City of Bristol
Zoning Commission

REGULAR MEETING — MONDAY, NOVEMBER 10, 2025
BRISTOL CITY HALL — CITY COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:
Zoom Meeting link:
https://bristolct-gov.zoom.us/j/87588396329?pwd=FrXZMJtpqBaaaYjjocxYmAeZr3PnCZ.1

Meeting ID:
875 8839 6329
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

   a. Regular Meeting — October 20, 2025

4. Receipt of New Applications

   a. Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant.

   b. Application 2550 – Special Permit for a motor vehicle filling station at 180 Riverside Avenue; Assessor's Map 30, Lot 117B; BHC (Route 72 Corridor Business) zone; ESHAA, LLC c/o Khalid Mahmood, applicant.

   c. Application 2551 – Site Plan for a motor vehicle filling station and convienience store at 180 Riverside Avenue; Assessor's Map 30, Lot 117B; BHC (Route 72 Corridor Business) zone; ESHAA, LLC c/o Khalid Mahmood, applicant.

5. Public Hearings

   a. Application #2542 - Site Plan for For-Profit School at 314 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive; IP-1 (Industrial Park) zone; Allstate Commercial Driver Training School, applicant - PUBLIC HEARING CONTINUED FROM OCTOBER 20, 2025.

   b. Application #2546 — Modification of Special Permit #1413 from (1) Automotive repair and service facility and (2) The display or sale of operable used automobiles to (1) Motor Vehicle Repair or Service Facility and (2) Motor Vehicle Sales and (3) To modify the number of vehicles displayed for sale at 237 East Main Street; Assessor's Map 41, Lot 20; BG (General Business) zone; CJ PD, LLC dba CJ Auto Mall, applicant - PUBLIC HEARING CONTINUED FROM OCTOBER 20, 2025.

   c. Application AZR 25-07 - Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:
      1. Recommendation #27 – Cannabis Cultivation
      2. Recommendation #37 – A Zone Bulk Requirements
      3. Recommendation #38 – Amend Mixed Use/Street Wall Requirements: (BD) Zone
      4. Recommendation #39 – Update Sign Regulations
      5. Recommendation #40 – Expand Outdoor Lighting Requirements
      6. Recommendation #41 – Overhaul Access Management Regulations
      7. Recommendation #42 – Update Landscaping Standards
      8. Recommendation #43 – Update Fence Requirements
      9. Recommendation #44 – Amend Definition of Average Finished Grade
      10. Recommendation #45 – Add Animal Grooming as a Permitted Use
      11. Recommendation #46 – Add Data Centers as a Permitted Use
      12. Recommendation #47 – Amend Requirements for Posting of Properties
      13. Recommendation #48 – Minor Text and Formatting Amendments

      Initiated by: Bristol Zoning Commission.

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

6. Old Business

7. New Business

   a. Application #2503 – 2025 Annual Report for Special Permit for removal and processing of earth materials at south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, and north of Farrell Avenue; Assessor’s Map 67, Lots 20, 21, 22, 23, 24, 25, 85, and all paper roads shown on Assessor’s Map; R-15/OSD (Single-Family Residential/Open Space Development Overlay) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants.

b. Application #2507 - 2025 Annual Report for Special Permit for earth removal and processing of earth materials between south of Barnum Road, north of Farrell Avenue and east of Arcadia Rd. ; Assessor's Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant.

8. Staff Reports

   a. Zoning - October 2025

9. Adjournment

BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY OCTOBER 20, 2025
DRAFT MINUTES

By: Chairman White Time: 6:00 P.M. Place: Room 3-1
111 North Main St.
City Hall
Third Floor

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Sara Mangiafico	X	
	Richard Harlow	X	
	Richard Goodwin (Secretary)	X	
	John LaFreniere	X	
ALTERNATE MEMBERS:	Michael DeRoehn		X
	Peter Caruso		X
MR. FLANAGAN:	Robert M. Flanagan, AICP City Planner	X	
	Andrew Armstrong, Assistant City Planner	X	
	Brandon Peate, ZEO	X	
	Anthony Lorenzetti, P.E.	X	

Per the order of Chairman White, the meeting was called to order at 6:00 P.M.
Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, November 10, 2025.

1. Call to Order

2. Approval of Minutes

   a. Regular Meeting - September 15, 2025

Chairman White designated himself, regular Commissioners Mangiafico, Goodwin, Harlow and LaFreniere to vote on the September 15, 2025, regular meeting minutes.

MOTION: Move to approve the minutes of the September 15, 2025, regular meeting.

By: Harlow Seconded: Mangiafico

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

3. Receipt of New Applications

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

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

Attorney James Ziogas, 104 Bellevue Avenue representing the applicant, described there is a pending Wetlands application that will be heard next month and also a Wetlands site walk on October 25th. Attorney Ziogas explained the site was a mess including old cars and debris.

Mr. Flanagan stated that the Zoning Commissioners should not attend the Wetlands Agency site walk as it is a separate Agency and that arrangements will be made for each Zoning Commissioner to visit the site with Mr. Flanagan.

Mr. Flanagan also reviewed that the Planning Commission will receive a referral for the scenic resources found on the site according to the Plan of Conservation and Development (POCD), in November, and that the requested traffic evaluation submitted by the applicant will be sent for a peer review and an estimate will be prepared for the applicant to review. Mr. Flanagan recommends the public hearing be scheduled for December 8, 2025.

MOTION: Move to schedule Applications #2457 & #2458 for public hearing at the December 8, 2025, regular meeting of the Commission.

By: Goodwin Seconded: Mangiafico

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

The application is scheduled for public hearing. Additionally, the Commission makes a referral to the Planning Commission for a review of the POCD and scenic resources. Additionally, a referral for a peer review of the traffic evaluation report.

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

Mr. Flanagan explained the zoning map goes hand-in-hand with amendments to the zoning regulations and asked for the public hearing to be scheduled for November 10th.

MOTION: Move to schedule Application #AZR 25-08 for a public hearing for the November 10, 2025, regular meeting of the Commission.

By: Goodwin Seconded: Harlow

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

The application scheduled for public hearing on November 10th.

3. Public Hearings

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

Jon Rondeau, applicant, reviewed the Mr. Flanagan review comments and responses and explained the current proposal was limited to the subject property and not occur on any adjoining properties.

A discussion ensued regarding future plans and locations for dogs to recreate or relive themselves. It was stated that the dogs would relieve themselves in front, sides and rear yard. It was conformed by Mr. Rondeau that up to 40 dogs could be at this location, which is dictated by the State of Connecticut Agriculture Department. The building is heated and air conditioned and the kennels would be within a portion of the overall building. Dogs would not be let outside to run free but would be one at a time.

Mr. Flanagan suggested stipulations of approval to the Commission and that the remaining Mr. Flanagan comments could be worked through administratively. Commissioner Goodwin had some concerns about potential use of dogs within the wetlands area that had been discussed by the applicant.

A discussion ensued regarding the areas of grass and wetlands. The Wetland's Agency timetable was discussed. Commissioner Harlow had concerns with 40 dogs in the building. Commissioner Goodwin felt that because the kennel is a commercial operation and not a shelter, that it would be a business decision and dictated by the market.

Mr. Flanagan reiterated the permit would not be issued until all comments were addressed.

John Hicks spoke in favor of the application and a new business in Bristol.
No one spoke against the application.

The hearing is closed.

By: Goodwin Seconded: Mangiafico

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

Anthony Lorenzetti discussed with Chairman White remaining Mr. Flanagan comments and felt it could be addressed with Mr. Flanagan.

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

By: Goodwin Seconded: Harlow

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

The application is approved with the following stipulations:

1. The Special Permit will not be issued until all remaining Mr. Flanagan comments have been addressed satisfactorily and the plans/information submitted are revised accordingly.

2. This Special Permit shall authorize the use of the property located at 135 Cross Street, Map 3, Lot 15 as a Commercial Kennel.

3. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.

4. The Zoning Commission shall conduct a review of the Special Permit within 1 year from the date of approval.

5. This permit does not authorize any Commercial Kennel use activity for Map 3, Lot 31A-1, the adjacent parcel to the immediate east of Map 3, Lot 15, 135 Cross Street.

6. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.

7. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

The application is approved with stipulations.

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

The following items were in the application packet: application, authorization, narrative, Mr. Flanagan comments (5 pages), Mr. Flanagan maps (6 pages), street views (2 pages), leasing and marketing information (16 pages), site photos (3 pages), floor plan and 1994 survey.

Attorney Franklin Pilicy, representing the applicant, addressed the Commission and reiterated he had previously explained and discussed the overall objective of this application and asked if there were any further questions.

J.R. Laliberte further reviewed the details and an overview of the business operations, existing building, hours and uses.

Mr. Flanagan inquired about the associated site plan requested. Mr. Laliberte stated the plan was still in development by Bob Green's office. A discussion ensued regarding outside changes, use of dumpsters, parking spaces and ADA spaces. Anthony Lorenzetti, P.E. noted the plan does not match what is actually on the site today. Additionally, the drainage is not according to plans.

Andrew Armstrong, Assistant City Planner, reviewed his Mr. Flanagan review comments. He noted all trees were recently cut on the site and does not now conform to screening and landscape requirements. A discussion ensued about the applicant planting since the trees were cut but Mr. Flanagan has no landscape plan.

Mr. Flanagan felt there was a good comfort level at this stage in conjunction with some proposed stipulations as safeguards to allow for an approval this evening.

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

Commissioner Goodwin inquired if a site plan should be submitted. Attorney Pilicy stated initially they did not plan to have a new site plan submitted because they did not expect outside changes. They have ordered a new site plan but it is not yet completed. Commissioner Harlow inquired about lighting.

The Commission discussed a stipulation for a site plan in order to address Mr. Flanagan comments and concerns. Chairman White confirmed that the site plan would be reviewed and approved as a condition of approval.

The hearing is closed.

MOTION: To close the public hearing.

By: Goodwin Seconded: Harlow

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

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

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

The application is approved with the following stipulations:

1. The Special Permit will not be issued until all remaining Mr. Flanagan comments have been addressed satisfactorily and the plans/information submitted are revised accordingly.

2. This Special Permit shall authorize the use of the property located at 291 Queen Street; Assessor's Map 30A, Lot 2-6 as an Adaptive Re-Use of an existing non-residential building for:
    a. Business or professional offices
    b. Personal services establishment

3. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.

4. The Zoning Commission shall conduct a review of the Special Permit within 1 year from the date of approval.

5. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.

6. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

7. Applicant will submit a site plan application to be reviewed and approved by the Planning Commission.

The application is approved with stipulations.

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

The following items were included in the application packet: application, narrative (2 pages), link to stormwater report, Mr. Flanagan maps and google earth views, Mr. Flanagan review comments (5 pages), aerial image of property line buffer, site plan set (7 pages), elevations and floor plan.

Attorney James Ziogas, representing the applicant reviewed the application and proposed for-profit driving training school. Attorney Ziogas stated they addressed the Mr. Flanagan comments with the exception of 3 areas: millings are proposed within the training field and after discussions decided the best course of action would be to apply for a Variance for the construction standards to allow millings. That Variance application has been filed for the November meeting. Secondly, was lighting for the site. Two lighting plans have been submitted.

With new lighting regulations forthcoming, the applicant will make a revision to take advantage of the newer regulations. Attorney Ziogas did not feel light poles were necessary and would be obstacles for driving training within the driving field. The third item is landscaping. Attorney Ziogas did not feel landscaping was necessary or required in his opinion. Further, he stated the adjacent property did not have landscaping in the rear as part of the approved expansion. He did not feel a buffer was necessary in this location within the Industrial zone.

Andrew Armstrong, Assistant City Planner clarified it was not a buffer that is required but rather landscape screening. He reviewed the current and proposed conditions at the southern and western property boundaries including the areas that were objectionable due to light, sound and visual conditions of the training field, parking and property lighting.

In general, the site was not landscaped properly in his opinion and the site appeared bare in some areas. There were three Commission decisions to make in his opinion. The clearing of trees for the site, general and overall landscaping as part of an approved site plan and screening of objectionable areas that can be seen from the street.

Mr. Armstrong reviewed aerials and perspective views to demonstrate to the Commission what was being proposed to be built and how the landscaping would layout. The property at the corner of Redstone Hill Road and Business Park Drive provided some landscaping but not in the side yard bordering this property and without the new landscaping to screen semi-trucks and other areas would be visible. As the plan is now, there is not sufficient general landscaping or screening in his opinion. Andrew Armstrong reiterated that it was not sufficient and not the same scenario as other areas in the Business Park and ultimately it would be up to the Commission to make a decision.

Steve Giudice, Cole Civil & Survey Company reviewed the grade changes and berm between the two properties. A discussion ensued regarding the possibility of a line of trees. Mr. Giudice continued to review the elevations and proposed berm. Mr. Armstrong stated he felt the semi-truck would sit at essentially similar elevation and would still be seen from the road.

Attorney Ziogas stated this was an Industrial Park and screening for the sake of screening does not make sense because they are both industrial uses. Mr. Armstrong stated he understands this is an Industrial use, though there is a difference between Industrial zones and Industrial Park zones.

Mr. Flanagan stated he felt Mr. Flanagan and the applicant could continue the conversations to seek a resolution and return to the Commission.

A discussion between Attorney Ziogas and the Commission ensued regarding continuing the application to give time for those discussion as well as the Variance application decision.

Mr. Michael J. Dudko, 116 Lewis Road reviewed his opinion that the trees were 100 years old and a natural resource. He felt cutting them was an environmental concern and loss for the city.

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

Mr. Flanagan inquired about the unknown tenant footprint and use. Attorney Ziogas stated they did not have one at this time and the tenant and use was unknown. A discussion ensued regarding docks, loading, the overall business operations and potential for future conflicts with a future tenant or use.

MOTION: To close the public hearing for the Special Permit, Application #2541.

By: Goodwin Seconded: Mangiafico

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

The public hearing is closed.

Commissioner Goodwin felt this was appropriate considering the site plan still had some work to be completed. Chairman White agreed.

MOTION: Move that Application #2541 - Special Permit for For-Profit School at 314 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive; IP-1 (Industrial Park) zone; Allstate Commercial Driver Training School, applicant, applicant, be approved with the following stipulations:

1. This Special Permit shall authorize the use of the property located at 314 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive - as a For Profit School (Commercial Driver Training School)

2. The Zoning Commission shall conduct a review of the Special Permit in one-year from the date of approval.

3. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.

4. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.

5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission

By: Goodwin Seconded: Mangiafico

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

The application for a Special Permit is approved.

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

Robert Flanagan reminded the applicant and Commission the applicant needs to grant an extension and asked for it in writing.

MOTION: To continue the public hearing for Application #2542

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

By: Goodwin Seconded: Mangiafico

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

The public hearing application for a site plan is continued to the next regular meeting on November 10th.

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

Attorney James Ziogas, Bellevue Avenue, representing the applicant explained the request to convert a small flower shop into a two-family residential building. The building operated as a two-family home and was appropriate for an existing site. Attorney Ziogas reviewed the existing conditions survey with the Commission. It was noted that the recent conversion was done without permits. A discussion ensued regarding the existing ramp and/or stairs which appear to have a slight encroach into the right-of-way that has been an existing condition for an unknown period of time.

No one else spoke in favor of the application.

No one spoke against the application.

The following items were included Application packet: (2 pages), narrative, Mr. Flanagan maps and street/perspective views and an existing conditions survey.

MOTION: To close the public hearing for Application #2545

By: Goodwin Seconded: Mangiafico

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

The public hearing is closed.

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

1. The Special Permit will not be issued until all remaining Mr. Flanagan comments have been addressed satisfactorily and the plans/information submitted are revised accordingly.
2. This Special Permit shall authorize the adaptive reuse of the property located at 116 Central Street; Assessor's Map 41, to add a residential dwelling unit on the first floor.
3. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
4. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

By: Goodwin Seconded: Harlow

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

The application for a Special Permit is approved.

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

Attorney Timothy Furey, 43 Bellevue Avenue, representing the applicant explained the history of the property and the current request to modify the Special Permit. The City previously brought enforcement actions against the property which ended in litigation and a settlement that would limit the number of cars. The current owner and applicant has been in enforcement action for number of vehicles and parking on the grass. He has also been trying to clean up the vehicles left on site from the previous owner.

The property has a Floodway, Floodplain and Wetlands designations which limit the improvements that can be done without additional land use Commission approvals. He reviewed the existing conditions survey and features. He explained the curbing was

not completed and may have been broken apart or washed away over the years. He further reviewed photographs of the current parking areas and site overall. He reviewed some potential improvements that could be done without affecting the floodway and/or floodplain. He explained he was not seeking an approval tonight as they continue to work through some of the issues with Mr. Flanagan. His client would like to establish a certain number of cars that can be on the property and displayed for sale.

The Commission reviewed the citation that the owner received on September 25th. Brandon Peate, ZEO, reviewed the compliance to date. He stated he noticed 38 cars on the site at his latest visit which is more than allowed or in the current proposal.

Anthony Lorenzetti, P.E. reviewed the existing conditions plan and photographs to explain the curbing which he felt could have been in place but may have broken up and washed away over many years. Andrew Armstrong reiterated the 2013 settlement and plan is what governed the site now.
No one else spoke in favor of the application.
No one spoke against the application.

MOTION: To continue the public hearing for Application #2546 to the next regular meeting on November 10th.

By: Goodwin Seconded: Harlow

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

The public hearing and application for a Special Permit modification was continued to the November 10th regular meeting.

i. Application #AZR-25-07 - Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:
   1. Recommendation #27 – Cannabis Cultivation
   2. Recommendation #37 – A Zone Bulk Requirements
   3. Recommendation #38 – Amend Mixed Use/Street Wall Requirements: (BD) Zone
   4. Recommendation #39 – Update Sign Regulations
   5. Recommendation #40 – Expand Outdoor Lighting Requirements
   6. Recommendation #41 – Overhaul Access Management Regulations
   7. Recommendation #42 – Update Landscaping Standards
   8. Recommendation #43 – Update Fence Requirements
   9. Recommendation #44 – Amend Definition of Average Finished Grade
   10. Recommendation #45 – Add Animal Grooming as a Permitted Use
   11. Recommendation #46 – Add Data Centers as a Permitted Use
   12. Recommendation #47 – Amend Requirements for Posting of Properties
   13. Recommendation #48 – Minor Text and Formatting Amendments

   Initiated by: Bristol Zoning Commission - PUBLIC HEARING CONTINUED FROM SEPTEMBER 15, 2025.

MOTION: To open the public hearing for Application #AZR-25-07.

By: Goodwin Seconded: Harlow

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

The public hearing is open for Application #2507.

MOTION: To pause the public hearing for Application #AZR-25-07.

By: Goodwin Seconded: Harlow

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

Against: None.
Abstained: None.

The public hearing is paused for Application #2507.

4. Old Business – None.

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

Mr. Flanagan reviewed the development and compliance of the site to the approved site plan and landscape plans. He has been working with the applicant to complete the final items.

Brian Meccariello, represents the developer and applicant, thanked the City Planner for his hard work and attention to this matter. He further explained they are working towards seeking the final approvals and the bond to be released. He further reviewed the site plan and field conditions. Some of the issues arose for this site when permission to modify the previous quads units and replaced them with duplexes in 2019. At this time, there are 72 completed units. There is some missing landscaping and lighting. The trees and additional plantings have been ordered. He did not want to plant them without seeking the Commission's input this evening.

Mr. Flanagan reviewed the existing and missing landscaping. Brian Meccariello confirmed if the weather permits the plantings should be installed by next week. During the last site plan revision, the landscape plan was not updated. The as-built checklist of items completed and missing which includes landscaping, grading and lighting. Mr. Flanagan explained that the new upcoming lighting zoning regulations, when approved, would help the applicant with a better lighting plan solution. He then reviewed the separation requirements of 30 feet minimum which had affected a few units on the site after residents had decks that were not on the approved Site Plan.

Anthony Lorenzetti, P.E. reviewed some engineering features on the site. He noted concerns. There was a discussion of the land dedication shown in the previous plans which includes open space and a walking trail and property corners located by the surveyor.

Mr. Flanagan reviewed a letter from Attorney Jonathan Chappell representing the Saddlebrook Unit Owners Association. Karina Smith, Saddlebrook Unit Owners Association spoke about the Association's various details and concerns regarding the development and discussion including failing concrete, lighting, slopes, stormwater and detention basins. She further reviewed decks constructed larger than anticipated. A discussion ensued about the property owners who obtained building permit approval for decks. Mr. Flanagan explained they would continue to work on this with the applicants and residents.

6. Mr. Flanagan Reports

   a. Zoning – September 2025

Brandon Peate, ZEO reviewed his Zoning Report for September 2025 with the Commission.

MOTION: To re-open the public hearing for Application #AZR-25-07.

By: Goodwin Seconded: Harlow

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

The public hearing is for Application #2507 is re-opened.

Robert Flanagan reviewed each of the various proposed zoning regulations amendment details and comparison to the existing regulations. He reviewed a letter of support from Renew" related to the proposed changes for data centers.

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

14. Recommendation #27 – Cannabis Cultivation
15. Recommendation #37 – A Zone Bulk Requirements
16. Recommendation #38 – Amend Mixed Use/Street Wall Requirements: (BD) Zone
17. Recommendation #39 – Update Sign Regulations
18. Recommendation #40 – Expand Outdoor Lighting Requirements
19. Recommendation #41 – Overhaul Access Management Regulations
20. Recommendation #42 – Update Landscaping Standards
21. Recommendation #43 – Update Fence Requirements
22. Recommendation #44 – Amend Definition of Average Finished Grade
23. Recommendation #45 – Add Animal Grooming as a Permitted Use
24. Recommendation #46 – Add Data Centers as a Permitted Use
25. Recommendation #47 – Amend Requirements for Posting of Properties
26. Recommendation #48 – Minor Text and Formatting Amendments

MOTION: To continue the public hearing for Application #AZR-25-07 to the November 10, 2025 regular meeting.

By: Goodwin Seconded: Harlow

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

The public hearing for #AZR-25-07 is continued.

7. Adjournment

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the adjournment. He also designated alternate Commissioners DeRoehn and Caruso to vote on the adjournment.

MOTION: Move to adjourn at 9:36 P.M.

By: Goodwin Seconded: Harlow

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

This meeting was recorded.

Respectfully submitted,

Andrew Armstrong
Assistant City Planner

David White, Chairman

Richard Goodwin, Secretary

DRAFT

Application #2549 Zone Change

From: R-40 Residential

To: IP-3 Industrial Park Zone

For Office Use Only	
APPLICATION NO.	2549
DATE FILED:	10/29/25
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CHANGE OF ZONE

The undersigned Applicant hereby petitions the Bristol Zoning Commission to hold a public hearing to hear and consider the proposed zone change requested herein for the Property described below.

Present zone of the Property: IP-3 & R-40 Proposed zone of the Property: IP-3

Address or Location of the Property: CLARK AVENUE

Assessor's Map No.: 66 Assessor's Lot No.(s): LOTS 261 A-1 + 261 A-2

Size of the Property (in acres or square feet): 21.07 Extension of a like zone? [X] yes [ ] no

Minimum lot area requirement of the proposed zone: 3 ACRES

Reason for the proposed zone change:

PROPERTY HAS TWO ZONING DISTRICTS. THE IP ZONES HAVE FRONTAGE ON CLARK AVENUE AND MINOR ROAD, THE R-40 SECTION DOES NOT HAVE FROTNAGE AND IS BISECTED BY RAIL ROAD TRACKS..

Other comments:

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

Name: Stephen O Allaire, Trustee

Address: 271 Farmington Ave. City: Bristol State: CT Zip: 06010

Telephone No.: 860584 2384 E-Mail:

Signature: Stephen O Allaire Signature – (Printed/Typed) Stephen O. Allaire

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

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

Name: same

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

*not applicable for zone changes initiated by the Zoning Commission itself

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2549

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: _____

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Applicants Narrative

Zone Change Narrative: R-40 to IP-3

1. Introduction

The applicant respectfully requests a zone change from R-40 to IP-3 for the above-referenced parcel. This change is proposed to facilitate future industrial development consistent with the City of Bristol's economic development goals and land use planning objectives.

2. Existing Conditions

The subject parcel is currently zoned a combination of IP-3 and R-40, which permits low-density single-family residential development with a minimum lot size of 40,000 square feet. The property is presently vacant and is located in proximity to existing industrial uses.

The portion of the property that is zoned IP-3 consists of 12.47 acres and the R- 40 is 8.6 acres.

While the IP-3 parcels have direct access to Minor Rd and Clark Avenue, the R-40 parcel has no access to a city street. In addition, the R-40 parcel is bisected by a railroad that would better serve an Industrial use rather than crate a noise nuisance for residential uses.

3. Proposed Use and Justification

The proposed IP-3 zoning will allow for light industrial, warehousing, office, and research uses, which are appropriate given the site's location, infrastructure, and surrounding land use context.

This zone change will:

- Promote economic development by enabling new industrial space.
- Support job creation and expand the city's industrial tax base.
- Utilize existing infrastructure efficiently.
- Reduce land use conflicts by aligning zoning with adjacent industrial uses.

4. Consistency with the Plan of Conservation and Development (POCD)

The Bristol POCD identifies industrial development as a priority in designated growth areas. The subject parcel lies within or adjacent to a targeted industrial corridor. The proposed zone change aligns with the POCD's goals to:

- Encourage industrial development in appropriate areas.
- Promote land use transitions that support economic vitality.

- Preserve residential neighborhoods by concentrating industrial uses in designated zones.

5. Public Interest

This zone change serves the public interest by:

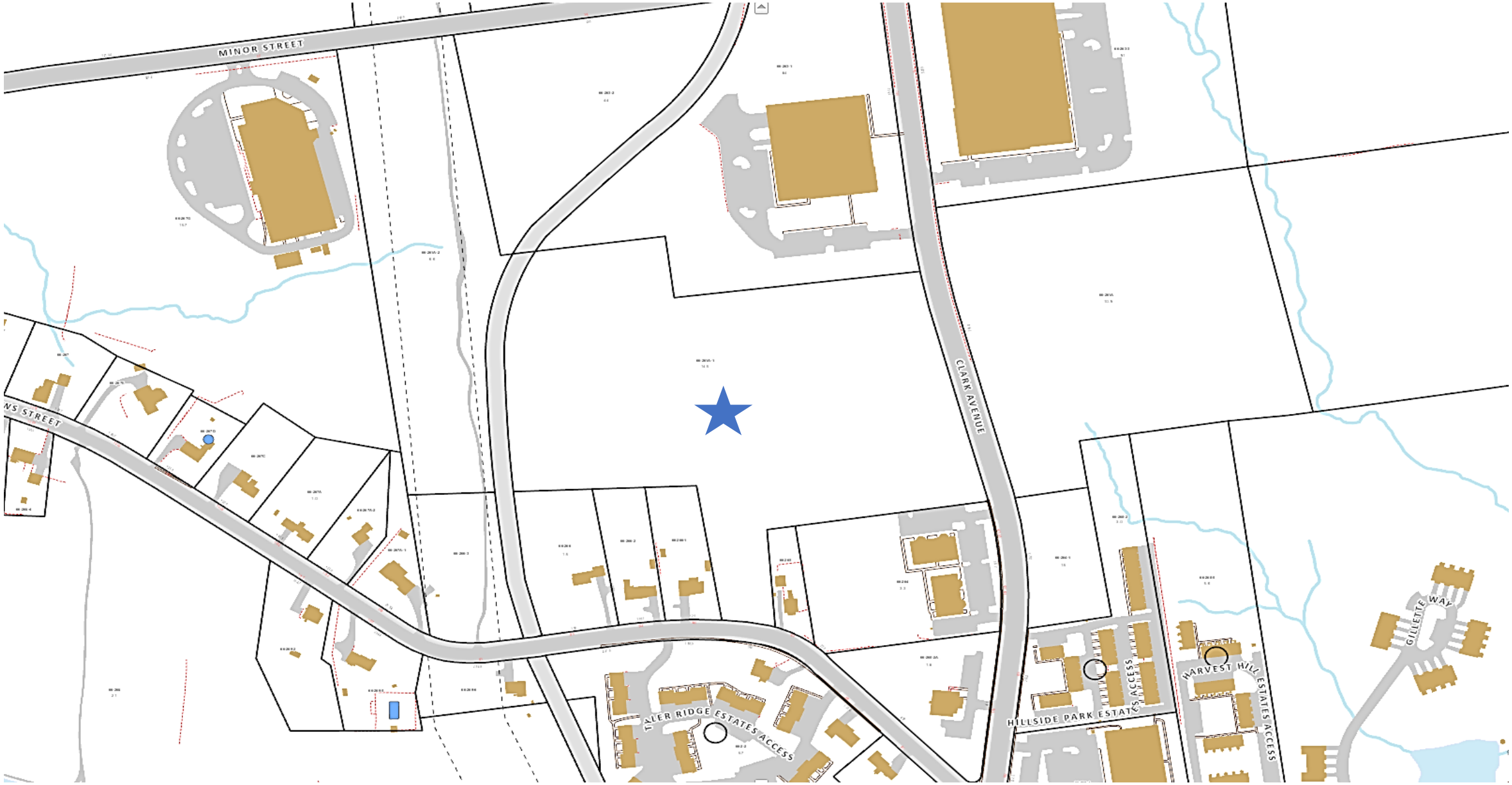
- Advancing Bristol's economic development strategy.
- Supporting land use efficiency and infrastructure investment.
- Enhancing the city's ability to attract and retain industrial tenants.

7. Conclusion

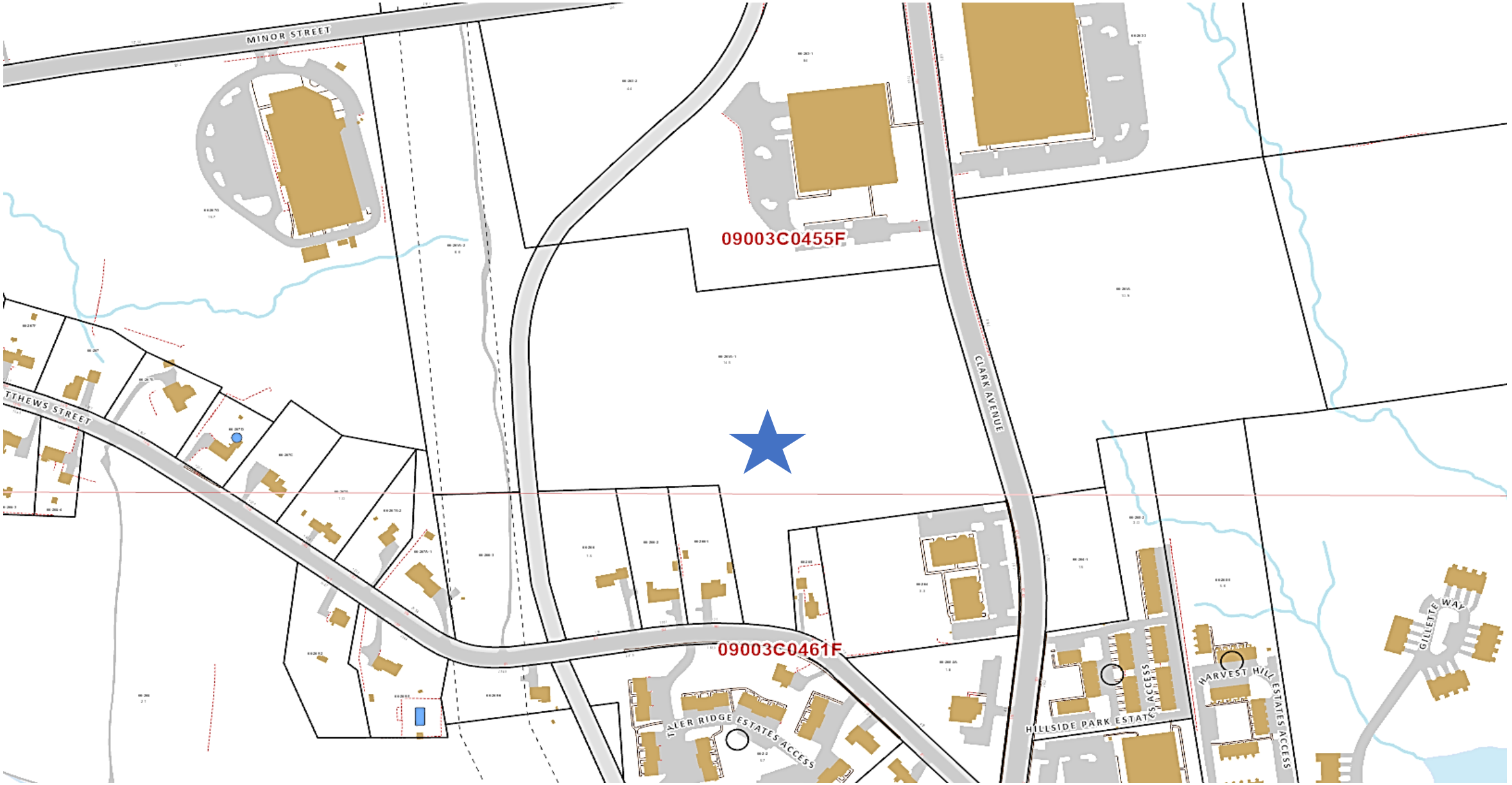
The applicant respectfully requests approval of the proposed zone change from R-40 to IP-3. This change is consistent with Bristol's zoning framework, POCD, and long-term development goals. We welcome the opportunity to present this application and address any questions from the Commission or the public.

Various
GIS and Aerial Maps

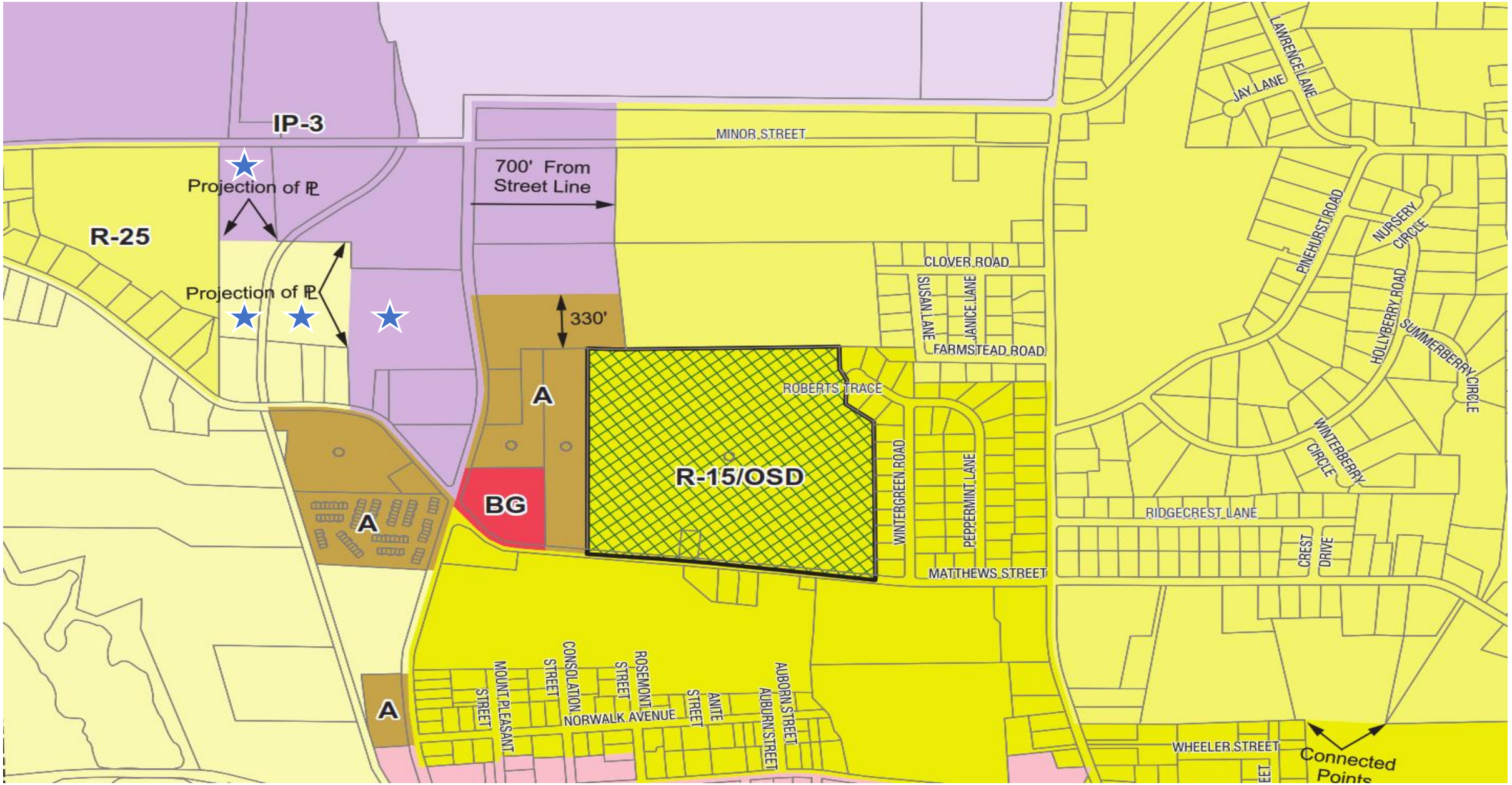
Matthews Street
and
Clark Avenue



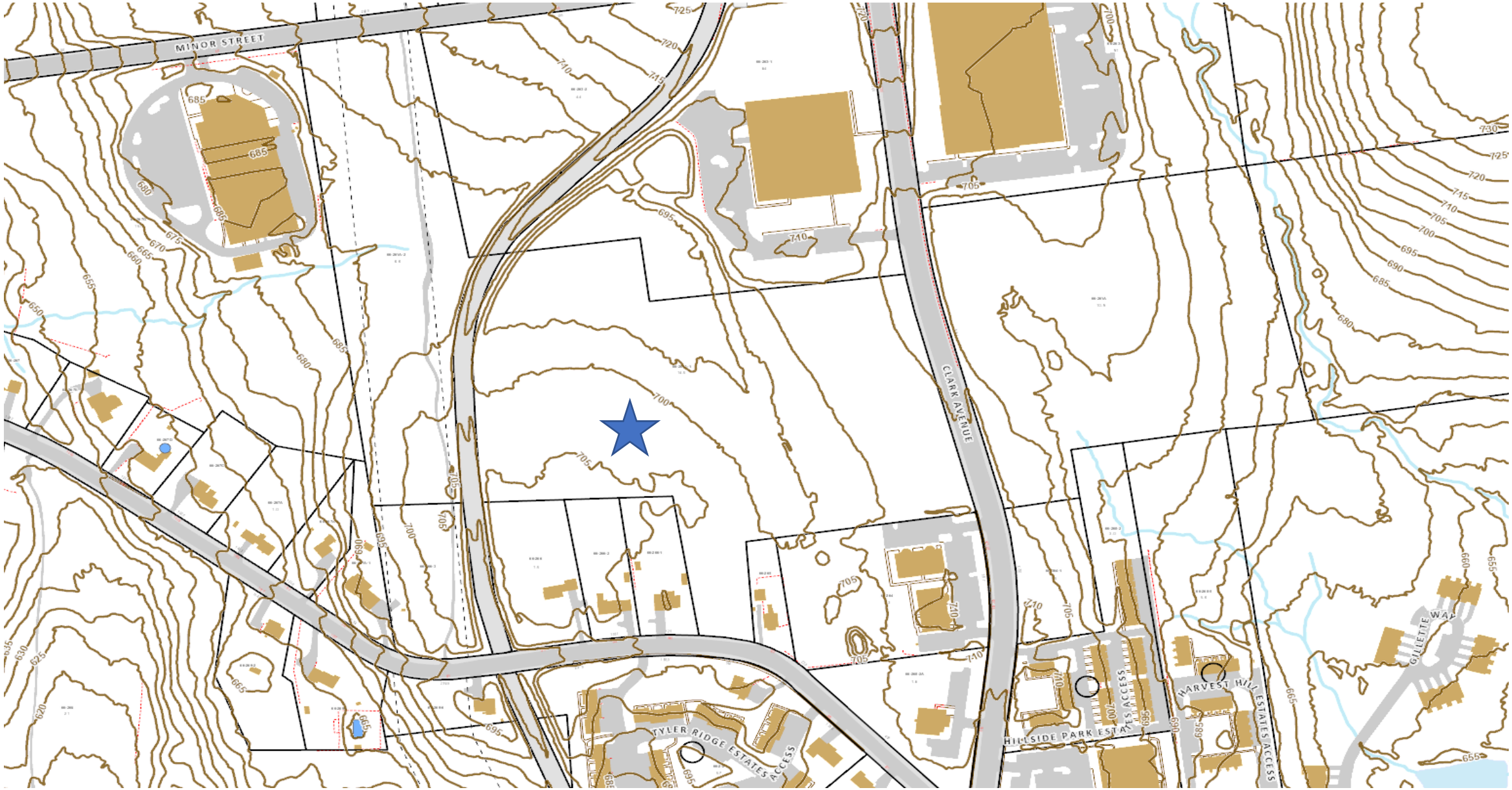
Matthews Street and Clark Avenue – Location
Map 66 Lot 261A-1 & 261A-2



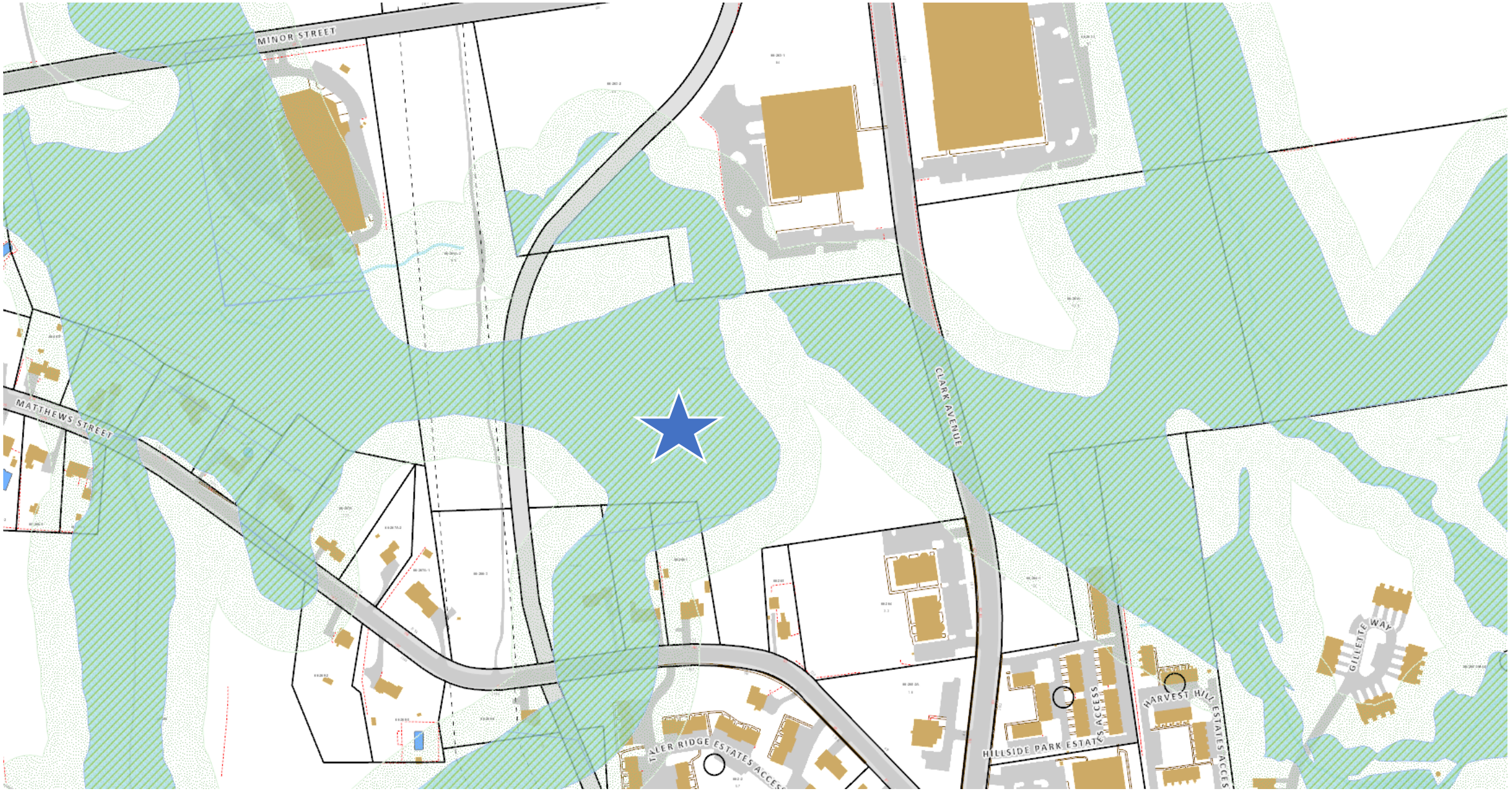
Matthews Street and Clark Avenue – Floodplain
Map 66 Lot 261A-1 & 261A-2



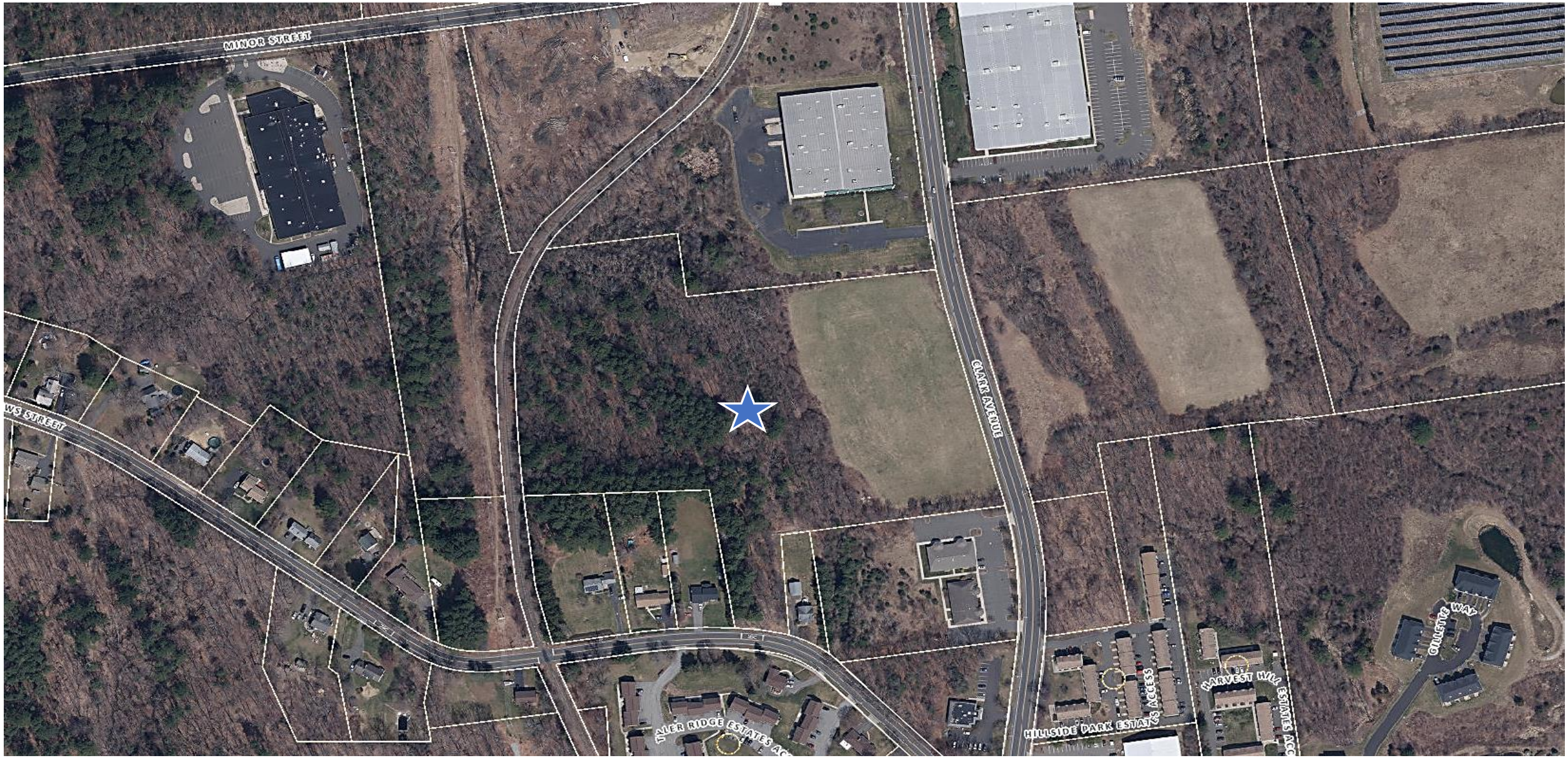
Matthews Street and Clark Avenue – Zoning
Map 66 Lot 261A-1 & 261A-2



Matthews Street and Clark Avenue – Topography
Map 66 Lot 261A-1 & 261A-2



Matthews Street and Clark Avenue – Wetlands & Upland Review Area
Map 66 Lot 261A-1 & 261A-2



Matthews Street and Clark Avenue – Aerial 2023
Map 66 Lot 261A-1 & 261A-2



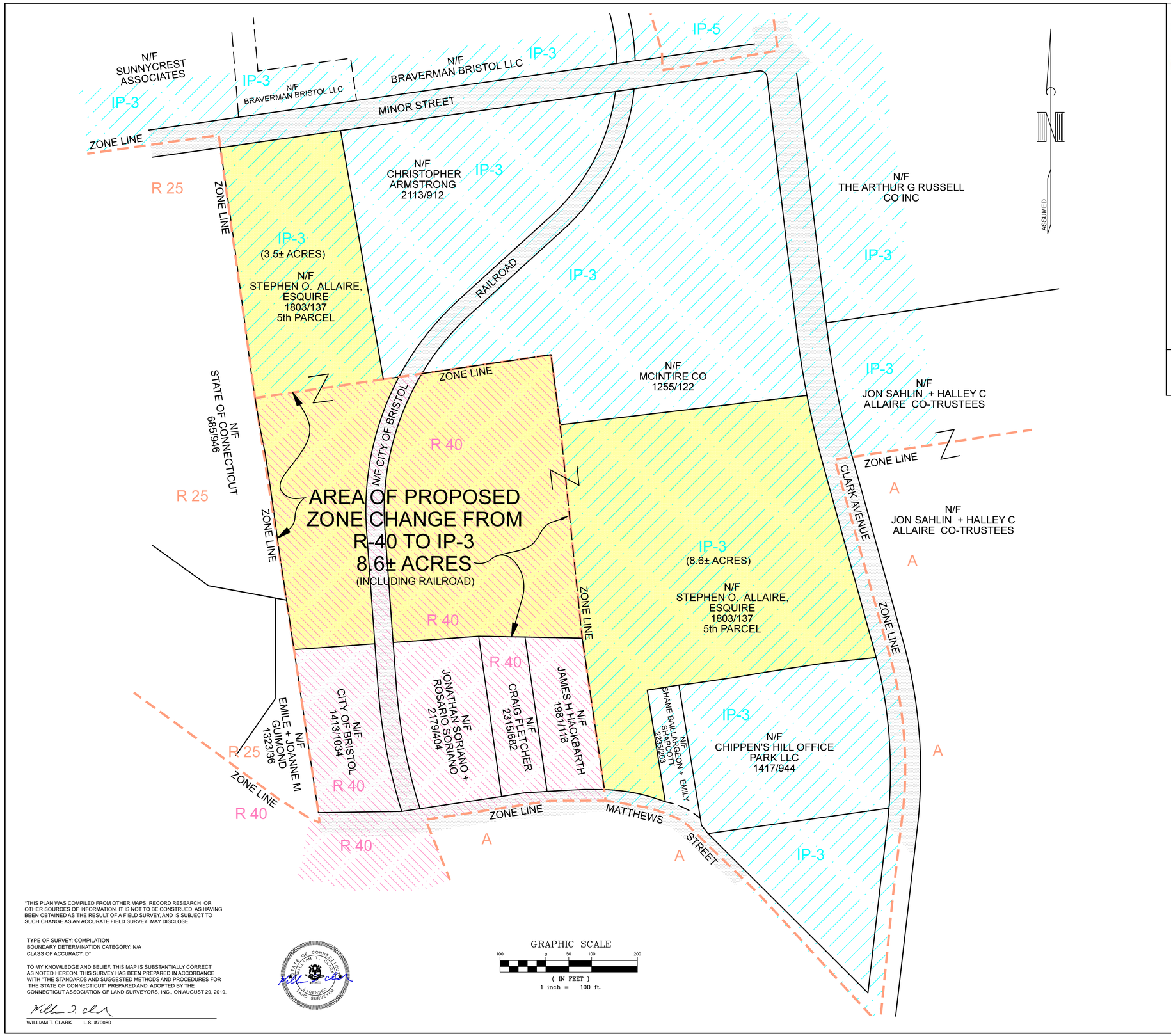
Matthews Street and Clark Avenue – Streetside on Clark
Map 66 Lot 261A-1 & 261A-2

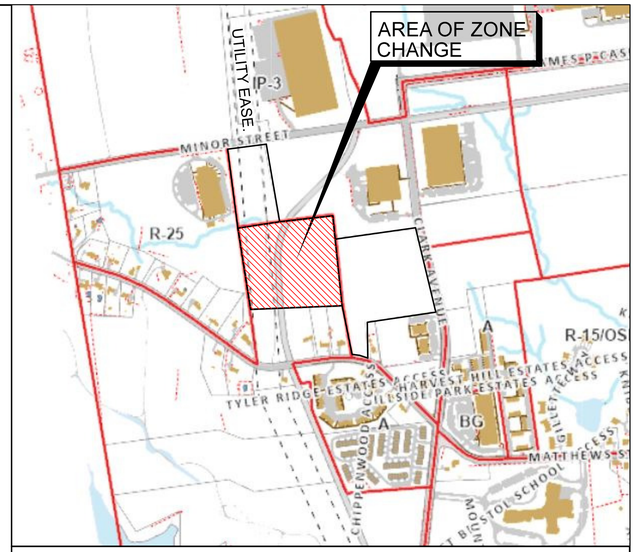


Matthews Street and Clark Avenue – Streetside on Matthews
Map 66 Lot 261A-1 & 261A-2

Zone Map

Proposed Zone Change





LOCATION MAP
SCALE: 1" = 500'

"THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

TYPE OF SURVEY: COMPILATION
BOUNDARY DETERMINATION CATEGORY: N/A
CLASS OF ACCURACY: D*

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH "THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019.

WILLIAM T. CLARK L.S. #70080

ZONE CHANGE MAP
MBL : 66-261A-1--261A-2
PROPERTY OF
STEPHAN O. ALLAIRE, ESQUIRE
BRISTOL, CONNECTICUT

CLARK LAND SURVEYING, LLC
126 TUNXIS ROAD
BRISTOL, CONN. 06010
(860)-967-8590
TODD@CLARKLS.BIZ

DATE: 10-27-2025	SCALE: 1" = 100'	MAP NO. 2025-94

Application #2550

Motor Vehicle Filling Station Special Permit

180 Riverside Avenue

For Office Use Only	
APPLICATION NO.	2550
DATE FILED:	10/30/25
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 4.2 and 8.1 of the Bristol Zoning Regulations for the following Special Permit use: Motor Vehicle Filling station

Address or Location of the Property: 180 Riverside Avenue

Assessor's Map No.: 30//117B Assessor's Lot No.(s): 117B

Zone of the Property: BHC Size of the Property (in acres or square feet): 21,436 SF

Reason for the Special Permit: Applicant wishes to replace the existing fuel storage tanks and continue the sale of gasoline at this location. The original gasoline station was constructed c. 1950.

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 10/6/2025 [ ] no

Other comments: The IWC approved the application with stipulations. We have addressed said stipulations.

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

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

Name: ESHAA LLC c/o Khalid Mahmood

Address: 180 Riverside Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-348-7358 E-Mail:

Signature: x Khalid Mahmood *Signature – (Printed/Typed)* Khalid Mahmood

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

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

Name: same as above

Address: same as above City: State: Zip:

Telephone No.: E-Mail:

Signature: x Khalid Mahmood *Signature – (Printed/Typed)* Khalid Mahmood

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2550

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 180 Riverside Avenue

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

Applicant wishes to operate an existing gasoline service station on and existing lot of record which formerly housed a gas station and repair garage constructed originally c. 1950. We will replace the existing fuel storage tanks, reconfigure the existing pump island(s) and construct a new canopy over the new fuel pumps.

ADDITIONAL APPLICANT

Name: Robert B Hurd, AIA CHECK ONE: [ ] owner [✓] other: Architect

Address: 56 Arbor Street, Suite 403 City: Hartford State: CT Zip: 06106

Telephone No.: 860-402-6375 E-Mail: _____

Signature: _____ Signature – (Printed/Typed) Robert B Hurd

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

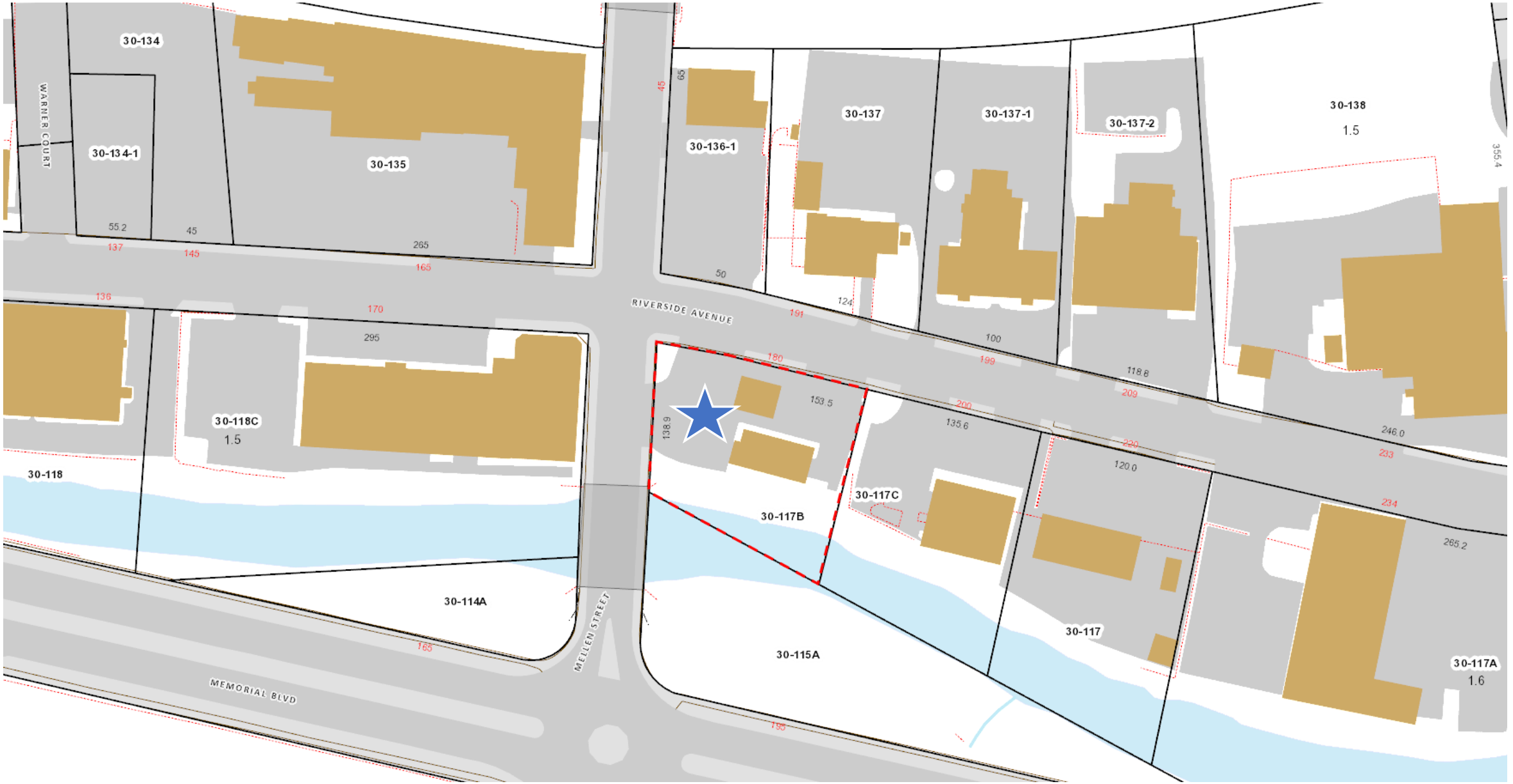
Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

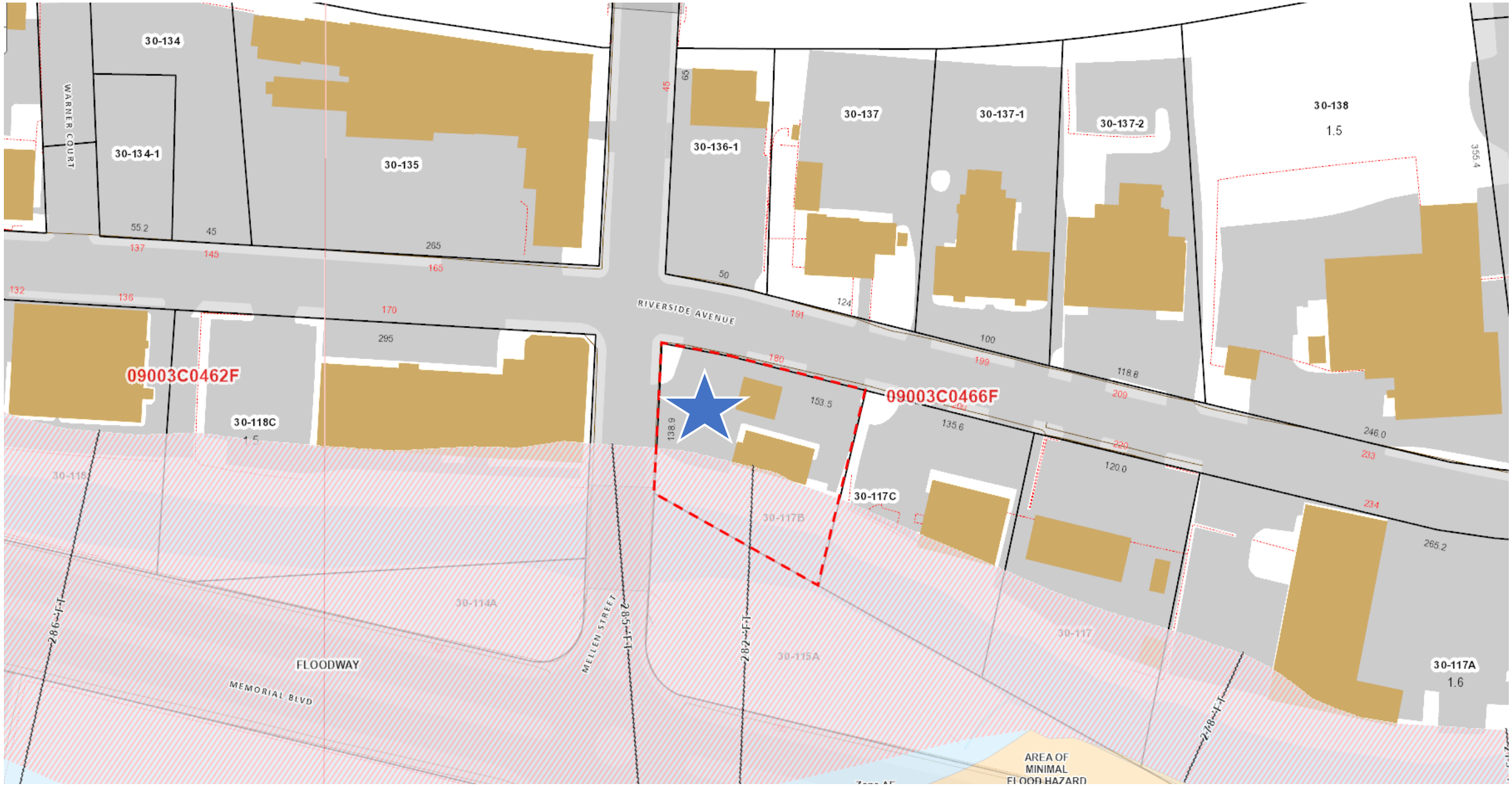
08/17 - LUO

Various
GIS and Aerial Maps

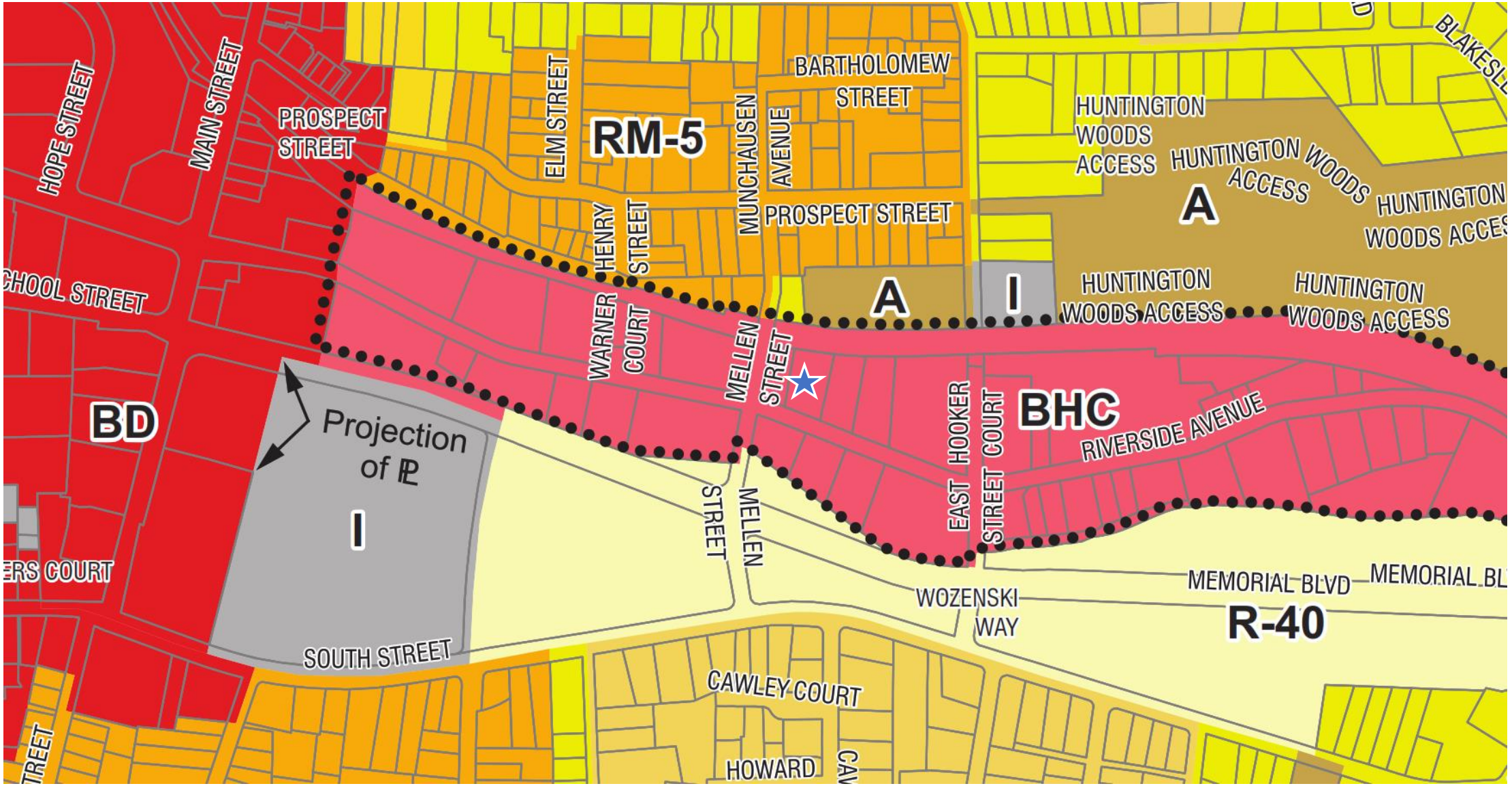
180 Riverside Ave.



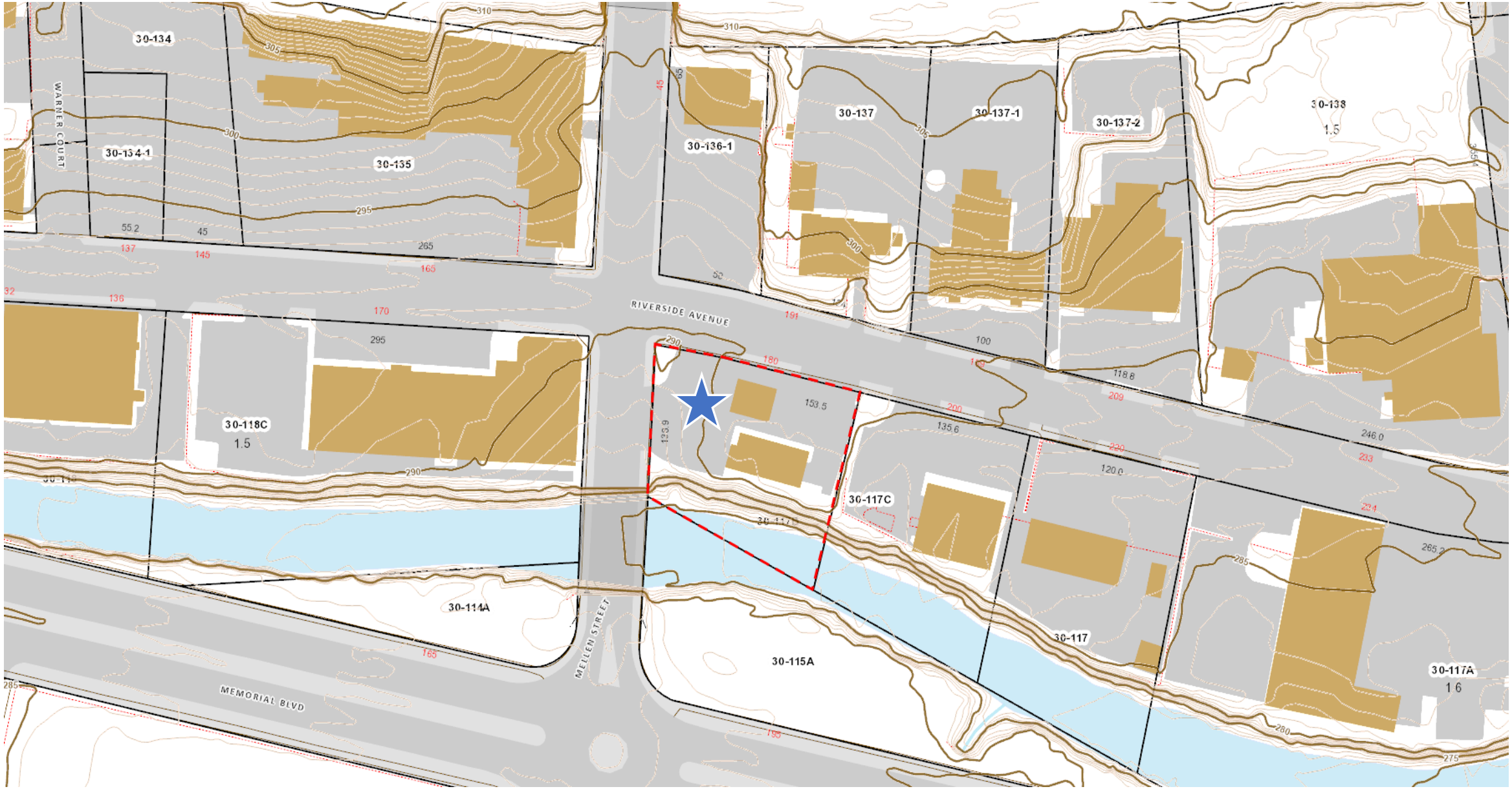
180 Riverside Avenue – Location
Map 30 Lot 117B



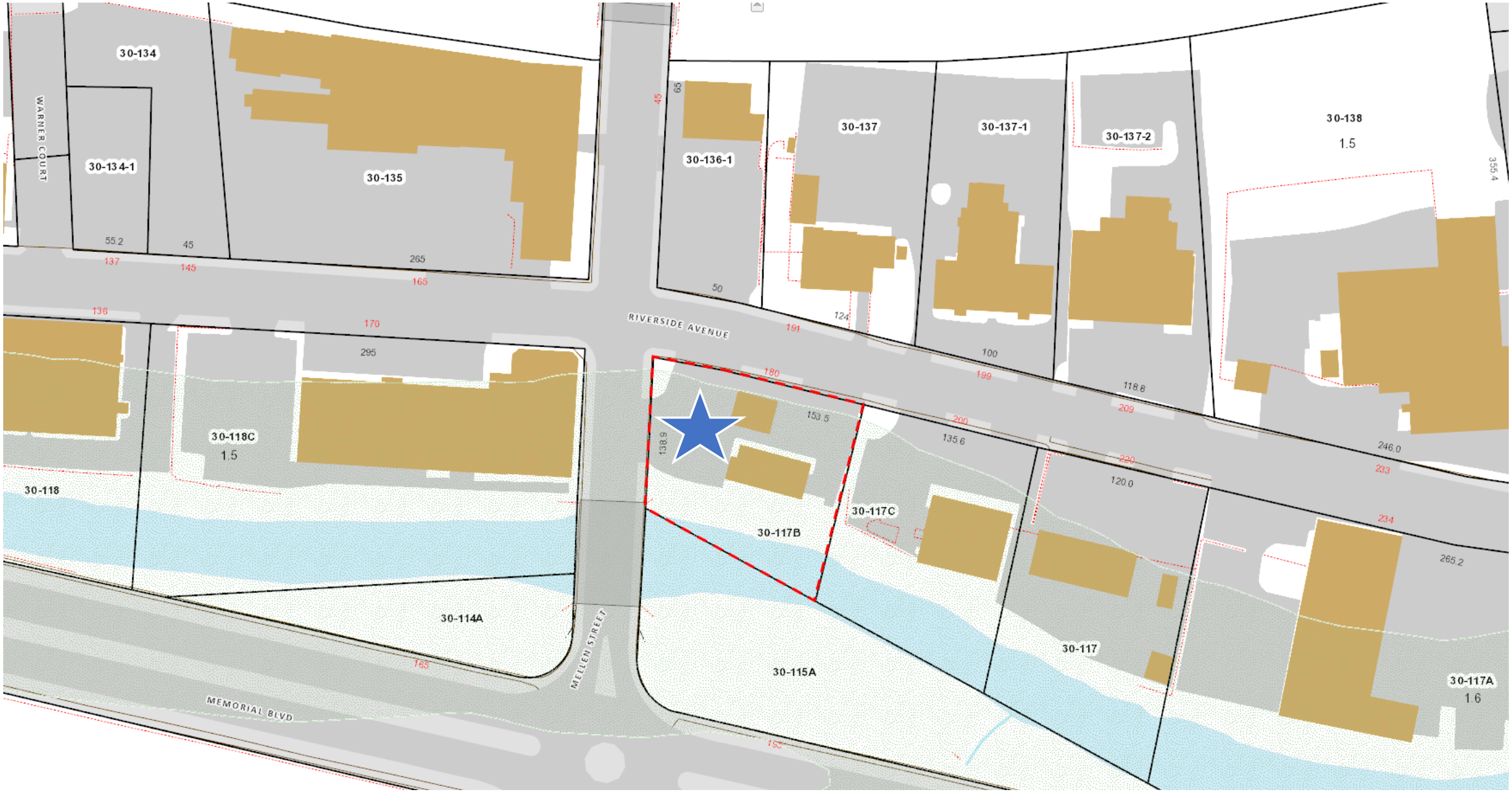
180 Riverside Avenue – Floodplain
Map 30 Lot 117B



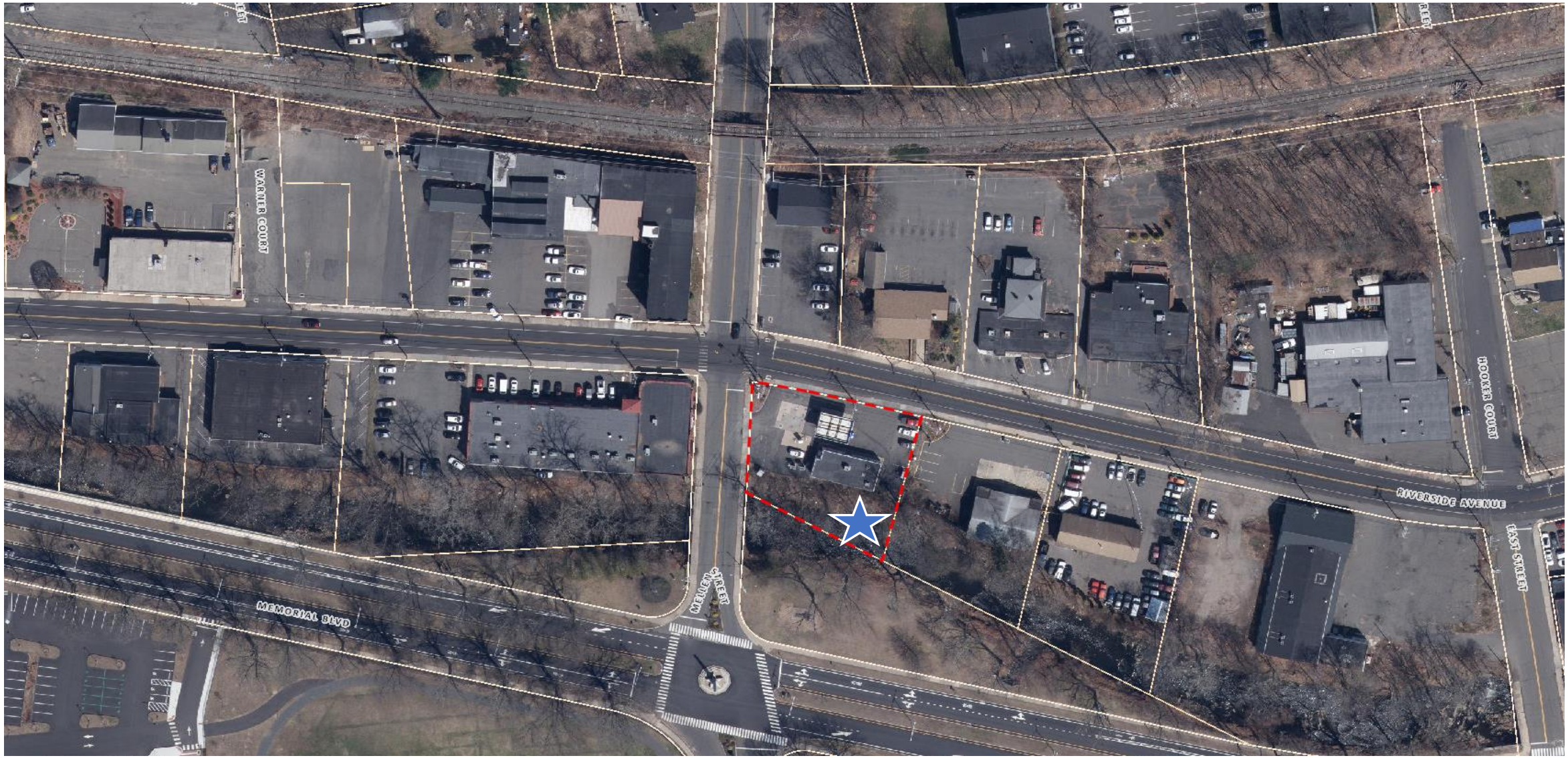
180 Riverside Avenue – Zoning
Map 30 Lot 117B



180 Riverside Avenue – Topography
Map 30 Lot 117B



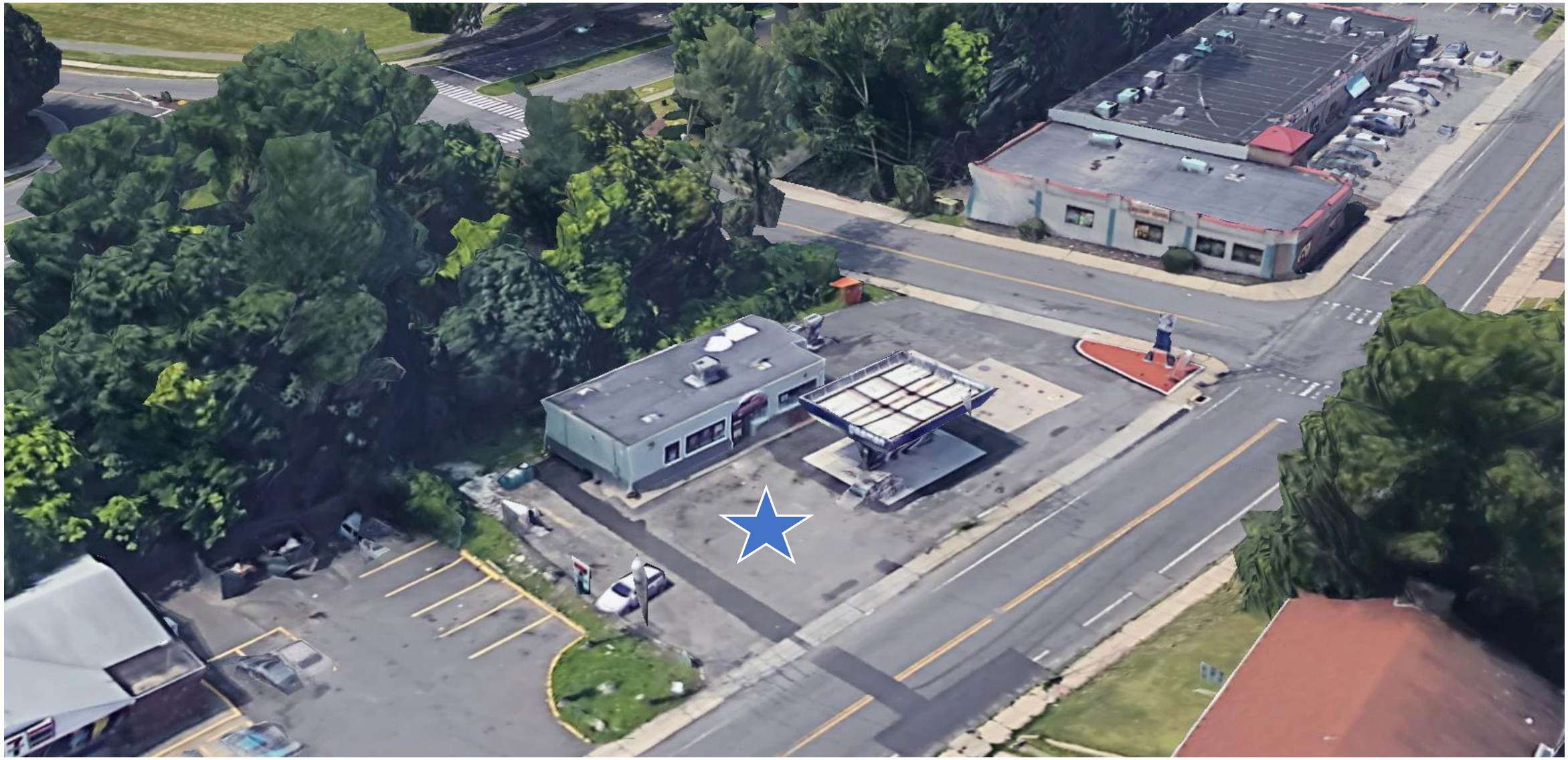
180 Riverside Avenue – Inland Wetlands/Upland Review
Map 30 Lot 117B



180 Riverside Avenue – Aerial 2023
Map 30 Lot 117B



180 Riverside Avenue – Aerial 2025
Map 30 Lot 117B



180 Riverside Avenue – Streetside
Map 30 Lot 117B



116 Central Street – Street Side Photo
Map 41 Lot 63

Site Plan

180 Riverside Ave.

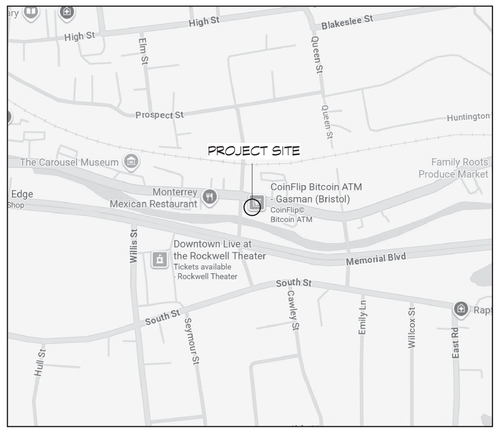
FUEL STORAGE TANK AND CANOPY REPLACEMENT AT
180 RIVERSIDE AVENUE
180 RIVERSIDE AVENUE (ROUTE 72) BRISTOL, CONNECTICUT
FOR
KHALID MAHMOOD

ARCHITECT:
THE ARCHITECTS - ROBERT B. HURD, AIA
56 ARBOR STREET, SUITE 403, HARTFORD, CT 06106

LIST OF DRAWINGS
NO SCALE

- A-0.1 - COVER SHEET, LIST OF DRAWINGS, AND LOCATION MAP
- EXISTING CONDITIONS - SITE SURVEY BY GARY B LECLAIR, LLC; DATED 10-06-2025
- PROPOSED SITE LAYOUT - SITE PLAN BY INGA CONSULTING ENGINEERS; DATED 10-20-2025
- A-1.1 - EROSION AND SEDIMENTATION CONTROL PLAN + DETAILS
- A-1.2 - NEW GUARDRAIL LAYOUT AND DETAILS
- A-1.3 - NEW PUMP ISLAND(S) AND CANOPY FLOOR PLAN AND ELEVATIONS
- A-3.1 - FUEL TANK DETAILS

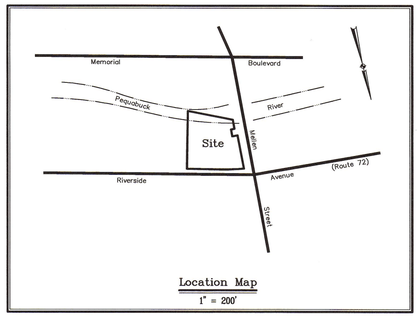
LOCATION MAP
1"=500'



DATE: OCTOBER 6, 2025
PERMIT SET
REVISION DATE: OCTOBER 20, 2025
GENERAL REVISIONS 1

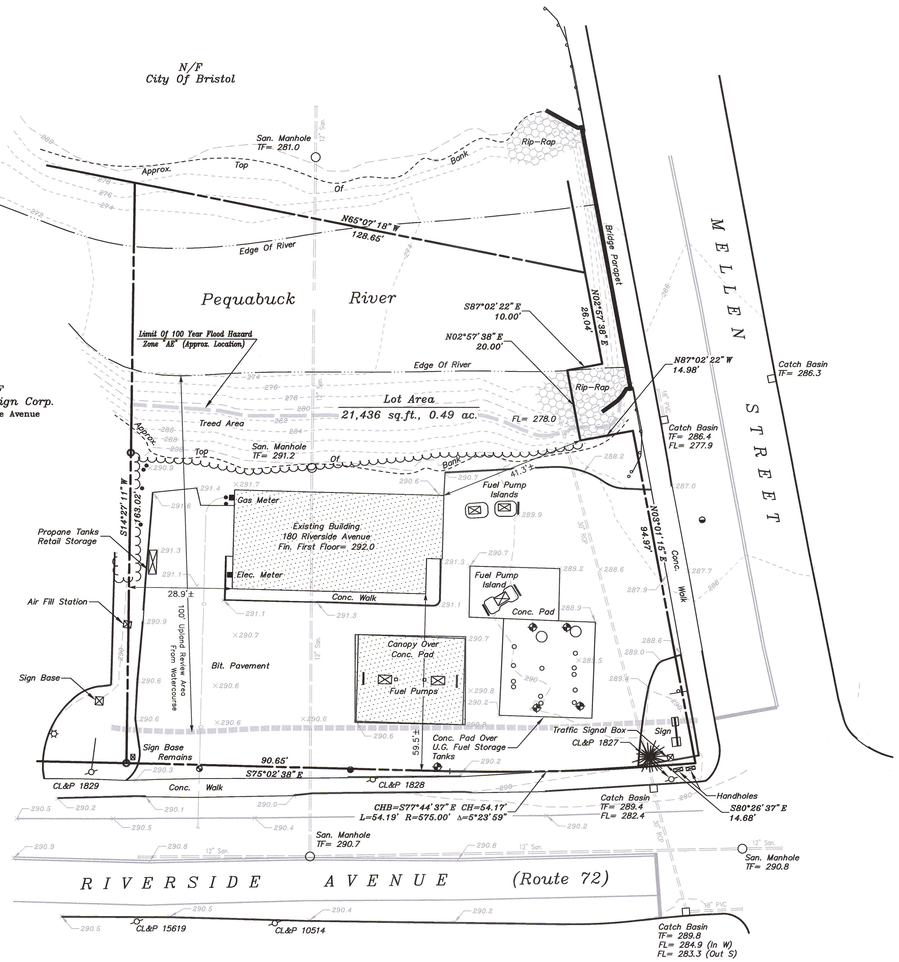
STATE OF CONNECTICUT
ROBERT BRUCE HURD
No. 2945
REGISTERED ARCHITECT

PROJ. NO.: 25115
DWG. NO.:
A-0.1



Legend:

- Existing IP
- IP (To Be Set)
- Existing Monument
- Monument (To Be Set)
- Drill Hole
- Utility Pole
- Wire On Ground
- Water Gate
- Gas Gate
- Signs
- Wood Post
- Hydrant
- Light
- Handhole
- Mail Box
- Monitor Well
- Existing Trees
- Stonewall
- Fence
- Guide Rail
- Tree Line
- Existing Contour Line
- Existing Spot Elevation
- Approx. Location Of Water Main
- Approx. Location Of U.G. Telephone Line
- Approx. Location Of U.G. Electric Line
- Approx. Location Of U.G. Communications Line
- Approx. Location Of Gas Main



Map References:

1. "Connecticut State Highway Department Right Of Way Map Town Of Bristol Riverside Avenue From The Boulevard Westerly To Main St. Route U.S. 6 Scale 1" = 40' Date Mar. 31, 1939 No. 17-05".
2. "Map Of Property Of Hefbern Incorporated Bristol, Conn. August 1951 Scale 1" = 50' By W.C. Lefevre, C.E.".
3. "Colgate Design Corp. Riverside Ave. Bristol, Conn. Scale 1" = 20' October 1972 By Kratzert & Jones, Milldale, Connecticut".
4. "Right Of Way Survey Town Of Bristol Map Showing Land Acquired From ESHAA, LLC Successor To 570 Main Street, LLC By The State Of Connecticut Department Of Transportation Rehabilitation Of Bridge No. 04488 Mellen Street Over Pequabuck River Scale 1" = 20' June 2022 Revised 4-06-23".
5. "Map Showing Storm Water Easement Over Land Of Hefbern, Inc. Riverside Ave. Bristol, Conn. Dec. 1962 Scale 1" = 100' Bristol Connecticut Richard Salmon City Engineer".

General Notes:

1. Bearings based on North American Datum 1983 (NAD 83).
2. Elevations based on North American Vertical Datum 1988 (NAVD 88).
3. Parcel subject to a perpetual easement to the State Of Connecticut, see vol. 2250 pg. 836 of the City Of Bristol land records.
4. Parcel subject to a Sewer Right Of Way to the City Of Bristol, see vol. 48 pg. 589 of the City Of Bristol land records.
5. Parcel subject to a Storm Water Easement, see reference map #5.
6. Parcel granted a variance of minimum 50' front yard on a state highway, to erect a canopy, see vol. 1143 pg. 386 of the City Of Bristol land records.
7. Parcel not located in inland wetlands per City wetlands map.
8. Portion of parcel is located in flood hazard zone "AE", see panel no. 09003C0466F Effective Date: September 26, 2008.
9. Underground utility, structure and facility locations noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this surveyor. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. Call Before You Dig (811).
10. This survey and map has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies – "Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Limited Property Survey based on a Resurvey conforming to Horizontal and Vertical Accuracy Class A-2 & T-2.

These drawings are the property of the Surveyor and have been prepared specifically for the owner of the Project at this site. They are not to be used for any other purposes, location, or person without the written consent of the Surveyor.

No declaration is expressed or implied unless these plans bear the live signature and embossed seal of the Surveyor whose name appears hereon.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

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

STATE OF CONNECTICUT · GARY B. LECLAIR · No. 70017 · LICENSED LAND SURVEYOR

Gary B. LeClair, LLC #70017

Revised: 10-06-25 Added Flood Zone & Upland Review Area

Existing Conditions

Prepared For

ESHAA LLC

180 Riverside Avenue (Route 72)
Bristol, Connecticut

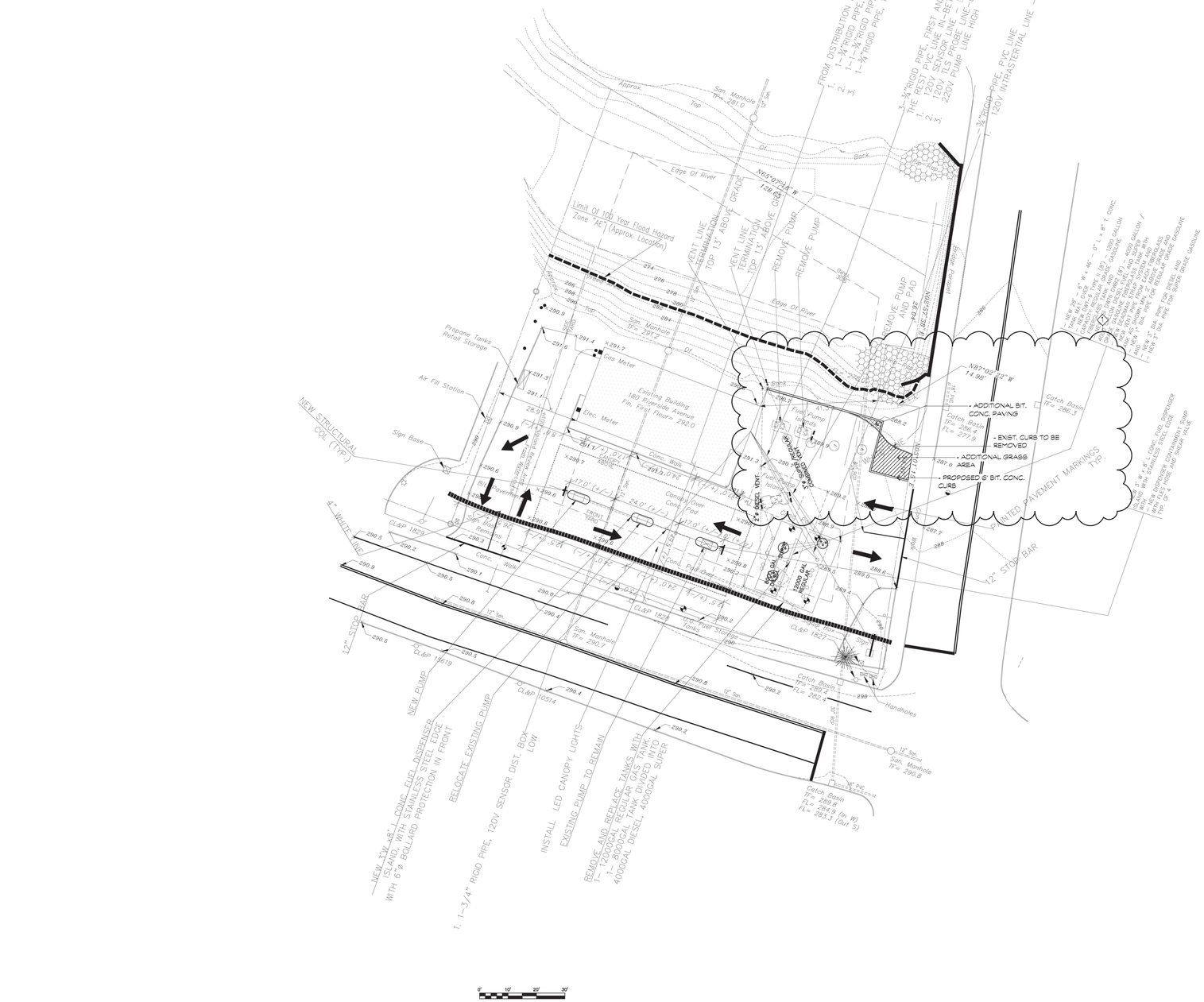
Map: 30 Lot: 117-B Zone: BHC

Gary B. LeClair, LLC
Licensed Land Surveyors
57 ACORN DRIVE
WINDSOR LOCKS, CONNECTICUT 06096
(860) 627-8200

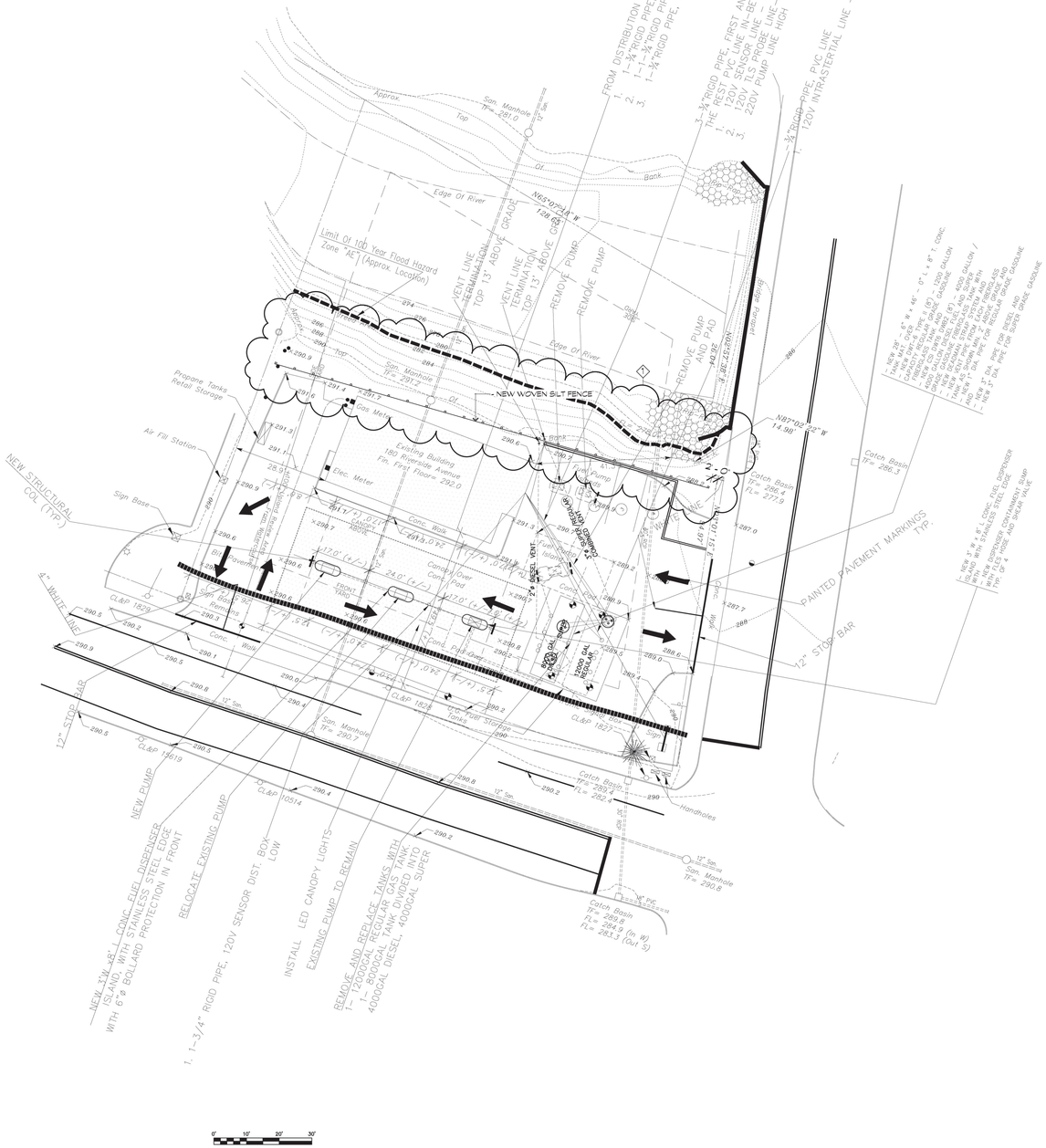
BY	SCALE	DATE	SHEET	CHECKED	NO.
A.B.L.	1" = 20'	2-25-25	1 OF 1	G.B.L.	224042

PARKING INFORMATION		
ZONE BHC	REQUIRED	PROPOSED
USE	CONVENIENT STORE	GAS STATION
MIN. LOT AREA SF	15000	21436
MIN. LOT FRONTAGE FT	N/A	N/A
MIN. LOT WIDTH FT	100	159.49
MIN.FRONT YD STATE HWY FT	20	49.5
MIN.FRONT YD CITY ST. FT	20	41.3
MAX. FRONT YD FT	N/A	N/A
MIN.FRONT YD OPP R ZONE FT	25	N/A
MIN. SIDE YD FT	15	28.9
MIN. SIDE YD ADJ R ZONE FT	25	N/A
MIN. REAR YD FT	15	N/A
MIN. REAR YD ADJ R ZONE FT	25	N/A
MAX. BLDG HT FT	40	12
MAX. BLDG COVER %	50	7.4
MAX. IMPERVIOUS %	90	54.76
* DENOTES NON-CONFORMING		

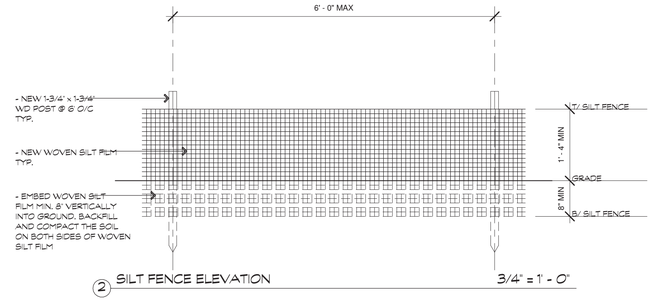
AREA CALCULATIONS BY THE ARCHITECTS			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	15,000	21,436	21,436
MAX. IMPERVIOUS (%)	90	11,628.35 SF ± OR 54.25 %	11,738.35 SF ± OR 54.76 %
MAX. PERVIOUS (%)	N/A	9,591.65 SF ± OR 45.75 %	9,697.65 SF ± OR 45.24 %



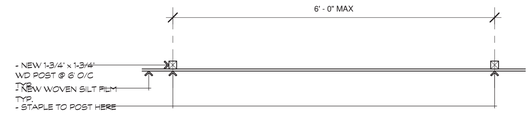
SITE PLAN 180 RIVERSIDE DRIVE BRISTOL, CT	JOB NO: – DRAWN BY: T.I. DESIGNED BY: T.I. CHECKED BY: T.I. DATE: OCT 20, 2025 SCALE = 1:20
PROPOSED SITE LAYOUT PREPARED FOR MOHAMED MALIK 180 RIVERSIDE DRIVE	DRAWING NO: 1



1 EROSION AND SEDIMENT CONTROL SITE PLAN 1" = 20' - 0"

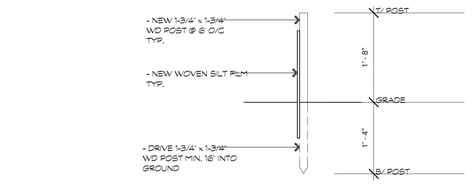


2 SILT FENCE ELEVATION 3/4" = 1' - 0"



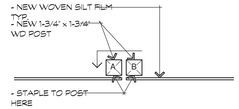
NOTE:
1. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGE DELEVEOP IN WOVEN SILT FENCE, OR WHEN SEDIMENT / DEBRIS REACHES 25% THE HEIGHT OF THE WOVEN SILT FENCE.
2. REPLACE DAMAGED OR TORN WOVEN SILT FENCE.
3. IF WOOD POST FALLS OR BREAKS, THEN REINSTALL FENCE.

3 SILT FENCE IN PLAN 3/4" = 1' - 0"

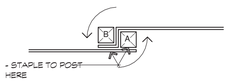


4 SILT FENCE SECTION 3/4" = 1' - 0"

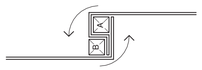
STEP 1:



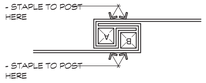
STEP 2:



STEP 3:



STEP 4:



5 END OF WOVEN SILT FIL DETAIL 1-1/2" = 1' - 0"

CONSTRUCTION SEQUENCE AT DISTURBED AREA:

1. THE SITE CONTRACTOR SHALL PROVIDE AND INSTALL THE SOIL AND SEDIMENT CONTROLS ALONG THE WEST PROPERTY LINE PRIOR TO BEGINNING WORK ON THE REMOVALS DESCRIBED BELOW.
2. THE SITE CONTRACTOR SHALL BREAK UP AND REMOVE THE ENSTING PAVING, ESTIMATED AT 3 INCHES THICK, AT THE DESIGNATED AREA (EXISTING FENCED-IN STORAGE AREA).
3. THE SITE CONTRACTOR SHALL EXCAVATE AND REMOVE FROM THE SITE APPROXIMATELY 5 INCHES OF THE ENSTING BASE AT THE DESIGNATED AREA.
4. THE SITE CONTRACTOR SHALL PROVIDE AND SPREAD A UNIFORM LAYER OF CLEAN, WELL-DRAINED GRAVEL, FILL, 4 INCHES THICK, OVER THE DESIGNATED AREA.
5. THE SITE CONTRACTOR SHALL PROVIDE AND SPREAD A UNIFORM LAYER OF CLEAN TOPSOIL, 4 INCHES THICK AND FREE OF WEEDS AND OTHER DELETERIOUS MATERIALS, OVER THE DESIGNATED AREA.
6. THE SITE CONTRACTOR SHALL PROVIDE AND INSTALL GROUND LIMESTONE AT THE RATE OF 100 POUNDS PER SQUARE FOOT AT THE DESIGNATED AREA PRIOR TO FERTILIZING AND SEEDING.
7. THE SITE CONTRACTOR SHALL PROVIDE AND INSTALL STARTER FERTILIZER AT THE RATE RECOMMENDED BY THE MANUFACTURER AT THE DESIGNATED AREA PRIOR TO SEEDING.
8. THE SITE CONTRACTOR SHALL PROVIDE AND INSTALL NEW GRASS SEED AT THE RATE RECOMMENDED BY THE MANUFACTURER AT THE DESIGNATED AREA.
9. THE SITE CONTRACTOR SHALL APPLY HAY MULCH OVER THE NEWLY SEEDED LAWN AREA IMMEDIATELY AFTER SEEDING.
10. FINALLY, THE SITE CONTRACTOR SHALL PROVIDE WATER AND MAINTENANCE AT THE NEWLY SEEDED AREA FOR AT LEAST 60 DAYS OR UNTIL THE LAWN IS COMPLETELY VIABLE.

STATE OF CONNECTICUT
ROBERT BRUCE HURD
No. 21945
REGISTERED ARCHITECT

THE ARCHITECTS
ROBERT B. HURD, AIA
36 ARCH STREET
HARTFORD, CT 06105
TEL: (860) 232-2707

LICENSED IN CONNECTICUT
NEW YORK, AND ROCKY ISLAND

FUEL STORAGE TANK AND CANOPY REPLACEMENT AT 180 RIVERSIDE AVENUE (ROUTE 72) BRISTOL, CONNECTICUT
180 RIVERSIDE AVENUE
FOR: KHALID MAHMOOD

ALL CONTRACTORS SHALL VERIFY ALL ENSTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE COMPLETING PRICING, ORDERING, FABRICATING AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK.

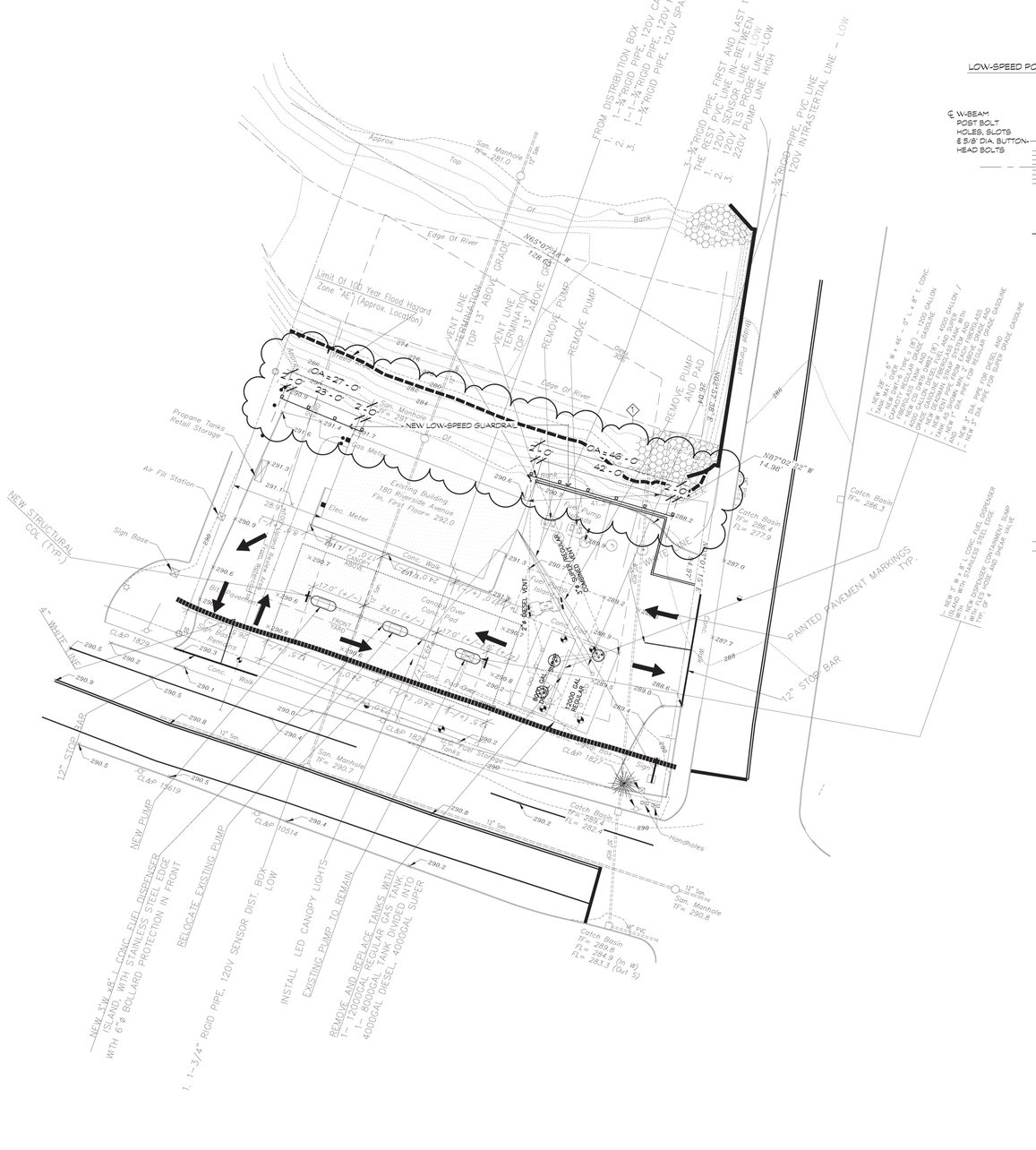
EROSION AND SEDIMENT CONTROL SITE PLAN AND DETAILS

SCALE: AS NOTED
DATE: OCTOBER 6, 2025

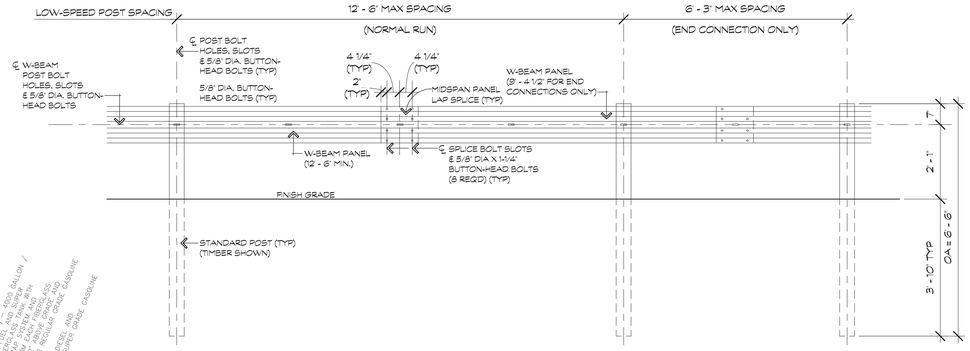
REVISIONS: OCTOBER 20, 2025
1 GENERAL REVISIONS

PROJ. NO: 25115
DWG. NO:

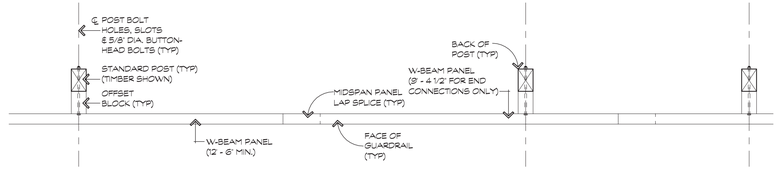
A-1.1



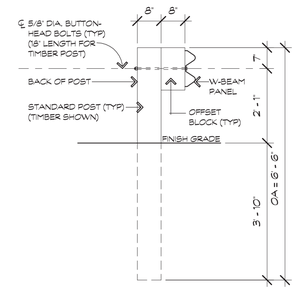
1 NEW LOW-SPEED GUARDRAIL LAYOUT 1" = 20' - 0"



2 NEW LOW-SPEED GUARDRAIL ELEVATION 1/2" = 1' - 0"



3 NEW LOW-SPEED GUARDRAIL PLAN 1/2" = 1' - 0"



4 NEW LOW-SPEED GUARDRAIL SECTION 1/2" = 1' - 0"

THE ARCHITECTS
ROBERT B. HURD, AIA
36 ARCH STREET
HARTFORD, CT 06105
TEL: (860) 232-2707

CONNECTICUT & MASSACHUSETTS
NEW YORK, AND NORTH CAROLINA

FUEL STORAGE TANK AND CANOPY REPLACEMENT AT 180 RIVERSIDE AVENUE (ROUTE 72) BRISTOL, CONNECTICUT
FOR: KHALID MAHMOOD

ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE COMPLETING PRICING, ORDERING, FABRICATING AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK.

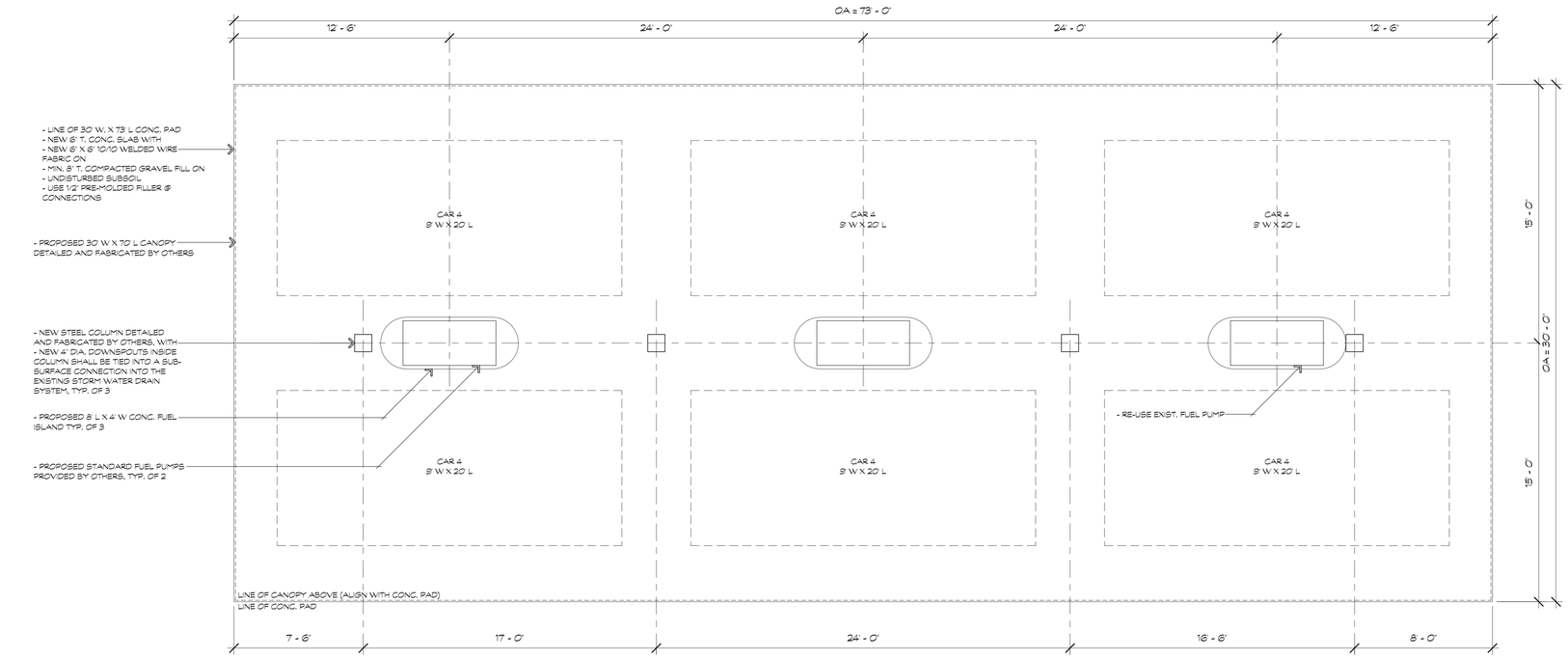
NEW GUARDRAIL LAYOUT AND DETAILS

SCALE: AS NOTED
DATE: OCTOBER 6, 2025

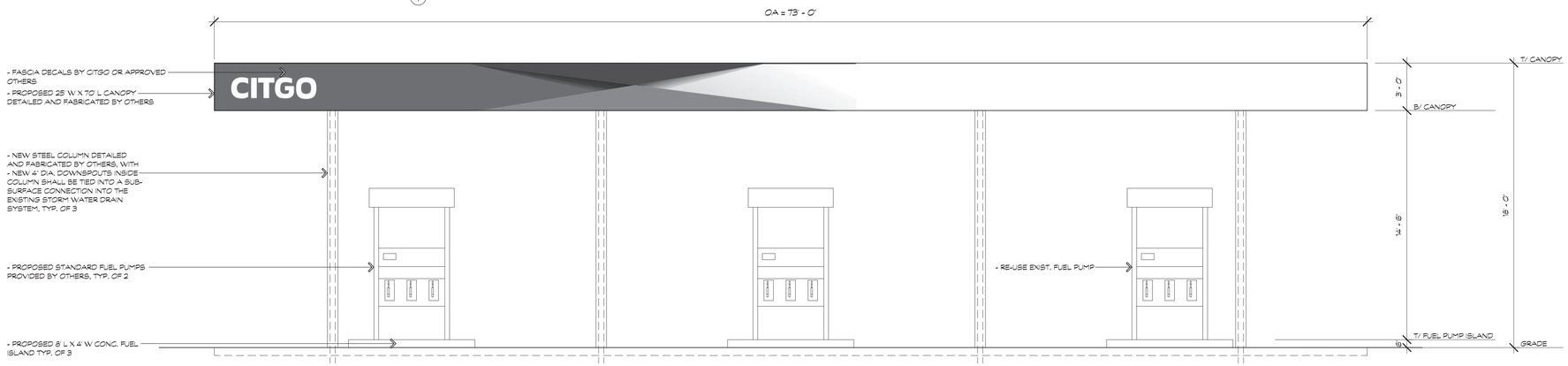
REVISIONS: OCTOBER 20, 2025
GENERAL REVISIONS

PROJ. NO: 25115
DWG. NO:

A-1.2

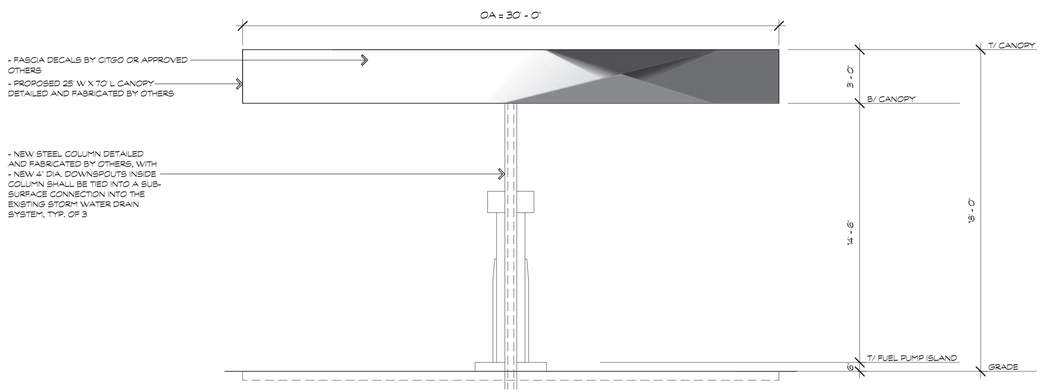


1 STANDARD FUEL PUMP CANOPY FLOOR PLAN 1/4" = 1' - 0"



2 STANDARD FUEL PUMP CANOPY STREET ELEVATION 1/4" = 1' - 0"

NOTES:
1. CANOPY DECALS/DESIGN SUBJECT TO FINAL DESIGN BY OTHERS.



3 STANDARD FUEL PUMP CANOPY SECONDARY ELEVATION 1/4" = 1' - 0"

NOTES:
1. CANOPY DECALS/DESIGN SUBJECT TO FINAL DESIGN BY OTHERS.



STATE OF CONNECTICUT
ROBERT BRUCE HURD
REGISTERED ARCHITECT
NO. 2948

THE ARCHITECTS
ROBERT B. HURD, AIA
56 ARCH STREET
HARTFORD, CT 06105
TEL: (860) 232-2707

CONNECTICUT
NEW YORK, AND RHODE ISLAND

FUEL STORAGE TANK AND CANOPY REPLACEMENT AT 180 RIVERSIDE AVENUE
180 RIVERSIDE AVENUE (ROUTE 72) BRISTOL, CONNECTICUT
FOR: KHALID MAHMOOD

ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE COMPLETING PRICING, ORDERING, FABRICATING AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK.

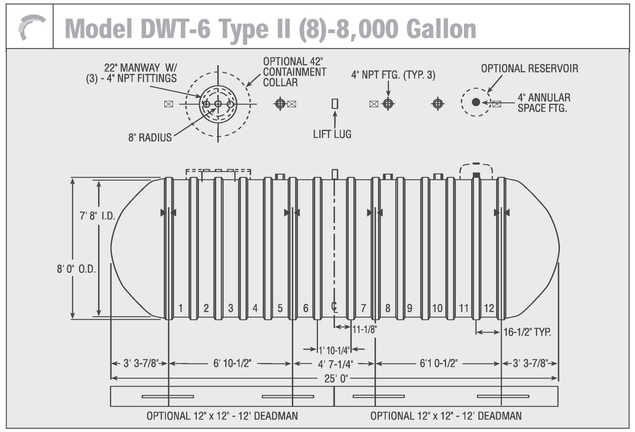
NEW CANOPY PLAN AND ELEVATIONS

REVISIONS: OCTOBER 20, 2025
GENERAL REVISIONS

SCALE: AS NOTED
DATE: OCTOBER 6, 2025

PROJ. NO: 25115
DWG. NO:

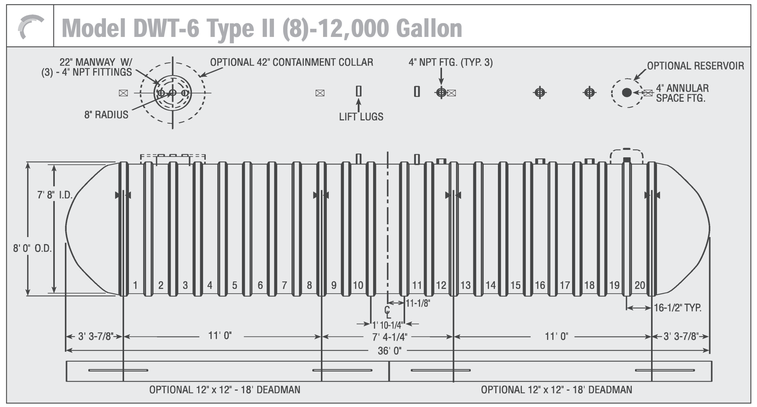
A-1.3



NOTES:
- ⊠ HOLD DOWN STRAP CLIP
- ▶◀ HOLD DOWN STRAP LOCATION
- ▯ LIFT LUG

1 NEW FIBERGLASS FUEL TANK DETAIL 1/4" = 1' - 0"

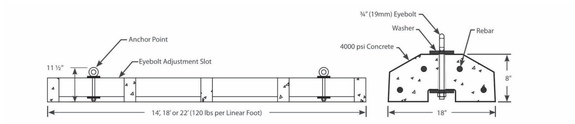
NOTES:
1. NEW DWT-6 TYPE II (8) - 8,00 GALLON CAPACITY - 4,000 GALLON / 4,000 GALLON DIESEL FUEL AND SUPER GRADE GASOLINE FIBERGLASS TANK FIBERGLASS TANK WITH NEW DEADMAN STRAP SYSTEM AND NEW VENT PIPE FROM EACH FIBERGLASS TANK, MIN. 2' ABOVE GRADE.



NOTES:
- ⊠ HOLD DOWN STRAP CLIP
- ▶◀ HOLD DOWN STRAP LOCATION
- ▯ LIFT LUG

2 NEW FIBERGLASS FUEL TANK DETAIL 1/4" = 1' - 0"

NOTES:
1. NEW DWT-6 TYPE II (8) - 12,000 GALLON CAPACITY REGULAR GRADE GASOLINE FIBERGLASS TANK WITH NEW DEADMAN STRAP SYSTEM AND NEW VENT PIPE FROM EACH FIBERGLASS TANK, MIN. 2' ABOVE GRADE.



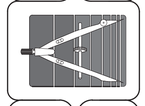
3 DEADMAN ANCHOR SYSTEM 1" = 1' - 0"



THE ARCHITECTS
ROBERT B. HURD, AIA
56 ARBOR STREET
HARTFORD, CT 06106
TEL: (860) 232-2707
LICENSED IN CONNECTICUT, NEW YORK, AND RHODE ISLAND

FUEL STORAGE TANK AND CANOPY REPLACEMENT AT 180 RIVERSIDE AVENUE
180 RIVERSIDE AVENUE (ROUTE 72) BRISTOL, CONNECTICUT
FOR: KHALID MAHMOOD

ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE COMPLETING PRICING, ORDERING, FABRICATING AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK



FUEL TANK DETAILS

SCALE: AS NOTED
DATE: OCTOBER 6, 2025
REVISIONS: OCTOBER 20, 2025
GENERAL REVISIONS

PROJ. NO: 25115
DWG. NO:
A-3.1

Application #2551

Motor Vehicle Filling Station and Convenience Store Site Plan

180 Riverside Ave.

For Office Use Only	
APPLICATION NO.	2551
DATE FILED:	10/30/25
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

Convenience Store and Motor Vehicle Filling station, a [✓] permitted use [✓] Special Permit use

under Section(s) 4.2 and 8.1 of the Bristol Zoning Regulations.

Address or Location of the Property: 180 Riverside Avenue

Assessor's Map No.: 30//117B Assessor's Lot No.(s): 09003C0466F

Zone of the Property: BHC Size of the Property (in acres or square feet): 21436 SF

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? [✓] yes, on 10/6/2025 [ ] no

Other comments: The IWC approved the application with stipulations. We have addressed said stipulations.

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

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

Name: ESHAA LLC c/o Khalid Mahmood

Address: 180 Riverside Avenue City: Bristol State: CT Zip: 06010

Telephone No.: 860-348-7358 E-Mail:

Signature: x Khalid Mahmood *Signature – (Printed/Typed)* Khalid Mahmood

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

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

Name: same as above

Address: same as above City: State: Zip:

Telephone No.: E-Mail:

Signature: x Khalid Mahmood *Signature – (Printed/Typed)* Khalid Mahmood

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2551

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 180 Riverside Avenue

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

Applicant wishes to operate an existing convenience store within an existing building formerly used as a gas station and repair garage. The existing building will be (has been) altered to accommodate display and storage of packaged food and drinks typically sold at such establishments.

ADDITIONAL APPLICANT

Name: Robert B Hurd, AIA CHECK ONE: [ ] owner [✓] other: Architect

Address: 56 Arbor Street, Suite 403 City: Hartford State: CT Zip: 06106

Telephone No.: 860-402-6375 E-Mail: _____

Signature: _____ Signature – (Printed/Typed) Robert B Hurd

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

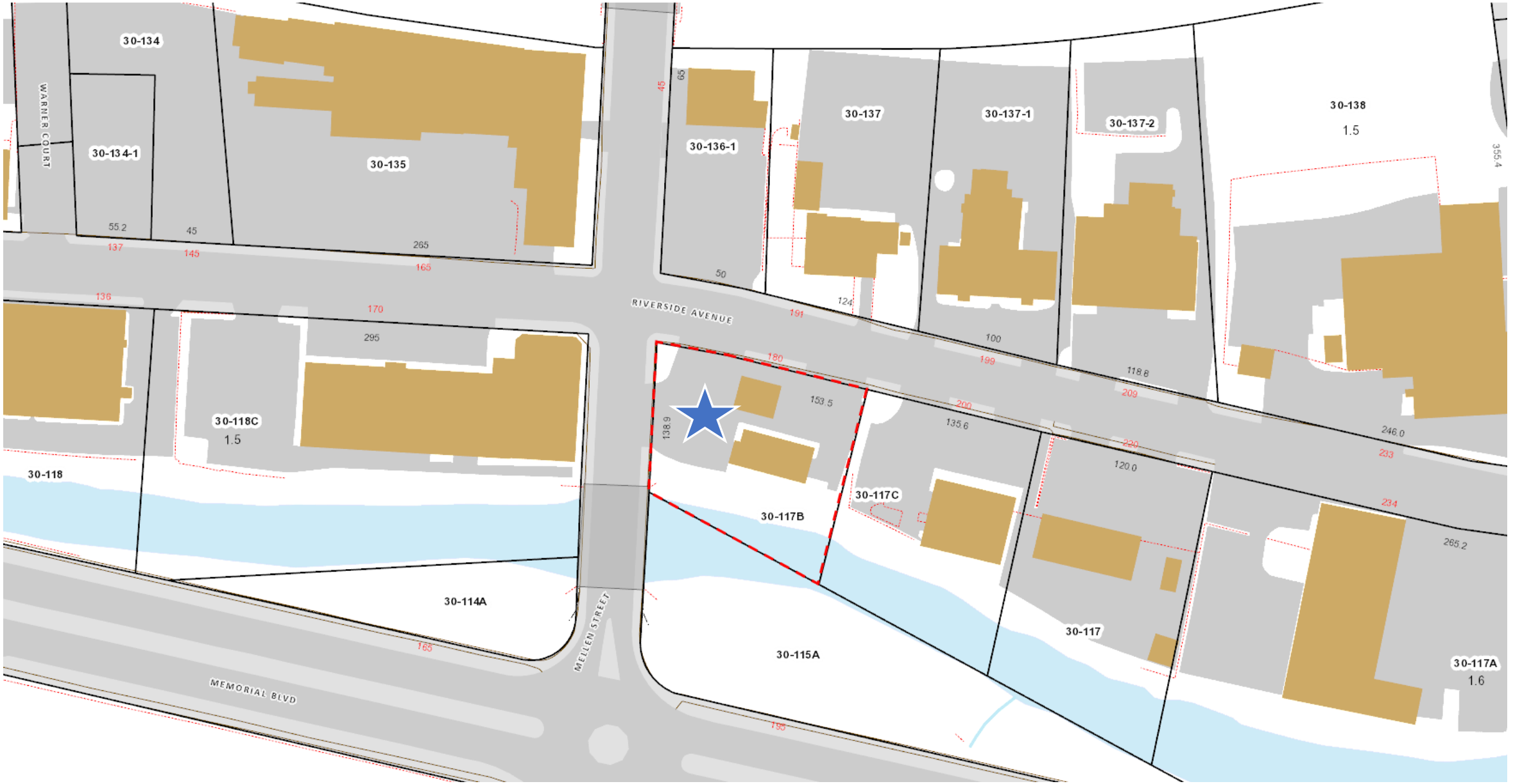
Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

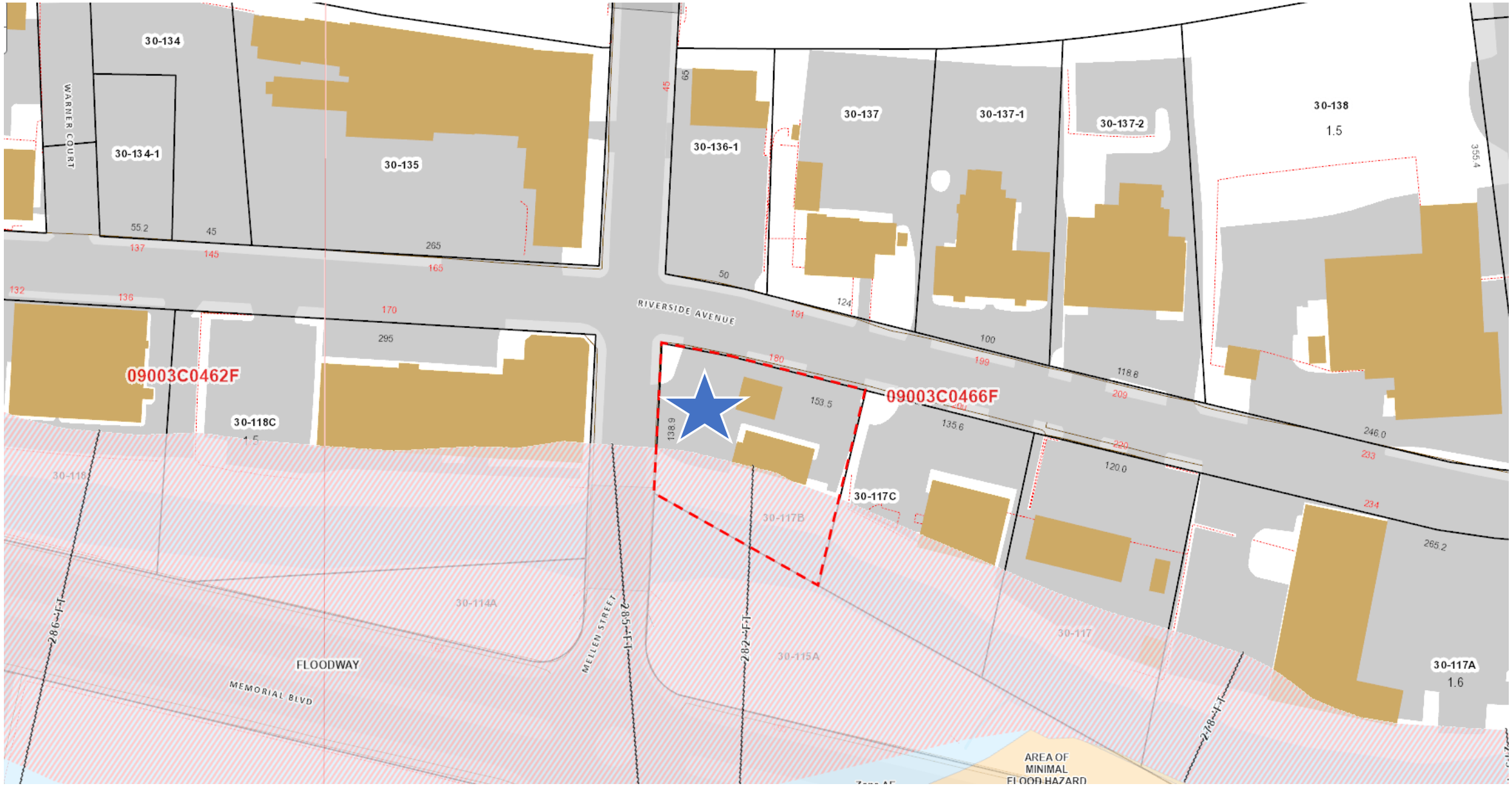
1/24 - LUO

Various
GIS and Aerial Maps

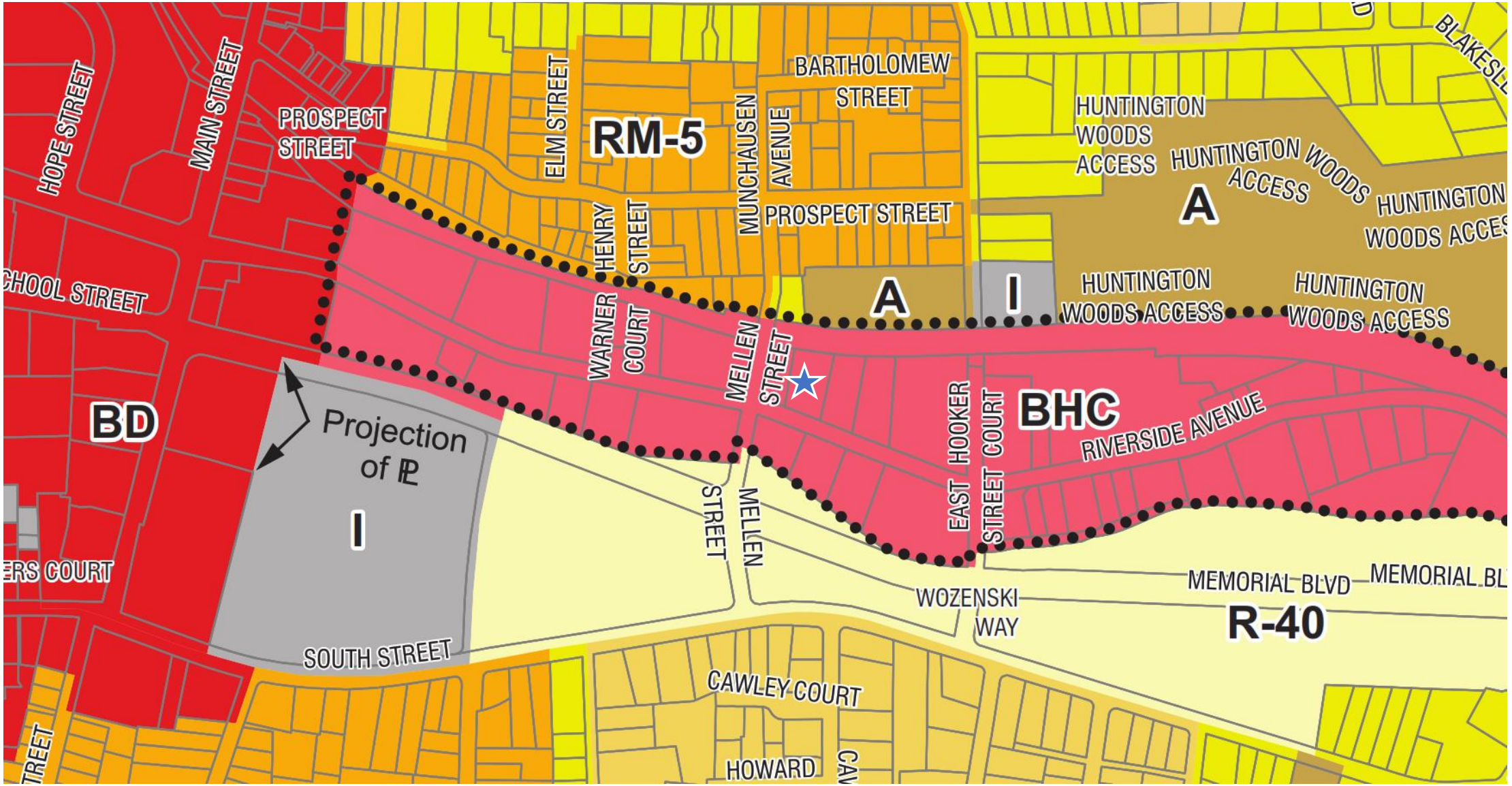
180 Riverside Ave.



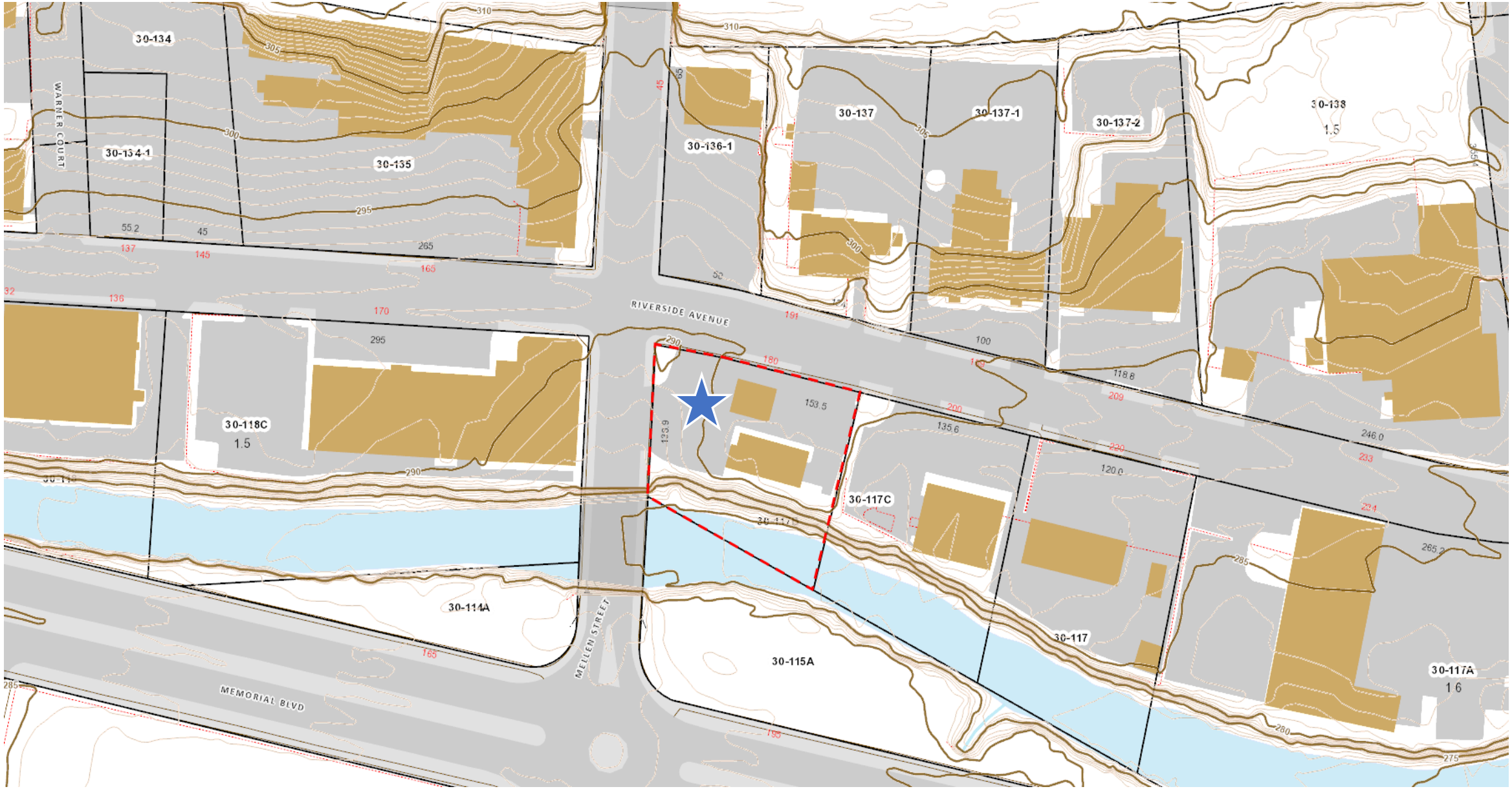
180 Riverside Avenue – Location
Map 30 Lot 117B



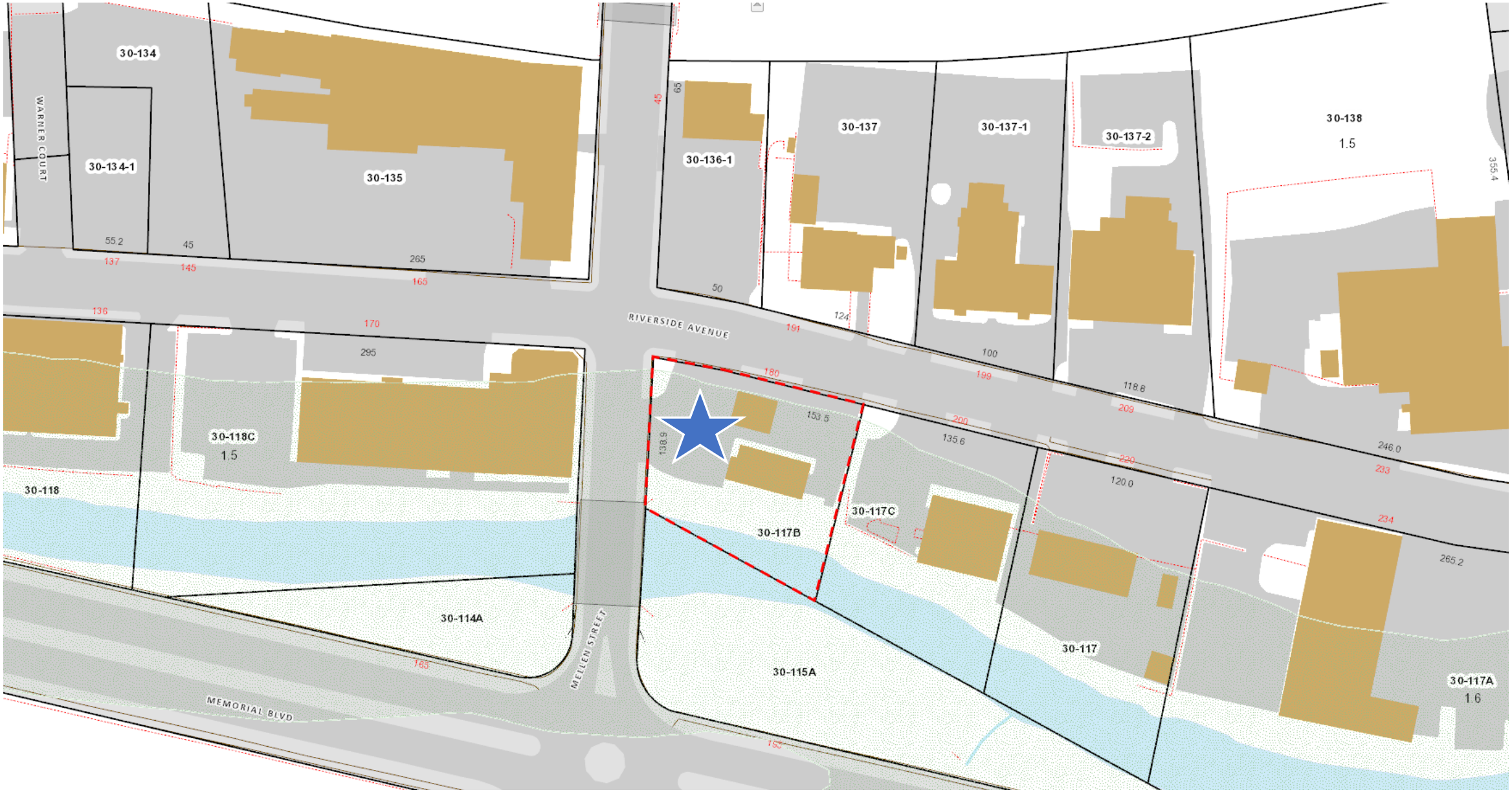
180 Riverside Avenue – Floodplain
Map 30 Lot 117B



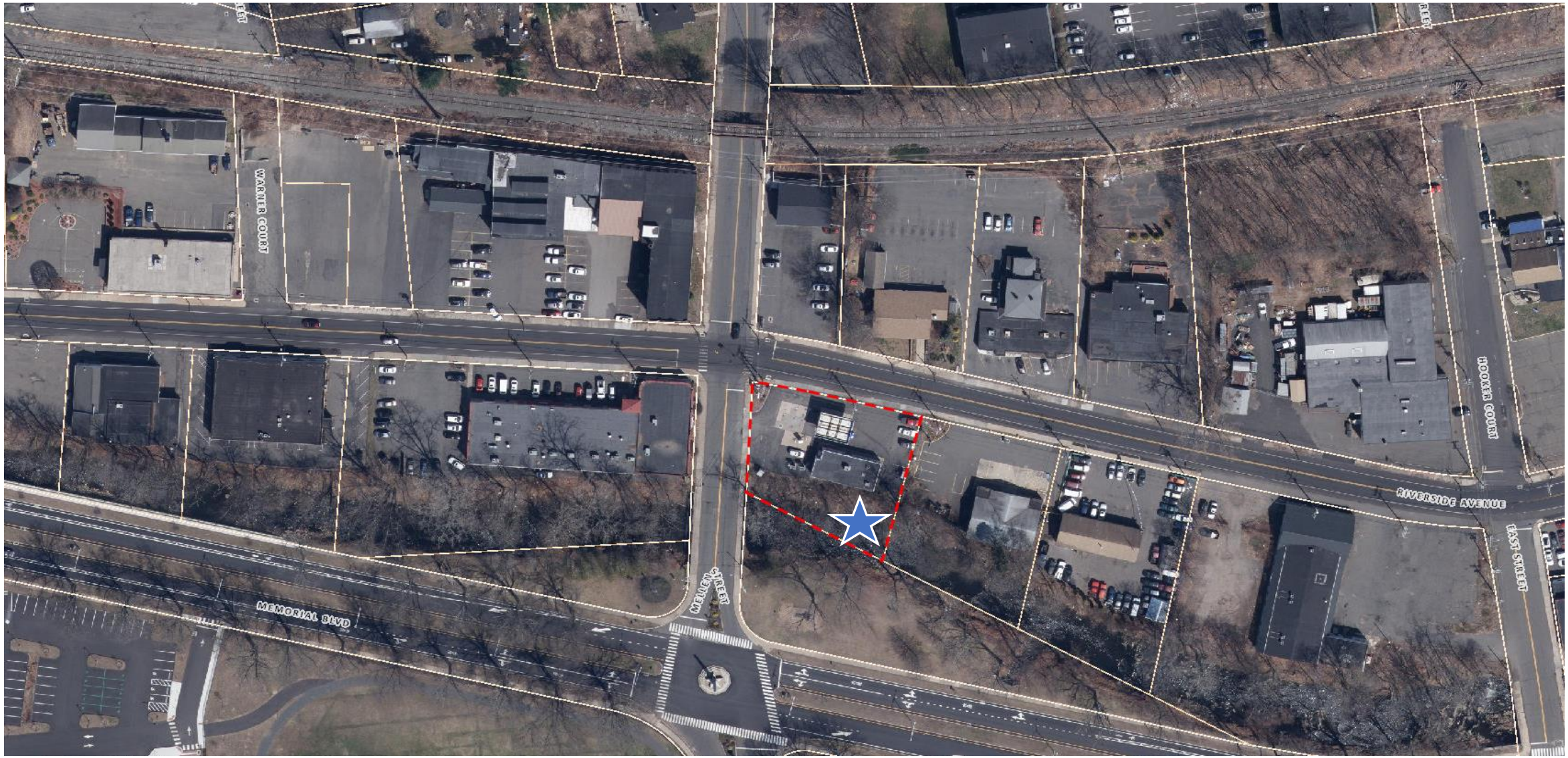
180 Riverside Avenue – Zoning
Map 30 Lot 117B



180 Riverside Avenue – Topography
Map 30 Lot 117B



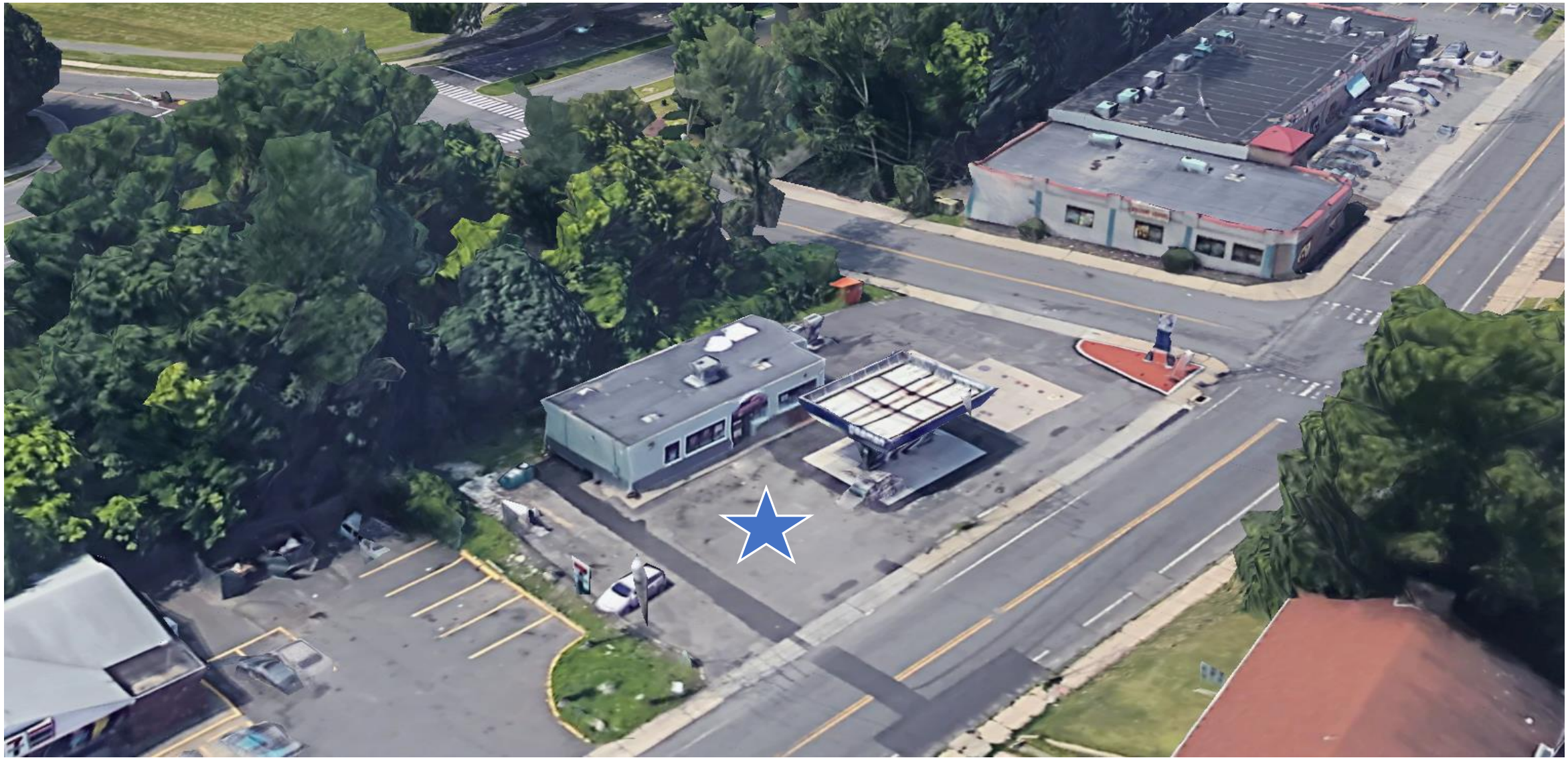
180 Riverside Avenue – Inland Wetlands/Upland Review
Map 30 Lot 117B



180 Riverside Avenue – Aerial 2023
Map 30 Lot 117B



180 Riverside Avenue – Aerial 2025
Map 30 Lot 117B



180 Riverside Avenue – Streetside
Map 30 Lot 117B



116 Central Street – Street Side Photo
Map 41 Lot 63

Site Plan

180 Riverside Ave.

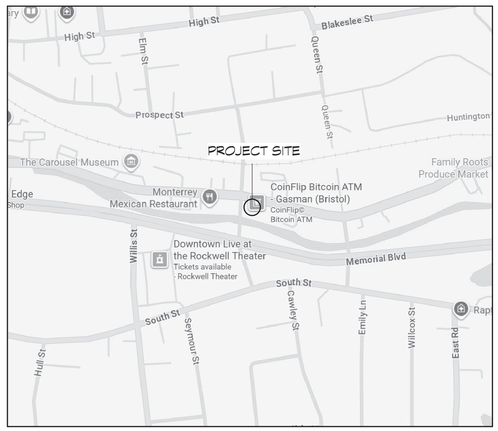
FUEL STORAGE TANK AND CANOPY REPLACEMENT AT
180 RIVERSIDE AVENUE
180 RIVERSIDE AVENUE (ROUTE 72) BRISTOL, CONNECTICUT
FOR
KHALID MAHMOOD

ARCHITECT:
THE ARCHITECTS - ROBERT B. HURD, AIA
56 ARBOR STREET, SUITE 403, HARTFORD, CT 06106

LIST OF DRAWINGS
NO SCALE

- A-0.1 - COVER SHEET, LIST OF DRAWINGS, AND LOCATION MAP
- EXISTING CONDITIONS - SITE SURVEY BY GARY B LECLAIR, LLC; DATED 10-06-2025
- PROPOSED SITE LAYOUT - SITE PLAN BY INGA CONSULTING ENGINEERS; DATED 10-20-2025
- A-1.1 - EROSION AND SEDIMENTATION CONTROL PLAN + DETAILS
- A-1.2 - NEW GUARDRAIL LAYOUT AND DETAILS
- A-1.3 - NEW PUMP ISLAND(S) AND CANOPY FLOOR PLAN AND ELEVATIONS
- A-3.1 - FUEL TANK DETAILS

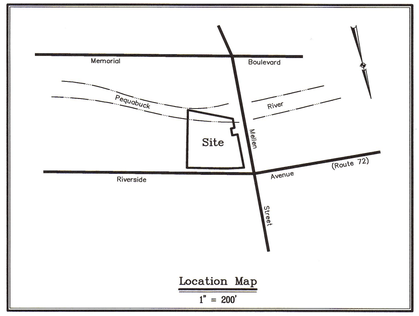
LOCATION MAP
1"=500'



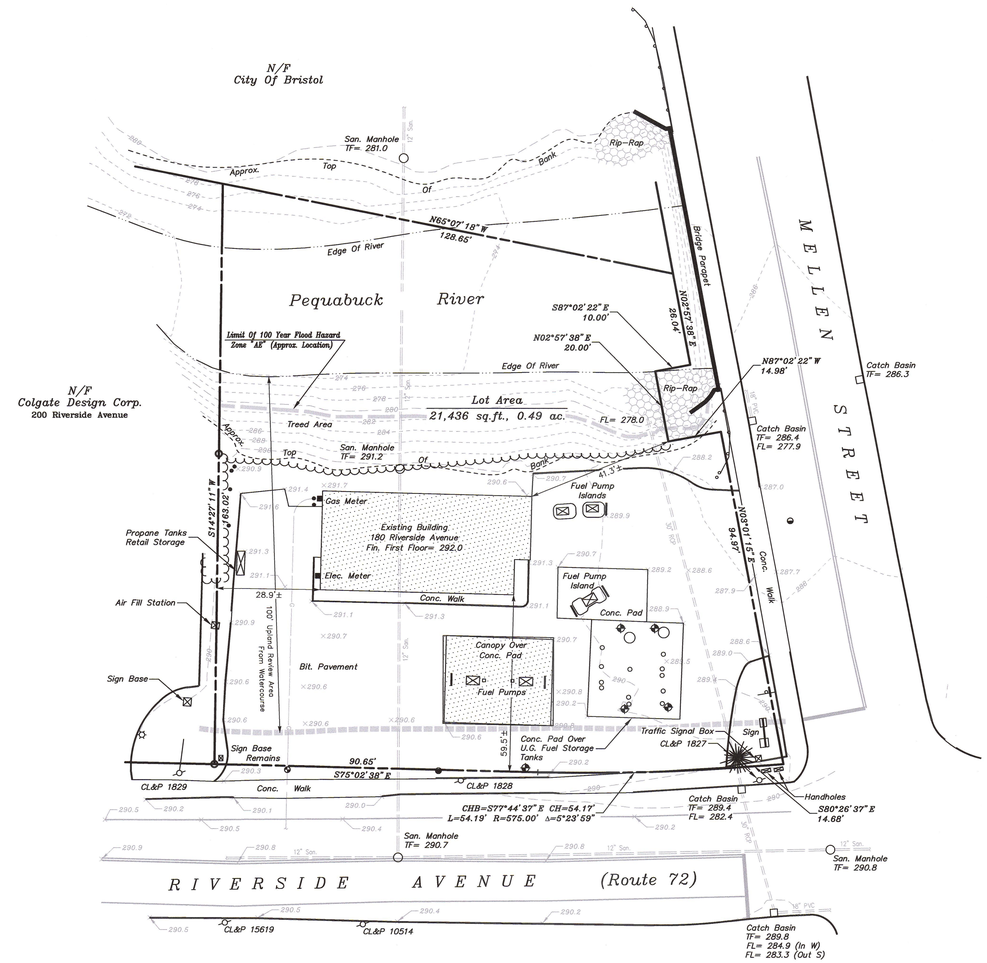
DATE: OCTOBER 6, 2025
PERMIT SET
REVISION DATE: OCTOBER 20, 2025
GENERAL REVISIONS 1

STATE OF CONNECTICUT
ROBERT BRUCE HURD
No. 2945
REGISTERED ARCHITECT

PROJ. NO.: 25115
DWG. NO.:
A-0.1



Location Map
1" = 200'



Legend:

○	Existing IP
●	IP (To Be Set)
⊡	Existing Monument
■	Monument (To Be Set)
◉	Drill Hole
○–	Utility Pole
⊗	Wire On Ground
◒	Water Gate
◍	Gas Gate
STOP	Signs
•	Wood Post
⊹	Hydrant
☼	Light
◘	Handhole
✎	Mail Box
⊕	Monitor Well
	Existing Trees
ooooo	Stonewall
— x —	Fence
	Guide Rail
	Tree Line
106	Existing Contour Line
×100.5	Existing Spot Elevation
— W —	Approx. Location Of Water Main
— T —	Approx. Location Of U.G. Telephone Line
— E —	Approx. Location Of U.G. Electric Line
— C —	Approx. Location Of U.G. Communications Line
— G —	Approx. Location Of Gas Main

Map References:

1. "Connecticut State Highway Department Right Of Way Map Town Of Bristol Riverside Avenue From The Boulevard Westerly To Main St. Route U.S. 6 Scale 1" = 40' Date Mar. 31, 1939 No. 17-05".
2. "Map Of Property Of Hefbern Incorporated Bristol, Conn. August 1951 Scale 1" = 50' By W.C. Lefevre, C.E.".
3. "Colgate Design Corp. Riverside Ave. Bristol, Conn. Scale 1" = 20' October 1972 By Kratzert & Jones, Milldale, Connecticut".
4. "Right Of Way Survey Town Of Bristol Map Showing Land Acquired From ESHAA, LLC Successor To 570 Main Street, LLC By The State Of Connecticut Department Of Transportation Rehabilitation Of Bridge No. 04488 Mellen Street Over Pequabuck River Scale 1" = 20' June 2022 Revised 4-06-23".
5. "Map Showing Storm Water Easement Over Land Of Hefbern, Inc. Riverside Ave. Bristol, Conn. Dec. 1962 Scale 1" = 100' Bristol Connecticut Richard Salmon City Engineer".

General Notes:

1. Bearings based on North American Datum 1983 (NAD 83).
2. Elevations based on North American Vertical Datum 1988 (NAVD 88).
3. Parcel subject to a perpetual easement to the State Of Connecticut, see vol. 2250 pg. 836 of the City Of Bristol land records.
4. Parcel subject to a Sewer Right Of Way to the City Of Bristol, see vol. 48 pg. 589 of the City Of Bristol land records.
5. Parcel subject to a Storm Water Easement, see reference map #5.
6. Parcel granted a variance of minimum 50' front yard on a state highway, to erect a canopy, see vol. 1143 pg. 386 of the City Of Bristol land records.
7. Parcel not located in inland wetlands per City wetlands map.
8. Portion of parcel is located in flood hazard zone "AE", see panel no. 09003C0466F Effective Date: September 26, 2008.
9. Underground utility, structure and facility locations noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this surveyor. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. Call Before You Dig (811).
10. This survey and map has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies – "Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Limited Property Survey based on a Resurvey conforming to Horizontal and Vertical Accuracy Class A-2 & T-2.

These drawings are the property of the Surveyor and have been prepared specifically for the owner of the Project at this site. They are not to be used for any other purpose, location, or person without the written consent of the Surveyor.

No declaration is expressed or implied unless these plans bear the live signature and embossed seal of the Surveyor whose name appears hereon.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

STATE OF CONNECTICUT
GARY B. LECLAIR
No. 70017
LICENSED LAND SURVEYOR

Gary B. LeClair, LLC #70017

Revised: 10-06-25 Added Flood Zone & Upland Review Area

Existing Conditions

Prepared For

ESHAA LLC

180 Riverside Avenue (Route 72)
Bristol, Connecticut

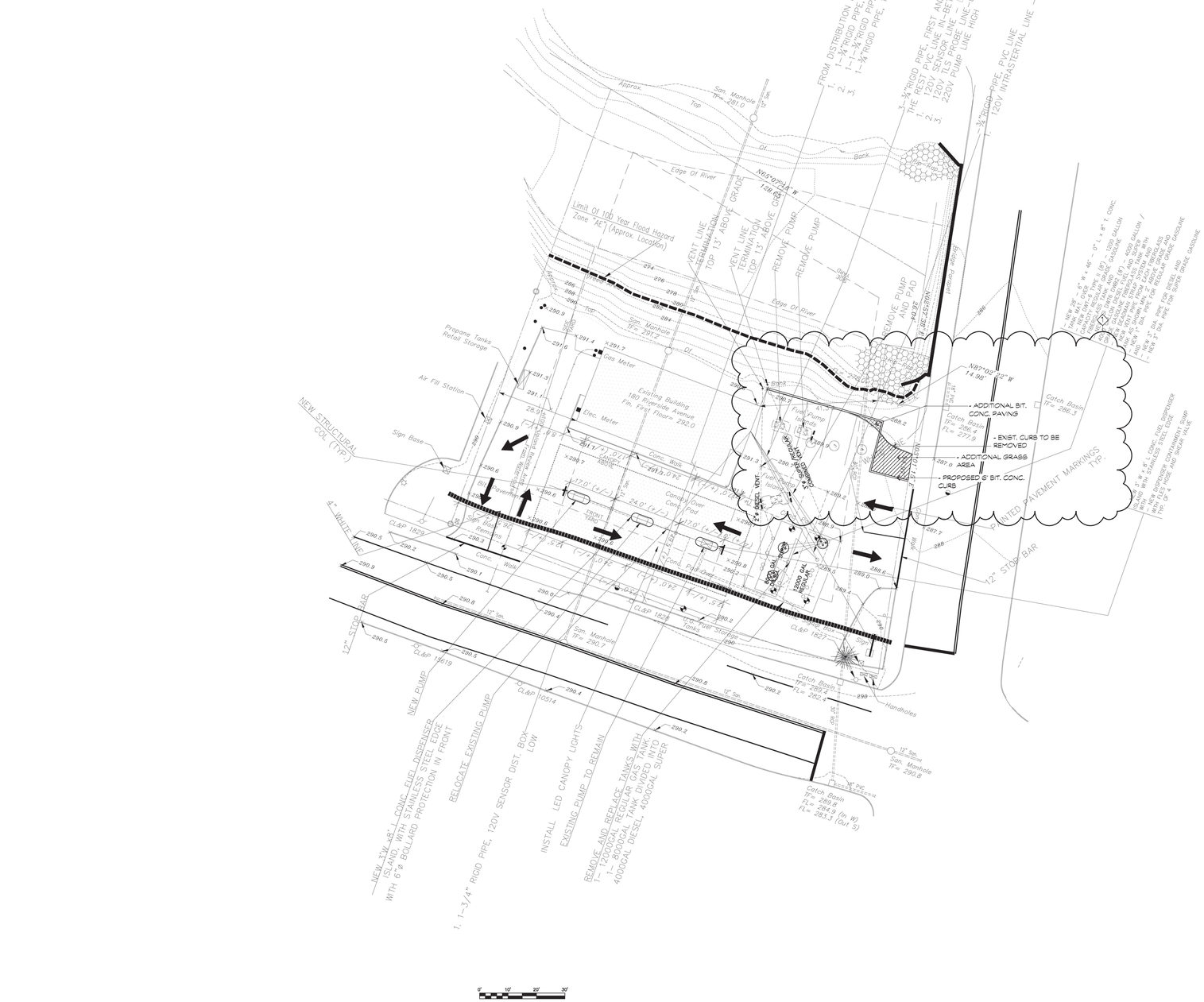
Map: 30 Lot: 117-B Zone: BHC

Gary B. LeClair, LLC
Licensed Land Surveyors
57 ACORN DRIVE
WINDSOR LOCKS, CONNECTICUT 06096
(860) 627-8200

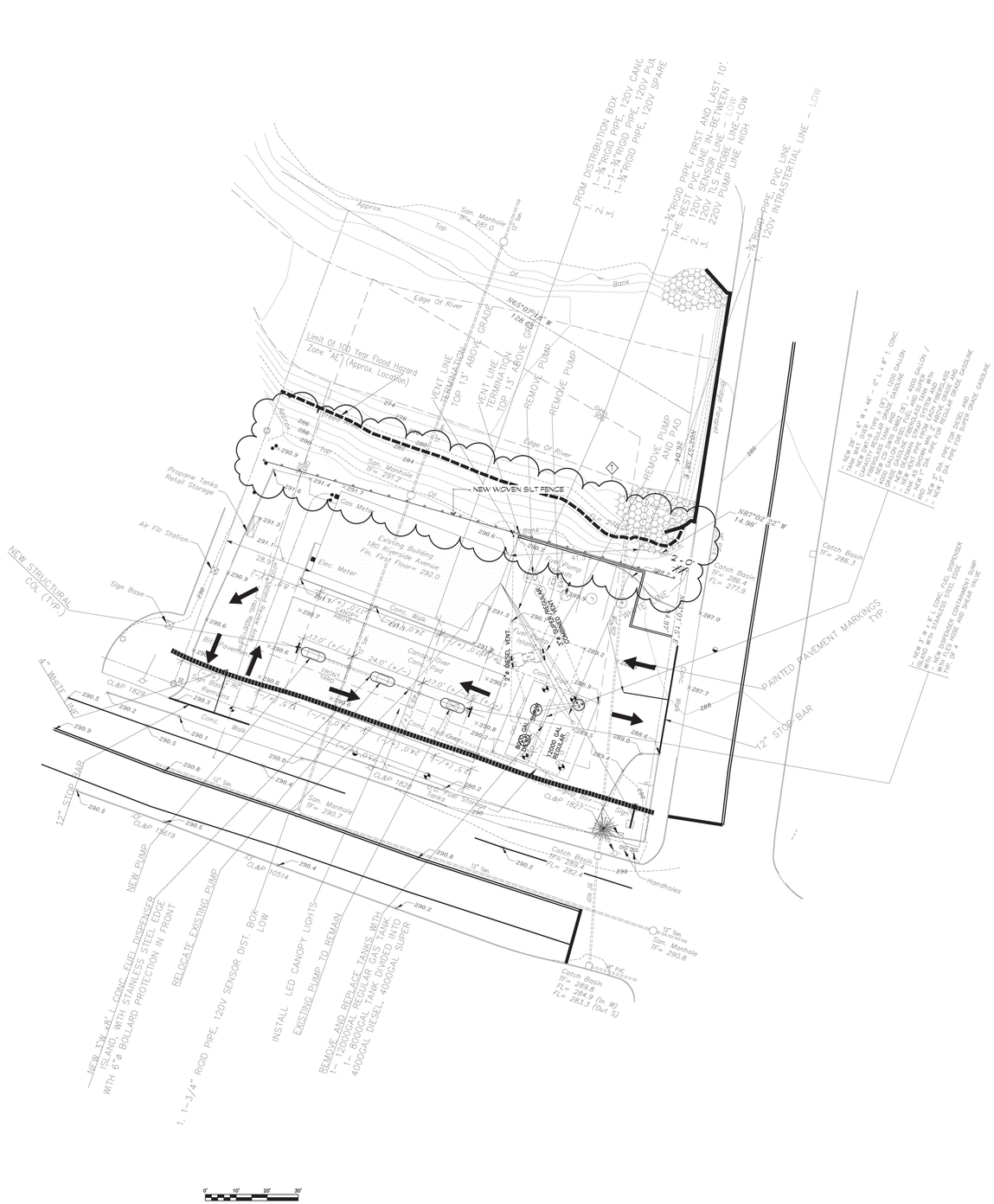
BY	SCALE	DATE	SHEET	CHECKED	NO.
A.B.L.	1" = 20'	2-25-25	1 OF 1	G.B.L.	224042

PARKING INFORMATION		
ZONE BHC	REQUIRED	PROPOSED
USE	CONVENIENT STORE	GAS STATION
MIN. LOT AREA SF	15000	21436
MIN. LOT FRONTAGE FT	N/A	N/A
MIN. LOT WIDTH FT	100	159.49
MIN.FRONT YD STATE HWY FT	20	49.5
MIN.FRONT YD CITY ST. FT	20	41.3
MAX. FRONT YD FT	N/A	N/A
MIN.FRONT YD OPP R ZONE FT	25	N/A
MIN. SIDE YD FT	15	28.9
MIN. SIDE YD ADJ R ZONE FT	25	N/A
MIN. REAR YD FT	15	N/A
MIN. REAR YD ADJ R ZONE FT	25	N/A
MAX. BLDG HT FT	40	12
MAX. BLDG COVER %	50	7.4
MAX. IMPERVIOUS %	90	54.76
* DENOTES NON-CONFORMING		

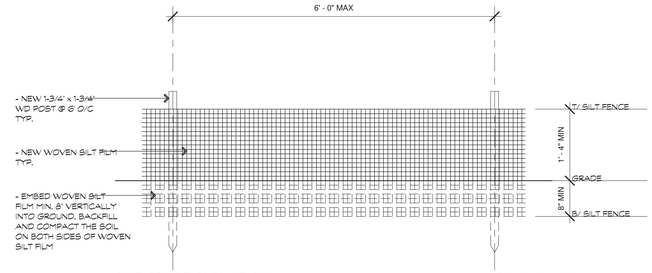
AREA CALCULATIONS BY THE ARCHITECTS			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	15,000	21,436	21,436
MAX. IMPERVIOUS (%)	90	11,628.35 SF ± OR 54.25 %	11,738.35 SF ± OR 54.76 %
MAX. PERVIOUS (%)	N/A	9,591.65 SF ± OR 45.75 %	9,697.65 SF ± OR 45.24 %



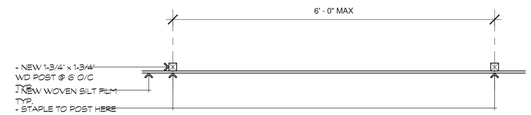
SITE PLAN 180 RIVERSIDE DRIVE BRISTOL, CT	JOB NO: – DRAWN BY: T.I. DESIGNED BY: T.I. CHECKED BY: T.I. DATE: OCT 20, 2025 SCALE = 1:20
PROPOSED SITE LAYOUT PREPARED FOR MOHAMED MALIK 180 RIVERSIDE DRIVE	DRAWING NO: 1



1 EROSION AND SEDIMENT CONTROL SITE PLAN 1" = 20' - 0"

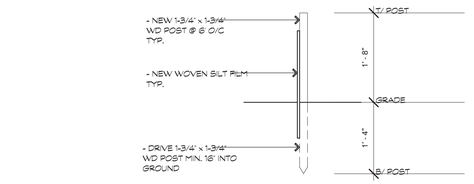


2 SILT FENCE ELEVATION 3/4" = 1' - 0"



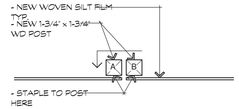
NOTE:
1. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGE DELEVEOP IN WOVEN SILT FENCE, OR WHEN SEDIMENT / DEBRIS REACHES 25% THE HEIGHT OF THE WOVEN SILT FENCE.
2. REPLACE DAMAGED OR TORN WOVEN SILT FENCE.
3. IF WOOD POST FALLS OR BREAKS, THEN REINSTALL FENCE.

3 SILT FENCE IN PLAN 3/4" = 1' - 0"

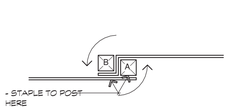


4 SILT FENCE SECTION 3/4" = 1' - 0"

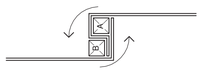
STEP 1:



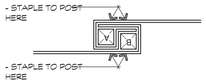
STEP 2:



STEP 3:



STEP 4:



5 END OF WOVEN SILT FIL DETAIL 1-1/2" = 1' - 0"

CONSTRUCTION SEQUENCE AT DISTURBED AREA:

1. THE SITE CONTRACTOR SHALL PROVIDE AND INSTALL THE SOIL AND SEDIMENT CONTROLS ALONG THE WEST PROPERTY LINE PRIOR TO BEGINNING WORK ON THE REMOVALS DESCRIBED BELOW.
2. THE SITE CONTRACTOR SHALL BREAK UP AND REMOVE THE ENSTING PAVING, ESTIMATED AT 3 INCHES THICK, AT THE DESIGNATED AREA (ENSTING FENCED-IN STORAGE AREA).
3. THE SITE CONTRACTOR SHALL EXCAVATE AND REMOVE FROM THE SITE APPROXIMATELY 5 INCHES OF THE ENSTING BASE AT THE DESIGNATED AREA.
4. THE SITE CONTRACTOR SHALL PROVIDE AND SPREAD A UNIFORM LAYER OF CLEAN, WELL-DRAINED GRAVEL, FILL, 4 INCHES THICK, OVER THE DESIGNATED AREA.
5. THE SITE CONTRACTOR SHALL PROVIDE AND SPREAD A UNIFORM LAYER OF CLEAN TOPSOIL, 4 INCHES THICK AND FREE OF WEEDS AND OTHER DELETERIOUS MATERIALS, OVER THE DESIGNATED AREA.
6. THE SITE CONTRACTOR SHALL PROVIDE AND INSTALL GROUND LIMESTONE AT THE RATE OF 100 POUNDS PER SQUARE FOOT AT THE DESIGNATED AREA PRIOR TO FERTILIZING AND SEEDING.
7. THE SITE CONTRACTOR SHALL PROVIDE AND INSTALL STARTER FERTILIZER AT THE RATE RECOMMENDED BY THE MANUFACTURER AT THE DESIGNATED AREA PRIOR TO SEEDING.
8. THE SITE CONTRACTOR SHALL PROVIDE AND INSTALL NEW GRASS SEED AT THE RATE RECOMMENDED BY THE MANUFACTURER AT THE DESIGNATED AREA.
9. THE SITE CONTRACTOR SHALL APPLY HAY MULCH OVER THE NEWLY SEEDED LAWN AREA IMMEDIATELY AFTER SEEDING.
10. FINALLY, THE SITE CONTRACTOR SHALL PROVIDE WATER AND MAINTENANCE AT THE NEWLY SEEDED AREA FOR AT LEAST 60 DAYS OR UNTIL THE LAWN IS COMPLETELY VIABLE.

STATE OF CONNECTICUT
ROBERT BRUCE HURD
No. 21945
REGISTERED ARCHITECT

THE ARCHITECTS
ROBERT B. HURD, AIA
36 ARCH STREET
HARTFORD, CT 06105
TEL: (860) 232-2707

FUEL STORAGE TANK AND CANOPY REPLACEMENT AT 180 RIVERSIDE AVENUE
180 RIVERSIDE AVENUE (ROUTE 72) BRISTOL, CONNECTICUT
FOR: KHALID MAHMOOD

ALL CONTRACTORS SHALL VERIFY ALL ENSTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE COMPLETING PRICING, ORDERING, FABRICATING AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK.

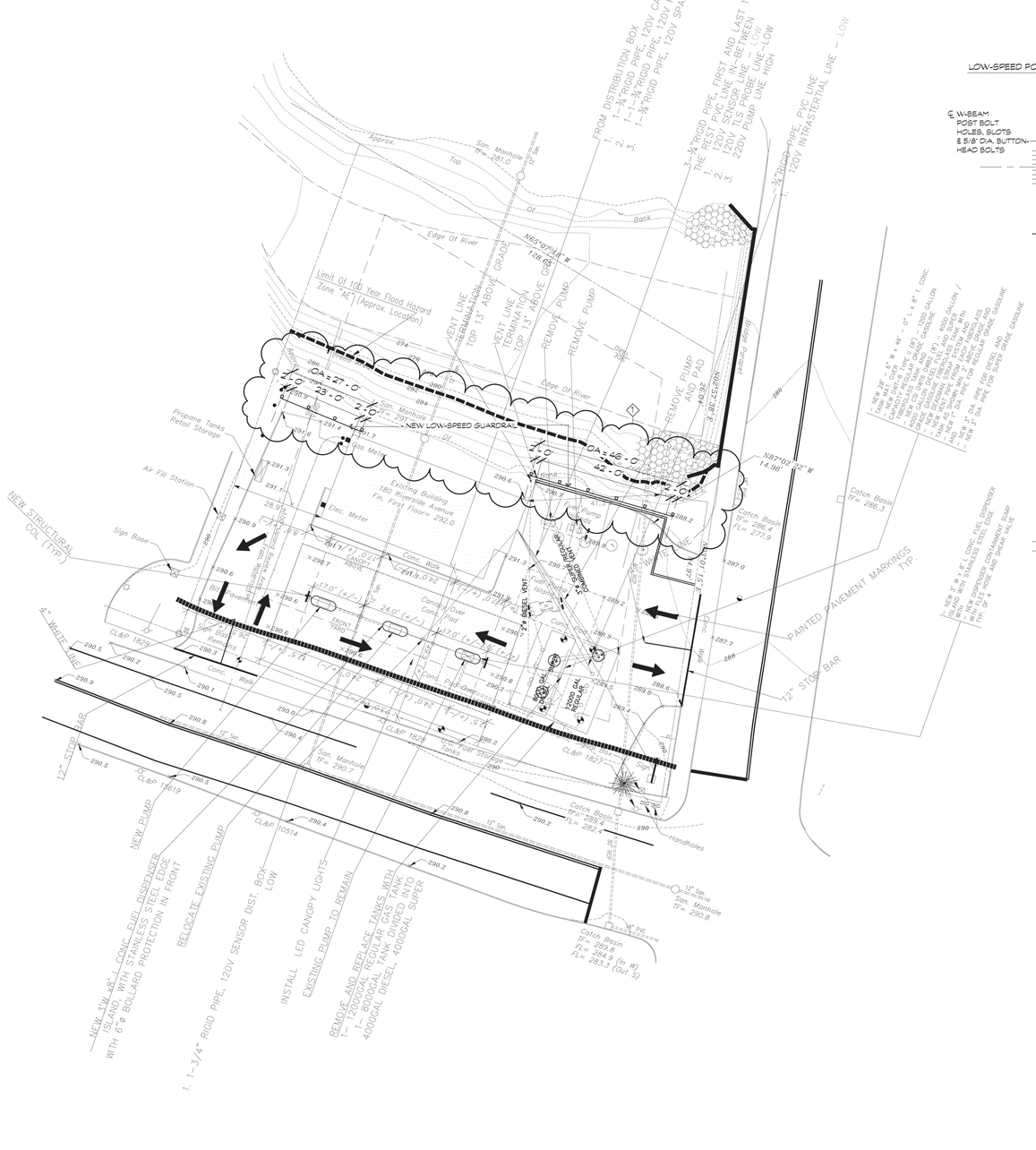
EROSION AND SEDIMENT CONTROL SITE PLAN AND DETAILS

SCALE: AS NOTED
DATE: OCTOBER 6, 2025

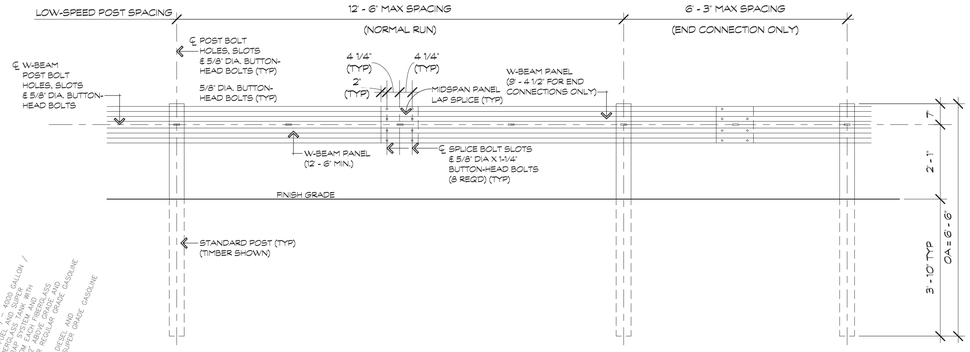
REVISIONS: OCTOBER 20, 2025
1 GENERAL REVISIONS

PROJ. NO: 25115
DWG. NO:

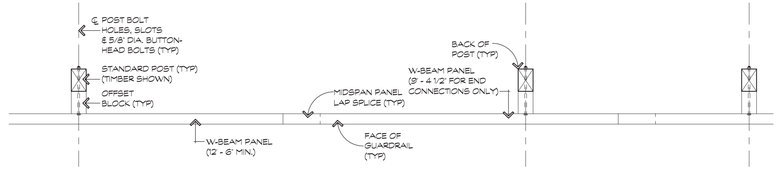
A-1.1



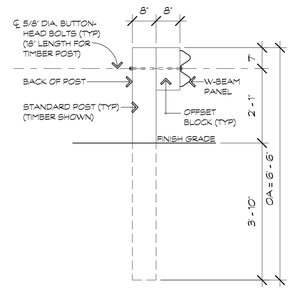
1 NEW LOW-SPEED GUARDRAIL LAYOUT 1" = 20' - 0"



2 NEW LOW-SPEED GUARDRAIL ELEVATION 1/2" = 1' - 0"



3 NEW LOW-SPEED GUARDRAIL PLAN 1/2" = 1' - 0"



4 NEW LOW-SPEED GUARDRAIL SECTION 1/2" = 1' - 0"

STATE OF CONNECTICUT
ROBERT BRUCE HUD
No. 2945
REGISTERED ARCHITECT

THE ARCHITECTS
ROBERT B. HUD, AIA
36 ARCH STREET
HARTFORD, CT 06105
TEL: (860) 232-2707

FUEL STORAGE TANK AND CANOPY REPLACEMENT AT 180 RIVERSIDE AVENUE (ROUTE 72) BRISTOL, CONNECTICUT
FOR: KHALID MAHMOOD

CONVEY TO CONNECTICUT NON-PROFIT HOUSING, INC. AND ASSIGNS

ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE COMPLETING PRICING, ORDERING, FABRICATING AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK.

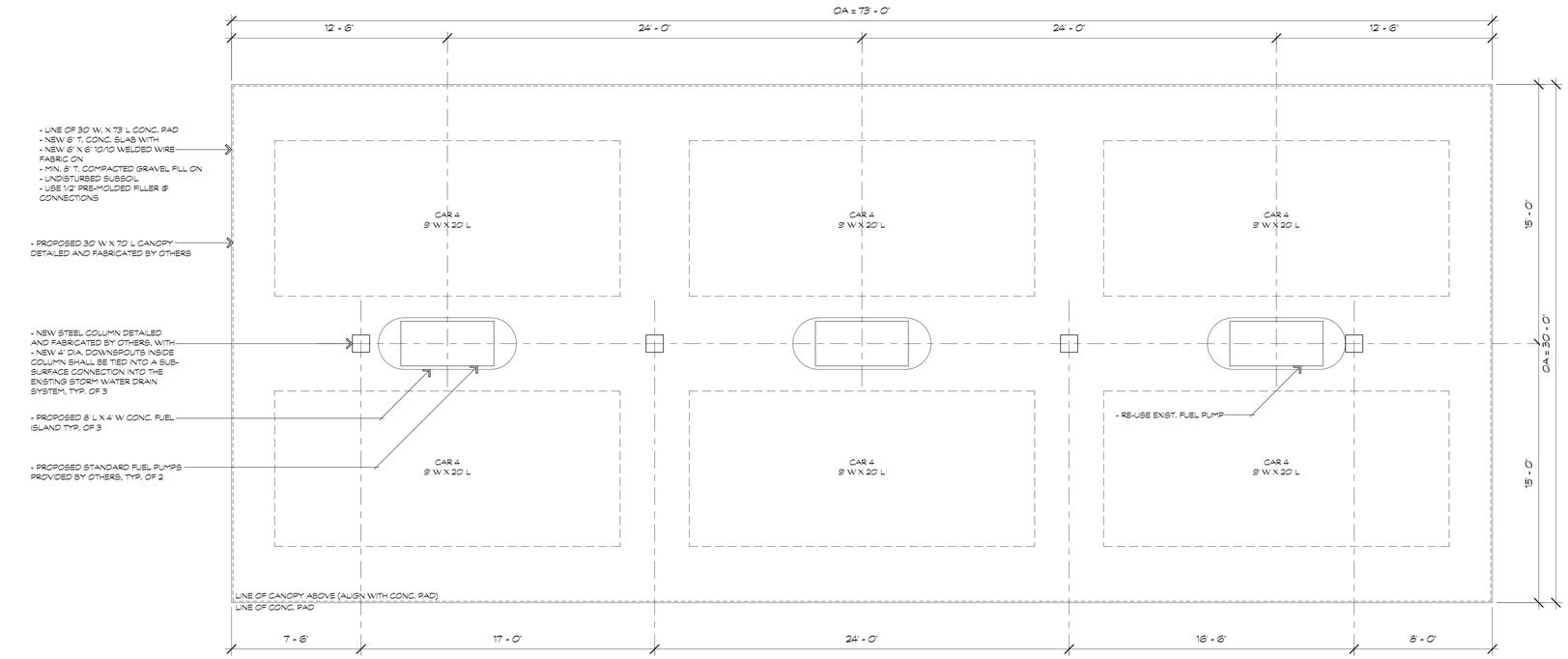
NEW GUARDRAIL LAYOUT AND DETAILS

SCALE: AS NOTED
DATE: OCTOBER 6, 2025

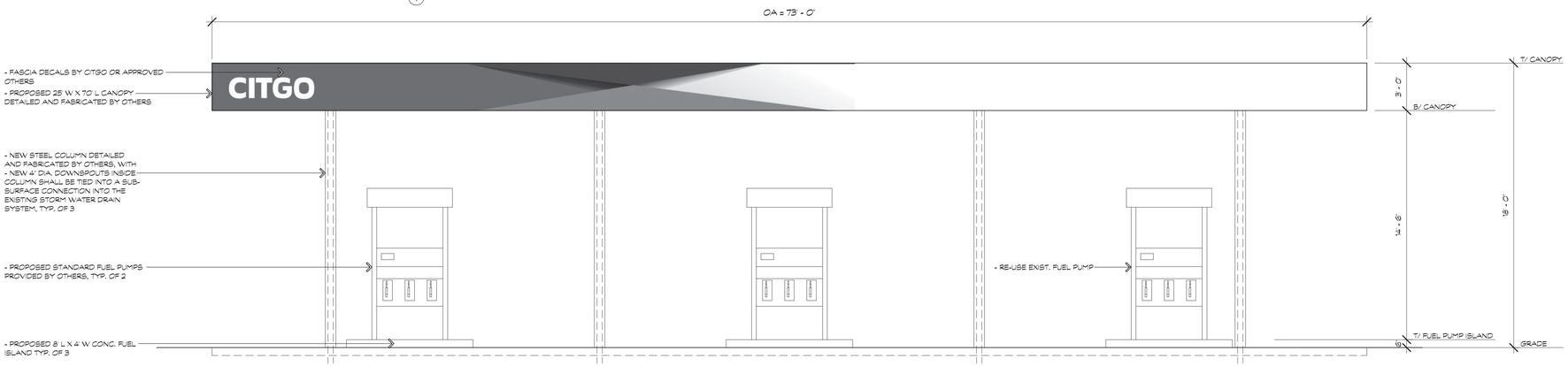
REVISIONS: OCTOBER 20, 2025
GENERAL REVISIONS

PROJ. NO: 25115
DWG. NO:

A-1.2

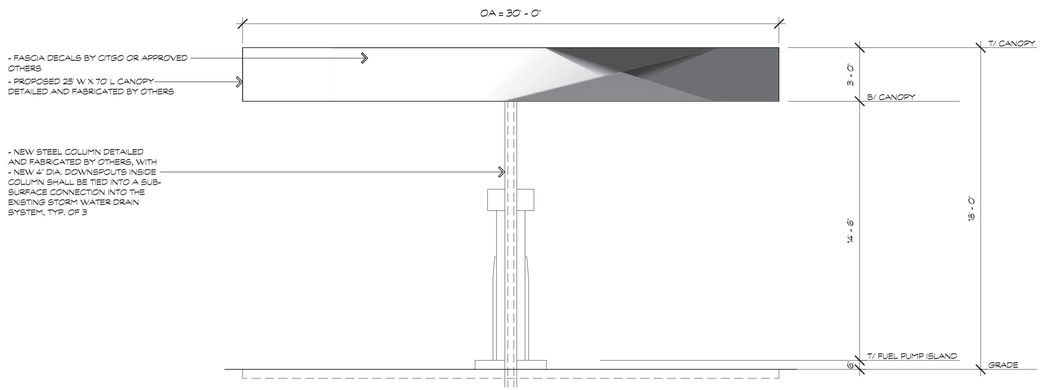


1 STANDARD FUEL PUMP CANOPY FLOOR PLAN 1/4" = 1' - 0"



2 STANDARD FUEL PUMP CANOPY STREET ELEVATION 1/4" = 1' - 0"

NOTES:
1. CANOPY DECALS/DESIGN SUBJECT TO FINAL DESIGN BY OTHERS.



3 STANDARD FUEL PUMP CANOPY SECONDARY ELEVATION 1/4" = 1' - 0"

NOTES:
1. CANOPY DECALS/DESIGN SUBJECT TO FINAL DESIGN BY OTHERS.

0" 5' 10' 20'

STATE OF CONNECTICUT
ROBERT BRUCE HURD
REGISTERED ARCHITECT
NO. 2948

THE ARCHITECTS
ROBERT B. HURD, AIA
56 ARCH STREET
HARTFORD, CT 06105
TEL: (860) 232-2707

CONNECTICUT
NEW YORK, AND RHODE ISLAND

FUEL STORAGE TANK AND CANOPY REPLACEMENT AT 180 RIVERSIDE AVENUE
180 RIVERSIDE AVENUE (ROUTE 72) BRISTOL, CONNECTICUT
FOR: KHALID MAHMOOD

ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE COMPLETING PRICING, ORDERING, FABRICATING AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK.

NEW CANOPY PLAN AND ELEVATIONS

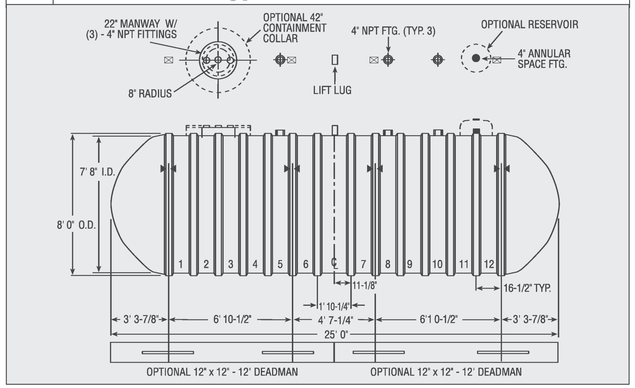
REVISIONS: OCTOBER 20, 2025
GENERAL REVISIONS

SCALE: AS NOTED
DATE: OCTOBER 6, 2025

PROJ. NO: 25115
DWG. NO:

A-1.3

Model DWT-6 Type II (8)-8,000 Gallon

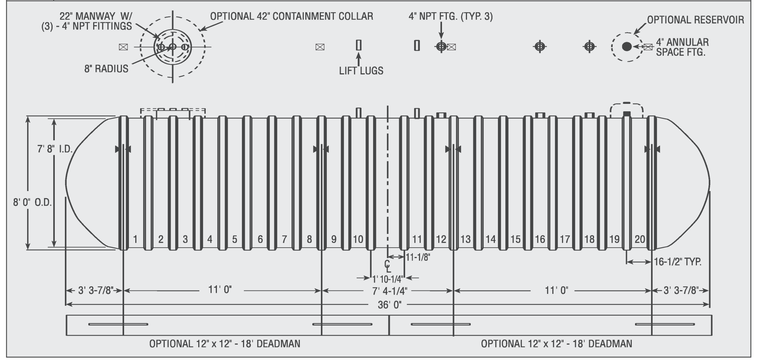


NOTES:
- ⊠ HOLD DOWN STRAP CLIP
- ▶◀ HOLD DOWN STRAP LOCATION
- ▯ LIFT LUG

1 NEW FIBERGLASS FUEL TANK DETAIL — 1/4" = 1' - 0"

NOTES:
1. NEW DWT-6 TYPE II (8) - 8,00 GALLON CAPACITY - 4,000 GALLON / 4,000 GALLON DIESEL FUEL AND SUPER GRADE GASOLINE FIBERGLASS TANK FIBERGLASS TANK WITH NEW DEADMAN STRAP SYSTEM AND NEW VENT PIPE FROM EACH FIBERGLASS TANK, MIN. 2' ABOVE GRADE.

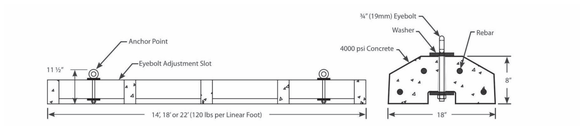
Model DWT-6 Type II (8)-12,000 Gallon



NOTES:
- ⊠ HOLD DOWN STRAP CLIP
- ▶◀ HOLD DOWN STRAP LOCATION
- ▯ LIFT LUG

2 NEW FIBERGLASS FUEL TANK DETAIL — 1/4" = 1' - 0"

NOTES:
1. NEW DWT-6 TYPE II (8) - 12,000 GALLON CAPACITY REGULAR GRADE GASOLINE FIBERGLASS TANK WITH NEW DEADMAN STRAP SYSTEM AND NEW VENT PIPE FROM EACH FIBERGLASS TANK, MIN. 2' ABOVE GRADE.



3 DEADMAN ANCHOR SYSTEM — 1" = 1' - 0"

THE ARCHITECTS
ROBERT B. HURD, AIA
56 ARCH STREET
HARTFORD, CT 06105
TEL: (860) 232-2707

LICENSED IN CONNECTICUT
NEW YORK AND RHODE ISLAND

FUEL STORAGE TANK AND CANOPY REPLACEMENT AT 180 RIVERSIDE AVENUE
180 RIVERSIDE AVENUE (ROUTE 72) BRISTOL, CONNECTICUT
FOR: KHALID MAHMOOD

ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE COMPLETING PRICING, ORDERING, FABRICATING AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK.

FUEL TANK DETAILS

REVISIONS: OCTOBER 20, 2025
GENERAL REVISIONS

SCALE: AS NOTED
DATE: OCTOBER 6, 2025

PROJ. NO: 25115
DWG. NO:

A-3.1

App. #2542

Lots 10/11

Business Park Drive

For Profit School

For Office Use Only	
APPLICATION NO.	2542
DATE FILED:	7-30-25
DECISION DATE:	
DECISION:	

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

~~school~~ for profit School, a [ ] permitted use [✓] Special Permit use

under Section(s) 4.2 of the Bristol Zoning Regulations.

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

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

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

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

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

Other comments: _____

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

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

Name: Allstate Commercial Driver Training School

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

Telephone No.: 203-922-8252 E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* CHRIS MAIORANO

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

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

Name: City of Bristol

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

Telephone No.: _____ E-Mail: _____

Signature: _____ *Signature – (Printed/Typed)* Jeffrey Caggiano

The following shall be included as part of this application:

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

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

LUO – 01/24

Applicant Narrative

Applicant Narrative

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

Project Description:

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

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

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

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

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

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

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

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

Stormwater Management Narrative

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

Stormwater Management Narrative

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

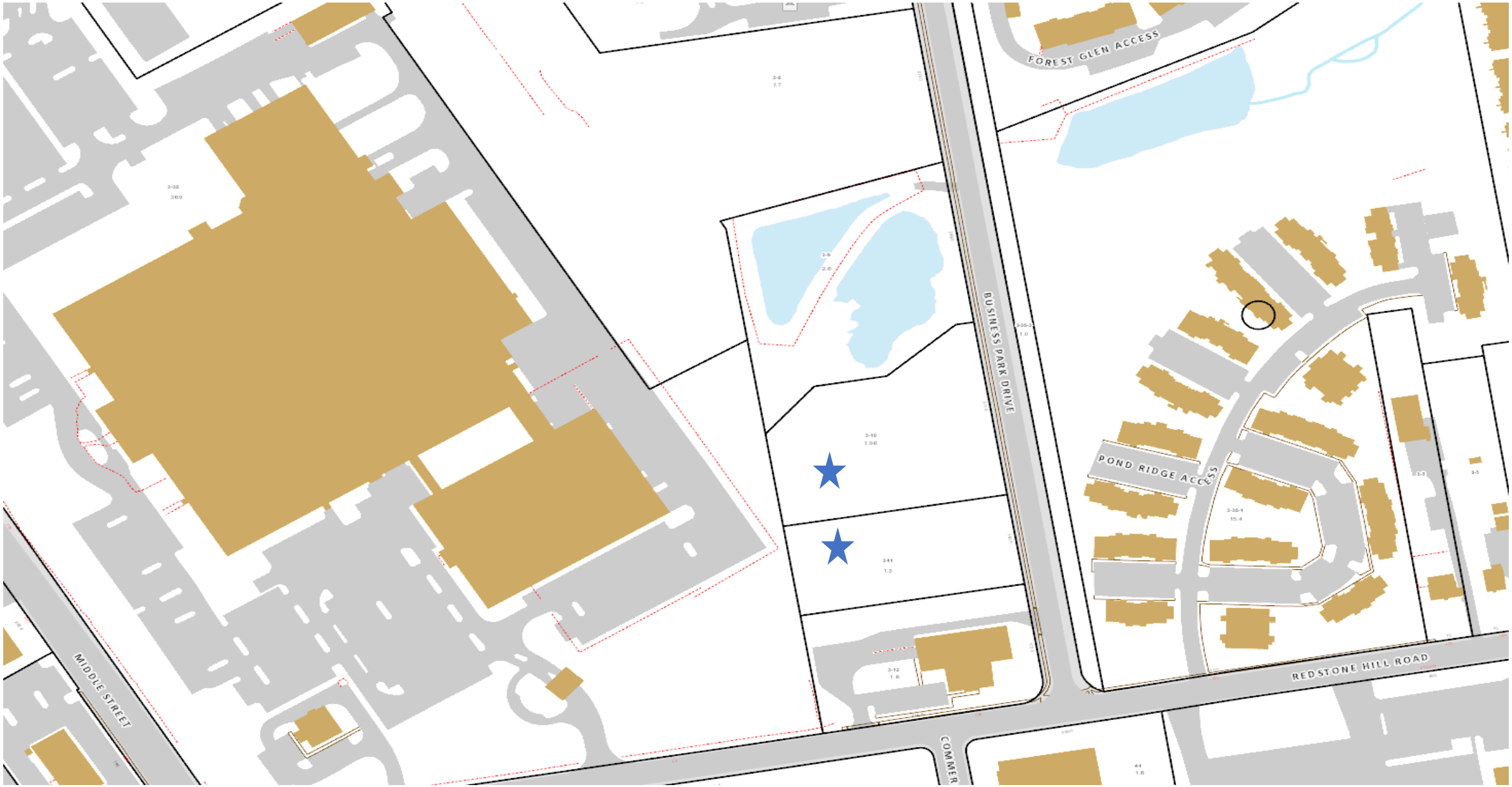
While no on-site detention is required the site shall meet the requirements of the 2024 State of Connecticut Stormwater Quality Manual (SWQM). Per the manual infiltration systems are allowed at warehousing facilities and in industrial facilities. This use does not meet the requirements to be classified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

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

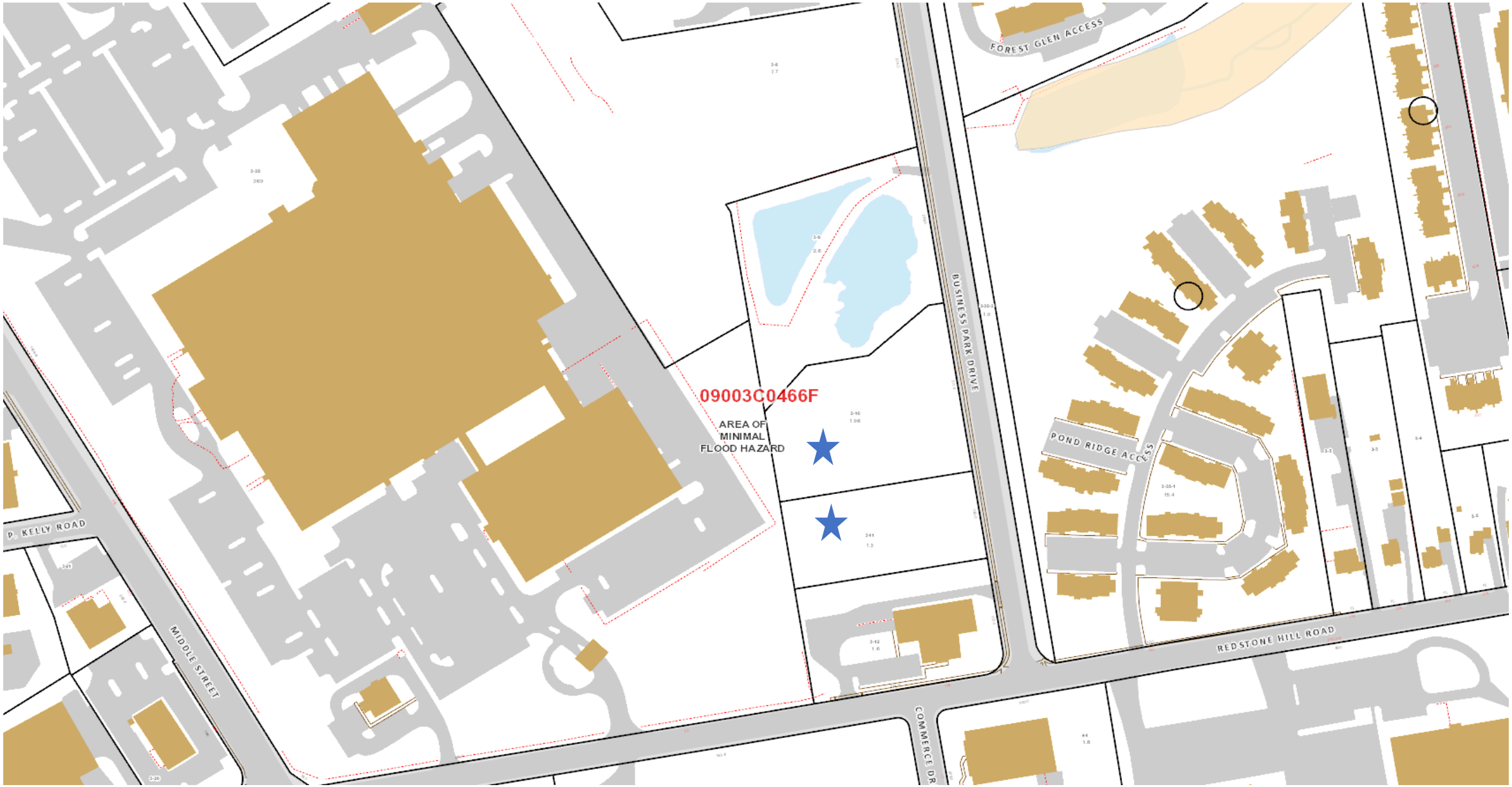
This design meets the requirements of the SWQM per table 8-1 identifying it as a best management practice (BMP). Soils for this site have a hydrologic rating of A; these soils have high infiltration rates and make this design feasible per table 8-4 of the SWQM.

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

Maps, Aerial Photos and Google Earth

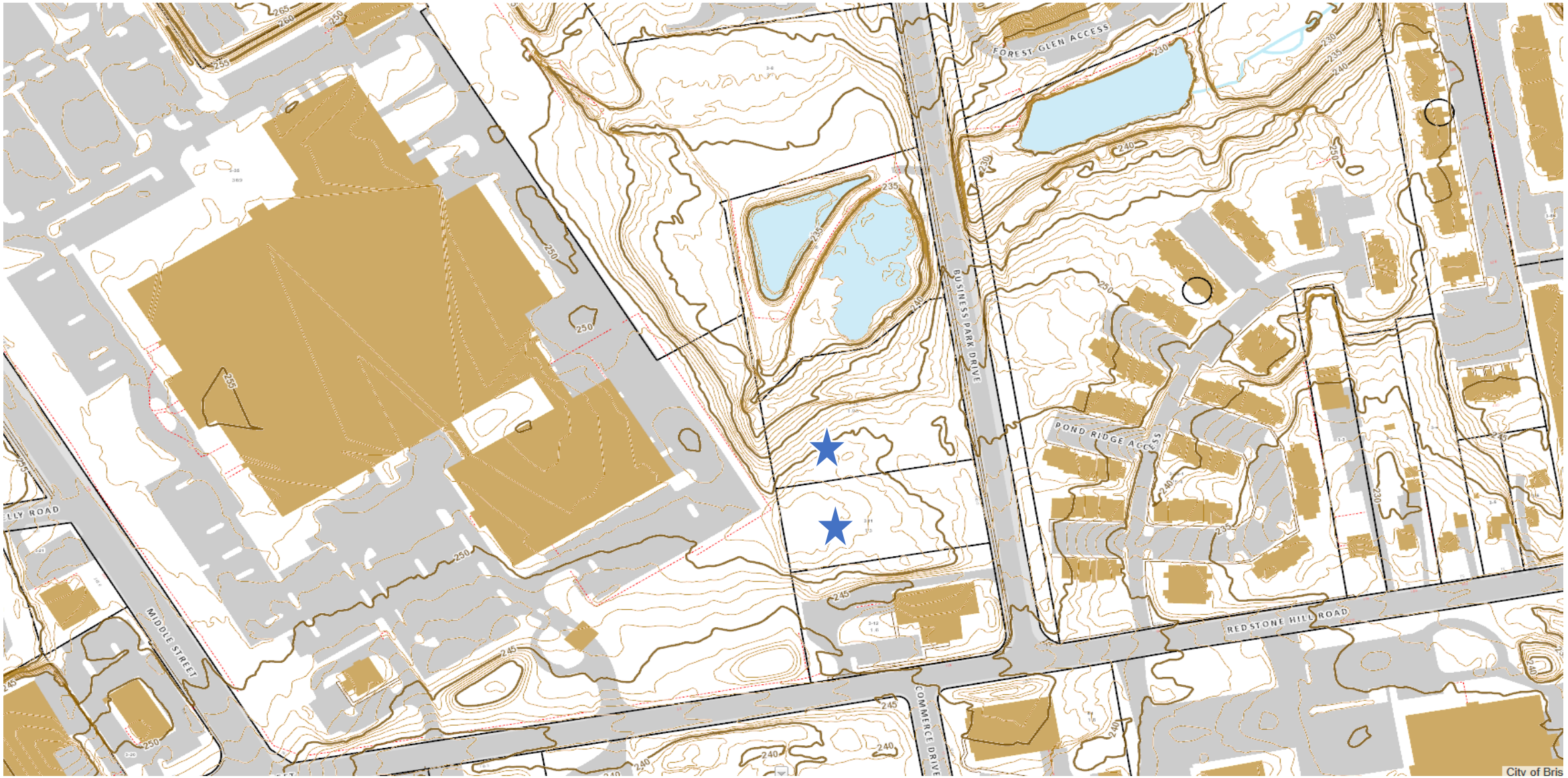


Lots 10/11 Business Park Drive – Location
Map 3 – Lots 10/11



Lots 10/11 Business Park Drive – Floodplain

Map 3 – Lots 10/11

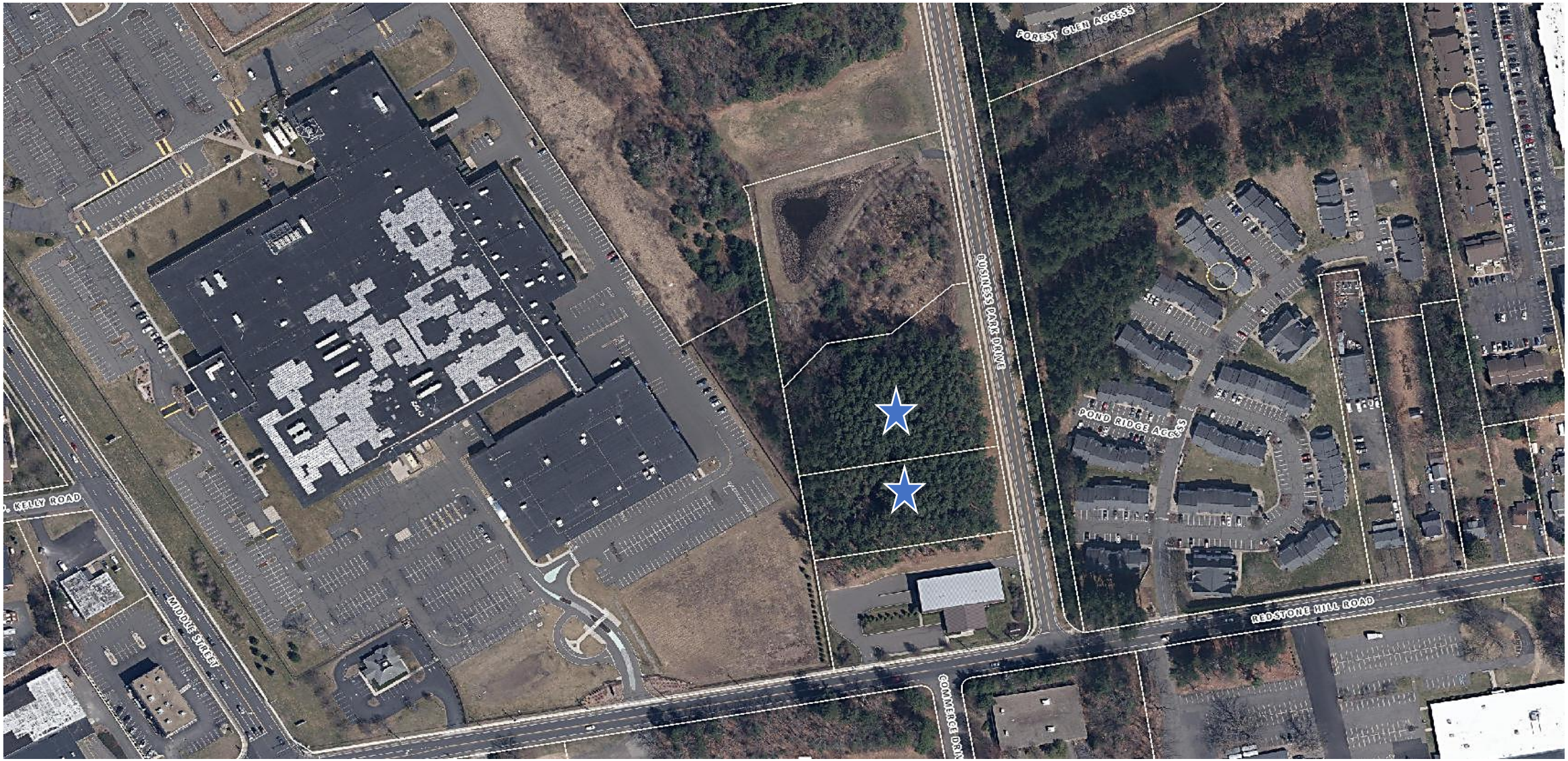


Lots 10/11 Business Park Drive – Topography

Map 3 – Lots 10/11



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



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



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



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

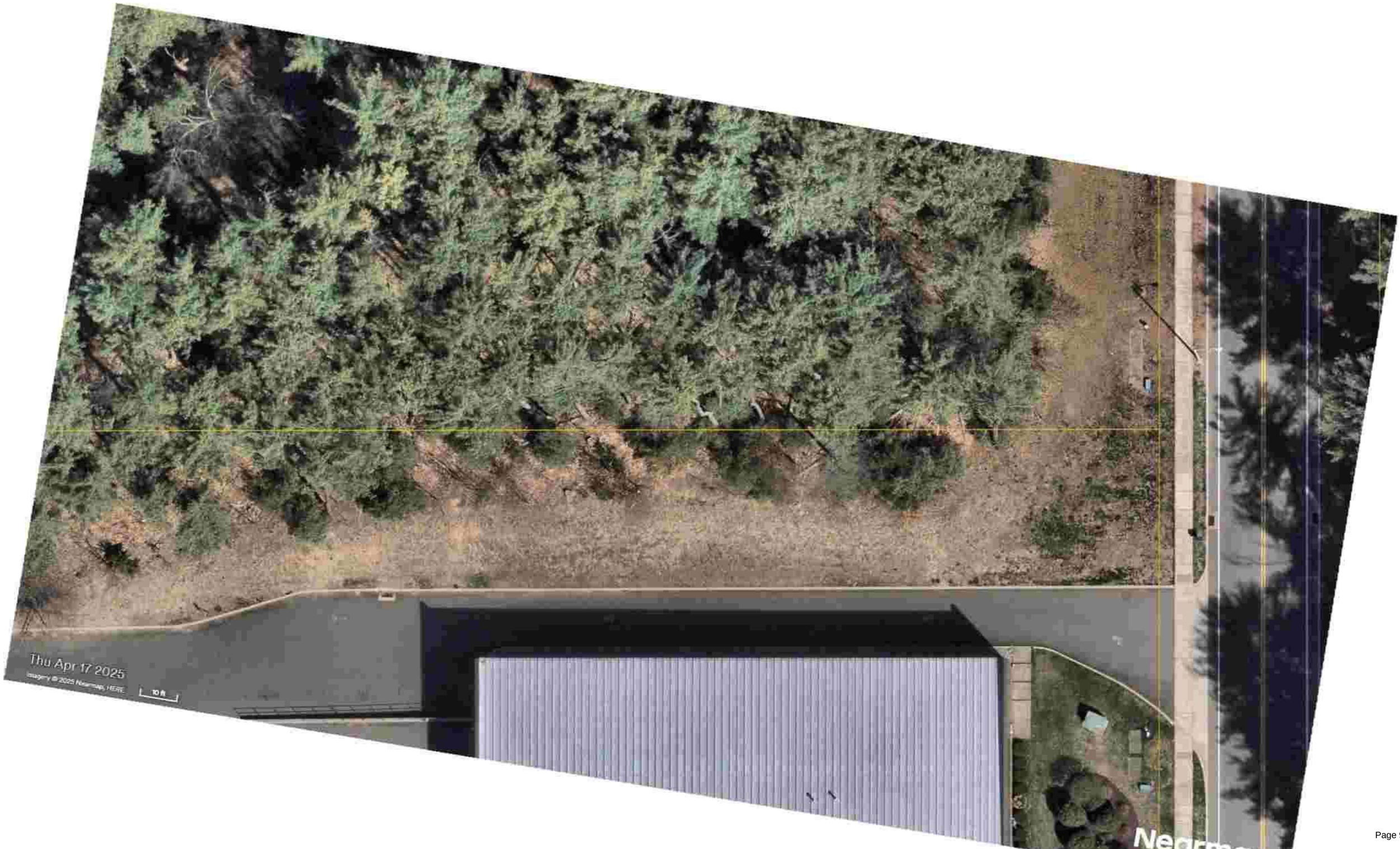


Lots 10/11 Business Park Drive – Google Maps
Map 3 Lot 10/11



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

Site Plan Comments 11/7/25


Thu Apr 17 2025
10 ft

Site Plan Revised 11-7-25

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2542

SITE PLAN: Site Plan for a new commercial driving training school at Lots 10 & 11, 314 Business Park Drive; Allstate Driving School, Applicant. *Plans Dated: July 29, 2025 (latest revision); Date of Committee Review: September 3, 2025 (first review); October 30, 2025 (second review) November 17, 2025 (third review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

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

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

   10/30/25 City Response: Approved.

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

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

   10/30/25 City Response: Approved.

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

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

   10/30/25 City Response: Approved.

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

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

   10/30/25 City Response: Approved.

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

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

   10/30/25 City Response: Pending.

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

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

   10/30/25 City Response: Approved.

10/30/25 City Comment: "The Wetlands Commission approval was with the alternate with the oil water separator. The plan set shows both the original concept and the approved alternate. It's confusing to have both in the plan set. The plans need that clarified."

11/10/25 Applicant Response: Acknowledged.

11/17/25 City Response:

ASSISTANT CITY PLANNER (Andrew Armstrong):

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

   10/3/25 Applicant Response: acknowledged.

   10/30/25 City Response: Acknowledged.

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

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

   10/30/25 City Response: Acknowledged.

   11/10/25 Applicant Response: ZBA approved millings as an alternative for the training field.

   11/17/25 City Response:

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

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

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

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

   C. Earthen berms; or,

   D. Any combination of the above materials.

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

   10/30/25 City Response: The landscaping of the permitter and the landscape screening for an area consisting of lighting, four semi-trucks, a driving field, a dumpster and parking area is not adequate for the site overall nor to screen the areas seen from the streets on the side or rear. No new landscaping has been proposed that would screen these areas. Provide trees for landscaping and screening or apply for a Variance.

   11/10/25 Applicant Response: Arborvitae trees will be planted on the southerly boundary of the property from the sightline on Business Park Drive to the proposed dumpster. Trees will be shown on final revised plans.

   11/17/25 City Response:

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

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

   10/30/25 City Response: Label stop bar.

   11/10/25 Applicant Response: Acknowledged.

   11/17/25 City Response:

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

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

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

   10/30/25 City Response: The limit of clearing for trees of this size is be a Commission determination.

   11/10/25 Applicant Response: Acknowledged.

   11/17/25 City Response:

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

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

   10/30/25 City Response: Comment addressed.

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

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

   10/30/25 City Response: Comment addressed.

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

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

   10/30/25 City Response: The revised plan shows parking for 4 semi-trucks. Confirm this is the limit, list the maximum number of semi-trucks on the plan and provide parking spaces for all proposed semi-trucks.

   11/10/25 Applicant Response: Acknowledged.

   11/17/25 City Response:

9. Will there be loading or loading areas?

   10/3/25 Applicant Response: No loading.

   10/30/25 City Response: Comment addressed.

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

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

    10/30/25 City Response: Comment addressed.

11. Provide directional arrows.

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

    10/30/25 City Response: Comment addressed.

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

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

    10/30/25 City Response: Comment addressed.

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

    10/3/25 Applicant Response: No response.

    10/30/25 City Response: Comment addressed.

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

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

    10/30/25 City Response: Comment addressed.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

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

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

   10/30/25 City Response: Comment addressed.

2. (Building) No comments at this time.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

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

   10/3/25 Applicant Response: No response.

FIRE MARSHAL (Kristopher Lambert):

1. ***No comments at this time.***

WATER DEPARTMENT (Paul Keegan/Rob Longo)

Sewer

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

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

10/30/25 City Response: Acknowledged.

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

10/3/25 Applicant Response: Acknowledged

3. Permits are required.

10/3/25 Applicant Response: Acknowledged

Water

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

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

10/30/25 City Response: Acknowledged.

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

10/3/25 Applicant Response: Acknowledged

3. Call the office for inspection fees and scheduling

10/3/25 Applicant Response: Acknowledged

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

10/3/25 Applicant Response: Acknowledged

5. Permits are required

10/3/25 Applicant Response: Acknowledged

NEW COMMENT 10/30/25: For the unknown second tenant and use on the property, they will need a separate water and sewer service. Based on my review, it says any unused services must be disconnected. With this, they get the building in, but would need to stub water in sewer for the tenant side at the same time. It would require a permit and a fee to be paid, but they are not required to hook up the water and sewer until they get a tenant.

11/10/25 Applicant Response:

11/17/25 City Response:

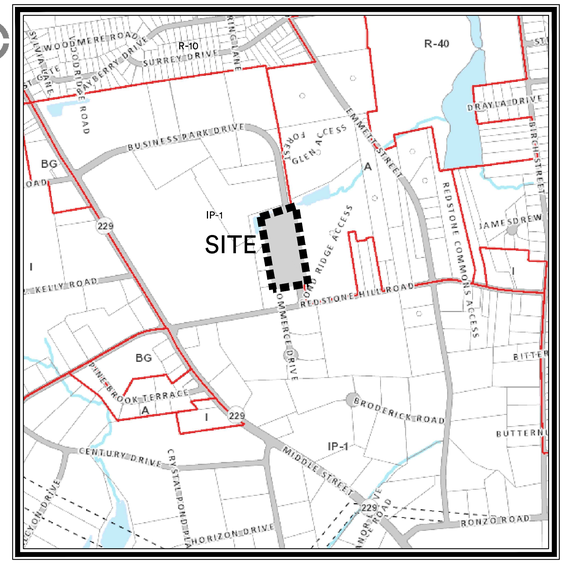

Thu Apr 17 2025
Imagery © 2025 Nearmap, HERE
10 ft

DRAWING NAME: P:\Land Projects\2658 -Allstate Commercial Driver Training School-Lots 10 & 11 Business Park Drive, Bristol CT\dwg\2658 -Cover Sheet.dwg LAYOUT: CoverSheet PLOT DATE: Nov 07, 2025 - 12:20pm OPERATOR: NickSilstrom

COLE
civil + survey

Proposed Commercial Driving Training School

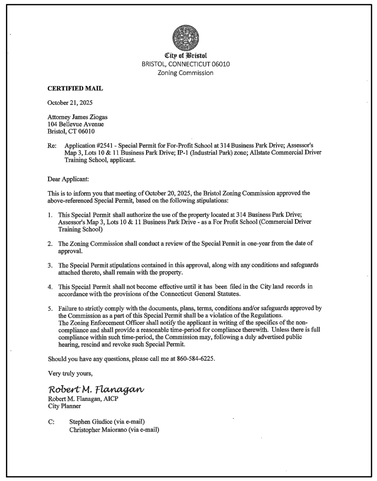
Lot 10 & 11 Business Park Drive
Bristol, Connecticut



KEY MAP
SCALE: 1"=500'

Sheet Index:

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



City of Bristol
BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

October 21, 2025

Attorney James Ziogas
104 Bellevue Avenue
Bristol, CT 06010

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

Dear Applicant:

This is to inform you that meeting of October 20, 2025, the Bristol Zoning Commission approved the above-referenced Special Permit, based on the following stipulations:

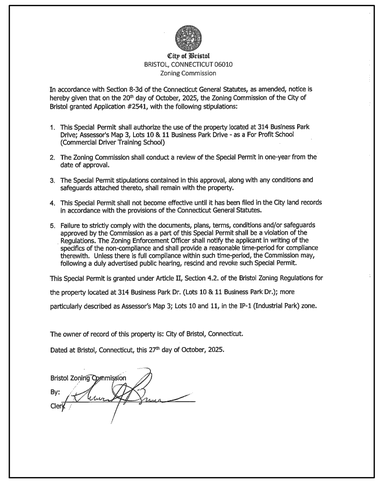
1. This Special Permit shall authorize the use of the property located at 314 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive - as a For Profit School (Commercial Driver Training School)
2. The Zoning Commission shall conduct a review of the Special Permit in one-year from the date of approval.
3. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
4. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

Should you have any questions, please call me at 860-584-6225.

Very truly yours,

Robert M. Flanagan
Robert M. Flanagan, AICP
City Planner

C: Stephen Gliudice (via e-mail)
Christopher Maiorano (via e-mail)



City of Bristol
BRISTOL, CONNECTICUT 06010
Zoning Commission

In accordance with Section 8-3d of the Connecticut General Statutes, as amended, notice is hereby given that on the 20th day of October, 2025, the Zoning Commission of the City of Bristol granted Application #2541, with the following stipulations:

1. This Special Permit shall authorize the use of the property located at 314 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive - as a For Profit School (Commercial Driver Training School)
2. The Zoning Commission shall conduct a review of the Special Permit in one-year from the date of approval.
3. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
4. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

This Special Permit is granted under Article II, Section 4.2. of the Bristol Zoning Regulations for the property located at 314 Business Park Dr. (Lots 10 & 11 Business Park Dr.); more particularly described as Assessor's Map 3; Lots 10 and 11, in the IP-1 (Industrial Park) zone.

The owner of record of this property is: City of Bristol, Connecticut.

Dated at Bristol, Connecticut, this 27th day of October, 2025.

Bristol Zoning Commission
By:
Clerk

Applicant:

Allstate Commercial Driver Training School
249 Pearl Street
Seymour, Connecticut

Property Owner:

City of Bristol
111 North Main Street
Bristol, Connecticut 06010

Consultants:

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

Soil Scientist
Ian T Cole
Registered Soil Scientist/
Professional Wetland Scientist #2006
P.O. Box 619
Middletown, Connecticut 06457
Tel. (860) 514-5642

PREPARED FOR

Allstate Commercial Driver Training School

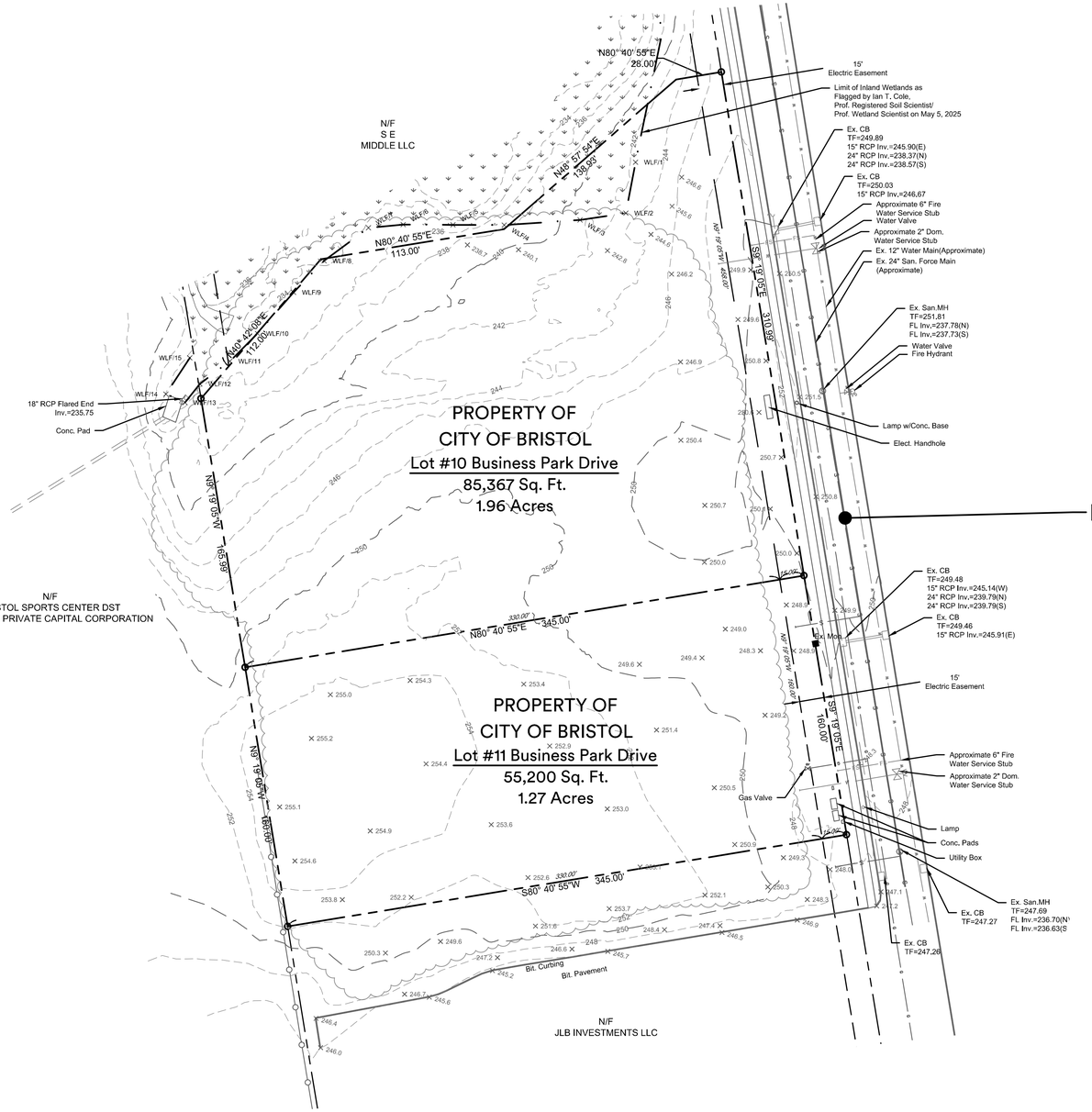
June 5, 2025

Revision Table

1	June 5, 2025	First Submittal Set	
2	06-18-25	Rev. Parking and Building Layout	
3	07-16-25	Rev. per Client Review	
4	07-29-25	Added Alt Plans to Set	
5	09-23-25	Rev. per City / Removed Alt Plans	
6	10-02-25	Rev. Per Client Review	
7	10-15-25	Rev. per City Lighting Reg. Changes	
8	10-28-25	Added/Revised Screening Trees	
9	11-07-25	Rev. Utility Locations	COLE#2658

LEGEND

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- = Existing contour
- x000.0 = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument



SURVEY NOTES:

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

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

4. Class of accuracy:
   Horizontal: A-2
   Vertical: T2 & TD

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

6. Map References:

   a) "Subdivision Map for City of Bristol, Southeast Bristol Business Park, Bristol, Connecticut; Scale:1"40'; Sheet 1 of 4; Dated: Sept 2005; Last Revised: 04/06 by AN Consulting Engineers." Filed as Map 0-85 at the P.L.R.

   b) "Subdivision Map for City of Bristol, Southeast Bristol Business Park, Bristol, Connecticut; Scale:1"40'; Sheet 2 of 4; Dated: Sept 2005; Last Revised: 04/06 by AN Consulting Engineers." Filed as Map 0-85 at the P.L.R.

   c) "Boundary Survey, Lot Line Revision, Prepared for SE Middle LLC, Lot #03-8 & #03-35-A, Business Park Drive, Bristol, CT; Scale:1"=40'; Dated: 09-12-22; Sheet 2 of 2 by Dufour Surveying LLC." Filed as Map Q-606 at the B.L.R..

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

8. Zone: IP-1

9. Total area: 140,567 S.F., 3.23 Acres
   Lot 10: 85,367 S.F., 1.96 Acres
   Lot 11: 55,200 S.F., 1.27 Acres

10. Owner: City of Bristol

11. City of Bristol Assessors Map #3 Lots #10 & 11

12. Filed in Volume 1484, Page 691 of the Town Clerk's office.

13. Contour interval is 2 foot.

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

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

To the best of my knowledge and belief, this map is substantially correct as noted hereon.

STATE OF CONNECTICUT · STEPHEN M. GIUDICE · No. 70145 · LICENSED LAND SURVEYOR

Stephen M. Giudice, L.S.
Reg. No. 70145
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

project #2658 drawn by: JML

Revisions	
Date:	Descriptions:
05-05-25	Revised Property Lines & Area
06-10-25	Revised Property Lines & Area - Lot 10
09-23-25	Misc. Revisions
10-28-25	Misc. Revisions

PROPERTY & TOPOGRAPHIC SURVEY MAP

PREPARED FOR

Allstate Commercial Driver Training School

Lot 10 & 11 Business Park Drive - Bristol, Connecticut

November 5, 2024 Scale: 1" = 40'

40' 20' 0 20' 40'

COLE civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

Sheet #: S1

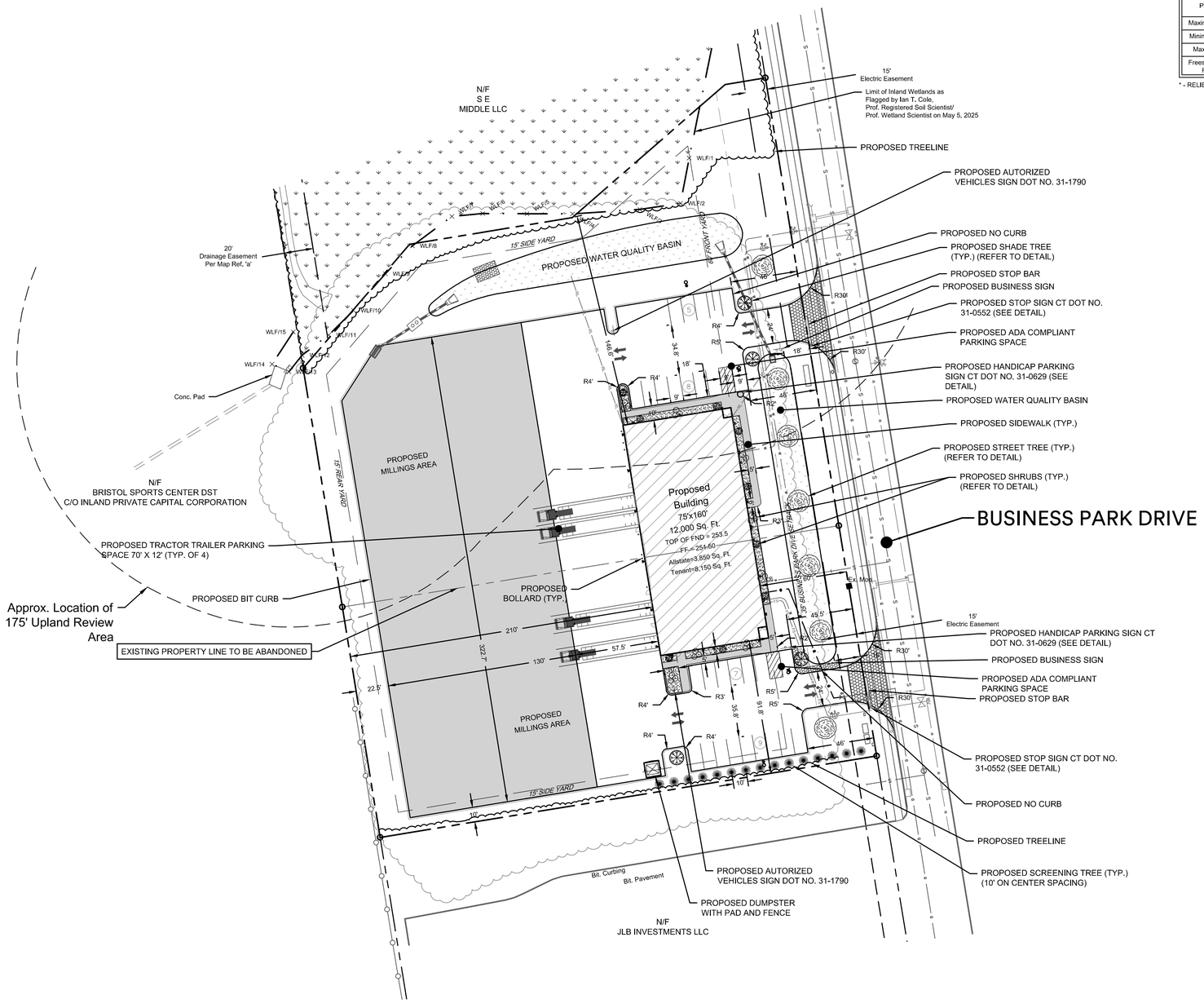
PARKING INFORMATION		
ITEM	REQUIRED	PROVIDED
PROPOSED BUILDING: COMMERCIAL DRIVER TRAINING / INDUSTRIAL 12,000 SF (NET)	AS DETERMINED BY COMMISSION	29
HANDICAP PARKING	2	2
TOTAL # OF SPACES	29 (INCLUDING H.C.)	29 (INCLUDING H.C.)

LANDSCAPING TABLE		
PARKING LOT		
	Required	Proposed
Landscaping: 15 S.F. / SPACE	435 S.F.	1,012+ S.F.

UPLAND REVIEW CALCULATION:

If the upgradient slope of the land exceeds five percent (5%) from the wetlands, watercourse, or vernal pool, the distance that the upland review area will be extended shall be 50 feet for a five percent slope and shall be increased by five (5) feet per every one percent (1%) increase in slope to a maximum extended upland review area distance of 200 feet. The total maximum upland review area shall be 400 feet. Parcels with upgradient soils which are also identified as highly erodible soils will also be extended to the limits of the erodible soils to an additional maximum of 200 feet.
(Per Sec.2.1.r of the INLAND WETLANDS AND WATERCOURSES REGULATIONS OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL, CT)

Average slope over the first 100' of upland review: ±10%
Additional review: 50' + ((10-5) x 5) = 75'
Total upland review: 100' + 75' = 175'



LEGEND

- = Existing utility pole
- = Existing light pole
- = Proposed Light
- = Existing fire hydrant
- = Proposed fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing/Proposed treeline
- = Existing edge of pavement
- = Proposed curbed pavement
- = Existing/Proposed well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Proposed catch basin
- = Proposed manhole
- = Existing/ Proposed water line
- = Existing/ Proposed sewer line
- = Existing contour
- = Existing spot elevation
- = Proposed contour
- = Proposed spot elevation
- = Deep test pit location
- = Percolation test location
- = Grade to drain
- = Proposed Riprap
- = Proposed Drainage Pipe

BUSINESS DEVELOPMENT AUTHORITY		
ITEM	REQUIRED	PROVIDED
Building & Pavement Setback (Business Park Drive)	35 ft	>45.5 ft
Parking Setback from Building	6 ft	10 ft
Parking Requirement	Determined by the Commission	29
Maximum Building Coverage	33.3%	8.54%
Minimum Building Coverage	20%	8.54%*
Maximum Building Height	60 ft	<60 ft
Freestanding Sign Location - Front Yard Setback	17.5 ft	18 ft

* - RELIEF TO BE REQUESTED FROM BDA

ZONING INFORMATION		
ITEM	REQUIRED	PROVIDED
CURRENT ZONE	IP-1	IP-1
PROPOSED ZONE	IP-1	IP-1
PROPOSED USE	Comm. Driving Training School	Comm. Driving Training School
LOT AREA	50,000 S.F.	140,567 S.F.
LOT WIDTH	160 FT	471 FT
FRONT YARD SETBACK	60 FT	60 FT
SIDE YARD SETBACK	15 FT	91.8 FT
REAR YARD SETBACK	15 FT	210 FT
MAX. BUILDING HEIGHT	50 FT	<50 FT
MAX. BUILDING COVERAGE	40 %	8.54%
MAX. IMPERVIOUS COVERAGE	80 %	63.86%

PLANT LIST

SYM.	QYT.	SCIENTIFIC NAME	COMMON NAME	CONDITION
STREET TREES				
	7	ACER RUBRUM	RED MAPLE	2 1/2"-3" CALIPER
		PRUNUS AMERICANA	AMERICAN PLUM	
		PRUNUS SARGENTII (flowering)	SARGENT CHERRY	
		TILIA CORDATA	LITTLE LEAF LINDEN	
SHADE TREES				
	4	QUERCUS RUBRA	RED OAK	B & B, 2 1/2"-3" CAL.
		ACER RUBRUM	RED MAPLE	B & B, 2 1/2"-3" CAL.
		TILIA TOMENTOSA	SILVER LINDEN	B & B, 2 1/2"-3" CAL.
		PRUNUS PENSYLVANICA	WILD RED CHERRY	B & B, 2 1/2"-3" CAL.
SCREENING TREES				
	15	THUJA OCCIDENTALIS	NORTHERN WHITE CEDAR (GREEN ARBORVITE)	B & B, 3" CAL.
SHRUBS				
	17	ILEX VERTICILLATA	COMMON WINTERBERRY	B&B, 18-24" HT.
		ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GAL, HEAVY, FULL
		RHODODENDRON CANADENSE	RHODONDERON	3 GAL, HEAVY, FULL
		VIBURNUM CASSINOIDES	WITHEROD VIBURNUM	3 GAL, HEAVY, FULL
		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3 FT
		JUNIPERUS COMMUNIS	COMMON JUNIPER	2-3 FT

1. STREET TREES REQUIRE MIN. OF 3" CALIPER. STREET TREE LOCATIONS ARE INDICATED ON THE PLAN.
2. THE ABOVE LIST DOES NOT INCLUDE ANY SPECIES LISTED ON THE CONNECTICUT INVASIVE PLANT LIST AND NO PLANT ON THIS LIST SHALL BE PLANTED ON SITE.
3. FOR ALTERNATE BIORETENTION BASIN PLANTS, REFER TO TOWN OF BRISTOL LOW IMPACT DEVELOPMENT AND STORMWATER MANAGEMENT DESIGN, APPENDIX B.

SITE PLAN NOTES:

1. Owner: City Of Bristol
2. Applicant: Allstate Commercial Driver Training School
3. Street #: Lot 10 & 11 Business Park Drive
4. Area of Parcel: 140,567 S.F., 3.23 Acres
5. Parcel is zoned: IP-1
6. Present use: Vacant
7. Proposed use: Commercial Driving Training School
8. Wetlands are present per referenced Mapping.
9. Site to be serviced by local water and sewer.
10. All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
11. Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated March 30, 2024, and amended to date.
12. All site work shall conform to specifications as outlined in C.D.O.T. Form 818, dated 2020 and amended to date.
13. Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
14. Maximum earth slopes shall be two feet horizontal to one foot vertical.
15. All areas disturbed by construction to be restored with 4" of loam and seeded.
16. All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
17. Roof drains shall tie into the proposed drainage system.
18. All Catch Basins\Inlets shall be cleaned prior to occupancy.
19. Underground fuel tanks are prohibited.
20. Sanitary service connection for domestic\office waste only. No industrial waste shall be discharged.
21. Water service sizing to be determined by the Local Water Department upon receipt of all pertinent water fixture data.
22. Local Planning and Engineering Departments to be notified 24 hours before site grading begins.
23. Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
24. All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
25. No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
26. Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.
27. Per State Law (PA 22-25), requires all parking lots greater than 30 spaces to provide LEVEL 2 EV Charging Stations for at least 10% of the approved spaces.

NORTH
NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Date: June 5, 2025 Drawn By: JML

Revisions: Date:	Descriptions:
06-18-25	Rev. Parking and Building Layout
07-16-25	Rev. per Client Review
07-29-25	Added Alt Plans to Set
09-23-25	Rev. per City / Removed Alt Plans
10-02-25	Rev. Per Client Review
10-28-25	Added/Revised Screening Trees
11-07-25	Rev. Utility Locations

40' 20' 0 20' 40'
SCALE: 1"=40'

STATE OF CONNECTICUT
BARTON N. BOVEE
13653
LICENSED
PROFESSIONAL ENGINEER

Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Sheet Description:
SITE LAYOUT & LANDSCAPING PLAN

Sheet #:
C1

COLE #2658

DRAWING NAME BY: I:\cad Projects\2658 Allstate Commercial Driver Training School\Lot 10 & 11 Business Park Drive, Bristol CT\Dwg\2658 - C1 - Site Layout & Landscaping Plan - Alternate.dwg LAYOUT: FACT PLOTTED: Nov 07, 2025 - 12:19pm OPERATOR: NickKelsey

I:\WORK\NAME PLate\Projects\2024 Plans\Current\47New Training School Lot 10 & 11 Business Park Drive, Bristol\CT dgn\2024_C2 - Site Grading & Utility Plan - Master.dgn 7/10/2025 10:47:07 PM CDT PLOT DATE: Nov 07 2025 12:19pm USER: KTOM NAME: Kate

SITE PLAN NOTES:

1. Additional Notes located on Sheet ALT C1.

LEGEND

= Existing utility pole	= Existing edge of pavement
= Existing light pole	= Proposed curbed pavement
= Proposed Light	= Existing/Proposed well
= Existing fire hydrant	= Existing catch basin
= Proposed fire hydrant	= Existing drainage manhole
= Existing water valve	= Existing sanitary manhole
= Existing gas valve	= Proposed catch basin
= Existing underground pipe	= Proposed manhole
= Existing/Proposed treeline	= Existing/ Proposed water line
	= Existing/ Proposed sewer line
= Existing contour	
= Existing spot elevation	
= Proposed contour	
= Proposed spot elevation	
= Deep test pit location	
= Percolation test location	
= Grade to drain	
= Proposed Riprap	
= Proposed Drainage Pipe	

DETENTION INFORMATION

ITEM	ALLOWED	PROPOSED
IMPERVIOUS AREA (BUILDING & PARKING) MAX. 80% OF TOTAL LOT AREA (140,567 SQ.FT. / 3.23 ACRES)	112,453.6 SQ.FT. / 2.58 ACRES (80%)	89,773 SQ.FT. / 2.06 ACRES (63.86%)

BUSINESS PARK DRIVE

PROPOSED 6" FIRE WATER SERVICE TO BE REDUCED TO 2" DOMESTIC WATER SERVICE AT EXISTING STUB

PROPOSED 2" DOMESTIC WATER SERVICE TO CONNECT AT EXISTING STUB

N/F
S E MIDDLE LLC

PROPOSED EMERGENCY SPILLWAY

PROP. 12" FES #2
INV=240.70 (12" SW)

PROP. 12" FES # 1
INV=241.00 (12" SE)

20' Drainage Easement Per Map Ref. 'a'

PROP.1000 GAL. OIL WATER SEPARATOR
TF=244
INV IN =240.55
INV OUT = 240.3

22 LF @ 1.09%
PROP. 12" RCP

25 LF @ 1.15%
PROP. 12" RCP

PROP. CB #2
TYPE 'CCB-TYPE2'
TF=244.50
INV=241.50 (12" NE)

18" RCP Flared End
Inv.=235.75

Conc. Pad

PROPOSED MILLINGS AREA

PROPOSED 8" PVC ROOF LEADER PIPE (TYP.)

N/F
BRISTOL SPORTS CENTER DST
C/O INLAND PRIVATE CAPITAL CORPORATION

Approx. Location of 175' Upland Review Area

PROPOSED 'WATER QUALITY BASIN

PROPOSED MILLINGS AREA

Proposed Building
75'x160'
12,000 Sq. Ft.
TOP OF FND = 253.5
FF.=254.50
Allstate=3,850 Sq. Ft.
Tenant=8,150 Sq. Ft.

15' Electric Easement

Limit of Inland Wetlands as Flagged by Ian T. Cole, Prof. Registered Soil Scientist/ Prof. Wetland Scientist on May 5, 2025

Ex. CB
TF=249.89
15" RCP Inv.=245.90(E)
24" RCP Inv.=238.37(N)
24" RCP Inv.=238.57(S)

Ex. CB
TF=250.03
15" RCP Inv.=246.67

Approximate 6" Fire Water Service Stub
Water Valve

Approximate 2" Dom. Water Service Stub

Ex. 12" Water Main(Approximate)

Ex. 24" San. Force Main (Approximate)

Ex. San.MH
TF=251.81
FL Inv.=237.78(N)
FL Inv.=237.73(S)

Water Valve
Fire Hydrant

PROP. CB #1
TYPE 'CLCB'
TF=249.50
INV=246.00 (12" NW)

Lamp w/Conc. Base

Elect. Handhole

PROPOSED 1" WATER METER

PROPOSED WATER QUALITY BASIN

PROPOSED WALL PACK LIGHT (TYP.)
REFER TO PHOTOMETRIC PLAN - PH1

PROPOSED 1" WATER METER

PROPOSED CLEAN-OUT APROX. 5' OFF BUILDING (TYP.)

PROPOSED SAN. SERVICE TO CONNECT AT EXISTING STUB

APPROX. LOCATION OF SANITARY LATERAL AND STUB (CONTRACTOR TO VERIFY LOCATION AND INVERTS AND REPORT FINDINGS TO ENGINEER PRIOR TO CONSTRUCTION)

PROPOSED 1" WATER METER

Approximate Ex. San. Lat.

Ex. CB
TF=249.48
15" RCP Inv.=245.14(W)
24" RCP Inv.=239.79(N)
24" RCP Inv.=239.79(S)

Ex. CB
TF=249.46
15" RCP Inv.=245.91(E)

PROPOSED 6" FIRE WATER SERVICE TO CONNECT AT EXISTING STUB

PROPOSED 2" DOMESTIC WATER SERVICE TO CONNECT AT EXISTING STUB

PROPOSED GAS SERVICE

PROPOSED RAMPED SIDEWALK

PROPOSED PRETREATMENT FILTER STRIP

Approximate 6" Fire Water Service Stub

Approximate 2" Dom. Water Service Stub

Gas Valve

PROPOSED CONSTRUCTION ENTRANCE (REFER TO DETAIL)

Lamp

Conc. Pads

Utility Box

PROPOSED RAMPED SIDEWALK

Ex. San.MH
TF=247.69
FL Inv.=236.70(N)
FL Inv.=236.63(S)

Ex. CB
TF=247.27

Ex. CB
TF=247.26

15' Electric Easement

PROPOSED LIGHT POLE (TYP.)
REFER TO PHOTOMETRIC PLAN - PH1

N/F
JLB INVESTMENTS LLC

PROPOSED CURB-STOP (TYP.)

Bit. Curbing

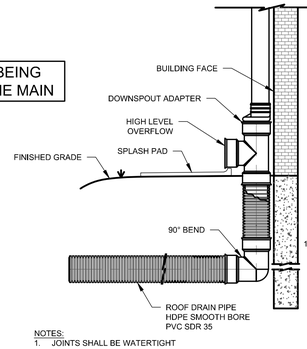
Bit. Pavement

ANY WATER SERVICES NOT BEING USED MUST BE CUT OUT AT THE MAIN

Water Quality Requirements

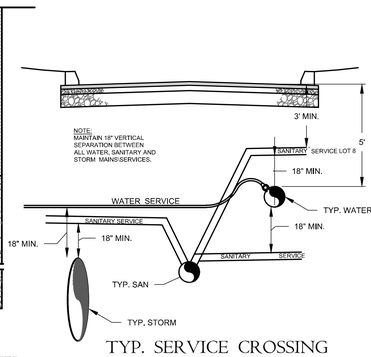
Basin #	Site Area "A" (acres)	Impervious Area (acres)	Impervious Cover "I" (%)	Runoff Coefficient "R"	Required / Calculated WQV (ac-ft)	Required / Calculated WQV (cu-ft)	Area 1 / Provided WQV (cu-ft)	Area 1 / Provided WQV (%)
LOT	3.23	2.06	63.8	0.624	0.218	9,511.14	11,121	117%

Note: WQV provided in water quality basin.



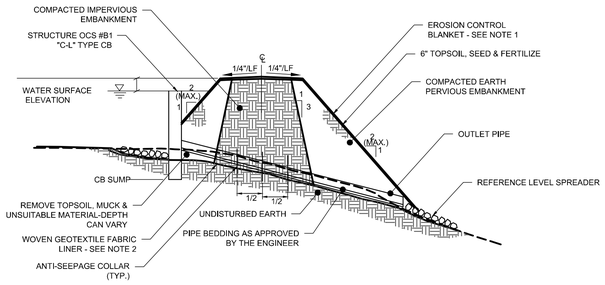
NOTES:
1. JOINTS SHALL BE WATERTIGHT

ROOF DRAIN WITH HIGH LEVEL OVERFLOW
N.T.S.

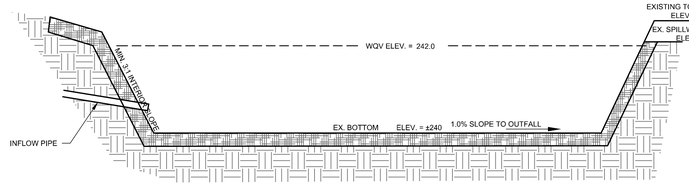


TYP. SERVICE CROSSING
N.T.S.

NOTES:
1. STRAW BLANKETS SHALL BE S150 AS MANUFACTURED BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
2. GEOTEXTILE FABRIC LINER SHALL BE MIRAFI 500X OR APPROVED EQUAL TO BE USED AT THE DISCRETION OF THE ENGINEER UPON INSPECTION OF THE SOIL CONDITIONS.
3. MIRAMAT SHALL BE AS MANUFACTURED BY MIRAFI, INC. OR APPROVED EQUAL INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. MODIFIED RIP-RAP OR ROCK REVETMENT UTILIZING ON-SITE MATERIALS SHALL BE ACCEPTABLE AS PER THE ENGINEERS INSTRUCTIONS. INSTALL MIRAMAT-TM8 (GREEN) SLOPE REINFORCEMENT ALONG WET EDGE OF BASIN.



DETENTION BASIN EMBANKMENT DETAIL
N.T.S.



BASIN SCHEMATIC
N.T.S.

NORTH
NAD 83

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876 south main street
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colecivil.com
860.628.4484

PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Date: June 5, 2025
Drawn By: JML

Revisions: Date:	Descriptions:
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10-02-25	Rev. Per Client Review
10-28-25	Added/Revised Screening Trees
11-07-25	Rev. Utility Locations

40' 20' 0 20' 40'
SCALE: 1"=40'



Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

Sheet Description:
SITE GRADING & UTILITY PLAN

Sheet #:
C2

COLE #2658

DRAWING NAME: P:\Land Projects\2658-Allstate Commercial Driver Training School-Lots 10 & 11 Business Park Drive, Bristol CT\dwg\2658 - ES1 - Soil Erosion & Sedimentation Control Plan.dwg LAYOUT: ES1 PLOT DATE: Nov 07, 2025 - 12:15pm OPERATOR: NicholeJohnson

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

A. PROJECT INFORMATION

1. Project Description - The project site consist of **3.23 Acres at** Lot 10 & 11 Business Park Drive in Bristol, Connecticut.
   Area of Development - 2.01± Acres.
2. Area Proposed Disturbance Due to Construction Activities - 2.57± Acres.
3. Estimated Start of Construction - 2025.
4. Estimated Construction Completion Date - 2026.

B. SEQUENCE OF CONSTRUCTION

The tentative sequence of construction events are as follows and activities noted by a "(Capital Letter)" may occur concurrently.

1. Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.
2. Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER. (A)
3. Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations. (A)
4. After each rain storm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location. (A)
5. Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not to remain, shall be chipped and stored on site for mulch. (A)
6. Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited. (B)
7. Construct all temporary sedimentation and erosion control structures, including but not limited to: silt fence, stone check dams, water breaks, and sediment traps/basins. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction. (B)
8. Install drainage outfall pipe and temporary sediment basin along with temporary drainage diversions to sediment basin. If the proposed detention basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all orifices and weirs are to be plugged water tight during construction. (B)
9. Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles. (B)
10. Bring proposed site entrance surface areas to rough subgrade.
11. Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps and other objectionable materials. (C)
12. If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted. (C)
13. Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the landscape plan. (C)
14. Excavate for and install storm drainage systems. Install strawbale ring sediment barriers at all catch basins locations. (C)
15. Excavate for and install utilities. (C)
16. Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)
17. Bring proposed roadway areas to pavement subgrade with processed stone and install binder course and curbing. Refer to details. (D)
18. Construct all driveway entrance improvements as indicated on plans. (E)
19. Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of four inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
20. Exercise final landscaping plan and permanent seeding to provide long-term stabilization. (E)
21. Complete final paving with top course and paint surfaces with pavement markings. (E)
22. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner. (F)
23. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer. (F)
24. Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans; complete to the satisfaction of the Municipality.
25. Construction Staging:
    a. Stage # 1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures, detention and retention basins.
    b. Stage #2 - Install subsurface storm water systems, install underground utilities and first coat pavement.
    c. Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.

C. RESPONSIBILITY

1. The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for informing all concerned regarding responsibility of the SE&SC plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.

2. SESC Emergency contact Information

Emergency Contact Name: Chris Maiorano
(Allstate Commercial Driver Training School)
Emergency Contact Phone Number: (860) 246-9567

GENERAL NOTES:

1. Additional notes and details are located on Sheet D1.
2. At all times during construction, the Developer/Contractor shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer/Contractor shall also be responsible for installing and maintaining all erosion control facilities shown herein.
3. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way and future pavement shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. watering, seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town Engineer.
4. All inlets shall be cleaned prior to occupancy.
5. All slopes greater than 3:1 shall be protected with Erosion Control Blankets (S150 by North American Green or approved equal)
6. All erosion control measures shall remain intact and operational until the site has been stabilized and vegetation is thoroughly established. This may occur after completion of construction, therefore it is critical for the Developer, Contractor and\or Owner to understand the erosion control responsibilities and maintain the erosion control measures.
7. To minimize erosion of the sandy soils, vegetation shall be established immediately following completion of grading within each area. Vegetation may consist of temporary seeding or final loam and seed.
8. If areas of work are not addressed by this plan or sediment and erosion issues arise in areas not covered by this plan, then the plan shall be augmented in the field. Contractor shall be responsible to insure no sediment or erosion problems encroach upon abutting property. This may require additional barriers, swales and bales.
9. All erosion and sediment control measures shall conform to the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control manual.
10. All Dewatering shall incorporate the use of filter bags on discharge ends.

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE
Bristol, Connecticut

The following are the required maintenance and monitoring procedures.

Riprap and Discharge Aprons - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for rip-rap damage and deterioration. These procedures to be conducted yearly between May 1 and before September 15.

Emergency Spillway - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for riprap damage and deterioration. These procedures to be conducted yearly between May 1 and September 15. Repairs shall be executed immediately.

Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures to be conducted yearly anytime after May 1 and before September 15.

Swales - all swales be cleared of all sediment deposits, invasive plant species and debris. Any erosion shall be repaired. These procedures to be conducted annually. Swales shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections.

Water Quality Basin - Basin shall be cleared of all sediment deposits, invasive plant species and debris. These procedures to be conducted yearly between May 1 and September 15. Basin shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

Slopes - Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections. Any rills or channeling shall be repaired immediately

Parking Lot Sweeping - Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly anytime after May 1 and September 15.
All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

EROSION CONTROL SYMBOL LEGEND

- ORANGE LIMIT OF CONSTRUCTION FENCE
- SILT FENCE
- EROSION CONTROL LOG\WATTLE
- INLET PROTECTION
- STAKED BALES
- CHECK DAM WATTLE\SOCK or STONE
- EROSION CONTROL BLANKET
- TEMPORARY WATER BAR (WB) or DIVERSION CHANNEL (TD)

*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION

LEGEND

- Existing utility pole
- Existing light pole
- Proposed Light
- Existing fire hydrant
- Proposed fire hydrant
- WV Existing water valve
- GV Existing gas valve
- Existing underground pipe
- Existing/Proposed treeline
- Existing edge of pavement
- Proposed curbed pavement
- W Existing/Proposed well
- Existing catch basin
- D Existing drainage manhole
- S Existing sanitary manhole
- Proposed catch basin
- Proposed manhole
- W Existing/ Proposed water line
- SS Existing/ Proposed sewer line
- 000 Existing contour
- x000.0 Existing spot elevation
- 000 Proposed contour
- x000.0 Proposed spot elevation
- Deep test pit location
- PT Percolation test location
- G.T.D. Grade to drain
- Proposed Riprap
- Proposed Drainage Pipe

TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures

Swales - All swales shall be mowed and be cleared of all sediment deposits, invasive plant species and debris. These procedures shall be conducted monthly. Swales shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

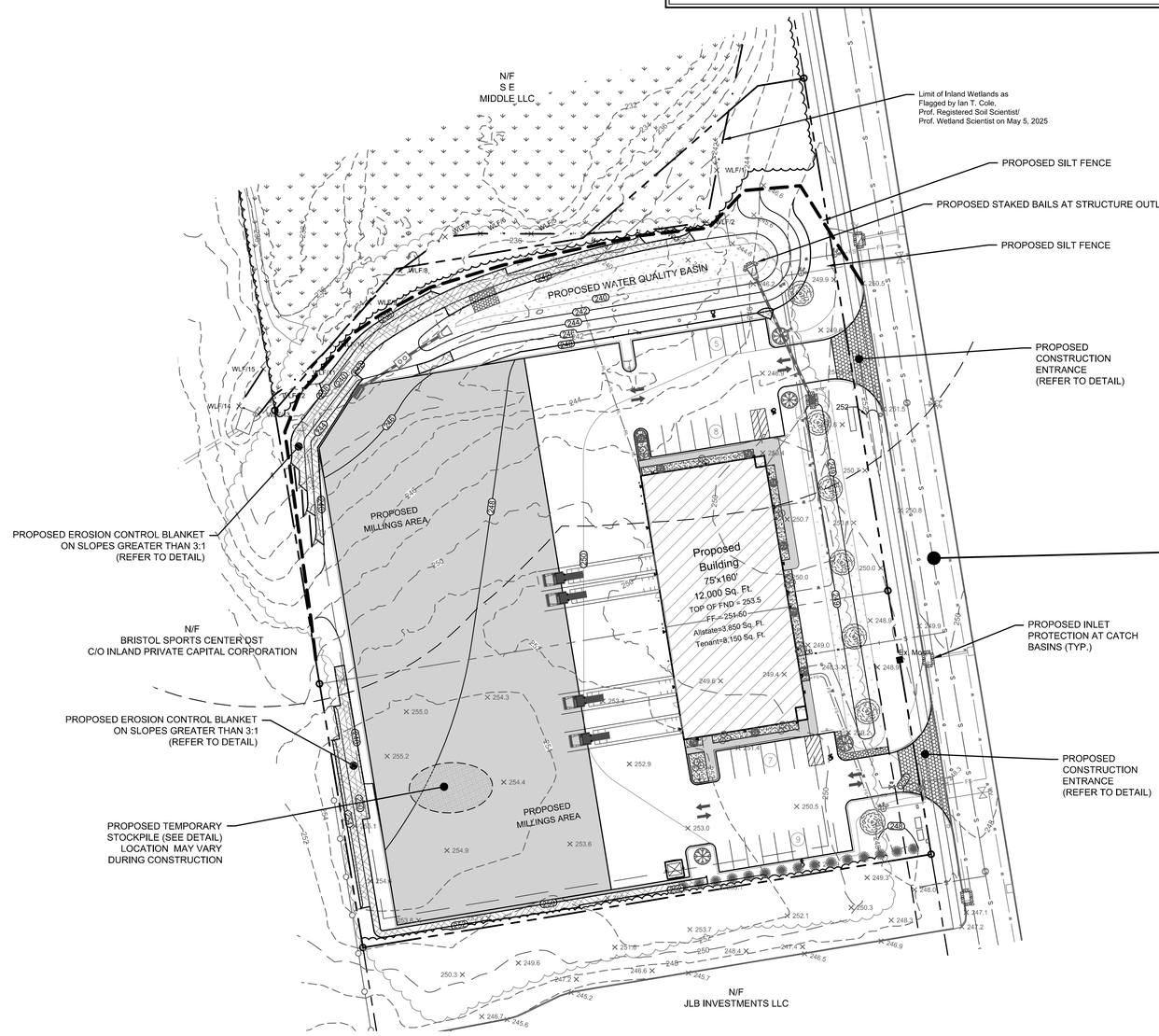
Catch Basins - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures shall be conducted monthly. Basins shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections

Slopes - Stablized slopes are essential to preventing sediment movement. Any channels of concentrated flow, such as rills, shall be fixed immediately. Additional control measures, such as bales, riprap, sediment fence and erosion fabric may be required. Slopes shall be inspected weekly and after significant rainfall events.

Sediment Barriers & Straw Bales - Shall be inspected weekly and after significant rainfall events. Repairs shall be made immediately. Additional barriers and bales may be required depending upon the area of work. If conditions exist which can not be addressed with this plan, then additional barriers shall be implemented to prevent sediment from leaving the site.

Street Sweeping - Sediment from the construction site, which has accumulated on the existing streets shall be cleaned up immediately . Contractor to inspect daily

Wind Blown Sediment: Shall be minimized. Unpaved travel ways shall be sufficiently watered to minimize wind blown sediment. Other unpaved surfaces shall be watered, temporary vegetated, roughing with disc or other measures in the Connecticut Guidelines for Soil Erosion and Sediment Control manual.



Know what's **below.** **Call** before you dig.

NORTH
NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Date: June 5, 2025 Drawn By: JML

Revisions: Date:	Descriptions:
06-18-25	Rev. Parking and Building Layout
07-16-25	Rev. per Client Review
07-29-25	Added Alt Plans to Set
09-23-25	Rev. per City / Removed Alt Plans
10-02-25	Rev. Per Client Review
10-28-25	Added/Revised Screening Trees
11-07-25	Rev. Utility Locations

40' 20' 0 20' 40'
SCALE: 1"=40'

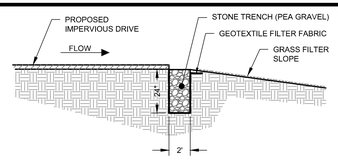
STATE OF CONNECTICUT · BARTON N. BOVEE · 13653 · LICENSED PROFESSIONAL ENGINEER

Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL
OR STAMP IS AFFIXED HERETO

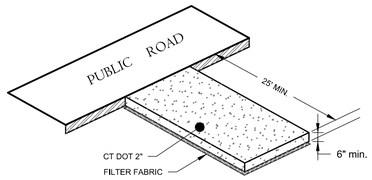
Sheet Description:
SOIL EROSION & SEDIMENTATION CONTROL PLAN

Sheet #:
ES1

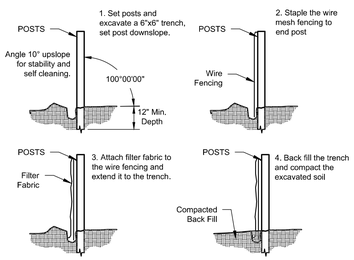
COLE #2658



PRETREATMENT FILTER STRIP
N.T.S.



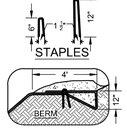
CONSTRUCTION ENTRANCE DETAIL
N.T.S.

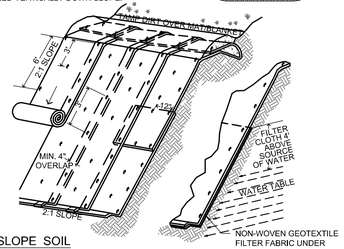


SEDIMENTATION BARRIER DETAIL
N.T.S.

NOTES:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL, DO NOT STRETCH.

MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWN SLOPE.

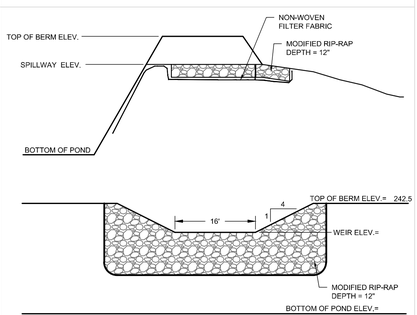




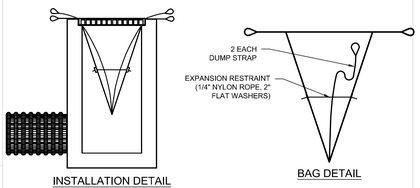
TYPICAL SLOPE SOIL STABILIZATION

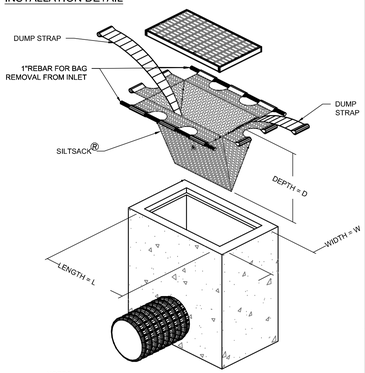
WET SLOPE LINING

EROSION BLANKET & REINFORCEMENT MAT SLOPE INSTALLATION
N.T.S.



MODIFIED RIP-RAP SPILLWAY DETAIL
N.T.S.

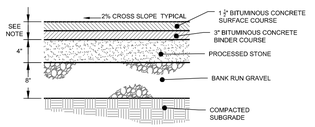




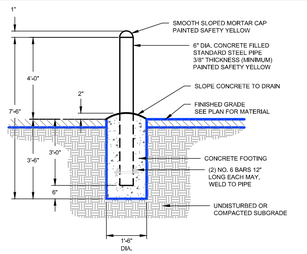
NOTES:
1. AVAILABLE FROM ACF ENVIRONMENTAL 48 OLD GRAYS BRIDGE ROAD BROOKFIELD, CT 06904. (203)313-9002

SILTSACK INLET CONTROL DEVICE
N.T.S.

NOTES:
1. STANDARD BITUMINOUS CONCRETE SECTION.
* REFER TO SHEET #C1 - SITE LAYOUT PLAN FOR PAVEMENT CONFIGURATION



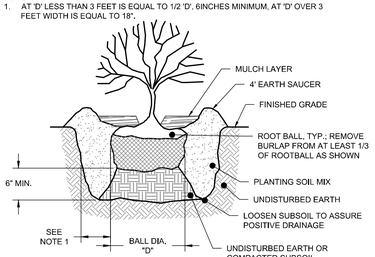
TYPICAL BITUMINOUS CONCRETE PAVEMENT DETAIL
N.T.S.



ELEVATION

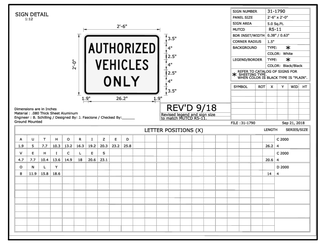
TYPICAL CONCRETE BOLLARD DETAIL
N.T.S.

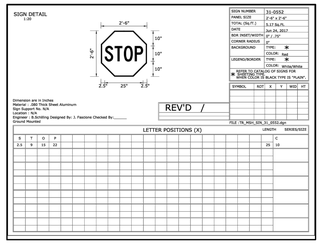
NOTE:
1. AT 'D' LESS THAN 3 FEET IS EQUAL TO 1/2 'D', 6INCHES MINIMUM, AT 'D' OVER 3 FEET WIDTH IS EQUAL TO 18",

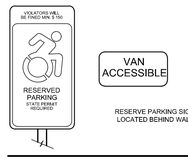


ELEVATION

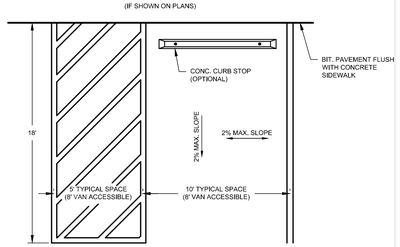
SHRUB PLANTING DETAIL
N.T.S.



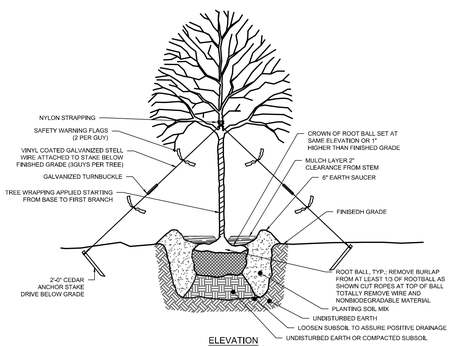




NOTES:
1. SIGN SHALL BE 5/64" THICK SHEET ALUMINUM
2. WHERE NOTED ON PLAN, PROVIDE "VAN ACCESSIBLE" SIGN IN ADDITION TO PARKING SIGN. SEE STATE OF CT. DOT SIGN No. 31-0648
3. FOR RESERVED PARKING SIGN SEE STATE OF CT. DOT SIGN No. 31-0629
4. BOLLARD MAY BE ELIMINATED IF PARKING IS ADJACENT TO BUILDING AND SIGNAGE CAN BE ATTACHED TO THE BUILDING OR BEHIND WALK
5. MAX SLOPE IN ANY DIRECTION IS 2%



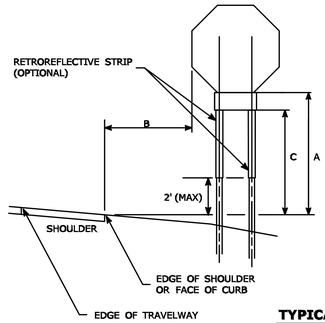
RESERVED PARKING SPACE TYPICAL & VAN ACCESSIBLE
N.T.S.



ELEVATION

TREE PLANTING AND GUYING DETAIL INSTALLED IN OPEN AREAS
N.T.S.

DIM."A" MIN SIGN HEIGHT	DIM."B" MIN LATERAL OFFSET ①	DIM."C" MIN PLAQUE HEIGHT ①	ASSEMBLY LOCATION
7' ②	6' 12' ③	5'	SIGNS ON FREEWAYS AND EXPRESSWAYS EXCEPT CHEVRON ALIGNMENT SIGNS, ONE-DIRECTION LARGE ARROW SIGNS, DO NOT ENTER SIGNS, AND WRONG WAY SIGNS
5'	2'	4'	• SIGNS IN RURAL AREAS • DO NOT ENTER AND WRONG WAY SIGNS ALONG EXIT RAMPS • DO NOT ENTER AND WRONG WAY SIGNS ON LIMITED ACCESS HIGHWAYS
5'	2'	N/A	• CHEVRON ALIGNMENT SIGNS LOCATED ON FREEWAYS, EXPRESSWAYS, RAMPS, AND IN RURAL AREAS • ONE-DIRECTION LARGE ARROW SIGNS LOCATED ON FREEWAYS, EXPRESSWAYS, RAMPS, AND IN RURAL AREAS
4'	6' 12' ③	N/A	INCIDENT MANAGEMENT SIGNS AND MILE POST MARKER ASSEMBLIES LOCATED ON FREEWAYS AND EXPRESSWAYS
4'	2'	4'	CENTRAL ISLANDS OF ROUNDABOUTS
7'	2' ④	6'	BUSINESS & RESIDENTIAL AREAS WHERE PARKING OR OTHER OBSTRUCTIONS LIMIT VISIBILITY
7'	2' ④	7'	SIDEWALKS ⑤



① OR AS DIRECTED BY THE ENGINEER
② 8 FT MINIMUM HEIGHT REQUIRED IF A SUPPLEMENTAL PLAQUE IS SUBMOUNTED BELOW THE MAJOR SIGN.
③ 6 FT FROM EDGE OF SHOULDER, WHEN SHOULDER IS OVER 6 FT WIDE
12 FT FROM EDGE OF TRAVELWAY, WHEN SHOULDER IS LESS THAN 6 FT WIDE.
④ A LATERAL OFFSET OF AT LEAST 1 FT FROM THE FACE OF THE CURB MAY BE USED WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING UTILITY POLES ARE CLOSE TO THE CURB.
⑤ A CLEAR PATH OF NOT LESS THAN 4 FT SHALL BE PROVIDED IN SIDEWALK AREAS.

TYPICAL SIGN PLACEMENT DETAIL

NOTES:
1. ALL SIGNS AND SHIELDS ON DIRECTIONAL ASSEMBLIES SHALL ABUT VERTICALLY
2. REFER TO STANDARD SHEET NO. TR-1208_62 "METAL SIGN POSTS AND SIGN MOUNTING DETAILS" FOR SIGN POSTS AND SIGN MOUNTING
3. IF A REFLECTIVE STRIP IS USED ON SIGN SUPPORT, IT SHALL BE PLACED OR THE FULL LENGTH OF THE SUPPORT FROM THE BOTTOM OF THE SIGN TO WITHIN 2FT ABOVE THE EDGE OF THE ROADWAY
4. PARKING SIGNS TYPICALLY USE 45° MOUNTING BRACKET

ON A HORIZONTAL CURVE SECTION, POSITION THE SIGN SO THE VERTICAL AXIS IS PLUMB AND THE HORIZONTAL AXIS IS AT AN ANGLE OF 90° WITH A STRAIGHT LINE BETWEEN THE SIGN AND THE POINT AT WHICH THE SIGN SHALL BE READ.

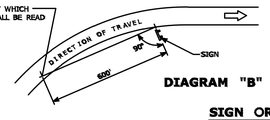


DIAGRAM "B"

FOR MAXIMUM EFFECTIVENESS, POSITION SIDE MOUNTED SIGNS ON STRUCTURAL STEEL BREAKAWAY SIGN SUPPORTS AS FOLLOWS:

ON A TANGENT SECTION, POSITION THE SIGN SO THE VERTICAL AXIS IS PLUMB AND THE HORIZONTAL AXIS IS AT AN ANGLE OF 90° WITH THE TRAFFIC LANE WHICH THE SIGN SERVES. SIGNS LOCATED 30 FT OR MORE FROM THE EDGE OF THE ROAD SHALL BE TURNED APPROXIMATELY 3° TOWARD THE ROAD.

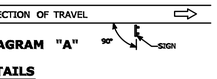
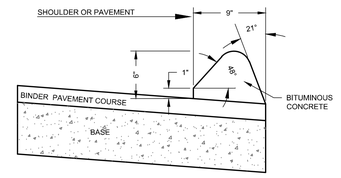


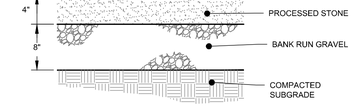
DIAGRAM "A"

SIGN ORIENTATION DETAILS FOR SIDE MOUNTED SIGNS ON STRUCTURAL STEEL BREAKAWAY SIGN SUPPORTS



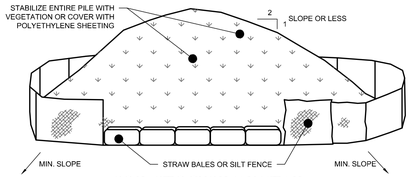
BITUMINOUS CONCRETE LIP CURBING
N.T.S.

NOTES:
1. STANDARD MILLINGS SECTION.
* REFER TO SHEET #C1 - SITE LAYOUT PLAN FOR MILLINGS CONFIGURATION

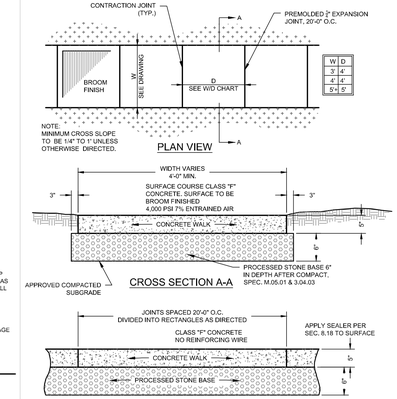


TYPICAL MILLINGS COURSE DETAIL
N.T.S.

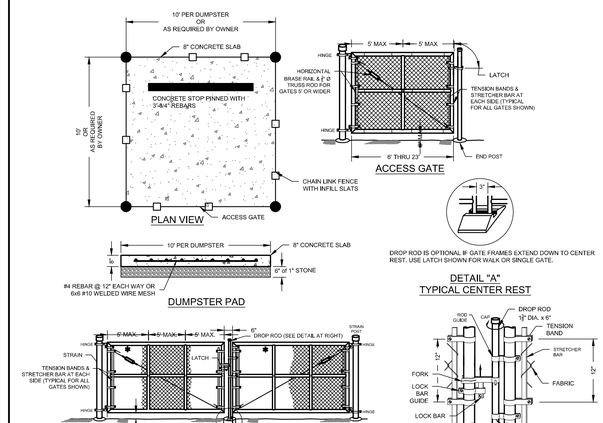
NOTES:
1. AREA CHOSE FOR STOCKPILING SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED WITH POLYETHYLENE SHEETING.
4. TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DRAUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONEY SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.
5. TEMPORARY STOCKPILING STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION, MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS AND REQUIRED PERIOD OF USE.
6. SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.



SOIL STOCKPILE DETAIL
N.T.S.



CONCRETE SIDEWALK
N.T.S.



CONCRETE DUMPSTER PAD AND FENCE DETAIL
N.T.S.

COLE civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
Allstate Commercial Driver Training School

Date: June 5, 2025 Drawn By: JML

Revisions: Date:	Description:
06-18-25	Rev. Parking and Building Layout
07-16-25	Rev. per Client Review
07-29-25	Added Alt Plans to Set
09-23-25	Rev. per City / Removed Alt Plans
10-02-25	Rev. Per Client Review
10-28-25	Added/Revised Screening Trees
11-07-25	Rev. Utility Locations

NOT TO SCALE

Sheet Description:
DETAILS

Sheet #:
D1

COLE #2658

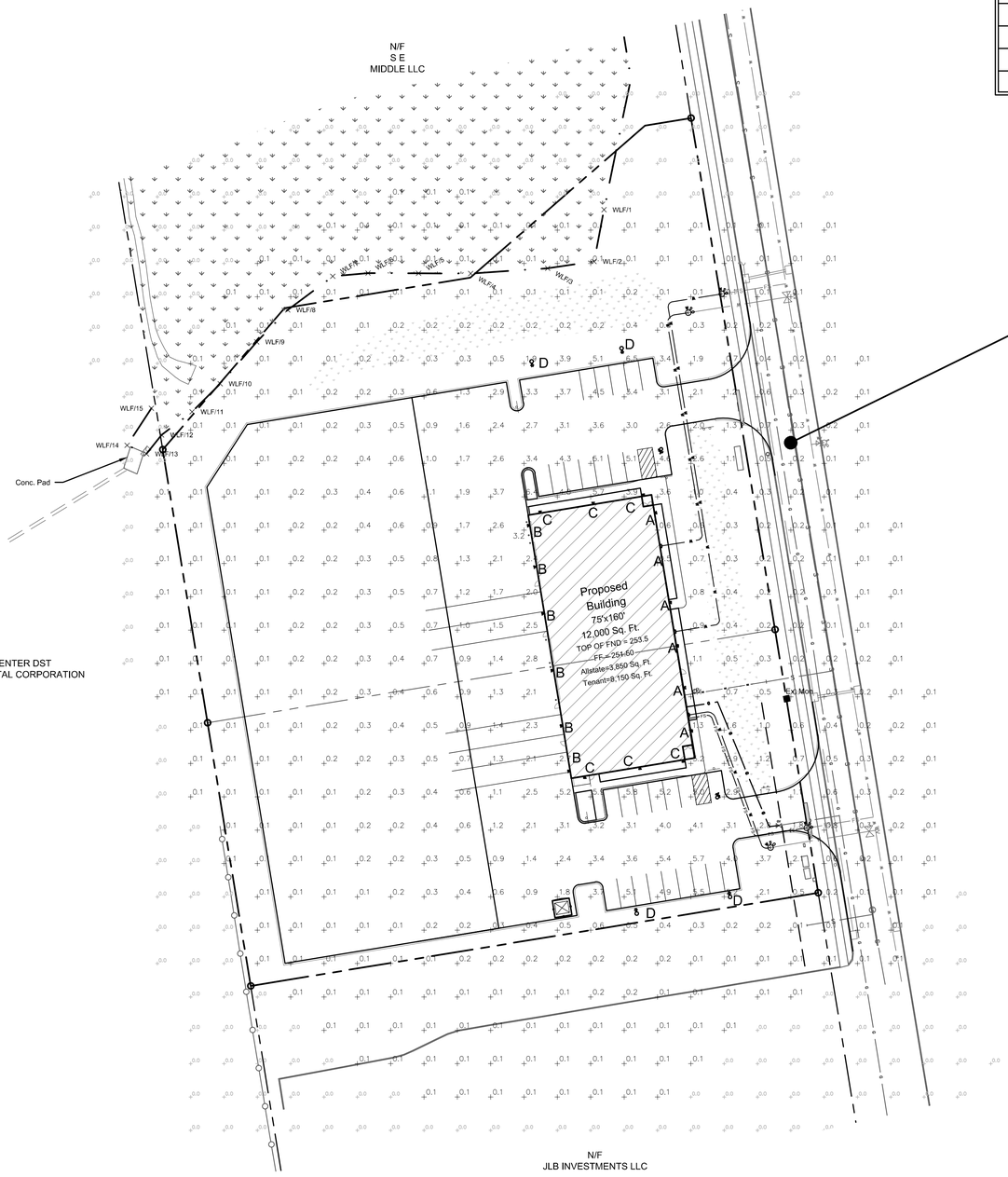
FOLDING NAME: P:\Local Projects\2658 Allstate Commercial Driver Training School\ Last Edit 11 Business Park Drive, Bristol CT\Dwg 2658 - PH1 - Photometric Plan.dwg | LAYOUT: PH1 | PLOT DATE: Nov 07, 2025 - 12:20pm | USER: KEVIN NicholsAnson

LEGEND

	= Existing utility pole
	= Existing light pole
	= Proposed Light
	= Existing fire hydrant
	= Proposed fire hydrant
WV	= Existing water valve
GV	= Existing gas valve
	= Existing underground pipe
	= Existing/Proposed treeline
	= Existing edge of pavement
	= Proposed curbed pavement
W	= Existing/Proposed well
	= Existing catch basin
D	= Existing drainage manhole
S	= Existing sanitary manhole
	= Proposed catch basin
	= Proposed manhole
w	= Existing/ Proposed water line
ss	= Existing/ Proposed sewer line
000	= Existing contour
x000.0	= Existing spot elevation
000	= Proposed contour
x000.0	= Proposed spot elevation
TP	= Deep test pit location
PT	= Percolation test location
G.T.D.	= Grade to drain
	= Proposed Riprap
	= Proposed Drainage Pipe

LUMINAIRE SCHEDULE

KEY	QUANTITY	MANUFACTURER	MODEL CODE	WATTAGE	LAMP TYPE	LUMENS	MOUNT HEIGHT
A	6	LITHONIA LIGHTING	WDGE2 LED P0 50K 70CRI T2M	6.9	LED	730	12'
B	6	LITHONIA LIGHTING	WDGE4 LED P6 70CRI R3 30K	185.2	LED	25585	17'
C	6	LITHONIA LIGHTING	WDGE4 LED P2 70CRI R3 40K	109	LED	14663	16'
D	4	LITHONIA LIGHTING	ESX1 LED P4 40K R3 HS	190	LED	20467	20'

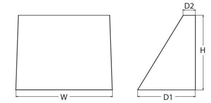




WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



A

WDGE4 LED
Architectural Wall Sconce

Specifications

Depth (D1):	10"
Depth (D2):	2"
Height:	9"
Width:	25"
Weight: (without options)	30.5 lbs



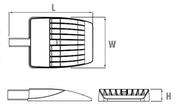
B & C



ESX1 LED
Area Luminaire

Specifications

EPA	0.40 ft² (0.04 m²)
Length:	19.9" (50.5 cm)
Width:	12" (30.5 cm)
Height:	2.9" (7.4 cm)
Weight:	11.2 lbs (5.1 kg)



D

NORTH
NAD 83

COLE
civil + survey
876 south main street
plantsville, ct 06479
colecivil.com
860.628.4484

PROJECT:
Proposed Commercial Driving Training School
Lot 10 & 11 Business Park Drive - Bristol, Connecticut

PREPARED FOR:
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Date: June 5, 2025 Drawn By: JML

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06-16-25	Rev. Parking and Building Layout
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07-29-25	Added Alt Plans to Set
09-23-25	Rev. per City / Removed Alt Plans
10-02-25	Rev. Per Client Review
10-15-25	Rev. per City Lighting Reg. Changes
10-28-25	Added/Revised Screening Trees

40' 20' 0 20' 40'
SCALE: 1"=40'

Revisions: Date:	Descriptions:
11-07-25	Rev. Utility Locations

STATE OF CONNECTICUT
BARTON N BOVEE
13653
LICENSED
PROFESSIONAL ENGINEER

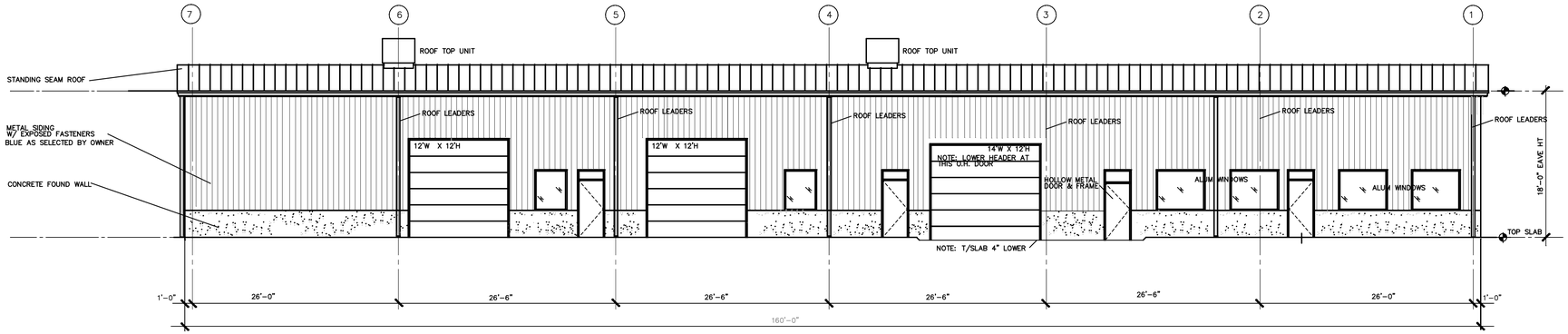
Barton N. Bovee P.E.
Reg. No. 13653
NOT VALID UNLESS EMBOSSED SEAL
OR STAMP IS AFFIXED HERETO

Sheet Description:
PHOTOMETRIC PLAN
CURRENT
REGULATIONS

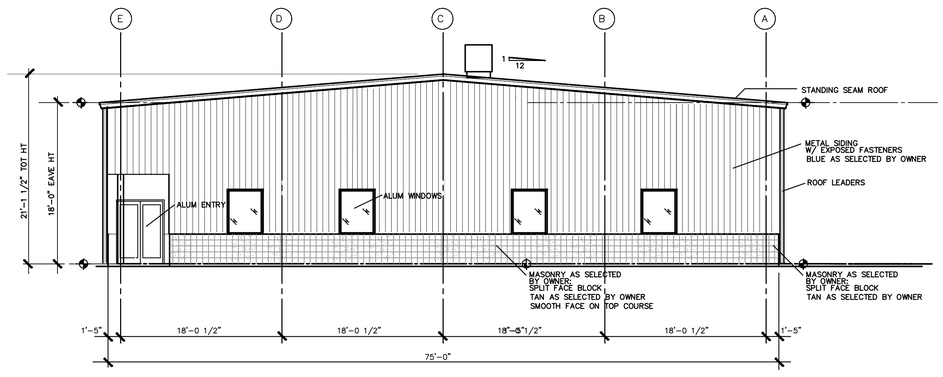
Sheet #:
PH1

COLE #2658

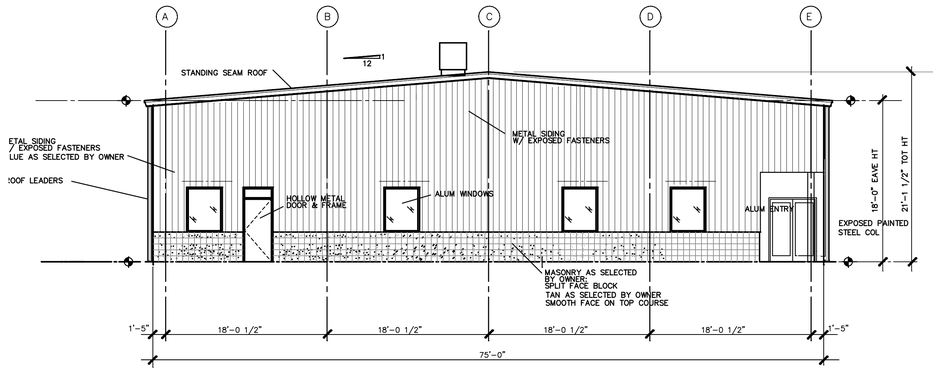
Elevations



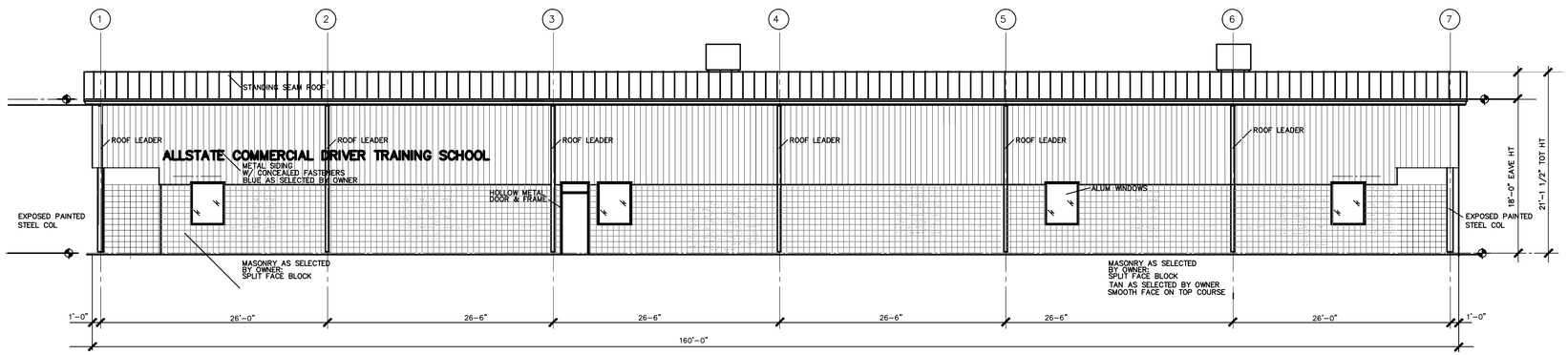
WEST ELEVATION (4 / A200)
SCALE: 1/8" = 1'-0"
LOOKING FROM TRAINING FIELD



NORTH SIDE ELEVATION (3 / A200)
SCALE: 1/8" = 1'-0"
LOOKING AT TENANT SIDE



SOUTH SIDE ELEVATION (2 / A200)
SCALE: 1/8" = 1'-0"
LOOKING AT STUDENT COMMONS



BRISTOL PARK DRIVE EAST ELEVATION (1 / A200)
SCALE: 1/8" = 1'-0"

WORK-IN-PROGRESS

CONCEPTUAL

RUSSELL JAMES LARRABEE ARCHITECT
28 FIELD STREET
NAUGATUCK, CT 06770
TEL (203) 729-9947
FAX (203) 729-4876

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RUSSELL JAMES LARRABEE ARCHITECT

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CERTIFICATION

DRWGS NOT TO BE USED FOR CONSTRUCTION

REVISIONS

2025-7-12	REVISIONS: TO FLR PLN & EXT ELEV
2025-6-4	REVISIONS: MEETG WITH BRISTOL DEV AUTH
2025-5-10	REVISIONS: PROGRESS MEETG
2024-9-23	PROGRESS MEETING

PREPARED FOR
VINCENT MAIORANO
& CHRIS MAIORANO

PROJECT
NEW BUILDING FOR
ALLSTATE COMMERCIAL DRIVER TRAINING
LOT #11 - BUSINESS PARK DRIVE, BRISTOL, CT

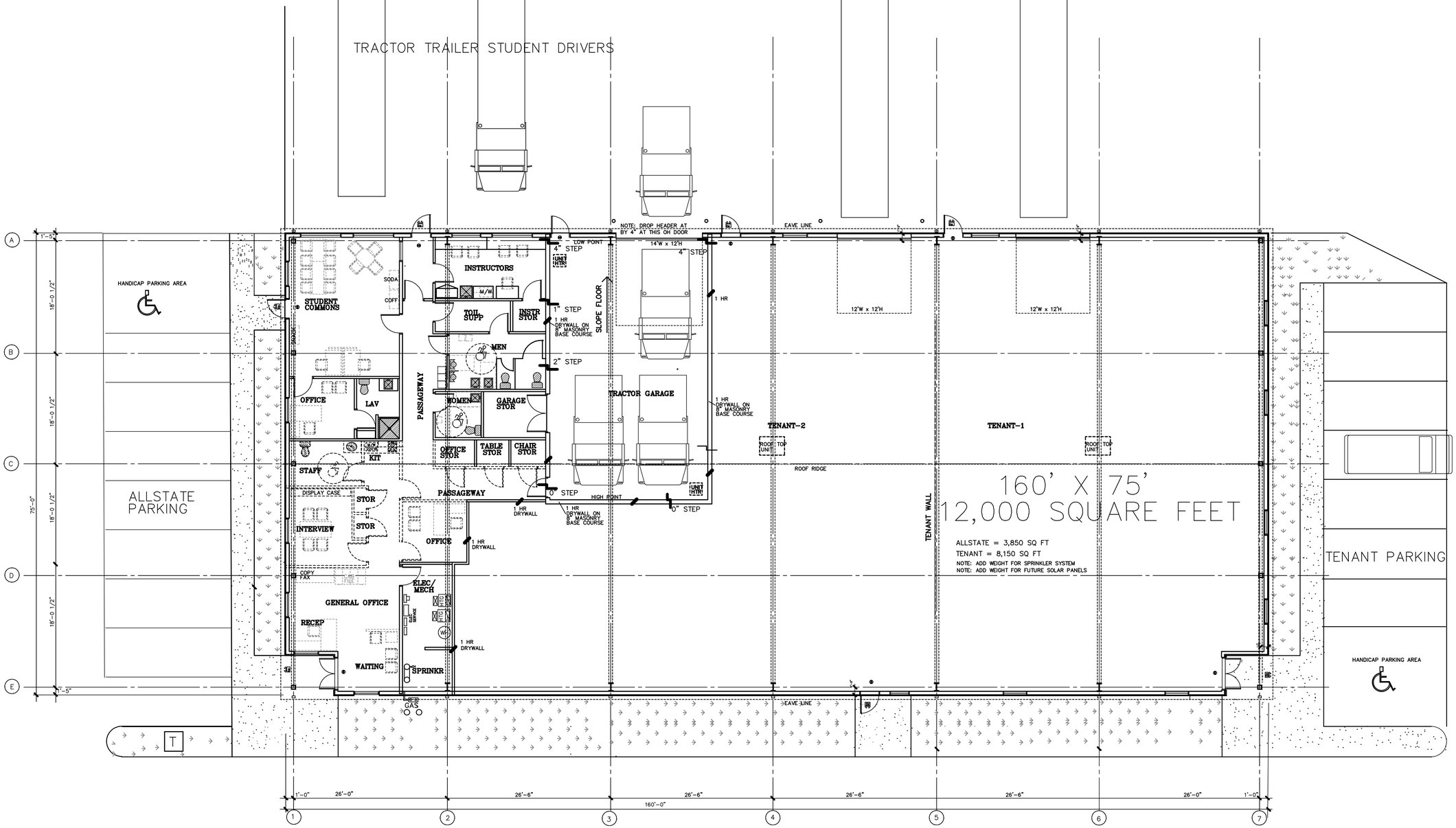
DRAWING TITLE
EXTERIOR ELEVATIONS

SCALE
AS NOTED
DRAWN BY
RJL
APPROVED BY
DRAWING #
A-1
DATE
PROJECT #
2024

Floor Plan

LOT #11

TRACTOR TRAILER STUDENT DRIVERS



FLOOR PLAN

SCALE: 1/8" = 1'-0"

BUSINESS PARK DRIVE

WORK-IN-PROGRESS

CONCEPTUAL

RUSSELL JAMES LARRABEE ARCHITECT
28 FIELD STREET
NAUGATUCK, CT 06770
TEL (203) 729-9947
FAX (203) 729-4876

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PREPARED FOR
VINCENT MAIORANO
& CHRIS MAIORANO

PROJECT
NEW BUILDING FOR
ALLSTATE COMMERCIAL DRIVER TRAINING
LOT #11 - BUSINESS PARK DRIVE, BRISTOL, CT

DRAWING TITLE
FLOOR PLAN

SCALE
AS NOTED
DRAWN BY
R.L.
APPROVED BY
DATE
PROJECT #
2024

DRAWING #
A-100

App. #2546

CJ Auto Mall

237 East Main St.

Motor Vehicle Repairs or Service Facility and Sales.

For Office Use Only	
APPLICATION NO.	2546
DATE FILED:	9-4-25
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article II Section 4.2 of the Bristol Zoning Regulations for the following Special Permit use: Motor vehicle repairs or service and sales

Address or Location of the Property: 237 East Main Street

Assessor's Map No.: 41 Assessor's Lot No.(s): 20

Zone of the Property: B.6. Size of the Property (in acres or square feet): .94 acres

Reason for the Special Permit: To modify existing special permit

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

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

Other comments: Existing facility no physical changes planned except maintenance upgrades and landscaping

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

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

Name: CJ PD, LLC dba CJ Auto Mall

Address: 272 West Main Street City: New Britain State: CT Zip: 06053

Telephone No.: 860-985-8975 E-Mail:

Signature: _____ *Signature – (Printed/Typed)* Timothy W. Furey

CHECK ONE: [ ] owner [X] other (specify): Tenant Authorized Agent

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

Name: East Main Street Bristol LLC

Address: 236 Oakland Avenue City: New Britain State: CT Zip: 06053

Telephone No.: 860-982-4447 E-Mail:

Signature: _____ *Signature – (Printed/Typed)* Timothy W. Furey

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2546

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 237 East Main Street

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

To modify existing stipulated special permit to permit 22 vehicles for display for sale leaving 8 spaces for customers and employees.

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Timothy W. Furey

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

Telephone No.: 860-589-4343 E-Mail: _____

08/17 - LUO

Applicant's Narrative

I will prepare a narrative but it is quite simple.

The client wants to utilize the existing paved parking area for display of vehicles for sale, customer parking and employee parking. He will not utilize the grass areas without additional permits. We may apply in the future for permits to park a few display vehicles in front to the building but is not doing so at this time because that requires floodplain, site plan and special permits. It may require a variance. I am available the week of the 18th send an invite and I will respond.

Timothy W. Furey
Furey, Donovan, Cooney & Dyer P.C.
43 Bellevue Ave
Bristol Ct 06010
(860) 589-4343

Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2546

MODIFICATION TO SPECIAL PERMIT: Modification of an existing Special Permit for "CJ's Auto" for some display of vehicles for sale and a total of 29 vehicles parked at 237 East Main Street; CJ PD, LLC, Applicant. *Plans Dated: August 12, 2025 (existing conditions plan); Date of Committee Review: October 9, 2025 (first review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. No Elevations are shown other than the building, these elevations are critical in understanding the flood plain impact.
2. Property corners not shown.
3. The floodway elevations are not shown.
4. Pipe sizing is not shown on the storm drainage.
5. No utilities are shown.
6. Existing trees are not shown.
7. Building overhang is not shown.
8. The plan shows curbing on the edge of the parking areas which does not exist.
9. Waste disposal location not shown.
10. No lighting plan is provided.
11. Additional comments may come forward related to the information requested above.

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. The existing conditions plan submitted as part of this application is not accurate to what exists. The property is not in conformance with the approved site plan and or the existing conditions plan. Both plans show curbing, stop sign and bar and parking striping that does not exist on the property. Submit a site plan for review so minor site modifications can be made. Further, the curbing that should have been constructed could have prevented the current on-going zoning enforcement of excess vehicles and vehicles parked on the grass.
2. Staff will recommend to the Zoning Commission that a "look back" report and review of the site for conformance to the plan and special permit conditions occur one year from approval.
3. Provide a landscape plan for the property that will prevent any future parking on the grass that has been on-going for 10 years.
4. A recent inspection of the site showed the property is still not in conformance with the on-going zoning enforcement of this property including over 50 vehicles on the property in violation of the existing court order and approved site plan, vehicles and trailer parked on the grass and many vehicles shown for display (even more than currently proposed) including vehicles parked on the walkway to the business entrance.
5. The narrative and application description submitted do not match. Please clarify and explain exactly what you are proposing as it is not clearly defined. Please update both documents to reflect what you are proposing.
6. The previous approval included stipulations regarding repair work, number of employees and hours of operation. Please update the project narrative to provide this information.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (ZEO) No comment at this time.

2. (Building) No comments at this time.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. No comments at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. The plan does not show utilities.
2. The plan does not show a change in utilities.
3. The person in charge of this project needs to send a specific plan.
4. The person in charge of this project is encouraged to contact Bristol Water and Sewer to discuss and plans associated with water and sewer.
5. All water and sewer work shall conform to the Bristol Water and Sewer Department Rules and Regulations.
6. All water and sewer work shall conform to the Bristol Water and Sewer Department's Standard Specifications and City Ordinances.
7. Permits for all water and sewer work must be applied for at www.bristolwaterdept.org a minimum 10 business days prior to any work being performed.
8. All water and sewer work must be performed by a State of Connecticut licensed contractor.
9. All water and sewer work shall be inspected by Bristol Water and Sewer Department employees prior to any backfill.
10. Failure to have inspection performed by Bristol Water and Sewer Department prior to backfilling will require all work to be re-excavated before approval.

Referral to Plainville Town Clerk

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: September 10, 2025

TO: Town Clerk - Plainville

FROM: Bristol Zoning Commission

Re: Referral of Special Permit Application #2546

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, the following proposed modification of a Special Permit is hereby referred to your agency:

Application #2546 – 237 East Main Street Assessor's Map 41, Lot 20.

Proposal: Modification of Special Permit #1413 from (1) Automotive repair and service facility and (2) The display or sale of operable used automobiles to (1) Motor Vehicle Repair or Service Facility and (2) Motor Vehicle Sales at 237 East Main Street; Assessor's Map 41, Lot 20; BG (General Business) zone.
CJ Auto Mall, applicant.

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

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

Cc: Town Planner – Plainville
breining@plainville-ct.gov

Citation from ZEO to Applicant

Brandon Peate
Zoning Enforcement Officer
860-584-6214
BrandonPeate@BristolCT.gov

BRISTOL CONNECTICUT

Bristol City Hall
Building Department
111 North Main Street
Bristol CT 06010

ZONING CITATION

September 25, 2025

East Main Street Bristol LLC, Peter Delfino
Member
236 Oakland Avenue
New Britain, CT 06053

CJ Auto Mall
237 E Main St
Bristol, CT 06010

RE: 237 East Main Street
MBLU: 41-20

On February 6th, 2025, you were issued a Notice of Violation & Request for Voluntary Compliance letter.

There are **38** cars on the property. The property is still not in compliance with the approved or applied for plans.

A zoning citation is attached for violating the following Zoning Regulation:

- Z.R. Section (1.6.1): Except as otherwise provided herein, no land, building or structure or part thereof shall be constructed, reconstructed, erected, extended, enlarged, moved, arranged, altered or used, or the use changed, or the dimensional requirements of lots, yards or courts changed, except in conformity with the requirements of these Regulations for the zoning district in which such land, building, structure or use is located.
- Z.R. Section (13.7.4.A) All parking spaces shall be delineated by painted lines, except for parking spaces in driveways which serve single- or two-family dwellings.
- Z.R. Section (16.1.A): No building or structure shall be constructed, altered, enlarged or occupied; no Building Permit, including a permit for a building foundation, shall be issued; and no use of an existing building or premises shall be changed until the Zoning Enforcement Officer has issued a Zoning Permit which certifies conformance of the building, structure or use with these Regulations or with a variance granted by the Zoning Board of Appeals.
- Z.R. Section (16.2.13): Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of the Special Permit shall be a violation of these Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time period for compliance therewith. Unless there is full compliance within such time period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.
- Z.R. Section (16.3.18): All site improvements shall be carried out in strict compliance with the Site Plan approved by the Commission. Minor amendments to the approved Site Plan may be approved only in writing by the City Engineer and the City Planner upon the written request of the applicant. All other amendments or modifications to the Site Plan shall require the approval of the Commission.
- Z.R. Section (16.3.2.A): Site Plan approval shall be obtained from the Zoning Commission prior to the establishment, expansion or change of any use of land and/or structure which requires a Special Permit or involves an environmental remediation project that is subject to Section 15.6

of these Regulations. Site Plan approval shall be obtained concurrently with or subsequent to the granting of the Special Permit.

The total fine is $648. You have 15 days to pay or appeal this citation. Appeal information, other penalties, and payment information is listed on the citation. Each day the violation continues constitutes another offense and citation. I will conduct future inspections for compliance.

Regards,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer

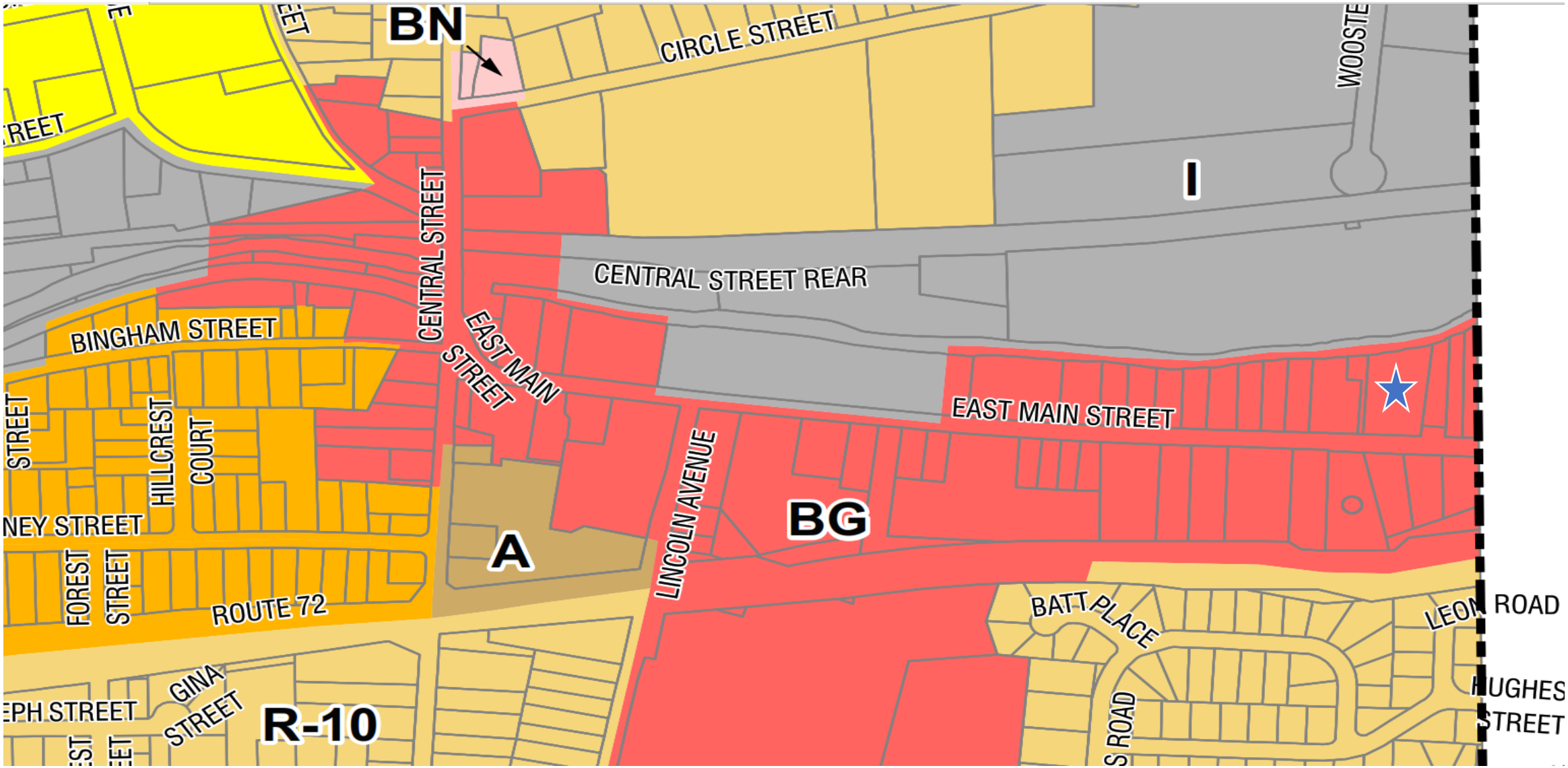
Lienholder
Webster Bank, National Association
1959 Summer Street
Stanford, CT 06905

Application #1413
237 East Main St.

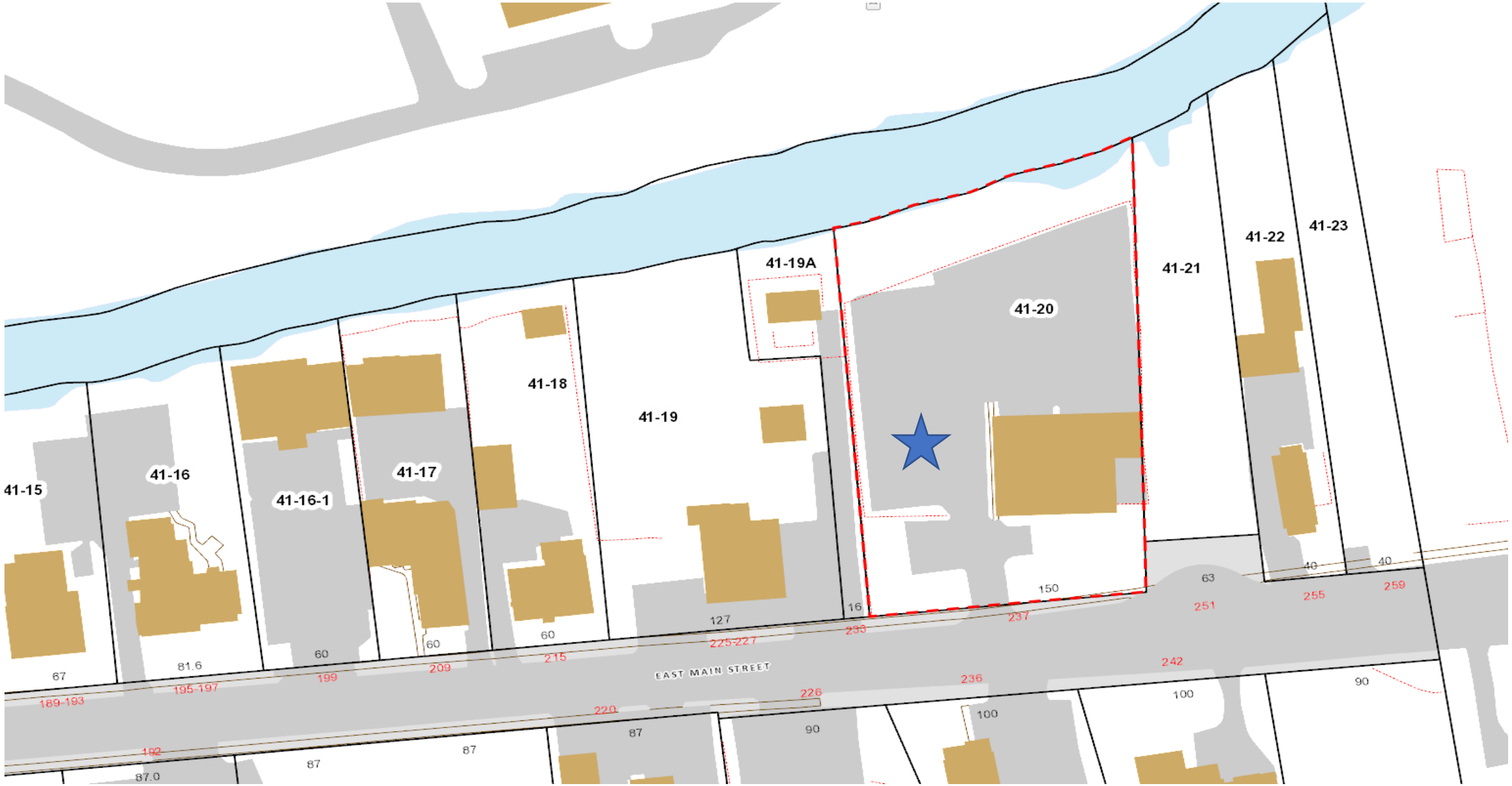
-circa-
February 9, 2004
hyperlink:

https://www.bristolct.gov/DocumentCenter/View/49901/1413---237-EAST-MAIN-ST

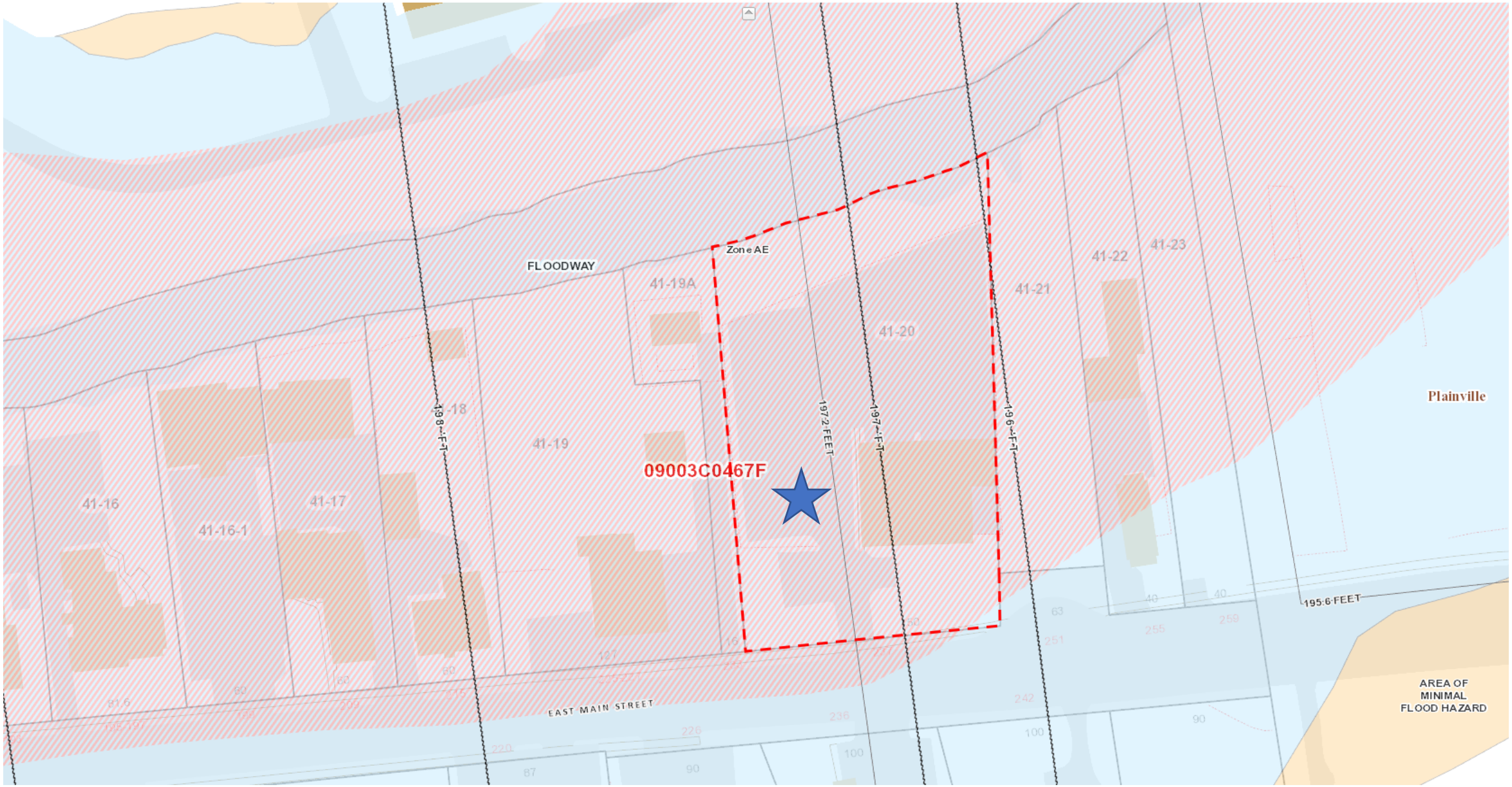
Maps



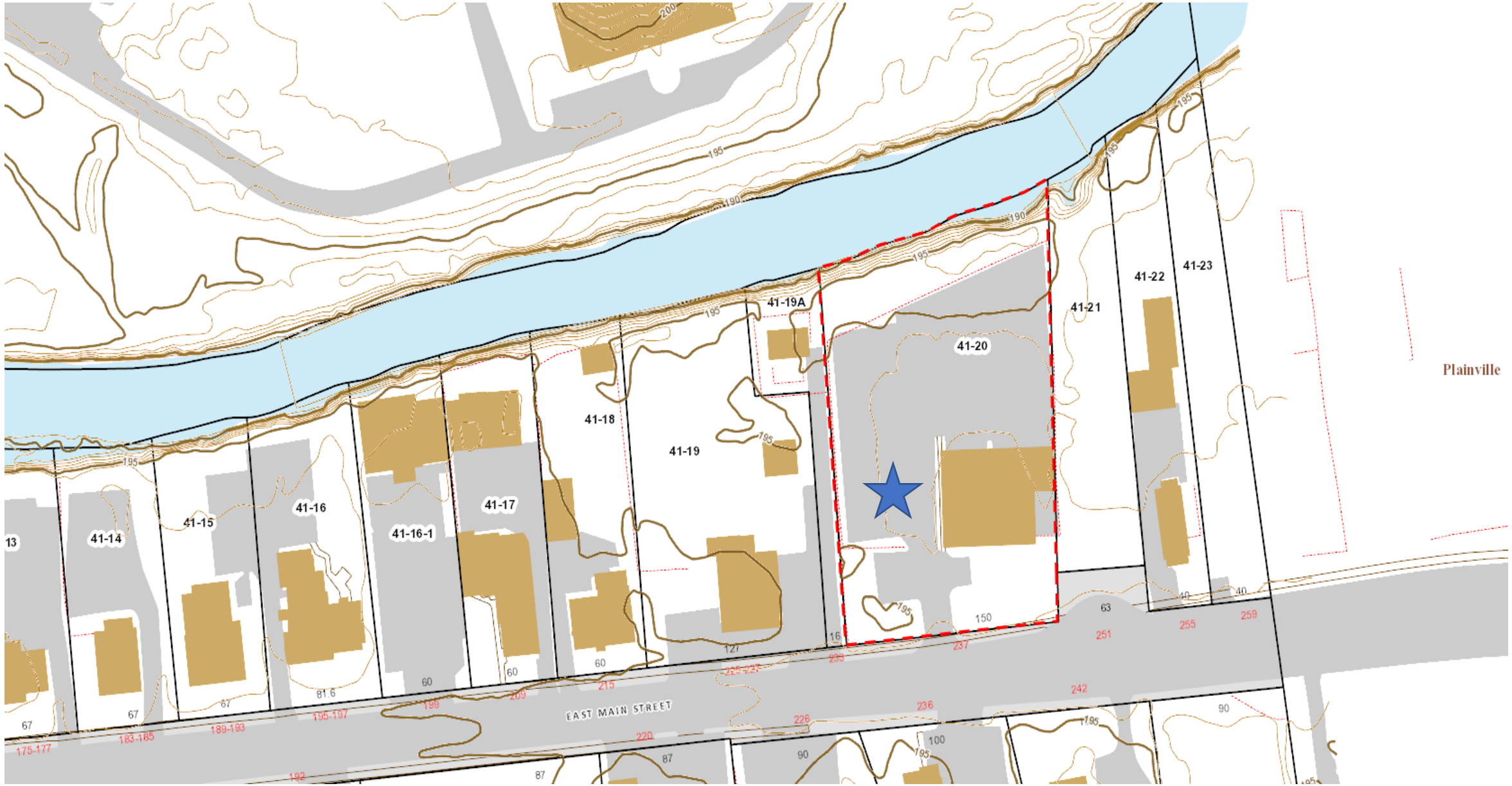
237 East Main Street- Zoning Map
(BG) General Business zone
Map 41 Lot 20



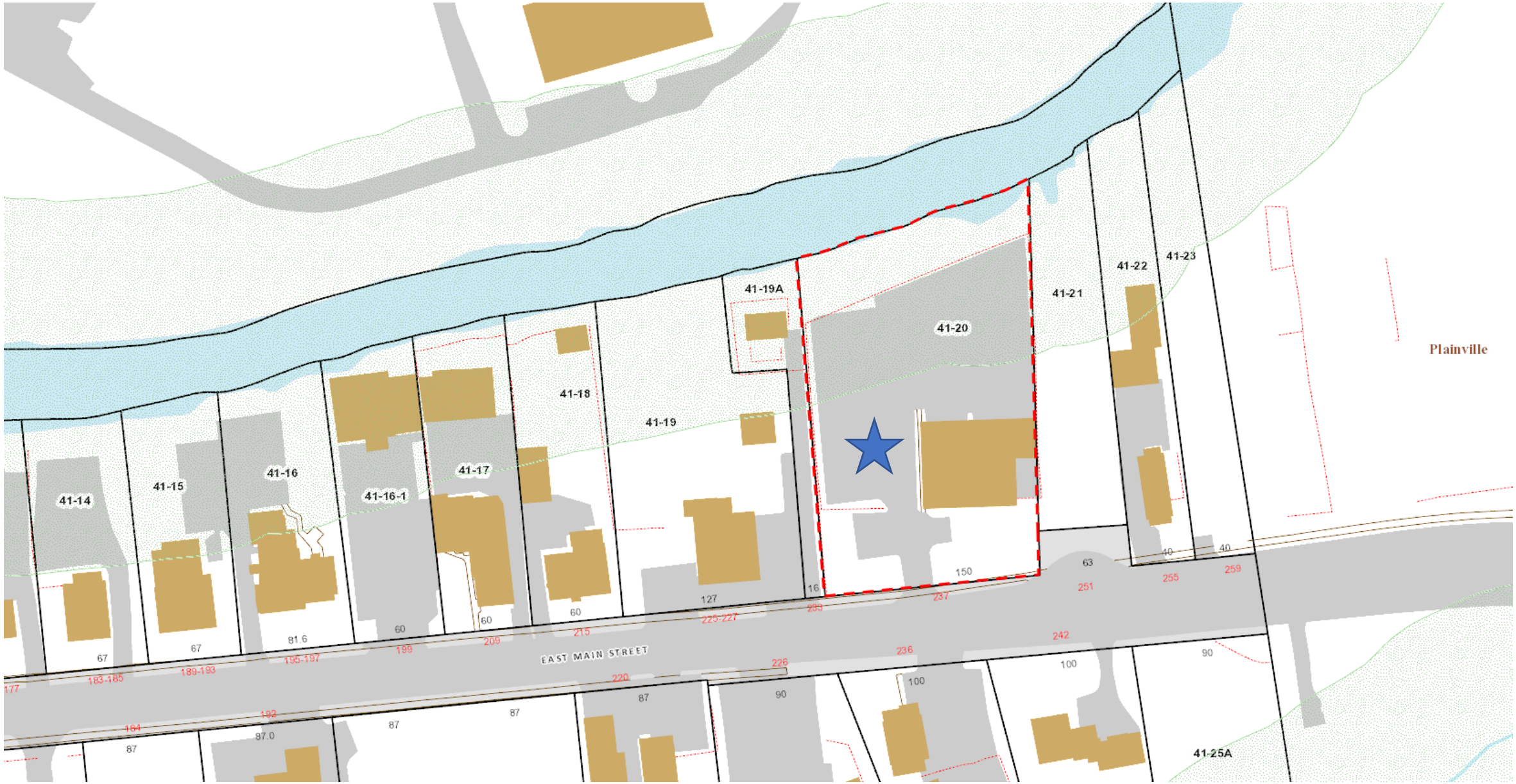
237 East Main Street- Location
Map 41 Lot 20



237 East Main Street- Floodplain
Map 41 Lot 20



237 East Main Street- Topography
Map 41 Lot 20



237 East Main Street- Inland Wetlands and Upland Review
Map 41 Lot 20



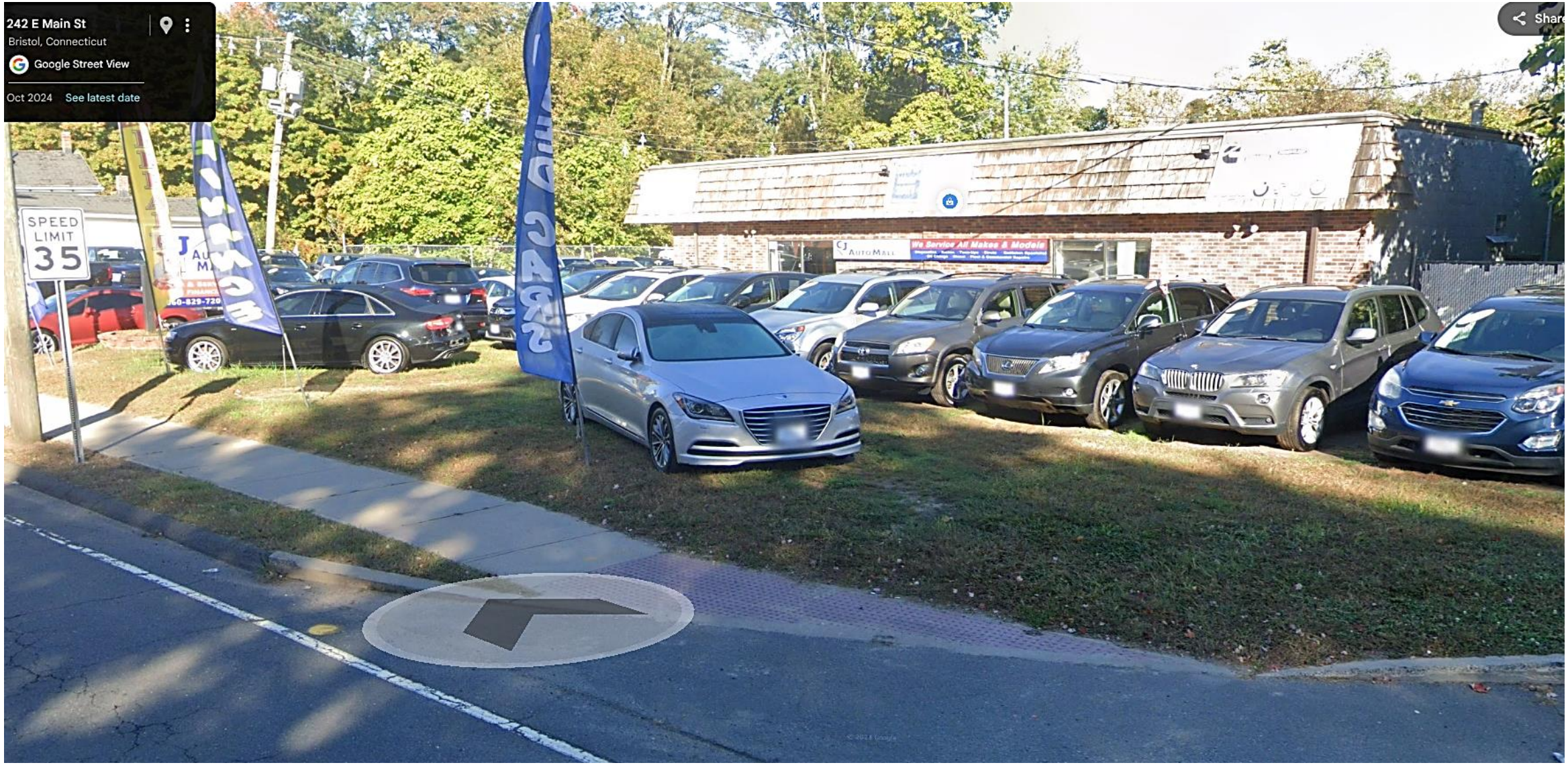
237 East Main Street- Aerial Photo - 2023
Map 41 Lot 20



237 East Main Street- Near Map – April 2025
Map 41 Lot 20



237 East Main Street- Streetside Photo
Map 41 Lot 20



237 East Main Street- Streetside Photo
Map 41 Lot 20



237 East Main Street- Google Earth
Map 41 Lot 20

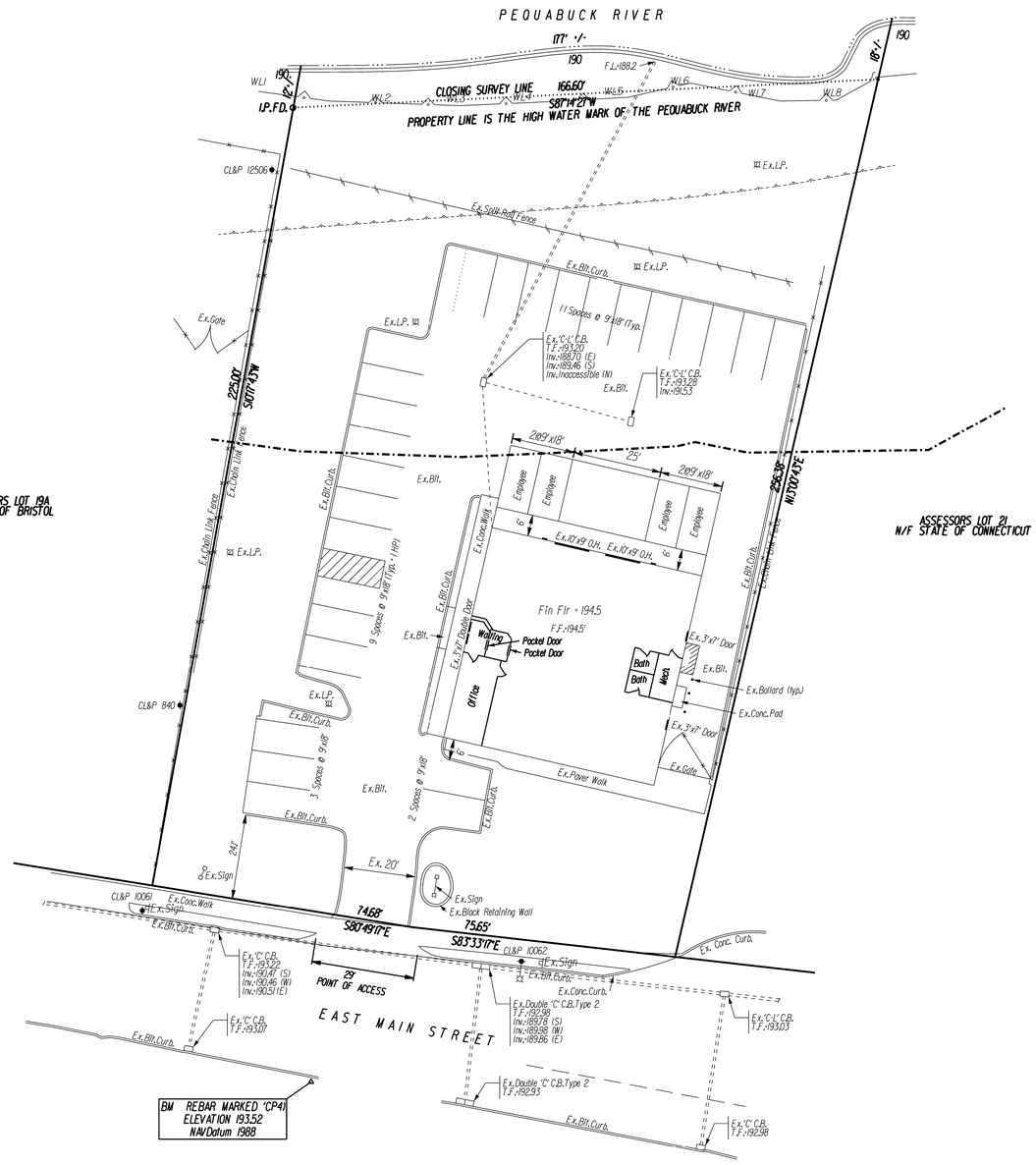


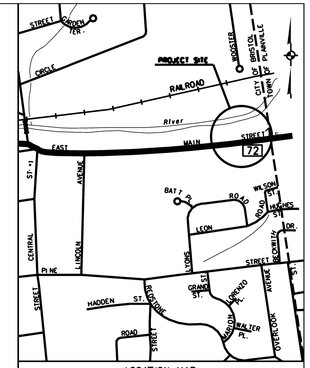
237 East Main Street- Streetside Photo
Map 41 Lot 20

Existing Conditions Survey

LEGEND

- EXISTING UTILITY POLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING LAMP POST
- AC. AIR CONDITIONING
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- S EXISTING SEWER LINE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- E EXISTING OVERHEAD UTILITIES
- EXISTING PICKET FENCE
- EXISTING CHAINLINK FENCE
- EXISTING TREE LINE
- EXISTING CONTOUR
- 100.0 EXISTING SPOT ELEVATION
- WETLAND LIMITS AS SHOWN ON CITY OF BRISTOL WETLANDS MAP
- WETLAND LIMITS AS FLAGGED BY SOILS SCIENTIST
- 100' UPLAND REVIEW LINE FROM MAPPED WETLAND





REFERENCES:
1. SITE PLAN OF LOT #20,EAST MAIN STREET,BRISTOL,CONN.,TO BE DEVELOPED BY JOHN & EDWARD HILL,SCALE 1"=30',MARCH 16,19 LEPORE & CAGGIANO,P.C.
2. COMPILATION PLAN,CITY OF BRISTOL,MAP SHOWING LAND ACQUIRED FROM MARCEL CYR ET AL,BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION,RELOCATION OF ROUTE 72,SCALE 1:500,NOVEMBER,2000,REVISED TO DEC.12,2002
3. MAP SHOWING PROPERTY BELONGING TO PATRICK ENGLEWOOD,FORESTVILLE,BRISTOL,CONN.,SCALE 1"=40',JUNE 10,1914,CARLETON W.BUELL,C.E.
4. MAP SHOWING PROPOSED PUMPING STA.SITE,EAST MAIN STREET,FORESTVILLE,BRISTOL,CONN.,NOVEMBER 1946,SCALE 1"=100', C.M.PFENNIG,CITY ENGINEER
5. MAP SHOWING TEMPORARY EASEMENTS OVER LOTS NO.19 & 20,EAST MAIN STREET,SACLE 1"=20',SEPT.,1984,ROBERT E.PETERSON,R.L.S.
6. CONNECTICUT STATE HIGHWAY DEPARTMENT,RIGHT OF WAY MAP,TOWN OF BRISTOL,EAST MAIN STREET,FROM THE PLAINVILLE TOWN LINE WESTERLY TO ENTRAL STREET,ROUTE NO.#13,SCALE 1"=40',SEPT.30,1929,REVISED JULY 1,1969,NUMBER 233

SURVEYORS NOTES: THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS,INC.ON AUGUST 29, 2019

BOUNDARY DETERMINATION CATEGORY - RESURVEY

HORIZONTAL ACCURACY CLASS - A-2

TOPOGRAPHIC ACCURACY CLASS - T-2

VERTICAL DATUM - NAVD 1988

ASSESSORS MAP 41,LOT 20

ZONE BG

BASED ON FLOOD INSURANCE RATE MAP,HARTFORD COUNTY,CONNECTICUT (ALL JURISDICTIONS) PANEL 467 OF 575,MAP NUMBER 09003C0467F,EFFECTIVE DATE: SEPTEMBER 26,2008,THE SUBJECT PARCEL IS LOCATED IN ZONE AE.

Property & Existing Conditions Survey

Prepared for

C & J Auto Mall, Inc.

Automobile Dealer

237 East Main Street

Bristol, Conn.

Scale 1"=20' August 12, 2025

20 0 20
Scale In Feet

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

Robert Green Associates L.L.C.
Surveyors and Engineers
6 OLD WATERBURY ROAD
TERRYVILLE, CONN. 06786

App.
#AZR 25-07

Bristol
Zoning
Commission

Recommendation #27

Cannabis Cultivation

Date: 8/5/25

Recommendation 27: Cannabis Cultivation

Purpose: Regulate the cultivation of cannabis so as to permit only within indoor locations in the Industrial and Industrial Park zones and to provide adequate controls on their establishment to control potential nuisances associated with such use.

Description: Add cannabis cultivation and micro-cultivation as defined and authorized by Connecticut General Statutes Section 21a-420 as a Special Permit use in the Industrial zone, and Industrial Park Zones. Allow indoor cultivation only; prohibit outdoor cultivation.

Geographic Extents: Industrial zone, Industrial Park 1, 3, and 5 zones.

Potential Impacts: May result in establishment of a cannabis cultivation facility in the IP-1 or IP-5 zone. Location of such use in the I or IP-3 is unlikely given the residential zone distancing requirement and the size of those zones relative to their proximity to residential zones. May result in the establishment of a cannabis micro-cultivation facility in the I, IP-1, IP-3, or IP-5 zones.

Context: The zoning regulations currently lack regulations or restrictions on cannabis establishments permitted under Connecticut General Statutes Section 21a-420. Without regulations specific to cannabis establishments, establishments may locate in zones where similar non-cannabis establishments may be located. Multiple cities and towns in Connecticut permit Cannabis cultivators with varying restrictions on their location and operations. Below is a summary of regulations from five municipalities:

Town or City	Distancing Requirement from Residential Zone or Use	Distancing Requirement from Schools, Churches, Parks and other Sensitive Uses	Distancing Requirement from other Cannabis Cultivators	Other
East Hartford	none	none	none	Police and Fire Department approvals. Odor monitoring and mitigation
New Britain	100 feet	200 feet	1,000 feet	Security Plan Requirement
Rocky Hill	200 feet	200 feet	1,000 feet	
Southington	750 feet	750 feet	1,000 feet	
Waterbury	none	500 feet	2,000 feet	Security Plan, Odor Abatement Plan Requirement

Recommended Zoning Amendments:

1. Amend the Section 4.2 Principal Use Summary Table to including "Cannabis Cultivation" and "Cannabis MicroCultivation" as Special Permit uses in the I, IP-1, IP-3, and IP-25 zones.

Principal Use	Commercial, Industrial, and Mixed-Use Districts							
	BN	BG[1]	BD	BHC[2]	I	IP-1	IP-3	IP-5
Cannabis Cultivation and Micro-Cultivation (Indoor Only)	—	—	—	—	SP	SP	SP	SP

2. Add new section 4.3.3 (renumber existing Section 4.3.3 as 4.3.4 and renumber subsequent sections) Cannabis Cultivation and Micro-Cultivation as follows:

4.3.3 Cannabis Cultivation and Micro-Cultivation

A. All cannabis cultivators and micro-cultivators shall be conducted in accordance with Article VIII of the City of Bristol Code of Ordinances.
B. Cannabis cultivation and cannabis micro-cultivation shall only be permitted as indoor uses. The outdoor cultivation of cannabis is prohibited within the City of Bristol.
C. Cannabis cultivation facilities shall be located at least 500 feet from a residential zone in existence as of [insert effective date of regulation]. Micro-cultivation facilities shall be located at least 250 feet from a residential zone in existence as of [insert effective date of regulation]. The distance requirement shall be measured by taking the nearest straight line between the facility building and the zoning boundary.
D. Consistent with Section 13-125 of the City of Bristol Code of Ordinances, no cannabis cultivator or micro-cultivator shall be permitted to operate on a site that is within 250 feet of any school, church, hospital, municipal park or municipal recreational facility as measured by taking the nearest straight line between the respective lot boundaries of said sites. The establishment of one of these uses within 250 feet of an existing cannabis cultivator or micro-cultivator shall not cause the cultivator or micro-cultivator to be non-conforming.
E. No cannabis cultivator or micro-cultivator shall be located within 1,000 feet of another cannabis cultivator or micro-cultivator. The distance requirement shall be measured by taking the nearest straight line between the respective lot boundaries of the sites.
F. The facility shall not generate waste or emissions that result in adverse environmental impacts to surrounding properties and mitigation measures shall be taken to control the generation of odor.
G. The Police Department shall review and approve a proposed security plan for the facility prior to granting of a Special Permit.
H. The Fire Marshal Office/Fire Department shall review and approve the planned location(s) for the storage of fertilizers associated with cannabis production and proposed fire detection and suppression systems prior to granting of a Special Permit.
I. The applicant shall have received a provisional license (or equivalent) approval from the Connecticut Department of Consumer Protection prior to granting of a Special Permit.

3. Add new the following definitions of Cannabis Cultivator and Micro-Cultivators to the Section 19 Use Definitions:

Cannabis Cultivation: A facility run by a person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space per CGS Section 21a-420, as amended.

Cannabis Micro-Cultivation: A facility run by a person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the Commissioner of Consumer Protection per CGS Section 21a-420, as amended.

Recommendation #37

A-Zone Bulk Requirements

Date: 8/4/25

Recommendation 37: A Zone Bulk Standards

Purpose: To adjust bulk standards to more closely align with the purpose of the zone and existing development in A zones. To allow higher density residential development in A zones that have the infrastructure to support such density.

Description: This amendment would modify bulk standards of Section 7.2.2. It would also allow residential density to be increased from a maximum of 12 units per acre to 20 units per acre for A zone sites abutting a state highway. This requires an amendment of Section 7.2.2 and 7.2.3 of the regulations. This amendment also includes the removal of unnecessary and redundant content from Sections 4.3.20 and 7.2.4.

Geographic Extents: A Zone only.

Potential Impacts: May allow for residential density above levels that are currently permitted in the A zone.

Context: Many developments in the A zone do not conform to existing bulk standards. Additionally, development should be concentrated in areas that have the infrastructure to accommodate a higher density of development. One of the primary impacts of increased density is traffic generation. State highways generally have more capacity to absorb additional traffic than local roads.

Recommended Zoning Amendments:

1. Adjust the bulk requirements of Section 7.2.2 (Lot, Coverage, and Setback Standards) as follows (text to be removed shown in ~~strikethrough~~, text to be added shown in red)

Standard	8 units per acre or less	Greater than 8 units per acre	Single-family subdivisions
A) Minimum Lot Area	2 acres	4 acres	6,000 sf
B) Minimum Lot Frontage (ft)	50	50	60
C) Minimum Lot Width (ft)	150	200	N/A
D) Minimum Front Yard (ft)	40[A]	40[A]	15
E) Minimum Side Yard (ft)	~~25/50*~~ 20 or (30[B])	~~25/50*~~ 20 or (30[B])	6
F) Minimum Rear Yard (ft)	~~25/50*~~ 20 or (40[B])	~~25/50*~~ 20 or (40[B])	15
G) Maximum Building Height (ft)	40	40	35
H) Maximum Building Coverage (%)	30	35	40
I) Maximum Impervious Coverage (%)	~~40~~ 50	~~50~~ 60	N/A

[A] Shall be reduced to the minimum front yard requirement of the zone or zones abutting and opposite the frontage of the parcel. If abutting or opposite more than one zone, the greater minimum front yard requirement shall apply. In no case shall the front yard requirement be reduced to less than 20 feet.

[B] Applicable to yards abutting a single-family residential zoning district.

2. Amend Section 7.2.3 Development Density as follows (new text shown in red, amended text shown in blue):

7.2.3 Development Density

The following regulations are applicable to development in the A Zone:

A. The maximum density of development of single-family, two-family, three-family or multi-family dwellings that can be approved through a Site Plan Application shall be 8 dwelling units per acre.

B. Any combination of single-family, two-family, three-family or multi-family dwellings may be permitted subject to Special Permit approval at a density greater than 8 dwelling units per acre up to:

1. 12 dwelling units per acre, or
2. 20 dwelling units per acre if the site abuts a state highway.

Such development shall be consistent with the recommendations of the City's Plan of Conservation and Development and subject to referral to the Planning Commission for a binding recommendation in accordance with the provisions of Section 16.2.5.B.

3. Eliminate Section 4.3.20, which is redundant with Section 7.2.3 and renumber subsequent sections.
4. Remove the following sentence from Section 7.2.4 Single-Family Subdivisions which is uncessessary: "Single-family dwellings on individual lots in the A zone shall be subject to the following lot, coverage, and setback standards:"

Recommendation #38

Amend Mixed Use/Street Wall Requirements: Downtown Business zone

Date: 8/22/25

Recommendation 38: Amend Mixed-Use and Street Wall Requirements of BD Zone

Purpose: To encourage mixed-use development in the BD zone by providing more flexibility in the regulations.

Description: This recommendation relaxes restrictions on the share and location of residential units at street level in a mixed-use development. More specifically, it:

- Removes the street-level restriction on residential units facing Main Street, South Street, and Prospect Street.
- Increases the allowed residential floor area of street-level units on all other streets from 35% to 65%.
- Reduces the share of required non-residential street-facing walls from 60% to 50%.
- Provides regulations controlling dwelling unit access to the street.
- Provides more flexibility in the use of required commercial space in a parking structure and removes the commercial space requirement from parking structures on Main Street.
- Consolidates parking structure regulations specific to the BD and currently located in Sections 4.3.6 and 5.4.18 in Section 8.4.2.

Geographic Extents: BD zone

Potential Impacts: May encourage new mixed-use development in the BD.

Context: Demand for retail and office space is weak due to market trends partially related to the COVID pandemic. This demand is not expected to recover in the near future. By contrast, demand for housing is extremely high.

Recommended Zoning Amendments (text to be removed shown in ~~strikethrough~~, text to be added shown in red)**:**

1. Amend the street-level, street-facing wall requirement of Section 8.4.2, Item B.5 as follows:

5. Area of street-level, street-facing walls consisting of windows and public entrance/ exit doors (“building fenestration”)	Minimum of ~~60%~~ 50% of such wall area devoted to non-residential uses.	The wall area shall be measured between 2 and 10 feet above the top of the building foundation. Windows and public entrance/exit doors shall contain clear or tinted glass capable of providing an unobstructed view from the outside into the building. In developments containing two or more buildings, each building shall comply with this standard independently of any other building on the lot.

2. Amend Section 8.4.2, Item B.8 as follows to remove street-level dwelling unit prohibition from Main Street, South Street, and Prospect Street and increase the allowed share of residential from 35% to 65% on other streets. List all streets in the BD subject to the following requirements so as to clearly establish the requirement for each street:

8. Dwelling units at street level	Church Street, Riverside Avenue, North Street, North Main Street, and School Street: Dwelling units are not allowed at street level in that portion of the building facing these streets.	This regulation is intended to preserve street level space for commercial uses.
	Center Street, Federal Street, Foley Street, High Street, Hope Street, Kelley Street, Laurel Street, Main Street, Memorial Boulevard, Pleasant Street, Prospect Street, Race Street, South Street, Summer Street, Upson Street, Valley Street, West Street: 65% of the gross floor area of a building's street level, excluding any street-level floor area devoted to structured parking, may be occupied by dwelling units.	

3. Amend Section 8.4.2 to provide the following new Item 9 to control dwelling unit access to the street:

9. Dwelling unit access	Except for dwellings existing as of [insert effective date] or townhouses constructed as part of a mixed-use development, no individual dwelling unit shall have a door providing direct access to or from a public sidewalk within or extending from the street right-of-way. Access shall be provided through a common entrance, corridor, or courtyard that serves multiple units.	This regulation is intended to control direct access between dwelling units and streets for security purposes and to maintain a mixed-use commercial district environment.

4. Relocate existing Section 5.14.18.I to new Item 10 of the Section 8.4.2.B Table of Building Form Standards as follows, consolidating information in existing Sections 4.3.7 and 5.14.18 and amend as follows to remove the narrow range of permitted uses and allow any non-residential use permitted in the zone:

10. Parking structure frontage	~~In the BD zone,~~ The street-level frontage of any freestanding parking structure located on ~~Main Street~~, North Main Street, Church Street, North Street, Riverside Avenue or School Street shall be devoted to ~~permitted retail, personal service, convenience or entertainment uses,~~ non-residential uses permitted in the zone, except for the structure's entrances, ~~and~~ exits, ~~ramps~~ and service doorways.	

5. Amend Section 4.3.7 Commercial Parking Lots and Structures to remove existing content and replace with a reference to Section 8.4.2.B.10 as follows:

4.3.7 Commercial Parking Lots and Structures

~~In the BD zone, the street level frontage of any freestanding parking structure located on Main Street, North Main Street, Church Street, North Street, Riverside Avenue or School Street shall be devoted to permitted retail, personal service, convenience or entertainment uses, except for the structure's entrance and exit ramps and service doorways.~~ See Section 8.4.2.B.10 for street-level frontage requirements applicable to parking structures in the BD Zone.

6. Amend Section 5.4.18.I to remove existing content and replace with a reference to Section 8.4.2.B.10 as follows:

I. ~~In the BD zone, the street level frontage of any freestanding parking structure located on Main Street, North Main Street, Church Street, North Street, Riverside Avenue or School Street shall be devoted to permitted retail, personal service, convenience or entertainment uses, except for the structure's entrance and exit ramps and service doorways.~~ See Section 8.4.2.B.10 for street-level frontage requirements applicable to parking structures in the BD Zone.

Recommendation #39

Update Sign Regulations

Date: 8/1/25

Recommendation 39: Update Sign Regulations

Purpose: Simplify the sign regulations and move towards a "content neutral" approach in response to Reed v. Town of Gilbert Supreme Court ruling.

Description: This recommended amendment updates and reorganizes the entire content of Section 14. Notable changes include:

- Removal of regulations based upon the signs content (its message).
- Exemption of political signs (now called campaign signs) from sign regulation.
- Addition of regulations on window signs.
- Real estate and contractor signs now treated as the same sign type (temporary freestanding signs).
- Temporary freestanding signs displayed past 12 months now require a Sign Permit.
- Additional regulations on use of portable business signs.
- Sign types renamed/reclassified as follows:

Existing Sign Type	Recommended Sign Type
Freestanding Sign	Freestanding Sign
Wall Sign	Wall Sign
Projecting Sign	Projecting Sign
Roof Sign	Roof Sign
Canopy Sign	Canopy Sign
Marquee Sign	Marquee Sign
Directional Sign	Internal Use Sign
Identification Sign	Incidental or Freestanding Sign
Billboard	Billboard
Political Sign	Campaign Sign
Real Estate Sign	Temporary Freestanding Sign
Noncommercial Sign	*Eliminate Category*
Portable Special Event Sign	Portable Sign
Portable Business Sign	Portable Sign
Nameplate Sign	Incidental Sign
Service Club Meeting Sign	Portable Sign
Construction Sign	Temporary Freestanding Sign
Business Signs	*Eliminate Category*

Section 14 is now organized as follows:

- Section 14.1: Update purpose statement to emphasize zoning authority and the intent to protect freedom of speech.
- New Section 14.2: Provide list of exempt sign types. Include legal obligation signs, internal signs, traffic signs, government signs, and campaign signs.
- New Section 14.3 (formerly 14.5): Update prohibited signs to include signs directly painted on a wall, as is currently prohibited by a subsequent section of the regulations, but exempt murals.

- New Section 14.4 (formerly 14.2): Remove roof sign definition (which is a prohibited sign) add window sign definition. Update visual. Update definitions. Replace or eliminate sign terms as follows:
- New Section 14.5: Organize permitted sign types and permit requirement for all zones in a table format. Consolidates information previously provided in Section 14.6.
- New Section 14.6: Consolidate existing Section 14.6 regulations including all subsections into this single section.
- New Section 14.7: Provide all regulation specific to sign type in this section. Includes existing sign type regulations formerly located in Section 14.6 with amendments to those regulations.
- New Section 14.8: Consolidates regulations from existing Sections 14.3 and 14.9.
- New Section 14.9: Adapted from existing Section 14.7 with minor changes.
- New Section 14.10: Adapted from existing Section 14.8 with minor changes.

Geographic Extents: All zones.

Potential Impacts: Sign content is no longer regulated, which will be more permissive of a wider range of content, but reduces the City's exposure to litigation surrounding freedom of speech.

Context: In the 2015 Reed v. Town of Gilbert, the U.S. Supreme Court ruled that a regulation that "on its face" requires consideration of the content of a sign is "content-based" and will be subjected to strict scrutiny. A regulation that is facially content-neutral could still be considered content-based if its purpose is related to the message on a sign. A content-based sign regulation is presumed to be unconstitutional and will be invalidated unless a government can prove that the regulation is narrowly tailored to serve a compelling governmental interest. Reed does not, however, cast doubt on the content-neutral "time, place or manner" regulations that are fundamental to almost all sign codes, provided they are not justified by or have a purpose related to the message on the sign.

Recommended Zoning Amendments: See following pages.

Section 14. Signs

App. AZR-25-07

14.1 Purpose

The purpose of these sign regulations is to balance the need for effective business identification, advertising, and visual communication with the City's responsibility to protect free speech, promote public safety, preserve property values, and reduce visual clutter through appropriately-sized, well-placed, and well-designed signs.

14.2 Exempt Signs

The following types of signs are exempt from these regulations:

A. Legal Obligations: Any sign required by a valid and applicable federal, state, or local law, regulation, ordinance, or judicial order.

B. Indoor Signs: Signs contained solely within a building and intended solely for inside use and not for attracting attention from the outside.

C. Traffic Signs: Any sign or traffic control device installed by an authorized agency or as required or recommended by the Manual of Uniform Traffic Control Devices.

D. Government Signs: Signs erected, maintained or otherwise posted, owned or leased by the U.S. government, State of Connecticut, or the City of Bristol.

E. Campaign Signs: Any temporary sign directly related to a federal, state, or city election or referendum.

14.3 Prohibited Signs

Signs that are not expressly allowed by these regulations are prohibited. Additionally, the following sign types are prohibited in all zones:

A. Rotating, moving or animated signs. However, electronic or manual message boards shall be permitted, provided that such devices shall be subject to the provisions of these Regulations.

B. Signs on the exterior of parked vehicles that function primarily as static advertising, where such a vehicle is not regularly used by the business it advertises to transport persons, goods, or materials.

C. Attention-getting devices such as pennants, valances, flags (except governmental flags), streamers, searchlights, string or festoon lights, flashing lights, balloons or similar devices designed for purposes of attracting attention, promotion or advertising.

D. Roof signs.

E. Any sign which could be mistaken for or confused with a traffic control sign, signal or device.

F. Signs permanently painted, posted or otherwise attached to any rock, fence, tree or utility pole.

G. Signs painted directly on any wall, excluding artwork meeting the definition of a mural as defined in Section 18.

14.4 Allowed and Permitted Sign Types

A. Billboard: A large freestanding or wall mounted sign typically oriented to a major transportation corridor and typically unrelated to the use of the property on which it is located.

B. Canopy Sign: A sign which is part of or attached to an awning, canopy, or other fabric, plastic or structural protective cover over a door, entrance, window, walkway or outdoor service area.

C. Freestanding Sign: A sign placed on the ground or supported by one or more uprights, poles or other supports placed in or upon the ground.

D. Incidental Sign: A small wall or freestanding sign typically containing information relevant to the property.

E. Internal Use Sign: A sign situated within the interior of a property that is typically used to provide direction and orientation to vehicles and pedestrians that have entered a property and convey important information about the use of the property.

F. Marquee Sign: A sign attached to, or made part of, the vertical face of a building marquee; the marquee being any permanent structure that projects from a wall of a building typically above and entrance.

G. Portable Sign: A sign which is not permanently affixed to a building, structure or the ground.

H. Projecting Sign: A sign which is wholly or partly mounted to the exterior of a building perpendicular to the wall.

I. Temporary Freestanding Sign: A small freestanding sign mounted in the ground for a limited period of time.

J. Wall Sign: A sign that is wholly or partly mounted to the exterior of a building parallel with the wall.

K. Window Sign: A sign placed on the inside of a window or the glass portion of a door that is visible from the outside.



Figure 13. Sign Types

14.5 Allowed and Permitted Signs by Zone

Signs are allowed or permitted by zone in accordance with the table below and in addition to the other requirements of this Section 14. Signs are allowed As of Right (R) or require a Sign Permit (P). Signs prohibited within a zone are identified by a dash (—).

Sign Type	R-10, R-15, R-25, R-40, RM-5, A	BN, RT-5	BG, BD, BHC, I	IP-1, IP-3, IP-5	See Section
Billboard	—	—	P (I Zone only)	—	14.7.1
Canopy Sign	—	P	P	P	14.7.2
Freestanding Sign	P [1, 2]	P	P	P	14.7.3
Incidental Sign [3]	R (≤1 sf) P (>1 sf–3 sf)	R (≤1 sf) P (>1 sf–3 sf)	R (≤1 sf) P (>1 sf–3 sf)	R (≤1 sf) P (>1 sf–3 sf)	14.7.4
Internal Use Sign	R	R	R	R	14.7.5
Marquee Sign	—	P	P	P	14.7.6
Portable Sign, Large	P	P	P	P	14.7.7
Portable Sign, Small	—	P	P	P	14.7.8
Projecting Sign	—	P	P	P	14.7.9
Temporary Freestanding Sign [3]	R (≤6 sf) P (>6 sf–18 sf)	R (≤6 sf) P (>6 sf–18 sf)	R (≤18 sf) P (>6 sf–32 sf)	R (≤18 sf) P (>6 sf–32 sf)	14.7.10
Wall Sign	—	P	P	P	14.7.11
Window Sign [4]	R	R	R	R	14.7.12

[1] Limited to use by a civic facility, community youth organization, cultural institution, membership organization, or religious organization or institution.

[2] Limited to use by a unified residential development, multi-family development with 10 or more units, or open space development.

[3] Size limits are per sign.

[4] Limited to use by commercial establishments only.

14.6 Number of Signs per Business Establishment

Except as otherwise specified by these regulations, individual business establishments in the BN, RT-5, BG, BD, BHC, I, IP-1, IP-3, and IP-5 zones shall be limited to a combined total of two signs of the following types per individual establishment:

A. Canopy signs.
B. Freestanding signs (see Section 14.7.3 for limits on the number of freestanding signs)
C. Marquee signs.
D. Projecting signs
E. Wall signs.

14.7 Standards by Sign Type

14.7.1 Billboards

A. Billboards are permitted only in the I Zone, in addition to any other allowed or permitted signs, and require approval by the Zoning Commission.

B. Only one billboard shall be allowed per lot, provided that the lot has a minimum lot frontage of 100 feet.

C. Billboards shall not contain more than two signboards per face.

D. Billboards shall not exceed 30 feet in length.

E. Billboards shall not exceed 32 feet in height, measured from the ground to the top of the sign.

F. No billboard shall project into a required front yard unless attached to a building wall already existing in such yard. No part of a billboard attached to a building wall shall project more than 18 inches into a required side yard, other than the illuminating apparatus.

G. Billboards shall be separated by a distance of at least 500 feet.

H. Billboards shall not be permitted within 100 feet of any public park, school, playground, cemetery or residential zone.

14.7.2 Canopy Signs

The maximum area shall be equal to one square foot for each linear foot of the canopy face where the sign is applied or attached.

14.7.3 Freestanding Signs

A. General Standards:

1. Unless otherwise stated in these regulations, only one freestanding sign is allowed per street frontage of a lot with a driveway, regardless of the number of buildings or uses on the lot.
2. No part of any freestanding sign shall be located within 5 feet of any lot line.
3. The height of freestanding signs shall be measured from the ground to the top of the sign.

B. In all zones: One freestanding sign, not to exceed 32 square feet, is permitted per civic facility, community youth organization, cultural institution, membership organization, or religious organization or institution. As part of the sign area, the freestanding sign may include:

1. A manual message board.
2. An electronic message board, subject to approval by the Zoning Commission.

C. In the R-10, R-15, R-25, R-40, RM-5, and A Zones:

1. The height of any freestanding sign shall not exceed 6 feet.
2. One freestanding sign, not to exceed 18 square feet, is permitted per unified residential development, multi-family development with 10 or more units, or open space development.

D. In the BN and RT-5 Zones:

1. The height of a freestanding sign shall not exceed the height of the building it serves or 16 feet, whichever is less. If the lot does not contain a principal building, the sign height shall not exceed 6 feet.
2. Freestanding signs shall be a maximum of 18 square feet each.

E. In the BG, BD, BHC, I, IP-1, IP-3, and IP-5 Zones:

1. The height of a freestanding sign shall not exceed the height of the building it serves or 16 feet, whichever is less. If the lot does not contain a principal building, the sign height shall not exceed 6 feet.
2. Freestanding signs shall be a maximum of 24 square feet each except that sites with multiple uses or establishments may have one freestanding sign up to 128 square feet in area.

3. A motor vehicle filling station that is fully conforming with these zoning regulations may have one additional freestanding sign, up to 36 square feet in area, above what is otherwise permitted.

14.7.4 Incidental Signs

Incidental signs shall be limited to two signs per principal structure or one sign per dwelling unit in buildings with more than one dwelling unit.

14.7.5 Internal Use Signs

A. Signs shall be internal to the site, not located to be intentionally visible from a public highway, public right-of-way or abutting residential property.

B. Signs shall not exceed 3 square feet in area per sign.

C. Signs shall not be internally illuminated.

14.7.6 Marquee Signs

A. The maximum area shall be equal to one square foot for each linear foot of the building face (or portion allocated to the establishment) where the sign is attached.

B. The sign may extend the full length of the marquee but shall not extend beyond the ends of the marquee.

14.7.7 Portable Signs, Large

One large portable sign is permitted for non-residential uses in accordance with the following:

A. The sign shall not exceed 32 square feet.

B. The permit number shall be displayed on the face of the sign nearest the street in lettering not less than one inch high.

C. The permit shall be valid for a period not to exceed 30 days.

D. No more than four such permits shall be issued to any establishment in any calendar year.

E. The sign shall be removed within five days after any event for which it is promoting.

14.7.8 Portable Signs, Small

One small portable sign is permitted per commercial establishment, excluding home-based businesses or offices, in accordance with the following:

A. The sign shall not exceed 8 square feet.

B. The permit number shall be displayed on the face of the sign nearest the street in lettering not less than one inch high.

C. The sign shall only be displayed during the normal hours of operation of the establishment and shall be removed and stored indoors when the establishment is not open.

D. The sign shall not be directly illuminated.

E. The sign must be located on the subject property or immediately adjacent if placed on a public sidewalk.

F. If placed on a public sidewalk, the sign shall not block pedestrian access and a minimum of 5 feet of unobstructed pedestrian space shall be maintained past the sign.

G. No small portable sign shall be displayed at the same time as a large portable sign on the same premises.

14.7.9 Projecting Signs.

A. The bottom edge of a projecting sign shall be at least 7 feet above ground level when located above an area with pedestrian traffic.

B. No projecting sign shall extend more than 6 feet from the wall to which it is attached or above the eaves of the building to which it is attached.

C. In the BN and RT-5 Zones: maximum 8 square feet each.

D. In the BG, BD, BHC, I, IP-1, IP-3, and IP-5 Zones: maximum 16 square feet each.

14.7.10 Temporary Freestanding Signs

Temporary freestanding signs are allowed in accordance with the following:

A. No more than two temporary freestanding signs are allowed per street frontage of the lot on which the sign is located.

B. Signs shall not be directly illuminated.

C. Signs shall be removed no more than one week following the purpose for which the sign was placed. In no case shall the sign remain in place for more than 12 consecutive months except as provided by Item D below.

D. A Sign Permit shall be required for the display of a temporary freestanding sign for more than 12 consecutive months and shall only be granted in accordance with the following:

1. The applicant shall demonstrate just cause for continuing display of the sign.
2. The Sign Permit shall authorize the sign for continuance of a period of no more than 12 months or until the sign no longer serves its intended purpose, whichever comes first.
3. No more than one temporary freestanding sign per street frontage may be continued beyond 12 consecutive months at any one time.

14.7.11 Wall Signs

A. The maximum area shall be equal to one square foot for each linear foot of the building face (or portion allocated to the establishment) where the sign is attached.

B. Wall signs shall not extend beyond the outer edge of any wall or above the eaves of the building to which it is attached.

C. A wall sign shall be parallel to the wall to which it is attached and shall not project more than 15 inches from the wall.

14.7.12 Window Signs

A. Window signs shall only be displayed by commercial establishments.

B. Window signs shall only be used at the ground or first floor level.

C. The total area occupied by window signs shall be no more than 25% of an individual or group of windows or doors in which placed or 48 square feet per establishment, whichever is less.

D. Internally illuminated window signs shall be limited to 3 square feet per establishment.

14.8 General Standards

14.8.1 Sight Lines and Traffic

A. Signs shall not conflict with the corner visibility requirements of Section 10.2.2B.

B. Signs shall be so located as to not obstruct or interfere with the visibility of vehicular or pedestrian traffic, or of any traffic control sign, signal, or device.

14.8.2 Sign Illumination

A. When a sign is internally illuminated, the light source shall be completely covered.

B. When a sign is externally illuminated, the light source shall comply with the requirements of Section 11.2.

C. Signs shall not contain flashing or moving lights, except such portions thereof which display the time, temperature and/or date or as related to changes of display of an electronic message board approved in accordance with Section 14.7.3.B.2.

14.8.3 Sign Maintenance, Compliance or Removal

A. All signs, together with their supports, braces, guys and anchors, shall be kept in good working order and safe condition.

B. The owner of the lot on which the sign is located shall be directly responsible for keeping such sign, including its illumination sources, in good working order and safe condition.

C. Unsightly, damaged, deteriorated signs or signs in danger of falling shall be put in order or removed within 30 days following written notice to the sign owner by the Zoning Enforcement Officer.

D. Any sign which pertains to a business no longer conducted on the premises where such sign is located shall be removed by the owner of the lot on which the sign is located within 30 days following cessation of the relevant activity.

E. Any sign which replaces an existing non-conforming sign shall comply with this Section.

14.8.4 Computation of Sign Area

A. The area of a sign shall be computed from the outer dimensions of the frame, trim or molding by which the sign is enclosed.

B. When a sign consists of individual letters, symbols or characters, its area shall be computed as the area of the smallest rectangle which encloses all of the letters, symbols or characters.

C. When a sign consists of two or more faces, only one face of the sign shall be used in computing the sign area if the faces are parallel to and within 12 inches of each other. Otherwise, all faces of the sign shall be used to compute the sign area.

14.8.5 Existing Signs

A. The number of existing signs on a lot shall be counted toward the maximum number of allowable signs on that lot.

B. The area of all existing signs on a lot shall be counted toward the maximum sign area allowable on that lot.

14.9 Alternative Signage Program for Large Developments

Due to the complexities of site design and occupancy associated with large developments such as shopping centers, office parks and mixed-use facilities, the owner of a unified non-residential development containing more than 40,000 square feet of gross floor area may submit to the Zoning Commission, for approval of a Sign Permit, an "alternative signage program" differing from the standards contained in this Section 14.

A. Such signage program shall, at a minimum, contain the information required by Section 14.10 for the issuance of Sign Permits.

B. In approving such a Sign Permit, the Zoning Commission shall find that:

1. Such signage program would be consistent with the purpose of these Regulations,
2. Such signage program does not include signs prohibited by Section 14.3, and
3. Such signage program would result in a more effective and less visually cluttered display of signs than could otherwise be accomplished under the standards of this Section.

14.10 Sign Permits

A. Except as otherwise provided herein, no sign shall be constructed, erected, altered or otherwise changed unless a Sign Permit has been issued by the Zoning Enforcement Officer.

B. The following information shall be provided for all signs except portable and temporary freestanding signs:

1. Plans and specifications of the proposed sign, including its dimensions, area, maximum and minimum height, proposed design, materials, colors, method of construction and method of illumination.
2. For freestanding signs, in addition to the requirements of Item 1 above, a plot plan of the premises and, for any signs attached to structures, a measured elevation drawing of the building facade, each drawn to scale, showing the location, dimensions and area of all existing and proposed signs on the premises.

C. The following information shall be provided for portable and temporary freestanding signs: a drawing or image showing the dimensions, area, height, materials, colors, method of construction, method of illumination and approximate location on the lot of the sign.

Recommendation #40

Expand Outdoor Lighting Requirements

Date: 8/1/25

Recommendation 40: Expand Outdoor Lighting Regulations

Purpose: Reduce lighting pollution consistent with "Dark Sky" best practices.

Description: This recommendation would expand the existing lighting regulations based upon guidance provided by Lights Out Connecticut Model Outdoor Lighting Regulations for Connecticut. It significantly expands the existing Section 11.2 Outdoor Lighting regulations and reduces the required illumination levels for most uses. More specifically, this expanded regulation does the following:

- Exempts specific types of lighting from regulation.
- Prohibits specific types of lighting.
- Establishes a lighting regulation for all residential uses.
- Establishes more detailed requirements for light shielding and additional restrictions on light trespass.
- Reduces required lighting levels from 3-6 footcandles to 1-3 footcandles and provides more detail about where lighting is required.
- Provides more specific restriction on uplighting to reduce glare and sky glow.
- Provides standards for lighting color temperature.
- Requires lighting to be enabled with automatic lighting control systems.
- Provides athletic field and activity area lighting standards.
- Specifies enforcement protocols.

Geographic Extents: All zones

Potential Impacts: Will reduce excessive outdoor lighting in new projects.

Context: Outdoor light pollution creates a range of environmental, health, and quality-of-life problems. Excessive or poorly designed lighting contributes to skyglow, which obscures views of stars and diminishes the natural night environment. It can disrupt wildlife behavior, particularly for nocturnal species and migratory birds, and interfere with plant growth cycles. Light pollution is linked to sleep disruption and negative impacts on circadian rhythms, which may affect overall health. In urban areas, glare and light trespass can reduce safety by impairing visibility and creating discomfort, especially for drivers and pedestrians.

Recommended Zoning Amendments:

Replace Section 11.2 with the following (see following pages):

App. AZR-25-07

11.2 Outdoor Lighting

These lighting regulations are applicable to outdoor lighting of all properties in all zones unless otherwise stated below. The purpose is to reduce light pollution, minimize glare and sky glow, limit light trespass onto neighboring properties, and ensure sufficient illumination for safety and security.

11.2.1 Definitions

A. ANSI/IES: Lighting standards published by the Illuminating Engineering Society and approved by the American National Standards Institute.

B. Correlated Color Temperature (CCT): A measure of the color appearance of light, expressed in Kelvin (K).

C. Fully Shielded: A luminaire constructed so that no light is emitted above a horizontal plane drawn through the lowest light-emitting part.

D. Light Source: The LED, lamp, bulb or other element from which the light is directly emitted.

E. Light Trespass: Light emitted by a luminaire that shines beyond the property line onto adjacent properties or the public right-of-way.

F. Luminaire: A complete lighting unit, including the lamp (bulb), fixture, and related components.

G. Maximum-to-Minimum Uniformity Ratio: The ratio of the brightest illumination level to the darkest illumination level within a given area

11.2.2 Exempt Lighting

A. Luminaires that emit 850 lumens or less, except as prohibited by Section 11.2.3 below.

B. Critical lighting used by the Police Department, Fire Department, or Emergency Services.

C. State or City roadway lighting.

D. Temporary lighting authorized by a special event permit for a fair, carnival or similar function.

E. Temporary holiday lighting provided it is not used for more than 60 days in a 12-month period.

F. Flagpole lighting, provided all luminaires are shielded so that the light source is not visible from the property line and the CCT does not exceed 2,700K.

G. Internally lit signs as permitted by Section 14.

11.2.3 Prohibited Lighting

In addition to lighting types prohibited elsewhere in these regulations, the following outdoor lighting shall be prohibited in all zones:

A. Luminous tube lights or strips of light intended to outline or highlight a structure, whether composed of linear light tubes or a sequence of individual illumination sources.

B. Light sources that strobe, oscillate, or vary in intensity or color as perceptible to the human eye including such lights placed on the inside of windows and directed to the outside.

C. Lasers.

D. Illumination of entire building facades. Facade illumination shall be limited to security lighting or lighting of specific architectural features.

11.2.4 Lighting for Residential Uses

Any outdoor light source for a residential use that emits more than 1,600 lumens shall be fully shielded and positioned so that the light source is not directly visible at a height of 5 feet above ground from any residence on another property.

App. AZR-25-07

11.2.5 Lighting of Common Areas

Driveways, parking lots, loading areas, sidewalks, plazas, and other common areas used by vehicles or pedestrians on properties subject to Site Plan or Special Permit approval shall be illuminated in accordance with the following:

A. The average horizontal maintained illumination shall be no less than one footcandle.

B. With the exception of gas station canopies, loading areas, and primary building entrances, the average horizontal maintained illumination shall not exceed 3 footcandles, unless otherwise required for safety, security, or operational needs.

C. The maximum height of the light source shall be 30 feet measured from the surface of the ground. The use of luminaires mounted at lower heights is strongly encouraged.

D. For parking lots with more than 20 parking spaces, the maximum-to-minimum uniformity ratio shall not exceed 10:1.

11.2.6 Lighting Standards

The following shall be applicable to all uses across all zones subject to a Site Plan or Special Permit approval except for athletic field or activity area lighting that complies with Section 11.2.7:

A. Illumination Level: Lighting shall provide the lowest level of illumination necessary for safety and intended use as specified by ANSI/IES except as otherwise specified by this Section 11.2. No lighting installation shall exceed the ANSI/IES recommended levels for the specified use.

B. Light Trespass: Luminaires shall be located, aimed, and optically cutoff so that the light source is not directly visible from an adjacent property or the public right-of-way as measured at a height of 5 feet above ground.

C. Glare and Sky Glow: Unless otherwise specified, luminaires shall be fully shielded and emit no more than 5% of their total lumen output above 80 degrees as measured from perpendicular to the ground.

D. Correlated Color Temperature: All light sources shall have a CCT of 3,000K or less.

E. Lighting Control: All outdoor lighting shall be enabled to be controlled by automatic timers and/or motion sensors. Except where there is a need to maintain lighting levels due to safety, security, or overnight hours of operation, all outdoor lighting shall be:

   1. Turned off after 11:00 p.m. and during daylight conditions, and/or
   2. Turned off or reduced to 25% of the full illumination level after 15 minutes of no activity.

11.2.7 Athletic Field or Activity Area Lighting

The following shall apply to outdoor athletic fields or other special outdoor activity areas such as sports courts that are subject to a Site Plan or Special Permit approval:

A. The luminaires shall include internal or external shielding to minimize uplighting and light trespass.

B. Field or surface lighting shall be provided exclusively for the illumination of the surface of play and viewing stands and not for other applications.

C. The design and installation of lighting shall follow the illuminance and uniformity guidelines of the Illuminating Engineering Society for the appropriate class of play.

D. At least 85% of lumens shall be confined to within 60 feet or one pole height, whichever is greater, of the activity surface.

E. The CCT of the lighting shall not exceed 4,200K.

F. When the field or surface is used for purposes other than practice or play, lighting shall not exceed 25% of full output. After practice or play, illumination shall be reduced to 25% of full output within one hour and turned off completely within two hours.

App. AZR-25-07

11.2.8 Enforcement

A. The Zoning Enforcement Officer may inspect any outdoor lighting installation for compliance with this section at any time.

B. Upon notice of violation of the regulations of this Section 11.2, the responsible party shall correct the violation and provide a written statement to the Zoning Enforcement Officer as to how the violation was corrected within 30 days.

C. If such statement is not received and/or corrective action is not sufficiently taken within 30 days, the Zoning Enforcement Officer may require a photometric survey and impose additional penalties as authorized by Section 8-12 of the Connecticut General Statutes.

From: R.R. Hiltbrand <rrhilt@aol.com>
Sent: Tuesday, October 14, 2025 8:32 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Lighting Requirements

Hello again Robert,

For general lighting requirements in the City of Bristol, moving forward, I think it would be a good idea to stipulate where the required light levels are expected on a particular property. Are we just talking about parking lots, driveways and walkways? What about landscaped areas? If we were to take a site like 37 Main Street, there was a large landscape area to the rear of the property that is bisected with a sidewalk to the parking lot on Church Street. The sidewalk should definitely be lit to the minimum amount of 1FC, but in my opinion, the surrounding landscaping doesn't need to be lit at all. Also, I think the potential for light spread on a neighboring property should read something like "Potential light trespass on another property shall be avoided as much as is practical", or "Every effort shall be made to avoid light trespass on a neighboring property". The reason I say this is because if we have driveway along the property line (Like we do at 37 Main Street on the south side) the only option for a light pole placement might be between the driveway and the property line, which doesn't give a lot of room for cut-off lighting to work. If you look at our lighting plan for that job, there was actually 0.1FC slightly across the property line to the south (which is also a commercial parking lot).

Those are my thoughts. I'd be happy to discuss further with you if you so wish.

Thank you for the opportunity to offer my ideas and for taking them into consideration with your revised lighting regulation.

Scott Petrone - Senior Project Engineer
R.R. Hiltbrand Engineers & Surveyors LLC
575 North Main Street
Bristol, Connecticut 06010
Phone: 860-582-4548
Fax: 860-516-4686
rrhilt@aol.com

Recommendation #41

Overhaul Access Management Regulations

Date: 8/22/25

Recommendation 41: Overhaul Access Management Regulations

Purpose: Develop a unified access management regulation that is applicable citywide.

Description: This recommendation includes the following amendments:

- Merger of the existing driveway standards of Section 13.11 with Section 12 Access Management.
- Elimination of the Access Management Overlay Zone and removal of the overlay from the Official Zoning Map.
- New Section 12.2: Definitions of access management terms provided.
- New Section 12.3: Driveway standards for all uses provided here. Most of this regulation comes from existing Section 13.11 and from Section 21-51 of the Bristol Code of Ordinances.
- New Section 12.4.2: Sight line standards modified to require a calculation for local conditions to be conducted based upon AASHTO and CTDOT standards instead of the current 415-foot requirement for all driveways, which exceeds what is needed for most conditions and does not allow for reductions based upon posted speed limit or design speed of the roadway.
- New Section 12.4.3: Maintains existing intersection distancing requirements based upon intersection traffic control type but amends and simplifies the required measurement technique to be consistent with the technique established by Section 21-51 of the Bristol Code of Ordinances. Establishes an incentive-based reduction in the required distance based upon points earned under the existing Section 12.6 Access Management Scoring System.
- New Section 12.5: The section amends the existing Section 12.6 Access Management Scoring System by simplifying the table and the traffic study/site access analysis requirement. This amended section now requires the Commission to substitute a required traffic study with a site access analysis, but only for projects scoring 10 or more points.
- Relocation of content from Section 12.6 Items D and E to new Section 16.2.4 Traffic Studies as Items A and B respectively.

Geographic Extents: All zones.

Potential Impacts: Will require that all Site Plan Application and Special Permit projects meet minimum standards for distancing from an intersection and for sightlines, which are beyond what is currently required outside the access management overlay zone.

Context: The existing Section 12 access management regulations are only applicable to the access management overlay area along River Street and Riverside Avenue. Citywide regulations specific to the location and design of driveways are located in Section 13.11, but are limited in scope. Additionally, Section 21-51 of the Bristol Code of Ordinances provides standards for driveway location, but Section 13.11 is not consistent with those standards.

Recommended Zoning Amendments: See following pages.

Section 12. Access Management

App. AZR-25-07

12.1 Purpose

These access management regulations are intended to facilitate the safe and efficient movement of vehicles, provide safe and convenient access to adjacent development, and minimize the number of potential conflict points along roadways in Bristol by managing the number, location, and design of driveways.

12.2 Definitions

For the purposes of this section, these terms are defined as follows:

A. Apron: That portion of the driveway that intersects the street and which may include a public sidewalk.

B. Driveway Apron Radius: The radial measurement of the edge of the driveway or driveway apron that provides a curved transition from the driveway to the street's curb line.

C. Curb Cut: The location where driveway apron intersects the street's curb line.

D. Curb Line: The edge of the roadway pavement, delineated by the face of a curb where present.

E. Driveway Opening: The width of a driveway as measured at and along the street line.

F. Street Line: The line that delineates the edge of the right-of-way.

12.3 Driveways Standards for All Uses

The following standards shall apply to all driveways in all zones:

A. Driveways shall be constructed in conformity with Sections 21-51 of the Bristol Code of Ordinances.

B. Driveway width shall be designed to the smallest size that will effectively serve vehicles entering and exiting the site, provided that no driveway opening is less than 12 feet wide.

C. Except as otherwise provided herein, the maximum driveway opening width (including all entrance lanes, exit lanes, and median islands) shall be 30 feet.

D. The Commission may allow a driveway opening width greater than 30 feet, provided that:

1. The greater width is recommended or required by the Connecticut Department of Transportation or the Office of the State Traffic Administration; or,
2. The applicant shall demonstrate to the satisfaction of the Commission that the greater width is necessary in order to: maintain an adequate level of safety, improve pedestrian safety through the use of a refuge island, accommodate delivery and service vehicles, or accommodate traffic volume.

E. Driveway aprons shall be designed with the smallest radii that will effectively serve vehicles entering and exiting the site provided that:

1. Residential driveways shall have a driveway apron radius of no less than 3 feet and no more than 5 feet.
2. Non-residential driveways shall have a driveway apron radius of no less than 10 feet and no more than 20 feet.

F. Driveways shall intersect the street line within 30 degrees of perpendicular as measured between the centerline of the driveway and the street line.

G. No lot shall have more than one driveway opening per each 85 feet of street frontage or major fraction thereof. The Commission may require that a lesser number of driveway openings serve a lot regardless of the amount of street frontage, if deemed necessary for public safety purposes.

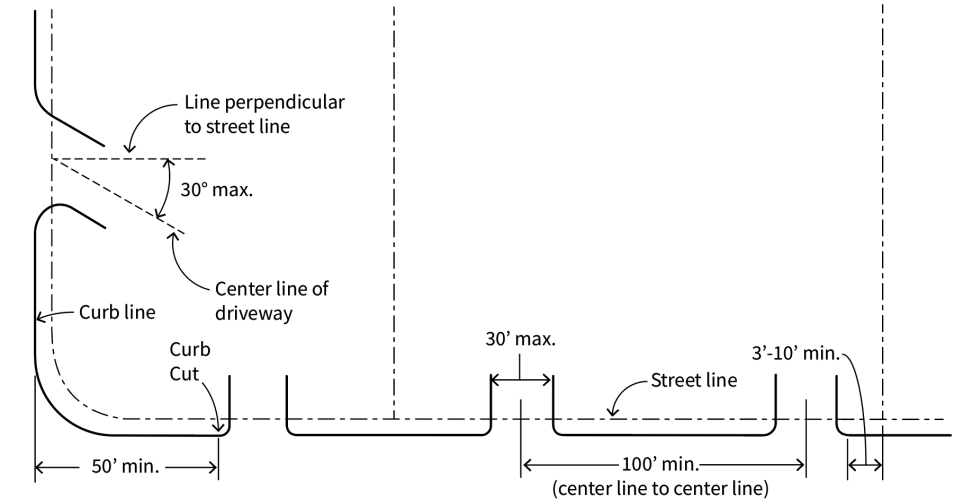
H. Driveways serving the same lot shall be at least 100 feet apart (measured center line to center line), unless they are one-way driveways.

I. For corner lots, driveway openings shall be located as far from the intersection as practical, but in no case shall any curb cut be located within 50 feet of such intersection as measured from the extended curb line of the intersecting street.

J. In no case shall a curb cut be closer than the following distance from the extended side yard property line:

1. Lots with a frontage of less than 60 feet: 3 feet
2. Lots with a frontage between 60 and 85 feet: 5 feet
3. Lots with a frontage of more than 85 feet: 10 feet

Figure** 8. **Driveway Location and Orientation



12.4 Driveway Standards for Uses Approved by Site Plan or Special Permit

Any proposed driveway associated with a project subject to Site Plan or Special Permit approval shall comply with the following:

12.4.1 Driveway Design

Each driveway shall be provided with a clearly defined and properly sized opening and clearly delineated and properly marked/signed entrance/exit lanes in accordance with Section 13.11D of these Regulations and Section 21-51 of the Bristol Code of Ordinances.

12.4.2 Sight Lines

A. General Requirement. Each driveway shall be designed and located to provide safe and unobstructed sight distance for vehicles exiting the property.

B. Measurement Point and Height. Sight distance shall be measured from a point on the exit lane of the driveway located 10 feet behind the curb line of the intersecting street, at a height of 3.5 feet above the finished surface, representing the typical eye height of a driver in a passenger vehicle.

C. Obstructions Prohibited. No structure, fence, wall, sign, vegetation, or other obstruction shall be permitted within the sight triangle that would block the required line of sight between the measurement point and the approaching roadway.

D. Minimum Sight Distance. All driveways shall be located to provide the minimum sight distance necessary for safe egress. Required sight distances shall be based on the stopping sight distance standards set forth in the most recent edition of the AASHTO Policy on Geometric Design of Highways and Streets or the

CTDOT Highway Design Manual, whichever is more stringent. If these standards cannot be achieved due to unique site or traffic conditions, the Commission may allow a reduced distance only when a qualified traffic engineer demonstrates that the proposed distance and associated improvements will provide for safe egress. In such cases, the sight distance provided shall be the maximum feasible for the site.

12.4.3 Un-Signalized Driveways that Serve Corner Lots

The provisions of this Section 12.4.3 shall supersede the requirements of Section 12.2.G and the following shall apply:

A. The primary driveway shall be located on a local/side street, where feasible.

B. The driveway shall be located to provide safe ingress and egress and to minimize adverse impacts to traffic operations.

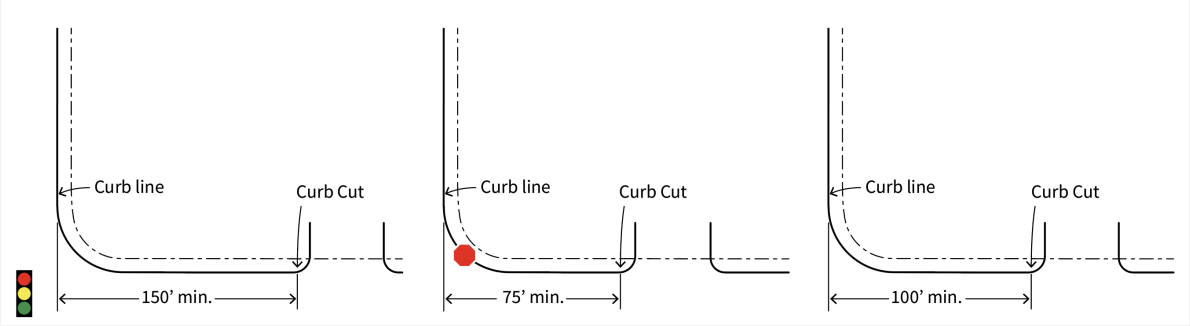
C. The driveway shall be located as far as possible from the adjoining street intersection, and shall be spaced the following minimum distance from the nearest extended curb line of the intersecting street to the nearest driveway apron curb cut:

1. If the adjoining street intersection is signalized: 150 feet minimum.
2. If the adjoining street intersection is un-signalized and the affected street has a stop sign at the intersection: 75 feet minimum.
3. If the adjoining street intersection is un-signalized and the affected street is not controlled by a stop sign at the intersection: 100 feet minimum.

D. The required distance specified in Item B above may be reduced through the use of access management techniques as described in Section 12.5 at a rate of 5% for each point earned except that in no case shall the distance be reduced to less than 50 feet.

E. If the required distance specified in Item B above is not attainable because of insufficient lot frontage, topography, building location, or other site conditions, and the provision of an alternative point of access is not a feasible option, the Commission may allow a lesser distance, provided such distance shall provide safe ingress and egress and shall be as great as feasible.

Figure 9. Corner Lot Unsignalized Driveway Location



12.5 Access Management Incentive

Through voluntary compliance with this Access Management Incentive, an applicant may be exempted from the traffic study requirement of a Site Plan Application, Special Permit, and/or the Section 16.2.3 requirement for high traffic generators.

A. Using the table below, the Commission shall, upon the request of an applicant, evaluate each project subject to these access management regulations by awarding points based upon the extent of compliance with each of the access management standards contained in the table. The Commission's evaluation shall account for existing driveways proposed to remain unchanged, existing driveways proposed to be modified, and proposed new driveways.

Access Management Technique	Standard	Points
1. Reduction in the number of driveways accessing the same street (existing vs. proposed)	Two or more driveways eliminated	5
	One driveway eliminated	3
2. Separation distance between driveway openings on the same lot (measured in a straight line between the nearest edge of each driveway opening)	> 150 feet	6
	120 – 150 feet	3
3. Common/shared driveway(s) used by two or more adjoining lots (must be built, or agreed to in writing by all affected lot owners)	Yes	4
4. Interior vehicular connection(s) between two or more lots (must be built, or agreed to in writing by all affected lot owners)	Yes	3
5. Separation distance between driveway openings on adjoining lots (measured in a straight line between the nearest edge of each driveway opening)	≥ 50 feet	3
6. Setback of parking spaces from the front lot line (driveway provides direct access to spaces)	> 30 feet	2
	10 – 30 feet	1
7. Alignment of driveway opening(s) with driveway opening(s) on the opposite side of the street (alignment of centerlines)	Yes	2
8. Alignment of driveway opening(s) with traffic signal	Yes	6
9. Full compliance with Section 12.4.2.B	Yes	4

B. If the project scores 10 or more points, the Commission shall waive a traffic study, if required, and will instead require a site access analysis.

C. The site access analysis shall include some or all of the elements of a traffic study as determined by the Commission but shall be limited in its scope to the project itself and shall not be required to consider the surrounding roadway network. In determining which elements shall be included in a site access analysis, the Commission shall consider:

1. the design aspects of the site driveway in question;
2. the professional judgment of the City Engineer in consultation with the City Planner, and
3. professionally accepted traffic engineering practices.

Recommendation #42

Update Landscaping Standards

Date: 8/1/25

Recommendation 42: Update Landscaping Standards

Purpose: Provide minor updates to landscaping standards to clarify requirements.

Description: This recommendation provides minor amendments to Section 11.1 including the following:

- Specify that the standards are applicable only to projects subject to Site Plan Application or Special Permit approval.
- Remove unneeded reference to American Association of Nurserymen and replace with prohibition on the installation of invasive species.
- Limit Commission approval of tree removal to healthy non-invasive trees.
- Allow for use of deciduous plant materials within a required buffer.
- Specify that screening substituted for a required buffer shall comply with the Section 11.1.3 Screening requirements.
- Other minor modifications for clarity.

Geographic Extents: All zones

Potential Impacts: None.
Recommended Zoning Amendments: See following pages (text to be removed in ~~strikethrough~~, text to be added in red)

App. AZR-25-07

Section 11. Landscaping and Site Features

11.1 Landscaping Requirements

The following regulations of this Section 11.1 shall be applicable only to projects subject to a Site Plan Application or Special Permit approval.

11.1.1 Purpose

These landscaping requirements are intended to accomplish the following purposes:

A. To provide natural visual screening of parking and loading areas;

B. To reduce surface water runoff and minimize soil erosion through the natural filtering capability of landscaped areas;

C. To minimize environmental nuisances such as glare and noise;

D. To moderate the microclimate of parking areas by providing shade, by absorbing reflected heat from paved surfaces and by creating natural wind breaks;

E. To ensure public safety by using landscaping materials to define parking and loading areas and to manage internal vehicular and pedestrian circulation; and,

F. To enhance the overall appearance of new development by providing a variety of landscaping materials that are consistent and compatible with the existing natural vegetation in the area.

11.1.2 General Requirements

A. All disturbed portions of multi-family and non-residential developments not otherwise used for buildings, structures, parking areas, loading areas, walkways or similar purposes shall be suitably landscaped and permanently maintained with trees, shrubs and other landscape materials, as approved by the Commission as part of a required Site Plan.

B. The development of the site shall conserve as much of the natural terrain and existing vegetation as possible, shall preserve sensitive environmental land features such as steep slopes, wetlands and large rock outcroppings, and shall preserve public scenic views and historically significant features.

C. ~~Major~~ Planted trees shall include a variety of shade trees, flowering trees, or evergreens.

D. Planted ~~S~~shrubs shall include any of the appropriate varieties of evergreen or deciduous bushes.

E. All plant material shall be nursery grown ~~and conform to the standards of the American Association of Nurserymen~~and the planting of invasive species, as identified by the Connecticut Invasive Plant Working Group, is prohibited. The ~~provision~~ planting of species native to Connecticut is preferred.

F. At the time of planting, trees shall be of the following minimum size:

1. Shade trees: 2.5-inch caliper
2. Evergreen trees: 6-foot height
3. Flowering trees: single stem – 2-inch caliper, clump form – 8-foot height

G. Trees and shrubs within 5 feet of any paved areas shall be of such varieties capable of withstanding damage from salt.

H. Mulched planting beds of an appropriate size shall be placed around all trees and shrubs to retain moisture. Acceptable mulching material shall be shredded bark, woodchips or other organic substitute, at least four inches in depth.

I. Suitable ground cover shall be placed on all disturbed site areas not covered by paving, buildings or mulching for trees and shrubs. Suitable ground cover shall be grass, turf, stone, gravel or an appropriate substitute. All landscaping shall be done with species that are non-invasive.

J. No stone or gravel shall be used for ground cover within four feet of walkways unless the material is suitably contained within its area.

K. Where feasible, existing trees shall be saved; if grading is required in their vicinity, trees shall be appropriately welled or mounded to protect them from damage.

L. No healthy, non-invasive tree~~s~~ 5 inches or greater in caliper as measured ~~three~~ 3 feet above ground level shall be removed unless so approved by the Commission.

11.1.3 Screening

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

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

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

C. Earthen berms; or,

D. Any combination of the above materials.

11.1.4 Buffers

A. A landscaped buffer shall be provided for any use in a Business or Industrial zone ~~which~~ that is adjacent to or across the street from a residential zone, for any multi-family use, or for any non-residential use in a residential zone.

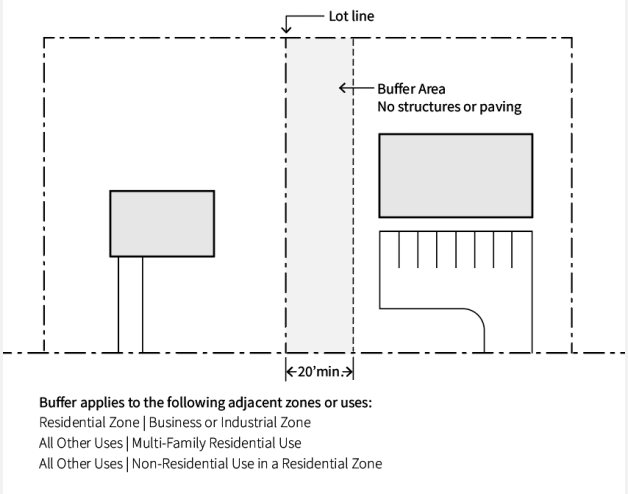
B. The buffer shall be a minimum of 20 feet in width.

C. The buffer shall be ~~of evergreen plantings~~comprised of deciduous and evergreen trees and shrubs of such species, height and spacing as, in the judgment of the Commission, will effectively screen the use from the view of adjoining properties.

D. No structures or paving shall be permitted within the buffer.

E. The Commission may allow ~~a wall or fence~~screening complying with Section 11.1.3 ~~of appropriate location, height and design~~ to be substituted for all or a portion of the landscaped buffer if, in its

Figure 6. Buffer Requirement



judgment, such ~~wall or fence would provide comparable screening~~screening will effectively buffer ~~of~~ the use from the view of adjoining properties.

11.1.5 Modifications of Landscaping

Where existing topography and/or existing vegetation provides adequate landscaping, ground cover, screening and/or buffers, the Commission may modify the landscaping requirements of this Section.

11.1.6 Maintenance of Landscaping

A. All landscaping shall be maintained in a healthy growing condition in accordance with acceptable horticultural practices. Landscaping which dies or becomes unhealthy because of accidents, drainage problems, disease or other causes shall be replaced with appropriate new landscaping during the following planting season.

B. All landscaping shall be controlled by pruning, trimming or other suitable methods so as not to interfere with public utilities, restrict vehicular or pedestrian access or otherwise constitute a traffic hazard.

C. All landscaped areas shall be maintained in a relatively weed-free condition and kept clear of undergrowth.

D. Required fences or walls shall be maintained in good condition.

Recommendation #43

Update Fencing Requirements

Date: 8/1/25

Recommendation 43: Update Fence Regulations

Purpose: Provide minor updates to the fence standards to clarify requirements.

Description: This recommendation provides minor amendments to Section 11.3 including the following:

- Consolidate Sections 11.3.2 and 11.3.3 into one section as they provide exactly the same standards for commercial and industrial zones.
- Section 11.3.4: Allow for the continuance of safety fences for safety purposes.
- Section 11.3.6: Change references from "Zoning Permit" to "Fence Permit".
- Other minor changes to improve clarity and organization

Geographic Extents: All Zones

Potential Impacts: None

Recommended Zoning Amendments: See following pages (text to be removed in ~~strikethrough~~, text to be added in red)

11.3 Fences

No fence, wall, or other structure in the nature of a fence shall be constructed, installed or maintained except in accordance with the following provisions:

11.3.1 Fences in Residential Zones

A. Fences, walls, or other structures in the nature of a fence located within the required front yard shall have a maximum height of 4.5 feet and shall be at least 50% open, except that chain link fences shall not be allowed in any required front yard.

B. Fences, walls, or other structures in the nature of a fence located within the front yard but ~~beyond~~ outside of the required front yard, within a side yard, or within the rear yard shall have a maximum height of 6.5 feet.

C. Support posts or columns shall be no taller than one foot above the highest part of the fence itself. Pedestrian gates, arbors, and similar structures used as entryway features shall have a maximum height of 8 feet.

~~D. C. Chain link fences shall not be allowed in the required front yard.~~

11.3.2 Fences in Business ~~zones~~and Industrial Zones

A. Fences, walls, or other structures in the nature of a fence located within the required front yard shall have a maximum height of 6.5 feet.

B. Fences, walls, or other structures in the nature of a fence located within the front yard ~~beyond~~ but outside of the required front yard, within a side yard, or within the rear yard shall have a maximum height of 10 feet.

~~11.3.3 Fences in Industrial zones~~

~~A. Fences, walls, or other structures in the nature of a fence located within the required front yard shall have a maximum height of 6.5 feet.~~

~~B. Fences, walls, or other structures in the nature of a fence located within the front yard beyond the required front yard, within a side yard, or within the rear yard shall have a maximum height of 10 feet.~~

~~11.3.4~~11.3.3 Fences Around Recreation Facilities

On the grounds of a school or on the grounds of a public or private recreation facility, an open fence erected to enclose a playground, playfield, swimming pool, tennis court, golf course, or similar facility may exceed the otherwise applicable height limits but shall not exceed 12 feet in height.

~~11.3.5~~11.3.4 Temporary Construction Fences

Notwithstanding the provisions of this Section, a temporary fence shall be permitted in any zoning district to enclose a site at which construction activity is underway. Such fence shall be in place only for the duration of the construction activity and shall be removed when construction activity has been completed or has been discontinued for a period of 90 days or more, unless required for safety purposes. Such fence shall be located as necessary to protect the public and to secure the construction site, as approved by the Zoning Enforcement Officer.

~~11.3.6~~11.3.5 General Fence Requirements

A. The height of a fence shall be measured from the finished grade along the exterior side of the fence to the top of the fence; posts or other supporting members shall not be included in such measurement. If a fence is built on top of a berm or wall, the combined height of the fence and berm/wall shall not exceed the allowable fence height. On sloping ground, the fence shall follow the slope or step with the slope so as not to exceed the allowable height at any point along the fence.

B. No fence shall be located closer than 3 feet from the front lot line or closer than 6 inches from any other lot line.

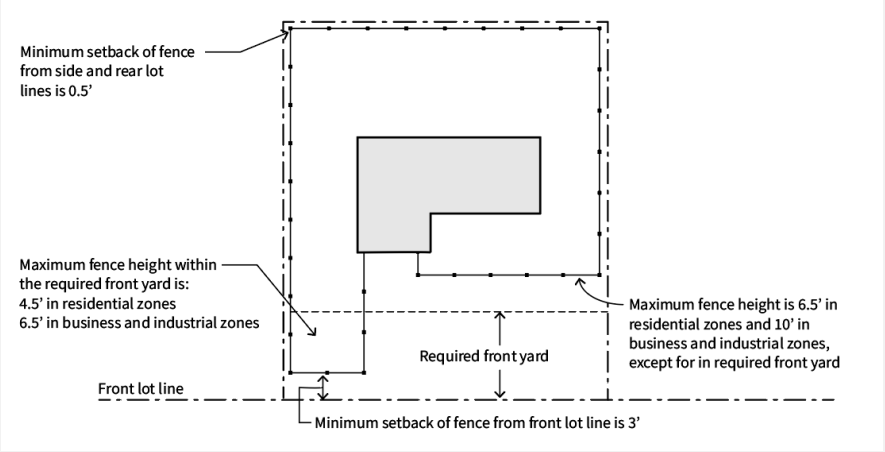
C. Except as otherwise permitted by Section~~s~~ 47-47 ~~and 47-48~~ of the CT General Statutes, barbed wire fences and fencing materials shall be prohibited as permanent fencing.

D. All gates shall open onto the lot on which they are located.

E. All fences shall be uniform in material and color. In the case of a fence with a finished side and an unfinished side, the finished or more decorative side shall face outward toward the adjoining lot or the street.

F. All fences shall be maintained in good condition, free of significant rust, peeling paint, or other damage. Repairs made to fences shall be of the same material as the existing fence. All fences hereafter erected shall be constructed of new materials only.

Figure 7. Fence Standards



~~11.3.7~~11.3.6 Fence Permits

A. No fence shall be constructed, erected, altered, or otherwise changed unless a ~~Zoning~~ Fence Permit has first been issued by the Zoning Enforcement Officer.

B. All applications for a ~~Zoning~~ Fence Permit shall be signed or countersigned by the owner of the lot on which the fence will be located and shall be accompanied by the following:

1. A plot plan of the premises drawn to scale showing the location of the proposed fence (including any gates) in relation to all lot lines, streets, driveways, sidewalks, and structures within five feet of the lot.
2. Plans and specifications of the proposed fence, including its type, dimensions, area, height, materials, color, and method of construction.

Recommendation #44

Amend Definition of Average Finished Grade

Date: 8/4/25

Recommendation 44: Amend Definition of "Average Finished Grade"

Purpose: The term "Average Finished Grade" is used to establish building height. The current definition provides no guidance on how the grade is to be measured and established. This amended definition would ensure that the average finished grade is measured consistently across projects and that maximum building height standards are effectively enforced.

Description: Amend the definition of average finished grade to require measurement of the grade 6 feet from the exterior of a building instead of where the building meets the ground and require measurements to be taken no more than 20 feet apart and to include the highest and lowest points. Also amend to allow for applicability to structures other than buildings.

Geographic Extents: All Zones

Potential Impacts: None

Context: Zoning regulations across Connecticut vary in how average finished grade is measured. Many communities require the measurement to be taken a specified distance from the exterior wall or foundation with that distance typically ranging from 6 to 10 feet. Most communities require measurements to be taken at several points including the highest and lowest grades.

Recommended Zoning Amendments:

Amend the existing definition of "Average Finished Grade" in Section 18 as follows (text to be removed in ~~strikethrough~~, new text in red):

> **Average Finished Grade:** The final elevation of the average ground level ~~adjoining~~ around a building ~~at all exterior walls~~ or structure as measured at a distance of 6 feet offset from the exterior walls, foundation, or footing (as applicable) at intervals of no more than 20 feet including measurements taken at the lowest and highest grades. The measurement shall be taken at the property line in locations where the property line is located less than 6 feet from the exterior wall, foundation, or footing.

Recommendation #45

Add Animal Grooming as a Permitted Use

Date: 8/19/25

Recommendation 45: Add Animal Grooming Establishments as a Permitted Use

Purpose: Animal grooming establishments are an increasingly common use, but the zoning regulations do not define or specify where this use is permitted or by what type of permit. As a result, it is unclear whether this use would be permitted as a retail use or as a personal service establishment. The definition of this use and the identification of zones where allowed, and permit type required, would allow for the City to manage these uses and would add clarity to businesses seeking to establish in Bristol.

Description: This amendment defines animal grooming establishments and allows them in the BN, BG, and BHC zones through a Site Plan Application and the BD zone with a Zoning Permit. It also provides a parking requirement.

Geographic Extents: BN, BG, BD, and BHC zones

Potential Impacts: May support the development of animal grooming establishments in the City.

Recommended Zoning Amendments:

1. Provide the following definition of Animal Grooming Establishment in Section 19 Use Definitions:

> **Animal Grooming Establishment:** An establishment where domestic pets such as dogs and cats, are bathed, clipped, brushed, styled, or otherwise groomed for hygienic, aesthetic, or show purposes. Such establishments may include incidental sale of pet care products and accessories, but do not provide overnight boarding, veterinary medical treatment, or breeding services.

2. Add Animal Grooming Establishment to the Use Summary Table of Section 4.2 as follows including the following permit requirements specified per zone where allowed:

Principal Use	Commercial, Industrial, and Mixed-Use Districts							
	BN	BG[1]	BD	BHC[2]	I	IP-1	IP-3	IP-5
Animal Grooming Establishment	ZP+S	ZP+S	ZP	ZP+S	—	—	—	—

3. Add Animal Grooming Establishment to Section 13.2 Amount of Off-Street Parking Required under Service Based Uses with a requirement of 3.0 spaces per ksf.

Recommendation #46

Add Data Centers as a Permitted Use

Date: 8/21/25

Recommendation 46: Add Data Centers as a Permitted Use

Purpose: The zoning regulations do not define data centers as a specific use. By default, if treated as an industrial use, data centers would be allowed in the Industrial or Industrial Park zones. Defining this use and identifying zones where allowed, and the permit type required, would allow for better regulation of this use. Additionally, the provision of specific use regulations would ensure that such use does not cause a nuisance to surrounding land uses, particularly residential uses.

Description:

- Define data center as a permitted use.
- Allow data centers between 15,001 and 250,000 square feet in size in the I, IP-1, IP-3, IP-5 zones with a Special Permit.
- Allow data centers up to 15,000 square feet in size in the BHC, I, IP-1, IP-3, IP-5 zones with a Site Plan Application.
- Establish a minimum lot size of one acre for data centers.
- Establish distancing requirements from a residential zone/use: 350 feet in the BHC, 500 feet in the I, IP-1, IP-3, IP-5 zones.
- Require a noise mitigation study, implementation of noise mitigation measures, and monitoring of noise.

Geographic Extents: BHC, I, IP-1, IP-3, IP-5 zones

Potential Impacts: May support the establishment of data centers.

Context: Over the past decade, demand for data centers has surged in response to the rapid growth of cloud computing, streaming services, e-commerce, artificial intelligence, and connected devices. This demand has led to increased interest in establishing small and large-scale facilities in areas where land, power, and cooling resources are more readily available. Noise is a principal concern as these uses generate a constant low level "humming" noise on a 24-hour, 7 day a week basis.

Recommended Zoning Amendments:

1. Add the following definitions of data centers to Section 19 Use Definitions:

Data Center: a facility that is developed, acquired, constructed, rehabilitated, renovated, repaired or operated, to house a group of networked computer servers in one physical location or multiple contiguous locations to centralize the storage, management and dissemination of data and information pertaining to a particular business or classification or body of knowledge. This use excludes call centers and facilities primarily engaged in office functions.

2. Add Data Centers to the Use Summary Table of Section 4.2 as follows including as follows:

Principal Use	Commercial, Industrial, and Mixed-Use Districts							
	BN	BG[1]	BD	BHC[2]	I	IP-1	IP-3	IP-5
Data Center (15,000 sf or less)	—	—	—	ZP+S	ZP+S	ZP+S	ZP+S	ZP+S
Data Center (15,001-250,000 sf)	—	—	—	—	SP	SP	SP	SP

3. Add new Section 4.3.25 Data Centers as follows:

4.3.25 Data Centers

A. The maximum gross floor area shall be 250,000 square feet except in the BHC zone where the maximum gross floor area shall be 15,000 square feet.

B. The minimum lot size shall be one acre.

C. Data centers shall be located at least 500 feet from any residential zone as measured by the shortest straight line distance between the data center building and the nearest residential zone boundary, except that in the BHC zone data centers shall be located at least 350 feet from any dwelling in a residential zone as measured by the shortest straight line distance between the data center building and the principal structure of the dwelling. The construction of dwelling in a residential zone within 350 feet of an existing data center in the BHC zone shall not cause the data center to be nonconforming.

D. The applicant shall provide a vibration/sound analysis by a recognized professional in the field of acoustic engineering who is Board Certified by the Institute of Noise Control Engineering or equivalent that identifies measures to mitigate noise from the Data Center with a specific focus on low frequency sound. Such measures shall be implemented.

E. The data center operator shall continuously monitor sound emissions in accordance with a plan approved by the Commission and shall maintain the records of such monitoring for no less than the previous 12 months. The operator shall provide monitoring records to the Zoning Enforcement Officer upon request.

F. Large-scale blank walls where visible from public view shall be mitigated through the use of architectural articulation and/or landscaping.

4. Add Data Centers to Section 13.2 Amount of Off-Street Parking Required in the Industrial and Fleet Uses category with the requirement of 4 spaces + 0.1 spaces per ksf.

SHIPMAN

Matthew Ranelli
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265 Church Street
Suite 1207
New Haven, CT 06510

October 17, 2025

Mr. David White
Chairman
Bristol Zoning Commission
111 North Main Street
Bristol, CT 06010

Mr. Robert Flanagan
City Planner
City of Bristol
111 North Main Street
Bristol, CT 06010

RE: Application AZR25-07; Letter of Support for Bristol Zoning Commission Application to Amend the Bristol Zoning Regulations by Adopting Recommendation #46 (Adding Data Centers as a Permitted Use)

Dear Chairman, White and Members,

On behalf of ReNew Developers, LLC (ReNew), we are writing in support of the Commission's application to adopt Recommendation #46 to add data centers as a specifically allowed use. The recommendation provides needed clarity and guidance for the development of small-scale and lager scale data centers in Bristol. The proposed amendment will spur investment and economic development by providing a clear and reliable pathway for developers looking to redevelop industrial properties, including brownfields, in Bristol.

ReNew appreciates the effort of the Commission, its staff and consultants to prepare a straight-forward proposed regulation. The recommended text provides a clear definition of the proposed data center use that is aligned with the definition used by the State of Connecticut for regulatory and funding purposes. The amendment also provides clear benchmarks that developers can plan for in advance and a practical two-tiered approach for small and larger uses similar what exists for other uses elsewhere in the existing regulations. This will make Bristol an attractive City for developers such as ReNew looking to meet the growing need for small-scale, edge-type data centers that are the most likely to be developed in Connecticut.

ReNew supports the proposed amendment and looks forward to working with the Commission in the future.

Sincerely,

Matthew Ranelli

Matthew Ranelli

cc. Justin Malley, Executive Director, Bristol Economic & Community Development
John Matheson, Managing Member, ReNew

Recommendation #47

Amend Requirements for Posting of Properties

Date: 8/20/25

Recommendation 47: Amend Requirements for the Posting of Properties

Purpose: Adjust the sign posting requirement of Section 17.1.5 Posting of Property to reduce excessive signage and to require signage that is more proportional to the length of the frontage. Remove redundant language.

Description: This amendment makes the following changes to Section 17.1.5 Posting of Property:

- Increases the sign posting distance from 200 feet to 250 feet for all properties.
- Increases the sign posting distance from 200 feet to 500 feet for properties with more than 1,000 feet of frontage provided such signage is a minimum of 4 feet x 4 feet.
- Removes the following redundant content, which is fully addressed by the first sentence of the section: "There shall be a minimum of two signs posted on corner and through lots, one facing each street."

Geographic Extents: All zones

Potential Impacts: Reduces burden on applicants

Recommended Zoning Amendments:

1. Amend Section 17.1.5.A.1 as follows (text to be removed in ~~strikethrough~~, text to be added in red)

> 1. A minimum of one such sign shall be posted facing each street on which the subject property has frontage. Signs shall also be so posted approximately every ~~200~~ 250 feet ~~apart~~ along the street frontage of the subject property. Where the frontage is more than 1,000 feet in length, signs may be posted approximately every 500 feet provided that such signs are a minimum of 4 feet by 4 feet in size. ~~There shall be a minimum of two signs posted on corner and through lots, one facing each street.~~ In those cases where the subject property does not have frontage on or is not otherwise readily visible from a street, the sign shall be posted in a location deemed suitable by the Zoning Enforcement Officer.

Recommendation #48

Minor Text and Formatting Amendments Across the Regulations

Date: 8/20/25

Recommendation 48: Provide Minor Text and Formatting Amendments Across the Regulations

Purpose: The purpose of this amendment is to improve the regulations for clarity and consistency and to adjust requirements in response to need.

Description: This recommended amendment does the following:

- Expands the definition of "Commission" to include the Planning Commission in addition to the Zoning Commission since many references to the "Commission" across the regulations are applicable to both or either Commission depending on the application requirement.
- Clarifies the permit requirement for uses requiring a Site Plan Application and approval from the Planning Commission by replacing the "ZP+S" nomenclature intended to refer to the Site Plan requirement before issuance of a Zoning Permit with "SPA" which will indicate a Site Plan Application requirement. This does not impact the current requirements, but seeks to provide more clarity about the application requirement.
- Consolidates the "Boat or Recreational Vehicle Sales and Service" and "Recreational Vehicle Sales" uses groups, which are permitted in the same zones, into the "Boat or Recreational Vehicle Sales and Service" use group.
- Increases allowed projection of a stair or ramp from 3 feet to 4 feet into any required yard.
- Relocates information relevant to building and lot coverage definitions from Section 10.6 to Section 18 Zoning Terminology Definitions.
- Adjusts the parking requirement for manufacturing, wholesale, and distribution uses.
- Provides a definition of "mural" to be added to Section 18 Zoning Terminology.
- Modifies the Section 16.2.2.E waiver of a Site Plan for Special Permits by requiring the Zoning Commission to waive the Site Plan requirement instead of the City Planner. Provides more guidance on the basis for a waiver.

Geographic Extents: N/A

Potential Impacts: None

Recommended Zoning Amendments (text to be removed in ~~strikethrough~~, text to be added in red)**:**

1. Section 1.4, Item N: Amend as follows: "The "Commission" means the Planning or Zoning Commission of the City of Bristol, unless otherwise specified." Replace "Zoning Commission" with "Commission" in Sections 1.5, 5.4.18.G, and 16.3.11.B.

2. Sections 4.1, 4.2, 5.1 ,5.2: Replace nomenclature for the Site Plan Application requirement currently shown as "ZP+S" with "SPA" within the tables and amend introductory paragraphs as follows:

4.1 Principal Use Summary Table: Residential Districts

The table below indicates the permitted principal uses in Bristol by residential district. Uses are permitted by Zoning Permit (ZP), Site Plan Application (SPA), or by Special Permit (SP). Uses prohibited within a district are identified by a dash (—). ~~The provision of a Site Plan, in addition to a required zoning permit is indicated by a (+S). All Special Permits shall require a Site Plan.~~

4.2 Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts

The table below indicates the permitted principal uses in Bristol by residential district. Uses are permitted by Zoning Permit (ZP), Site Plan Application (SPA), or by Special Permit (SP). Uses prohibited within a district are identified by a dash (—). ~~The provision of a Site Plan, in addition to a required zoning permit is indicated by a (+S). All Special Permits shall require a Site Plan.~~ See Section 8 for additional permit and site plan requirements specific to each district.

5.1 Accessory Use Summary Table: Residential Districts

As defined in Section 18 of these Regulations, an accessory use is a use that is customarily incidental and subordinate to that of the principal building, structure or use on the same lot. The table below indicates the permitted accessory uses in Bristol by residential district. Uses are permitted by Zoning Permit (ZP), Site Plan Application (SPA), or by Special Permit (SP). Uses prohibited within a district are identified by a dash (—). ~~The provision of a Site Plan, in addition to a required zoning permit is indicated by a (+S). All Special Permits shall require a Site Plan.~~

5.2 Accessory Use Summary Table: Commercial, Industrial, and Mixed-Use Districts

As defined in Section 18 of these Regulations, an accessory use is a use that is customarily incidental and subordinate to that of the principal building, structure or use on the same lot. The table below indicates the permitted accessory uses in Bristol by commercial, industrial, and mixed-use districts. Uses are permitted by Zoning Permit (ZP), Site Plan Application (SPA), or by Special Permit (SP). Uses prohibited within a district are identified by a dash (—). ~~The provision of a Site Plan, in addition to a required zoning permit is indicated by a (+S). All Special Permits shall require a Site Plan.~~

3. Section 4.2: Remove "Recreational Vehicle Sales" from the Section 4.2 Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts. Also remove the "Recreational Vehicle Sales" definition from Section 19 Use Definitions. Expand the definition of Boat or Recreational Vehicle Sales and Service in Section 19 Use Definitions as follows to incorporate elements of the existing Recreation Vehicle Sales definition:

Boat or Recreational Vehicle Sales and Service: The display, sale, lease, or service of ~~boats or recreational vehicles, including the sale or installation of parts~~ new or operable used boats, motorhomes, campervans, coaches, caravans, fifth-wheel trailers, popup campers, or truck campers together with associated repair services and parts sales.

4. Section 10.3.4: Increase allowed projection of a stair or ramp from 3 feet to 4 feet into any required yard.
5. Section 10.6: Eliminate Section 10.6 and relocate applicable content of Section 10.6.1 Porches to Building Coverage Definition in Section 18 Zoning Terminology Definitions. Relocate applicable content of Section 10.6.2 Terraces to Impervious Surface Coverage definition in Section 18 Zoning Terminology Definitions as follows:

Building Coverage: The percentage which the ground floor area of all buildings and structures on a lot bears to the lot area including porches, whether enclosed or unenclosed, but excluding terraces if unenclosed.

Impervious Surface Coverage: The percentage which the ground floor area of all buildings, structures, and pavement (impervious surfaces such as concrete, asphalt, and impervious pavers) on a lot bears to the lot area including terraces provided, however, that such terrace shall be unroofed and without walls, parapets, or other forms of enclosure except for required railings.

6. Section 13.2: Reduce parking requirements of Section 13.2 Amount of Off-Street Parking Required for the following uses:
   - Manufacturing Facility: Reduce from 1.0 per ksf production/storage space to 0.5 ksf.
   - Public Warehouse: Reduce from 1.0 per ksf indoor distribution/storage space to 0.5 ksf.
   - Wholesale Business: Reduce from 1.0 per ksf indoor distribution/storage space to 0.5 ksf.
   - Wholesale or Distribution Facility: Reduce from 1.0 per ksf indoor distribution/storage space to 0.5 ksf.
7. Add any Class I renewable energy sources in addition to solar to the items eligible for sustainability points under Section 15.8 Sustainability Incentive. Increase the sustainability factor to award more points. Specifically, amend Section 15.8.5, Item C.5 as follows:

Sustainability Element	Points	Sustainability Factor
5. On-Site Solar or any Class I Renewable Energy Source as defined by CGS §16-1(a)(20).	1 point for each 1% of energy use to be supplied by solar or any Class I renewable energy source.	~~2~~ 3

8. Provide the following definition of mural in the Section 18 Zoning Terminology:

Mural: A picture or painted work of visual art painted on or attached to the exterior walls of a structure, not advertising a business, product or service.

9. Amend Section 16.2.2.E to require that the Zoning Commission, not the City Planner, determine if a Site Plan is required for a Special Permit and provide more guidance on the basis for waiving the Site Plan requirement.

E. Each application for a Special Permit shall be accompanied by a Site Plan conforming to the requirements of Section 16.3 of these regulations unless the ~~City Planner~~ Zoning Commission waives this requirement upon finding that there are no substantial increases in site activity and no physical changes proposed to the site including but not limited to:
   1. no new buildings or structures or expansions to building or structures,
   2. no new parking lots or expansion of existing parking lots,
   3. no new driveways,
   4. no substantial regrading or stormwater impacts, and
   5. no substantial tree clearing.

Amend Section 16.3.2.A to account for the potential of a Site Plan waiver under Section 16.2.2.E as follows:

A. Unless a Site Plan requirement is waived in accordance with Section 16.2.2.E, Site Plan approval shall be obtained from the Zoning Commission prior to the establishment, expansion, or change of any use of land and/or structure ~~which~~ that requires a Special Permit or involves an environmental remediation project that is subject to Section 15.6 of these Regulations. Site Plan approval shall be obtained concurrently with or subsequent to the granting of the Special Permit.

#AZR 25-07

Referral to the Bristol Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

App. AZR-25-07

DATE: September 4, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #AZR 25-07

Proposal: Review, discussion and possible adoption of the several recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
Recommendation #39 – Update Sign Regulations
Recommendation #40 – Expand Outdoor Lighting Requirements
Recommendation #41 – Overhill Access Management Regulations
Recommendation #42 – Update Landscaping Standards
Recommendation #43 – Update Fence Requirements
Recommendation #44 – Amend Definition of Average Finished Grade
Recommendation #45 – Add Animal Grooming as a Permitted Use
Recommendation #46 – Add Data Centers as a Permitted Use
Recommendation #47 – Amend Requirements for Posting of Properties
Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

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

Positive Referral from Planning

City of Bristol
BRISTOL, CONNECTICUT 06010
Planning Commission

DATE: September 23, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

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

1. The Planning Commission, at its Regular Meeting of September 22, 2025, voted to send a positive referral of the following text amendment recommendations with the following motion:
   "Motion is made to send a positive referral to the Zoning Commission for Application #AZR 25-07, containing Recommendations 27, 37, 39, 40, 41, 42, 43, 44, 45, 46, 47, & 48. The Planning Commission finds that the Zoning Commission referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

2. The Planning Commission held a separate vote for Recommendation #38; that vote was 4-1 in favor of a positive referral with the following motion:
   "Motion is made to send a positive referral to the Zoning Commission for Application #AZR 25-07, containing Recommendation 38. The Planning Commission finds that the Zoning Commission referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

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

#AZR 25-07

Referral
to
NHCOG

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

App. AZR-25-07

DATE: September 10, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #AZR 25-07

Proposal: Review, discussion and possible adoption of the several recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
Recommendation #39 – Update Sign Regulations
Recommendation #40 – Expand Outdoor Lighting Requirements
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Recommendation #46 – Add Data Centers as a Permitted Use
Recommendation #47 – Amend Requirements for Posting of Properties
Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

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

NHCOG RESPONSE

REFERRAL

Sept 24, 2025

REFERRED BY:	Robert Flanagan
MUNICIPALITY:	City of Bristol
DATE RECEIVED:	Sept 15, 2025
PUBLIC HEARING DATE:	Oct 20, 2025
TYPE OF REFERRAL:	Zoning
REFERRAL COMMENTS:	Prepared by: Robert A Phillips, AICP, Executive Director

DESCRIPTION OF PROPOSAL: Zoning Amendment for a comprehensive rewrite to various sections of the zoning regulations from cannabis cultivation to data centers.

STAFF COMMENTS:

NHCOG staff have reviewed the proposed text modifications and find no apparent conflicts with regional plans and policies or adjacent NHCOG towns.

We applaud the city for undertaking such a comprehensive evaluation and utilizing modern best practices where prudent and feasible, as well as preparing for new zoning use demands in a changing economy.

#AZR 25-07

Referral
to
CRCOG

ZONING REFERRAL FORM

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

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS

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

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

Municipality: Bristol

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

Date of Referral: 09/04/2025

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

NATURE OF PROPOSED CHANGE:

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

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

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

AZR 25-07

DATE PUBLIC HEARING IS SCHEDULED FOR: 10/20/2025

MATERIAL SUBMITTED HEREWITH:

☑ Regulation Changes ☐ Map of Change ☐ Supporting Statements

☐ Public Notice ☐ Other (Specify):

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

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

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

CRCOG-2017

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

350 Church Street / Hartford / Connecticut / 06103
Phone (860) 522-2217 / Fax (860) 724-1274
www.crcog.org

CRCOG Response

October 22, 2025

TO: BRISTOL PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-127: Proposed map amendment to eliminate the Access Management Overlay boundary from the map and remove the Access Management Overlay reference from the map legend.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 11/10/2025.

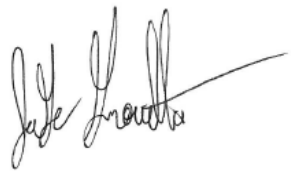
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Farmington, Plainville, Southington, Naugatuck Valley COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: September 10, 2025

App. AZR-25-07

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #AZR 25-07

Proposal: Review, discussion and possible adoption of the several recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
Recommendation #39 – Update Sign Regulations
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Recommendation #46 – Add Data Centers as a Permitted Use
Recommendation #47 – Amend Requirements for Posting of Properties
Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

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

#AZR 25-07

Referral
to
NVCOG

NAUGATUCK VALLEY
COUNCIL of GOVERNMENTS
49 Leavenworth Street, 3rd Floor, Waterbury, CT 06702 · 203-757-0535 · 203-735-8688 · nvcogct.gov

NVCOG RESPONSE 10/17/25

STAFF REFERRAL REPORT

TO: Bristol Zoning Commission, Mayor of Bristol, and Zoning Enforcement Officer
FROM: Emely Ricci, Community Planner II, NVCOG, 49 Leavenworth Street, 3rd Floor, Waterbury (203) 757-0535

DATE: October 17, 2025

NVCOG FILE NO.:	BRIS-09-091625-Z
MUNICIPALITY:	City of Bristol
DATE RECEIVED:	September 16, 2025
TYPE OF REFERRAL:	Text Amendments
DATE OF PUBLIC HEARING:	October 20, 2025
APPLICANT:	Bristol Zoning Commission

DESCRIPTION OF PROPOSAL:

The City of Bristol Zoning Commission proposed thirteen (13) text amendments to the Bristol Zoning Regulations.

1. Amend the Bristol Zoning Regulations to regulate the cultivation of cannabis though amendments to:
    a. Amend Article II, Section 4.2 - Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts, to include “Cannabis Cultivation” and “Cannabis Micro-Cultivation” as Special Permit uses in the I, IP-1, IP-3, and IP-25 zones of Bristol.
    b. Add a new section titled “4.3.3 Cannabis Cultivation and Micro-Cultivation" to Article II, Section 4.3 - Use Specific Regulations and renumerate as needed.
    c. Amend Article V, Section 19 – Use Definitions, to include definitions of “Cannabis Cultivator” and “Cannabis Micro-Cultivators.”
2. Amend the Bristol Zoning Regulations to adjust bulk standards to closely align with development in A zones and to allow higher density development in A zones with infrastructure that supports it through amendments to:
    a. Article II, Section 7.2.2 - Lot Coverage, and Setback Standards, with adjusted bulk requirements.
    b. Article II, Section 7.2.3 - Development Density with modified text allowing for higher density development via a site plan application approval or through a special permit.
    c. Remove Article II, Section 4.3.20 - Residential Dwellings as it is redundant with Article II, Section 7.2.3 - Development Density.

    d. Amend Article II, Section 7.2.4 - Single Family Subdivisions to remove extraneous text from the section.
3. Amend mixed-use and street wall requirements of the BD Zone through amendments to:
    a. Article II, Section 8.4.2 Building Form Standards to amend language for requirements, unit prohibitions, and include a new item to the section.
    b. Article II, Section 4.3.7 Commercial Parking Lots and Structures by removing language and replace with a reference to Section 8.4.2.B.10 for applicable regulations.
    c. Article II, Section 5.4.18.I by removing the current contents and replacing it with a reference to Sections 8.4.2.B.10 for applicable regulations.
4. Updates to the language and reorganization of Article III, Section 14 – Signs, of the Zoning Regulations to simplify its contents.
5. Amend existing lighting regulations under Article III, Section 11.2 – Outdoor Lighting, to reduce lighting pollution and required illumination for sites.
6. Amend Article III, Section, 12 – Access Management, to organize, consolidate sections, and include new language to create a comprehensive access management regulation.
7. Amend Article III, Section 11.1 – Landscaping Requirements, with text amendments to specify requirement applicability, remove references, and add clarifying modifications.
8. Amend Article III, Section 11.3 – Fences, with minor modifications to consolidate sub-sections, allowed uses, clarifying language, and other minor changes to language.
9. Amend the definition for “Average Finished Grade” to include guidance on how the grade is to be measured and established in Article V, Section 18 – Definitions.
10. Amend the Bristol Zoning Regulations to allow animal grooming establishments as a permitted use in the City of Bristol in the BN, BG, and BHC zones through:
    a. Providing a definition of Animal Grooming Establishment to Article V, Section 19 – Use Definitions.
    b. Inclusion of Animal Grooming Establishments to Article II, Section 4.2 - Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts.
    c. Add Animal Grooming Establishment to Article III, Section 13.2 - Amount of Off-Street Parking Required.
11. Amend the Bristol Zoning Regulations to update regulations on data centers as a permitted use in the City of Bristol through:
    a. Providing a definition of Data Center to Article V, Section 19 – Use Definitions.
    b. Inclusion of Data Centers to Article II, Section 4.2 - Principal Use Summary Table: Commercial, Industrial, and Mixed-Use Districts.
    c. Inclusion of Data Centers as a new section as “Section 4.3.25 Data Centers” to Article II, Section 4.3 - Use Specific Regulations.
    d. Inclusion of Data Centers to Article III, Section 13.2 - Amount of Off-Street Parking Required.

* * * * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

12. Amend Article IV, Section 17.1.5 Posting of Property, to modify signage requirements to reduce excess signage and improve signage proportionality.
13. Amend the Bristol Zoning Regulations generally across all regulations with text and formatting changes to improve clarity and consistency, and to adjust requirements in response to need.
    a. Amend Article I, Sections 1.4 – Rules, to fix the reference of the Planning and Zoning Commission to "Commission," and adjust reference in Sections 1.5, 5.4.18.G, and 16.3.11.B.
    b. Amend Article II, Sections - 4.1, 4.2, 5.1, and 5.2 to replace "ZP+S" with the nomenclature "SPA" (Site Plan Application).
    c. Remove "Recreational Vehicle Sales" from Article II, Section 4.2 - Principle Use Summary Table: Commercial, Industrial, and Mixed-Use Districts; as well as from Article V, Section 19 – Use Definitions.
    d. Expand the definition of Boat or Recreational Vehicle Sales and Service in Article V, Section 19 – Use Definitions, to incorporate elements of the existing Recreation Vehicle Sales definition.
    e. Modify Article III, Section 10.3.4 – Exceptions to Yard Requirements, to increase allowed project of a stair or ramp from 3 to 4 feet into any required yard.
    f. Remove Article III, Section 10.6 - Porches and Terraces, and relocate applicable contents to Article V, Section 18 – Zoning Terminology Definitions.
    g. Modify Article III, Section 13.2 - Amount of Off-Street Parking Required, to reduce parking requirements for Manufacturing Facility, Public Warehouse, Wholesale Business, and Wholesale or Distribution Facility.
    h. Modify Article III, Section 15.8 - Sustainability Incentive to include Class 1 renewable energy sources alongside solar; and Section 15.8.1 to increase Sustainability Factor points.
    i. Provide a definition for Mural to Article V, Section 18 – Zoning Terminology.

These proposed text amendments are in part of a comprehensive rewrite of the Bristol Zoning Regulations by the Bristol Zoning Commission.

STAFF RECOMMENDATION:

NVCOG Staff finds the proposed thirteen (13) text amendments as outlined above in the report, to not be regionally significant and not have intermunicipal impact.

* * * * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: September 10, 2025

App. AZR-25-07

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #AZR 25-07

Proposal: Review, discussion and possible adoption of the several recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
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Recommendation #47 – Amend Requirements for Posting of Properties
Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

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

#AZR 25-07

Referral
to
Bristol
Town
and
City Clerk

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

App. AZR-25-07

DATE: September 10, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Regulations

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

Application #AZR 25-07

Proposal: Review, discussion and possible adoption of the several recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
Recommendation #39 – Update Sign Regulations
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Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

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

#AZR 25-07

Referral to Surrounding Municipalities

Burlington
Farmington
Plainville
Plymouth
Southington
Wolcott

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

App. AZR-25-07

DATE: September 10, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Regulations

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

Application #AZR 25-07

Proposal: Review, discussion and possible adoption of the several recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations:

Recommendation #27 – Cannabis Cultivation
Recommendation #37 – A Zone Bulk Requirements
Recommendation #38 – Amend Mixed Use/Street Wall Requirements: Downtown Business (BD) zone
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Recommendation #48 – Minor Text and Formatting Amendments Across the Regulations

Initiated by: Bristol Zoning Commission.
Tentative Hearing Date: October 20, 2025

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

AZR 25-08
Map
Amendment

Date: 9/29/25

AZR 25-08

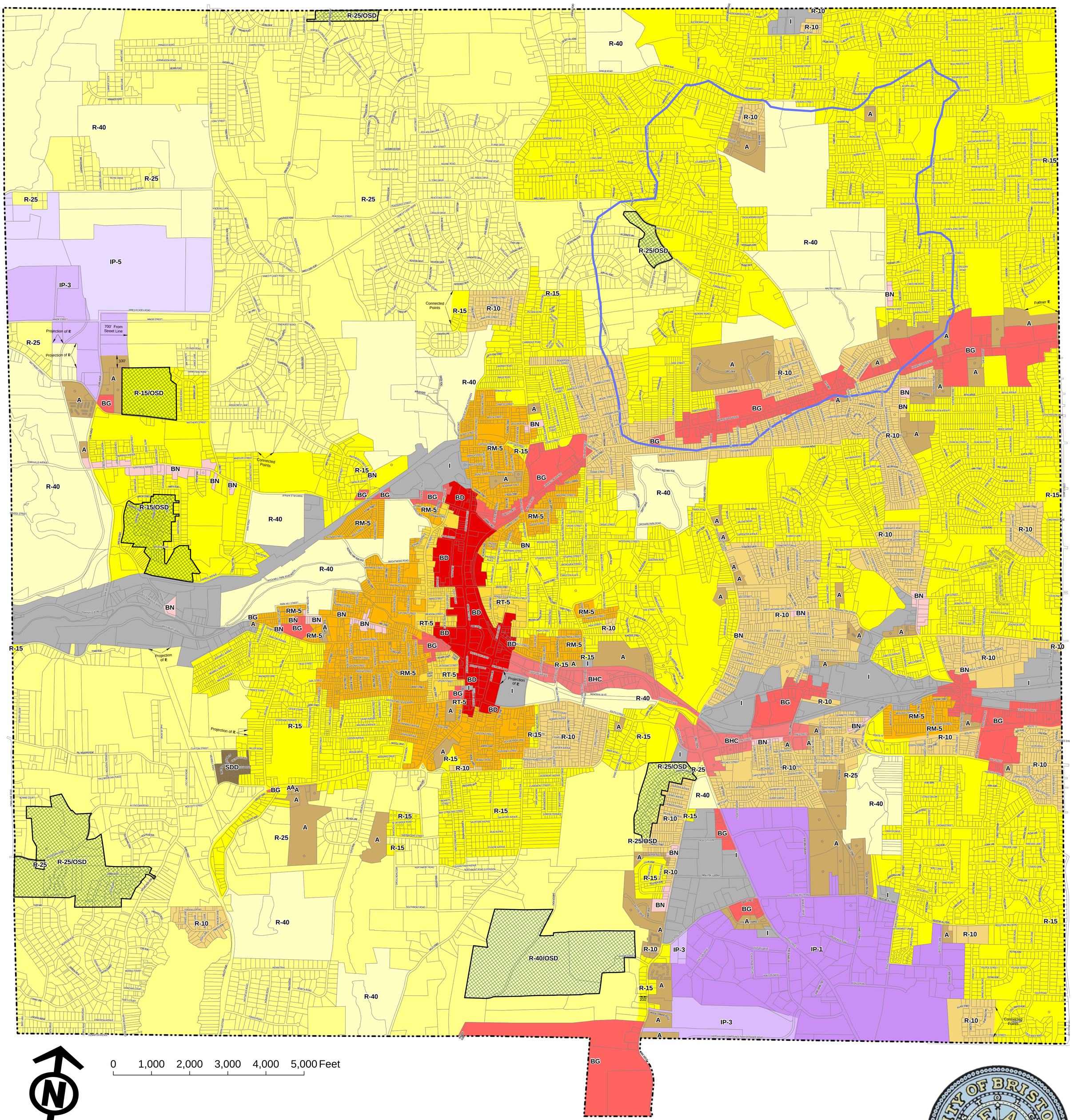
Recommendation 41: Summary of Changes to the Official Zoning Map

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

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

Proposed New Map

ZONING MAP OF THE CITY OF BRISTOL, CONNECTICUT



Residential Zones

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

*Zone deleted under prior zoning regulations

Street names are shown for informational purposes only.

Business Zones

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

Industrial Zones

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

Overlay Zones/Areas

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

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

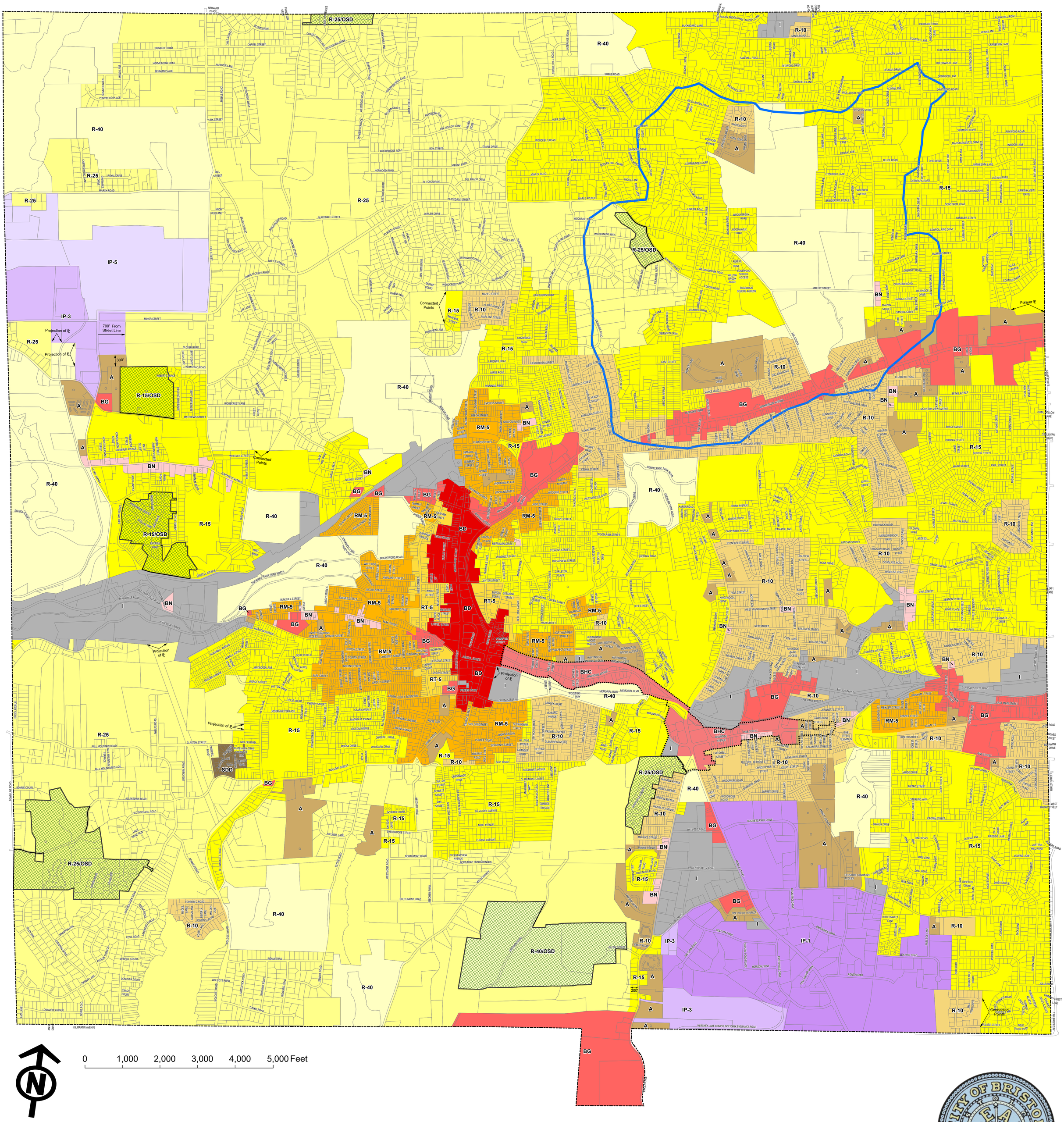
_____

Chair, Bristol Zoning Commission

CITY OF BRISTOL SEAL CONNECTICUT

Current Zoning Map

ZONING MAP OF THE CITY OF BRISTOL, CONNECTICUT



Residential Zones

- R-40 Single-Family Residential Zone
- R-25 Single-Family Residential Zone
- R-15 Single-Family Residential Zone
- R-10 Single-Family Residential Zone
- A Multi-Family Residential Zone
- RM-5 Mixed Residential Zone
- RT-5 Residential Transition Zone
- SDD* Special Development Zone
  *Zone deleted under prior zoning regulations

Street names are shown for informational purposes only.

Business Zones

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

Industrial Zones

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

Overlay Zones/Areas

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

Effective Date: August 1, 2025
Amended To: August 1, 2025
Digital Format Adopted On: May 11, 2011
Map Printed On: August 1, 2025
Base Map Information Last Updated On: May 27, 2025

Chair, Bristol Zoning Commission

Zoning Commission Referral to Planning Commission

AZR 25-08
Map Amendment

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 10, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Map

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

Application #AZR 25-08

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

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

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

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

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

City of Bristol
BRISTOL, CONNECTICUT 06010
Planning Commission

Positive Referral from Planning

DATE: October 28, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: Application #AZR 25-08 – Referral of amendments to the Official Zoning Map of the City of Bristol associated with the comprehensive rewrite of the Bristol Zoning Regulations.

The Planning Commission, at its Regular Meeting of October 27 2025, voted to send a positive referral of the above map amendment application with the following motion:

"To send a positive referral to the Zoning Commission for Application #AZR 25-08, the referral of amendments to the Official Zoning Map of the City of Bristol. The Planning Commission finds that the Zoning Commission referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

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

Date: 9/29/25

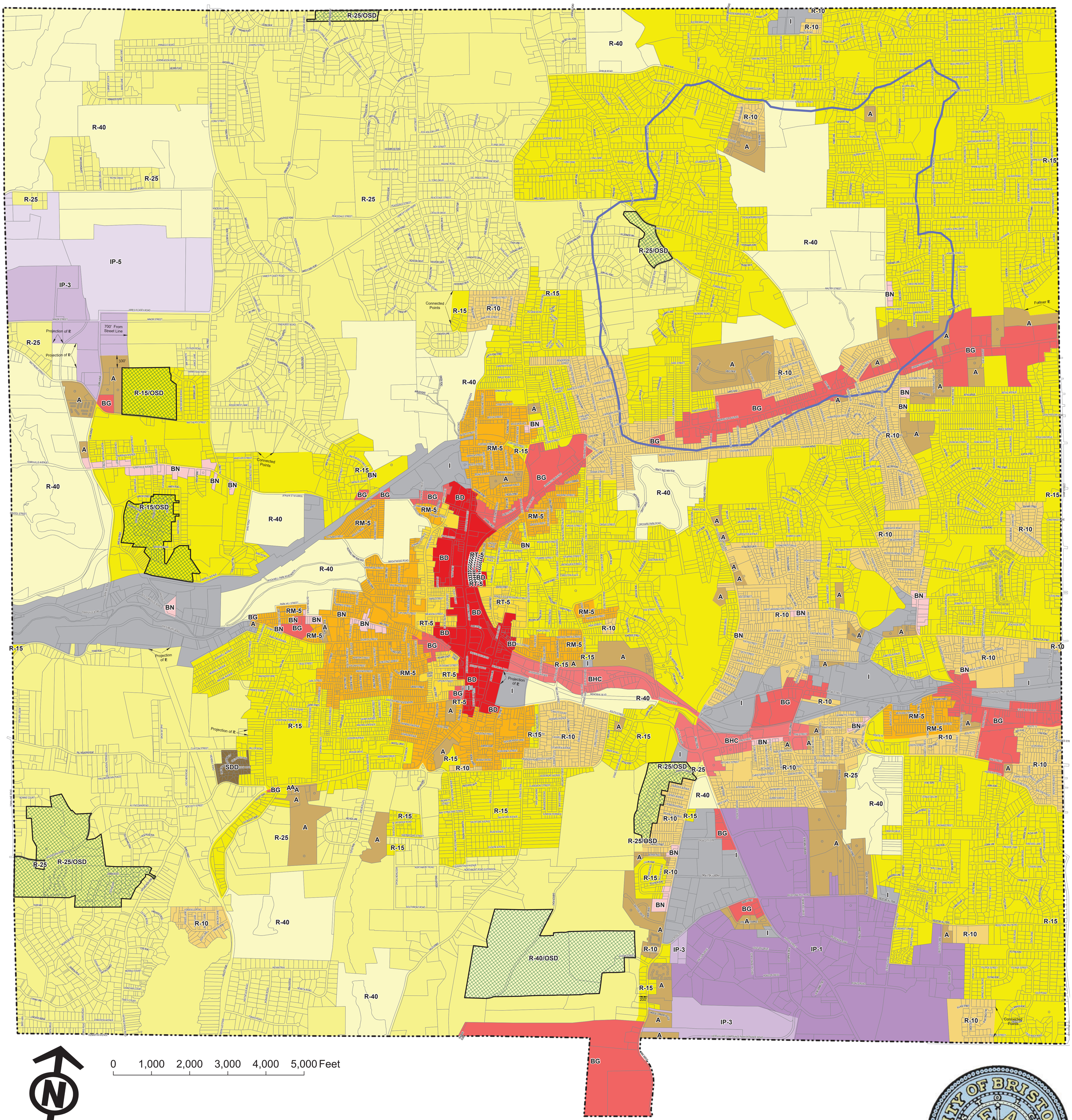
AZR 25-08

Recommendation 41: Summary of Changes to the Official Zoning Map

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

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

ZONING MAP OF THE CITY OF BRISTOL, CONNECTICUT



Residential Zones

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

*Zone deleted under prior zoning regulations

Street names are shown for informational purposes only.

Business Zones

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

Industrial Zones

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

Overlay Zones/Areas

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

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

_____

Chair, Bristol Zoning Commission

CRCOG
Referral

CRCOG CAPITOL REGION COUNCIL OF GOVERNMENTS
Working together for a better region.
350 Church Street / Hartford / Connecticut / 06103
Phone (860) 522-2217 / Fax (860) 724-1274
www.crcog.org

October 22, 2025

TO: BRISTOL PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2025-127: Proposed map amendment to eliminate the Access Management Overlay boundary from the map and remove the Access Management Overlay reference from the map legend.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Regional Planning and Development Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 11/10/2025.

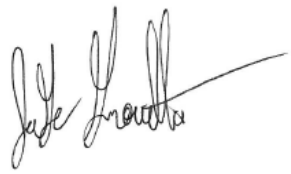
In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Farmington, Plainville, Southington, Naugatuck Valley COG

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman
Regional Planning Commission

William Rice, Vice Chairman
Regional Planning Commission



Jacob Knowlton
Community Development Planner

ZONING REFERRAL FORM

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

FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS

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

FROM: ☑ Zoning Commission ☐ Planning and Zoning Commission ☐ City or Town Council (acting as Zoning Commission)	Municipality: Bristol
TO: Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106	Date of Referral: 10/10/2025

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

NATURE OF PROPOSED CHANGE:

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

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

Map-AZR 25-08

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

MATERIAL SUBMITTED HEREWITH:

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

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

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

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

CRCOG-2017

AZR 25-08
Map Amendment

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 10, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Map

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

Application #AZR 25-08

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

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

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

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

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

NHCOG
Referral

NHCOG
— Northwest Hills —
Council of Governments

REFERRAL

Sept 24, 2025

REFERRED BY:	Robert Flanagan
MUNICIPALITY:	City of Bristol
DATE RECEIVED:	Sept 15, 2025
PUBLIC HEARING DATE:	Oct 20, 2025
TYPE OF REFERRAL:	Zoning
REFERRAL COMMENTS:	Prepared by: Robert A Phillips, AICP, Executive Director

DESCRIPTION OF PROPOSAL: Zoning Amendment for a comprehensive rewrite to various sections of the zoning regulations from cannabis cultivation to data centers.

STAFF COMMENTS:

NHCOG staff have reviewed the proposed text modifications and find no apparent conflicts with regional plans and policies or adjacent NHCOG towns.

We applaud the city for undertaking such a comprehensive evaluation and utilizing modern best practices where prudent and feasible, as well as preparing for new zoning use demands in a changing economy.

AZR 25-08
Map Amendment

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 10, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Map

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

Application #AZR 25-08

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

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

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

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

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

NVCOG
Referral

NAUGATUCK VALLEY
COUNCIL of GOVERNMENTS
49 Leavenworth Street, 3rd Floor, Waterbury, CT 06702 · 203-757-0535 · 203-735-8688 · nvcogct.gov

STAFF REFERRAL REPORT

TO: Bristol Zoning Commission, Mayor of Bristol, City Planner, and Assistant City Planner

FROM: Emely Ricci, Community Planner II, NVCOG, 49 Leavenworth Street, 3rd floor, Waterbury (203) 757-0535

DATE: October 31, 2025

NVCOG FILE NO.:	BRIS-14-101525-Z
MUNICIPALITY:	City of Bristol
DATE RECEIVED:	October 15, 2025
TYPE OF REFERRAL:	Zone Map Change
DATE OF PUBLIC HEARING:	November 10, 2025
APPLICANT:	Bristol Zoning Commission

DESCRIPTION OF PROPOSAL:

The City of Bristol Zoning Commission has proposed to amend the Official Zoning Map of the City of Bristol to eliminate the Access Management Overlay boundary from the map and to remove its reference from the map legend.

STAFF RECOMMENDATION:

NVCOG Staff finds the proposed zone map change to not be regionally significant and not have intermunicipal impact.

* * * * * * *

This staff recommendation is transmitted as written above unless we receive comments or objections within five days of the time you receive this proposal. If objections cannot be resolved within the scope of the original recommendations, you may submit a reconsideration request to the Regional Planning Commission for further discussion of the findings.

AZR 25-08
Map Amendment

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 10, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Map

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

Application #AZR 25-08

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

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

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

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

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

Town
and
City Clerk
Referral

AZR 25-08
Map Amendment

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 10, 2025

TO: Erica Cabiya – Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendments to the Bristol Zoning Maps

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

Application #AZR 25-08

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

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

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

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

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

Surrounding Municipalities Referral

AZR 25-08
Map Amendment

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: October 10, 2025

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

FROM: Bristol Zoning Commission

Re: Referral of Proposed Amendment to the Zoning Map

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

Application #AZR 25-08

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

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

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

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

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

Application #2503

For Office Use Only
APPLICATION NO. 2503
DATE FILED: 6/27/24
DECISION DATE:
DECISION:

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) 15.2.4 of the Bristol Zoning Regulations for the following Special Permit use: EARTH REMOVAL AND PROCESSING OF EARTH MATERIALS IN EXCESS OF 400 C.Y.

Address or Location of the Property: S & W of Martin Rd., S of Arcadia Rd, and N. of Farrell Ave

Assessor's Map No.: 67 Assessor's Lot No.(s): 20,21,22,23,24,25,85 and all paper rds of Assessor Map

Zone of the Property: R-15/OSD Size of the Property (in acres or square feet): 19.77

Reason for the Special Permit: Extension of Existing Special Permit for Earth Removal and the processing of earth material

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

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

Other comments: Lot 37 which was part of the previous application, has been removed as part of this application as the eath removal activity in the area of Lot 37 has been completed.

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

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

Name: Trademark Acquisitions, LLC

Address: 175 Lake Ave City: Bristol State: CT Zip: 06010

Telephone No.: 860-966-2762 E-Mail:

Signature: [signature] *Signature – (Printed/Typed)* Gino P. Troiano, Jr.

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

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

Name: Arcadia Acres, LLC

Address: 175 Lake Ave. City: Bristol State: CT Zip: 06010

Telephone No.: 860-966-2762 E-Mail:

Signature: [signature] *Signature – (Printed/Typed)* Gino P. Troiano, Jr.

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2503

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: S & W of Martin Rd., S of Arcadia Rd, and N. of Farrell Ave

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

ADDITIONAL APPLICANT

Name: Arcadia Group, LLC CHECK ONE: [✓] owner [ ] other: _____

Address: 785 Middle Street City: Bristol State: CT Zip: 06010

Telephone No.: 860-583-2430 E-Mail: _____

Signature: _____ Signature – (Printed/Typed) Daniel Delfino

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Mark Ziogas

Address: 88 Valley St City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-4121 E-Mail: _____

08/17 - LUO

Application #2503

Annual Earth Removal Report Due

Earth Removal Progress Report

for

LAURENTIDE GLEN

A Residential Open-Space Subdivision
Bristol, Connecticut

November 7, 2025

Mr. Robert Flanagan, AICP, City Planner
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Progress Report of Earth Removal Operations for Laurentide Glen Subdivision

Mr. Flanagan,

This letter is to provide a report on the progress of the earth removal operations taking place as part of the Laurentide Glen Subdivision. The progress reported below is through September 30, 2025.

Site Preparation

Site preparation work for Phase 1 of the earth removal operations commenced on July 10, 2019. Since that time, all work associated with the roadway modifications/improvements has been completed in accordance with the plans, the temporary sediment basin and erosion controls have been installed, the earthen berm along Farrell Avenue has been completed, an access road to the top of the excavation has been constructed and site preparation for Phase 1 has been completed.

Earth Removal

Removal of earth materials from the site commenced on January 16, 2020. A summary of the earth materials that have been moved (on and off site) is provided in the table below:

Total Material Excavated from Earth Removal Area	**270,807 CY (+/-)**
Material Stripped & Stockpiled On-site (Topsoil/Subsoil)	5,500 CY (+/-)
Material Stockpiled in Staging Area (Gravel)	1,550 CY (+/-)
Material Relocated to Access Road Ramp	9,450 CY (+/-)
Material Hauled Off-Site	254,307 CY (+/-)

The quantities above are based on the contours and topographic information obtained at various times during the 2025 calendar year, by Clark Land Surveying, up to and including week ending October 4, 2025. Updated existing contour maps are attached to this letter for reference, including updated existing grades on the earth removal sections.

Please feel free to contact us with any questions or if further information is required for this progress report.

Regards,

Gino P. Troiano, Jr., P.E.
TradeMark Acquisitions, LLC

EARTH REMOVAL QUANTITIES

EARTH CUTS = 336,504 C.Y.
EARTH FILLS = 0 C.Y.
TOTAL EARTH REMOVAL = 336,504 C.Y.
TOTAL AREA OF DISTURBANCE FOR EARTH REMOVAL = 4.71 ACRES

LEGEND

PROPOSED MONUMENT	□
EXISTING MONUMENT	■
EXISTING IRON PIPE	○
EXISTING CONTOUR	598
PROPOSED CONTOUR	
EXISTING ELEVATION	598.0
PROPOSED ELEVATION	
EXISTING SANITARY MANHOLE	Ⓢ
EXISTING CATCH BASIN/PIPE	
PROPOSED CATCH BASIN/PIPE	
EXISTING TREE	
EXISTING UTILITY POLE/LIGHT	
PROPOSED SURFACE FLOW	
"TO BE REMOVED"	TBR
PROPOSED SILT FENCE	

ARCADIA ROAD

FARRELL AVENUE

FARRELL AVENUE (ROADWAY)

AREA OF EARTH REMOVAL (4.71 ACRES)

MINIMUM 30' WIDE UNDISTURBED BUFFER ALONG EASTERN PROPERTY LINE

MINIMUM 30' WIDE GRADED BUFFER ALONG WESTERN PROPERTY LINE WITH MINIMUM 5' UNDISTURBED BUFFER AT PROPERTY LINE

MINIMUM 30' WIDE GRADED BUFFER ALONG WESTERN PROPERTY LINE WITH MINIMUM 5' UNDISTURBED BUFFER AT PROPERTY LINE

30' WIDE BUFFER (TYP.)

PROPERTY LINE MARKERS. MARKER SHALL CONSIST OF 4X4 WOOD POST WITH 12"X18" PLACARD MARKED WITH "PROPERTY LINE DEMARCATION POST" (TYP AT ALL LOT CORNERS, MAX 100' SPACING) (COMPLETE)

EX. ACCESS ROAD AS OF 6-24-24

EXISTING CONTOURS UPDATED THROUGH 9-30-25

NOTES:
TOTAL PARCEL AREA = 19.77 AC
TOTAL EARTH REMOVAL AREA = 4.71 AC

ENGINEER OF RECORD **GPT**

PROJECT ENGINEER **GPT/WTC**

CADD **GPT/WTC**



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

EXISTING CONDITIONS PLAN

REVISIONS

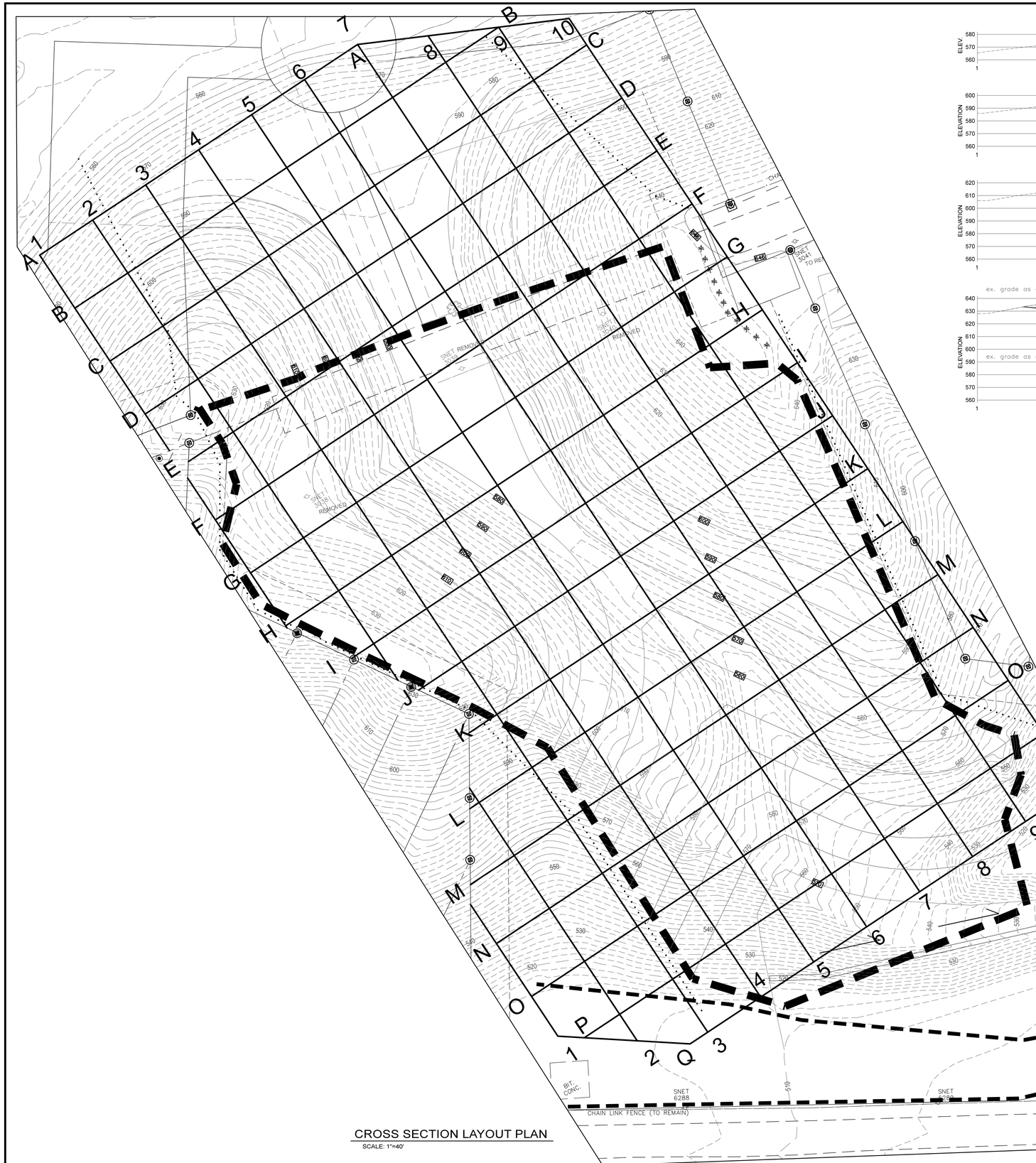
NO.	DATE	ISSUE
9	11/5/25	PROGRESS UPDATE
8	8/5/24	STAFF COMMENTS
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
5	9/18/21	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE **10/1/18**

PROJECT NO.

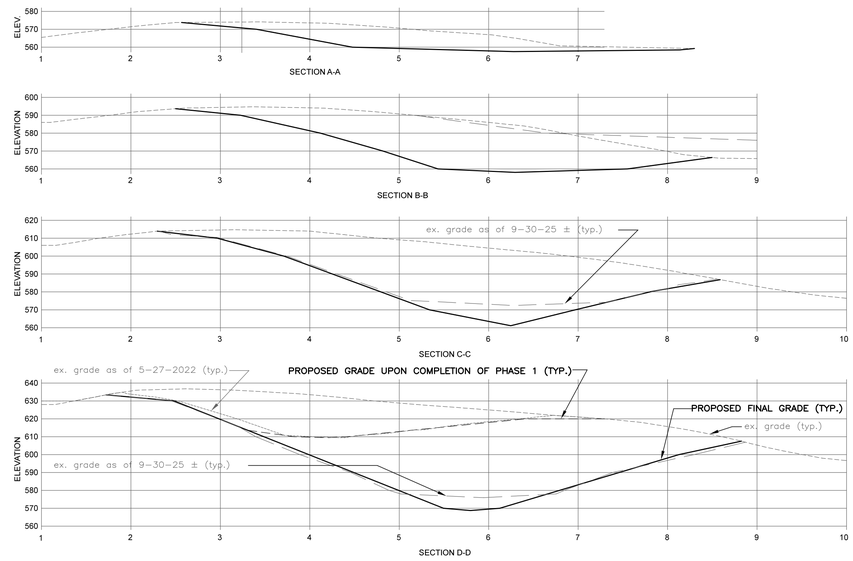
SCALE 0 10' 20' 40' 80' — 1"=40'

DRAWING NO. **EX-1**



CROSS SECTION LAYOUT PLAN

SCALE: 1"=40'



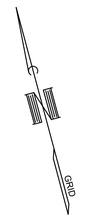
CROSS SECTIONS - WEST TO EAST

SCALE: 1"=40'

LEGEND

PROPOSED MONUMENT	□
EXISTING MONUMENT	■
EXISTING IRON PIPE	○
EXISTING CONTOUR	598
PROPOSED CONTOUR	
EXISTING ELEVATION	598.0
PROPOSED ELEVATION	
EXISTING SANITARY MANHOLE	Ⓢ
EXISTING CATCH BASIN/PIPE	
PROPOSED CATCH BASIN/PIPE	
EXISTING TREE	
EXISTING UTILITY POLE/LIGHT	
PROPOSED SURFACE FLOW	
"TO BE REMOVED"	TBR
PROPOSED SILT FENCE	

9 EXISTING CONTOURS UPDATED THROUGH 9-30-25





ENGINEER OF RECORD: **GPT**

PROJECT ENGINEER: **GPT/WTC**

CADD: **GPT/WTC**

PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

CROSS SECTION LAYOUT PLAN & CROSS SECTIONS

REVISIONS

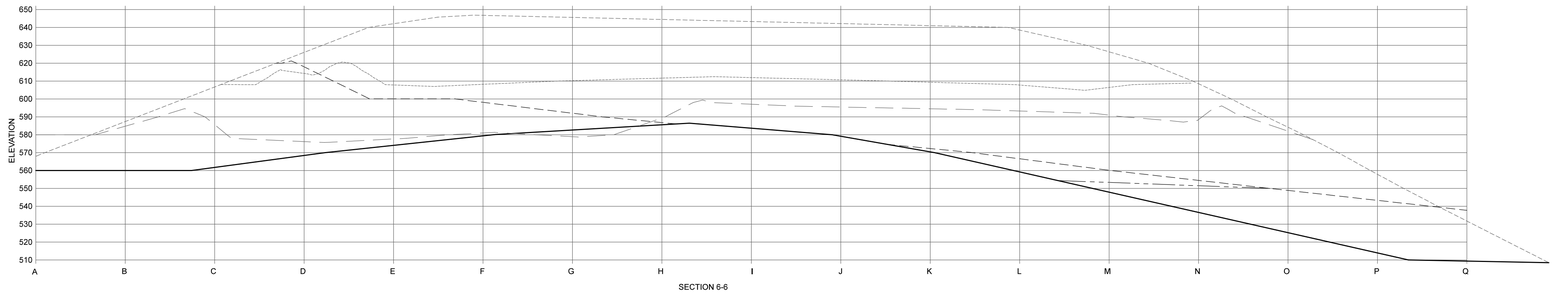
NO.	DATE	ISSUE
9	11/5/25	PROGRESS UPDATE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
5	9/18/21	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE: **10/1/18**

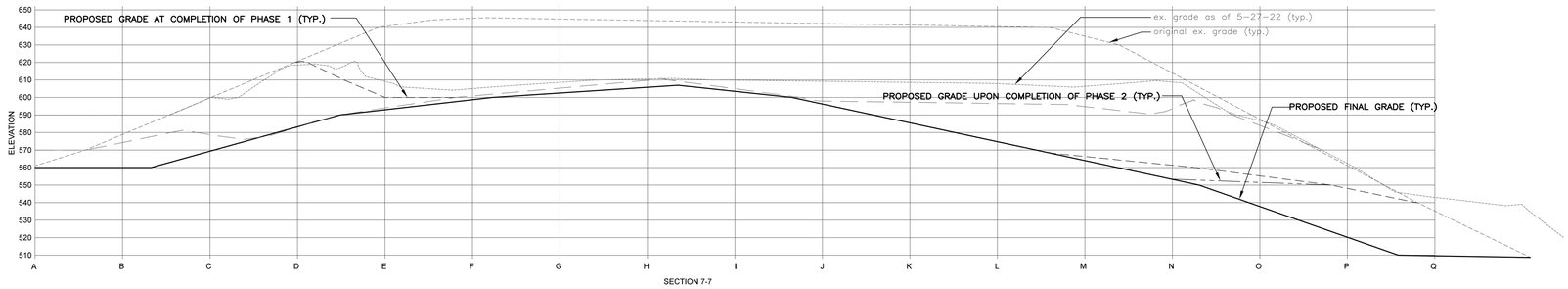
PROJECT NO.

SCALE: 0 10' 20' 40' 80' — 1"=40'

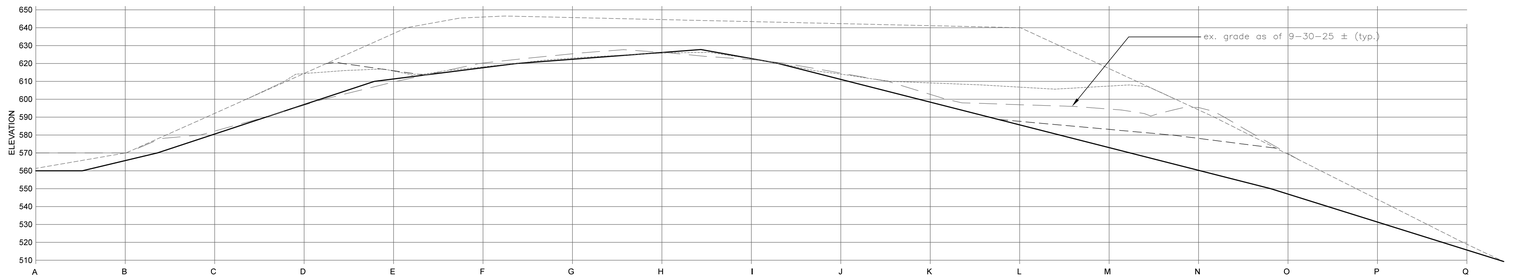
DRAWING NO.: **SCT-1**



SECTION 6-6



SECTION 7-7



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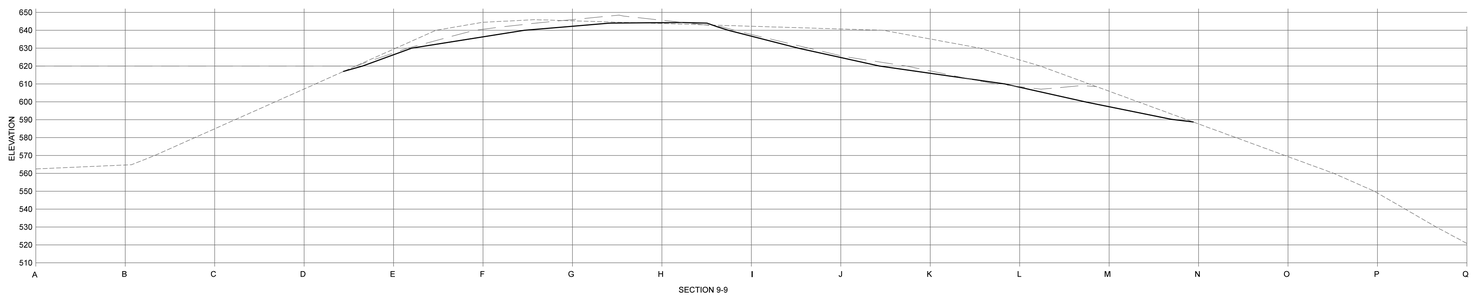

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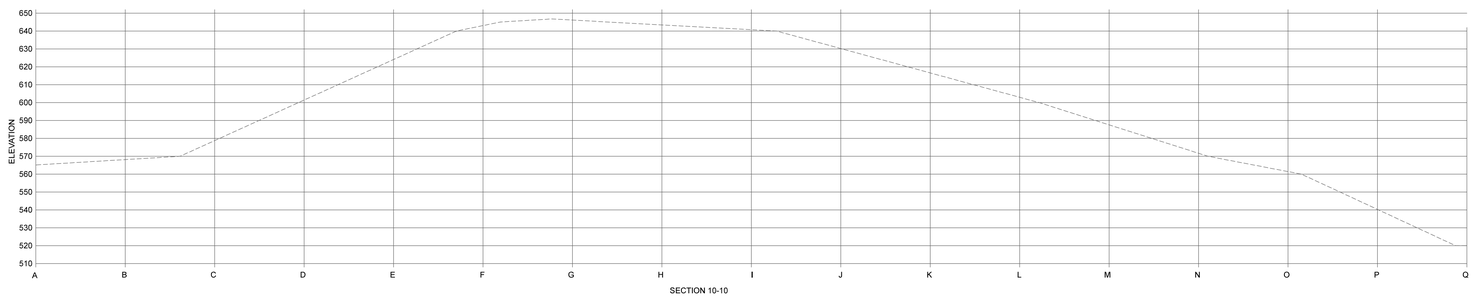


SECTION 10-10

CROSS SECTIONS - NORTH TO SOUTH

SCALE: 1"=40'

LEGEND	
PROPOSED MONUMENT	□
EXISTING MONUMENT	■
EXISTING IRON PIPE	○
EXISTING CONTOUR	598
PROPOSED CONTOUR	
EXISTING ELEVATION	598.0
PROPOSED ELEVATION	
EXISTING SANITARY MANHOLE	Ⓢ
EXISTING CATCH BASIN/PIPE	
PROPOSED CATCH BASIN/PIPE	
EXISTING TREE	
EXISTING UTILITY POLE/LIGHT	
PROPOSED SURFACE FLOW	
"TO BE REMOVED"	TBR
PROPOSED SILT FENCE	

⚠9 EXISTING CONTOURS UPDATED THROUGH 9-30-25

ENGINEER OF RECORD
GPT

PROJECT ENGINEER
GPT/WTC

CADD
GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

CROSS SECTIONS

REVISIONS

NO.	DATE	ISSUE
9	11/5/25	PROGRESS UPDATE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE
10/1/18

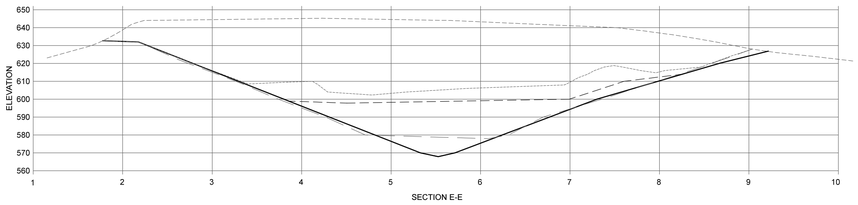
PROJECT NO.

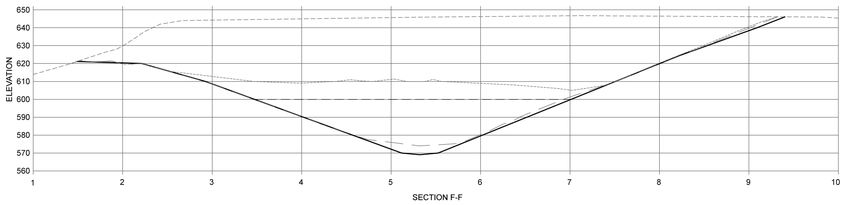
SCALE

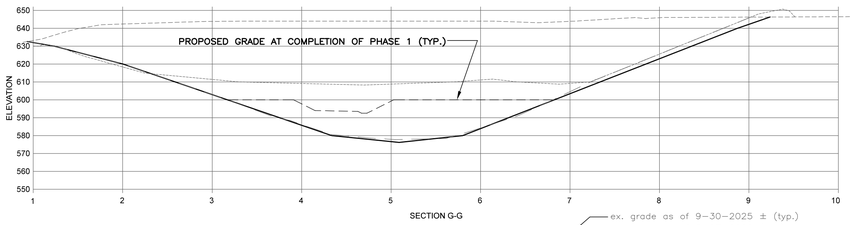
0 10' 20' 40' 80'

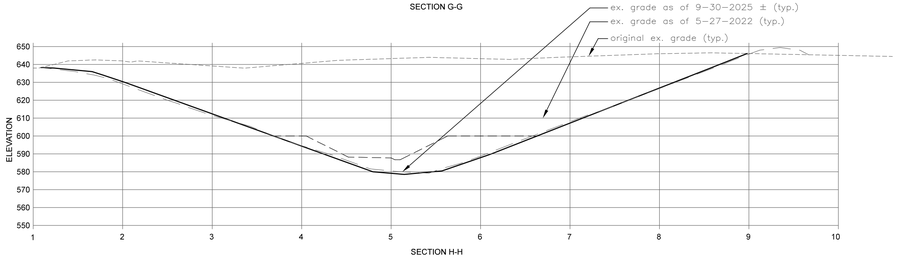
1"=40'

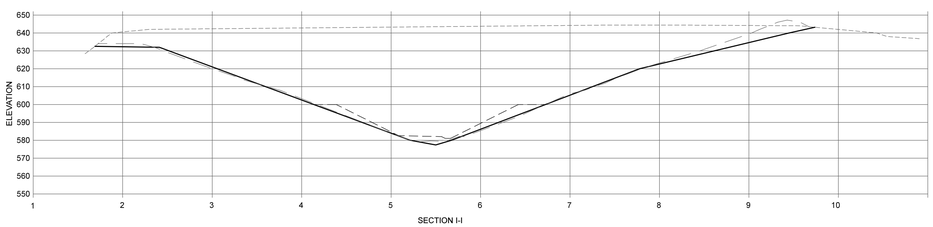
DRAWING NO.
SCT-4

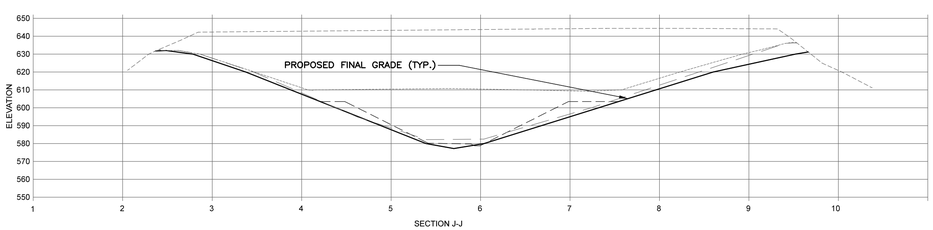


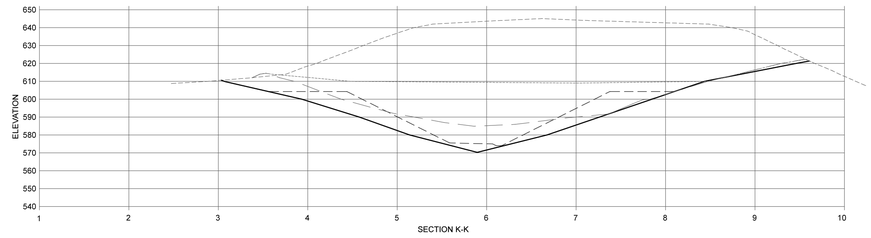


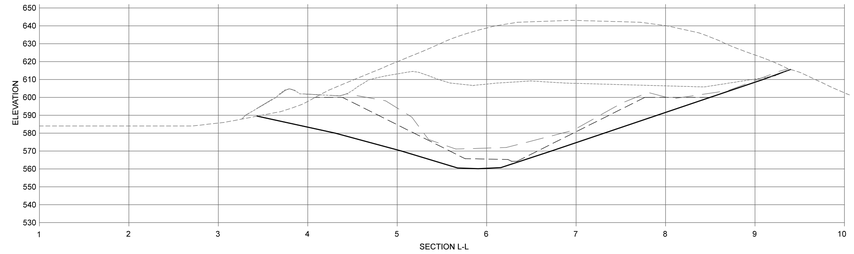


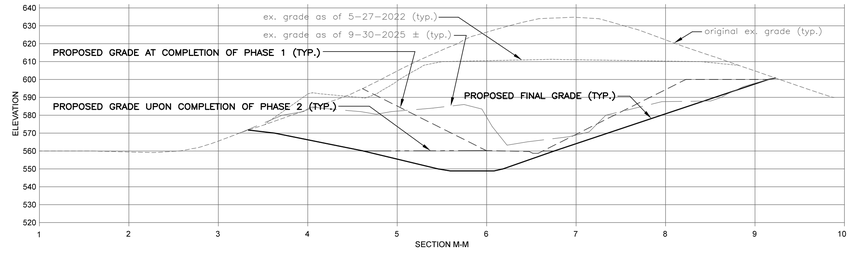


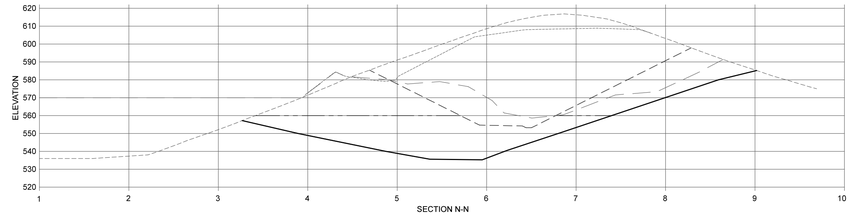


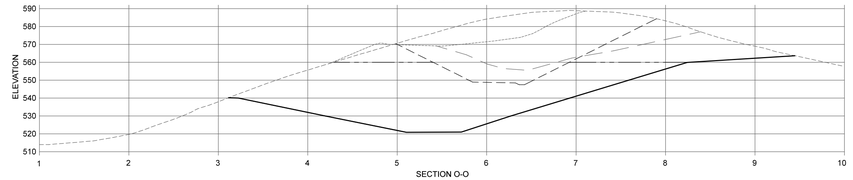


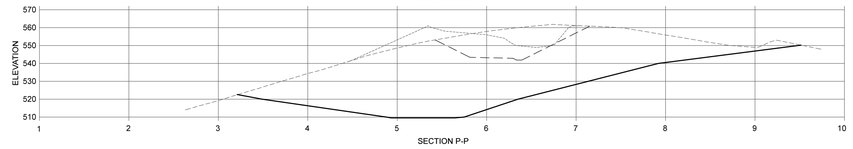


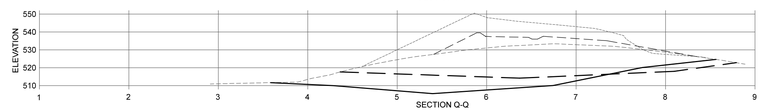












LEGEND

PROPOSED MONUMENT	☐
EXISTING MONUMENT	■
EXISTING IRON PIPE	○
EXISTING CONTOUR	598
PROPOSED CONTOUR	
EXISTING ELEVATION	598.0
PROPOSED ELEVATION	
EXISTING SANITARY MANHOLE	Ⓢ
EXISTING CATCH BASIN/PIPE	
PROPOSED CATCH BASIN/PIPE	
EXISTING TREE	
EXISTING UTILITY POLE/LIGHT	
PROPOSED SURFACE FLOW	
"TO BE REMOVED"	TBR
PROPOSED SILT FENCE	

9 EXISTING CONTOURS UPDATED THROUGH 9-30-25

CROSS SECTIONS - WEST TO EAST

SCALE: 1"=40'

ENGINEER OF RECORD
GPT

PROJECT ENGINEER
GPT/WTC

CADD
GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

CROSS SECTIONS

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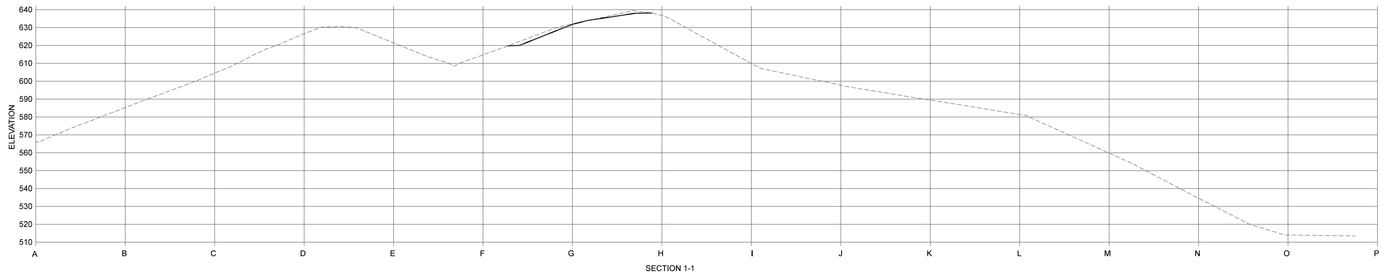
6	6/10/22	PROGRESS UPDATE
5	9/18/21	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE
10/1/18

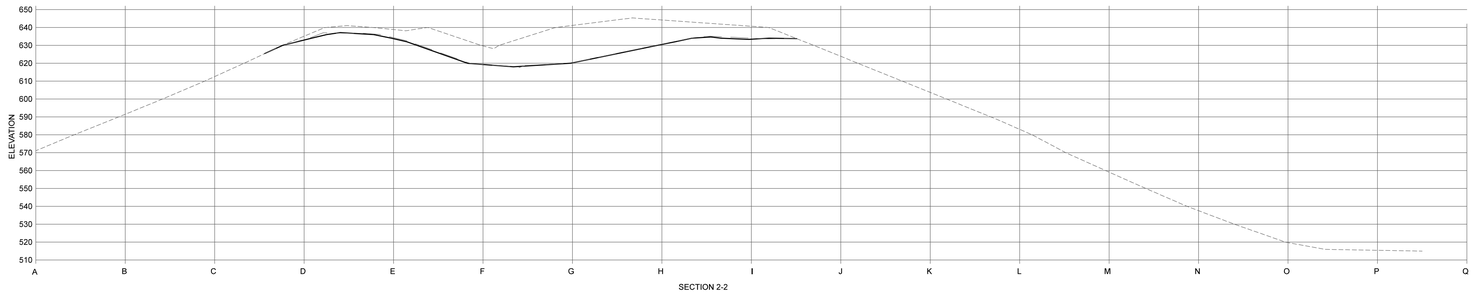
PROJECT NO.

SCALE
0 10' 20' 40' 80'
1"=40'

DRAWING NO.
SCT-2



SECTION 1-1



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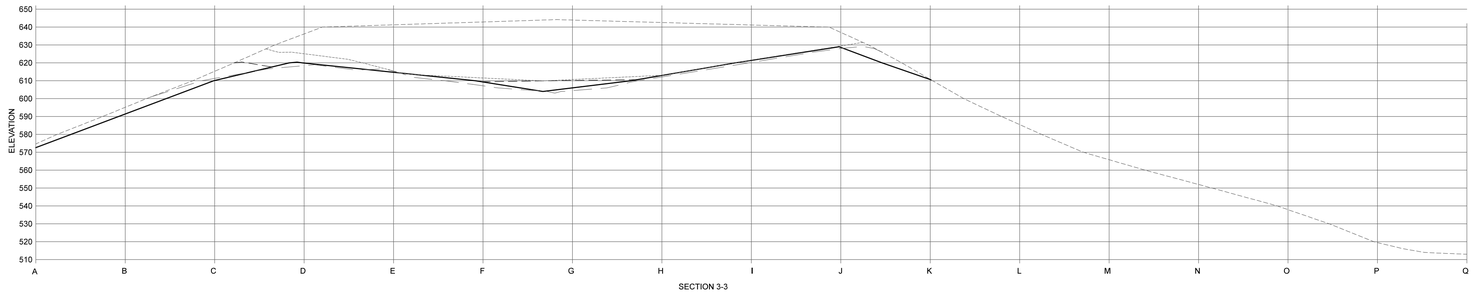

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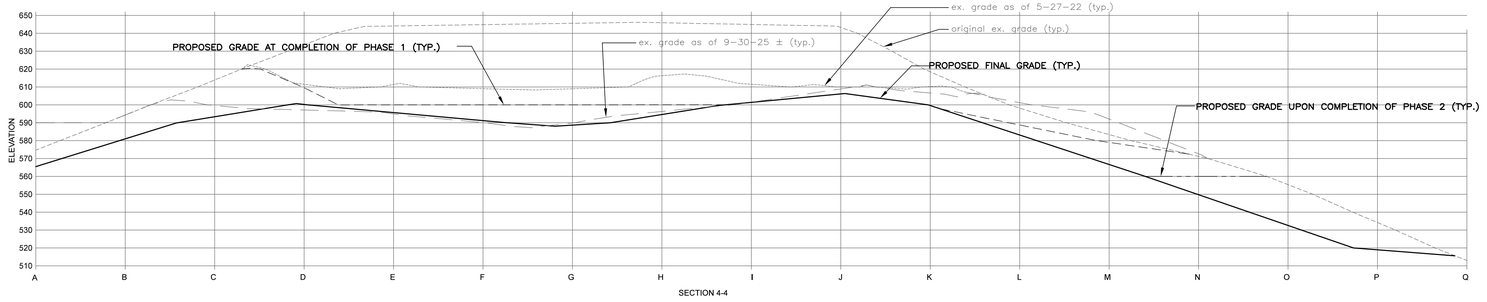

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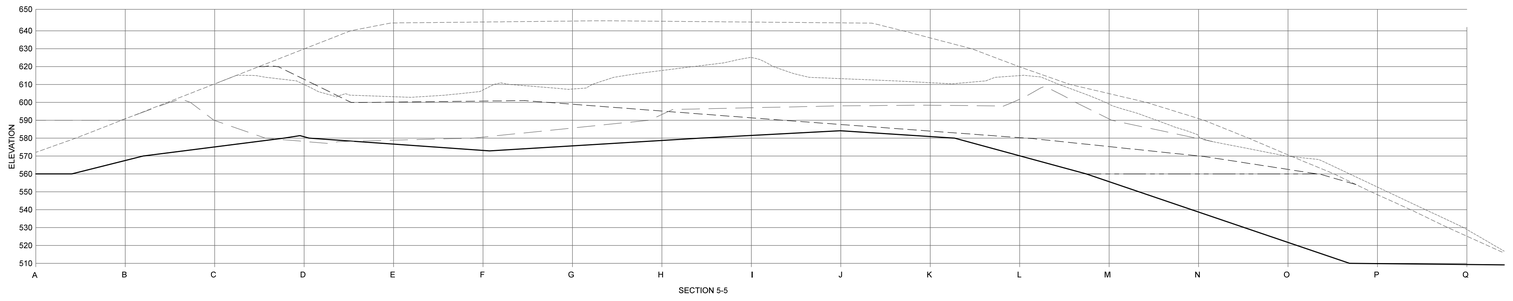

SECTION 5-5

CROSS SECTIONS - NORTH TO SOUTH

SCALE: 1"=40'

LEGEND

PROPOSED MONUMENT	□
EXISTING MONUMENT	■
EXISTING IRON PIPE	○
EXISTING CONTOUR	598
PROPOSED CONTOUR	
EXISTING ELEVATION	598.0
PROPOSED ELEVATION	
EXISTING SANITARY MANHOLE	Ⓢ
EXISTING CATCH BASIN/PIPE	
PROPOSED CATCH BASIN/PIPE	
EXISTING TREE	
EXISTING UTILITY POLE/LIGHT	
PROPOSED SURFACE FLOW	
"TO BE REMOVED"	TBR
PROPOSED SILT FENCE	

⚠9 EXISTING CONTOURS UPDATED THROUGH 9-30-25

ENGINEER OF RECORD
GPT

PROJECT ENGINEER
GPT/WTC

CADD
GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

CROSS SECTIONS

REVISIONS

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2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE
10/1/18

PROJECT NO.

SCALE

0 10' 20' 40' 80'

1"=40'

DRAWING NO.
SCT-3

Article III Section 15.2.6.E.

Earth Removal Special Permit Requirements

1. The natural topography of the property shall be preserved to the maximum extent possible.
2. No trees 5 inches or greater in caliper measured 3 feet above ground level shall be removed unless so approved by the Commission.
3. The proposed excavation shall be certified by the City Engineer as being the minimum depth of excavation necessary to accomplish the proposed project.

F. Upon completion of the earth removal operation all disturbed areas of the property, except rock exposed by excavation, shall be covered with a minimum of 4 inches of topsoil. Such topsoil shall be evenly spread over the disturbed area, fertilized and planted with a ground cover suitable to prevent erosion and to hold all slopes. At any time prior to the completion of the earth removal operation, the Zoning Enforcement Officer may require that those areas of the property where excavation has been completed be final graded, covered with a minimum of 4 inches of topsoil, and seeded to establish a ground cover.

15.2.6 Earth Removal Special Permit Requirements

A. A Special Permit for earth removal shall be granted for not more than 3 years. Such Special Permit may be renewed by application to, and approved by, the Commission in accordance with the provisions of this Section.

B. Prior to the renewal of a Special Permit for earth removal, the Commission may require that those areas of the property where excavation has been completed be final graded, covered with a minimum of 4 inches of topsoil, and seeded to establish a ground cover such as grass or wildflowers.

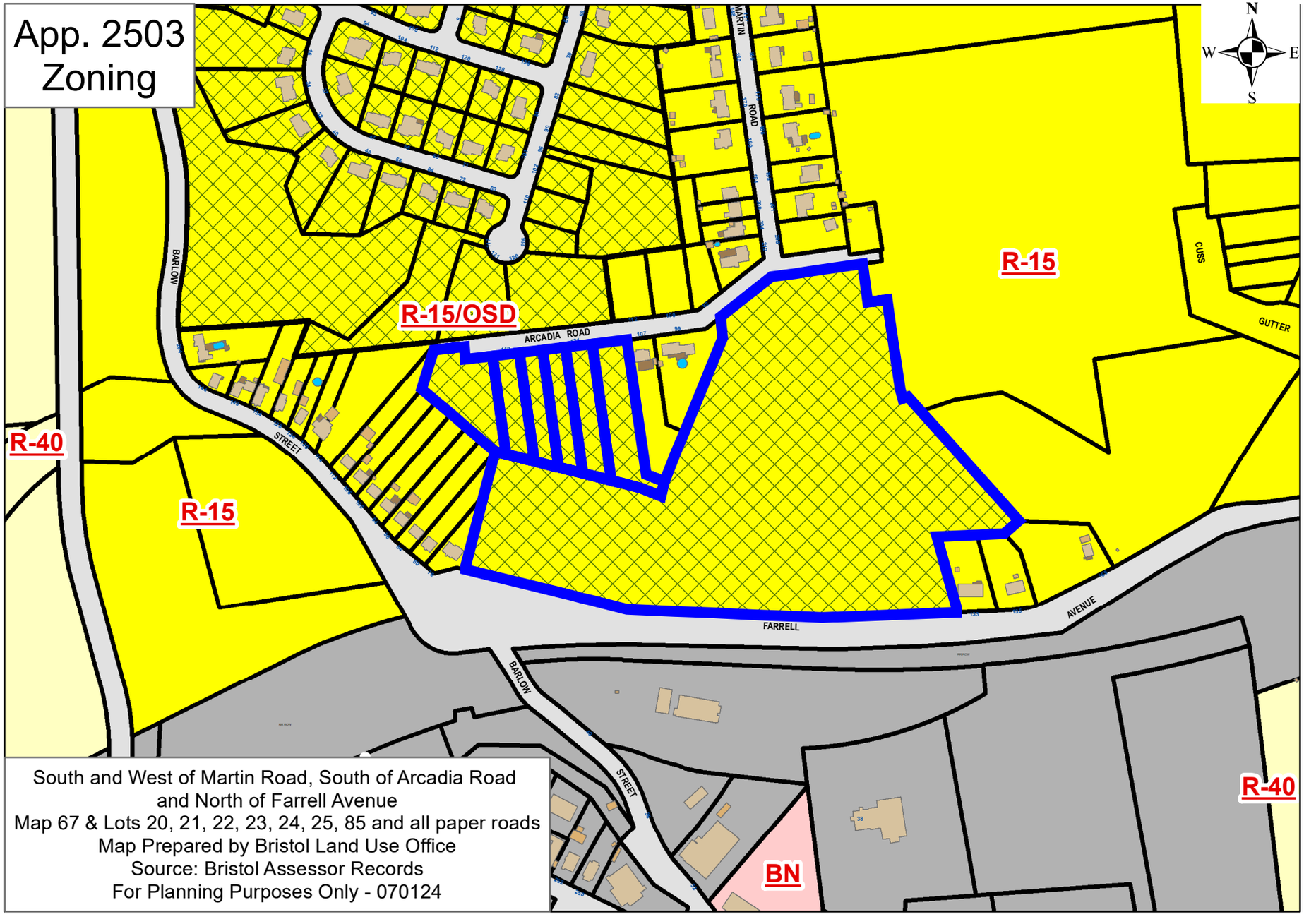
C. In granting or renewing a Special Permit for earth removal, the Commission may attach such conditions and safeguards as may be required to protect the public health, safety and general welfare and to ensure continued compliance with these Regulations, including but not limited to:

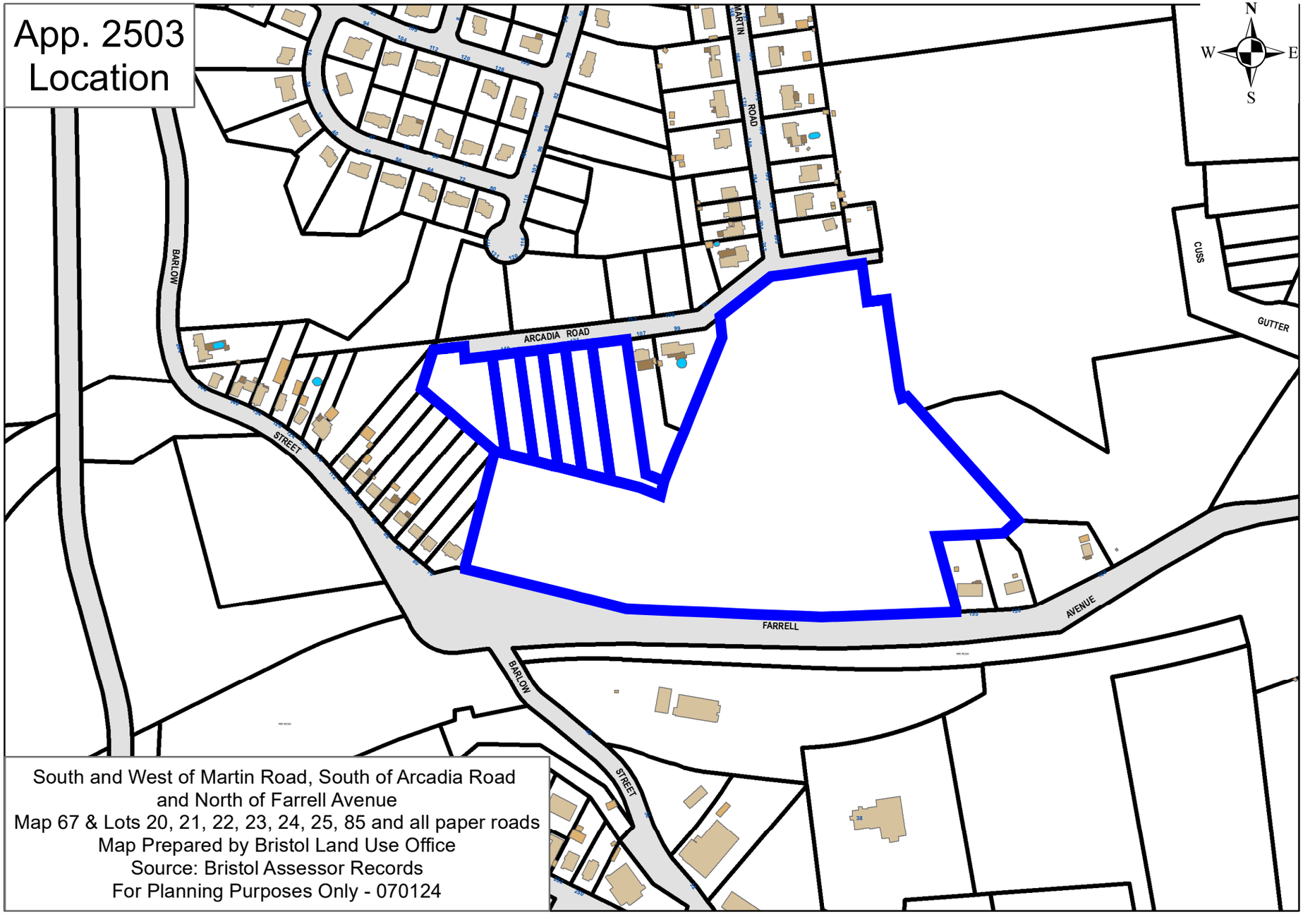
1. The days and hours of operation;
2. The area of the property to which the earth removal operation shall be confined;
3. The extent of stockpiling of materials on the property;
4. Protective measures to minimize the nuisance of noise, dust and flying rock; and,
5. The location of vehicular access into and out of the property.

D. A Special Permit for earth removal shall not become effective until the applicant posts a bond with the Commission in accordance with Section 16.3.16. Such bond shall ensure completion of the earth removal operation in accordance with the requirements of the approved Special Permit. Such bond shall permit the City to finish any uncompleted or required work covered by said bond if the Special Permit expires or is revoked for failure to comply with the requirements of the Special Permit. Such bond shall not be released by the Commission until it has received a report by the City Engineer that all conditions of the Special Permit covered by the bond have been complied with and that the required cover crop is growing in healthy condition.

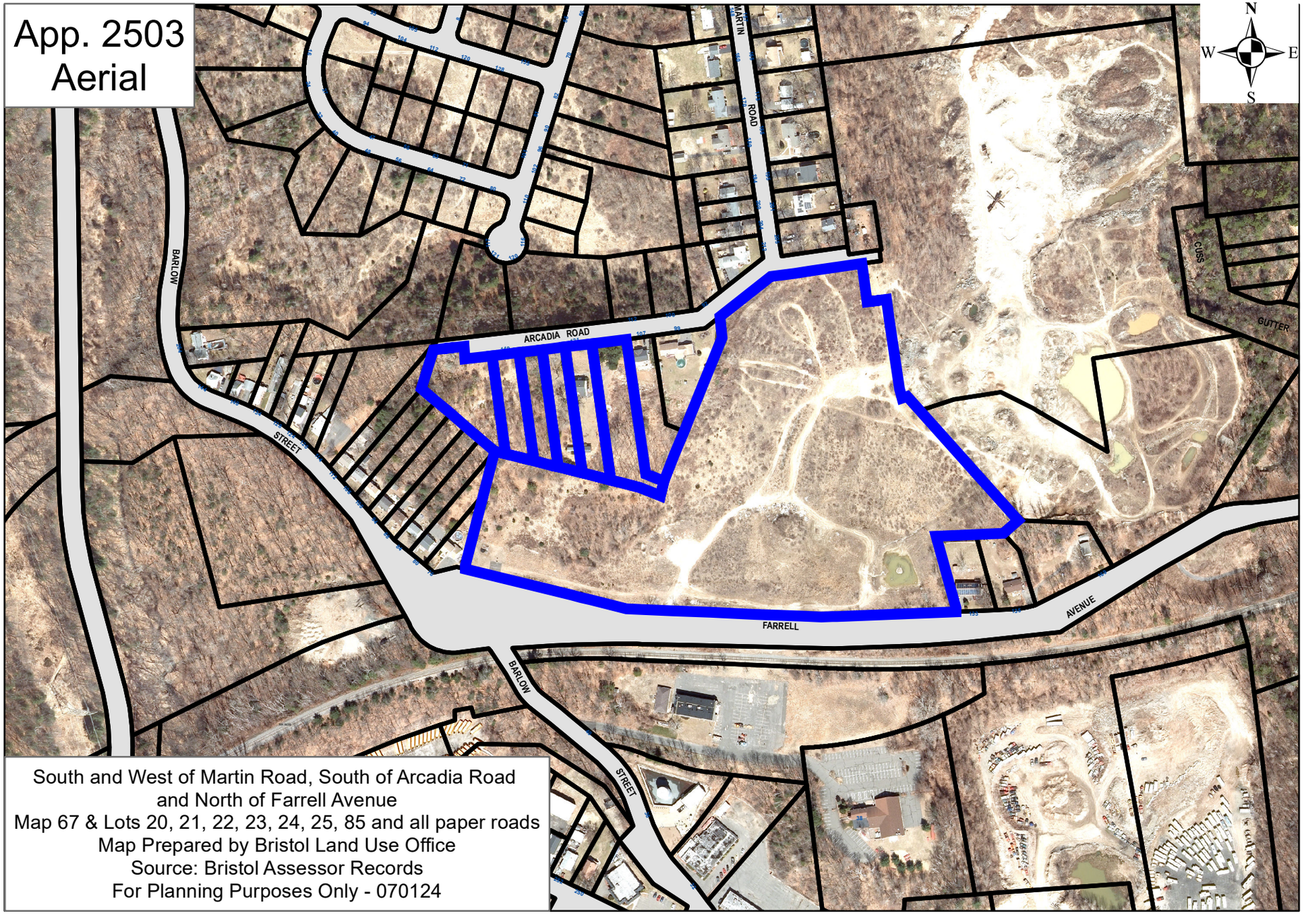
E. Every 12 months after the approval of a Special Permit for earth removal, the applicant shall submit to the Commission information prepared, signed and sealed by a surveyor and an engineer registered and licensed to practice in the State regarding the progress of the operation, including the amount of material removed, existing contours and cross-sections in the area excavated during the preceding 12-month period. Failure of the applicant to provide the Commission with such information within 30 days after the end of the 12-month period shall be deemed sufficient cause for the Commission to revoke the Zoning Permit.

F. If, at any time, the Commission finds that the earth removal operation is not being conducted in accordance with the Special Permit as approved, the Commission shall order the applicant to cease the operation and, following a duly noticed public hearing, may revoke the Special Permit.


App. 2503
Zoning
N
W
E
S
MARTIN
ROAD
BARLOW
STREET
R-15/OSD
ARCADIA ROAD
R-15
CUSS
GUTTER
R-40
R-15
FARRELL
AVENUE
BARLOW
STREET
BN
R-40
South and West of Martin Road, South of Arcadia Road
and North of Farrell Avenue
Map 67 & Lots 20, 21, 22, 23, 24, 25, 85 and all paper roads
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 070124

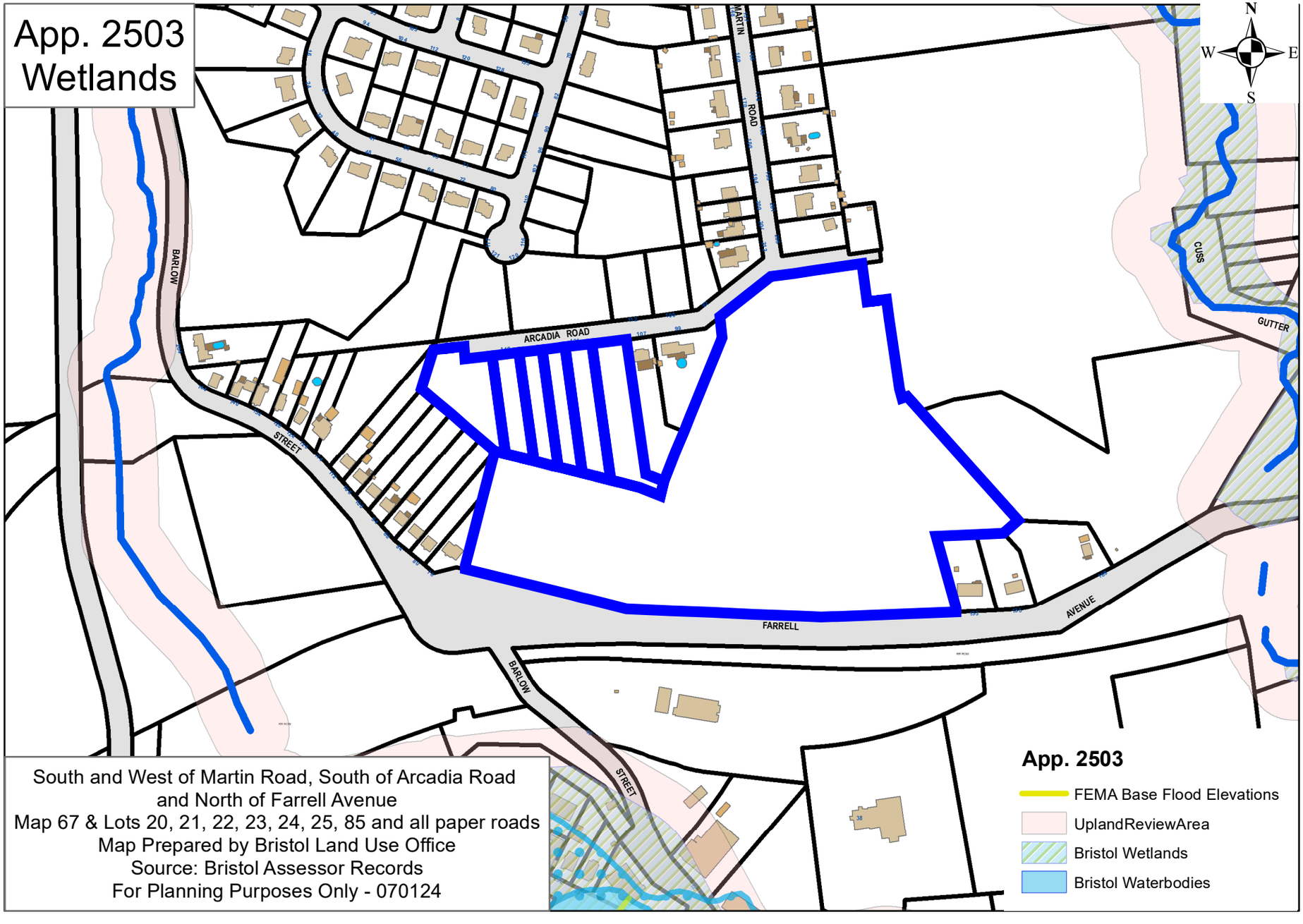

App. 2503
Location
N
W
E
S
MARTIN
ROAD
BARLOW
STREET
ARCADIA ROAD
CUSS
GUTTER
FARRELL
AVENUE
BARLOW
STREET
South and West of Martin Road, South of Arcadia Road
and North of Farrell Avenue
Map 67 & Lots 20, 21, 22, 23, 24, 25, 85 and all paper roads
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 070124

App. 2503 Aerial



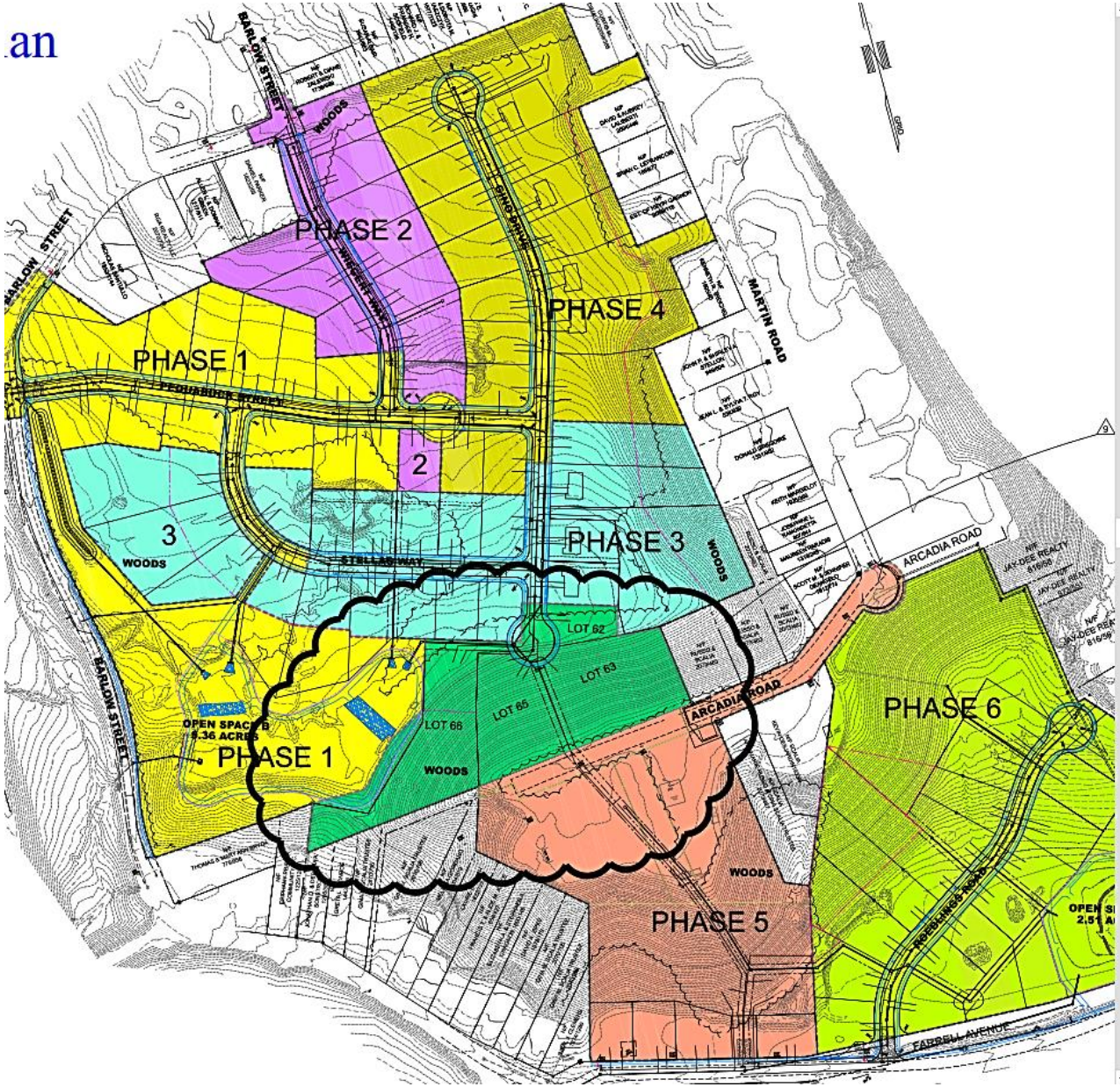
South and West of Martin Road, South of Arcadia Road
and North of Farrell Avenue
Map 67 & Lots 20, 21, 22, 23, 24, 25, 85 and all paper roads
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 070124

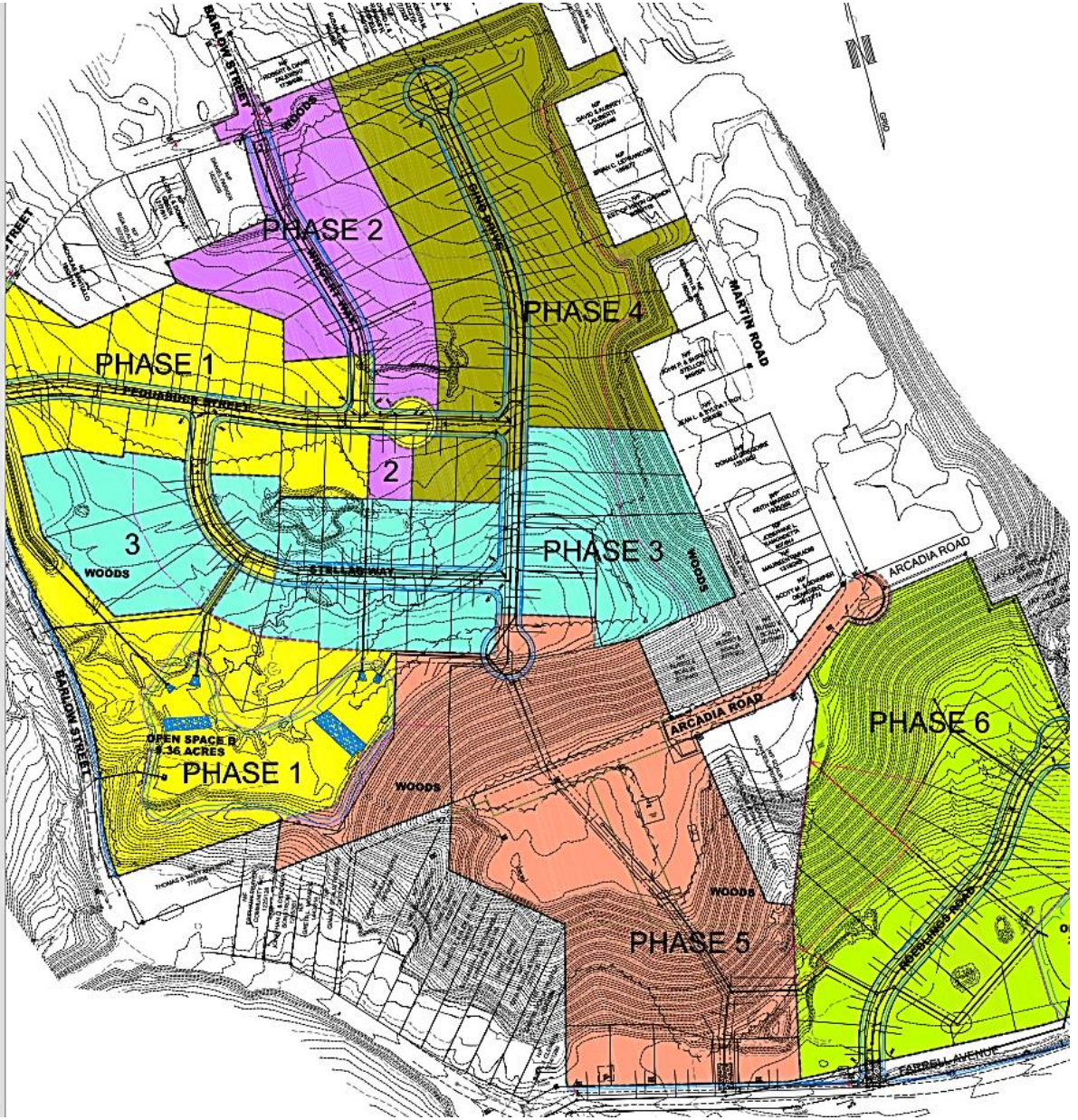

Martin Rd
Pequabuck Branch
Isamay Dr
Barlow St
Wiegert Way
Pequabuck St
Clark Ave
Barlow St
Glen Dr
Martin Rd
Clark Ave
Arcadia Rd
Barlow St


App. 2503
Wetlands
N
W
E
S
MARTIN ROAD
BARLOW STREET
ARCADIA ROAD
CUSS
GUTTER
FARRELL AVENUE
BARLOW STREET
South and West of Martin Road, South of Arcadia Road
and North of Farrell Avenue
Map 67 & Lots 20, 21, 22, 23, 24, 25, 85 and all paper roads
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 070124
App. 2503
FEMA Base Flood Elevations
UplandReviewArea
Bristol Wetlands
Bristol Waterbodies

Comparison of Phasing Plans

an


PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
1
2
3
BARLOW STREET
PEQUABUCK STREET
PINE DRIVE
MARTIN ROAD
STELLA WAY
ARCADIA ROAD
ROSEHILL ROAD
FARRELL AVENUE
WOODS
LOT 62
LOT 63
LOT 65
LOT 66
OPEN SPACE B
4.36 ACRES


PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
1
2
3
PEQUABUCK STREET
PINE DRIVE
MARTIN ROAD
STELLA WAY
ARCADIA ROAD
ROSEHILL ROAD
FARRELL AVENUE
WOODS
OPEN SPACE B
4.36 ACRES

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2502

SITE PLAN*: Application #2503 – Special Permit for removal and processing of earth materials at south and southeast of Barlow Street, south and west of Martin Road, south of Arcadia Road, and north of Farrell Avenue; Assessor's Map 67, Lots 20, 21, 22, 23, 24, 25, 85, and all paper roads shown on Assessor's Map; R-15/OSD (Single-Family Residential/Open Space Development Overlay) zone; Trademark Acquisitions, LLC, Arcadia Group, LLC and Arcadia Acres LLC, applicants*

Plans Revised: June 24, 2024; Date of Committee Review: August 1, 2024 (first review); August 19, 2024 (second review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):
Engineering comments on plan revisions 7/18/24

1. Submit documentation / survey information that the grades of the existing sediment/ detention pond is graded as designed (sediment is removed) and confirm capacity of the temporary diversion swale identified on Sheet G-2. Provide calculations and erosion control features.

   8/12/24 Applicant Response: As noted on the plans, contours have been updated as of 6-24-24, including sediment basins. Any need for sediment removal is review monthly, or after major rain events, and performed as needed. Details Sheet DET-1 was left out of original plan set PDF that submitted with application. Complete set, including sheet DET-1 with details for temporary diversion swale and erosion controls are attached.

   8/19/24 City Response:

2. Revise dates as needed in report and sheet DET-2.

   8/12/24 Applicant Response: Dates in Narrative have been coordinated with dates on plan set.

   8/19/24 City Response:

3. Provide a detail sheet with temporary erosion control features that are to be implemented during construction. Include dust control measures.

   8/12/24 Applicant Response: See Response to Item #1 – Sheet DET-1 was inadvertently left out of the PDF of the complete plan set submitted with the application. Complete set of plans, including DET-1 with details of erosion control features is included with this response. Per prior special permit approvals, water and permanent vegetative cover are the approved measures of dust control for this activity.

   8/19/24 City Response:

4. Also add prior conditions from previous approval as mentioned in the report to the plans.

   8/12/24 Applicant Response: Conditions of prior approvals have been added to Sheet DET-2.

   8/19/24 City Response:

5. As a condition of the previous approval truck traffic into and out of the earth removal are directed to travel south of Farrell Ave. Clarify measure to ensure truck traffic.

   8/12/24 Applicant Response: To ensure truck traffic adheres to approved truck route, a sign is posted at the intersection of Farrell Avenue and Barlow Street, directing all truck traffic to turn left coming out of Farrell Avenue and onto Barlow Street. In addition, all email and verbal communications with trucks, including any contracts or purchase orders, have notifications regarding the approved trucking route, including a map provided. If a truck entering or exiting the Earth Removal site is found off the approved trucking route, they will not be loaded.

   8/19/24 City Response:

CITY PLANNER (Robert Flanagan/Andrew Armstrong):

1. List all renewal dates for this project with each date clearly on the cover sheet.

   8/12/24 Applicant Response: Renewal dates for all previous applications have been added to the Drawing Cover Sheet.

   8/19/24 City Response:

2. Sheet EX-1 shows abutting properties such as 121 Arcadia Road under old ownership now owned by "Arcadia Group LLC". Please update property ownership listings shown on plan set.

   8/12/24 Applicant Response: Property Ownership listings have been updated on the plan set.

   8/19/24 City Response:

3. The cover sheet shows earth removal boundaries extending north of Arcadia Road. Is this accurate?

   8/12/24 Applicant Response: Cover Sheet has been revised, see attached updated plan set.

   8/19/24 City Response:

4. Parcels shown on plan set do not appear to match City GIS North of Arcadia Road within the proposed staging area. Please confirm.

   8/12/24 Applicant Response: Property lines for the subdivision lots to the north of Arcadia Road have been included in the plan set, see attached updated plan set.

   8/19/24 City Response:

5. Provide dimensions to the nearest existing homes that were recently constructed North of Arcadia Road (Stella's Way, Gino's Drive, etc.)

   8/12/24 Applicant Response: Dimensions to the nearest homes to the north of Arcadia Road have been added to Sheet EX-1 on the plan set. There are no existing homes in the subdivision that are within area depicted on the plan sheets, so dimensions are shown for reference only.

   8/19/24 City Response:

6. Please confirm all earth removal operations be completed prior to the commencement of subdivision Phase 5 as required.

   8/12/24 Applicant Response: Correct, all earth removal operations shall be completed prior to commencement of Phase 5.

   8/19/24 City Response:

7. What will be the final state of "temporary" construction/earth removal site features shown on the plan (sedimentation basin, diversion swale, etc.)?

   8/12/24 Applicant Response: Upon completion of the earth removal operations, all temporary features shall be removed and the site shall be graded to the contours as indicated on the approved Subdivision Plans.

   8/19/24 City Response:

8. The narrative states that Phase 2 will be nearing completion during the Winter of 2022-2023. Phase 3 is anticipated to be nearing completion during the Fall of 2024. At the current pace, the activity and restoration of slopes by Fall 2025 or Spring 2026. These statements do not match the schedule listed in the plan set. Please revise and clearly state the timeline for all phases in the narrative and plan.

   8/12/24 Applicant Response: The Narrative has been revised and an updated narrative has been attached.

   8/19/24 City Response:

9. How many truckloads are expected to complete the remaining earth removal operations for all remaining work and phases?

   8/12/24 Applicant Response: Based on a full truck-load, there are between 5,000 - 6,000 loads remaining to be removed from the site.

   8/19/24 City Response:

10. Please confirm all trucks will utilize the access on Farrell Avenue and not Arcadia Road.

    8/12/24 Applicant Response: All trucks are required to utilize the approved trucking route through Farrell Avenue for access to the site. There is no vehicular access available from Arcadia Road.

    8/19/24 City Response:

11. Will this be the final extension needed?

    8/12/24 Applicant Response: The current projected schedules have the earth removal operations being completed prior to another renewal being required, however, many factors can influence the amount of material leaving the site.

    8/19/24 City Response:

12. How often is the silt fence near Farrell Avenue from Phase 1 shown replaced?

    8/12/24 Applicant Response: Silt fence and erosion controls are inspected at least monthly, with more frequent inspections required after heavy rain events. The temporary earthen berm along Farrell Avenue (installed as part of Phase 1) is well vegetated and stabilized along the length of Farrell Avenue.

    8/19/24 City Response:

13. Provide a sheet showing the final state for all areas of disturbance including vegetation (seed mix, etc.) It does not appear the information is clear (with the exception of general notes) within the sheets provided.

    8/12/24 Applicant Response: Sheet DET-1 was inadvertently left out of the original plan set submitted with the application, but has been added to the updated plan set attached. Sheet DET-1 includes the requested information.

    8/19/24 City Response:

14. The prior approval coordinated with the Board of Education regarding the school bus route, turn-around and safety. Please follow-up with the Board of Education and ensure that the plan has been working safely and effectively and that no changes have been made recently that would affect the school, buses or schoolchildren.

    8/12/24 Applicant Response: Mark Ziogas contacted the Board of Education and confirmed that they are not aware of any issues at this time.

    8/19/24 City Response:

15. Is water only proposed for dust control? If so, add note to the plan.

    8/12/24 Applicant Response: Yes, per the prior approval conditions, water is the only method of dust control permitted.Permanent vegetative cover is the other method of dust control, which has been implemented as the slopes have been graded to the final grades as shown on the plans.

    8/19/24 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown)
1. No comments at this time.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette)
1. PD has no further comments at this time.

FIRE MARSHAL (Kristopher Lambert):
1. No Fire related comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)
1. The Water & Sewer Department have no comments at this time.

May 2024

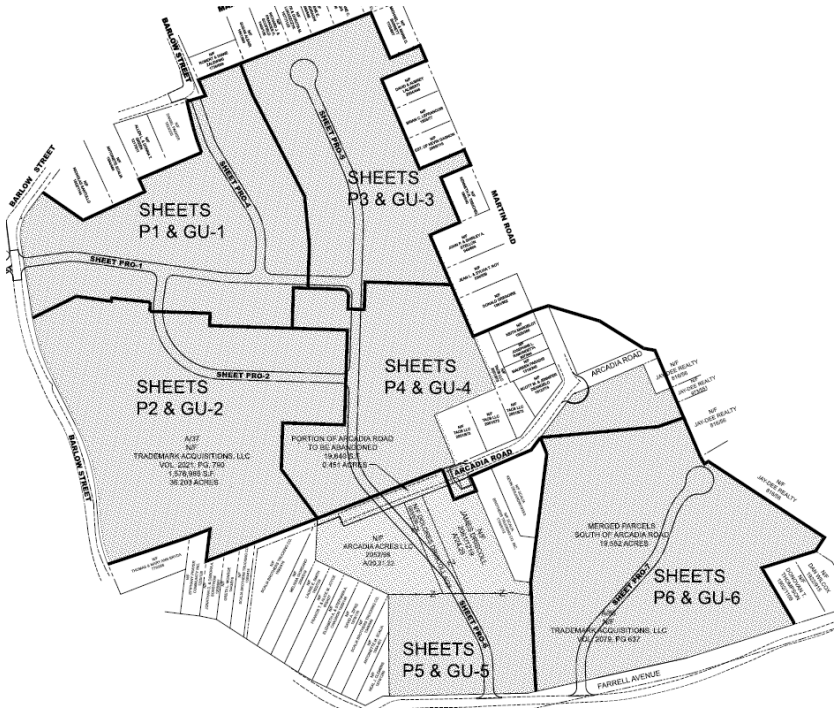
Project Narrative

PROJECT NARRATIVE FOR:

Earth Removal & Processing of Earth Materials

LAURENTIDE GLEN

A Residential Open-Space Subdivision



Bristol, Connecticut

June 24,2024

Summary & Project Update

This Special Permit application is part of the currently approved special permit for removal earth materials that was approved by the Bristol Zoning Commission on December 12, 2018, again as a renewal on August 12, 2020, and again as a renewal on August 8, 2022, as part of the Laurentide Glen Subdivision project that is currently underway. The special permit application before the Commission includes earth removal and processing of earth materials.

As detailed in the Earth Removal Update Letters that have been provided to the Zoning Commission over the course of the project/renewals, the project is currently underway. To date, work associated with Phase 1 of the Earth Removal activities is completed, including the Site Preparation/Earth Removal Access Road, Arcadia Road Hammerhead, Martin Road/Arcadia Road Cul-de-sac and bus turn-around on Farrell Avenue which have been completed in accordance with the approved Site Plan. All Erosion & Sedimentation Control items have been installed and maintained throughout the project. Earth Removal activities commenced during January 2020 and have been ongoing since, with approximately 68% of the materials associated with the project being removed from the earth removal area.

Work associated with Phase 1, 2 & 3 of the Laurentide Glen Subdivision is complete, with Phase 4 work underway and nearly completed as well. As of the date of this narrative, all Phase 1 infrastructure and homes have been completed; Phase 2 infrastructure and homes have been completed; Phase 3 infrastructure has been completed with three homes under construction and four more home to be built; and Phase 4 infrastructure and homes have been substantially completed, with the exception of the final wearing course on the roadway. The remaining Phase 3 homes to be built are anticipated to commence construction towards the end of this summer.

Application Narrative

This permit application that is in front of the Commission is for removal and processing of earth materials as part of the approved Laurentide Glen Subdivision. Processing of earth materials was added to the renewal application during the 2022 renewal permit, primarily for screening of the existing topsoil/subsoil, screening of the excavated materials and crushing of the large particles screened out of the excavated materials. Two staging area locations have been shown on the Site Plan for processing of earth materials outside of the earth removal area. These areas were decided by the Applicant to be the most discreet and out-of-sight locations due to the natural topography of the surrounding land and the natural physical barriers that exist between the proposed locations and adjacent residences. A total of three locations for processing are proposed: 1) At the point of removal, 2) Within the southern staging area, 3) Within the northern staging area. The northern staging area shall only be for screening of the materials (mainly topsoil/subsoil) associated with construction of the subdivision. The equipment for processing earth materials shall consist of a portable box screen, portable screening machine and/or a portable crushing machine. It is anticipated that crushing activities will be minimal and only take place on a semi-annual basis and will last a maximum of two weeks. To date, crushing activities have not been required nor performed.

Processing operations at the point of removal shall consist of the same equipment listed above, located in close proximity to the active point of excavation within the earth removal area. As the phases of excavation progress, materials are excavated to the same elevation across the earth removal area, creating a flat work area for equipment and truck access from the access ramp to the point of excavation. This area will be lower in elevation with each phase of the work and be shielded from the surrounding properties due to the difference in elevation, earth berms and natural topography of the buffer areas and adjoining land. Currently, the point of excavation is approximately 45'-60' below surrounding grade. As shown on the plans, although the point of excavation may vary within the earth removal area, this location will always be shielded from adjacent properties, therefore, any processing equipment will have a change in elevation at the nearest face of excavation between the point of operation and the neighboring residences.

The areas of the Earth Removal activities have been update for this renewal application, to include the completed work of the Phase 1 Earth Removal. Progress of the excavation activities has proceeded to a point where final restoration of the slopes to the north of the former Arcadia Road will be commencing during the late June/early July, with expected completion by August 2024.

All other aspects of this application regarding earth removal activities, Site Plan features and improvements remain the same as the previously approved special permit. An updated timeline of anticipated removal progress has been included in the plans. In general, Phase I excavation and removal and permanent restoration of the slopes above elevation 610 have been complete, Phase 2 is underway and anticipated to be nearing completion during the Winter of 2022-2023 and Phase III is anticipated to be nearing completion during the Fall of 2024 into the Spring of 2025. At the current pace, we plan on nearing completion of earth removal activities and full restoration of the slopes by Fall of 2025 or the Spring of 2026

Conclusion

With this special permit application, we are looking forward to continuing to conduct the earth removal operations in accordance with the approved plans, while working towards building a new neighborhood of residential homes in the Laurentide Glen Subdivision that has already become an integral part of the character of the City of Bristol.

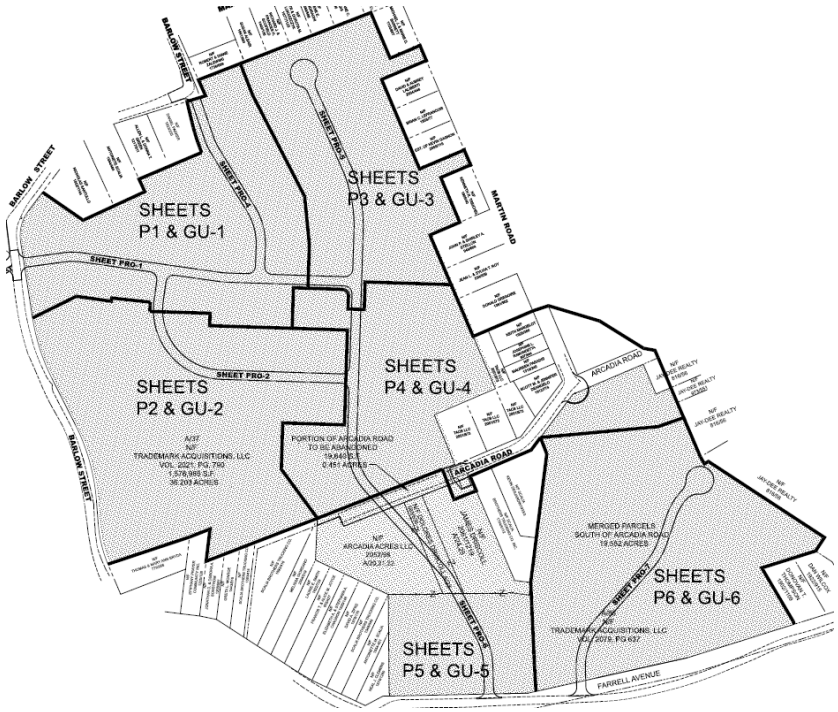
August 2024 Project Narrative Revised

PROJECT NARRATIVE FOR:

Earth Removal & Processing of Earth Materials

LAURENTIDE GLEN

A Residential Open-Space Subdivision



Bristol, Connecticut

June 24,2024

Revised August 5, 2024

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May 2024 Earth Removal Progress Report

Earth Removal Progress Report

for

LAURENTIDE GLEN

A Residential Open-Space Subdivision
Bristol, Connecticut

June 24, 2024

Mr. Robert Flanagan, AICP, City Planner
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Progress Report of Earth Removal Operations for Laurentide Glen Subdivision

Mr. Flanagan,

This letter is to provide a report on the progress of the earth removal operations taking place as part of the Laurentide Glen Subdivision. The progress reported below is through June 24, 2024.

Site Preparation

Site preparation work for Phase 1 of the earth removal operations commenced on July 10, 2019. Since that time, all work associated with the roadway modifications/improvements has been completed in accordance with the plans, the temporary sediment basin and erosion controls have been installed, the earthen berm along Farrell Avenue has been completed, an access road to the top of the excavation has been constructed and site preparation for Phase 1 has been completed.

Earth Removal

Removal of earth materials from the site commenced on January 16, 2020. A summary of the earth materials that have been moved (on and off site) is provided in the table below:

Total Material Excavated from Earth Removal Area	**231,492 CY (+/-)**
Material Stripped & Stockpiled On-site (Topsoil/Subsoil)	5,500 CY (+/-)
Material Stockpiled in Staging Area (Gravel)	6,450 CY (+/-)
Material Relocated to Access Road Ramp	9,450 CY (+/-)
Material Hauled Off-Site	210,092 CY (+/-)

The quantities above are based on the contours obtained by Clark Land Surveying during the week ending June 21, 2024. Updated existing contour maps are attached to this letter for reference, including updated existing grades on the earth removal sections. The attached maps will be made part of the plan set for the special permit renewal application.

Please feel free to contact us with any questions or if further information is required for this progress report.

Regards,

Gino P. Troiano, Jr.

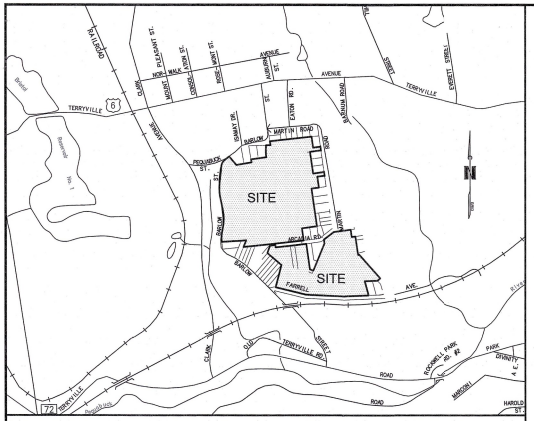
Gino P. Troiano, Jr., P.E.
TradeMark Acquisitions, LLC

EARTH REMOVAL PLAN

FOR

"LAURENTIDE GLEN"

A RESIDENTIAL OPEN SPACE SUBDIVISION



VICINITY MAP
SCALE: 1"=800'

0 200' 400' 800' 1600'

SHEET INDEX

COVER SHEET
PERIMETER BOUNDARY SURVEY
EXISTING CONDITIONS PLAN
GRADING & PHASING PLANS G-1 - G-3
CROSS SECTIONS SCT-1 - SCT-4
NOTES & DETAILS DET-1 - DET-2
SUBDIVISION GRADING & UTILITY PLANS GU-4 - GU-5

PRIOR APPROVALS FOR EARTH REMOVAL
12/12/2018 - SPECIAL PERMIT APPROVED FOR EARTH REMOVAL
8/12/2020 - SPECIAL PERMIT APPROVED FOR EARTH REMOVAL & PROCESSING OF EARTH MATERIALS
8/8/2022 - SPECIAL PERMIT APPROVED FOR EARTH REMOVAL & PROCESSING OF EARTH MATERIALS

CITY OF BRISTOL, CONNECTICUT

This Site Plan has been approved by the Zoning Commission of the City of Bristol, CT.

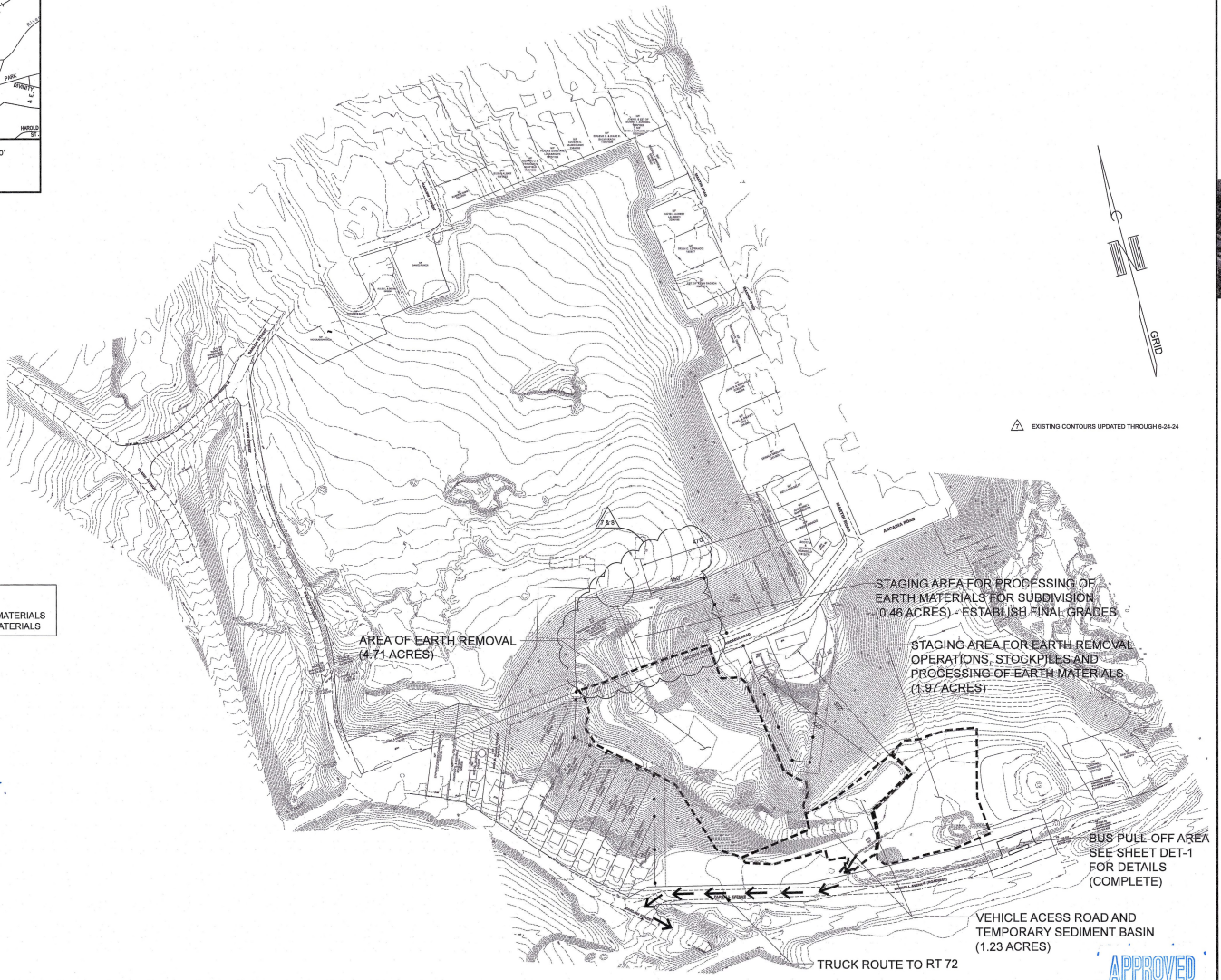
Chairman/Secretary

August 19, 2024 Date

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Plan shall be completed by August 19, 2027. Failure to complete all such work by that date shall result in automatic expiration of the approval of this Site Plan.

STATE OF CONNECTICUT · GUIDO P. TROIANO, JR. · No. 28086 · LICENSED PROFESSIONAL ENGINEER

11/18/24



ENGINEER OF RECORD: GPT
PROJECT ENGINEER: GPT/WTC
CADD: GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

COVER SHEET

REVISIONS

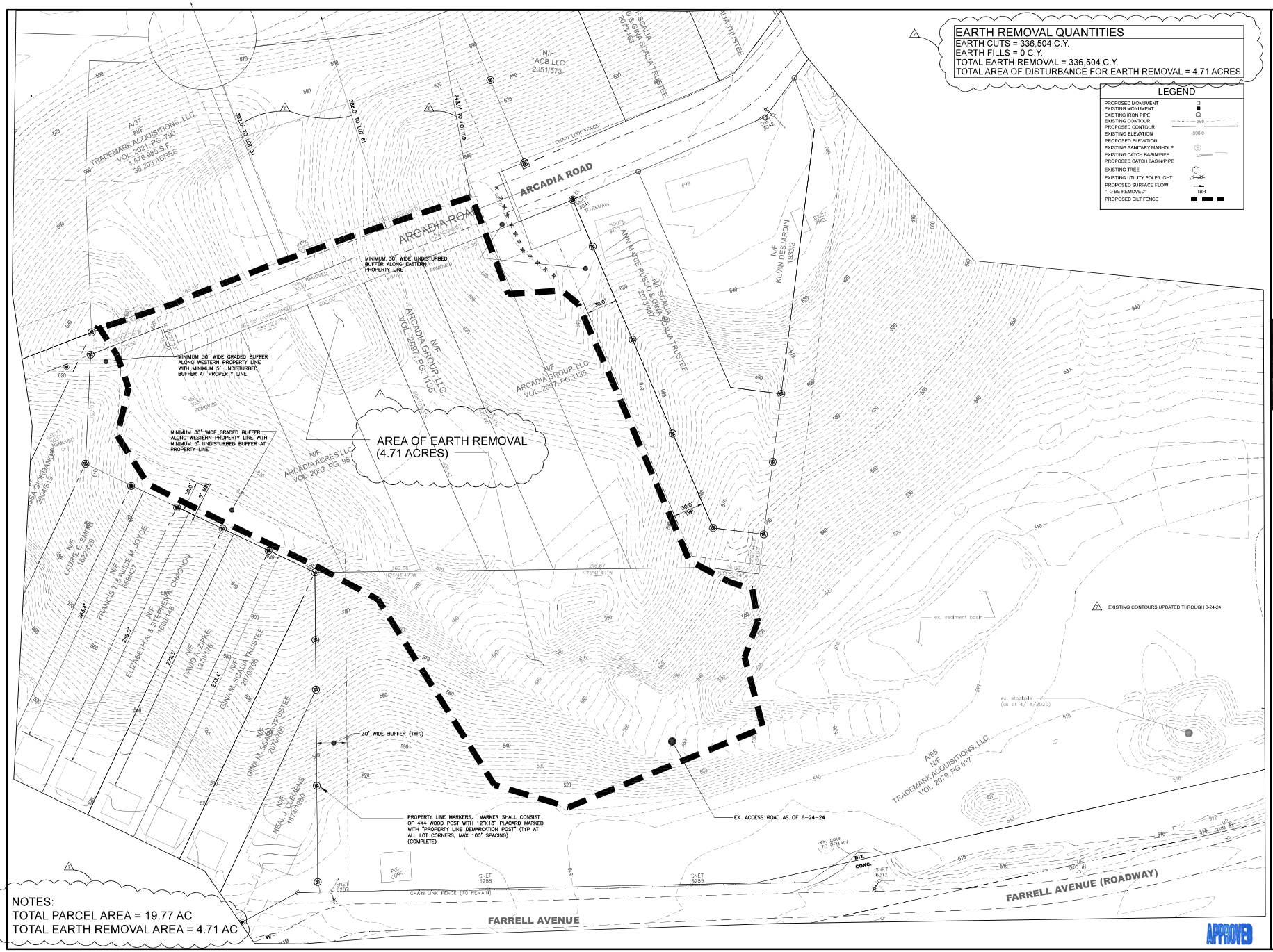
NO.	DATE	ISSUE
8	8/5/24	STAFF COMMENTS
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
5	6/25/20	STAFF COMMENTS
4	4/18/20	PROGRESS UPDATE
3	11/29/18	STAFF COMMENTS
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE: **10/1/18**

PROJECT NO.

SCALE: 0 75' 150 — 1"=150'

DRAWING NO.: **COVER**



ENGINEER OF RECORD: GPT
PROJECT ENGINEER: GPT/WTC
CADD: GPT/WTC

PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

EXISTING CONDITIONS PLAN

REVISIONS

NO.	DATE	ISSUE
8	8/5/24	STAFF COMMENTS
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
5	9/18/21	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/8/18	STAFF COMMENTS

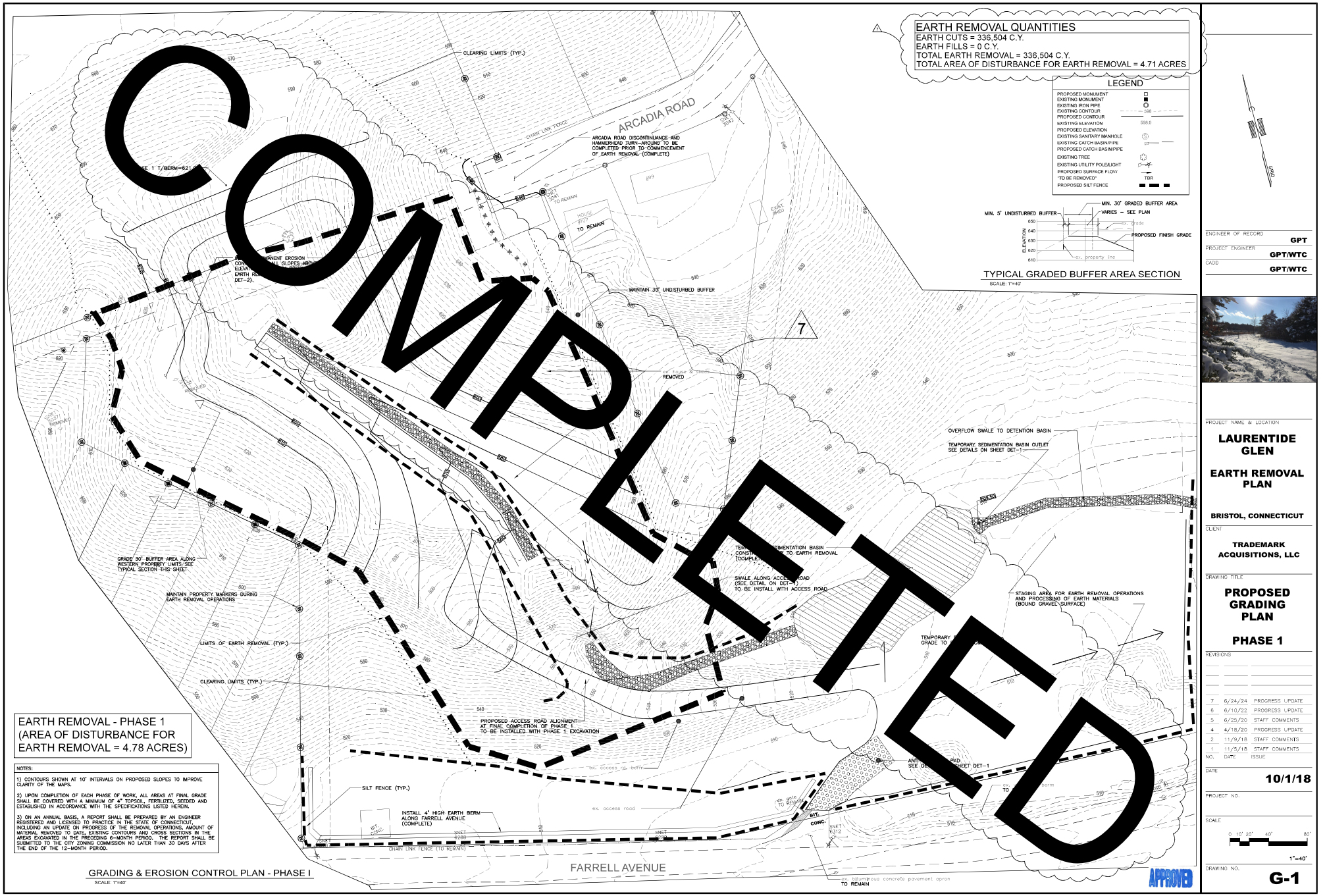
DATE: **10/1/18**

PROJECT NO.

SCALE: 0' 10' 20' 40' 80' — 1"=40'

DRAWING NO.: **EX-1**

COMPLETED



ENGINEER OF RECORD: GPT
PROJECT ENGINEER: GPT/WTC
CADD: GPT/WTC

PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

PROPOSED GRADING PLAN

PHASE 1

REVISIONS

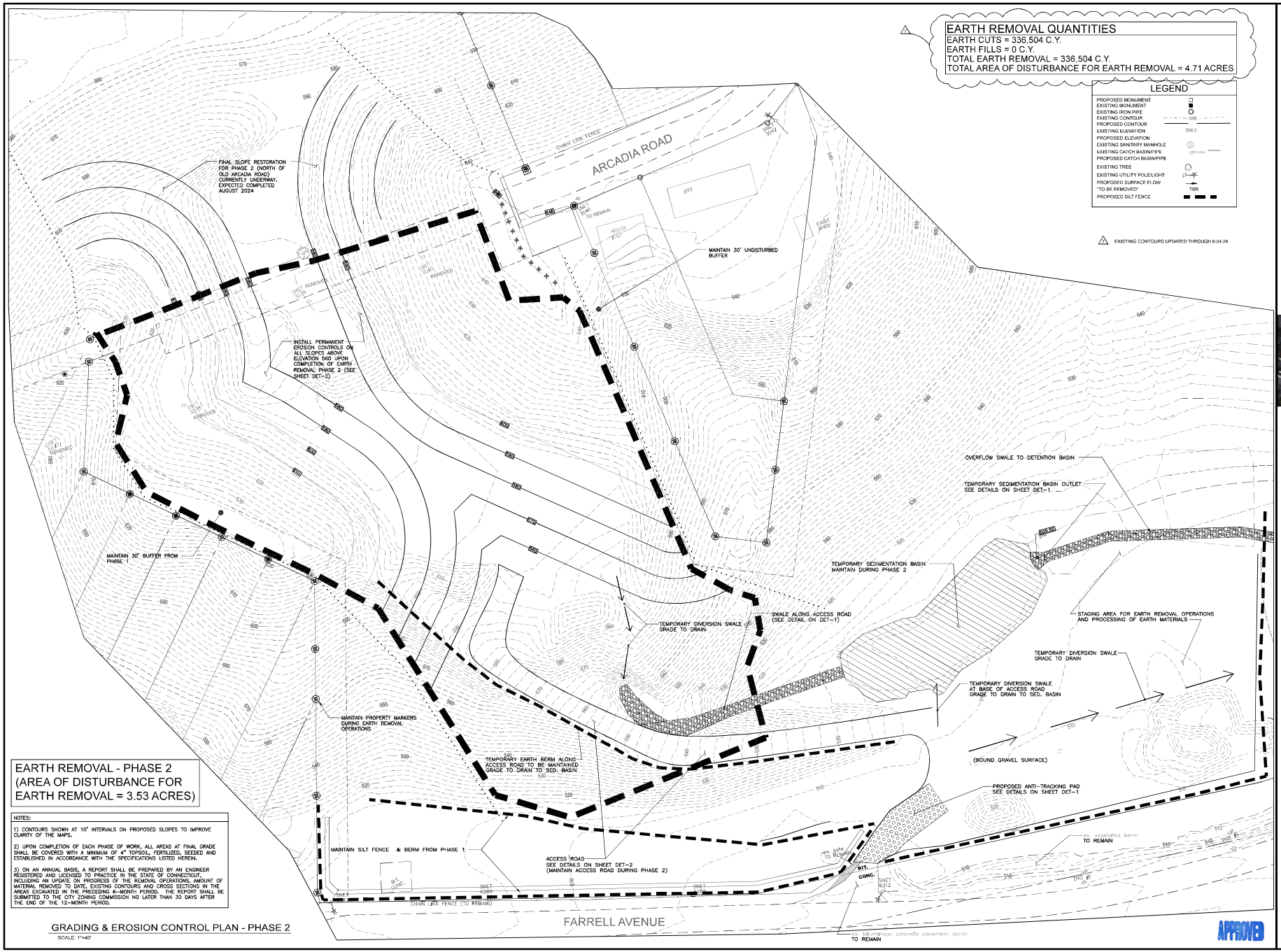
NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
5	6/25/20	STAFF COMMENTS
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE: **10/1/18**

PROJECT NO.

SCALE: 1"=40'

DRAWING NO.: **G-1**



ENGINEER OF RECORD: GPT
PROJECT ENGINEER: GPT/WTC
CADD: GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

PROPOSED GRADING PLAN

PHASE 2

REVISIONS

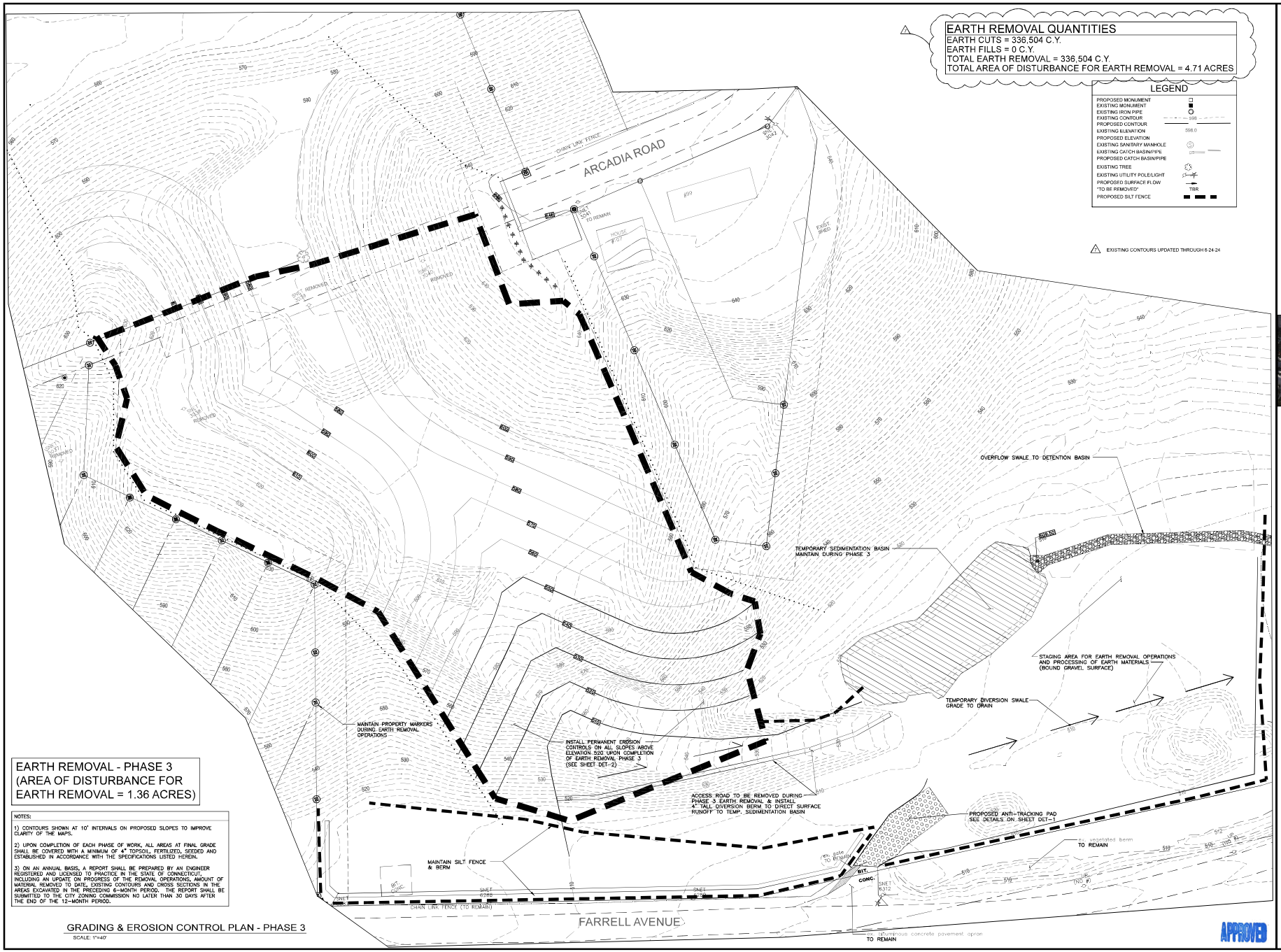
NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE: **10/1/18**

PROJECT NO.

SCALE: 0' 10' 20' 40' 80' — 1"=40'

DRAWING NO.: **G-2**



ENGINEER OF RECORD: GPT
PROJECT ENGINEER: GPT/WTC
CADD: GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

PROPOSED GRADING PLAN

PHASE 3

REVISIONS

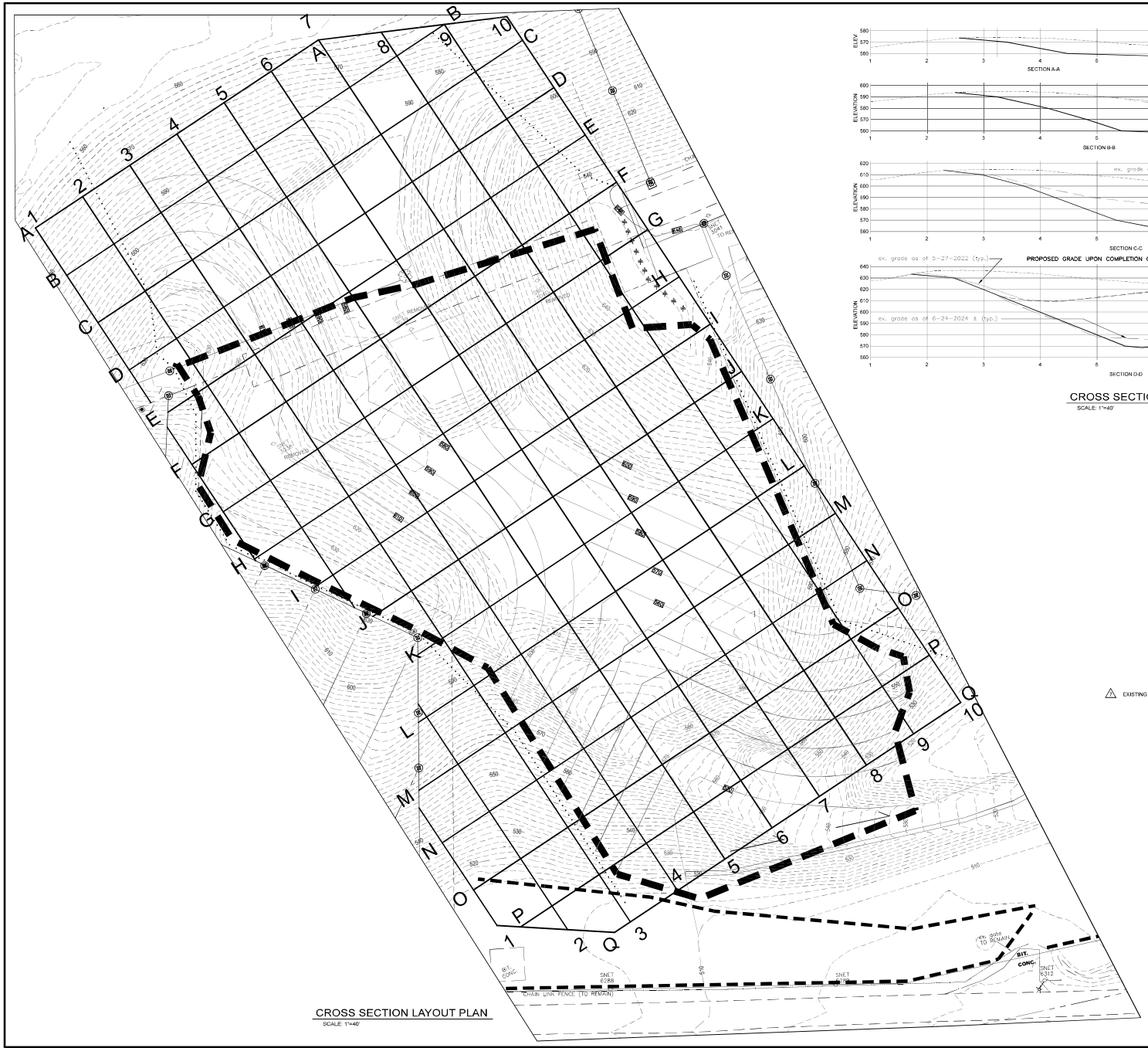
NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE: **10/1/18**

PROJECT NO.

SCALE: 0 40' 20' 40' 80' — 1"=40'

DRAWING NO.: **G-3**



CROSS SECTIONS - WEST TO EAST
SCALE: 1"=40'

LEGEND

PROPOSED MONUMENT	□
EXISTING MONUMENT	■
EXISTING IRON PIPE	○
EXISTING CONTOUR	590
PROPOSED CONTOUR	
EXISTING ELEVATION	598.0
PROPOSED ELEVATION	
EXISTING SANITARY MANHOLE	S
EXISTING CATCH BASIN/PIPE	
PROPOSED CATCH BASIN/PIPE	
EXISTING TREE	
EXISTING UTILITY POLE/LIGHT	
PROPOSED SURFACE FLOW	
'TO BE REMOVED'	TBR
PROPOSED SILT FENCE	

⚠ EXISTING CONTOURS UPDATED THROUGH 6-24-24

APPROVED

ENGINEER OF RECORD: GPT
PROJECT ENGINEER: GPT/WTC
CADD: GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

CROSS SECTION LAYOUT PLAN & CROSS SECTIONS

REVISIONS

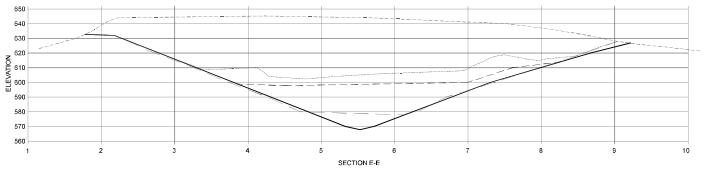
NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
5	9/18/21	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

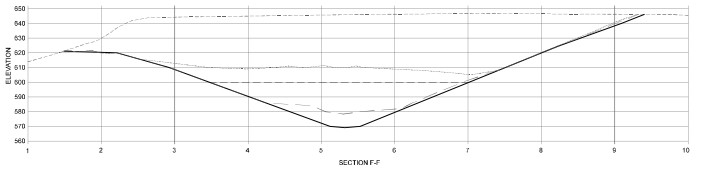
DATE: **10/1/18**

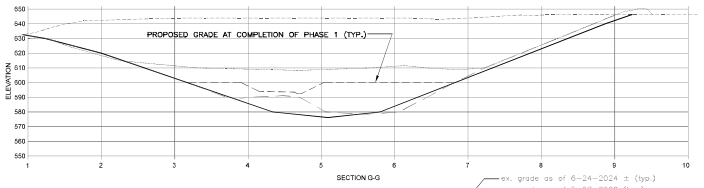
PROJECT NO.

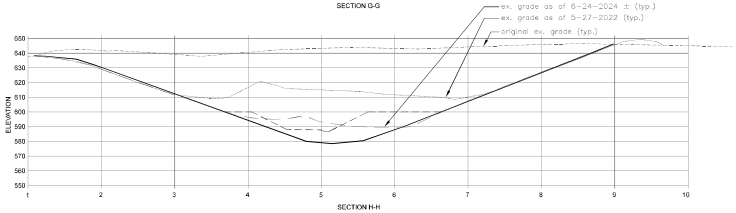
SCALE: 0' 10' 20' 40' 80' — 1"=40'

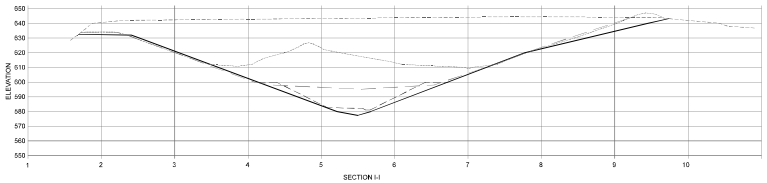
DRAWING NO.: **SCT-1**

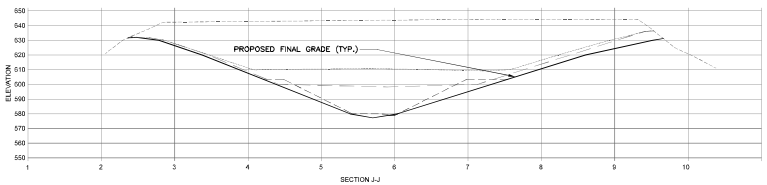


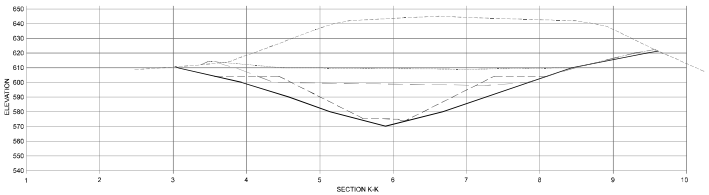


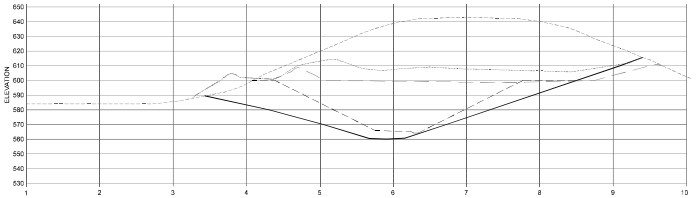


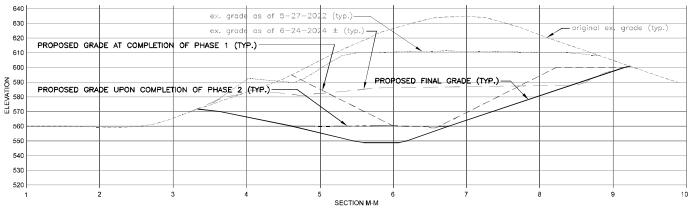


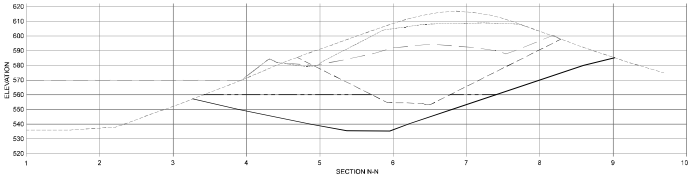


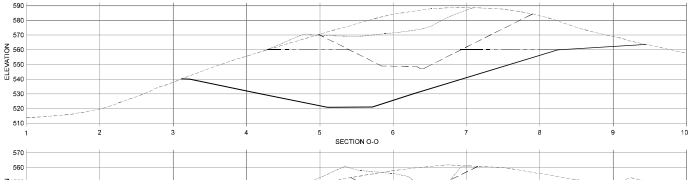


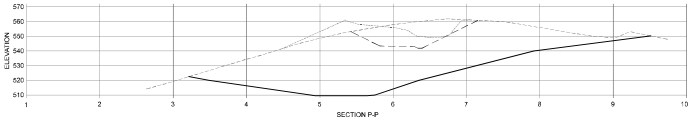


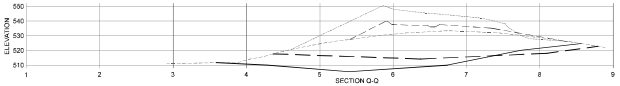












CROSS SECTIONS - WEST TO EAST

SCALE: 1"=40'

LEGEND

- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXISTING IRON PIPE
- EXISTING CONTOUR 598
- PROPOSED CONTOUR
- EXISTING ELEVATION 598.0
- PROPOSED ELEVATION
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN/PIPE
- PROPOSED CATCH BASIN/PIPE
- EXISTING TREE
- EXISTING UTILITY POLE/LIGHT
- PROPOSED SURFACE FLOW
- "TO BE REMOVED" TBR
- PROPOSED SILT FENCE

⚠1 EXISTING CONTOURS UPDATED THROUGH 6-24-24

APPROVED

ENGINEER OF RECORD: GPT

PROJECT ENGINEER: GPT/WTC

CADD: GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

CROSS SECTIONS

REVISIONS

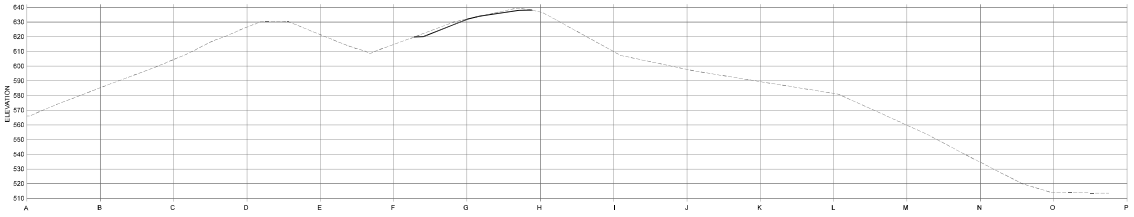
NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
5	9/18/21	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
3	11/9/18	STAFF COMMENTS
1	11/8/18	STAFF COMMENTS

DATE: **10/1/18**

PROJECT NO.

SCALE: 0 10' 20' 40' 80' — 1"=40'

DRAWING NO.: **SCT-2**



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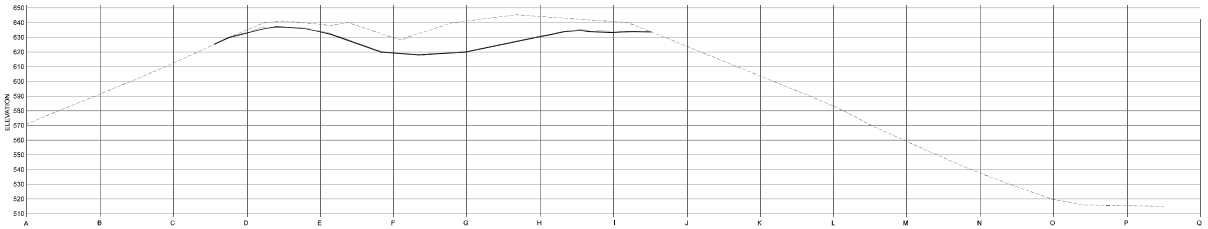

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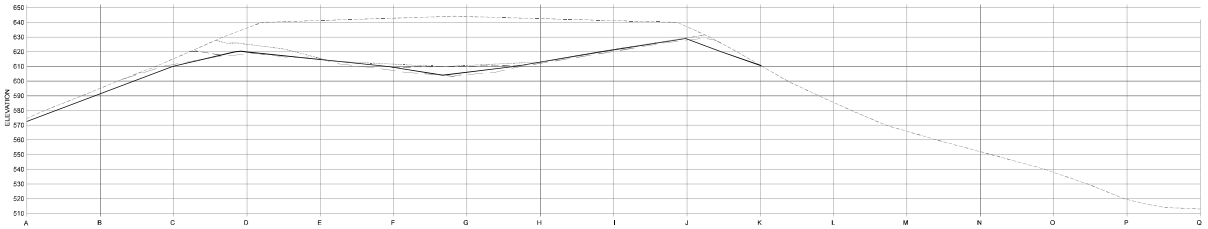

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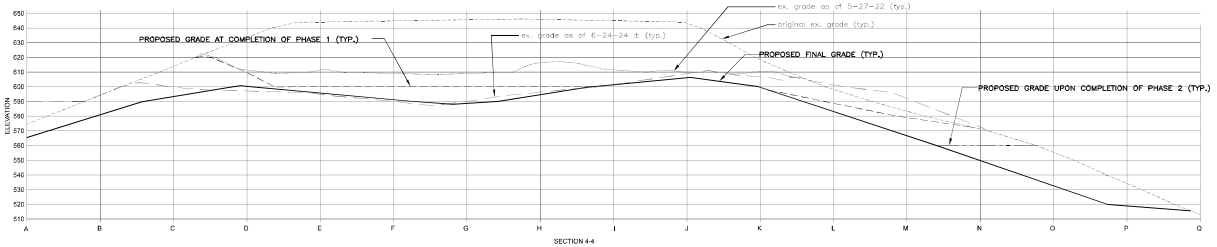

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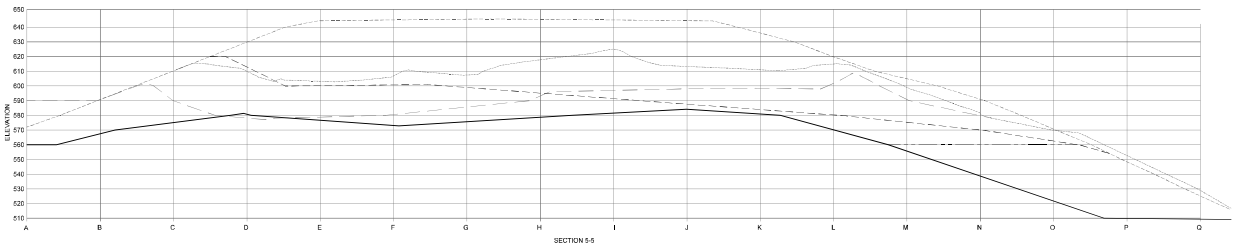

SECTION 5-5

CROSS SECTIONS - NORTH TO SOUTH

SCALE: 1"=40'

LEGEND

PROPOSED MONUMENT	□
EXISTING MONUMENT	■
EXISTING IRON PIPE	○
EXISTING CONTOUR	580
PROPOSED CONTOUR	
EXISTING ELEVATION	586.0
PROPOSED ELEVATION	
EXISTING SANITARY MANHOLE	S
EXISTING CATCH BASIN/PIPE	
PROPOSED CATCH BASIN/PIPE	
EXISTING TREE	
EXISTING UTILITY POLE/LIGHT	
PROPOSED SURFACE FLOW	
"TO BE REMOVED"	TBR
PROPOSED SILT FENCE	

⚠ EXISTING CONTOURS UPDATED THROUGH 6-24-24

APPROVED

ENGINEER OF RECORD
GPT

PROJECT ENGINEER
GPT/WTC

CADD
GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

CROSS SECTIONS

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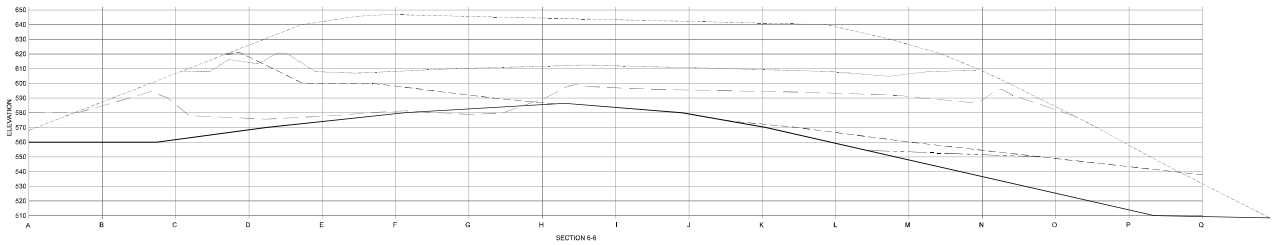
NO.	DATE	ISSUE
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE
10/1/18

PROJECT NO.

SCALE
0 10' 20' 40' 80'
1"=40'

DRAWING NO.
SCT-3



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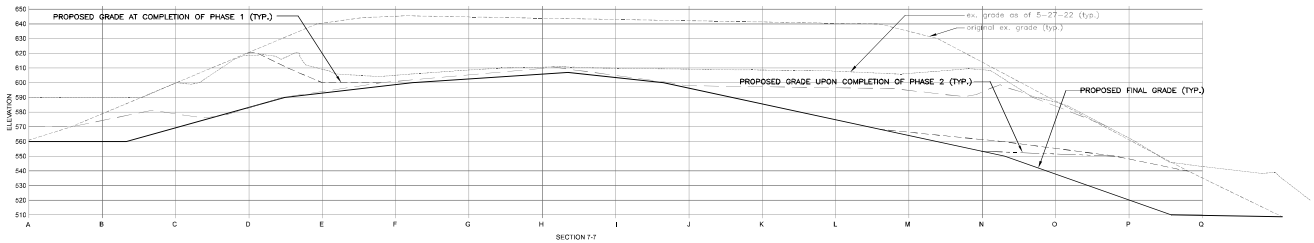

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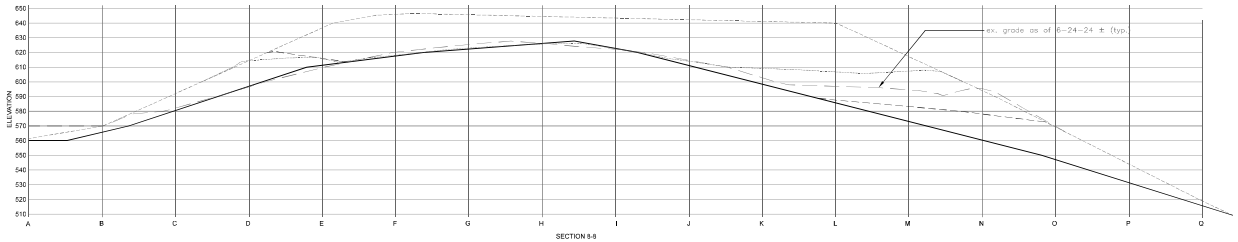

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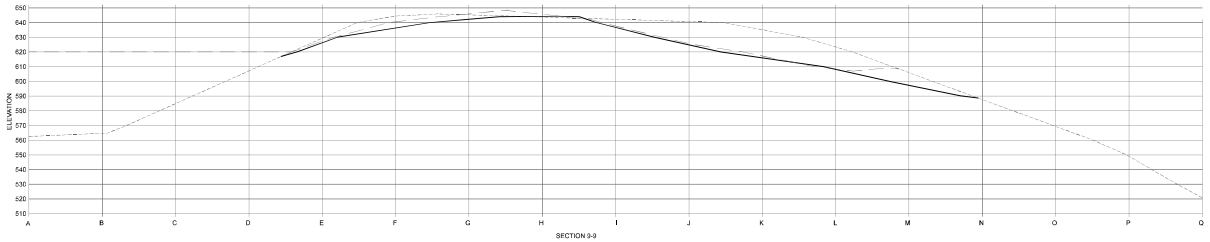

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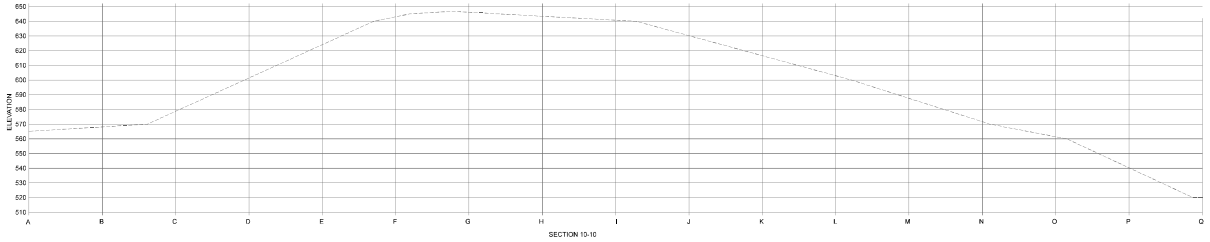

SECTION 10-10

CROSS SECTIONS - NORTH TO SOUTH

SCALE: 1"=40'

LEGEND

PROPOSED MONUMENT	
EXISTING MONUMENT	
EXISTING IRON PIPE	
EXISTING CONTOUR	590
PROPOSED CONTOUR	
EXISTING ELEVATION	586.0
PROPOSED ELEVATION	
EXISTING SANITARY MANHOLE	S
EXISTING CATCH BASIN/PIPE	
PROPOSED CATCH BASIN/PIPE	
EXISTING TREE	
EXISTING UTILITY POLE/LIGHT	
PROPOSED SURFACE FLOW	
"TO BE REMOVED"	TBR
PROPOSED SILT FENCE	

⚠ EXISTING CONTOURS UPDATED THROUGH 6-24-24

APPROVED

ENGINEER OF RECORD: GPT

PROJECT ENGINEER: GPT/WTC

CADD: GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

CROSS SECTIONS

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6	6/10/22	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE: **10/1/18**

PROJECT NO.

SCALE: 0 10' 20' 40' 80'

1"=40'

DRAWING NO.: **SCT-4**

GENERAL EROSION CONTROL NOTES:

1) EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" DATED JANUARY, 2002

2) THE CONTRACTOR SHALL LOAM AND SEED ALL DISTURBED AREAS AS SOON AS PRACTICAL DURING CONSTRUCTION.

3) ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL ADEQUATE GROUND COVER IS ESTABLISHED IN ALL DISTURBED AREAS.

4) SILT FENCING SHALL BE PLACED DOWN SLOPE OF ALL STOCKPILED MATERIALS.
5) ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY AND AS REQUIRED BY APPROPRIATE TOWN REPRESENTATIVE.

6) ALL EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL. ANY DAMAGE NOTED DURING INSPECTION SHALL BE REPAIRED IMMEDIATELY.

7) ALL TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", JANUARY, 2002

8) WHERE POSSIBLE, SILT FENCES AND HAYBALES WILL BE INSTALLED A MINIMUM OF 6 FEET FROM THE TOE OF SLOPES.

9) ALL SLOPES GREATER THAN 1 FOOT VERTICAL TO 4 FEET HORIZONTAL SHALL BE STABILIZED WITH SEED AND VEGETATIVE COVER UPON FINAL GRADING.

10) ALL SITE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRISTOL SPECIFICATIONS AS OUTLINED IN THE ZONING REGULATIONS.

LAND GRADING

GENERAL:

1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING BASIC CRITERIA:

A) THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

B) THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

C) THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL. (1:4).

D) NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.

E) INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS HAY BALES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES. ALL SEDIMENT AND EROSION CONTROL STRUCTURES MUST BE MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SOIL SURFACE IS STABILIZED.

F) IF NECESSARY, LATERAL WATER DIVERSIONS SHALL BE INSTALLED ACROSS THE GRADED ROADWAY TO PREVENT DOWNSLOPE OUTWASH AND EROSION.

G) HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.

H) PRIOR TO ANY REGRADING, STONE APRON SHALL BE PLACED BY THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

TOPSOILING

GENERAL:

1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH AND MAINTENANCE OF VEGETATION.
2. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.
3. APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.

MATERIAL:

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
3. AN ORGANIC MATTER CONTENT OF OVER TWO (2%) PERCENT IS HIGHLY DESIRABLE. AVOID LIGHT COLORED LOWER SUBSOIL MATERIAL.

APPLICATION:

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST FOUR (4") INCHES.

EROSION CHECKS

GENERAL:

1. TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND, OR SEDIMENT FILTER FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

CONSTRUCTION:

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. FILTER FABRIC SHALL BE SECURELY FASTENED AT THE TOP OF A THREE (3') FOOT HIGH FENCE AND BURIED A MINIMUM OF FOUR (4") INCHES INTO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO (2') FEET.

INSTALLATION AND MAINTENANCE:

1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
2. BALED HAY EROSION BARRIERS AND SEDIMENT FILTER FENCES SHALL BE INSTALLED AT THE LOCATIONS INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING EARTH REMOVAL ACTIVITIES.
3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.

WINDBLOWN SEDIMENT

GENERAL:

1. ALL WINDBLOWN SEDIMENTS SHALL BE CONTROLLED AT ALL TIMES. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING DUST CONTROL AS OFTEN AS NEEDED TO PREVENT ANY WINDBLOWN SEDIMENTS FROM LEAVING THE SITE. PREDETERMINED TRAFFIC ROUTES FOR ALL TRAFFIC SHALL BE ESTABLISHED BY THE SITE CONTRACTOR TO STABILIZED ROUTES. TEMPORARY AND PERMANENT MULCHING AND TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE USED TO MINIMIZE THE NEED FOR DUST CONTROL. MECHANICAL SWEEPERS SHALL BE USED ON ALL PAVED SURFACES TO PREVENT DUST BUILD UP DURING THE COURSE OF SITE WORK.

METHODS:

1. ~~SPRAY ON ADHESIVES ARE ACCEPTABLE AND SHOULD BE APPLIED ACCORDING TO MANUFACTURER'S GUIDELINES.~~
2. WATER IS ACCEPTABLE BUT MUST BE APPLIED OFTEN IN HOT, DRY WEATHER.
3. ~~CALCIUM CHLORIDE IS ACCEPTABLE BUT MUST BE APPLIED AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.~~
4. CRUSHED STONE OR COARSE GRAVEL CAN ALSO BE USED.
5. WATER SHALL BE APPLIED TO ALL DISTURBED AND/OR TRAVEL AREAS OF THE SITE AS NEEDED TO MINIMIZE DUST. METHODS OF APPLICATION SHALL BE AT THE DISCRETION OF THE RESPONSIBLE PERSON AND MAY INCLUDE WATER TRUCKS, A TEMPORARY SPRINKLER SYSTEM AND/OR OTHER APPLICATION METHODS.

GENERAL

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE EARTH REMOVAL OPERATION.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS, AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INSOFAR AS POSSIBLE, EROSION ON THE SITE.

SUBSEQUENT PHASES SHALL NOT BE EXCAVATED PRIOR TO THE STABILIZATION* OF THE PREVIOUS PHASE.
*(TO THE SATISFACTION OF THE CITY OF BRISTOL STAFF)

TEMPORARY VEGETATIVE COVER

GENERAL:

1. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. APPLY LIME ACCORDING TO SOIL TEST OR AT A RATE OF ONE (1) TON OF GROUND DOLOMITIC LIMESTONE PER ACRE (5 LBS. PER 100 SQUARE FEET).
4. APPLY FERTILIZER ACCORDING TO SOIL TEST OR AT THE RATE OF 300 LBS. OF 10-10-10 PER ACRE (7 LBS. PER 1,000 SQUARE FEET.)
5. UNLESS HYDROSEEDED, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

ESTABLISHMENT:

1. USE ANNUAL RYEGRASS AT A RATE OF 40 LBS/AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
2. SEEDING TO BE DONE FROM APRIL 1ST TO JUNE 15 OR AUGUST 1ST TO OCTOBER 1ST. WINTER STABILIZATION PLANTINGS TO BE NO LATER THAN OCTOBER 1ST. THIS INCLUDES STOCKPILE AREAS.
3. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. UNLESS HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT. COVER SUDANGRASS AND SMALL GRAINS WITH 1/2 INCH SOIL.
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

PERMANENT VEGETATIVE COVER

GENERAL:

1. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST OR:

– SPRING SEEDING:
WORK DEEPLY IN SOIL, BEFORE SEEDING, 300 LBS OF 10-10-10 FERTILIZER PER ACRE (7 LBS PER 1,000 SQUARE FEET); THEN SIX (6) TO EIGHT (8) WEEKS LATER APPLY ON THE SURFACE AN ADDITIONAL 300 LBS OF 10-10-10 FERTILIZER PER ACRE.

– FALL SEEDING:
WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS OF 10-10-10 FERTILIZER PER ACRE (14 LBS PER 1,000 SQUARE FEET).

ESTABLISHMENT:

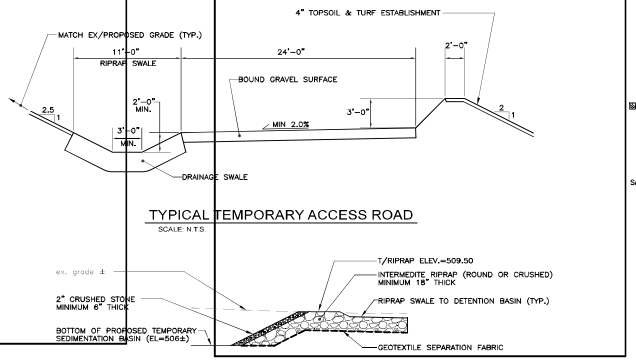
1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
2. SELECT ADAPTED SEED MIXTURE AS FOLLOWS. NOTE RATES AND THE SEEDING DATES.

SUNNY TO PARTIALLY SUNNY SITES	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.50
CREEPING RED FESCUE	20	0.50
PERENNIAL RYEGRASS	05	0.10
TOTAL	45	1.10
SHADY SITES		
CREEPING RED FESCUE	50	1.00
PERENNIAL RYEGRASS	05	0.10
TOTAL	55	1.10
DROUGHTY SITES		
CREEPING RED FESCUE	40	1.00
TALL FESCUE	20	0.50
TOTAL	60	1.50

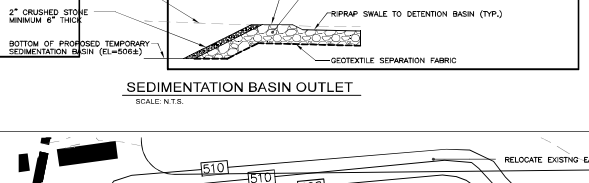
3. FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DISTINCT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 1ST AND APRIL 1ST SHALL BE STABILIZED BY NON-VEGETATIVE MEANS SUCH AS HEAVY MULCHING WITH A BINDER OR JUTE MATTING WHICH WILL HAVE TO BE REMOVED BEFORE FINAL SEEDING AND THEN REPLACED AFTER FINAL SEEDING.
4. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
5. COVER GRASS AND LEGUME SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
6. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".
7. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATE WHEN HYDROSEEDING.

EROSION AND SEDIMENTATION CONTROL NARRATIVE:

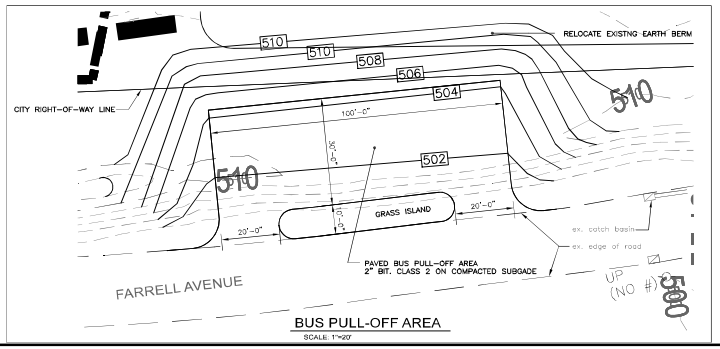
1. DISTURBANCE OF SOIL SURFACE IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH THE APPROVED "GRADING AND EROSION CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
2. THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE LAND OWNER AND THE EXCAVATION CONTRACTOR. TOWN OFFICIALS MAY CONTACT PETER WORHUNSKY (637-0106) TO REPORT ANY FAULTY CONDITIONS. A PRE-CONSTRUCTION CONFERENCE WITH TOWN STAFF IS REQUIRED, PRIOR TO COMMENCEMENT OF ANY SITE WORK OR DISTURBANCE.
3. THE CONTRACTOR SHALL OBTAIN A COPY OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED, FOR USE AS A GUIDE IN IMPLEMENTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. A FIELD COPY OF THE 2002 CT GUIDELINES SHALL BE AVAILABLE ON-SITE DURING ACTIVE CONSTRUCTION.
THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, CT D.E.P. 79 ELM STREET, HARTFORD, CT 06106-5127. TEL (860) 424-3555 – FAX (860) 424-4088 – INTERNET: http://dep.state.ct.us
4. THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLANS AND REQUIRE THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
5. THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION.
7. THE CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORKING DAY AND AFTER EACH STORM.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONSIDERED BY THIS EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS DIRECTED BY TOWN OFFICIALS AND/OR ENGINEER. ADDITIONAL EROSION AND SEDIMENT CONTROL DETAILS FROM THE 2002 CT GUIDELINES SHALL BE USED FOR APPLICATIONS THAT ARE NOT INCLUDED IN THESE PLANS.
9. ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE SITE DEVELOPMENT PLAN.
10. ALL DISTURBED AREAS SHALL BE PLANTED WITH GRASS ON 4" THICK TOPSOIL.
11. SEEDING: BETWEEN APRIL 1 TO JUNE 15, AND AUGUST 15 TO SEPTEMBER 30, FOLLOWING SEEDING AND SLOPE STABILIZATION DIRECTIVES.
    A. FINE GRADE SEED BED TOGETHER WITH LIMESTONE AT A RATE OF 100 LBS PER 1000 SF AND 10-10-10 FERTILIZER AT A RATE OF 15 LBS PER 1000 SF.
    B. APPLY THE FOLLOWING SEED MIXTURE PER 100 SF: KENTUCKY BLUE GRASS AT 2 LBS, CREEPING RED FESCUE AT 1 LB AND PERENNIAL RYEGRASS AT A RATE OF 2 LBS.
    C. IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED SEEDING DATES, SEED WITH ANNUAL RYEGRASS AT A RATE OF 1 LB./1000 SF AS A TEMPORARY MEASURE (LATER RESEEDING REQUIRED) OR SEED AS SPECIFIED AND PROVIDE MULCHING AND/OR PERIODIC WATERING FOR SUMMER MONTHS.
12. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1 TON/ACRE. SPREAD MULCH BY HAND OR MULCH BLOWER.



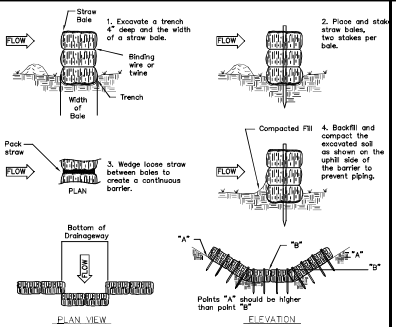
TYPICAL TEMPORARY ACCESS ROAD
SCALE: N.T.S.



SEDIMENTATION BASIN OUTLET
SCALE: N.T.S.

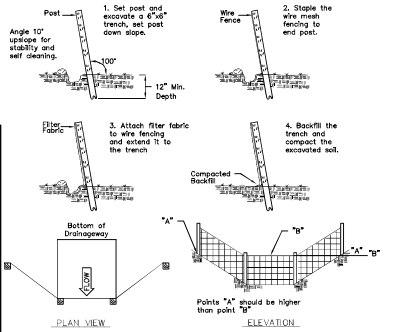


BUS PULL-OFF AREA
SCALE: 1"=20'



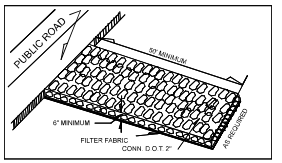
Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



CONSTRUCTION ENTRANCE

ENGINEER OF RECORD: GPT
PROJECT ENGINEER: GPT/WTC
CADD: GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

SOIL EROSION & SEDIMENTATION CONTROL NOTES & DETAILS

REVISIONS

NO.	DATE	ISSUE
8	8/5/24	STAFF COMMENTS
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
3	11/29/18	STAFF COMMENTS
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE: **10/1/18**

PROJECT NO.

SCALE: **N.T.S.**

DRAWING NO.: **DET-1**

APPROVED

GENERAL EROSION CONTROL NOTES:

1) EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" DATED JANUARY, 2002

2) THE CONTRACTOR SHALL LOAM AND SEED ALL DISTURBED AREAS AS SOON AS PRACTICAL DURING CONSTRUCTION.

3) ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL ADEQUATE GROUND COVER IS ESTABLISHED IN ALL DISTURBED AREAS.

4) SILT FENCING SHALL BE PLACED DOWN SLOPE OF ALL STOCKPILED MATERIALS.

5) ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY AND AS REQUIRED BY APPROPRIATE TOWN REPRESENTATIVE.

6) ALL EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL. ANY DAMAGE NOTED DURING INSPECTION SHALL BE REPAIRED IMMEDIATELY.

7) ALL TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", JANUARY, 2002

8) WHERE POSSIBLE, SILT FENCES AND HAYBALES WILL BE INSTALLED A MINIMUM OF 6 FEET FROM THE TOE OF SLOPES.

9) ALL SLOPES GREATER THAN 1 FOOT VERTICAL TO 4 FEET HORIZONTAL SHALL BE STABILIZED WITH SEED AND VEGETATIVE COVER UPON FINAL GRADING.

10) ALL SITE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRISTOL SPECIFICATIONS AS OUTLINED IN THE ZONING REGULATIONS.

LAND GRADING

GENERAL:

1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING BASIC CRITERIA:

A) THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

B) THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

C) THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL. (1:4).

D) NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE, OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSE OR WATERBODY.

E) INSTALLATION OF SEDIMENT AND EROSION CONTROLS SUCH AS HAY BALES AND SILT FENCES SHALL BE ESTABLISHED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES. ALL SEDIMENT AND EROSION CONTROL STRUCTURES MUST BE MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SOIL SURFACE IS STABILIZED.

F) IF NECESSARY, LATERAL WATER DIVERSIONS SHALL BE INSTALLED ACROSS THE GRADED ROADWAY TO PREVENT DOWNSLOPE OUTWASH AND EROSION.

G) HAY BALES SHALL BE STAKED AND SILT FENCES SHALL BE PROPERLY SECURED. SEDIMENT WILL BE REMOVED FROM ALL CATCHMENTS AS NECESSARY.

H) PRIOR TO ANY REGRADING, STONE APRON SHALL BE PLACED BY THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

TOPSOILING

GENERAL:

1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH AND MAINTENANCE OF VEGETATION.
2. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS, AND CONSTRUCTION DEBRIS.
3. APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.

MATERIAL:

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
3. AN ORGANIC MATTER CONTENT OF OVER TWO (2%) PERCENT IS HIGHLY DESIRABLE. AVOID LIGHT COLORED LOWER SUBSOIL MATERIAL.

APPLICATION:

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST FOUR (4") INCHES.

EROSION CHECKS

GENERAL:

1. TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND, OR SEDIMENT FILTER FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

CONSTRUCTION:

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. FILTER FABRIC SHALL BE SECURELY FASTENED AT THE TOP OF A THREE (3') FOOT HIGH FENCE AND BURIED A MINIMUM OF FOUR (4") INCHES INTO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO (2') FEET.

INSTALLATION AND MAINTENANCE:

1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
2. BALED HAY EROSION BARRIERS AND SEDIMENT FILTER FENCES SHALL BE INSTALLED AT THE LOCATIONS INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING EARTH REMOVAL ACTIVITIES.
3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.

WINDBLOWN SEDIMENT

GENERAL:

1. ALL WINDBLOWN SEDIMENTS SHALL BE CONTROLLED AT ALL TIMES. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING DUST CONTROL AS OFTEN AS NEEDED TO PREVENT ANY WINDBLOWN SEDIMENTS FROM LEAVING THE SITE. PREDETERMINED TRAFFIC ROUTES FOR ALL TRAFFIC SHALL BE ESTABLISHED BY THE SITE CONTRACTOR TO STABILIZED ROUTES. TEMPORARY AND PERMANENT MULCHING AND TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE USED TO MINIMIZE THE NEED FOR DUST CONTROL. MECHANICAL SWEEPERS SHALL BE USED ON ALL PAVED SURFACES TO PREVENT DUST BUILD UP DURING THE COURSE OF SITE WORK.

METHODS:

1. ~~SPRAY ON ADHESIVES ARE ACCEPTABLE AND SHOULD BE APPLIED ACCORDING TO MANUFACTURER'S GUIDELINES.~~
2. WATER IS ACCEPTABLE BUT MUST BE APPLIED OFTEN IN HOT, DRY WEATHER.
3. ~~CALCIUM CHLORIDE IS ACCEPTABLE BUT MUST BE APPLIED AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.~~
4. CRUSHED STONE OR COARSE GRAVEL CAN ALSO BE USED.
5. WATER SHALL BE APPLIED TO ALL DISTURBED AND/OR TRAVEL AREAS OF THE SITE AS NEEDED TO MINIMIZE DUST. METHODS OF APPLICATION SHALL BE AT THE DISCRETION OF THE RESPONSIBLE PERSON AND MAY INCLUDE WATER TRUCKS, A TEMPORARY SPRINKLER SYSTEM AND/OR OTHER APPLICATION METHODS.

GENERAL

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE EARTH REMOVAL OPERATION.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS, AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INSOFAR AS POSSIBLE, EROSION ON THE SITE.

SUBSEQUENT PHASES SHALL NOT BE EXCAVATED PRIOR TO THE STABILIZATION* OF THE PREVIOUS PHASE.

*(TO THE SATISFACTION OF THE CITY OF BRISTOL STAFF)

TEMPORARY VEGETATIVE COVER

GENERAL:

1. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. APPLY LIME ACCORDING TO SOIL TEST OR AT A RATE OF ONE (1) TON OF GROUND DOLOMITIC LIMESTONE PER ACRE (5 LBS. PER 100 SQUARE FEET).
4. APPLY FERTILIZER ACCORDING TO SOIL TEST OR AT THE RATE OF 300 LBS. OF 10-10-10 PER ACRE (7 LBS. PER 1,000 SQUARE FEET.)
5. UNLESS HYDROSEEDED, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM, LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

ESTABLISHMENT:

1. USE ANNUAL RYEGRASS AT A RATE OF 40 LBS/AC. OR SUITABLE EQUIVALENT AS SPECIFIED IN THE "GUIDELINES".
2. SEEDING TO BE DONE FROM APRIL 1ST TO JUNE 15 OR AUGUST 1ST TO OCTOBER 1ST. WINTER STABILIZATION PLANTINGS TO BE NO LATER THAN OCTOBER 1ST. THIS INCLUDES STOCKPILE AREAS.
3. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. UNLESS HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT. COVER SUDANGRASS AND SMALL GRAINS WITH 1/2 INCH SOIL.
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".

PERMANENT VEGETATIVE COVER

GENERAL:

1. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST OR:

– SPRING SEEDING:
WORK DEEPLY IN SOIL, BEFORE SEEDING, 300 LBS OF 10-10-10 FERTILIZER PER ACRE (7 LBS PER 1,000 SQUARE FEET); THEN SIX (6) TO EIGHT (8) WEEKS LATER APPLY ON THE SURFACE AN ADDITIONAL 300 LBS OF 10-10-10 FERTILIZER PER ACRE.

– FALL SEEDING:
WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS OF 10-10-10 FERTILIZER PER ACRE (14 LBS PER 1,000 SQUARE FEET).

ESTABLISHMENT:

1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
2. SELECT ADAPTED SEED MIXTURE AS FOLLOWS. NOTE RATES AND THE SEEDING DATES.

SUNNY TO PARTIALLY SUNNY SITES	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.50
CREEPING RED FESCUE	20	0.50
PERENNIAL RYEGRASS	05	0.10
TOTAL	45	1.10

SHADY SITES		
CREEPING RED FESCUE	50	1.00
PERENNIAL RYEGRASS	05	0.10
TOTAL	55	1.10

DROUGHTY SITES		
CREEPING RED FESCUE	40	1.00
TALL FESCUE	20	0.50
TOTAL	60	1.50

3. FINAL SEEDING SHALL TAKE PLACE PRIOR TO OCTOBER 1ST AS SEEDING AFTER THIS DATE RUNS A DISTINCT CHANCE OF FAILURE DUE TO ADVERSE WEATHER. ANY AREAS THAT ARE DISTURBED BETWEEN OCTOBER 1ST AND APRIL 1ST SHALL BE STABILIZED BY NON-VEGETATIVE MEANS SUCH AS HEAVY MULCHING WITH A BINDER OR JUTE MATTING WHICH WILL HAVE TO BE REMOVED BEFORE FINAL SEEDING AND THEN REPLACED AFTER FINAL SEEDING.
4. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
5. COVER GRASS AND LEGUME SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
6. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO THE GUIDELINES IN THE "GUIDELINES".
7. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATE WHEN HYDROSEEDING.

EROSION AND SEDIMENTATION CONTROL NARRATIVE:

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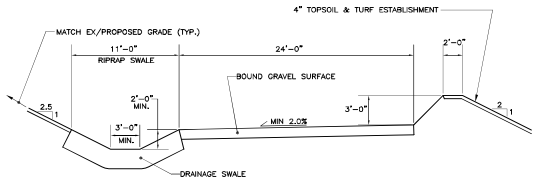
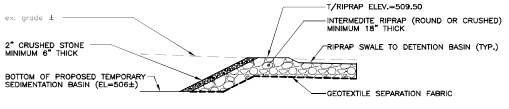
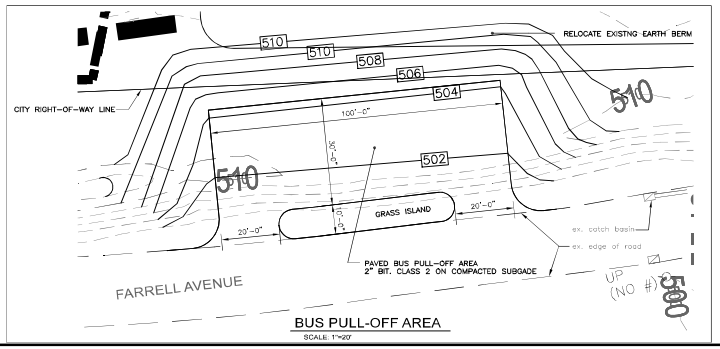
2. THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE LAND OWNER AND THE EXCAVATION CONTRACTOR. TOWN OFFICIALS MAY CONTACT PETER WORHUNSKY (637-0106) TO REPORT ANY FAULTY CONDITIONS. A PRE-CONSTRUCTION CONFERENCE WITH TOWN STAFF IS REQUIRED, PRIOR TO COMMENCEMENT OF ANY SITE WORK OR DISTURBANCE.
3. THE CONTRACTOR SHALL OBTAIN A COPY OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED, FOR USE AS A GUIDE IN IMPLEMENTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. A FIELD COPY OF THE 2002 CT GUIDELINES SHALL BE AVAILABLE ON-SITE DURING ACTIVE CONSTRUCTION.
   THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, CT D.E.P. 79 ELM STREET, HARTFORD, CT 06106-5127. TEL (860) 424-3555 – FAX (860) 424-4088 – INTERNET: http://dep.state.ct.us
4. THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLANS AND REQUIRE THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
5. THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION.
7. THE CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROL DEVICES AT THE END OF EACH WORKING DAY AND AFTER EACH STORM.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONSIDERED BY THIS EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS DIRECTED BY TOWN OFFICIALS AND/OR ENGINEER. ADDITIONAL EROSION AND SEDIMENT CONTROL DETAILS FROM THE 2002 CT GUIDELINES SHALL BE USED FOR APPLICATIONS THAT ARE NOT INCLUDED IN THESE PLANS.
9. ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE SITE DEVELOPMENT PLAN.
10. ALL DISTURBED AREAS SHALL BE PLANTED WITH GRASS ON 4" THICK TOPSOIL.
11. SEEDING: BETWEEN APRIL 1 TO JUNE 15, AND AUGUST 15 TO SEPTEMBER 30, FOLLOWING SEEDING AND SLOPE STABILIZATION DIRECTIVES.
    A. FINE GRADE SEED BED TOGETHER WITH LIMESTONE AT A RATE OF 100 LBS PER 1000 SF AND 10-10-10 FERTILIZER AT A RATE OF 15 LBS PER 1000 SF.
    B. APPLY THE FOLLOWING SEED MIXTURE PER 100 SF: KENTUCKY BLUE GRASS AT 2 LBS, CREEPING RED FESCUE AT 1 LB AND PERENNIAL RYEGRASS AT A RATE OF 2 LBS.
    C. IF SEEDING CANNOT BE DONE WITHIN THE SPECIFIED SEEDING DATES, SEED WITH ANNUAL RYEGRASS AT A RATE OF 1 LB./1000 SF AS A TEMPORARY MEASURE (LATER RESEEDING REQUIRED) OR SEED AS SPECIFIED AND PROVIDE MULCHING AND/OR PERIODIC WATERING FOR SUMMER MONTHS.
12. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1 TON/ACRE. SPREAD MULCH BY HAND OR MULCH BLOWER.



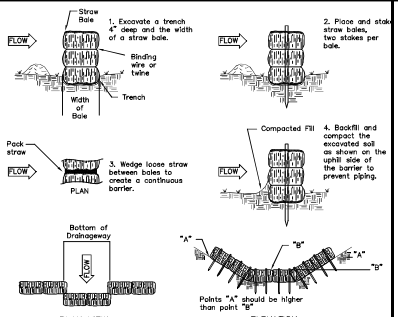
TYPICAL TEMPORARY ACCESS ROAD
SCALE: N.T.S.



SEDIMENTATION BASIN OUTLET
SCALE: N.T.S.

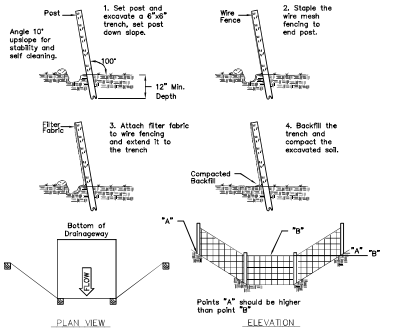


BUS PULL-OFF AREA
SCALE: 1"=20'



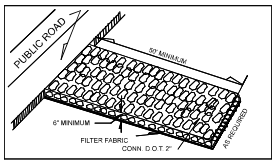
Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut

PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



CONSTRUCTION ENTRANCE

APPROVED

ENGINEER OF RECORD: GPT
PROJECT ENGINEER: GPT/WTC
CADD: GPT/WTC



PROJECT NAME & LOCATION

LAURENTIDE GLEN

EARTH REMOVAL PLAN

BRISTOL, CONNECTICUT

CLIENT

TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE

SOIL EROSION & SEDIMENTATION CONTROL NOTES & DETAILS

REVISIONS

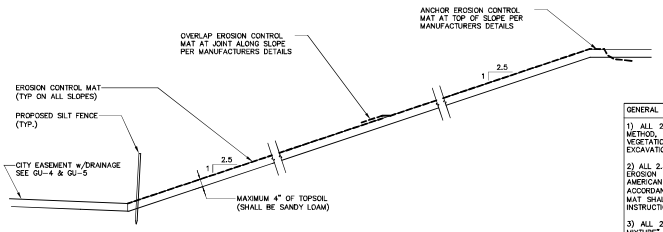
NO.	DATE	ISSUE
9	11/14/24	STAFF COMMENTS
8	8/5/24	STAFF COMMENTS
7	6/24/24	PROGRESS UPDATE
6	6/10/22	PROGRESS UPDATE
4	4/18/20	PROGRESS UPDATE
3	11/29/18	STAFF COMMENTS
2	11/9/18	STAFF COMMENTS
1	11/5/18	STAFF COMMENTS

DATE: **10/1/18**

PROJECT NO.

SCALE: **N.T.S.**

DRAWING NO.: **DET-1**



TYPICAL 2.5:1 EARTH SLOPE SECTION

SCALE: N.T.S.

GENERAL NOTES FOR 2.5:1 SLOPE CONSTRUCTION, ESTABLISHMENT & MAINTENANCE

1) ALL 2.5:1 SLOPES SHALL BE CONSTRUCTED USING A "TOP-DOWN" CONSTRUCTION METHOD, WITH A MAXIMUM 40 VERTICAL FEET EXPOSED PRIOR TO ESTABLISHMENT OF VEGETATION. EROSION CONTROLS AND SEEDING SHALL BE COMPLETED PRIOR TO FURTHER EXCAVATION.

2) ALL 2.5:1 SLOPES SHALL RECEIVED AN EROSION CONTROL MAT AFTER INITIAL SEEDING. EROSION CONTROL MAT SHALL CONSIST OF SC-150, AS MANUFACTURED BY NORTH AMERICAN GREEN, OR APPROVED EQUAL. INSTALLATION OF THE MAT SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. TURF REINFORCEMENT MAT SHALL ALSO BE ANCHORED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTION.

3) ALL 2.5:1 SLOPES SHALL BE SEEDED WITH "HART'S TYPE 44 SLOPE GRASS SEED MIXTURE" AS PRODUCED BY THE CHAS A. HART SEED COMPANY, WHETHERSFIELD, CT, OR APPROVED EQUAL. SLOPE SEED MIXTURE SHALL CONSIST OF THE FOLLOWING MINIMUMS:

- 41% CREEPING RED FESCUE (85% GERMINATION)
- 34% EXPRESS PERENNIAL RYEGRASS (90% GERMINATION)
- 7% WHITE CLOVER (90% GERMINATION)
- 7% BIRDSFOOT TREFOIL (90% GERMINATION)
- 7% RETON REDTOP BENTGRASS (85% GERMINATION)
- 2% INERT MATTER & OTHER CROP SEED

4) THE DESIGN SLOPE SEED MIX COMBINED WITH THE EROSION CONTROL MAT IS INTENDED TO PROVIDE A LOW-MAINTENANCE, DENSELY VEGETATED AND STABILIZED SURFACE.

CONDITIONS ASSOCIATED WITH MOST RECENT SPECIAL PERMIT APPROVAL (8/8/22)

Bristol Zoning Commission — Regular Meeting of August 8, 2022

1. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
2. The operation shall be conducted in accordance with the following drawings, including all sedimentation and erosion control measures shown thereon: "Earth Removal Plan for Laurentide Glen – A Residential Open Space Subdivision" dated October 1, 2018, with a last revision date of June 10, 2022, consisting of the following sheets:
   a. Cover
   b. Boundary – Perimeter Survey
   c. EX-1 – Existing Conditions Plan
   d. G1, G2 & G3 – Proposed Grading Plan – Phase 1, 2 & 3
   e. SCT-1 – Cross Section Layout Plan and Cross Sections
   f. SCT-2,3 & 4 – Cross Sections
   g. DET-1 – Soil Erosion and Sedimentation Control Notes & Details
   h. DET-2 – Site Details and Phasing Plan
   i. GU-4 & GU-5 – Site Development & Erosion and Sedimentation Control Plan
3. A $60,000 performance bond shall be posted by the applicant with the City prior to operations commencing.
4. The Special Permit shall be good for a period of two years from the date of issuance.
5. The hours of operation shall be Monday through Friday between 7:00 A.M. and 4:00 P.M for the site work, and 7:30 A.M. and 4:00 P.M. for the trucking operations.
6. There shall be no operation on Saturdays, Sundays, or holidays.
7. Measures to control dust from the operation shall be applied as needed.
8. The applicant shall sweep and remove the sand from Farrell Avenue along the frontage of the property on an as-needed basis.
9. The maximum allowable slope of 3-to-1 shall be modified in accordance with Section IX.B.5.c. of the Zoning Regulations and a maximum allowable slope of 2:1-to-1 permitted in its place, as shown on the approved map.
10. The required 100-foot buffer shall be reduced as per the approved map in accordance with Section IX.B.5.b.(3) of the Zoning Regulations, inasmuch as the lesser buffer is warranted in order to match proposed contours to the existing contours of the adjoining land.
11. The screening process, pursuant to Section IX.B.5.f., shall be conducted at the point of removal where the difference in elevation and physical barriers on site will shield adjacent residential properties from the processing operations.
12. The crushing process, pursuant to Section IX.B.5.f., shall be conducted on a twice annual basis and shall not exceed a duration of two weeks for each event. Advance notice of at least 7 business days shall be provided to the ZEO (Zoning Enforcement Officer) prior to crushing operations commencing. Once the crushing process begins, the ZEO (Zoning Enforcement Officer) shall confirm that the operations are being conducted in accordance with the approved plan. Hour of operation are 8:00 A.M. to 4:00 P.M., Monday through Friday.
13. The ZEO (Zoning Enforcement Officer) will report monthly to the Zoning Commission his visits.

By: White — Seconded: Harlow.

For: White, Harlow, Marra, Gagnon and Provenzano.
Against: None.
Abstained: None.

The application is approved with stipulations.

EARTH REMOVAL PLAN (INCL. PHASING/EROSION & SEDIMENTATION CONTROL PLAN)

EARTH REMOVAL SUMMARY:
THIS APPLICATION IS FOR THE REMOVAL OF APPROXIMATELY 336,500 CUBIC YARDS (±) OF EARTH MATERIALS OVER THE COURSE OF APPROXIMATELY THE NEXT 2-3 YEARS. THE REMOVAL OF EARTH MATERIALS IS BEING CONDUCTED IN CONJUNCTION WITH THE LAURENTIDE GLEN SUBDIVISION AS REQUIRED TO OBTAIN THE PROPOSED GRADES ON THE PLANS. IN GENERAL, THE WORK SHALL INCLUDE A CUT THROUGH THE FORMERLY EXISTING ARCADIA ROAD (NOW DISCONTINUED) TO CONNECT THE UPPER AND LOWER PARCELS OF LAND TO CREATE A PASSAGE FOR UTILITIES AND BUILDING LOTS. THE WORK SHALL BE CONDUCTED IN PHASES IN ORDER TO REDUCE THE AREA OF DISTURBANCE AND INSTALL THE PERMANENT ESTABLISHMENT MEASURES AS THE WORK PROCEEDS. THE ORIGINALLY PROPOSED PHASE 1 OF THE EARTH REMOVAL PLAN HAS BEEN COMPLETED AND WORK ACTIVITIES FOR PHASE 2 OF THE EARTH REMOVAL PLAN ARE UNDERWAY. DUST, EROSION AND SEDIMENT CONTROL SHALL BE MONITORED BY THE OWNER AS AN INTEGRAL PART OF THE PLAN.

EARTH REMOVAL AND PROCESSING OPERATIONS:
-PROPOSED HOURS OF OPERATION WILL BE FROM 7 A.M. TO 4 P.M., MONDAY THROUGH FRIDAY.
-TRUCK TRANSPORT OF THE MATERIALS SHALL ENTER/EXIT THE SITE THROUGH THE EXISTING FARRELL AVENUE PAVED APRON AND USE FARRELL AVENUE TO BARLOW STREET TO RT 72. NO RIGHT TURN FROM FARRELL AVENUE ONTO BARLOW STREET WILL BE PERMITTED FOR TRUCKS TRANSPORTING MATERIALS. ALL TRUCK ACCESS IN AND OUT OF THE SITE SHALL BE FROM RT 72 VIA BARLOW SREET TO FARRELL AVENUE.
-DUE TO THE CONSISTENCY OF THE MATERIAL FOUND IN THE EXCAVATION, IT IS ANTICIPATED THAT ON-SITE PROCESSING WILL BE REQUIRED AS PART OF THIS OPERATION. ANY PROCESSING THAT IS REQUIRED WILL BE COMPLETED WITH A PORTABLE PROCESSING PLANT LOCATED AT THE POINT OF REMOVAL OR WITHIN THE LIMITS OF THE STAGING AREA AS SHOWN ON THESE PLANS.
-PROCESSING OF EARTH MATERIALS SHALL CONSIST PRIMARILY OF SCREENING EARTH MATERIALS WITH A PORTABLE SCREENING PLANT TO SEPARATE AGGREGATE SIZES AND REMOVE LARGER PARTICLES FROM THE EXCAVATED MATERIALS. SOME CRUSHING IS ANTICIPATED OF THE LARGER MATERIALS THAT ARE SCREENED OUT. CRUSHING OPERATIONS ARE ONLY ANTICIPATED ON THE SOUTHERN PARCEL (IN THE STAGING AREA TO THE SOUTH/SOUTHEAST OF THE EARTH REMOVAL AREA) AND ONLY ON A MAXIMUM OF A SEMI-ANNUAL BASIS. CRUSHING OPERATIONS ARE ANTICIPATED TO LAST TWO WEEKS OR LESS PER MOBILIZATION OF THE EQUIPMENT.
-LOCATIONS FOR PROCESSING OF EARTH MATERIALS ARE DEPICTED ON THE COVER SHEET OF THIS PLAN SET. ALL MATERIALS ASSOCIATED WITH EARTH REMOVAL ACTIVITIES SHALL BE PROCESSED AS REQUIRED AT THE POINT OF REMOVAL OR IN THE STAGING AREA TO THE SOUTHEAST OF THE EARTH REMOVAL AREA. ALL MATERIALS ASSOCIATED WITH THE SUBDIVISION SHALL BE PROCESSED IN THE NORTHERN STAGING AREA AS LISTED AND AS SHOWN ON THESE PLANS.
-PROCESSING OPERATIONS LOCATED IN THE NORTHERN STAGING AREA SHALL BE PRIMARILY FOR SCREENING OF THE ON-SITE TOPSOIL/SUBSOIL FOR RE-USE AS PART OF THE APPROVED SUBDIVISION.
-STOCKPILING OF THE MATERIAL IS ANTICIPATED AND STOCKPILES SHALL BE MANAGED WITHIN THE EARTH REMOVAL AREA AND PROPOSED STAGING AREA.
-IT IS ANTICIPATED THAT A MAJORITY OF THE MATERIAL WILL BE EXCAVATED FROM THE GROUND AND PLACED DIRECTLY INTO TRUCKS FOR TRANSPORT OFF-SITE.

PHASING PLAN:
THE PROPOSED EARTH REMOVAL HAS BEEN DESIGNED TO BE COMPLETED IN 3 PHASES AS SHOWN ON THE PLAN. THE PHASES SHALL BE AS DESCRIBED BELOW:

PHASE 1 – INITIAL REMOVAL (PHASE 1 COMPLETED SUMMER 2023)
AREA OF DISTURBANCE = 4.78 ACRES

WORK IN THIS PHASE SHALL INCLUDE:
-INSTALLATION OF CONSTRUCTION ENTRANCE AT FARRELL AVENUE (COMPLETE)
-INSTALLATION OF EROSION AND SEDIMENTATION CONTROLS, INCLUDING INSTALLATION OF THE PROPOSED TEMPORARY SEDIMENTATION BASIN & RIPRAP OUTLET SWALE (COMPLETE)
-CLEARING AND GRUBBING OF EXISTING VEGETATION WITHIN THE LIMITS OF EARTH REMOVAL PHASE 1 (COMPLETE)
-DEMOLITION OF THE EXISTING STRUCTURES, INCLUDING HOUSE #121, SHEDS ON LOTS 23-25 AND FOUNDATION ON LOTS 20-22. (COMPLETE)
-INSTALLATION OF THE PROPOSED TEMPORARY ACCESS ROAD AND STAGING AREA (COMPLETE)
-REMOVAL OF EARTH MATERIALS ABOVE ELEVATION 600 (SEE PLAN G-1)
-INSTALLATION OF TEMPORARY VEGETATIVE ESTABLISHMENT
-INSTALLATION OF PERMANENT SLOPE ESTABLISHMENT ABOVE ELEVATION 610. (COMPLETE)

*THIS PHASE SHALL BE INITIATED AFTER THE INSTALLATION OF THE PROPOSED ROAD MODIFICATIONS ON ARCADIA ROAD, INCLUDING THE PROPOSED HAMMERHEAD TURN-AROUND AND PROPOSED CUL-DE-SAC INSTALLED ON ARCADIA ROAD AND PROPOSED BUS TURNAROUND.. (ALL COMPLETE)

PHASE 2 – REMOVAL OF MATERIALS TO ELEVATION 560 (SUMMER 2023-FALL 2024/SPRING 2025)
AREA OF DISTURBANCE = 3.53 ACRES

WORK IN THIS PHASE SHALL INCLUDE:
-INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, INCLUDING TEMPORARY SEDIMENTATION BASIN
-CLEARING AND GRUBBING OF EXISTING VEGETATION WITHIN THE LIMITS OF EARTH REMOVAL PHASE 2
-REMOVAL OF EARTH MATERIALS ABOVE ELEVATION 560 (SEE PLAN G-2)
-INSTALLATION OF TEMPORARY VEGETATIVE ESTABLISHMENT
-INSTALLATION OF PERMANENT SLOPE ESTABLISHMENT ABOVE ELEVATION 560.

PHASE 3 – REMOVAL OF EARTH MATERIALS TO ELEVATION 520 (SPRING 2025-FALL 2025)
AREA OF DISTURBANCE = 1.36 ACRES

WORK IN THIS PHASE SHALL INCLUDE:
-INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, INCLUDING TEMPORARY SEDIMENTATION BASIN
-CLEARING AND GRUBBING OF EXISTING VEGETATION WITHIN THE LIMITS OF EARTH REMOVAL PHASE 3
-REMOVAL OF EARTH MATERIALS TO THE FINAL GRADES AS SHOWN OF SHEET G-2.
-REMOVAL OF THE TEMPORARY ACCESS ROAD ANDINSTALLATION OF A 4 FOOT TALL DIVERSION BERM TO DIRECT SURFACE RUNOFF TO THE TEMPORARY SEDIMENT BASIN.
-INSTALLATION OF TEMPORARY VEGETATIVE ESTABLISHMENT
-INSTALLATION OF PERMANENT SLOPE ESTABLISHMENT ABOVE ELEVATION 520.

*ALL EARTH REMOVAL OPERATIONS SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF SUBDIVISION PHASE 5.

APPROVED

ENGINEER OF RECORD: GPT
PROJECT ENGINEER: GPT/WTC
CADD: GPT/WTC



PROJECT NAME & LOCATION
LAURENTIDE GLEN
EARTH REMOVAL PLAN
BRISTOL, CONNECTICUT

CLIENT
TRADEMARK ACQUISITIONS, LLC

DRAWING TITLE
SITE DETAILS & PHASING PLAN

REVISIONS

NO.	DATE	ISSUE
8	8/5/24	STAFF COMMENTS
7	6/24/24	PROGRESS UPDATE
6	6/10/22	STAFF COMMENTS
5	6/25/20	STAFF COMMENTS
4	4/18/20	PROGRESS UPDATE
2	11/9/18	STAFF COMMENTS
1	11/8/18	STAFF COMMENTS

DATE: **10/1/18**

PROJECT NO.

SCALE: AS NOTED

DRAWING NO.: **DET-2**

Application #2507

Annual Earth Removal Report Due

For Office Use Only	
APPLICATION NO.	2507
DATE FILED:	9-4-2024
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article III Section 15.2.4 of the Bristol Zoning Regulations for the following Special Permit use: EARTH REMOVAL AND PROCESSING OF EARTH MATERIALS

Address or Location of the Property: South of Barnum Road, North of Farrell Ave, East of Arcadia

Assessor's Map No.: 67 Assessor's Lot No.(s): 78,57, and 43

Zone of the Property: R-15 Size of the Property (in acres or square feet): 46.65 acres

Reason for the Special Permit: Special Permit for Earth Removal; Special Permit for processing of earth material

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☑ yes, on 2-5-2020 [ ] no

Other comments: Area of active earth removal continues to be 11.79 acres with approximately 52,551.72 c.y. of material to be removed

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

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

Name: Willow Materials, LLC

Address: 101 North Riverside Ave City: Terryville State: CT Zip: 06786

Telephone No.: 860-302-3261 E-Mail:

Signature: *Signature – (Printed/Typed)* Bill Schultz

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2507

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: South of Barnum Road, North of Farrell Ave, East of Arcadia

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Mark Ziogas

Address: 88 Valley St City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-4121 E-Mail: _____

08/17 - LUO

Article III Section 15.2.6.E.

Earth Removal Special Permit Requirements

1. The natural topography of the property shall be preserved to the maximum extent possible.
2. No trees 5 inches or greater in caliper measured 3 feet above ground level shall be removed unless so approved by the Commission.
3. The proposed excavation shall be certified by the City Engineer as being the minimum depth of excavation necessary to accomplish the proposed project.

F. Upon completion of the earth removal operation all disturbed areas of the property, except rock exposed by excavation, shall be covered with a minimum of 4 inches of topsoil. Such topsoil shall be evenly spread over the disturbed area, fertilized and planted with a ground cover suitable to prevent erosion and to hold all slopes. At any time prior to the completion of the earth removal operation, the Zoning Enforcement Officer may require that those areas of the property where excavation has been completed be final graded, covered with a minimum of 4 inches of topsoil, and seeded to establish a ground cover.

15.2.6 Earth Removal Special Permit Requirements

A. A Special Permit for earth removal shall be granted for not more than 3 years. Such Special Permit may be renewed by application to, and approved by, the Commission in accordance with the provisions of this Section.

B. Prior to the renewal of a Special Permit for earth removal, the Commission may require that those areas of the property where excavation has been completed be final graded, covered with a minimum of 4 inches of topsoil, and seeded to establish a ground cover such as grass or wildflowers.

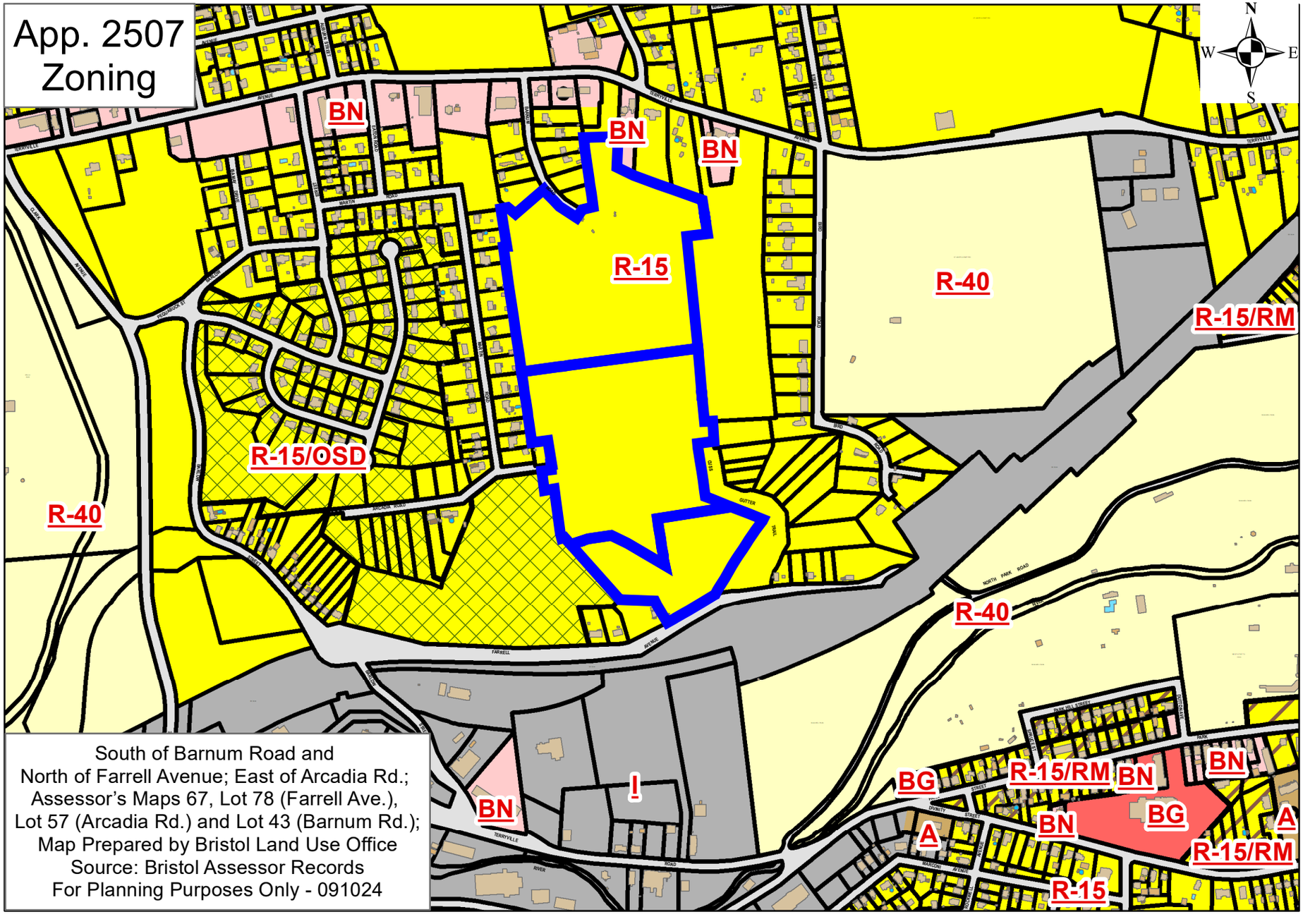
C. In granting or renewing a Special Permit for earth removal, the Commission may attach such conditions and safeguards as may be required to protect the public health, safety and general welfare and to ensure continued compliance with these Regulations, including but not limited to:

1. The days and hours of operation;
2. The area of the property to which the earth removal operation shall be confined;
3. The extent of stockpiling of materials on the property;
4. Protective measures to minimize the nuisance of noise, dust and flying rock; and,
5. The location of vehicular access into and out of the property.

D. A Special Permit for earth removal shall not become effective until the applicant posts a bond with the Commission in accordance with Section 16.3.16. Such bond shall ensure completion of the earth removal operation in accordance with the requirements of the approved Special Permit. Such bond shall permit the City to finish any uncompleted or required work covered by said bond if the Special Permit expires or is revoked for failure to comply with the requirements of the Special Permit. Such bond shall not be released by the Commission until it has received a report by the City Engineer that all conditions of the Special Permit covered by the bond have been complied with and that the required cover crop is growing in healthy condition.

E. Every 12 months after the approval of a Special Permit for earth removal, the applicant shall submit to the Commission information prepared, signed and sealed by a surveyor and an engineer registered and licensed to practice in the State regarding the progress of the operation, including the amount of material removed, existing contours and cross-sections in the area excavated during the preceding 12-month period. Failure of the applicant to provide the Commission with such information within 30 days after the end of the 12-month period shall be deemed sufficient cause for the Commission to revoke the Zoning Permit.

F. If, at any time, the Commission finds that the earth removal operation is not being conducted in accordance with the Special Permit as approved, the Commission shall order the applicant to cease the operation and, following a duly noticed public hearing, may revoke the Special Permit.


App. 2507
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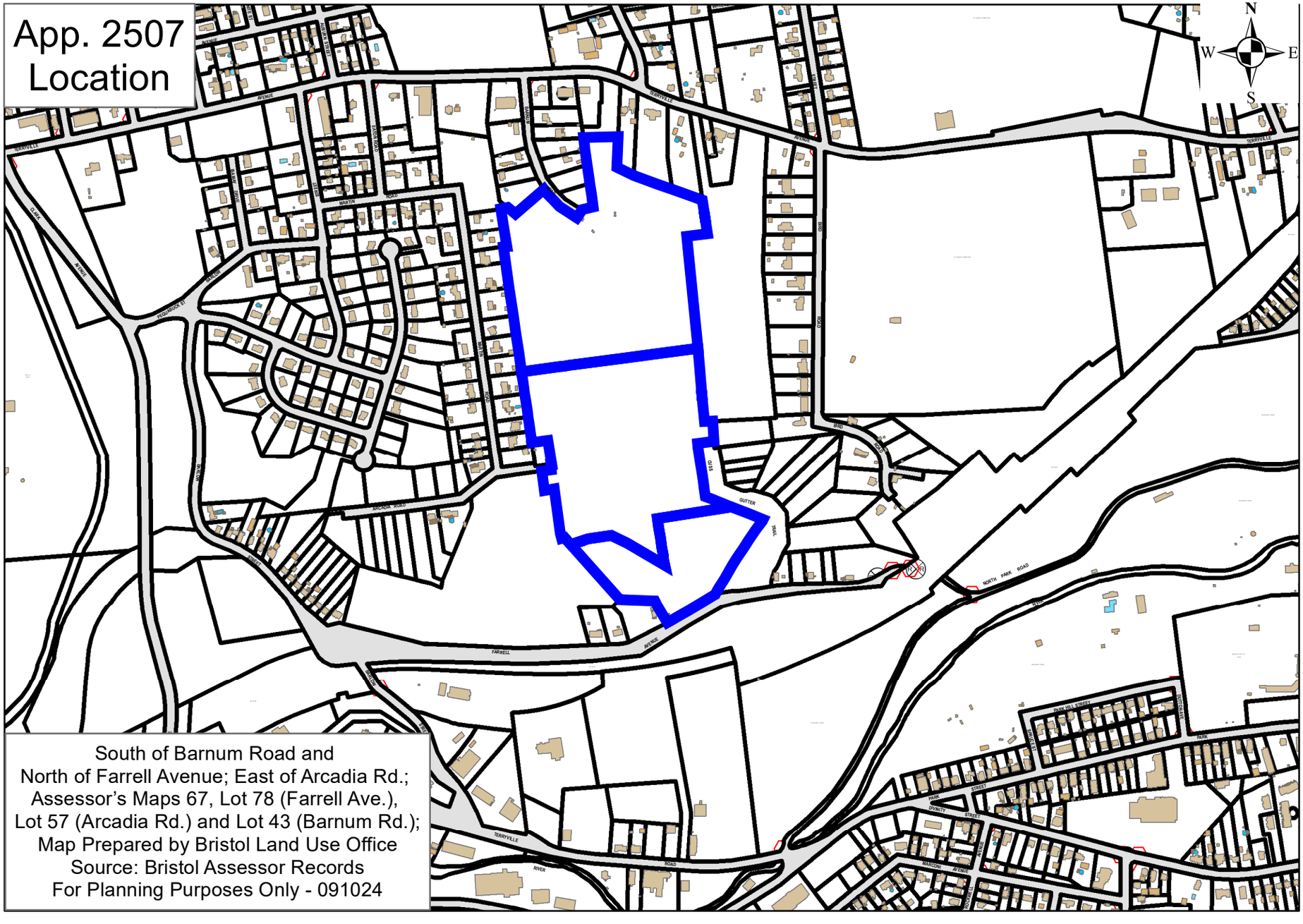
South of Barnum Road and
North of Farrell Avenue; East of Arcadia Rd.;
Assessor's Maps 67, Lot 78 (Farrell Ave.),
Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.);
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091024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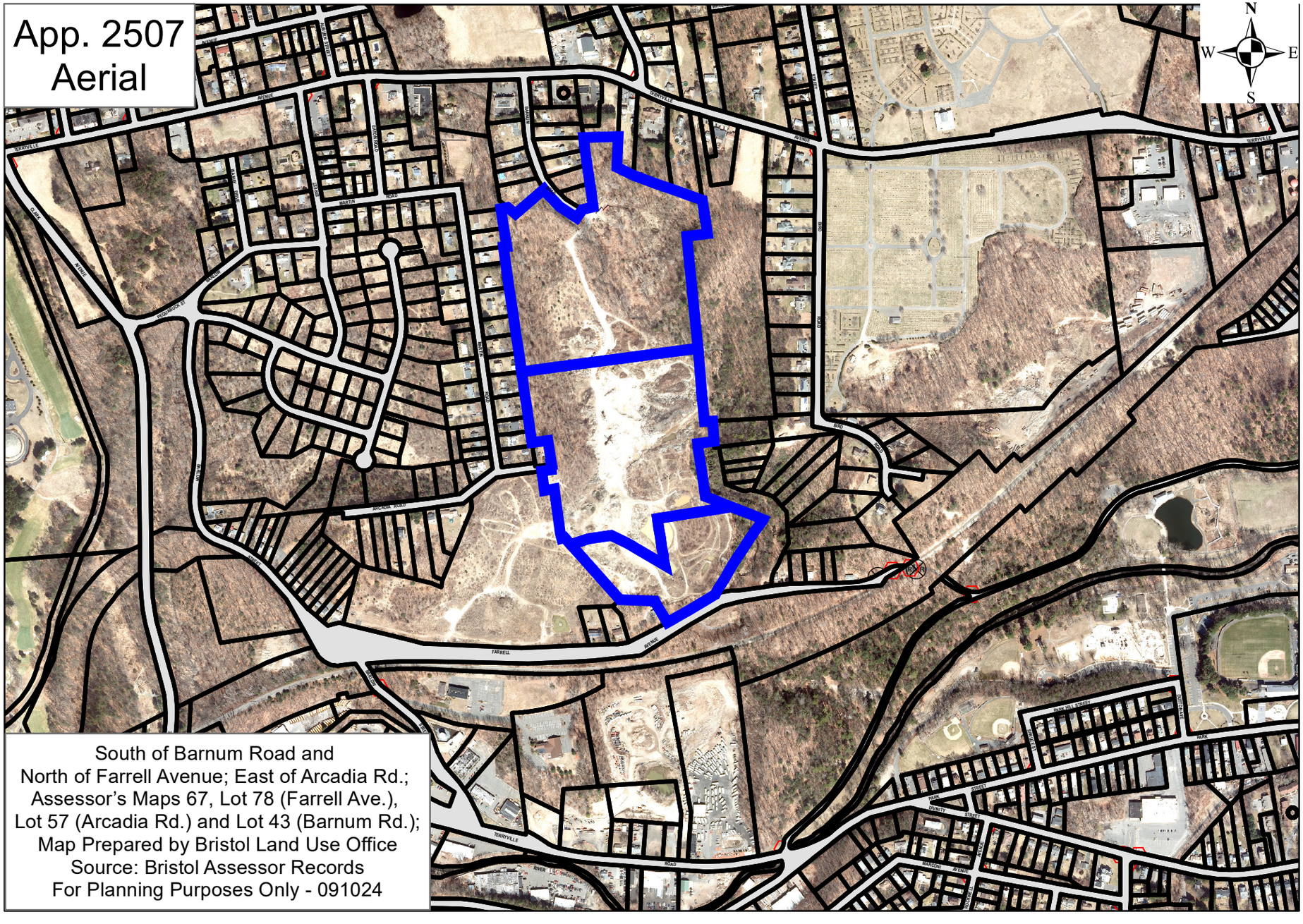
Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.);
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091024

App. 2507
Aerial



South of Barnum Road and
North of Farrell Avenue; East of Arcadia Rd.;
Assessor's Maps 67, Lot 78 (Farrell Ave.),
Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.);
Map Prepared by Bristol Land Use Office
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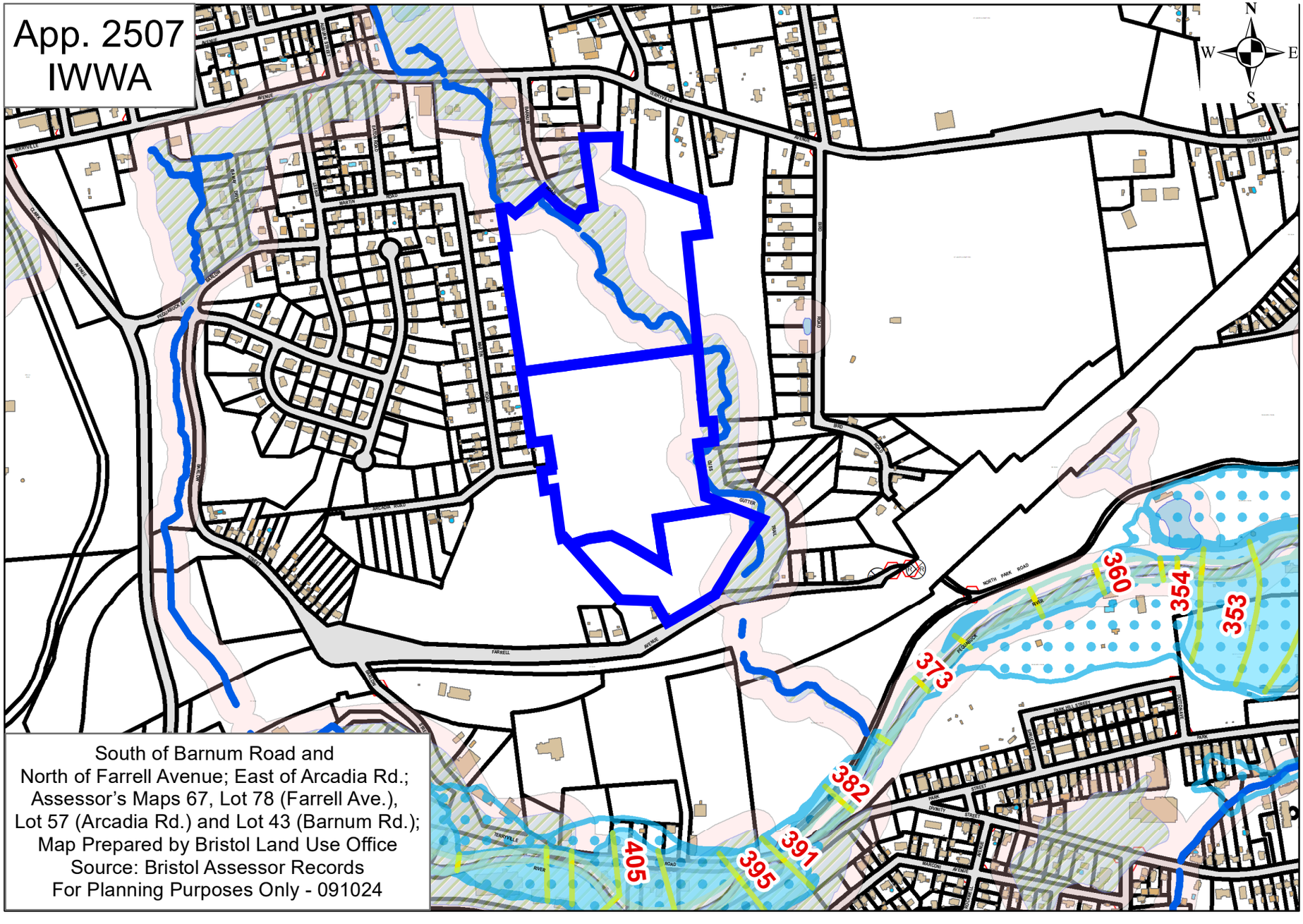
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South of Barnum Road and
North of Farrell Avenue; East of Arcadia Rd.;
Assessor's Maps 67, Lot 78 (Farrell Ave.),
Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.);
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091024

Bond Info

From: Fitzgibbons, Sharon [mailto:Sharon.Fitzgibbons@phly.com]
Sent: Thursday, September 26, 2024 11:48 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Willow Materials LLC Bond #PB11832700145 Eff: 1/11/2024-1/11/2025

Hi Robert:

Confirming that the above bond has been renewed and is in full force and effect.

Let me know if you have any questions.

Thank you,

Sharon

Sharon Fitzgibbons
Sr. Surety Underwriter Assistant – New England Region
Philadelphia Insurance Companies
A Member of the Tokio Marine Group

1 Lakeshore Center, Suite 300 I Bridgewater, MA 02324
O: 781-297-6559 | M: 781-534-8284 | sharon.fitzgibbons@phly.com
Hear what our agents are saying about their experience with The PHLY *Difference*
Watch our video series to learn more about PHLY's surety options

Previous Approvals

2022 Signed Earth Removal -- Approved on October 17, 2022:

Application #2445 - Special Permit for removal and processing of earth materials between south of Barnum Road and north of Farrell Avenue; Assessor's Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Road) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant:

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/47454/App-2445_2022Renewal_Barnum-Rd_Farrell-Ave-Earth-Removal---Approved-Plan-Set

****

2020 IWWA Application – Approved on February 5, 2020:

Application #1891 – Wetlands Application to clean up piles left by previous owner and clean out the detention ponds; Barnum Rd. and Farrell Ave., Lots 54, 56, 57, 58, 65, 67, 69, 72, 73, 74, 75, 76, 77 and 78; Assessor's Map 50, Lots 134; Willow Industries, applicant.

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/47455/IWWA_2020-Approval_App-1891_Combined

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2507

SITE PLAN: Special Permit for removal and processing of earth materials between south of Barnum Road and north of Farrell Avenue; Assessor's Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Road) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant.
Date of Committee Review: 10/7/24 (first review); 10/21/24 (second review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. Existing stipulations should remain in effect.

   10/10/24 Applicant Response: None.

   10/21/24 City Response:

2. The plans have a note shown as DC in a circle, what does this stand for?

   10/10/24 Applicant Response: That stands for "dust control".

   10/21/24 City Response:

3. The plans show Permanent Disturbance Markers (Typ.), what do these markers look like? Is there a typical detain for these?

   10/10/24 Applicant Response: There is not a typical detail for them.

   10/21/24 City Response:

4. Design criteria shown on sheet 20, SE4 that refers to the 2002 Connecticut Guidelines for Erosion and Sediment Control. The documents should reflect the updated Guidelines.

   10/10/24 Applicant Response: The erosion and sediment control guidelines are still using the 2002 guidelines.

   10/21/24 City Response:

BUILDING/ZONING ENFORCEMENT (Rick Brown/Ed Spyros):

1. No comments.

CITY PLANNER (Andrew Armstrong):

1. Provide report pursuant to Article III, Section 15.2.6(E) of the Zoning Regulations.

   10/10/24 Applicant Response: The report will be sent.

   10/21/24 City Response: Acknowledged. Comment remains.

2. List all renewal dates for this project including Inland Wetlands Commission approvals with each date clearly listed on the cover sheet.

   10/10/24 Applicant Response: Renewal dates have been added.

   10/21/24 City Response:

3. Provide locations and dimensions for all stockpile areas to nearest residences.

   10/10/24 Applicant Response: Dimensions have been added to the Aerial Map.

   10/21/24 City Response:

4. Provide buffer dimensions to nearest residences.

   10/10/24 Applicant Response: Dimensions have been added to the Aerial Map.

   10/21/24 City Response:

5. What is the condition of the construction entrance(s)?

   10/10/24 Applicant Response: The construction entrance is paved. For dust control water is applied and the roadway is swept on a daily or weekly basis.

   10/21/24 City Response:

6. Indicate what the green shaded areas of the plan represent?

   10/10/24 Applicant Response: This is the area that has been stabilized with seed.

   10/21/24 City Response:

7. The narrative on Page 20 states the remaining earth removal operation consists of 73,738 cubic yards of material. Other areas of the plan state earth removal quantities total 52,551.72 cubic yards. Please clarify.

   10/10/24 Applicant Response: 52,551.72 cubic yards, this had been corrected on Page 20.

   10/21/24 City Response:

8. How many truckloads are expected to complete the remaining earth removal operations for all remaining work?

   10/10/24 Applicant Response: The remaining truck loads to complete the removal are roughly 3,300 loads at 16 cubic yards each.

   10/21/24 City Response:

9. What route will trucks take entering and exiting the site for Phase 3 operations?

   10/10/24 Applicant Response: The trucks will continue to use Barnum Road entrance for Phase 3 operations.

   10/21/24 City Response:

10. Will this be the final extension needed?

    10/10/24 Applicant Response: No, at this rate we are going, we expect to be another 5 years to finish.

    10/21/24 City Response:

11. When is Phase 2 expected to be restored and stabilized?

    10/10/24 Applicant Response: Phase 2 will be restored and stabilized with Phase 3, the reason for this is that the berm separating our excavation area and Trademark contractors' area will be removed last when we are both done excavating the area.

    10/21/24 City Response:

12. Provide a legend for the cut and fill map on Page 23.

    10/10/24 Applicant Response: Legend has been added.

    10/21/24 City Response:

13. The limits of Phase 3 are shown on Page 2. Provide a clear boundary of the limits of Phase 3 work in subsequent plan sheets/details.

    10/10/24 Applicant Response: The phasing lines have been added to all plans.

    10/21/24 City Response:

14. How often is the silt fence near Farrell Avenue replaced?

    10/10/24 Applicant Response: There is no silt fence there, turf establishment has taken root and all sediments are diverted to the ponds which are cleaned regularly.

    10/21/24 City Response: Comment addressed.

15. Provide details of the restoration of Phase 1.

    10/10/24 Applicant Response: Phase 1 was done and completed before we took ownership of the property, the ground is all established on that area, but we have no details of this.

    10/21/24 City Response: Comment addressed.

16. Will there be any future blasting?

    10/10/24 Applicant Response: No.

    10/21/24 City Response: Comment addressed.

17. See Attachment #1, a recent aerial photo from 2024 indicating operations and materials storage in an area not indicated on the plans and shown as "restored". Please provide an explanation and clarification. What is the dimension from this work area to the existing residential homes?

    10/10/24 Applicant Response: This area was added to keep trucks from having to drive down into the excavation area and tracking up dirt. The dimensions have been put on the map sent. Also note that there is a 30 foot elevation difference between the material storage areas and the homes on Martin Road.

    10/21/24 City Response:

18. What will be the final state of "temporary" construction/earth removal site features shown on the plan (sedimentation basin, diversion swale, etc.)?

    10/10/24 Applicant Response: Once the earth removal has been completed the temp[orary swales and diversions will be removed and a housing development will be put on the property. A permanent drainage system will be designed and approved before this will happen.

    10/21/24 City Response:

19. A site restoration bond (Philadelphia Insurance Companies) was deposited with the City in amount of $180,000. Applicant should confirm that the bond was in fact renewed on January 11, 2024 and will automatically renew on January 11, 2025, and will continue to be in place for the three-year duration of this permit.

    10/10/24 Applicant Response: None.

    10/21/24 City Response:

20. The following stipulations below were part of the approval granted in October 2022
    1. The Earth Removal Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
    2. The operation shall be conducted in accordance with the drawings entitled "Proposed Earth Removal Plan, Barnum Road & Farrell Avenue, Bristol, Connecticut", prepared by R.R. Hiltbrand Engineers & Surveyors, and consisting of the following sheets, all dated 7/23/22 and revised to 10/14/22:

        a. Cover Sheet: Dated 7/23/20 with a Revised Date of 10/14/22.
        b. Sheet P: Phase Map
        c. Sheet E1-E4: Existing Conditions Plan
        d. Sheet OG: Overall Grading Plan
        e. Sheets G1-G4: Proposed Grading Plan
        f. Sheet OS: Cross Section Plan View
        g. Sheets S1-S4: Cross Section Profiles
        h. Sheet SE1-SE4: Sediment and Erosion Details Sheet
        i. Sheet SE: Details Sheet
        j. Sheet SUB: Feasibility Study for Future Subdivision

    3. The current $180,000 performance bond shall continue to be in place for the two-year duration of this permit.
    4. The Special Permit shall be good for a period of two years from the date of issuance.
    5. There shall be no operation on Saturdays, Sundays or holidays.
    6. The crushing process, pursuant to Section IX.B.5.f., will be conducted on a twice annual basis and shall not exceed a duration of two weeks for each event. Advance notice of at least 7 business days shall be provided to the ZEO (Zoning Enforcement Officer) prior to crushing operations commencing. Once the crushing process begins, the ZEO shall confirm that the operations are being conducted in accordance with the approved plan.
    7. The hours of operation for Earth Removal shall be Monday through Friday, 7:30 AM to 4:00 PM. Maintenance can begin at 7:00 AM, but no on-site excavation or removal can occur until 7:30 AM. Crushing operations (within the twice annual two week windows) cannot commence until 8:00 AM to 4:00 PM.
    8. The sifter and crusher shall not be used simultaneously on the property.
    9. Measures to control dust from the operation shall be applied as needed.
    10. The applicant shall sweep and remove the sand from Barnum Road along the frontage of the property at least once a week.

11. No material shall be stockpiled on the property within 400 feet of any residence.
12. No material shall be brought onto the property for processing.
13. Regular inspections of the excavation sequence used by the applicant shall be conducted by the Zoning Enforcement Officer.
14. The 3-to-1 slope requirement shall be waived along portions of the perimeter of the property in accordance with Section IX.B.5.c. of the Zoning Regulations and a 2-to-1 slope permitted in its place, inasmuch as the steeper slope has previously been permitted and already exists.
15. The required 100-foot buffer shall be reduced as per the approved map in accordance with Section IX.B.5.b.(3) of the Zoning Regulations, inasmuch as the lesser buffer is warranted in order to match proposed contours to the existing contours of the adjoining land.

10/10/24 Applicant Response: In response to Item #6, there is a permanent Variance allowing crushing on this premises during business hours. We do not agree with this stipulation.

10/21/24 City Response:

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette):
1. No comment.

FIRE MARSHAL (Kris Lambert):
1. No comments.

WATER DEPARTMENT (Paul Keegan)
1. No water service in the area.

Google Earth


66'-7 3/4"
43'-9"
42'-10 1/2"
256'-9 1/2"
95'-5 1/2"
212'-11"
39'-7 1/2"
86'-6"
Vertical
Mon Apr 22 2024


Vertical
Mon Apr 22 2024


Vertical
Mon Apr 22 2024


66'-7 3/4"
43'-9"
42'-10 1/2"
256'-9 1/2"
95'-5 1/2"
212'-11"
39'-7 1/2"
86'-6"
Vertical
Mon Apr 22 2024



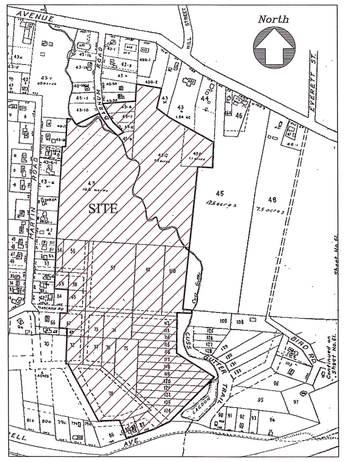

Pond At


Layers
2D

Plan Set

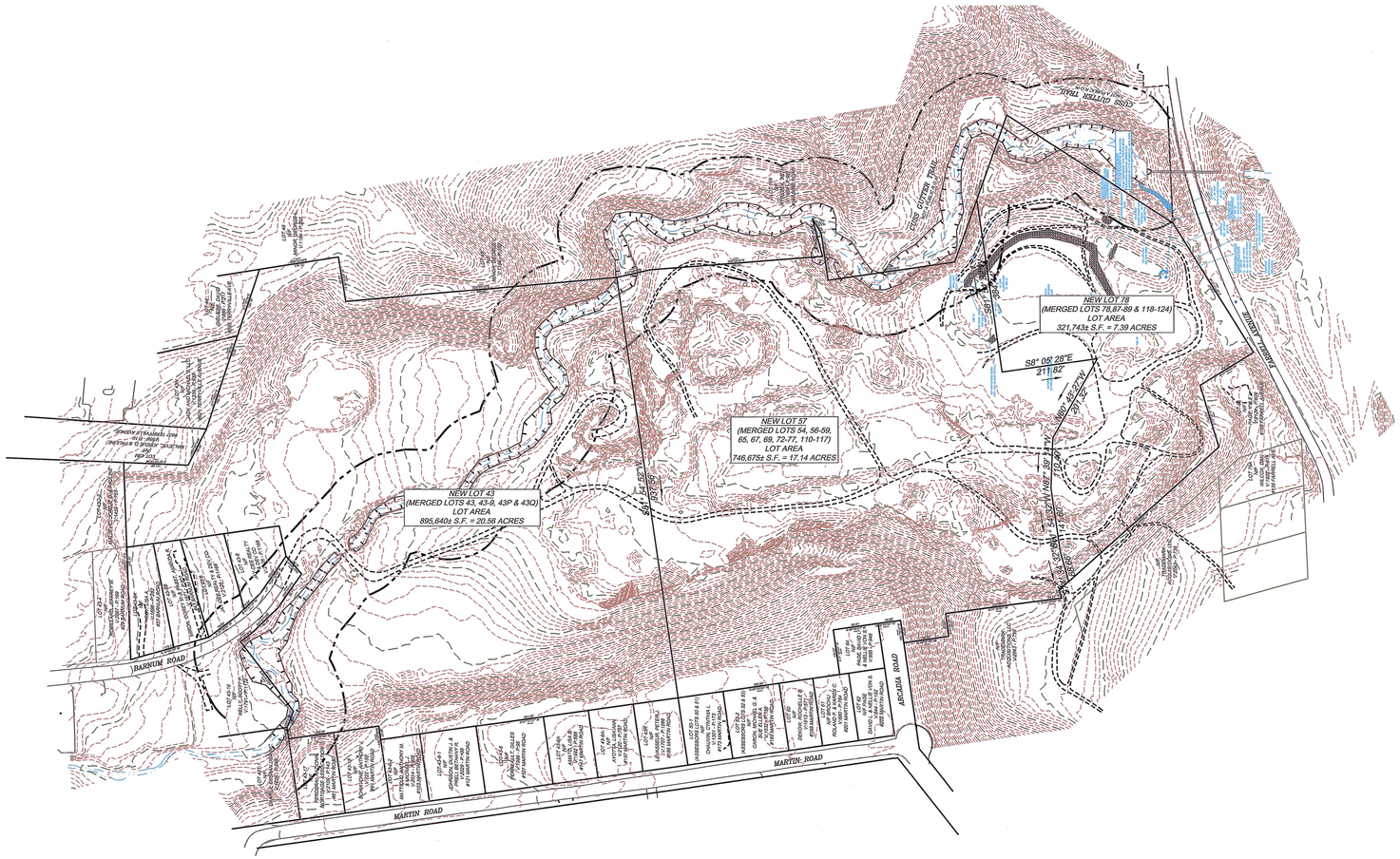
PROPOSED EARTH REMOVAL PLAN

Barnum Road & Farrell Avenue
Bristol, Connecticut
Mav 20. 2020
(Updated August 15, 2024)



SITE LOCATION PLAN
SCALE: 1"=500±

North



CITY OF BRISTOL, CONNECTICUT

This Site Plan has been approved by the Zoning Commission of the City of Bristol, CT.

Chairman/Secretary

10/21/24 Date

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Plan shall be completed by October 21, 2027. Failure to complete all such work by that date shall result in automatic expiration of the approval of this Site Plan.

REVISIONS:

07-23-20; Revised as per Staff Comments Dated July 9, 2020
03-04-21; Revised to show Lot Merger
-15-202 ; Updated Topography for Permit Renewal
8-15-2024; Updated Topography for Permit Renewal

APPROVALS:

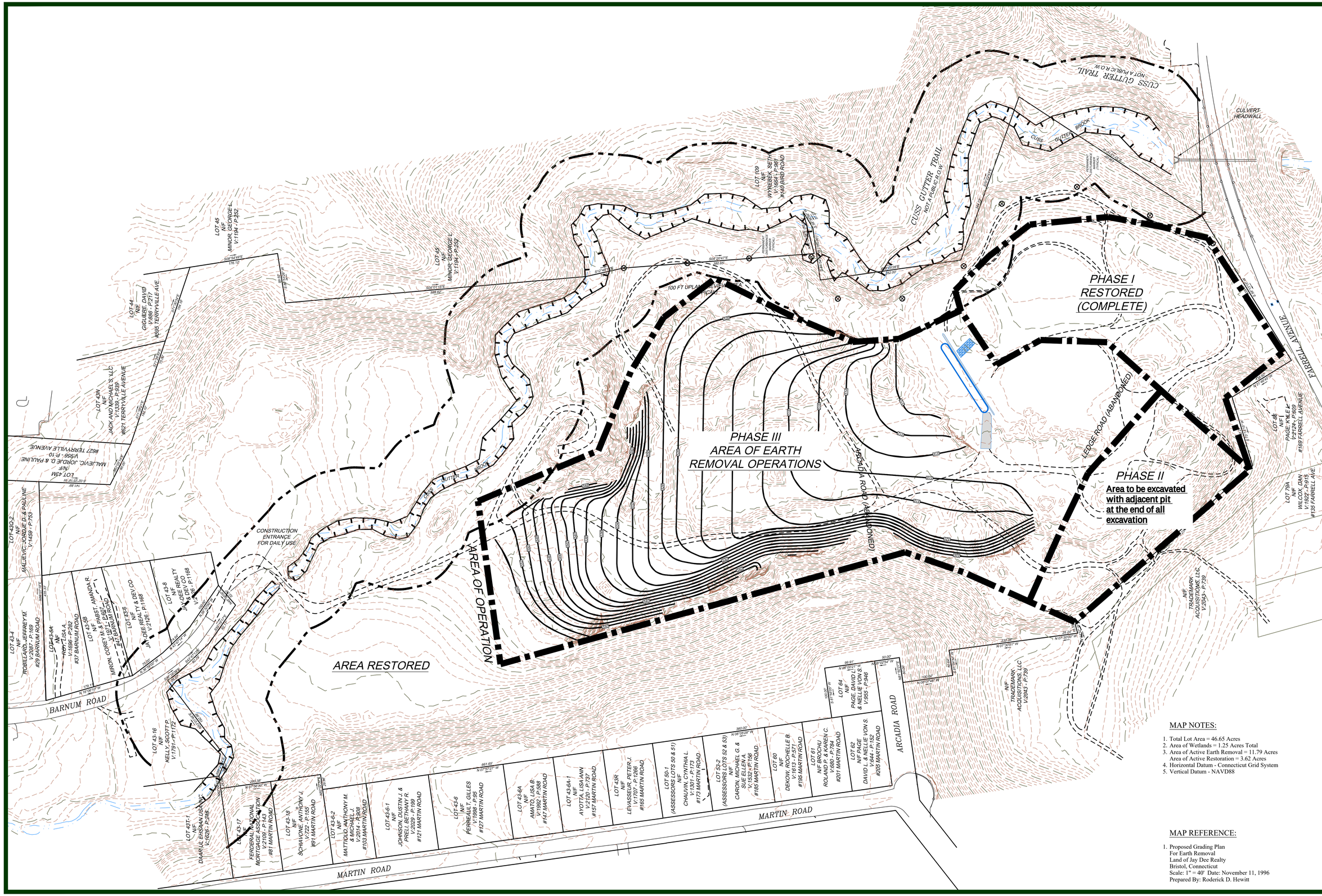
The IWWA approval was granted February 5, 2020
Special Permit Application #2374 - Removal and Processing of Earth Materials Approved: 10/17/2022
Special Permit Application #2507 - Removal and Processing of Earth Materials Approved: 10/8/2024

PREPARED FOR: *WILLOW MATERIALS LLC*
107 North Riverside Avenue
Terryville, Connecticut
06786

ENGINEER: *R. R. Hiltbrand Engineers & Surveyors*
575 North Main Street
Bristol, Connecticut
06010
Phone: (860) 582-4548

ROBERT R. HILTBRAND – P.E. # 17025

APPROVED



MAP NOTES:

1. Total Lot Area = 46.65 Acres
2. Area of Wetlands = 1.25 Acres Total
3. Area of Active Earth Removal = 11.79 Acres
   Area of Active Restoration = 3.62 Acres
4. Horizontal Datum - Connecticut Grid System
5. Vertical Datum - NAVD88

MAP REFERENCE:

1. Proposed Grading Plan
   For Earth Removal
   Land of Jay Dee Realty
   Bristol, Connecticut
   Scale: 1" = 40' Date: November 11, 1996
   Prepared By: Roderick D. Hewitt

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
80 40 0 80 160
1 Inch = 80 Feet

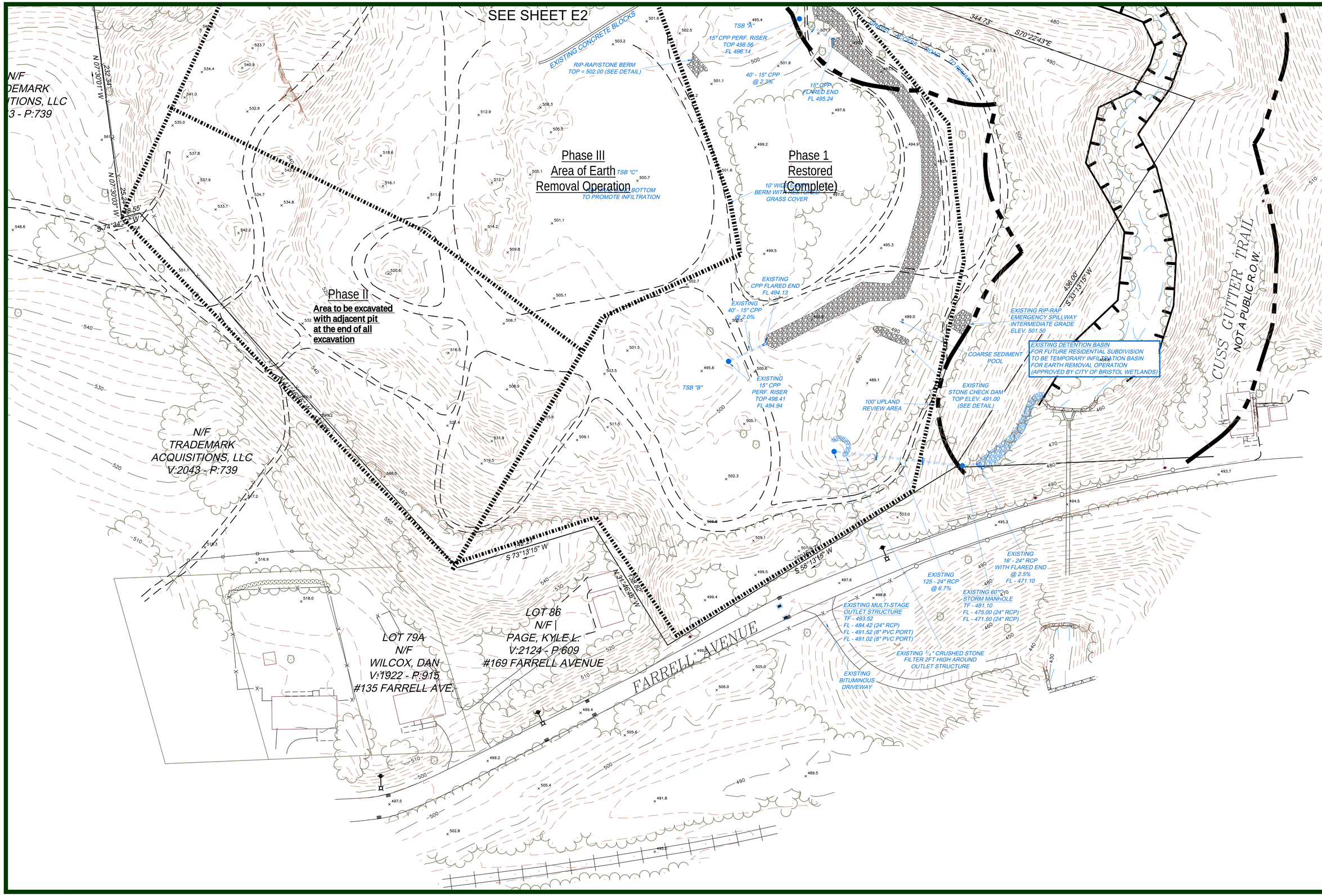
OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

OVERALL PHASE MAP

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: P
PHASE MAP



DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

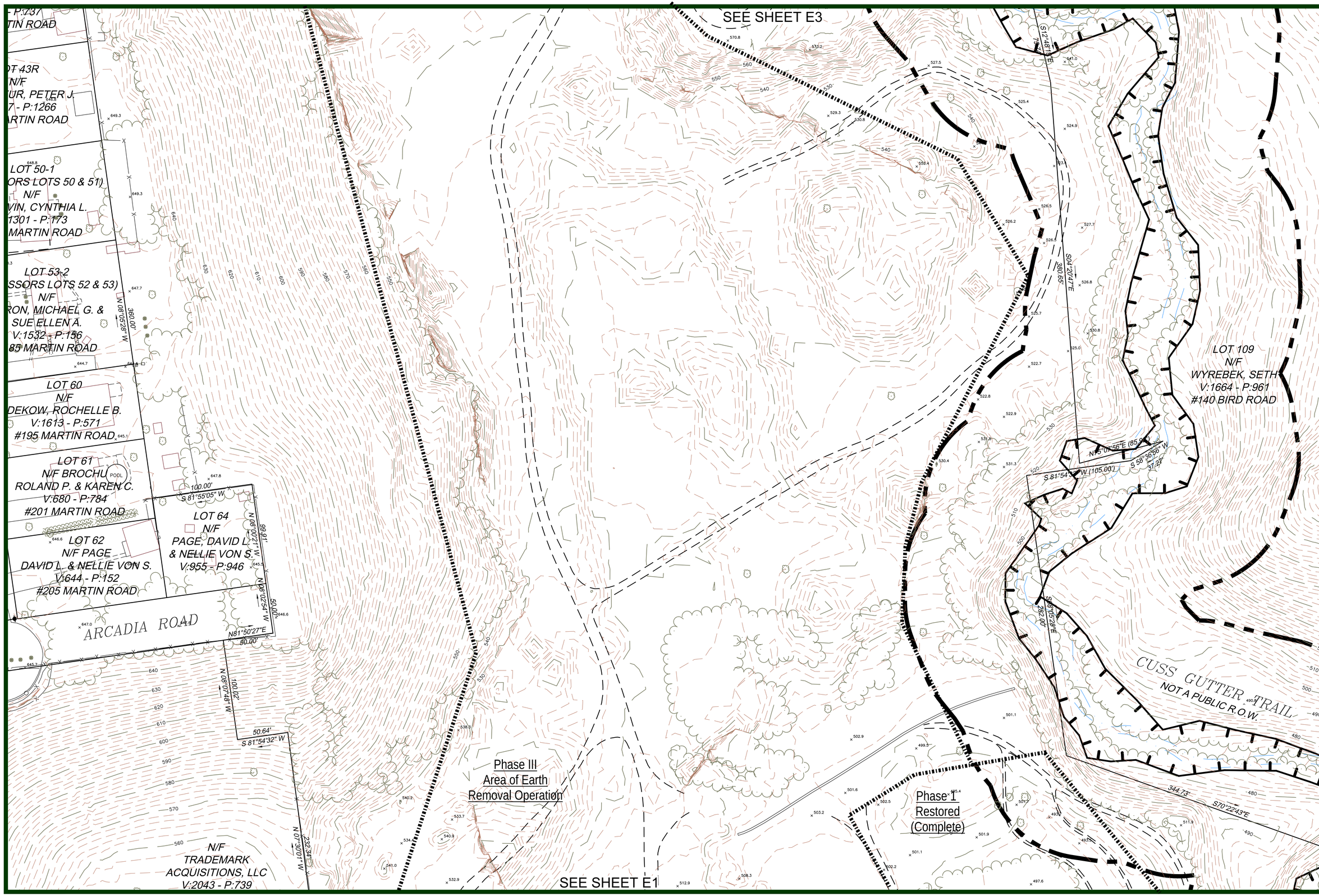
R. R. HILTBRAND Engineers and Surveyors

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

EXISTING CONDITIONS PLAN

EARTH REMOVAL PLAN
BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: E1



DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Surveyors

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

EXISTING CONDITIONS PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: E2



DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

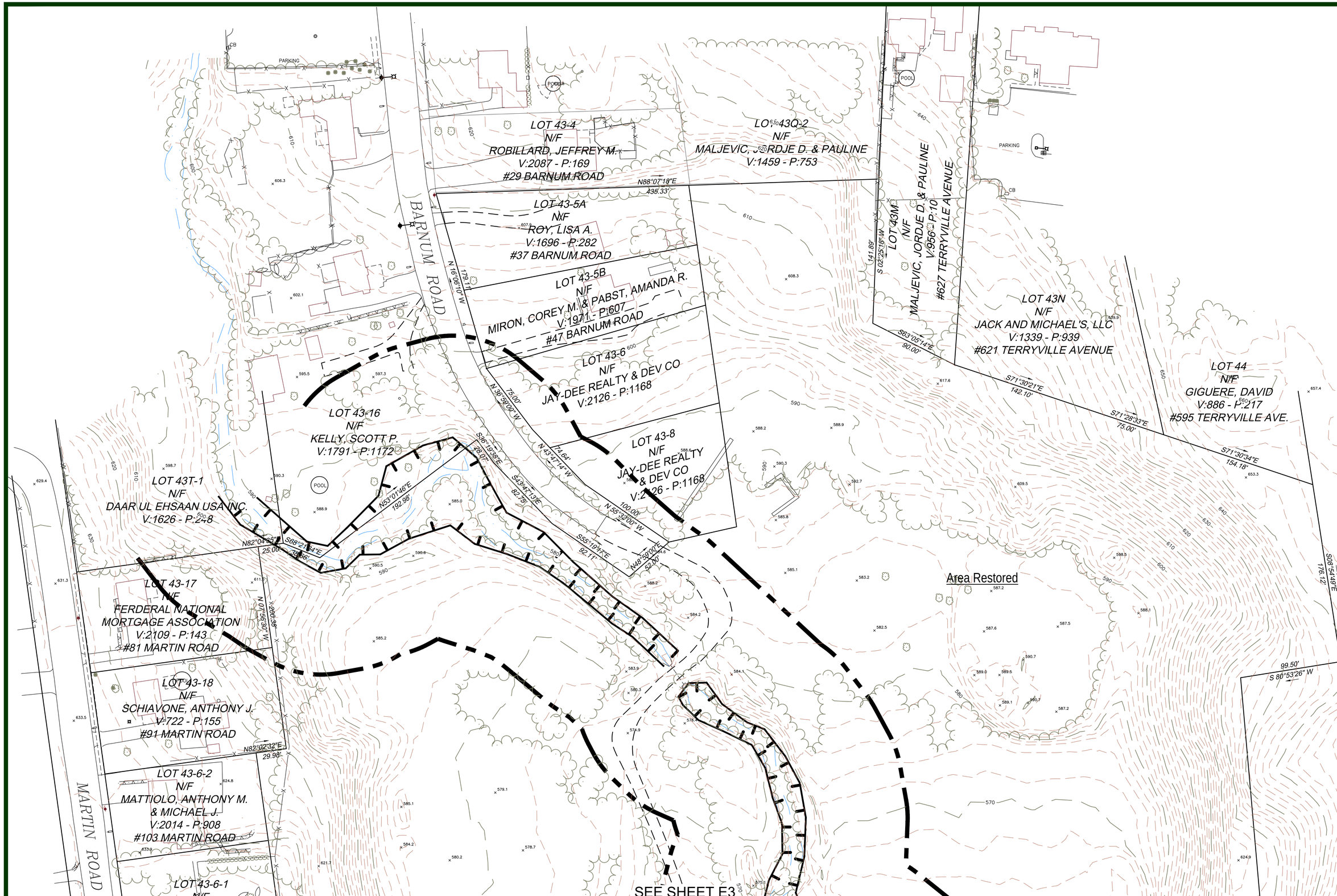
R. R. HILTBRAND Engineers and Surveyors

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

EXISTING CONDITIONS PLAN

EARTH REMOVAL PLAN
BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: E3



DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Surveyors

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

EXISTING CONDITIONS PLAN

EARTH REMOVAL PLAN
BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: E4

Site Stormwater Quality and Erosion Control Design Notes

The system consists of two temporary sediment basins and a detention basin that was designed to be in place for a future R-15 Residential development. The basin is to be utilized as a storm water quality basin to infiltrate any flows exiting the Temporary Sediment Basins (A, B & C) with the goal of no outflows to the Cuss Gutter Brook. Monitoring since 2012± indicates no overflows from the detention basin to date. The stormwater quality basin has a storage volume of 2.9 Ac. Ft.

Temporary Sediment Basin "C" was not part of the original design and was constructed to help mitigate the effects of sedimentation from a large screened sand stockpile that was located west of TSB "C". That stockpile has since been removed, but TSB "C" has remained in place.

The following tables depict design parameters for the storm water quality system based on various site conditions. This can be found in the Drainage Report by R.R. Hiltbrand Engineers & Surveyors dated March 10, 2009, as submitted for a Wetlands Permit Application.

Proposed Storm Water Quality Basin - Active Earth Removal Operation

Storm	Routed Outflow	Inflow	Peak Flow Diff.	Water Surface Elevation
(yr.)	(CFS)	(CFS)	(CFS)	(FT)
2	2.62	11.25	-8.63	491.80
5	6.32	23.01	-16.69	493.31
10	14.16	32.01	-17.85	493.93
25	27.10	44.99	-17.89	494.35
50	32.78	57.04	-24.26	494.76
100	37.17	69.78	-32.61	495.19

Proposed Storm Water Quality Basin – Earth Removal Complete Everything Stabilized

Storm	Routed Outflow	Inflow	Peak Flow Diff.	Water Surface Elevation
(yr.)	(CFS)	(CFS)	(CFS)	(FT)
2	0.00*	0.00	0.00	489.00
5	0.00*	0.11	-0.11	489.00
10	0.00*	0.40	-0.40	489.00
25	0.00*	1.19	-1.19	489.00
50	0.00*	3.43	-3.43	489.78
100	0.51	6.89	-6.38	491.14

*No Outflow through the outlet structure due to infiltration in basin bottom.

Proposed Storm Water Quality Basin – Future R-15 Subdivision Feasibility

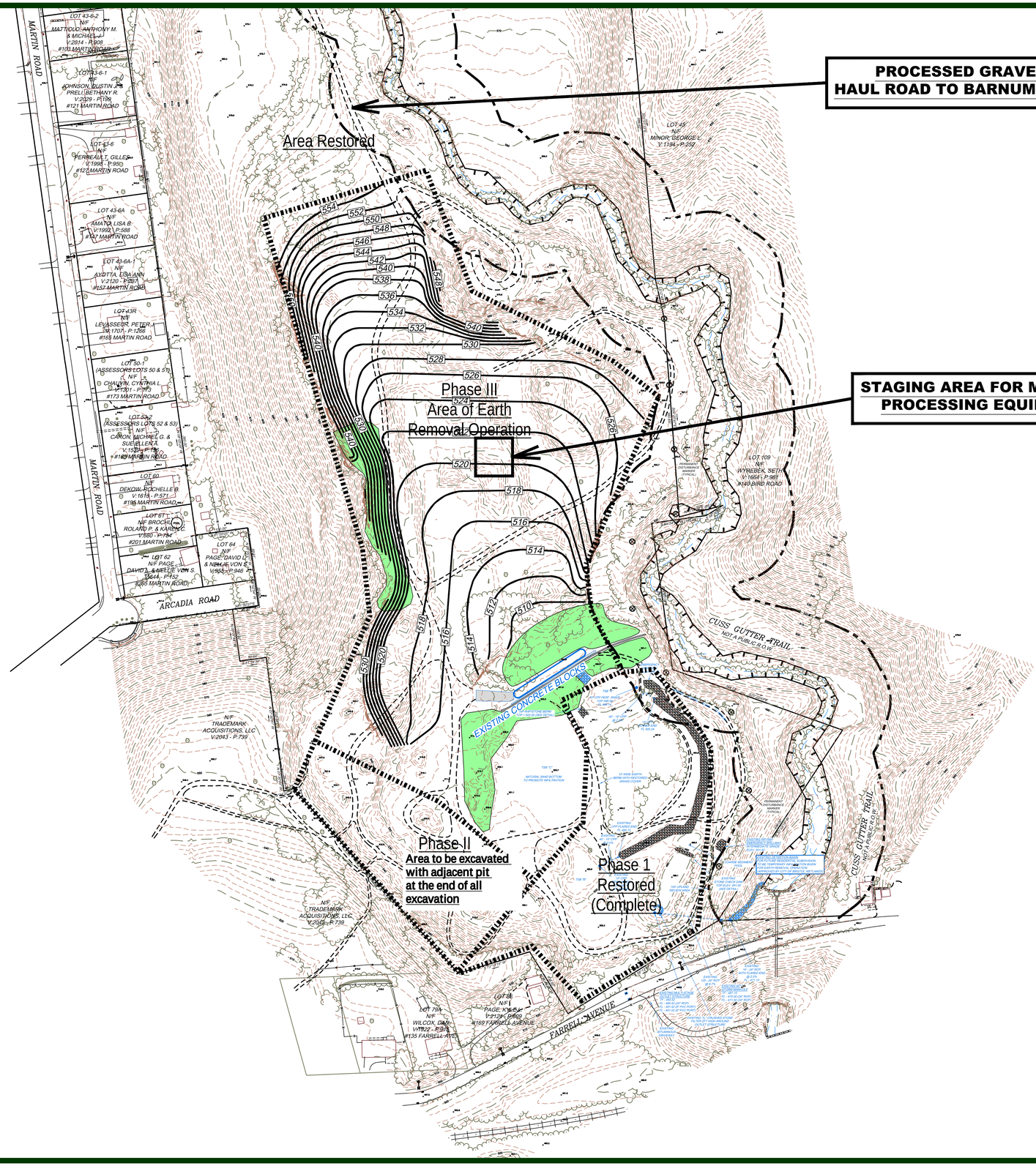
Storm	Routed Outflow	Inflow	Peak Flow Diff.	Water Surface Elevation
(yr.)	(CFS)	(CFS)	(CFS)	(FT)
2	0.00*	0.90	-0.90	489.00
5	0.00*	5.16	-5.16	490.44
10	1.84	9.76	-7.92	491.61
25	5.04	17.73	-12.69	492.72
50	7.77	25.88	-18.11	493.62
100	17.28	35.20	-17.92	494.04

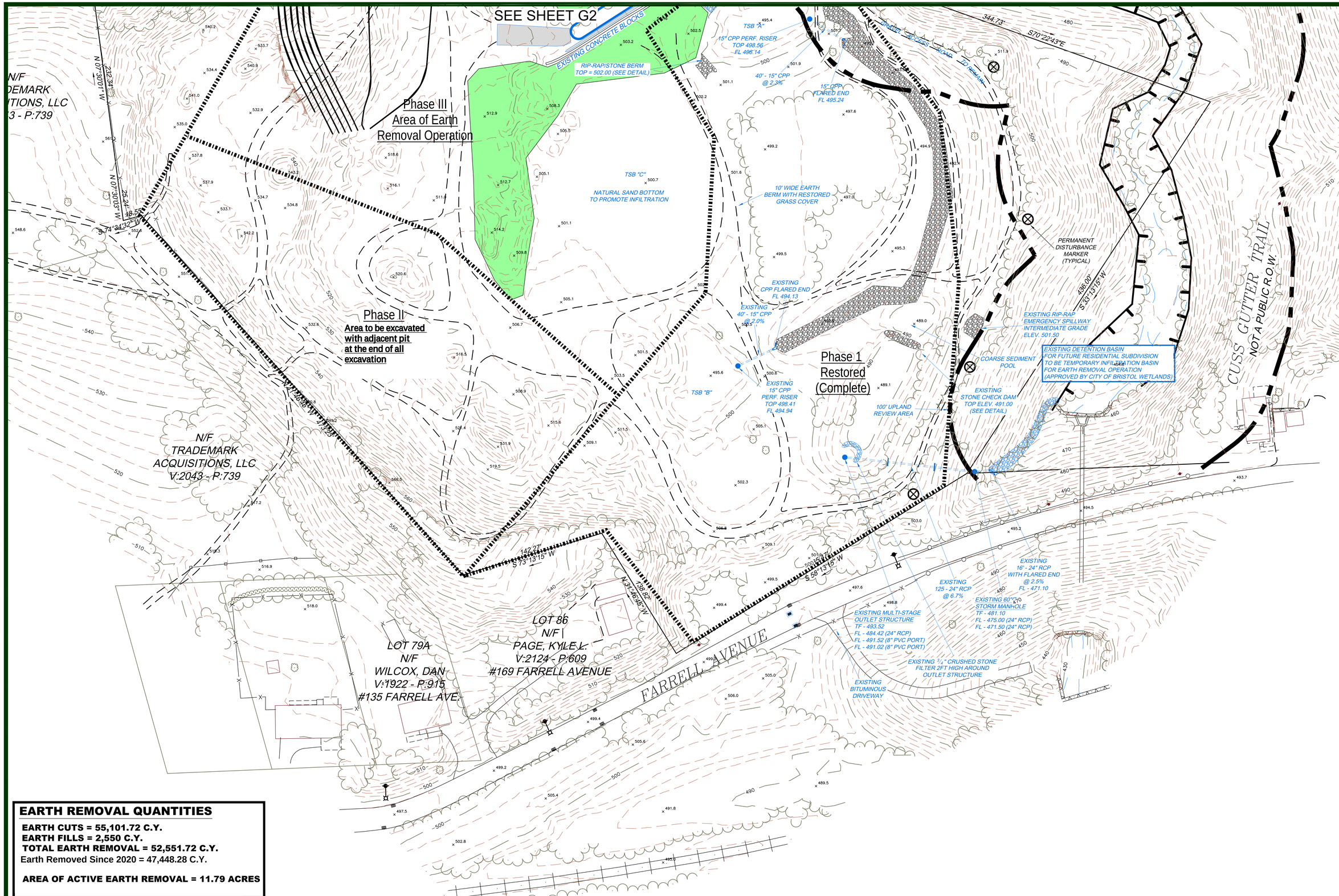
*No Outflow through the outlet structure due to infiltration in basin bottom.

TSB "A"
Drainage Area = 12.7 Acres
Dry Volume Sediment Storage Required = 0.06 Ac. Ft.
Wet Volume Storage Required = 0.12 Ac. Ft.
Total Basin Storage Provided = 0.25 Ac. Ft.

TSB "B"
Drainage Area = 17.6 Acres
Dry Volume Sediment Storage Required = 0.08 Ac. Ft.
Wet Volume Storage Required = 0.16 Ac. Ft.
Total Basin Storage Provided = 0.25 Ac. Ft.

TSB "C"
No Design Requirement
Temporary implementation to handle sediment from a stockpile that no longer exists.
Estimated Volume Provided = 0.75 Ac. Ft.


PROCESSED GRAVEL HAUL ROAD TO BARNUM ROAD
STAGING AREA FOR MATERIAL PROCESSING EQUIPMENT
Area Restored
Phase III Area of Earth Removal Operation
Phase II Area to be excavated with adjacent pit at the end of all excavation
Phase 1 Restored (Complete)
MARTIN ROAD
ARCADIA ROAD
FARRELL AVENUE
CUSS GUTTER TRAIL
NOT A PUBLIC R.O.W.
EXISTING CONCRETE BLOCKS
LOT 43-6-2 N/F MATTIOLO, ANTHONY M. & MICHELE V.2014 - P.908 #103 MARTIN ROAD
LOT 43-6-1 N/F JOHNSON, JUSTIN PRELI, BETHANY R. V.2029 - P.196 #121 MARTIN ROAD
LOT 43-6 N/F PERREAULT, GILLES V.1998 - P.950 #127 MARTIN ROAD
LOT 43-6A N/F AMATO, LISA B. V.1992 - P.568 #147 MARTIN ROAD
LOT 43-6A-1 N/F AYOTTA, LISA ANN V.2120 - P.1071 #157 MARTIN ROAD
LOT 43R N/F LEVASSEUR, PETER J. V.1707 - P.1256 #165 MARTIN ROAD
LOT 50-1 ASSESSORS LOTS 50 & 51 N/F CHAUVIN, CYNTHIA L. V.1301 - P.193 #173 MARTIN ROAD
LOT 52-2 ASSESSORS LOTS 52 & 53 N/F CARON, MICHAEL G. & SUE ELLEN A. V.1532 - P.196 #187 MARTIN ROAD
LOT 60 N/F DEKOW, ROCHELLE B. V.1618 - P.571 #195 MARTIN ROAD
LOT 61 N/F BROCHU, ROLAND P. & KAREN C. V.880 - P.744 #201 MARTIN ROAD
LOT 62 N/F PAGE, DAVID L. & NEALIE VON S. V.644 - P.152 #283 MARTIN ROAD
LOT 64 N/F PAGE, DAVID L. & NEALIE VON S. V.955 - P.946
LOT 45 N/F MINOR, GEORGE V. V.1194 - P.252
LOT 109 N/F WYREBEK, SETH V.1664 - P.969 #340 BIRD ROAD
N/F TRADEMARK ACQUISITIONS, LLC V.2043 - P.739
LOT 78A N/F WILCOX, DAN V.1922 - P.91 #135 FARRELL AVE.
LOT 78 N/F PAGE, KYLE C. V.2139 - P.602 #169 FARRELL AVENUE
PERMANENT DISTURBANCE LIMIT (TYPICAL)
PERMANENT MAINTENANCE MARKER (TYPICAL)
EXISTING STONE CHECK DAM TO BE REMOVED ONCE SITE IS STABILIZED
EXISTING STONE CHECK DAM TO REMAIN
EXISTING STONE CHECK DAM TO BE REMOVED
EXISTING STONE CHECK DAM TO BE REMOVED ONCE SITE IS STABILIZ



EARTH REMOVAL QUANTITIES

EARTH CUTS = 55,101.72 C.Y.
EARTH FILLS = 2,550 C.Y.
TOTAL EARTH REMOVAL = 52,551.72 C.Y.
Earth Removed Since 2020 = 47,448.28 C.Y.

AREA OF ACTIVE EARTH REMOVAL = 11.79 ACRES

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Surveyors

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

PROPOSED GRADING PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: G1

EARTH REMOVAL QUANTITIES

EARTH CUTS = 55,101.72 C.Y.
EARTH FILLS = 2,550 C.Y.
TOTAL EARTH REMOVAL = 52,551.72 C.Y.
Earth Removed Since 2020 = 47,448.28 C.Y.

AREA OF ACTIVE EARTH REMOVAL = 11.79 ACRES

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

SEE SHEET G3

SEE SHEET G1

Phase III
Area of Earth
Removal Operation

Phase 1
Restored
(Complete)

LOT 109
N/F
WYREBEK, SETH
V:1664 - P:961
#140 BIRD ROAD

LOT 50-1
(SORS LOTS 50 & 51)
N/F
VIN, CYNTHIA L.
1301 - P:173
MARTIN ROAD

LOT 53-2
SSORS LOTS 52 & 53)
N/F
RON, MICHAEL G. &
SUE ELLEN A.
V:1532 - P:156
85 MARTIN ROAD

LOT 60
N/F
DEKOW, ROCHELLE B.
V:1613 - P:571
#195 MARTIN ROAD

LOT 61
N/F BROCHU
ROLAND P. & KAREN C.
V:680 - P:784
#201 MARTIN ROAD

LOT 62
N/F PAGE
DAVID L. & NELLIE VON S.
V:644 - P:152
#205 MARTIN ROAD

LOT 64
N/F
PAGE, DAVID L.
& NELLIE VON S.
V:955 - P:946

N/F
TRADEMARK
ACQUISITIONS, LLC
V:2043 - P:739

ARCADIA ROAD

CUSS GUTTER TRAIL
NOT A PUBLIC R.O.W.

PERMANENT DISTURBANCE MARKER (TYPICAL)

EXISTING CONCRETE BLOCKS

RIP-RAP/STONE BERM
TOP = 502.00 (SEE DETAIL)

EMERGENCY SPILLWAY
ELEV. 503.00

TSB "A"

15" CPP PERF. RISER
TOP 498.56
FL 496.14

15" CPP
FLARED END
FL 495.24

S 12°48'15" E 380.65'

S04°20'47"E 380.65'

S 81°54'32" W (105.00')

N 08°05'28" W 360.00'

N 07°50'01" W 232.34'

N 08°02'21" W 99.91'

N 81°54'32" E 100.00'

N 08°02'48" W 100.02'

S 81°54'32" W 50.64'

N81°50'27"E 50.00'

S 81°55'05" W 100.00'

S 08°05'28" E 282.00'

S70°22'43"E 344.73'

N 75°07'56"E (85.00')

S 58°36'56" W 57.25'

S.81°54'32"W (105.00')

N81°50'27"E 50.00'

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 0 20 40 80
1 Inch = 40 Feet

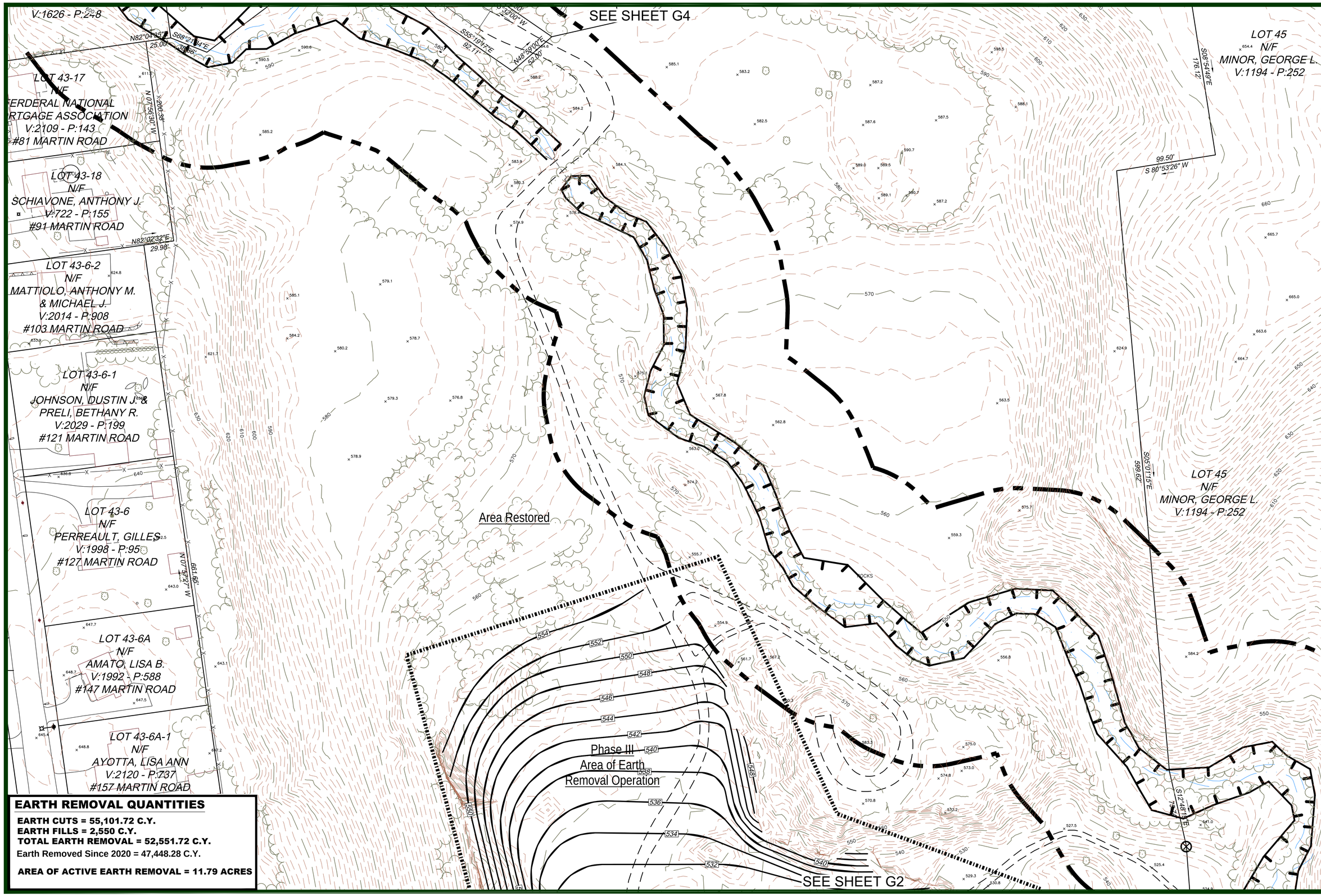
OWNER/APPLICANT:
WILLOW MATERIALS, LLC
1000 FARREL AVENUE
TERRYVILLE, CT 06786

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

PROPOSED GRADING PLAN

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: G2



EARTH REMOVAL QUANTITIES

EARTH CUTS = 55,101.72 C.Y.
EARTH FILLS = 2,550 C.Y.
TOTAL EARTH REMOVAL = 52,551.72 C.Y.
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DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Surveyors

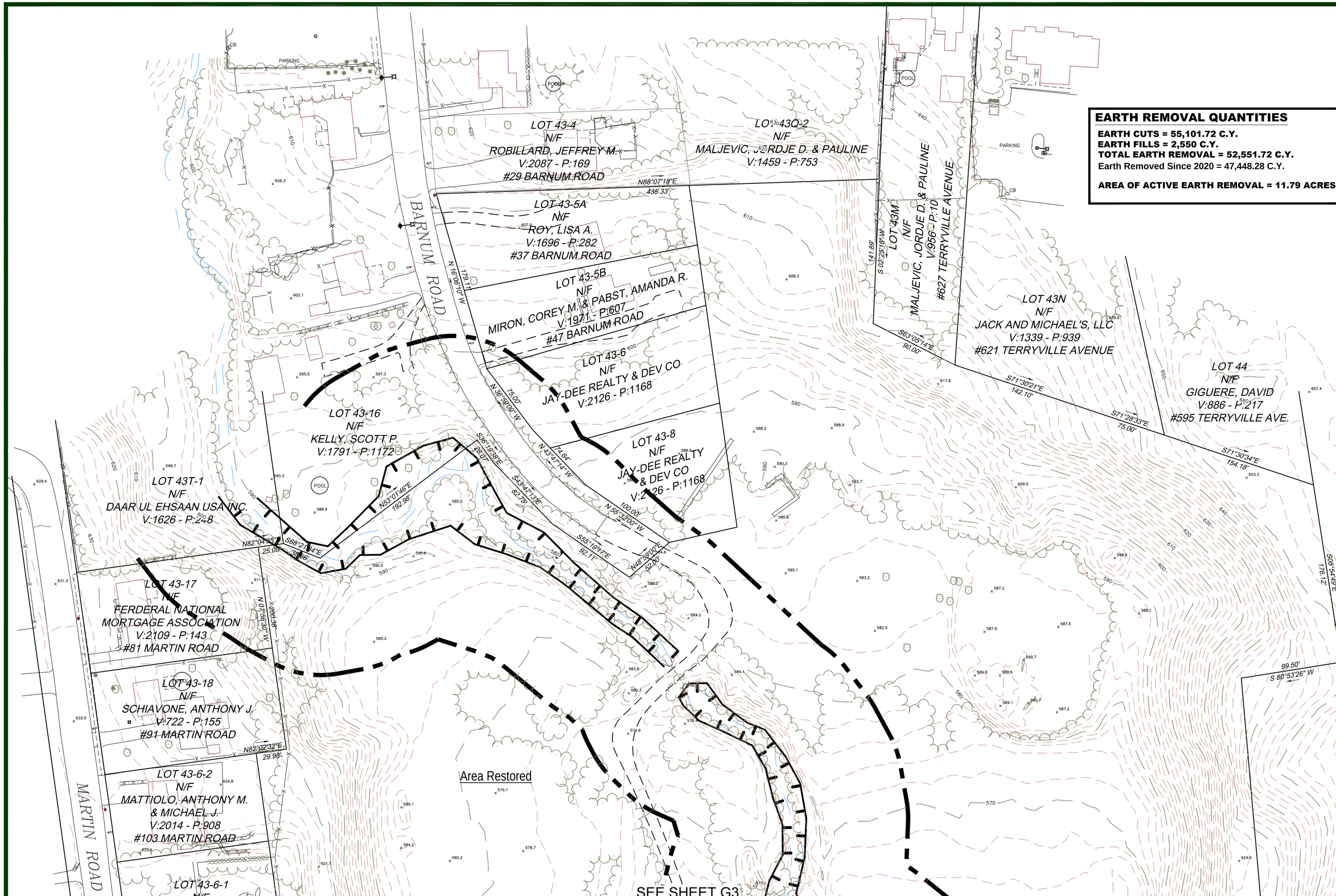
OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

PROPOSED GRADING PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: G3



EARTH REMOVAL QUANTITIES

EARTH CUTS = 55,101.72 C.Y.
EARTH FILLS = 2,550 C.Y.
TOTAL EARTH REMOVAL = 52,551.72 C.Y.
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DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Surveyors

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

PROPOSED GRADING PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: G4

Cut/Fill Report

Generated: 2024-08-13 18:23:49
By user: jasone
Drawing: K:\PROJECTS\2972-SCHULTZ-BARNUM AVE-BRISTOL\SURVEY\K:\PROJECTS\2972-SCHULTZ-BARNUM AVE-BRISTOL\SURVEY\2972-JEA-BASE-2024.dwg

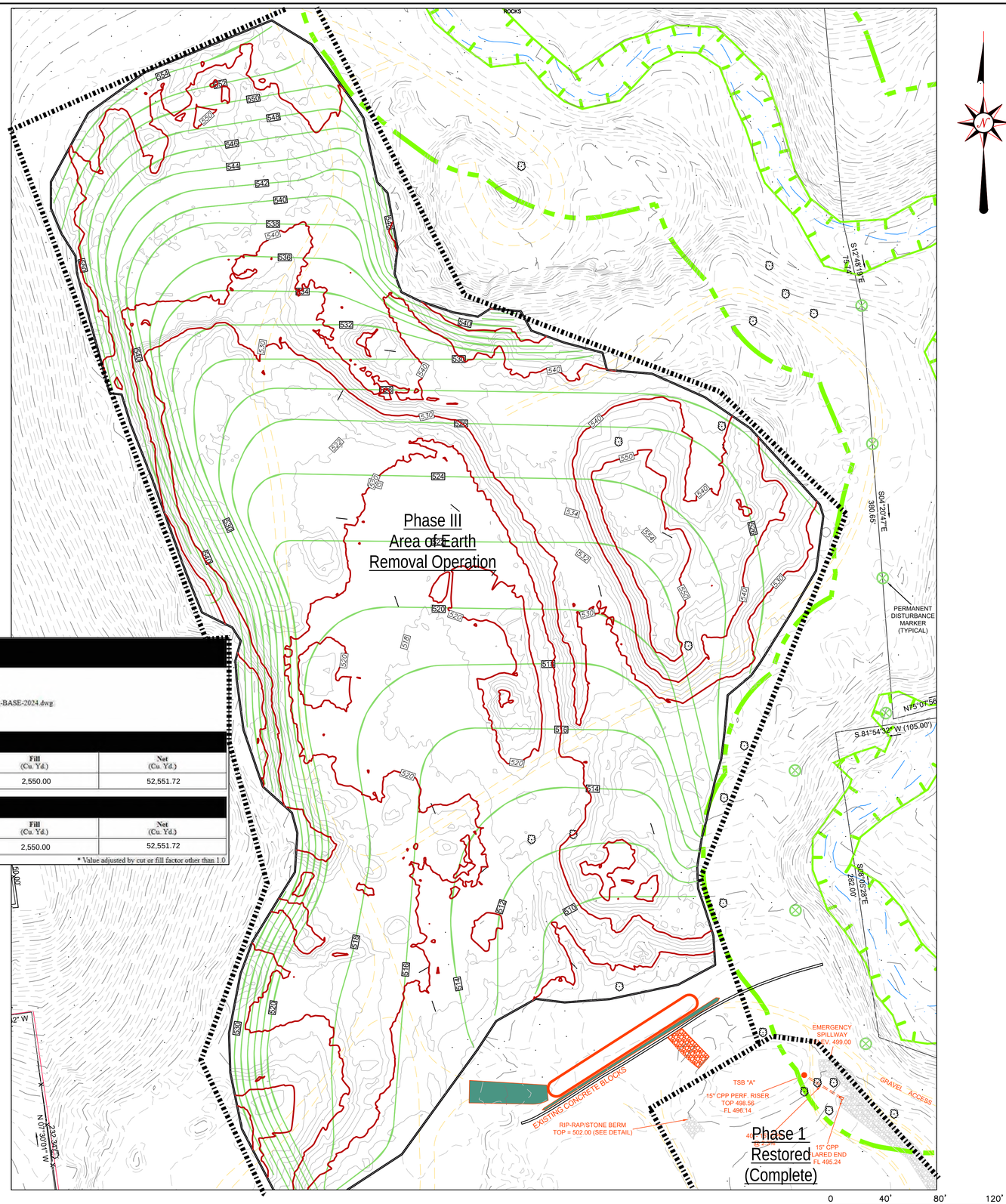
Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
2024-2022	full	1.00	1.00	397,021.64	55,101.72	2,550.00	52,551.72

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	397,021.64	55,101.72	2,550.00	52,551.72

* Value adjusted by cut or fill factor other than 1.0



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Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXXX	XXXX

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=50'

TITLE

EXCAVATION ANALYSIS

SHEET NO.:
OS
OVERALL SECTION

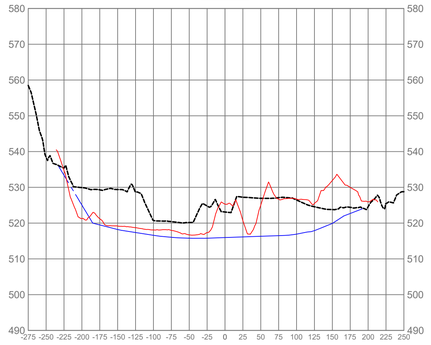
SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
SOUTH TO NORTH
SCALE: 1"=100' HOR.
1"=20' VERT.

ORIGINAL GRADE

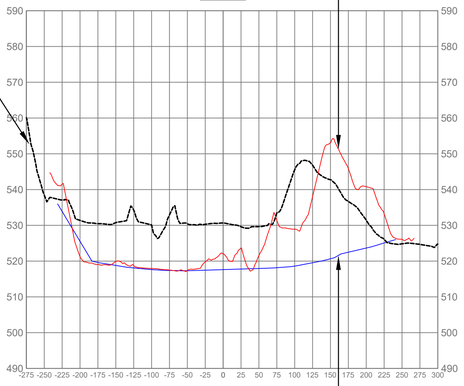
GRADE PER 8-13-24 SURVEY

PROPOSED GRADE PER APPROVED PLANS

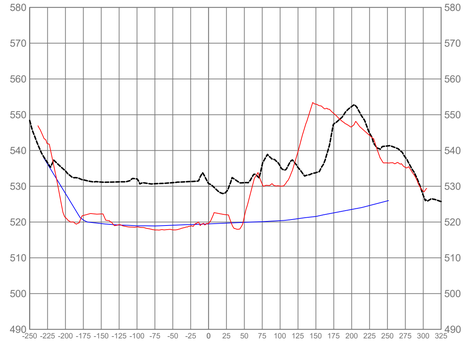
4+00
SL-30



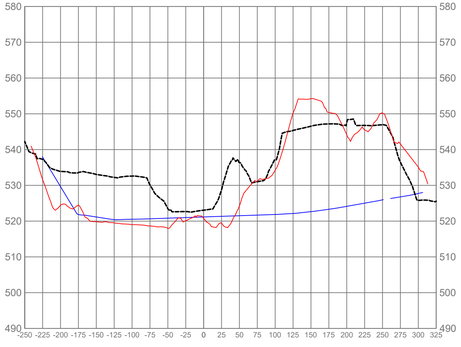
4+50
SL-31



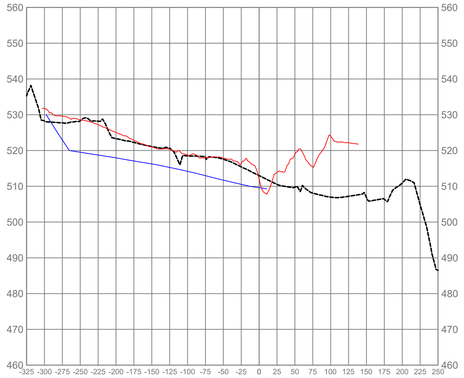
5+00
SL-32



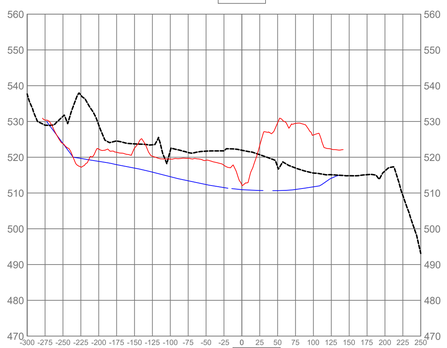
5+50
SL-33



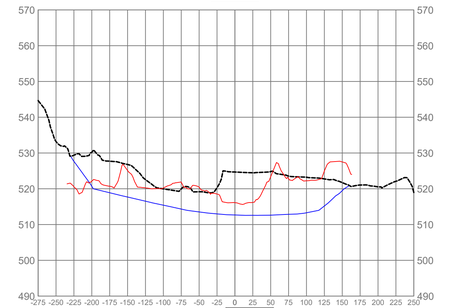
2+00
SL-26



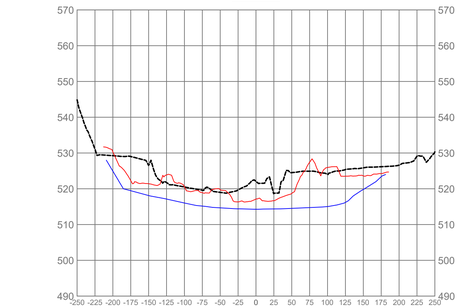
2+50
SL-27



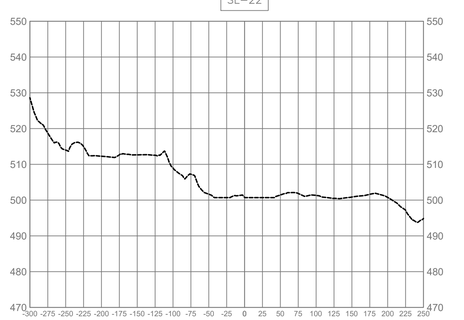
3+00
SL-28



3+50
SL-29



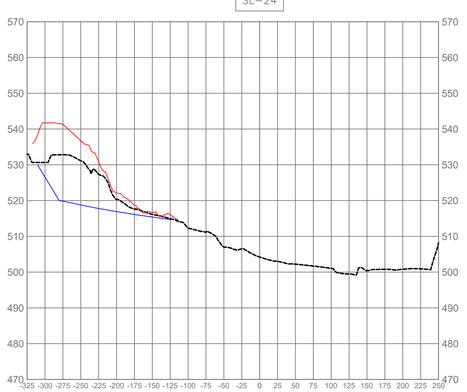
0+00
SL-22



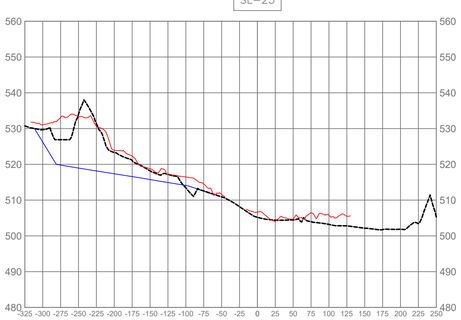
0+50
SL-23



1+00
SL-24



1+50
SL-25



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www.jedwardsassoc.com

WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	xxxx	xxxx

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=100'

TITLE

CROSS SECTIONS

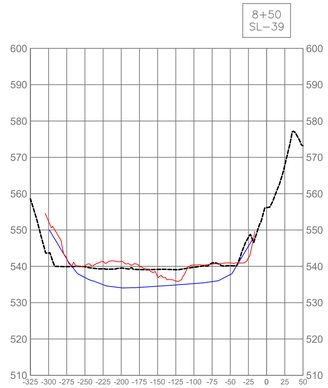
SHEET NO.:
S1

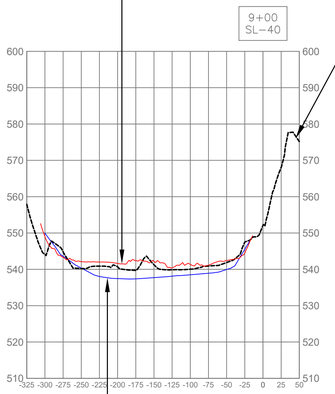
SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
SOUTH TO NORTH
SCALE: 1"=100' HOR.
1"=20' VERT.

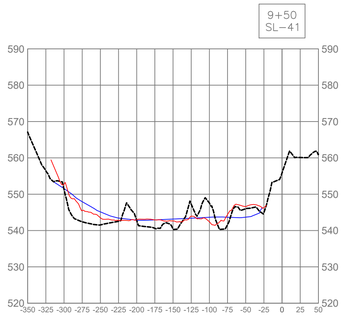
GRADE PER 8-13-24 SURVEY

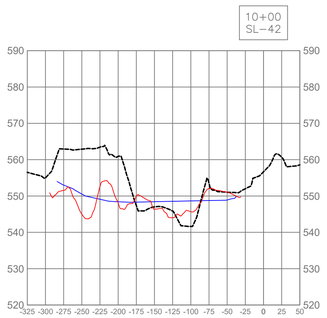
ORIGINAL GRADE

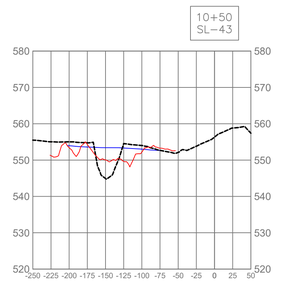
PROPOSED GRADE PER APPROVED PLANS

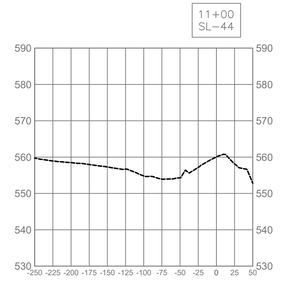


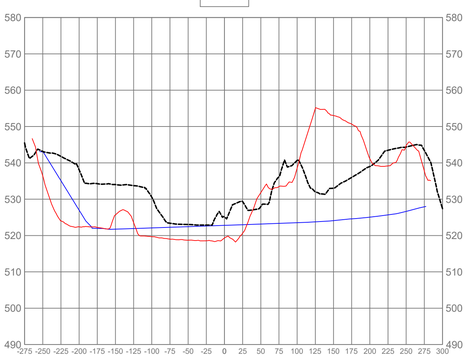


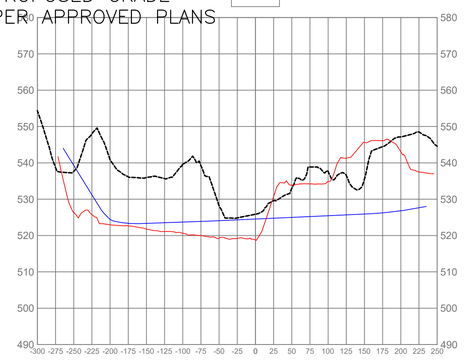


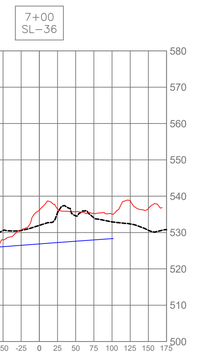


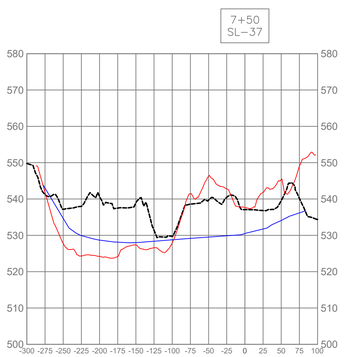


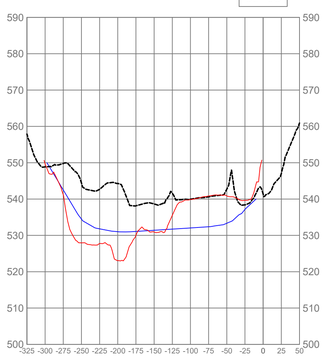












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WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXXX	XXXX

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=100'

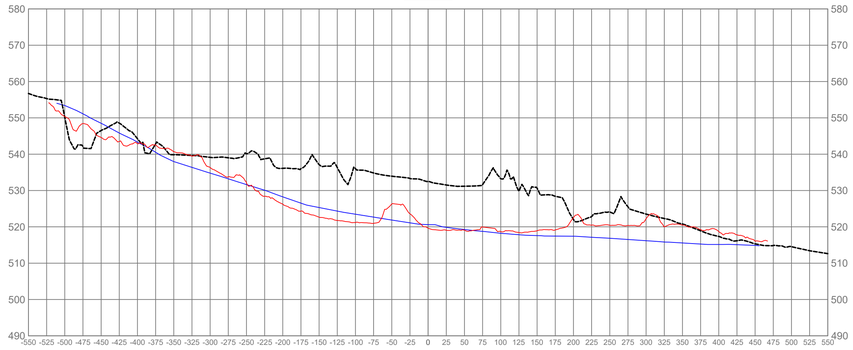
TITLE

CROSS SECTIONS

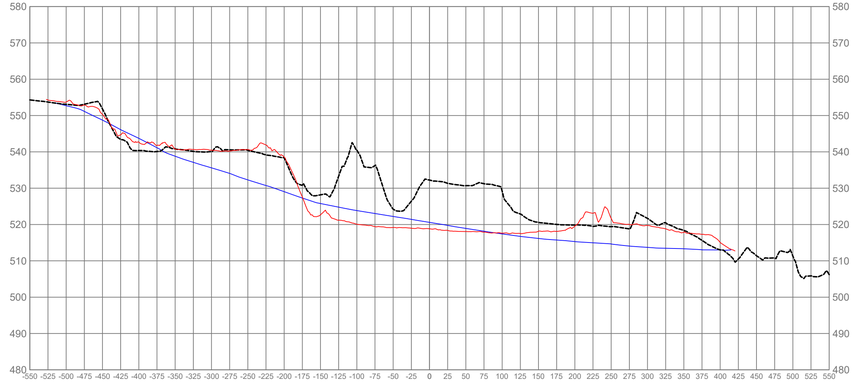
SHEET NO.:
S2

SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
WEST TO EAST
SCALE: 1"=100' HOR.
1"=20' VERT.

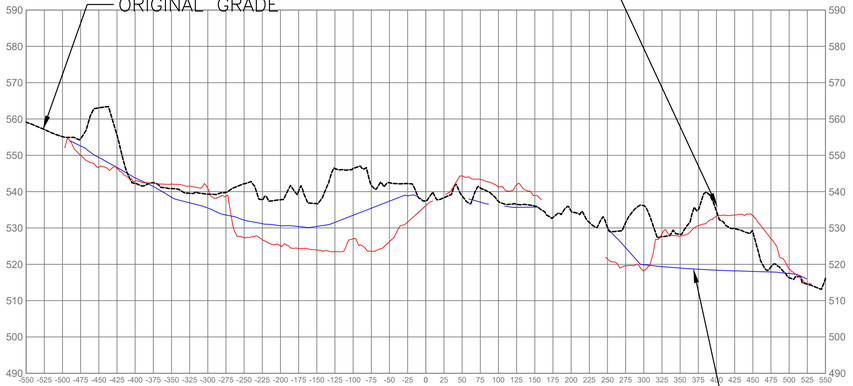
2+00
SL-49



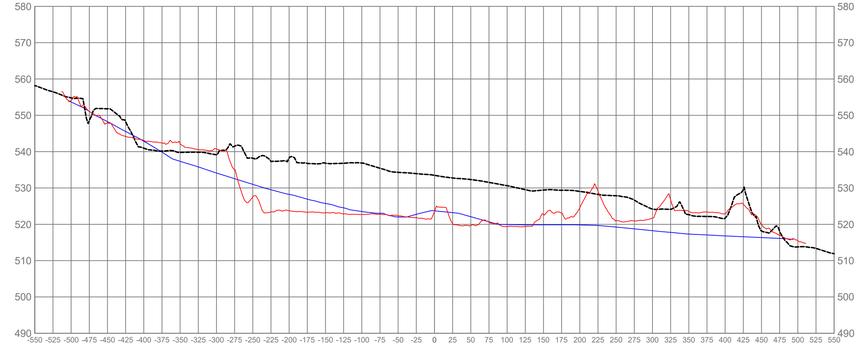
2+50
SL-50



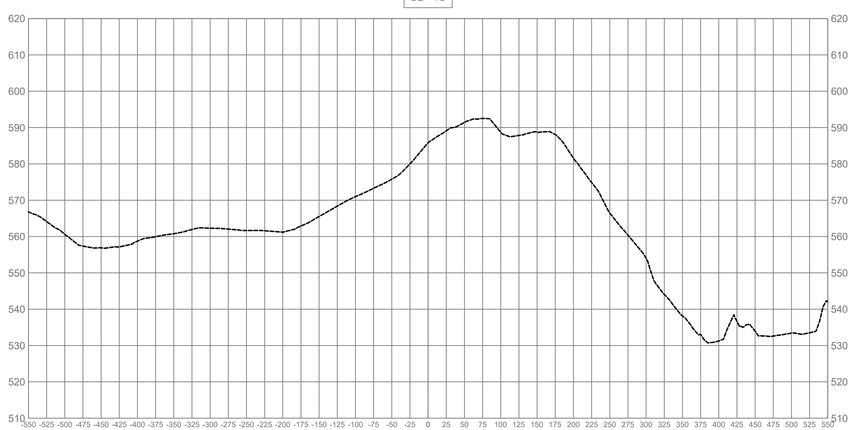
1+00
SL-47



1+50
SL-48



0+00
SL-45



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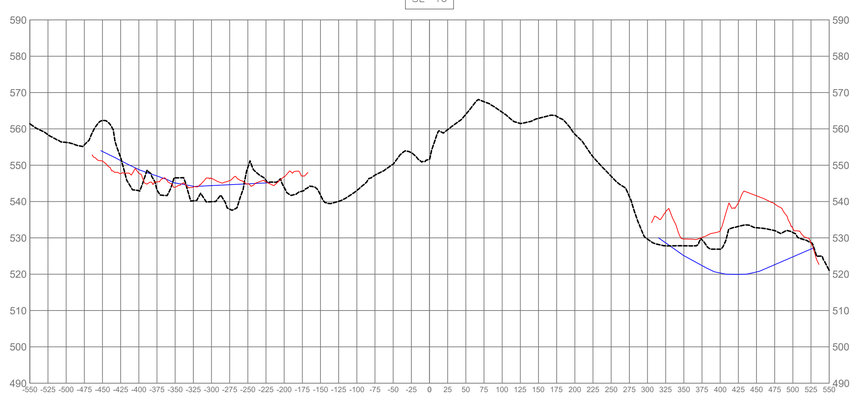
SL-46



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WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXXX	XXXX

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=100'

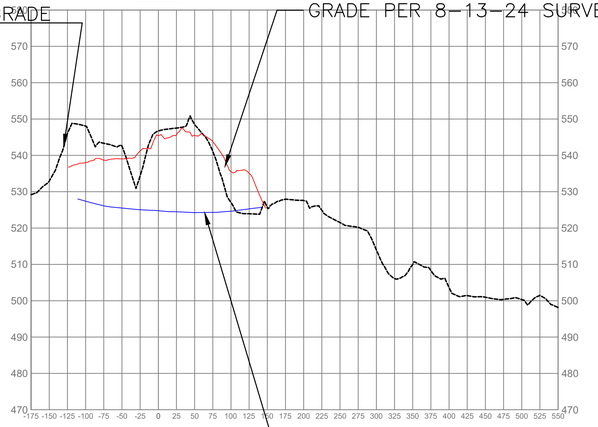
TITLE

CROSS SECTIONS

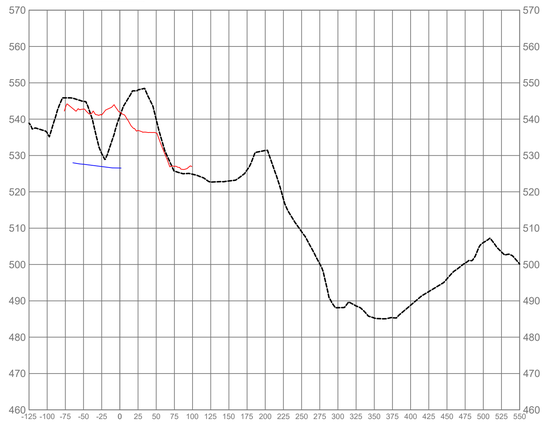
SHEET NO.:
S3

SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
WEST TO EAST
SCALE: 1"=100' HOR.
1"=20' VERT.

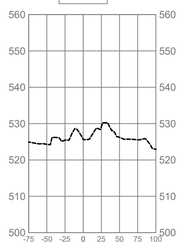
5+50
SL-56



6+00
SL-57



6+50
SL-58



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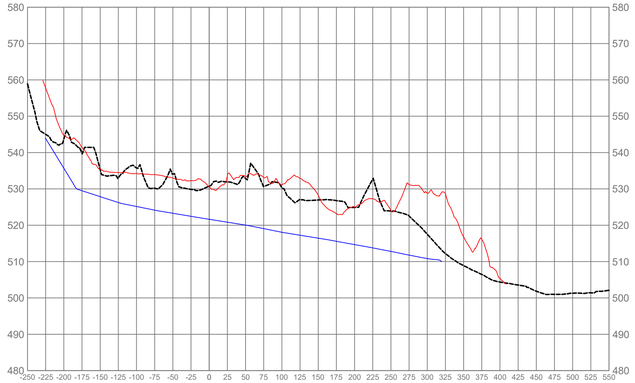

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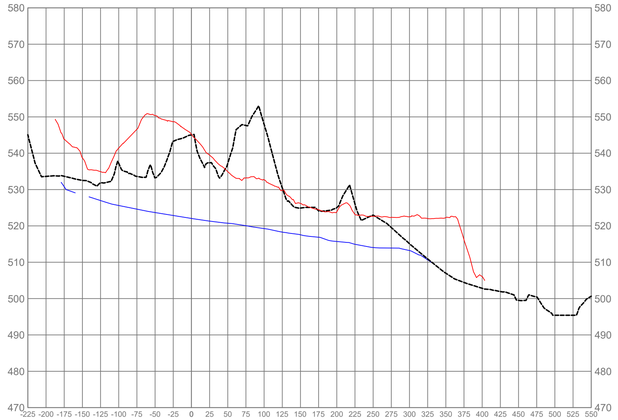

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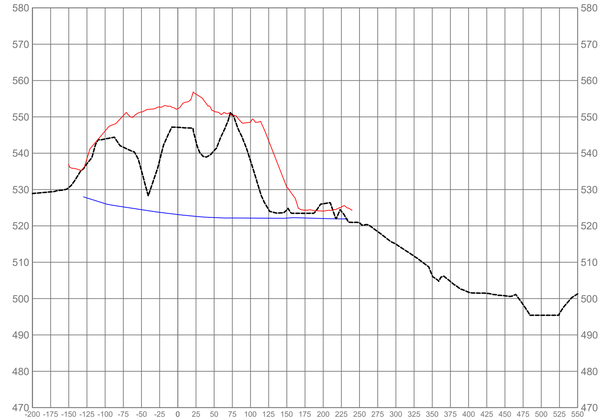


3+00
SL-51



3+50
SL-52



J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

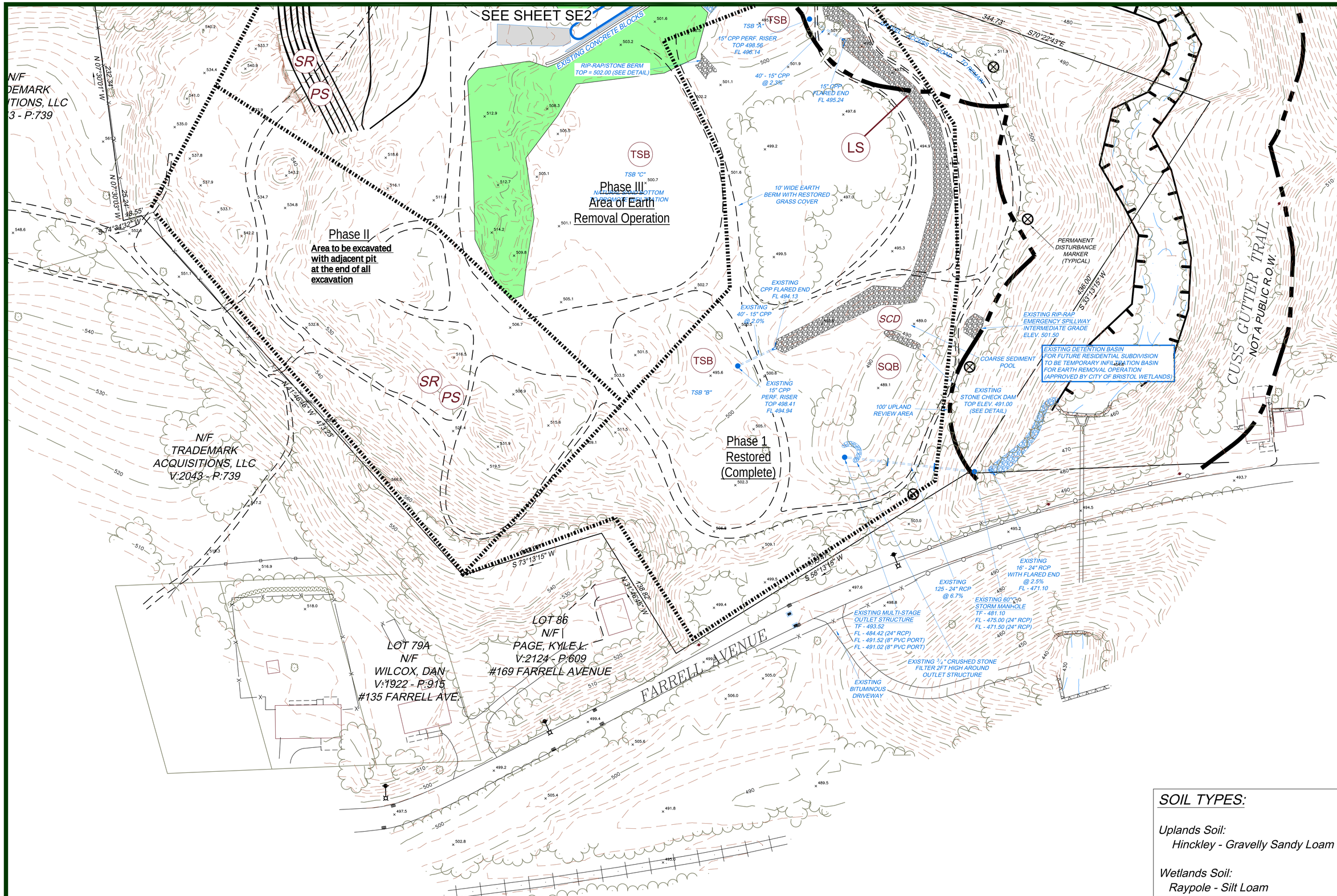
#	DATE	DESCRIPTION
1	XXXX	XXXX

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=100'

TITLE

CROSS SECTIONS

SHEET NO.:
S4



SOIL TYPES:

Uplands Soil:
Hinckley - Gravelly Sandy Loam

Wetlands Soil:
Raypole - Silt Loam

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

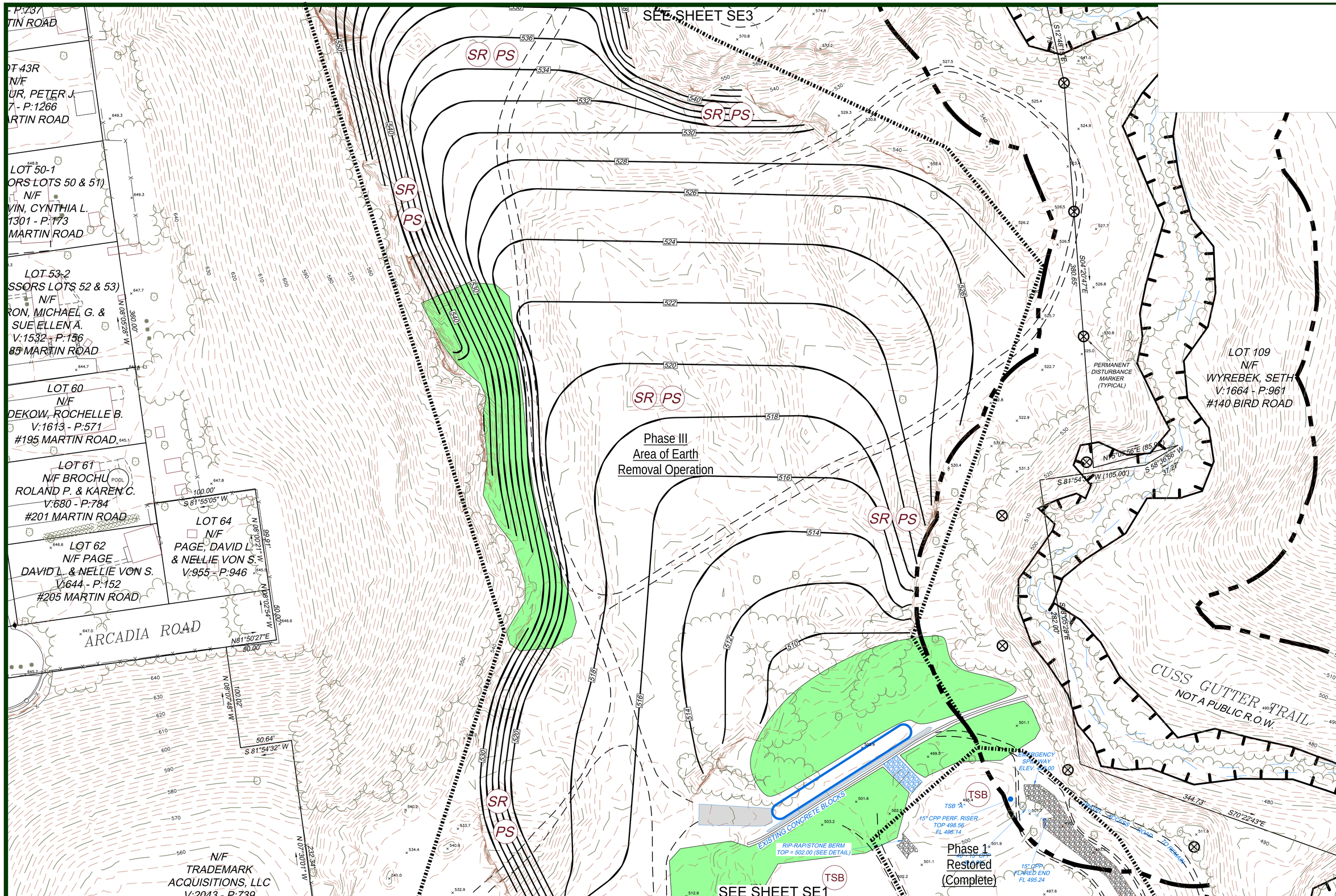
OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

SEDIMENT AND EROSION CONTROL PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: SE1



DATE:	REVISION
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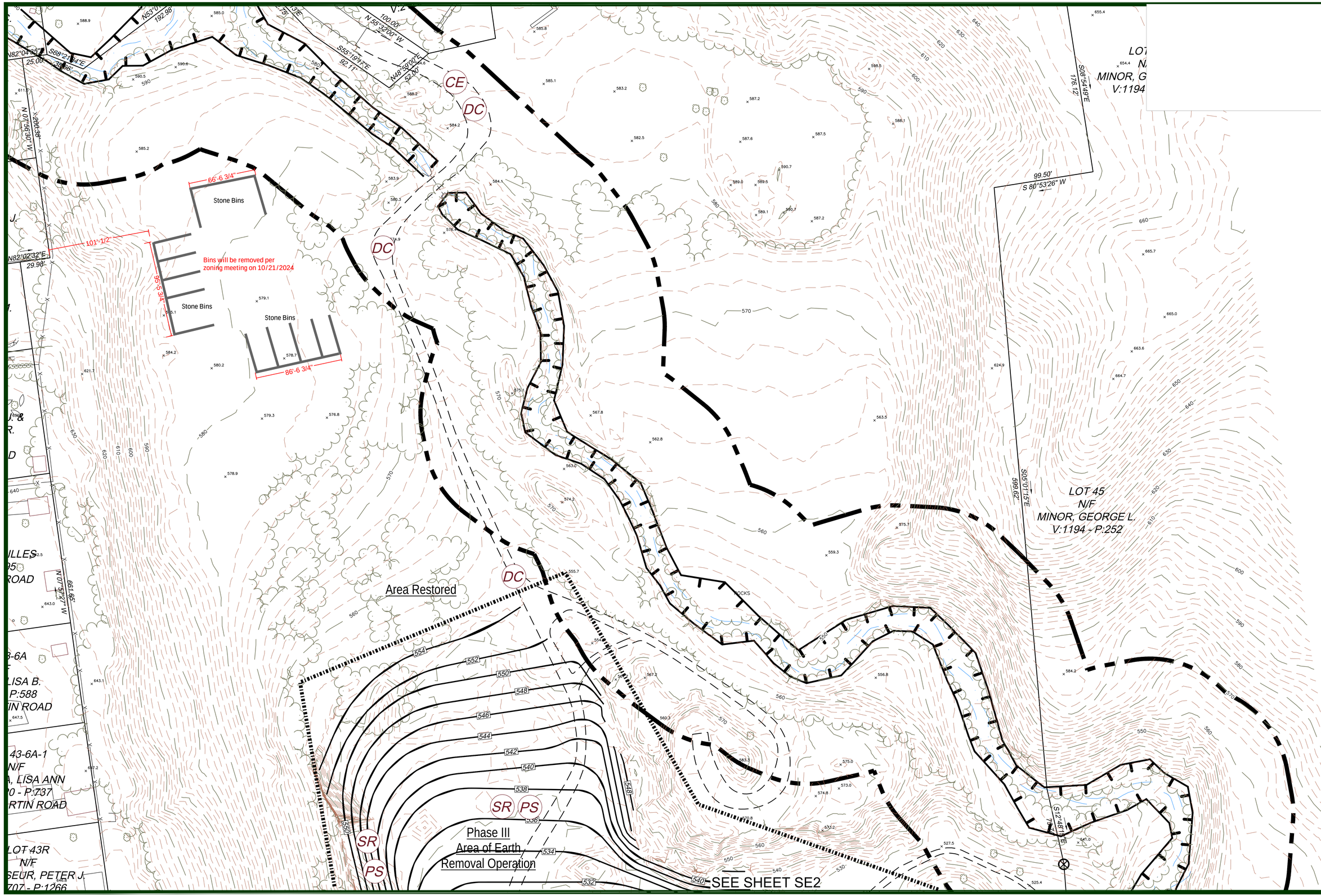
SEDIMENT AND EROSION CONTROL PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: SE2



DATE:	REVISION
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EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: SE3

Maintenance of Erosion and Sediment Controls

1. **Construction Entrance (CE)**
   Maintain the entrance in a condition which will prevent tracking and washing of sediment onto paved surfaces. Provide periodic top dressing with additional stone or additional length as conditions demand. Repair any measures used to trap sediment as needed. Immediately remove all sediment spilled, dropped, washed or tracked onto paved surfaces. Roads adjacent to a construction site shall be left clean at the end of each day. If the construction entrance is being properly maintained and the action of a vehicle traveling over the stone pad is not sufficient to remove the majority of the sediment, then either (1) increase the length of the construction entrance, (2) modify the construction entrance road surface.

2. **Geo-textile Silt Fence (GSF)**
   Inspect the silt fence 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. Inspection of silt fence prior to large anticipated storms is also recommended.

3. **Temporary Seeding (TS)**
   Inspect temporary seeding 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 for seed and mulch movement and rill erosion. Repair eroded areas as needed to control erosion with existing erosion controls or add additional erosion controls.

4. **Permanent Seeding (PS)**
   Inspect permanent seeding 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 during the first growing season. Repair eroded areas as needed to control erosion with existing erosion controls or add additional erosion controls.

5. **Temporary Erosion Control Blanket (ECB)**
   Inspect temporary Erosion Control Blanket 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 for failures. Repair washout, erosion or blanket displacement within one week maximum or prior to next anticipated rainfall.

6. **Vegetated Waterway (VW)**
   Inspect vegetated waterway 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 until vegetation becomes well established and the contributing areas are stabilized.

7. **Permanent Lined Waterway (PW) (ie. Rip-Rap Swale)**
   Inspect permanent lined waterway 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 for sediment accumulation and determine maintenance needs and / or addition of upslope erosion controls to protect lining.

8. **Temporary Sediment Basin**
   a. Inspect the sediment basin 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.
   b. Clean when sediment has accumulated one half of the wet storage.
   c. Inspect the slotted riser, rip-rap channel / level spreader and emergency spillway for debris and / or erosion at least biannually and after a major storm event.
   d. Clean sediment basin of silt and debris annually or as needed. If frequent maintenance or cleaning is required check condition / application of upslope erosion controls.

9. **Entrance and Dust Control Maintenance**
   a. Sweep paved apron at entrance to site weekly or as required. Any spillage on Barnum Road by truck wheels shall be removed daily.
   b. Dust control measures will be a daily activity when required.

Site Description

The project site is located on the north side of Farrell Avenue, to the south of the terminus of Barnum Road. An existing residential subdivision along Martin Road borders the western edge of the site which generally consists of a restored slope from previous earth removal operation. The Cuss Gutter Brook borders a portion of the site on the southeasterly boundary and then bisects the site to the south of Barnum Road. The site is 46.65 acres in total with an active earth removal operation of 11.79 acres of the site. Inland wetlands are located along the brook corridor and were survey located as a portion of previous application in 2002.

Narrative

The project consists of a 11.79 acre earth removal operation of the 46.65 acre site. A final grading plan for the site has been prepared to accommodate a possible future residential development. In order to accomplish final grading and provide long term sediment and erosion control 3 each temporary sediment basins and a stormwater quality basin have been built and are currently being maintained on a regular basis. Where possible, self contained excavation is utilized to filtrate storm water and trap eroded sediments. The stormwater quality basin and outfall were designed and located to be utilized as a portion of stormwater management for future development. The remaining earth removal operation consists of **52,551.72** c.y. of material.

Erosion Control Goals

Site specific erosion control goals are to protect Cuss Gutter Brook and associated wetland areas from erosion or deposition of eroded soils from the earth removal operation.

Design Criteria

Connecticut Guidelines for Erosion and Sediment Control (2024), Conn. DEP Bulletin 34.

a. Sediment/Water Quality Basin SCS TR55- 2,5,10,25,50, 100 year 24 hour storms. The basin outfall is designed for location, sizing and elevation to be utilized as an outfall for final stormwater design of the site. The purpose is to minimize future disturbance in this area relating to final land use.

b. Temporary Sediment Basins – sediment storage wet and dry based on upslope drainage area in accordance with DEP Bulletin 34.

c. Permanent lined water way – SCS TR55- 50 year design stormwater quality basin outfall. SCS TR55 – 2 year design on low flow channel temporary sediment pond to stormwater quality basin.

Permits and Application Information

a. Property is located in Zone R-15.
b. Wetlands application #1260 Removal of Earth Materials, June 17,2002.
c. Zoning Permit #1949 Special Permit to Remove Earth Materials, Oct. 11, 2006.
d. Project is not located within a FEMA Flood Zone.

Lots 110, 112, 113, 114, 115, 119, 120 & 121 have inland wetlands and are associated with this application totaling 1.24 acres.

Documents and Support Information

a. Inland wetlands flagged as part of previous applications and were mapped on a map entitled "Proposed Grading Plan for Earth Removal, Land of Jay Dee Realty, Bristol, CT., Roderick D. Hewitt Consulting Engineers and Land Surveyors, Revised to 10/19/98. Scale 1" – 40 ft., Certified A-2.

b. Aerial topography based on new flight data dated 3/02/2020 and mapping by Golden Aerial Surveys – 2 foot contour interval, scale 1"= 40 ft. Topography was updated in August 2024 by J. Edwards & Associates LLC.

Conservation Practices

a. Keep land disturbances to a minimum by stabilizing portions of the project.
b. Install perimeter controls.
c. Install sediment ponds and stormwater quality features to treat stormwater prior to discharge to Cuss Gutter Brook.
d. Utilize dust control measures.
e. Utilize depressed excavation method to contain sediment from removal operation and promote infiltration of surface flows.

(GSF) Geotextile Silt Fence.
See Detail Sediment and Erosion Control Detail Sheet.
See Maintenance Notes for inspection requirements.

(TS) Temporary Seeding.
Seeding for temporary slope conditions.
Apply 6" topsoil and dozer track for surface roughening.
Seed Mix: Flatpea 10 lb. / acre
Perennial 2 lb. / acre
Crown Vetch 10 lb. / acre
Tall Fescue 2 lb. / acre
Total: 24 lb. / acre
Mulch for seed cover.
See Maintenance Notes for inspection requirements.
Optimum seeding dates 3/1 to 6/15 and 8/1 to 10/15.

(PS) Permanent Seeding.
Seeding for final graded areas.
Apply 6" topsoil and dozer track for surface roughening.
Apply fertilizer and lime as soil testings by UCONN Soil Testing Laboratory.
Mulch for seed cover.
Seed mix: Northern Wildflower Mix 16 lb. / acre.
Discovery Hard Fescue 25 lb. / acre.
Total: 40 lb. / acre.

(SR) Surface Roughening.
Dozer track slopes by tracking up and down the slope.

(MS) Mulch for Seed.
Application of mulch to protect soil surface and promote the establishment of seeding.
See Maintenance Notes for inspection requirements.

(ECB) Temporary Erosion Control Blanket.
A manufactured blanket utilized to provide temporary surface protection to newly seeded and / or disturbed soils. Follow manufacturer's recommendations for installation and stapling patterns. ECB to be installed after mulch for seed.

(PW) Permanent Lined Waterway.
Permanent Lined Channel with rip-rap lining to convey concentrated flows from the earth removal operation.
See Detail Sheet.
See Maintenance Notes for inspection requirements.

(TSB) Temporary Sediment Basin.
A temporary excavated pit or pond area placed directly below disturbed areas to collect sediment as a primary treatment. To provide ease in maintenance / access on a daily / weekly basis if needed. Wet and dry storage is provided.
See Maintenance Notes for inspection requirements.

(SCD) Stone Check Dam.
A temporary stone dam placed across a drainage way where concentrated flows are expected to cause erosion.

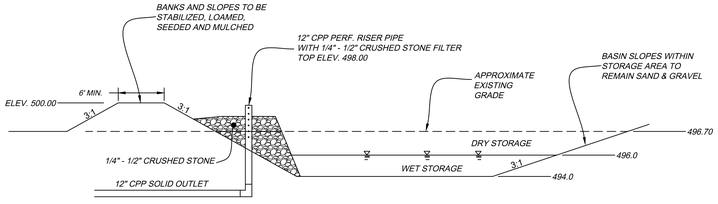
(LS) Level Spreader.
An outlet for water conveyance at a discharge point with a zero percent grade.

(OP) Outlet Protection.
Structurally lined apron for energy dissipation.

(SQB) Storm Water Quality Basin.
An impoundment made to store stormwater to achieve storm water quality, groundwater infiltration and prevent downstream erosion and flooding.
See Maintenance Notes for inspection requirements.

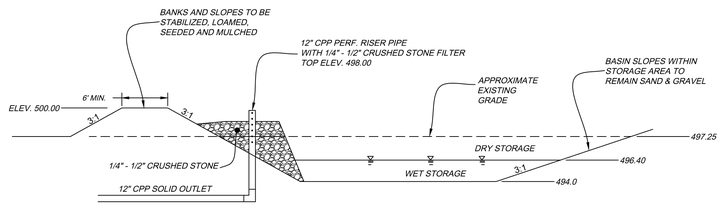
(DC) Dust Control.
Areas of truck traffic where dust can become a problem, this is handled by sweeping and watering the area.

Turf Establishment.
Areas that have recently been established



TEMPORARY SEDIMENT TRAP/WATER QUALITY & INFILTRATION BASIN "A"

N.T.S.



TEMPORARY SEDIMENT TRAP/WATER QUALITY & INFILTRATION BASIN "B"

N.T.S.

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Surveyors

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

SEDIMENT AND EROSION CONTROL PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: SE4

DESIGN REFERENCE:

SEDIMENT & EROSION CONTROL BASED ON 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL D.E.P. BULLETIN 34 BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

Erosion & Sediment Controls and Stabilization Practices

a. Temporary seeding.
b. Mulching.
c. Stone Rip-rap.

During construction, sheet runoff from the site will be filtered through hay bale barriers and silt fences. All storm drain inlets shall be provided with barrier filters. Stone rip-rap shall be provided at the outlets of drainage pipe in which erosive velocities are encountered.

Off Site Vehicle Tracking

Stabilized construction entrances will be installed at all proposed entrances.

Installation, Maintenance and Inspection Procedures of Erosion & Sediment Controls

A. General-

These are the general inspection and maintenance practices that will be used to implement the plan.

- The smallest practical portion of the site will be denuded at one time.

- All erosion control measures will be inspected at least once a week and following any storm event of 0.25 inches or greater.

- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of the report.

- Built up sediment will be removed from the silt fence or hay bale barriers when it has reached one third the height of the of the fence or barrier.

- A maintenance inspection report will be made after each inspection.

- The contractor's site superintendent will be responsible for inspections, maintenance and repair activities, and completing the inspection and maintenance report.

- R.R. Hiltbrand Engineers & Surveyors shall inspect the site on a periodic basis to assure compliance with the plan.

B. Filters -

1. Straw/ hay bales
   a. Sheet Flow Applications
      1. Bales shall be placed in a single row , lengthwise on the contour, with the ends of the adjacent bales tightly abutting one another.
      2. All bales shall be either wire bound or string tied. Bales shall be installed so that the bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings.
      3. The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of (4) inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built-up to (4) inches against the uphill side of the barrier. Ideally, bales should be placed ten (10) feet away from the toe of slope.
      4. Each bale shall be securely anchored by at least two (2) stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes and rebars shall be driven deep enough into the ground to securely anchor the bales.
      5. The gaps between bales shall be chinked (filled by wedging) with straw/hay to prevent water from escaping between the bales.
2. Silt Fence
   a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements.

Physical Property Test Requirements

Filtering Efficiency ASTM 5.41 75% minimum

Grab Tensile Strength ASTM D4632 100lbs.

Elongation & Failure ASTM D4632 15%

Puncture Strength
ASTM 4833 50 lbs.

Flow Rate ASTM D4491 0.2gal./ft2/min.

Ultra-Violet Radiation Stability % ASTM D4355 70% after 500 hours of exposure

b. The height of a silt fence shall not exceed thirty (30) inches above grade.

c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at the support posts, with a min. six (6) inch overlap, and securely sealed.

d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (min. of 12 inches).

e. A trench shall be excavated approximately six (6) inches wide and six (6) inches deep along the line of posts and upslope from the barrier.

f. When 'standard strength' filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one inch long, tie wires or hog rings. The wire shall extend no more than 30 inches above the original ground surface.

g. The 'standard strength' filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface.

h. When 'extra strength' filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case the filter fabric is stapled or wired directly to the posts with all other provisions of item 'g' applying.

i. The trench shall be backfilled and the soil compacted over the filter fabric.

j. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas have been permanently stabilized.

Sequence of Installation

Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.

Maintenance

a. Straw/ hay bale barrier and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the ends, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.

b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.

c. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately (1/3) the height of the barrier.

d. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

C. Mulching

1. Timing

In order for mulch to be effective, it must be in place prior to major storm events There are two (2) types of standards which shall be used to assure this.

a. Apply mulch prior to any storm event.

This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Massachusetts (508- 822- 0634), to have adequate warning of significant storms.

b. Required mulching within a specified time period.

The time period can range from 14 to 21 days of inactivity on an area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Guidelines for winter mulch application.

When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6000 lb. of hay or straw per acre. A tackifier may be added to the mulch.

3. Maintenance

All mulches must be inspected periodically, in particular after rain storms, to check for erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

D. Temporary Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10-10-10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/ acre.

2. Seeding

a. Utilize annual rye grass at a rate of 40 lb./ acre.

b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface shall be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

E. Permanent Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10-10-10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/ acre.

2. Seeding

	Lbs./1,000 Sq. Ft.
a. Utilize Creeping Red Fescue (Pennlawn, Wintergreen)	.45
Redtop (Streeker, Common)	.10
Tall Fescue (Kentucky 31 or Smooth Bromegrass (Saratoga, Lincoln)	.45
	1.00

b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

F. Storm Drain Inlet Protection

1. Straw Bale Inlet Structure

a. Bales shall be either wire bound or string tied with the bindings oriented around the sides rather than over and under the bales.

b. Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together.

c. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of a bale to a minimum depth of four (4) inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.

d. Each bale shall be securely anchored and held in place by at least two (2) stakes or rebars driven through the bale.

e. Loose straw shall be wedged between bales to prevent water from entering between bales.

F. Stabilized Construction Entrance

1. Specifications

a. Aggregate Size: Use two (2) inch stone. (Gradation Shall Be D.O.T. No. 3)

b. Aggregate thickness: Not less than six (6) inches.

c. Width: Ten (10) foot minimum, but not less than the full width of points where ingress or egress occurs.

d. Length: As required, but not less than one hundred (50) feet.

e. Geotextile: To be placed over the entire area to be covered with aggregate. Piping of surface water under entrance(s) shall be provided as required.

f. Criteria for Geotextile: The fabrics shall be Trevia Spunbound 1135, Mirafi 6000x, or equal.

2. Maintenance

The entrance(s) shall be maintained in a condition which will prevent tracking of sediment onto the public right-of-way. When washing is required, it shall be completed on an area stabilized with aggregate which drains into an approved sediment trapping device. All sediment shall be prevented from entering storm drains, ditches or waterways.

Timing of Controls/ Measures

As indicated in the sequence of Major Activities the hay bales and silt fences shall be installed prior to commencing any clearing, demolition or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Area(s) where construction activity temporarily ceases for more than twenty one (21) days will be stabilized with a temporary seed and mulch within fourteen (14) days of the last disturbance. Once construction activity ceases permanently in an area, silt fences and hay bale barriers will be removed once permanent measures are established.

Waste Disposal

A. Waste Materials

All waste materials will be collected and stored in securely lidded receptacles. All trash and construction debris from the site will be deposited into a dumpster. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal by the superintendent.

B. Hazardous Waste

All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in the practices by the superintendent.

C. Sanitary Waste

All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor.

Spill Prevention

A. Material Management Practices

The following are the materials management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances during construction to storm water runoff:

Good Housekeeping:

The following good housekeeping practices will be followed on site during the construction project:

-An effort will be made to store only sufficient amounts of products to do the job.

-All materials stored on site will be stored in a neat, orderly manner in their proper (original if possible) containers and, if possible, under a roof or other enclosure.

-Manufacturer's recommendations for proper use and disposal will be followed.

-The site superintendent will inspect daily to ensure proper use and disposal of materials.

-Substances will not be mixed with one another unless recommended by the manufacturer.

-When ever possible all of a product will be used up before disposing of the container.

Hazardous Products:

The following practices will be used to reduce the risks associated with hazardous materials:

-Products will be kept in their original containers unless they are not re-sealable

-Original labels and material safety data will be retained for important product information.

-Surplus product that must be disposed of will be discarded according to the manufacturer's recommended methods of disposal.

B. Product Specific Practices

The following product specific practices will be followed on site:

Petroleum Products:

All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt based substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts directed by the specifications. Once applied, fertilizer will be worked into the soil to limit exposure to storm water Storage will be in a covered shed or enclosed trailers. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be disposed of properly according to manufacturer's instructions or state and local regulations.

Concrete Trucks:

Concrete trucks will discharge and wash out surplus concrete or drum wash water in a contained area on site..

C. Spill Control Practices

In addition to good housekeeping and material management practices discussed in the previous section the following practices will be followed for spill prevention and cleanup:

-Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.

-Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include but not limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic or metal trash containers specifically for this purpose.

-All spills will be cleaned up immediately after discovery.

-The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

-Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.

-The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to cleanup the spill if it recurs. A description of the spill, its cause, and the cleanup measures will be included.

-The site superintendent responsible for day to day operations will be the spill prevention and cleanup coordinator.

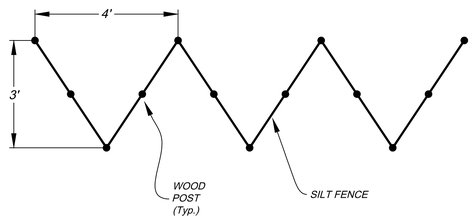
The General Contractor(s) and/or Project Owner(s)

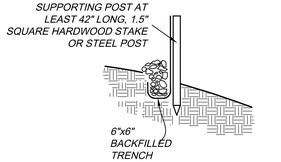
are assigned the responsibility for implementing this erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning office of any transfer of this responsibility, and for conveying a copy of the Sediment & Erosion Control Plan if the title to the land is transferred.

RESPONSIBLE PERSON:
KYLE SHULTZ
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786
860-302-3261

Contingency Erosion Plan

Should unforeseen erosion or sedimentation problems arise, the design engineer of record. (R.R. Hiltbrand Engineers & Surveyors) and the local enforcement agent shall be notified immediately. An inspection of the affected area(s) shall be promptly performed. A remedial action plan shall be formulated with the local enforcement agent's approval. The site contractor shall then implement the recommended course of action which has been determined by both the engineer and local enforcement agent.





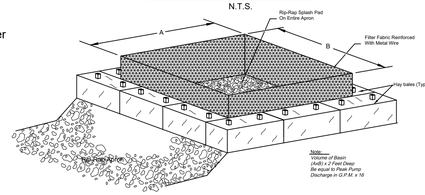
INSTALL SILTFENCE BEYOND 10' RIP-RAP BERM IN SAWTOOTH CONFIGURATION AND BACKFILL FENCE WITH CRUSHED STONE

SAWTOOTH SILT FENCE DETAIL

n.t.s.

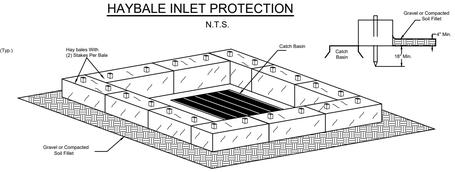
TEMPORARY SEDIMENT BASIN FOR DEWATERING DISCHARGE

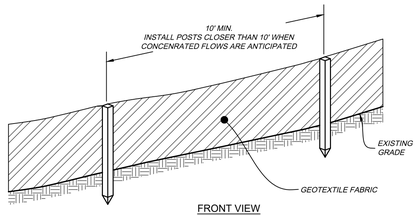
N.T.S.



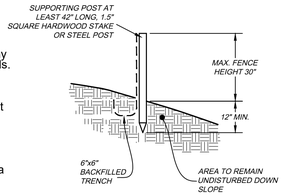
HAYBALE INLET PROTECTION

N.T.S.





FRONT VIEW



SIDE VIEW

DETAIL FOR FENCE JOINT



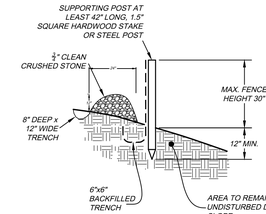
* POSITION POSTS TO OVERLAP AS SHOWN ABOVE, MAKING CERTAIN THAT THE FABRIC FOLDS AROUND EACH POST ONE FULL TURN

* DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY TYING OFF WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF BUILT-UP SEDIMENT AT JOINT.

SILT FENCE

N.T.S.

1. The geotextile fabric shall meet the design criteria for silt fences, of the '2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL'.
2. The height of the barrier shall not exceed 30 inches above grade.
3. Posts shall be spaced a maximum of (10) feet apart at the barrier location and driven securely into the ground (Min. 12 inches). When extra strength fabric is used without the wire support fence, post spacing shall be as the manufacturer recommends.
4. A trench shall be excavated approx.. (6) inches wide by (6) inches deep along the line of the posts and upslope from the barrier in accordance with recommendations.
5. The fabric shall not extend more than (30) inches above the original ground surface, and will extend a minimum of (8) inches into the trench. Filter fabric shall not be stapled to existing trees.
6. The trench shall be backfilled and soil compacted over the filter fabric.
7. Filter barriers shall be removed when the have served their useful purpose. But not before the uphill surface has been permanently stabilized.
8. Filter barriers shall be inspected immediately after each rainfall, and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
9. Should the fabric decompose or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
10. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier.
11. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required, shall be dressed to conform to the existing grade, prepared and seeded.



SIDE VIEW

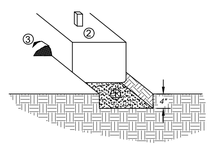
CRUSHED STONE DAM WITH SILTFENCE

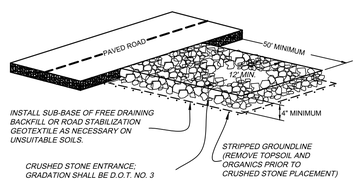
N.T.S.

PLACEMENTand CONSTRUCTION OF HAY BALE BARRIER

N.T.S.

1. EXCAVATE TRENCH 4" AND PLACE FILL UP-SLOPE OF TRENCH. PLACE HAYBALE & STAKE FIRST STAKE AT ANGLE TOWARDS
2. FIRST HAYBALE. STAKES ARE 18" MIN. INTO GROUND.
3. BACKFILL & COMPACT EXCAVATED FILL ALONG HAY BALE.
4. WEDGE LOOSE HAY BETWEEN BALES.





CONSTRUCTION ENTRANCE n.t.s.

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

SEDIMENT AND EROSION CONTROL DETAILS SHEET

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020

SCALE: As Noted

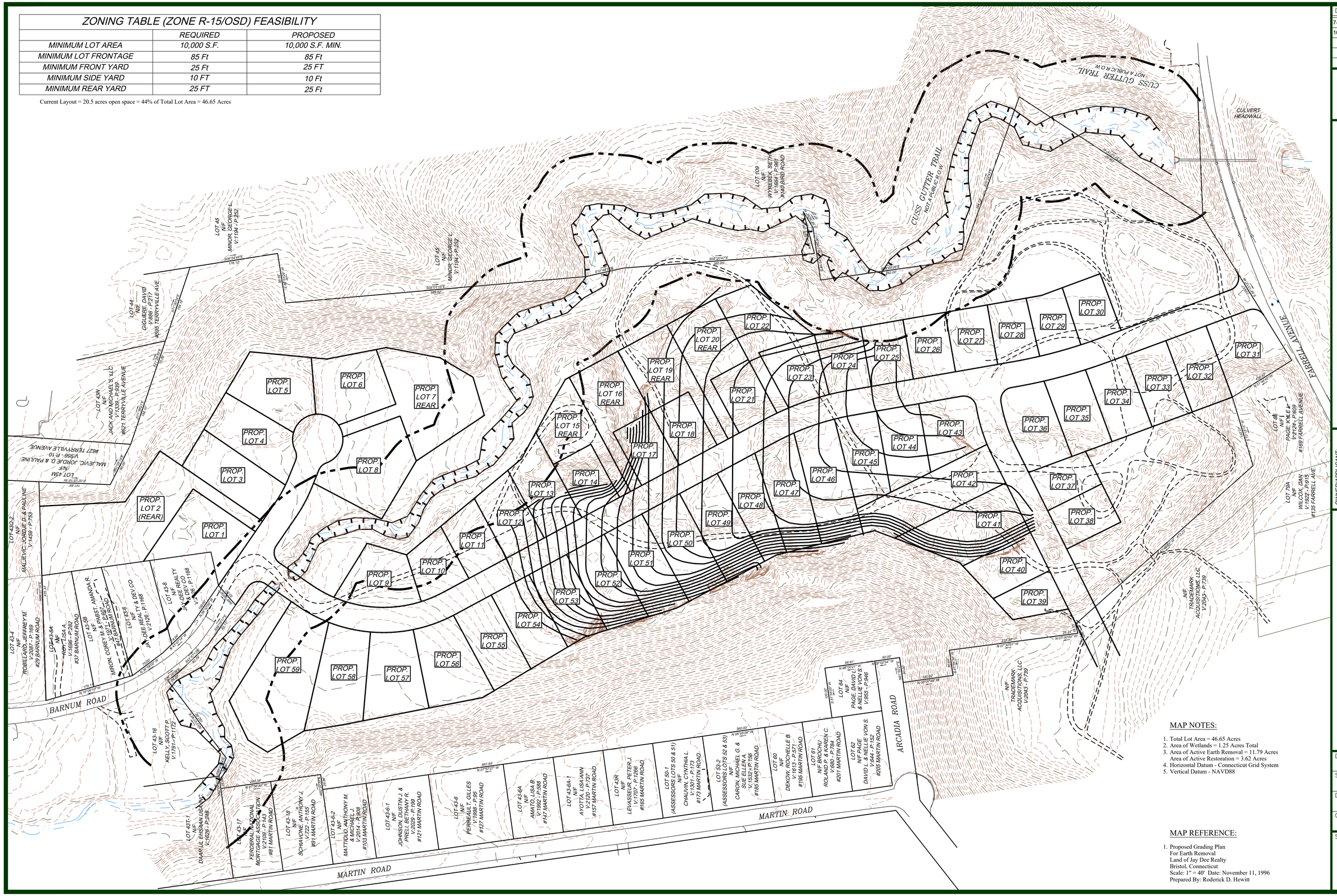
DRAWN BY: SMP

CHECKED BY: RRH

SHEET NO.: SE

ZONING TABLE (ZONE R-15/OSD) FEASIBILITY		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	10,000 S.F. MIN.
MINIMUM LOT FRONTAGE	85 Ft	85 Ft
MINIMUM FRONT YARD	25 Ft	25 FT
MINIMUM SIDE YARD	10 FT	10 Ft
MINIMUM REAR YARD	25 FT	25 Ft

Current Layout = 20.5 acres open space = 44% of Total Lot Area = 46.65 Acres



MAP NOTES:

1. Total Lot Area = 46.65 Acres
2. Area of Wetlands = 1.25 Acres Total
3. Area of Active Earth Removal = 11.79 Acres
   Area of Active Restoration = 3.62 Acres
4. Horizontal Datum - Connecticut Grid System
5. Vertical Datum - NAVD88

MAP REFERENCE:

1. Proposed Grading Plan
   For Earth Removal
   Land of Jay Dee Realty
   Bristol, Connecticut
   Scale: 1" = 40' Date: November 11, 1996
   Prepared By: Roderick D. Hewitt

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
80 40 0 80 160
1 Inch = 80 Feet

R. R. HILTBRAND Engineers and Surveyors

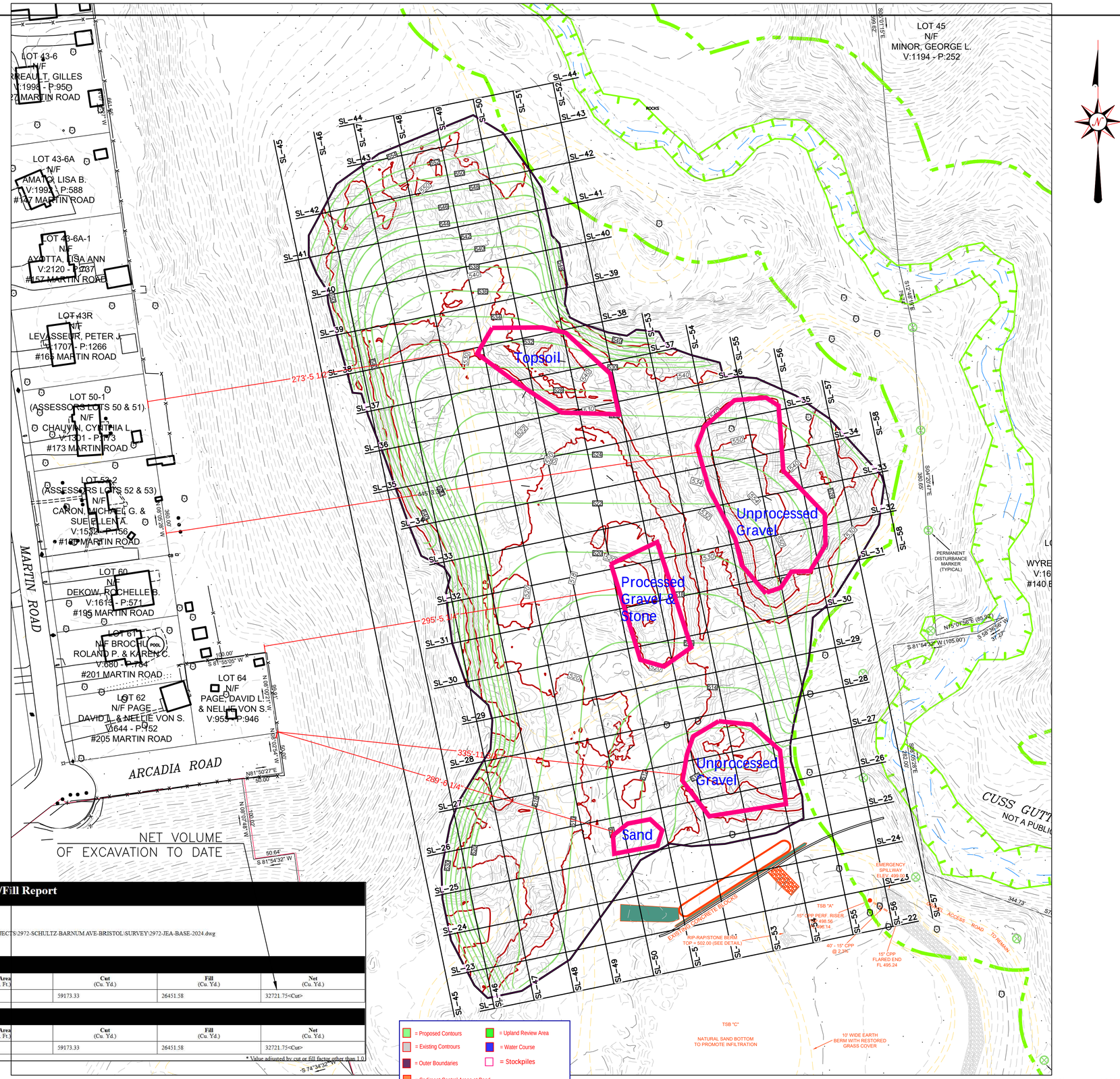
OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

FUTURE SUBDIVISION FEASIBILITY

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: SUB FEASIBILITY



Cut/Fill Report

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Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
TOTAL EXCAVATION	full	1.000	1.000	397021.64	59173.33	26451.58	32721.75<Cut>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	397021.64	59173.33	26451.58	32721.75<Cut>

* Value adjusted by cut or fill factor other than 1.0

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING
227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXXX	XXXX

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=50'

TITLE

EXCAVATION ANALYSIS

SHEET NUMBER

1

FILE NO. XXXXX

2025 ZONING ENFORCEMENT REPORT

The following complaints were investigated by the Zoning Enforcement Officer. This report also includes the number of abatements, citations, and permits issued by the Bristol Building Department for the current month. For comparison, data from the previous year is also listed for each complaint type and category.

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	**3**	**8**	**4**	**13**	**13**	**5**	**14**	**13**	**7**	**8**			
Year (24):	*2*	*2*	*0*	*4*	*8*	*10*	*5*	*10*	*3*	*9*			
Illegal Business:	**2**	**1**	**5**	**3**	**1**	**1**	**2**	**5**	**4**	**1**			
Year (24):	*0*	*1*	*1*	*4*	*2*	*2*	*0*	*4*	*1*	*6*			
Lack of Permit:	**11**	**4**	**14**	**17**	**12**	**18**	**7**	**15**	**12**	**7**			
Year (24):	*3*	*0*	*0*	*0*	*2*	*2*	*1*	*2*	*14*	*24*			
Accessory Structure:	**0**	**2**	**0**	**4**	**4**	**3**	**2**	**0**	**3**	**1**			
Year (24):	*1*	*0*	*1*	*0*	*1*	*1*	*0*	*1*	*0*	*1*			
Illegal Fence:	**1**	**0**	**6**	**7**	**0**	**2**	**2**	**8**	**4**	**5**			
Year (24):	*1*	*0*	*0*	*2*	*0*	*0*	*0*	*0*	*0*	*2*			
Illegal Sign:	**2**	**2**	**11**	**10**	**7**	**3**	**2**	**3**	**3**	**2**			
Year (24):	*0*	*0*	*0*	*0*	*1*	*1*	*0*	*0*	*0*	*0*			
Fowl:	**0**	**0**	**2**	**2**	**2**	**0**	**1**	**6**	**0**	**2**			
Year (24):	*0*	*1*	*1*	*1*	*0*	*0*	*0*	*5*	*1*	*1*			
Blight:	**6**	**10**	**14**	**19**	**14**	**40**	**32**	**15**	**22**	**7**			
Year (24):	*2*	*2*	*0*	*6*	*1*	*1*	*0*	*5*	*5*	*4*			
Lighting:	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**			
Year (24):	*0*	*0*	*0*	*1*	*1*	*1*	*0*	*1*	*0*	*1*			
Site Plan:	**2**	**1**	**2**	**1**	**0**	**1**	**1**	**2**	**1**	**2**			
Year (24):	*1*	*15*	*7*	*6*	*3*	*3*	*0*	*1*	*0*	*0*			
Illegal Rentals:	**2**	**1**	**4**	**1**	**10**	**3**	**2**	**3**	**1**	**2**			
Year (24):	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1*	*2*			
Miscellaneous:	**2**	**0**	**2**	**5**	**5**	**7**	**11**	**4**	**5**	**1**			
Year (24):	*3*	*0*	*1*	*0*	*4*	*0*	*0*	*5*	*3*	*0*			
2025 TOTAL:	**31**	**29**	**64**	**82**	**69**	**83**	**76**	**74**	**62**	**30**			
Year (24):	*13*	*21*	*11*	*15*	*18*	*21*	*6*	*34*	*28*	*36*			
ABATEMENTS:	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**			
Year (24):	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*			
CITATIONS:	**15**	**12**	**10**	**2**	**11**	**35**	**20**	**10**	**32**	**13**			
Year (24):	*6*	*2*	*3*	*0*	*3*	*1*	*1*	*1*	*3*	*11*			
PERMITS ISSUED:	**240**	**215**	**297**	**320**	**389**	**359**	**377**	**361**	**404**	**427**			
Year (24):	*275*	*234*	*250*	*300*	*351*	*321*	*321*	*296*	*389*	*425*			

Respectfully submitted,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer
November 4th, 2025