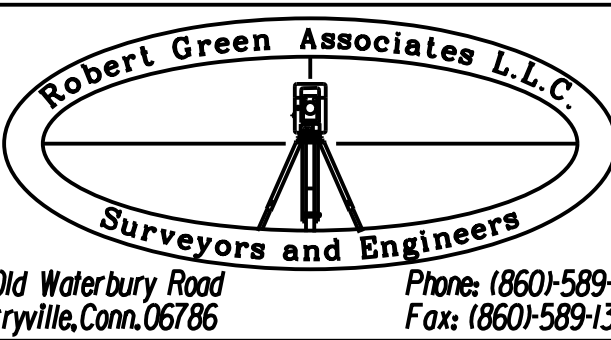
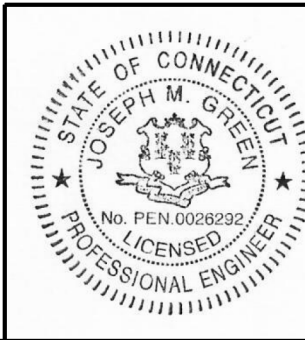
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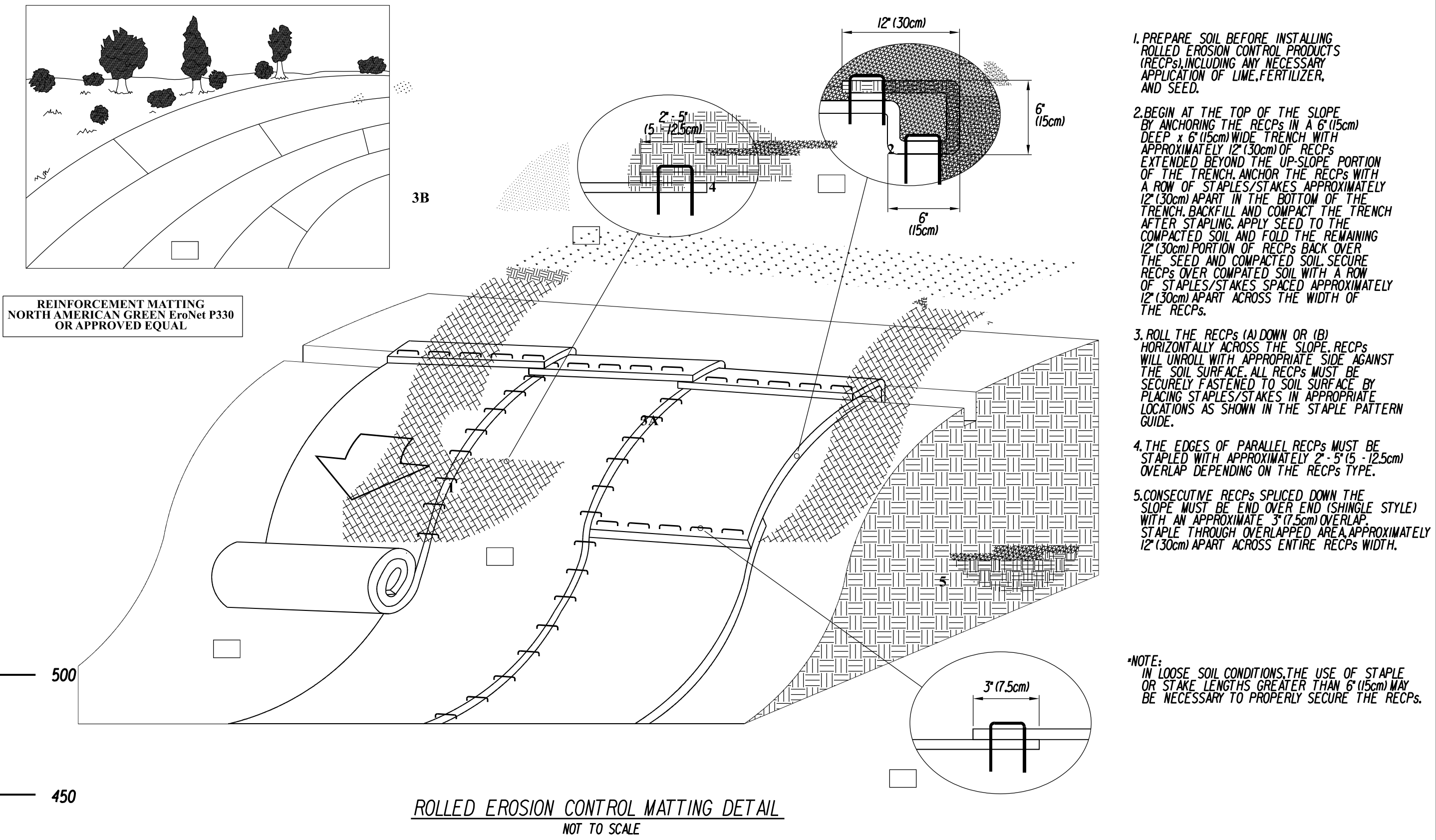
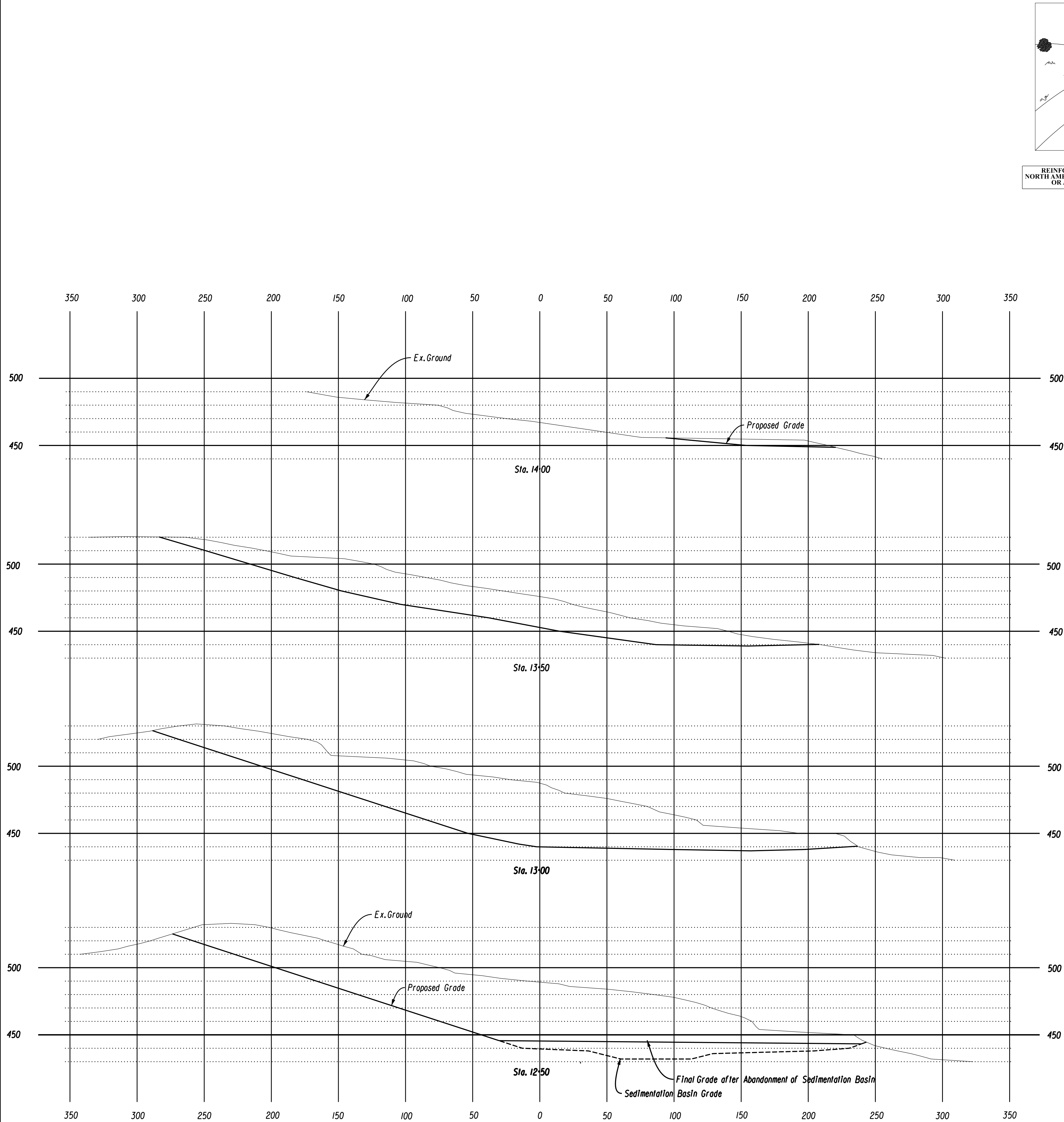
JOSEPH M. GREEN P.E.

REG. NO. 0026292

Sheet 4 of 6

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





Miscellaneous Notes and Details

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

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

40 0 20 40
Scale In Feet

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

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

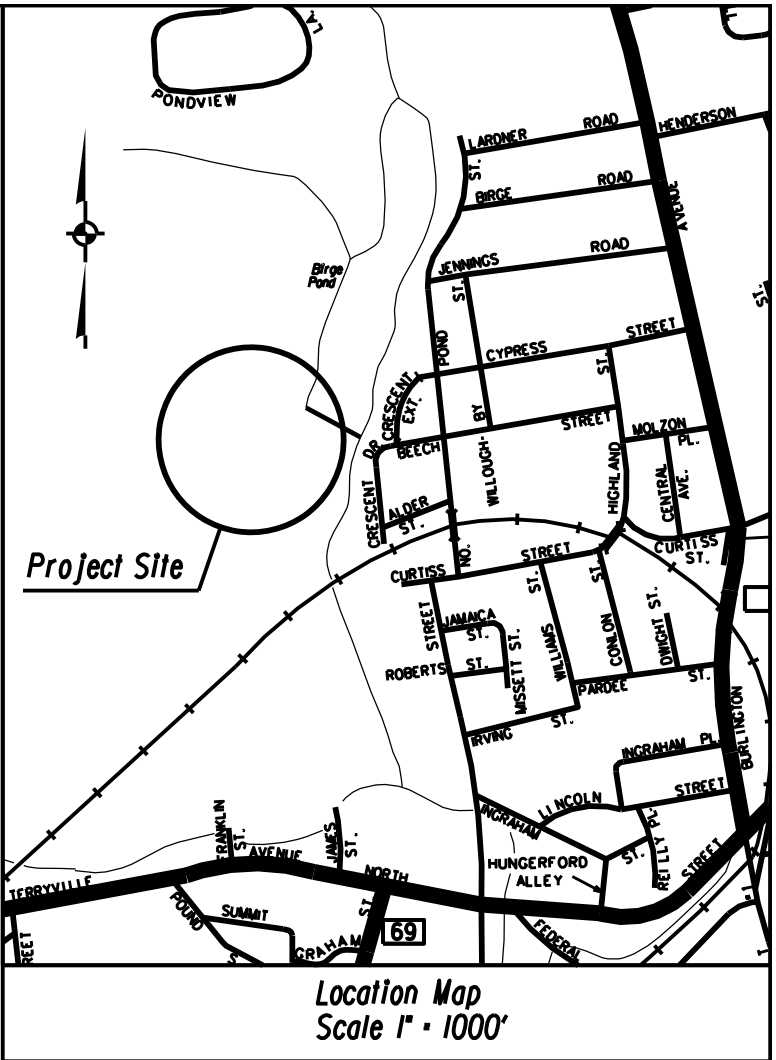
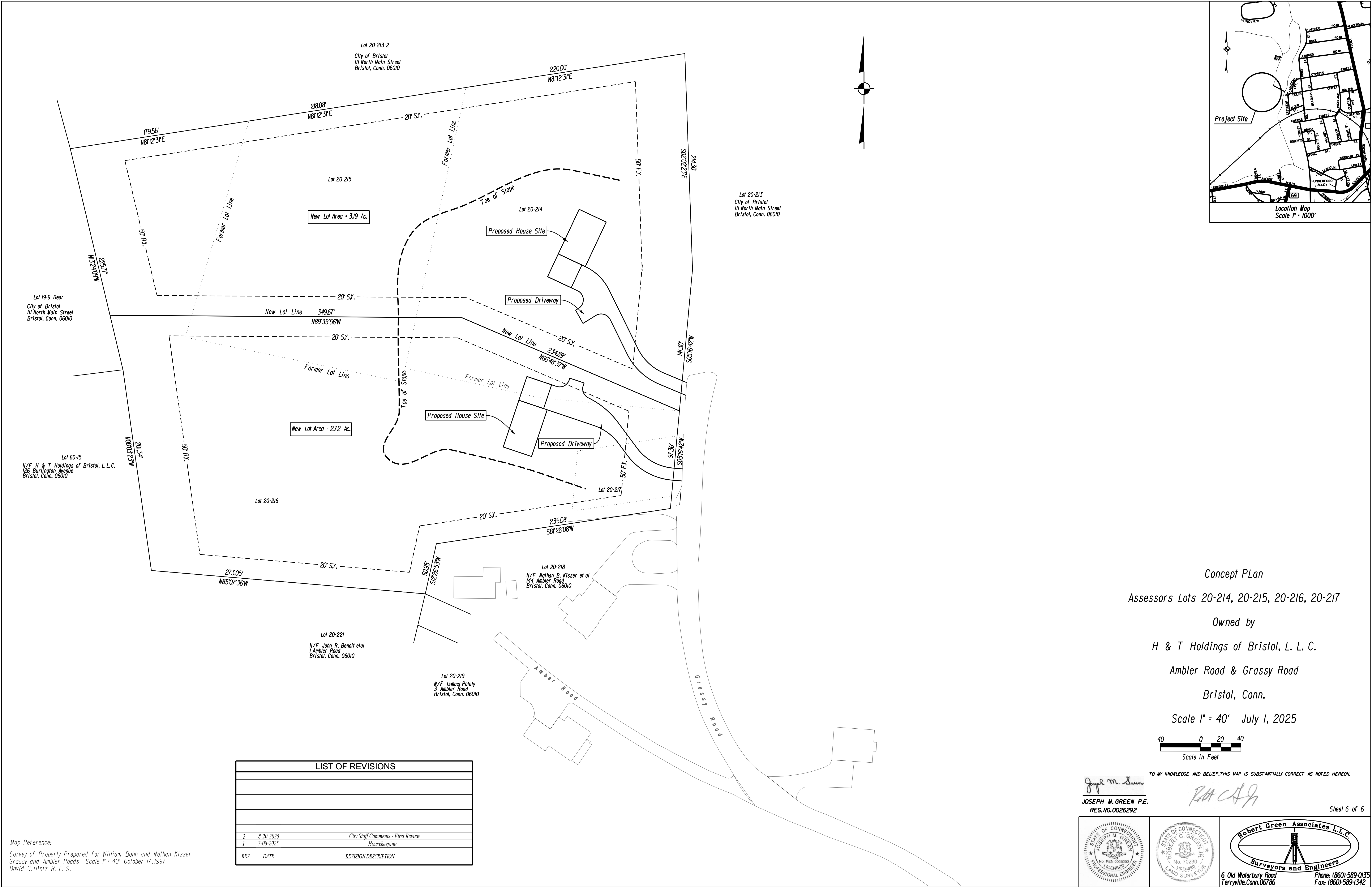
Joseph M. Green

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

Sheet 5 of 6

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

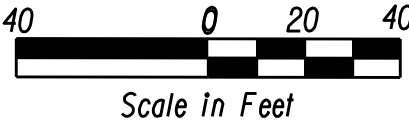
Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860) 589-0135
Fax: (860) 589-1342



Concept 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



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

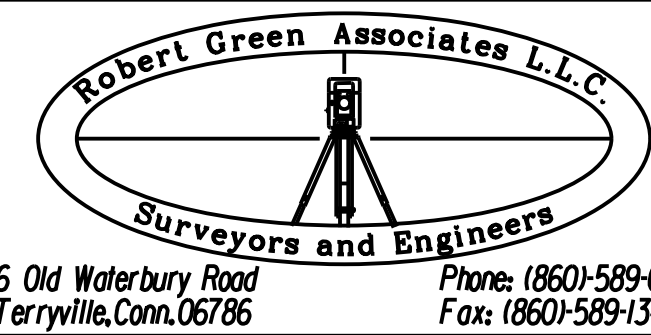
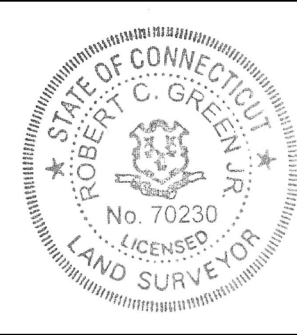
Joseph M. Green
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Robert Green Associates L.L.C.

Sheet 6 of 6

Map Reference:
Survey of Property Prepared for William Bohn and Nathan Kisser
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David C. Hintz R. L. S.

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



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

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

1. APPLICANT:

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

2. PROPERTY OWNER(S):

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

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 197,211, 213,215,219, 225 Park Street
Assessor's Map No.: 12 Assessor's Lot No.(s): 111, 113, 112, 114, 115, 116

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

Repair of existing culvert, there is no vegetation disturbed.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Replace concrete slabs/decks.

Repair the culvert, stabilize abutments, re-line stone abutments with concrete,
install rip-rap, patch and repair cracks, openings, other minor repairs. Wood deck repair.

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

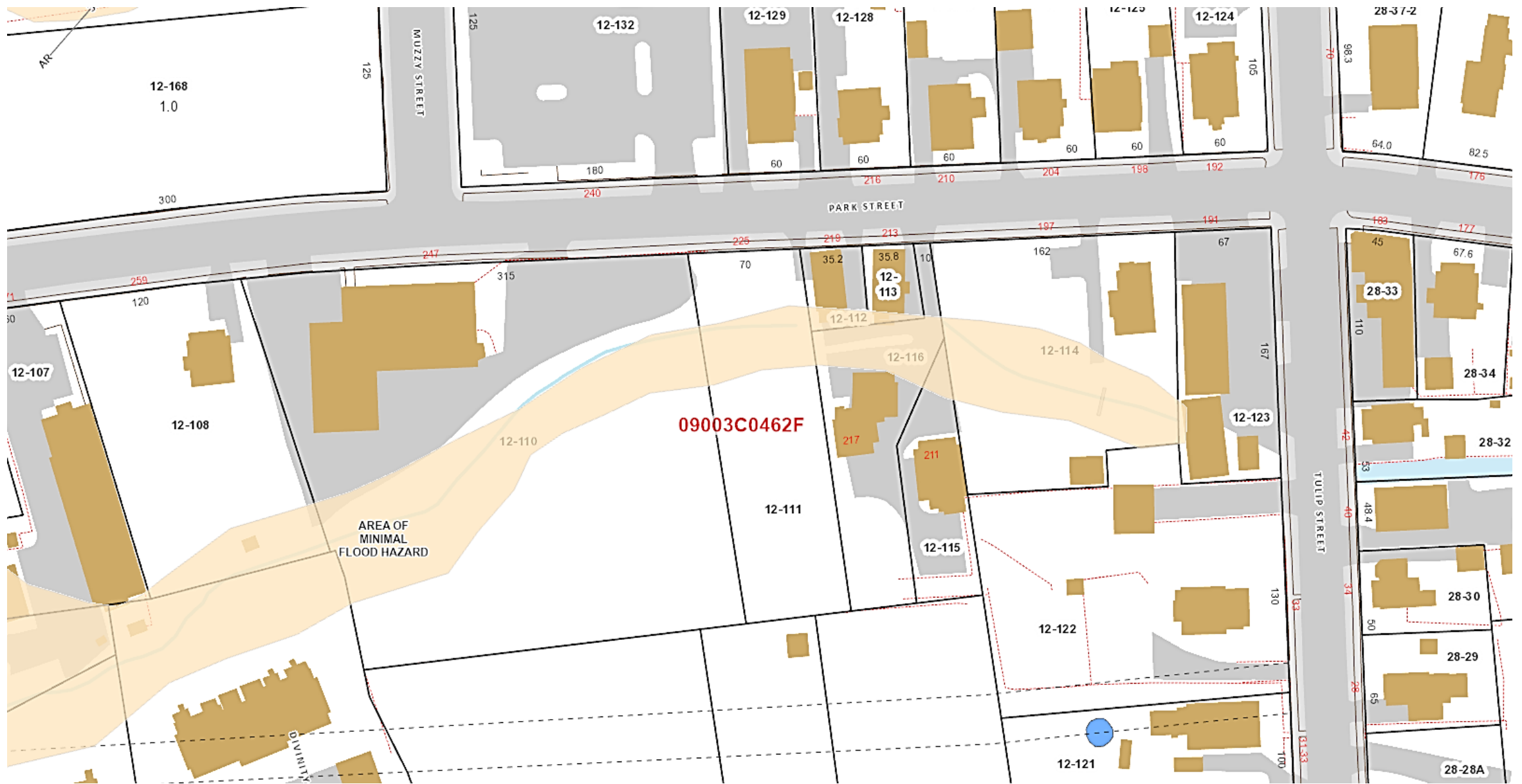
- [] a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- [] b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands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

6. FLOW CALCULATIONS:

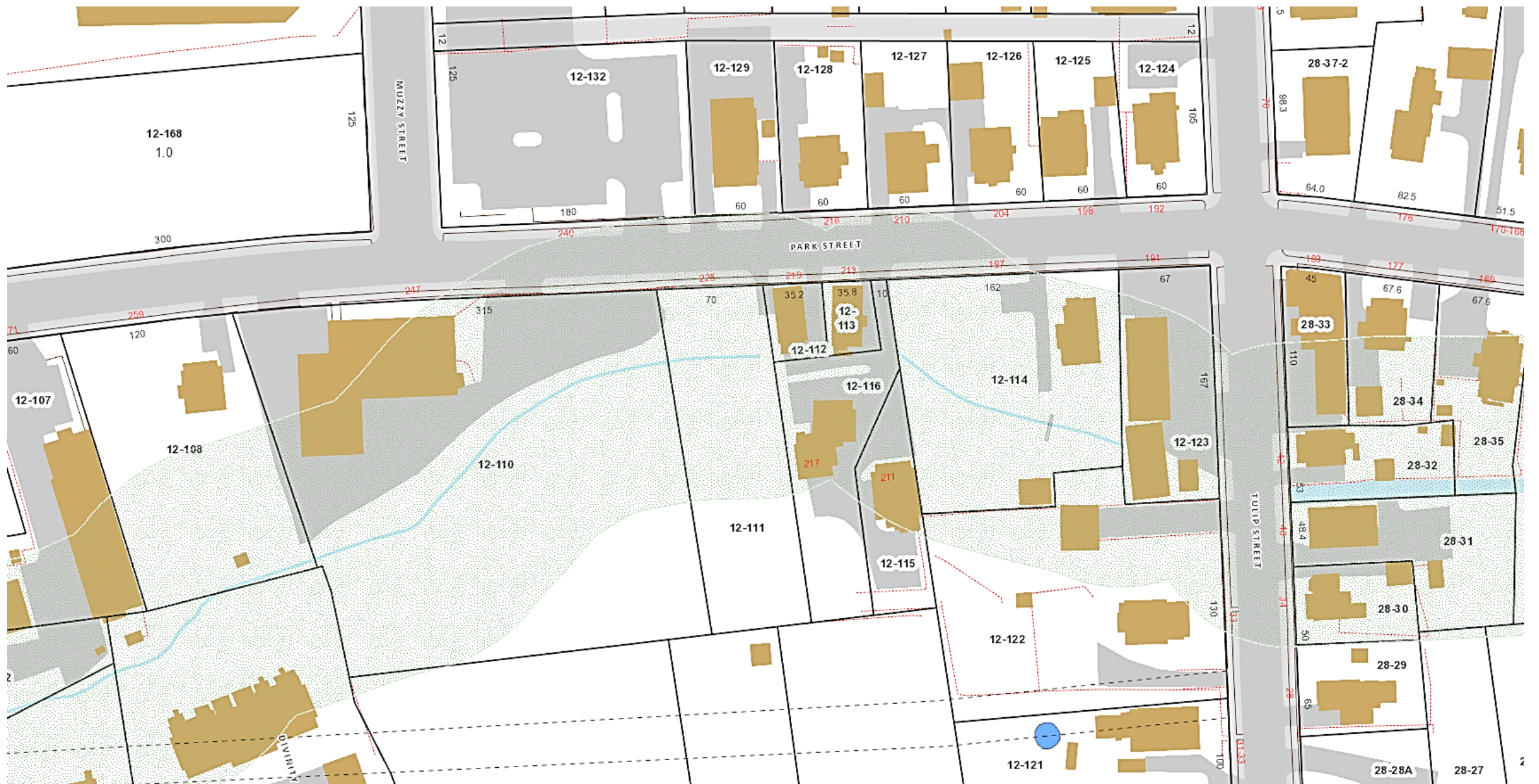
Does a watercourse flow through the subject property?

[] yes [] no

If "yes", see instructions for submission requirements.



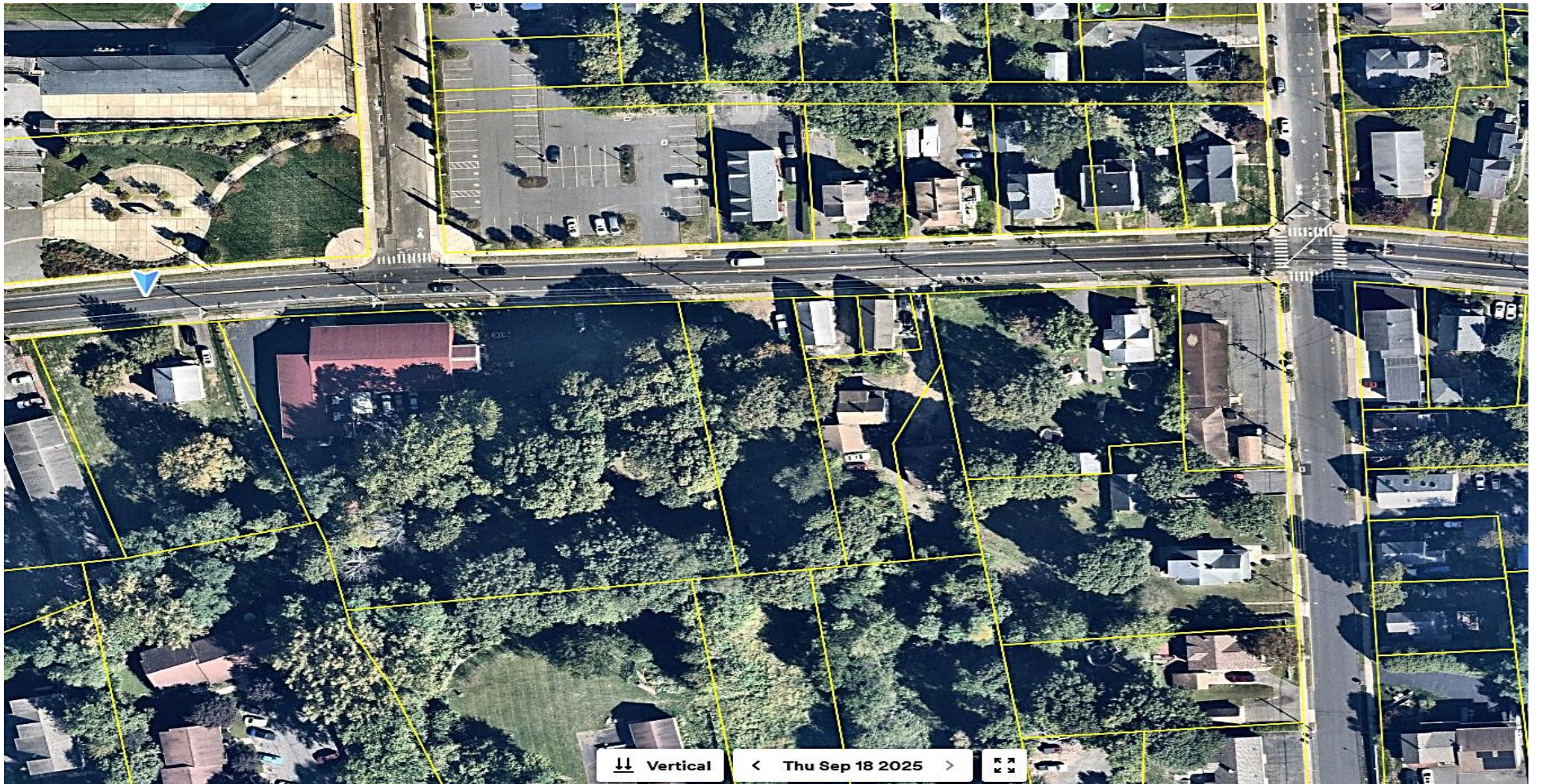
197, 211, 213, 215, 219 and 225 Park Street – Floodplain
Map 12, Lots 111, 112, 113, 114, 115 and 116



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



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



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

Photo Report
213 Park Street et al.

Bristol, CT

October 11, 2025

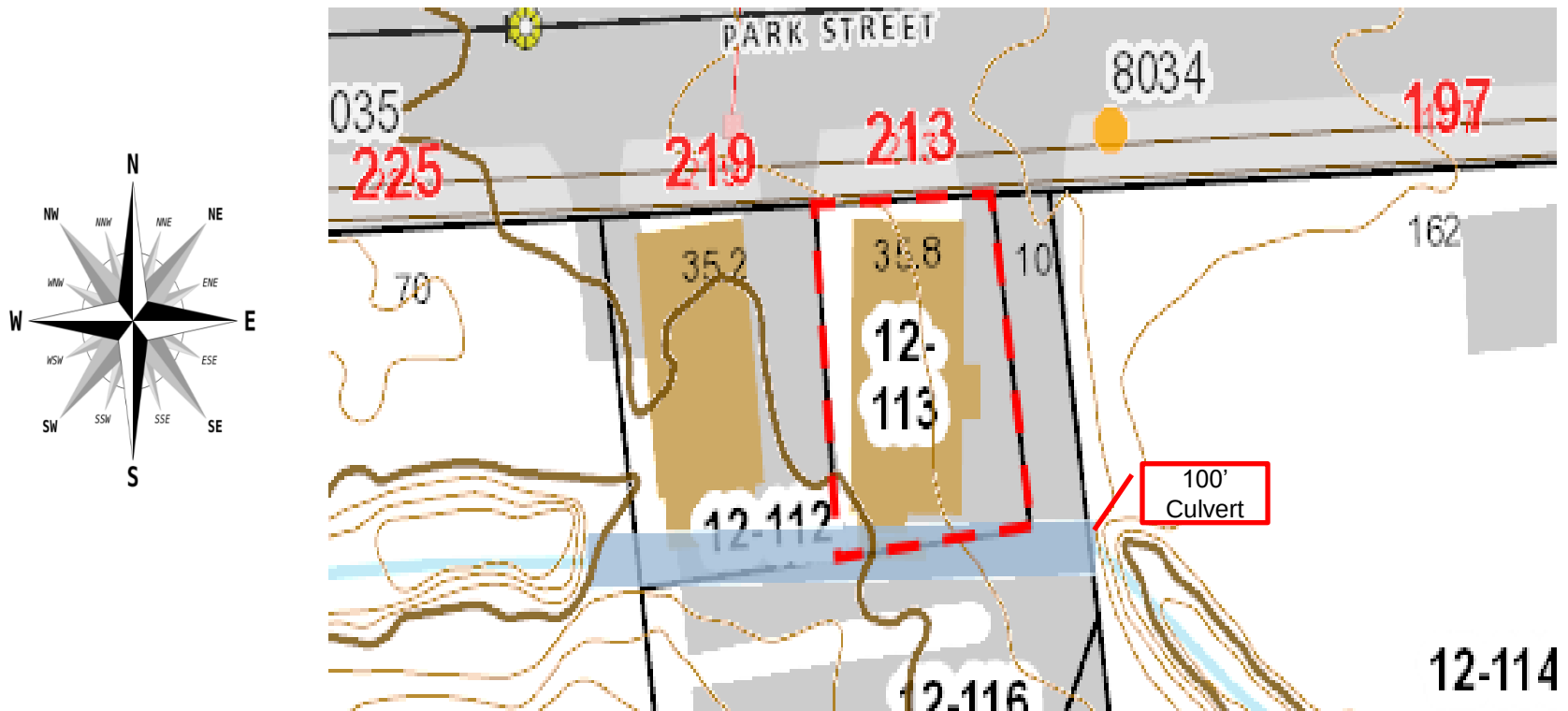
Curt M. Freedman, PE
CMF Engineering, Inc.
24 Ridge Road
Longmeadow, MA 01106

E:

T: (413) 567-1175



Site plan with topography indicated (Note the subject **100'** culvert)

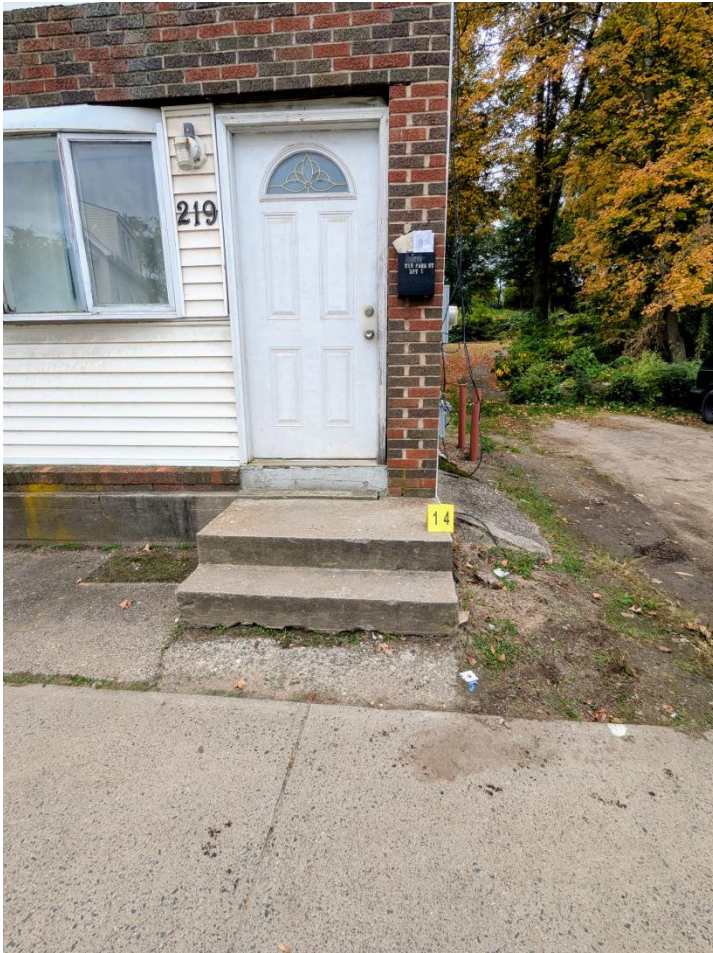


West end of culvert (0')

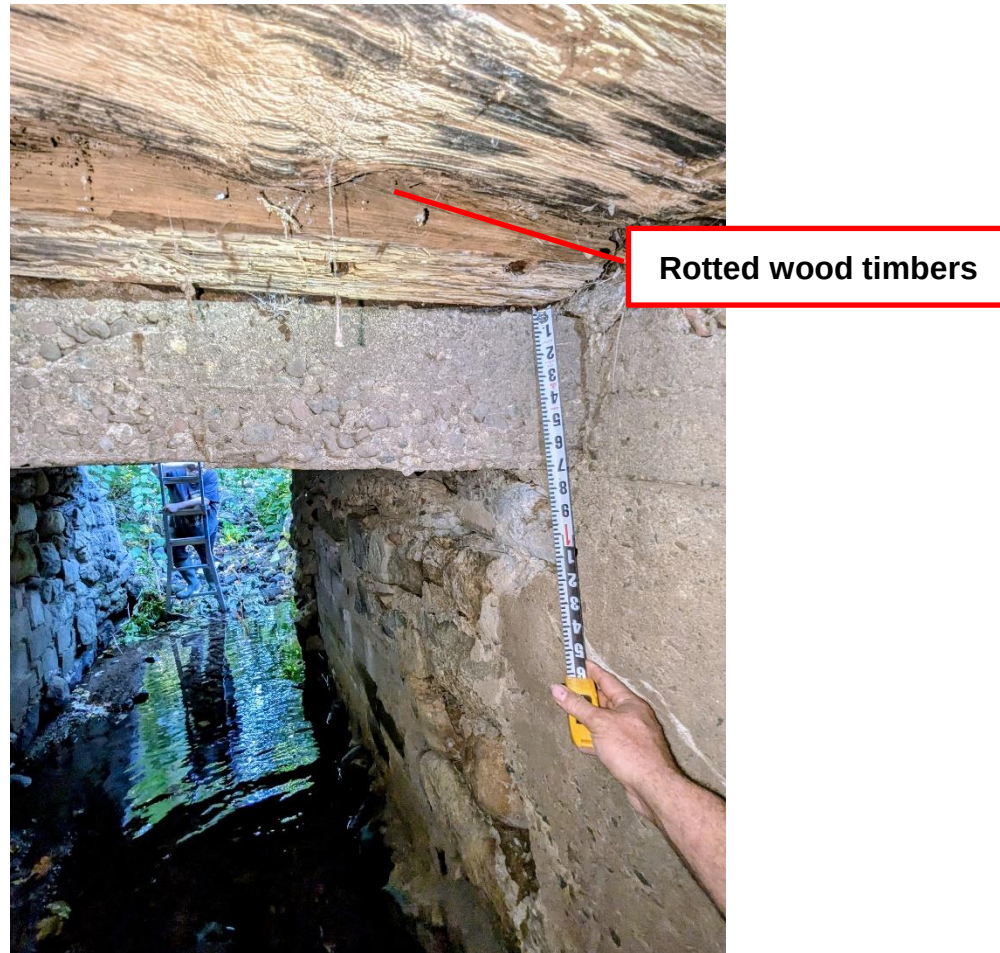


213 Park Street, et al. Bristol, CT
(10/11/2025)

14' from west end (#219 Park)



14' from west end of culvert



20' from west end of culvert



Rotted wood timbers

Northern abutment @13'-17'



213 Park Street, et al. Bristol, CT
(10/11/2025)

14' (west end of 219 Park)



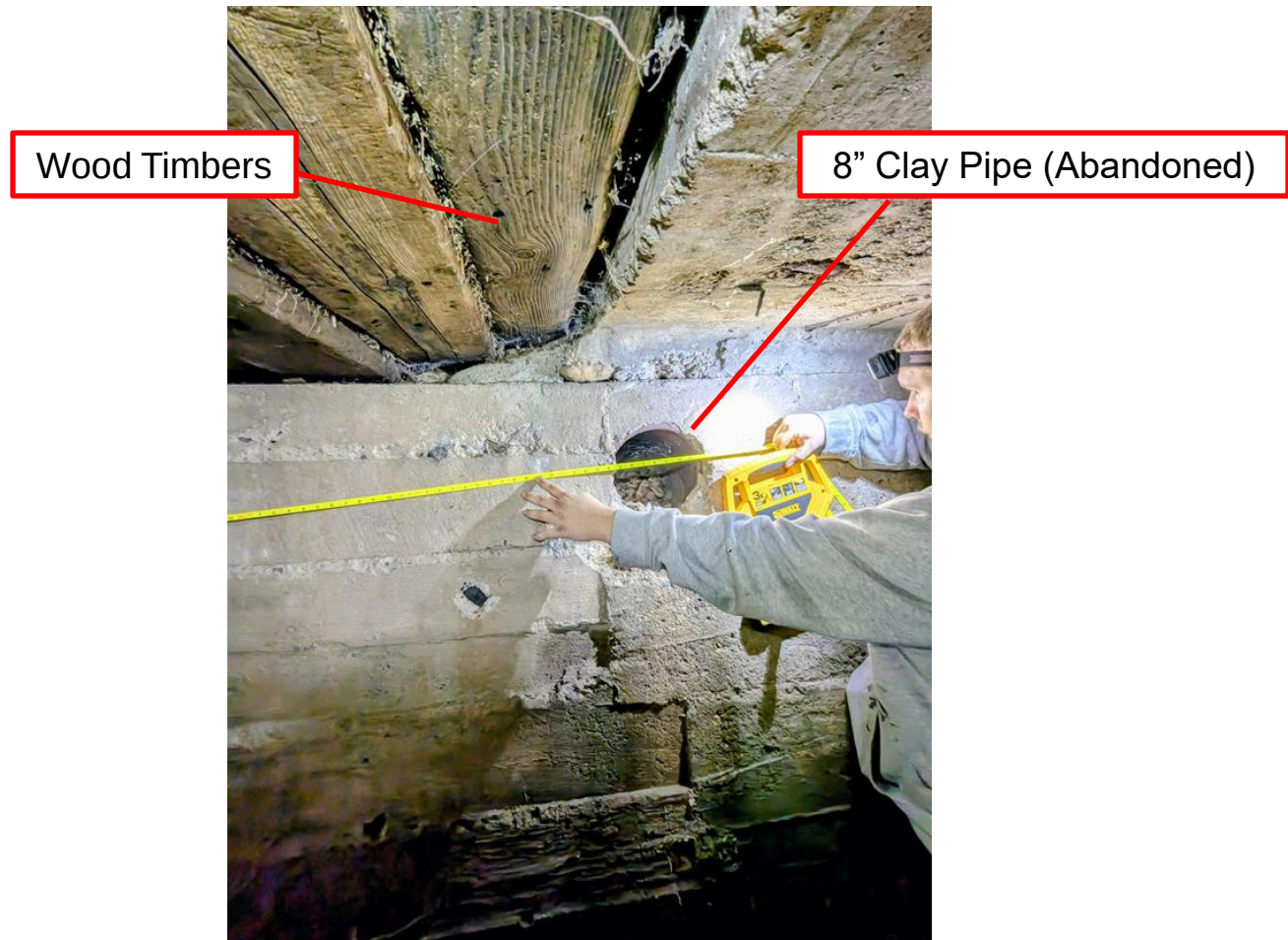
Property line between #213 and #219 Park [49' - 50' from west end]



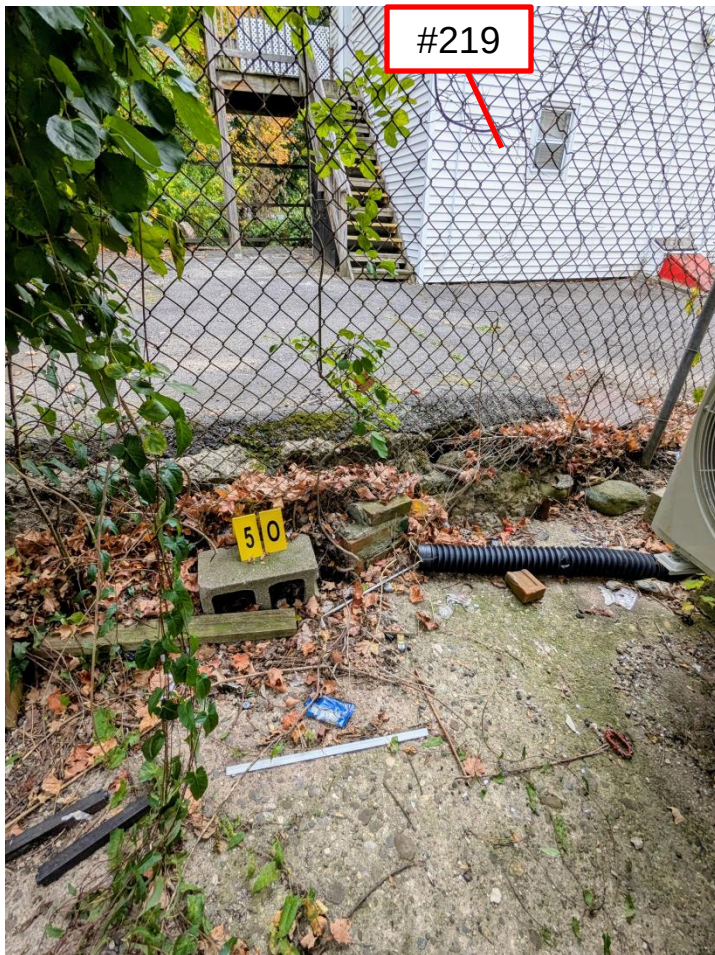
Driveway between #219 and #213 (Looking north)



Northern abutment, deck @32'



Looking west



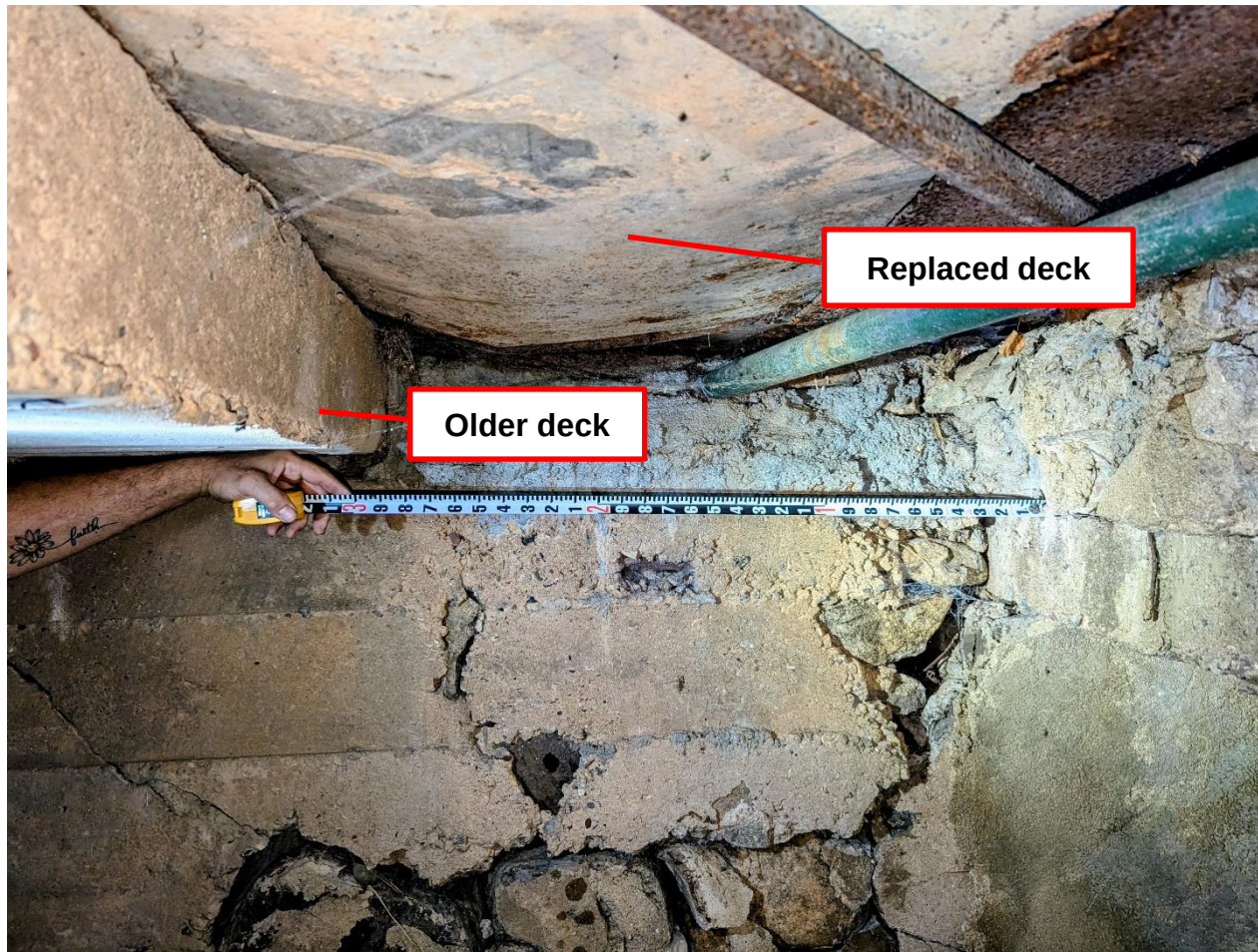
Looking east through culvert deck opening @50'



Southern abutment @ 50'



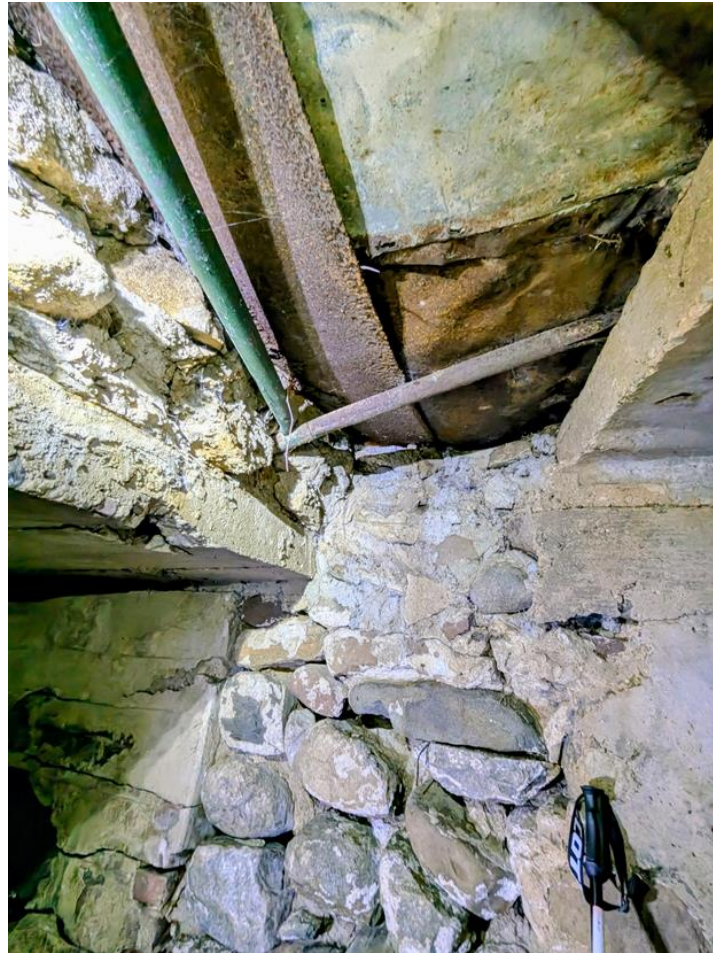
Previously replaced deck/slab



North abutment, Deck @ 46'-50'

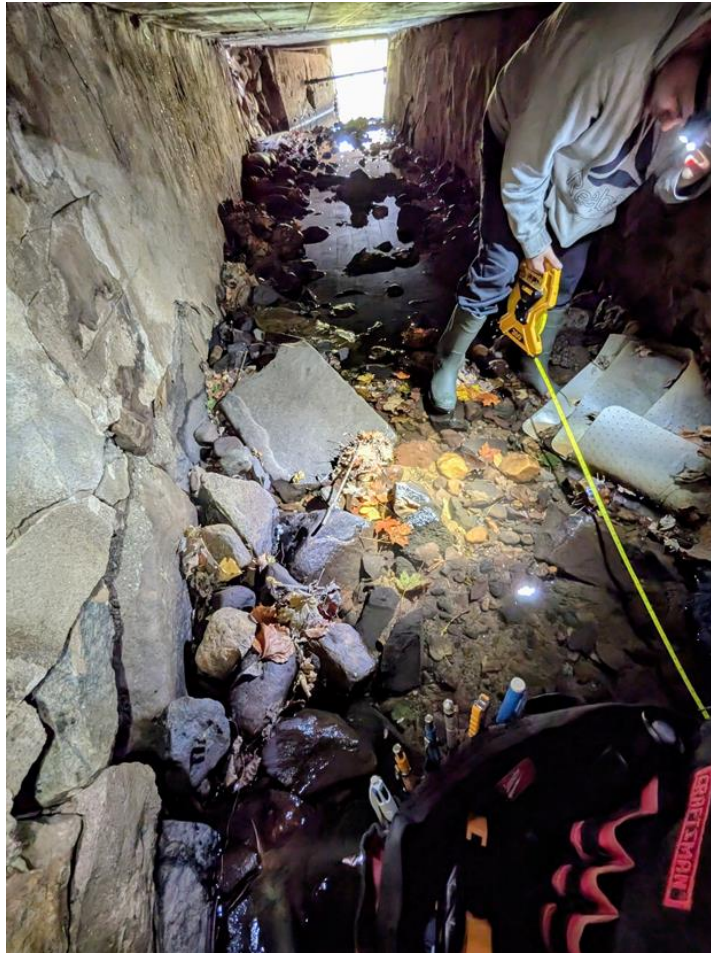


South abutment, deck patch @ 47'- 50'



213 Park Street, et al. Bristol, CT
(10/11/2025)

Looking east



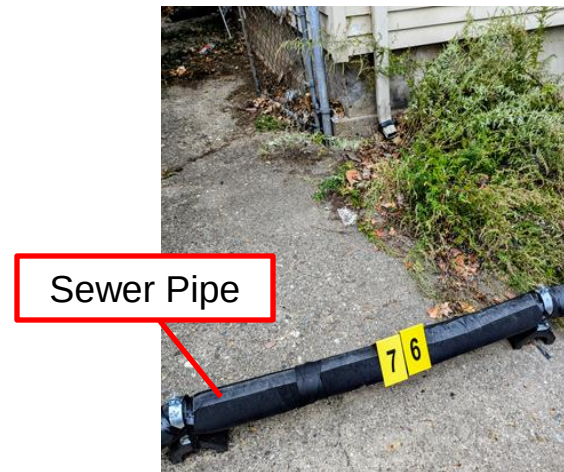
213 Park Street, et al. Bristol, CT
(10/11/2025)

Looking west



Looking west, #213 @ 70'

Pump Station A sewer pipe @ 76'



Gas Pipe @ 92'- 6"



Gas Pipe @ 92'- 6"



Previous repair @ approximately 60' - 70'
[South abutment wall][Note exposed rebar.]

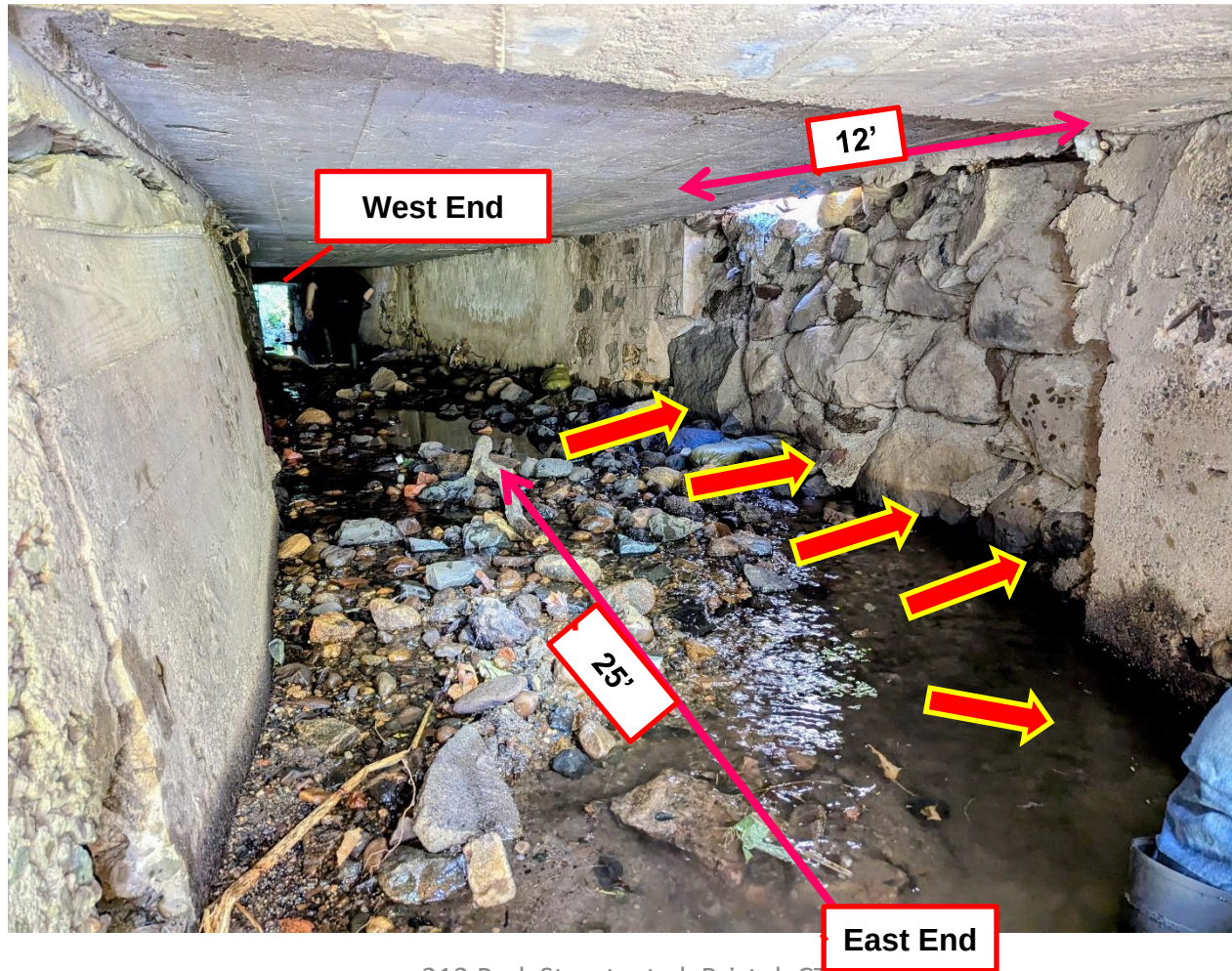


Looking westerly



213 Park Street, et al. Bristol, CT
(10/11/2025)

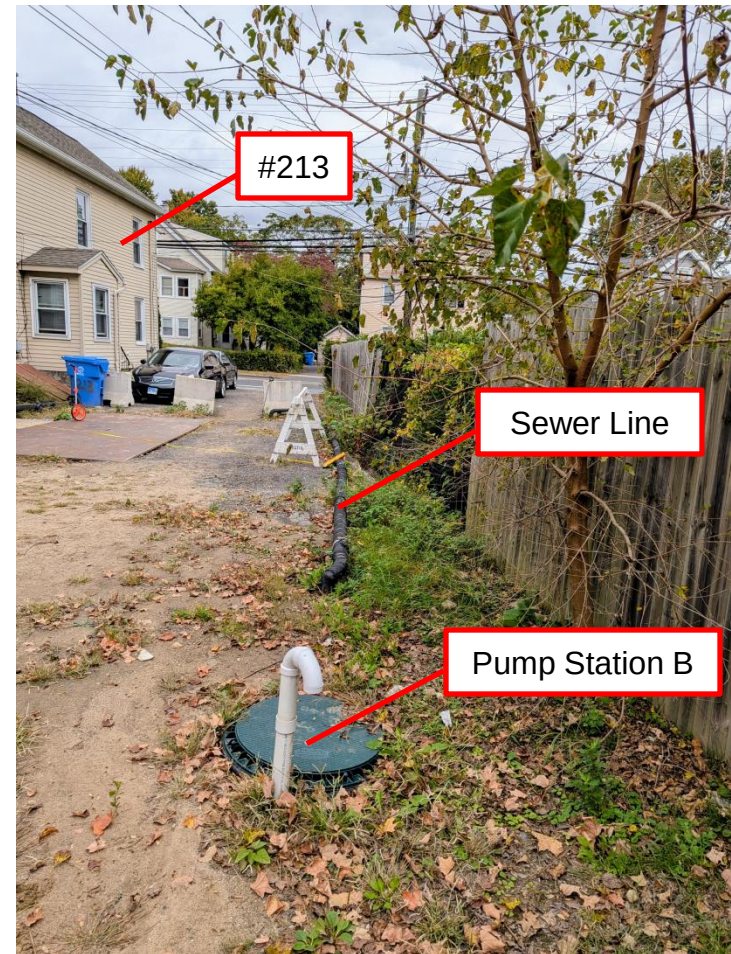
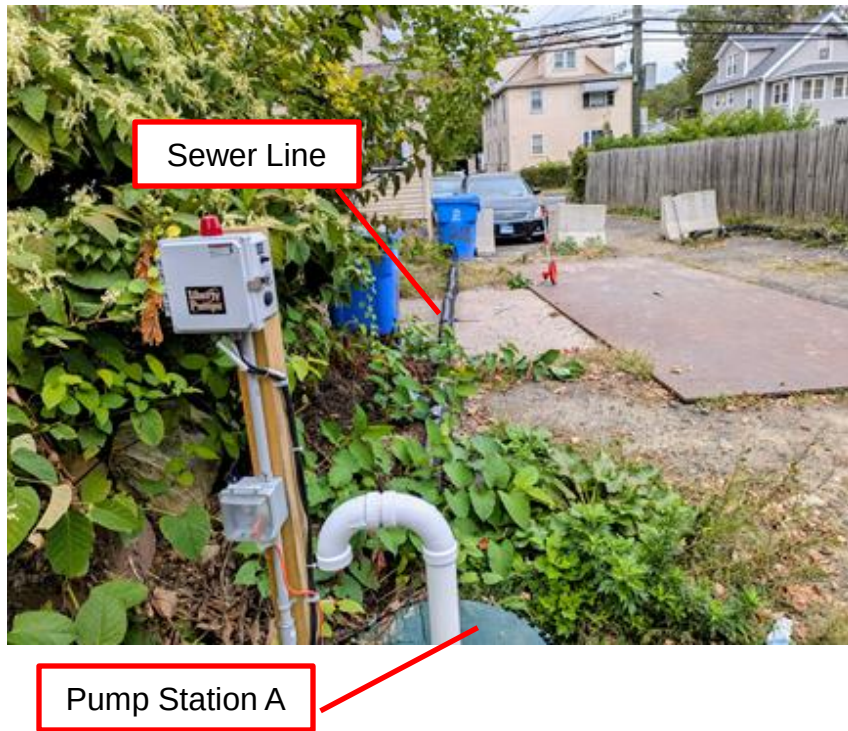
25' from east end of culvert (12' long)
Scouring of northern abutment, stabilization/repair required
Scouring of culvert bottom, repair required



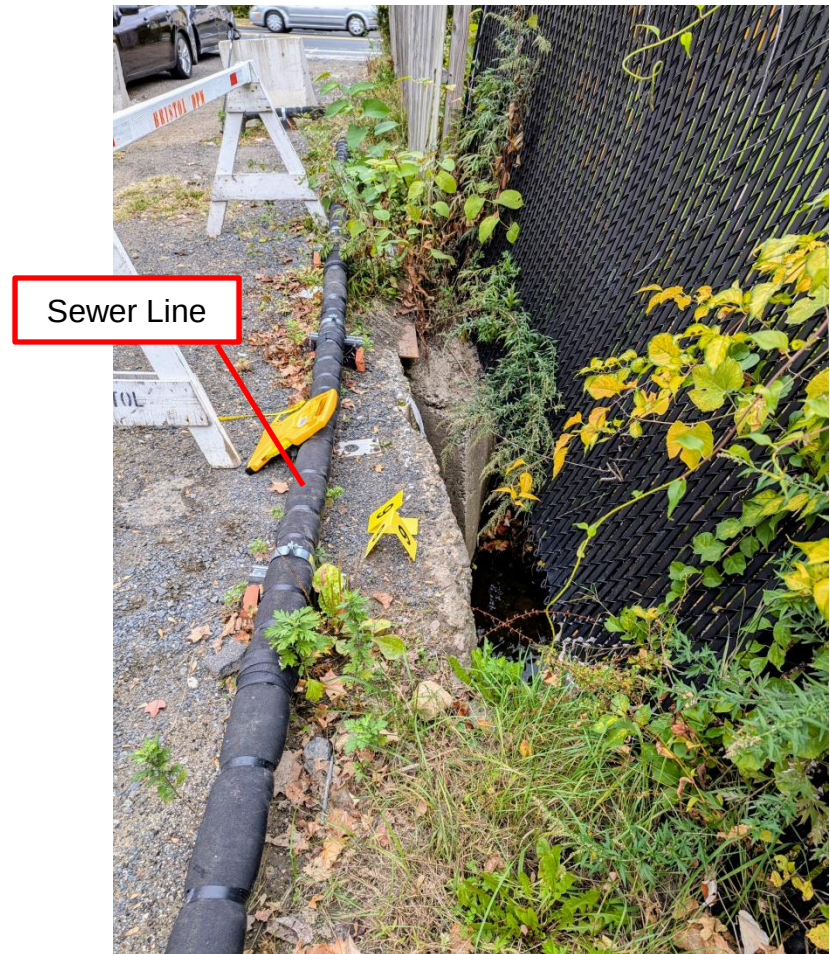
East end of culvert
Visible scouring of northern abutment
Repair/Stabilization required
Natural gas pipe to be removed from culvert



#213 Driveway (Looking North)



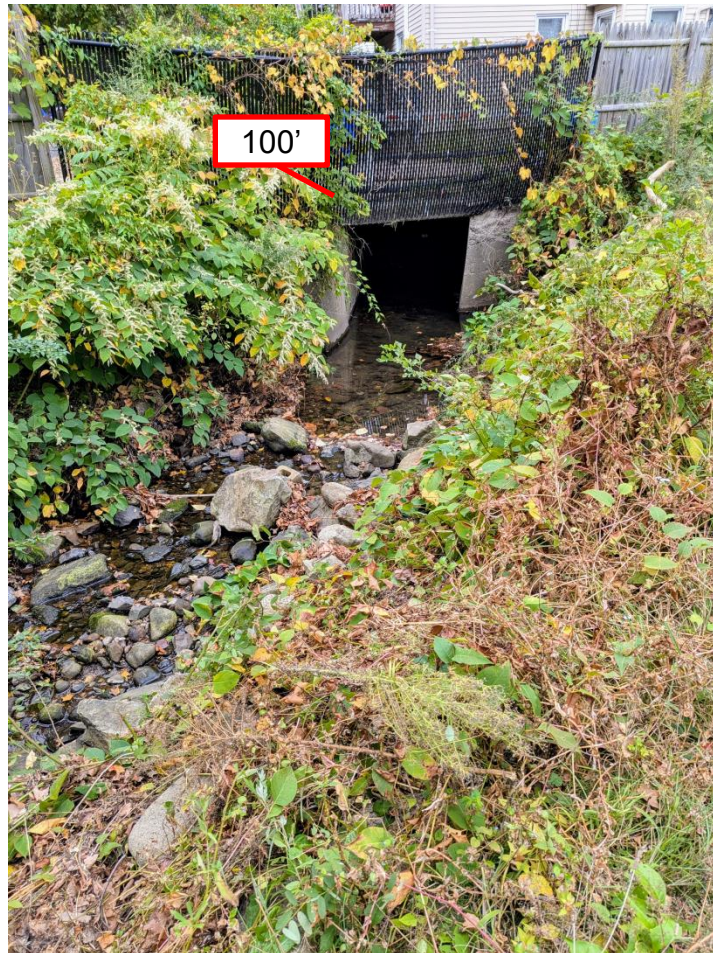
Sewer line at East end of culvert (99') (Pump Station B)



Looking east @ 92', near culvert exit
(@ natural gas pipe location)
(Note: Exposed rebar on underside of concrete deck)



East end of culvert (100')



Storm Photos
213 Park Street et al.

Bristol, CT

(Probable date: July 18, 2023)

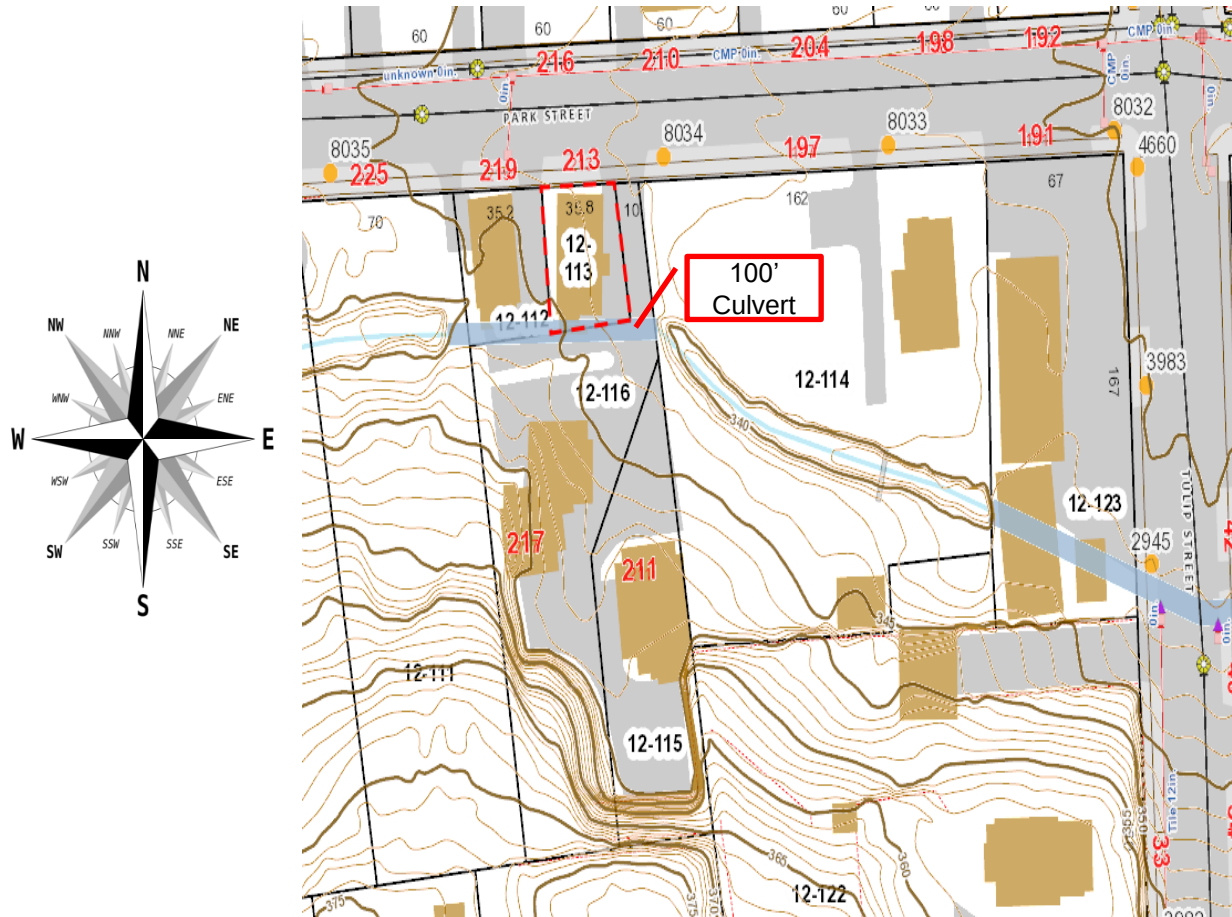
Curt M. Freedman, PE
CMF Engineering, Inc.
24 Ridge Road
Longmeadow, MA 01106

E:

T: (413) 567-1175

Site plan with topography indicated

(Note the subject **100'** culvert)



Looking north



Looking north



Looking north

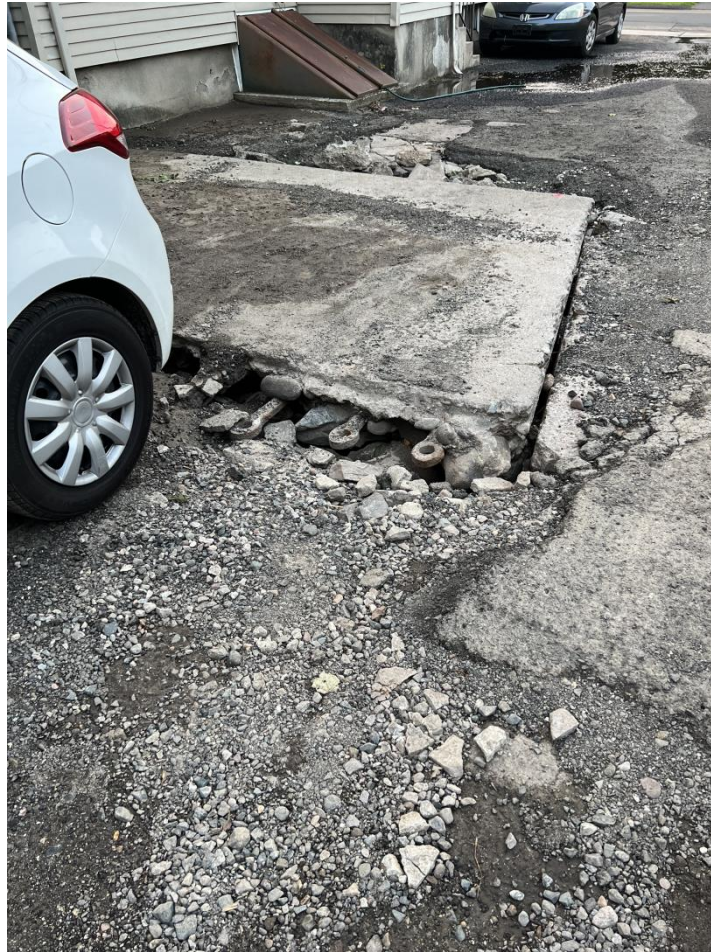


213 Park Street, et al. Bristol, CT

Looking northeast



Looking north



Looking south



Looking southwest (Tree being removed from culvert)



Looking east



Before steel plate positioned in place
Looking North



Looking South



Before steel plate positioned in place. Looking South.



Opening into culvert

Hyperlink:

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

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

September 18, 2025

Curt M. Freedman, PE
CMF Engineering, Inc.
24 Ridge Road
Longmeadow, MA 01106

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Hyperlink:

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

213 Park Street et al.
Culvert Photos
Bristol, CT

September 18, 2025

Curt M. Freedman, PE
CMF Engineering, Inc.
24 Ridge Road
Longmeadow, MA 01106

T: (413) 567-1175

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

APPLICATION NO. 25-462F-312

DATE FILED: 09-25-2025

APPROVED: _____

DENIED: _____

1. APPLICANT:

Name: Curt M. Freedman, PE Signature: 

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

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

2. PROPERTY OWNER(S):

Name: Dennis Torres Signature: 

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

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

3. DESCRIBE THE SUBJECT PROPERTY:

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

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

Street of Access: Park Street

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

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

4. PROJECT DESCRIPTION:

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

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

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

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

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

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

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

Flood proofing techniques proposed: N/A

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

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

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

Page 2

5. TECHNICAL & PLANNING DATA:

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

All elevations are to be relative to mean sea level.

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

Floodplain Alterations Proposed:

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

Floodway Alterations Proposed:

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

6. AUTHORIZATIONS AND CERTIFICATIONS:

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

7. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

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

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

BFEC-12/01

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

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

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

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

4. DESCRIPTION/PURPOSE OF PROPOSED ACTIVITY:

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

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

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

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

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

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

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

IS YOUR PROPOSAL A SIGNIFICANT ACTIVITY?

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

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

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

IF YOUR PROPOSAL IS DETERMINED TO BE A SIGNIFICANT ACTIVITY

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

ACTIVITIES REQUIRING THE APPROVAL OF OTHER AGENCIES

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

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

Stormwater Permit Information for Developers and Contractors

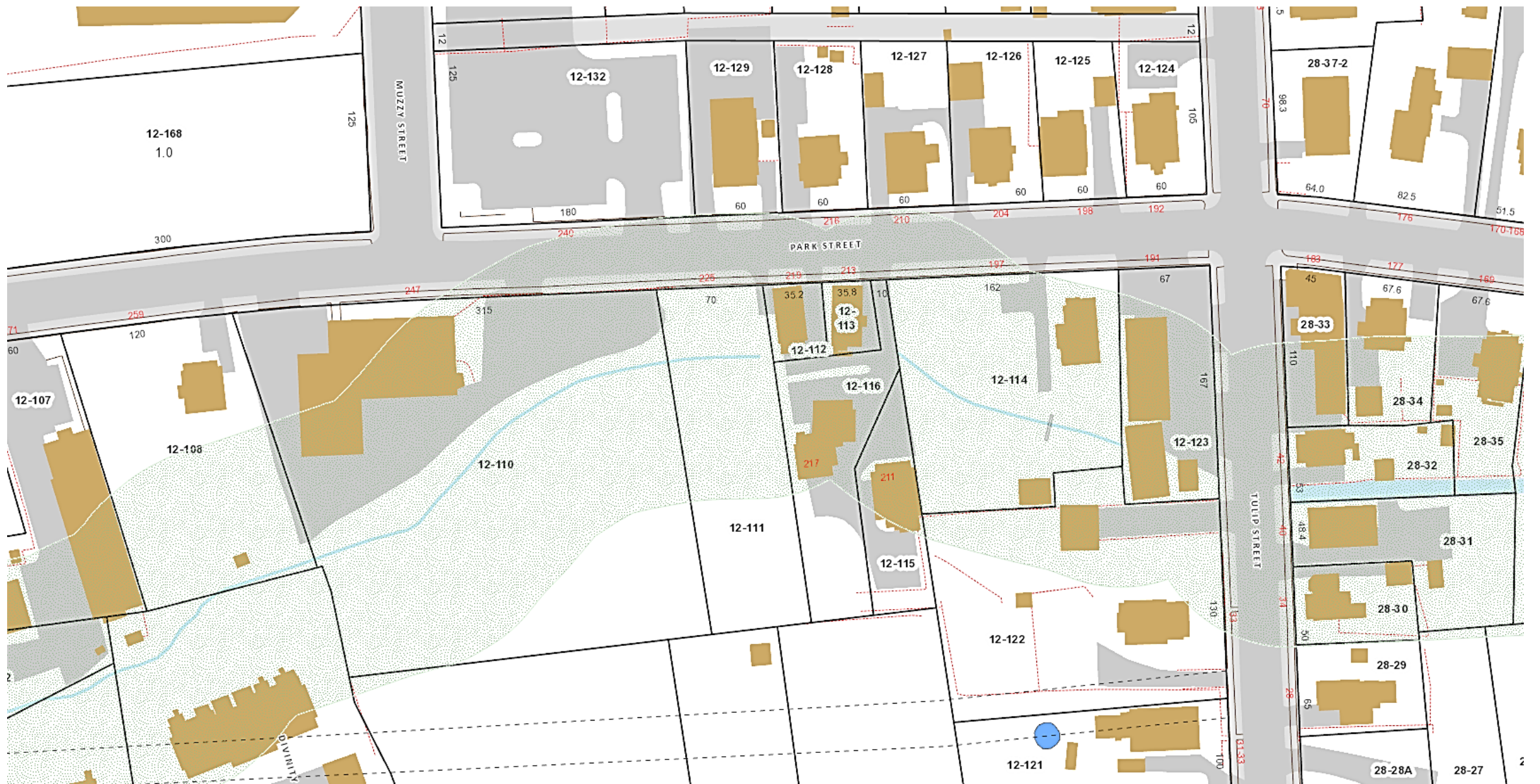
If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction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

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

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

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

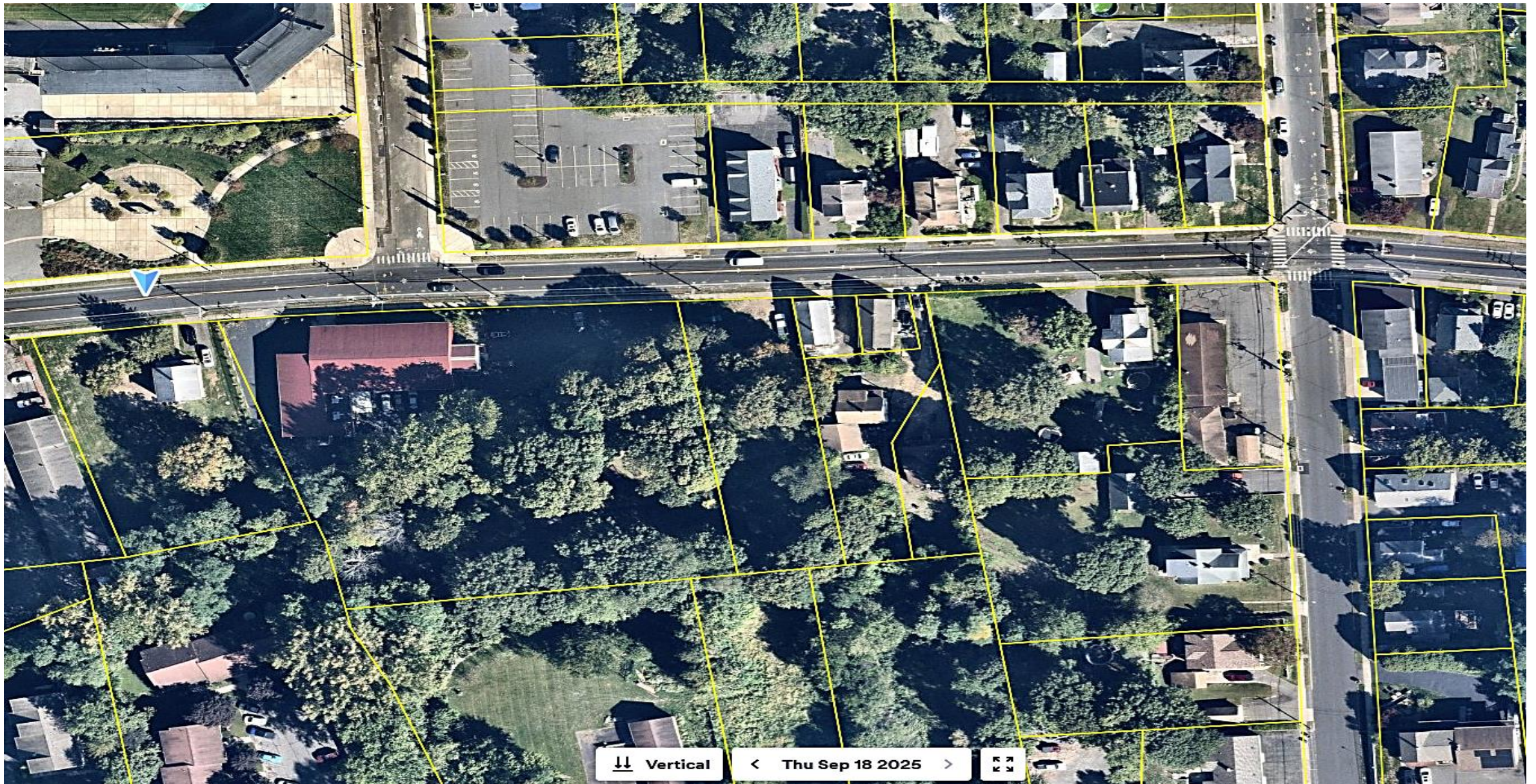
http://www.ct.gov/deep/cwp/view.asp?a=2721&q=558612&DEEPNav_GID=1654



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



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



197, 211, 213, 215, 219 and 225 Park Street
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Hyperlink:

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

September 18, 2025

Curt M. Freedman, PE
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Longmeadow, MA 01106

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213 Park Street et al.
Culvert Photos
Bristol, CT

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Photo Report
213 Park Street et al.

Bristol, CT

October 11, 2025

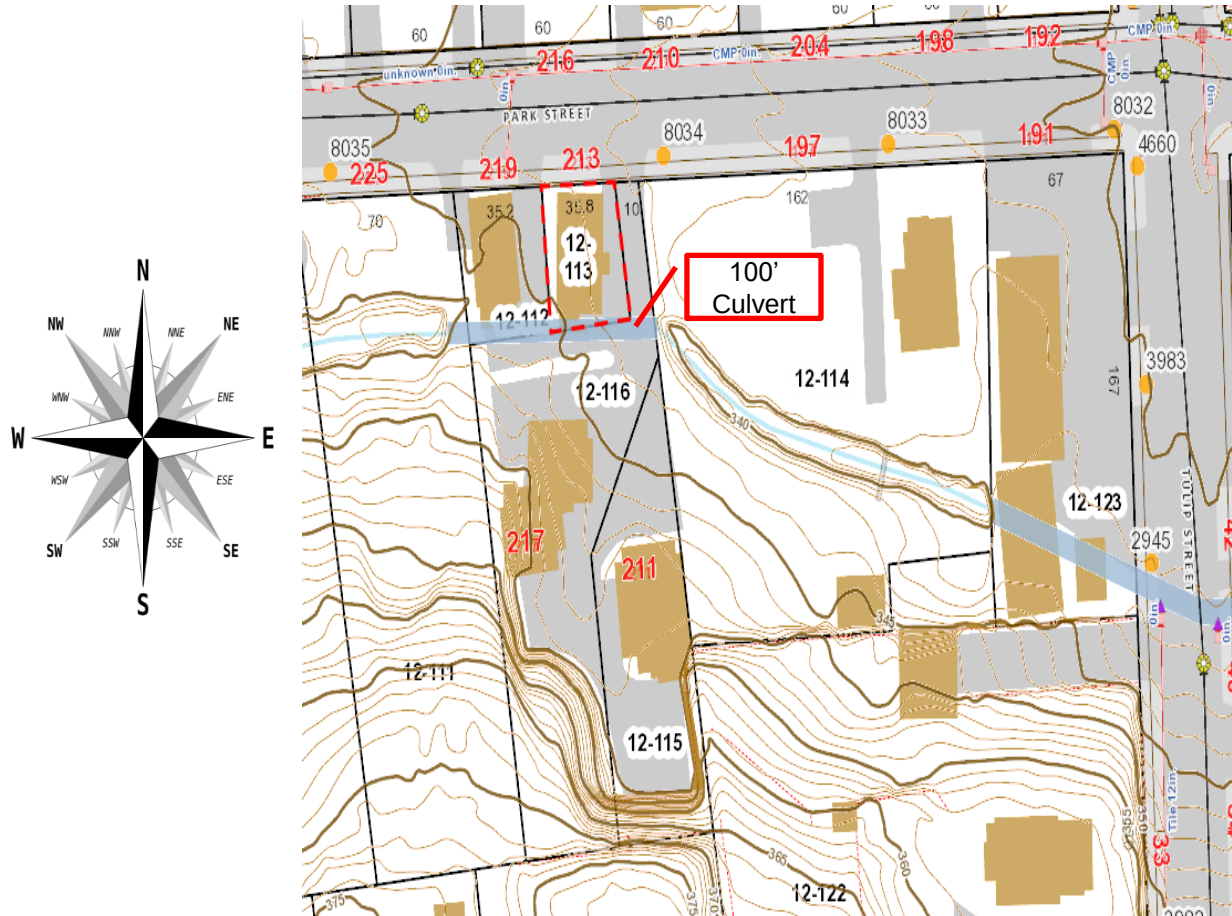
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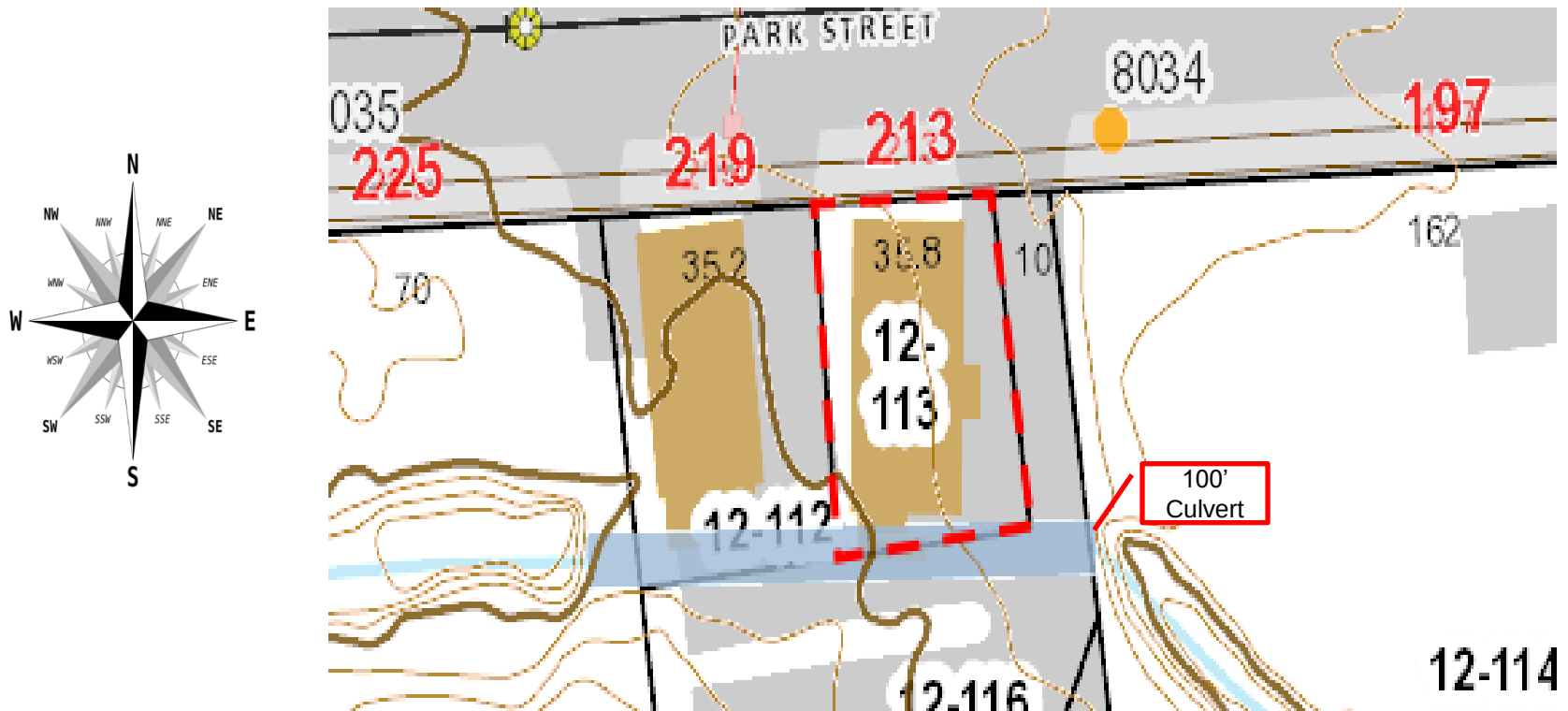
E:

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Site plan with topography indicated (Note the subject **100'** culvert)



Site plan with topography indicated (Note the subject **100'** culvert)

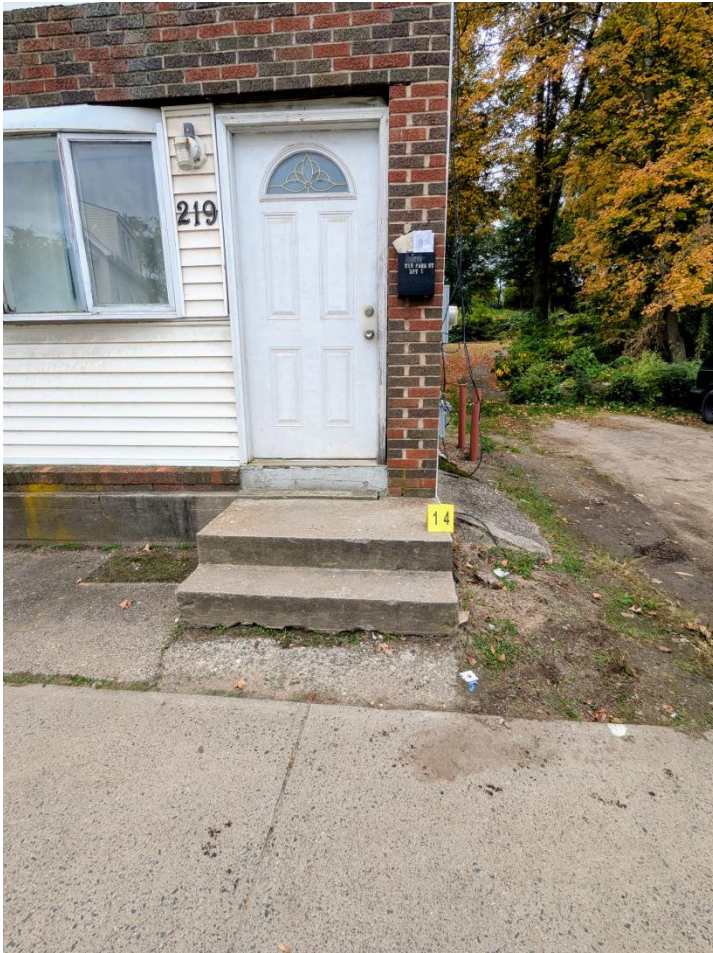


West end of culvert (0')

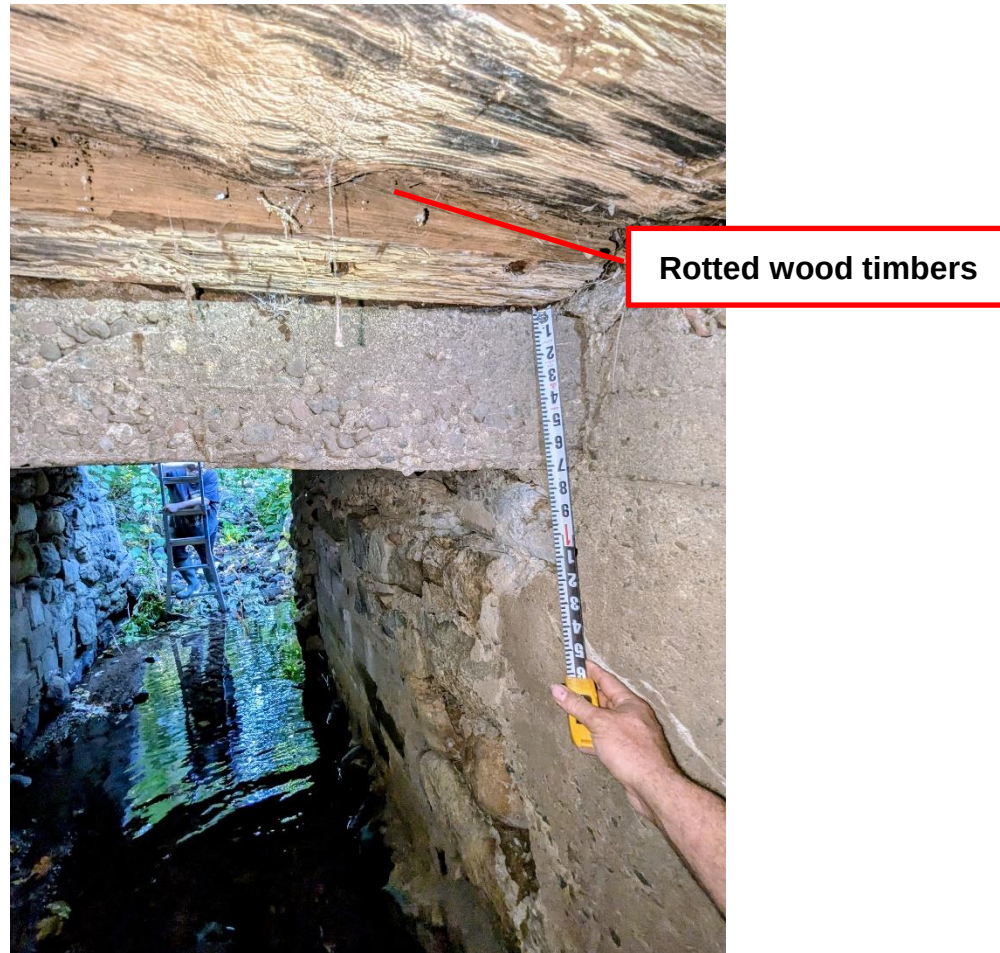


213 Park Street, et al. Bristol, CT
(10/11/2025)

14' from west end (#219 Park)



14' from west end of culvert



20' from west end of culvert



Rotted wood timbers

Northern abutment @13'-17'



14' (west end of 219 Park)



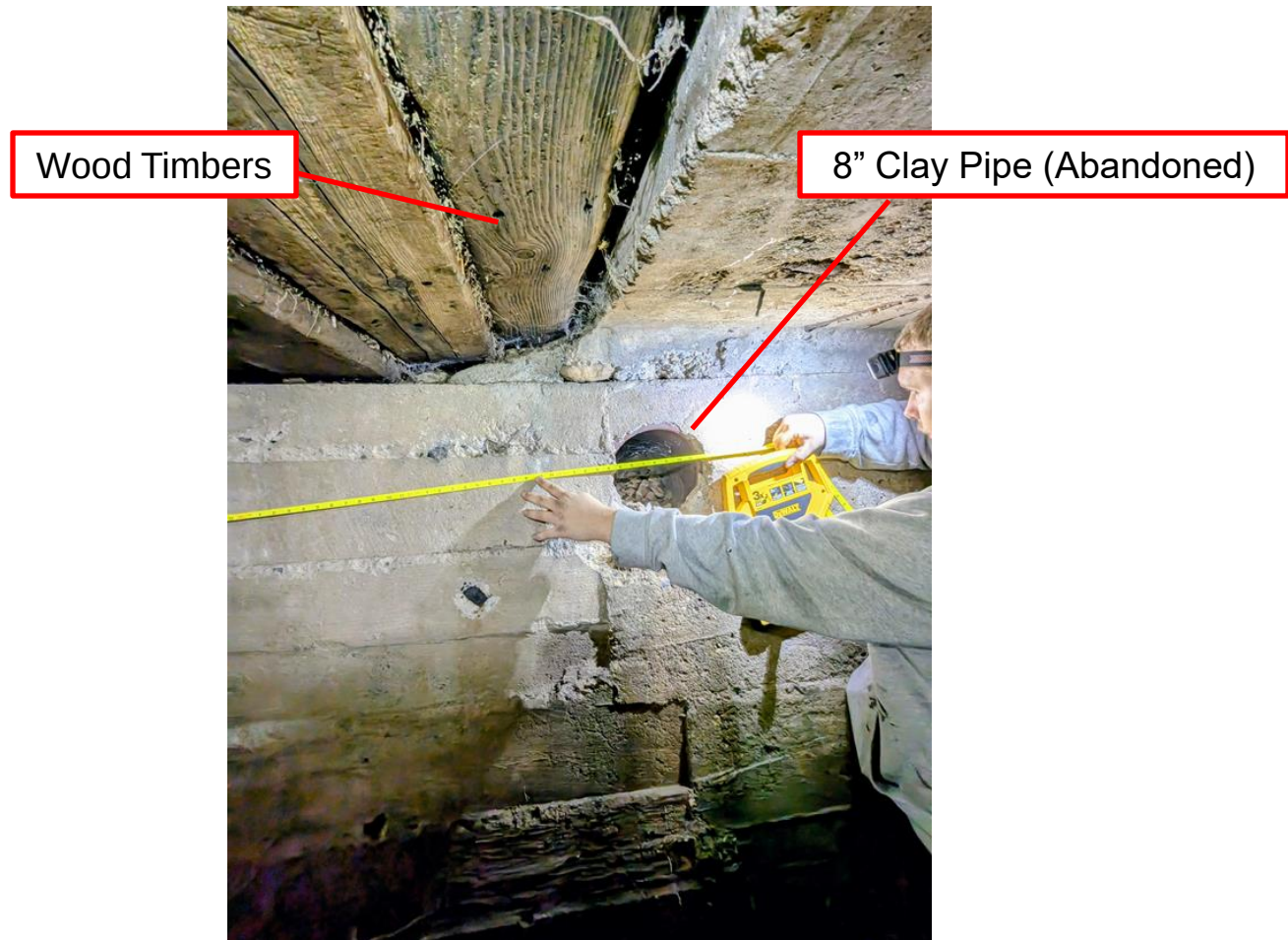
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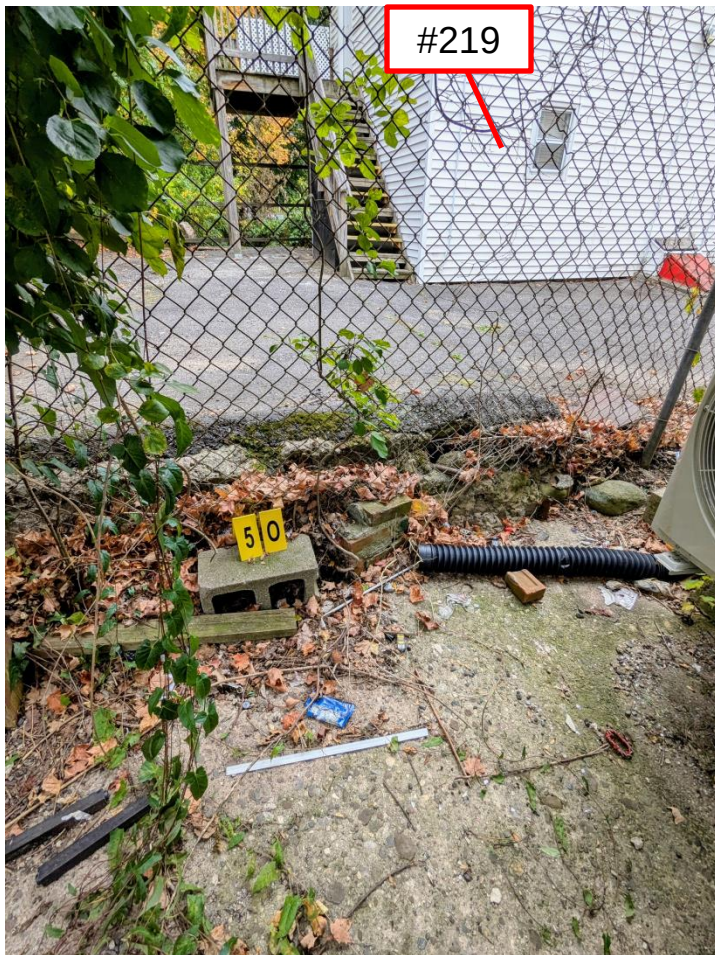
Driveway between #219 and #213 (Looking north)



Northern abutment, deck @32'



Looking west



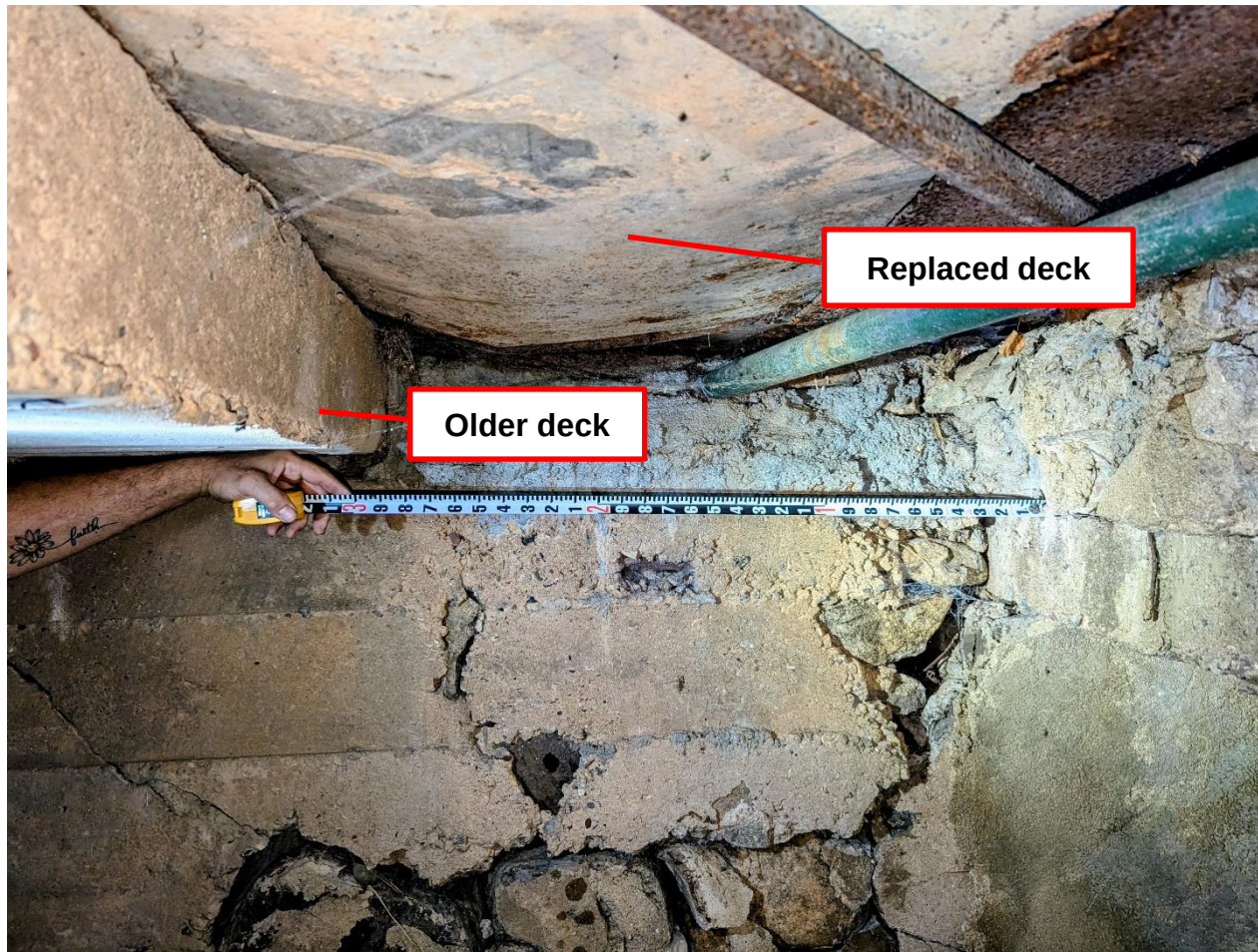
Looking east through culvert deck opening @50'



Southern abutment @ 50'



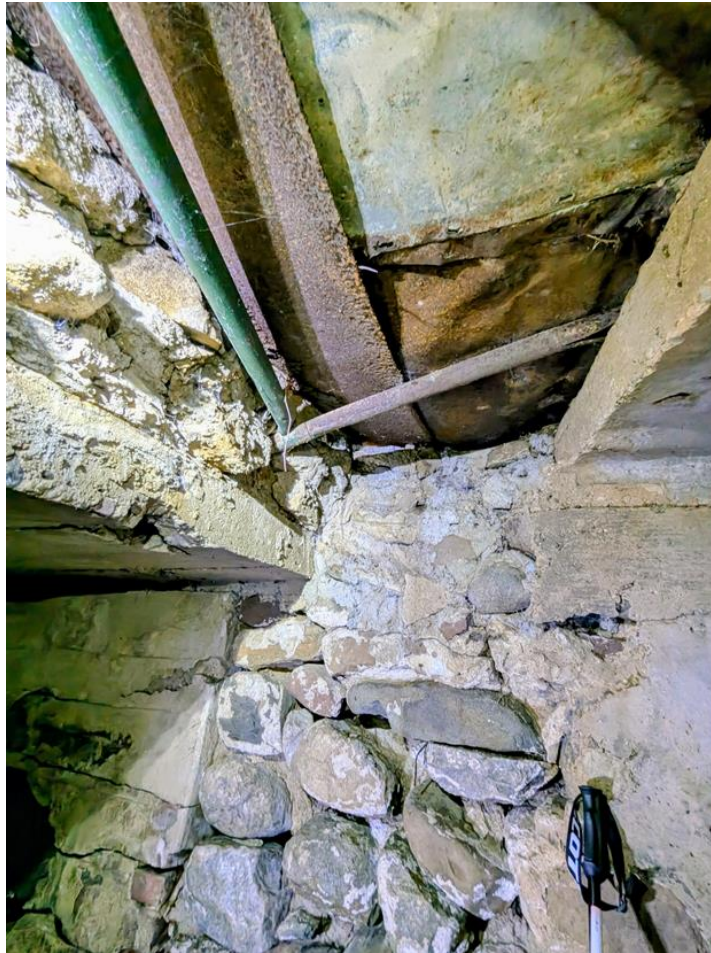
Previously replaced deck/slab



North abutment, Deck @ 46'-50'

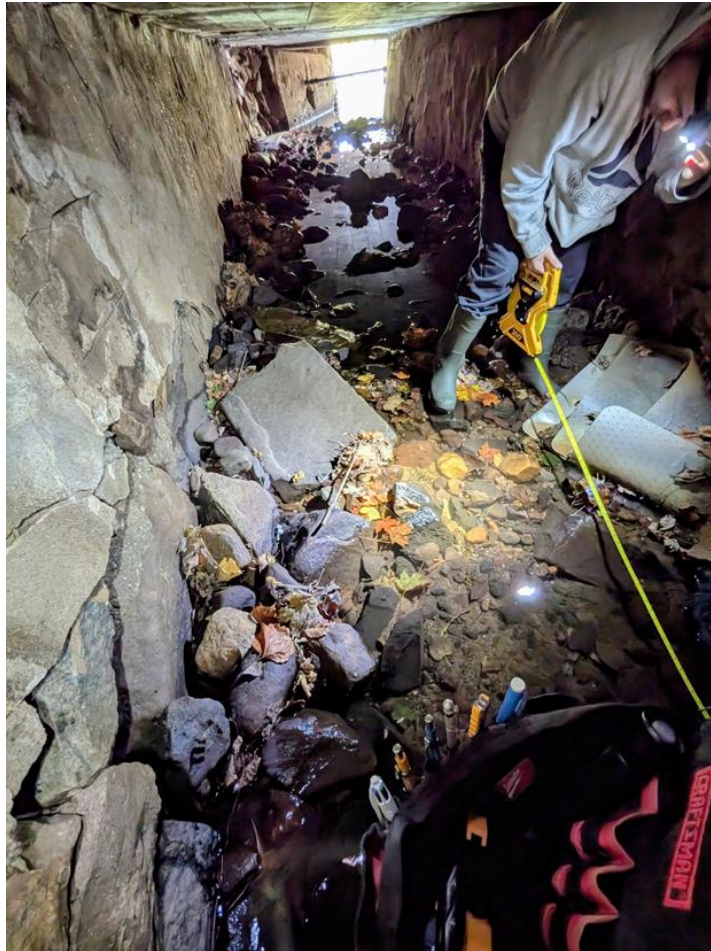


South abutment, deck patch @ 47'- 50'



213 Park Street, et al. Bristol, CT
(10/11/2025)

Looking east

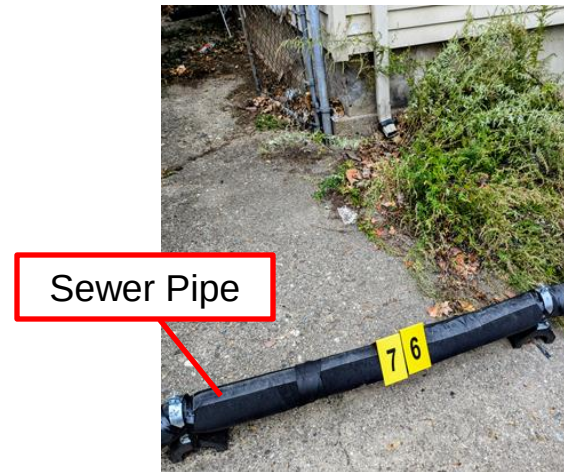


Looking west



213 Park Street, et al. Bristol, CT
(10/11/2025)

Looking west, #213 @ 70' Pump Station A sewer pipe @ 76'



Gas Pipe @ 92'- 6"



Gas Pipe @ 92'- 6"



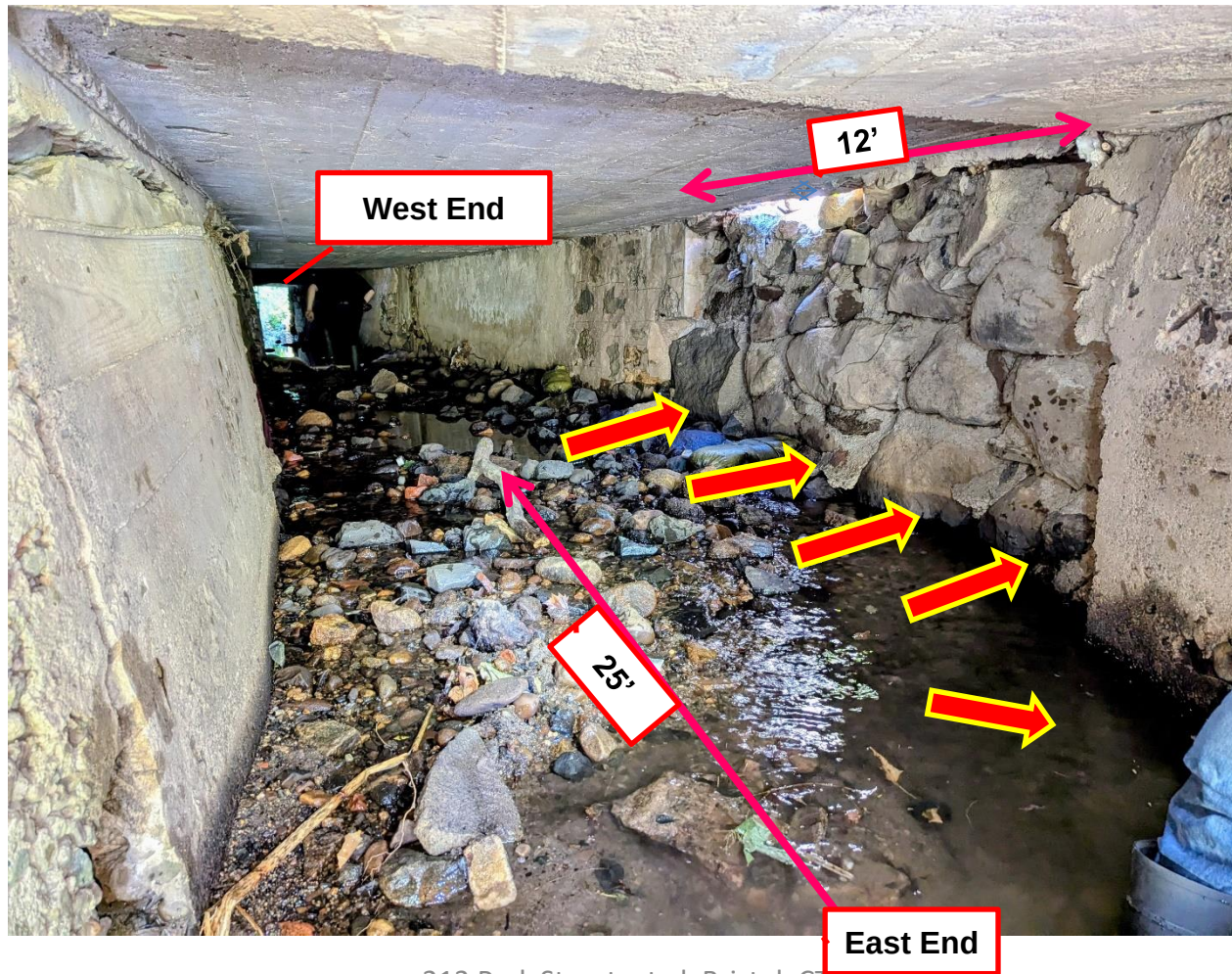
Previous repair @ approximately 60' - 70'
[South abutment wall][Note exposed rebar.]



Looking westerly



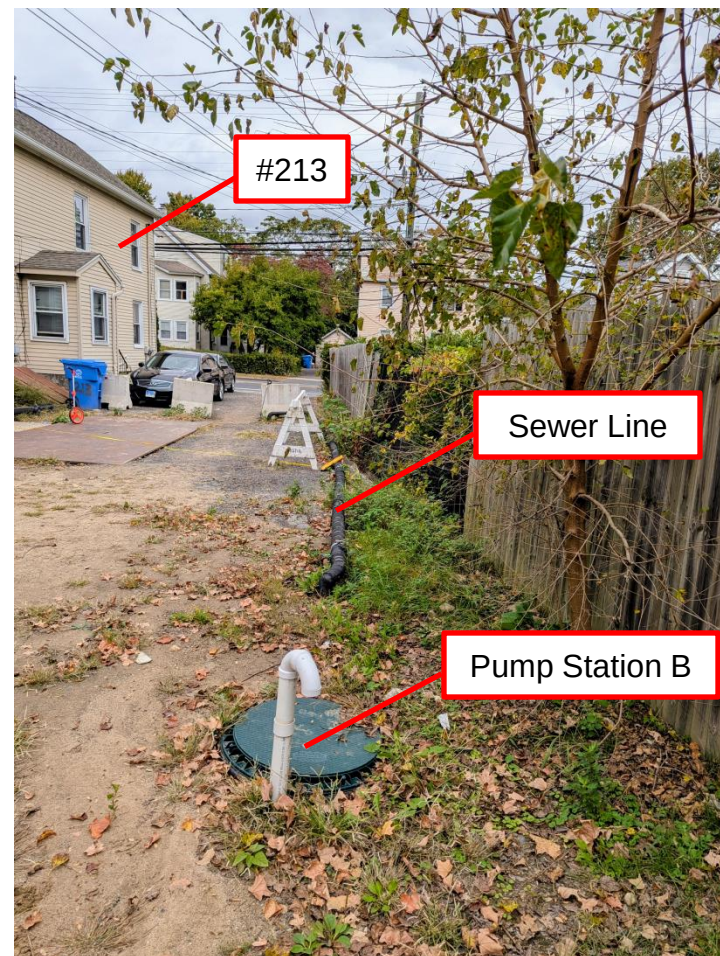
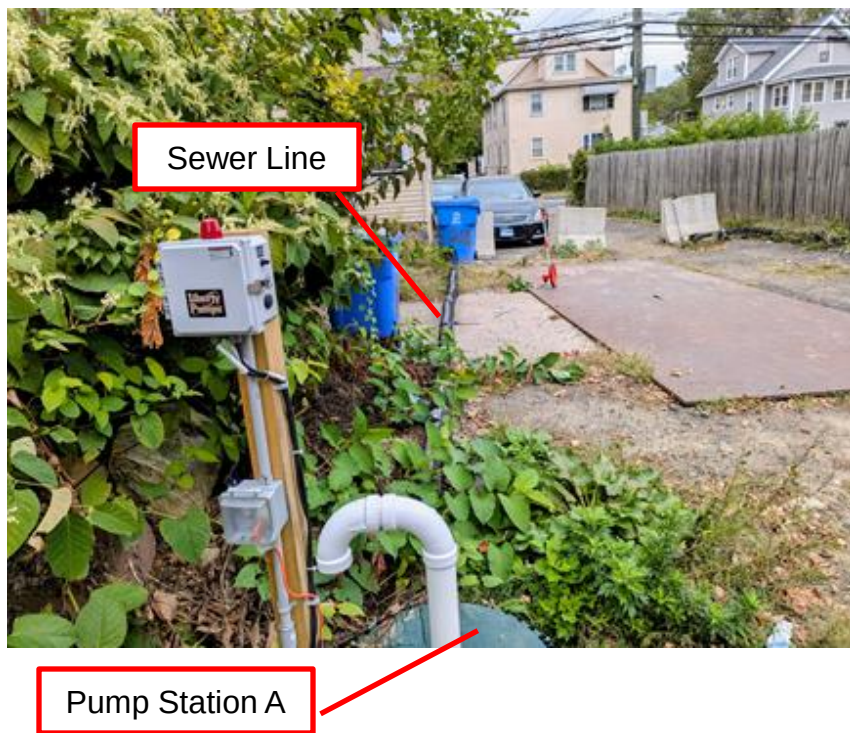
25' from east end of culvert (12' long)
Scouring of northern abutment, stabilization/repair required
Scouring of culvert bottom, repair required



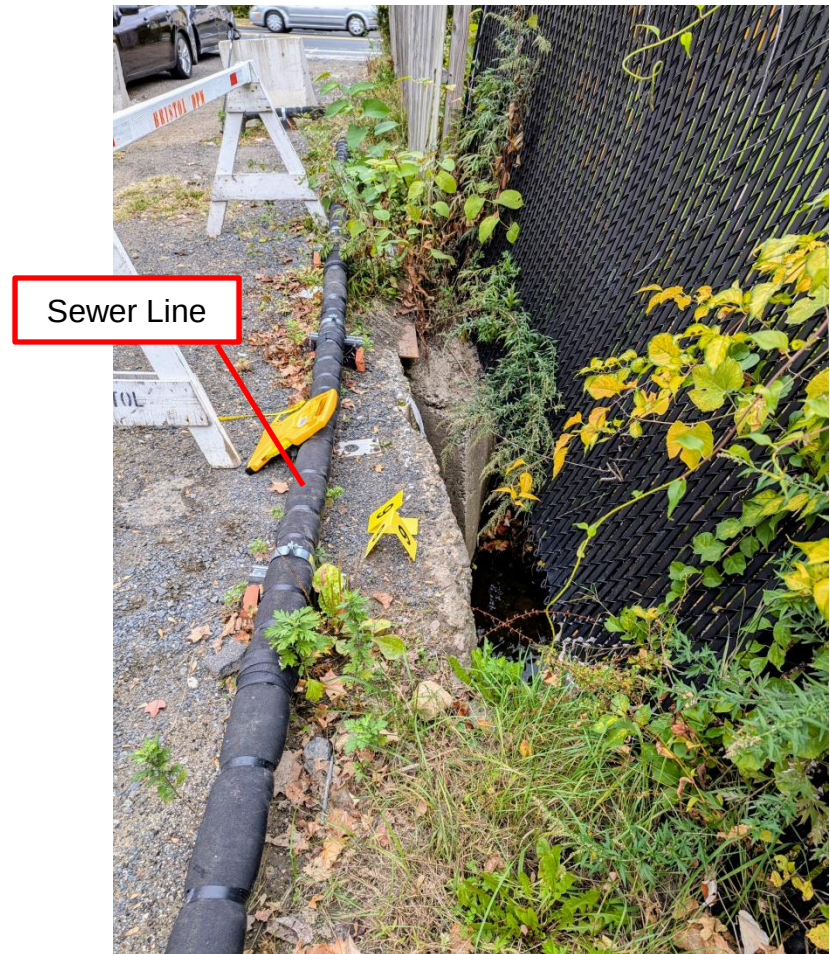
East end of culvert
Visible scouring of northern abutment
Repair/Stabilization required
Natural gas pipe to be removed from culvert



#213 Driveway (Looking North)



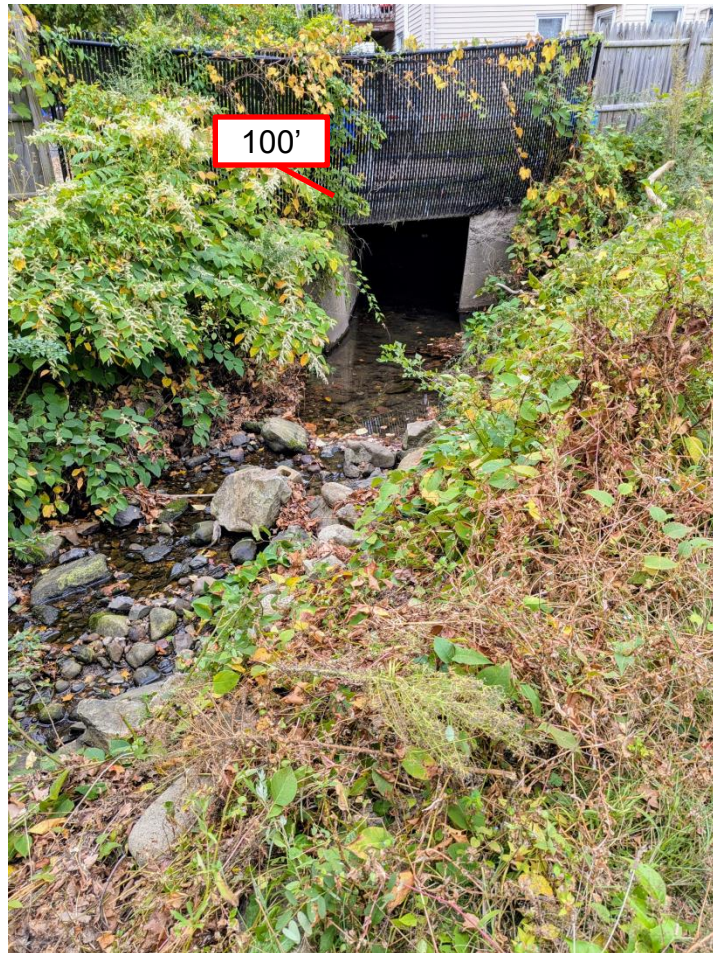
Sewer line at East end of culvert (99') (Pump Station B)



Looking east @ 92', near culvert exit
(@ natural gas pipe location)
(Note: Exposed rebar on underside of concrete deck)



East end of culvert (100')



Storm Photos
213 Park Street et al.

Bristol, CT

(Probable date: July 18, 2023)

Curt M. Freedman, PE
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E:

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Looking north



Looking north



Looking north

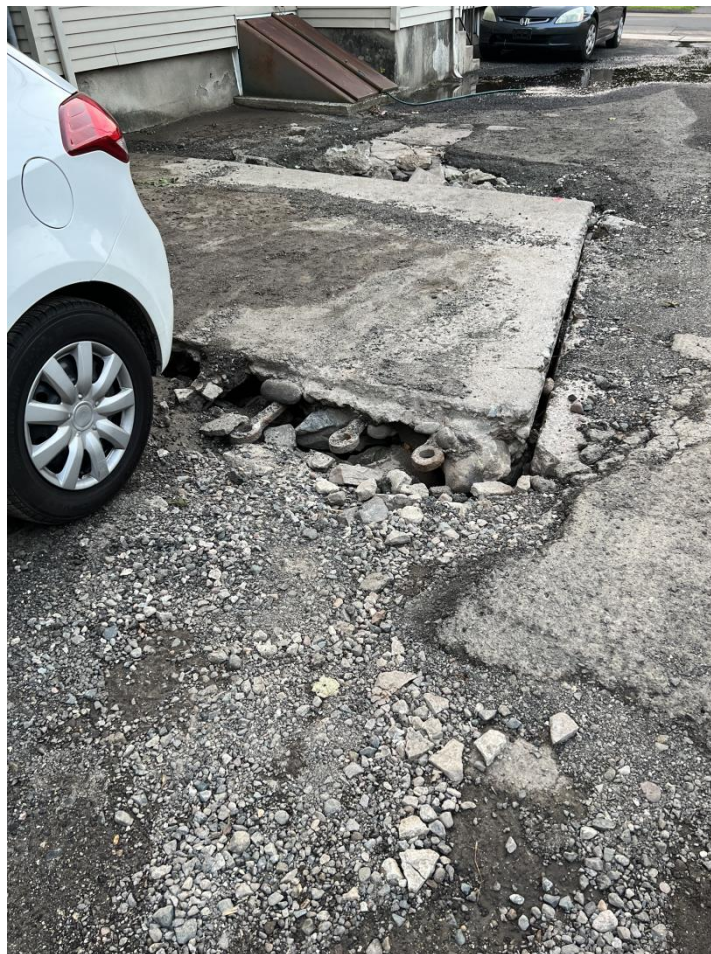


213 Park Street, et al. Bristol, CT

Looking northeast



Looking north



213 Park Street, et al. Bristol, CT

Looking south



Looking southwest (Tree being removed from culvert)



Looking east



Before steel plate positioned in place
Looking North



Looking South



Before steel plate positioned in place. Looking South.

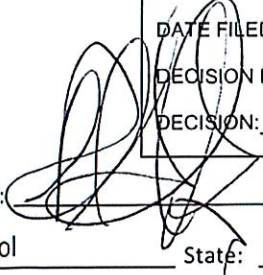


Opening into culvert

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

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

1. APPLICANT:

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

2. PROPERTY OWNER(S):

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

3. DESCRIBE THE SUBJECT PROPERTY:

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

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

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

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

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

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

6. FLOW CALCULATIONS:

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

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

7. AUTHORIZATIONS AND CERTIFICATIONS:

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

8. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

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

Wetlands Permit

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

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

Extension of Unexpired Permit

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

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

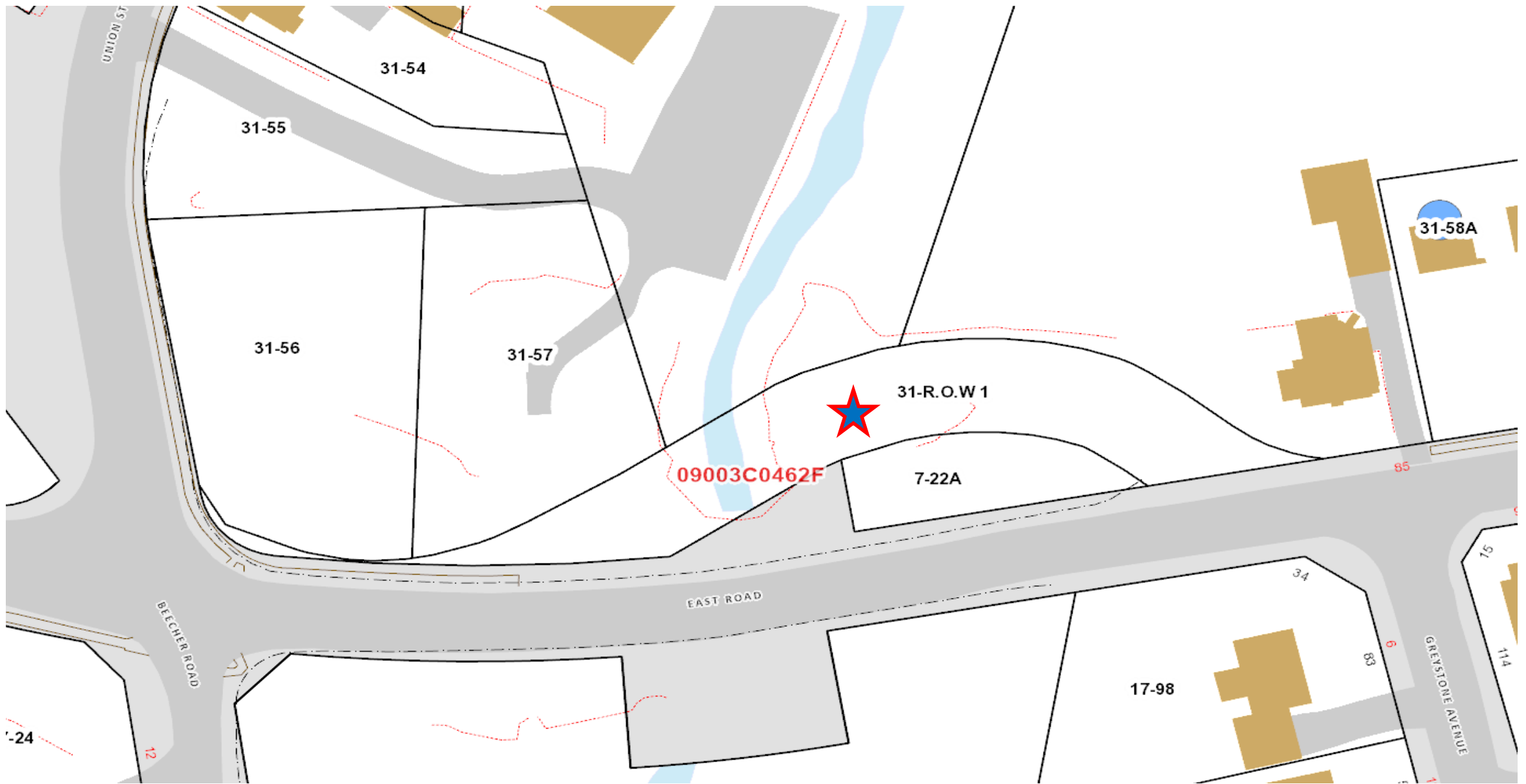
Modification of Existing Permit

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

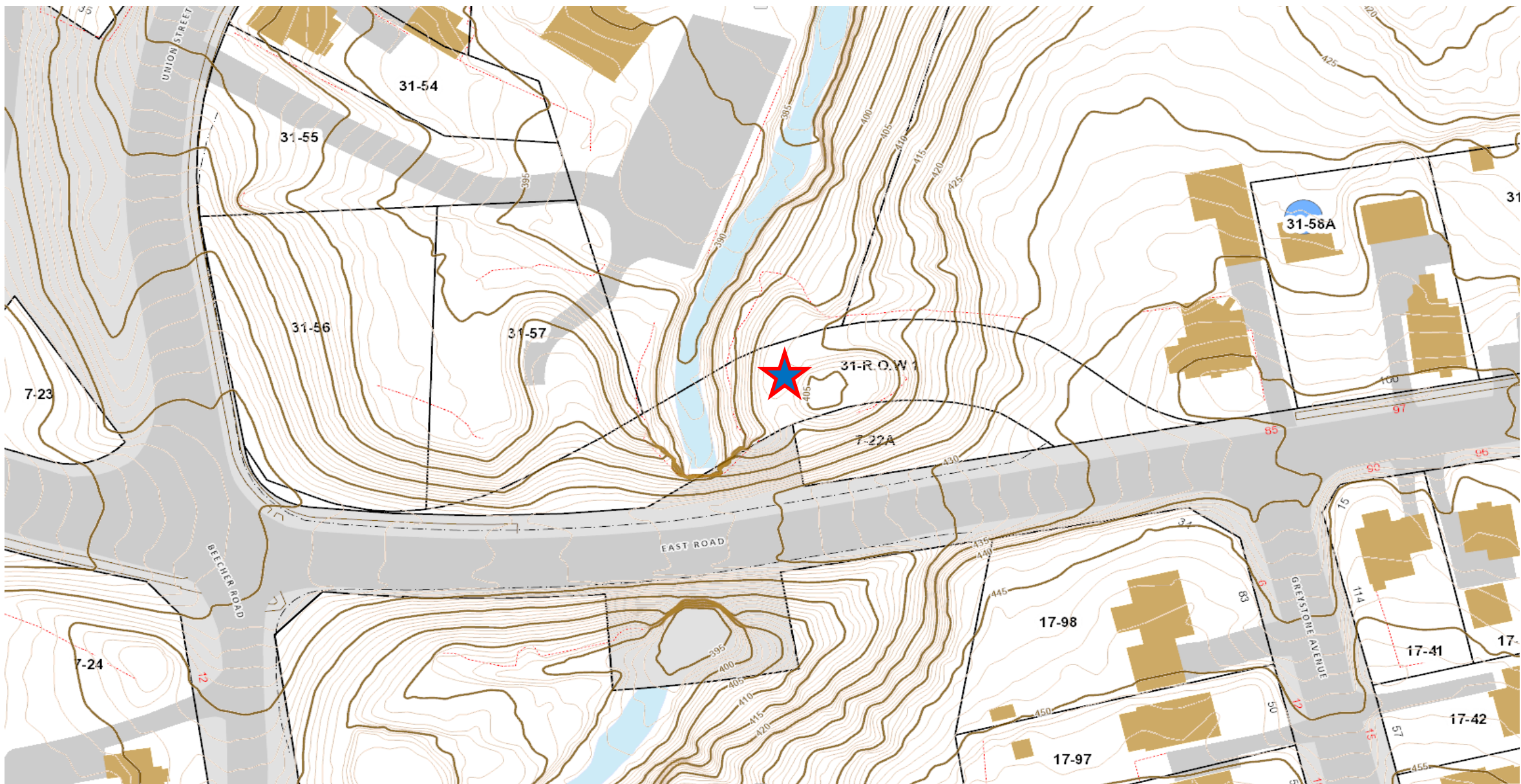
total project size: more than one acre – \$160

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

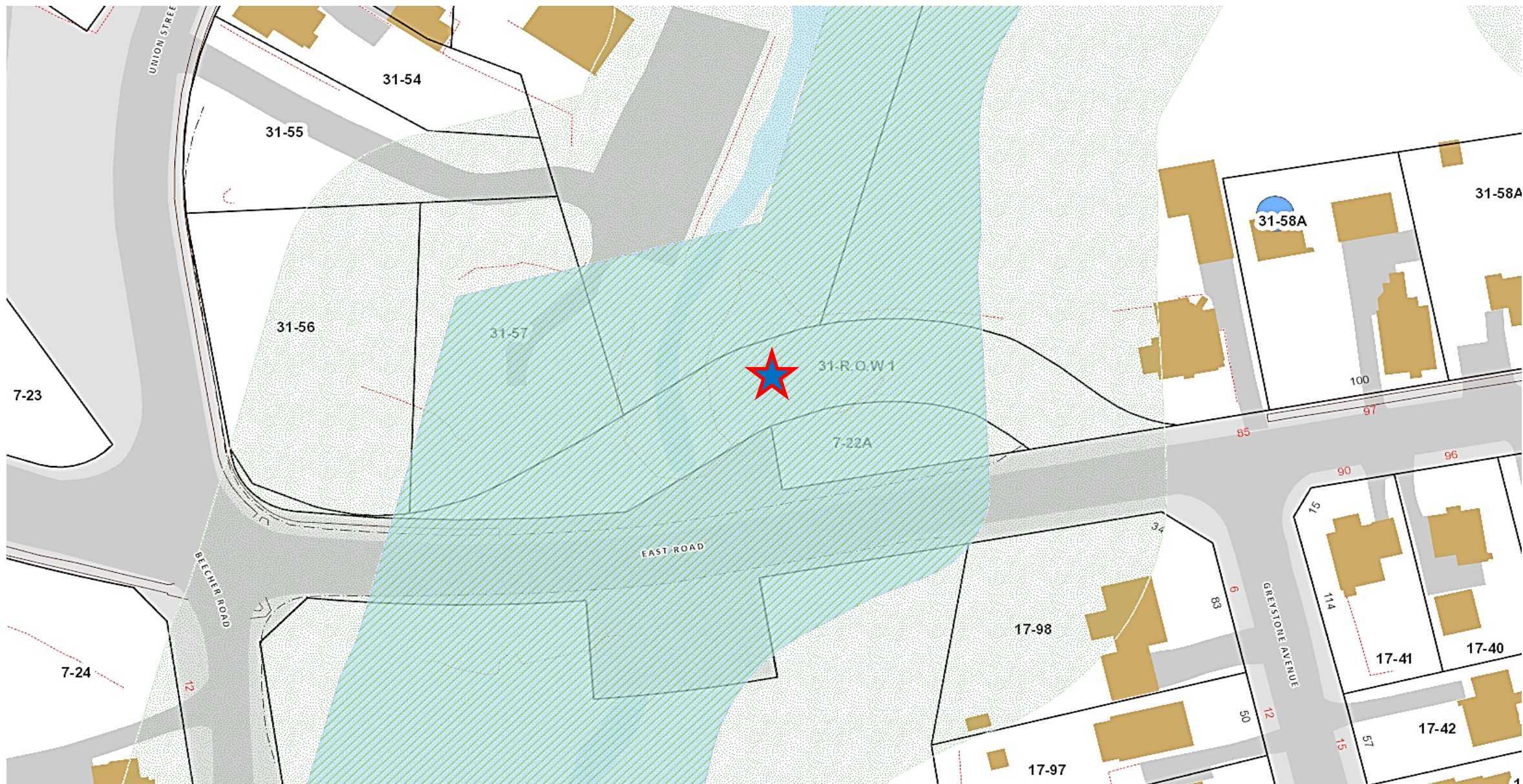
- electronic copies of all information, plus one copy of final Plan showing existing and proposed conditions in relation to the wetlands and/or watercourses, prepared in accordance with Section 7.8 of the Regulations
- any other information as may be required by the Agency



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



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



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



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

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

For Office Use Only	
APPLICATION NO.	_____
DATE FILED:	_____
DECISION DATE:	_____
DECISION:	_____

1. APPLICANT:

Name: D'Amato Construction Co., Inc. Signature: [Signature] **AED**
Address: 10 Main Street City: Bristol State: CT Zip: 06010
Telephone No.: 860-583-3489 ☒ home ☒ work Email: _____

2. PROPERTY OWNER(S):

Name: Hartford RC Diocesan Corporation Signature: [Signature]
Address: 467 Bloomfield Avenue City: Bloomfield State: CT Zip: 06002
Telephone No.: 860-541-6491 ☒ home ☒ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 1001 Stafford Avenue - Old Convent Building
Assessor's Map No.: 53-148 Assessor's Lot No.(s): 2758
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): Structure located
in the upland review area. Not in watercourse or wetlands.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Demolition of existing structure.
Filling of excavation to grade. Grade and restore grass.

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

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- ☒ c. The proposed activity is a regulated activity and will occur:
- | | |
|---|---|
| ☐ in a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| ☒ within 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| ☐ beyond 100 feet of a wetlands or watercourse; | area of impact: <u>16,357</u> SF (<u>.5</u> acres) |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

☐ yes ☒ no

If "yes", see instructions for submission requirements.

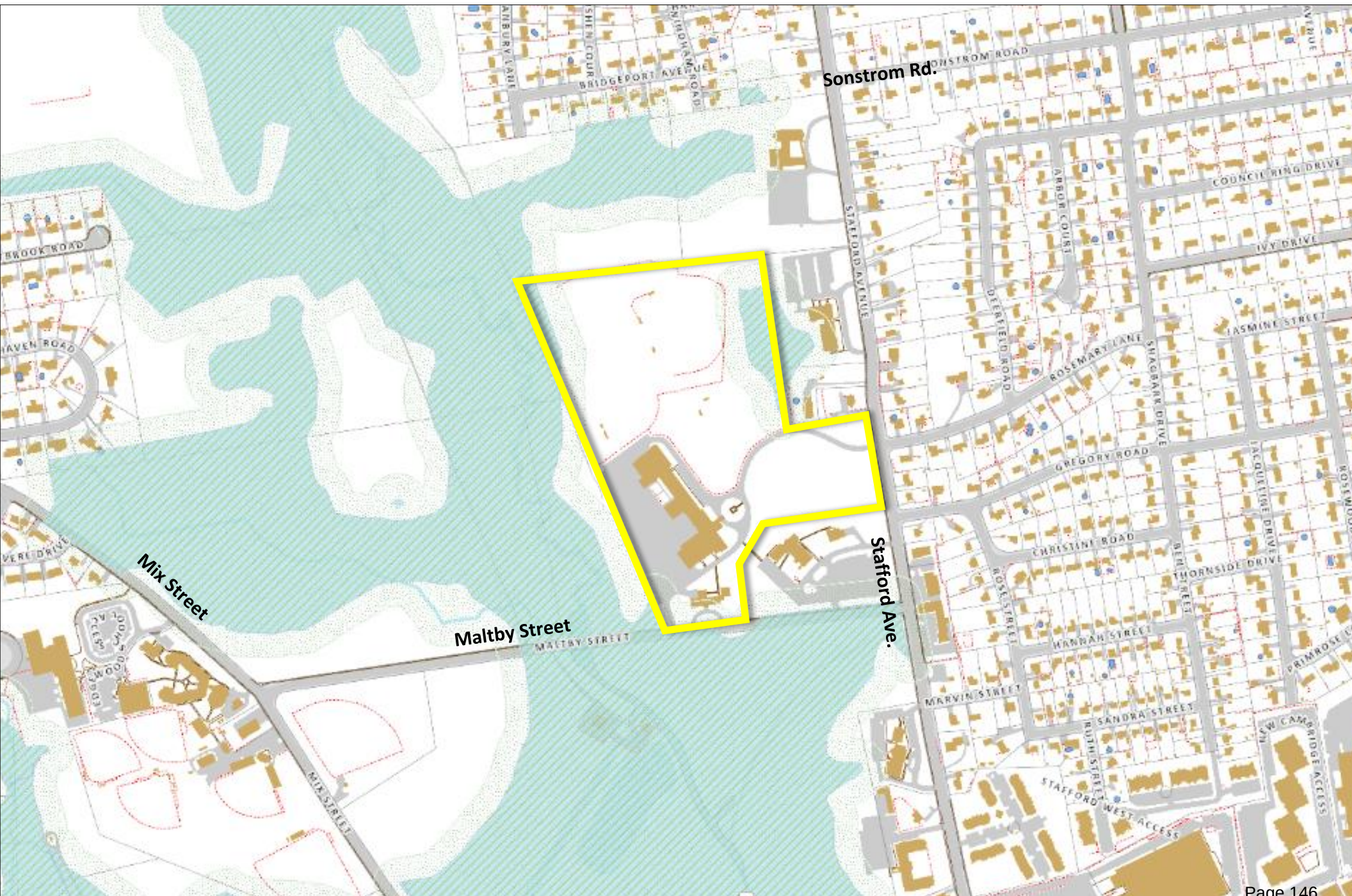
Location Map
1001 Stafford Avenue

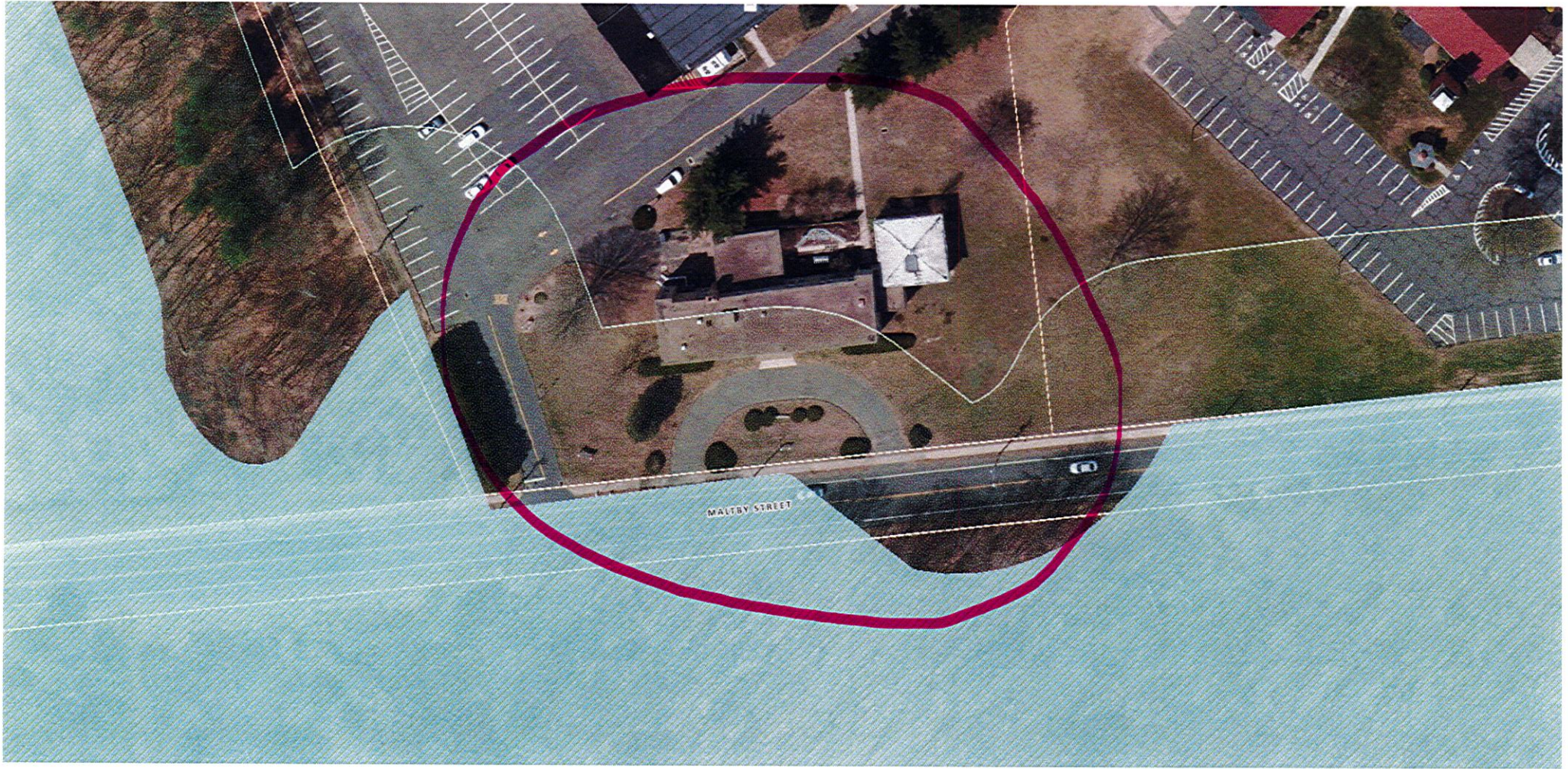


Aerial Map
1001 Stafford Avenue



IWWA Map
1001 Stafford Avenue





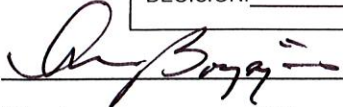




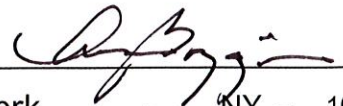
**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

For Office Use Only
APPLICATION NO. _____
DATE FILED: _____
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: 300 Broad Street Property LLC c/c Armen Boyajian Signature: 
Address: 534 Hudson Street, Suite #3A City: New York State: NY Zip: 10014
Telephone No.: 212-686-5650 ☐ home ☐ work Email: _____

2. PROPERTY OWNER(S):

Name: 300 Broad Street Property LLC c/c Armen Boyajian Signature: 
Address: 534 Hudson Street, Suite #3A City: New York State: NY Zip: 10014
Telephone No.: 212-686-5650 ☐ home ☐ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 300 Broad Street
Assessor's Map No.: 43-100 Assessor's Lot No.(s): 1446

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

The Pequabuck River flows east across the property, converging with the Copper Mine Brook along the site's north-east property line, and continuing southeast. Both watercourses are classified as Palustrine Broad-leaved Deciduous Forest Fringe Wetlands. Please see the Soil Report and Impact Assessment, attached, for more information.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Applicant is proposing to reconfigure existing paved areas onsite to accommodate additional parking spaces for a total of 161 spaces onsite. Additional improvements to include 45' wide drive-in-door to Building A and multiple stormwater basin/floodplain compensation areas for proposed and future parking. These improvements are not classified as a significant activity based on the definition in Section 2 of the IWWC Regulations. These improvements will facilitate leasing of the existing buildings, by the owner, to various tenants.

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

- ☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- ☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- ☒ c. The proposed activity is a regulated activity and will occur:
- | | |
|---|--|
| ☐ in a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| ☒ within 100 feet of a wetlands or watercourse; | area of impact: <u>29,405</u> SF (<u>0.7</u> acres) |
| ☐ beyond 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |

6. FLOW CALCULATIONS:

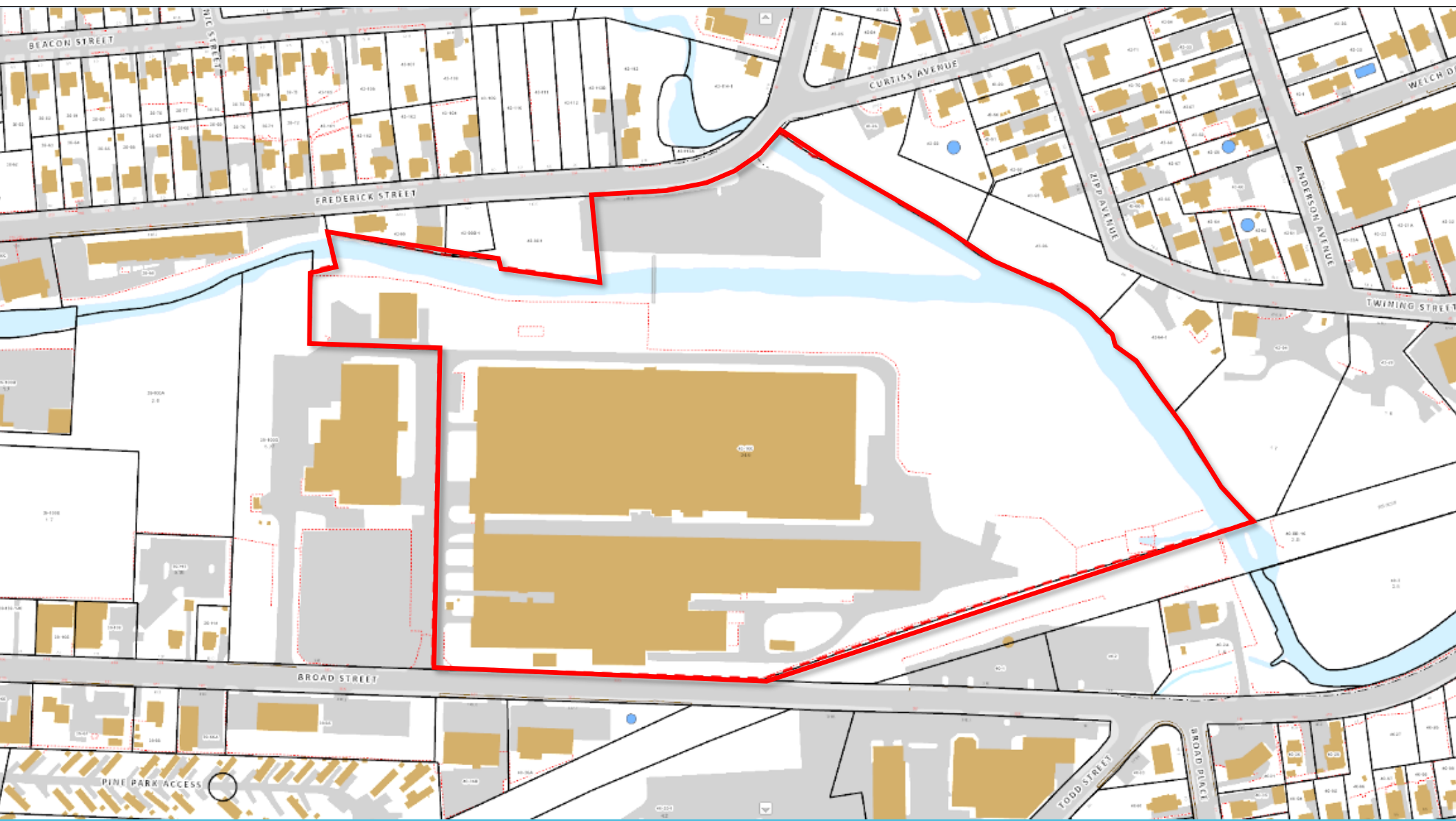
Does a watercourse flow through the subject property?

☒ yes ☐ no

If "yes", see instructions for submission requirements.

Within 200' of a watercourse;
area of impact: 37,825 SF (0.9 acres)

Location Map
300 Broad Street



Aerial Map
300 Broad Street



The map displays a residential neighborhood with several streets: Frederick Street, Broad Street, Todd Street, Broad Place, Curdiss Avenue, and Zipp Avenue. A large green area, outlined in red, is situated in the center-right of the map. The map includes various lot numbers and building footprints. The green area is located between Frederick Street and Broad Street, and between Curdiss Avenue and Todd Street. The map also shows a river or stream flowing through the area, and a large brown area, possibly a park or undeveloped land, located to the right of the green area. The map is a detailed representation of the area, showing the layout of the streets, the locations of the buildings, and the boundaries of the green area.

LINK TO SOIL SCIENTIST REPORT:

<https://www.bristolct.gov/DocumentCenter/View/50244/2036300001o2125rpt---300-Broad-Street-Soil-and-IA-Report>



Soil Scientist Report and Impact Assessment

300 Broad Street – Bristol, Connecticut

300 Broad Street Property LLC

534 Hudson Street, Suite 3A
New York, New York

Prepared by:

SLR International Corporation

99 Realty Drive, Cheshire, Connecticut, 06410

SLR Project No.: 141.020363.00001

October 21, 2025

LINK TO DRAINAGE REPORT:

https://www.bristolct.gov/DocumentCenter/View/50242/2025-10-23---Proposed-Site-Improvements---Drainage-Report_Signed



Proposed Site Improvements

300 Broad Street, Bristol, Connecticut

Drainage Report

Prepared for:

Armen Boyajian

300 Broad Street Property, LLC
534 Hudson Street, Suite 3A
New York, NY 10014

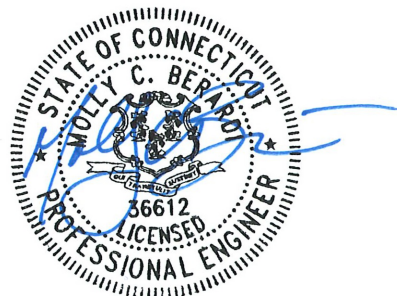
Prepared by:

SLR International Corporation

99 Realty Drive, Cheshire, Connecticut, 06410

SLR Project No.: 141.20363.00001

October 23, 2025



NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. SURVEY TYPE - PROPERTY & T-D TOPOGRAPHIC. BOUNDARY DETERMINATION - RESURVEY. ACCURACY CLASS - A-2 HORIZONTAL, SUPPLEMENTAL T-2 TOPOGRAPHIC.
- THE INTENT OF THIS MAP IS TO DEPICT A REVISED BOUNDARY LINE BETWEEN PARCELS WITHOUT CREATING ANY NEW PARCELS. ALL IMPROVEMENTS AND UNDERGROUND UTILITIES MAY NOT BE DEPICTED HEREON.
- NORTH BASED UPON THE MERIDIAN ESTABLISHED PER MAP IN NOTE 3.F. VERTICAL DATUM BASED OFF NAVD 88 ESTABLISHED BY GPS.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - "RIGHT OF WAY MAP TOWN OF BRISTOL BROAD STREET FROM CENTRAL ST., WESTERLY TO THE PEQUABUCK RIVER BRIDGE ROUTE NO. 113" BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', DATE: APR. 30, 1929, REVISED TO FEB. 23, 1944, NUMBER 234, SHEET 2 OF 3
 - "MAP SHOWING PORTIONS OF LIBERTY PLACE AND PERSHING STREET ABANDONED" BY DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING CITY OF BRISTOL CONNECTICUT, SCALE: 1"=40', DATE: JUNE 1980 (B.L.R. MAP 717-22)
 - "MAP OF LOTS #95, #97, #98 & #100 BROAD AND FREDERICK STREETS BRISTOL, CONNECTICUT OWNED BY BARNES GROUP, INC." BY A.F. LEPORE, JR. & ASSOCIATES, SCALE: 1"=100', DATE: 9-28-86, REVISED TO 9-30-86 (B.L.R. MAP A-61)
 - "MAP OF PROPERTY ANDREWS & BROAD STREETS BRISTOL, CONNECTICUT OWNED BY LAMERO TRUCKING" BY A.F. LEPORE, JR. & ASSOCIATES, SCALE: 1"=40', DATE: 12-18-86 (B.L.R. MAP A-89)
 - "MAP OF PROPERTY ANDREWS & BROAD STREETS BRISTOL, CONNECTICUT OWNED BY MODELL REALTY" BY A.F. LEPORE, JR. & ASSOCIATES, SCALE: 1"=40', DATE: 11-17-88, REVISED TO 3-27-89 (B.L.R. MAP 515-F)
 - "RE-SUBDIVISION MAP FOR PROPERTY OF M-DELL REALTY BROAD/ANDREWS STREET BRISTOL, CT" BY KRATZERT, JONES & ASSOCIATES, INC., SCALE: 1"=40', DATE: APRIL 22, 1992 (B.L.R. MAP 748-H)
 - "SITE PLAN - LOT #1000 #340 BROAD STREET BRISTOL, CONNECTICUT OWNED BY THEIR PRECISION STEEL CORP." BY LEPORE ASSOCIATES, INC., SCALE: 1"=100', DATE: MAR. 8, 1996, SHEET 1 OF 2, REVISED TO 11-19-96
 - "IMPROVEMENT LOCATION SURVEY AS-BUILT PLAN LOTT 1000 - #340 BROAD STREET BRISTOL, CONNECTICUT PREPARED FOR THEIR PRECISION STEEL CORP." BY LEPORE ASSOCIATES, INC., SCALE: 1"=20', DATE: FEB. 5, 1999
 - "COMPILATION PLAN SHOWING PROPOSED SANITARY SEWER EASEMENT ACROSS LOT 100, 300 BROAD STREET, BRISTOL, CONNECTICUT FOR THE DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING CITY OF BRISTOL, CT BY WESTON & SAMPSON, SCALE: 1"=20', DATE: JULY 9, 2012
 - "GENERAL LOCATION SURVEY MAP OF LOT LINE RREVISION BROAD STREET BRISTOL, CONNECTICUT PREPARED FOR THEIR PRECISION STEEL USA, INC." BY SLR, SCALE: 1"=80', DATED: DECEMBER 16, 2020
 - "PROPERTY SURVEY LOTS 39-100A, 39-100E AND 39-100D #340 BROAD STREET BRISTOL, CONNECTICUT PREPARED FOR CM PROPERTIES, LLC" BY SLR, SCALE: 1"=40', DATED: JUNE 16, 2021

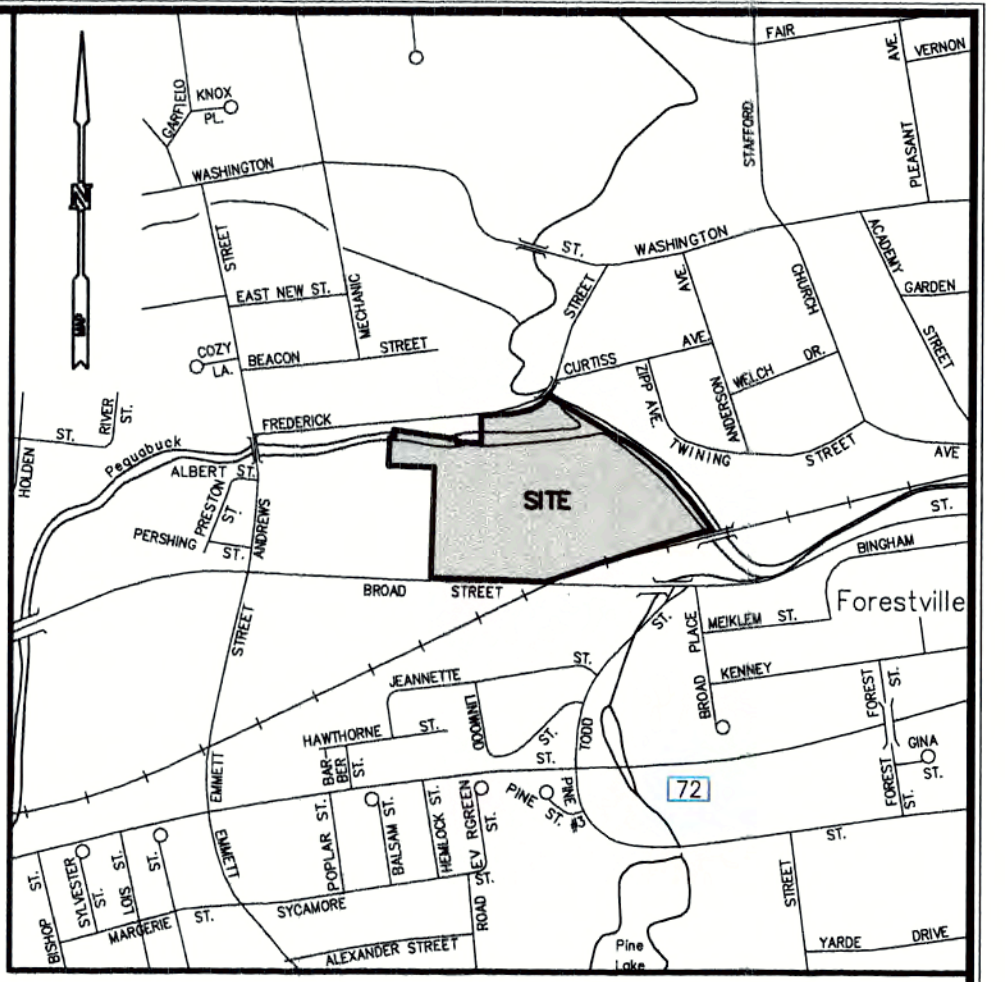
- REFERENCE IS MADE TO INSTRUMENTS IN THE CITY OF BRISTOL LAND RECORDS, RECORDED AND DESCRIBED IN THE FOLLOWING:
 - CERTIFICATE OF ATTACHMENT VOL. 2149, PAGES 723 AND 721
 - AGREEMENT VOL. 1986, PAGE 1104
 - EASEMENT FOR HIGHWAY PURPOSES VOL. 1965, PAGE 1090
 - SANITARY SEWER EASEMENT VOL. 1908, PAGE 1286
 - RE-RECORD EASEMENT VOL. 1668, PAGE 1227 (VOL.1666, PAGE 1197)
 - VARIANCE VOL. 1171, PAGE 515
 - TWO GAS EASEMENTS VOL. 816, PAGE 778
 - AGREEMENT VOL. 227, PAGE 327
 - EASEMENTS CONVEYED VOL. 224, PAGE 515
- THE PROPERTY IS LOCATED WITHIN ZONES X (0.2 PCT. ANNUAL CHANCE FLOOD HAZARD), AE AND FLOODWAY PER THE FEMA FLOOD MAPPING, HARTFORD COUNTY, PANELS 090030466F AND 090030467F, EFFECTIVE DATES 09/28/2008
- SHORT TERM TUNNEL EASEMENTS IN FAVOR OF LOT 40-100 TO EXTEND FROM EXISTING TUNNEL EASEMENT (LOT 39-100D) TO PROPERTY LINES. EXISTING AND SHORT TERM EASEMENTS TO BE TERMINATED UPON COMPLETION OF DECOMMISSIONING WORK OR AS NOTED IN PROPOSED EASEMENT AGREEMENT.
- LOT 39-100D SUBJECT TO PROPOSED PARKING EASEMENT AGREEMENT TO PROVIDE UP TO 7 RE-LOCATABLE PARKING STALLS FOR USE BY LOT 40-100.
- THE PROPERTY IS TOGETHER WITH AND SUBJECT TO AN ACCESS EASEMENT AGREEMENT AS DESCRIBED IN VOLUME 2187, PAGE 803 OF THE BRISTOL LAND RECORDS.
- PROPERTIES WILL BE SUBJECT TO AND TOGETHER WITH RIGHTS TO EXISTING APPURTENANT, UNDERGROUND UTILITIES AND DRAINAGE PIPES WHICH MAY BE PRESENT AND ENCRUING OVER PROPOSED REVISED PROPERTY LINE, AS WELL AS SURFACE DRAINAGE FLOW OR DISCHARGE RIGHTS.
- REFERENCE IS MADE TO TITLE CERTIFICATE No. 83474, DATED SEPTEMBER 23, 2013 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND TITLE CERTIFICATE FILE No. CT-5299420, DATED April 1, 2021 BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- INLAND-WETLANDS LIMITS PER LOCATION BY SLR SOIL SCIENTIST AS DETERMINED IN FIELD ON AUGUST 9, 2021.

LEGEND

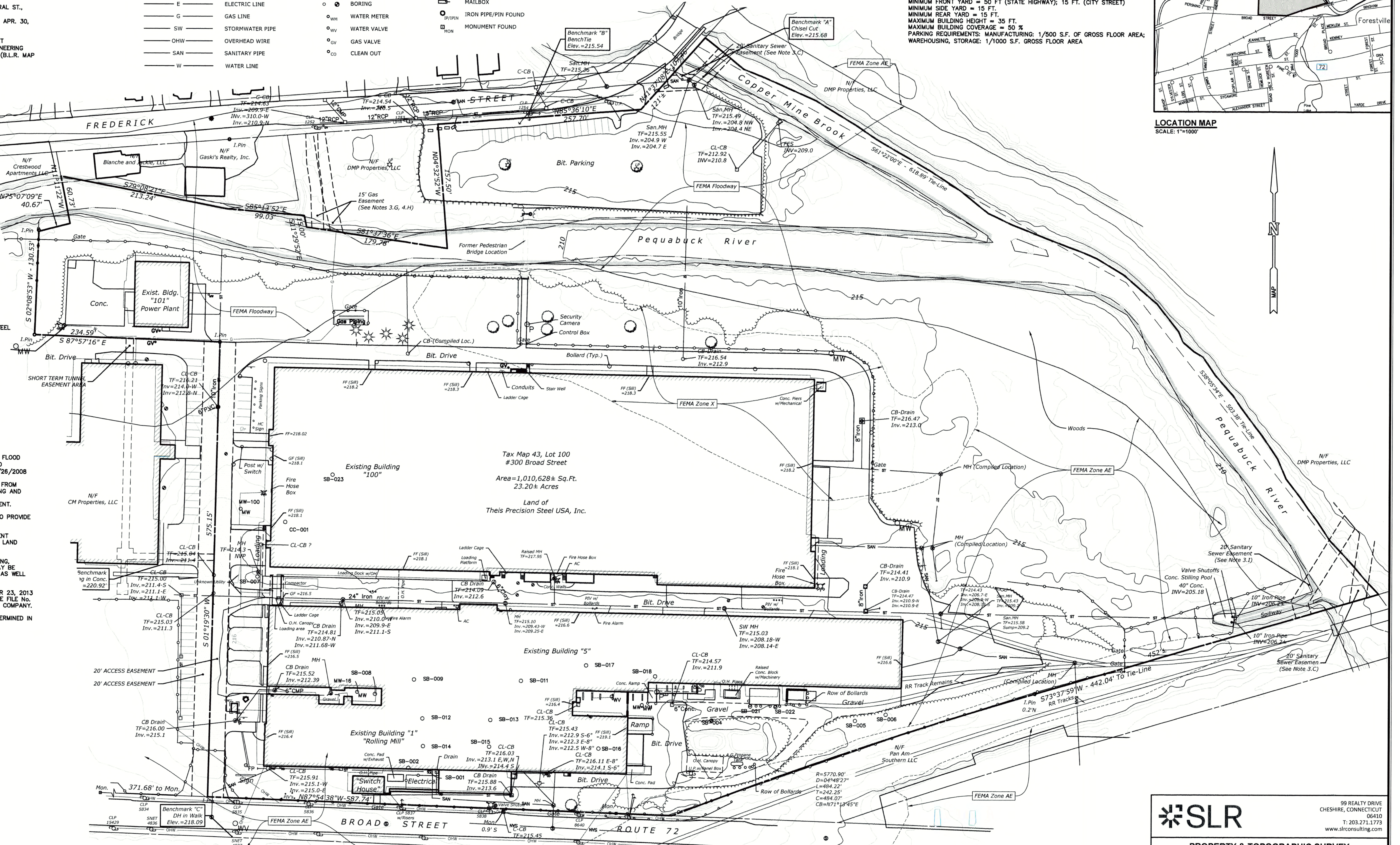
PROPERTY LINE	① DRAINAGE MANHOLE	○ BOLLARD/POST
EASEMENT	② SANITARY MANHOLE	○ GP GATE POST
BUILDING SETBACK LINE	③ TELEPHONE MANHOLE	○ FP FENCE POST
STONEWALL	④ ELECTRIC MANHOLE	○ DM ELECTRIC METER
WATERCOURSE	⑤ WATER MANHOLE	○ GM GAS METER
WETLAND	⑥ MANHOLE	○ UTY UTILITY POLE
TREELINE	⑦ CATCH BASIN	○ GW GUY WIRE
GUIDE RAIL	⑧ FLARED END SECTION	○ HYDRANT
WOOD FENCE	⑨ MONITOR WELL	○ SIGN
CHAIN LINK FENCE	⑩ BORING	○ MAILBOX
E GAS LINE	○ WH WATER METER	○ IP/PPN IRON PIPE/PIN FOUND
G GAS LINE	○ WV WATER VALVE	○ MONUMENT FOUND
SW STORMWATER PIPE	○ GV GAS VALVE	
OHW OVERHEAD WIRE	○ CO CLEAN OUT	
SAN SANITARY PIPE		
W WATER LINE		

ALL UNDERGROUND UTILITIES ARE NOT BE SHOWN. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO MILONE & MACBROOM, INC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION. *CALL BEFORE YOU DIG* DIAL 811 OR 1-800-922-4455.

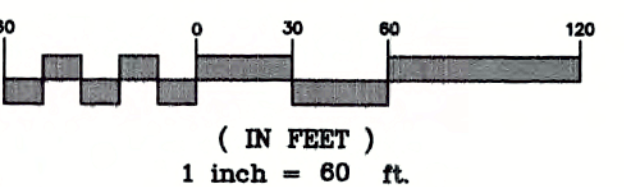
ZONING DATA:
CURRENT ZONING DISTRICT: "I" (INDUSTRIAL)
MINIMUM LOT AREA = 25,000 SQ.FT.
MINIMUM FRONTAGE = 100 FT.
MINIMUM FRONT YARD = 50 FT (STATE HIGHWAY); 15 FT. (CITY STREET)
MINIMUM SIDE YARD = 15 FT.
MINIMUM REAR YARD = 15 FT.
MAXIMUM BUILDING HEIGHT = 35 FT.
MAXIMUM BUILDING COVERAGE = 50 %
PARKING REQUIREMENTS: MANUFACTURING: 1/500 S.F. OF GROSS FLOOR AREA; WAREHOUSING, STORAGE: 1/1000 S.F. GROSS FLOOR AREA



LOCATION MAP
SCALE: 1"=1000'



GRAPHIC SCALE



99 REALTY DRIVE
CHESHIRE, CONNECTICUT 06410
T: 203.271.1773
www.slrcounseling.com

PROPERTY & TOPOGRAPHIC SURVEY

MAP OF LOT 43-100
#300 BROAD STREET
BRISTOL, CONNECTICUT
PREPARED FOR
300 BROAD STREET PROPERTY LLC

12/11/2024	FEMA LINES & LABELS UPDATED	SCALE: 1" = 60'	DATE: SEPTEMBER 28, 2021	JOB: 20363.00001
9/30/24	UPDATED UTILITIES AND SURFACE	FIELD: MC/BH	DRAWN: GAS	CHECKED: GAS
DATE	REVISION			SHEET: 1 OF 1

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

GREGORY A. SZYSZKOWSKI
CT L.S. #70095

MAP IS NOT VALID WITH OUT A LIVE SIGNATURE AND EMBOSSED SEAL. UNAUTHORIZED ALTERATIONS SHALL RENDER THIS PLAN NULL & VOID.

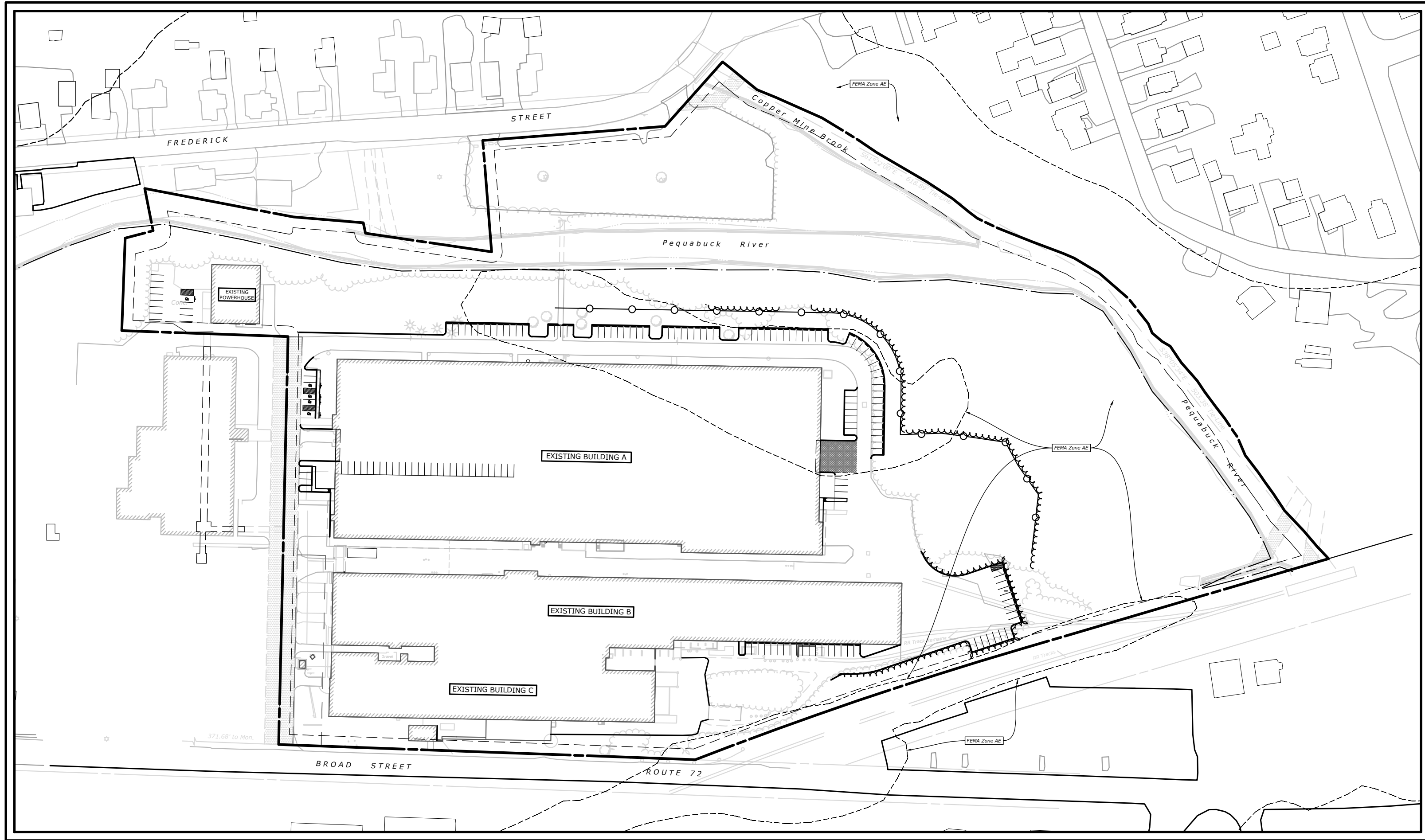
PROPOSED SITE IMPROVEMENTS

GENERAL NOTES:

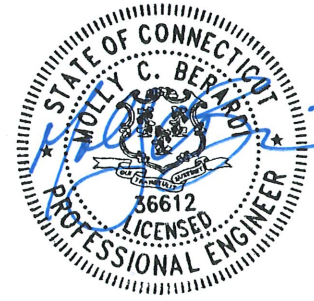
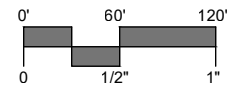
- PROPERTY AND TOPOGRAPHIC INFORMATION IS BASED UPON A MAP ENTITLED "PROPERTY AND TOPOGRAPHIC SURVEY, MAP OF LOT 43-100, #300 BROAD STREET, BRISTOL, CONNECTICUT, PREPARED FOR: 300 BROAD STREET PROPERTY LLC", SCALE: 1"=60', DATED: JUNE 28, 2021, REVISED TO: DECEMBER 11, 2024, PREPARED BY: SLR INTERNATIONAL CORPORATION
- NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983). ELEVATIONS, CONTOURS AND BENCH MARK ARE BASED UPON (NAVD 1988)
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION, MEANS OF CONSTRUCTION, AND SIZE OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2024". AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS, OR AS SHOWN ON THE PLANS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- ALL SIDEWALK RAMP SHALL BE DESIGNED IN ACCORDANCE WITH ADA REQUIREMENTS PRIOR TO THE START OF CONSTRUCTION. THE PLANS SHALL INCLUDE HANDICAP RAMP DETAILS, AND THE SPECIFIC RAMP TYPE SHOULD BE CALLED OUT AT EACH RAMP. SEE CONNDOT STANDARD SIDEWALK RAMP DETAILS.
- ALL CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATION MANUAL, THE CITY OF BRISTOL REQUIREMENTS, THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 818 AND ADDENDUMS, AND SPECIFICATIONS IN THE ABOVE REFERENCED HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL PERFORM IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL UTILITY, STATE, AND CITY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- CONTRACTOR TO PROVIDE AS-BUILT SURVEY BY A CT LICENSED LAND SURVEYOR TO THE CITY OF BRISTOL PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLETION.
- APPLICATION #3811 - VARIANCE REQUEST FOR MINIMUM REAR YARD AND MINIMUM SIDE YARD WAS GRANTED BY THE CITY OF BRISTOL ZONING BOARD OF APPEALS ON SEPTEMBER 3, 2024.
- APPLICATION #3812 - VARIANCE REQUEST FOR MINIMUM PARKING SPACES REQUIRED WAS GRANTED BY THE CITY OF BRISTOL ZONING BOARD OF APPEALS ON SEPTEMBER 3, 2024.
- SITE ACTIVATES LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN PER DFIRM PANELS 09003C0466F AND 09003C0467F EFFECTIVE 9/26/2008.

300 BROAD STREET BRISTOL, CONNECTICUT

20363.00001
OCTOBER 23, 2025



PROJECT SITE VICINITY MAP:



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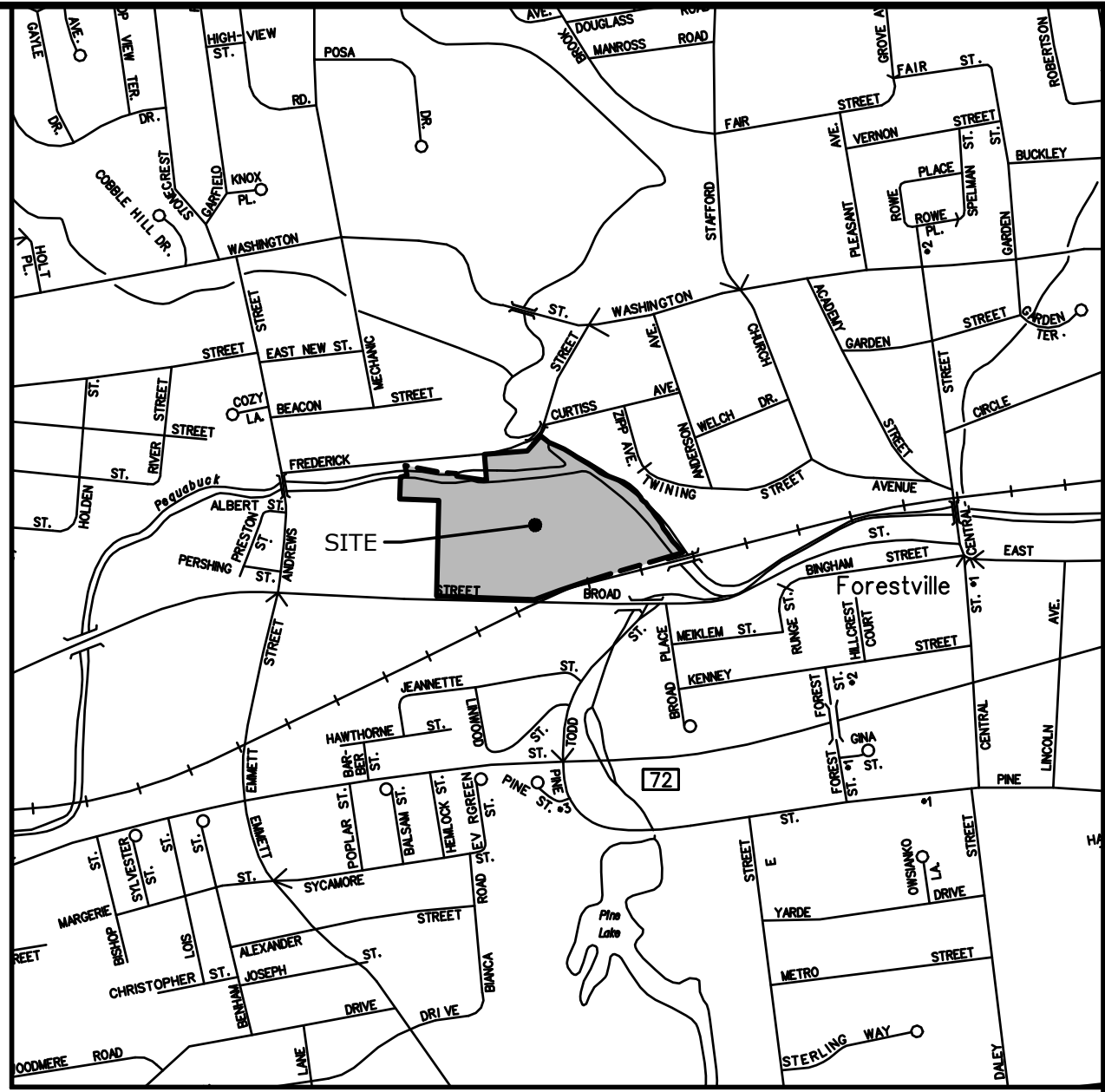
PREPARED FOR:

ARMEN BOYAJIAN
300 BROAD STREET PROPERTY, LLC
534 HUDSON STREET, SUITE 3A
NEW YORK, NY 10014

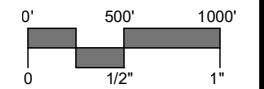
PREPARED BY:



99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM



LOCATION MAP:



LEGEND

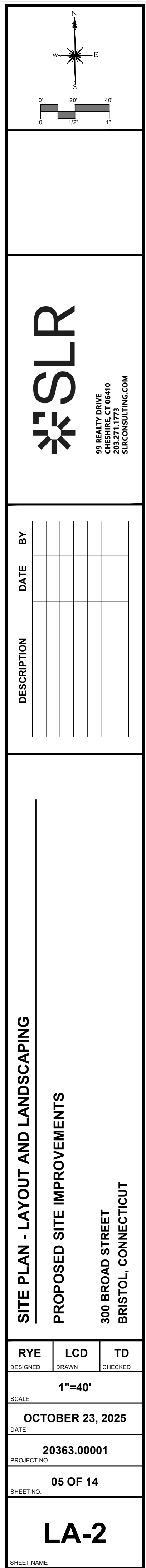
EXISTING		PROPOSED
---	STREET LINE	---
---	PROPERTY LINE	---
---	SETBACK LINE	---
-70-	MAJOR CONTOUR	(100)
-68-	MINOR CONTOUR	(98)
x 70.5	SPOT GRADE	+ 70.5
~ ~ ~	TREE LINE	~ ~ ~
☀	TREE/ SHRUB	☀
⦿	STONEWALL	⦿
☀	SITE LIGHT	☀
☀	HYDRANT	☀
☀	WATER VALVE	☀
☀	GAS VALVE	☀
☀	CATCH BASIN	☀
☀	MANHOLE/YARD DRAIN	☀
☀	SANITARY SEWER W/MANHOLE	☀
☀	STORM DRAIN	☀
☀	WATER MAIN	☀
☀	GAS MAIN	☀
☀	ELECTRIC LINE	☀
☀	ELECTRIC, TELEPHONE, CABLE	☀
☀	UTILITY POLE	☀
☀	TRAFFIC SIGN	☀
☀	IRON PIPE	☀
☀	MONUMENT	☀
☀	EDGE OF PAVEMENT W/CURB	☀
☀	GUARD RAIL	☀
☀	CHAIN LINK FENCE	☀
☀	WATERCOURSE	☀
☀	WETLAND	☀

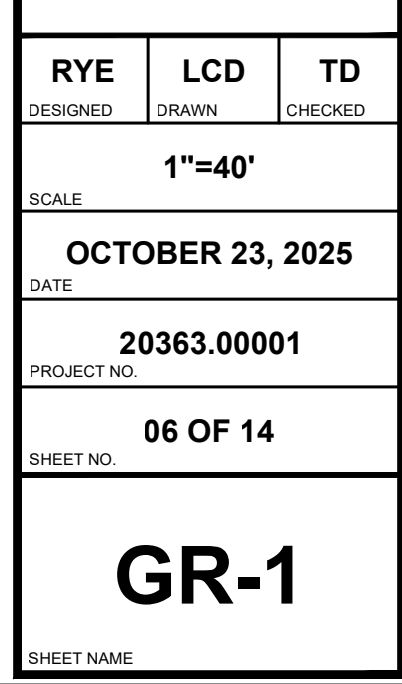
PARKING GENERATION				
	BUILDING AREA	TOTAL REQUIRED PARKING*	TOTAL PROPOSED PARKING	PARKING RATIO
BUILDING A	174,974 SF	88 SPACES	37 SPACES	0.5 SPACES/1000 SF
BUILDING B	78,627 SF	40 SPACES	34 SPACES	0.5 SPACES/1000 SF
BUILDING C	43,173 SF	22 SPACES	0 SPACES	0.5 SPACES/1000 SF
POWERHOUSE	5,631 SF	11 SPACES	11 SPACES	1.97 SPACES/1000 SF
FUTURE PARKING SPACES		50% MAX.	75 SPACES (47%)	
TOTAL PARKING SPACES		161 SPACES	161 SPACES	
*APPLICATION #3812 - VARIANCE REQUEST FOR MINIMUM PARKING SPACES REQUIRED WAS GRANTED BY THE CITY OF BRISTOL ZONING BOARD OF APPEALS ON SEPTEMBER 3, 2024.				
GENERAL INDUSTRIAL ZONE (I)				
	REQUIRED	PROPOSED		
LOT AREA (SF)	25000	1,010,600		
MIN FRONTAGE (FT)	N/A	NO CHANGE		
MIN LOT WIDTH (FT)	100	NO CHANGE		
FRONT SETBACK (FT)	15	NO CHANGE		
SIDE SETBACK (FT)	15 (25 IF ABUTTING RESIDENTIAL)	NO CHANGE		
REAR SETBACK (FT)	15 (25 IF ABUTTING RESIDENTIAL)	NO CHANGE		
MAX IMPERVIOUS COVERAGE (%)	90	47.2		
MAX BUILDING COVERAGE (%)	50	NO CHANGE		

1. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE THE ATTENTION OF THE ENGINEER.
2. PROVIDE 12" WIDE WHITE PAINTED STOP BAR AT ALL STOP SIGN LOCATIONS.

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. SEED ALL DISTURBED AREAS TO LAWN WITHIN CONTRACT LIMIT LINE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL FOR ALL LAWN AREAS.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF DARK BROWN SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THEN THE ADJACENT PLANTINGS.
5. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.
6. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE. NO SUBSTITUTIONS BELOW SPECIFIED RANGE.

 NEW PAVEMENT AREA
 FUTURE PAVEMENT AREA





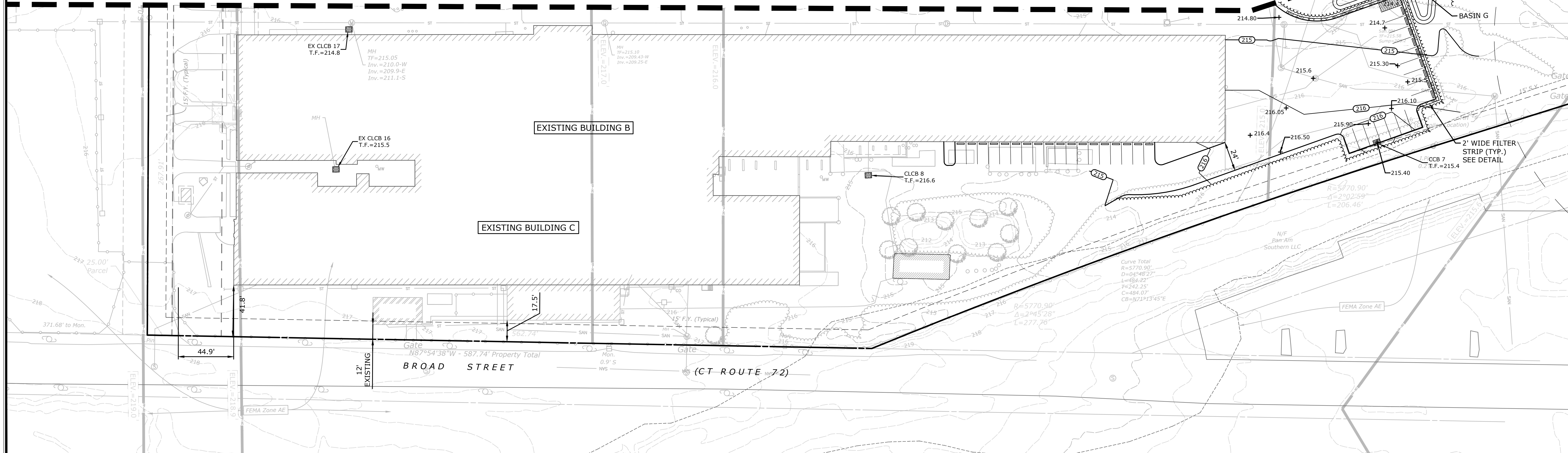
Page 16

1. ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
2. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
3. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.

$\times 70.5$	EXISTING SPOT ELEVATION
$+ 70.5$	PROPOSED SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
TC 120.0	TOP OF CURB
BC 119.5	BOTTOM OF CURB
TR 120.5	TOP OF RAMP
	SIDEWALK RAMP
	DETECTABLE WARNING STRIP

EXISTING 100-YEAR FLOODPLAIN VOLUME ACROSS PROPERTY	56,344 CU. YDS.
PROPOSED 100-YEAR FLOODPLAIN VOLUME ACROSS PROPERTY	56,934 CU. YDS.
NET INCREASE IN FLOODPLAIN VOLUME	590 CU. YDS.

1. EXISTING AND PROPOSED FINISHED GRADES COMPARED TO FEMA DFIRM PANELS 09003C0466F AND 09003C0467F CROSS SECTION CROSS SECTION AD OF 218.9 FEET, AC OF 215.6 FEET AND INTERMEDIATE DELINEATION AS MAPPED.
2. ALL VOLUMES SHOULD BE CONSIDERED APPROXIMATE.

[illegible]

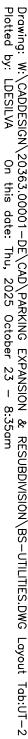
SITE PLAN - GRADING

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

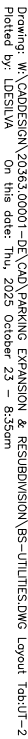
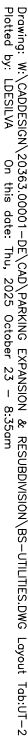
RYE SIGNED	LCD DRAWN	TD CHECKED
1"=40'		
OCTOBER 23, 2025		
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07 OF 14		
GR-2		

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SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2024, CITY OF BRISTOL STANDARDS, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

1. PURPOSE AND DESCRIPTION OF PROJECT

- A.) PARKING EXPANSION
B.) DISTURBED AREA: ±3.86 ACRES

2. IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS

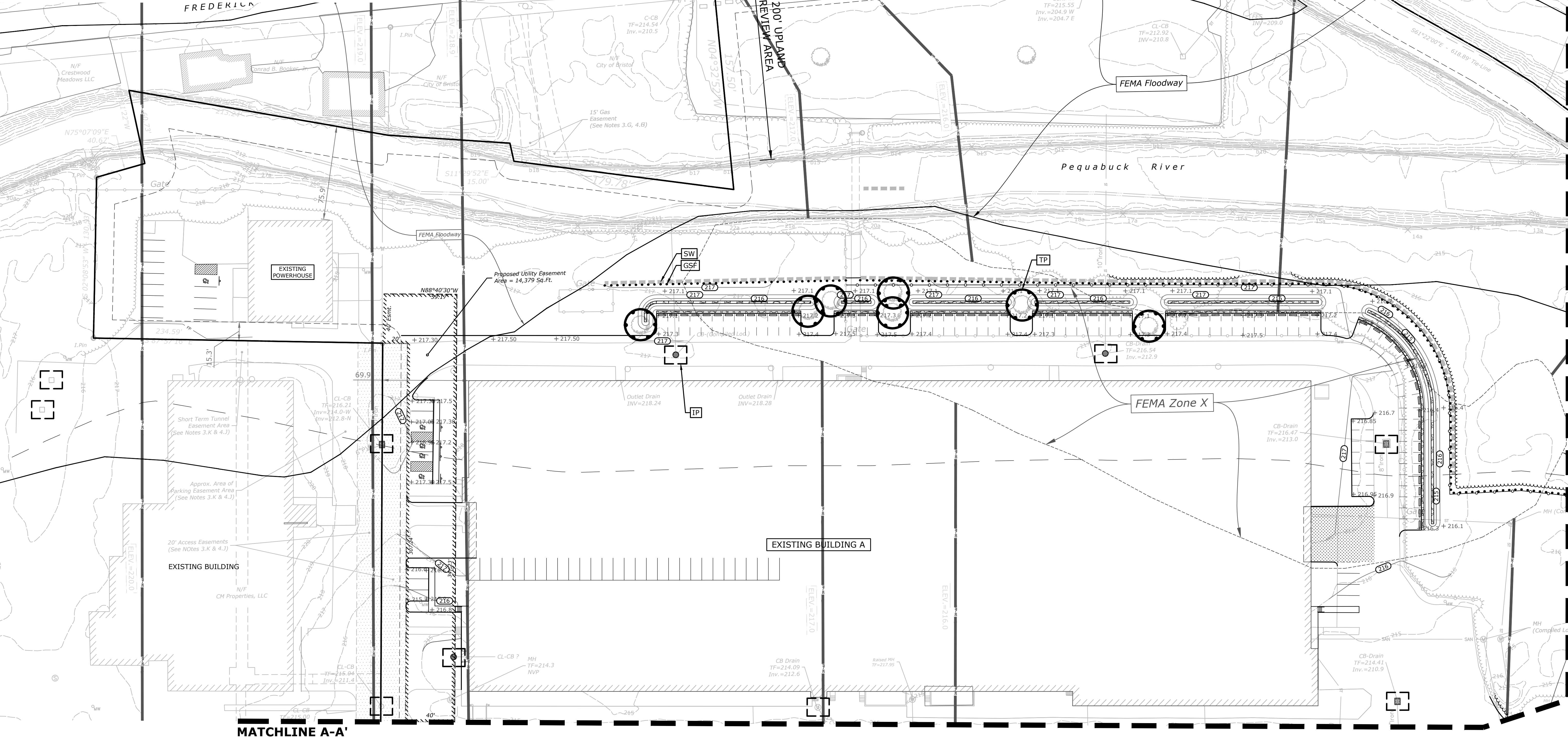
- A.) CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.
B.) ADJACENT RIVER AND WETLANDS
C.) WORK IN FLOOD PRONE AREAS

3. IDENTIFICATION OF OTHER POSSIBLE PERMITS

THE PERMITS REQUIRED FOR THE PROJECT ARE IWWC, PLANNING AND ZONING PERMITS.

4. RESPONSIBLE PARTY

MR. ARMEN BOYAJIAN
300 BROAD STREET PROPERTY-LLC
534 HUDSON STREET, SUITE 3A
NEW YORK, NY 10014



MATCHLINE A-A'

EROSION CONTROL NOTES
CONTRACTOR RESPONSIBILITIES

- SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
- THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS
- ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
- THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
- A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CATCH BASIN SUMPS SHOULD BE INSPECTED AFTER CONSTRUCTION COMPLETION AND SEDIMENT REMOVED. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

EROSION CONTROL LEGEND

- IP INLET PROTECTION (TYP. OF ALL INLETS)
 GSF SEDIMENT FILTER FENCE
 SW STRAW WATTLES
 TP TREE PROTECTION



59 REALTY DRIVE
283.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

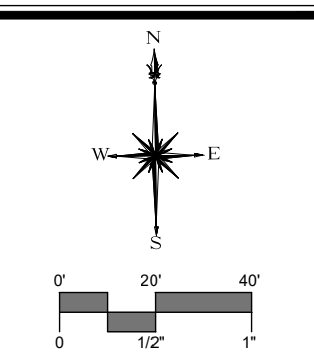
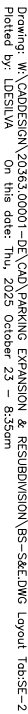
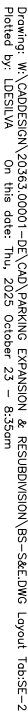
SEDIMENT AND EROSION CONTROL PLAN

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED
1"=40'		
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DATE		
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SHEET NO.		
SE-1		
SHEET NAME		

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SEDIMENT AND EROSION CONTROL PLAN

PROPOSED SITE IMPROVEMENTS

**300 BROAD STREET
BRISTOL, CONNECTICUT**

RYE	LCD	TD
SIGNED	DRAWN	CHECKED

1"=40'

OCTOBER 23, 2025

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11 OF 14

SE-2

SHEET NAME

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LAND GRADING

GENERAL

- ### TOPSOILING

- MATERIAL:**

- APPLICATION:

- ### TEMPORARY VEGETATIVE COVER

GENERAL

- SITE PREPARATION:**

-
- A diagram showing a tree with a large, irregular canopy. A horizontal line with arrows at both ends is drawn across the width of the canopy, labeled "5' MIN." below it. Below this line is a fence with a diamond-patterned mesh. A vertical line extends from the center of the fence up to the canopy, indicating the tree's trunk. The diagram illustrates the required clearance for a tree over a fence.

NOT TO SCALE

GENERAL:

SITE PREPARATION:

- ### VEGETATED COVER SELECTION AND MULCHING

TEMPORARY VEGETATIVE COVER:

* PERMANENT VEGETATIVE COVER:

TEMPORARY MULCHING:

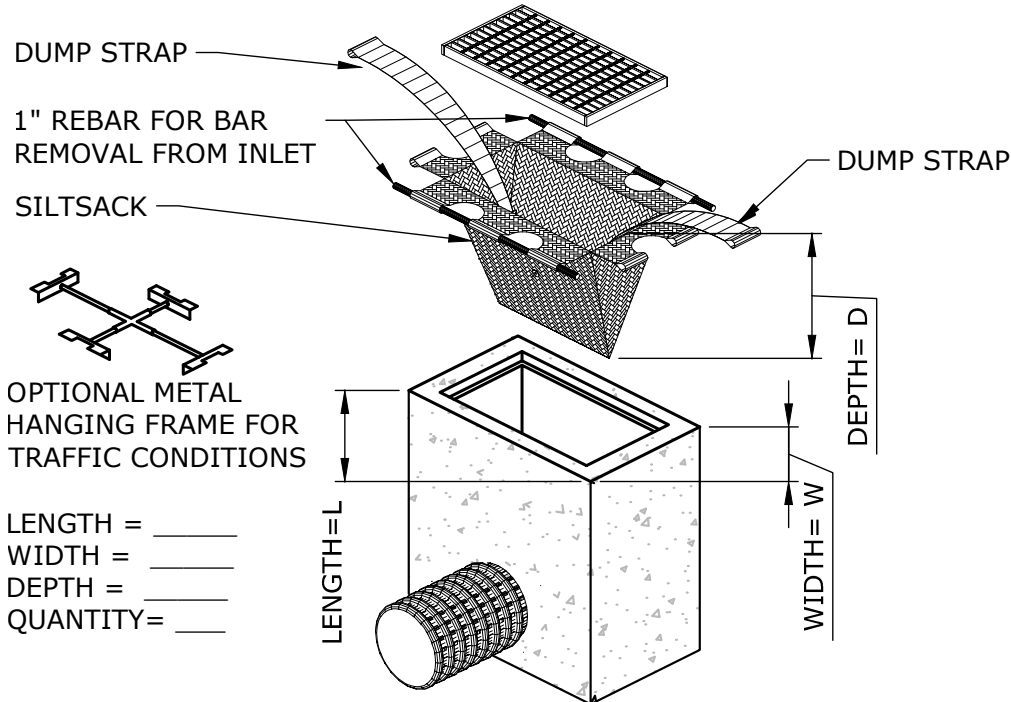
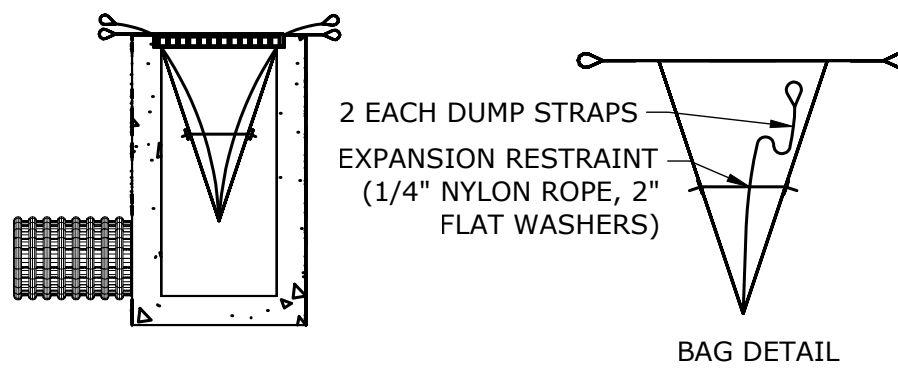
ESTABLISHMENT:

- STRAW WATTLES
OR APPROVED
EQUAL

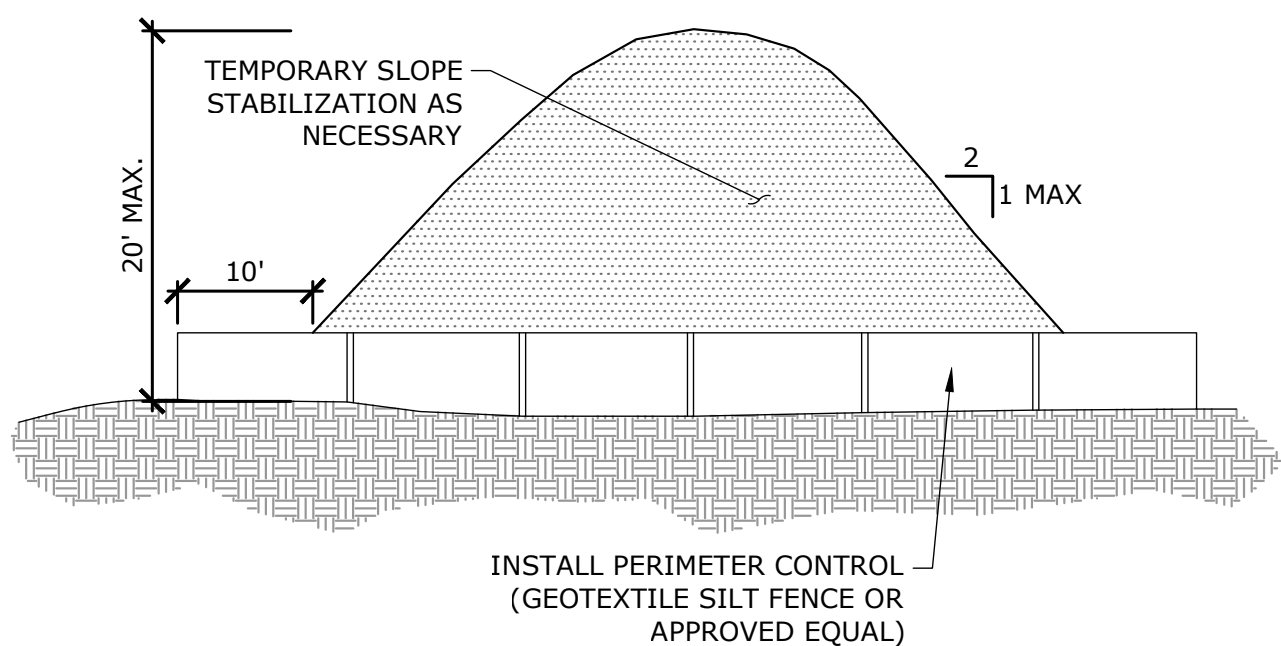
SECTION VIEW

WATTLE

NOT TO SCALE



NOT TO SCALE



NOTES:

- ## TEMPORARY SOIL STOCKPILE

EROSION CONTROL MEASURE	CONTROL OBJECTIVE	INSPECTION/MAINTENANCE	FAILURE INDICATORS	REMOVAL
SILT FENCE (SF) LATED: IP, STK)	- INTERCEPT, AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW. - PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO 1/2 THE TRENCH HEIGHT. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	- PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE - EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE - REPETITIVE FAILURE	SILT FENCE MAY BE REMOVED AFTER UPHILL AND SENSITIVE AREAS HAVE BEEN PERMANENTLY STABILIZED.
STRAW WATTLES (SW)	- INTERCEPT, AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW. - PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE THE DEPTH OF SEDIMENT IS EQUAL TO 1/2 THE HEIGHT OF THE BARRIER. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	- PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE - EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE - REPETITIVE FAILURE	STRAW WATTLES MAY BE REMOVED AFTER UPHILL AREAS HAVE BEEN PERMANENTLY STABILIZED.
CONSTRUCTION ENTRANCE PROTECTION (E) / ANTI-TRACKING APRON	- REDUCE THE TRACKING OF SEDIMENT OFF-SITE ONTO PAVED SURFACES.	INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC ADDITION OF STONE, OR LENGTHENING OF ENTRANCE MAY BE REQUIRED AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES AS A RESULT OF INEFFICIENCY OF CONSTRUCTION ENTRANCE SHALL BE IMMEDIATELY REMOVED.	- SEDIMENT IN ROADWAY ADJACENT TO SITE	CONSTRUCTION ENTRANCE MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL OTHER SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
CATCH BASIN INLET PROTECTION (IP)	- PROHIBIT SILT IN CONSTRUCTION-RELATED RUNOFF FROM ENTERING STORM DRAINAGE SYSTEM.	INSPECT AFTER ANY RAIN EVENT. IF FILTER BAG INSIDE CATCH BASIN CONTAINS MORE THAN 6" OF SEDIMENT, REMOVE SEDIMENT FROM BAG. CHECK SURROUNDING SILT FENCE AND HAY BALES PER NOTED ABOVE.	- RIPPED BAG - FAILED HAY BALES / SILT FENCE - SIGNIFICANT SILT PRESENCE IN STORM DRAINAGE SYSTEM OUTFLOW.	INLET PROTECTION MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
STOCKPILE PROTECTION (K)	- RETAIN SOIL STOCKPILE IN LOCATIONS SPECIFIED, AND REDUCE WATER TRANSPORT.	INSPECT SILT FENCE AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC REINFORCEMENT OF SILT FENCE, OR ADDITION OF HAY BALES MAY BE NECESSARY.	- EVIDENCE OF STOCK PILE DIMINISHING DUE TO RAIN EVENTS - FAILURE OF SILT FENCE	STOCKPILE PROTECTION MAY BE REMOVED ONCE THE STOCKPILE IS USED OR REMOVED.
DUST PROTECTION (DC)	- TO PREVENT MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, WHICH MAY CAUSE BOTH OFF-SITE AND ON-SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE AND PLANT LIFE OR CREATE A HAZARD BY REDUCING TRAFFIC VISIBILITY.	USE MECHANICAL SWEEPING DAILY ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE. IF HEAVILY TRAFFICED AND SEDIMENT ACCUMULATES QUICKLY. MOISTEN UNPAVED TRAVELWAYS TO CONTROL DUST. WHEN EVIDENCE OF AIRBORNE DUST.	-AIRBORNE DUST	REPEAT APPLICATION OF DUST CONTROL MEASURES UNTIL ALL AREAS ARE PERMANENTLY STABILIZED, VEGETATED, AND PAVED, OR AS LONG AS THERE IS AIRBORNE DUST.

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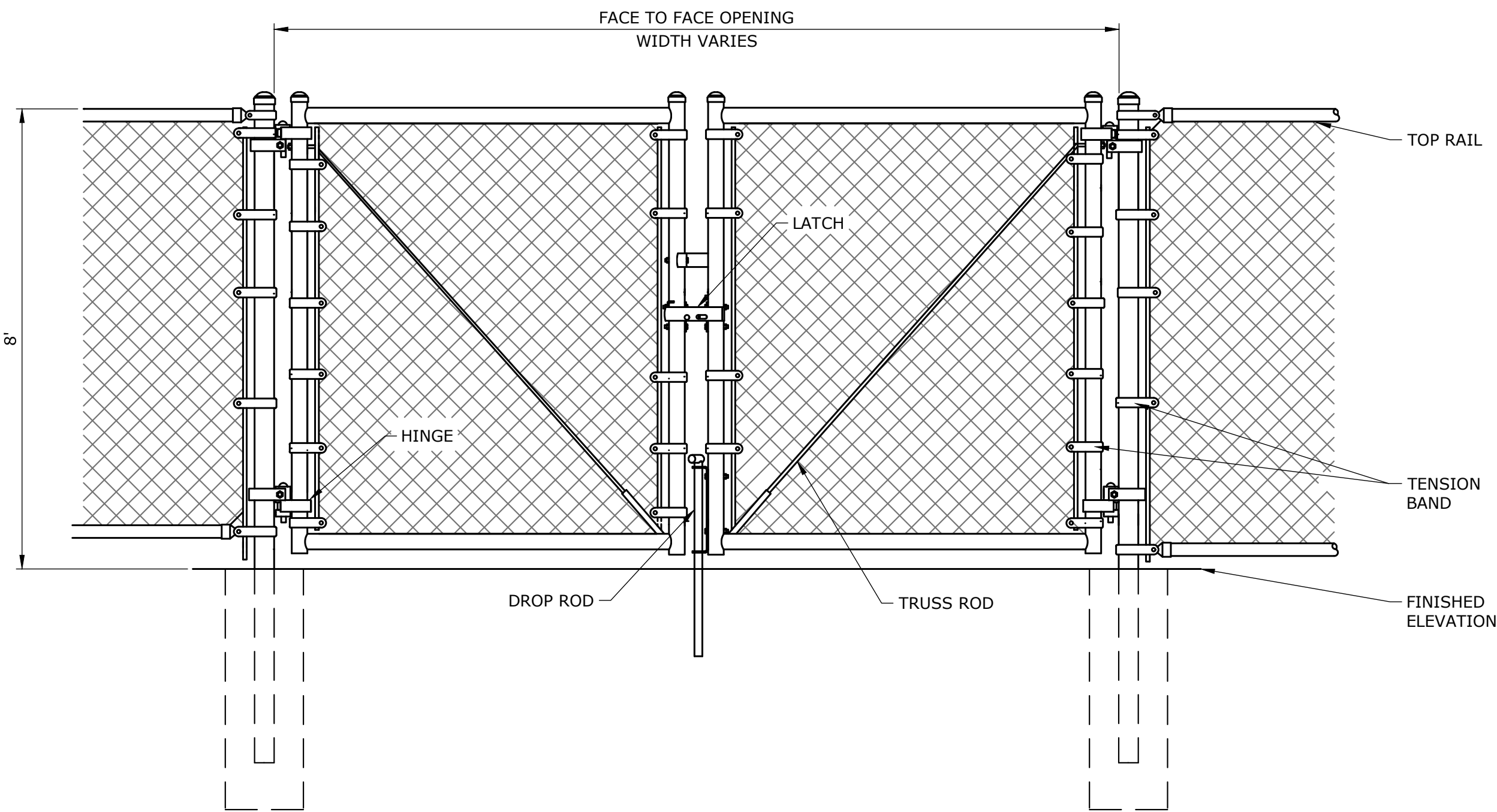
SEDIMENT AND EROSION CONTROL DETAILS AND SPECIFICATIONS

PROPOSED SITE IMPROVEMENTS

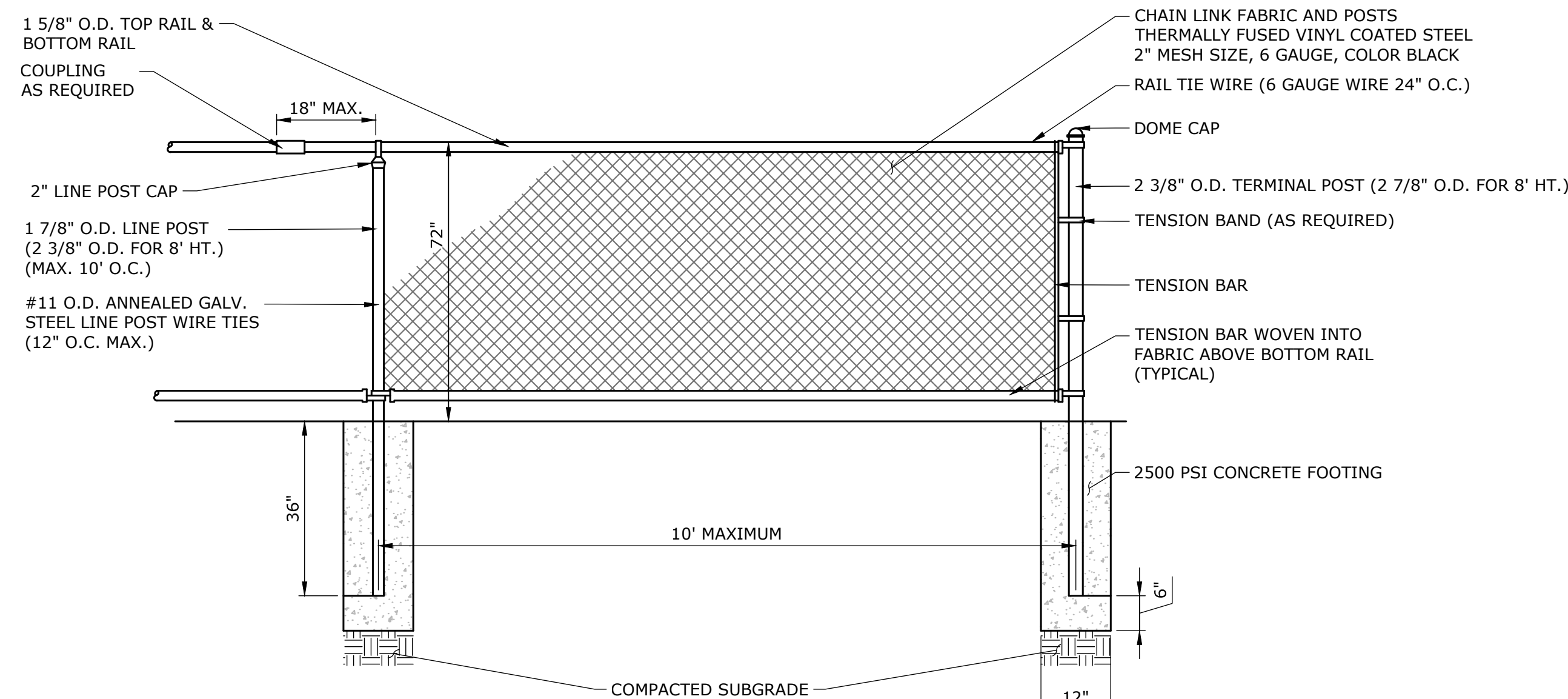
3300 BROAD STREET
BRISTOL, CONNECTICUT

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SHEET NAME		

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SD-2

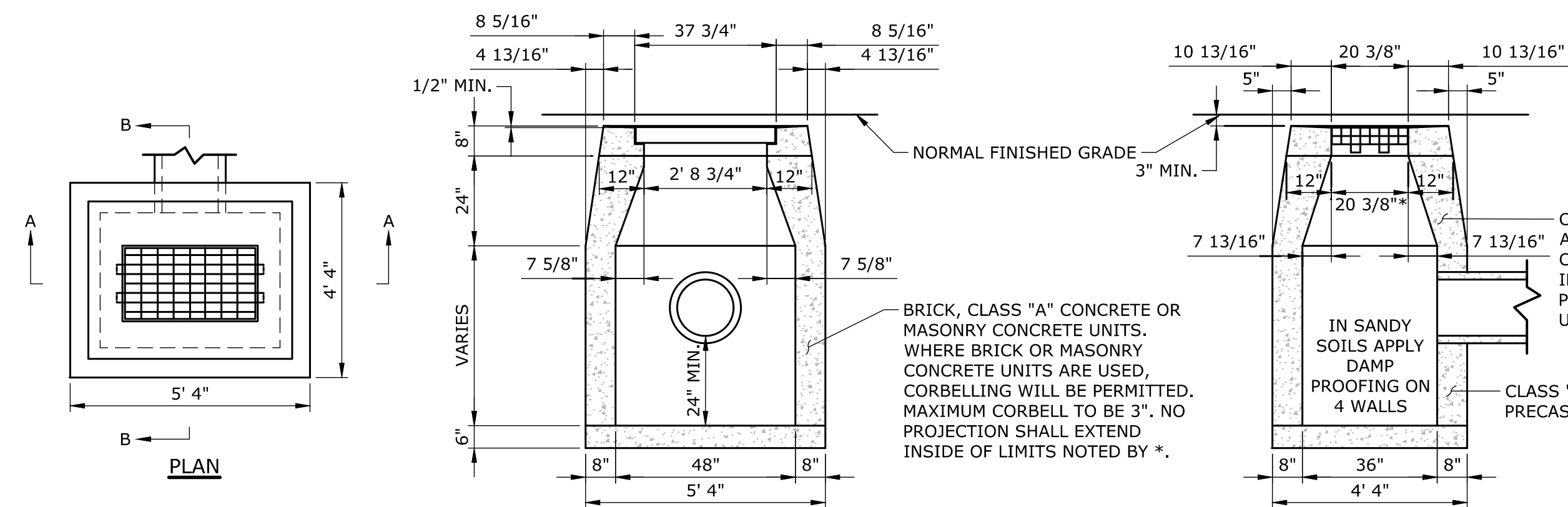


CHAIN LINK FENCE GATE - BASIC
NOT TO SCALE



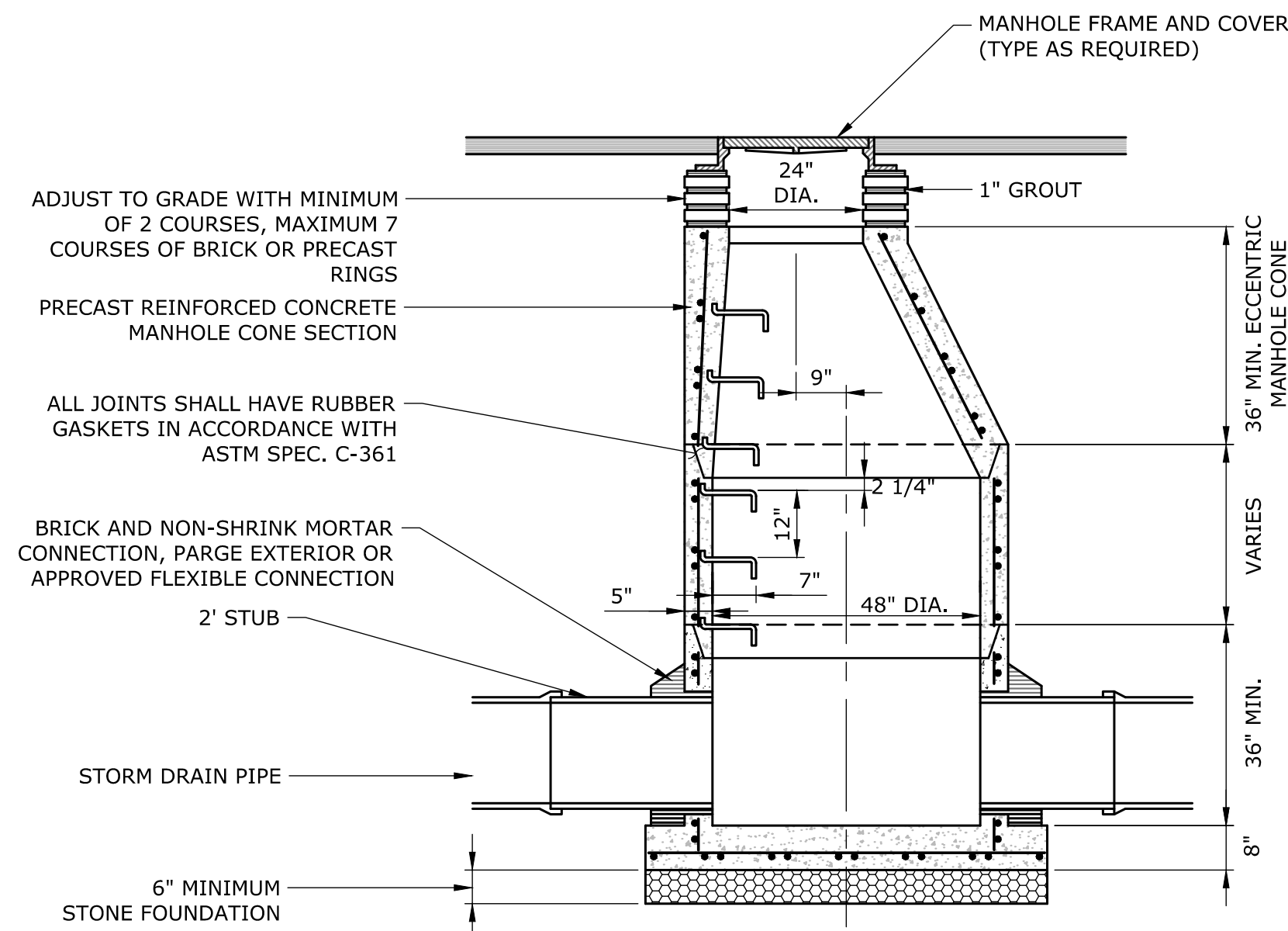
- NOTES:**
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS.

CHAIN LINK FENCE
NOT TO SCALE



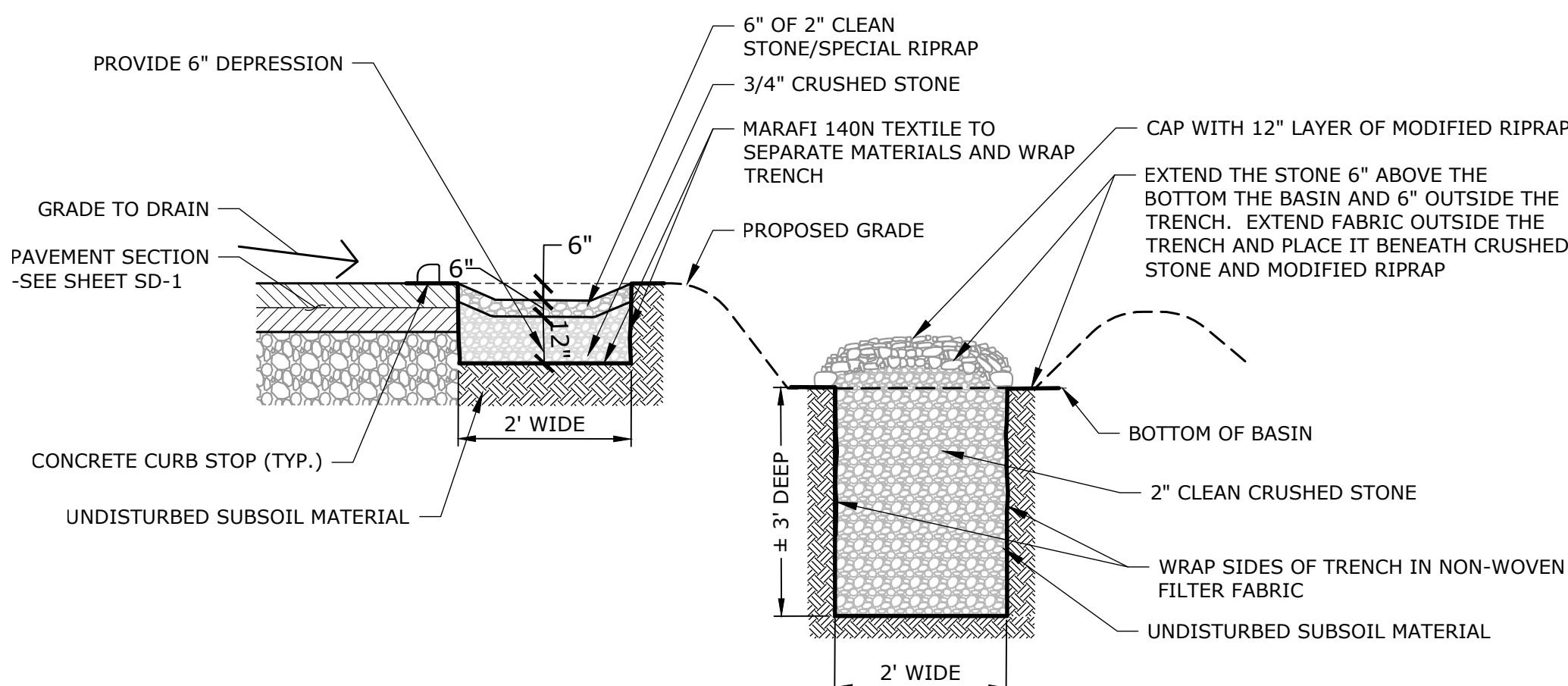
- NOTES:**
1. WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6\"/>

TYPE "C-L" CATCH BASIN
NOT TO SCALE

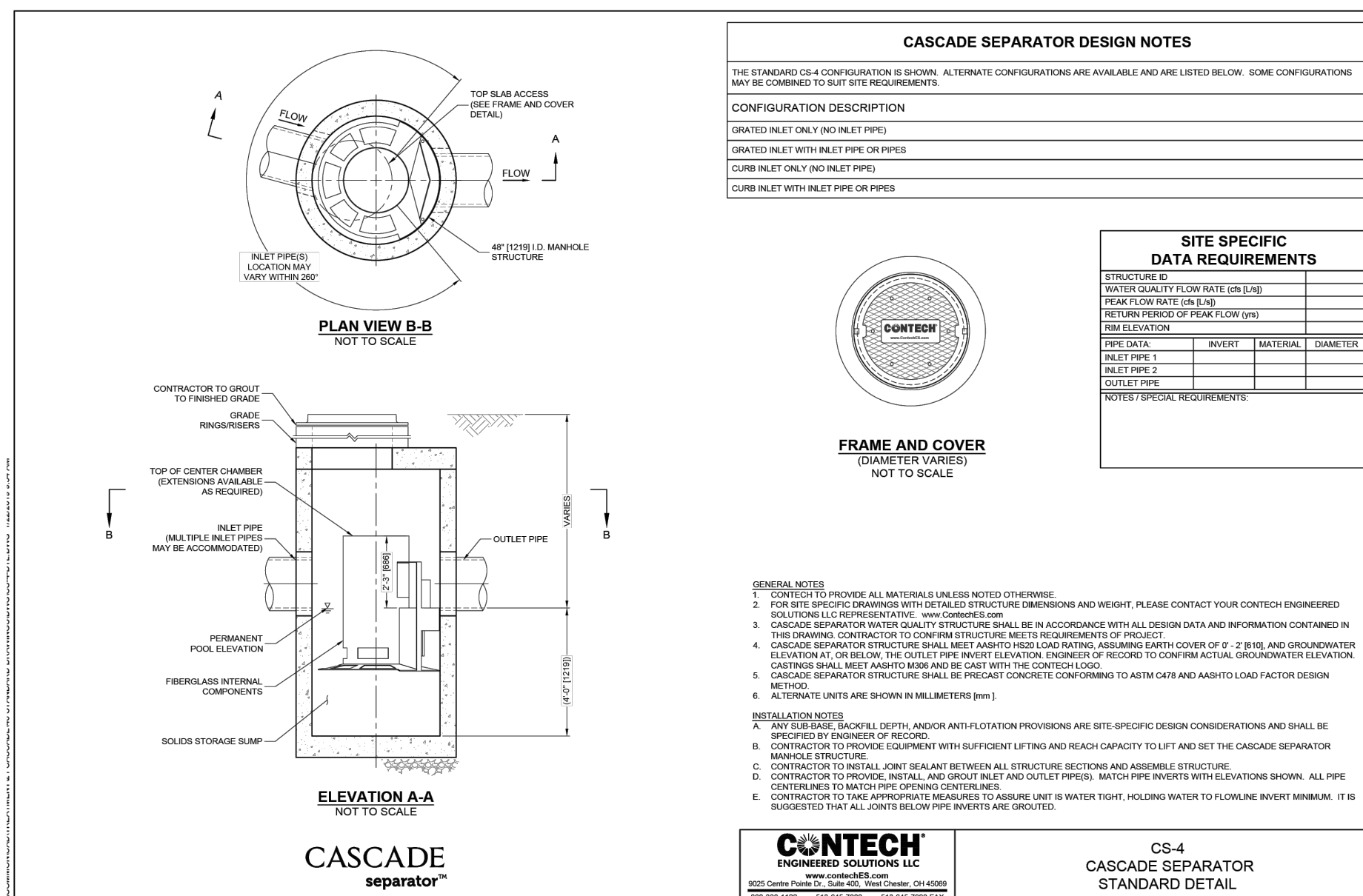


- NOTES:**
1. 5\"/>

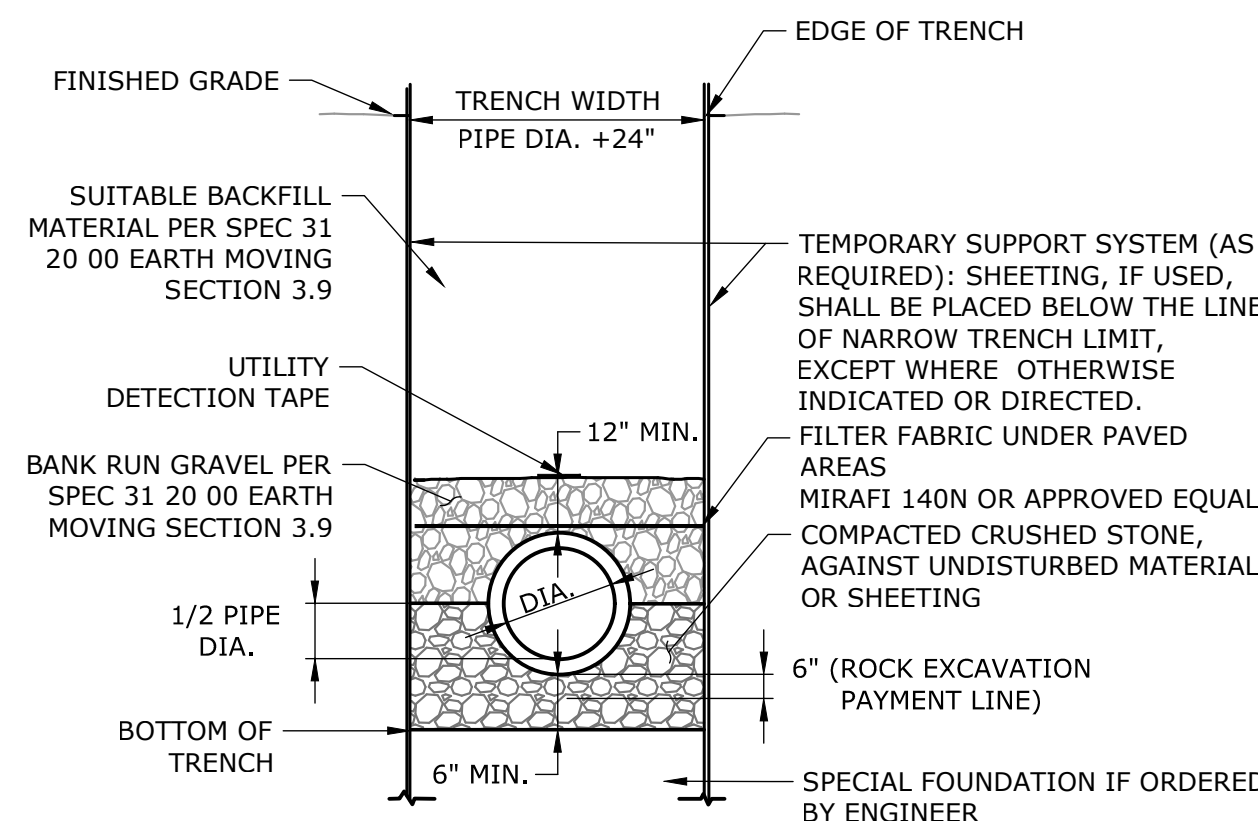
PRECAST CONCRETE STORM DRAINAGE MANHOLE
NOT TO SCALE



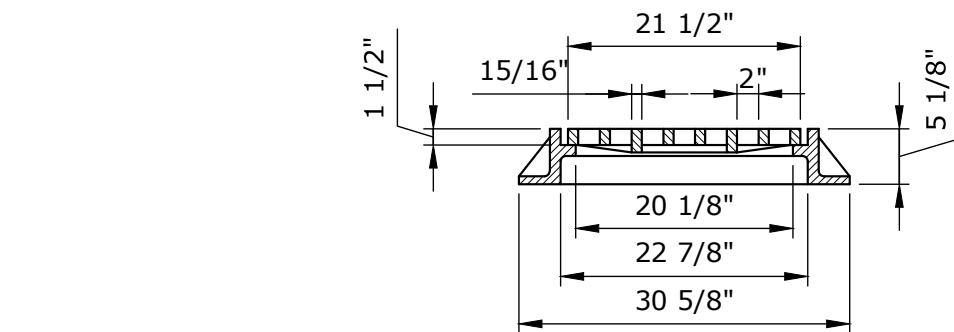
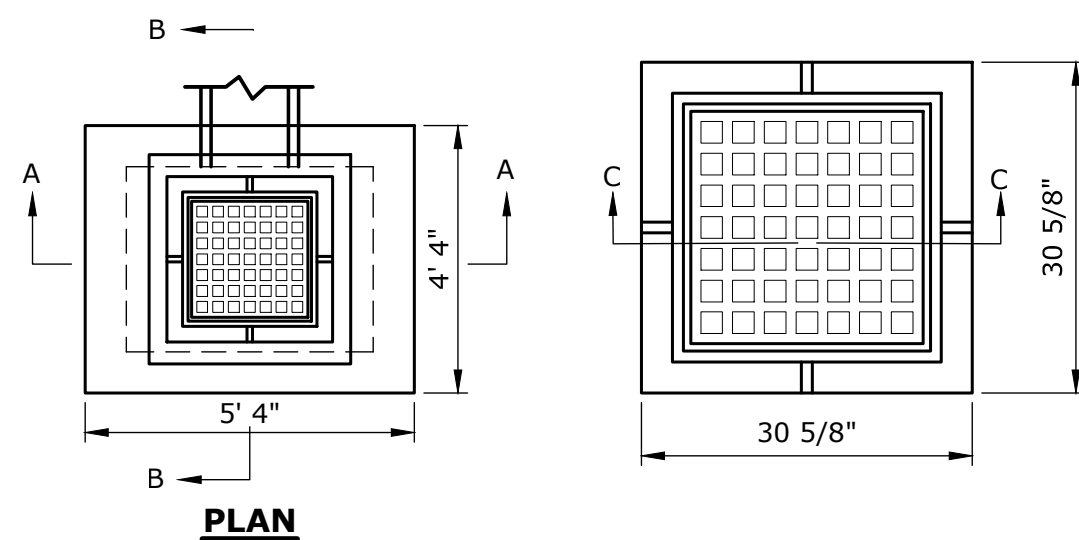
STORMWATER DEPRESSION
SECTION A-A'
NOT TO SCALE



HYDRODYNAMIC SEPARATOR
NOT TO SCALE



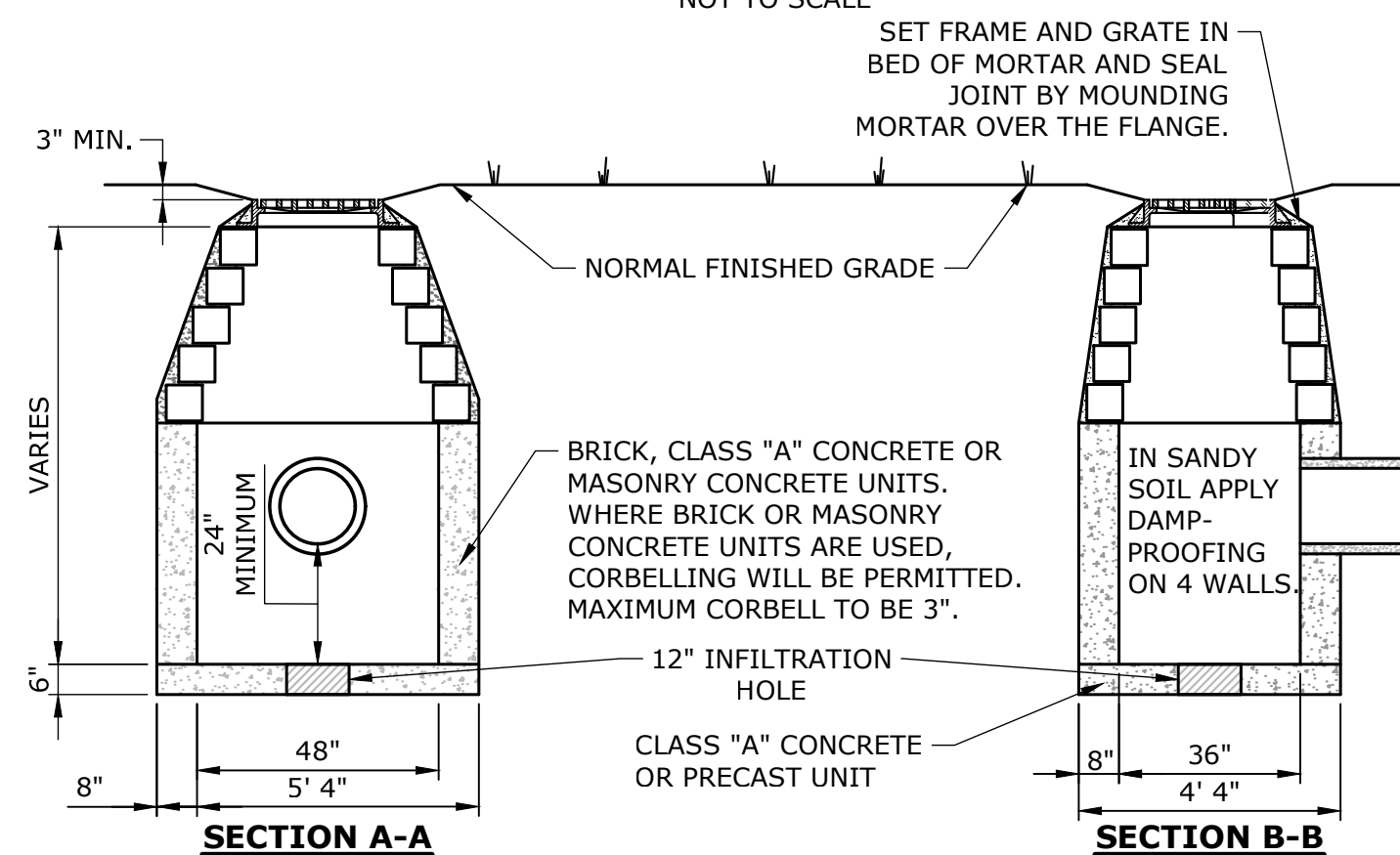
STORM DRAINAGE TRENCH
NOT TO SCALE



SECTION C-C

- NOTES:**
1. YARD DRAIN FRAMES & GRATES SHALL BE PATTERN #R-3404 AS MANUFACTURED BY THE "NEENAH FOUNDRY COMPANY" OF NEENAH, WISCONSIN, OR APPROVED EQUAL.

YARD DRAIN FRAME & GRATE
NOT TO SCALE



- NOTES:**
1. WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6\"/>

YARD DRAIN
NOT TO SCALE



DESCRIPTION	DATE	BY

SITE DETAILS	PROPOSED SITE IMPROVEMENTS

LCD	LCD	TD
DESIGNED	DRAWN	CHECKED
AS NOTED		
OCTOBER 23, 2025		
DATE		
20363.00001		
PROJECT NO.		
14 OF 14		
SHEET NO.		
SD-2		
SHEET NAME		

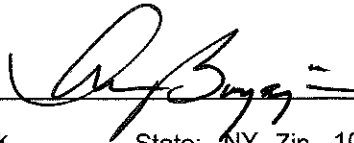
**BRISTOL FLOOD & EROSION COMMISSION
FLOOD PLAIN APPLICATION
PERMIT FOR FLOOD PLAIN DEVELOPMENT**

APPLICATION NO. _____
DATE FILED: _____
APPROVED: _____
DENIED: _____

1. APPLICANT:

Name: 300 Broad Street Property LLC c/o Armen Boyajian Signature: 
Address: 534 Hudson Street, Suite #3A City: New York State: NY Zip 10014
Telephone No.: 212-686-5650 [] home [] work

2. PROPERTY OWNER(S):

Name: 300 Broad Street Property LLC c/o Armen Boyajian Signature: 
Address: 534 Hudson Street, Suite #3A City: New York State: NY Zip 10014
Telephone No.: 212-686-5650 [] home [] work

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 300 Broad Street
Assessor's Map No.: 43-100 Assessor's Lot No.(s): 1446
Street of Access: Broad Street
Name of Watercourse or Water Body: Pequabuck River, Cooper Mine Brook
FIRM Panel Number: 09003C0466F / 09003C0467F Total Area of Lot(s): 22.67 Acres

4. PROJECT DESCRIPTION:

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

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

Describe the proposed activity and its purpose:

Applicant is proposing to reconfigure existing paved areas onsite to accommodate additional parking spaces for a total of 161 spaces onsite. Additional improvements to include 45' wide drive-in-door to Building A and multiple stormwater basin/floodplain compensation areas for proposed and future parking. These improvements are not classified as a significant activity based on the definition in Section 2 of the IWWC Regulations. These improvements will facilitate leasing of the existing buildings, by the owner, to various tenants.

Proposed encroachment of Flood fringe area (S.F. or acres): 3,610 SF (0.08 acres)
Proposed encroachment of Regulated Floodway (S.F. or acres): 0 SF (0.0 acres)
Proposed alteration of Watercourse (L.F., S.F. or acres): 0 L.F.
Flood proofing techniques proposed: Not Applicable

Disturbance of designated wetland area: [X] No [] Yes: Permit Number: _____
Date applied for: _____ Disposition: _____

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

Page 2

5. TECHNICAL & PLANNING DATA:

Project Specifics: Provide the following information from official sources or submitted documentation.
All elevations are to be relative to mean sea level.

Existing base flood flow rate: 8720 cfs Source: FEMA insurance study at Confluence of Copper Mine Brooke and Pequabuck River
Existing base flood elevation: 219', 217', 216' and 215' Source: FEMA DFIRM 09003C0466F
Lowest floor elevation of existing buildings including garage or basements: 216.5'
Lowest floor elevation of proposed building including garage or basements: N/A
Will there be dry access to the structure(s) during the 100 year flood? Yes, as existing today

Floodplain Alterations Proposed:

Volume of displaced Flood Plain: 67 cu.yds.
Volume of mitigated Flood Plain: 524 cu.yds.

Floodway Alterations Proposed:

Length of reconstructed or altered floodway: Not Applicable
Proposed base flood flow rate: No Change
Proposed base flood elevation: No Change

6. AUTHORIZATIONS AND CERTIFICATIONS:

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

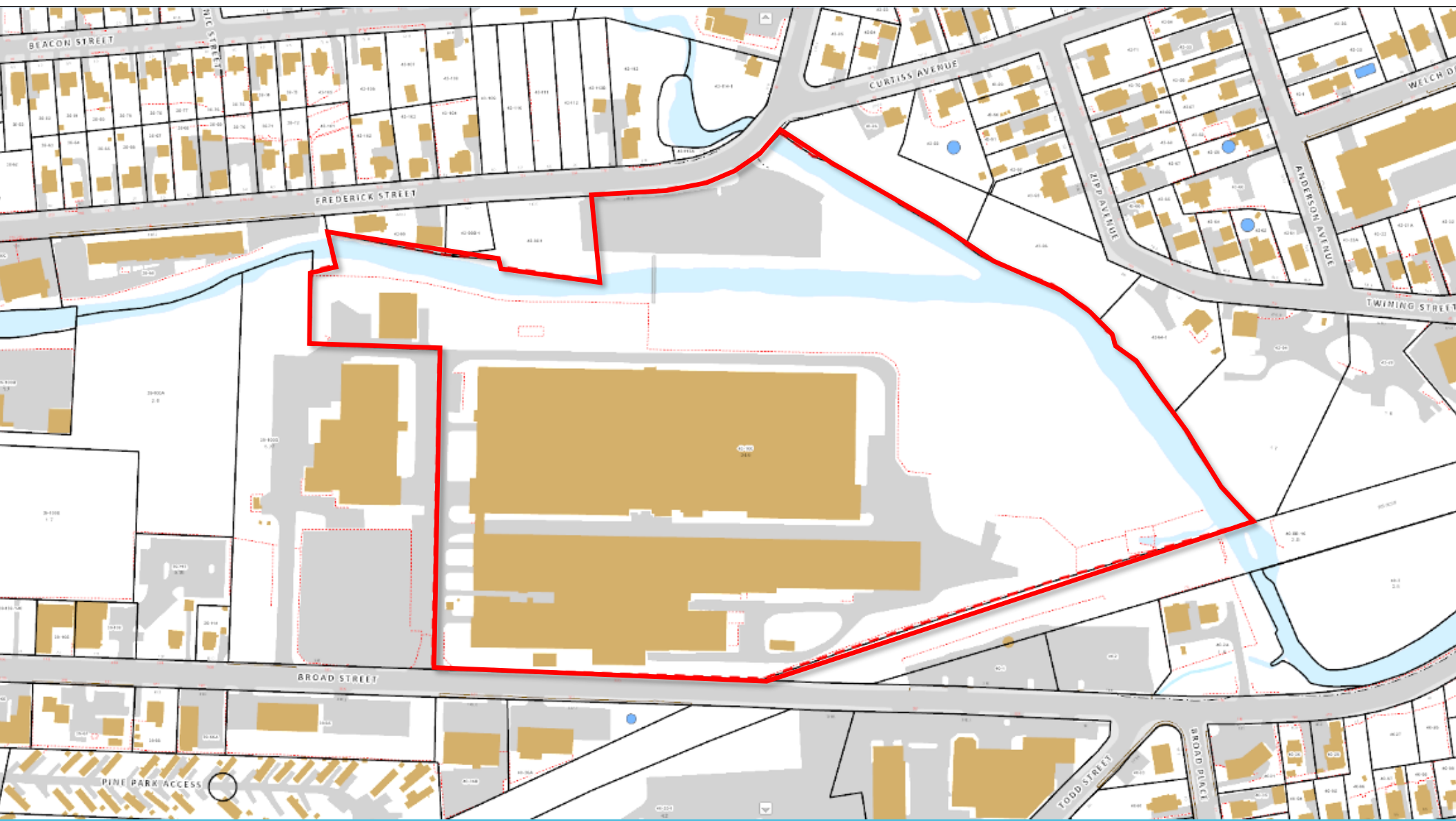
7. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

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

BFEC-12/01

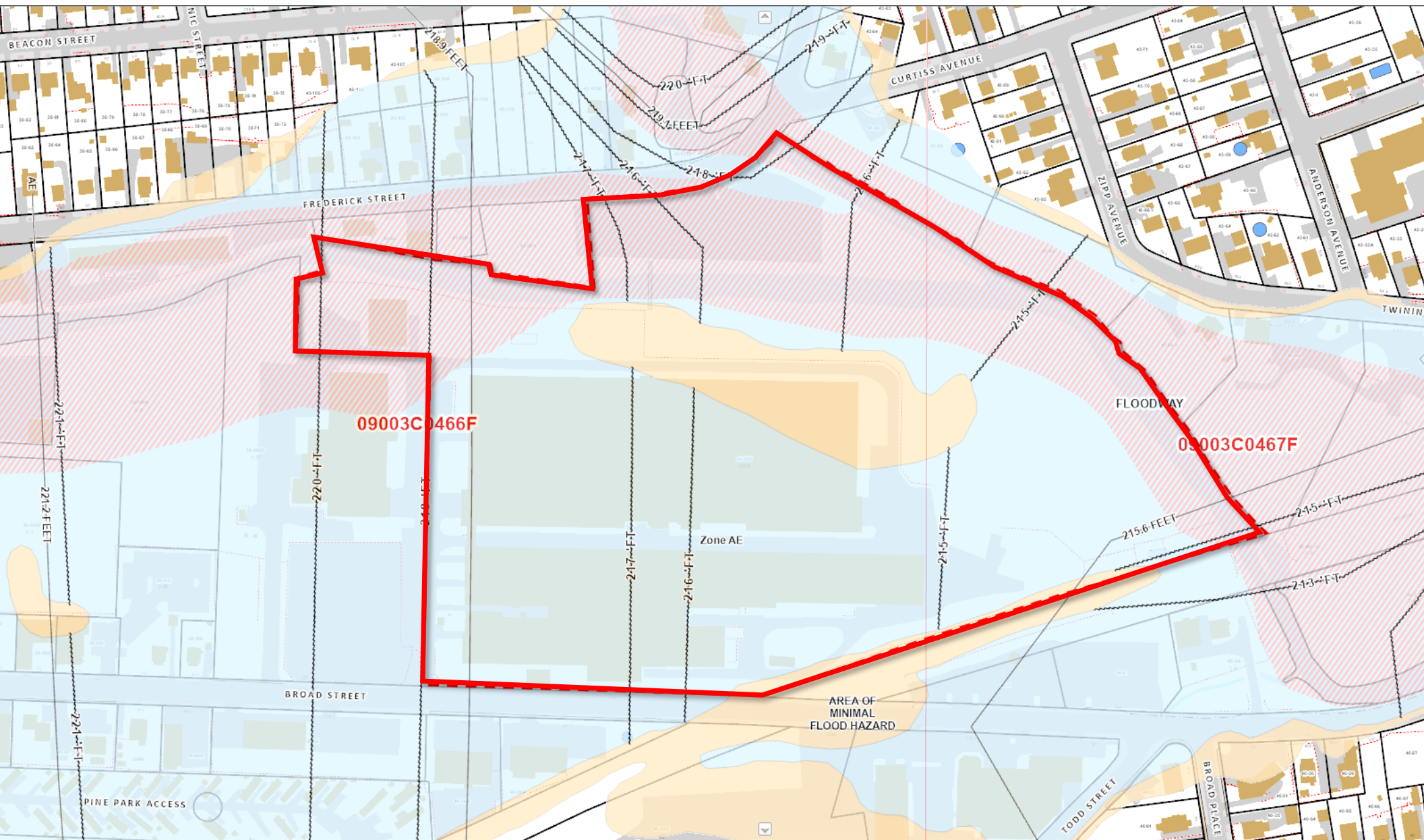
Location Map
300 Broad Street



Aerial Map
300 Broad Street



FEMA Map
300 Broad Street



LINK TO DRAINAGE REPORT:

https://www.bristolct.gov/DocumentCenter/View/50242/2025-10-23---Proposed-Site-Improvements---Drainage-Report_Signed



Proposed Site Improvements

300 Broad Street, Bristol, Connecticut

Drainage Report

Prepared for:

Armen Boyajian

300 Broad Street Property, LLC
534 Hudson Street, Suite 3A
New York, NY 10014

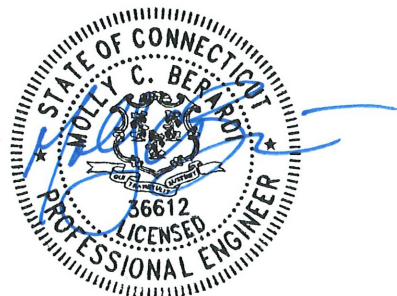
Prepared by:

SLR International Corporation

99 Realty Drive, Cheshire, Connecticut, 06410

SLR Project No.: 141.20363.00001

October 23, 2025



NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
- SURVEY TYPE - PROPERTY & T-D TOPOGRAPHIC
- BOUNDARY DETERMINATION - RESURVEY
- ACCURACY CLASS - A-2 HORIZONTAL, SUPPLEMENTAL T-2 TOPOGRAPHIC

THE INTENT OF THIS MAP IS TO DEPICT A REVISED BOUNDARY LINE BETWEEN PARCELS WITHOUT CREATING ANY NEW PARCELS. ALL IMPROVEMENTS AND UNDERGROUND UTILITIES MAY NOT BE DEPICTED HEREON.

2. NORTH BASED UPON THE MERIDIAN ESTABLISHED PER MAP IN NOTE 3.F. VERTICAL DATUM BASED OFF NAVD 88 ESTABLISHED BY GPS.

3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:

- A. "RIGHT OF WAY MAP TOWN OF BRISTOL BROAD STREET FROM CENTRAL ST., WESTERLY TO THE PEQUABUCK RIVER BRIDGE ROUTE NO. 113" BY CONNECTICUT STATE HIGHWAY DEPARTMENT, SCALE: 1"=40', DATE: APR. 30, 1929, REVISED TO FEB. 23, 1944, NUMBER 234, SHEET 2 OF 3
- B. "MAP SHOWING PORTIONS OF LIBERTY PLACE AND PERSHING STREET ABANDONED" BY DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING CITY OF BRISTOL CONNECTICUT, SCALE: 1"=40', DATE: JUNE 1980 (B.L.R. MAP 717-22)
- C. "MAP OF LOTS #95, #97, #98 & #100 BROAD AND FREDERICK STREETS BRISTOL, CONNECTICUT OWNED BY BARNES GROUP, INC." BY A.F. LEPORE, JR. & ASSOCIATES, SCALE: 1"=100', DATE: 9-28-86, REVISED TO 9-30-86 (B.L.R. MAP A-61)
- D. "MAP OF PROPERTY ANDREWS & BROAD STREETS BRISTOL, CONNECTICUT OWNED BY LAMERO TRUCKING" BY A.F. LEPORE, JR. & ASSOCIATES, SCALE: 1"=40', DATE: 12-18-86 (B.L.R. MAP A-89)
- E. "MAP OF PROPERTY ANDREWS & BROAD STREETS BRISTOL, CONNECTICUT OWNED BY MODELL REALTY" BY A.F. LEPORE, JR. & ASSOCIATES, SCALE: 1"=40', DATE: 11-17-88, REVISED TO 3-27-89 (B.L.R. MAP 515-F)
- F. "RE-SUBDIVISION MAP FOR PROPERTY OF M-DELL REALTY BROAD/ANDREWS STREET BRISTOL, CT" BY KRATZERT, JONES & ASSOCIATES, INC., SCALE: 1"=40', DATE: APRIL 22, 1992 (B.L.R. MAP 748-H)
- G. "SITE PLAN - LOT #1000 #340 BROAD STREET BRISTOL, CONNECTICUT OWNED BY THIS PRECISION STEEL CORP." BY LEPORE ASSOCIATES, INC., SCALE: 1"=100', DATE: MAR. 8, 1996, SHEET 1 OF 2, REVISED TO 11-19-96
- H. "IMPROVEMENT LOCATION SURVEY AS-BUILT PLAN LOTT 1000 - #340 BROAD STREET BRISTOL, CONNECTICUT PREPARED FOR THIS PRECISION STEEL CORP." BY LEPORE ASSOCIATES, INC., SCALE: 1"=20', DATE: FEB. 5, 1999
- I. "COMPILED PLAN SHOWING PROPOSED SANITARY SEWER EASEMENT ACROSS LOT 100, 300 BROAD STREET, BRISTOL, CONNECTICUT FOR THE DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING CITY OF BRISTOL, CT BY WESTON & SAMPSON, SCALE: 1"=20', DATE: JULY 9, 2012
- J. "GENERAL LOCATION SURVEY MAP OF LOT LINE RREVISION BROAD STREET BRISTOL, CONNECTICUT PREPARED FOR THIS PRECISION STEEL USA, INC." BY SLR, SCALE: 1"=80', DATED: DECEMBER 16, 2020
- K. "PROPERTY SURVEY LOTS 39-100A, 39-100E AND 39-100D #340 BROAD STREET BRISTOL, CONNECTICUT PREPARED FOR CM PROPERTIES, LLC" BY SLR, SCALE: 1"=40', DATED: JUNE 16, 2021
4. REFERENCE IS MADE TO INSTRUMENTS IN THE CITY OF BRISTOL LAND RECORDS, RECORDED AND DESCRIBED IN THE FOLLOWING:
- A. CERTIFICATE OF ATTACHMENT VOL. 2149, PAGES 723 AND 721
- B. AGREEMENT VOL. 1986, PAGE 1104
- C. EASEMENT FOR HIGHWAY PURPOSES VOL. 1965, PAGE 1090
- D. SANITARY SEWER EASEMENT VOL. 1908, PAGE 1286
- E. RE-RECORD EASEMENT VOL. 1668, PAGE 1227 (VOL.1666, PAGE 1197)
- F. VARIANCE VOL. 1171, PAGE 515
- G. TWO GAS EASEMENTS VOL. 816, PAGE 778
- H. AGREEMENT VOL. 227, PAGE 327
- I. EASEMENTS CONVEYED VOL. 224, PAGE 515
5. THE PROPERTY IS LOCATED WITHIN ZONES X (0.2 PCT. ANNUAL CHANCE FLOOD HAZARD), AE AND FLOODWAY PER THE FEMA FLOOD MAPPING, HARTFORD COUNTY, PANELS 090030466F AND 090030467F, EFFECTIVE DATES 09/28/2008
6. SHORT TERM TUNNEL EASEMENTS IN FAVOR OF LOT 40-100 TO EXTEND FROM EXISTING TUNNEL EASEMENT (LOT 39-100D) TO PROPERTY LINES. EXISTING AND SHORT TERM EASEMENTS TO BE TERMINATED UPON COMPLETION OF DECOMMISSIONING WORK OR AS NOTED IN PROPOSED EASEMENT AGREEMENT.
7. LOT 39-100D SUBJECT TO PROPOSED PARKING EASEMENT AGREEMENT TO PROVIDE UP TO 7 RE-LOCATABLE PARKING STALLS FOR USE BY LOT 40-100.
8. THE PROPERTY IS TOGETHER WITH AND SUBJECT TO AN ACCESS EASEMENT AGREEMENT AS DESCRIBED IN VOLUME 2187, PAGE 803 OF THE BRISTOL LAND RECORDS.
9. PROPERTIES WILL BE SUBJECT TO AND TOGETHER WITH RIGHTS TO EXISTING APPURTENANT, UNDERGROUND UTILITIES AND DRAINAGE PIPES WHICH MAY BE PRESENT AND ENCRUACHING OVER PROPOSED REVISED PROPERTY LINE, AS WELL AS SURFACE DRAINAGE FLOW OR DISCHARGE RIGHTS.
10. REFERENCE IS MADE TO TITLE CERTIFICATE No. 83474, DATED SEPTEMBER 23, 2013 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND TITLE CERTIFICATE FILE NO. CT-5299420, DATED April 1, 2021 BY FIRST AMERICAN TITLE INSURANCE COMPANY.
11. INLAND-WETLANDS LIMITS PER LOCATION BY SLR SOIL SCIENTIST AS DETERMINED IN FIELD ON AUGUST 9, 2021.

LEGEND

PROPERTY LINE	① DRAINAGE MANHOLE	○ BOLLARD/POST
EASEMENT	② SANITARY MANHOLE	○ GP GATE POST
BUILDING SETBACK LINE	③ TELEPHONE MANHOLE	○ FP FENCE POST
STONEWALL	④ ELECTRIC MANHOLE	○ DM ELECTRIC METER
WATERCOURSE	⑤ WATER MANHOLE	○ GM GAS METER
WETLAND	⑥ MANHOLE	○ UY UTILITY POLE
TREELINE	⑦ CATCH BASIN	○ HW HYDRANT
GUIDE RAIL	⑧ FLARED END SECTION	○ LG LIGHT POST
WOOD FENCE	⑨ MONITOR WELL	○ SI SIGN
CHAIN LINK FENCE	⑩ BORING	○ MB MAILBOX
E GAS LINE	○ WH WATER METER	○ IP/PP IRON PIPE/PIN FOUND
G GAS LINE	○ WV WATER VALVE	○ MF MONUMENT FOUND
SW STORMWATER PIPE	○ GV GAS VALVE	
OHW OVERHEAD WIRE	○ CO CLEAN OUT	
SAN SANITARY PIPE		
W WATER LINE		

ALL UNDERGROUND UTILITIES ARE NOT BE SHOWN. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO MILONE & MACBROOM, INC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION.

CALL BEFORE YOU DIG DIAL 811 OR 1-800-922-4455.

ZONING DATA:

CURRENT ZONING DISTRICT: "I" (INDUSTRIAL)

MINIMUM LOT AREA = 25,000 SQ.FT.

MINIMUM FRONTAGE = 100 FT.

MINIMUM FRONT YARD = 50 FT (STATE HIGHWAY); 15 FT. (CITY STREET)

MINIMUM SIDE YARD = 15 FT.

MINIMUM REAR YARD = 15 FT.

MAXIMUM BUILDING HEIGHT = 35 FT.

MAXIMUM BUILDING COVERAGE = 50 %

PARKING REQUIREMENTS: MANUFACTURING: 1/500 S.F. OF GROSS FLOOR AREA; WAREHOUSING, STORAGE: 1/1000 S.F. GROSS FLOOR AREA

LOCATION MAP

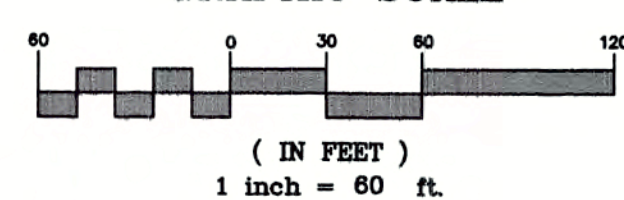
SCALE: 1"=1000'

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

GREGORY A. SZYSZKOWSKI CT L.S. #70095

MAP IS NOT VALID WITH OUT A LIVE SIGNATURE AND EMBOSSED SEAL. UNAUTHORIZED ALTERATIONS SHALL RENDER THIS PLAN NULL & VOID.

GRAPHIC SCALE



SLR

99 REALTY DRIVE
CHESHIRE, CONNECTICUT 06410
T: 203.271.1773
www.slrcs.com

PROPERTY & TOPOGRAPHIC SURVEY

MAP OF LOT 43-100
#300 BROAD STREET
BRISTOL, CONNECTICUT
PREPARED FOR
300 BROAD STREET PROPERTY LLC

12/11/2024	FEMA LINES & LABELS UPDATED	SCALE: 1" = 60'	DATE: SEPTEMBER 28, 2021	JOB: 20363.00001
9/30/24	UPDATED UTILITIES AND SURFACE	FIELD: MC/BH	DRAWN: GAS	CHECKED: GAS
DATE	REVISION			SHEET: 1 OF 1

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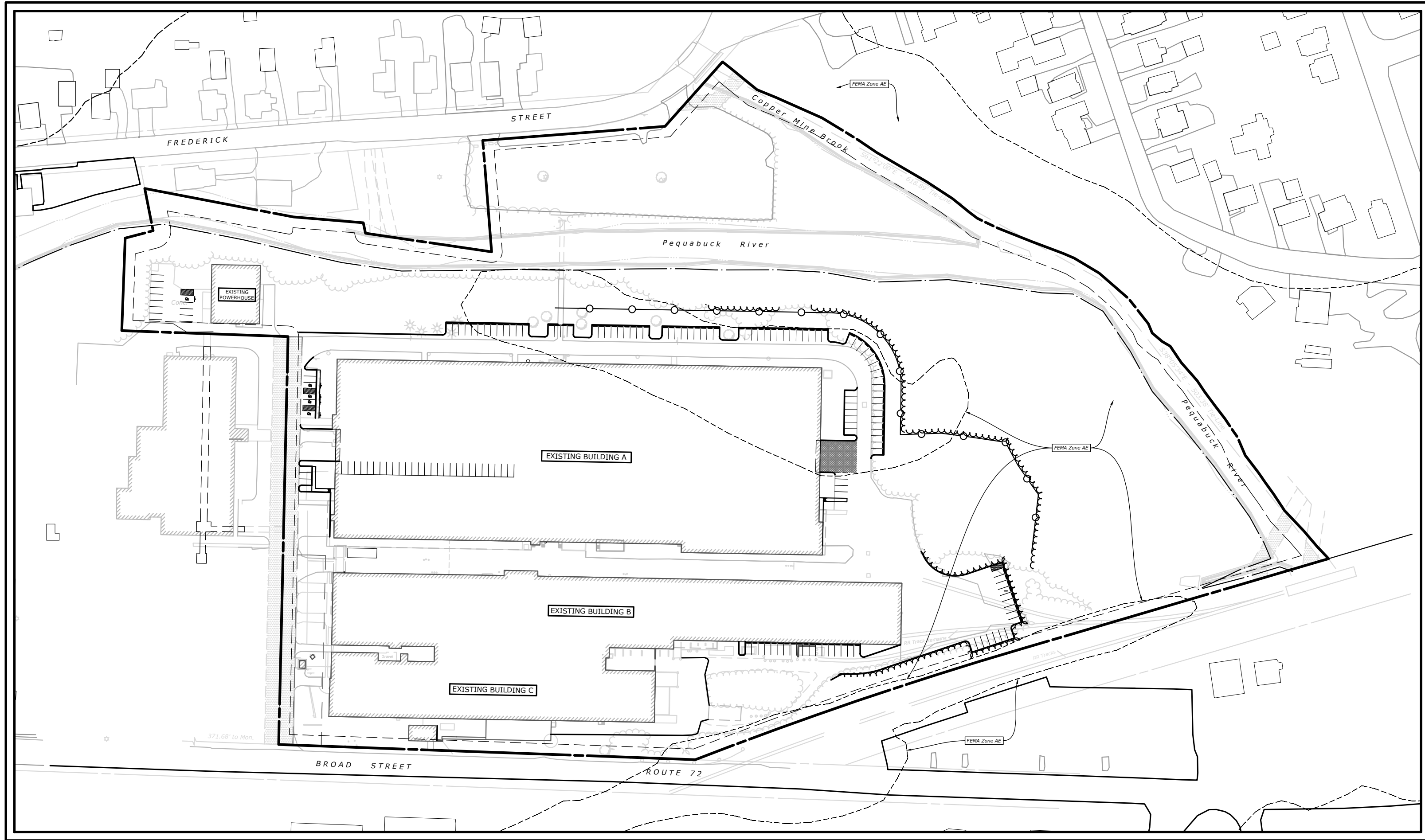
PROPOSED SITE IMPROVEMENTS

GENERAL NOTES:

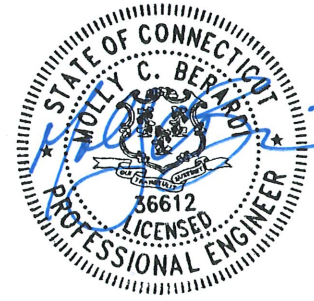
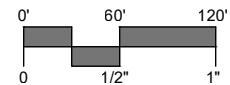
- PROPERTY AND TOPOGRAPHIC INFORMATION IS BASED UPON A MAP ENTITLED "PROPERTY AND TOPOGRAPHIC SURVEY, MAP OF LOT 43-100, #300 BROAD STREET, BRISTOL, CONNECTICUT, PREPARED FOR: 300 BROAD STREET PROPERTY LLC", SCALE: 1"=60', DATED: JUNE 28, 2021, REVISED TO: DECEMBER 11, 2024, PREPARED BY: SLR INTERNATIONAL CORPORATION
- NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983). ELEVATIONS, CONTOURS AND BENCH MARK ARE BASED UPON (NAVD 1988)
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-2455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION, MEANS OF CONSTRUCTION, AND SIZE OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2024". AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS, OR AS SHOWN ON THE PLANS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- ALL SIDEWALK RAMP SHALL BE DESIGNED IN ACCORDANCE WITH ADA REQUIREMENTS PRIOR TO THE START OF CONSTRUCTION. THE PLANS SHALL INCLUDE HANDICAP RAMP DETAILS, AND THE SPECIFIC RAMP TYPE SHOULD BE CALLED OUT AT EACH RAMP. SEE CONNDOT STANDARD SIDEWALK RAMP DETAILS.
- ALL CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATION MANUAL, THE CITY OF BRISTOL REQUIREMENTS, THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 818 AND ADDENDUMS, AND SPECIFICATIONS IN THE ABOVE REFERENCED HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL PERFORM IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL UTILITY, STATE, AND CITY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- CONTRACTOR TO PROVIDE AS-BUILT SURVEY BY A CT LICENSED LAND SURVEYOR TO THE CITY OF BRISTOL PRIOR TO ISSUANCE OF CERTIFICATE OF COMPLETION.
- APPLICATION #3811 - VARIANCE REQUEST FOR MINIMUM REAR YARD AND MINIMUM SIDE YARD WAS GRANTED BY THE CITY OF BRISTOL ZONING BOARD OF APPEALS ON SEPTEMBER 3, 2024.
- APPLICATION #3812 - VARIANCE REQUEST FOR MINIMUM PARKING SPACES REQUIRED WAS GRANTED BY THE CITY OF BRISTOL ZONING BOARD OF APPEALS ON SEPTEMBER 3, 2024.
- SITE ACTIVATES LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN PER DFIRM PANELS 09003C0466F AND 09003C0467F EFFECTIVE 9/26/2008.

300 BROAD STREET BRISTOL, CONNECTICUT

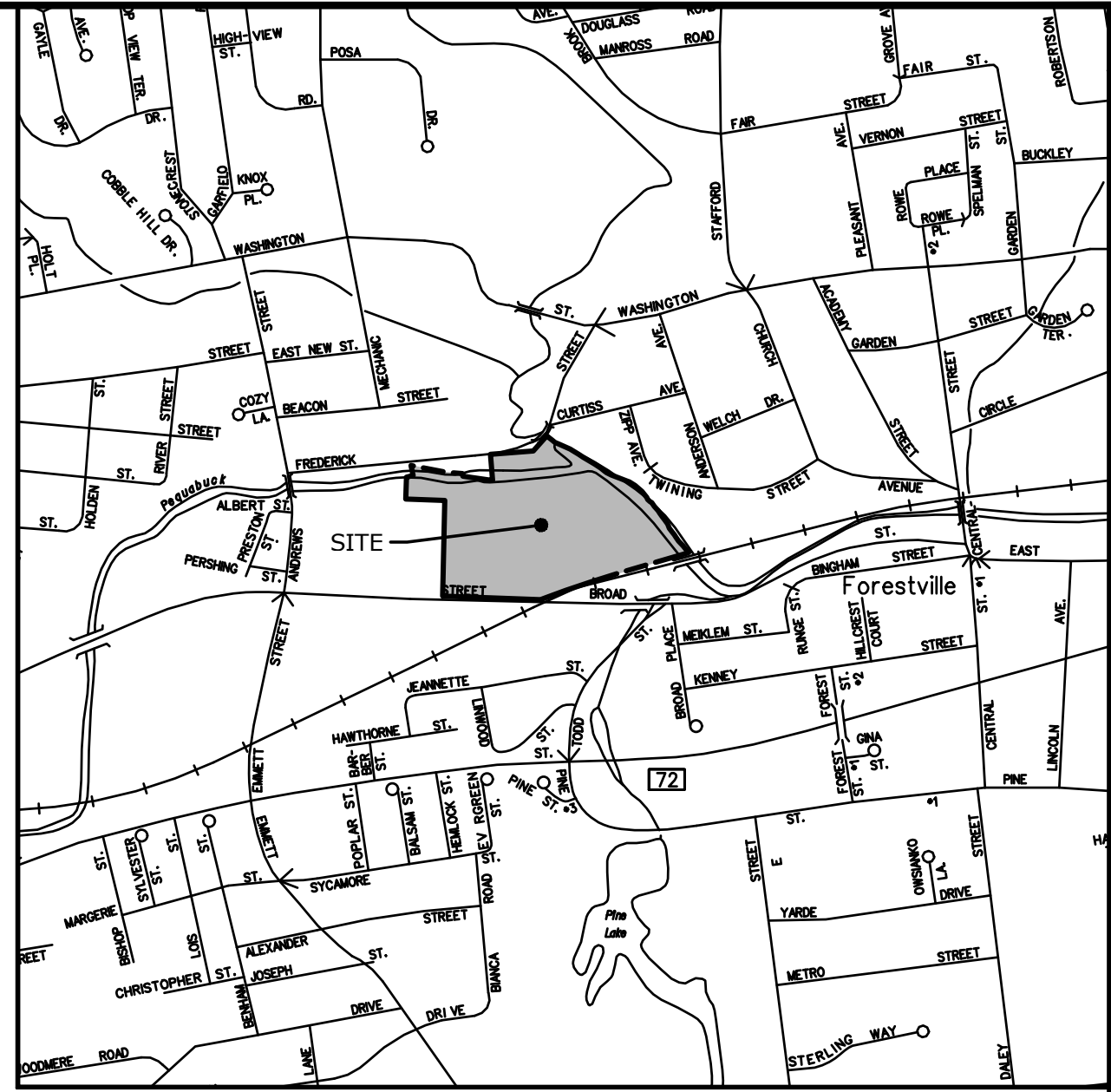
20363.00001
OCTOBER 23, 2025



PROJECT SITE VICINITY MAP:



Know what's below.
Call before you dig.
www.cbyd.com



LOCATION MAP:

LEGEND

EXISTING		PROPOSED
STREET LINE	---	---
PROPERTY LINE	---	---
SETBACK LINE	---	---
MAJOR CONTOUR	70	100
MINOR CONTOUR	68	98
SPOT GRADE	x 70.5	+ 70.5
TREE LINE	~	~
TREE/ SHRUB	☀	☀
STONEWALL	---	---
SITE LIGHT	☀	☀
HYDRANT	☀	☀
WATER VALVE	☀	☀
GAS VALVE	☀	☀
CATCH BASIN	☀	☀
MANHOLE/YARD DRAIN	☀	☀
SANITARY SEWER W/MANHOLE	☀	☀
STORM DRAIN	☀	☀
WATER MAIN	☀	☀
GAS MAIN	☀	☀
ELECTRIC LINE	☀	☀
ELECTRIC, TELEPHONE, CABLE	☀	☀
UTILITY POLE	☀	☀
TRAFFIC SIGN	☀	☀
IRON PIPE	☀	☀
MONUMENT	☀	☀
EDGE OF PAVEMENT W/CURB	☀	☀
GUARD RAIL	☀	☀
CHAIN LINK FENCE	☀	☀
WATERCOURSE	☀	☀
WETLAND	☀	☀

PARKING GENERATION				
	BUILDING AREA	TOTAL REQUIRED PARKING*	TOTAL PROPOSED PARKING	PARKING RATIO
BUILDING A	174,974 SF	88 SPACES	37 SPACES	0.5 SPACES/1000 SF
BUILDING B	78,627 SF	40 SPACES	34 SPACES	0.5 SPACES/1000 SF
BUILDING C	43,173 SF	22 SPACES	0 SPACES	0.5 SPACES/1000 SF
POWERHOUSE	5,631 SF	11 SPACES	11 SPACES	1.97 SPACES/1000 SF
FUTURE PARKING SPACES		50% MAX.	75 SPACES (47%)	
TOTAL PARKING SPACES		161 SPACES	161 SPACES	
*APPLICATION #3812 - VARIANCE REQUEST FOR MINIMUM PARKING SPACES REQUIRED WAS GRANTED BY THE CITY OF BRISTOL ZONING BOARD OF APPEALS ON SEPTEMBER 3, 2024.				
GENERAL INDUSTRIAL ZONE (I)				
	REQUIRED	PROPOSED		
LOT AREA (SF)	25000	1,010,600		
MIN FRONTAGE (FT)	N/A	NO CHANGE		
MIN LOT WIDTH (FT)	100	NO CHANGE		
FRONT SETBACK (FT)	15	NO CHANGE		
SIDE SETBACK (FT)	15 (25 IF ABUTTING RESIDENTIAL)	NO CHANGE		
REAR SETBACK (FT)	15 (25 IF ABUTTING RESIDENTIAL)	NO CHANGE		
MAX IMPERVIOUS COVERAGE (%)	90	47.2		
MAX BUILDING COVERAGE (%)	50	NO CHANGE		

PREPARED FOR:

ARMEN BOYAJIAN
300 BROAD STREET PROPERTY, LLC
534 HUDSON STREET, SUITE 3A
NEW YORK, NY 10014

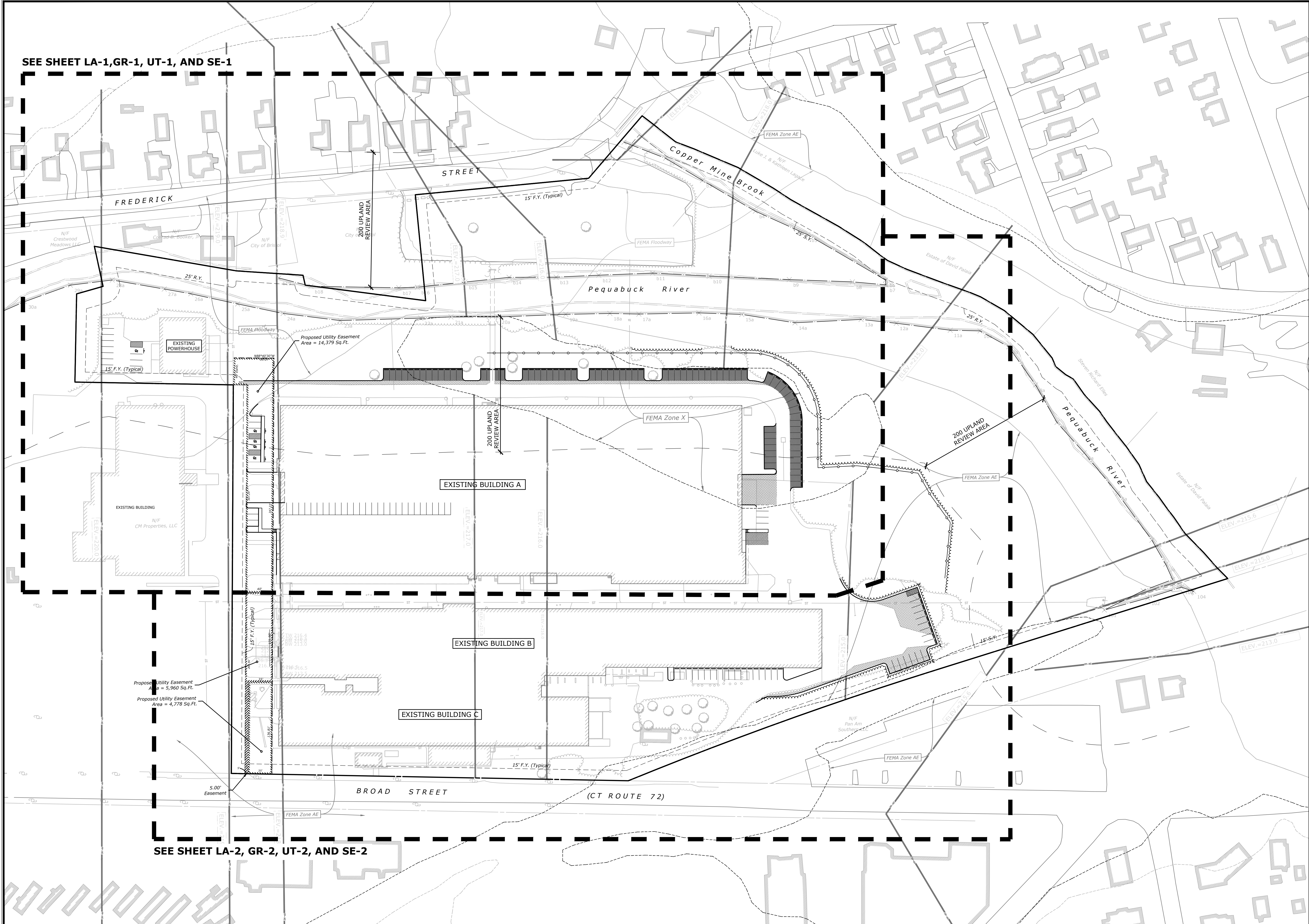
PREPARED BY:



99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

LIST OF DRAWINGS

NO.	NAME	TITLE
01	--	TITLE SHEET
02	EX	EXISTING CONDITIONS
03	IN	INDEX PLAN
04-05	LA-1, LA-2	SITE PLAN - LAYOUT AND LANDSCAPING
06-07	GR-1, GR-2	SITE PLAN - GRADING
08-09	UT-1, UT-2	SITE PLAN - UTILITIES
10-11	SE-1, SE-2	SEDIMENT AND EROSION CONTROL PLAN
12	SE-3	SEDIMENT AND EROSION CONTROL DETAILS AND SPECIFICATIONS
13-14	SD-1 - SD-2	SITE DETAILS
15	--	PROPERTY & TOPOGRAPHIC SURVEY



SEE SHEET LA-1,GR-1, UT-1, AND SE-1

SEE SHEET LA-2, GR-2, UT-2, AND SE-2

59 REALTY DRIVE
SUITE 100
283.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

INDEX PLAN

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

1"=60'

OCTOBER 23, 2025

DATE

20363.00001

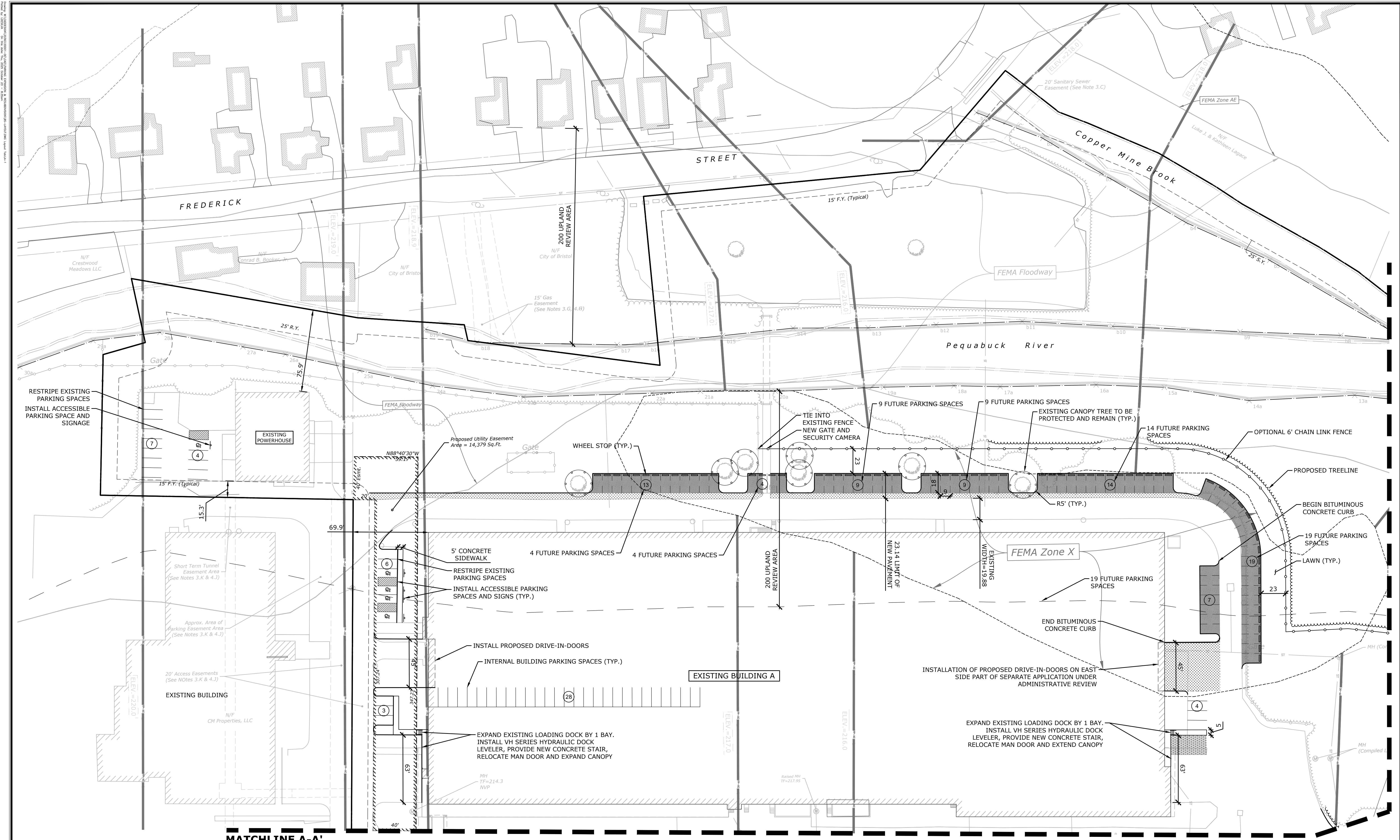
PROJECT NO.

03 OF 14

SHEET NO.

IP

SHEET NAME



LAYOUT NOTES

- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- PROVIDE 12" WIDE WHITE PAINTED STOP BAR AT ALL STOP SIGN LOCATIONS.

PLANTING NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
- SEED ALL DISTURBED AREAS TO LAWN WITHIN CONTRACT LIMIT LINE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL FOR ALL LAWN AREAS.
- ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
- THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF DARK BROWN SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THEN THE ADJACENT PLANTINGS.
- PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.
- WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE. NO SUBSTITUTIONS BELOW SPECIFIED RANGE.

PAVEMENT LEGEND:

- | | |
|--|----------------------|
| | NEW PAVEMENT AREA |
| | FUTURE PAVEMENT AREA |

99 REALTY DRIVE
SUITE 100
283.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

SITE PLAN - LAYOUT AND LANDSCAPING

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED

1"=40'

OCTOBER 23, 2025

DATE

20363.00001

PROJECT NO.

04 OF 14

SHEET NO.

LA-1

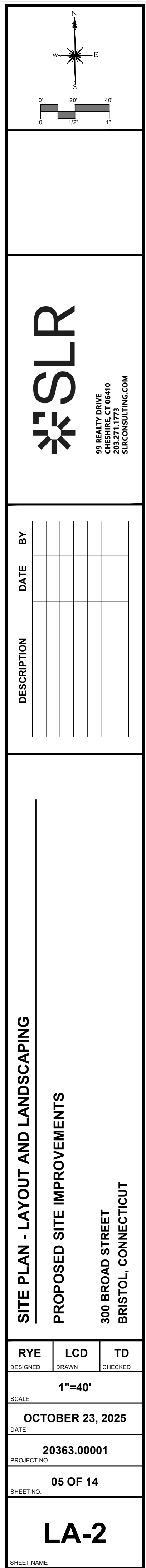
SHEET NAME

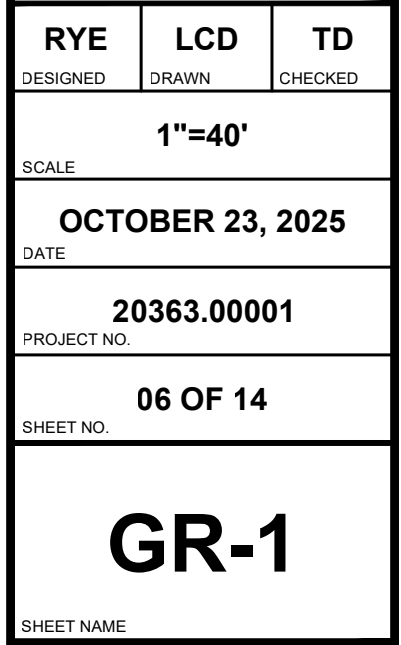
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 NEW PAVEMENT AREA

 FUTURE PAVEMENT AREA





Page 18

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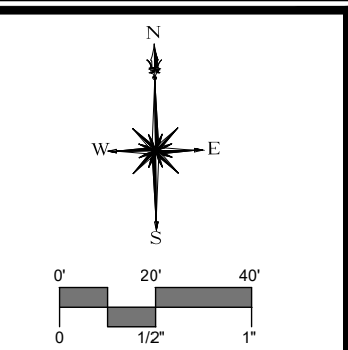
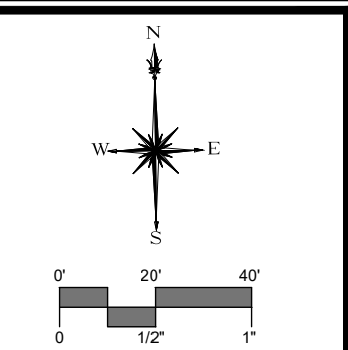
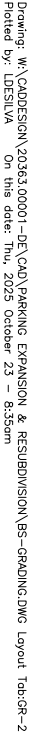
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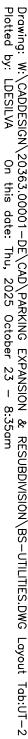
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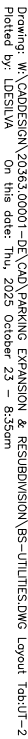
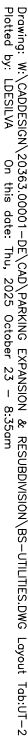


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SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2024, CITY OF BRISTOL STANDARDS, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

1. PURPOSE AND DESCRIPTION OF PROJECT

- PARKING EXPANSION
- DISTURBED AREA: ±3.86 ACRES

2. IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS

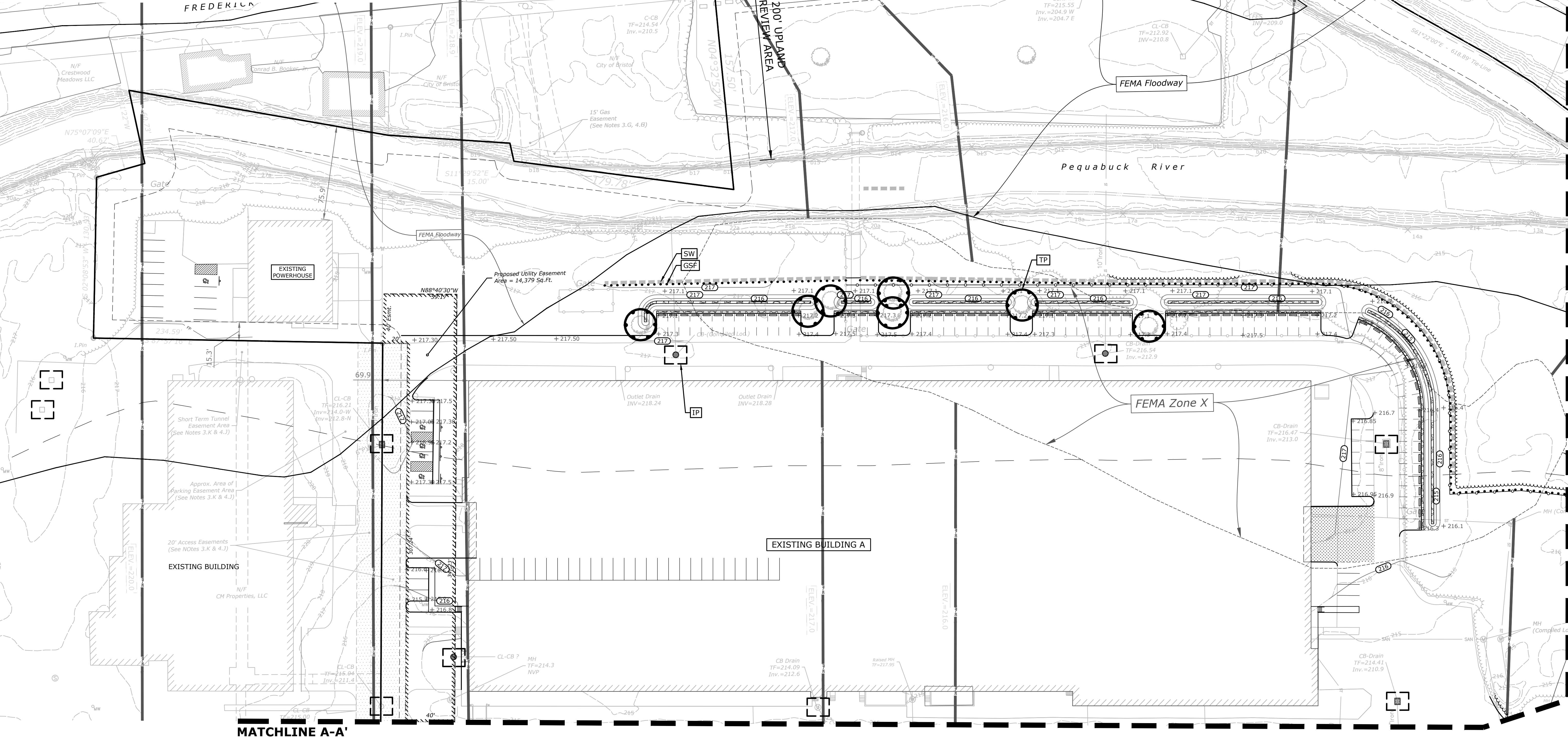
- CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.
- ADJACENT RIVER AND WETLANDS
- WORK IN FLOOD PRONE AREAS

3. IDENTIFICATION OF OTHER POSSIBLE PERMITS

THE PERMITS REQUIRED FOR THE PROJECT ARE IWWC, PLANNING AND ZONING PERMITS.

4. RESPONSIBLE PARTY

MR. ARMEN BOYAJIAN
300 BROAD STREET PROPERTY-LLC
534 HUDSON STREET, SUITE 3A
NEW YORK, NY 10014



EROSION CONTROL NOTES CONTRACTOR RESPONSIBILITIES

- SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
- THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS
- ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
- THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
- A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CATCH BASIN SUMPS SHOULD BE INSPECTED AFTER CONSTRUCTION COMPLETION AND SEDIMENT REMOVED. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.

EROSION CONTROL LEGEND

- | | | |
|--|-----|---------------------------------------|
| | IP | INLET PROTECTION (TYP. OF ALL INLETS) |
| | GSF | SEDIMENT FILTER FENCE |
| | SW | STRAW WATTLES |
| | TP | TREE PROTECTION |



59 REALTY DRIVE
283.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

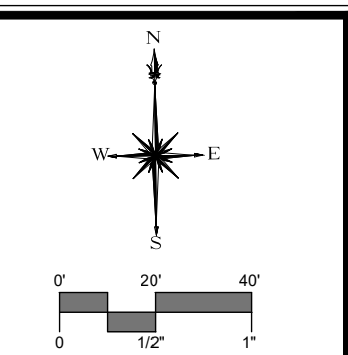
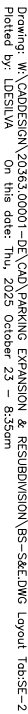
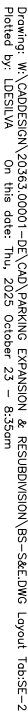
SEDIMENT AND EROSION CONTROL PLAN

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED
1"=40'		
OCTOBER 23, 2025		
DATE		
20363.00001		
PROJECT NO.		
10 OF 14		
SHEET NO.		
SE-1		
SHEET NAME		

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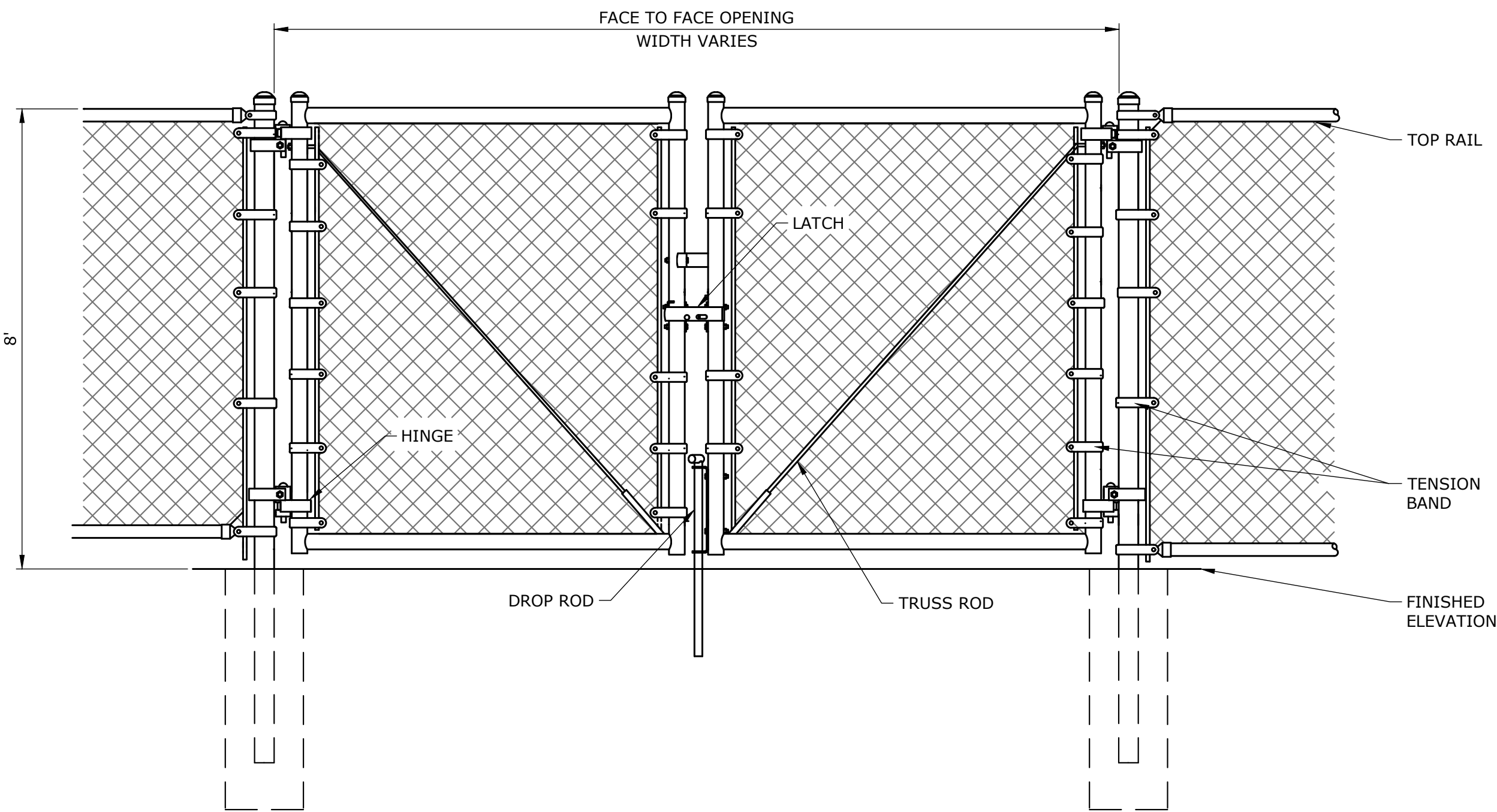
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PROPOSED SITE IMPROVEMENTS

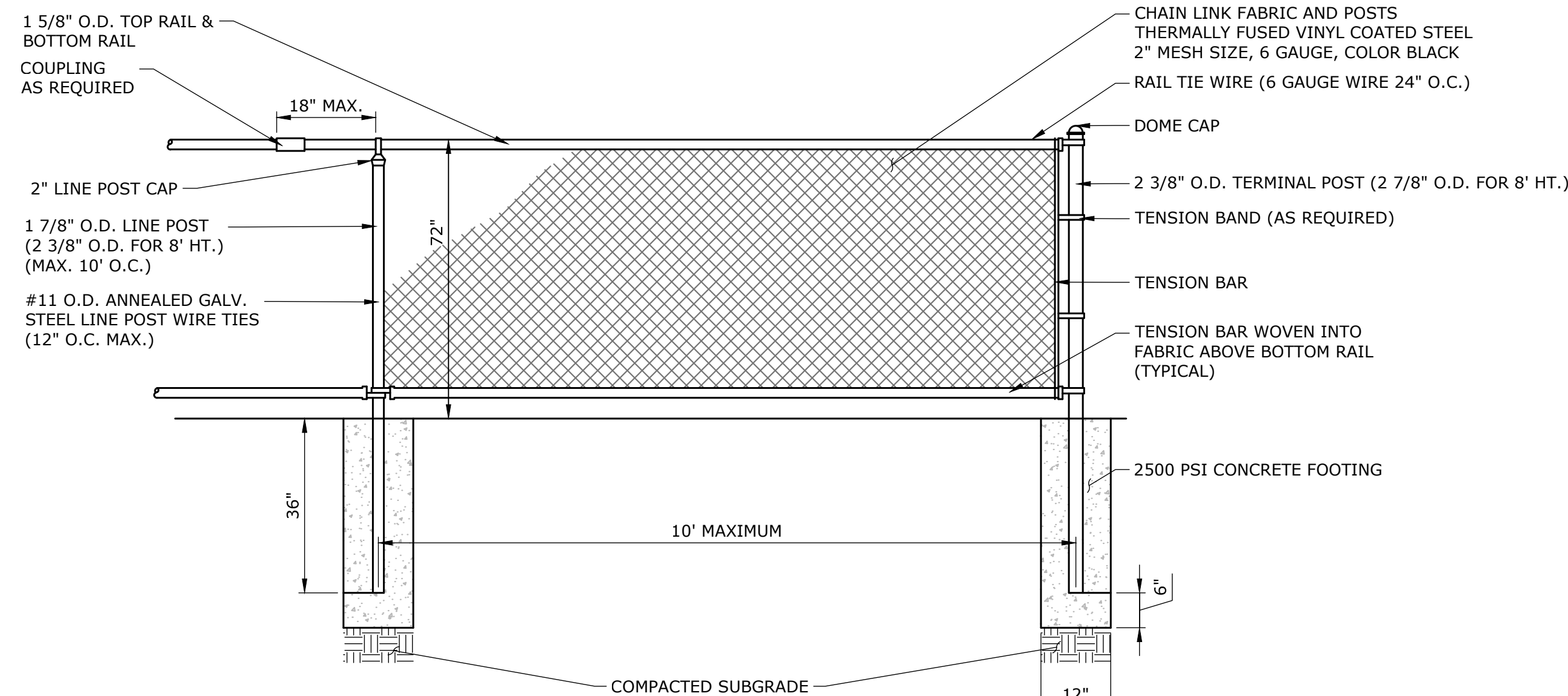
**300 BROAD STREET
BRISTOL, CONNECTICUT**

RYE SIGNED	LCD DRAWN	TD CHECKED
1"=40'		
OCTOBER 23, 2025		
20363.00001		
11 OF 14		
SE-2		

NOTES: 1. CONTRACTOR TO PROVIDE SHOP DRAWINGS.

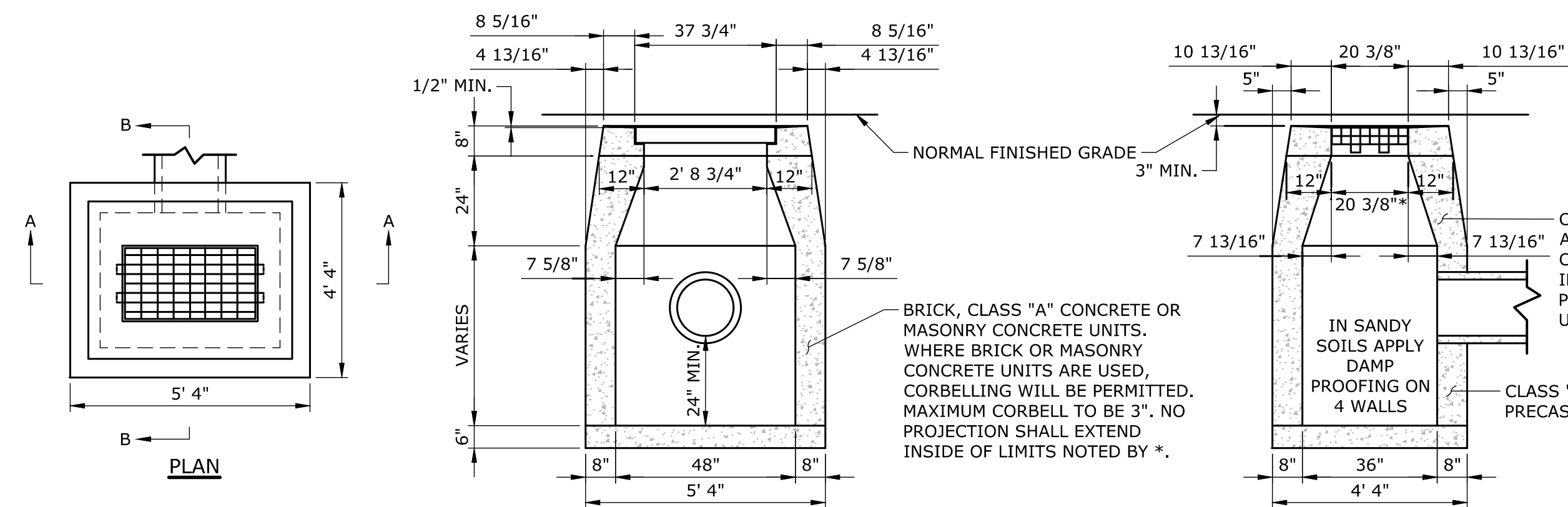


CHAIN LINK FENCE GATE - BASIC
NOT TO SCALE



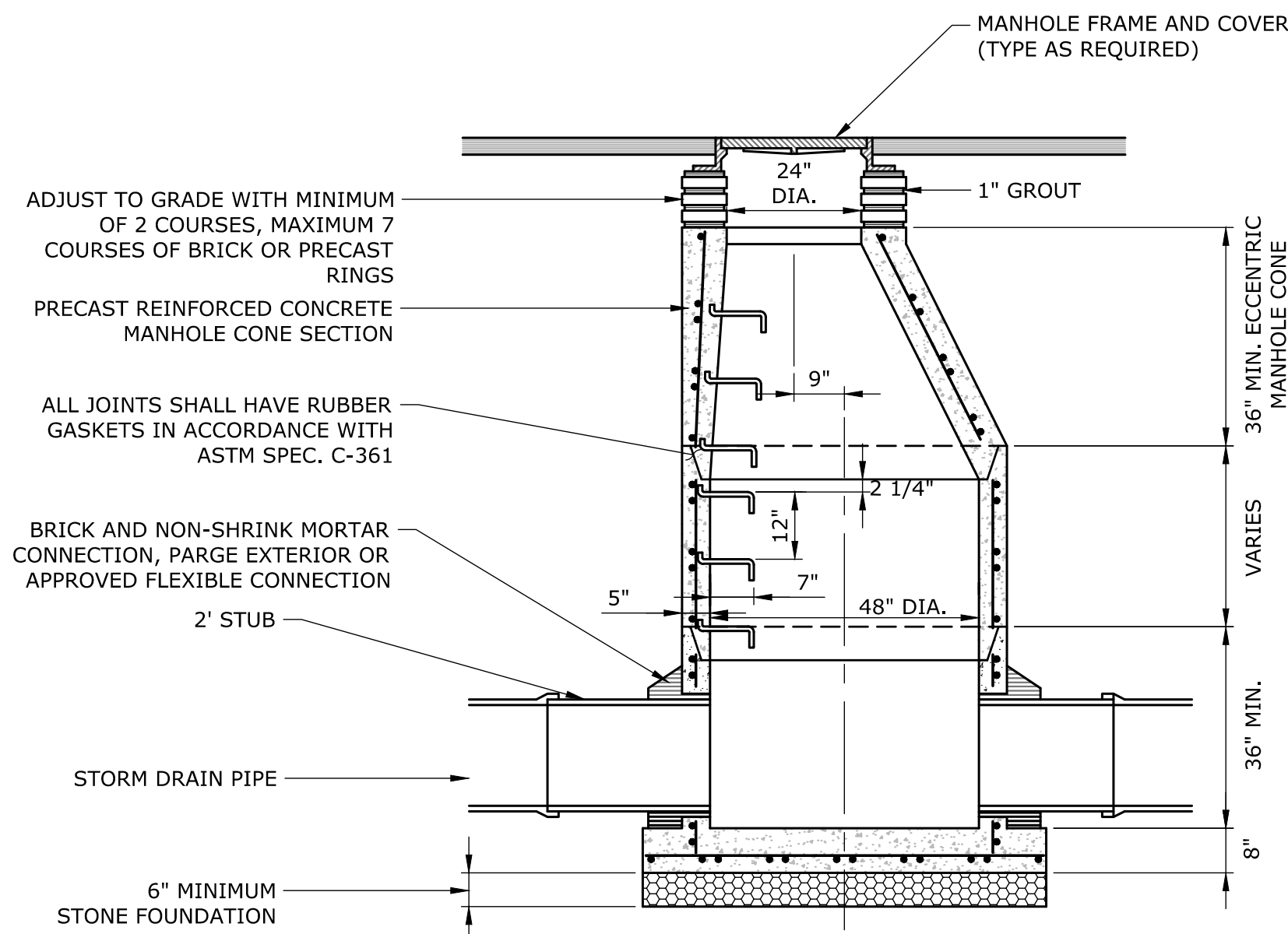
- NOTES:**
- CONTRACTOR TO PROVIDE SHOP DRAWINGS.

CHAIN LINK FENCE
NOT TO SCALE



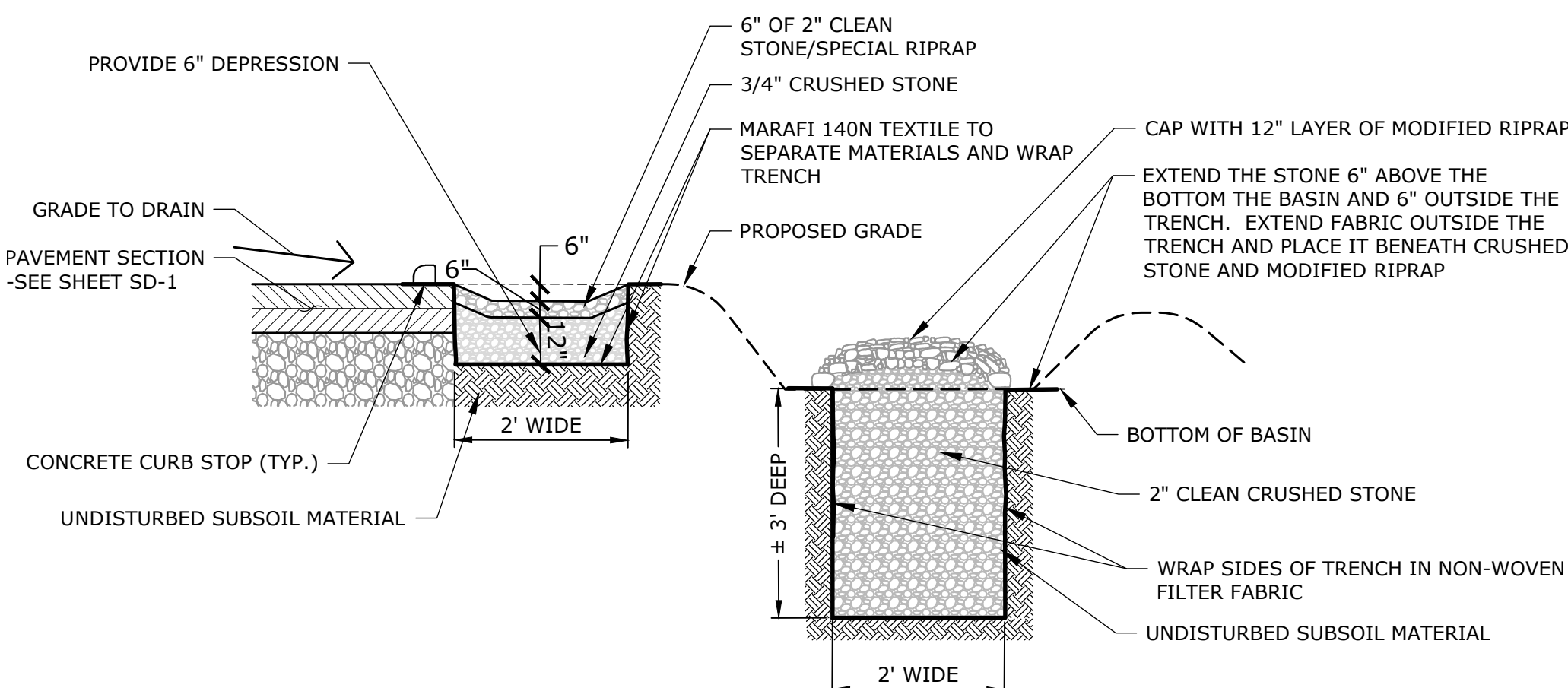
- NOTES:**
- WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

TYPE "C-L" CATCH BASIN
NOT TO SCALE

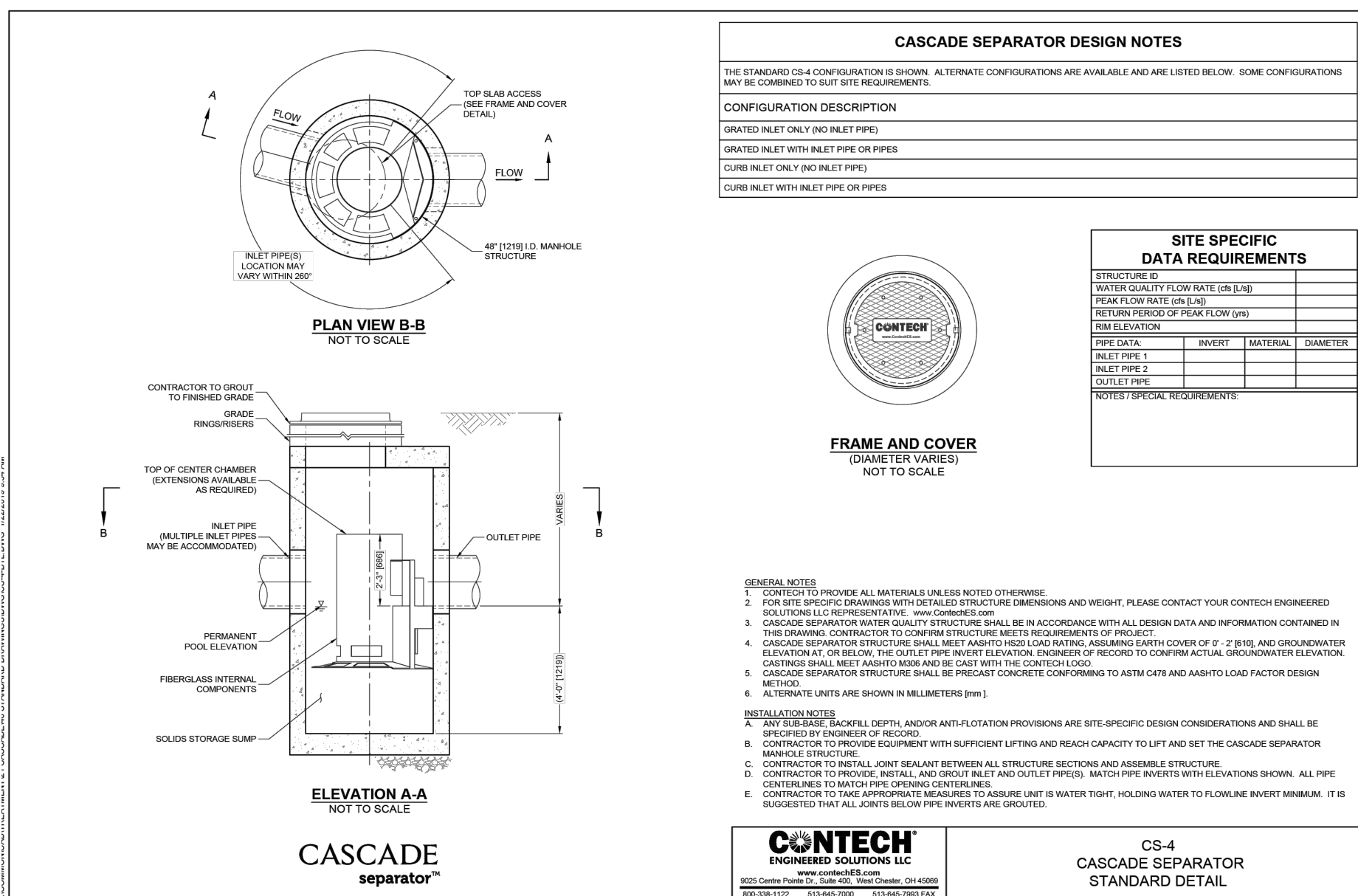


- NOTES:**
- 5" OR 6" DIAMETER PRECAST BASES MAY BE REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5" OR 6" BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS TO INCREASE BY 1" FOR EACH 1'-0" OF INSIDE DIAMETER.

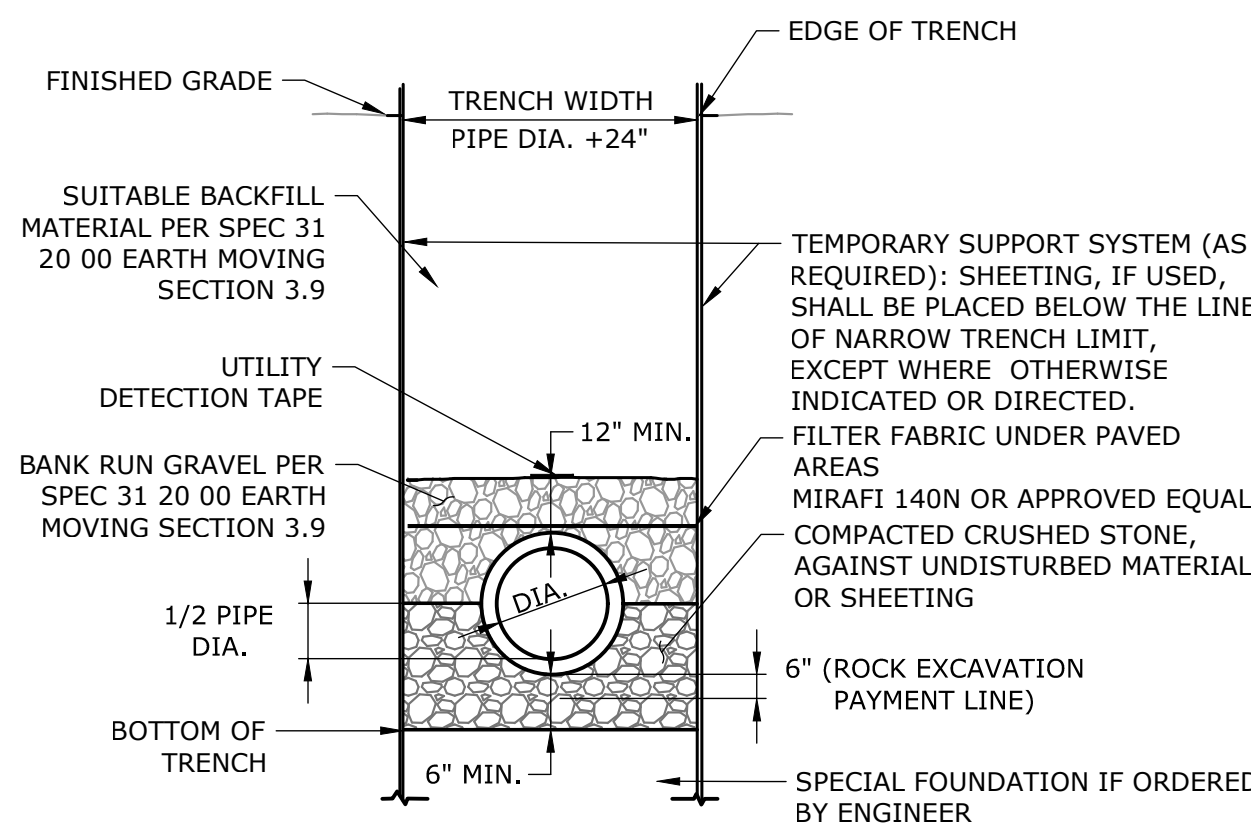
PRECAST CONCRETE STORM DRAINAGE MANHOLE
NOT TO SCALE



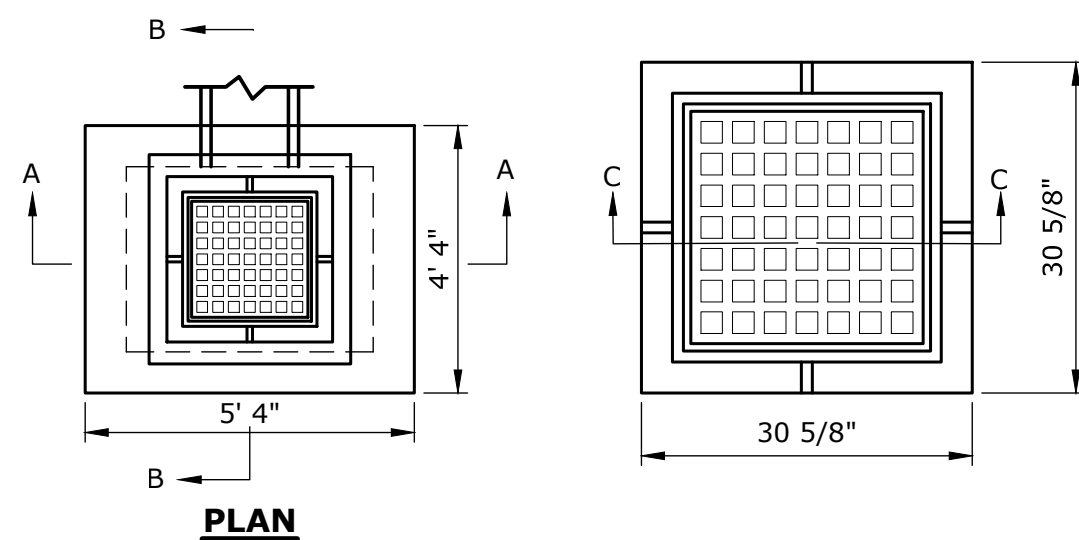
STORMWATER DEPRESSION
SECTION A-A'
NOT TO SCALE



HYDRODYNAMIC SEPARATOR
NOT TO SCALE

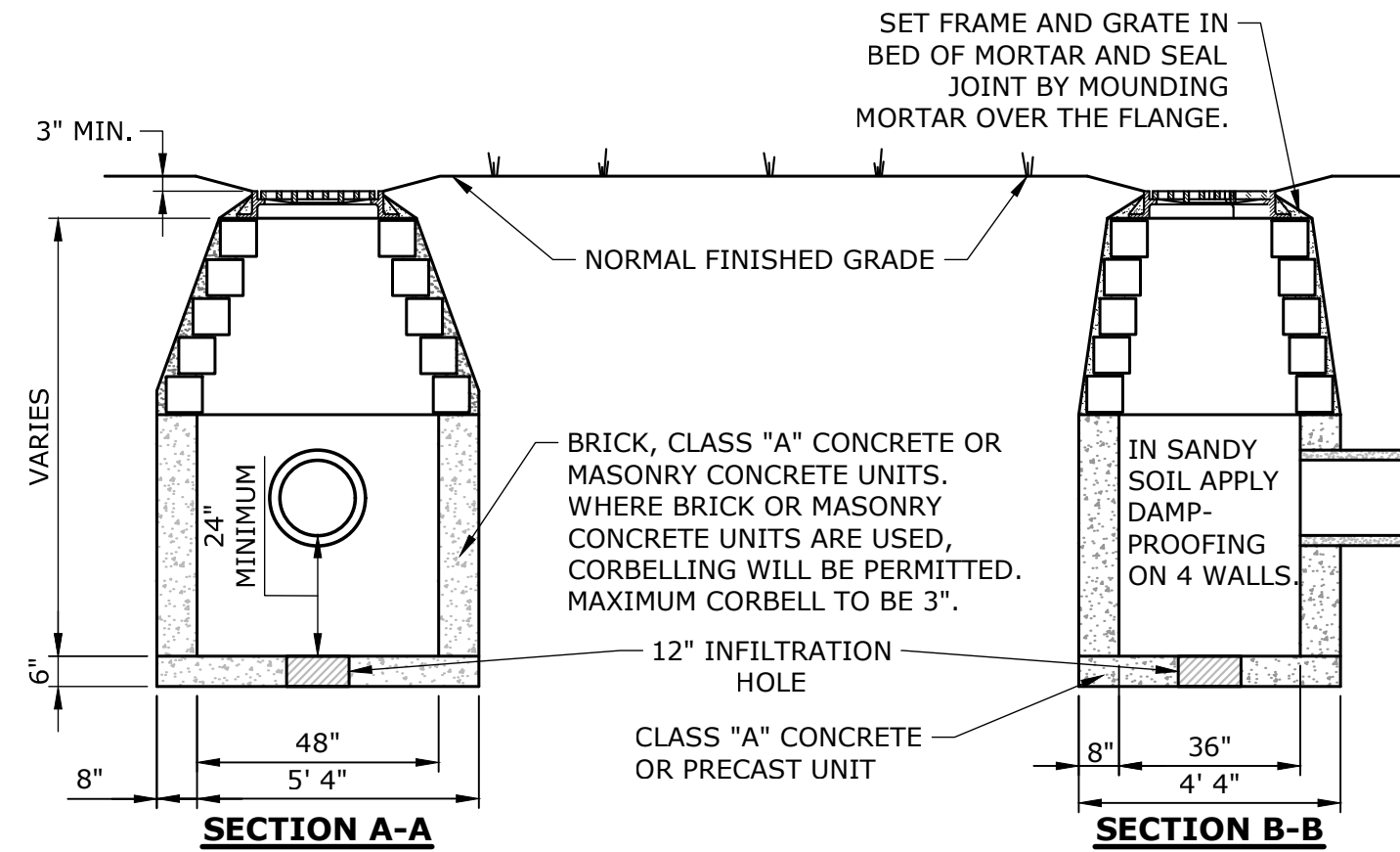


STORM DRAINAGE TRENCH
NOT TO SCALE



- NOTES:**
- YARD DRAIN FRAMES & GRATES SHALL BE PATTERN #R-3404 AS MANUFACTURED BY THE "NEENAH FOUNDRY COMPANY" OF NEENAH, WISCONSIN, OR APPROVED EQUAL.

YARD DRAIN FRAME & GRATE
NOT TO SCALE



- NOTES:**
- WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

YARD DRAIN
NOT TO SCALE



89 REALTY DRIVE
SUITE 100
283.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

SITE DETAILS
PROPOSED SITE IMPROVEMENTS
300 BROAD STREET
BRISTOL, CONNECTICUT

LCD	LCD	TD
DESIGNED	DRAWN	CHECKED
AS NOTED		
OCTOBER 23, 2025		
DATE		
20363.00001		
PROJECT NO.		
14 OF 14		
SHEET NO.		
SD-2		
SHEET NAME		

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

For Office Use Only
APPLICATION NO. <u>2063</u>
DATE FILED: <u>10-23-2025</u>
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: Matthew Betti Signature: [Signature]
Address: 355 Fall Mountain Rd. City: Bristol State: CT Zip: 06010
Telephone No.: 860-384-3587 ☒ home ☐ work Email: _____

2. PROPERTY OWNER(S):

Name: Matthew Betti Signature: [Signature]
Address: 355 Fall Mountain Rd. City: Bristol State: CT Zip: 06010
Telephone No.: 860-384-3587 ☒ home ☐ work Email: Matthew.Betti@yahoo.com

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 355 Fall Mountain Rd. Bristol

Assessor's Map No.: _____ Assessor's Lot No.(s): _____

Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): West side of house for 80 ft from existing foundation.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Put in 3 new, 2ft diameter sonotubes to resupport house.

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

☐ a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. See instructions for submission requirements.

☐ b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. See instructions for submission requirements.

☒ c. The proposed activity is a regulated activity and will occur:

☒ in a wetlands or watercourse;

☐ within 100 feet of a wetlands or watercourse;

☐ beyond 100 feet of a wetlands or watercourse;

area of impact: 250 SF (_____ acres)

area of impact: 250 SF (_____ acres)

area of impact: _____ SF (_____ acres)

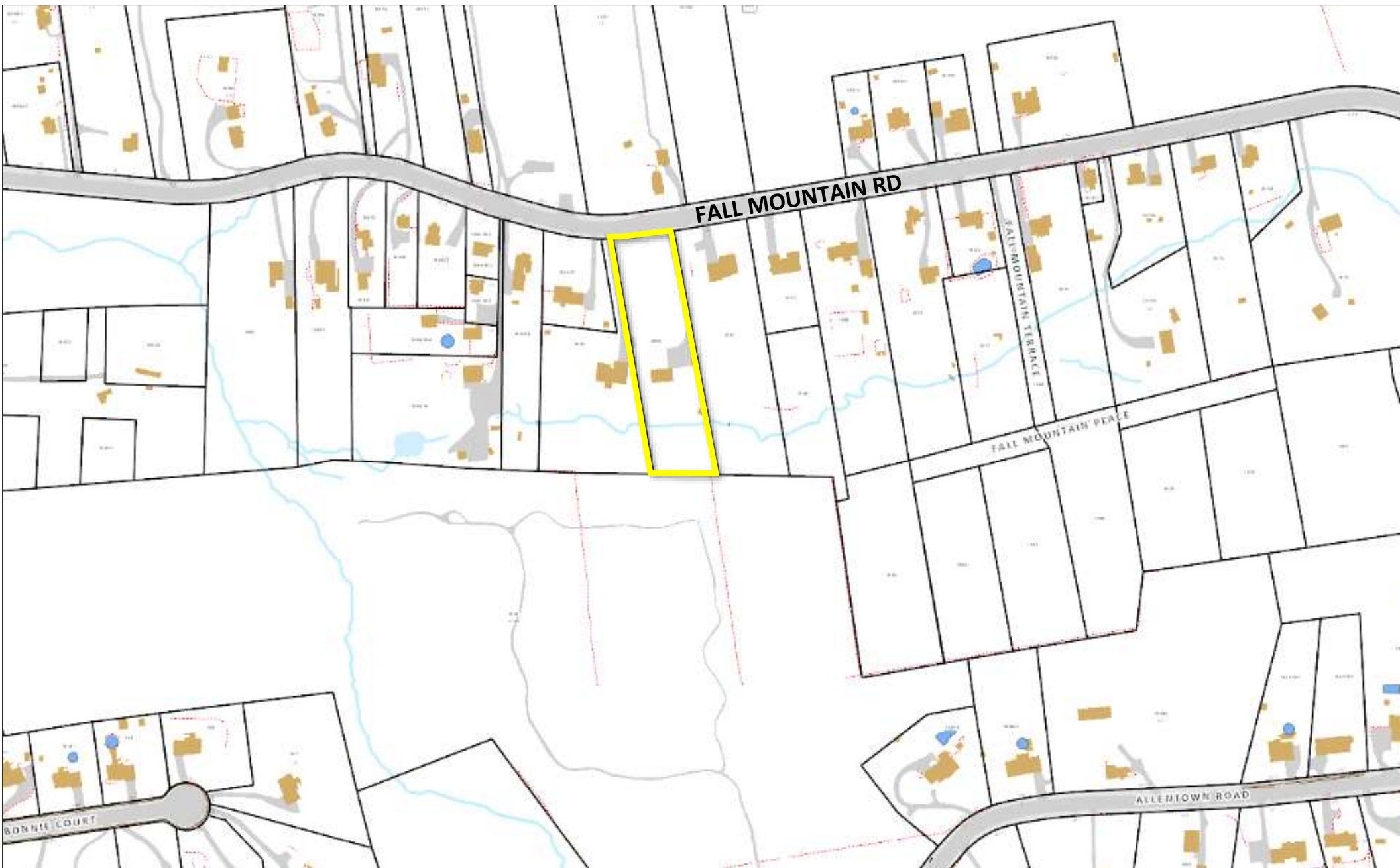
6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

☒ yes ☐ no

If "yes", see instructions for submission requirements.

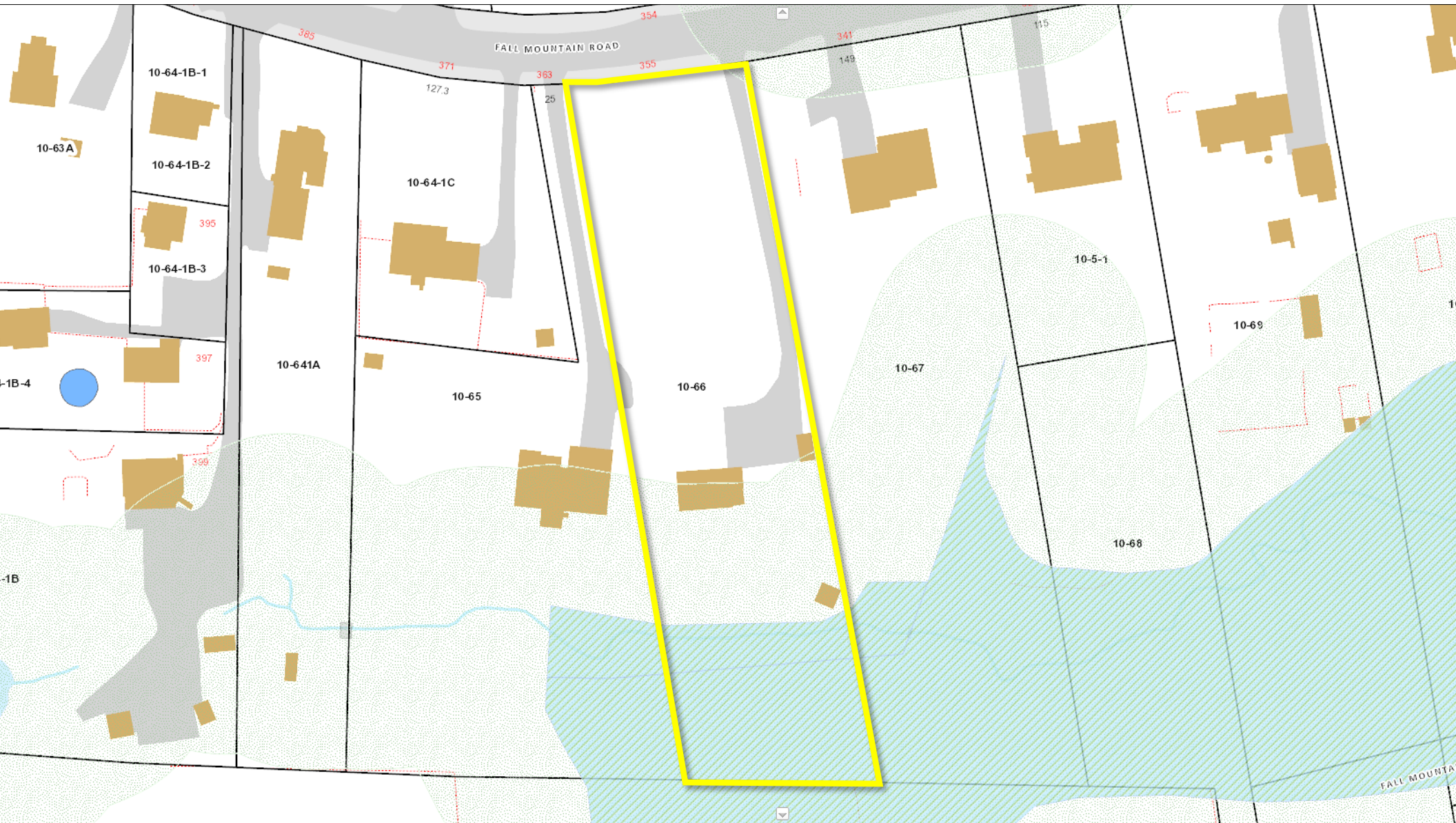
Location Map
355 Fall Mountain Road



Aerial Map
355 Fall Mountain Road



IWWA Map
355 Fall Mountain Road



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

For Office Use Only	
APPLICATION NO.	2064
DATE FILED:	10-23-25
DECISION DATE:	
DECISION:	

1. APPLICANT:

Name: Carrier Construction Incorporated Signature: [Signature]
Address: 161 Birch Street City: Southington State: Ct Zip: 06052
Telephone No.: 860-883-5388 ☒ home ☒ work Email: _____

2. PROPERTY OWNER(S):

Name: City of Bristol Ct Signature: [Signature]
Address: 111 North Main Street City: Bristol State: Ct Zip: 06010
Telephone No.: 860-584-6250 ☒ home ☒ work Email: mayorsoffice@bristolct.gov

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 894 Middle Street
Assessor's Map No.: 4 Assessor's Lot No.(s): 17-3 an 17-4-1
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): Flagged area of wetlands,
Densely vegetated with cat tails and other grasses

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE: Construction of a multi-tenant industrial
development, parking areas, and other associated improvements within the upland review boundary.

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

- [] a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- [] b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands or watercourse or will not adversely affect the wetlands or watercourse. *See instructions for submission requirements.*
- [] c. The proposed activity is a regulated activity and will occur:
- | | |
|---|--|
| [] in a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |
| [] within 100 feet of a wetlands or watercourse; | area of impact: <u>161172</u> SF (<u>3.7</u> acres) |
| [] beyond 100 feet of a wetlands or watercourse; | area of impact: _____ SF (_____ acres) |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

[] yes [] no

If "yes", see instructions for submission requirements.

SUPPORTING DOCUMENTS

BRISTOL BUSINESS HUB

ASSESSORS MAP 4 LOT 17-3 & LOT 17-4-1

894 MIDDLE STREET

BRISTOL, CONNECTICUT

October 23, 2025

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

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

Project Overview:

The project, identified as Map 4 Lot 17-3 & Lot 17-4-1 in the Assessors Records, is for a planned development of a private business park containing up to 7 structures of varying sizes which will be able to accommodate between 26 and 46 tenants.

The project is located in the southern part of Bristol, along the westerly side of Middle Street (Conn. Route 229) at the intersection with Enterprise Drive. The parcel is presently owned by the City of Bristol and has selected Carrier Construction Incorporated for purchase and development.

The total area is approximately 16.5 Acres and is impacted by a 150' wide Eversource Easement, 2 (two) 20' wide Sanitary Sewer Easements, a 50' Right of Way, a CONNDOT Drainage Easement, and Aerial Easement, and various other restrictions including Environmental Land Use Restrictions along with more than an Acre of Wetlands.

The project includes stormwater management, measures for water quality improvements, and other environmental considerations.

APPENDICES

Appendix A: Stormsewer Drainage Design and Area Map

Appendix B: Water Quality Flow and Volume Calculations

Appendix C: Pre-Post Flow Evaluation and Area Map

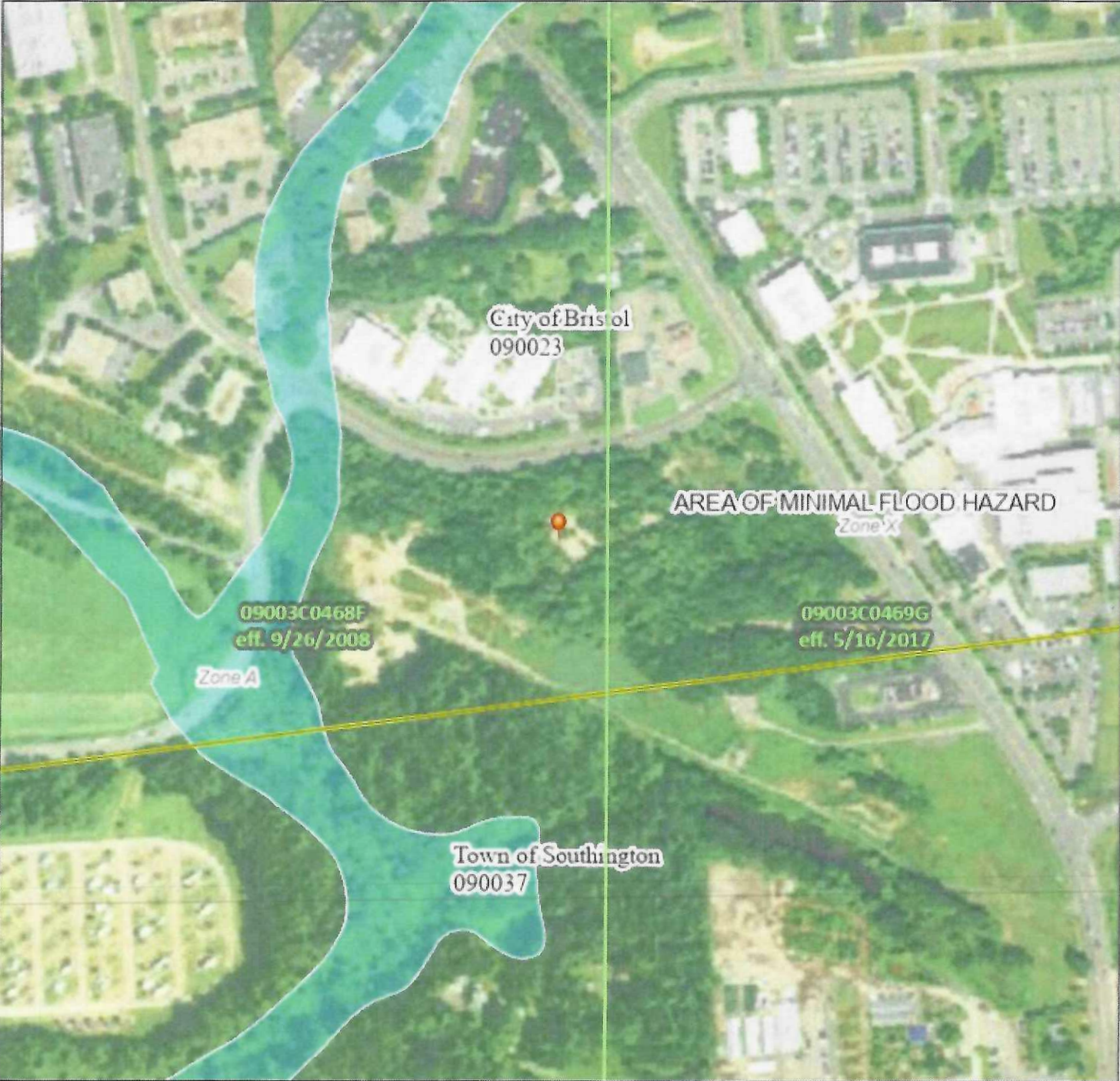
Appendix D: FEMA Firmette

Appendix E: Natural Diversity Data Base Sheet

National Flood Hazard Layer FIRMette



72°54'43"W 41°39'7"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | |
|------------------------------------|--|
| SPECIAL FLOOD HAZARD AREAS | Without Base Flood Elevation (BFE)
<i>Zone A, V, AE, AH, VE, AR</i> |
| | With BFE or Depth
<i>Zone AE, AQ, AM, VE, AR</i> |
| | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
<i>Zone X</i> |
| | Future Conditions 1% Annual Chance Flood Hazard
<i>Zone X</i> |
| | Area with Reduced Flood Risk due to Levee. See Notes.
<i>Zone X</i> |
| | Area with Flood Risk due to Levee
<i>Zone X</i> |
| OTHER AREAS | NO SCREEN Area of Minimal Flood Hazard
<i>Zone X</i> |
| | Effective LOMRs |
| GENERAL STRUCTURES | Area of Undetermined Flood Hazard
<i>Zone X</i> |
| | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | Levee, Dike, or Floodwall |
| | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
17.5 Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary |
| MAP PANELS | Coastal Transect Baseline
Profile Baseline
Hydrographic Feature |
| | Digital Data Available
No Digital Data Available
Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/15/2025 at 6:49 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Natural Diversity Data Base Areas

BRISTOL, CT

June 2025

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

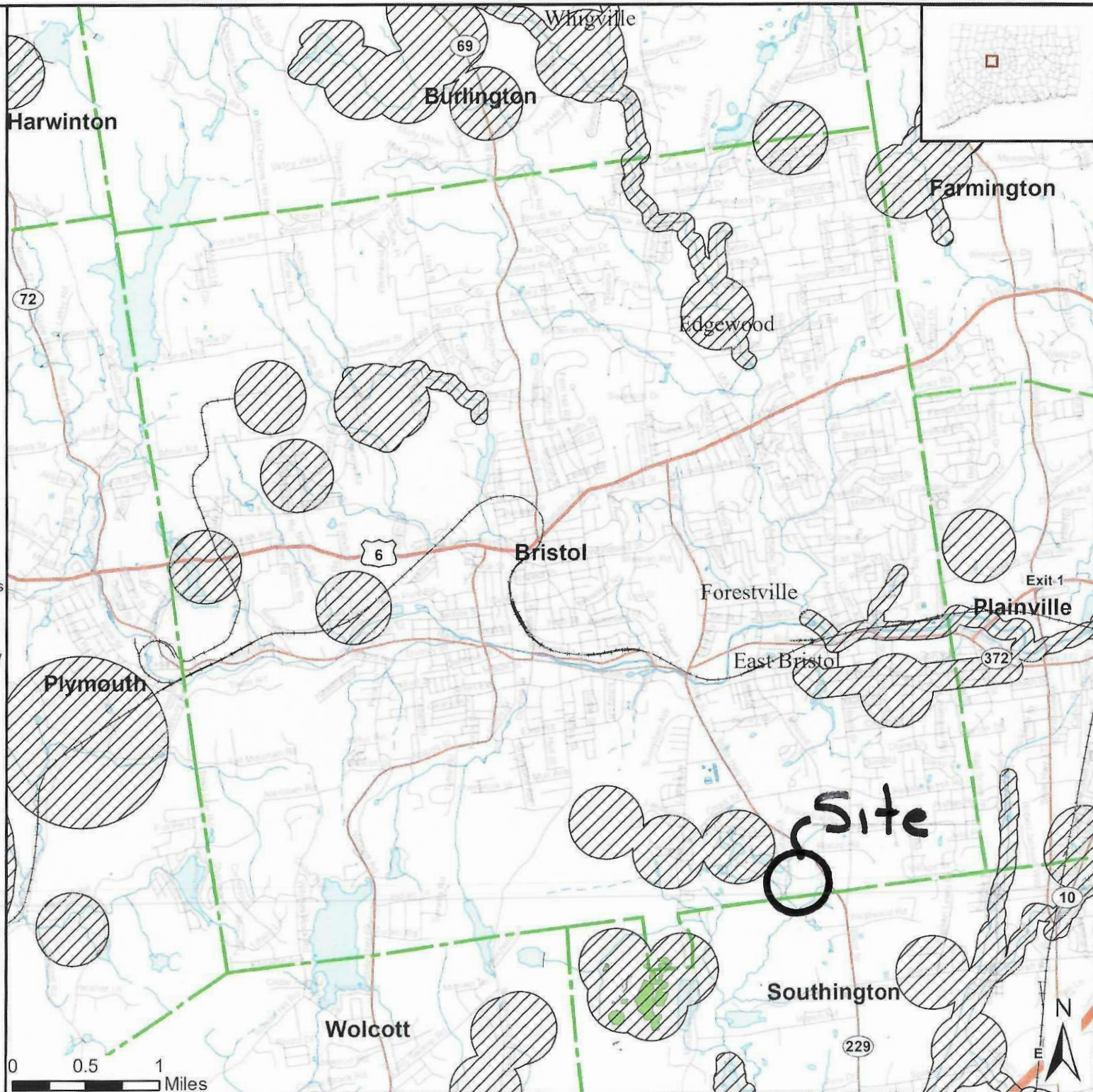
This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://filings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website. <https://portal.ct.gov/deep-nddbrequest>

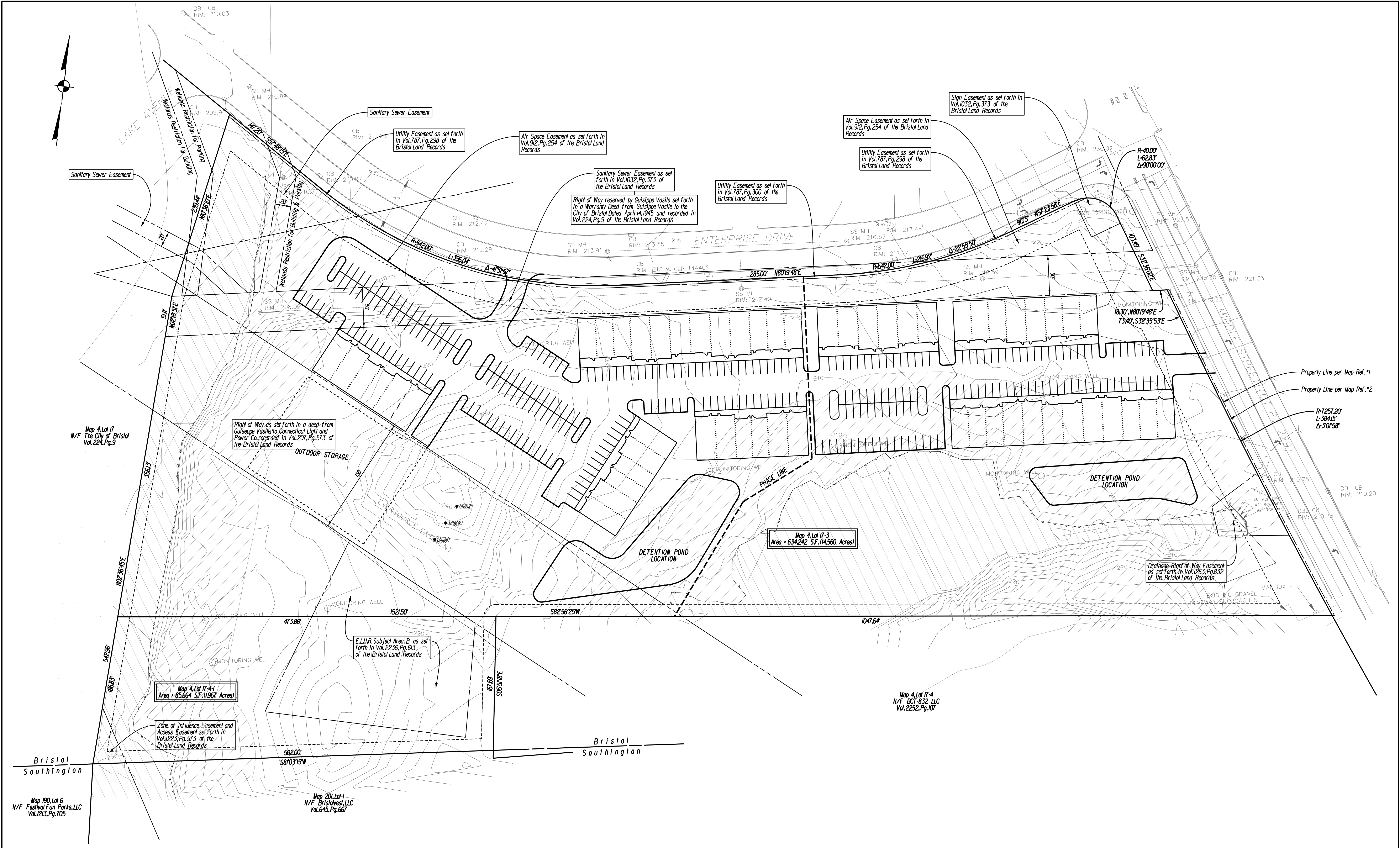
Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011

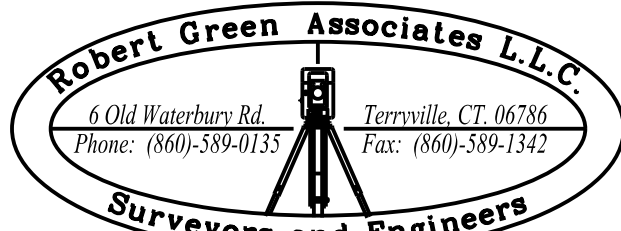


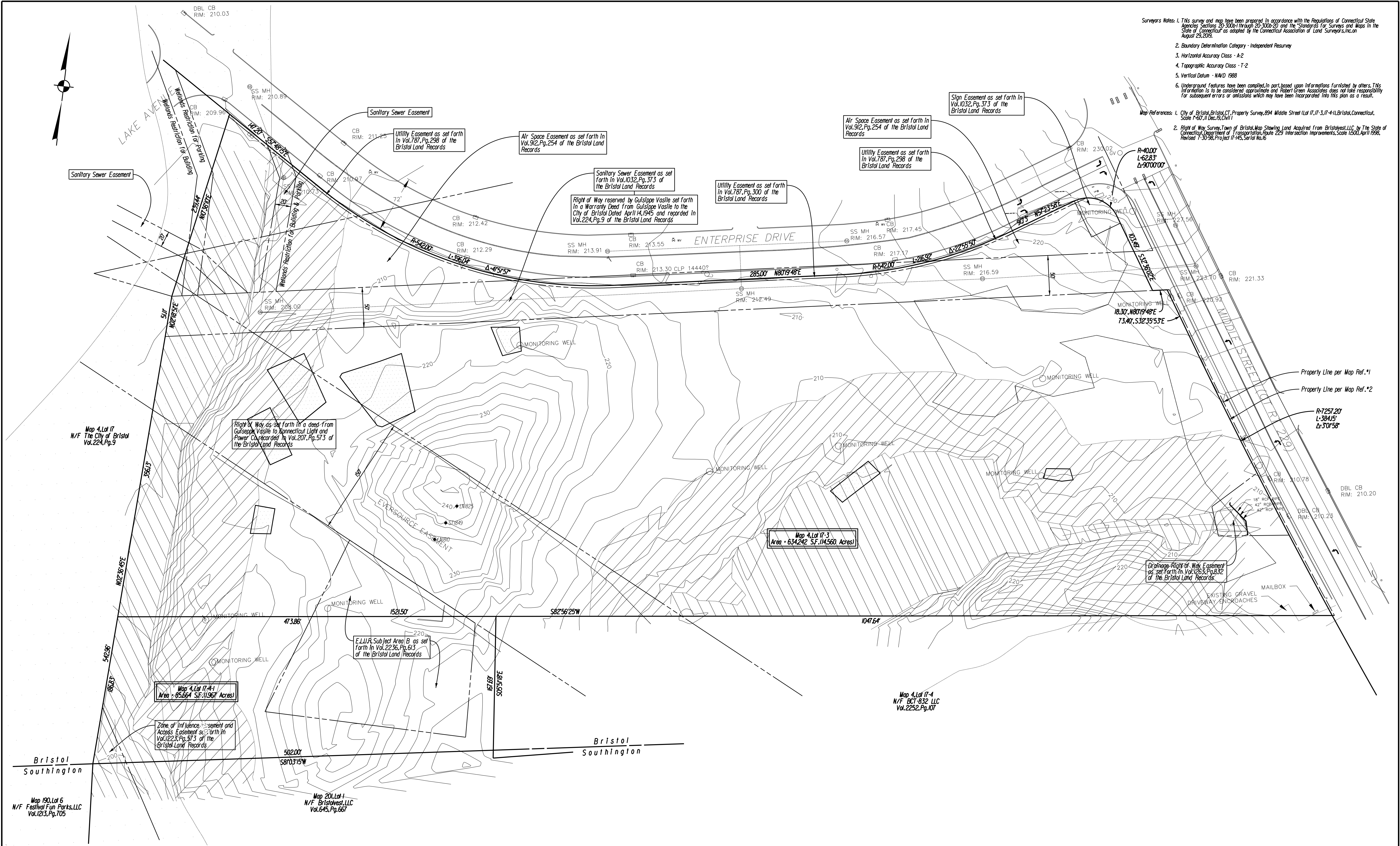
Connecticut
Department of Energy &
Environmental Protection





			DATE: OCTOBER 23, 2025						PROJECT TITLE: CONCEPT PLAN BRISTOL BUSINESS HUB 894 MIDDLE STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 4 / 17-3 & 4/17-4-1	DRAWING NO.
			SCALE: 							DRAWING TITLE:	SHEET NO.
REV.	DATE	REVISION DESCRIPTION									





Surveyors' Notes: 1. This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 29-300a through 29-300b-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 - Independent Resurvey

3. Horizontal Accuracy Class - A-2

4. Topographic Accuracy Class - T-2

5. Vertical Datum - NAVD 1988

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

Map References: 1. City of Bristol, Bristol, CT, Property Survey, 894 Middle Street (Lot 17, 17-3, 17-4-1), Bristol, Connecticut, Scale 1"=60', 11 Dec. 19, Civil 11

2. Right of Way Survey, Town of Bristol, Map Showing Land Acquired from Bristolwest, LLC, by The State of Connecticut, Department of Transportation, Route 229 Intersection Improvements, Scale 1:500, April 1998, Revised 7-30-98, Project 17-145, Serial No. 16

REV.		DATE	REVISION DESCRIPTION	DATE:		OCTOBER 23, 2025	SCALE:		SCALE IN FEET	SCALE 1"=50'	0 50 100		Robert Green Associates L.L.C.		6 Old Waterbury Rd. Torrville, CT 06786 Phone: (860) 589-0133 Fax: (860) 589-1342	PROJECT TITLE:		BOUNDARY & TOPOGRAPHIC SURVEY	ASSESSOR'S MAP/LOT:		4 / 17-3 & 4/17-4-1	DRAWING NO.		
																	BRISTOL BUSINESS HUB 894 MIDDLE STREET BRISTOL, CONNECTICUT		DRAWING TITLE:			SHEET NO.		

10-6-25

To Whom it may
concern,

E. Vreter Lagace will
allow Jeremy
to do the necessary
corrections and cleanup
to the property to satisfy
the city of Bristol.
again he has permission
from me to go on to the
property to do so.

Vre Lagace

SURVEY NOTES:

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

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

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

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

6. Map References:

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

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

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

8. Zone: R-10

9. Owner: Skytop Enterprises, LLC.

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

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

12. Contour interval is 1 foot.

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

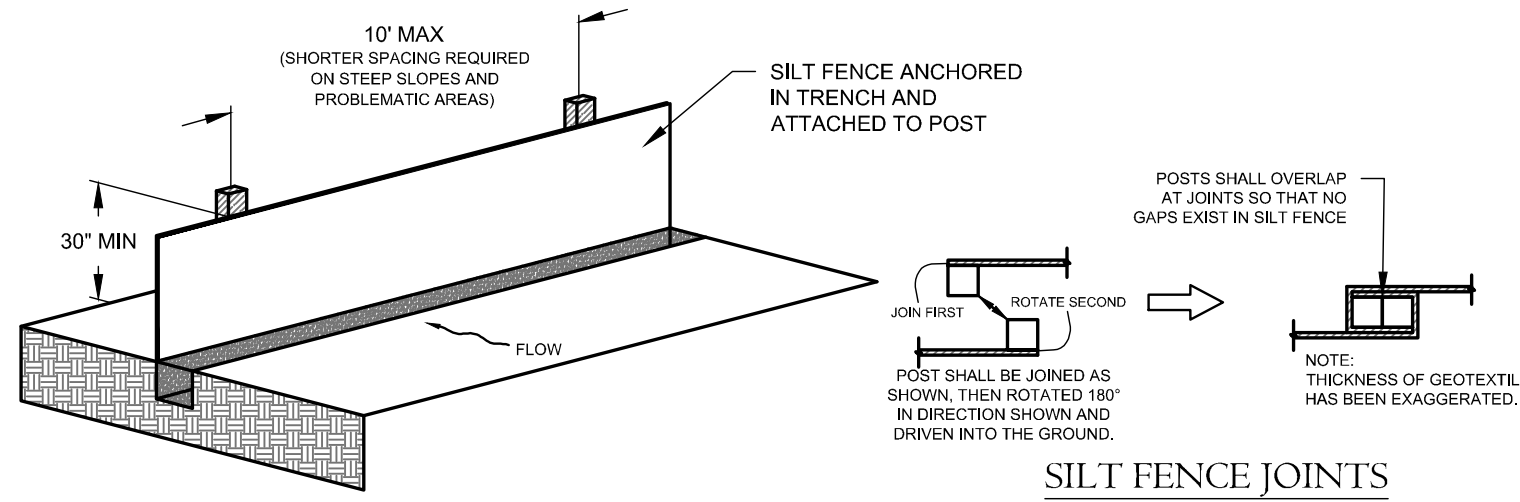
14. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed.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

LEGEND

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

SEED MIX & FABRIC LEGEND

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

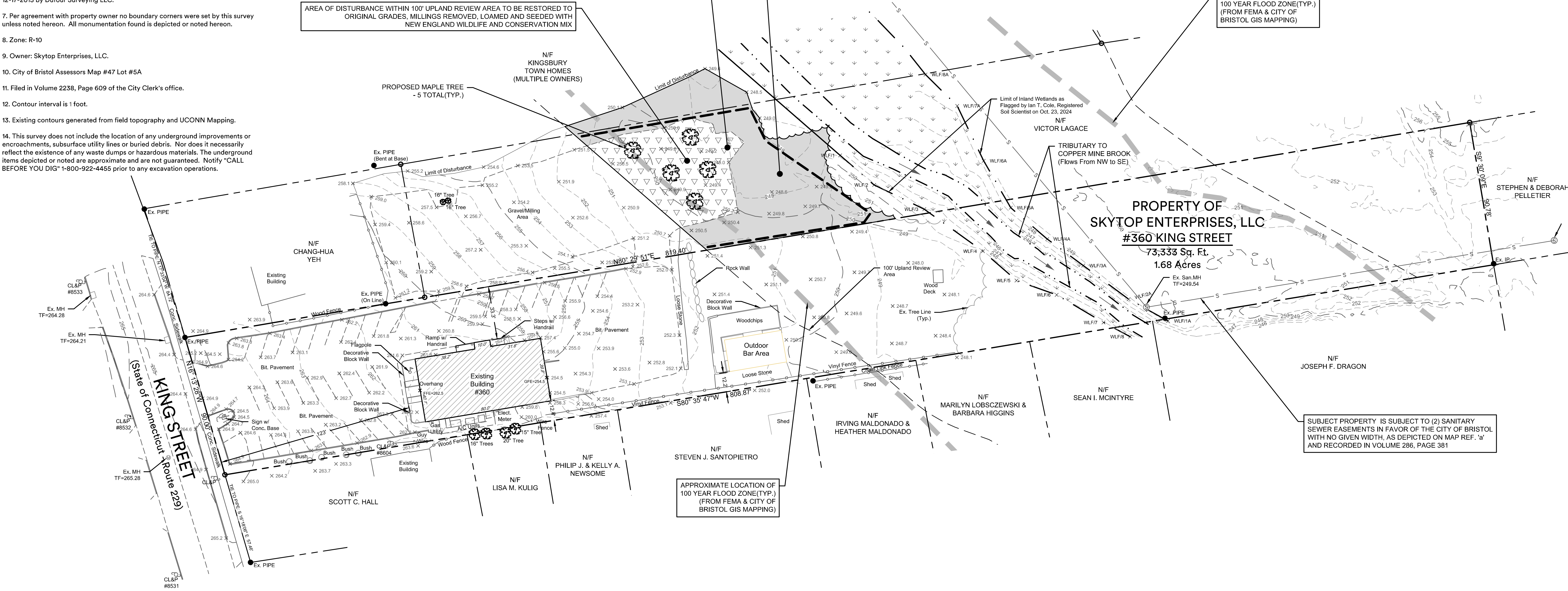


SILT FENCE JOINTS

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

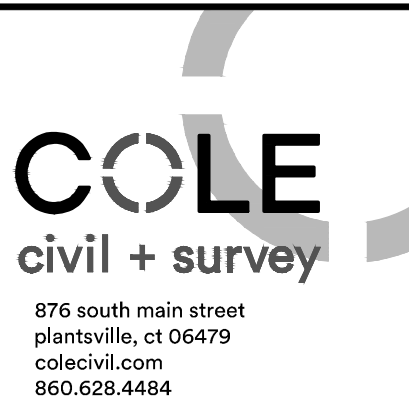
SILT FENCE DETAIL

N.T.S.



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

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



Sheet #:

S1



March 10, 2025

Skytop Enterprises LLC
359 Broad Street
Bristol, CT 06010

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

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

You are required to take the following actions and repairs.

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

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

Sincerely,

Zachary Norton
Environmental Protection Technician

cc: Inland Wetlands Commission
Environmental Engineer



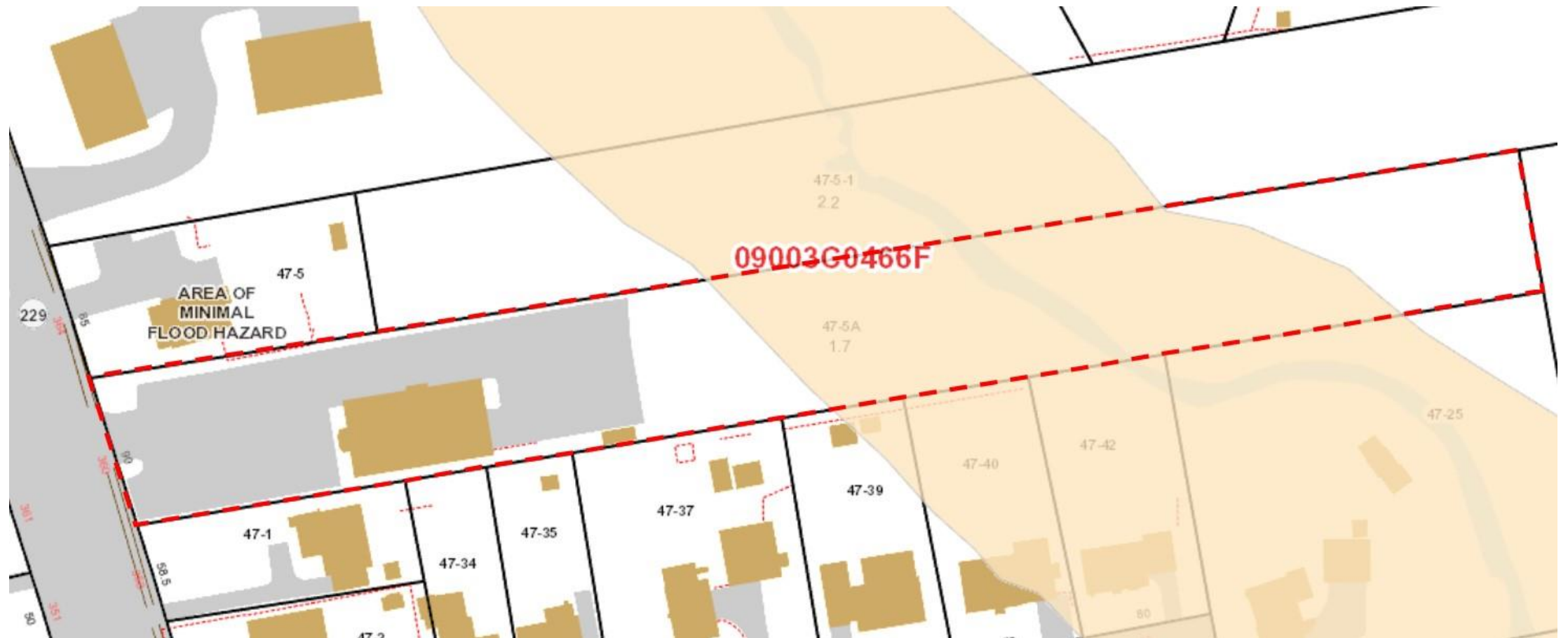




Materials Provided by City Staff

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

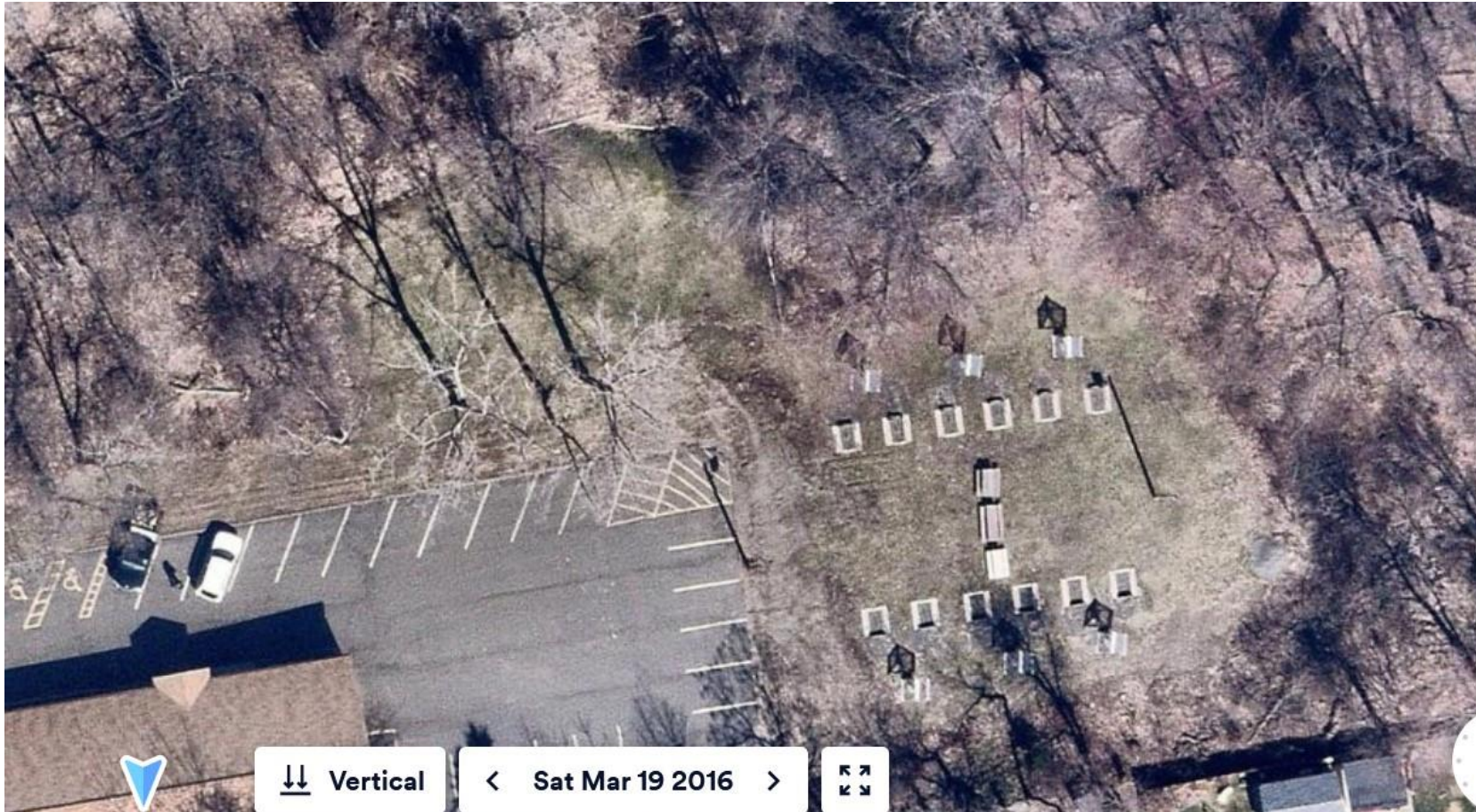
Limits of Flood Plain



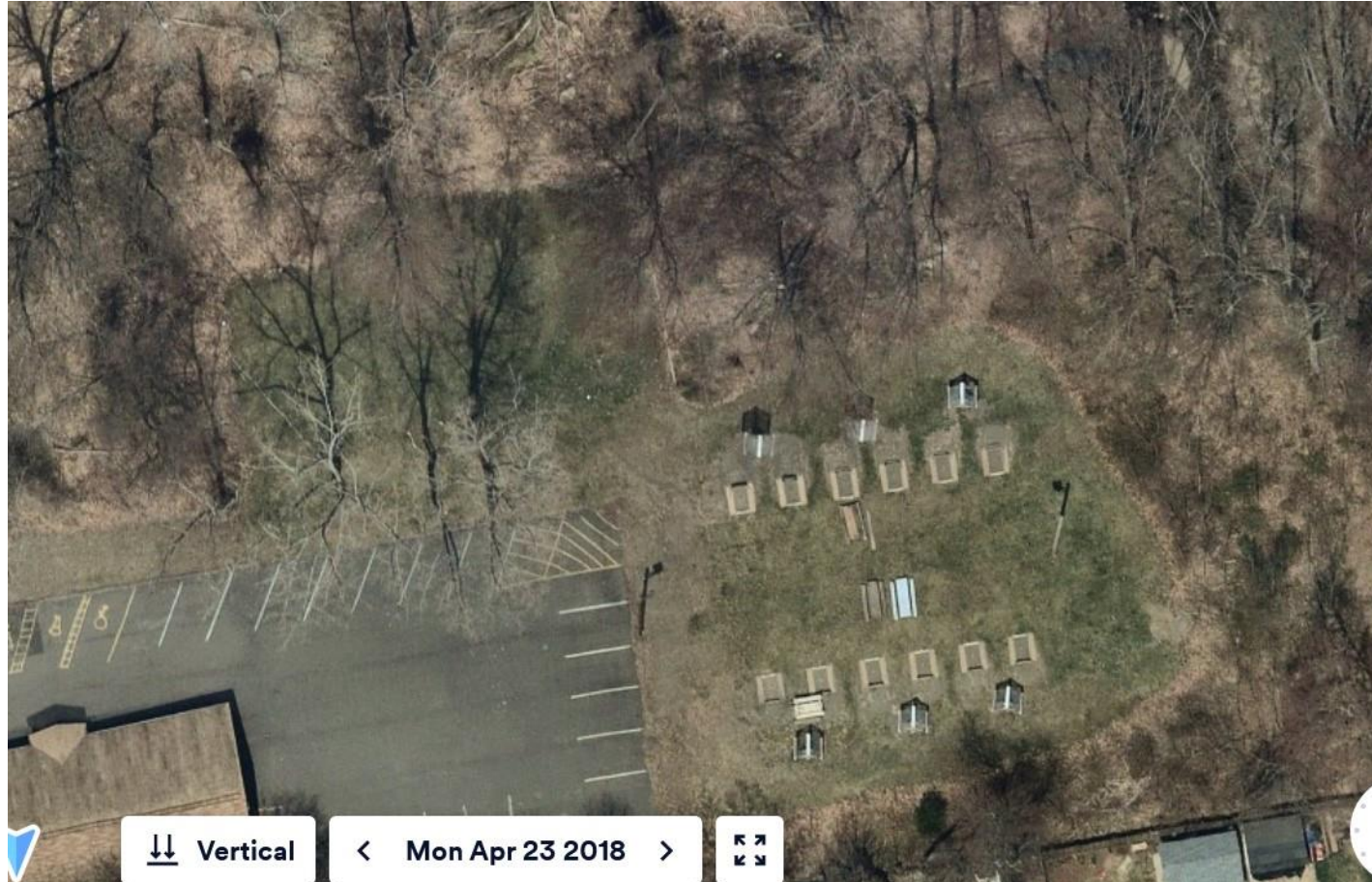
Wetlands and Upland Review



Nearmap photo March 2016



Nearmap photo April 2018



Near map photo March 2020



Nearmap photo March 2023



Nearmap photo April 2024



Nearmap Photo April 2025



Materials Provided by Public

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

jason levine <jlevine13@gmail.com>

Wed 3/26/2025 9:12 PM

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

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

To Bristol Building, Zoning, Engineering and Land Use,

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

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

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

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

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

- 3/11/25 https://drive.google.com/drive/folders/1OLQZ7NYkXE77E6I9xTygmoxLPHB_Shz?usp=drive_link
- 3/22/25 https://drive.google.com/drive/folders/1hFc0wl--UIWSbK5UXG3Wc4qkTQfbXAIW?usp=drive_link

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

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

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

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

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

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

• Wetlands Regulations

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

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

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

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

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

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

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

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

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

To the Bristol Zoning and Building Departments,

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

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

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

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

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

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

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

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

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

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

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

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







































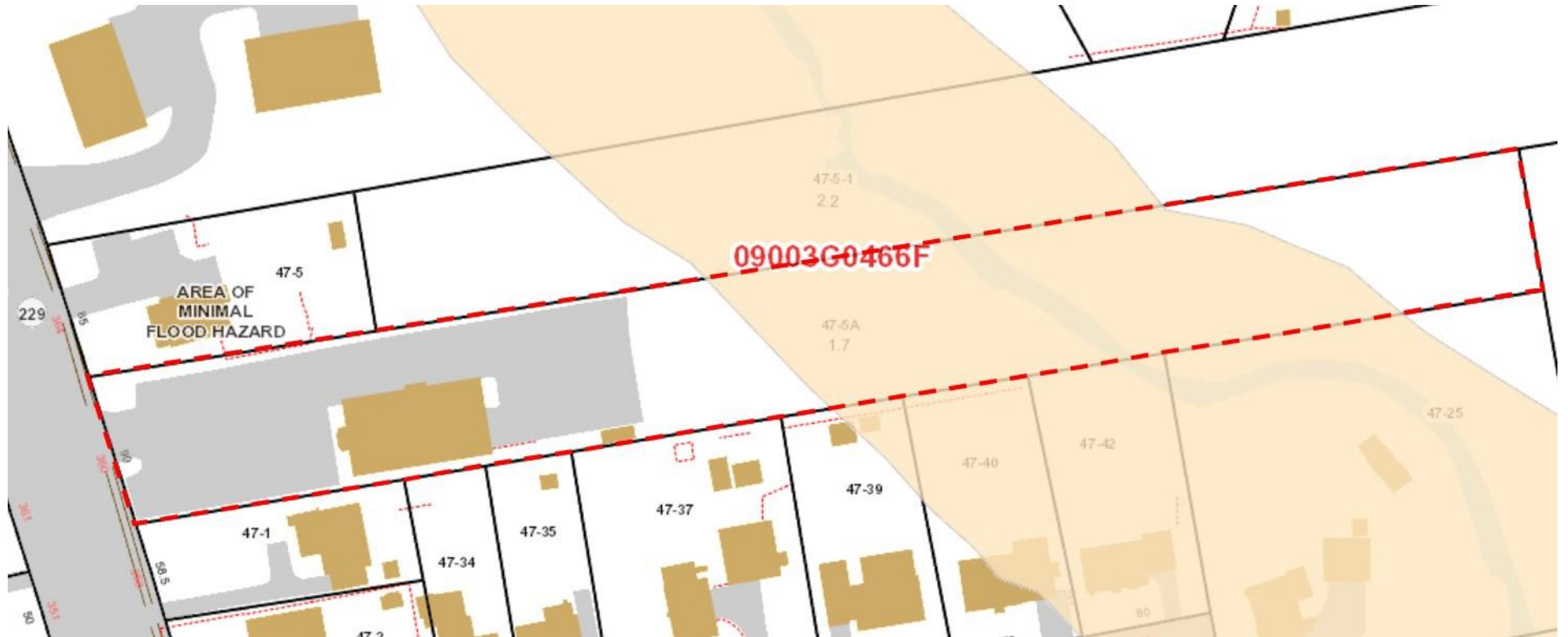




360 King Street Historical Photos with Wetlands, Upland Review and Flood Plain

For IWCC Meeting May 5, 2025

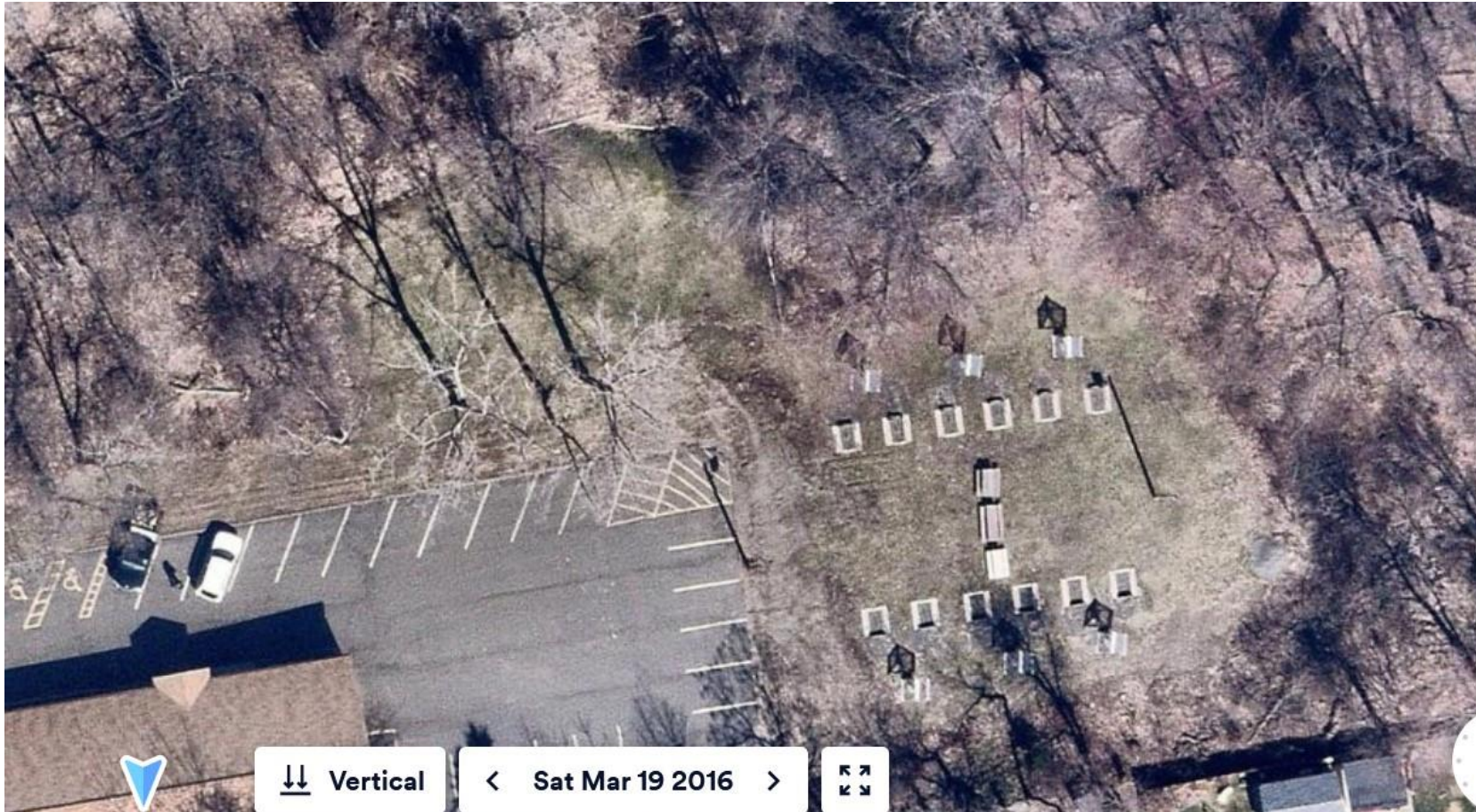
Limits of Flood Plain



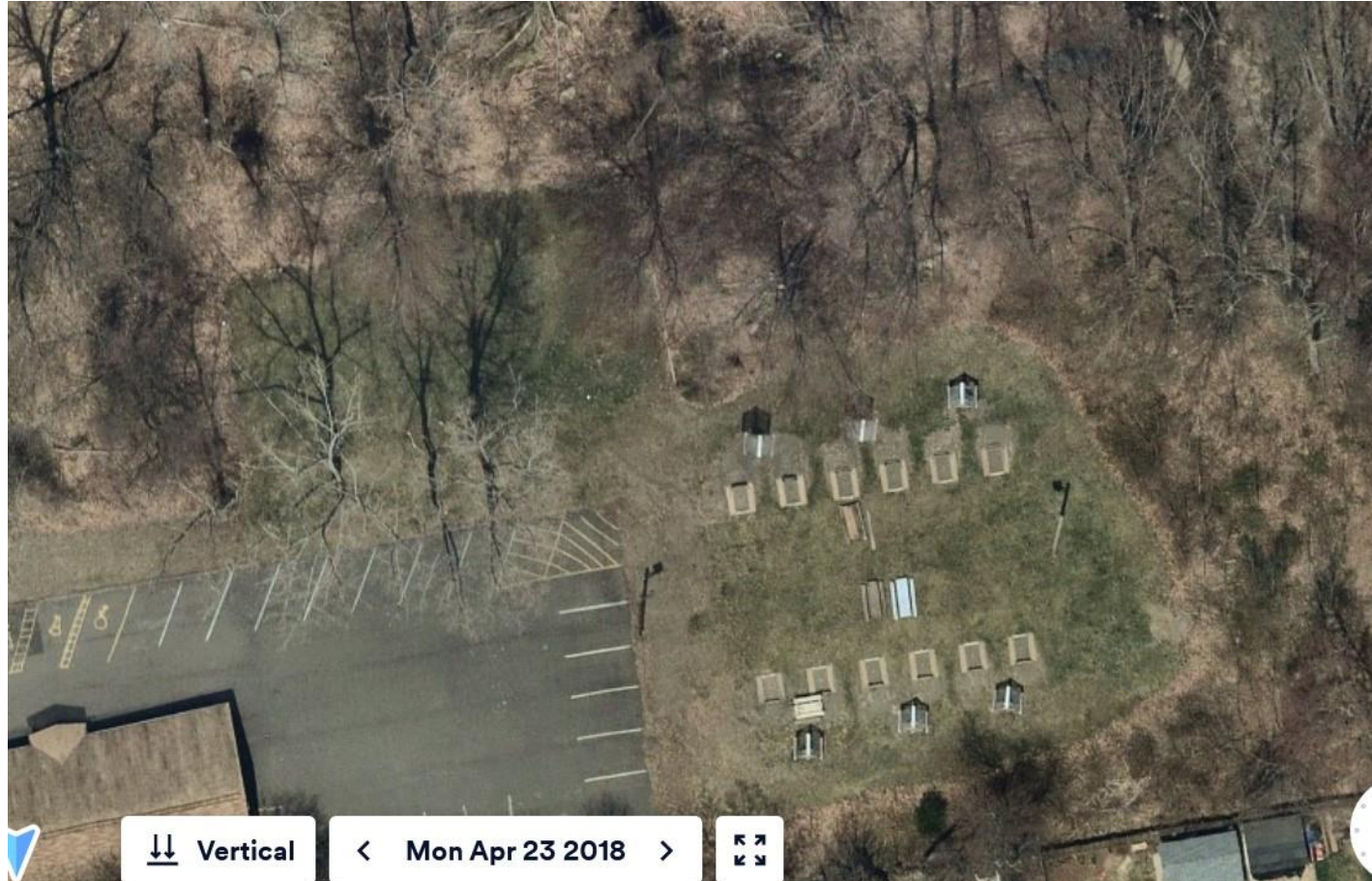
Wetlands and Upland Review



Nearmap photo March 2016



Nearmap photo April 2018



Near map photo March 2020



Nearmap photo March 2023



Nearmap photo April 2024



Nearmap Photo April 2025





City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

October 24, 2025

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	10/2, 10/9, 10/16	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	10/2, 10/9, 10/16	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	10/2, 10/9, 10/16	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	10/1, 10/8, 10/15	Inact
#1883	40 Janice Lane	Construct of 2 car garage (20240904)	10/2, 10/9, 10/16	Expired
#1889	35 Kory Lane	Remove and replace existing dock (20241106)	10/2, 10/9, 10/16	Expired
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	10/2, 10/9, 10/16	Inact
#1891	Barnum Road	Clean detention ponds and existing debris piles (20250205)	10/2, 10/9, 10/16	Inact
#1893	150 Century Drive	Construct drainage area and parking (20250304)	10/1, 10/8, 10/15	Expired
#1894	315 Shrub Road	Reconstruct road for earth removal (20250304)	10/1, 10/8, 10/15	Expired
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	10/2, 10/9, 10/16	Complete
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	10/1, 10/8, 10/15	Inact
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	10/1, 10/8, 10/15	Inact
#1901	105 Maxine Drive	Install pipe, fence, and bridge (20250902)	10/1, 10/8, 10/15	Expired
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	10/1, 10/8, 10/15	Inact
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	10/1, 10/8, 10/15	Inact

No.	Location	Description	Inspection Dates	Status
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	10/2, 10/9, 10/16	Act
#1907	115 Lakewood	Construct 20x40 addition (20251007)	10/2, 10/9, 10/16	Inact
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	10/2, 10/9, 10/16	Act
#1909	21 Sonstrom Road	Construct Garage (20251202)	10/1, 10/8, 10/15	Expired
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	10/1, 10/8, 10/15	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	10/1, 10/8, 10/15	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	10/1, 10/8, 10/15	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	10/1, 10/8, 10/15	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	10/1, 10/8, 10/15	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	10/1, 10/8, 10/15	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	10/1, 10/8, 10/15	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	10/2, 10/9, 10/16	Inact
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	10/1, 10/8, 10/15	Act
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	10/1, 10/8, 10/15	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	10/2, 10/9, 10/16	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	10/1, 10/8, 10/15	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	10/2, 10/9, 10/16	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	10/1, 10/8, 10/15	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	10/1, 10/8, 10/15	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	10/1, 10/8, 10/15	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	10/2, 10/9, 10/16	Inact
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	10/1, 10/8, 10/15	Complete
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	10/2, 10/9, 10/16	Inact

No.	Location	Description	Inspection Dates	Status
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	10/2, 10/9, 10/16	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	10/1, 10/8, 10/15	Complete
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	10/2, 10/9, 10/16	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	10/2, 10/9, 10/16	Inact
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	10/2, 10/9, 10/16	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	10/2, 10/9, 10/16	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	10/1, 10/8, 10/15	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	10/1, 10/8, 10/15	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	10/1, 10/8, 10/15	Inact
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	10/1, 10/8, 10/15	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	10/1, 10/8, 10/15	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	10/2, 10/9, 10/16	Inact
#2004	Mellen Street Bridge	Bridge replacement (20280206)	10/1, 10/8, 10/15	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	10/2, 10/9, 10/16	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	10/1, 10/8, 10/15	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	10/1, 10/8, 10/15	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	10/2, 10/9, 10/16	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	10/1, 10/8, 10/15	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	10/2, 10/9, 10/16	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	10/1, 10/8, 10/15	Act
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	10/1, 10/8, 10/15	Inact
#2018	East Street Bridge	Replacement of Bridge	10/1, 10/8, 10/15	Act

No.	Location	Description	Inspection Dates	Status
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	10/1, 10/8, 10/15	Inact
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	10/1, 10/8, 10/15	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	10/2, 10/9, 10/16	Inact
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	10/1, 10/8, 10/15	Inact
#2029	315-350 Divinity	Replacement of Culvert (10/7/2029)	10/2, 10/9, 10/16	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	10/2, 10/9, 10/16	Inact
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	10/2, 10/9, 10/16	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	10/2, 10/9, 10/16	Act
#2038	632 Village Street	Pool (10/7/2029)	10/1, 10/8, 10/15	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	10/2, 10/9, 10/16	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	10/1, 10/8, 10/15	Inact
#1948	225/247 Park Street	Install pavilion, sidewalks, retaining walls, watercourse stabile (20261006)	10/2, 10/9, 10/16	Act
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	10/1, 10/8, 10/15	Inact
#1947	165 Warner Street	Construct single family home (20211006)	10/2, 10/9, 10/16	Act
#2043	Rockwell Park	Construct 5 Ft ADA Sidewalks	10/2, 10/9, 10/16	Inact
#2044	Davis Drive	Rehab of Road, Sidewalks, and Buildings	10/1, 10/8, 10/15	Inact

SPECIAL INSPECTION:

20251006- 482 Broad Street- A site inspection was conducted due to complaints of sewage being discharged into a private road. Upon inspection it was discovered that a sewer line was being jetted and the blow back from the jetting had caused a small amount of water to make it way into the private road- **Notice.**

20251006 259-West Washington Street- A site inspection was conducted due to complaints of garbage being dumped outside of the onsite dumpster and making its way into the brook. Upon inspection it was discovered that bags of garbage were being placed behind the dumpster onto the ground near the brook. **Notice- 20251016-** Property owner contacted EPT, a reinspection was conducted and it was discovered that the property owner had cleaned the garbage and placed a wooden fence around the dumpster to try and keep the garbage away from the brook. **Complete.**

20251017- 138 Sheffield Lane- A site inspection was conducted due to complaints of leaves being blown into a regulated area, upon inspection it was discovered that leaves were being blown into a wooded area and making there way into the brook behind the property. **Notice.**

C. O. INSPECTIONS:

1255 Farmington Ave

NOTICE AND NOTICE OF VIOLATION LETTERS:



Department of Public Works | 860.584.6125

October 6, 2025

482 Broad Street LLC
482 Broad Street LLC
Bristol CT, 06010

Re: Notice – Illicit Discharge Of Sewage Into A Regulated Area – 482 Broad Street

An inspection on October 6, 2025 of the above-mentioned property was conducted due to complaints of illegal dumping of sewage into a regulated area. Upon inspection it was discovered that during a jetting of a clogged sewer line sewage from the pipe was overflowing and making its way into a private street that is located in the upland review area. This is not allowed under the City Of Bristol code of ordinance and is considered illicit discharge. Our records indicate that you own this property.

You are required to take the following actions and repairs:

- Immediately stop the sewage from making its way into the road in the upland review area
- Have any remaining sewage in the roadway cleaned up

Please contact the Engineering Department with a remedial plan of action and conduct restoration by October 20, 2025. Please be advised that failure to comply with the above request will subject you to further regulatory action, including but not limited to, legal fines and/or penalties by the City.

To arrange a time to meet and review progress on the restoration, please contact us at (860) 584-6115.

Sincerely,

Zachary Norton,

Environmental

Protection Technician

cc: Inland Wetlands Commission

Environmental Engineer

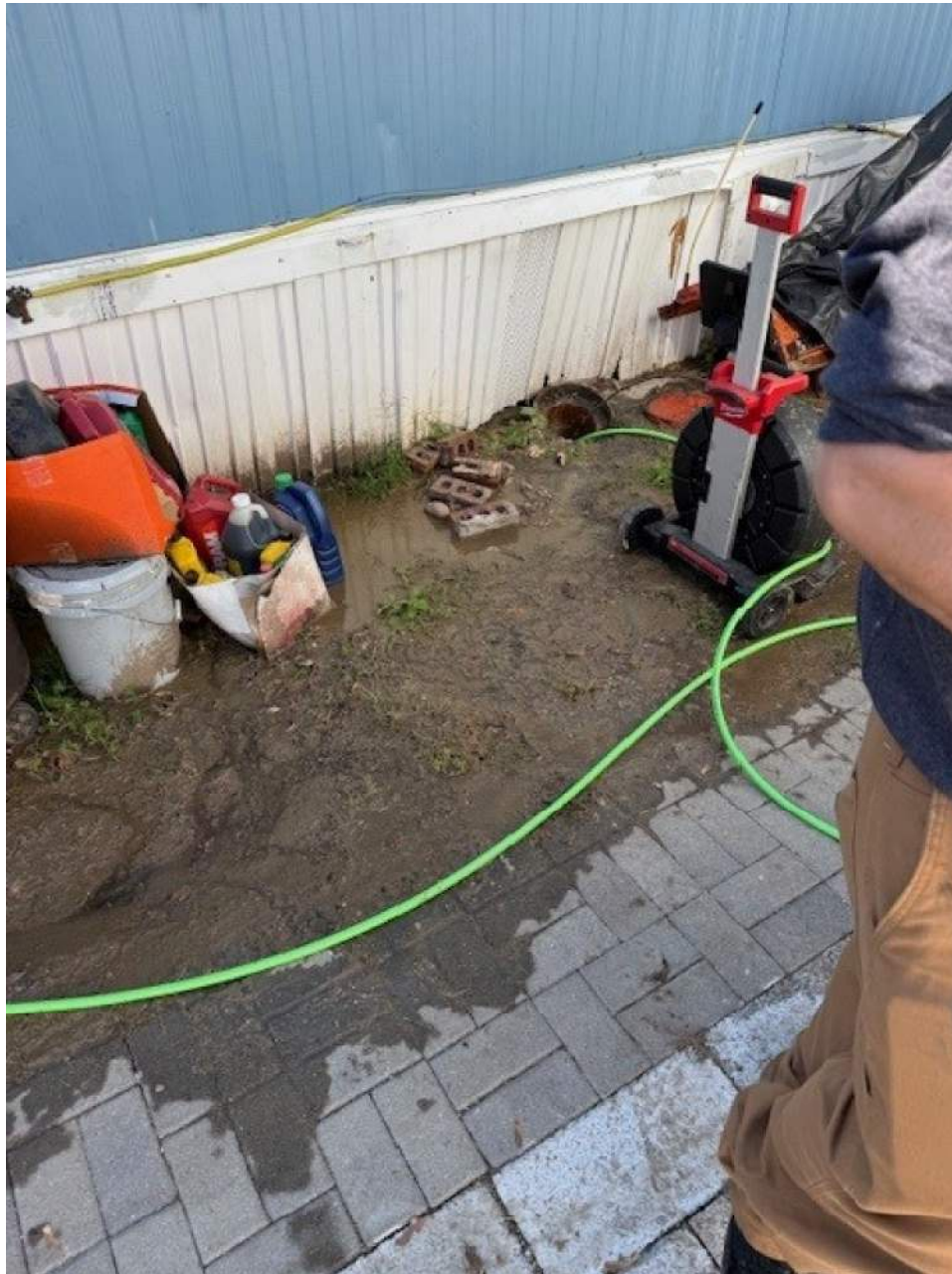
Marco Palmeri Health Department

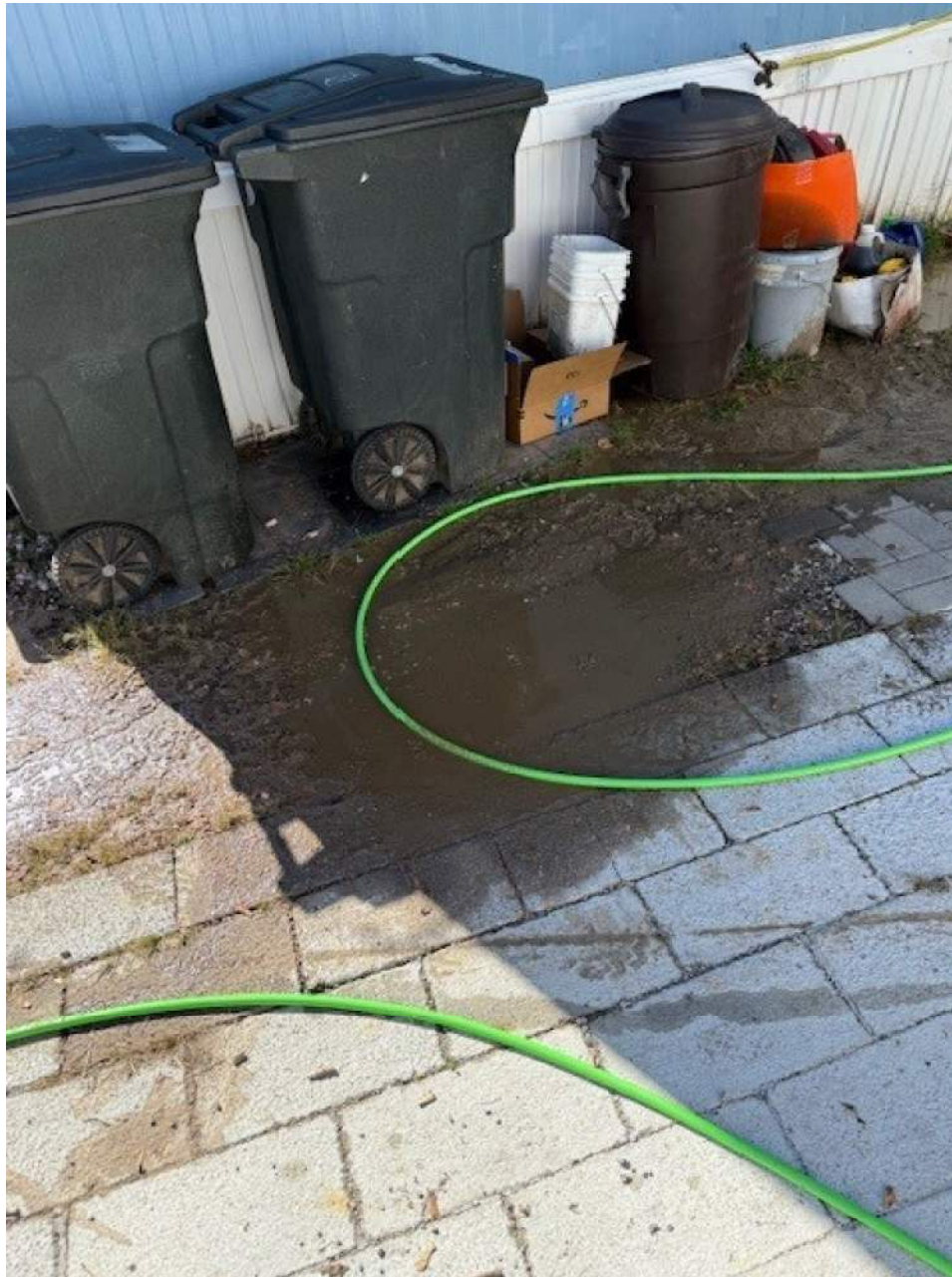
City of Bristol

111 North Main Street

Bristol, CT 06010

www.bristolct.gov













October 6, 2025

Naeem Khalid
2138 Silas Deane Highway
Rocky Hill, CT 06067

**Re: Notice – Dumping debris along the edge of the Brook – 259 West Washington Street
Bristol, CT 06010**

Based on an inspection of the brook behind 259 West Washington Street conducted on October 6, 2025, it appears that there are current activities on the above referenced property that are in violation of the City's Inland Wetlands and Flood Plain Regulations. It appears that debris is overflowing from the dumpster on site, causing garbage to enter the banks of the brook, as well as garbage and other debris in the brook. Our records indicate that you own this property.

You are required to take the following actions and repairs:

- Immediately cease placing debris along the bank of the river,
- Remove all debris on the bank of the river as well as within the river that may cause blockage,
- Dispose all materials removed from the river outside of the regulated area.

Please contact the Engineering Department with a remedial plan of action and conduct restoration before October 6, 2025. The failure to comply with the above request will subject you to further regulatory action, including but not limited to, legal fines and/or penalties by the City.

To arrange a time to meet and review progress on the restoration, please contact us at (860) 584-6115.

Sincerely,

Zachary Norton
Environmental Protection Technician

cc: Inland Wetlands Commission
Environmental Engineer





City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

October 17, 2025

Dennis Guerard
117 Hidden Trail CT
Canton GA, 30114

Re: Notice of Violation – Dumping Yard Waste In A Regulated Area – 138 Sheffield Lane

Based on a recent inspection, it appears that there are current activities at the above referenced property that are in violation of the City's Inland Wetlands and Watercourses Regulations. It appears that leaves from your property are being blown into a regulated area. This activity is not allowed.

You are required to take the following actions and repairs.

- Immediately cease placing any debris within the regulated areas,
- Remove the existing debris from the regulated areas,

Please contact the Engineering Department with a remedial plan of action and conduct restoration by October 31, 2025. The failure to comply with the above request will subject you to further regulatory action, including but not limited to, legal fines and/or penalties by the City.

To arrange a time to meet and review progress on the restoration, please contact us at (860) 584-6115.

Sincerely,

Zachary Norton
Environmental Protection Technician

cc: Inland Wetlands Commission
City Engineer



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

October 15, 2025

Justin Bridges
65 Claremont St
Bristol, CT 06010

Dear Mr. Bridges:

This is to officially notify you that at a meeting of the City Council on October 14, 2025 you were appointed as an alternate member to the Inland/Wetlands Commission for a term to June, 2027.

It is necessary to take your oath of office when you are appointed. At your earliest convenience, kindly stop by the Town Clerk's Office to take your oath. **Enclosed is the Conflict of Interest Acknowledgement form that must be filled out** and handed in at the time of your oath.

I have enclosed copies of the Calendar of meetings and a listing of members.

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

Very truly yours,

A handwritten signature in cursive script that reads "Erica Cabiya".

Erica Cabiya, CCTC
Town and City Clerk

EC/jb

Enclosures

cc: Robert Flanagan

IWWA CT Deep Commissioner Training Required

Andrew Armstrong

Wed 10/15/2025 10:56 AM

To: Nancy King <NancyKing@bristolct.gov>;

Bcc: Robert Flanagan <RobertFlanagan@bristolct.gov>; Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>; Raymond Rogozinski <RaymondRogozinski@bristolct.gov>; William Stango <WilliamStango@bristolct.gov>; Zachary Fisk <zacharyfisk@gmail.com>; Zachary Norton <ZacharyNorton@bristolct.gov>; rookie06010@gmail.com <rookie06010@gmail.com>; jfcarros@snet.net <jfcarros@snet.net>; mikerct@gmail.com <mikerct@gmail.com>; mclovvyn@gmail.com <mclovvyn@gmail.com>; rescuemedic@comcast.net <rescuemedic@comcast.net>; fduquette@lasertoolco.com <fduquette@lasertoolco.com>; greg.klimek@hotmail.com <greg.klimek@hotmail.com>; Lvalentino@middlebyresidential.com <Lvalentino@middlebyresidential.com>; laura.mastro10@gmail.com <laura.mastro10@gmail.com>; joepen530@att.net <joepen530@att.net>;

Hello IWWA Commissioners,

All IWWA Commissioners will be required to complete the online DEEP Inland Wetlands Training by the end of the year in 2026. This training is mandated by state law, and while historically only one member per town needed to complete it, recent legislation passed in 2025 requires all agency members and staff to complete the training, with initial and subsequent retraining every four years or per term. You can begin this training starting January 1, 2026.

What the Training Covers

The comprehensive training program, developed by the [Connecticut Department of Energy and Environmental Protection \(DEEP\)](#), focuses on the practical application of the [Inland Wetlands and Watercourses Act](#). Key topics include:

- [Administrative, Legal, and Scientific Aspects:](#)

The training covers the legal framework, decision-making processes, and scientific principles involved in wetland management and regulation.

- [Map Reading and Site Plan Review:](#)

Members learn to understand and interpret various maps, including soil maps, aerial photographs, and topographic maps, as well as review site plans for development.

- [Habitat Enhancement:](#)

The program includes information on techniques for enhancing and restoring wetland habitats.

Training Requirements & Format

Online and Free:

The training is a free, online program available through [CT.GOV](#).

Module-Based:

The program is divided into modules, allowing members to learn at their own pace and include interactive elements and assessments.

Legislative Changes:

A significant change in 2025 requires all agency members and staff to complete the training, not just one person as in the past.

Recertification:

Members must complete the training again every four years or once per term, whichever is less frequent.

Who Needs to Train:

- **New Members:** Must complete the training within one year of appointment, election, or hire.
- **Existing Members (as of Jan 1, 2026):** Have one year from that date to complete their initial training.
- **All Members:** Must undergo retraining every four years or once per term.

Benefits of the Training

- **Meets Regulatory Requirements:**
The training ensures that municipal agencies and their staff are equipped to fulfill their regulatory duties under the Inland Wetlands and Watercourses Act.
- **Improves Expertise:**
It provides a strong foundation for new members and offers a valuable refresher for experienced members on the fundamental aspects of inland wetland regulation.

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Land Use & Economic and Community Development Departments
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FARMINGTON RIVER NEWS

FALL 2025



GRIST MILL DAM REMOVAL SLATED FOR SEPTEMBER

After over a decade of research and coordination, FRWA is preparing to celebrate a huge success for the Farmington River. The Winchell-Smith Dam, located behind Miss Porter's School in Farmington, Connecticut, is scheduled for removal in September 2025. The dam dates back to the 1600's when it was the powerhouse of a booming grain business in Farmington during the early 20th century, and it may have been the first gristmill built on the Farmington River. Today, it is obsolete and restricting access to river recreationists and aquatic organisms. Removal of the Winchell-Smith Dam is a critical step in returning the Farmington River to its historic role as spawning habitat for American shad, alewife, blueback herring, sea lamprey, American eel, and other aquatic species, and we are proud to be spearheading this effort.

The Winchell-Smith Dam is a low-head timber-crib dam that elevates the water surface of the Farmington River by approximately 3-4 feet and spans approximately 210 feet across. The dam is constructed of large timber boxes, or 'cribs', filled with gravel, cobble, and boulder. The timbers in the dam are slowly deteriorating, however the dam has persisted as a partial barrier to the movement of fish into the upper Farmington River, Pequabuck River, and their associated tributaries during low flow conditions. Exposed steel reinforcements from previous breaches protrude above the water surface, which can prove a hazard to boaters trying to pull their canoes or kayaks over the dam. The Winchell-Smith Dam is an important piece of history, however its functional life has passed, and it is now creating ecological and public safety hazards for the Farmington River.

By removing the dam, we intend to reduce local erosion and riverbank scour while eliminating hazards for river users. We intend to respect the historic value of this site by researching and repurposing existing timbers for historic preservation and educational purposes, and utilizing fill materials to recreate the scenic rapids at the site. Most importantly, we intend to enhance and restore habitat for fish that require access to small streams for food, thermal refuge, and spawning habitat. We hope that someday we will once again see thriving populations of American shad, river herring (both alewife and blueback herring), sea lamprey, American eel, white perch, trout, and white sucker in the Farmington River watershed.

Turn to Page 3 to learn more about our 2025 Annual Meeting, where you can hear a special lecture about dams and migratory fish!



The Winchell-Smith Dam powered one of the earliest mills on the Farmington River.



Today, the remains of the dam pose risks to humans and aquatic life.



Upon removal, timbers from the dam will be salvaged for research and education.

WHAT'S INSIDE:

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frwa.org 1

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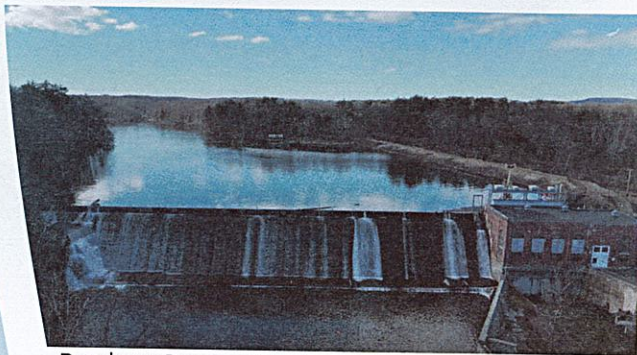
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Kaitlin Cole

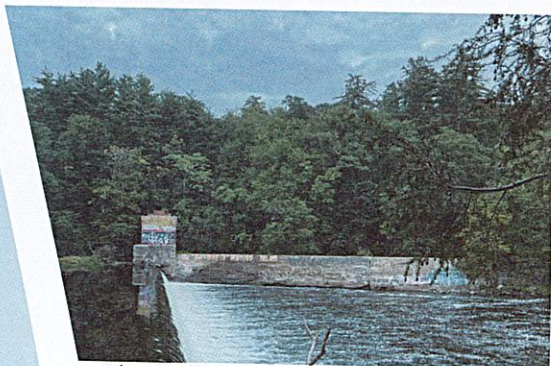
WHAT'S THE DAM PROBLEM?

Since early industrial times, thousands of dams were constructed throughout New England. Many of these dams were used to power early economic development in the northeast through the production of wood, grain, and textiles, and later dams were built for mechanical or electric power, fire and flood protection, recreation, and to provide drinking water. Thousands of these dams remain in Connecticut and Massachusetts. These include large flood control dams, drinking water impoundments, and hydroelectric dams that are well regulated, well maintained, and provide measurable benefits to the community. Many dams, however, are unregulated, unmaintained, and have outlived their useful life. These dams restrict transport of water, sediment, nutrients, and aquatic organisms without any practical purpose. Unmaintained or undermaintained dams are often at risk of failing, which could lead to flooding, erosion, and other safety hazards.

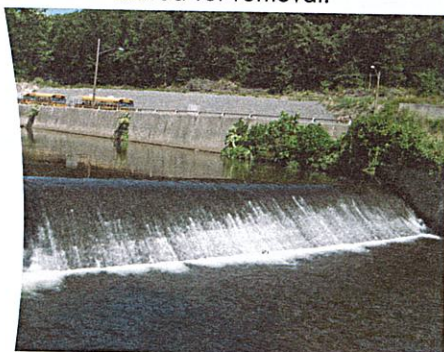
Historically, thousands of American shad and river herring were able to migrate far upstream in the Farmington River Watershed each year to spawn, contributing to the ecological and economic value of our river system. FRWA is committed to identifying obsolete dams in our watershed and advocating towards their removal in order to protect the safety and water quality of our residents and restore aquatic habitats in the Farmington River Watershed.



Rainbow Dam in Windsor, CT is currently incapable of generating sufficient electricity to remain economically relevant. Its impoundment has been experiencing cyanobacteria blooms in recent years due to nutrient and thermal retention, and FRWA is advocating for its removal.



The Collins Company Lower Dam is no longer economically feasible for hydroelectric power generation and is slated for removal.



The Bristol Brass Dam once supplied water for a factory, but is no longer in use. This dam is slated for removal.

Dams can be beneficial for a variety of reasons, but only if they are properly regulated and maintained. Here are a few ways that removing obsolete dams can improve water quality, aquatic habitat, and flood resiliency in our watershed:

Benefits of Dam Removal

Water Quality

Water temperatures are reduced and flows are increased, which provides oxygen that is critical for aquatic organism health

Accumulated sediment behind the dam is often removed from the site, which reduces excess nutrients such as nitrogen and phosphorus that can lead to harmful algal and cyanobacteria blooms in an otherwise healthy river system.

Habitat Quality

River habitat is reconnected for access to fish, mussels, amphibians, turtles and a host of aquatic invertebrates. This opens critical habitat to reproduce, search for food, and seek shelter during extreme heat, drought, and high flow events.

Public Safety

Flood elevations are lowered, the river is reconnected to its natural floodplain, and storage and transport capacity are balanced within the river channel. Hazards such as eddying behind a dam are eliminated, and safe river access can be restored to the public.

The National Inventory of Dams is a helpful resource to look at dams in your state, along with their hazard potential.

Scan to visit

nid.sec.usace.army.mil and browse the interactive map!



YOU ARE INVITED TO THE FRWA 2025 ANNUAL MEETING

J. Timothy's Taverne
143 New Britain Avenue, Plainville, CT

Thursday, November 13
5:30pm-8:00pm

Have you wondered why the Farmington River was named one of the most endangered rivers in America in 2024? Or maybe why the river is so important for migratory fish? Or what you can do to make sure that "the shad always return"?

If so, attend our annual meeting with FRWA Executive Director Aimee Petras and Windsor Historical Society Program Manager Heather Lodge as they answer these questions and more by explaining the relationships between the Farmington River, the mighty shad, and Rainbow Dam.

Tickets are limited!

Visit frwa.org to purchase.

Your \$45 ticket includes: dinner, admission to the presentation, and a copy of the FRWA 2025 Annual Report

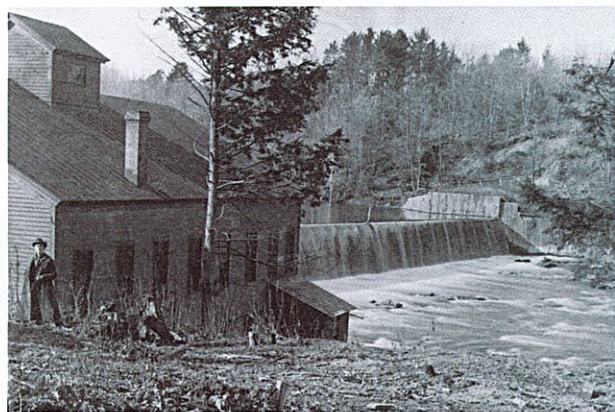


Scan to learn more!



WINDSOR
HISTORICAL SOCIETY

Bridging Centuries. Bridging Cultures.



The Oil City Dam once powered Hartford using water from the Farmington River. Its abutments remain visible along Rainbow Reservoir, and the dam is visible during drawdown.

FRWA AQUATIC STEWARDSHIP

This summer we continued with our third season of invasive water chestnut pulls at Barber Pond in Bloomfield, paired with a second season of herbicidal treatment. So far we have removed over 5,000 pounds of plant material during our pulls, and we have seen significant improvements on the pond, including the reestablishment of native cattails. Though we celebrate these habitat improvements on Barber Pond, our primary goal for this project is to reduce the number of water chestnut seeds traveling downstream into the Farmington and Connecticut Rivers.

FRWA has also been monitoring boat launches and recreational areas in the lower Farmington River for aquatic invasives. Parts of the Connecticut River Watershed have been experiencing severe infestations of *Hydrilla* that can destroy freshwater ecosystems if left unchecked, and FRWA is keeping an eye out for these plants in order to curb any potential issues before large management efforts are required. We haven't seen any *Hydrilla* in our watershed yet, but we will remain watchful.

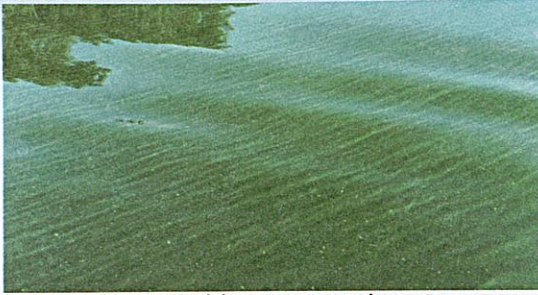


Ciara pulls water chestnuts on Barber Pond

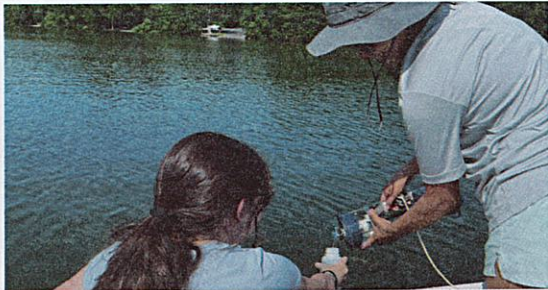


Zoe tosses a rake to collect aquatic plants

FRWA WATER QUALITY RESEARCH



Cyanobacteria bloom on Rainbow Reservoir



Ciara and Maria sample Rainbow Reservoir



Ciara and Paige measure flow in the River



Ciara with a bacteria grab sample



Rainbow Reservoir drawdown trail camera picture

FRWA finished summer bacteria monitoring, but there are still plenty of other water quality programs ongoing and continuing into the fall and winter. Besides our annual monitoring for temperature, conductivity, and chloride, this year we received grants to research flows in Windsor, CT, to conduct a watershed-wide nutrient study to further understand the occurrence of cyanobacteria blooms at Rainbow Reservoir, and to monitor aquatic plants in the watershed.

The most notable event in the watershed this summer was another cyanobacteria bloom on Rainbow Reservoir in Windsor, CT. With low precipitation and warmer temperatures, a bloom started at the end of July and persisted until the end of August. FRWA staff took several samples throughout the bloom to determine toxicity, cyanobacteria identification, thermal oxygen regimes, and nutrients. Although FRWA has been monitoring the reservoir for several years, this was the first chance for staff to take toxin samples and measurements throughout the length of a bloom, allowing us to understand more about how the bloom changes over time and how severe its affects can be to human health.

In relation to these reoccurring cyanobacteria blooms, FRWA has decided to monitor Farmington River flows in Windsor. FRWA set up a cellular station measuring water level, flow, and temperature in the Farmington River downstream Rainbow Dam and deployed a water level logger in Rainbow Reservoir. Additionally, trail cameras were set up at both locations to take hourly photos to see visual changes. This data collected will help us understand how flows fluctuate over time in relation to dam releases and how they influence cyanobacteria blooms.

While flows are important to understand for cyanobacteria blooms, nutrients are equally important as they are the food that fuels a bloom. Excess nutrients in the watershed come from several locations, called non-point sources. They can be hard to track down and hard to reduce as they may come from private properties, agricultural lands, and water treatment plants. A nutrient study of the watershed was developed to determine where nutrient inputs are occurring, how much is being input into the river, and how much reduction is needed to improve watershed health and starve cyanobacteria to stop blooms.

Researching flow and nutrient levels will give us valuable information beyond our annual monitoring of the reservoir to show how the land use of the watershed and the management of the reservoir are causing reoccurring cyanobacteria blooms.

Trail camera photos are uploaded to the USGS Flow Photo Explorer - just search "Farmington River" to view a timelapse video!



View our summer bacteria data on the Connecticut River Conservancy's Is It Clean? Website



Keep an eye out over the winter for reports on our watershed nutrient study, flow research in Windsor, cyanobacteria research compiled for 2021-2025, and our annual water quality report! All FRWA reports can be found on our website at frwa.org/resources

CREATURE FEATURE

Wood Turtle *Glyptemys insculpta*

The wood turtle is a medium-sized freshwater turtle with a deeply sculptured top shell (carapace). Adults range from 5 to 9 inches in length, and can weigh up to 2.5 pounds. The upper sides of their limbs and carapace are dark brown or black, with contrasting warm-hued pigments on the throat and limb undersides and a yellow lower shell (plastron). Wood turtles can be found across the northeastern United States into parts of Canada, but they have become increasingly rare due to their complex habitat needs, intense weather events, and illegal collection. They are listed as a species of special concern and are protected by the Endangered Species Acts of both the State of Connecticut and the Commonwealth of Massachusetts.

Wood turtles utilize a wide variety of habitats including rivers, large streams, forests, wetlands, and fields near water. Habitat fragmentation and loss are currently the greatest threats to wood turtles. Many remaining populations in Connecticut are low in numbers and isolated from one another by developed landscapes, which can result in low genetic diversity and reduced pathogen resistance. Turtles forced to venture farther and farther from appropriate habitat to find mates and nesting sites are more likely to be run over by cars, attacked by predators, or kept as pets and removed from the breeding population.

If you happen to see a wood turtle in the wild, please do not attempt to remove it from the area! If the turtle is on a roadway, it is best to help it along in the direction it is heading. Take a photograph, record the location where it was seen, and contact CT DEEP Wildlife Division (deep.wildlife@ct.gov) or the MA Heritage Hub (mass.gov/heritagehub) to report the sighting. These reports are incredibly helpful, as they can be used to inform future conservation and management decisions.



The CT DEEP Wildlife Division will be hosting the Orianne Society and the Connecticut River Conservancy for a public program on wood turtles. This free program will cover wood turtle ecology, conservation concerns, and how you can help ensure their success.

CT DEEP Wood Turtle Program

Sessions Woods Wildlife Management Area

341 Milford Street Burlington, CT

Thursday, September 25, 2025, at 6:30 PM

Scan to register
for this in-person
lecture!

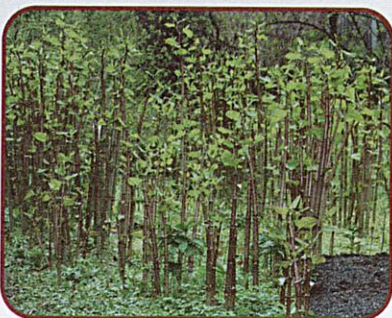


INTRUDER ALERT!

INVASIVE SPECIES IN THE FARMINGTON RIVER WATERSHED

UNWANTED!

Japanese Knotweed



Woody stemmed perennial with shovel-shaped leaves.

Japanese Knotweed (*Fallopia japonica*) is a highly invasive, woody stemmed rhizomatous perennial that spreads aggressively. This species originated in East Asia but was introduced in North America as an ornamental plant during the late 1800s. This invasive has thick, reddish-brown, speckled bamboo-like stems that can grow up to 10 feet tall, and extensive root systems that can spread up to 10 meters away from the parent plant. Once Knotweed is established, it can dramatically reduce biodiversity in riparian habitats. The dense, tall thickets block sunlight from reaching neighboring native plants, subsequently harming plant populations as well as the insects, amphibians, birds, and mammals that depend on them. It can also destabilize stream banks due to its reduced capacity to hold soil compared to native plants, leading to erosion and potential flooding.

Managing an established knotweed population is challenging, as it can take several growing seasons for full eradication. Underground stems (rhizomes) can travel over 20 feet to sprout new shoots, and the knotweed roots emit allelopathic chemicals that disable other plant species from growing. Early detection and control by smothering, pulling, or cutting is recommended.

FRWA is committed to resisting the spread of invasive plants through removals and native plantings. Scan the code to report invasive plant sightings at iNaturalist.org, and visit cipwg.uconn.edu and massnrc.org/mipag to learn about their management.





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Protecting the Farmington River - For You, For All, Forever

FRWA is a 501(c)(3) non-profit organization dedicated to the preservation and protection of the Farmington River and its Watershed through research, education, stewardship, and advocacy

FALL 2025 EVENTS



FRWA.ORG

38th Annual Farmington River Cleanup
Burlington Tavern Day
CT DEEP Wood Turtle In-Person Lecture
FRWA 2025 Annual Meeting
Farmington Valley Land Trust Events

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November 13	Page 3
Multiple Dates	Page 5

*If you would like to go paperless and receive our newsletter by email only, send a message to hgeist@frwa.org
Learn more about these events inside this edition and on frwa.org.*