



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING OF MONDAY, DECEMBER 1, 2025
MEETING ONLINE VIA ZOOM AND
BRISTOL CITY HALL – COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:30 PM

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/87012680322?pwd=g1JxCbm6b2YoKuLvBPGFYrb8SYMHba.1>

Meeting ID:

870 1268 0322

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting - November 3, 2025
 - b. On-Site Meeting - November 22, 2025
4. Public Hearings
 - a. Application #2056 – Wetlands application for earth removal activity within the upland review area associated with the development of two residential dwelling units at 45 & 51 Grassy Road; Lot 216 & Lot 217 Ambler Road; Assessor's Map 20, Lots 214, 215, 216 and 217. H&T Holdings of Bristol, LLC, applicant (PUBLIC HEARING CONTINUED FROM NOVEMBER 3, 2025 MEETING).
 - b. Application #2057 – Wetlands application for the repair of an existing culvert including replacement of concrete slabs/decks, stabilization of abutments, installation of rip-rap and other repairs at 197, 211, 213, 215, 219 and 225 Park Street; Assessor's Map 12, Lots 111, 112, 113, 114, 115 and 116; Curt Michael Freedman,

P.E., applicant (PUBLIC HEARING CONTINUED FROM NOVEMBER 3, 2025 MEETING).

- c. Application # 25-462F-312 – Floodplain application for the repair of an existing culvert including replacement of concrete slabs/decks, stabilization of abutments, installation of rip-rap and other repairs within the floodplain at 197, 211, 213, 215, 219 and 225 Park Street; Assessor's Map 12, Lots 111, 112, 113, 114, 115 and 116; Curt Michael Freedman, P.E., applicant (PUBLIC HEARING CONTINUED FROM NOVEMBER 3, 2025 MEETING).
 - d. Application #2062 - Wetlands application for the reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces. Additional improvements include a 45' wide drive-in-door to Building A and multiple stormwater basin/floodplain compensation areas for proposed and future parking at 300 Broad Street; Assessor's Map 43, Lot 100; 300 Broad Street Property LLC, applicant.
 - e. Application #25-466F-314 - Floodplain application for the reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces. Additional improvements include a 45' wide drive-in-door to Building A and multiple stormwater basin/floodplain compensation areas for proposed and future parking at 300 Broad Street; Assessor's Map 43, Lot 100; 300 Broad Street Property LLC, applicant.
 - f. Application #2064 - Wetlands application for the construction of a new multi-tenant industrial development, parking areas, and other associated improvements within the upland review boundary at 894 Middle Street; Assessor's Map 4, Lot 17-3 & 17-4-1; Carrier Construction Incorporated, applicant.
- 5. Receipt of New Applications
 - 6. Old Business
 - a. Cease & Correct: 360 King Street & Map 47, Lot 5-1
 - 7. New Business
 - 8. Staff Reports
 - a. IWWA Report - November 2025
 - 9. Communications
 - a. Letter to Little League
 - 10. Conservation Topics
 - a. Public & Commissioner Concerns

11. Adjournment

REMINDER: The next Regular Meeting of the Inland Wetland Commission is Monday, January 5, 2026

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY November 3, 2025
DRAFT MINUTES - JL**

By: Chairman Fisk

Time: 6:30 P.M.

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

ROLL CALL:

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

1. Call to Order

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

Chairman Fisk reminded the Agency the next Regular Meeting of the Inland Wetlands & Watercourses Agency of the Conservation Commission of the City of Bristol is Monday, December 1, 2025.

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Valentino, Rooks to vote on all items.

2. Public Participation

None

3. Approval of Minutes

a. Regular Meeting – October 6, 2025

MOTION: Move to approve the minutes of the October 6, 2025, regular meeting, as written.

By: Robinson

Seconded: Carros

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

Against: None.

Abstained: None.

b. On-Site Inspection-October 25, 2025

Chairman Fisk read the onsite minutes into record.

MOTION: Move to approve the minutes of the On-Site Inspection-October 25, 2025 as written.

By: Robinson

Seconded: Carros

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

Against: None.

Abstained: None.

4. Public Hearings

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

The Commission received the following items in their electronic packets:

- a. Intervener Status Letter dated October 19, 2019
- b. Supporting Documents for Special Permit for Earth Removal, dated September 2, 2025
- c. Revised application

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

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

Chairman Fisk, before we begin. I just want to make a brief disclosure. I had a short conversation with a member of Friends of the Hoppers who had some questions. Our discussion was limited to explaining the application that came before the Commission, and that the new regulations expanded the upland review area, which brought the project to our attention. I did not discuss the merits of the application or any potential outcome. As always, I'll remain impartial and continue to participate in the review. With that, is there a motion to open the public hearing?

MOTION: Move to open the public hearing for Application #2056

By: Robinson

Seconded: Carros

Against: None.

Abstained: None.

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

The Public Hearing was opened.

Attorney James Ziogas, 104 Bellevue Ave, Bristol, representing the applicant addressed the Commission sharing that there are no sewer or water capabilities to the site. In the final analysis, the proposal will result in the

construction of residential homes in this location that will require wells and septic systems. The need for redevelopment in this area is critical, as was presented on the on-site walk. Attorney Ziogas shared photos of debris and blight on the property. The homes on this site were not serviced by septic systems at all they had cesspools. The cesspool locations are unknown but they need to be taken care of and removed, that would be done in conjunction with the Health Department. As well as removal of 7 or 8 abandoned cars, trailers and equipment. Once all debris has been removed, we would develop 4-5 homes on this location. Due to the deep slopes that are on this property, we plan on removing about 145,000 Yards of material from the site. There are two areas that are within the 150-foot upland review area which is shown on the plans. Which were delineated by Mr. Green. One area is in the very corner of the property, within the 30-foot setback lines of the property. No construction or development or earth removal will take place in those areas. It will not be disturbed at all. The second area is in the southwest corner of the property. the approximate location of the Uplands Review area of 150 feet, and you'll notice that there again, it's in an area that is going to be mildly disturbed, and we believe that there's about 250 Cubic yards of material that would be disturbed in this area. It's important to note and reiterate that the sloping of this property is going away from the watercourse, so that the disturbance is going to be sloped towards the center of the property, and the runoff will be adjusted and handled by our storm system, which is being developed by Mr. Green. So, in looking at this project, there were options, and we thought that a reasonable and prudent alternative would be the plan that's being presented to you today. In addition to that, you'll see that it's, being buffered by sedimentation control fences, and construction safety fences as well. We expect that a permit in this area will last about 2 years. That's all the zoning regulations will allow. And again, as I stated, approximately 145,000 cubic yards of material would be removed. The purview of this commission, obviously, is just the upland review area on the northeast and the southwest portions of the property, so that's basically what we have in terms of the application.

Chairman Fisk asked Attorney Ziogas to walk him through the Southwest corner again.

Attorney Ziogas showed the limits of the upland review area at 150 feet. He showed the erosion fencing lower.

Chairman Fisk asked if there was work occurring on the other side of the fencing?

Attorney Ziogas stated that it is sloped the other way and the fencing is there for protection. They are not sloping towards the brook. They are sloping in the opposite direction, it's there as a safeguard around the whole perimeter of the property.

Chairman Fisk asked is their work that is going to affect the buffer, the wetland area?

Attorney Ziogas stated that about 250 Cubic Yards of material will be disturbed and regraded in the upland review in the north directions on a 3 to 1 slope.

Bob Green, Robert Green Associates, 6 Old Waterbury Rd, stated there is a swale that will be excavated, everything is draining northeast. It will be excavated and regraded so all the drainage from the hill will go that way.

Commissioner Robinson stated that he would like all the area to be marked as conservation so that everyone is aware in the present and the future.

Attorney Ziogas agreed, stated there is a 30-foot buffer around the whole property and we can make that whole area a conservation easement and there may be some additional space available for conservation.

Chairman Fisk invited anyone from the public to speak on this.

Michelle Rudy, 102 Henderson St, along with Erik Madsen, 70 Oak Hill Dr, representing the Friends of the Hoppers nonprofit group shared a two-packet presentation to the commission. And read into record the presentation titled Assessment of Undocumented Springs, Proposed Development Wetland Impacts. And proposed development concerns. This presentation begins with a review of our arguments as interveners, so notified. So noted in the verified petition to intervene, Under CGS Section 22A-19. A view of the applicant's development property in context of the surrounding 250 Acre Hoppers Preserve. This presentation provides an overview of newly documented perennial springs near the site of the proposed development, and documents the springs in close proximity to the proposed development. The negative impacts of the proposed development

upon both the documented and newly discovered wetlands will be provided herein. Associated environmental damages to the negatively impacted wetlands will also be noted, deficiencies in the current proposed development application regarding wetland identification. Impact analysis, and self-monitoring of stormwater controls will be revealed. So going back to the regulations, the Connecticut Environmental Protection Act of 1971 provides, in pertinent part, at General Statute Section 22A-19, that in any administrative proceeding, and in any judicial review made thereof.

Erik Madsen, 70 Oak Hill Dr, it is our assertion, that the applicant's proposed development will unreasonably pollute, impair, and destroy the public trust in the water of the state of Connecticut.

Michelle Rudy, 102 Henderson St, going back to the Bristol Inland Wetlands and Watercourses Agency regulations, the Bristol Agency, is the town agency authorized to review applications to conduct regulated activities pursuant to the general statutes of the Inland Wetlands and Watercourses Regulations of the Town of Bristol. On or about September 10th, 2025, H&T Holdings LLC submitted an application to the Commission for a wetlands permit, such proposed activity could consist of clearing the area of trees and shrubs from the land, removing 145,000 cubic yards of sand and gravel, construction of a temporary stormwater management system. Construction of driveways, parking areas, two housing units, and associated garages. The applicant's map shows that these activities, with the exception of some grading and temporary fencing activity will take place outside of the 100-foot wetland buffer zone. The applicant, therefore, asserts there will be zero square feet of impact to the nearby wetland known as Carter Spring, and associated tributary Carter Brook to the Birch Pond.

Erik Madsen, 70 Oak Hill Dr, it is our assertion that all of the applicant's proposed activities within 100 feet of the wetland have a negative impact on the wetland. These activities include, but are not limited to, tree and brush clearing, soil removal. Sand and gravel mining, heavy equipment usage, installing fencing, and silt fencing installation. The applicant does not provide sufficient detail to assure that these activities of the proposed development do not have a negative impact on the wetland. As it is our assertion that all of the applicant's proposed activities within 100 feet of the wetland have a negative impact on the wetland, the applicant in the development proposal must state the area in square feet of the activity within 100 feet of the wetland. The applicant did not state in the development proposal the square feet of the activity within 100 feet of the wetland.

Michelle Rudy, 102 Henderson St, moving on to the definition of regulated... regulated activity, which is defined in the section 2.1 of the agency's regulations. It includes, in pertinent part, any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration, or pollution of such wetlands or watercourses. And any earth moving, filling, construction, clear cutting of trees, or installation of septic systems within 100 feet of wetlands or watercourses. However, under Connecticut law, set forth in *River Sound Development LLC v. Inland Wetlands and Watercourses Commission* in 2010, Activities which impact the physical properties of a wetland may be considered by the Commission regardless of where the activities are located.

Erik Madsen, 70 Oak Hill Dr, it is our assertion that all of the applicants' proposed activities within 100 feet of the wetlands. Our regulated activities, including, but not limited to, tree and brush clearing, soil removal, sand and gravel mining, heavy equipment usage, soil stockpiling, driveway construction, installing fencing, silt fencing installation, and street sweeping. It is our assertion that the applicant's use of the city's Official wetlands map as the sole determinant of the 100-foot wetlands buffer was an error of judgment. Our fieldwork shows two perennial springs, so named Eric Spring and Madsen Spring, along with outflowing Eric Brook and Madsen Brook. These two springs and brooks are not identified as wetland features by the applicant. Furthermore, the actual extent of the wetland soils associated to these wetlands is not identified by the applicant. Once the applicant has accurate wetland maps, the 100-foot wetland buffers will need to be redrawn on the plan of development. It is our assertion that the applicant's proposed activities more than 100 feet from the wetlands will also negatively impact the physical properties of a wetland. These activities include tree and brush clearing, soil removal, sand and gravel mining, heavy equipment usage, soil stockpiling, driveway construction, installing fencing, silt fencing installation, and street sweeping.

Michelle Rudy, 102 Henderson St, the proposed activity is also, a significant impact activity, as defined in 2.1V of the regulations. Significant activity is in pertinent part, means any activity, including but not limited to. The substantial impact on the area for which an application has been filed, or on another part of an inland wetland or watercourse system. As follows. Any activity involving deposition or removal which may or will have a substantial

effect or significant impact as follows; any activity involving deposition or removal which may or will have a substantial effect or significant impact on the regulated area, or on another part of the inland wetland or watercourse system.

Erik Madsen, 70 Oak Hill Dr, it is our assertion that the applicant's activity of removing topsoil is a significant impact activity as stormwater runoff will cause damaging sedimentation and nutrient loading in the wetlands. It is our assertion that the applicant's activity of removing sand and gravel is a significant impact activity, as stormwater runoff will cause damaging sedimentation and nutrient loading in the wetlands. It is our assertion that the applicant's activity of stockpiling topsoil is a significant impact activity as stormwater runoff will cause damaging sedimentation and nutrient loading in the wetlands. It is particularly concerning that the stockpiling of soil less than 100 feet from Madsen Spring and Madsen Brook. It is our assertion that the applicant's activity of bringing vehicles to and from the proposed development will result in topsoil, sand, and gravel on the driveways and roadways. This is a significant impact activity, as stormwater runoff will cause damaging sedimentation and nutrient loading in the wetlands. It is particularly concerning that stormwater runoff from adjacent Grassy Road and Ambler Road goes directly into wetlands. It is our assertion that the applicant's activity of sand and gravel mining is a significant impact activity, as it will lower groundwater levels at the proposed development, nearby to the proposed development, and downslope for a significant distance from the proposed development. Groundwater is considered part of the inland wetlands and water course system.

Michelle Rudy, 102 Henderson St, another definition of a significant impact activity is any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to support desirable fisheries, wildlife, or other biological life, prevent flooding. Supply water, assimilate waste, facilitate drainage, provide recreation, or open space, or other functions.

Erik Madsen, 70 Oak Hill Dr, it is our assertion that the applicant's activity of sand and gravel mining will lower groundwater levels at the proposed development, nearby to the proposed development, and downslope for significant distance from the proposed development. It is particularly concerning that the lowering of groundwater at perennial Madsen Spring will mean an end to its flow. Thus, Madsen Spring, for the first time, will go dry, in addition to Madsen Brook running dry, too. The further consequences of Madsen Brook running dry will be the significant loss of cool running surface water and its chemical makeup recharging the fresh water of Birge Pond. Less cool, fresh water change over in Birge Pond means a warmer and more stagnant Birge pond. These changes will diminish the overall health and population of the Birge Pond fishery. It is our assertion that the applicant's activity of sand and gravel mining will lower groundwater levels at the proposed development, nearby to the proposed development, and downslope for a significant distance from the proposed development. It is particularly concerning that the lowering of groundwater at perennial Carter Spring and Erik Spring will mean reduced flow. The further consequences of reduced flow of Carter brook and Erik Brook will be the significant loss of cool running surface waters and its chemical makeup recharging the fresh water of Birge Pond. Less cool, fresh water changeover at Birge Pond means a warmer and more stagnant Birge Pond. These changes will diminish the overall health and population of the Birge Pond fishery.

Michelle Rudy, 102 Henderson St, another definition of significant activity is any activity which causes substantial turbidity, siltation, or sedimentation in a wetland or watercourse.

Erik Madsen, 70 Oak Hill Dr, it is our assertion that the applicant's activity of removing sand and gravel will result in stormwater runoff that will cause damaging siltation, turbidity, and sedimentation in the wetlands and watercourses. It is our assertion that the applicant's activity of stockpiling topsoil will result in stormwater runoff that will cause damaging siltation, turbidity, and sedimentation in the wetlands and watercourses. It is particularly concerning that the stockpiling of soil is less than 100 feet from Madsen Spring and Madsen Brook. It is our assertion that the applicant's activity of bringing vehicles to and from the proposed development will result in topsoil, sand, and gravel on the driveways and roadways. This will result in stormwater runoff that will cause damaging siltation, turbidity, and sedimentation in the wetlands and watercourses. It is particularly concerning that stormwater runoff from adjacent Grassy Road and Ambler Road goes directly into wetlands. It is our assertion that the applicant's activity of bringing vehicles to and from the proposed development will result in topsoil, sand, and gravel on the driveways and roadways. This will result in windblown dust that will cause damaging siltation, turbidity, and sedimentation in the wetlands and watercourses. It is particularly concerning that windblown particulates from adjacent Grassy Road and Ambler Road may go directly to wetlands. Kings

Mark Environmental Review, team of the Kings Mark Resource Conservation and Development Area incorporated a study for the City Council and Parks and Recreation Department, of Bristol, Connecticut. The study was completed September 2003. The report number was 320, the Normandew study states that Birge ponds, small watershed area to pond area ratio, almost dictates that the pond will be utropic, given any development at all in the watershed. Further, it goes on, it will be important to continue monitoring construction sites carefully, since potential impacts water quality can be large and direct. Birge Pond has long been identified as suffering from excessive sedimentation, in large part due to the various sand and gravel operations within the area. After so much effort has been spent on restoring Birge Pond, it would seem to be counterproductive to undertake an activity that may increase sedimentation and thereby threaten the pond's new recreational opportunities, besides being harmful to the environment.

Michelle Rudy, 102 Henderson St, another activity, which can be considered a significant activity is any activity which causes a substantial diminution of flow of a natural watercourse or groundwater levels of the regulated area.

Erik Madsen, 70 Oak Hill Dr, it is our assertion that the applicant's activity of sand and gravel mining will lower the groundwater levels of the regulated area.

Michelle Rudy, 102 Henderson St, any activity which causes or has the potential to cause pollution of groundwater, a wetland, or water course.

Erik Madsen, 70 Oak Hill Dr, it is our assertion that the applicant's activity of bringing vehicles to and from the proposed development will result in the vehicle pollutants of motor oil, diesel fuel, gasoline, radiator coal, and brake fluid, and hydraulic fluid being leaked or spilt on the ground. These pollutants will then percolate down to the groundwater and pollute it. It is our assertion that the applicant's activity of bringing vehicles to and from the proposed development will result in the vehicle pollutants of motor oil, diesel fuel, gasoline, radiator coolant, brake fluid, hydraulic fluid, brake dust, and pulverized automotive tire rubber being deposited on the impervious driveway and roads. Stormwater runoff from adjacent Grassy Road and Ambler Road will then wash these pollutants directly into wetlands of Madsen brook and Carter brook.

Michelle Rudy, 102 Henderson St, and finally, another activity which is considered significant is any activity which destroys a wetland or watercourse.

Erik Madsen, 70 Oak Hill Dr, it is our assertion that the applicant's activity of sand and gravel mining will lower groundwater levels at the proposed development, nearby to the proposed development, and downslope for a significant distance from the proposed development. It is particularly concerning that the lowering of groundwater at perennial Madsen Spring will mean an end to its flow. Thus, Madsen Spring, for the first time, will go dry, in addition to Madsen Brook running dry, too. The drying out of the wetland soils means the applicant has destroyed the wetland. The drying out of the perennial flow, flowing Madsen Spring and Madsen Brook means the applicant has destroyed this watercourse.

Michelle Rudy, 102 Henderson St, So, moving on to the, what we're showing on the map Section 3.1 of the regulation states that in all cases, the precise location of regulated areas shall be determined by the actual character of the land. The distribution of wetland soil types, and the location of watercourses. And Michael Panet is going to, discuss where the springs are located that we found? And what their characteristics are.

Michael Panet, 327 Perkins Street, thank you for allowing us to speak. It is our assertion that the applicant's use of the city's official wetlands map as a sole determinant of the 100-foot wetlands buffer, was an error of judgment. Our fieldwork shows that there's two perennial springs, Erik Spring and Madsen Spring, along with the outflowing. Erik Brook and Madsen Brook, see the attachments. These two springs and brooks are not identified as wetland features by the applicant. Furthermore, the actual extent of the wetland soils associated to these wetlands is not identified accurately by the applicant through field testing. It's our assertion that these exist, that they exist significant wetland resources outside what is depicted on the inlands Inland Wetlands and Watercourse, Bristol, Connecticut maps, with 100 foot of the property. Erik Spring is a perennial spring located approximately 80 feet north of the applicant's proposed development property. An earth spring emerges at the upward break of the slope, creating a small rivulet, an area of ponding which feeds into the adjacent and complex series of depressional wetlands that ultimately flow into Birge Pond through defined channel, Erik Brook. Madsen Spring is a perennial spring located east of the subjected property across Grassy Roads and

downslope of the site. The visual documentation and coordinate the data in the map for the precise spatial referencing. Madsen Spring emerges at the upward break of the slope and generates surface flow that traverses through the swale. Ultimately, this running directly into Birge Pond and Madsen Brook. Our observations indicate Carter Spring and Carter Brook are depicted accurately in the Wetlands and Watercourse Agency's map. Carter Spring is a famous historical spring that communities in the area once regularly gathered around to collect pure, fresh drinking water. Carter Spring holds cultural and historical value on its hydraulic function, serving as an important local resource. Carter Spring generates surface flow that traverses through the ravine and the swale, ultimately discharging directly into Birge Pond as Carter Brook. Soils in the immediate area of Carter Spring, Madsen Spring, and Erik Spring, exhibit hydric characteristics indicating persistent saturation and supporting jurisdictional wetland status. Field observations confirm wetland soils consistent with national wetlands inventory criteria. Perennial Carter Springs, Madsen Spring and Erik Spring indicate complex hydrology and potential wetland connectivity that is not captured in the current regulatory maps. Three springs, Erik Spring, Madsen Spring, and Carter Spring are very sensitive. They have very low flow discharge, but remain perennial. They maintain the hydraulic functions of feeding the western edge of Birch Ponds fresh water through the associated Eric Brook, Madsen Brook, and Carter Brook. In reference to the spring within the area of Hoppers Preserve, the King Mark Environmental Review Team in 2003 said members of the team followed the stream course that enters the pond from the west-northwest those are the wetlands north of the site. For the entire length from its headwaters seep into the mouth. Given the city has a suburban wetland treasure. Rarely in this part of the state. And often, not at all. Can you find a stream? And its watershed that can be studied from its headquarters to its mouth, nearly unimpacted. I just want to talk about the elephant in the room. The elephant in the room is 145,000 cubic yards of sand and gravel being moved from this site. That in and of itself is a travesty. When you look at that, and try to put it in context visually it's probably about the size of 19 Olympic-sized swimming pools, or 20, maybe 40 of this room's capacity. That's a significant amount of sand and gravel. And I do believe that that holds a value. And that's the ultimate driver here. It's the mighty buck. We want to sell that sand and gravel. We can't do that to this preserve just today. Today alone, The mayor of this town posted something on Facebook about the Birge Pond Reserve and how we were granted the OSHA grant. to protect that property from the same exact thing that's going on here. We're pleading with all of you to do the right thing. We don't have any qualms with the builder. I think he's been doing a great job trying to clean the place up. That's important. It's a mess up there, and to his point I don't know how it got there. But it is there, and he's cleaning it up. But to move 145,000 cubic yards of sand and gravel. Just seems it doesn't really need to happen. There's already houses that existed there. Thank you.

Commissioner Klimek asked What is your credentials, sir? Are you a soil scientist? Are you a professional engineer?

Michael Panet, 327 Perkins Street, responded stating he is someone who cares deeply about the community.

Commissioner Klimek: Ok so you are not so you are not a soil scientist, you are not an engineer?

Michael Panet, 327 Perkins Street, no I am not

Commissioner Klimek: So, you do not have any credentials in that respect?

Michael Panet, 327 Perkins Street, No I don't. I'm a concerned citizen, like the people that are sitting right behind me.

Michelle Rudy, 102 Henderson St, we are trying to call for a soil analysis of the area, because we have documented these springs. And, the commission can actually go out there with these coordinates and locate the springs. So, this is a question of surface water, which doesn't need a soil analysis, but... the surrounding wetlands need to be characterized. And that's something that still needs to be done in order to meet the definition of the wetlands, in the regulations.

Commissioner Robinson asked what you're basically stating is when they did the survey last year, where they determined the wetlands that either they didn't do a soil sample in that area? Are you saying that no soil samples have ever been taken?

Michelle Rudy, 102 Henderson St, I don't know if they've ever been taken, but we did find a spring, that's the Madsen Spring, which is not on the map. So that's right under the road, down below the property.

And it's well within 100 feet of the property. And you can go out there and just observe it. It's a surface perennial spring.

Commissioner Robinson so you are saying Erik Spring was on the map when the city mapped the wetlands? What you're asking us is to have them come out with a certified soil scientist, and do a soil test, and maybe Perhaps with what they find, then the inland wetland maps are going to have to be readjusted.

Michelle Rudy, 102 Henderson St, Correct. So, Erik Spring is a little spring that moves into a wetland that is on the map. But it is closer to the property than what the map states.

Commissioner Robinson so the map has errors?

Michelle Rudy, 102 Henderson St, yes it does. What we want to do is go into the fact that, groundwater is often depressed by sand and gravel mining operations. And there's a lot of evidence for that in the scientific literature, which we want to just explain a little bit about. There's a summary article Authored by Pichaya P.S. It's called Impacts of Sand Mining on Environment, a Review. And it's from the International Journal of Geoinformatics and Geological Science. You know, additionally, research published in the journal Earth... Environmental Earth Science found that excessive sand mining results in the lowering of the water table and can cause the drying up of wells and wetlands. The earth removal for the proposed site is significant, and has a reasonable certainty of lowering the groundwater table. Such that the two springs being of very low volume, may become intermittent or dry up altogether, irreparably altering their biological and ecological functions. Furthermore, the eastern spring, Madsen Spring, is situated downslope of the property, such as to receive stormwater runoff causing sedimentation and nutrient loading. These happenings would greatly impinge upon the environmental assets of the hoppers. In such, the application fails to identify all the wetlands within 100 feet of the regulated activities, and fails to adequately analyze the impacts of the proposed activity on the wetlands.

Erik Madsen, 70 Oak Hill Dr, it is our assertion that significant harm will come to Erik Spring, Madsen Spring, and the Carter Spring, and their wetlands through the mechanism of sand and gravel mining. The mining will lower the water table, which will cause the springs to become intermittent or dry out altogether. Scientific studies and regulatory communications consistently warn that sand and gravel extraction can significantly disrupt local groundwater regimes, leading to lowered or depressed water tables, both at the mining extraction site and considerable distances beyond. Scientific consensus in the field of hydrology has made common the concepts of hydrologic connectivity, wetland connectivity, indirect groundwater connectivity, direct groundwater connectivity, and groundwater-surface water interactions. Long gone is the view that surface wetlands are independent of one another or independent of groundwater. Hydrologic science makes clear that surface wetlands are negatively impacted by depression of the groundwater. The negative effects of depressed groundwater on a surface wetland may include lowering of surface water depths, decrease in size of the wetland, decrease in import water flow, intermittency of the wetland, and disappearance of the wetland. While the purview of the Wetlands Commission is primarily surface water protection, it is apparent from the above that in certain circumstances, jurisdiction must extend to oversight of groundwater in order to safeguard surface water wetland features. Spring viability, lowering of the groundwater table can entirely dry out springs or render perennial springs intermittent, reducing or eliminating their ecological and hydrological functions. Ecological consequences, loss of spring flow will completely change the morphology of the wetlands. These changes threaten wetlands-dependent flora and fauna, alter habitat connectivity, and reduce water quality downstream. Some related references that I'll touch on. The author, Green, in 2005, Hydraulic Impacts of Quarries and Gravel Pits, Minnesota Department of Natural Resources, Division of Waters. A key takeaway of this article was, in the complex geology of glacial beach ridge settings, the removal of sand and gravel can alter groundwater flow paths and affect the supply of water available to wetlands that are fed by discharge from the sand and gravel. the author, to Chaya Article 2017 in Impact, the title is Impacts of Sand Mining on Environment, a Review SSRG International Journal of Geoinformatics and Geological Science, dated January to April 2017. A key takeaway regarding groundwater depletion in this article was sand aquifer helps in recharging the water table, and sand mining causes sinking of water tables in the nearby areas. A local groundwater modeling study was conducted in the next town over, titled, Hydrology of Sand and Gravel Deposits Near the Nepaug Reservoir, New Hartford and Burlington, Connecticut, by Author Stone JR et al. The year was 2001, with the USGS, and the article states. Sand and gravel deposits near the Nepaug Reservoir in New Hartford and Burlington, Connecticut were studied to provide a basis for ongoing investigations that will evaluate water quality conditions in the watershed and the effects of sand and gravel mining on the quality of water in the reservoir. Stream flow during floods and droughts at Burlington Brook and Clearbrook, a tributary to the Nepaug Reservoir, were compared to determine

how the volume of sand and gravel in a watershed affects groundwater storage, and the way water is released from storage. Removal of the sand and gravel would likely result in increased streamflow peaks associated with storms and decreased streamflow period. The article, written by the author Neff in 2019, Entitled, A Hydrologic Landscapes Perspective on Groundwater Connectivity of Depressional Wetlands in the journal *Water*, has these, highlights, we define hydrologic connectivity to be the flow of water through various features of a landscape, such as uplands, lowlands, wetlands, and other service water bodies and the ground. Our focus is primarily on groundwater flow and how groundwater interacts with surface waters. The hydrologic Landscape Theoretical framework describes the flow of water through fundamental hydrologic landscape units, FHLUs. C, attachment C, in your handout. each, FHLU has three components, a landform, climate, and geology. Land form is the physical shape of the land and consists of an upland and a lowland connected by a slope. Climate is represented as the combined effect of precipitation and evapotranspiration. Geology controls how water flows across or through the landscape in response to climate. When considered together, landform, climate, and geology comprise a FHLU. C figure, number 1. the attach, also in attachment D, Figure 2, If you look at that, you'll see a depiction of models comprised of FHLUs. It is our assertion that the Plateau III model best represents a simulation of groundwater flows for Madsen Spring. All simulations were performed by the author using the variability saturated two-dimensional numerical model, so named VS2DI. VS2DI is a fully distributed model and uses finite difference approaches to solve the Richards equations for two-dimensional flow through unsaturated and saturated sediments. I apologize that the mathematical formula there didn't print well, but it can provide that for you if you wish to use that formula. And I'm not going to go on, defining all the variables for the model. But I will further state from the author Much of the groundwater discharge to Spring Brooks may originate as regional groundwater flowing from nearby uplands, often flowing over long distances. In addition, embedding depressional wetlands within a broader landscape introduces additional upward break flow that serve to amplify groundwater flow towards the surface and restrict regional groundwater flow. The presence of depressional wetlands within a broader landscape also introduces additional downward breaks in slope that serve to lower the water table locally. In some cases, particularly on the downgradient side of a depressional wetland. A landform occurs that rises to the top of the depression, then falls to the lowland. The water table in this area is especially prone to not following the contours of the land surface, and instead slopes monotonically away from the depressional wetland, causing it to be groundwater-connected to ground downgradient water bodies. With regard to water resource management, we explain how applying a hydrologic landscape approach to developing a hypothesis of groundwater connectivity can be used to improve practitioners' understanding of a wetland connectivity and guide more resource-efficient measurement and modeling efforts to support decision-making. Finally, this work provides a framework for using the hydrologic landscape theory to understand wetland connectivity and groundwater.

Michelle Rudy, 102 Henderson St, shared a contour map with the parcels and springs listed on the map. She shared that the developer is going to create a basin within the parcel which is supposed to be a temporary stormwater basin. She discussed the difference in grades between the basin and the Madsen Spring. And our recommended actions are to require, detailed mapping and documentation of all springs and wetlands within 100 feet of the project area. To commission an independent hydrological impact assessment specific to local springs and wetland functions. Require the applicant to adequately hypothesize, observe, measure, model, and analyze the potential impacts undocumented and undocumented wetlands, springs, brooks, and their downstream ecological functions. To mandate third-party monitoring of stormwater controls and compliance with environmental protection standards. To defer wetland application approval until wetland resources and potential impacts are fully identified and addressed. And to vote no on approval of the wetland application, if there is any potential that the proposed development's significant activity impacts might negatively affect the surrounding wetlands. The Hoppers Preserve is the only remaining natural wildlife habitat in downtown Bristol. It deserves the utmost level of protection. So that it may remain our legacy for future generations. Thank you.

Tom Doyle, 181 Sherwood Road, Toxicity leads to sickness and disease. I have had cancer for 20 years; I have had a heart attack and now dementia. Everyone pays for toxicity. Pollution hurts pollution kills. I am not against the development I just hope they find somewhere else to put it.

Chairman Fisk asked if anyone else wanted to address the commission. Questions from the Commission?

Commissioner Duquette-who was the source of creating the chart of Attachment F?

Michelle Rudy, 102 Henderson St, it is from the Applicant's proposal, and we just drew the black line as his own line of the existing grade, and the red line is his own line of the proposed grade. And we just superimposed

hypothetical groundwater, pathways. That we are kind of modeling from the articles that we read. But the elevation of Madsen Spring is accurate on the drawing. So, it does show that the elevation of Madison Spring is very, very close to the bottom of the temporary stormwater Pit that they're going to make

Commissioner Klimek So basically these map... the superimposing of the map was not done by a soil scientist, not done by an engineer. This is just something you decided to go ahead and create, am I correct?
Michelle Rudy, 102 Henderson St, that's correct.

Commissioner Klimek Again, there's no engineering study in your rebuttal to this application. You have not hired a soil scientist, you have not hired an engineer, am I correct?

Michelle Rudy, 102 Henderson St, so we're calling for that to be done.

Commissioner Klimek So you have no plans to do this as a rebuttal to this application on your own? Am I correct?

Michelle Rudy, 102 Henderson St, we could do that If the Commission wanted.

Commissioner Klimek So basically, everything you've shown us tonight is just articles that you've dug up from Minnesota, other areas, which have some legitimacy. Not total, but some. So, you feel by doing this, again, on no real scientific basis, that, you feel that you're correct in what you've done.

Michelle Rudy, 102 Henderson St, we feel that there is a very strong scientific basis that, excavations of this stature, do create a drawdown of the groundwater. And it's been proven over and over that this happens.

Commissioner Klimek Okay, but again, you have no real scientific, because you have not hired an engineer, you have not hired a soil scientist to do soil delineation on this piece of property. Correct?

Michelle Rudy, 102 Henderson St, not thus far.

Commissioner Robinson Commissioner Klimek has summed it up, my concerns. I would hope that, and you could do some kind of a soil scientist to come out and look at the springs. And, you know, it's possible that they may come up with something that can refute what was discovered. You know, when they did the mapping of the wetlands, they did have some boots on the ground. I don't know what, where or when. I don't know whether they went into that area. Yeah, I'm very interested to learn a little bit more about the two springs, but, you know, I'd like to have a soil scientist just kind of back it up. We can sit here and make all sorts of accusations and assumptions, but you know in a court of law, it's not going to stand.

Michelle Rudy, 102 Henderson St, Correct. So that's why we're calling for the applicant to do their due diligence and proving that the wetland soils are where they are supposed to be on the map, because you can actually go out there yourself with our coordinates and locate the springs.

Commissioners Rooks and Robinson reiterated to the intervener Michelle that what they have provided are their assumptions and to get a soil scientist to investigate and back up their assumptions and claims with scientific backing.

Commissioner Robinson what I would ask you to do right now, as the intervener is to ask us to give you the opportunity to go out and have a certified soil scientist come into the area and do their due diligence, and then present their findings to us. Because basically what you're doing, and it's a good thing, is you're challenging the current wetlands map and I don't have a problem with that, because if the springs are there, then the springs are there, and it's our duty as Inland Wetlands and Conservation Committee to try and preserve that. If this were to go to a court of law, we don't have a thing to stand on. If you have a certified person, come out and say, okay, this is what we found, and, you know, we can even take a walk out there and have them do their auger and show us the soils, and show us everything, then we've got something to work with. And we could walk out there now and see water, as you're showing us in these pictures, but we're not qualified to make that decision that this is a wetland. We can say this is a good area to look to a soil scientist.

Michelle Rudy, 102 Henderson St, stated they are willing to hire a Soil Scientist as long as the commission is willing to give them the time to do so.

Attorney Ziogas, 104 Bellevue Ave, there are two things that I've heard was we thought the applicant was going to pay for it, and we thought the applicant was going to clean it up. And what I missed in the whole thing is how the property got into the condition that it's in, in a highly sensitive area, and no complaints. And no action has taken over a number of years. I mean, this didn't happen overnight. When you talk about, they're worried about the trucks and the dust. What about the 8 or 10 vehicles that have been stranded up there? We don't know if there's fuel in the tanks, we don't know if there's oil in the tanks, we don't know if there's hydraulic fluids. There are so many question marks, when you go up there. And to me, the arguments don't pass the eye test. What I saw is what we all saw, and it needs to be fixed. And, again the people from the hoppers. want the applicant to go up there and clean the property up at their expense, and then do nothing with it. That's not how it works. the 145,000 cubic yards of material is not excessive. It will make the place developable; it'll clean it up, it'll make it residential, and in the final analysis, I think it's going to be an improvement. I know it'll be an improvement to the neighborhood. And the people who live there are going to be better off in the long run.

Commissioner Robinson, I think we're kind of at the point where we're going to have to give the interveners a chance to you know, get a soil scientist. And like I said, I don't think they're going to be able to pick up the phone in the morning and have a soil scientist at their beck and call. Let the soil scientists do what soil scientists do.

Attorney Ziogas, 104 Bellevue Ave, and that's the Commission's discretion, and I'm not going to sit here and argue against it. In the final analysis, even if he goes out there and he finds that there's a brook there. it doesn't answer the question of what becomes of the property to the west, and how does it get cleaned up, and how does it get renovated. That is still going to be before this commission.

Commissioner Robinson, well, that's scientific information that'll probably come forth as the soil scientist does their initial report, and then we'll just have to go forward from there. We don't know what the soil scientist is going to find.

John Benoit, 1 Ambler Road, I own the property pretty close to where this, **this wetland permission is being**. And there's some concerns, and they're not very scientific, but there's some concerns. One, I have heard that they are going to take anything from 1,000 acre a thousand cubic yards to a million cubic yards of soil, so I don't know how much they're going to take out. If they take out the 1,000 cubic yards, that's 7,000 truckloads. That are going to come through a very residential area, small houses. Kids are out in the morning waiting for school buses. And that's there to be a concern for me. Also, Carter brook runs through my property. And, all that land kind of slopes down to Carter brook. Every day, I walk 2 miles through the Hoppers, and when you walk through the hoppers. Every once in a while, you'll see a pipe sticking up. And we're talking about surface water. But underneath the Hoppers are a huge aquifer. And the city did a big study on that aquifer that is below the hoppers. And I would question, again, I'm not scientific about it, I would question Does this, mining affect the underground aquifers that we have? If you look at, Birge Pond, there's a, a spillway. And the spillway is constantly running. And that spillway is fed mostly by springs. There's a lot of springs that are feeding that. And if you walk down Grassy, some of you have been there, down Grassy, there's a gate there. And it's when you cross over that gate, and at one time it was Grassy, or a continuum of Grassy. And you look to the right-hand side, That's all wet. It's all wet. I mean, there's, fiddleheads growing there. There's, all types of vegetation that grows only in water. And, from there to where Manchester's development is, I would imagine there's five or six places that have water running right down through it. I have two concerns, well, probably three. 1) if you're going to take the sand out going through a residential area, 2) the surface water 3)- Water underground. I had the water tested on the brook that comes through my property. I brought it to Plainville, and they tested that water, and they said, you can take a cup. And drink right from that water. My house, which is on one end of the road, it was built in 1900, used to have to dam that brook up and the house was fed by gravity water from that brook. It comes out of the ground, maybe 100 yards up from my property.

Commissioner Robinson: Actually, you bring up a good point about the, Fiddleheads and like that. And these are some of the things that, again, a soil scientist, when they're out there, is going to look at that, and they're going to say, hey, you know, not only do we find, with our borings in the soil, but we find by the vegetation around us

that it's wetlands. I'm a strong person that would say we need to get a soil scientist out there and give us some scientific information.

John Benoit, 1 Ambler Road, I've got two little ponds. They're filled in, kind of now. But my ponds are filled with, watercress. And watercress only grows in pure water. So, it's pure water. The other thing is, all through that area to the right of Grassy are a thing called Ramps, which are wild onions, and those only grow in pure water. All that water is coming from the aquifers that are below It's not surface water.

Commissioner Klimek: Mr. Benoit, you bring up some good points. But again, what this commission is driving at is that without actual documentation from either an engineer or a soil scientist, delineating their soils. We really have no scientific data. I'm not disputing what you're saying, but we're asking the, interveners to come up with actual scientific data.

Chairman Fisk: I think one thing to keep in mind, too, his property is the one that was mapped for the wetland in the upland review area.

Commissioner Robinson: Yes. The Carter Brooks, that's what's being shown here? What's up on the screen.

Chairman Fisk I believe we are all feeling the same thing, that this will be tabled to allow the interveners time to hire a soil scientist

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

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

The application is continued.

The Meeting was recessed for a 5-minute break at 8:20 pm

The Meeting resumed at 8:26pm

- b. Application #2057 – Wetlands application for the repair of an existing culvert including replacement of concrete slabs/decks, stabilization of abutments, installation of rip-rap and other repairs at 197, 211, 213, 215, 219 and 225 Park Street; Assessor's Map 12, Lots 111, 112, 113, 114, 115 and 116; Curt Michael Freedman, P.E., applicant.
- c. Application # 25-462F-312 – Floodplain application for the repair of an existing culvert including replacement of concrete slabs/decks, stabilization of abutments, installation of rip-rap and other repairs within the floodplain at 197, 211, 213, 215, 219 and 225 Park Street; Assessor's Map 12, Lots 111, 112, 113, 114, 115 and 116; Curt Michael Freedman, P.E., applicant.

The Commission received the following items in their electronic packets for Application #2057:

- a. Application (attached hyperlinks)
- b. Photographs (Pgs. 1 – 31)
- c. Park Street photographs (Pgs. 1-12)
- d. Email RE: Video Park St. Storm Photos (Pgs. 1-12) from CMF Engineering, Inc.

The Commission received the following items in their electronic packets PREVIOUSLY for Application #2057:

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

The Commission received the following items in their electronic packets PREVIOUSLY for Application #25-462F-312:

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

MOTION: Move to open the public hearing for Application #2057.

By: Robinson

Seconded: Duquette

Against: None.

Abstained: None.

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

The Public Hearing was opened.

Chairman Fisk, before you start Mr. Freedman have all the property owners signed off on this?

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, representing the applicant, we have four signatures I am waiting on more signatures.

Anthony Lorenzetti, City Staff, you have people whose property this represents that have never signed off as an applicant on the application? Have they all signed off on this application? Because it's their properties you're dealing with.

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, where we're looking to start, they have further upstream. We're still waiting for some additional signatures to come in.

Anthony Lorenzetti, City Staff, So, the answer is no.

Chairman Fisk, how many do you need? How many property owners are involved?

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, For the work that we're looking to do. Right away, we have everyone signed off. There's a total of 7 property owners involved. But that active work will be done next spring through summer. The work that we're looking to do now, we have everybody signed off

Commissioner Rooks, but this commission does not have a completed application in front of us. This commission, when we were out on the site walk. Not to have any wetlands marked or flagged is a big issue. There is no survey done, there's no plans on what you plan on doing. There are property owners that about these people that probably don't even know how much it's going to run, if they're going to be charged. I mean, there's a lot of questions here that you're coming in front of us for an emergency fix. And this emergency's been going on for 4 years since the flood. Why is this an emergency now in front of us as a commission? How did you get involved in this?

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, I was contacted much more recently. To put together a plan for the repair. And we have done that. Everyone has been notified, we've been in communication with everyone. There's a release form, which we prepared. We're waiting for a few people. Oh, well, let's... I want to go off... I want to go first thing is the property owners. So, for the plans that we have, you just said you have four property owners that are signed off.

Chairman Fisk I want to go first thing is the property owners. So, for the plans that we have, you just said you have four property owners that are signed off. And I think we visited 5 properties when we were out there, so it seems like there's one that's missing. But for the plans that you're going forward with tonight. You're stating that all property owners have been represented? And they're all signed off on that?

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, Yes

Chairman Fisk Then there's additional property owners for another phase in the future. And those plans are not in front of us yet?

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106 The plans are, we're not looking to do the work until spring or summer through fall of 2026. Same application.

Chairman Fisk it's just, that at some point, yeah, that's a part that needs to be clarified.

Commissioner Robinson the other thing that this commission and Commissioner Rooks brought up is I haven't seen any kind of a survey, nor have I seen any kind of a, again, inland wetlands, so we haven't had a soil scientist out. Because they're the ones that would delineate or identify the wetlands. There're two major issues. These are very nice blue prints and all this other stuff, but I don't see where an engineer has signed off on this. I don't see where their surveyor has signed off on this. This commissioner, between the lack of all the engineers, you know, all the scientific that we want, plus the fact you don't have all the signatures, you don't have an application. You don't have a complete application.

Chairman Fisk clarified You are an engineer? Are you also a surveyor?

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, I am an engineer I am not a surveyor. But we're making repairs to a pre-existing structure. We're not changing its footprint. This is not a proposed or new culvert. This is a pre-existing. We're simply just looking to do repairs to the existing. There's a lot of exemptions for doing repairs to existing, where you don't change the footprint at all. The repairs are not going to have any incremental environmental impact whatsoever. We're not looking to change the course of the stream; we're not looking to change the dimensions of the culvert. Everything is staying the same. There is some mitigation work we're looking to do, like installing some riprap, which is just obvious because the photographs clearly show that Having some undermining and scouring taking place inside the culvert, and we're looking to mitigate that so that it doesn't elapse. If it does collapse, it would have very significant, situations. There's also a gas pipe running perpendicular through the culvert, which needs to be removed it previously, we believed. contributed to the obstructions that occurred in the past, and we're looking to remove that. We've had discussions with Eversource, and so we're looking to take necessary steps to stabilize the existing situation, and so based on that we're just doing repairs of the existing that we're not changing it we're just doing repairs. That comes into a different category as far as the codes call out.

Commissioner Klimek-Just to back up on Commissioner Rooks and Commissioner Robinson basically, you don't have everybody signed off on this. You don't have actual data to show us that a complete engineering study has taken place. This is just what you're telling us.

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, We're just doing repairs to the pre-existing, we're not changing it in any way.

Commissioner Klimek- You don't have any engineering data to back yourself up.

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, What engineering data are you seeking, sir?

Anthony Lorenzetti, City Staff, There's no hydraulic analysis at all. You don't have surveyed elevations for sizes, sizes of all the cross-sections that you're going through. I mean, I'm just looking at what you submitted. You've got a culvert that you're showing starts off at 60 inches, goes up to 60 inches... 66 inches high. By the time you're at the end, it's down at 45 inches. I don't see that there's even adequate information here to be able to do any type of hydraulic analysis on this culvert system.

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, My question is, why would a hydraulic analysis be necessary? We're just doing a fundamental

Anthony Lorenzetti, City Staff, you want to put material in this watercourse. you want to repair a scour; you want to do something inside this watercourse. How can the city or the city engineer approve something like this that doesn't have any hydraulic analysis or capacity in it?

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, The work is not going to effect or make any changes in the pre-existing flows.

Anthony Lorenzetti, City Staff, how can you prove that? Where's the calculations that prove that?

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, Because we're restoring the interior of the culvert to the pre-existing conditions.

Anthony Lorenzetti, City Staff, so you're assuming that that was all proper?

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, We're not looking to rebuild the culvert, we're just looking to restore it to its pre-existing, and, for example, in those areas which were scoured. It's directly observable Where the previous dimensions. And it's shown in the photographs. We're not looking to change it.

Anthony Lorenzetti, City Staff, well, we went out there and we looked out in the field, and you have a steel plate over a portion of the culvert. So, you have plans for that area where the steel plate is, or do you not?

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, Yeah, the details call for the slab with the top deck of the culvert to be removed. And then be restored in place as kind, as it is. Now, we're not looking to change those dimensions at all.

Anthony Lorenzetti, City Staff, you have a design for the slab? I've never seen it.

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, Yes, It's part of the engineering. In that literature that you have.

Anthony Lorenzetti, City Staff, so the packet you handed us tonight?

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, Yes and I have the calculations here. Chairman Fisk, this has not been properly vetted with the ten days we usually require.

Commissioner Rooks, at the site walk you said that for the back houses to be services the top of the culvert needs to be a certain thickness of concrete. Was the original cover of that culvert, that thickness, or no?

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, Current thickness is about 7 inches, it is very deteriorated and the new thickness will be approximately 10 inches.

Commissioner Rooks, so the side walls are going to hold 10 inches and not have a problem?

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, Yes, they are about 2 feet thick

Commissioner Rooks, I am asking you because I do not see plans in front of me. Well, if you're repairing it, I would say, you know. If you're repairing it, you should be repairing it with a 7-inch thick, and we'll deal with that later down the road, but I understand what you're trying to do is fix it properly, but the sidewalls, you put something heavier on it, it could fall in.

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, The side walls are stone and the stone on the inside are all of them, right? In some of that culvert? But what's fallen in is approximately 4 inches of poured concrete, which lined the stone. And the photographs show that's what was scoured away in that location. We're going to, install anchors, and then put a new inner lining concrete in that location to restore it to where it previously was.

Anthony Lorenzetti, City Staff, is that in the plans you submitted tonight?

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, Yes

Anthony Lorenzetti, City Staff, I'm just looking at what you submitted. You submitted a typical section of a slab cross-section. You don't say how big the slab is.

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, I can show exactly where that is. And the area where the driveway is, where the vehicles are going across. The other areas... have much less load. We're not looking to do work on those until the spring. We're looking to restore the driveway area so it can sustain.

Commissioner Robinson, and that's going to be a separate application? What's that? And that's going to be a separate application? Are you asking us for the whole ball of wax tonight?

Chairman Fisk, I think that's what we heard, the whole ball of wax. Which includes property owners that are not represented in this.

Commissioner Robinson, there's a lot of concerns that I have, and I think, you know, that.

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, stated there are multiple issues going on inside this culvert and there's a history of repairs. We've documented where it's been previously repaired, where it's in need of repair now, both in the walls, the bottom and also the concrete slabs. So, yes, it is a multifaceted issue, and I've marked those as best I can on the drawings. The idea was to... would be to flip through the photos and then point out each of these different areas on the blueprint, and indicate what we're looking to accomplish this fall, and then what we'd be looking to accomplish in the spring through fall of 2026.

Chairman Fisk, understanding that we just received the plans tonight, that this fall has already been ruled out.

Commissioner Rooks we need to see that your fix is going to survive and last 20 years, we don't want to be kicking the can down the road.

Commissioner Klimek, the bottom line of this whole thing is, Mr. Lorenzetti's already stated that. You don't have a complete application here. You don't have a complete study done. What you're trying to do, and to back up on Commissioner Robinson and Rooks. You're just trying to piecemeal this thing. We don't know what really needs to be done here.

William Stango, City Engineer, to all the Commissioner's points, I do agree with your general consensus. Whenever you have an application with many property owners, it is my opinion that you need proper survey to tell whose property's affected, where the property line's at, and also to make sure consent and signature from all those property owners. At this point in time, we do not have a survey on this. As well as from someone who will be reviewing these plans. We don't have any existing condition plans to tell what the existing condition of the structure was. So, without existing cross-sections and proposed cross-sections, we cannot accurately describe or judge this project, because we don't know how it's going to be changing. I know the applicant is saying they will be putting a concrete face with some wedge anchors into the existing walls. How will that be changing the existing hydraulic opening? How are we supposed to be able to tell, without any existing plans, what was quote-unquote existing? How much will be changed? In the plans that were submitted tonight, we have a typical cross-section of a reinforced concrete deck that does not include the work to be done to the existing abutments, the abutments of the walls supporting the deck. How far will the deck span onto the abutment? I would like to see a more comprehensive engineering plan that accurately shows the Commission, as well as engineering staff, what the total level of impact to the proposed project area will be. At this point in time, in my opinion, we do not have that. That would include Structural details. cross-sections, grades, as well as propose an existing low cord

elevation so we can ensure the hydraulic opening is not changed in the repairs of this project. I don't have problems with repairs. What I do have a problem with is changing the hydraulic opening of this structure, which we already have significant evidence that is undersized. We have that evidence because we just replaced where we had, engineers design Field Street Culvert and Divinity Street Culvert, which are both upstream, and they're larger than what we have existing.

Commissioner Klimek, so you do not have a hydraulic study neither?

William Stango, City Engineer, Correct, that is going to be needed. That's... that's something to determine, at the very least, a typical section. What are we doing in the waterway? Where's the riprap? What will the proposed hydraulic opening look like? Correct. How can we enforce that? and this is my opinion, if we don't know what will be proposed, how can we say this is approved, we don't have a proposed cross-section of the work?

Chairman Fisk, Bill, can you just restate your six or seven, whatever, five, six points again.

William Stango, City Engineer, I can do my best to reiterate all those. Just quickly reiterate them. The most important... Because I think these will be used in our determination. The most important is a typical cross-section of the proposed work. What is existing, and how will it be affected? How will the hydraulic opening be impacted, if any? We also need survey to show who the property owners, and signature, to show that all the affected property owners have signed off on this application. s well as elevation and grade of channel invert and low cord elevation of the culvert. That will tell us the hydraulic opening. It is the cross section, the invert. and the low cord elevation of the culvert. That's what we need to determine the impact of the existing channel.

Commissioner Klimek, because you have an incomplete application.

This should be tabled till at least the December meeting, Mr. Chairman. I agree. I mean, our engineer is... Commissioner Brooks, Commissioner Robinson, our engineer, have all proven their points. City Engineer Bill, you've more than proven your point.

Anthony Lorenzetti, City Staff, I do have one other thing that hasn't been brought up that needs to be addressed. Do you have any idea what the existing capacity is of this culvert, and what storm it will handle? And if not, how are you determining how to properly face the walls so you can prevent scour? Without knowing what the velocities are. The reality is, I'm just asking what the capacity is. And how you are determining the repairs that you're doing, so the velocities do not rip out whatever you're doing. Things like riprap sizing are done based upon velocities. I'm just intrigued about how you're dealing with that. We looked at the downstream side of that culvert, and there certainly was a lot of stone and material that had blown downstream over the years. I'm just asking how you're determining that.

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, You can see that other parts of the culvert have survived over the years, even though we've had rather extreme conditions.

MOTION: Move to table the public hearing for Application #2057 until enough information is given to the City Engineering Department to satisfy them, and we've also come up with our own list of answers that we'd like. And when all those are present and proposed, and we have all the necessary signatures, then we can take it forward. But until then, I propose that 2057 be tabled until we have further information.

By: Robinson

Seconded: Massaro

Against: Rooks.

Abstained: None.

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

The Public Hearing was continued.

MOTION: Move to table the public hearing for Application #25-462F-312 until enough information is given to the City Engineering Department to satisfy them, and we've also come up with our own list of answers that we'd like. And when all those are present and proposed, and we have all the necessary signatures, then we can take it forward. But until then, I propose that #25-462F-312 be tabled until we have further information.

By: Rooks

Seconded: Massaro

Against: Rooks.

Abstained: None.

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

Commissioner Rooks please provide survey and engineering plans to the City and the Commission, Applicant must verify all property owners be properly notified and have all signatures. Cost Estimate to be provided by the applicant and approved by engineering. The applicant must provide a performance bond to the City of Bristol equal to the estimated cost of work, or as recommended by the engineering department. And, under no circumstances should the proposed repairs reduce the existing hydraulic opening.

MOTION: Move to amended Motion for application #2057 and to include the above stipulations.

By: Robinson

Seconded: Carros

Against: None.

Abstained: None.

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

Chairman Fisk, For the record, we are recognizing the public even though the application has been tabled.

Deanna DeJesus, 43 Poplar Street, representing her uncle at 211 Park Street, addressed the commission, I'm trying to understand exactly what we're doing, since this has been going on for a very long time. This didn't just happen, those floods didn't just happen in 2 years ago, this has been something you guys have known that has been voiced for almost 4 years and nothing has been done. Now, you're saying that you're working with the owners, and if you had to replace the whole culvert repair. You're just looking to band-aid fix it at this point. And the tenants that live there, I understand what you're saying, but I'm just letting you know that the tenants that are there are the ones who are suffering whatever we can't resolve here. But to say that the culvert, it's got to be that old, and it's collapsing. The floods that my uncle provided pictures for 2 years ago, that didn't just happen. This is something that's been happening, and what I'm trying to understand is the city from my understanding, the city took over the project because they couldn't get the landlords on board to who was responsible for this problem. So, what I'm trying to understand is how much longer is it going to take just for anybody to figure out anything. And how long is this going to impact the residents? Because, again, if this is going to collapse, or it could collapse, what is the other things that it's going to cause? So, we're trying to understand how it's going to affect my uncle going forward, in terms of him living there, if we can't get a resolution to this, or we're not understanding where it began.

Bill Stango, City Engineer, So, thank you for your questions. The project is the culvert is a privately owned culvert, and it is the responsibility of the owners of the culvert to repair and maintain it. The City's involvement at this point in time, at this commission, is to make sure that the applicant is doing all proper planning to mitigate any effect to the wetlands and the watercourse and the floodplain. The city is not going to be financially supporting this project. We are going to be reviewing the project to make sure that repairs that go in are not band-aid fixes. That is what I will be doing, it's what Mr. Lorenzetti will be doing, as well as taking safeguards to make sure that, moving forward, it is sustainable. So, but it is a private matter. The culvert is privately owned. The city is not going to financially support this project. It is the responsibility of the owners for repairs and maintenance to the existing culvert.

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

The Commission received the following items in their electronic packets PREVIOUSLY for Application #2059:

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

The Commission received the following items in their electronic packets:

- a. Plan (Existing Conditions)
- b. Plan (Roadway Plan)

MOTION: Move to open the public hearing for Application #2059.

By: Robinson

Seconded: Rooks

Against: None.

Abstained: None.

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

The Public Hearing was opened.

Bill Stango, City Engineer, City of Bristol, 111 North Main St., this is for the application of the drainage approval, to reduce the flooding we've seen in the past. we're going to be connecting into the existing drainage system at the corner of Pleasant View Ave and East Road. We will be adding capacity to the existing system, which we have seen to be surcharged. We will be running new piping to the west, and discharging an existing unnamed brook. Piping will consist of 42-inch RCP. The area will be protected with silt fencing and hay bales. And a construction entrance will be installed, and maintained throughout all phases of construction. The area of impact, is to both the wetlands and the upland review area, as shown on the plan, and is delineated with the dotted hatch. Do any commission members have any questions?

No questions from the commission, Chairman Fisk invited anyone from the public to speak.

Rhoda Lange, 85 East Rd and 6 Greystone Ave, I saw that the review area goes substantially through both properties, both on the east side and on the west side of 85 East Road. And I just wanted to understand what the impact would be when this project gets underway. And, how that would We were a little concerned, because we didn't know how deep in you go in to reconstruct these things, and would there be erosion, because we have level land on both of those properties, 6 Greystone, and we didn't know if there was going to be any construction that would affect the erosion that could happen on those steep slopes.

Bill Stango, City Engineer, City of Bristol, 111 North Main St., We have a stockade fence line type. See, it's a line with little squares on it, and it is surrounding the project area. That is our silt fencing. So that is the area which they will be installing the new 42-inch pipe. It is a deeper excavation required by the contractor, whomever is selected. After installation, grades will be restored to existing. They will not be modified, no swales, no fill and capacity will be maintaining and the areas will be finished with topsoil. So, you won't have any erosion if you did notice erosion a year after the project, you can call me directly.

Rhoda Lange, 85 East Rd and 6 Greystone Ave, it's only going to affect the 85 East Road property, right?

Bill Stango, City Engineer, City of Bristol, 111 North Main St., it will not touch Greystone, just East Rd and the pipe will go underneath the sidewalks. Everything will be dug up and you will get brand new sidewalks.

Rhoda Lange, 85 East Rd and 6 Greystone Ave, how long will this project take?

Bill Stango, City Engineer, City of Bristol, 111 North Main St., So installation will start on the downhill side. Where it says the N plus 0, 0. Rough estimate, a couple weeks, three weeks. And that would be from the outfall, to pass your property, I'd say it's about 3 weeks. And then they have some utility work, so the total project may be 3 months, and I'd say about, they'll be out of your hair, at least. It's not going to start till spring.

Commissioner Klimek, so Bill you are estimating 3 months on this?

Bill Stango, City Engineer, City of Bristol, 111 North Main St., ballpark yes, with the big pipe, no, it is challenging. But we don't have too many major utility crossings in the road. This is, again, along East Road, not particularly, the area of concern, but total project, talking total project time. I think we have two major utility crossings, so as long as those don't slow us up, it should be a pretty straightforward.

Commissioner Klimek, is this going to be outsourced?

Bill Stango, City Engineer, City of Bristol, 111 North Main St., yes it will be going out to public bid.

Chairman Fisk, so you said 3 weeks for the regulated area?

Bill Stango, City Engineer, City of Bristol, 111 North Main St., It is steep slopes, it's dependent on the material. I think 3 to 4 weeks within the regulated area, I think that's conservative. Yeah, I believe that'll be conservative, about 3 to 4 weeks within that area, and once they're out, you know, it's pretty much just road work at that point.

Commissioner Klimek, all proper fencing and everything will be put in?

Bill Stango, City Engineer, City of Bristol, 111 North Main St., Yeah, we'll be, installing sill fencing as well as, hay bales at the outfall. And they'll be maintained and inspected, on major rain events. We'll send someone out in minor rain events to make sure that everything is holding in place. And cleaned out as needed. This one will probably have city forces, do the inspection, so I'll have direct oversight as far as, inspecting the S&E controls.

Chairman Fisk, Is there any safety concerns with that slope while during that 3-week period?

Bill Stango, City Engineer, City of Bristol, 111 North Main St., In my opinion, I'm a safety guy, you know? Can never be too safe. Shoring's always an issue, but, you know, proper trench boxes, and construction methods.

Chairman Fisk, I just mean for, like, weekends when it's unintended for neighborhood children, things of that nature?

Bill Stango, City Engineer, City of Bristol, 111 North Main St., With all the pipe projects, we make sure our contractors, you know, if they're in the road, they're not leaving road plates over weekends. Any open trenches, they're closed up properly, and especially if you have, a residential neighbor, so close to the project, we'd be extra cautious and make sure they're taking any proper precautions to make sure that little kid didn't fall in the whole.

MOTION: Move to close the public hearing for Application #2059.

By: Robinson

Seconded: Rooks

Against: None.

Abstained: None.

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

The Public Hearing was opened.

MOTION: Move to approve Application #2059 - – Wetlands application for drainage improvements and other related construction activities with a disturbance within the upland review area and wetland proper at East Road; Assessor's Map 31, Lot ROW 1; City of Bristol Department of Public Works, applicant, in accordance with the plot plan and information submitted with standard stipulations.

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

The application is approved.

5. Receipt of New Applications

- a. Application #2061 - Wetlands application for the demolition of an existing structure and filling of excavation to grade at 1001 Stafford Avenue; Assessor's Map 53, Lot 48; Hartford RC Diocesan Corporation, applicant.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application (attached map)
- c. Photograph (oblique view)
- d. Plan (Electronic Copy Only)

Chairman Fisk, is this a complete application? The application was declared a complete application.

Anthony Lorenzetti, yes, it is, this is simply a demolition of a property that's located solely in the Upland review. And the wetlands are on the opposite side of the street and on the other side of the parking lot from where this building is.

MOTION: Move to receive Application #2061.

By: Massaro

Seconded: Carros

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

Against: None.

Abstained: None.

The application is received.

Anthony D'Amato, 10 Main Street, representing the applicant, it's a standard demolition of an existing structure, C&D, to be, disposed of, Based on type. We're going to remove, the existing foundation walls, fill and compact the existing basement and grade site, level. So, everything is to be removed.

Commissioner Klimek, how soon do you want to start this?

Anthony D'Amato, 10 Main Street, to be honest with you, we have equipment mobilized now. We've been concentrating on just an interior building clean-out until we have an approved, application.

Which, our demolition permit, outside of this one item, is, you know, is still outstanding. So, somewhat immediately upon approval and issuance of our, Building department demolition permit. Chairman Fisk, does it include the driveway or just the building?

Anthony D'Amato, 10 Main Street, we are going to remove the driveway as well.

Commissioner Klimek, what's the plan just to grass it over when you're done?

Anthony D'Amato, 10 Main Street, Yeah, just a restoration to mimic what's existing, which is basically grass.

Commissioner Rooks, are you going to be putting silt fence up along the let side of the building?

Anthony D'Amato, 10 Main Street, Yeah, we're going to do whatever S&E controls require based on the expectation of the city permit process.

Chairman Fisk, Tony is there anything in there now to include erosion control?

Anthony Lorenzetti, City Staff, no, I don't think there's anything shown for erosion controls. So, I would suggest the erosion controls would go on the westerly side by the driveway, and then along the southerly side along Maltby Street, where the driveways are being removed.

Anthony D'Amato, 10 Main Street, yes, that would be appropriate.

MOTION: Move to declare Application #2061 a non-significant activity.

By: Rooks

Seconded: Robinson

Against: None.

Abstained: None.

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

The application was declared a non-significant activity.

No one else spoke in favor of the application.

No one spoke against the application.

MOTION: Move to approve Application #2061 - Wetlands application for the demolition of an existing structure and filling of excavation to grade at 1001 Stafford Avenue; Assessor's Map 53, Lot 48; Hartford RC Diocesan Corporation, applicant, in accordance with the plot plan and information submitted with standard stipulations and with the aforementioned erosion control conditions.

By: Massaro

Seconded: Robinson

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

Against: None.

Abstained: None.

The application is approved.

- a. Application #2062 - Wetlands application for the reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces. Additional improvements include a 45' wide drive-in-door to Building A and multiple stormwater basin/floodplain compensation areas for proposed and future parking at 300 Broad Street; Assessor's Map 43, Lot 100; 300 Broad Street Property LLC, applicant.
- b. Application #25-466F-314 - Floodplain application for the reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces. Additional improvements include a 45' wide drive-in-door to Building A and multiple stormwater basin/floodplain compensation areas for proposed and future parking at 300 Broad Street; Assessor's Map 43, Lot 100; 300 Broad Street Property LLC, applicant.

Chairman Fisk explained Applications #2062 And #25-466F-314 would be heard concurrently but voted on separately.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Applications
- c. Soil Scientist Report and Impact Assessment report, from SLR International Corporation dated October 21, 2025.
- d. Proposed Site Improvements, Drainage Report, dated October 23, 2025
- e. Plan (Electronic Copy Only)

The application was declared complete.

MOTION: Move to receive Application #2062.

By: Robinson

Seconded: Carros

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

The application is received.

MOTION: Move to receive Application #25-466F-314.

By: Robinson

Seconded: Carros

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

The application is received.

Attorney Tim Furey, 43 Bellevue Ave, representing the applicant, this property, you, all know is the industrial site Adjacent to the Tice Precision Steel, tower. Several industrial buildings. You may want to go right down to one of the drawings on Broad Street. Some of you have been out there previously, many years ago, when they were starting to do some clean-outs. Before they did the environmental work. The owners have already spent over a million dollars doing environmental work. The property's clean. They've been inside these buildings doing extensive, remediation of some you know, bad soils under the slab of all the PCBs, all the asbestos, all of a sudden works done. And they've actually begun, done a substantial work to the actual buildings themselves, and they have a couple very good tenants. And they have a couple potential very good tenants. So, surprisingly, you know, they've been investing and it's been paying off. But in order to have these buildings to be occupied under

modern standards. We have to meet modern zoning standards, which has different parking requirements. What we're wishing to do in the substance of this application. I think we can save you a lot of time, you won't have an extra two hearings next month. Is to build some proposed parking, and you may want to go to the... one of the map drawings. So, the proposal is to add, the parking at the top of the drawing here, which I think is north. And, in fact, we plan on presenting to the Zoning Commission as showing the ability to construct it, but a lot of what we're proposing for parking we won't show is futuristic parking. The zoning regulations of the City of Bristol allow you to show the parking as long as you engineer the parking, and don't require you to build it if you don't think you need it, and they agree. If at some point in the future we decide we need the additional parking, or if the city believes we need the additional parking, they can we can build it, or they can ask us to build it. The improvements that impact the, the upland review area. Nothing is being done within a wetland. Are the parking spaces along the north and on the, on the east? The area where there's a loading dock to be built on the east, which is, in deep gray, and then the parking closer down along Broad Street. on the far east side there. The only net result, it's being built, or proposed to be built along the existing pavement, it's in the view area. The advantage here, which Barak will review the figures, is behind the parking, we are building shallow swales, if you will, or environmental retention areas. There is really a grass area that will increase the, capabilities for water retention, which is your flood application. We're actually increasing the retention. And we're actually creating a better buffer between the pavement that's there and the river, because we're going to have these depressions, which act as a, a filter, if you will. We're hoping That you can see this, given the nature of the property, given the improvements that we've made, is not a significant activity, does not affect the wetlands themselves, and in fact, has some improvement.

Chairman Fisk, what are you proposing with some parking spaces that can be built when, if needed? We have, like, a 5-year term on our permits, so if these are not built in 5 years, I'm just trying to understand.

Attorney Tim Furey, 43 Bellevue Ave, we may have to come back if we felt they were needed. From a wetlands point of view, if we don't need to build the, you shouldn't want us to build them. But if they're not needed, and odds are in the current world, we won't need them. We'll just leave them as future spaces, and if we have to come back in the future to the Wetlands Commission to get a new permit, we'll do it.

Chairman Fisk, so what you're proposing may not be built, and if it's needed in the future, another new application will be required.

Attorney Tim Furey, 43 Bellevue Ave, and I believe, regardless, we would probably build the swale structures just because they're a good buffer. But I'll let Rock explain that. Okay, thank you.

Rock Emmond and Matt Orman of SLR International Corporation, 99 Realty Drive, Cheshire, representing the applicant, to give more context, the futures are... we're trying to meet the minimum zoning requirements for, essentially, redeveloping this site so it can get the proper uses within these certain spaces. So, the idea is kind of the same. We're getting more trucks, we're getting more kind of, you know, municipal, or I guess not municipal, but more industrial-esque vehicles coming to using it as storage. Parking really isn't that much of a thing, so our future demand isn't too much, but in order to meet the zoning requirements, and also looking at the zoning requirements. That allow for the future parking, we've kind of come up with this scheme. One thing that is part of this is we need to make sure that they can be built, they can be fully engineered, they can mitigate all the stormwater requirements. The parking spaces may not be built, but the stormwater mitigations for them are most likely required to be built, because it's not technically the parking space. The parking space, under the legality of the regulation. Would probably just be the future. It's a little bit in the weeds. So, what we're going to be proposing are these long, linear swales along each grouping of these parking spaces. One, we want to make sure that we're maintaining the mature trees that are kind of located here, so we're not going to be impacting the root systems, as well as making sure that we're mitigating stormwater, as well as the floodplain management aspect. What we're going to be proposing here along, the Pequabuck River, which is within the Upland review area, as well as technically this portion is within the 500-year floodplain, it's going to be parking space with a curb stop. That goes through a 2-foot filter strip, gravel, some way that we can make sure it's, you know, filtering whatever particulates are going through, which then goes to a depression, which also has a filter strip in it that allows for some, infiltration. Whenever they're parking in these areas, because it's going to be funneling towards the, the depressions. As well as, it's a natural buffer that we're going to be establishing to the Pequabuck River, you know, we're kind of blocking that water directly going to the Pequabuck River, obviously, until it reaches the 500-year floodplain in this particular area that we're kind of focusing around right now, in other areas within the 100-year. So, that will flood, that's kind of just the nature of this area. And because we're

providing these basins, we are also providing cut and additional volume in the Just under 600 cubic yards. Of additional foot stores, not a lot. The site itself is 22-some-odd acres. We're increasing the amount of impervious by a little over half an acre. So, it's really not that much when it comes to the grand scheme of the whole site as a total. But obviously, we need to make sure that we're providing some sort of mitigations where we see is necessary. So, this area still focuses on the health and review area, actually. kind of curve. Also, clearing a portion of the area just beyond the upland review area, obviously not within your jurisdiction, just kind of letting you know, because you are technically the Conservation Commission as well. Going to be clearing some of that area, so they can provide some more space for work that they're doing inside the building. That's all kind of temporary, that'll be restored, at some date, when we go through planning and zoning and figure out what the real logistics of that is. there are two reports. There's the, the drainage report, which articulates, hey, this is how we're dealing with the stormwater mitigation. We're providing these LID practices; we're providing a hydrodynamic separator where we can't buy this particular practice that's on the south side. Because there's just not enough room to enable this to occur and be functional. That occurs within the, 100, more you're reflected. I think that, from your perspective, you know, we're providing, you know, sediment erosion controls to make sure that we're, you know, not causing any adverse impacts to the surrounding areas. It's, because we're dealing with the upland review area, I typically make sure that there's a silt fence along with straw waddles or a hay bale, to make sure that all water that's coming off the site is filtered. As long as it's within the upland review, I always just make sure that that's occurring.

Attorney Tim Furey, 43 Bellevue Ave, and in the end, these low-income... these low-impact development swales they're an accentuation even to the existing pavement, right?

Rock Emmond of SLR International Corporation, 99 Realty Drive, Cheshire, Oh, yeah. I didn't even touch on that, actually. there is the existing truck loop that runs around the property that's currently all going to the existing catch basins that discharge directly into the Pequabuck River. You know, there is a couple that go along this north side. Those outfalls will not be changed. That's not what we're proposing. We're proposing just to change the tops to make sure that it's clean. But that water is still going to get picked up by the swales that we're providing, and that is going to be future mitigation and future cleaning for existing conditions.

Commissioner Klimek, are you putting new separators in?

Rock Emmond of SLR International Corporation, 99 Realty Drive, Cheshire, Yeah, there's going to be one separator on the south side. So, just because the, stormwater quality manual allows for, you know, kind of meats and bones practices for LID, so we're essentially creating those with these swales, but the one area that we can't, we're providing a separator.

Commissioner Klimek, how big will the separator be? I mean, a parking lot like that, this is not going to be residential style, obviously.

Rock Emmond of SLR International Corporation, 99 Realty Drive, Cheshire, that's just a 4-foot cascade unit, that we're proposing, so it's this I think it's second from the bottom.

Commissioner Klimek, how is this going to be maintained?

Rock Emmond of SLR International Corporation, 99 Realty Drive, Cheshire, so they have a maintenance plan that's articulated on the plans, so basically, they have to vac Every... I think it's biannually for a, hydrodynamic separator now. And then they have to obviously maintain their existing infrastructure. You know, if you accumulate anything beyond 6 inches of silt inside of a catch basin. You kind of want to make sure that's clean. There is also, because this is an industrial complex, SLR has done a vast amount of environmental work, and there's a stormwater pollution control plan. I think I articulated this the last time that we were here for the, loading dock. And essentially, it calls for the maintaining of all these... all this infrastructure. And they have a specific maintenance plan that they deal with on a yearly basis.

Chairman Fisk, A moment ago, you were just describing the existing Truck loop? Yep. And the proposed work, is what you're describing is going to have some improvements to the water quality leaving those culverts?

Rock Emmond of SLR International Corporation, 99 Realty Drive, Cheshire, that's kind of the name of the game when it comes to this, so we're providing both water quality and peak flow retention in all these basins. to existing, as well as the proposed whatever catchment area is going to the basin areas is what we're treating.

Chairman Fisk, Typically, I do understand your reasoning for non-significant, but typically it was a floodplain application, I would, want to be out there.

MOTION: Move to declare Application #2062 a significant activity and set a public hearing for the December 1st 2025, meeting and schedule an onsite inspection for November 22, 2025, at 8:00 am, with November 29 as snow date.

By: Robinson

Seconded: Rooks

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

The application was declared a significant activity.

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

MOTION: Move to declare Application #25-466F-314 a significant activity and set a public hearing for the December 1, 2025, meeting and schedule an onsite inspection for November 22, 2025, at 8:00 am, with November 29 as snow date.

By: Robinson

Seconded: Rooks

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

The application was declared a significant activity.

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

- d. Application #2063- Wetlands application to install 3 new sonotubes 2' in diameter to support house at 355 Fall Mountain Road; Assessor's Map 10, Lot 66/3; Matthew Betti, applicant.

The Commission received the following items in their electronic packets:

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

Anthony Lorenzetti, city staff, stated that the application was incomplete and the applicant has withdrawn it until next month.

- e. Application #2064 - Wetlands application for the construction of a new multi-tenant industrial development, parking areas, and other associated improvements within the upland review boundary at 894 Middle Street; Assessor's Map 4, Lot 17-3 & 17-4-1; Carrier Construction Incorporated, applicant.

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. Supporting Documents, Bristol Business Hub report, dated October 23, 2025

MOTION: Move to receive Application #2064, understanding it's not complete and we're expecting more data to come in between now and the next meeting.

By: Robinson

Seconded: Carros

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

Against: None.

Abstained: None.

The application is received.

Attorney Timothy Furey, 43 Bellevue Ave, representing the applicant, Carrier Construction, Inc. Carriers have a contract with the City of Bristol to potentially develop this, the old Laviero property. Which is, just on the, west side of what was the original Friendly's in the industrial park. There's 20-something acres. On the south side is the entry to the Covanta plant and the, entry to Lake Compounce. The property, has wetlands along the, southerly side. And Carrier's proposing to build a, storage, if you will, but with smaller units with offices for many different uses.

Commissioner Klimek, isn't it 40 units?

Attorney Timothy Furey, 43 Bellevue Ave, I think there's about 40. They're currently evaluating the plans. Again, we have submitted preliminary plans to the engineering department and a preliminary engineering report is being finalized based on, what would be the final building locations. The property was studied by BL on behalf of the City of Bristol, the wetlands boundaries outlined there were set by BL in 2021. BL did a, wetlands evaluation of the site, which the city has, which we have been working with. I talked to Kevin Hickson at BL today, because we probably are going to need to get them back out to re-flag it.

Commissioner Klimek, wasn't this property cleaned on a brownfield grant?

Attorney Timothy Furey, 43 Bellevue Ave, the property is cleaned under a brownfield grant that was obtained by the City of Bristol after they foreclosed on it. There are monitoring wells, 6 or 7 monitoring wells on the site. when we were out there a few weeks ago, I wanted to see the wetlands, walk it, get the nature of it myself. I was a little bit alarmed that monitoring wells didn't have locks on them, they were accessible, so that was supposed to have changed. And what gave me pause was there's a whole homeless encampment out there. Got to be 10 people living out there with generators and tents and cars and tires and trash and whatever, so I think the city's starting to do something about that. We're trying to get the application accepted. We're trying to get the application scheduled for a public hearing. We're trying to move it along. If we have to give extensions to the Commission because you need additional information after you've walked it and BL flags it, or wherever we get to flag it. We have a due diligence period with the city. Carriers under some time restraints to get it moving from both the contractual obligations to the city, and some other considerations they have to try to close the property in a timely manner.

Chairman Fisk, I would recommend that we accept it. We're going to schedule this as a public hearing. And if we don't have the proper documentation next month that we needed, we'll deny it based on that. Sounds like a fair way to move forward.

MOTION: Move to receive Application #2064, understanding it's not complete and we're expecting more data to come in between now and the next meeting.

By: Robinson

Seconded: Carros

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

Against: None.

Abstained: None.

The application is received.

MOTION: Move to declare Application #2064 a significant activity and set a public hearing for the December 1, 2025, meeting and schedule an onsite inspection for November 22, 2025, at 9:00am with a snow date set for November 29, 2025.

By: Robinson

Seconded: Carros

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

Against: None.

Abstained: None.

The application was declared a significant activity.

No one else spoke in favor of the application.

No one spoke against the application.

6. Old Business

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

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

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

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Valentino, Rooks with alternate Commissioners Klimek, Longo and Bridges to vote on Cease & Correct - 360 King Street & Map 47, Lot 5-1 King Street.

Anthony Lorenzetti, City Staff, stated he hasn't heard anything from the applicant suggested it be referred and hand it over to Corporation Counsel.

MOTION Move to refer this to Corporation Counsel.

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

Cease and Correct will be referred to Corporation Counsel.

7. New Business

Commissioner Rooks mentioned while on the site walk on Grassy Rd looking down towards. The waterway, the wetlands area. There was a house that had some Bulldog and it looked like they were burning stuff. I don't know if we can send the city out to see what that is, if it's a compost pile or a burn pit.

Anthony Lorenzetti, city staff, said he will have Zack Norton go out and check it out.

8. Staff Reports

a. IWWA Report - October 2025

The Commission received the following items in their electronic packets:

- a. Inland Wetlands Enforcement Officer report, dated October 24, 2025, from Zachary Norton, Zoning Enforcement Officer, (Environmental Protection Technician)

Chairman Fisk designated himself, regular Commissioners Duquette, Robinson, Carros, Massaro, Valentino, Rooks with alternate Commissioners Klimek, Longo and Bridges to vote on IWWA Report - October 2025.

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

By: Massaro

Seconded: Robinson

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

Against: None.

Abstained: None.

The report is filed.

9. Communications

a. Alternate Appointment – Commissioner Bridges

The Commission received the following items in their electronic packets:

- a. Letter dated October 15, 2025, from Erica Cabiya, CCTC, Town and City Clerk, regarding the appointment of alternative member to the Agency.
- b. State DEEP Training Requirement

The Commission received the following items in their electronic packets:

- a. E-mail dated October 15, 2025, from Andrew Armstrong, regarding IWWA CT DEEP Commissioner Training Required
- b. Farmington River Association Newsletter - Fall 2025

The Commission received the following items in their electronic packets:

- c. Flyer regarding Farmington River Association Newsletter dated Fall 2025

10. Conservation Topics

a. Public and Commissioner Concerns

11. Adjournment

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

MOTION: Move to adjourn at 10:26 P.M.

By: Klimek

Seconded: Rooks

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,
Janet Little

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

David Rooks, Secretary

On-site Inspection meeting minutes

Saturday November 22, 2025

Application #2062 300 Broad Street

Time 8:00 a.m.

Attendees :

Zack Fisk, Mike Robinson, Faye Duquette, Justin Bridges – IWC

Anthony A. Lorenzetti P.E. – City of Bristol

Armen Boyajian – Applicant

Tim Furey – Attorney

Rock Emond, Matt Ormrod – SLR Engineers

Minutes:

Chairman Fisk called the walk to order at 8:00 am. Mr. Emond and Mr. Furey explained the project and showed the commission where the additional parking, associated tree removal and stormwater management systems were proposed to the north and east sides of the existing building and explained that the fencing would be relocated closer to the river. The meeting was adjourned at 8:13 am.

On-site Inspection meeting minutes

Saturday November 22, 2025

Application #2064 894 Middle Street

Time 8:35 a.m.

Attendees :

Zack Fisk, Mike Robinson, Faye Duquette, Justin Bridges – IWC

Anthony A. Lorenzetti P.E. – City of Bristol

Gino Carrier – Applicant

Tim Furey – Attorney

Rich Green – Robert Green Associates Engineer

Sagan Simko CPSS, PWS – BL Companies Senior Project Scientist

Charlie Talmadge – Representing the Carrier Group

Minutes:

Chairman Fisk called the walk to order at 8:35 am. Mr. Simko showed the commission the various areas of wetlands and water courses on the site, and Rich Green explained where stormwater management was being proposed and Charlie Talmadge explained the limits of the proposed construction in relation to the wetlands and water courses. The meeting was adjourned at 9:19 am.

For Office Use Only

APPLICATION NO. 2056

DATE FILED: 09-10-2025

DECISION DATE: _____

DECISION: _____

Page 36

Links to New Materials Submitted 12/1/25

First IWWA Presentation:

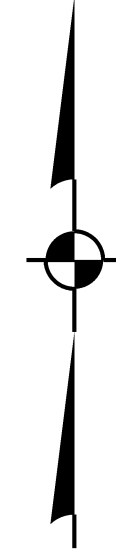
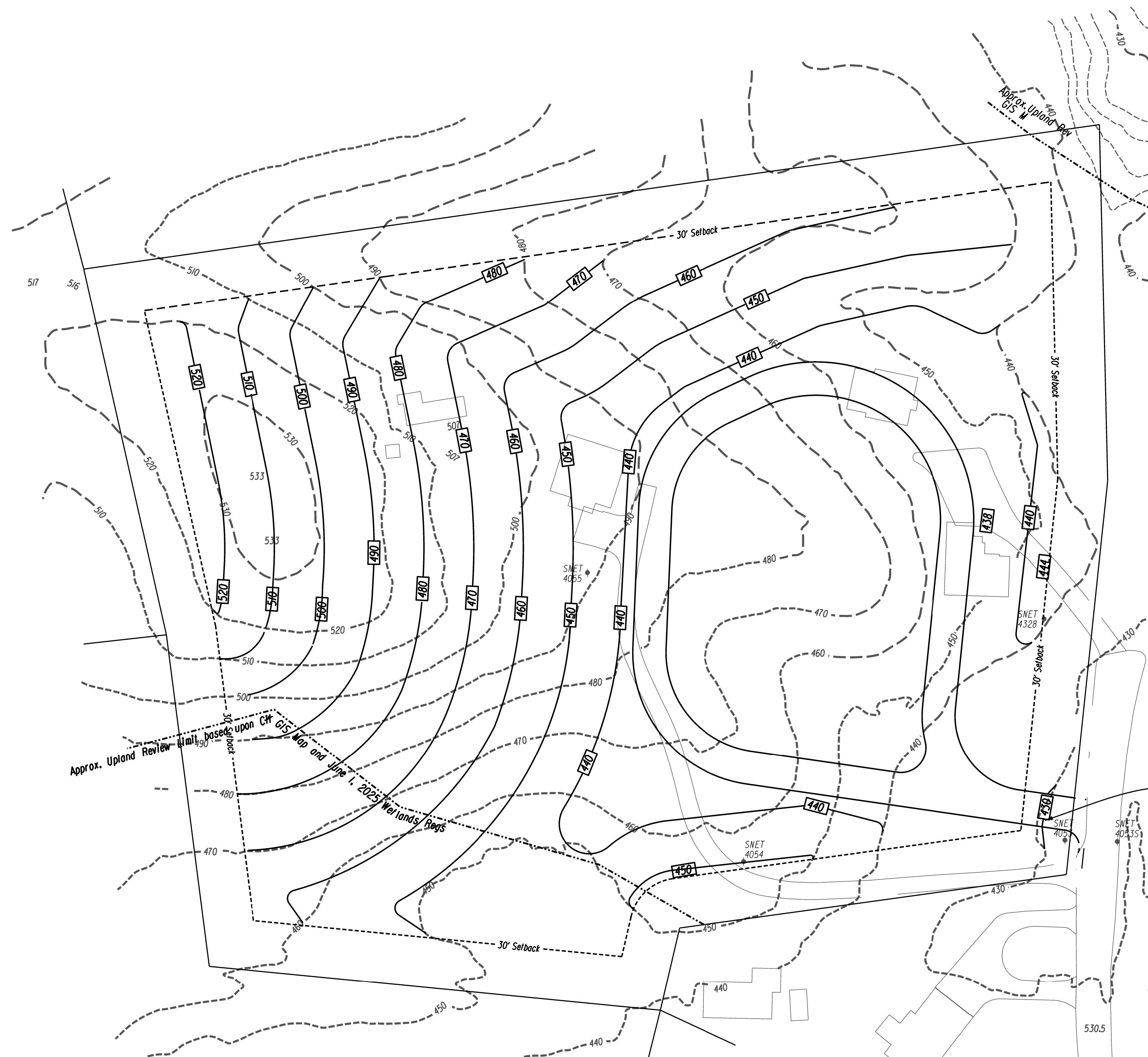
<https://www.bristolct.gov/DocumentCenter/View/50430/First-Inland-Wetlands-Agency-Presentation-2025>

Second IWWA Presentation:

<https://www.bristolct.gov/DocumentCenter/View/50431/Second-Inland-Wetlands-Agency-Presentation-2025>

Verified Petition to Intervene:

<https://www.bristolct.gov/DocumentCenter/View/50432/Wetlands-Intervention-for-the-Hoppers-revised>



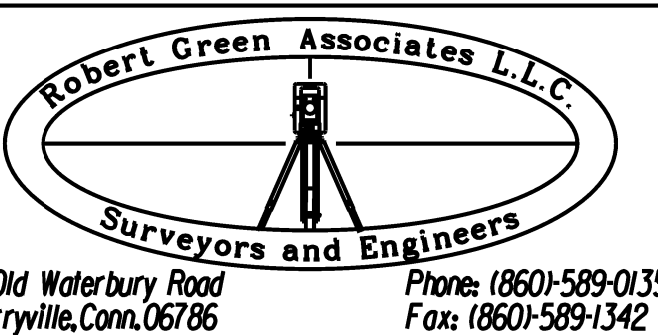
SCENARIO No.1
FULL UTILIZATION OF PROPERTY TO 30' SETBACK

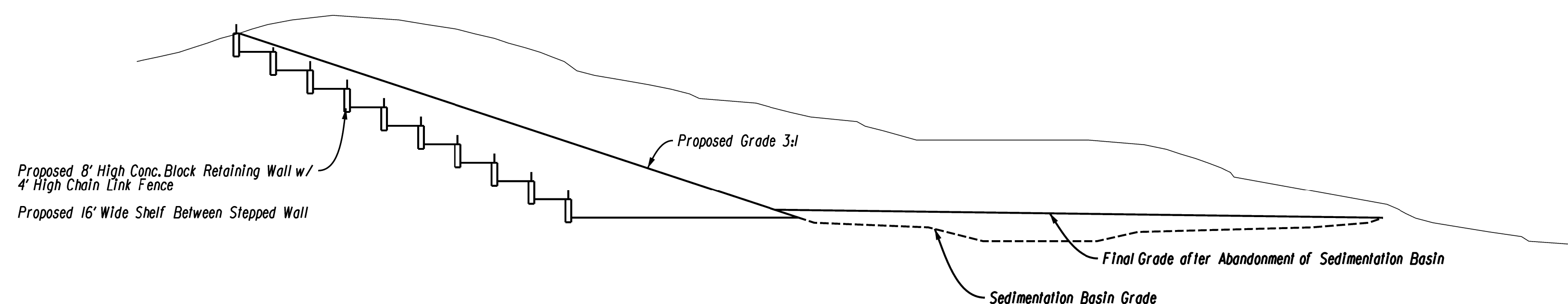
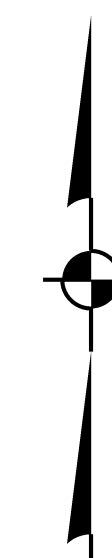
Assessors Lots 20-214, 20-215, 20-216, 20-217

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

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

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





*This Section is at Sta. 12+00 and Represents a 1,500 c.y.
Increase in Removal Measured 5' either side of the section*

SCENARIO No. 2

STEPPED RETAINING WALL AT Sta. 12+00

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

Owned by

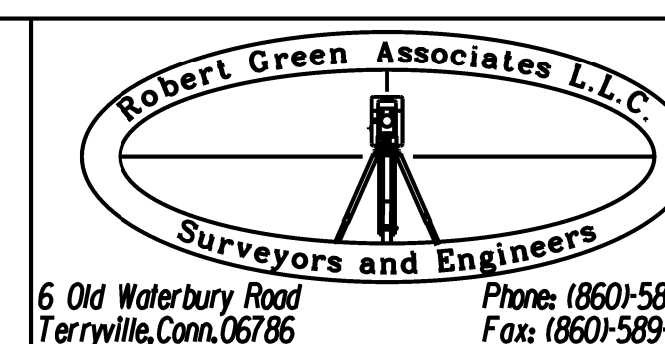
H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

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

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



FEASIBLE AND PRUDENT ALTERNATIVES DISCUSSION
SPECIAL PERMIT FOR EARTH REMOVAL
ASSESSORS LOTS 20-214, 20-215, 20-216, AND 20-217
AMBLER STREET AND GRASSY ROAD
BRISTOL, CONNECTICUT

November 24, 2025

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

Scenario No. 1 – Full Utilization of Site

A review of the site to remove material to the 30' property setback and was discarded based on excessive impact to the upland review area at the southwest corner of the project.

This study would allow an additional 20,000+/- c.y of removal but would impact another 1/2 Acre of upland review area with earth removal and removal of several additional trees in the southwest corner of the project.

Scenario No. 2 Stepped Retaining Walls

The use of short, stepped retaining walls beginning at the 30' setback line could result in a substantial amount of material removal. This was discarded due to appearance and impact to the surrounding area.

Scenario No. 3 Site Grading with limited impact.

This proposal provides grading at 3:1 Slopes from the 30' setback line inward. Grading within the upland review is necessary to discourage runoff from leaving the site with the development of a graded swale leading toward the temporary sedimentation basin.

THIS IS PREFERRED



23 Horseshoe Ridge Road
Newtown, CT 06482

Phone: 203-364-0345
james@jmmwetland.com
tiana@jmmwetland.com
jmmwetland.com

November 17, 2025

Mr. Jason Hummel
H&T Holdings of Bristol
145 Burlington Avenue
Bristol, CT 06010

RE: *Site Investigation: Potential Off-Site Wetland Review*
Ambler Street & Grassy Road, Bristol, Connecticut
JMM Job # 25-3843-BRI-3

Dear Mr. Hummel:

JMM Wetland Consulting Services, LLC (JMM) conducted a site visit at the above-referenced site on November 14th, 2025.

1. Purpose of Investigation

The purpose of this investigation was to determine the presence or absence of regulated wetland areas within a portion of City-owned property located east of the subject site (hereafter referred to as the “JMM Study Area”). The review was conducted in accordance with the State of Connecticut Statutes governing regulated wetlands.

2. Site Description

The subject site is located west of Grassy Road and north of Ambler Street in Bristol, Connecticut. The property currently consists of:

- Recently removed single-family residences
- Paved driveways
- Scattered trees and shrubs
- Trash and debris
- Forested upland areas

The adjacent City-owned parcel includes undeveloped land with forested upland and wetlands, as well as walking trails (see Figure 1, attached).

3. Methodology

A detailed field investigation was carried out using a hand-held soil auger and spade to a minimum depth of 24 inches. Observations focused on soil characteristics and indicators that determine the soils regulated wetland status.

4. Findings

- No poorly drained or very poorly drained soils or regulated watercourses were identified within the study area (see photos 1-2, attached).
- However, a regulated forested wetland was observed down-gradient (east) of the study area. This wetland is identified as a regulated area on the City's GIS mapping.

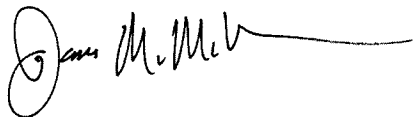
5. Conclusion

Based on the field investigation, the Study Area does not contain regulated wetlands or watercourses. However, a regulated forested wetland does exist east of the study area.

Please call us if you have any questions on the above or need further assistance.

Respectfully submitted,

JMM WETLAND CONSULTING SERVICES, LLC



James M. McManus, MS, CPSS
Certified Professional Soil Scientist (No. 15226)

Attachments: Figure 1, Photos 1-2, NRCS Web Soil Survey

City of Bristol

Geographic Information System (GIS)



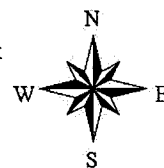
Date Printed: 11/17/2025



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of Bristol and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 150 feet



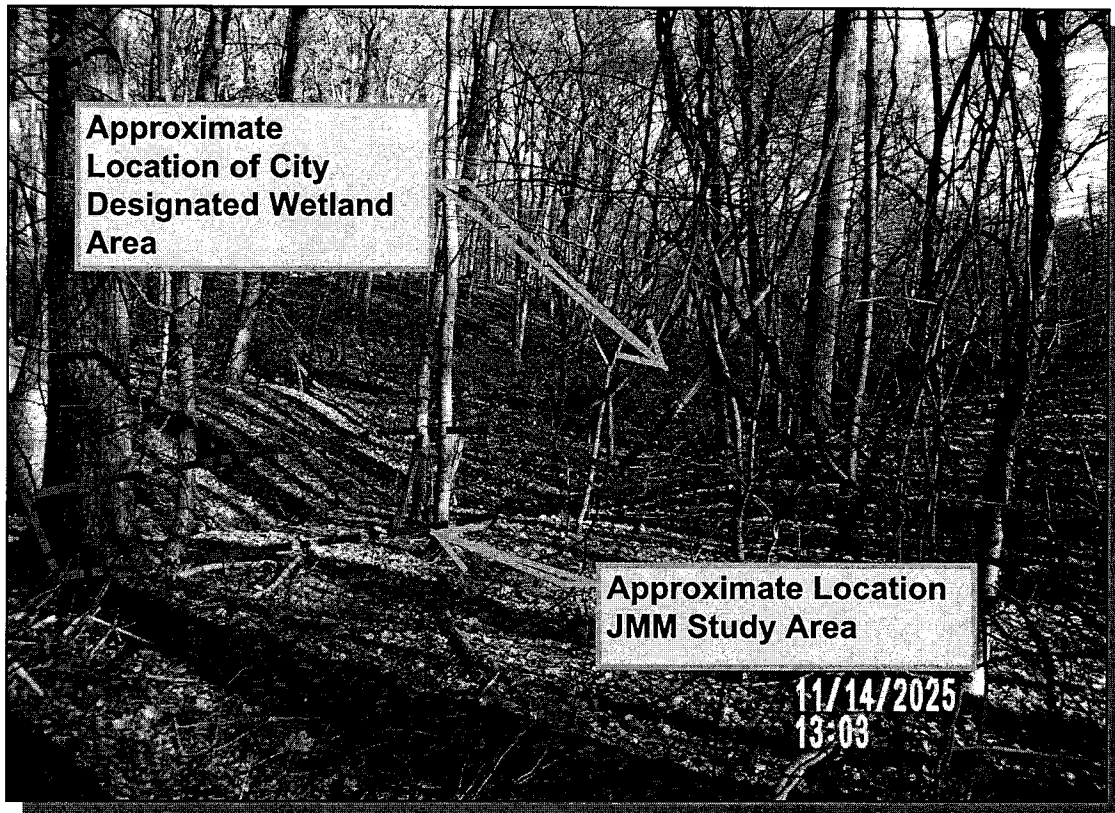


Photo 1: View of Study Area & down-gradient wetland on City Property (JMM photo taken 11/14/2025); facing northeasterly

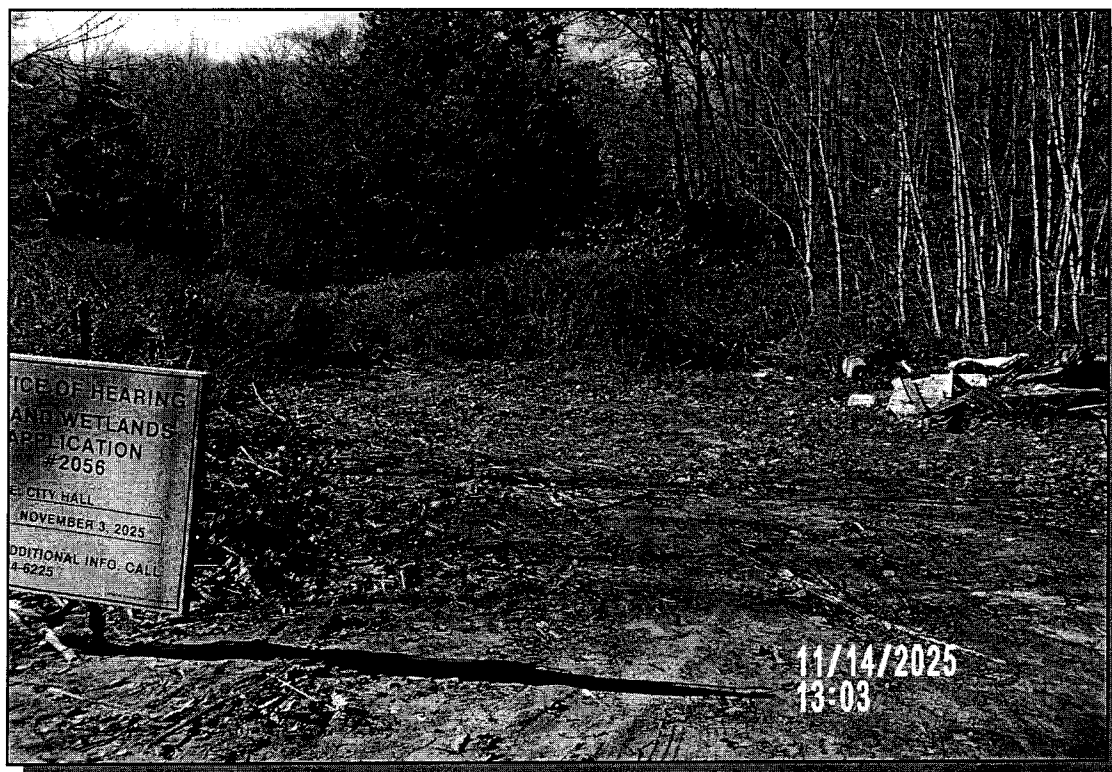
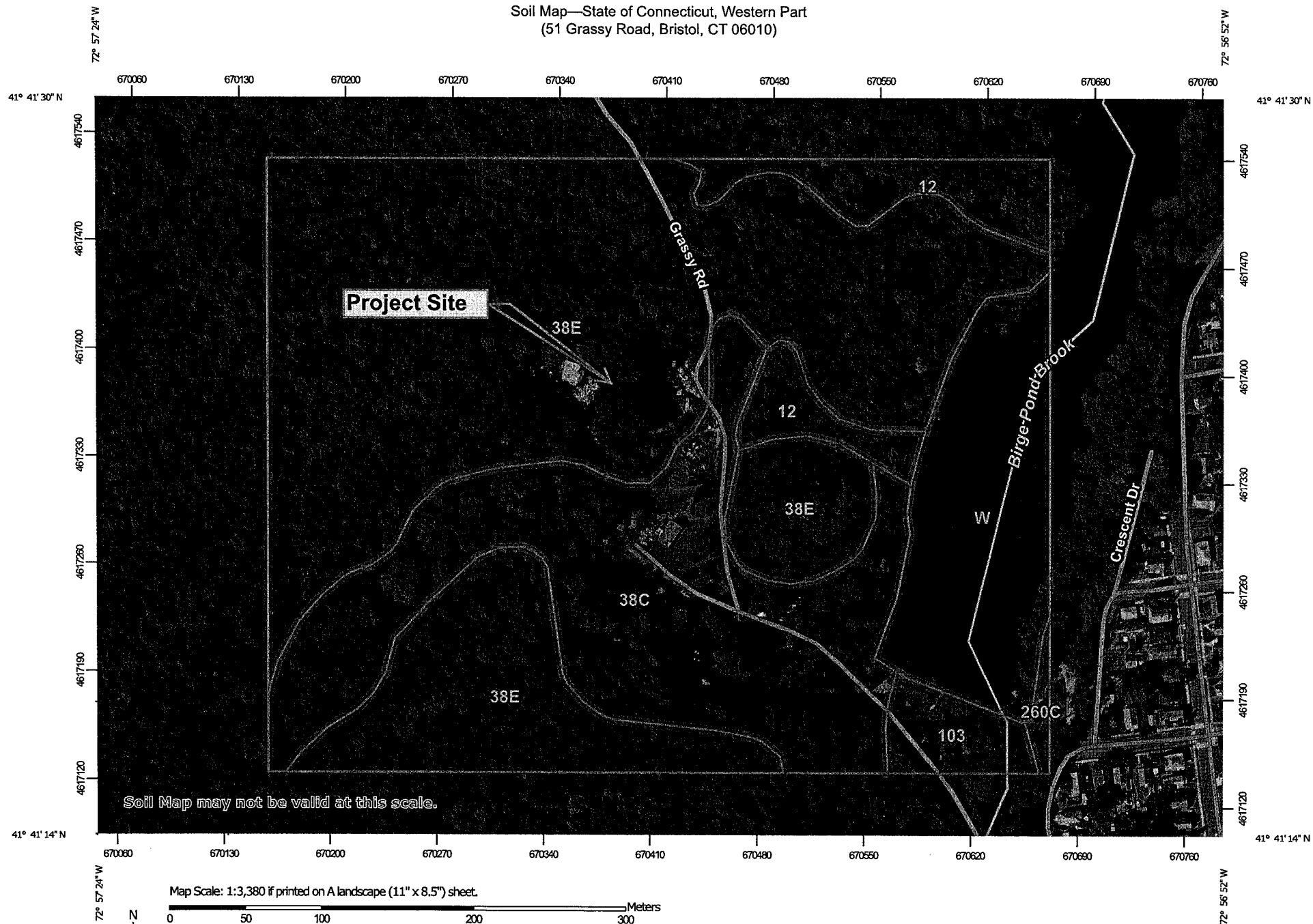


Photo 2: View of Subject Site adjacent to the Study Area (JMM photo taken 11/14/2025); facing northwesterly

Soil Map—State of Connecticut, Western Part
(51 Grassy Road, Bristol, CT 06010)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part

Survey Area Data: Version 6, Sep 16, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

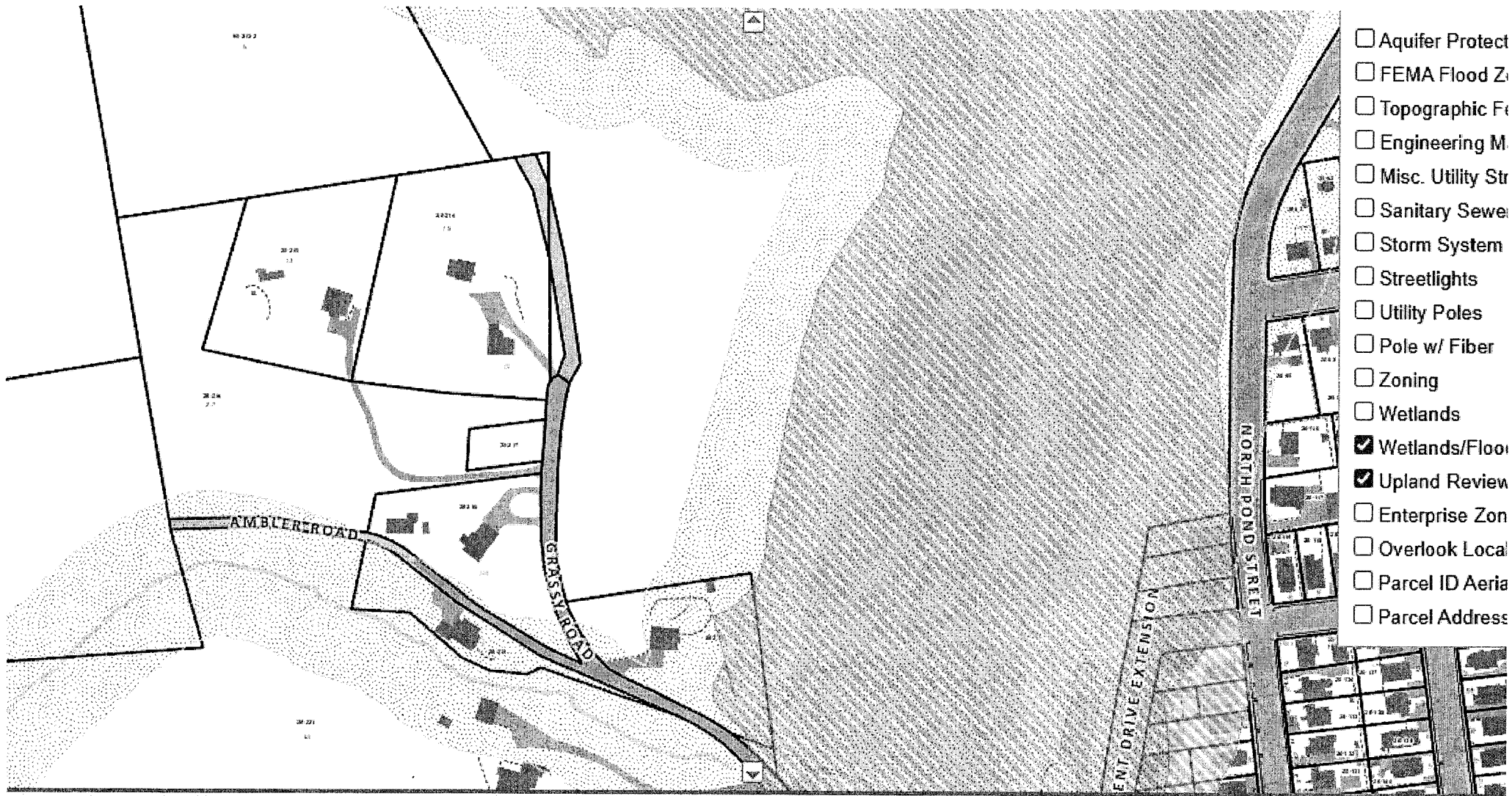
Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

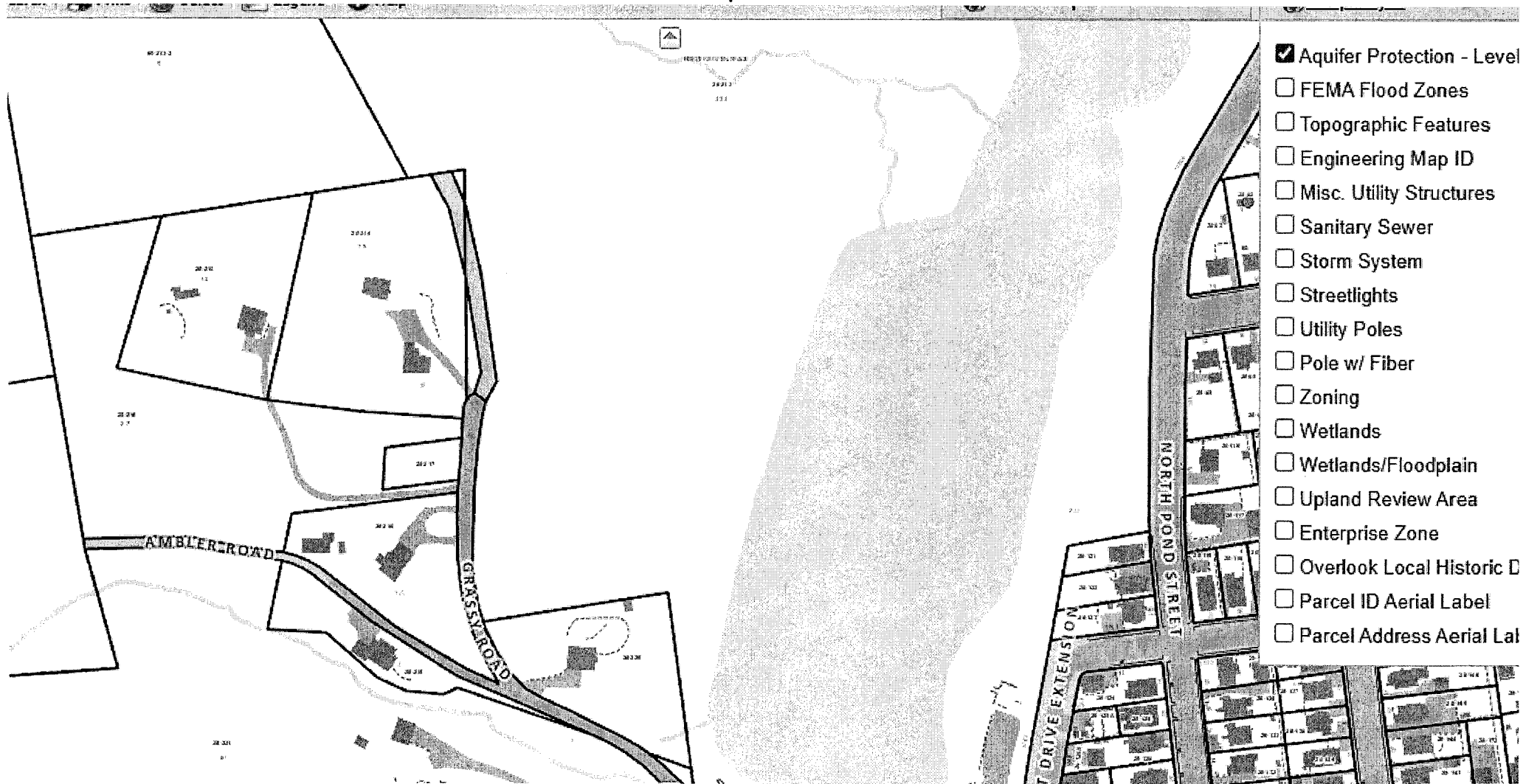
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Raypol silt loam, 0 to 3 percent slopes	2.8	5.5%
38C	Hinckley loamy sand, 3 to 15 percent slopes	12.2	24.0%
38E	Hinckley loamy sand, 15 to 45 percent slopes	28.8	56.9%
103	Rippowam fine sandy loam	1.1	2.2%
260C	Charlton-Urban land complex, 8 to 15 percent slopes	0.2	0.4%
W	Water	5.5	10.9%
Totals for Area of Interest		50.6	100.0%

Wetlands & Upland Review Area



Aquifer Protection



Hyperlink:

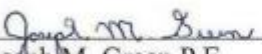
[https://www.bristolct.gov/DocumentCenter/View/50071/2025 09 02 Report](https://www.bristolct.gov/DocumentCenter/View/50071/2025%2009%20Report)

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

September 2, 2025



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

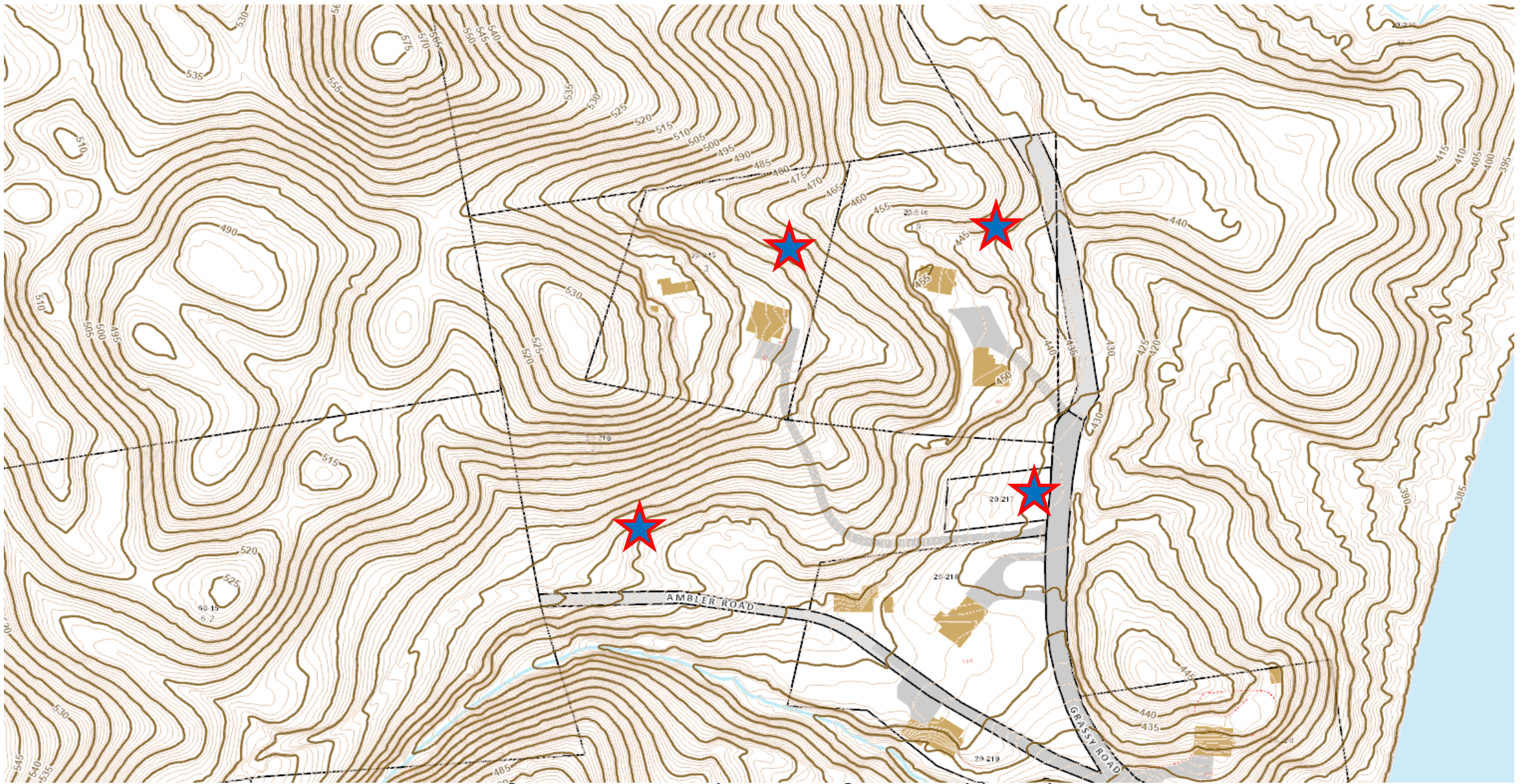

Joseph M. Green P.E.
Reg. No. 0026292



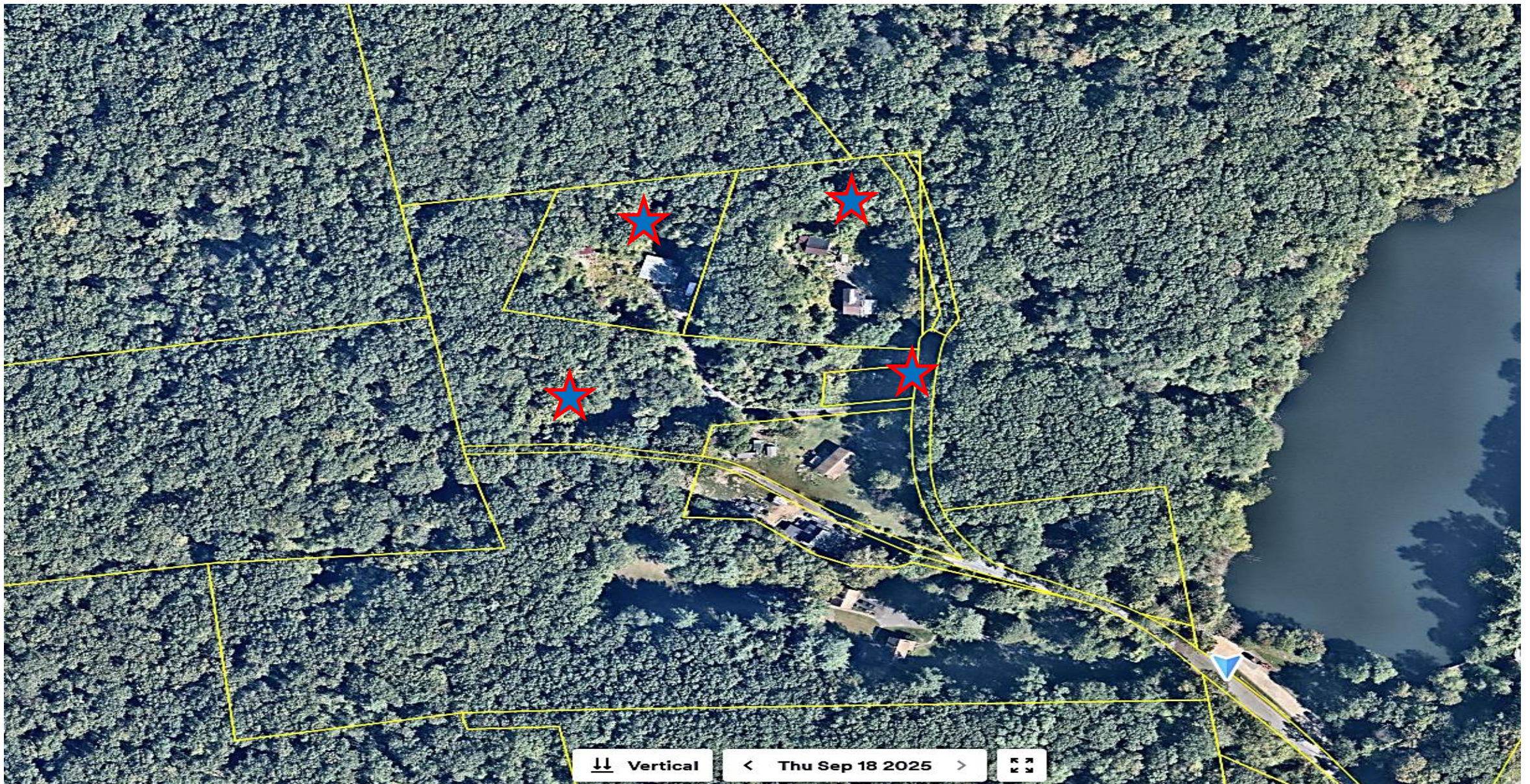
45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd – Floodplain
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217



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



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



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

RE: Undocumented Wetlands in the Hoppers

Raymond Rogozinski

Tue 11/18/2025 12:58 PM

To: mirwater@yahoo.com <mirwater@yahoo.com>;

Cc: Jeffrey Steeg <JeffreySteeg@bristolct.gov>; Joshua Medeiros <JoshMedeiros@bristolct.gov>; Robert Flanagan <RobertFlanagan@bristolct.gov>; Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>; Thomas Conlin <ThomasConlin@bristolct.gov>; Wyland Dale Clift <WylandDaleClift@bristolct.gov>; Andrew Armstrong <AndrewArmstrong@bristolct.gov>;

Provided for record purposes. As indicated, the email will be provided to the IWC.

From: Joshua Medeiros <JoshMedeiros@bristolct.gov>

Sent: Monday, November 10, 2025 10:25 AM

To: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>; Robert Flanagan <RobertFlanagan@bristolct.gov>; Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>

Cc: Jeffrey Steeg <JeffreySteeg@bristolct.gov>

Subject: RE: Undocumented Wetlands in the Hoppers

Parks would be comfortable with a soil scientist conducting the aforementioned testing. Let me know if you'd like us to be part of the discussion and/or keep us posted on IWC discussion.

-Josh

From: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>

Sent: Monday, November 10, 2025 9:18 AM

To: Robert Flanagan <RobertFlanagan@bristolct.gov>; Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>

Cc: Jeffrey Steeg <JeffreySteeg@bristolct.gov>; Joshua Medeiros <JoshMedeiros@bristolct.gov>

Subject: Undocumented Wetlands in the Hoppers

Thanks for the email, I am available to meet. This email shall be forwarded to the wetland commission and be made part of the application record.

With respect to the City wide wetland the map, the map was recently updated. However, the City wide map indicates the approximate location of wetland and is not site specific. If there is a question to wetland on specific site the commission should request the applicant obtain the services of a Certified Soil scientist to confirm that there are no on-site wetland. It is my understand that that the area of concern is off site, on an adjacent parcel owned by the City, therefore access to a soil scientist should require authorization by the City. The parcel is under Park Dept authority, therefore I have included the park dept on this email.

A potential IWC action would be to require the applicant to confirm on site wetland or lack thereof and if access is authorized by the City (park dept) have the applicant's soil scientist check for wetlands on the adjacent lot. I would also state that I am not a certified soil scientist, however it is my understanding that in Connecticut the wetland limits are determined based on soil type, not hydrology.

Available to discuss

From: Robert Flanagan <RobertFlanagan@bristolct.gov>
Sent: Monday, November 10, 2025 7:41 AM
To: Anthony Lorenzetti <AnthonyLorenzetti@bristolct.gov>
Cc: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>; Jeffrey Steeg <JeffreySteeg@bristolct.gov>
Subject: FW: Undocumented Wetlands in the Hoppers

See below.

Available for a staff discussion in person.
Thanks.

From: Michelle Rudy <mirwater@yahoo.com>
Sent: Saturday, November 8, 2025 12:26 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Undocumented Wetlands in the Hoppers

Mr. Flanagan,

The Friends of the Hoppers presented precise locations of undocumented springs that can be seen visually with the naked eye to the Inland Wetlands Agency on November 3rd. The response was that they just had the map redone and as intervenors it is our responsibility to hire a soil scientist to prove the maps are in error. They say they are not soil scientists and cannot determine if something is a wetland or watercourse even if they can see the running water with their own two eyeballs.

We have contacted Wes Wolf at BL Companies, who did the map, gave him our spring locations and gave him a chance to respond before hiring an independent soil scientist to prove that his work was in error. It would appear that he is in no rush to respond. Would it be possible for the Wetlands Agency/City to also contact BL and explain that the City has been presented with preliminary data which conflicts with their maps and the City would like to have the maps checked again for errors?

Why should it be the financial responsibility of the Friends to prove that the Wetlands Agency and BL Companies are in error? Our funds are very limited and we feel that the Agency and BL should shoulder the responsibility for making sure the maps are correct.

Additionally, in the regulations it states that the applicant is responsible for demonstrating that it is eligible for the permit that it seeks. (Sections 10.4 and 10.5).

We feel that we have presented enough readily verifiable evidence to call the maps into question and do not feel that it is our responsibility to hire a soil scientist to further verify.

We are willing to hire a soil scientist if BL doesn't come through but if the third party finds that the maps are in error we would like to be reimbursed for our trouble by either BL Companies or the Wetlands Agency, who are ultimately responsible for the map.

Thank you,
Michelle Rudy
Friends of the Hoppers

[Yahoo Mail: Search, Organize, Conquer](#)

BRISTOL INLAND WETLANDS COMMISSION

BRISTOL, CONNECTICUT

October 19, 2025

In the matter of:

H & T Holdings, LLC, Assessors Map 20, Lots 214-217, 45 & 51 Grassy Road and Ambler Road

Application for a Wetlands Permit No. 2056

VERIFIED PETITION TO INTERVENE UNDER CGS §22a-19

The Friends of the Hoppers-Birge Pond Nature Preserve, Inc. of 102 Henderson Street in Bristol, Connecticut (the "Intervenors"), an independent 501(c)3 non-profit, whose mission is to assist the City to protect, preserve and enhance the Hoppers-Birge Pond Nature Preserve, hereby intervene in the above-mentioned matter pursuant to General Statutes Section 22-19(a) and represent that:

1. The Connecticut Environmental Protection Act of 1971 provides, In pertinent part, at General Statutes Section 22a-19(a) that:

"In any administrative ... proceeding. and in any judicial review made thereof made available by law, ... any person, ... may intervene as a party on the filing of a verified petition asserting that the proceeding or action for judicial review thereof involves conduct which has or is reasonably likely to have. the effect of unreasonably polluting, impairing or destroying the public trust in the air. water or other natural resources of the state."

2. The Bristol Inland Wetlands & Watercourses Commission (the "Commission") is the town agency authorized to review Applications to conduct regulated activities pursuant to the General Statutes §§22a-36 through 22a-45 and Section 1.3 et seq. of the Inland Wetlands and Watercourses Regulations of the Town of Bristol (the "Regulations").

3. On or about September 10, 2025, H & T Holdings, LLC (the "Applicant") submitted an application to the Commission for a Wetlands Permit, such proposed activity to consist of clearing the shrubs and trees from the land, removing 145,000 cubic yards of sand and gravel, construction of a temporary stormwater management system, construction of driveways, parking areas, two housing units and associated garages. The applicant's map shows that these activities, with the exception of some grading and temporary fencing activity will take place

outside of the 100' wetland buffer zone. The applicant asserts there will be 0 square feet of impact to the nearby wetland, known as Carter's Spring and associated tributary to Birge Pond.

4. Section 2.1r, of the Regulations sets forth the definition of "Regulated activity" which includes, in pertinent part, "means any operation within or use of a wetland or watercourse involving removal or deposition of material; or any obstruction, construction, alteration or pollution, of such wetlands or watercourses, and any earth moving, filling, construction, clearcutting of trees or installation of septic systems within one hundred (100) feet of wetlands or watercourses..." Under Connecticut law, as set forth in *River Sound Development, LLC v. Inland Wetlands and Watercourses Commission*, 122 Conn. App. 644, cert. denied, 298 Conn. 920 (2010), activities which impact the physical properties of a wetland may be considered by the commission regardless of where the activities are located.

5. The proposed activity is a "significant impact" activity as defined in Section 2.1v. of the Regulations. "Significant Activity" in pertinent part, means any activity, including, but not limited to, the substantial impact on the area for which an application has been filed or on another part of an inland wetland or watercourse system:

a. any activity involving deposition or removal of material which will or may have a substantial effect or significant impact on the regulated area or on another part of the inland wetland or watercourse system, or

b. any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to support desirable fisheries, wildlife, or other biological life, prevent flooding, supply water, assimilate waste, facilitate drainage, provide recreation or open space or other functions, or

c. any activity which causes substantial turbidity, siltation or sedimentation in a wetland or watercourse, or

d. any activity which causes a substantial diminution of flow of a natural watercourse, or groundwater levels of the regulated area, or

e. any activity which causes or has the potential to cause pollution of groundwater, a wetland or watercourse, or

f. any activity which destroys a wetland or watercourse.

6. Section 3.1 of the Regulations state that "In all cases, the precise location of regulated areas shall be determined by the actual character of the land, the distribution of wetland soil types and location of watercourses."

7. The Intervenor has determined the existence and locations of several perennial springs adjacent to the proposed development that are not on the "Inland Wetlands and Watercourses, Bristol, Connecticut" map (see Attachment A for a visual representation and coordinates). Erik's spring sits approximately 80' north of the property, on City-owned land known as the Hoppers-Birge Pond Nature Preserve (the Hoppers) and drains into a stream, which flows into Birge Pond. The Madsen Spring sits just across the road on the eastern side of the property, also located in the Hoppers, and drains directly into the pond. Each has associated wetland soil; however, the extents of such soils have not yet been ascertained.

It is a well-documented fact that groundwater is often depressed by sand and gravel mining operations (Pitchaiah, P. S. (2017). *Impacts of Sand Mining on Environment - A Review*. SSRG International Journal of Geo informatics and Geological Science (SSRG-IJGGS), 4(1), January–April 2017, Tonzi, C., Geotechnical Engineer, Freeman Companies, Hartford Connecticut. Personal communication, October 2025). Additionally, research published in the journal Environmental Earth Sciences found that "excessive sand mining results in the lowering of the water table and can cause the drying up of wells and wetlands" (Kondolf, G.M., 1997, "Hungry Water: Effects of Dams and Gravel Mining on River Channels," Environmental Management, 21(4), pp. 533-551. Springer Link). The earth removal proposed for the site is significant and has a reasonable certainty of lowering the groundwater table such that the two springs, being of very low volume, may become intermittent or dry up altogether, irreparably altering their biological and ecological functions. Furthermore, the eastern spring, Madsen's Spring, is situated downslope of the property, such as to receive stormwater runoff, causing sedimentation and nutrient loading. These happenings would greatly impinge upon the environmental assets of the Hoppers.

In such, the Application fails to identify all the wetlands within 100 feet of the regulated activities and fails to adequately analyze the impacts of the proposed activity on the wetlands.

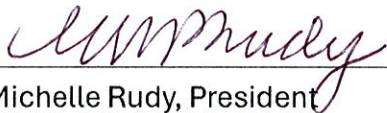
8. The Applicant has failed to establish that there are no feasible and prudent alternatives to the proposed activities.

9. The Applicant has the burden of establishing its eligibility for the permit it seeks (Regulations, §10.4 and 10.5). *Finley v. Inland Wetlands Commission*, 289 Conn. 12 (2008). The Application represents an activity that will unreasonably impair the natural resources. viz., the wetlands and watercourses, within the jurisdiction of the Commission. The Commission has jurisdiction over regulated activities in the Town of Bristol, and over the determination of whether proposed plans meet the criteria and standards set forth in the Regulations, including ensuring that any adverse impacts to the wetlands and watercourses are avoided or minimized.

10. Pursuant to §8.8 of the Regulations, an Incomplete Application may be denied.

11. These facts show that the Commission can exercise jurisdiction over the environmental issues presented in this Petition.

This Application makes specific verified allegations of unreasonable impairment of natural resources, inter alia: the unpermitted destruction of wetlands resources; WHEREFORE, the Intervenor intervenes in this proceeding, pursuant to the Environmental Protection Act of 1971, as amended, on the filing of this verified Notice of Intervention and requests notice of all meetings and filings.



Michelle Rudy, President

Friends of the Hoppers-Birge Pond Nature Preserve, Inc.

STATE OF CONNECTICUT
COUNTY OF HARTFORD
CITY OF BRISTOL

Attachment:

Figure 1 – Perennial Springs

On this 20th day of October, 2025 personally appeared Michelle Rudy, President of the Friends of the Hoppers-Birge Pond Nature Preserve, Inc. of 102 Henderson Street, Bristol, Connecticut, duly authorized, and made oath to the truth of the matters contained in the foregoing application, before me.



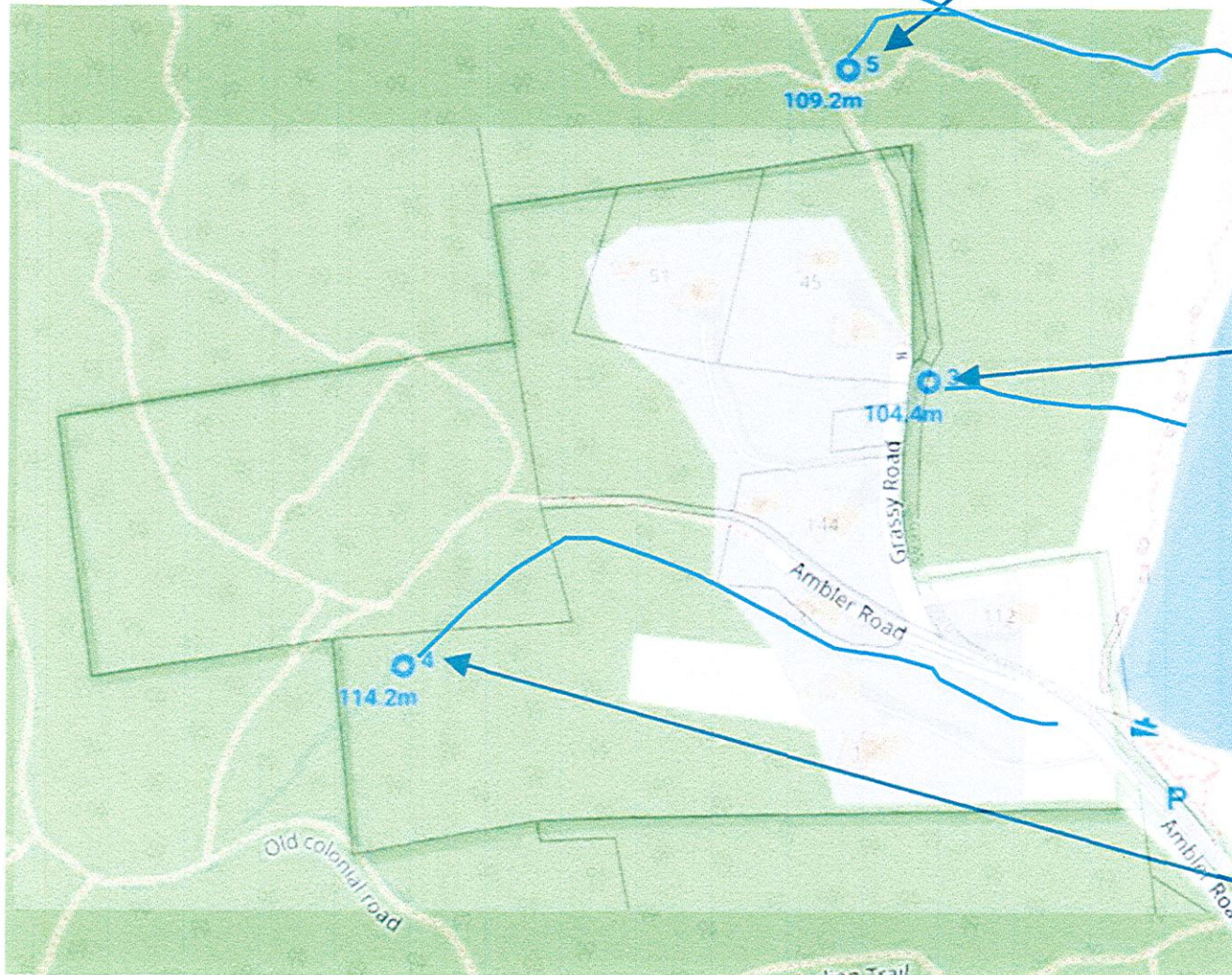
Jennifer Keen
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2028

Figure 1 - Perennial Springs

Erik's Spring

Lat: 41.691002950 N

Lon: 72.952130417 W



Madsen Spring

Lat: 41.689717933 N

Lon: 72.951689300 W



Carter's Spring

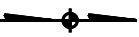
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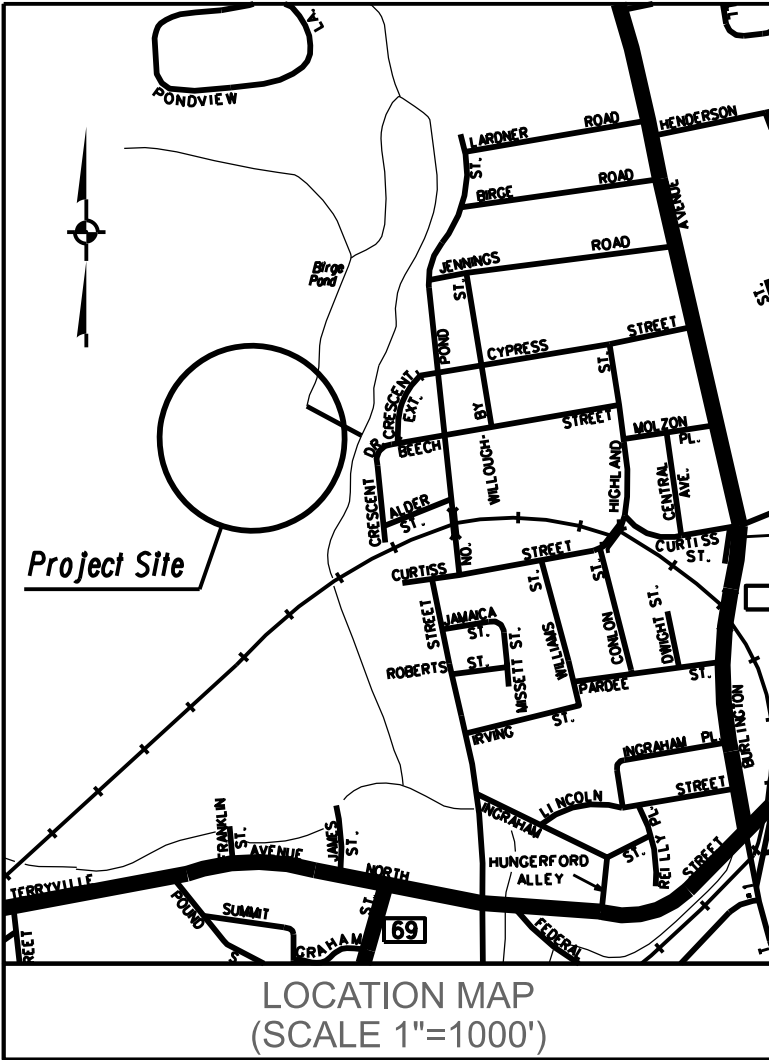
Lon: 72.954529533 W

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

JULY 1, 2025

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

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

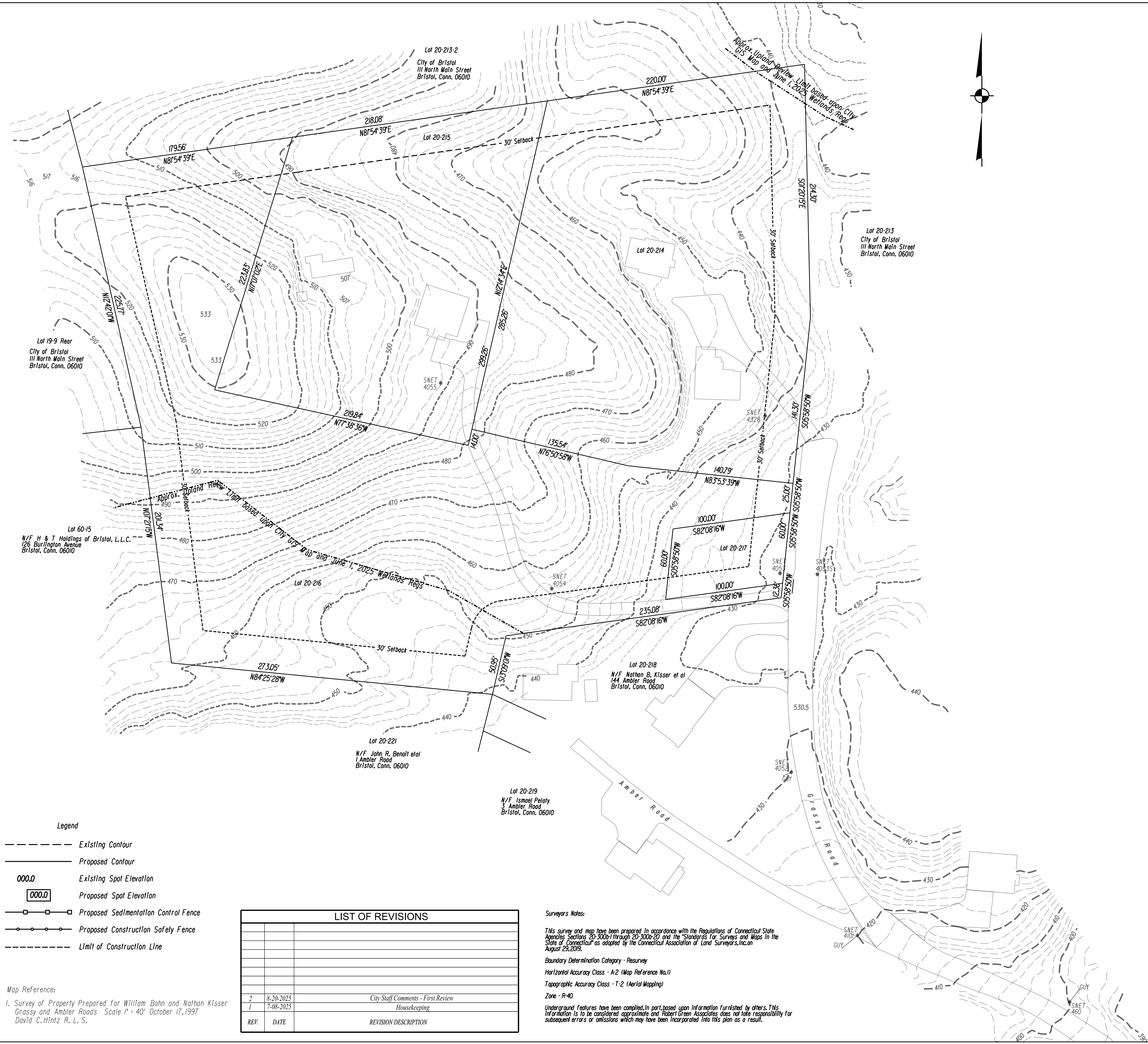


Applicant:
H & T HOLDINGS of BRISTOL, L. L. C.

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

Surveyor/Civil Engineer:

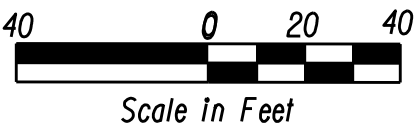
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135



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

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

Scale 1" = 40' July 1, 2025



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

Signature

Sheet 2 of 6

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

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

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

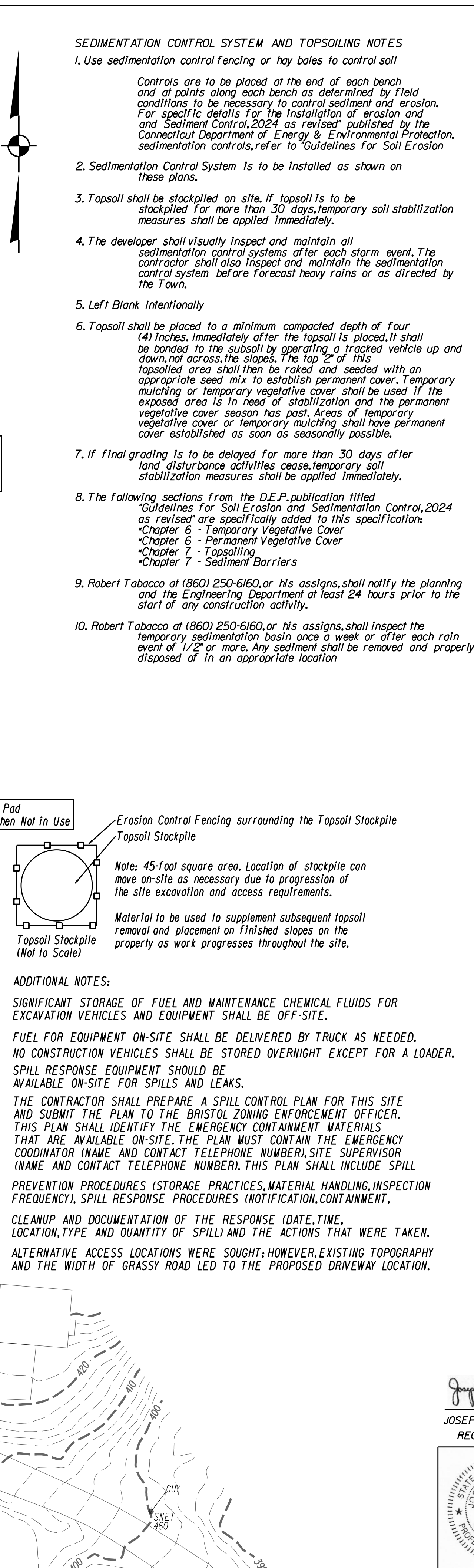
Surveyors Notes:
This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300a through 20-300c-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.
Boundary Determination Category - Resurvey
Horizontal Accuracy Class - A-2 (Map Reference No.1)
Topographic Accuracy Class - T-2 (Aerial Mapping)
Zone - R-40
Underground Features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.



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



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



Site Grading Plan

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

Owned by

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

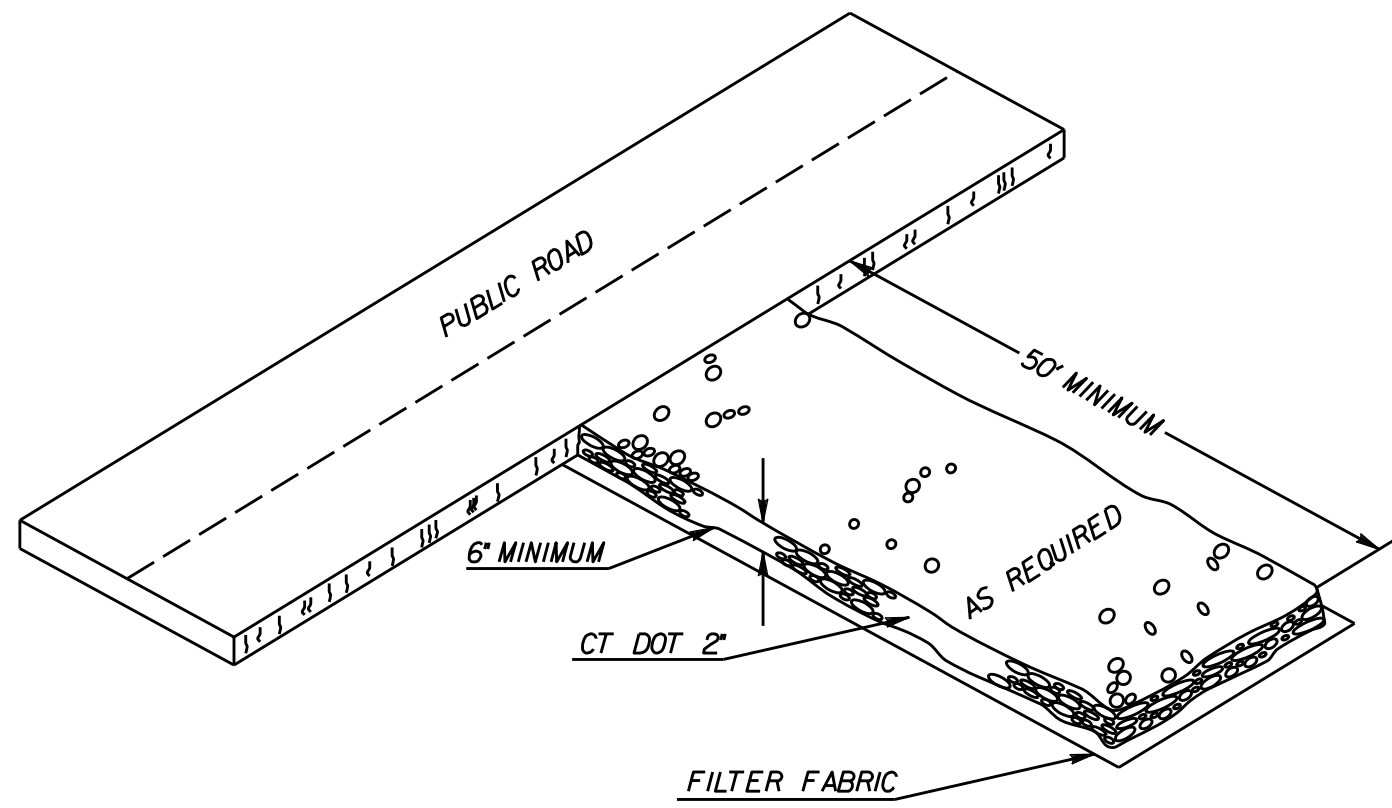
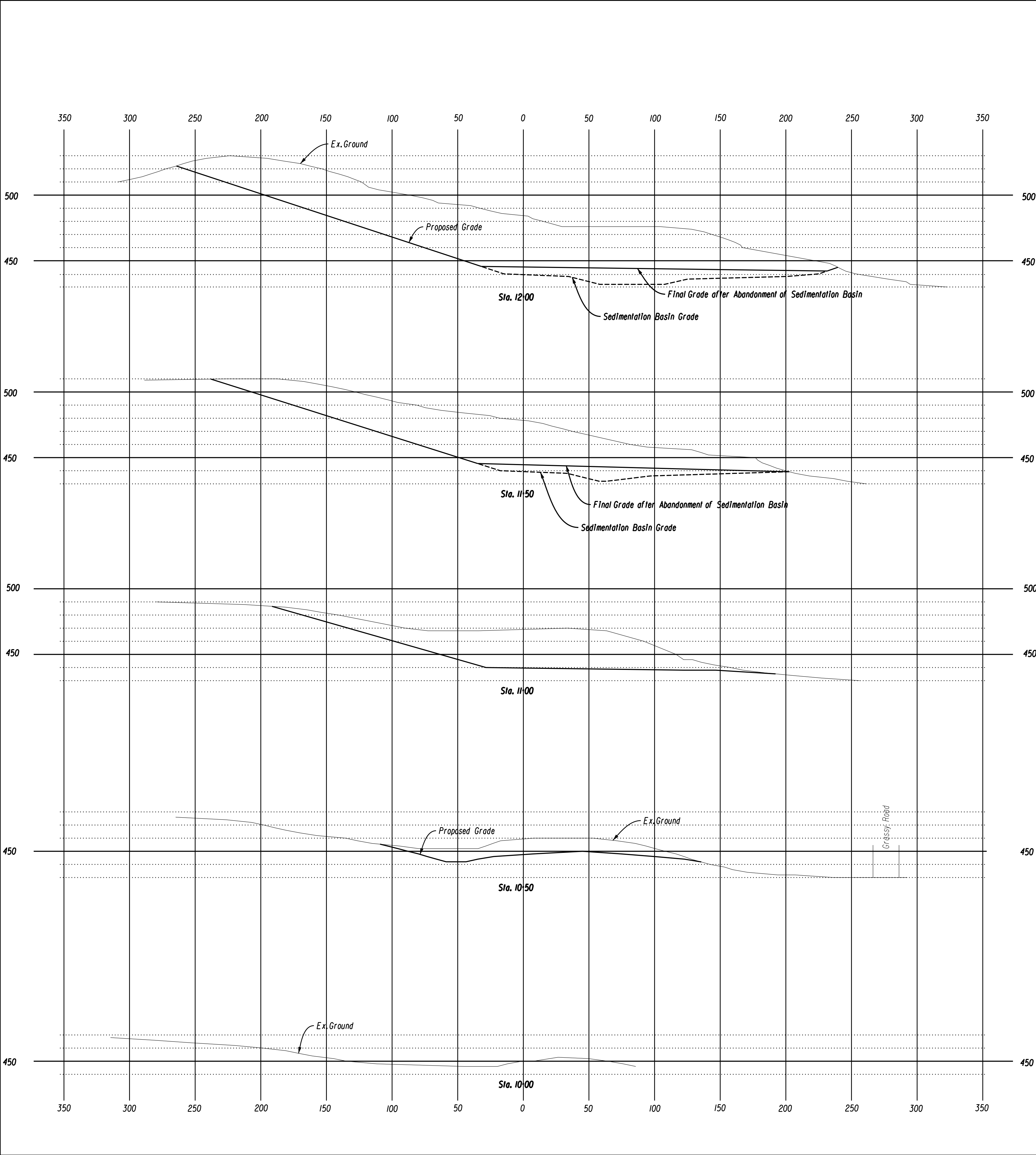
Ambler Road & Grassy Road

Bristol, Conn.

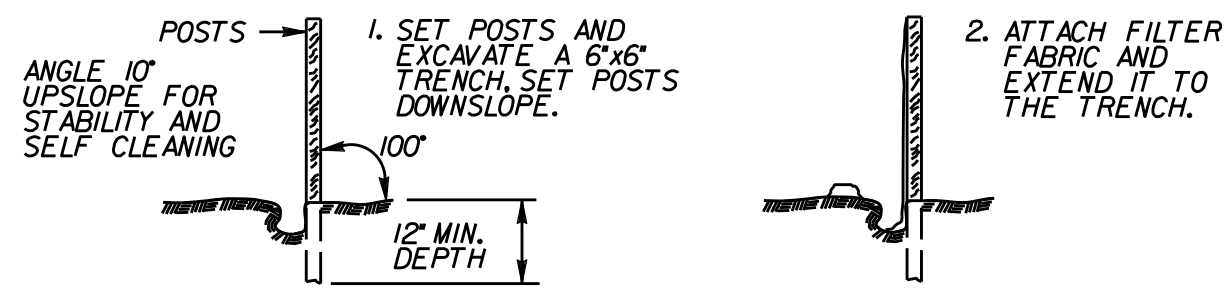
Scale 1" = 40' July 1, 2025

40 0 20 40

Scale in Feet



CONSTRUCTION ENTRANCE
N. T. S.



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

Miscellaneous Notes and Details

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

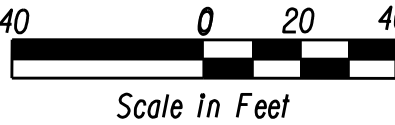
Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

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



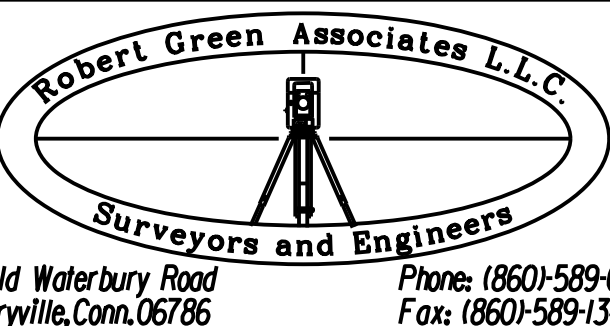
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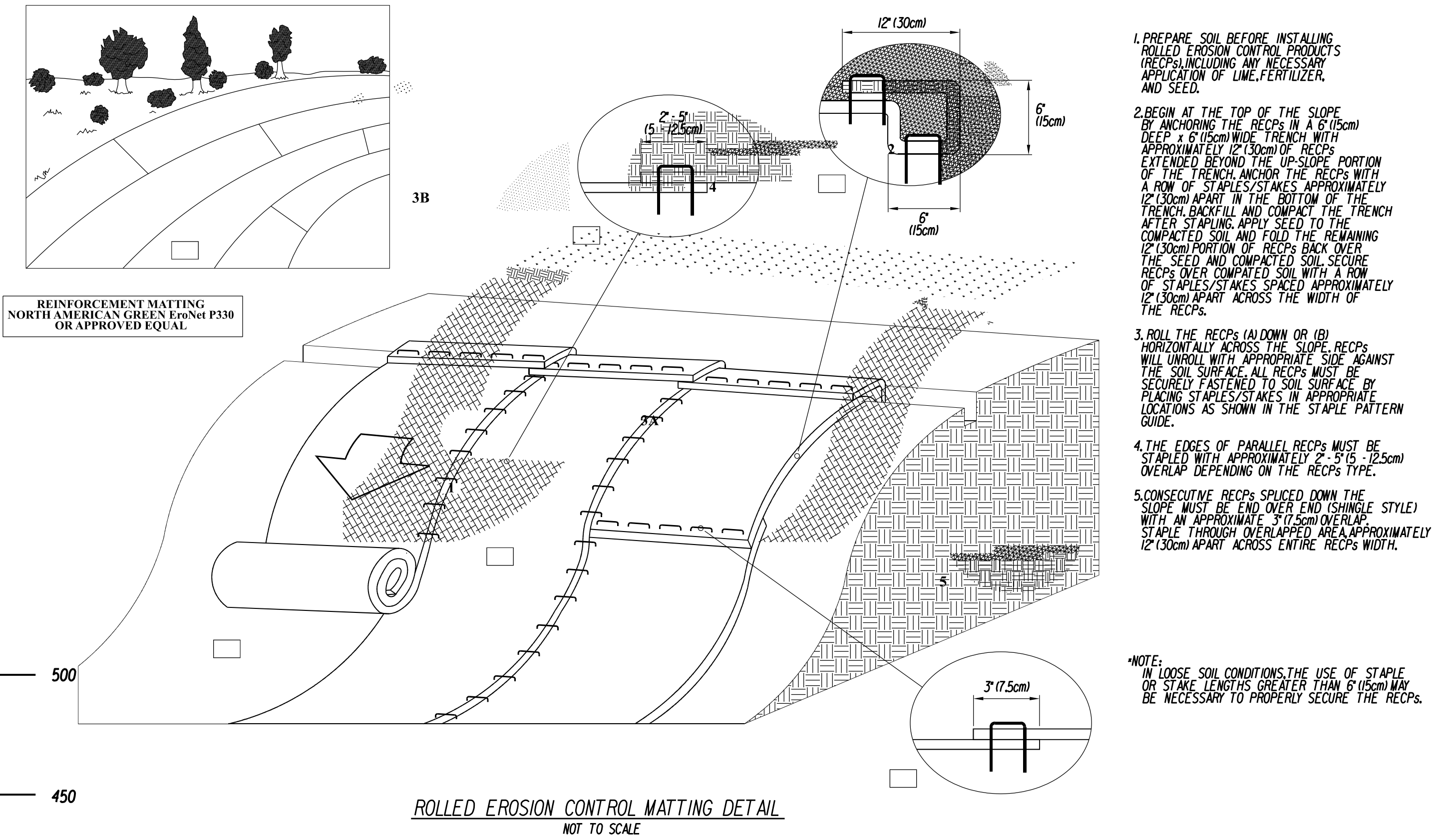
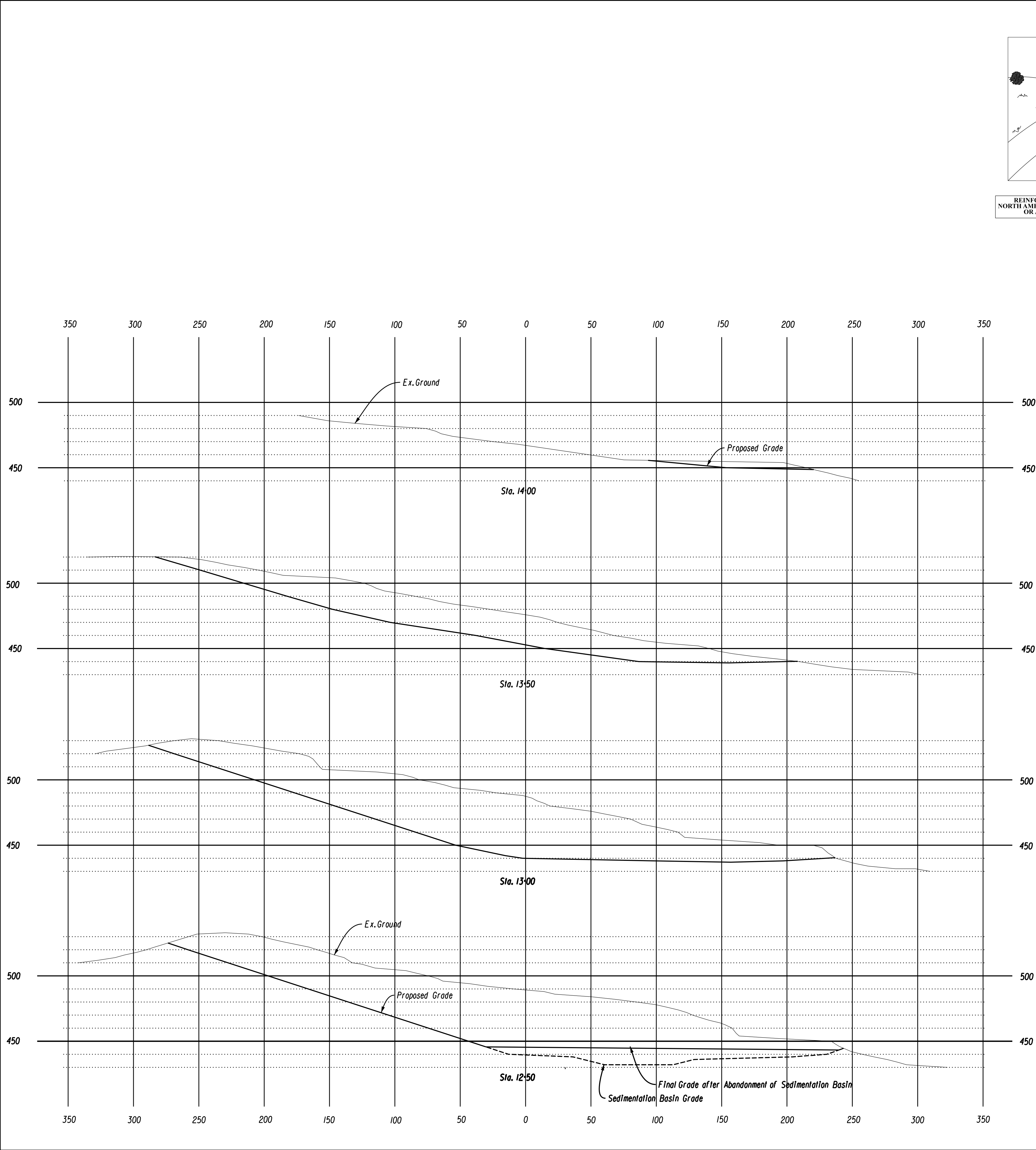
Joseph M. Green

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

Sheet 4 of 6

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





Miscellaneous Notes and Details

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

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

40 0 20 40
Scale In Feet

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

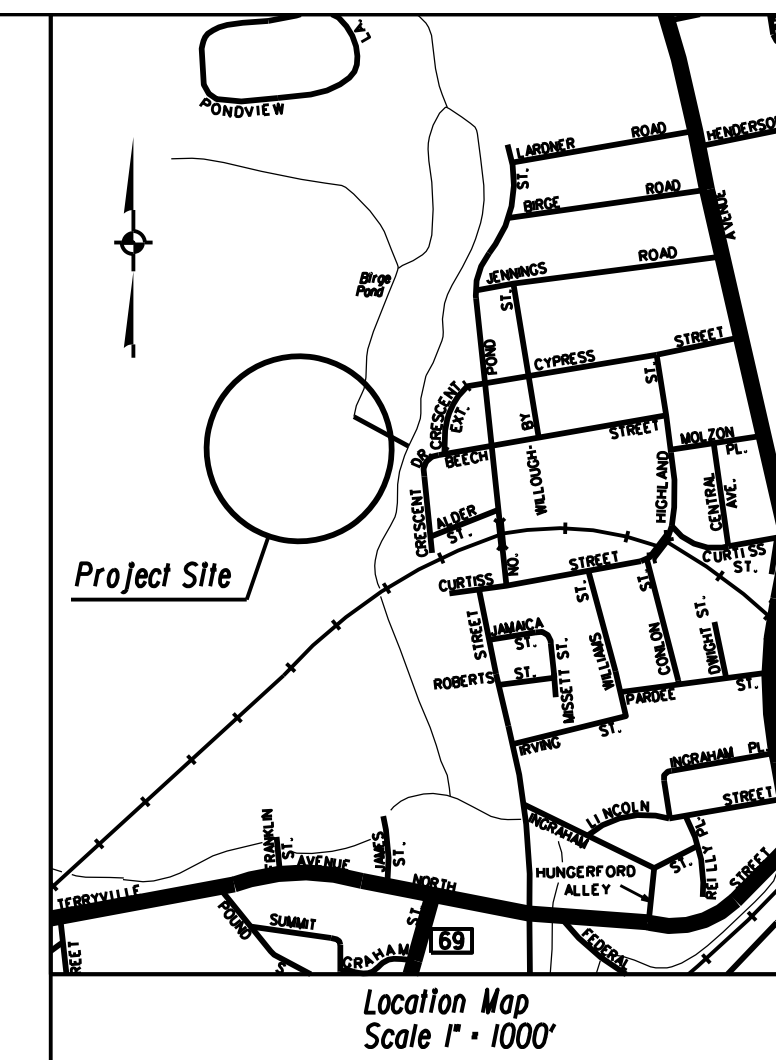
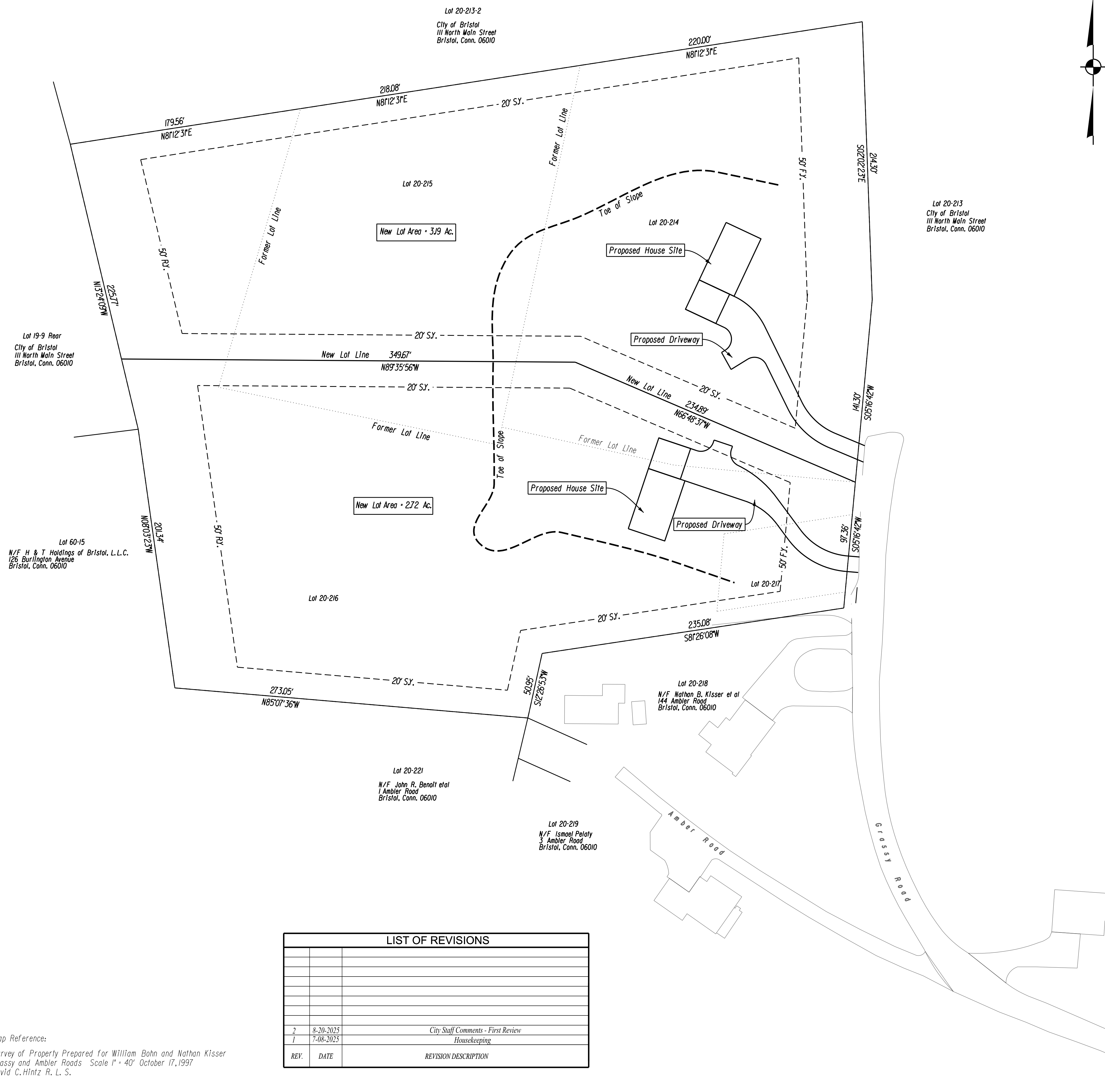
Joseph M. Green

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

Sheet 5 of 6

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

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



Concept P_{Plan}

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

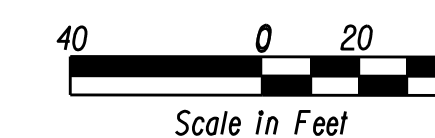
Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025



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

Joseph M. Brown

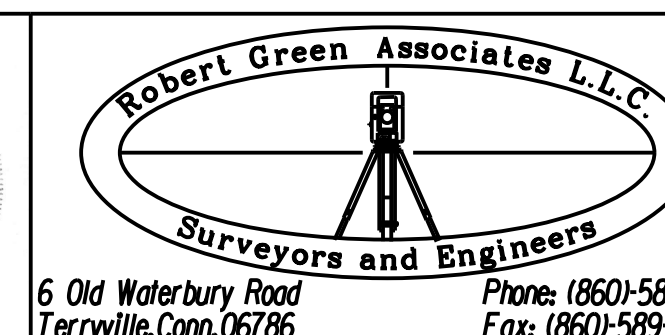
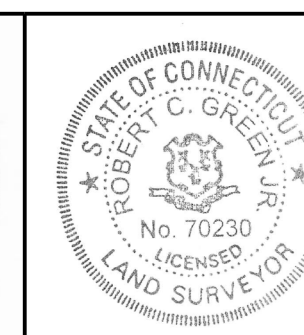
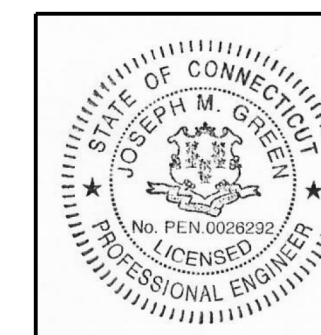
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 6 of 6

[illegible]

Map Reference:

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























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

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

1. APPLICANT:

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

2. PROPERTY OWNER(S):

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

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 197,211, 213,215,219, 225 Park Street
Assessor's Map No.: 12 Assessor's Lot No.(s): 111, 113, 112, 114, 115, 116
Description of wetlands (location, approximate area to be disturbed, vegetation, etc.): _____
Repair of existing culvert, there is no vegetation disturbed.

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Replace concrete slabs/decks.

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

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

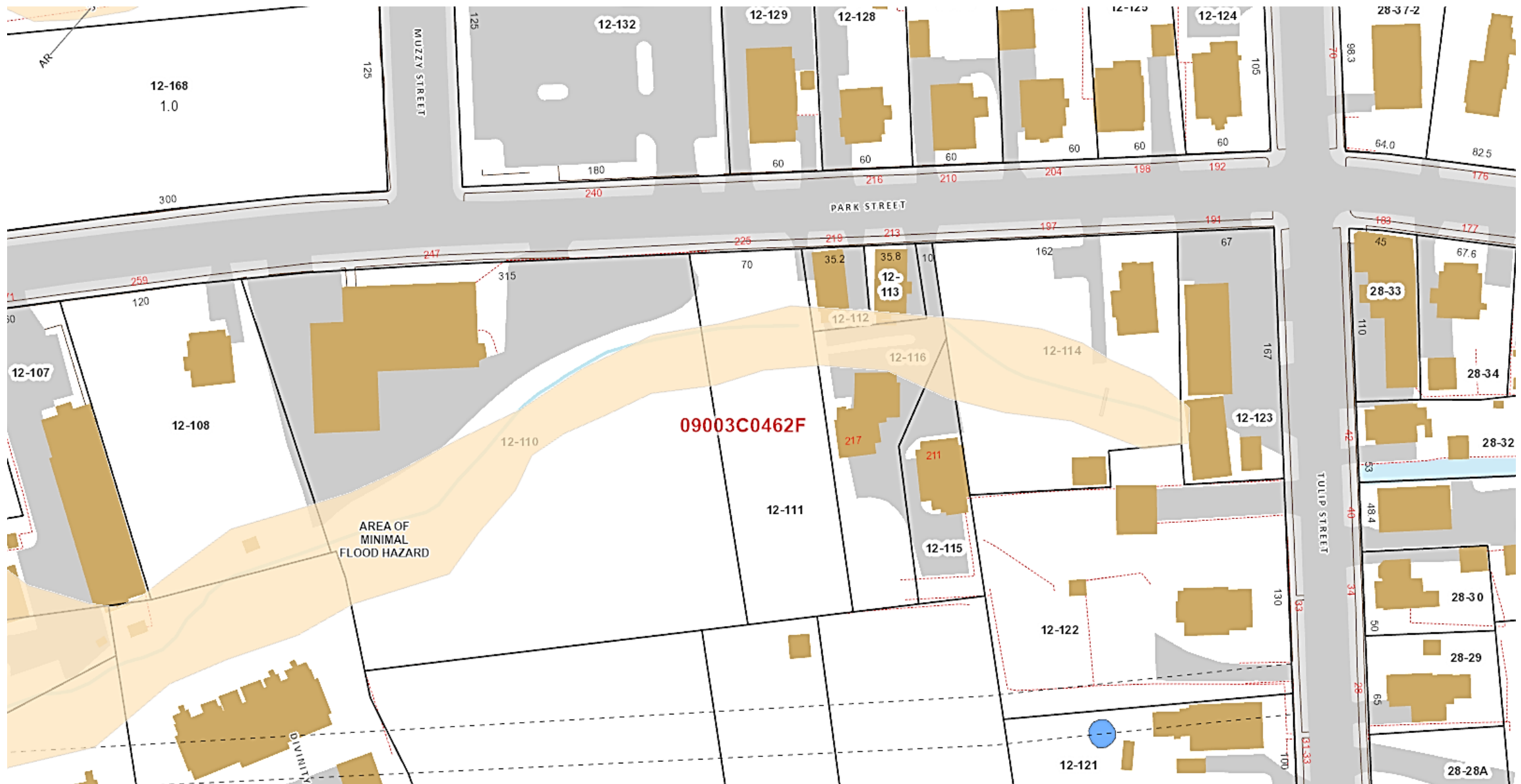
- [] a. The proposed activity is either a use permitted as of right or a non-regulated use, under subsection of Section 4 of the Inland Wetlands Regulations. *See instructions for submission requirements.*
- [] b. The proposed activity is not regulated because it is greater than 100 feet from a wetlands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

6. FLOW CALCULATIONS:

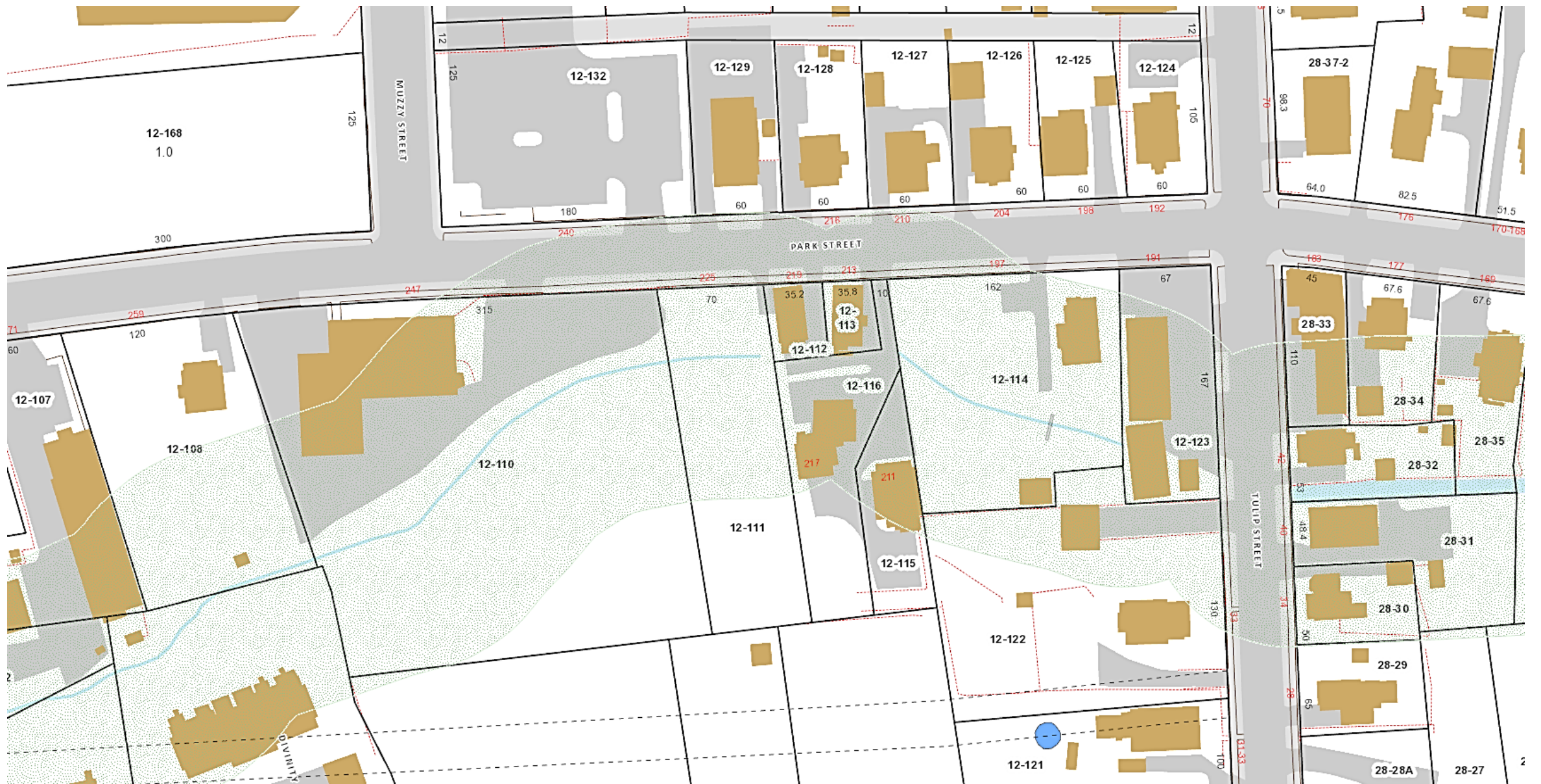
Does a watercourse flow through the subject property?

[] yes [] no

If "yes", see instructions for submission requirements.



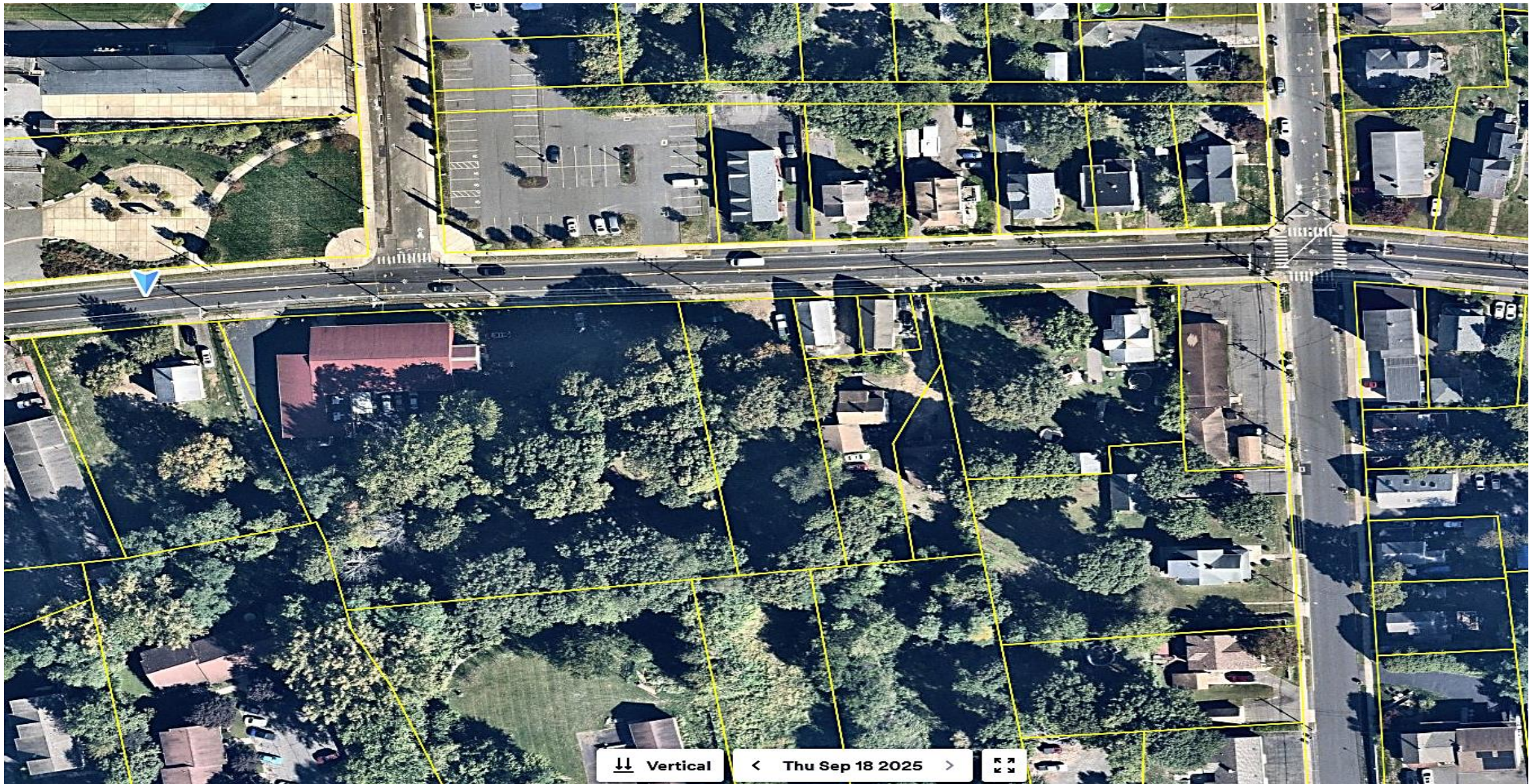
197, 211, 213, 215, 219 and 225 Park Street – Floodplain
Map 12, Lots 111, 112, 113, 114, 115 and 116



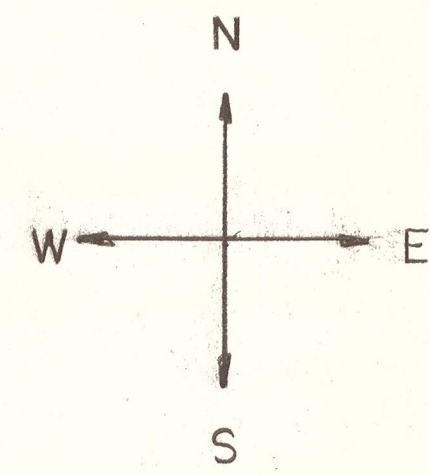
197, 211, 213, 215, 219 and 225 Park Street
Wetlands and Upland Review Area
Map 12, Lots 111, 112, 113, 114, 115 and 116



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



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



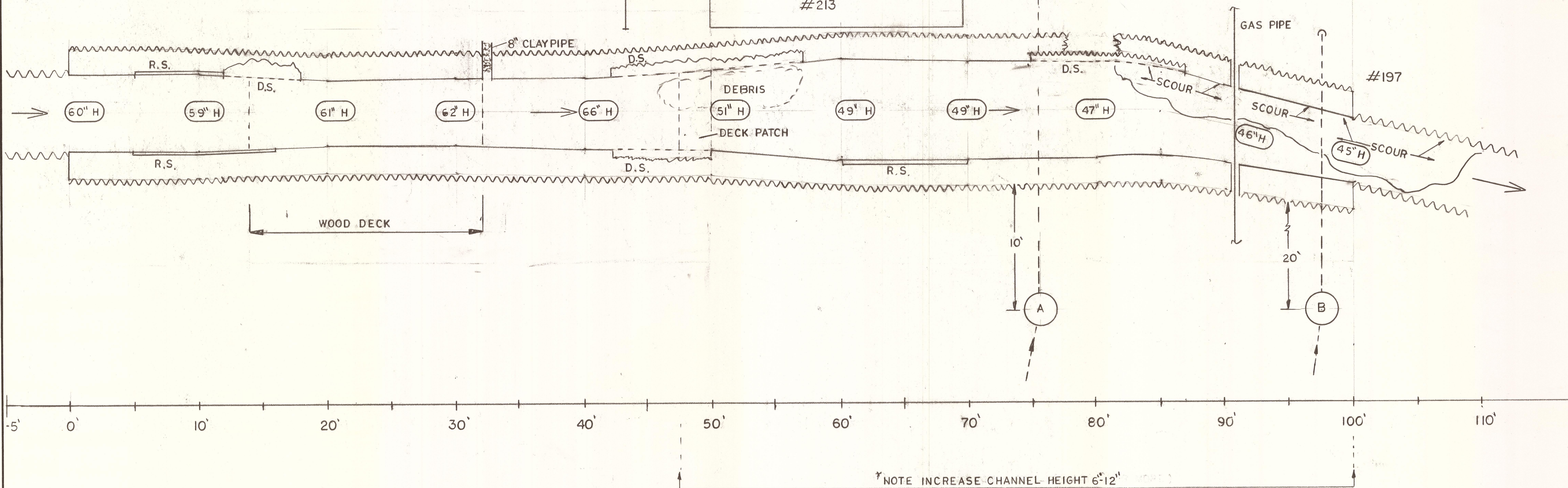
47' TO SIDEWALK

#225

#219

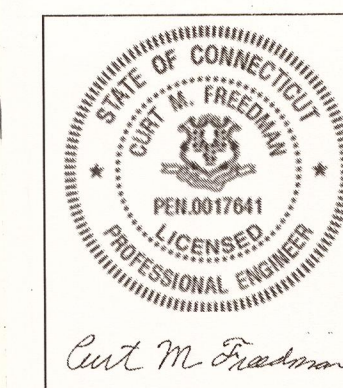
#213

#197



Notes:

- A - Sanitary Pumping System: A
- B - Sanitary Pumping System: B
- D.S. - Damaged Section
- R.S. - Previously Repaired Section

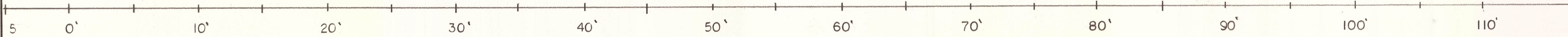
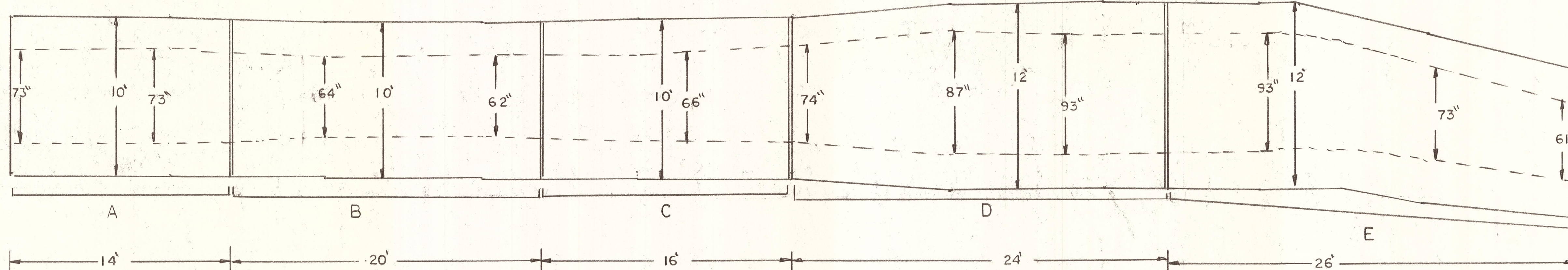
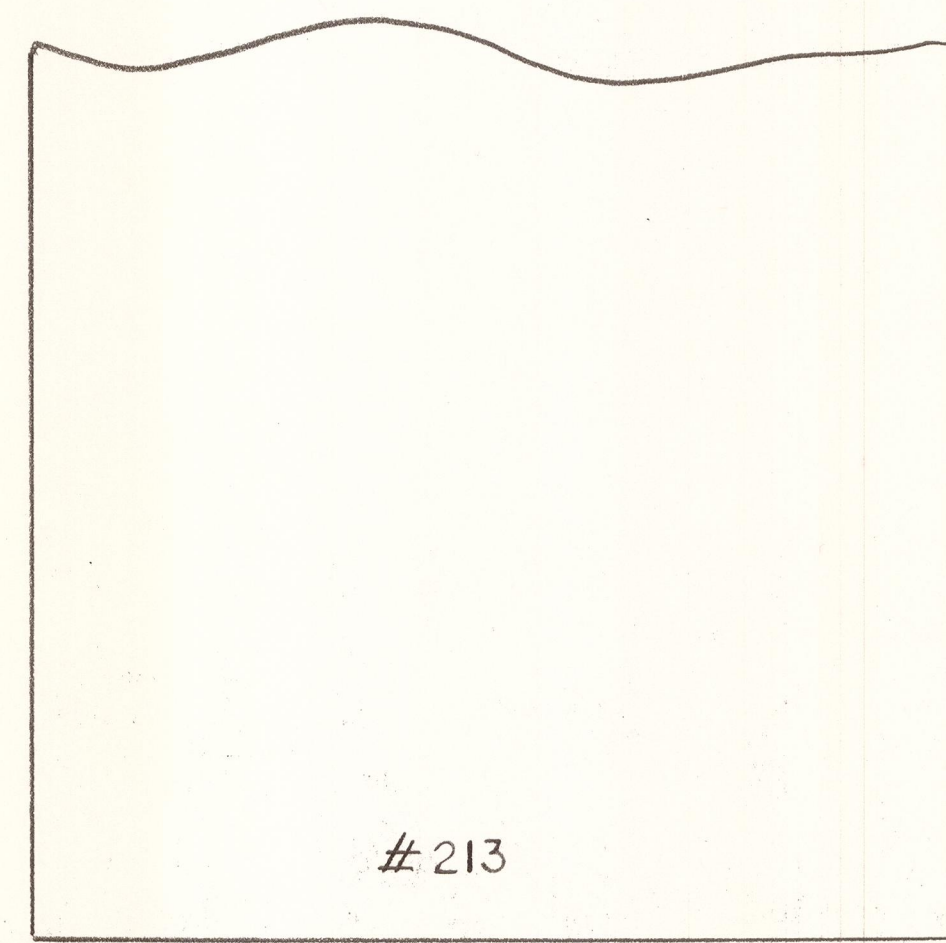
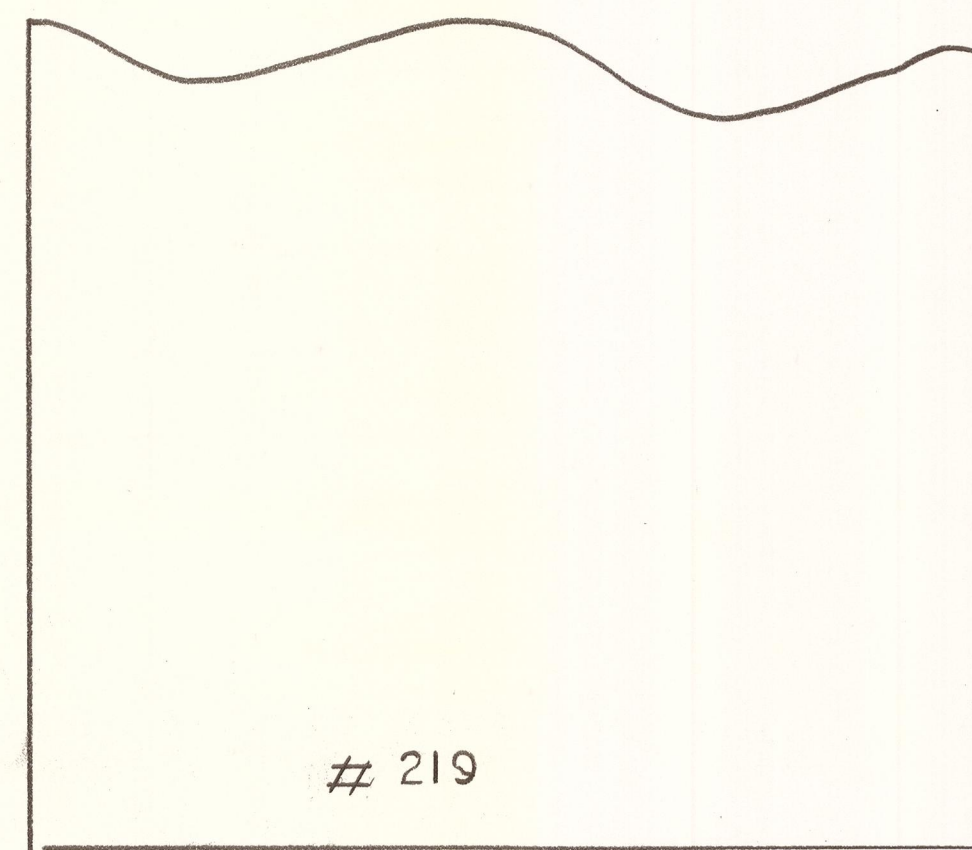
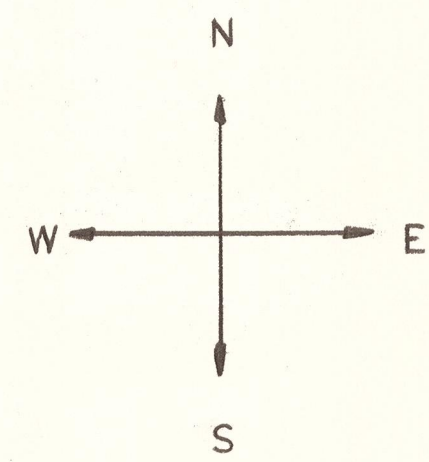


Job Location:
213 Park Street et al.
Bristol, CT 06010

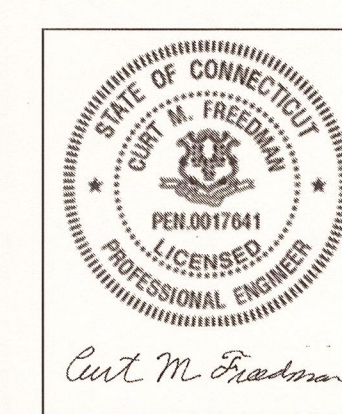
Curt M. Freedman, PE
CMF Engineering, Inc.
24 Ridge Road
Longmeadow, MA 01106
E: CMF.Freedman@gmail.com

Culvert Details
Scale: 1/4" = 12"
Date: 10/21/2025
Drawing No.: S1

REV: 11-18-2025



Reinforced Concrete Sections



Job Location:
213 Park Street et al.
Bristol, CT 06010

Curt M. Freedman, PE
CMF Engineering, Inc.
24 Ridge Road
Longmeadow, MA 01106
E: CMF.Freedman@gmail.com

Culvert Details
Scale: 1/4" = 12"
Date: 11/23/2025
Drawing No.: S2

Project scope summary for culvert:

Project scope summary for culvert:

- 1) Remove the old gas pipe from the culvert; the new gas pipe was bored under the culvert in March of 2025.
- 2) Repair damaged culvert abutment sections as indicated.
- 3) Stabilize abutment footings as needed.
- 4) Regrade culvert bottom as needed.
- 5) Install rip rap at the discharge of the culvert and along scoured bottom locations.
- 6) Install a new reinforced concrete slab with sufficient structural strength to match specific and defined loads along the entire culvert (See drawings S1 and S2 as well as other supplementary documents and photographs.). ***Note:** Concrete forms to be temporarily supported by the culvert bottom.

Project scope summary outside of culvert:

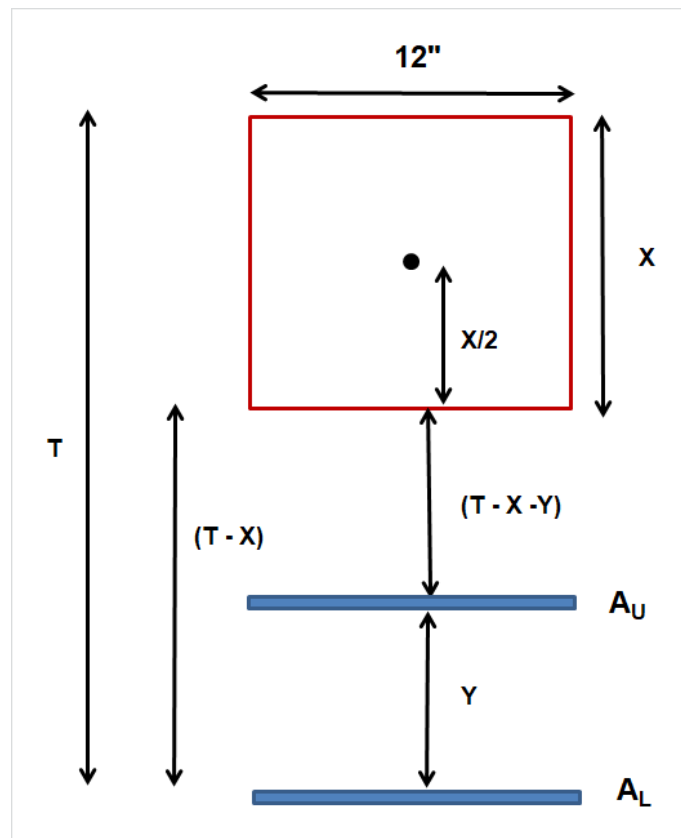
- 7) Redirect both sewer lines to the far eastern side of the culvert.
- 8) Install code-compliant fence and/or guardrail to protect sewer lines at the east end of the culvert. (Gas line was bored under the culvert.)
- 9) Install code-compliant fence and/or guardrail at the west end of the culvert.
- 10) Shore deck columns as necessary.
- 11) Position bollards or other guards around each pump lifting station.
- 12) Installation of “**Danger**” signs at each end of the culvert
- 13) Temporary steel-framed bridge over culvert (Design load: 18,000 lb. vehicle).

Other:

- 14) Provide temporary sanitation.
- 15) Provide temporary power.

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Reinforced Concrete Beam Theory Analysis
Curt M. Freedman, PE
CMF Engineering, Inc.
November 21, 2025



$$12 \cdot X(X/2) - A_L(T-X) - A_U(T-X-Y) = 0$$

$$6X^2 - A_L - A_L T + X A_U - A_U T + A_U Y = 0$$

$$6X^2 - X(A_L + A_U) + [-A_L T - A_U T + A_U Y] = 0$$

$$A \quad B \quad C$$

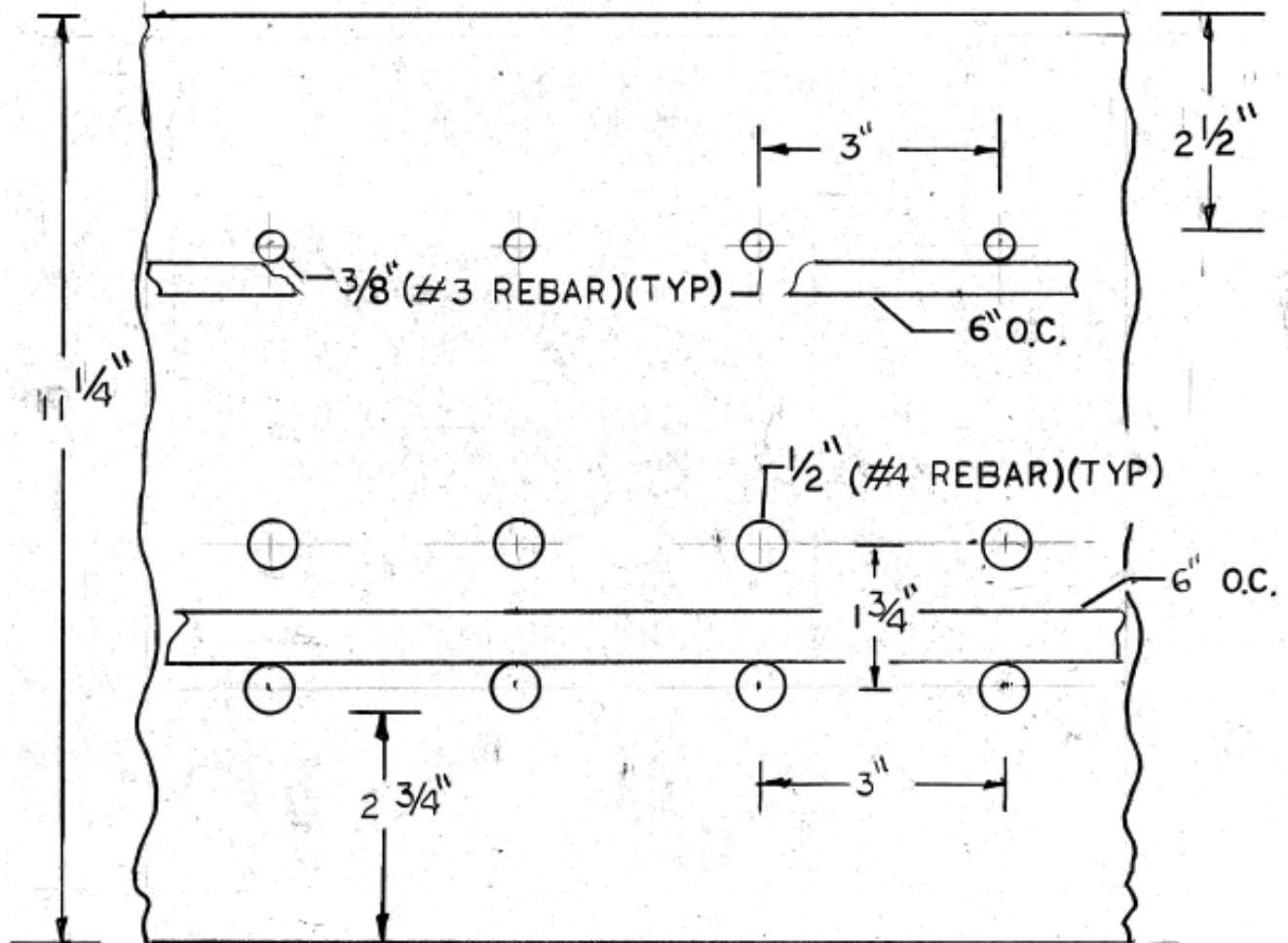
Solve for X using the quadratic formula:

$$x = \frac{-b \pm \sqrt{b^2 - 4ac}}{2a}$$

$$I = 1/3 bX^3 + A_L(T-X)^2 + A_U(T-X-Y)^2$$

213 Park Street et al - Bristol, CT

Typical Slab Details for Culvert Slab
for Driveway Access



*Note: Concrete slab, 10 feet wide

Curt M. Freedman, PE
CMF Engineering, Inc.
24 Ridge Road
Longmeadow, MA 10/25/2025

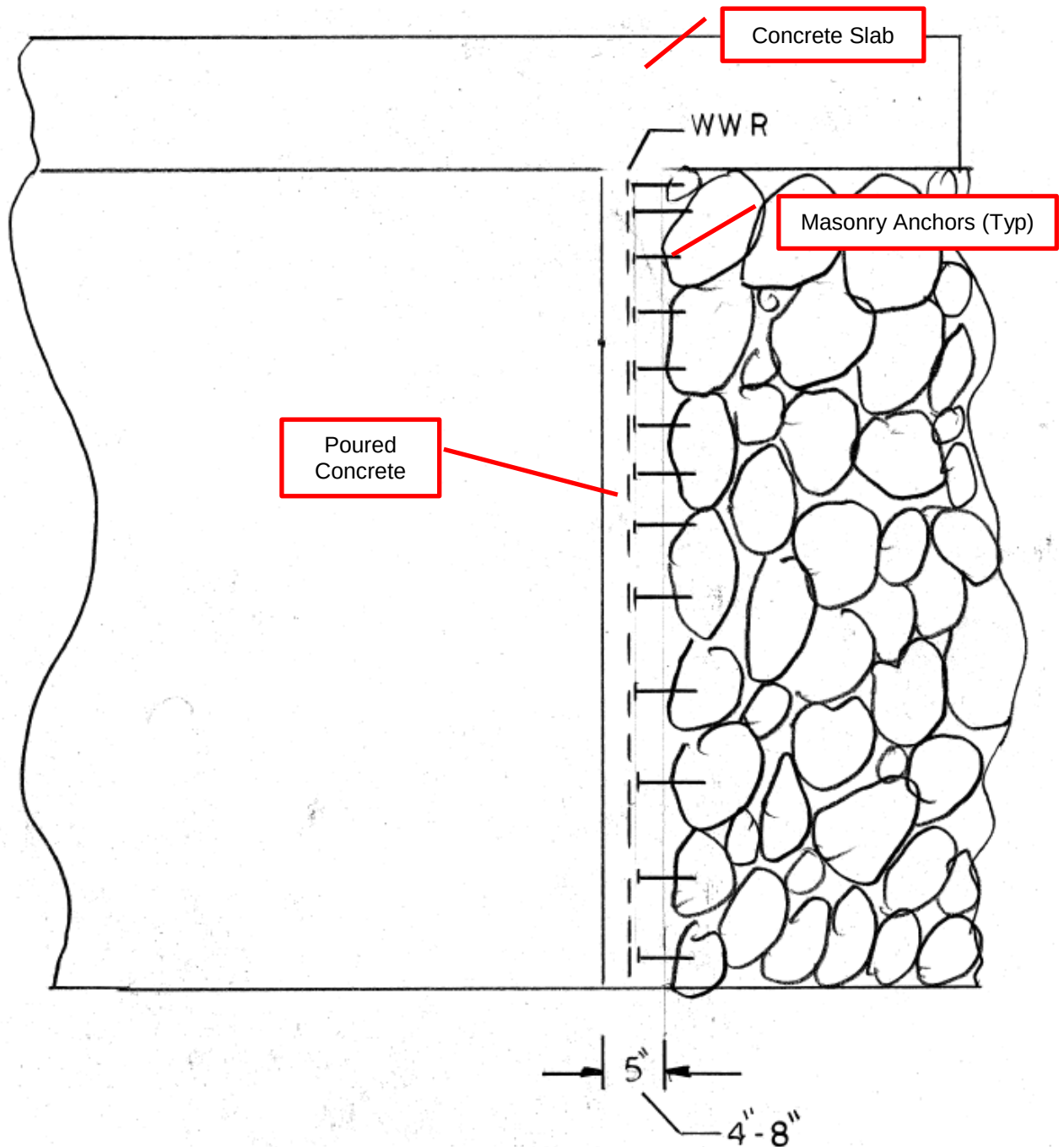
Driveway Concrete Slab Load Calculations (Sections A, C, E on DWG S2)

Beam width:	24	inches
Beam thickness	8.5	inches
Upper Rebar Diam	0.50	in
Upper Rebar Quant	8.0	
A steel	1.5708	in ²
Y	1.625	in
Lower Rebar Diam	0.500	in
Lower Rebar Quant	8.0	
A Low	1.5708	in ²
Esteel	30,000,000	psi
Econcrete	3,000,000	psi
Esteel/Econcrete	10.0	
A upper eff	15.708	in ²
A lower eff	15.708	in ²
a	12.00	in ³
b	31.42	in ³
c	-241.51	in ³
X	3.364	inches
T-X	5.136	inches
AD ²	414.3	in ⁴
I	912.5	in ⁴
Vehicle Weight	85,000	lb
Culvert Span:	93	in
Rear Tire		
60% x 50% Weight	25,500	lb
Moment	3,952,500	lb-in
X	3.364	in
T-X	5.136	in
T-X-Y	3.511	in
Sigma compression	14,572	psi
Sigma Tension	22,245	psi

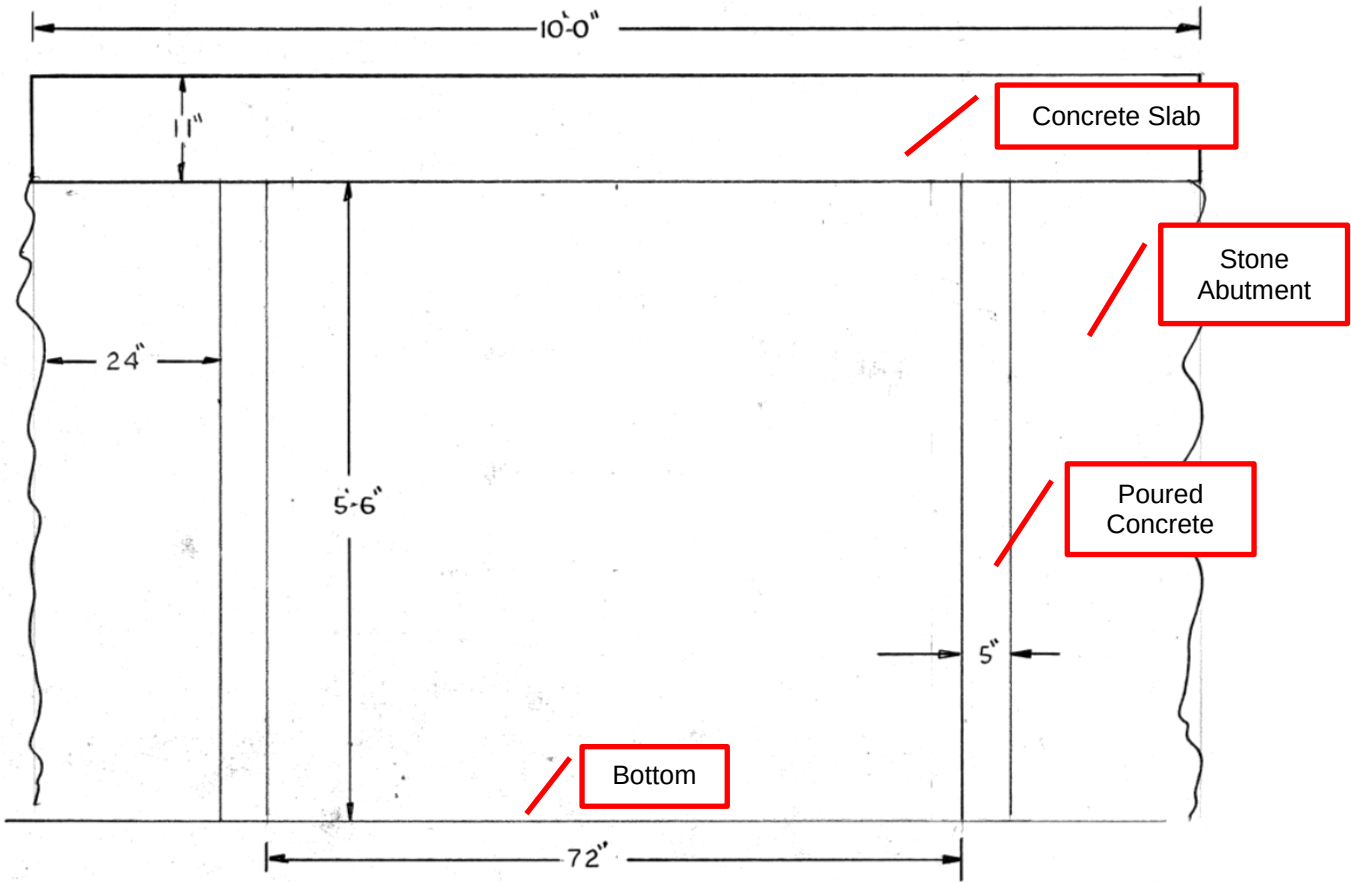
Abutment repair details

Note: Anchors spaced 6"-8" O. C.

WWR: 6" x 6" with 10 gauge wire (0.135" diam.)



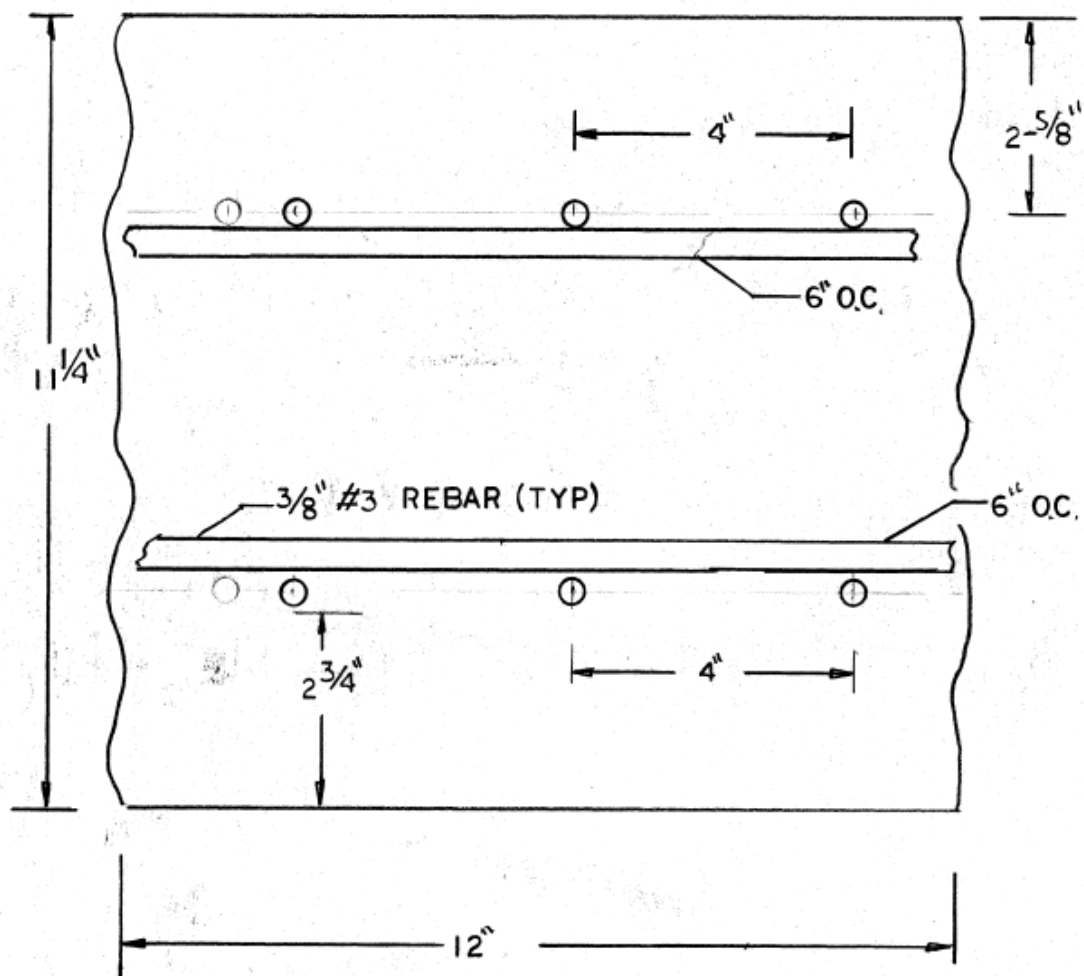
Cross-Section of Culvert Details (Typical)



Non-Driveway Concrete Slab Details

(Sections B, D on DWG S2)

213 Park Street et al Bristol, CT
Non Driveway Slab Details for Culvert

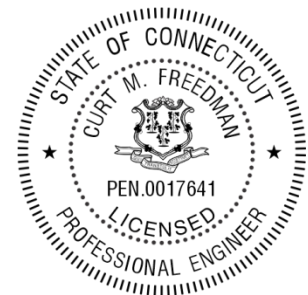


Curt M Freedman, PE
CMF Engineering, Inc.
24 Ridge Road
Longmeadow, MA

11/21/2025

Non-Driveway Concrete Slab Load Calculations

Beam width:	24	inches
Beam thickness	8.5	inches
Upper Rebar Diam	0.375	in
Upper Rebar Quant	6.0	
A steel (Upper)	0.0000	in ²
Y	1.5	in
Lower Rebar Diam	0.375	in
Lower Rebar Quant	6.0	
A Low	0.6627	in ²
Esteel	30,000,000	psi
Econcrete	3,000,000	psi
Esteel/Econcrete	10.0	
A upper eff	0.000	in ²
A lower eff	6.627	in ²
a	12.00	in ³
b	6.63	in ³
c	-56.33	in ³
X	1.908	inches
T-X	6.592	inches
AD ²	0.0	in ⁴
I	343.5	in ⁴
Vehicle Weight	30,000	lb
Culvert Span:	93	in
Rear Tire		
60% x 50% Weight	9,000	lb
Moment	1,395,000	lb-in
X	1.908	in
T-X	6.592	in
T-X-Y	5.092	in
Sigma compression	7,748	psi
Sigma Tension	26,769	psi



Curt M. Freedman

Project: 213 et al Park Street Culvert, Bristol, CT

Hydraulic Evaluation

Rip Rap Design Velocity and Specifications

Hazel Williams (flooded submerged culvert and inlet)

Head	4	feet	
L	100	feet	
Pd	0.017	psi per foot of channel	
Channel w	6.0	ft	
Channel h	5.7	ft	Area
Dh	70	in	4,925
C	90		
	Pd		C ^{1.852}
	0.017346		4,162
			4.52
	15,320,850,906		
Q	315,946	gpm	
Q	5,266	gal/s	
Q	704	cf/s	
Velocity	6.18	ft/s	
Velocity	4.2	mph	

Maximum Velocity: **6.2** ft/s

Curt M. Freedman, PE
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 24 Ridge Road
 Longmeadow, MA 01106
 M: (413) 575-2640
 Date: 11/24/2025

Manning Equation (Open Culvert Flow)

$V = k/n R_h^{(2/3)} S^{(1/2)}$		
V	Velocity (ft/s)	
k	k=1.4859 (ft/s)	
n	Units: s/ft	
S	Stream slope (ft/ft)	
K	1.4859	ft/s
n	0.025	s/ft
w	6.0	ft
h	4.5	ft
Rh	1.800	ft
S	0.01	ft/ft
V	8.795	ft/s
Q	237.5	cf/s
V	6.00	mi/hr

Maximum Velocity: **8.8** ft/s

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 Longmeadow, MA 01106
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 Date: 11/24/2025

For a 14' wide culvert:

$V = k/n R_h^{(2/3)} S^{(1/2)}$		
V	Velocity (ft/s)	
k	k=1.4859 (ft/s)	
n	Units: s/ft	
S	Stream slope (ft/ft)	
K	1.4859	ft/s
n	0.025	s/ft
w	14.0	ft
h	4.5	ft
Rh	2.739	ft
S	0.01	ft/ft
V	11.636	ft/s
Q	733.1	cf/s
V	7.93	mi/hr

Maximum Velocity: **11.6** ft/s

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 Date: 11/24/2025

Modified Isbash Equation for a straight channel:

		Low Turb	Low Turb
Va	Va x 1.33	D50 (ft)	D50 (in)
(ft/s)	(ft/s)	(ft)	(in)
1	1.33	0.012	0.139
2	2.66	0.046	0.555
3	3.99	0.104	1.250
4	5.32	0.185	2.222
5	6.65	0.289	3.471
6	7.98	0.417	4.999
7	9.31	0.567	6.804
8	10.64	0.741	8.887
9	11.97	0.937	11.247
10	13.3	1.157	13.885
11	14.63	1.400	16.801
12	15.96	1.666	19.995
13	17.29	1.956	23.466
14	18.62	2.268	27.215

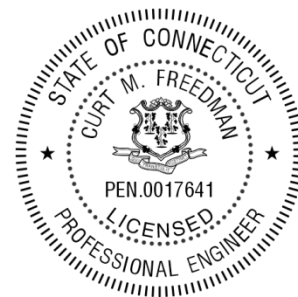
Based on average velocity of 8.8 ft/s ~ **9.0 ft/s**

Design **D₅₀**: 11.2"

The next nearest equivalent diameter: **12"** [Type M]

The minimum Rip Rap depth is 2.5 x **D₅₀** or **30"**

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Date: 11/17/2025



Curt M. Freedman

Photo Report
213 Park Street et al.

Bristol, CT

October 11, 2025

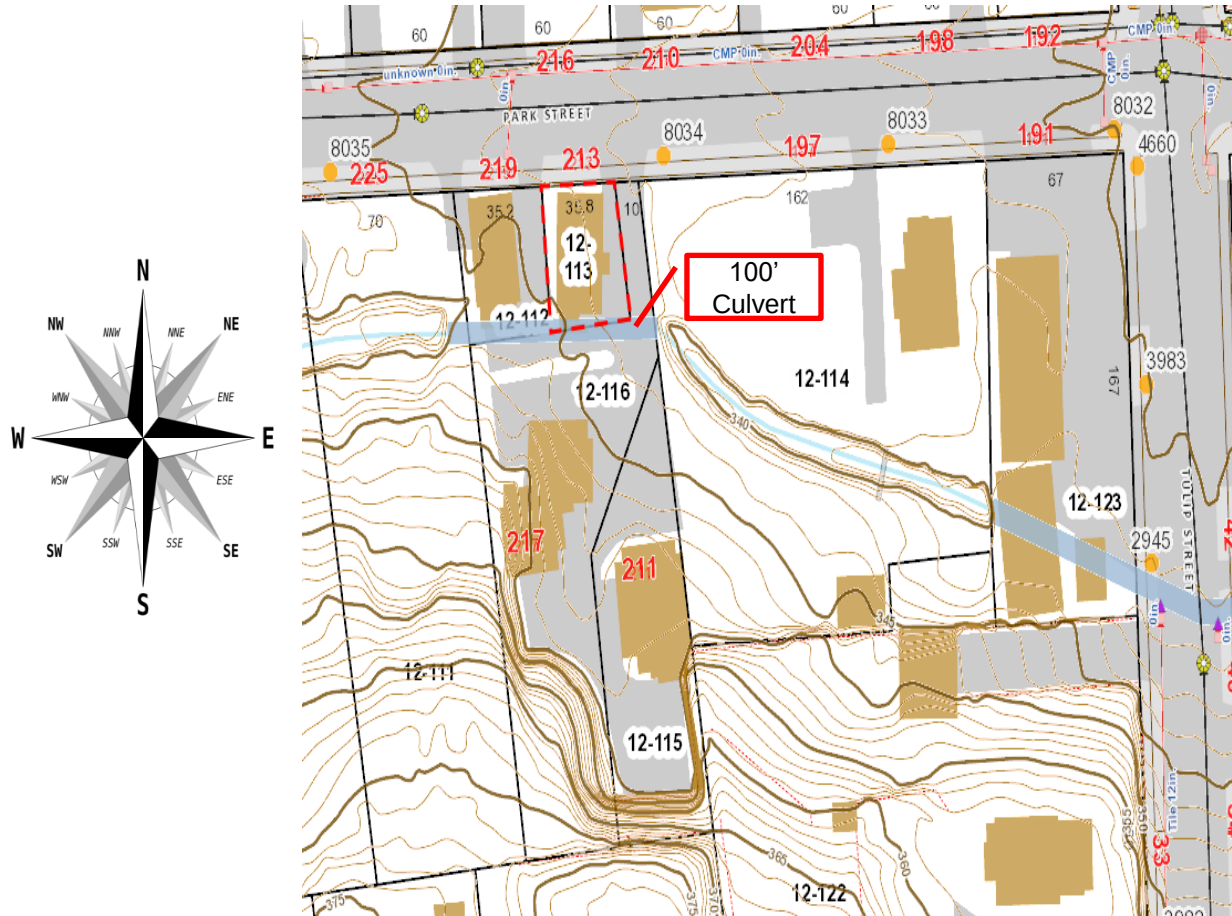
Curt M. Freedman, PE
CMF Engineering, Inc.

24 Ridge Road
Longmeadow, MA 01106

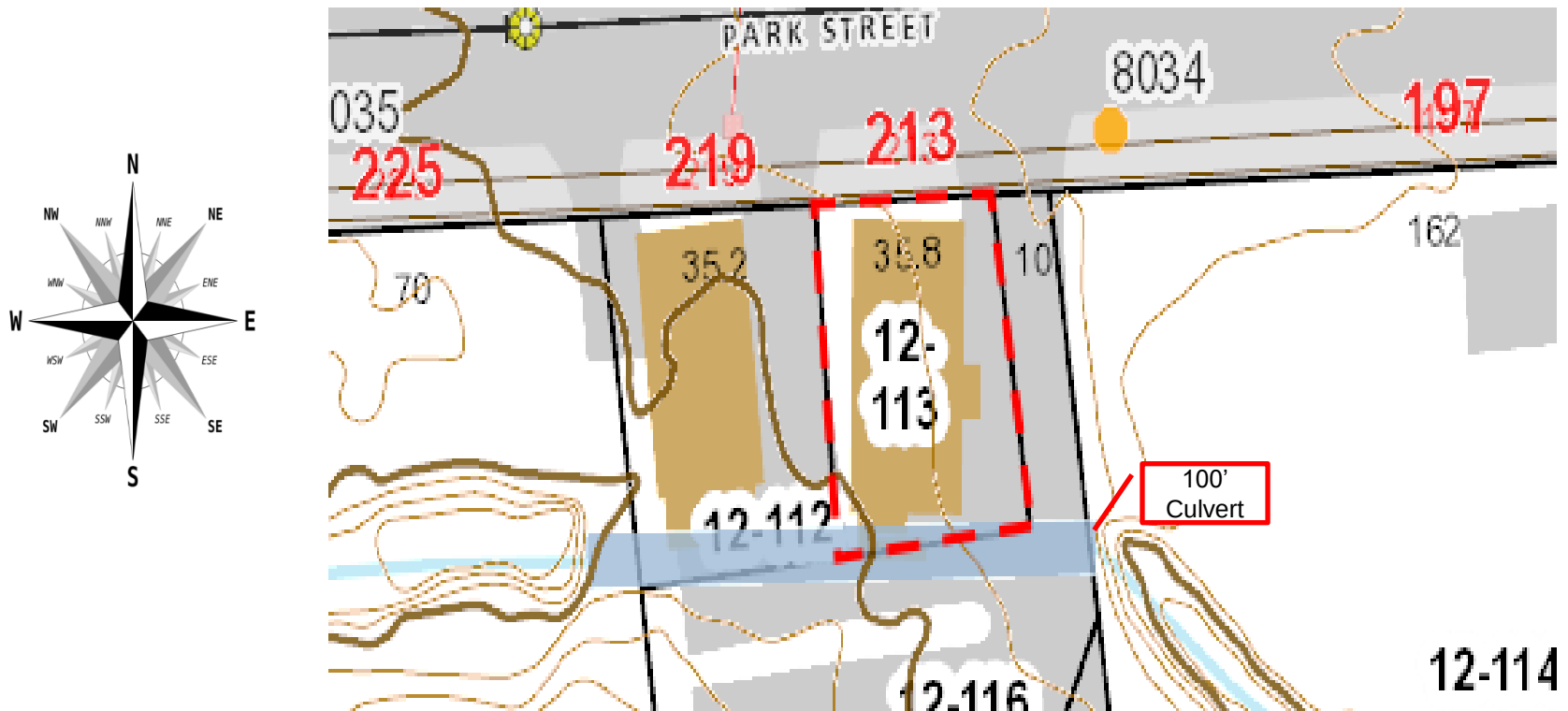
E:

T: (413) 567-1175

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



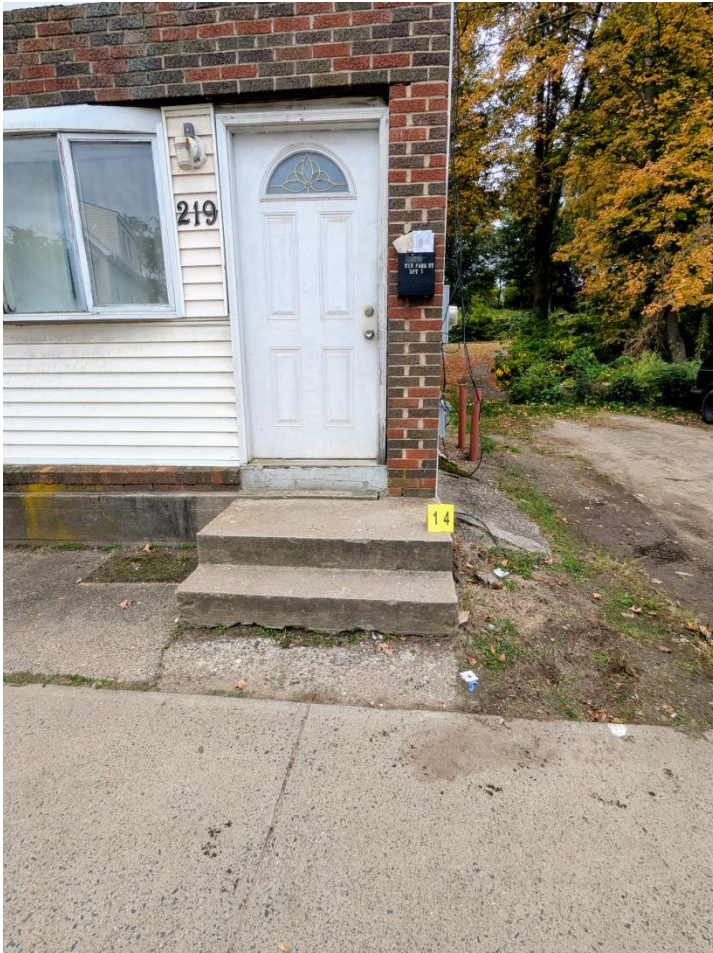
Site plan with topography indicated (Note the subject **100'** culvert)



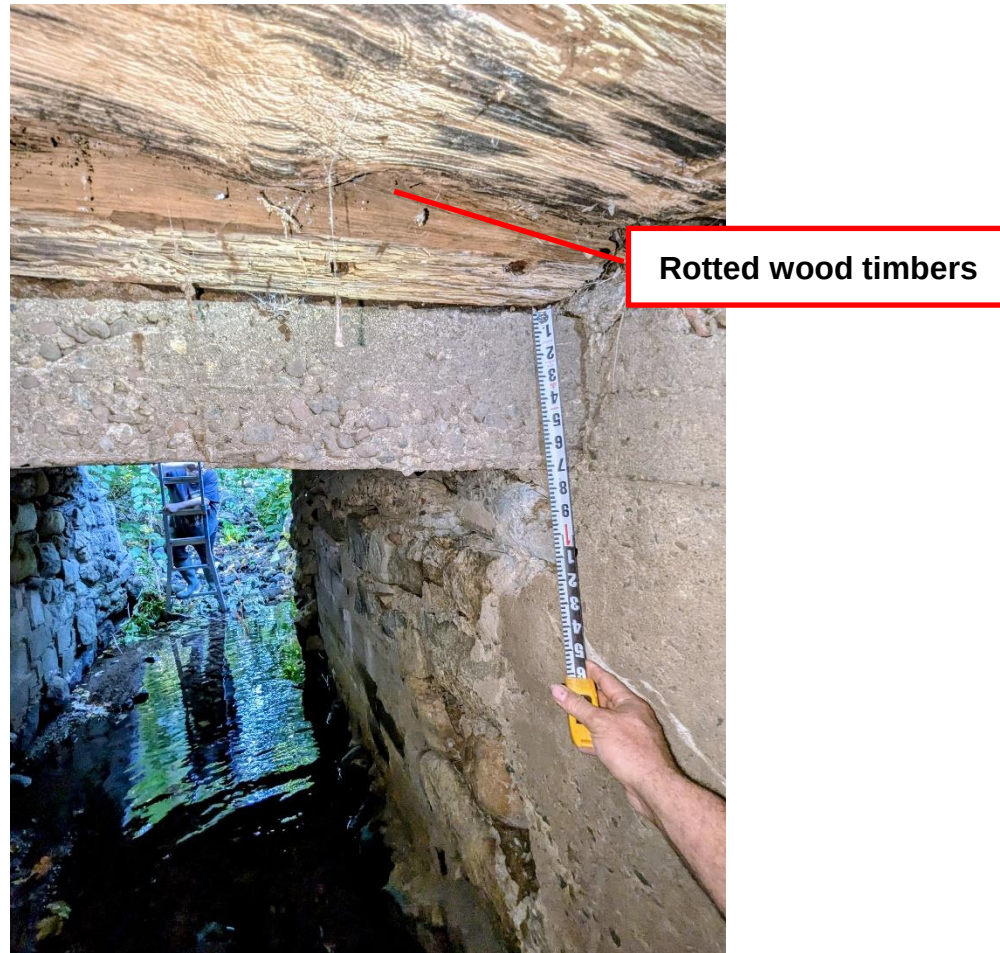
West end of culvert (0')



14' from west end (#219 Park)



14' from west end of culvert



20' from west end of culvert



Rotted wood timbers

Northern abutment @13'-17'



14' (west end of 219 Park)



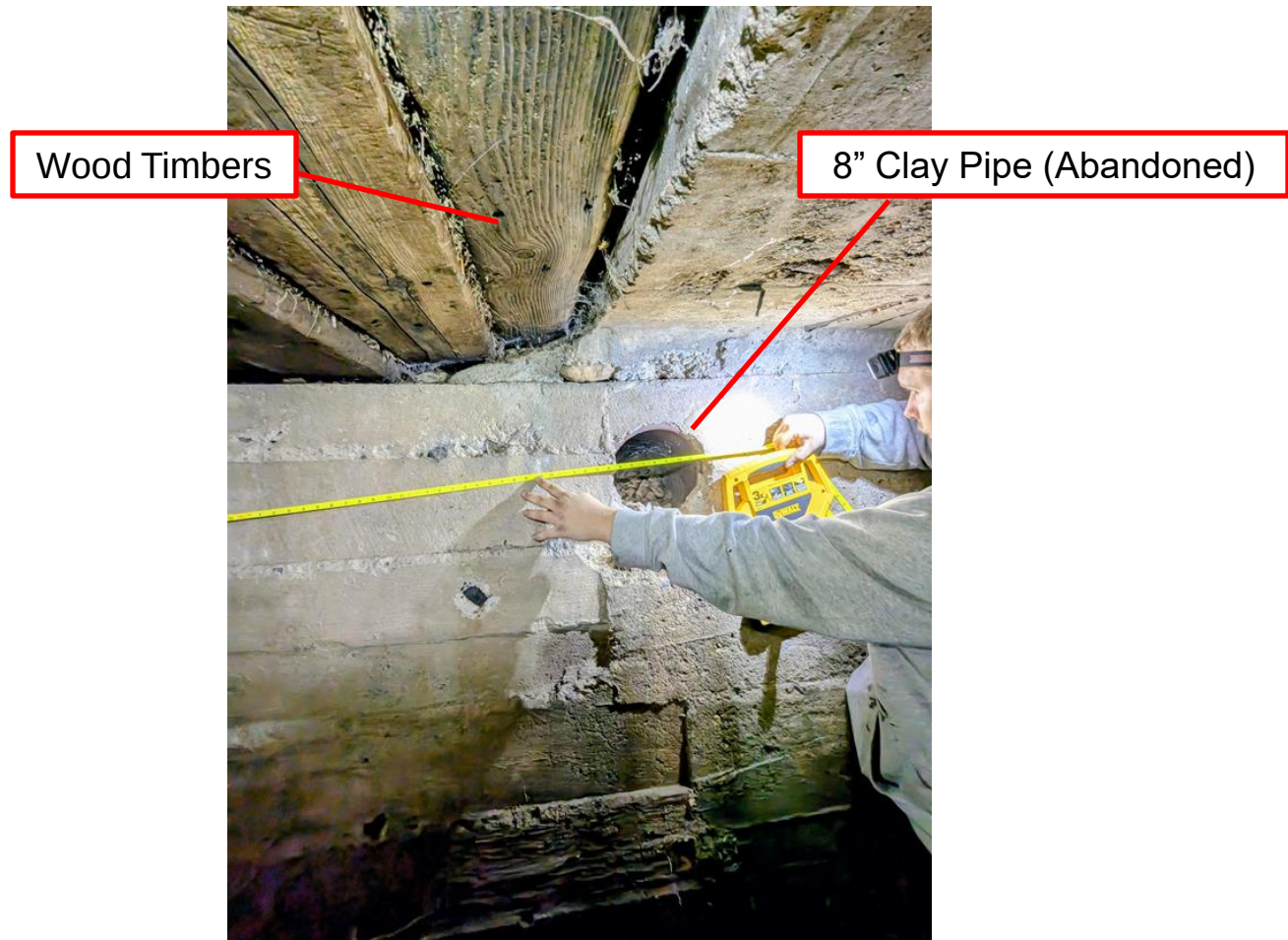
Property line between #213 and #219 Park [49' - 50' from west end]



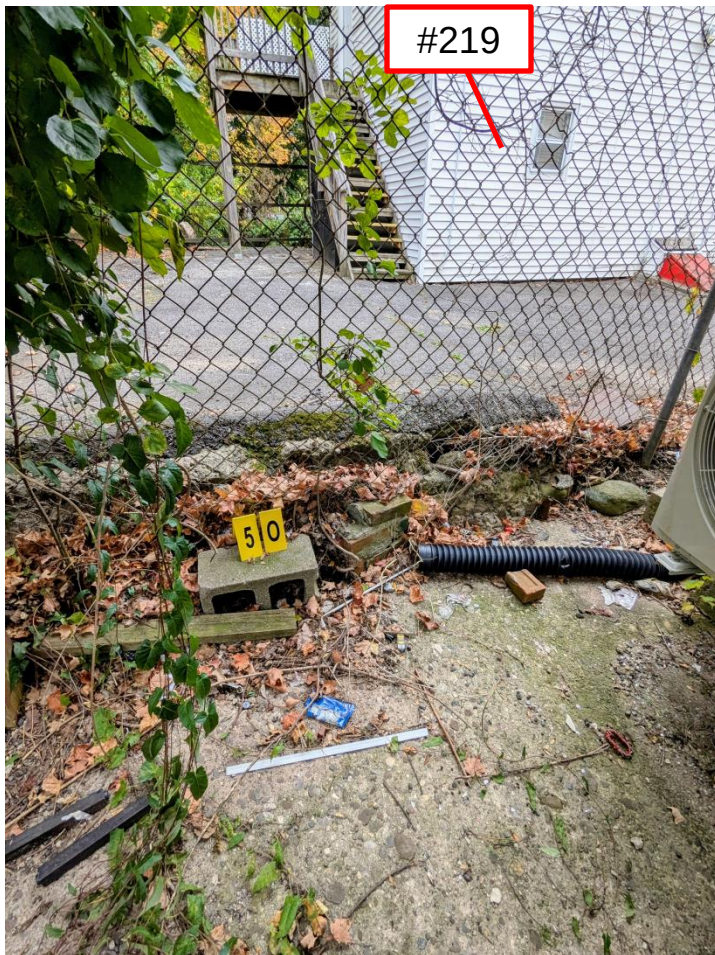
Driveway between #219 and #213 (Looking north)



Northern abutment, deck @32'



Looking west



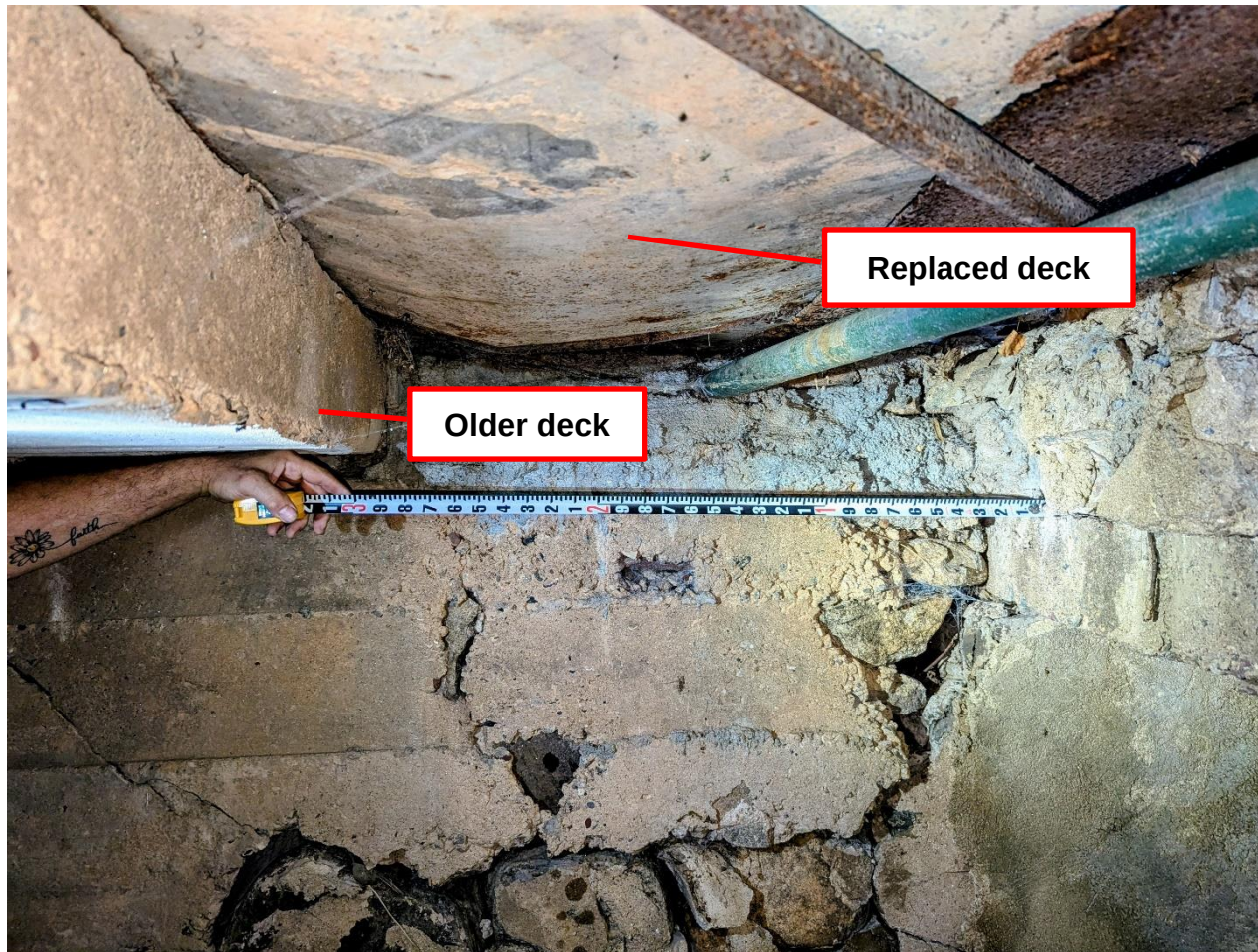
Looking east through culvert deck opening @50'



Southern abutment @ 50'



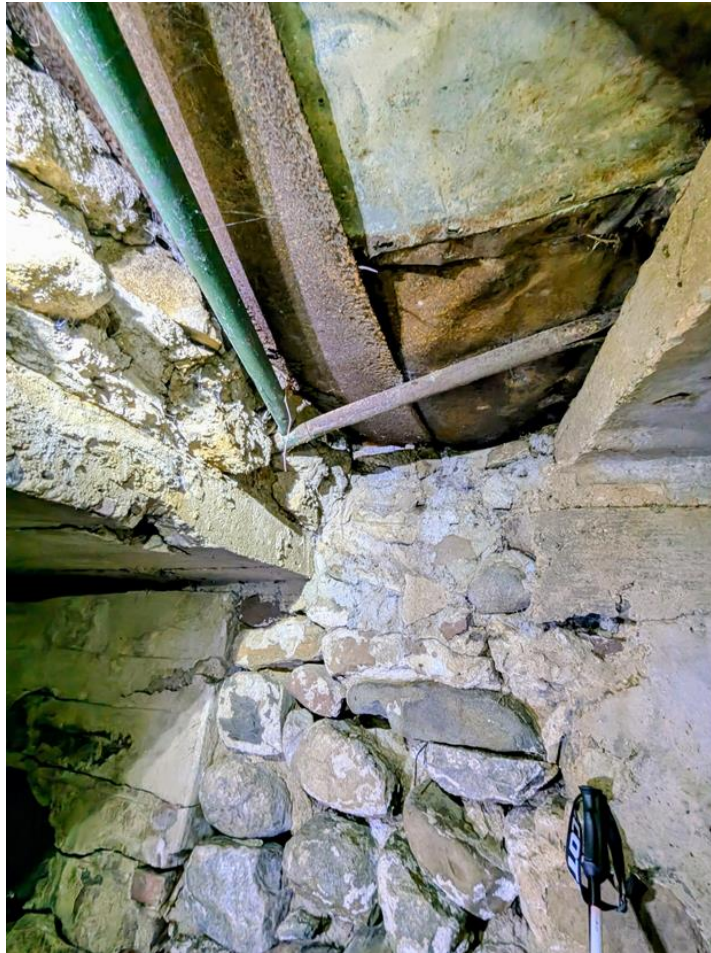
Previously replaced deck/slab



North abutment, Deck @ 46'-50'

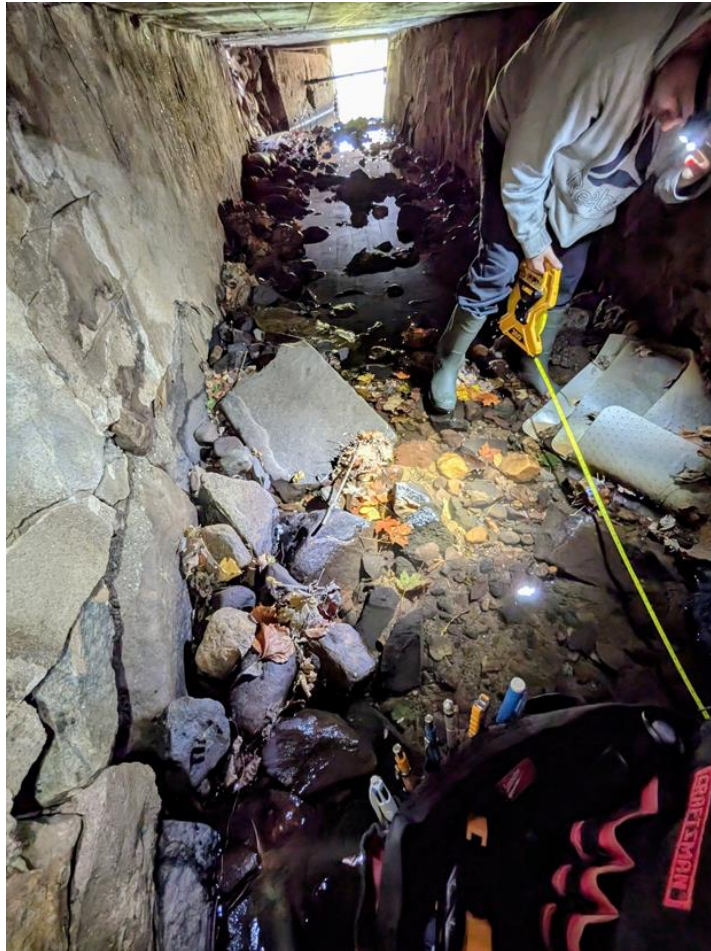


South abutment, deck patch @ 47'- 50'



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

Looking east

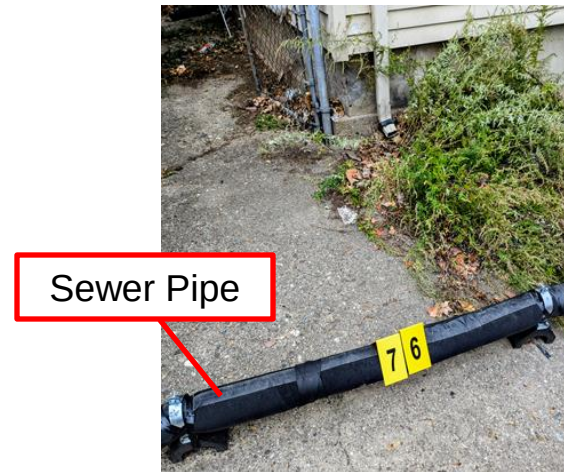


Looking west



Looking west, #213 @ 70'

Pump Station A sewer pipe @ 76'



Gas Pipe @ 92'- 6"



Gas Pipe @ 92'- 6"



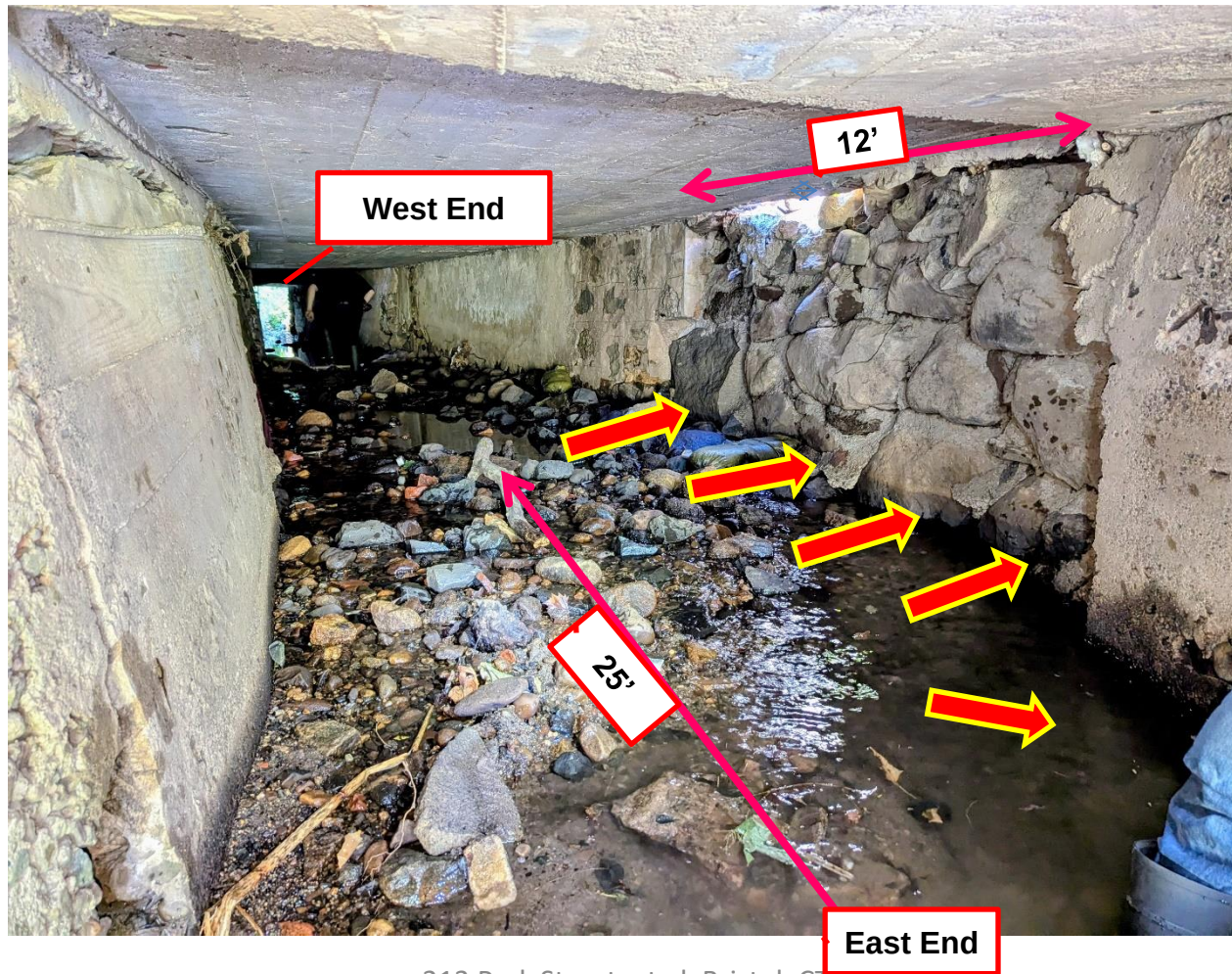
Previous repair @ approximately 60' - 70'
[South abutment wall][Note exposed rebar.]



Looking westerly



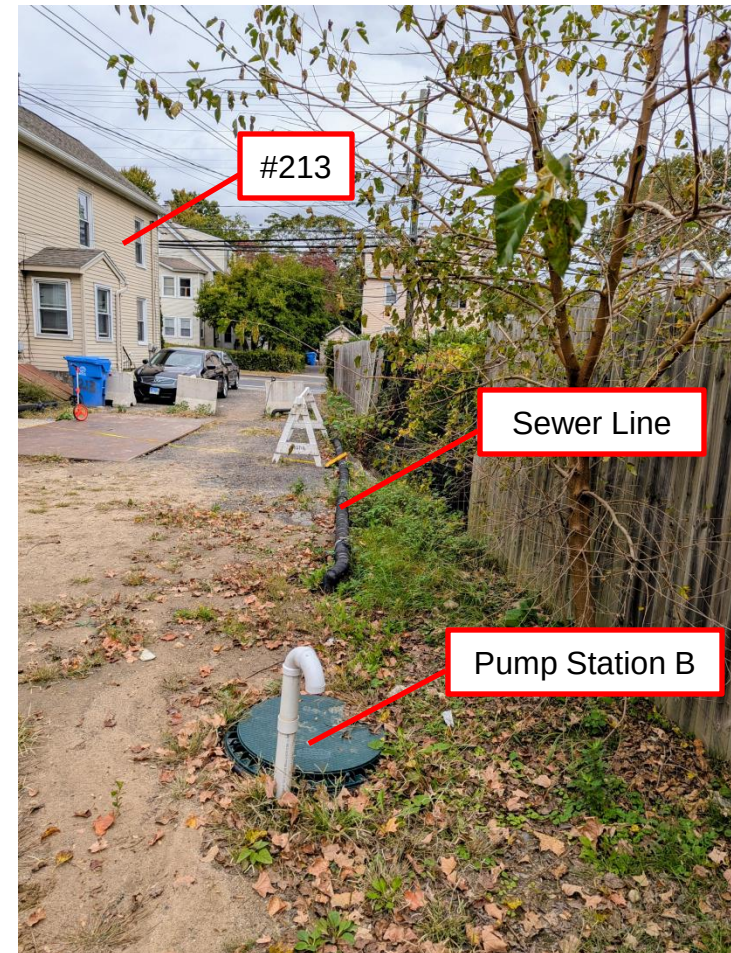
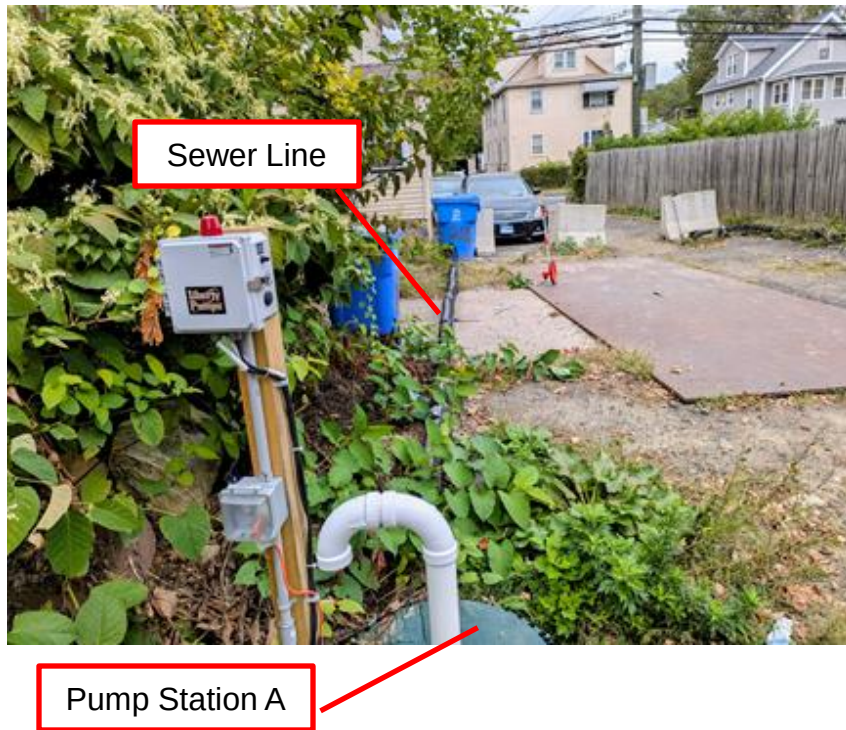
25' from east end of culvert (12' long)
Scouring of northern abutment, stabilization/repair required
Scouring of culvert bottom, repair required



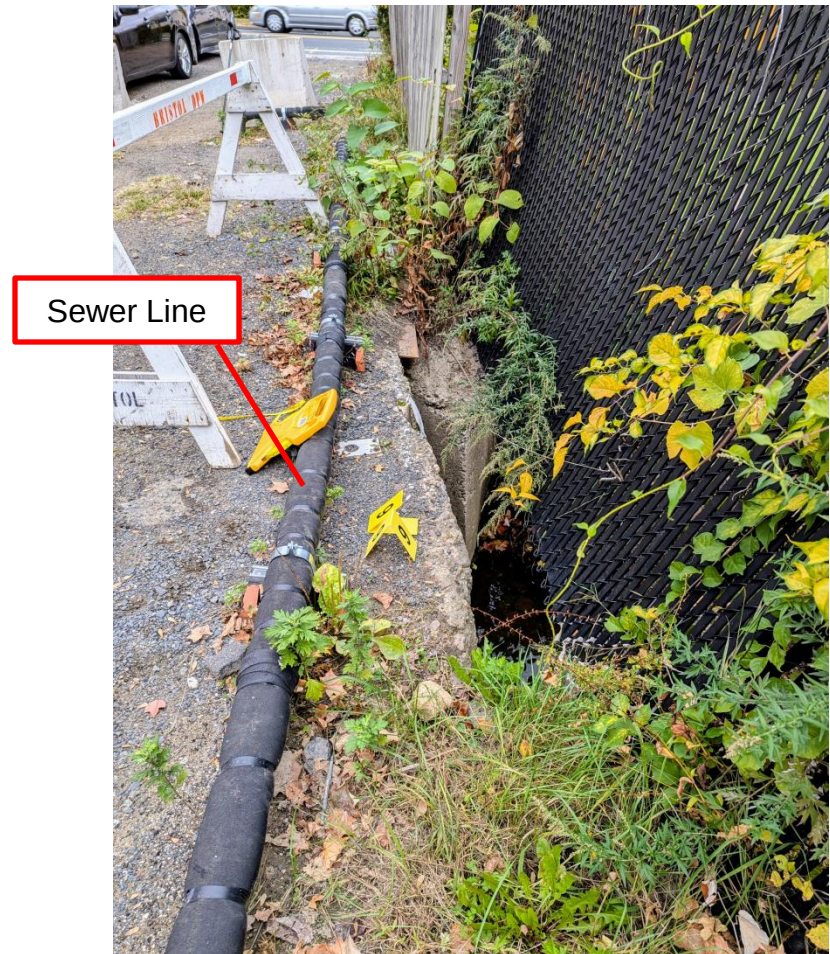
East end of culvert
Visible scouring of northern abutment
Repair/Stabilization required
Natural gas pipe to be removed from culvert



#213 Driveway (Looking North)



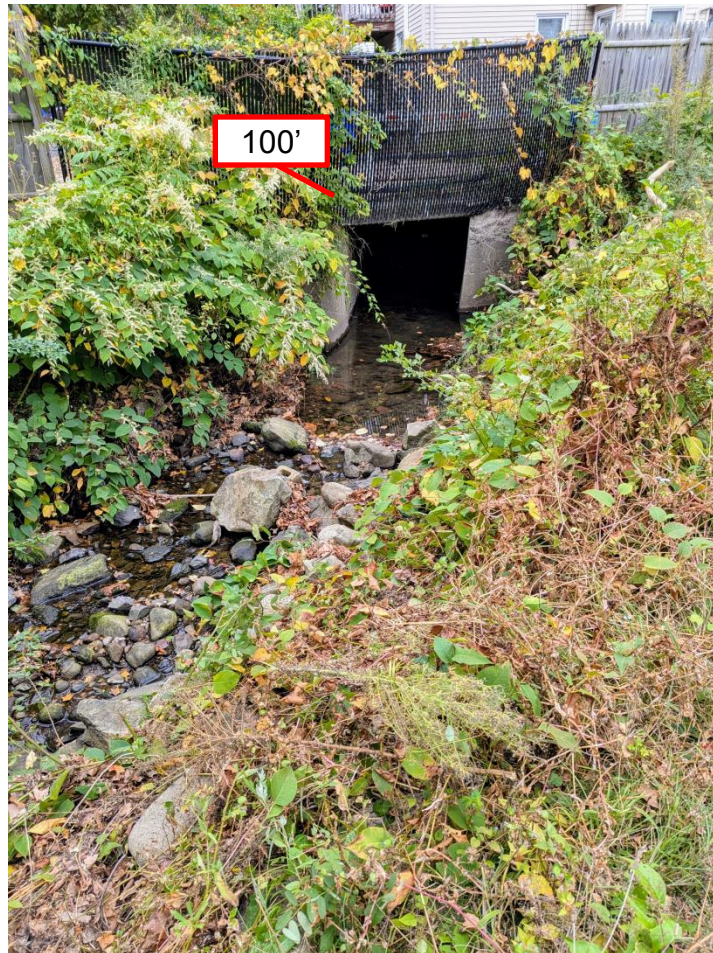
Sewer line at East end of culvert (99') (Pump Station B)



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



East end of culvert (100')



Storm Photos
213 Park Street et al.

Bristol, CT

(Probable date: July 18, 2023)

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

E:

T: (413) 567-1175



Looking north



Looking north



Looking north

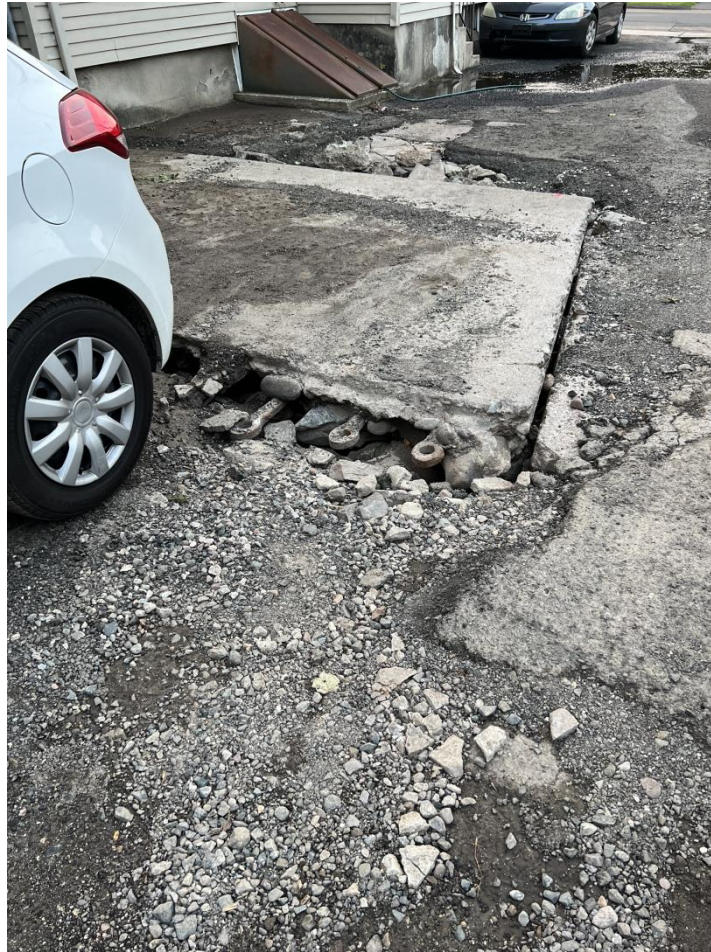


213 Park Street, et al. Bristol, CT

Looking northeast



Looking north



Looking south



Looking southwest (Tree being removed from culvert)



Looking east



Before steel plate positioned in place
Looking North



Looking South



Before steel plate positioned in place. Looking South.



Opening into culvert

Hyperlink:

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

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

September 18, 2025

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

T: (413) 567-1175

Hyperlink:

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

213 Park Street et al.
Culvert Photos
Bristol, CT

September 18, 2025

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

T: (413) 567-1175

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

APPLICATION NO. 25-462F-312

DATE FILED: 09-25-2025

APPROVED: _____

DENIED: _____

1. APPLICANT:

Name: Curt M. Freedman, PE Signature: 

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

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

2. PROPERTY OWNER(S):

Name: Dennis Torres Signature: 

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

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

3. DESCRIBE THE SUBJECT PROPERTY:

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

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

Street of Access: Park Street

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

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

4. PROJECT DESCRIPTION:

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

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

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

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

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

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

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

Flood proofing techniques proposed: N/A

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

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

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

Page 2

5. TECHNICAL & PLANNING DATA:

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

All elevations are to be relative to mean sea level.

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

Floodplain Alterations Proposed:

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

Floodway Alterations Proposed:

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

6. AUTHORIZATIONS AND CERTIFICATIONS:

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

7. SUBMISSION REQUIREMENTS:

The following shall be included as part of this application:

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

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

BFEC-12/01

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

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

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

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

4. DESCRIPTION/PURPOSE OF PROPOSED ACTIVITY:

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

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

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

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

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

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

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

IS YOUR PROPOSAL A SIGNIFICANT ACTIVITY?

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

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

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

IF YOUR PROPOSAL IS DETERMINED TO BE A SIGNIFICANT ACTIVITY

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

ACTIVITIES REQUIRING THE APPROVAL OF OTHER AGENCIES

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

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

Stormwater Permit Information for Developers and Contractors

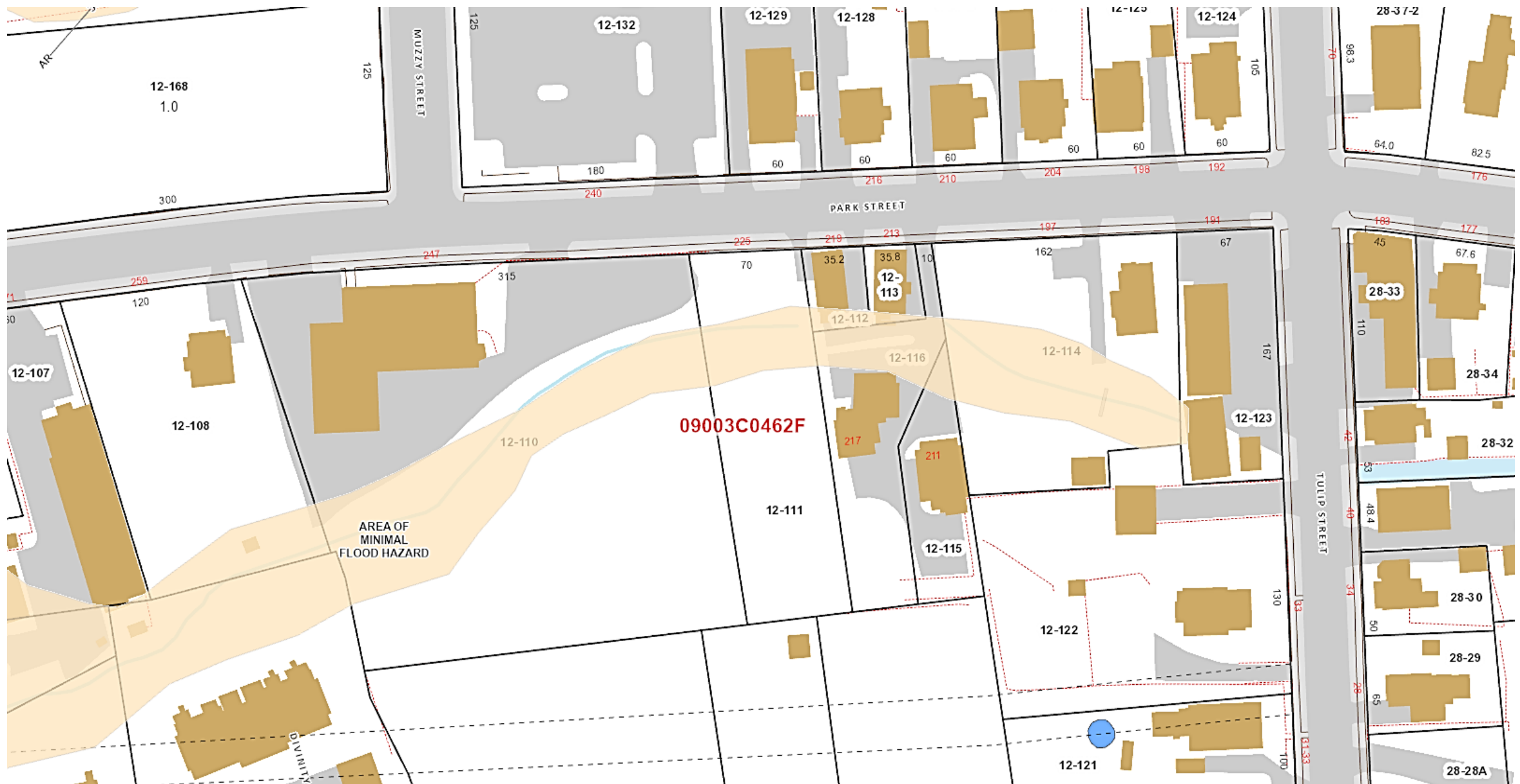
If your project disturbs more than one acre of land, regardless of phasing, you are responsible for the requirements of the Connecticut Department of Energy & Environmental Protection (DEEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities* ("Construction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

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

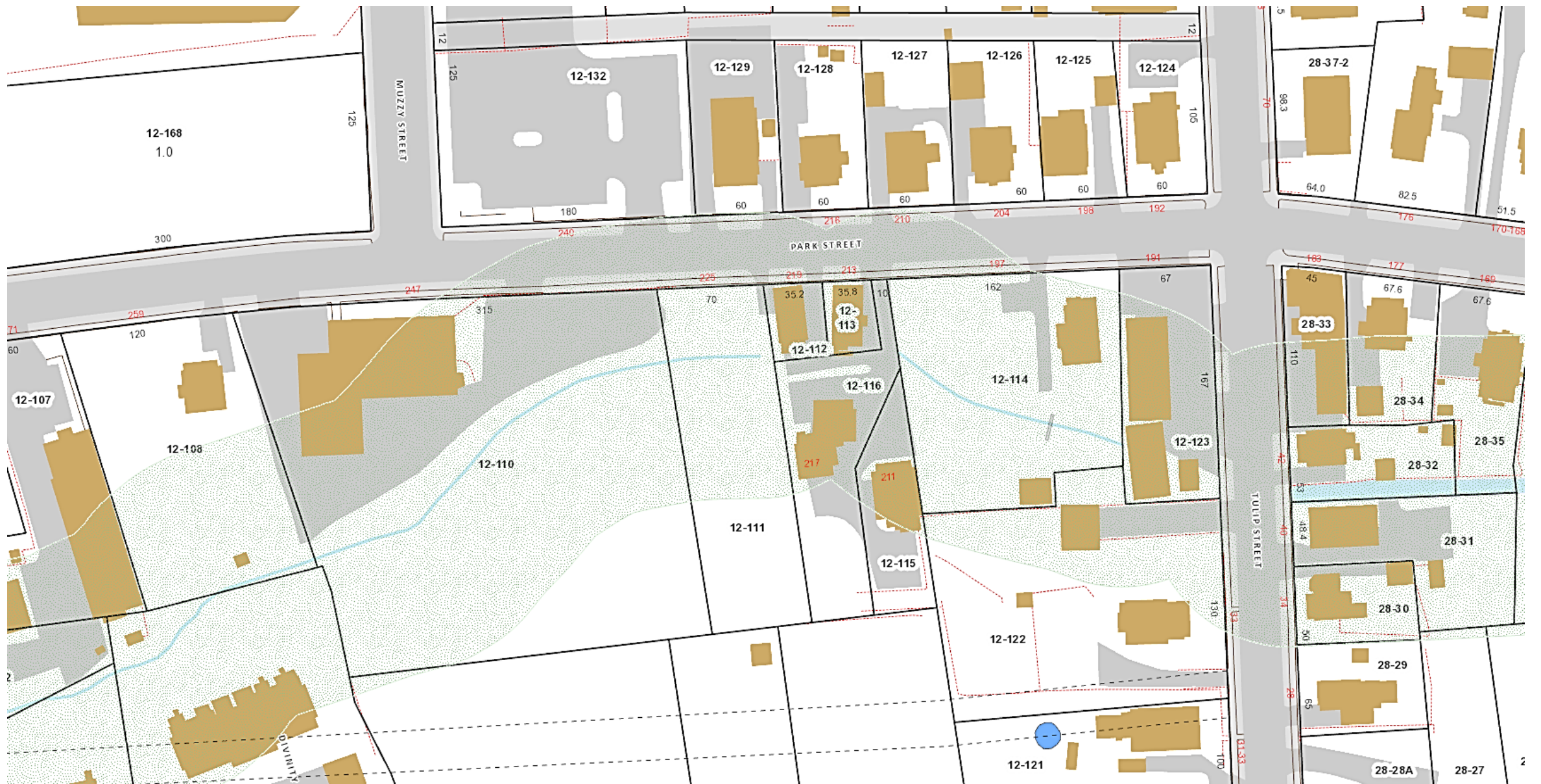
If your project is between one and five acres, you must adhere to the erosion and sediment control land use regulations of the City of Bristol which can be found in the Code of Ordinances, Zoning Regulations and Inland Wetland and Watercourses Regulations, as well as the Connecticut Guidelines for Soil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

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

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



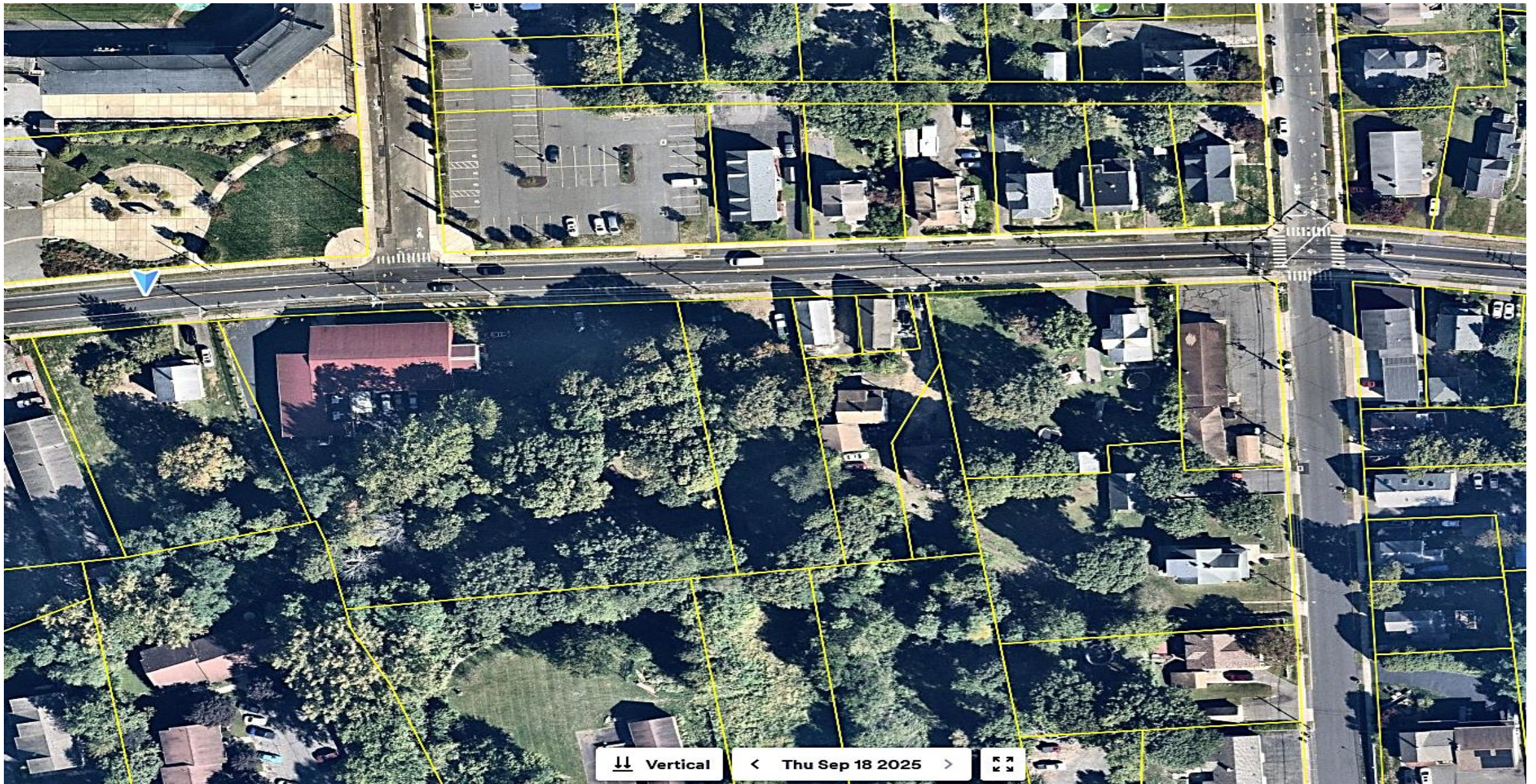
197, 211, 213, 215, 219 and 225 Park Street – Floodplain
Map 12, Lots 111, 112, 113, 114, 115 and 116



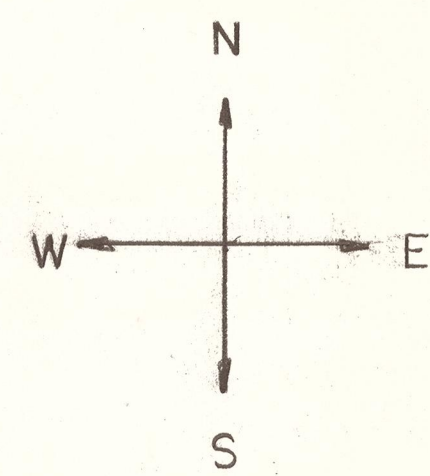
197, 211, 213, 215, 219 and 225 Park Street
Wetlands and Upland Review Area
Map 12, Lots 111, 112, 113, 114, 115 and 116



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



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



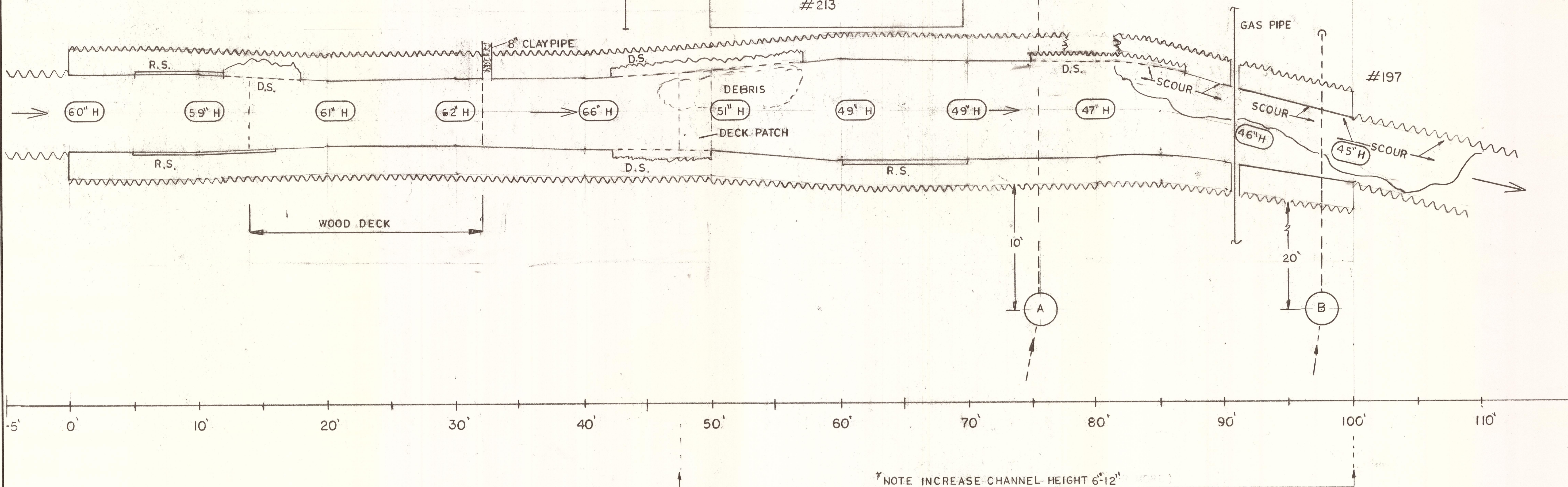
47' TO SIDEWALK

#225

#219

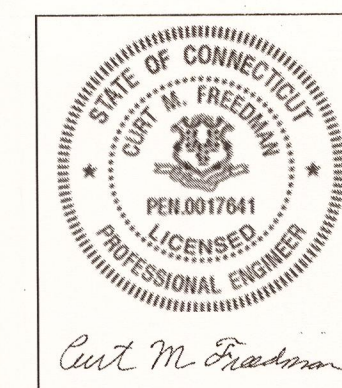
#213

#197



Notes:

- A - Sanitary Pumping System: A
- B - Sanitary Pumping System: B
- D.S. - Damaged Section
- R.S. - Previously Repaired Section

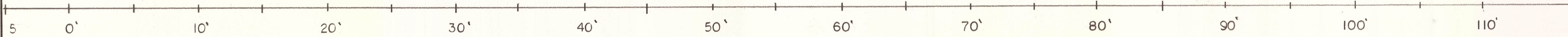
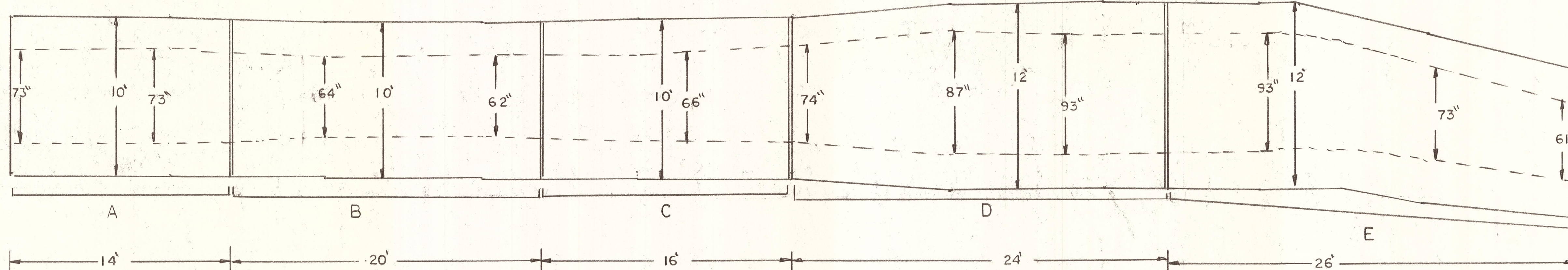
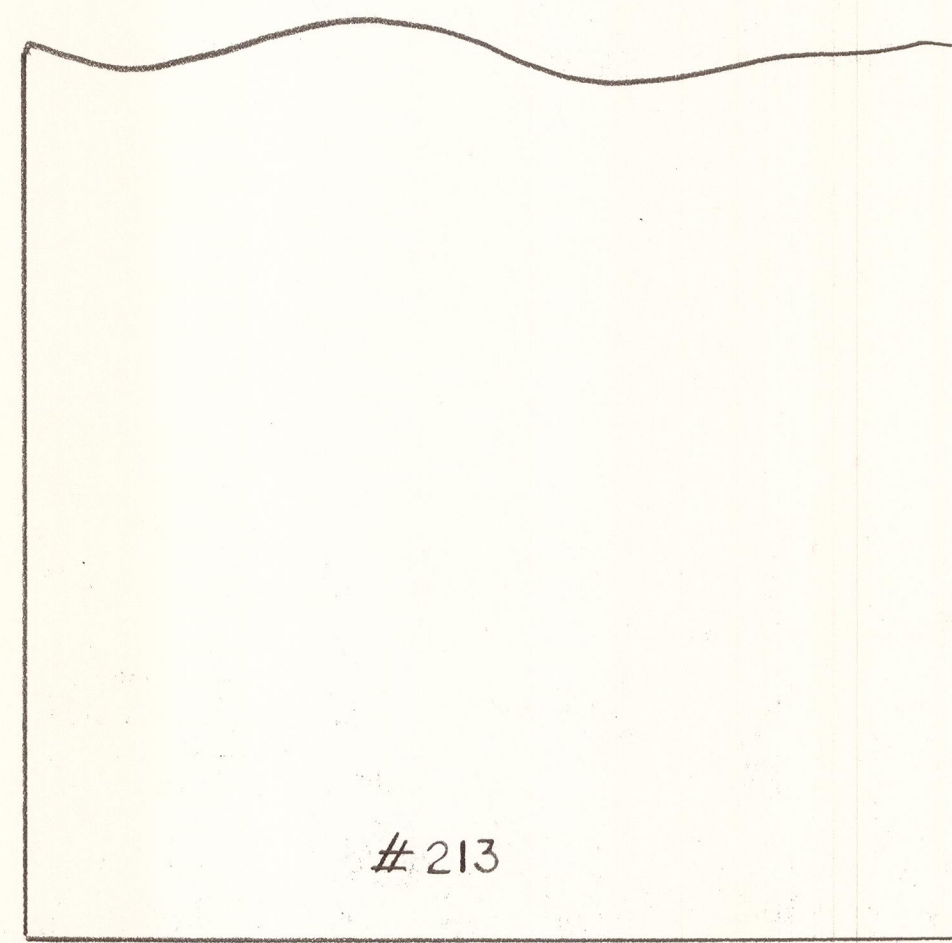
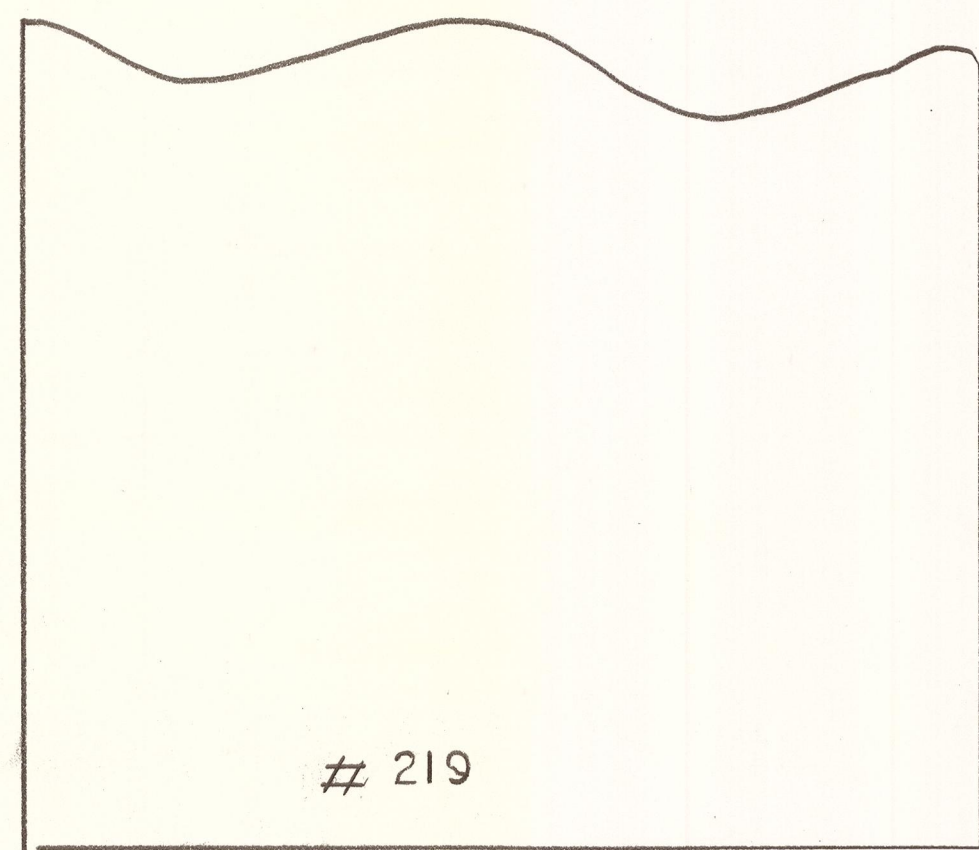
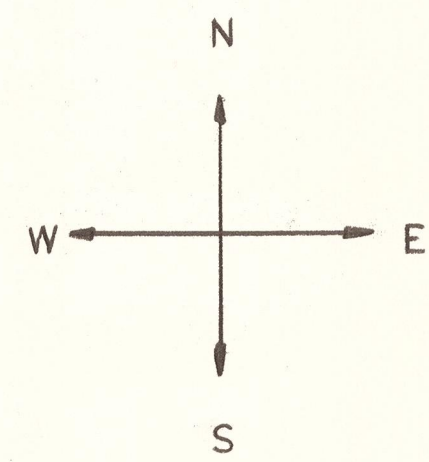


Job Location:
213 Park Street et al.
Bristol, CT 06010

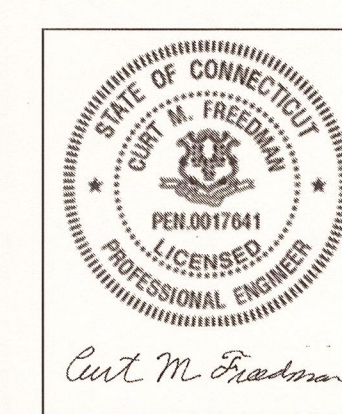
Curt M. Freedman, PE
CMF Engineering, Inc.
24 Ridge Road
Longmeadow, MA 01106
E: CMF.Freedman@gmail.com

Culvert Details
Scale: 1/4" = 12"
Date: 10/21/2025
Drawing No.: S1

REV: 11-18 -2025



Reinforced Concrete Sections



Job Location:
213 Park Street et al.
Bristol, CT 06010

Curt M. Freedman, PE
CMF Engineering, Inc.
24 Ridge Road
Longmeadow, MA 01106
E: CMF.Freedman@gmail.com

Culvert Details
Scale: 1/4" = 12"
Date: 11/23/2025
Drawing No.: S2

Project scope summary for culvert:

Project scope summary for culvert:

- 1) Remove the old gas pipe from the culvert; the new gas pipe was bored under the culvert in March of 2025.
- 2) Repair damaged culvert abutment sections as indicated.
- 3) Stabilize abutment footings as needed.
- 4) Regrade culvert bottom as needed.
- 5) Install rip rap at the discharge of the culvert and along scoured bottom locations.
- 6) Install a new reinforced concrete slab with sufficient structural strength to match specific and defined loads along the entire culvert (See drawings S1 and S2 as well as other supplementary documents and photographs.). ***Note:** Concrete forms to be temporarily supported by the culvert bottom.

Project scope summary outside of culvert:

- 7) Redirect both sewer lines to the far eastern side of the culvert.
- 8) Install code-compliant fence and/or guardrail to protect sewer lines at the east end of the culvert. (Gas line was bored under the culvert.)
- 9) Install code-compliant fence and/or guardrail at the west end of the culvert.
- 10) Shore deck columns as necessary.
- 11) Position bollards or other guards around each pump lifting station.
- 12) Installation of “**Danger**” signs at each end of the culvert
- 13) Temporary steel-framed bridge over culvert (Design load: 18,000 lb. vehicle).

Other:

- 14) Provide temporary sanitation.
- 15) Provide temporary power.

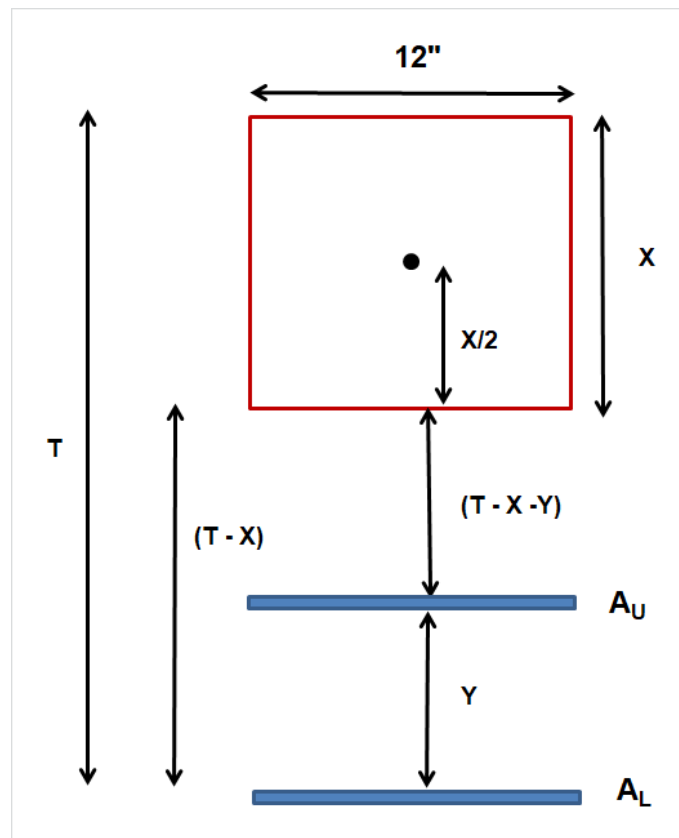
Curt M. Freedman, PE
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Reinforced Concrete Beam Theory Analysis

Curt M. Freedman, PE

CMF Engineering, Inc.

November 21, 2025



$$12 \cdot X(X/2) - A_L(T-X) - A_U(T-X-Y) = 0$$

$$6X^2 - A_L - A_L T + X A_U - A_U T + A_U Y = 0$$

$$6X^2 - X(A_L + A_U) + [-A_L T - A_U T + A_U Y] = 0$$

A B C

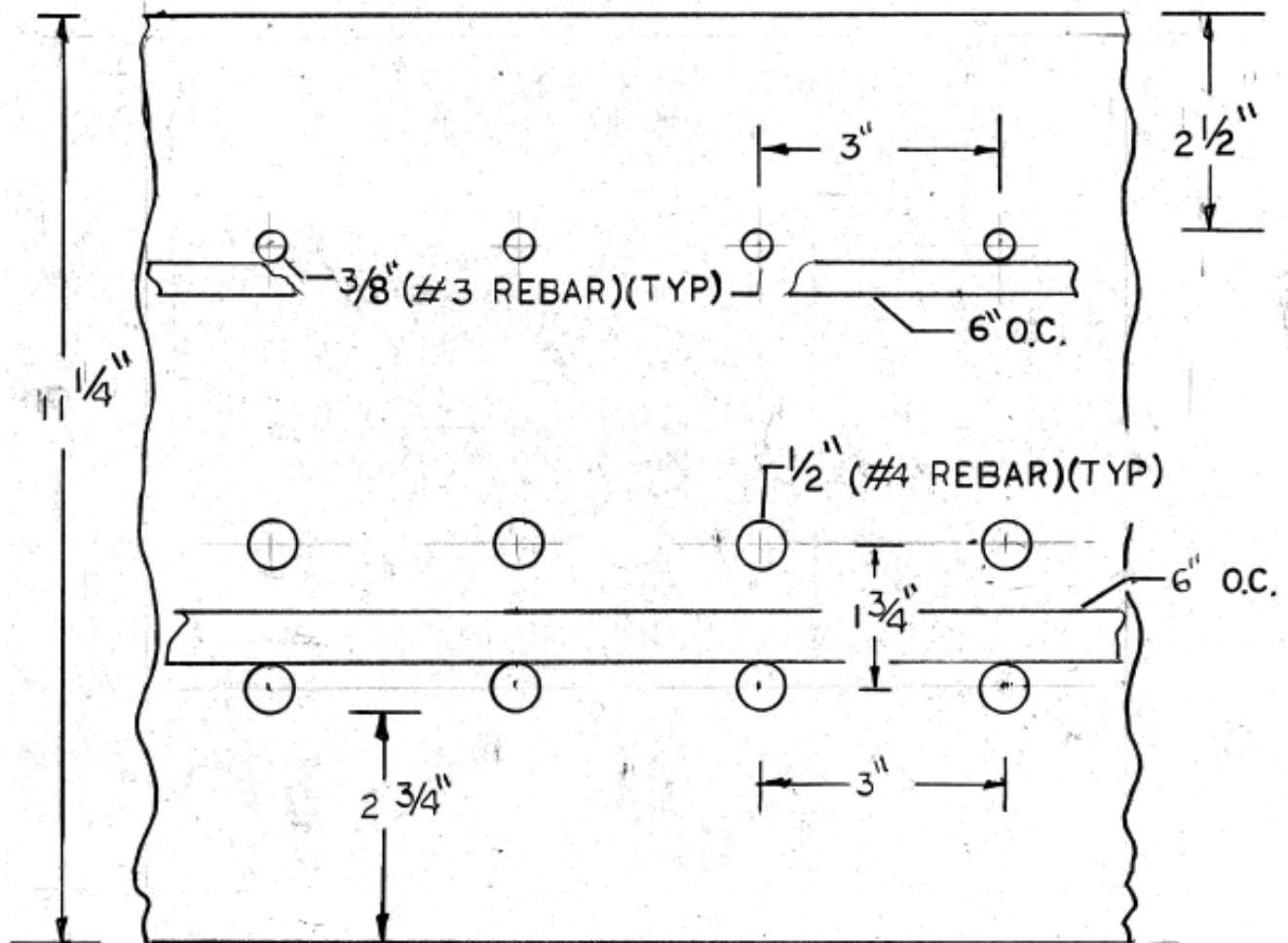
Solve for X using the quadratic formula:

$$x = \frac{-b \pm \sqrt{b^2 - 4ac}}{2a}$$

$$I = 1/3 bX^3 + A_L(T-X)^2 + A_U(T-X-Y)^2$$

213 Park Street et al - Bristol, CT

Typical Slab Details for Culvert Slab
for Driveway Access



Curt M. Freedman, PE
CMF Engineering, Inc.
24 Ridge Road
Longmeadow, MA 10/25/2025

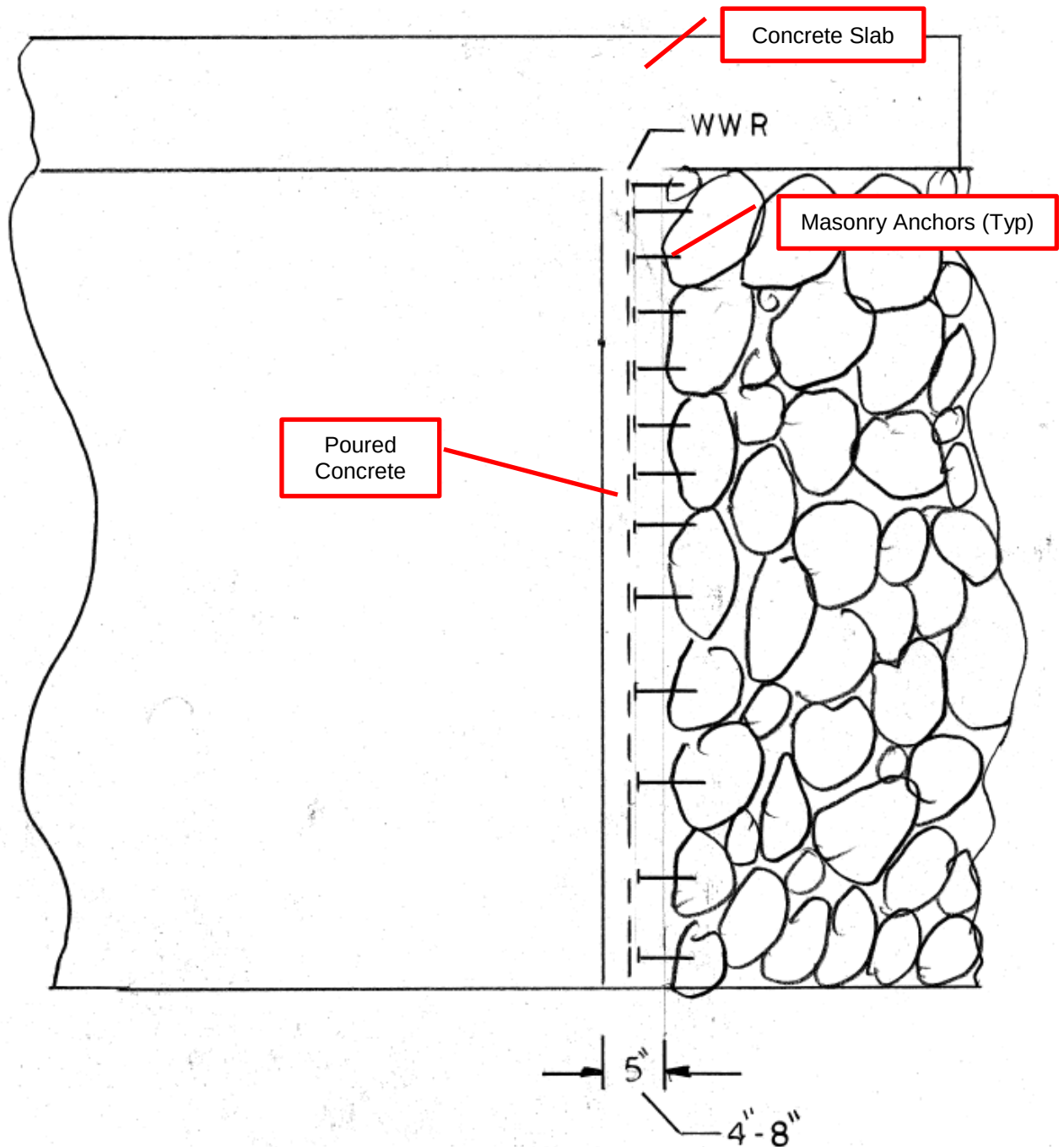
Driveway Concrete Slab Load Calculations (Sections A, C, E on DWG S2)

Beam width:	24	inches
Beam thickness	8.5	inches
Upper Rebar Diam	0.50	in
Upper Rebar Quant	8.0	
A steel	1.5708	in ²
Y	1.625	in
Lower Rebar Diam	0.500	in
Lower Rebar Quant	8.0	
A Low	1.5708	in ²
Esteel	30,000,000	psi
Econcrete	3,000,000	psi
Esteel/Econcrete	10.0	
A upper eff	15.708	in ²
A lower eff	15.708	in ²
a	12.00	in ³
b	31.42	in ³
c	-241.51	in ³
X	3.364	inches
T-X	5.136	inches
AD ²	414.3	in ⁴
I	912.5	in ⁴
Vehicle Weight	85,000	lb
Culvert Span:	93	in
Rear Tire		
60% x 50% Weight	25,500	lb
Moment	3,952,500	lb-in
X	3.364	in
T-X	5.136	in
T-X-Y	3.511	in
Sigma compression	14,572	psi
Sigma Tension	22,245	psi

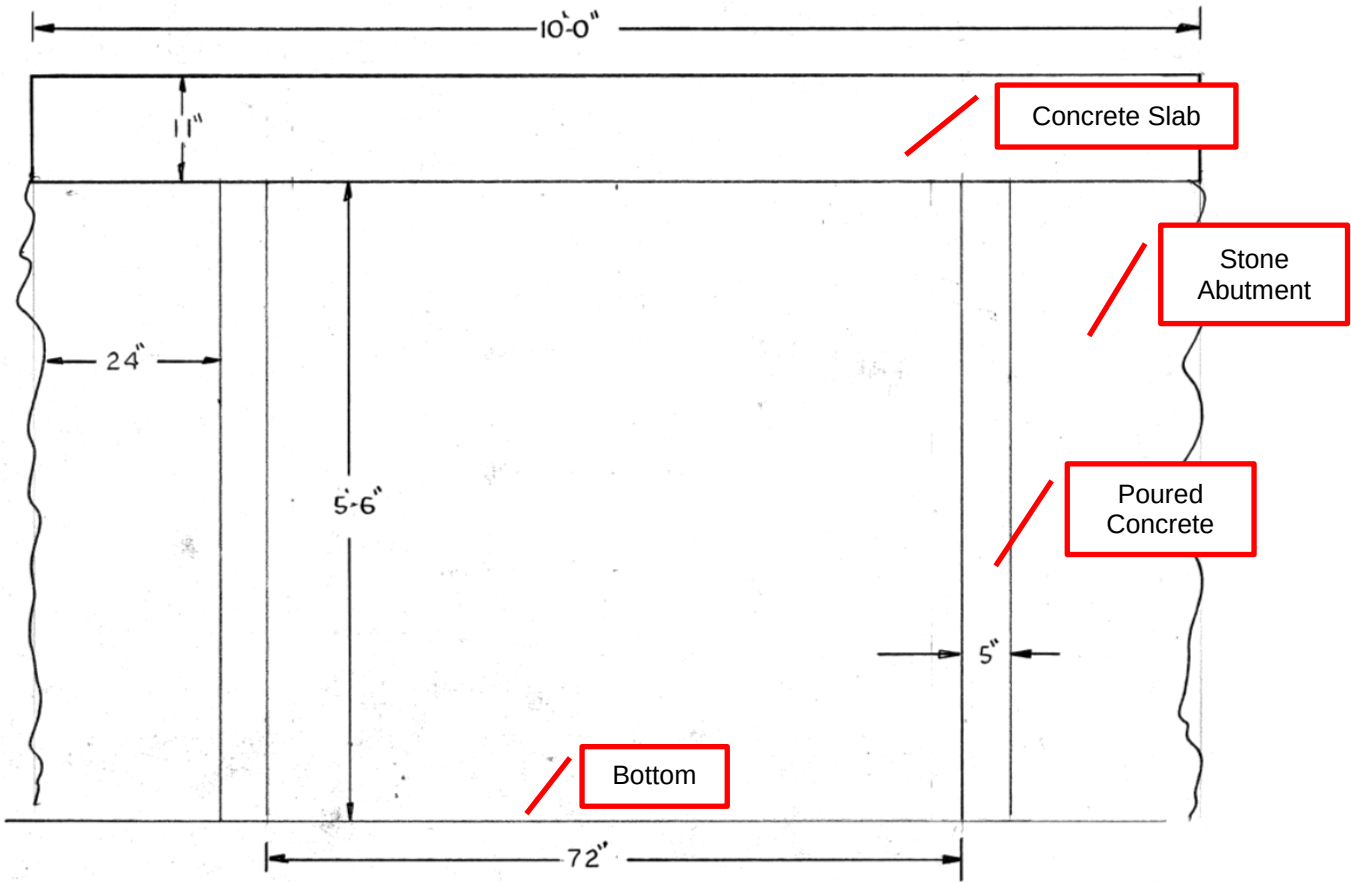
Abutment repair details

Note: Anchors spaced 6"-8" O. C.

WWR: 6" x 6" with 10 gauge wire (0.135" diam.)



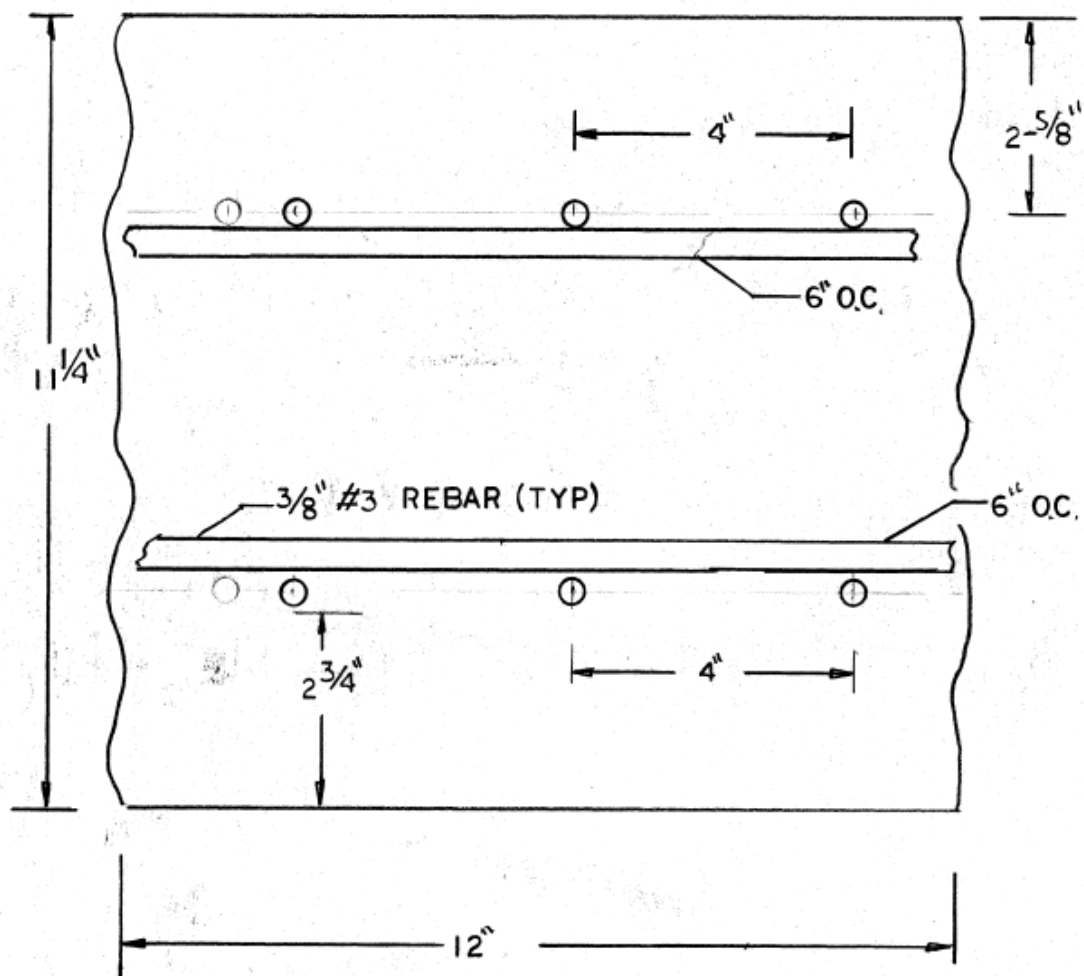
Cross-Section of Culvert Details (Typical)



Non-Driveway Concrete Slab Details

(Sections B, D on DWG S2)

213 Park Street et al Bristol, CT
Non Driveway Slab Details for Culvert

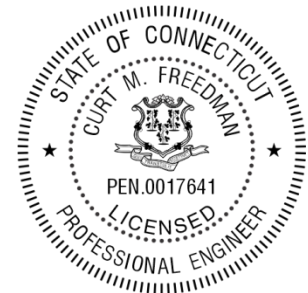


Curt M Freedman, PE
CMF Engineering, Inc.
24 Ridge Road
Longmeadow, MA

11/21/2025

Non-Driveway Concrete Slab Load Calculations

Beam width:	24	inches
Beam thickness	8.5	inches
Upper Rebar Diam	0.375	in
Upper Rebar Quant	6.0	
A steel (Upper)	0.0000	in ²
Y	1.5	in
Lower Rebar Diam	0.375	in
Lower Rebar Quant	6.0	
A Low	0.6627	in ²
Esteel	30,000,000	psi
Econcrete	3,000,000	psi
Esteel/Econcrete	10.0	
A upper eff	0.000	in ²
A lower eff	6.627	in ²
a	12.00	in ³
b	6.63	in ³
c	-56.33	in ³
X	1.908	inches
T-X	6.592	inches
AD ²	0.0	in ⁴
I	343.5	in ⁴
Vehicle Weight	30,000	lb
Culvert Span:	93	in
Rear Tire		
60% x 50% Weight	9,000	lb
Moment	1,395,000	lb-in
X	1.908	in
T-X	6.592	in
T-X-Y	5.092	in
Sigma compression	7,748	psi
Sigma Tension	26,769	psi



Curt M. Freedman

Project: 213 et al Park Street Culvert, Bristol, CT

Hydraulic Evaluation

Rip Rap Design Velocity and Specifications

Hazel Williams (flooded submerged culvert and inlet)

Head	4	feet	
L	100	feet	
Pd	0.017	psi per foot of channel	
Channel w	6.0	ft	
Channel h	5.7	ft	Area
Dh	70	in	4,925
C	90		
	Pd		C ^{1.852}
	0.017346		4,162
			4.52
	15,320,850,906		
Q	315,946	gpm	
Q	5,266	gal/s	
Q	704	cf/s	
Velocity	6.18	ft/s	
Velocity	4.2	mph	

Maximum Velocity: **6.2** ft/s

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M: (413) 575-2640
Date: 11/24/2025

Manning Equation (Open Culvert Flow)

$V = k/n R_h^{(2/3)} S^{(1/2)}$		
V	Velocity (ft/s)	
k	k=1.4859 (ft/s)	
n	Units: s/ft	
S	Stream slope (ft/ft)	
K	1.4859	ft/s
n	0.025	s/ft
w	6.0	ft
h	4.5	ft
Rh	1.800	ft
S	0.01	ft/ft
V	8.795	ft/s
Q	237.5	cf/s
V	6.00	mi/hr

Maximum Velocity: **8.8** ft/s

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 Longmeadow, MA 01106
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 Date: 11/24/2025

For a 14' wide culvert:

$V = k/n R_h^{(2/3)} S^{(1/2)}$		
V	Velocity (ft/s)	
k	k=1.4859 (ft/s)	
n	Units: s/ft	
S	Stream slope (ft/ft)	
K	1.4859	ft/s
n	0.025	s/ft
w	14.0	ft
h	4.5	ft
Rh	2.739	ft
S	0.01	ft/ft
V	11.636	ft/s
Q	733.1	cf/s
V	7.93	mi/hr

Maximum Velocity: **11.6** ft/s

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 24 Ridge Road
 Longmeadow, MA 01106
 M: (413) 575-2640
 Date: 11/24/2025

Modified Isbash Equation for a straight channel:

		Low Turb	Low Turb
Va	Va x 1.33	D50 (ft)	D50 (in)
(ft/s)	(ft/s)	(ft)	(in)
1	1.33	0.012	0.139
2	2.66	0.046	0.555
3	3.99	0.104	1.250
4	5.32	0.185	2.222
5	6.65	0.289	3.471
6	7.98	0.417	4.999
7	9.31	0.567	6.804
8	10.64	0.741	8.887
9	11.97	0.937	11.247
10	13.3	1.157	13.885
11	14.63	1.400	16.801
12	15.96	1.666	19.995
13	17.29	1.956	23.466
14	18.62	2.268	27.215

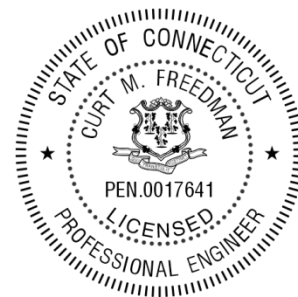
Based on average velocity of 8.8 ft/s ~ **9.0 ft/s**

Design **D₅₀**: 11.2"

The next nearest equivalent diameter: **12"** [Type M]

The minimum Rip Rap depth is 2.5 x **D₅₀** or **30"**

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Date: 11/17/2025



Curt M. Freedman

Hyperlink:

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

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

September 18, 2025

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

T: (413) 567-1175

Hyperlink:

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

213 Park Street et al.
Culvert Photos
Bristol, CT

September 18, 2025

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

T: (413) 567-1175

Photo Report
213 Park Street et al.

Bristol, CT

October 11, 2025

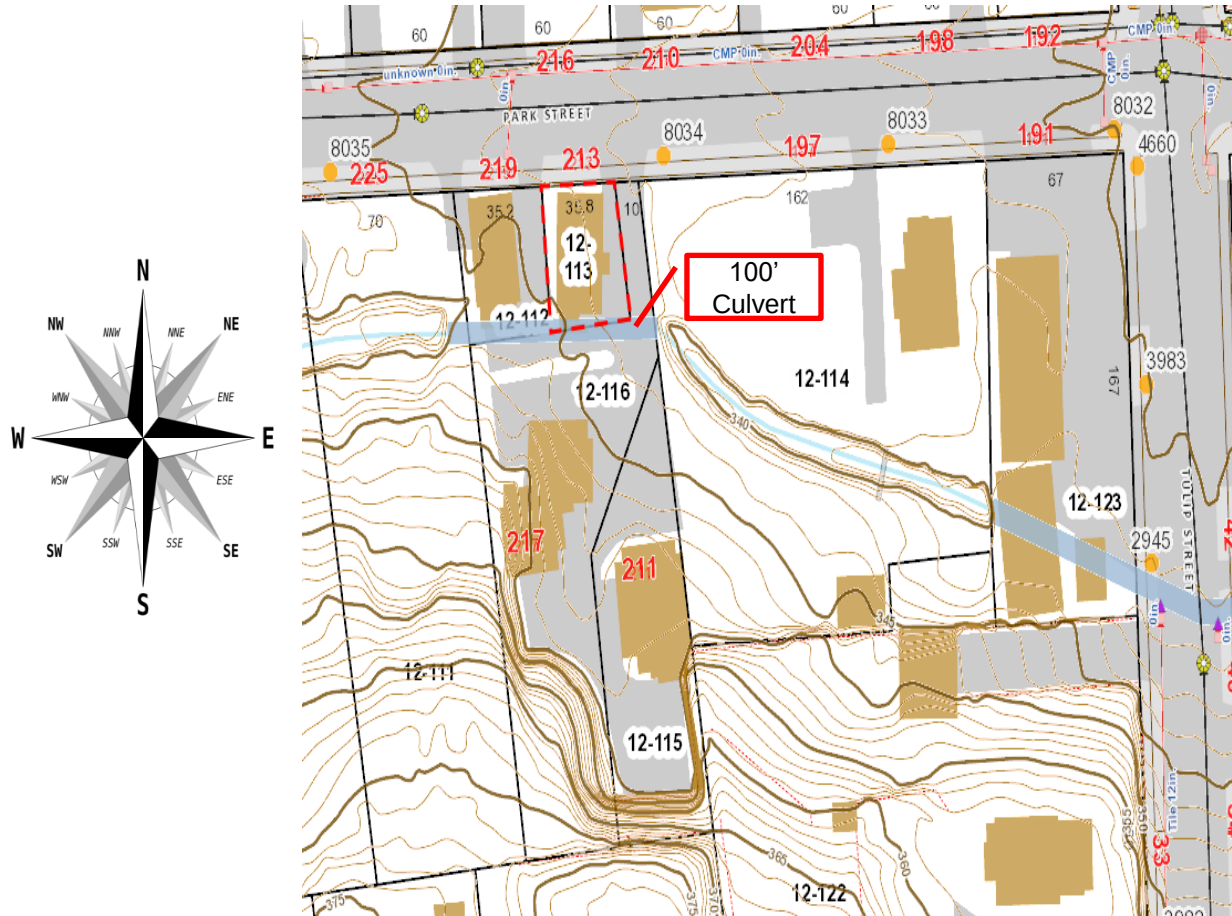
Curt M. Freedman, PE
CMF Engineering, Inc.

24 Ridge Road
Longmeadow, MA 01106

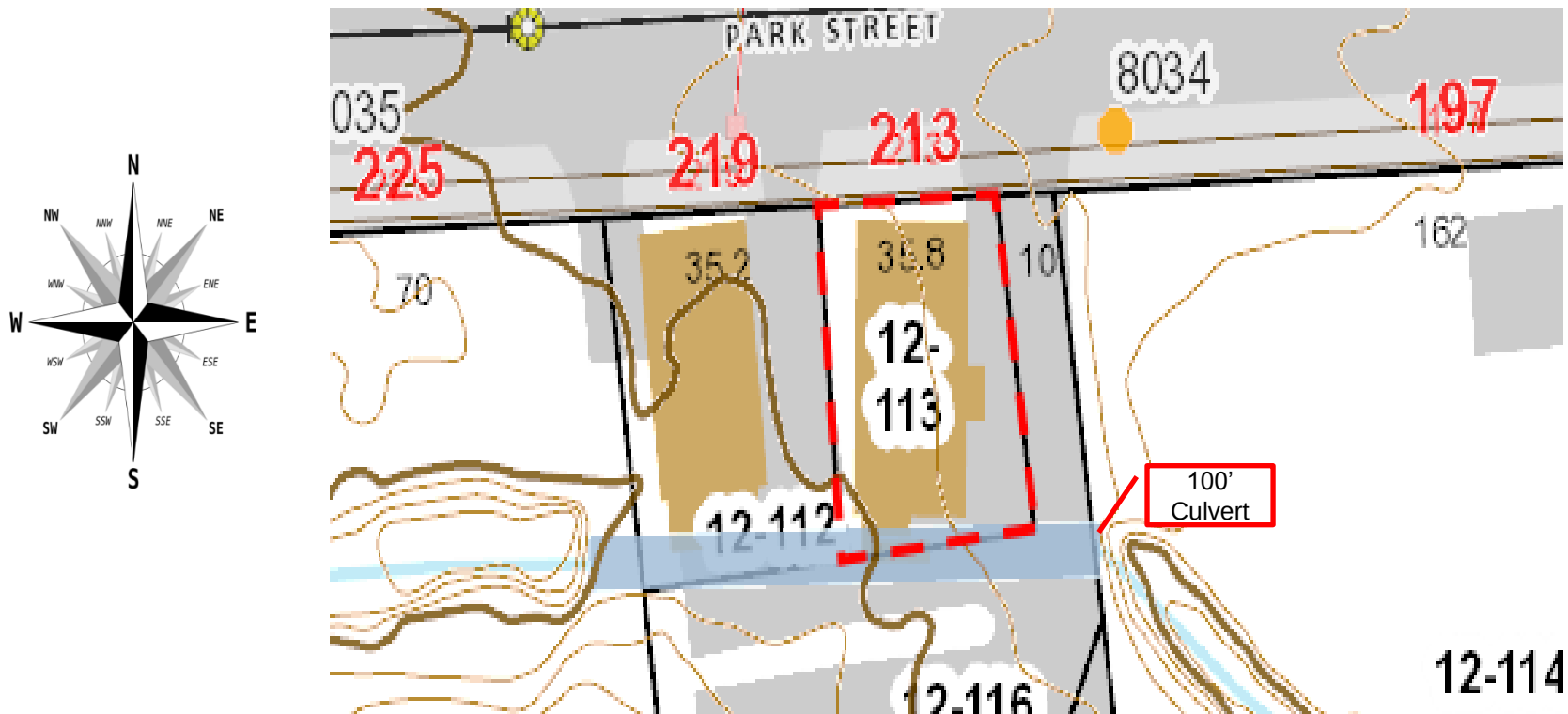
E:

T: (413) 567-1175

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



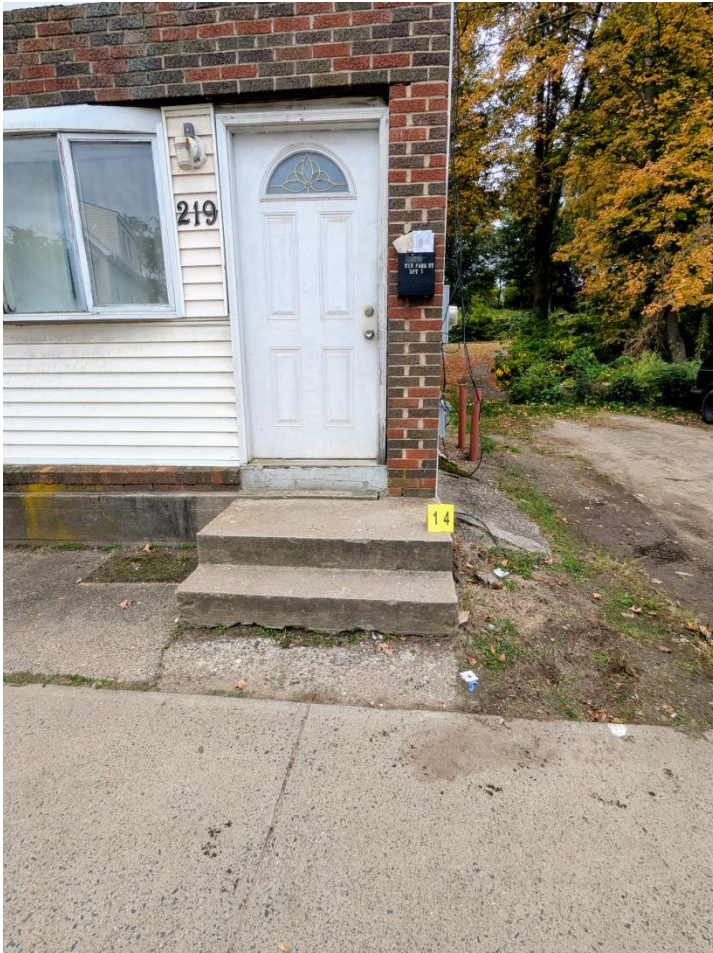
Site plan with topography indicated (Note the subject **100'** culvert)



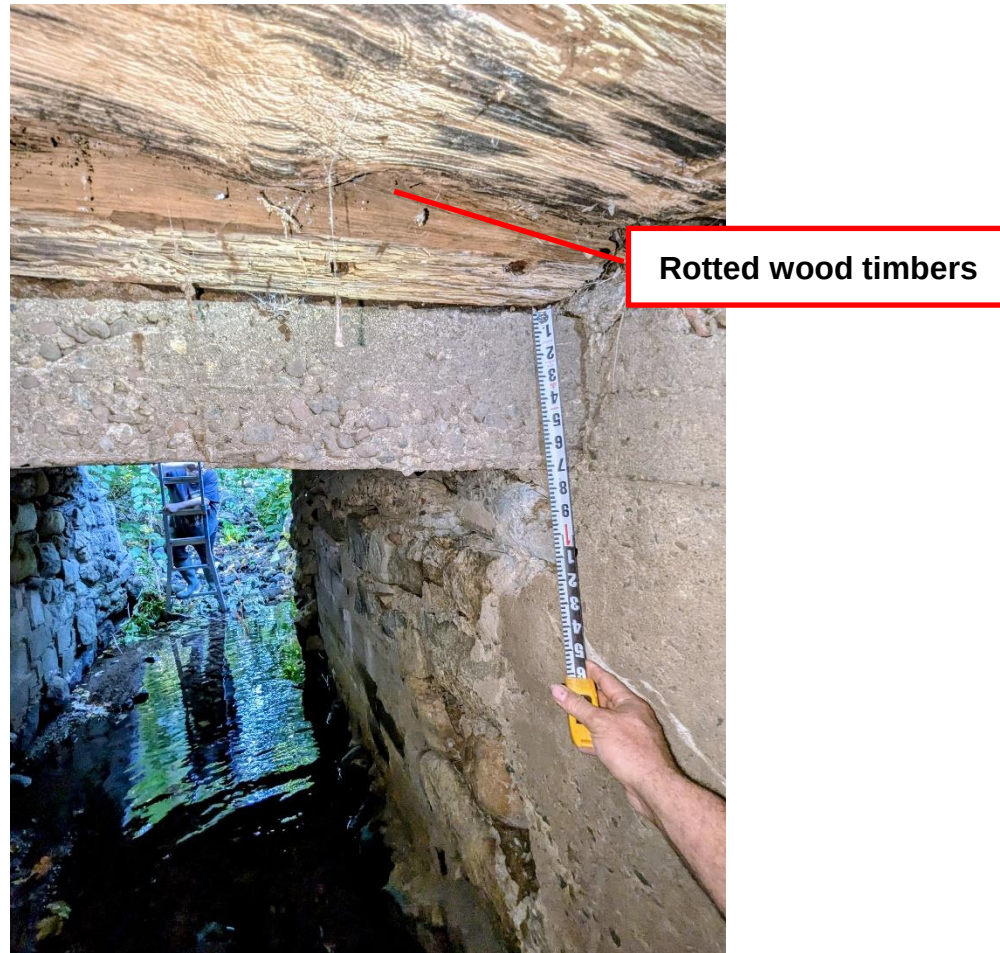
West end of culvert (0')



14' from west end (#219 Park)



14' from west end of culvert



20' from west end of culvert



Rotted wood timbers

Northern abutment @13'-17'



14' (west end of 219 Park)



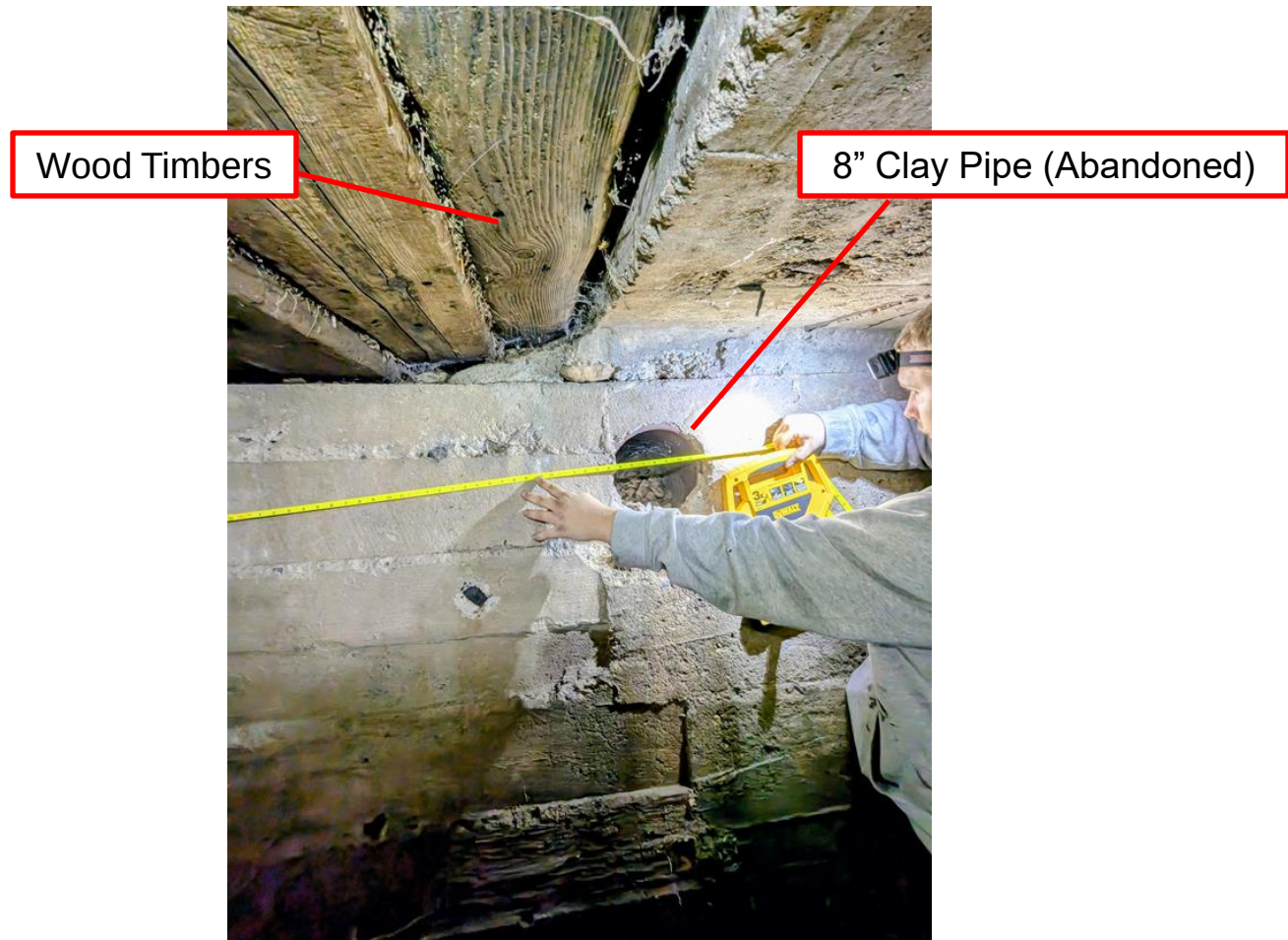
Property line between #213 and #219 Park [49' - 50' from west end]



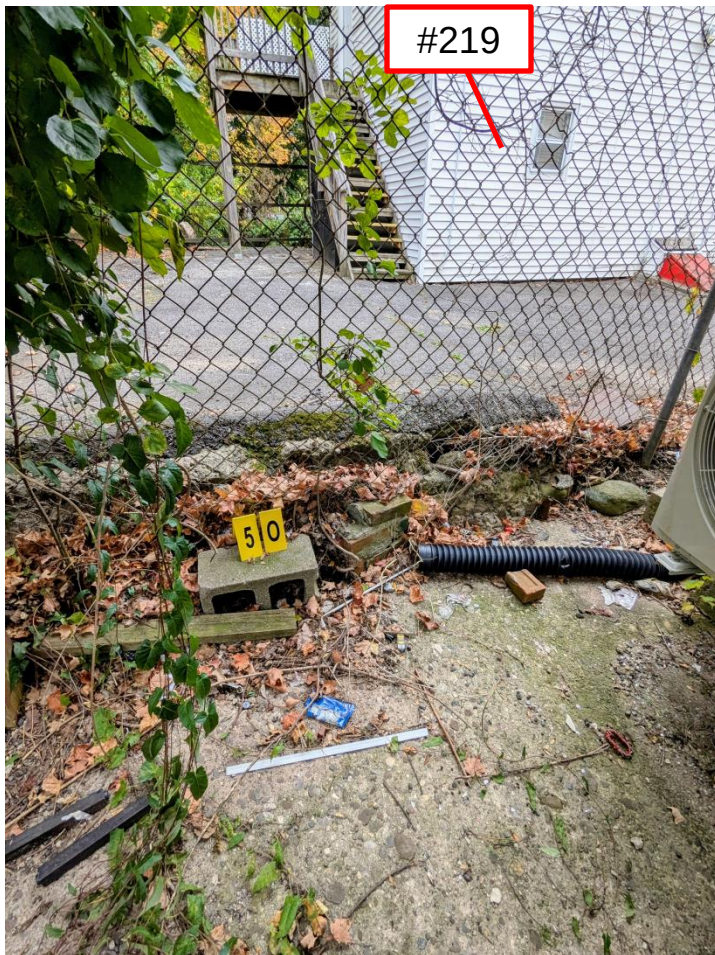
Driveway between #219 and #213 (Looking north)



Northern abutment, deck @32'



Looking west



Looking east through culvert deck opening @50'

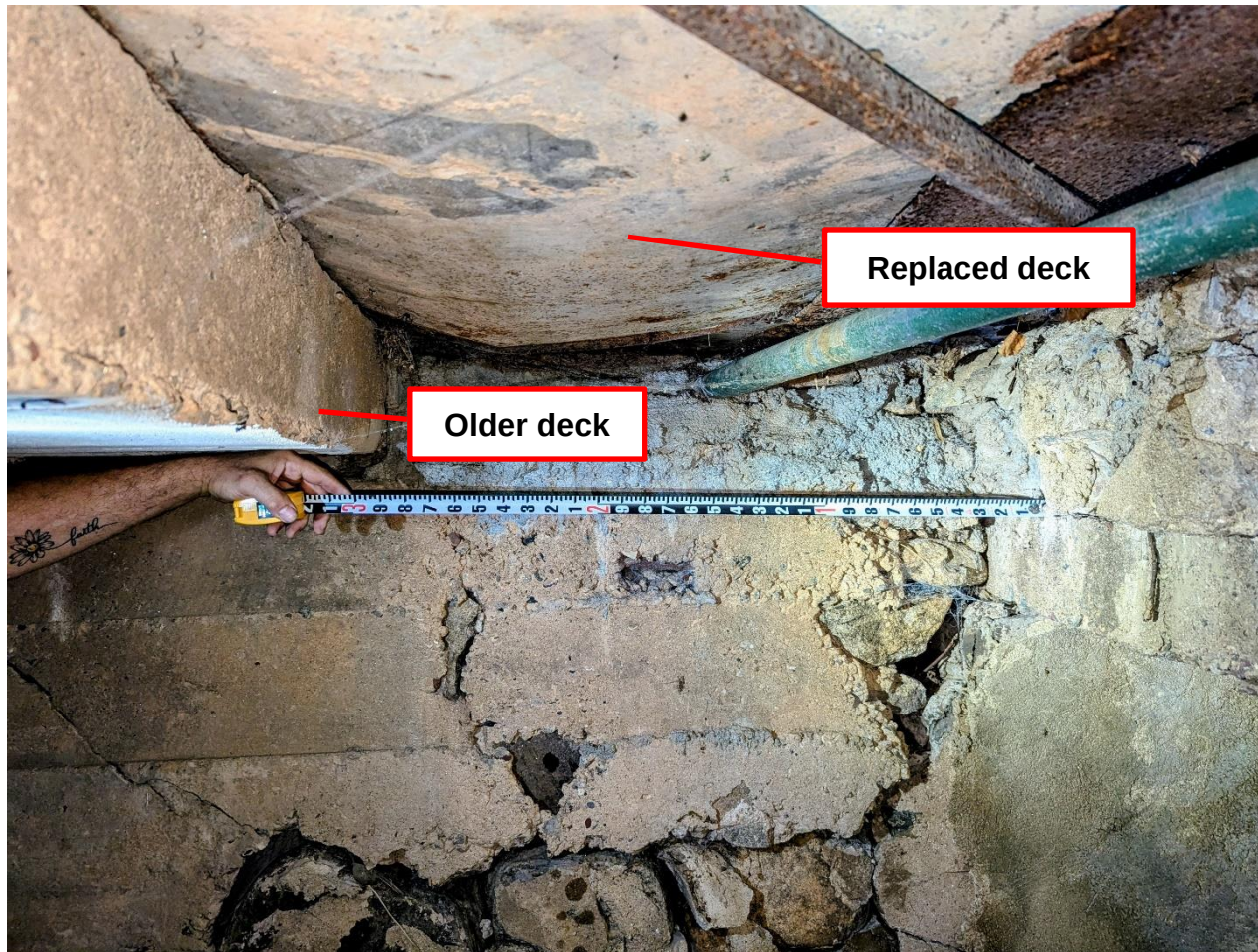


213 Park Street, et al. Bristol, CT
(10/11/2025)

Southern abutment @ 50'



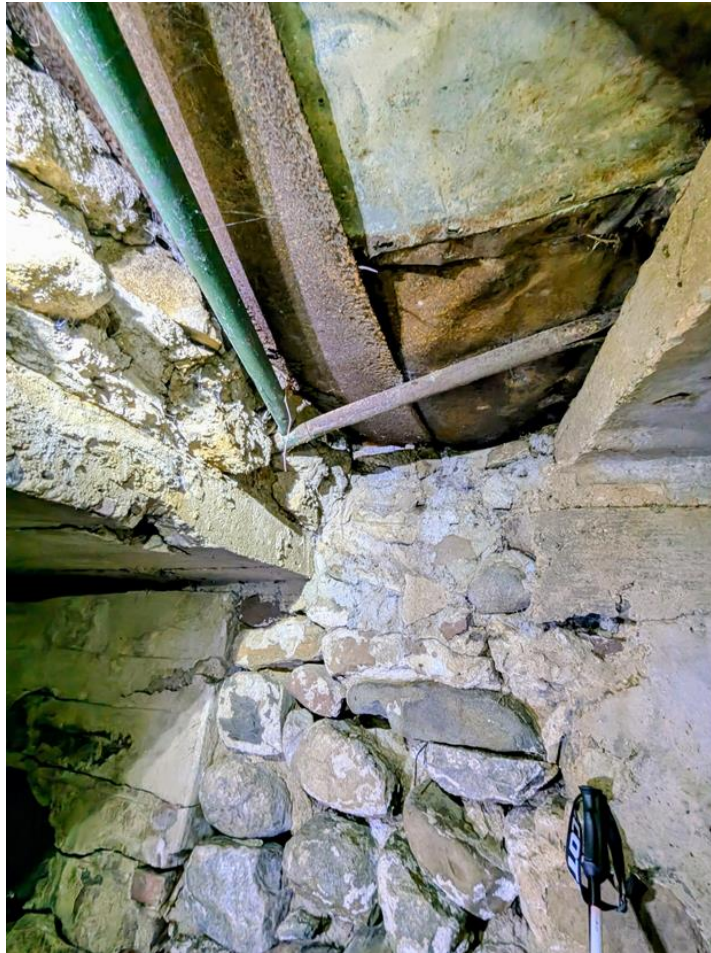
Previously replaced deck/slab



North abutment, Deck @ 46'-50'

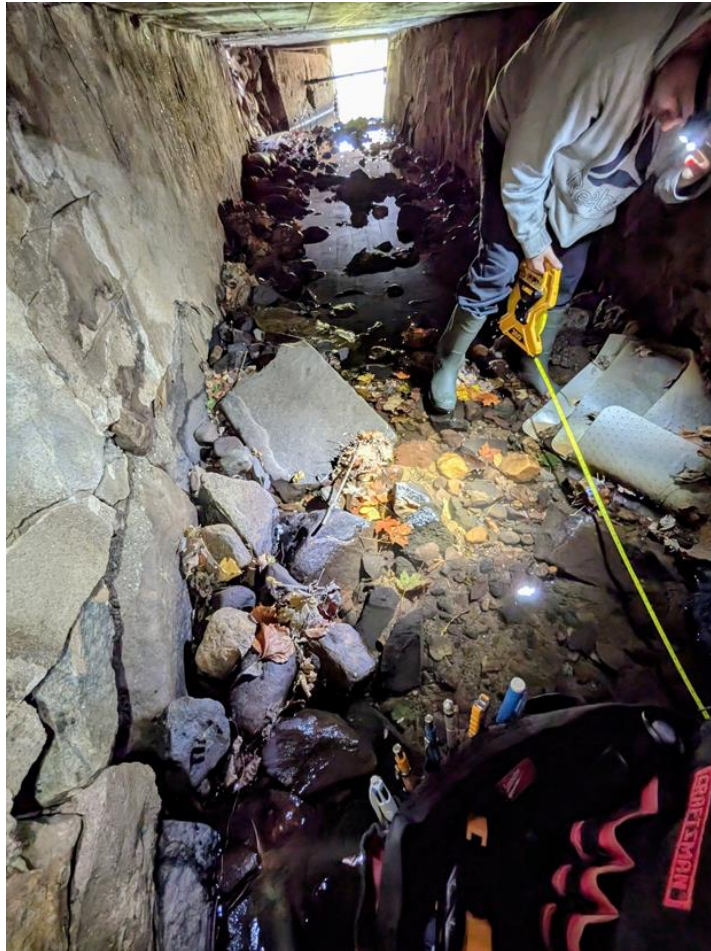


South abutment, deck patch @ 47'- 50'



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

Looking east



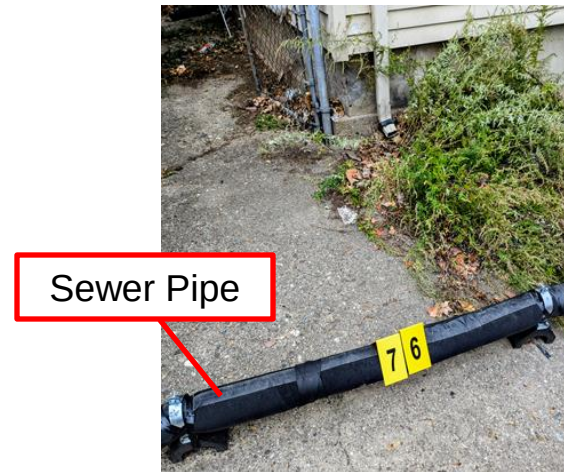
Looking west



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

Looking west, #213 @ 70'

Pump Station A sewer pipe @ 76'



Gas Pipe @ 92'- 6"



Gas Pipe @ 92'- 6"



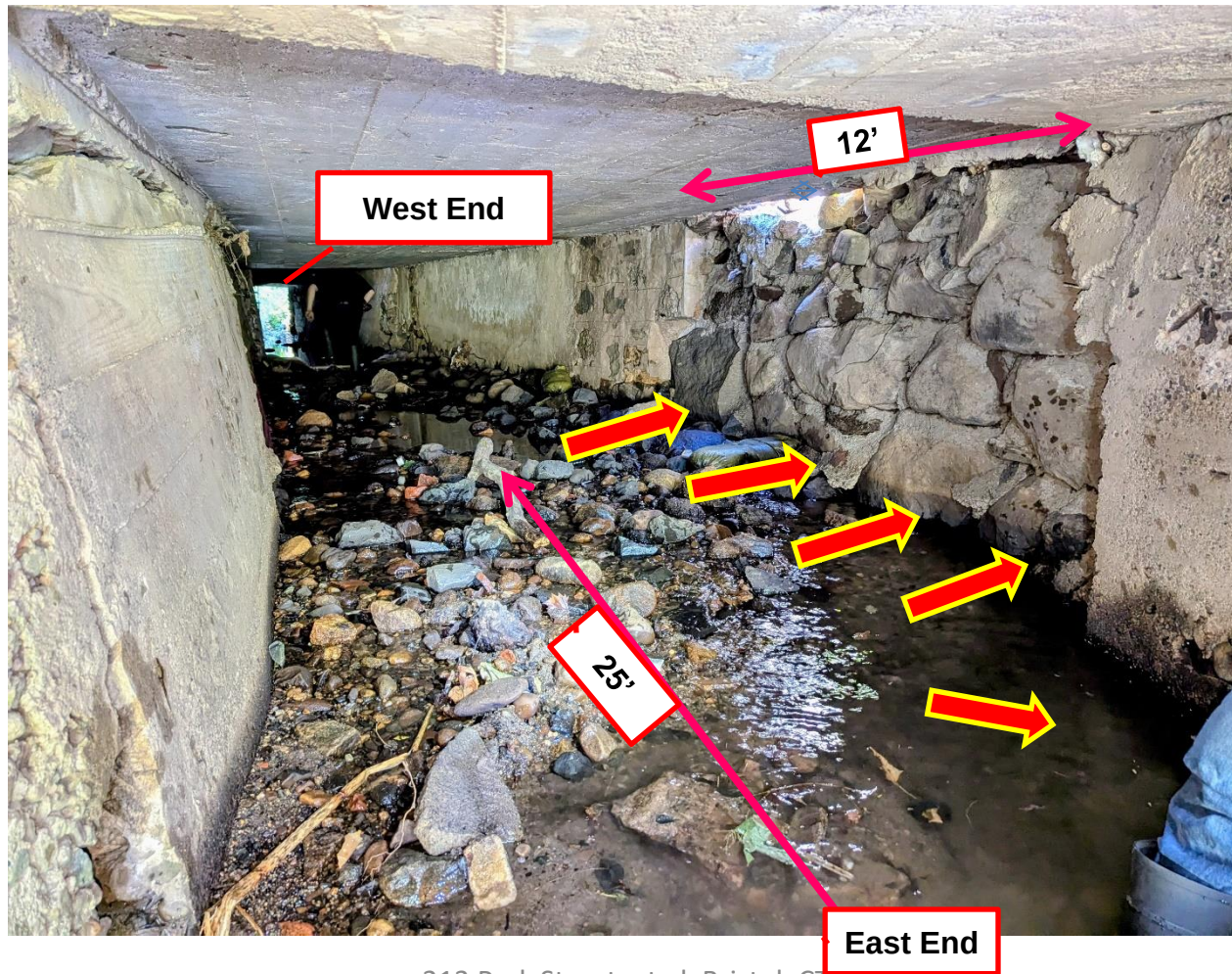
Previous repair @ approximately 60' - 70'
[South abutment wall][Note exposed rebar.]



Looking westerly



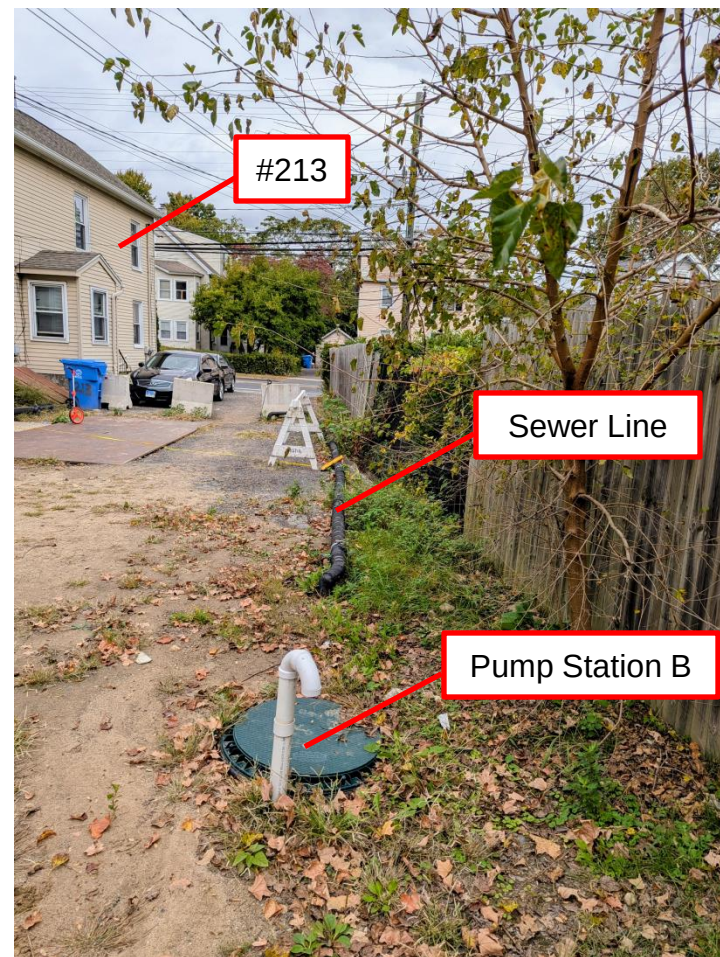
25' from east end of culvert (12' long)
Scouring of northern abutment, stabilization/repair required
Scouring of culvert bottom, repair required



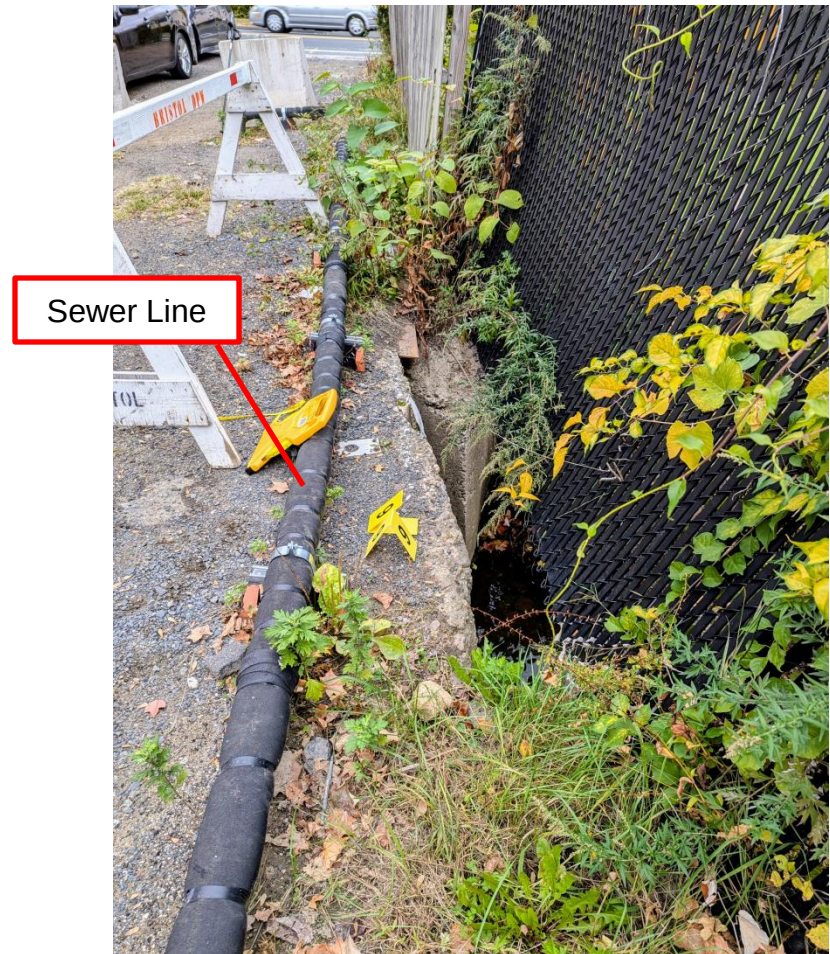
East end of culvert
Visible scouring of northern abutment
Repair/Stabilization required
Natural gas pipe to be removed from culvert



#213 Driveway (Looking North)



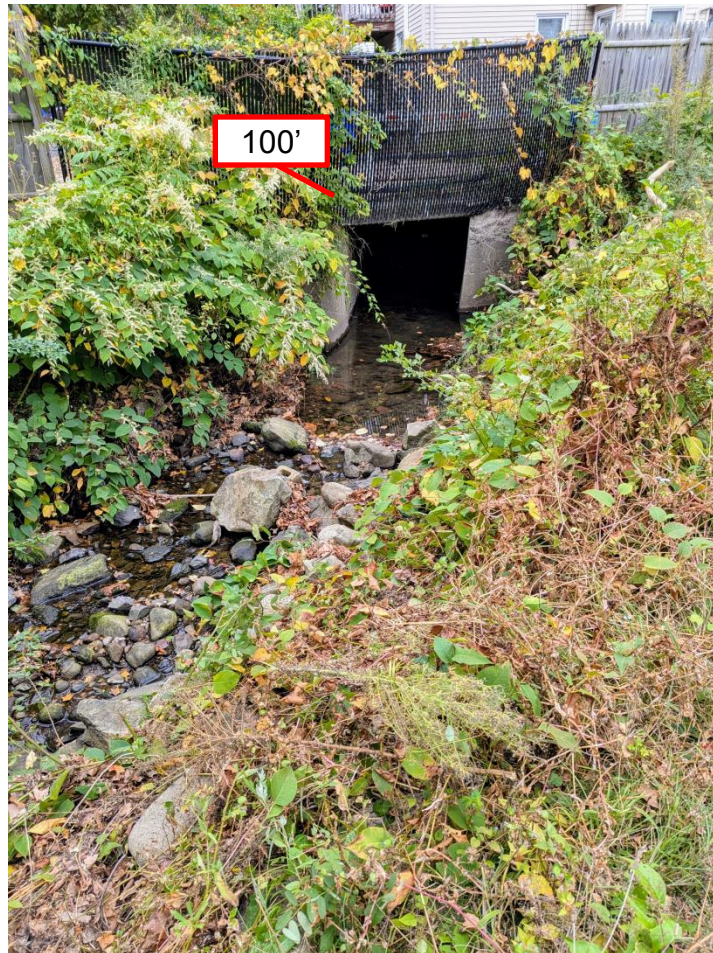
Sewer line at East end of culvert (99') (Pump Station B)



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



East end of culvert (100')



Storm Photos
213 Park Street et al.

Bristol, CT

(Probable date: July 18, 2023)

Curt M. Freedman, PE
CMF Engineering, Inc.

24 Ridge Road
Longmeadow, MA 01106

E:

T: (413) 567-1175



Looking north



Looking north



Looking north

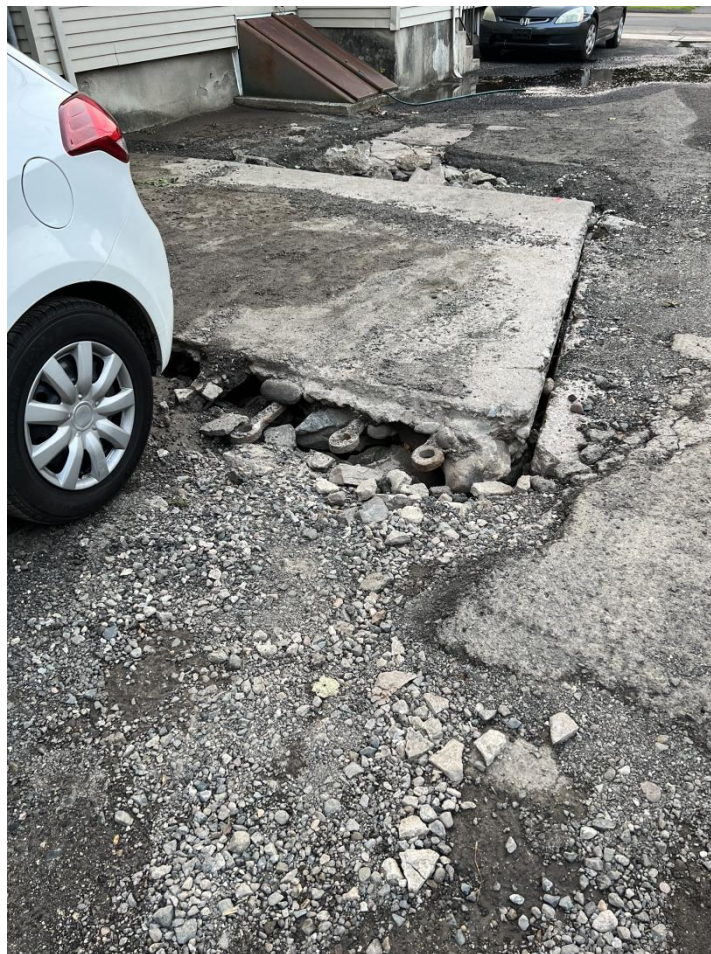


213 Park Street, et al. Bristol, CT

Looking northeast



Looking north



Looking south



Looking southwest (Tree being removed from culvert)



Looking east



Before steel plate positioned in place
Looking North



Looking South



Before steel plate positioned in place. Looking South.

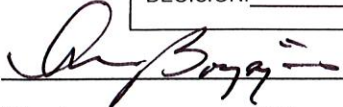


Opening into culvert

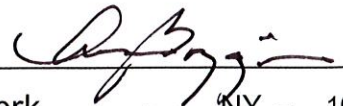
**BRISTOL CONSERVATION COMMISSION
INLAND WETLANDS AGENCY
FORM IW-1 (Application for a Wetlands Permit)**

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

1. APPLICANT:

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

2. PROPERTY OWNER(S):

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

3. DESCRIBE THE SUBJECT PROPERTY:

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

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

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

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

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

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

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

6. FLOW CALCULATIONS:

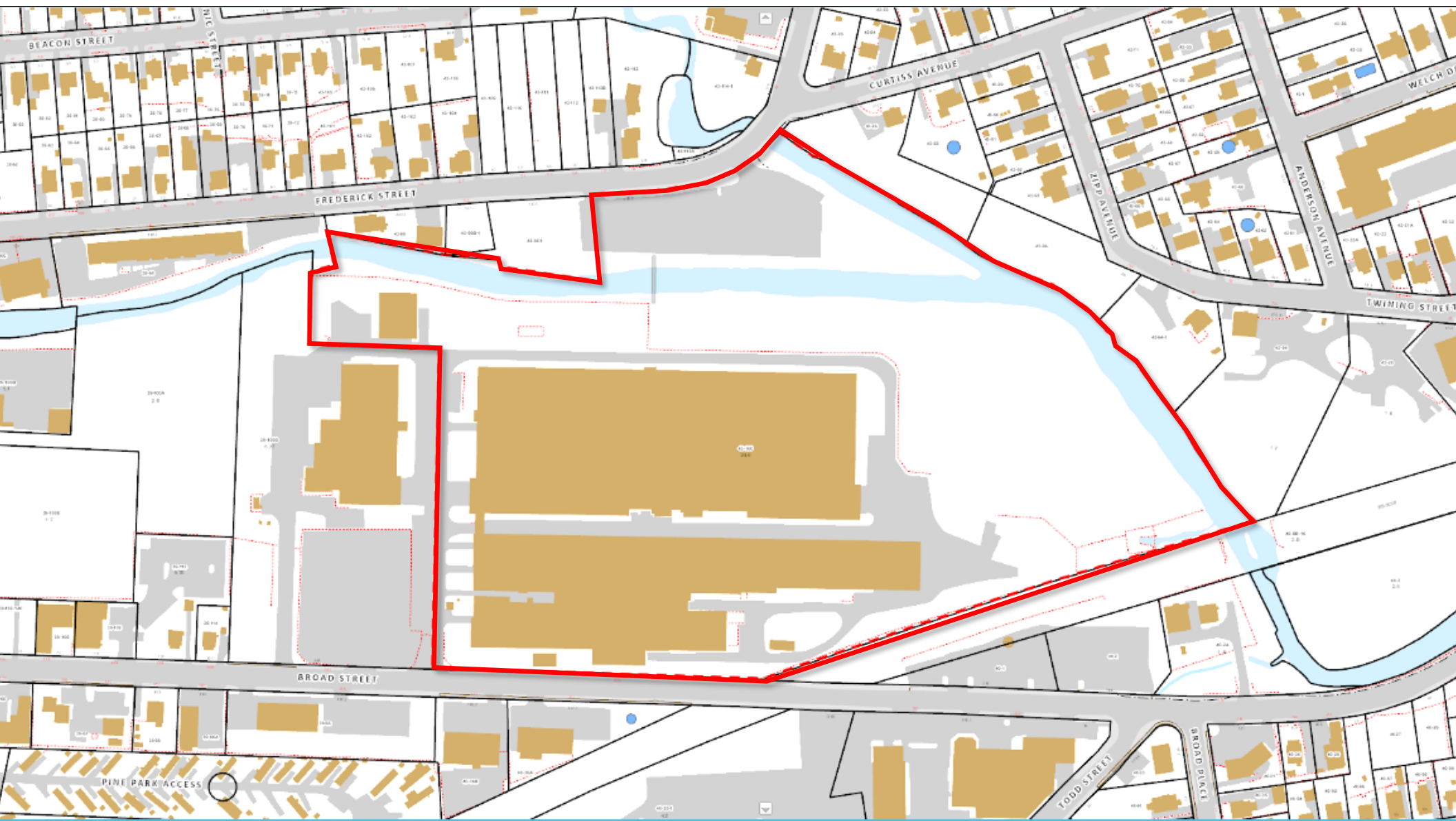
Does a watercourse flow through the subject property?

☒ yes ☐ no

If "yes", see instructions for submission requirements.

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

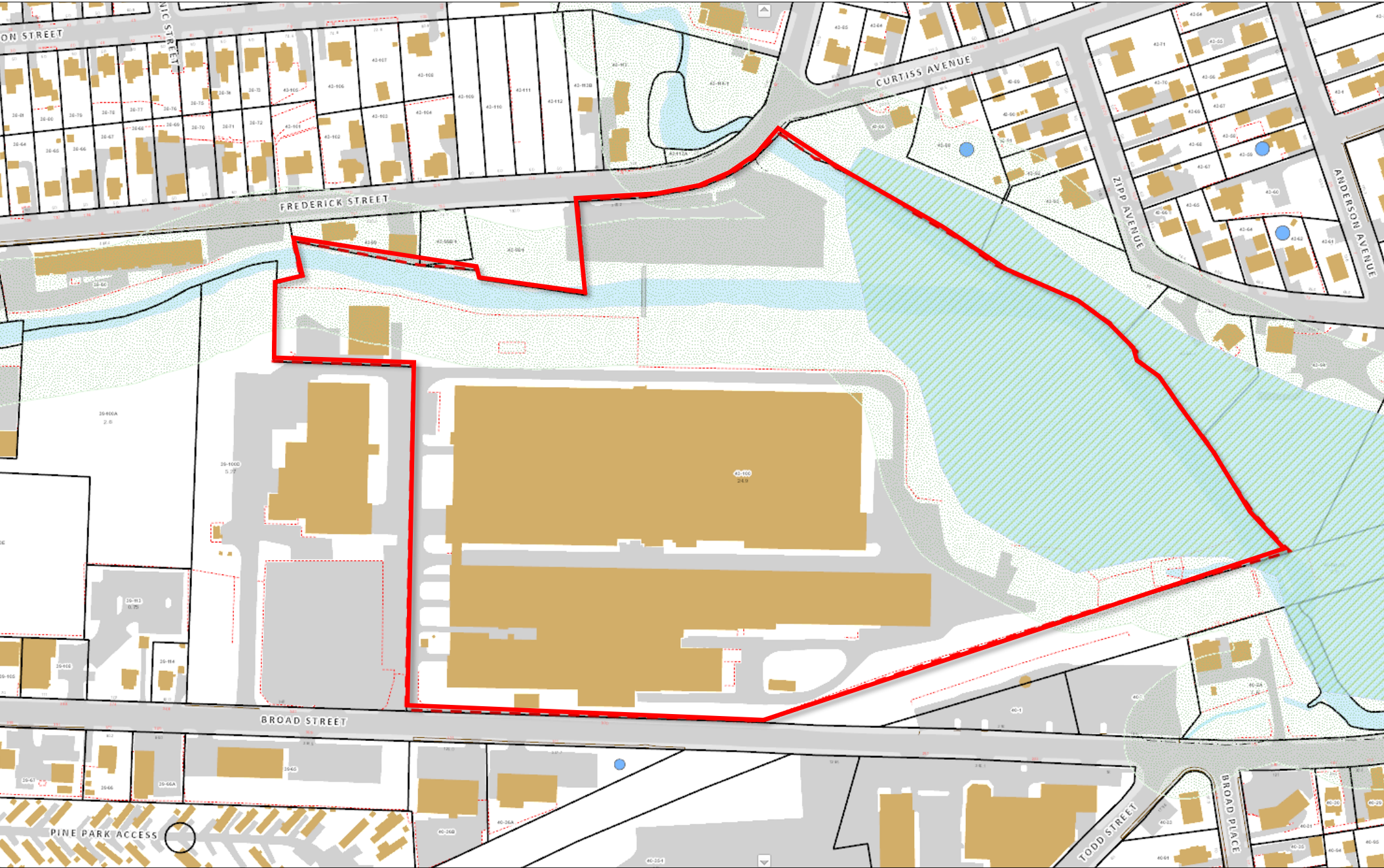
Location Map
300 Broad Street



Aerial Map
300 Broad Street



IWWA Map
300 Broad Street



LINK TO SOIL SCIENTIST REPORT:

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



Soil Scientist Report and Impact Assessment

300 Broad Street – Bristol, Connecticut

300 Broad Street Property LLC

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

Prepared by:

SLR International Corporation

99 Realty Drive, Cheshire, Connecticut, 06410

SLR Project No.: 141.020363.00001

October 21, 2025

LINK TO DRAINAGE REPORT:

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



Proposed Site Improvements

300 Broad Street, Bristol, Connecticut

Drainage Report

Prepared for:

Armen Boyajian

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

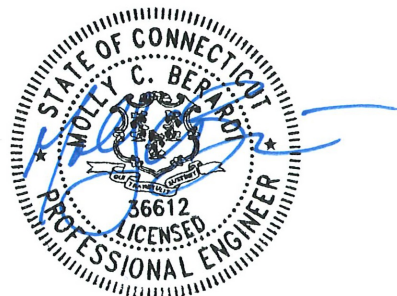
Prepared by:

SLR International Corporation

99 Realty Drive, Cheshire, Connecticut, 06410

SLR Project No.: 141.20363.00001

October 23, 2025



NOTES:

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

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

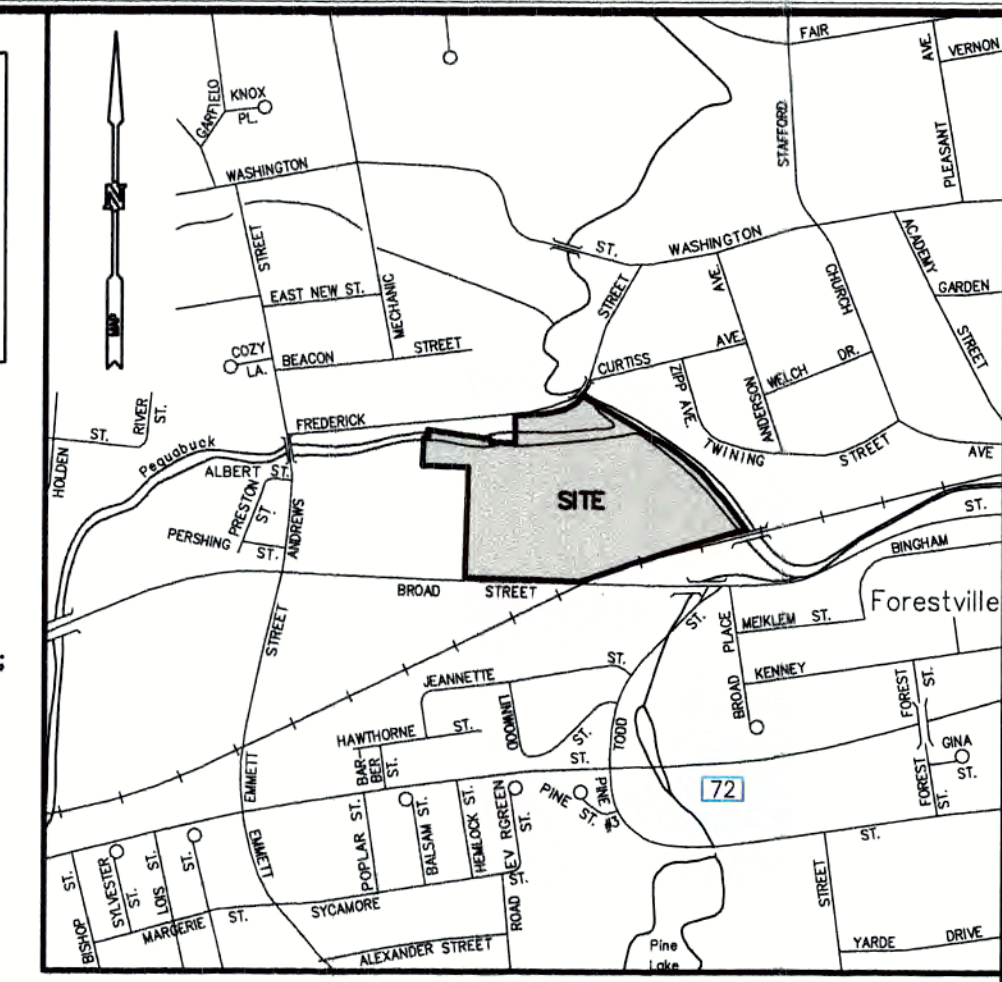
LEGEND

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

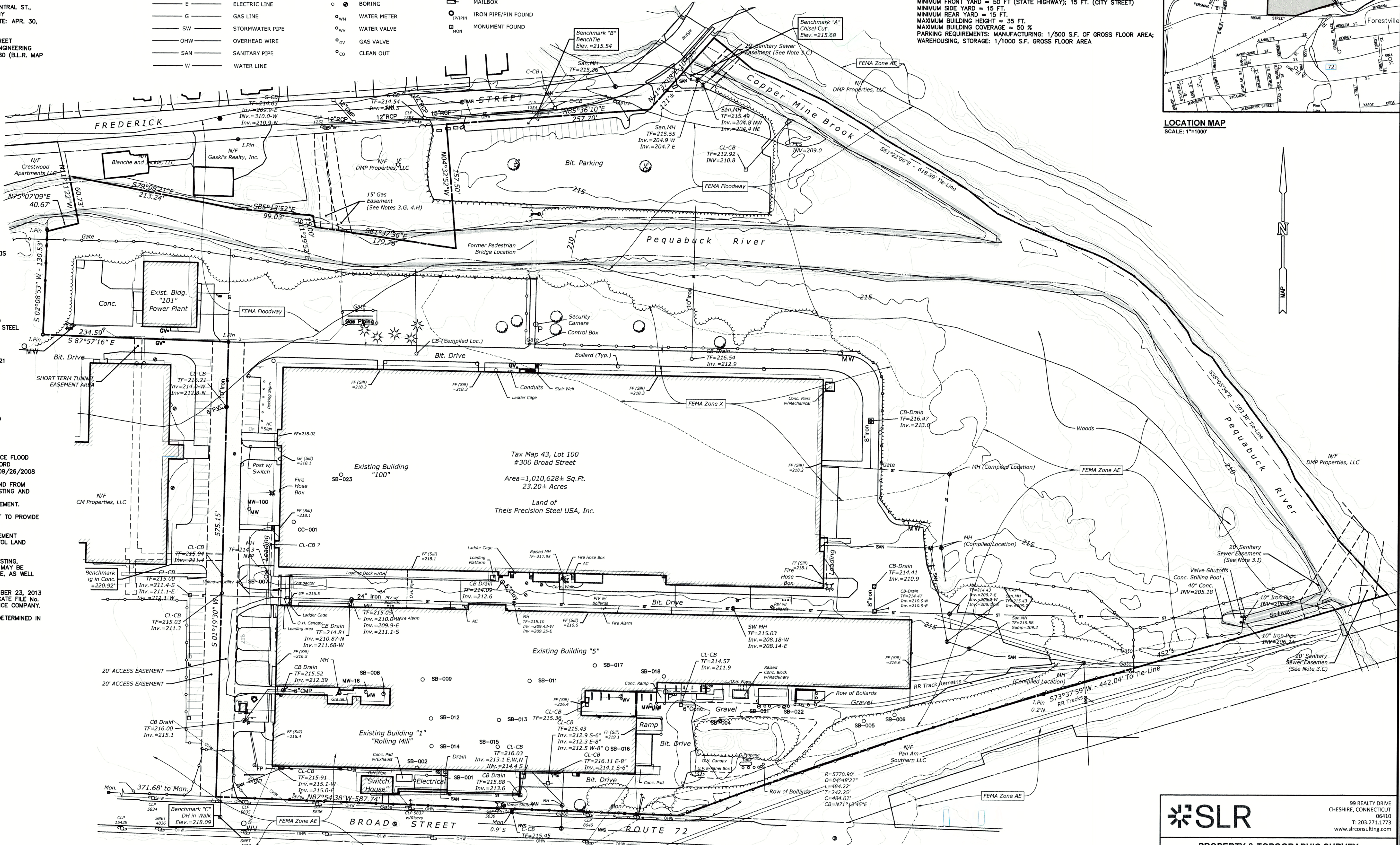
ALL UNDERGROUND UTILITIES ARE NOT BE SHOWN. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE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

ZONING DATA:

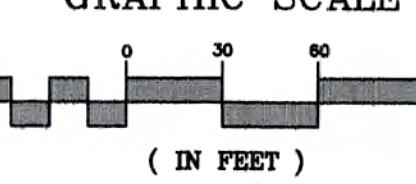
CURRENT ZONING DISTRICT: "I" (INDUSTRIAL)
 MINIMUM LOT AREA = 25,000 SQ.FT.
 MINIMUM FRONTAGE = 100 FT.
 MINIMUM FRONT YARD = 50 FT (STATE HIGHWAY); 15 FT. (CITY STREET)
 MINIMUM SIDE YARD = 15 FT.
 MINIMUM REAR YARD = 15 FT.
 MAXIMUM BUILDING HEIGHT = 35 FT.
 MAXIMUM BUILDING COVERAGE = 50 %
 PARKING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



LOCATION MAP
SCALE: 1"=1000'



GRAPHIC SCALE



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

GREGORY A. SZYSZKOWSKI
 CT L.S. #70095

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

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

PROPERTY & TOPOGRAPHIC SURVEY

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

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

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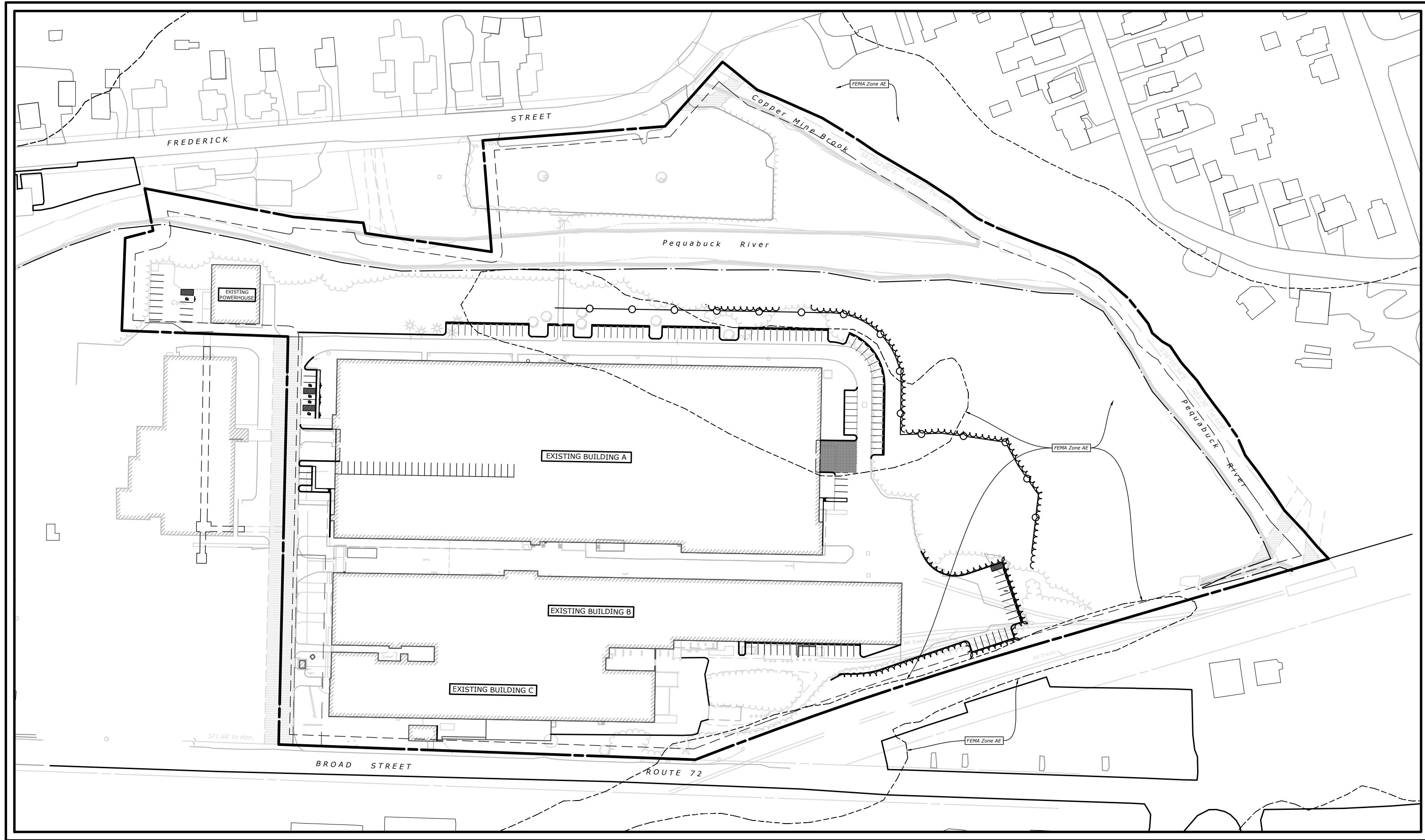
PROPOSED SITE IMPROVEMENTS

GENERAL NOTES:

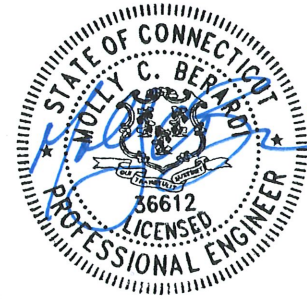
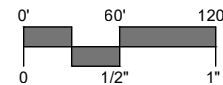
- PROPERTY AND TOPOGRAPHIC INFORMATION IS BASED UPON A MAP ENTITLED "PROPERTY AND TOPOGRAPHIC SURVEY, MAP OF LOT 43-100, #300 BROAD STREET, BRISTOL, CONNECTICUT, PREPARED FOR: 300 BROAD STREET PROPERTY LLC", SCALE: 1"=60', DATED: JUNE 28, 2021, REVISED TO: DECEMBER 11, 2024, PREPARED BY: SLR INTERNATIONAL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

300 BROAD STREET BRISTOL, CONNECTICUT

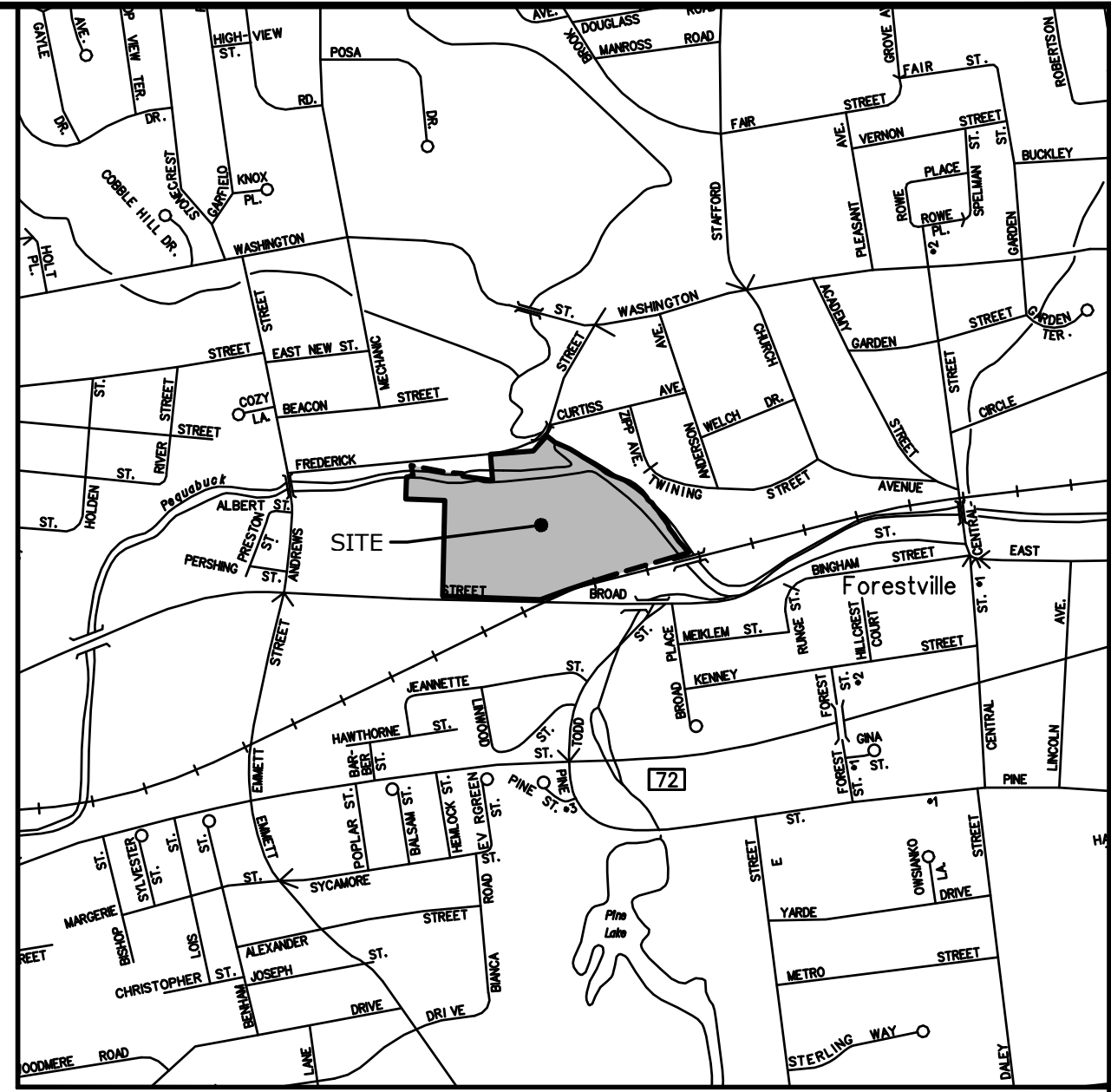
20363.00001
OCTOBER 23, 2025



PROJECT SITE VICINITY MAP:



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



LOCATION MAP:

LEGEND

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

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

PREPARED FOR:

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

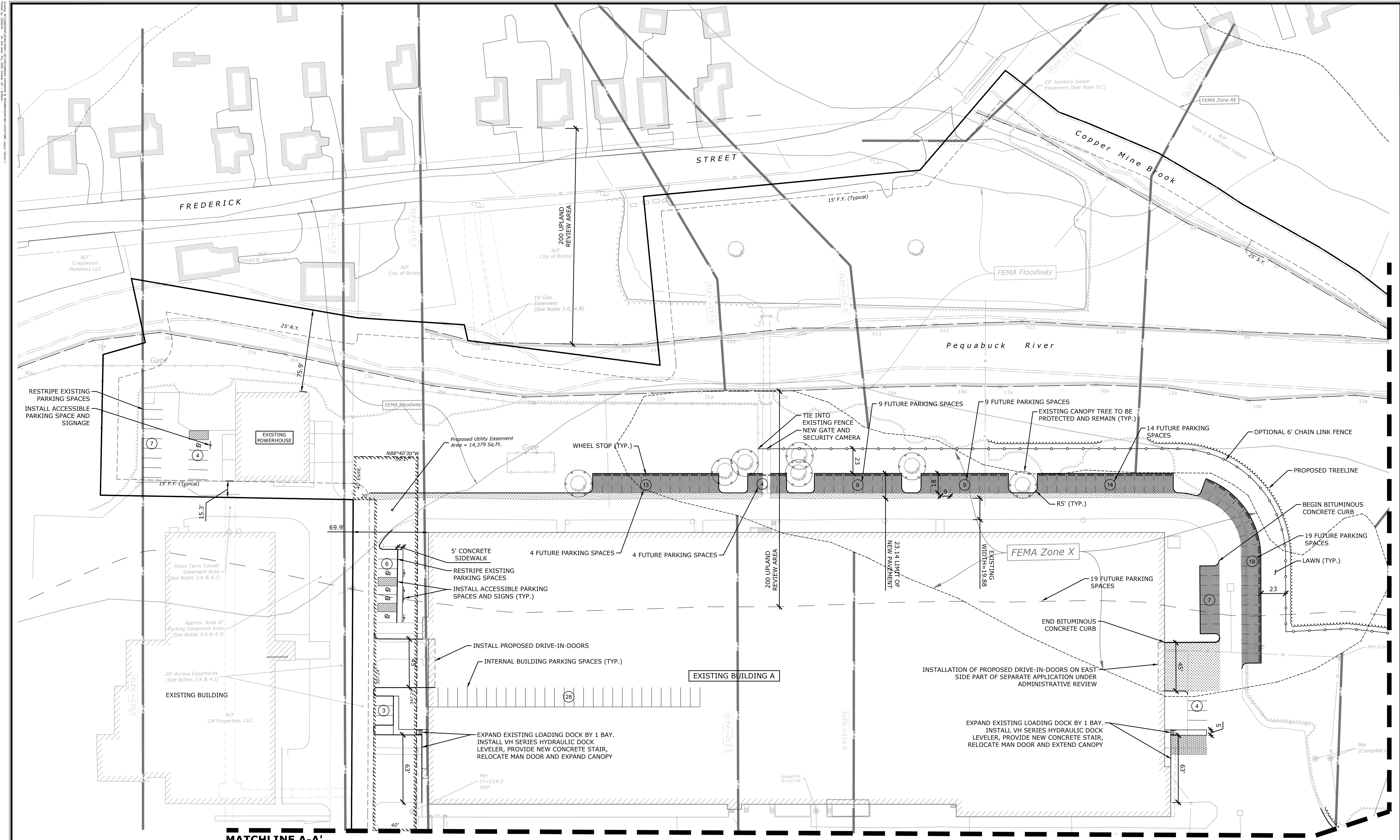
PREPARED BY:



99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

LIST OF DRAWINGS

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



LAYOUT NOTES

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

PLANTING NOTES

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

PAVEMENT LEGEND:

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

99 REALTY DRIVE
SUITE 100
283.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

SITE PLAN - LAYOUT AND LANDSCAPING

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

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

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

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

 NEW PAVEMENT AREA
 FUTURE PAVEMENT AREA

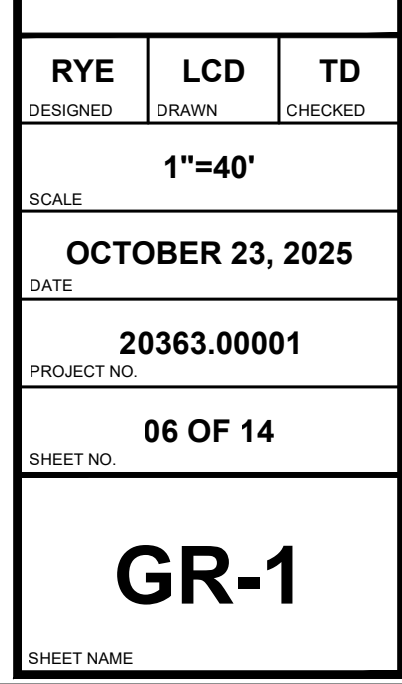
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SITE PLAN - LAYOUT AND LANDSCAPING

PROPOSED SITE IMPROVEMENTS

3300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED
1"=40'		
SCALE		
OCTOBER 23, 2025		
DATE		
20363.00001		
PROJECT NO.		
05 OF 14		
SHEET NO.		
LA-2		
SHEET NAME		



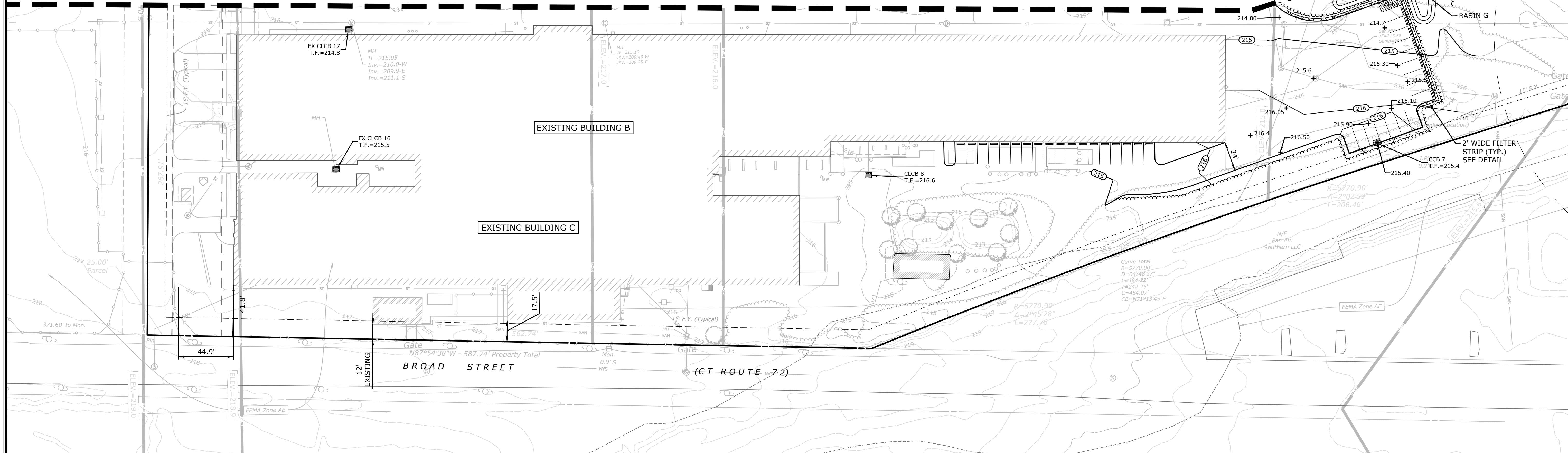
Page 22

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

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

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

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

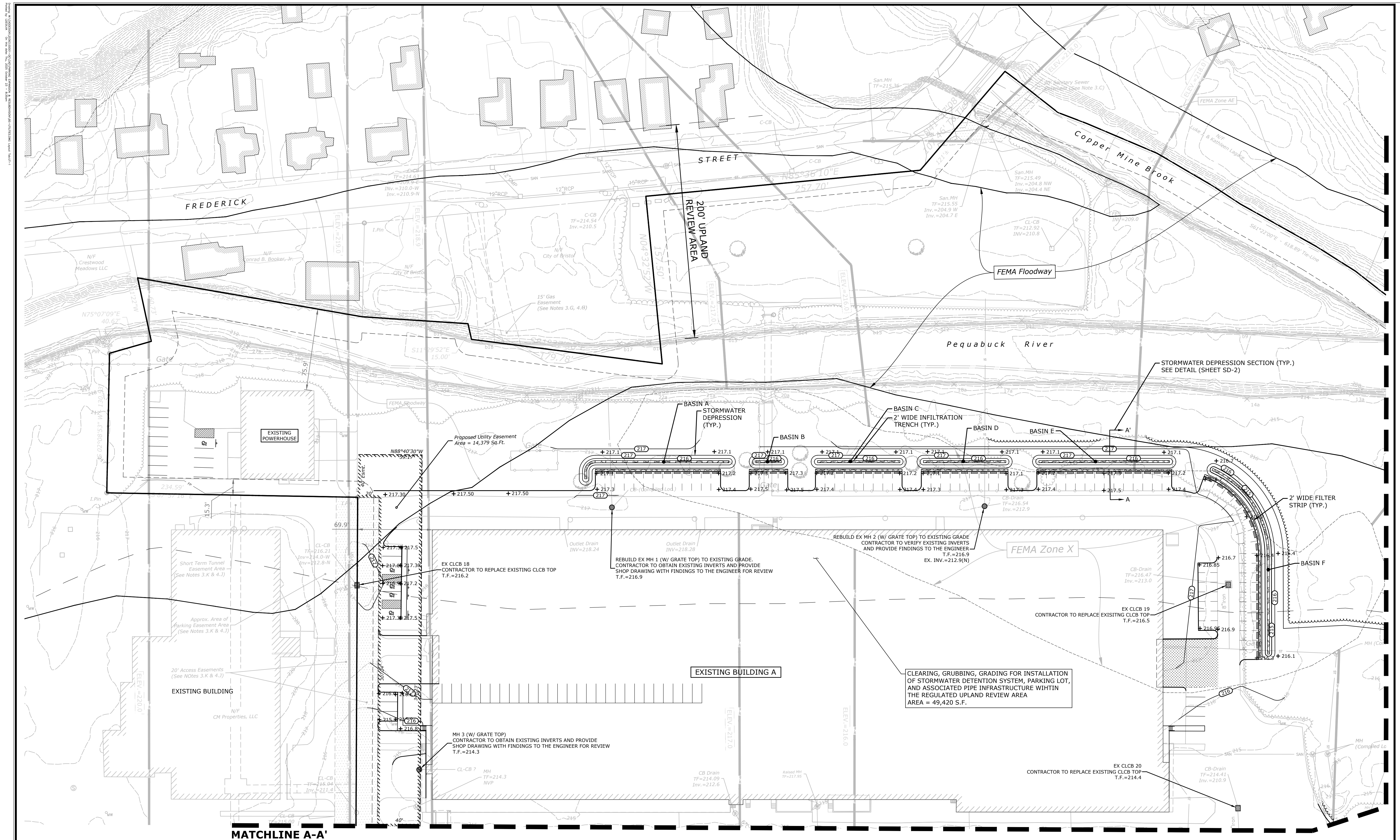
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SITE PLAN - GRADING

PROPOSED SITE IMPROVEMENTS

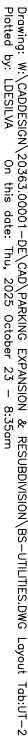
300 BROAD STREET
BRISTOL, CONNECTICUT

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1"=40'		
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DATE		
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PROJECT NO.		
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SHEET NO.		
GR-2		
SHEET NAME		



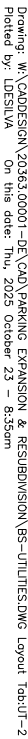
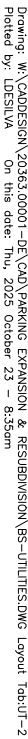
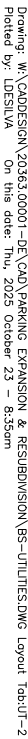
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SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

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

1. PURPOSE AND DESCRIPTION OF PROJECT

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

2. IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS

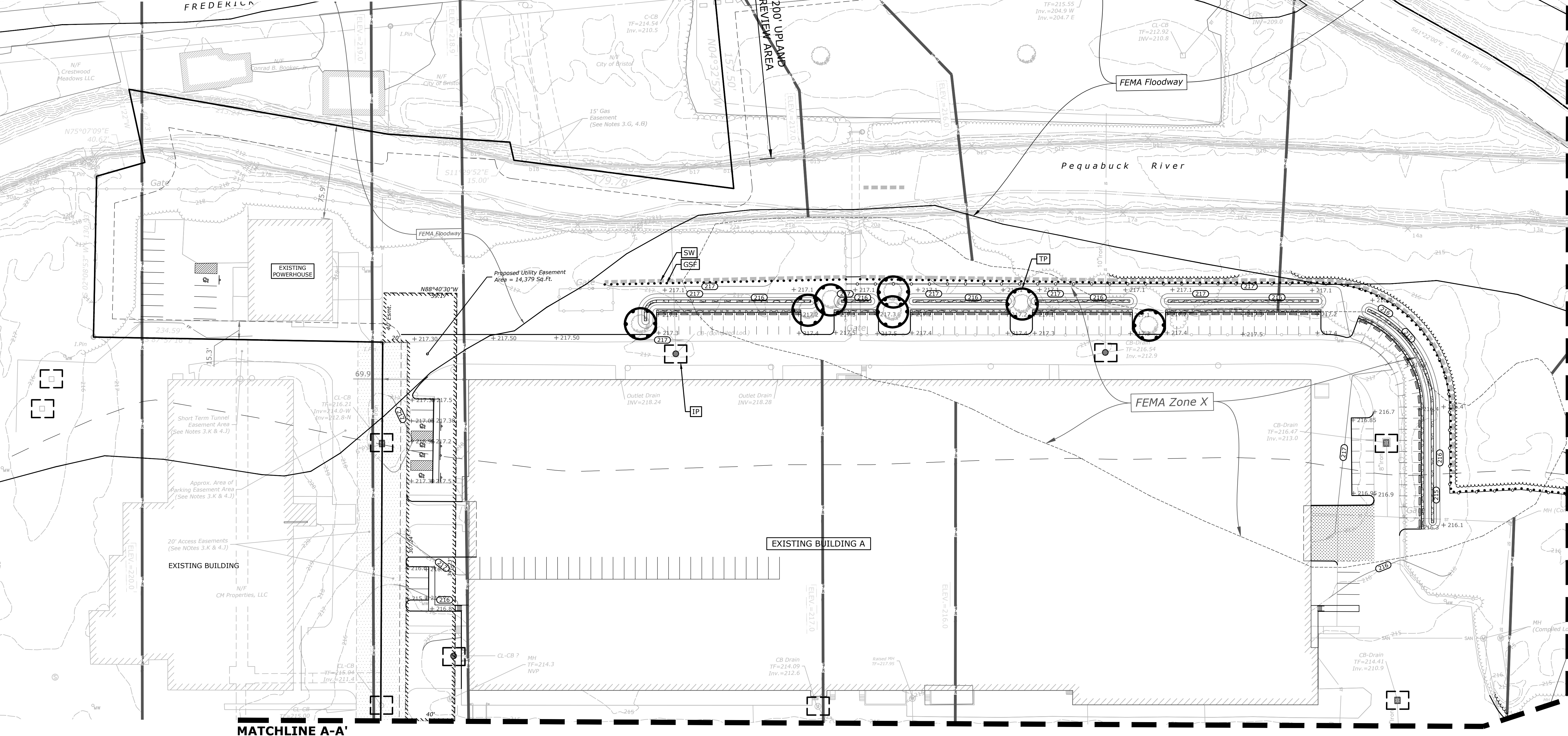
- A.) CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.
B.) ADJACENT RIVER AND WETLANDS
C.) WORK IN FLOOD PRONE AREAS

3. IDENTIFICATION OF OTHER POSSIBLE PERMITS

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

4. RESPONSIBLE PARTY

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



EROSION CONTROL NOTES
CONTRACTOR RESPONSIBILITIES

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

EROSION CONTROL LEGEND

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



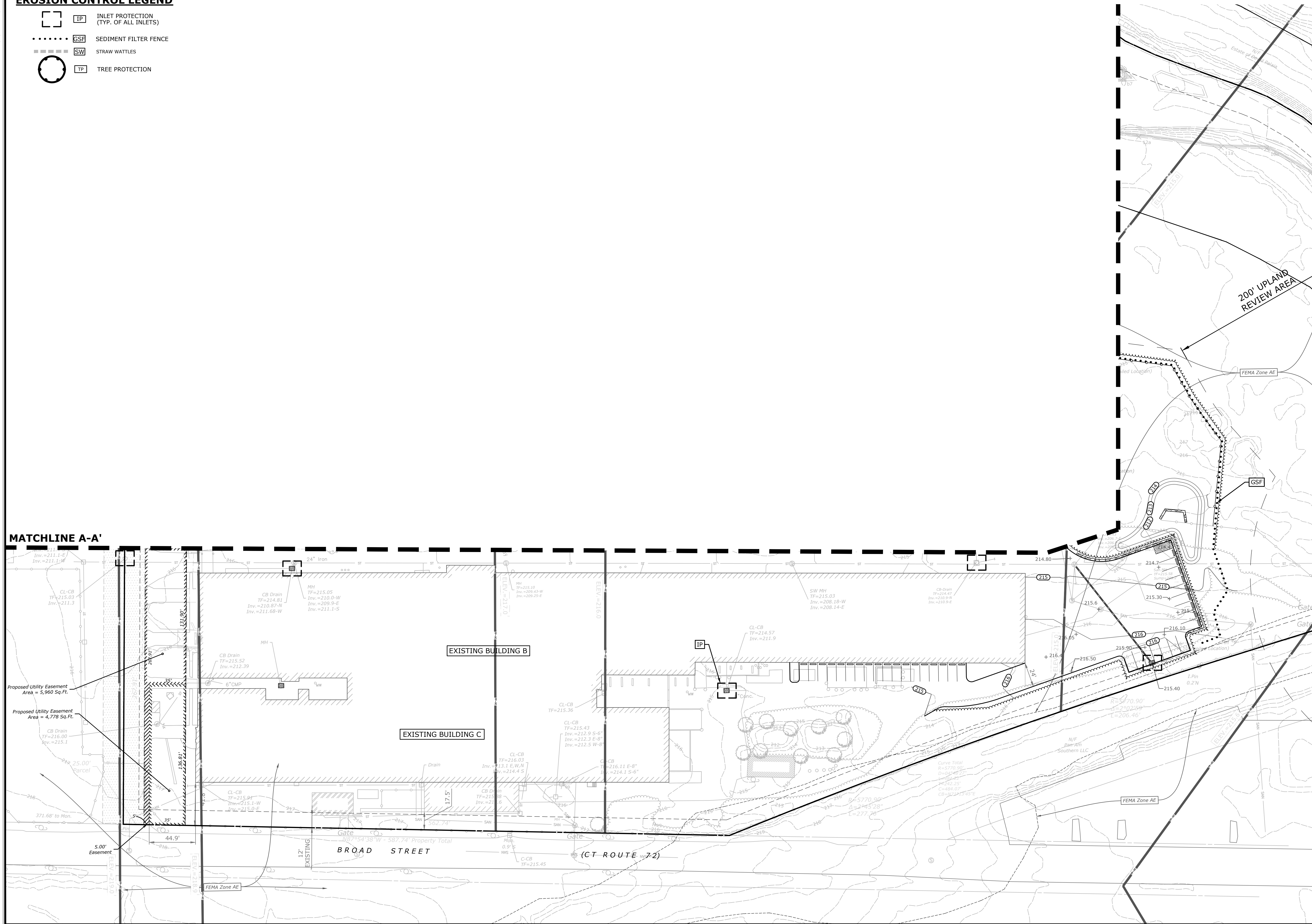
DESCRIPTION	DATE	BY

SEDIMENT AND EROSION CONTROL PLAN
PROPOSED SITE IMPROVEMENTS
300 BROAD STREET
BRISTOL, CONNECTICUT

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

EROSION CONTROL LEGEND

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

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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 CONSTRUCTION OF THE PROJECT. IN GENERAL, ALL POLLUTANTS AND POLLUTANTS POTENTIALS SHALL BE PREVENTED FROM ENTERING OR POLLUTING ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INsofar AS POSSIBLE, THE SURFACE AREA OF ERODING MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PROTECTIVE EROSION POLLUTION PREVENTION MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES, AND WATERBODIES, AND TO PREVENT, INsofar AS POSSIBLE, EROSION ON THE SITE.

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 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. PROTECTION SHOULD BE PROVIDED TO PREVENT SURFACE WATER SAFELY TO STORM DRAINS TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
 - e. EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTLING, OR CRACKING.
 - f. NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSES, OR WATERBODIES.
- g. PRIOR TO ANY REQUIRED OR UNNECESSARY CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

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. UPON ATTAINING FINAL SUBGRADES, SCARIFY SURFACE TO PROVIDE A GOOD BOND WITH TOPSOIL.
3. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS AND CONSTRUCTION DEBRIS.
4. APPLY SOIL AMENDMENTS AS NECESSARY.

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL, AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
2. TOPSOIL SHOULD HAVE A SUITABLE LOOSE TEXTURE.
3. TOPSOIL SHOULD BE RELATIVELY FREE OF SUBSOIL MATERIAL AND MUST BE FREE OF LARGE STONES, LUMPS OF SOIL, ROOTS, TREE LIMBS, TRASH, OR CONSTRUCTION DEBRIS. IT SHOULD BE FREE OF ROOTS OR RHIZOMES SUCH AS THISTLE, NUTGRASS, AND CRACKGRASS.
4. AN ORGANIC MATTER CONTENT OF SIX PERCENT (6%) IS REQUIRED. AVOID LIGHT COLORED SUBSOIL MATERIAL.
5. SOLUBLE SALT CONTENT OF LESS THAN 400 PPM IS REQUIRED.
6. THE TOPSOIL SHALL BE WARRANTED BY SELLER TO BE FREE OF DETECTABLE RESIDUES OF CHEMICAL PESTICIDES, HERBICIDES, PETROLEUM PRODUCTS, OR OTHER UNSUITABLE TOXINS.

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST SIX INCHES (6"), OR TO THE DEPTH SHOWN ON THE LANDSCAPING PLANS.

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. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED IF AREAS WILL NOT BE PERMANENTLY SEEDED BY SEPTEMBER 1.

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. APPLY SOIL AMENDMENTS AS FOLLOWS:
 - a. LIME: ACCORDING TO SOIL TEST OR AT THE RATE OF 1 TONS PER ACRE.
 - b. ROCK DUST: ACCORDING TO SOIL TEST OR AT THE RATE OF 1 TONS PER ACRE
 - c. UNLESS HYDROSEEDED, WORK IN LIME TO A DEPTH OF 4 INCHES WITH A DISK OR ANY SUITABLE EQUIPMENT. DO NOT WORK FINISHED COMPOST INTO THE SOIL -
 - d. APPLY EVENLY TO SURFACE AS A SEED BED
4. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM SOIL SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

1. SELECT APPROPRIATE SPECIES FOR THE SITUATION. NOTE RATES AND SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING)
2. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
3. SOIL PREPAREDNESS: PREPARE SOIL BY WEEDGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL USING SUITABLE EQUIPMENT.
4. MULCH IMMEDIATELY AFTER SEEDING IF REQUIRED. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW.) APPLY STRAW AND ANCHOR TO SLOPES GREATER THAN 3% OR WHERE NEEDED.

GENERAL:

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.

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 SOIL AMENDMENTS AS NECESSARY.
6. UNLESS HYDROSEEDING, WORK IN LINE TO A DEPTH OF 4 INCHES WITH A DISK OR ANY SUITABLE EQUIPMENT. DO NOT WORK FINISHED COMPOST

PERENNIAL RYEGRASS 5 LBS./1,000 SQ.FT. (LOLIUM PERENNE)
DUTCH WHITE CLOVER (TRIFOLIUM REPENS) 1/4 LBS PER 1000 SF. OR 6LBS/AC.

DUTCH WHITE CLOVER 30%
BARON KENTUCKY BLUEGRASS 30%
JAMESTOWN II CHEWINGS FESCUE 20%
PALMER PERENNIAL RYEGRASS 20%

SPRING SEEDING: 4/1 to 5/31
FALL SEEDING: 8/16 to 10/15

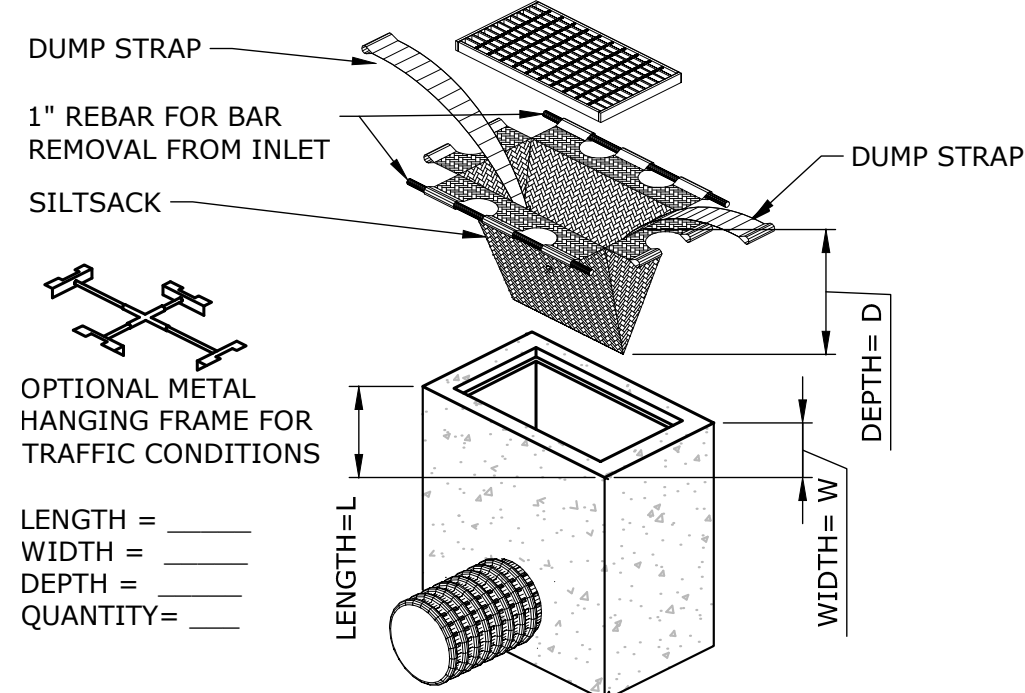
STRAY 70-90 LBS./1,000 SQ.FT. (TEMPORARY VEGETATIVE AREAS) WOOD FIBER IN
HYDROMULCH SLURRY 25-50 LBS./1,000 SQ. FT.

2. SELECT ADAPTED SEED MIXTURE FOR THE SPECIFIC SITUATION. NOTE RATES AND SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING SPEC. BELOW).
3. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. COVER GRASS AND LEGUME SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO TEMPORARY MULCHING SPECIFICATIONS. (SEE VEGETATIVE COVER SELECTION & MULCHING SPEC. BELOW)
6. USE PROPER INOCULANT ON ALL LEGUME SEEDLINGS, USE FOUR (4) TIMES NORMAL RATES WHEN HYDROSEEDING.
7. USE MULCH WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IN CRITICAL AREAS WHERE IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER TO PREVENT EROSION.



1. CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AND MAINTAINED DURING OPERATIONS WHICH GENERATE VEHICULAR TRACKING OF MUD.

A diagram showing a curved work area. A rectangular box at the top left is labeled "AREA TO BE PROTECTED". A curved line, representing a barrier, separates this area from the "WORK AREA". The barrier is labeled "STRAW WATTLES OR APPROVED EQUAL". A "STAKE" is shown driving through the barrier into the ground. An arrow labeled "WATER FLOW" points from the left towards the barrier.



20' MAX.

10'

TEMPORARY SLOPE STABILIZATION AS NECESSARY

2' 1' MAX

INSTALL PERIMETER CONTROL
(GEOTEXTILE SILT FENCE OR APPROVED EQUAL)

1. INSTALL A GEOTEXTILE SILT FENCE AND/OR RAIL BALL BARRIER AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE PROPOSED TOE OF SLOPE.

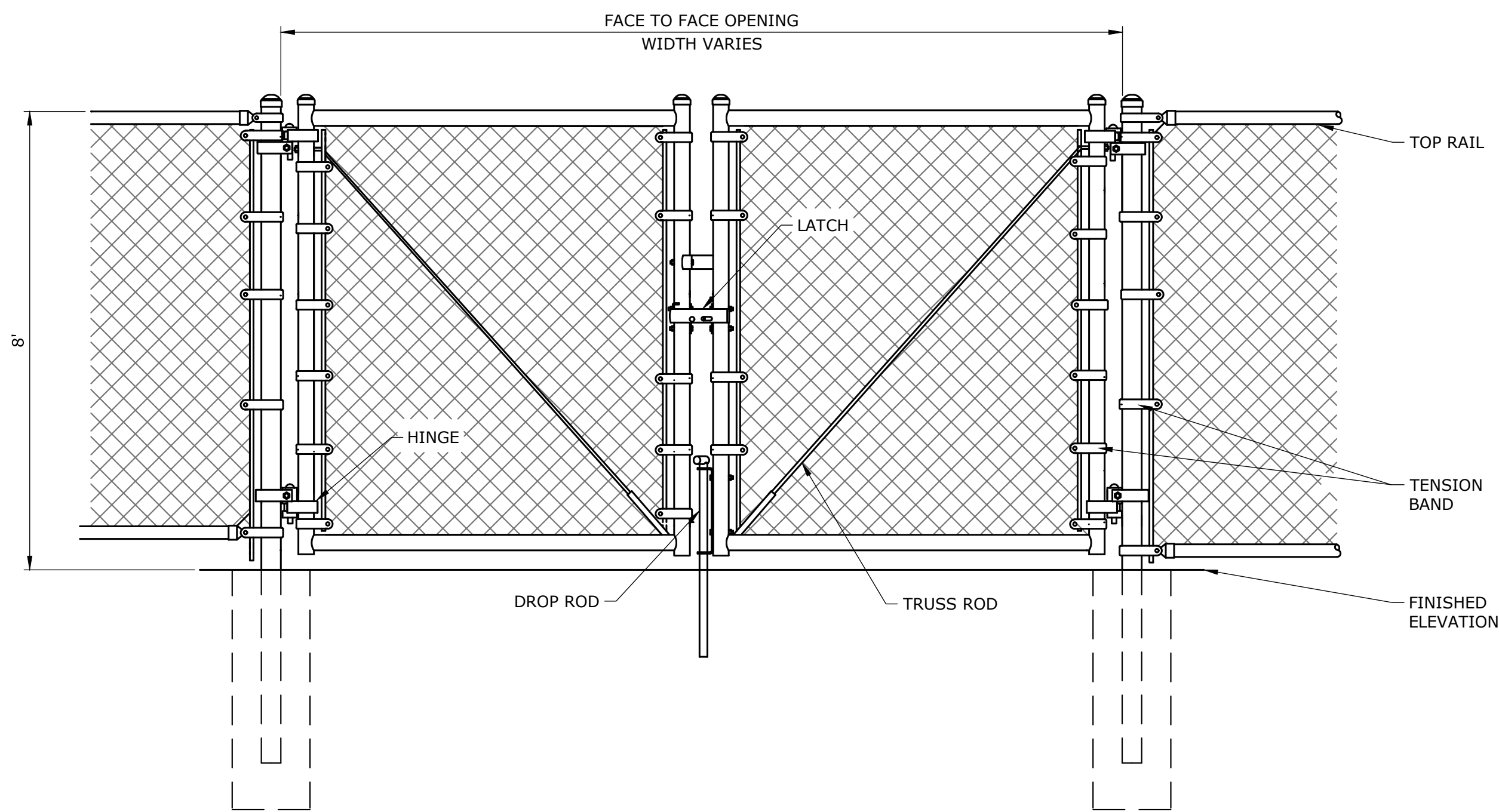
2. SIDE SLOPES SHALL NOT EXCEED A SLOPE OF 2:1. STOCKPILES THAT REMAIN INACTIVE FOR MORE THAN 30 DAYS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION
3. DISTANCE FROM WETLANDS, WATERCOURSES, DRAINAGE WAYS AND STEEP SLOPES SHALL BE MAXIMIZED. RUNOFF SHALL BE DIVERTED AWAY FROM STOCKPILE AREA

SEDIMENT AND EROSION CONTROL DETAILS AND SPECIFICATIONS

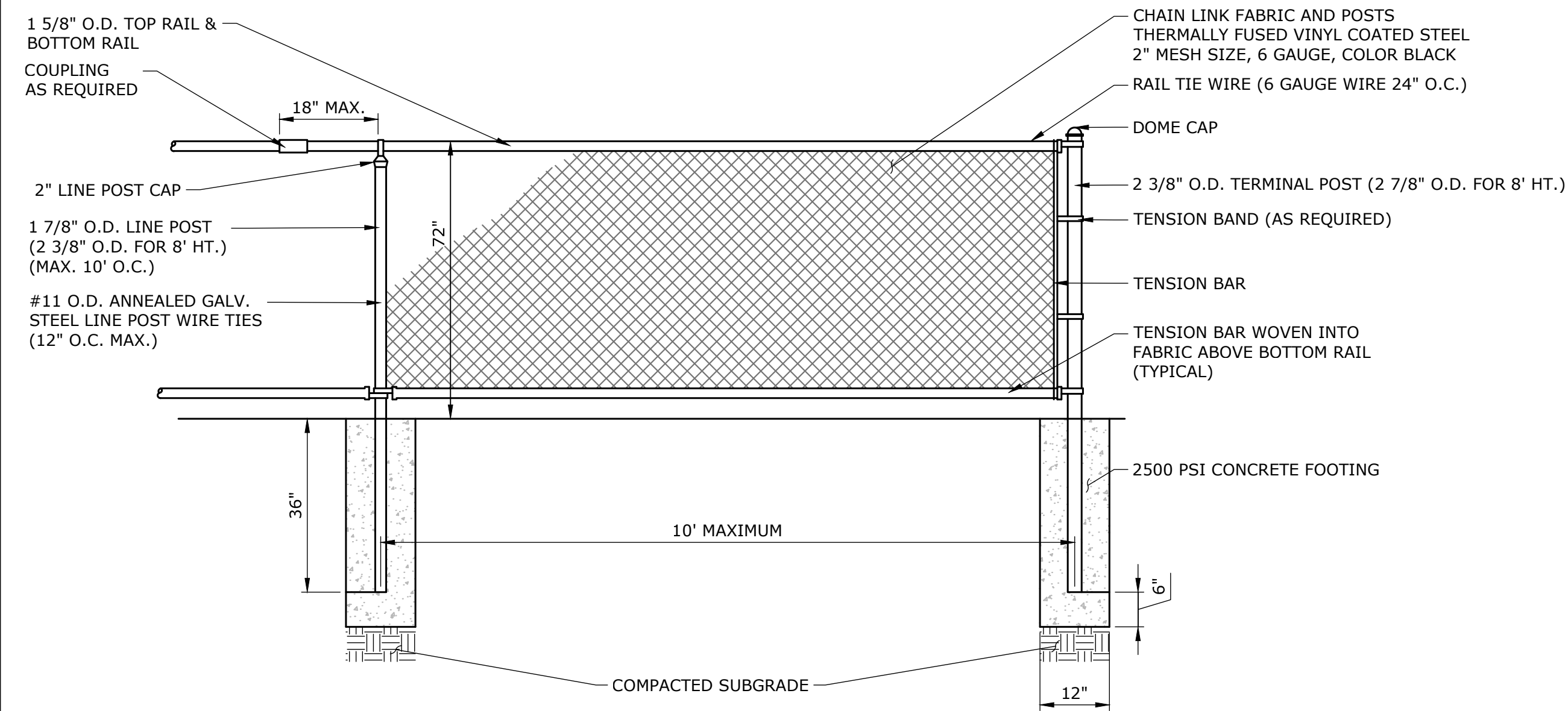
PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

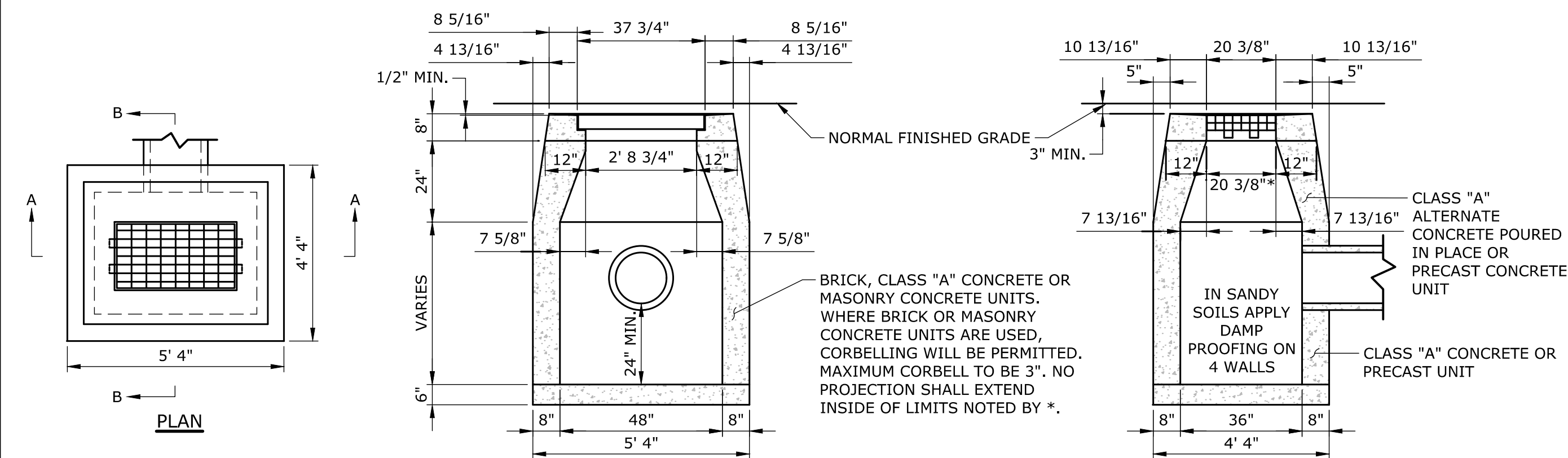
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CHAIN LINK FENCE GATE - BASIC



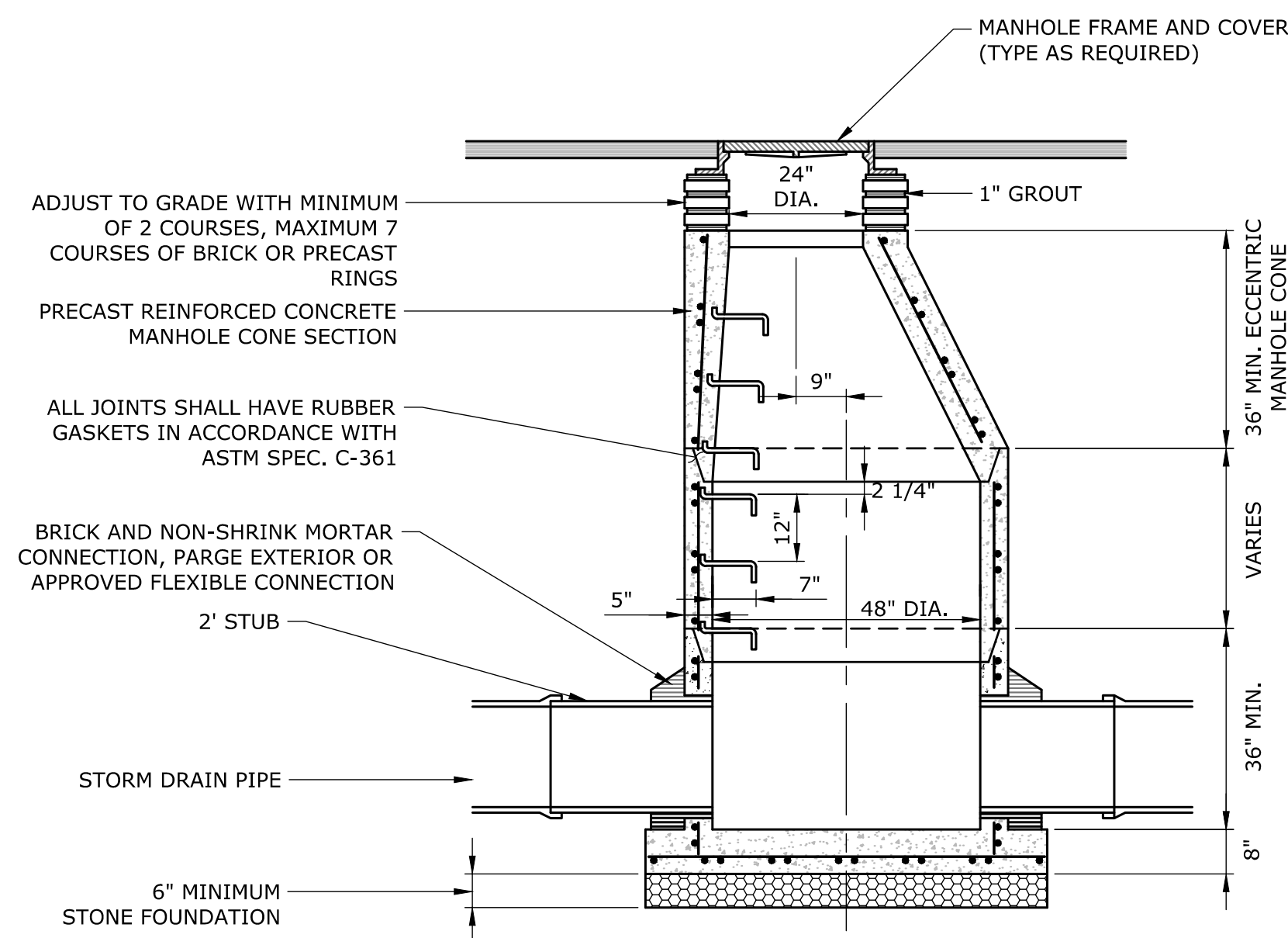
CHAIN LINK FENCE
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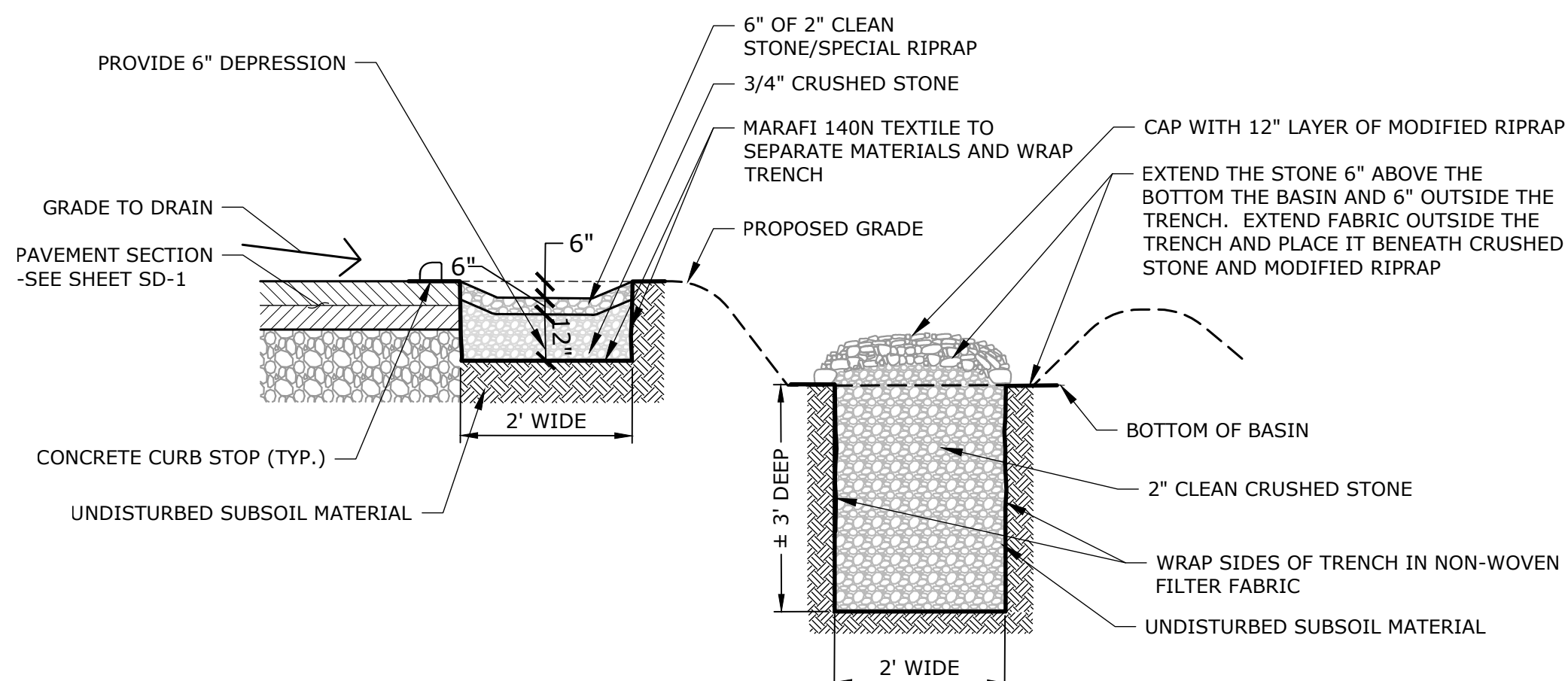
NOTES:

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

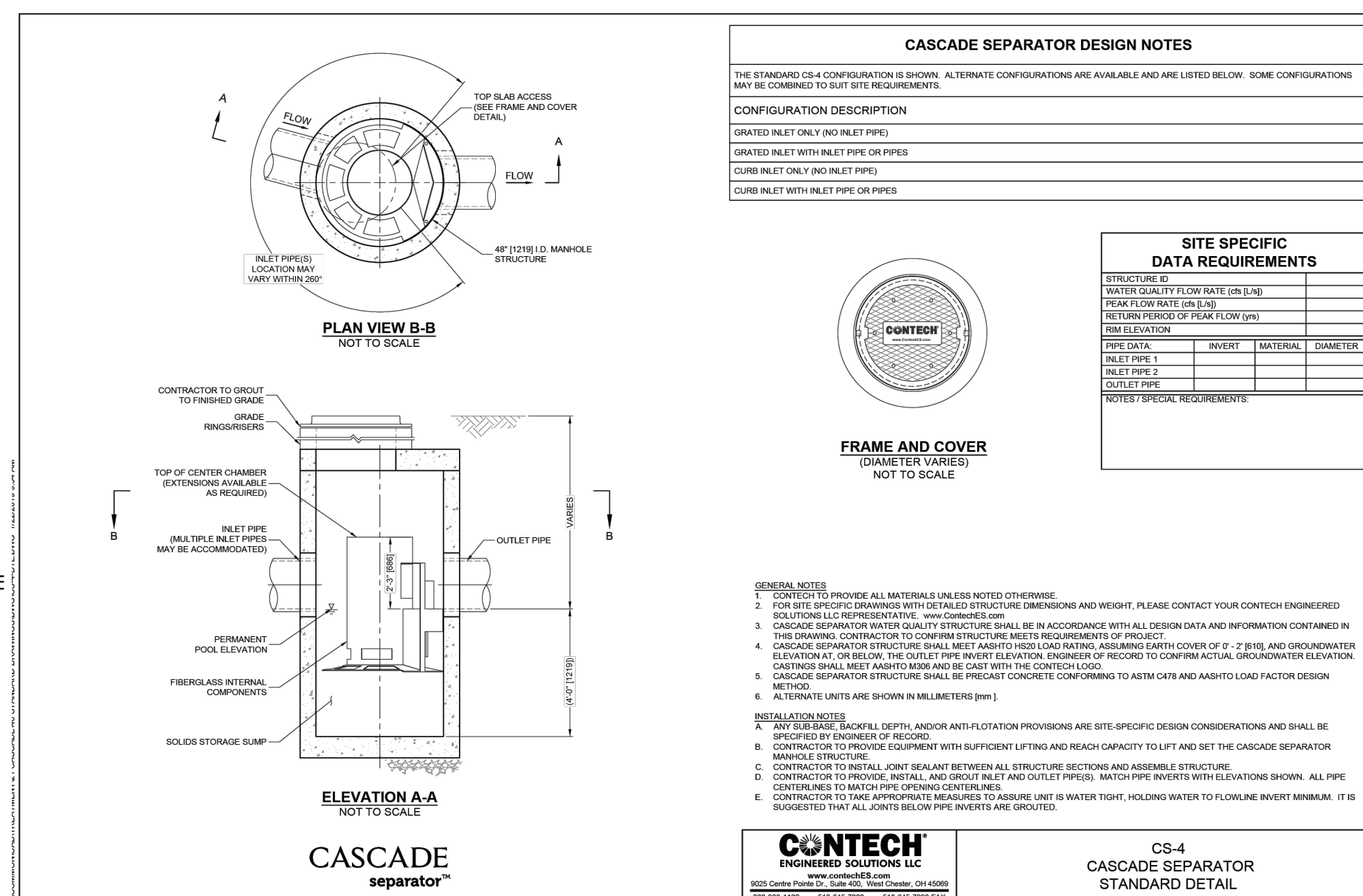
TYPE "C-L" CATCH BASIN
NOT TO SCALE



PRECAST CONCRETE STORM DRAINAGE MANHOLE
NOT TO SCALE

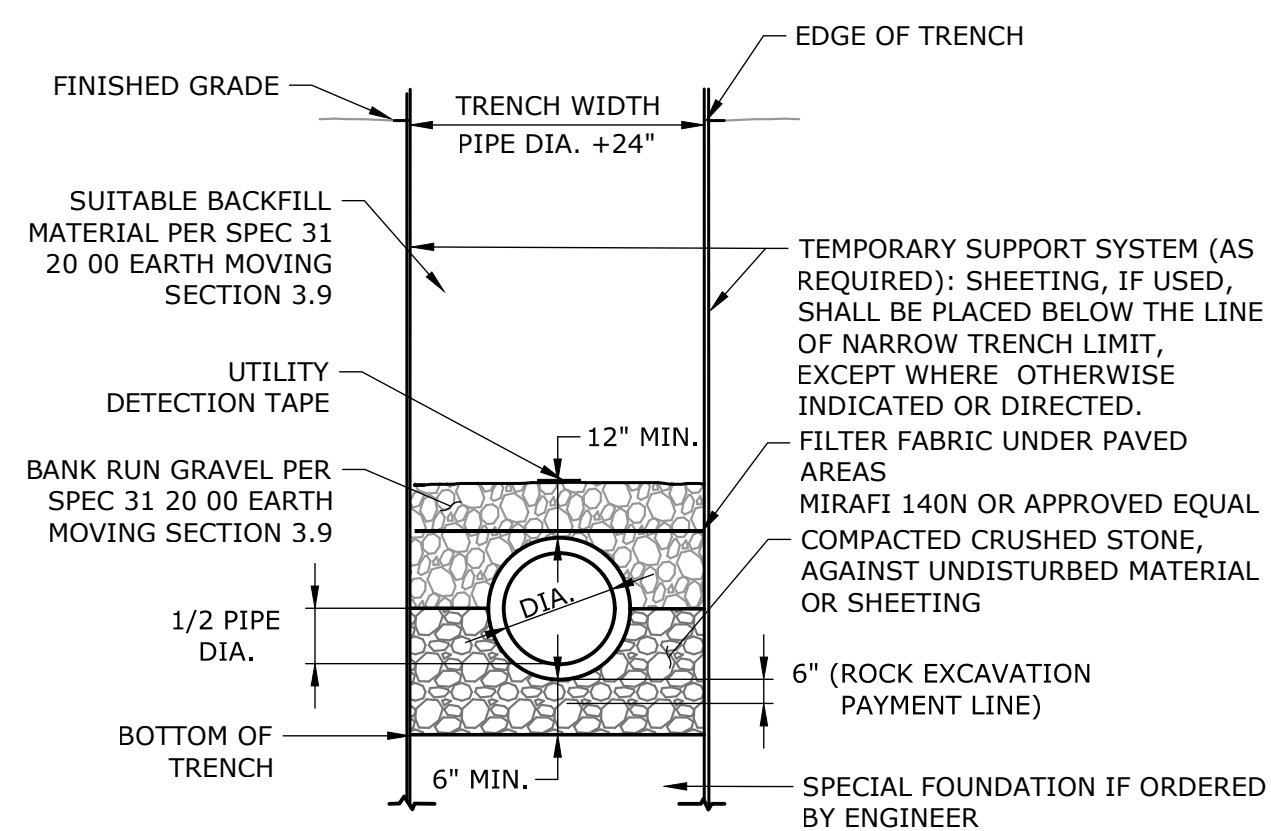


STORMWATER DEPRESSION
SECTION A-A'
NOT TO SCALE

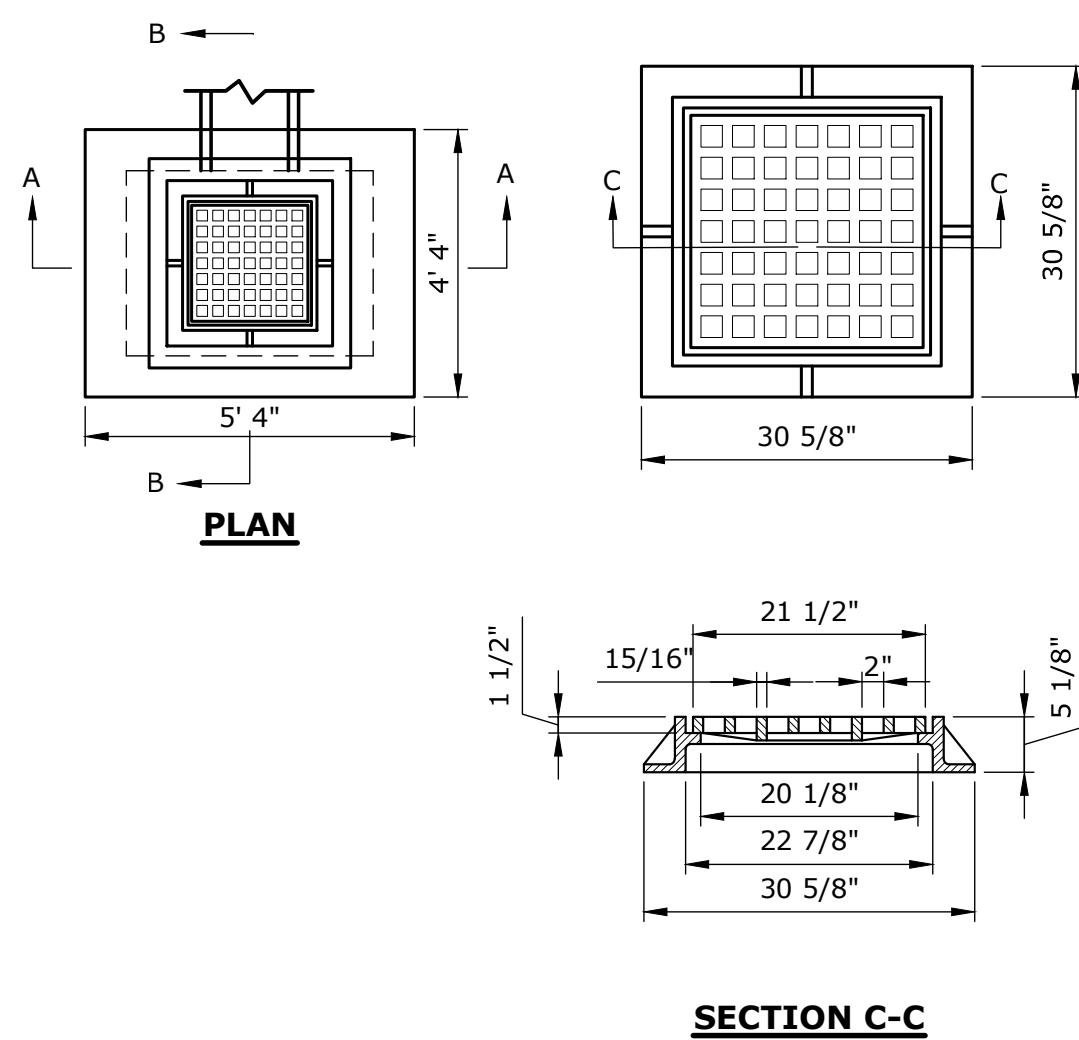


HYDRODYNAMIC SEPARATOR

NOT TO SCALE



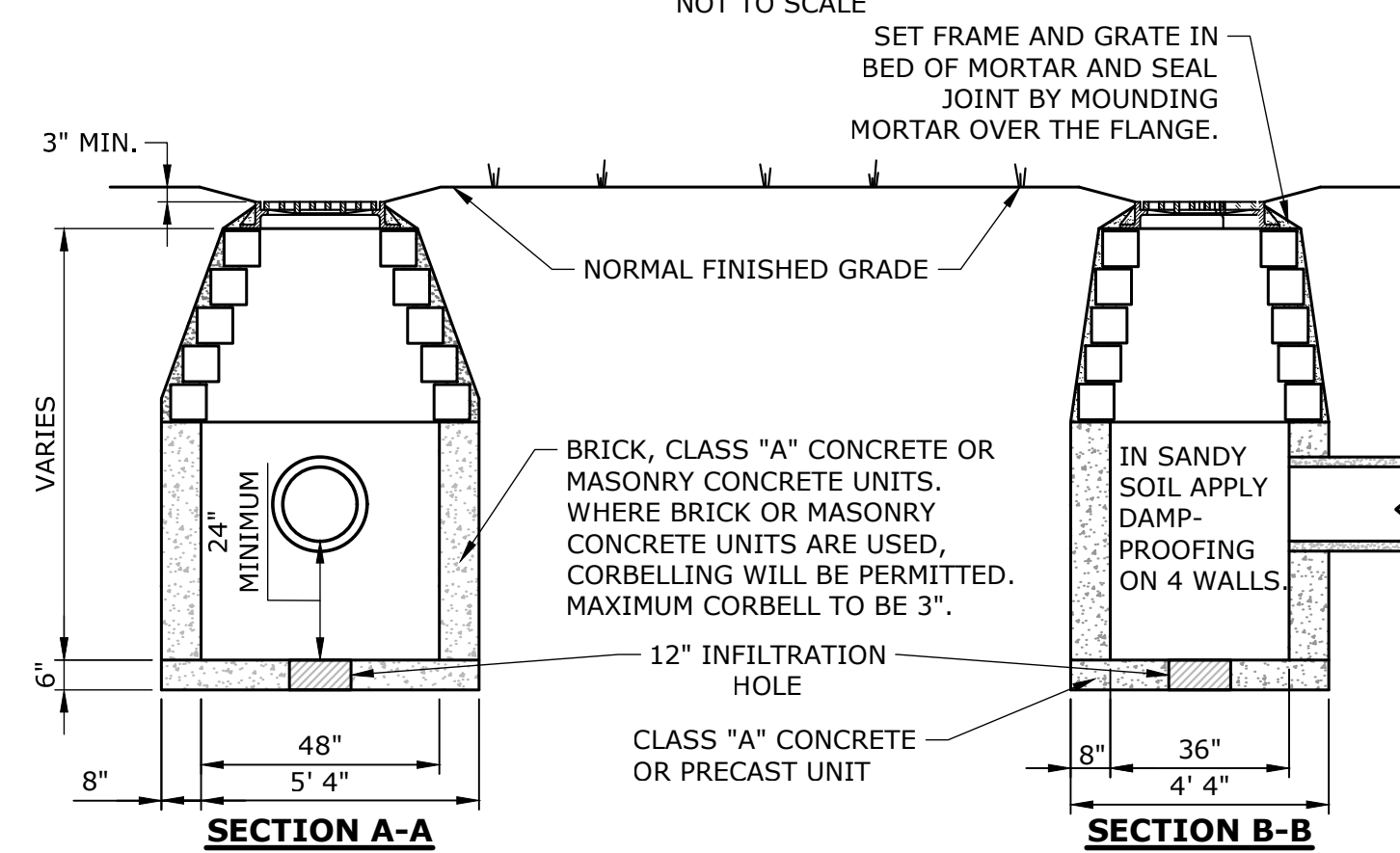
STORM DRAINAGE TRENCH
NOT TO SCALE



NOTES:

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

YARD DRAIN FRAME & GRATE
NOT TO SCALE



NOTES:

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

YARD DRAIN
NOT TO SCALE

****SLR**

99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

[illegible]

SITE DETAILS

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL CONNECTICIT

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

APPLICATION NO. _____

DATE FILED: _____

APPROVED: _____

DENIED: _____

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

1. APPLICANT:

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

2. PROPERTY OWNER(S):

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

3. DESCRIBE THE SUBJECT PROPERTY:

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

4. PROJECT DESCRIPTION:

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

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

Describe the proposed activity and its purpose:

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

Proposed encroachment of Flood fringe area (S.F. or acres): 3,610 SF (0.08 acres)

Proposed encroachment of Regulated Floodway (S.F. or acres): 0 SF (0.0 acres)

Proposed alteration of Watercourse (L.F., S.F. or acres): 0 L.F

Flood proofing techniques proposed: Not Applicable

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

Date applied for: _____ Disposition: _____

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

Page 2

5. TECHNICAL & PLANNING DATA:

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

All elevations are to be relative to mean sea level.

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

Floodplain Alterations Proposed:

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

Floodway Alterations Proposed:

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

6. AUTHORIZATIONS AND CERTIFICATIONS:

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

7. SUBMISSION REQUIREMENTS:

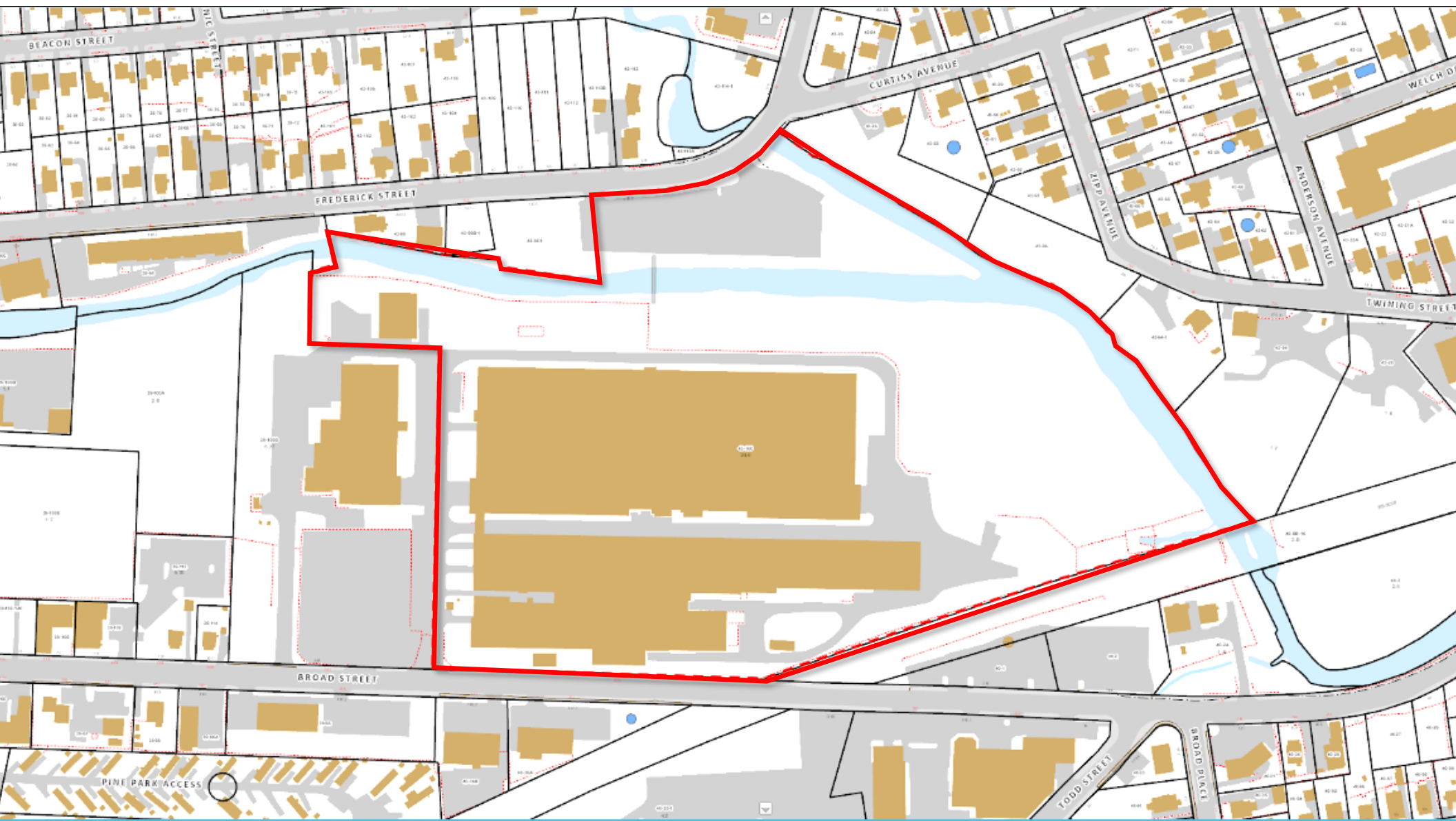
The following shall be included as part of this application:

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

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

BFEC-12/01

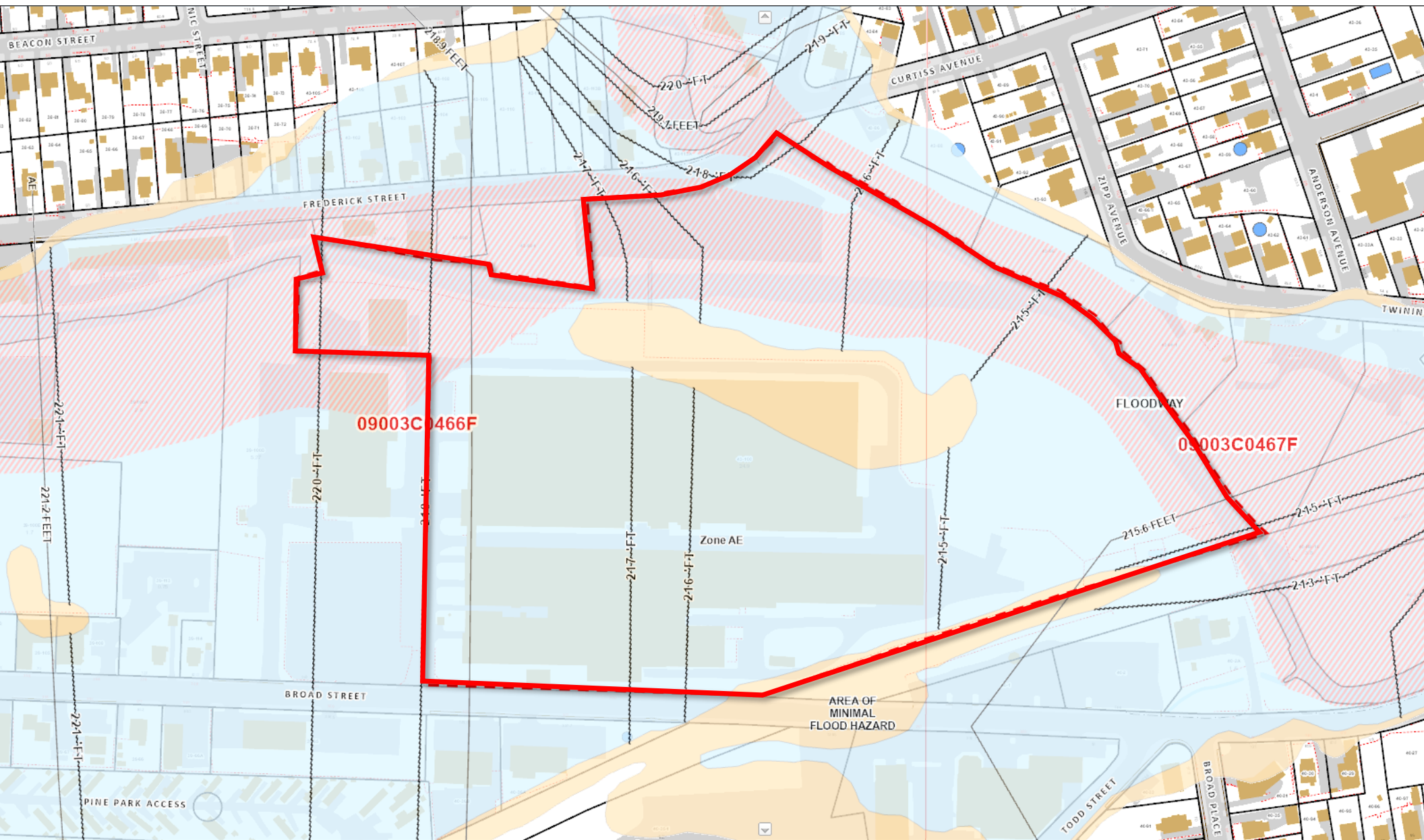
Location Map
300 Broad Street



Aerial Map
300 Broad Street



FEMA Map
300 Broad Street



LINK TO DRAINAGE REPORT:

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



Proposed Site Improvements

300 Broad Street, Bristol, Connecticut

Drainage Report

Prepared for:

Armen Boyajian

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

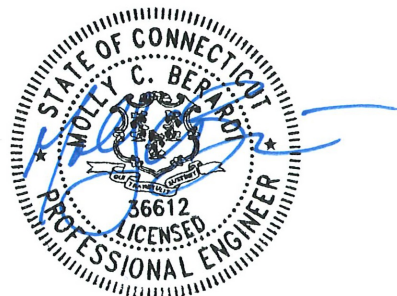
Prepared by:

SLR International Corporation

99 Realty Drive, Cheshire, Connecticut, 06410

SLR Project No.: 141.20363.00001

October 23, 2025



Making Sustainability Happen

NOTES:

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

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

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

3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:

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

LEGEND

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

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

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

ZONING DATA:

CURRENT ZONING DISTRICT: "I" (INDUSTRIAL)

MINIMUM LOT AREA = 25,000 SQ.FT.

MINIMUM FRONTAGE = 100 FT.

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

MINIMUM SIDE YARD = 15 FT.

MINIMUM REAR YARD = 15 FT.

MAXIMUM BUILDING HEIGHT = 35 FT.

MAXIMUM BUILDING COVERAGE = 50 %

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

LOCATION MAP

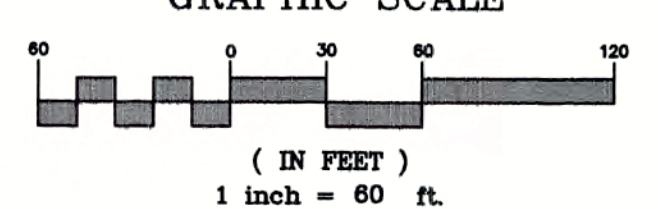
SCALE: 1"=1000'

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

GREGORY A. SZYSZKOWSKI CT L.S. #70095

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

GRAPHIC SCALE



SLR

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

PROPERTY & TOPOGRAPHIC SURVEY

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

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

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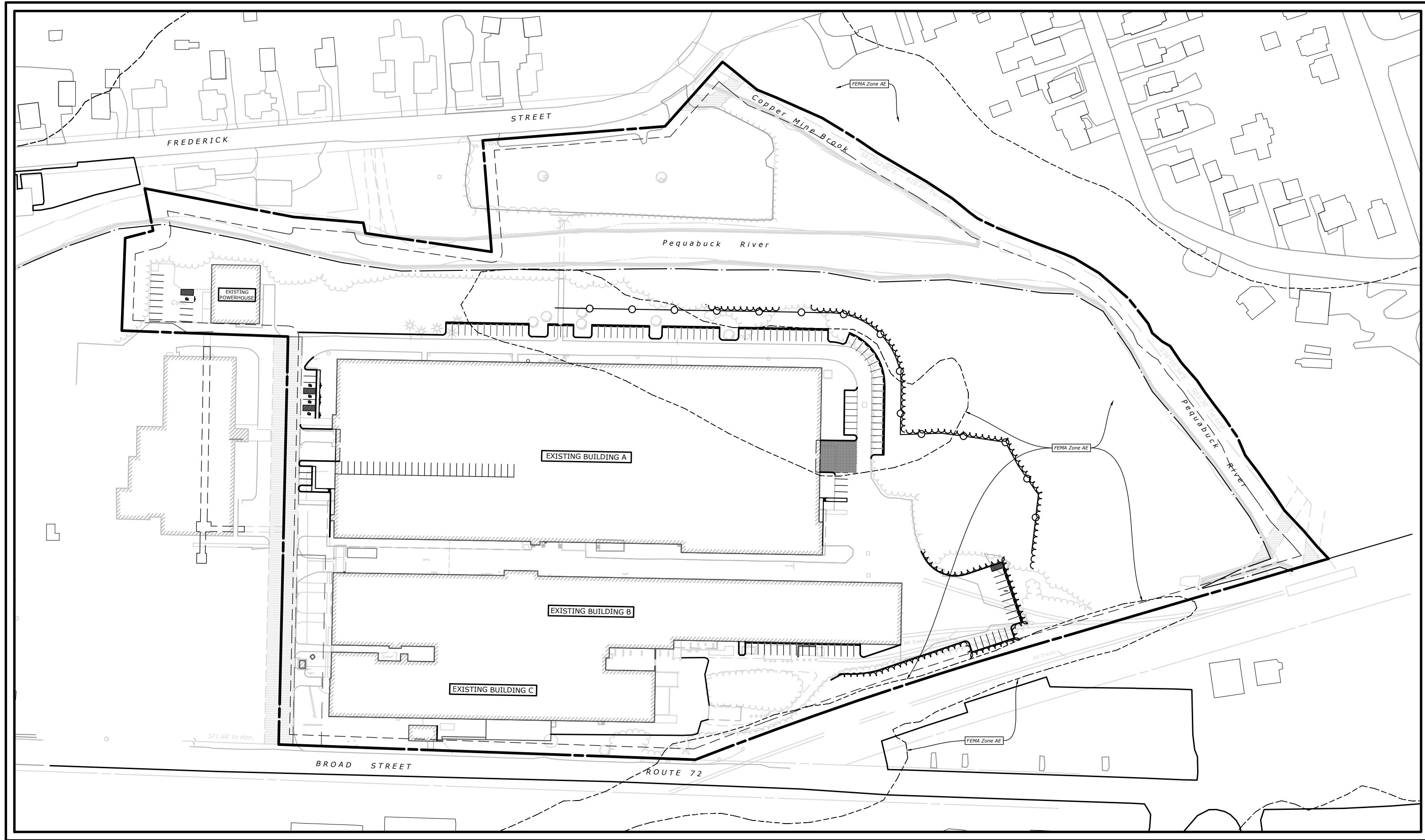
PROPOSED SITE IMPROVEMENTS

GENERAL NOTES:

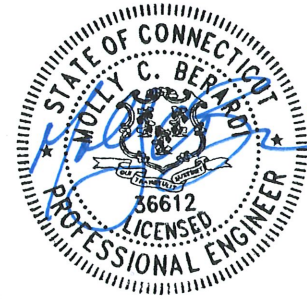
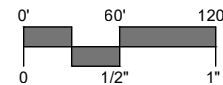
- PROPERTY AND TOPOGRAPHIC INFORMATION IS BASED UPON A MAP ENTITLED "PROPERTY AND TOPOGRAPHIC SURVEY, MAP OF LOT 43-100, #300 BROAD STREET, BRISTOL, CONNECTICUT, PREPARED FOR: 300 BROAD STREET PROPERTY LLC", SCALE: 1"=60', DATED: JUNE 28, 2021, REVISED TO: DECEMBER 11, 2024, PREPARED BY: SLR INTERNATIONAL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

300 BROAD STREET BRISTOL, CONNECTICUT

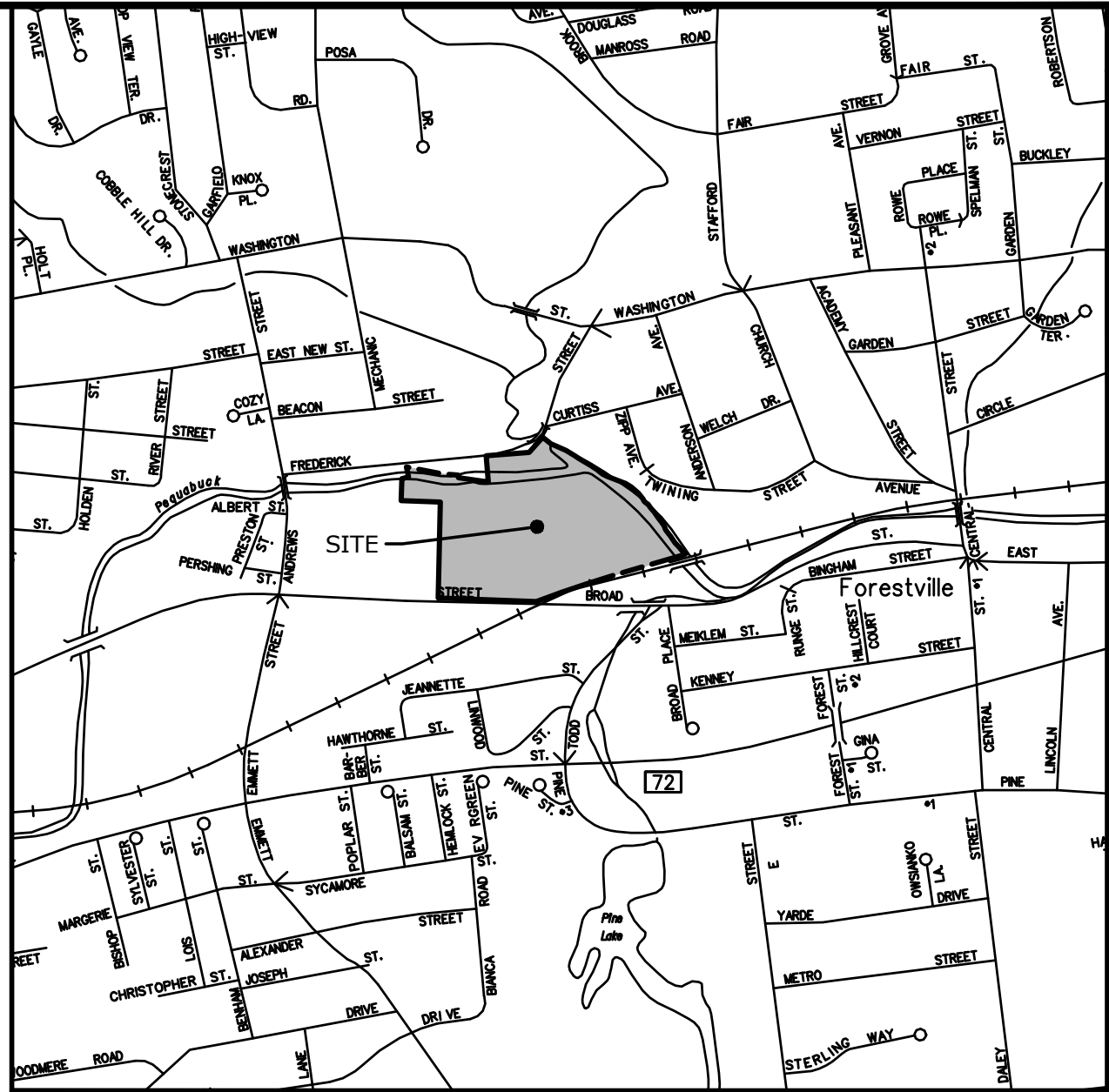
20363.00001
OCTOBER 23, 2025



PROJECT SITE VICINITY MAP:



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



LOCATION MAP:

LEGEND

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

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

PREPARED FOR:

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

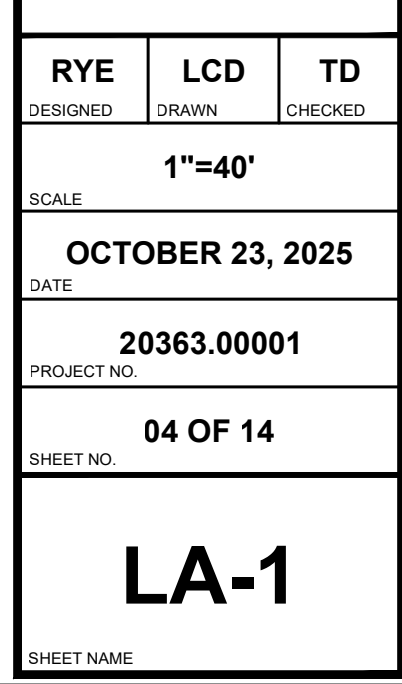
PREPARED BY:



99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

LIST OF DRAWINGS

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



 NEW PAVEMENT AREA

 FUTURE PAVEMENT AREA

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

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

 NEW PAVEMENT AREA
 FUTURE PAVEMENT AREA

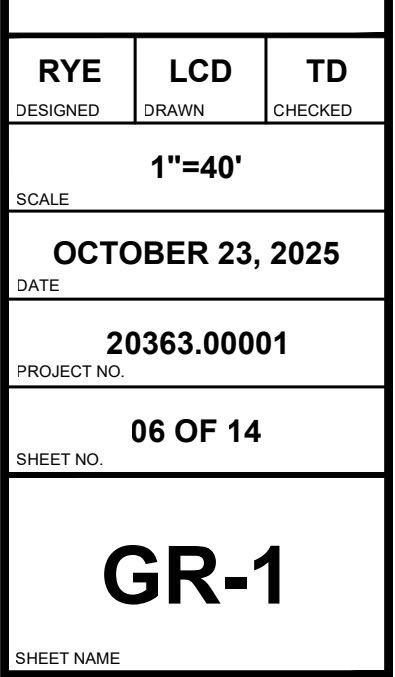
[illegible]

SITE PLAN - LAYOUT AND LANDSCAPING

PROPOSED SITE IMPROVEMENTS

3300 BROAD STREET
BRISTOL, CONNECTICUT

RYE	LCD	TD
DESIGNED	DRAWN	CHECKED
1"=40'		
OCTOBER 23, 2025		
DATE		
20363.00001		
PROJECT NO.		
05 OF 14		
SHEET NO.		
LA-2		
SHEET NAME		



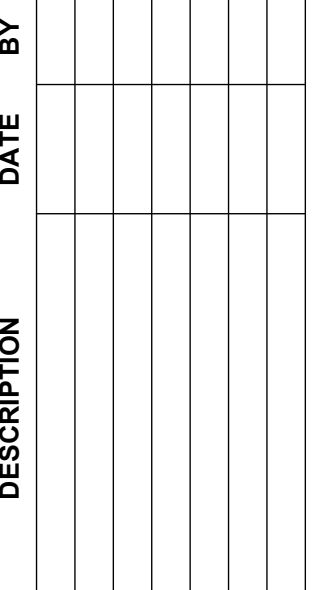
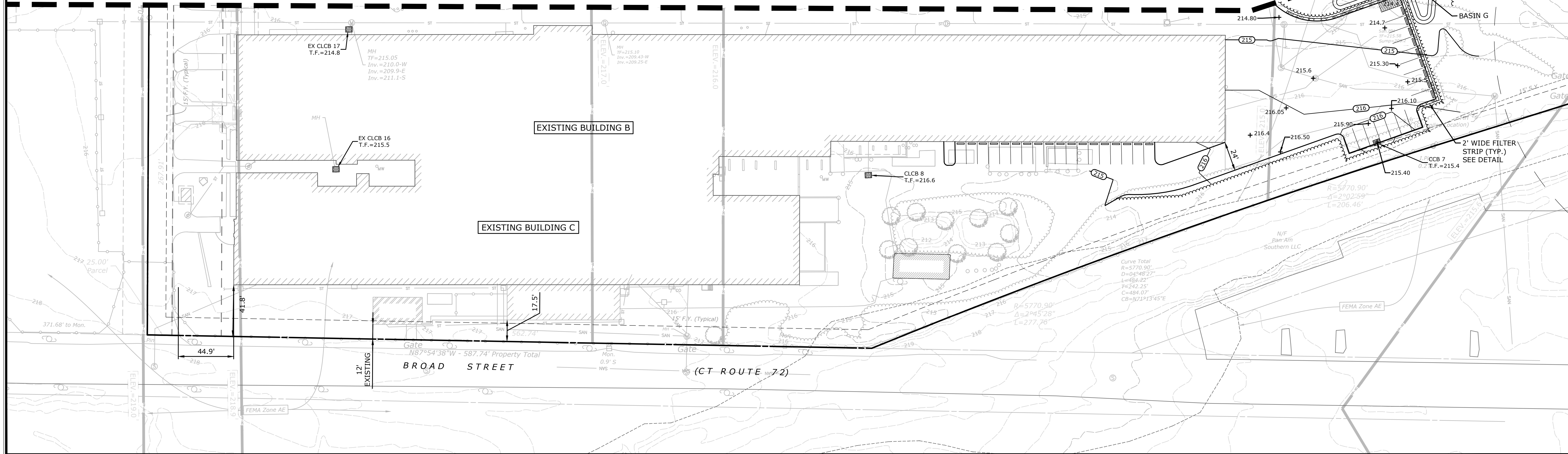
$\times 70.5$	EXISTING SPOT ELEVATION
$+ 70.5$	PROPOSED SPOT ELEVATION
-----	EXISTING CONTOUR
-----	PROPOSED CONTOUR
TC 120.0	TOP OF CURB
BC 119.5	BOTTOM OF CURB
TR 120.5	TOP OF RAMP
	SIDEWALK RAMP
	DETECTABLE WARNING STRIP

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

$\times 70.5$	EXISTING SPOT ELEVATION
$+ 70.5$	PROPOSED SPOT ELEVATION
-----70-----	EXISTING CONTOUR
	PROPOSED CONTOUR
TC 120.0	TOP OF CURB
BC 119.5	BOTTOM OF CURB
TR 120.5	TOP OF RAMP
	SIDEWALK RAMP
	DETECTABLE WARNING STRIP

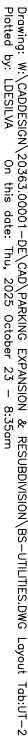
EXISTING 100-YEAR FLOODPLAIN VOLUME ACROSS PROPERTY	56,344 CU. YDS.
PROPOSED 100-YEAR FLOODPLAIN VOLUME ACROSS PROPERTY	56,934 CU. YDS.
NET INCREASE IN FLOODPLAIN VOLUME	590 CU. YDS.

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



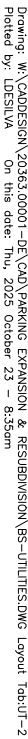
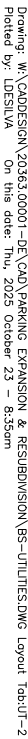
RYE SIGNED	LCD DRAWN	TD CHECKED
1"=40'		
OCTOBER 23, 2025		
20363.00001		
07 OF 14		
GR-2		

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Downloaded from <https://pubs.aip.org/jap/article-pdf/128/16/164701/1511111/1.14701.pdf> by University of Twente user on 23 October 2025

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Downloaded from <https://pubs.aip.org/jap/article-pdf/128/16/164701/1511111/1.14701.pdf> by University of Twente user on 23 October 2025

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

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

1. PURPOSE AND DESCRIPTION OF PROJECT

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

2. IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS

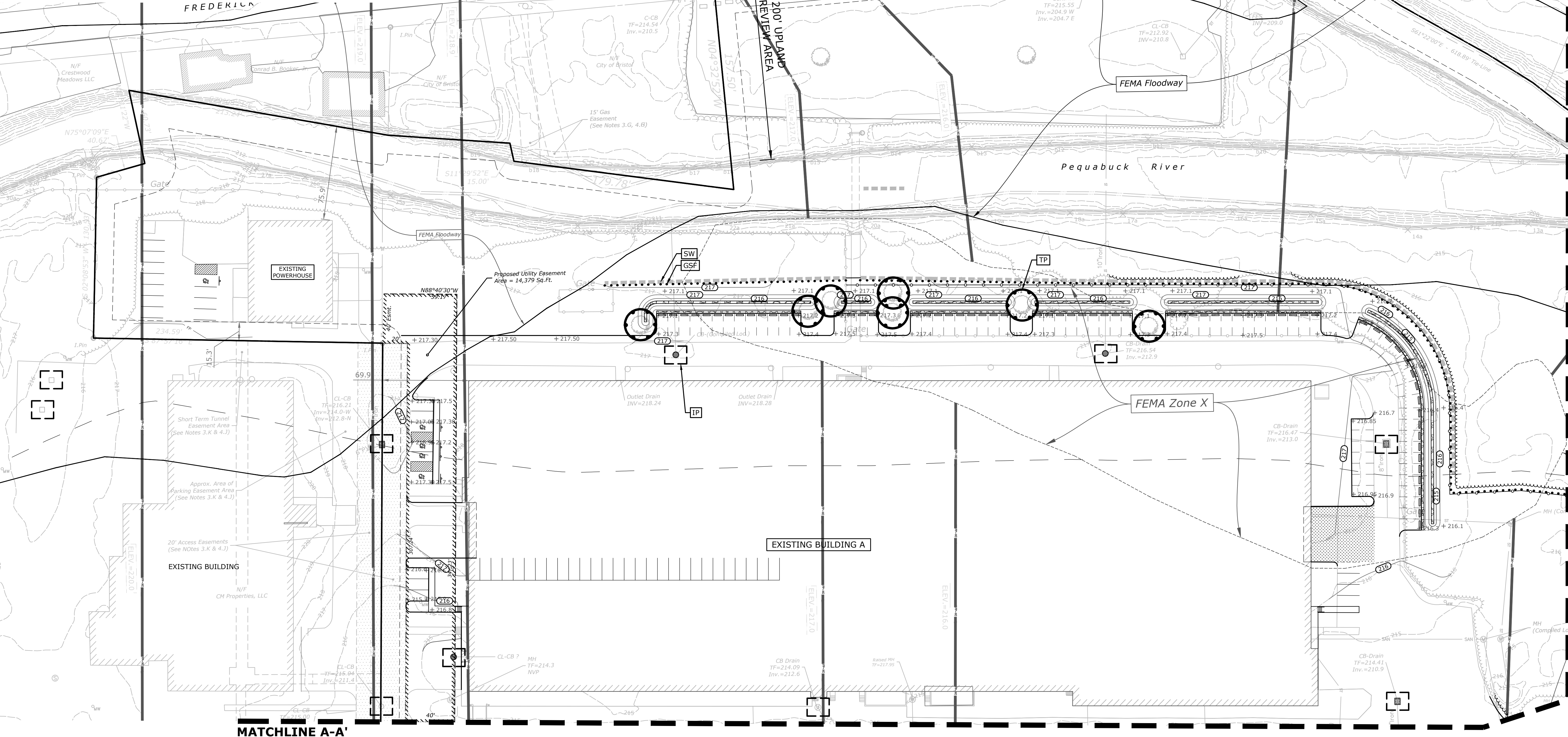
- A.) CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.
B.) ADJACENT RIVER AND WETLANDS
C.) WORK IN FLOOD PRONE AREAS

3. IDENTIFICATION OF OTHER POSSIBLE PERMITS

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

4. RESPONSIBLE PARTY

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



EROSION CONTROL NOTES
CONTRACTOR RESPONSIBILITIES

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

EROSION CONTROL LEGEND

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

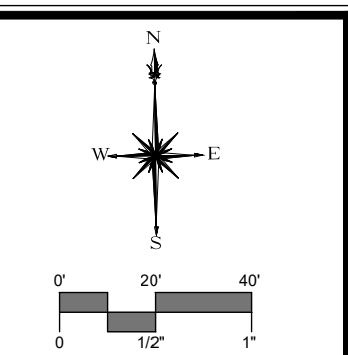
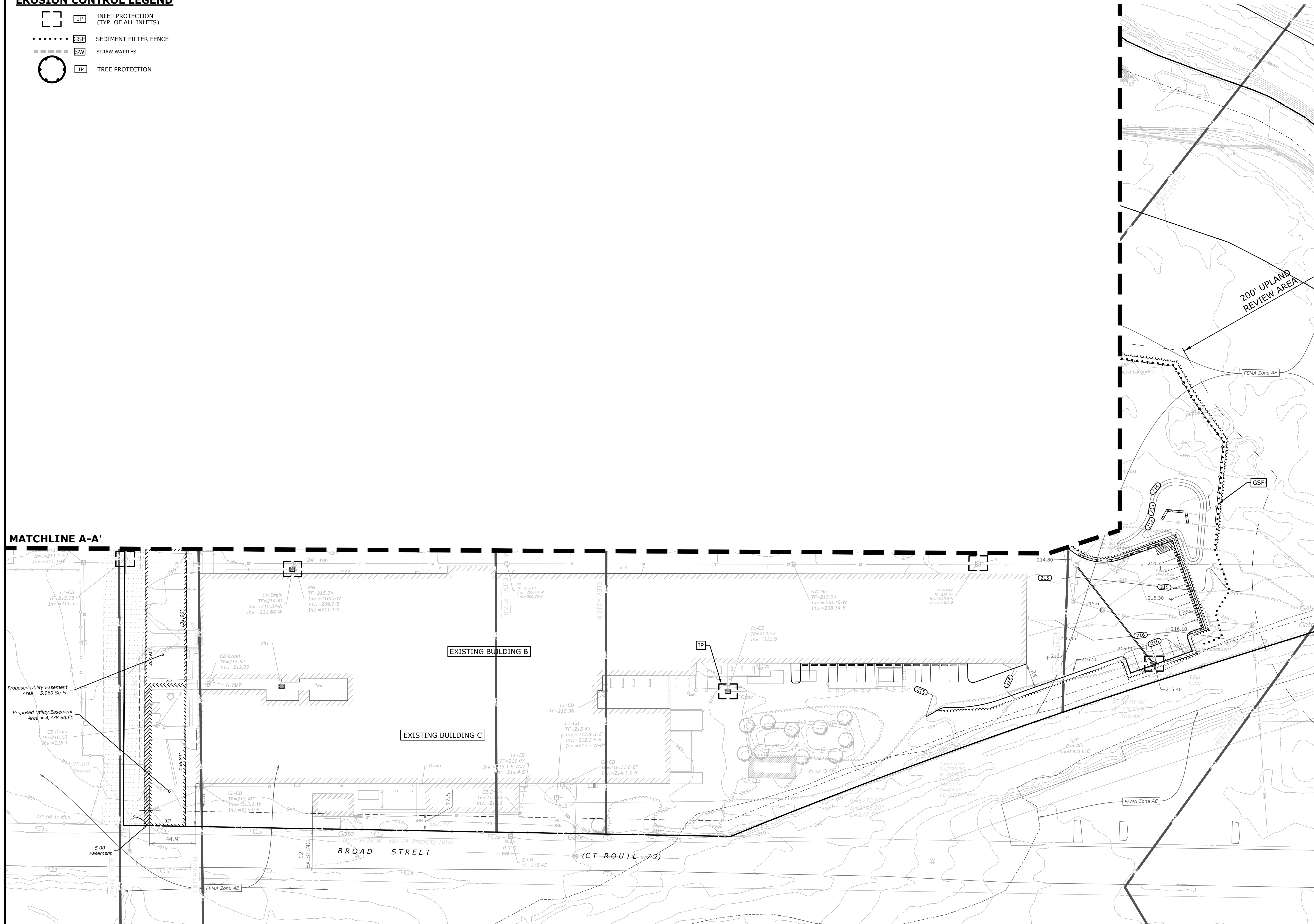
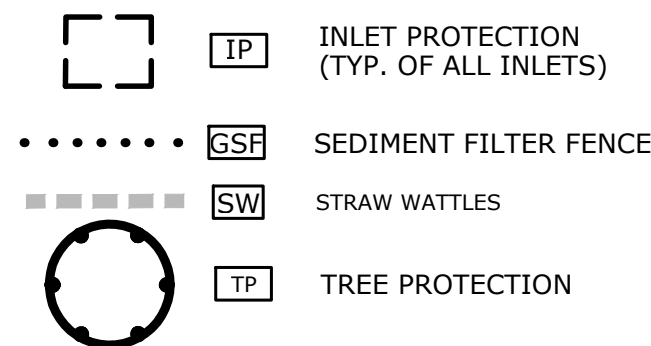


DESCRIPTION	DATE	BY

SEDIMENT AND EROSION CONTROL PLAN
PROPOSED SITE IMPROVEMENTS
300 BROAD STREET
BRISTOL, CONNECTICUT

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

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SEDIMENT AND EROSION CONTROL PLAN

PROPOSED SITE IMPROVEMENTS

PROPOSED SITE IMPROVEMENTS AND EROSION CONTROL MEASURES

**300 BROAD STREET
BRISTOL, CONNECTICUT**

RYE	LCD	TD
SIGNED	DRAWN	CHECKED

1"=40'

OCTOBER 23, 2025

20363.00001

11 OF 14

CS 2

SE-2

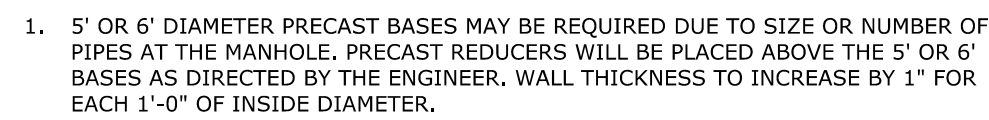


NOT TO SCALE



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

NOT TO SCALE

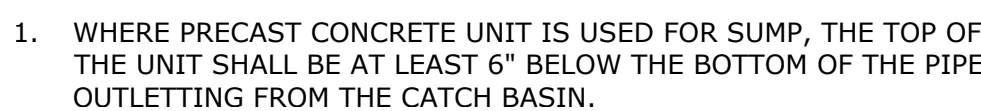


NOT TO SCALE



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

NOT TO SCALE



NOT TO SCALE

**99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM**

SITE DETAILS

PROPOSED SITE IMPROVEMENTS

300 BROAD STREET
BRISTOL, CONNECTICUT

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

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

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

1. APPLICANT:

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

2. PROPERTY OWNER(S):

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

3. DESCRIBE THE SUBJECT PROPERTY:

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

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

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

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

6. FLOW CALCULATIONS:

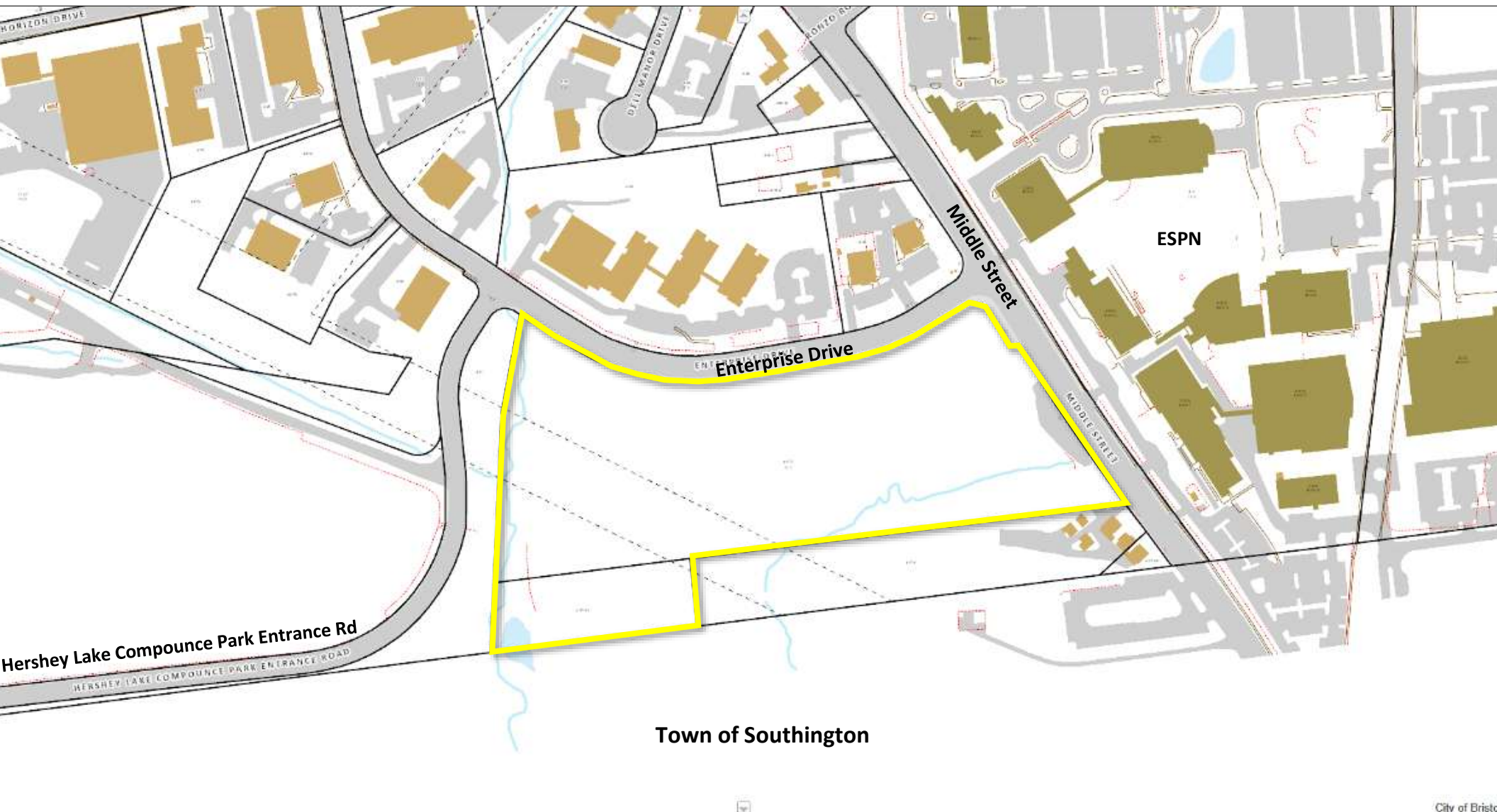
Does a watercourse flow through the subject property?

[] yes [] no

If "yes", see instructions for submission requirements.

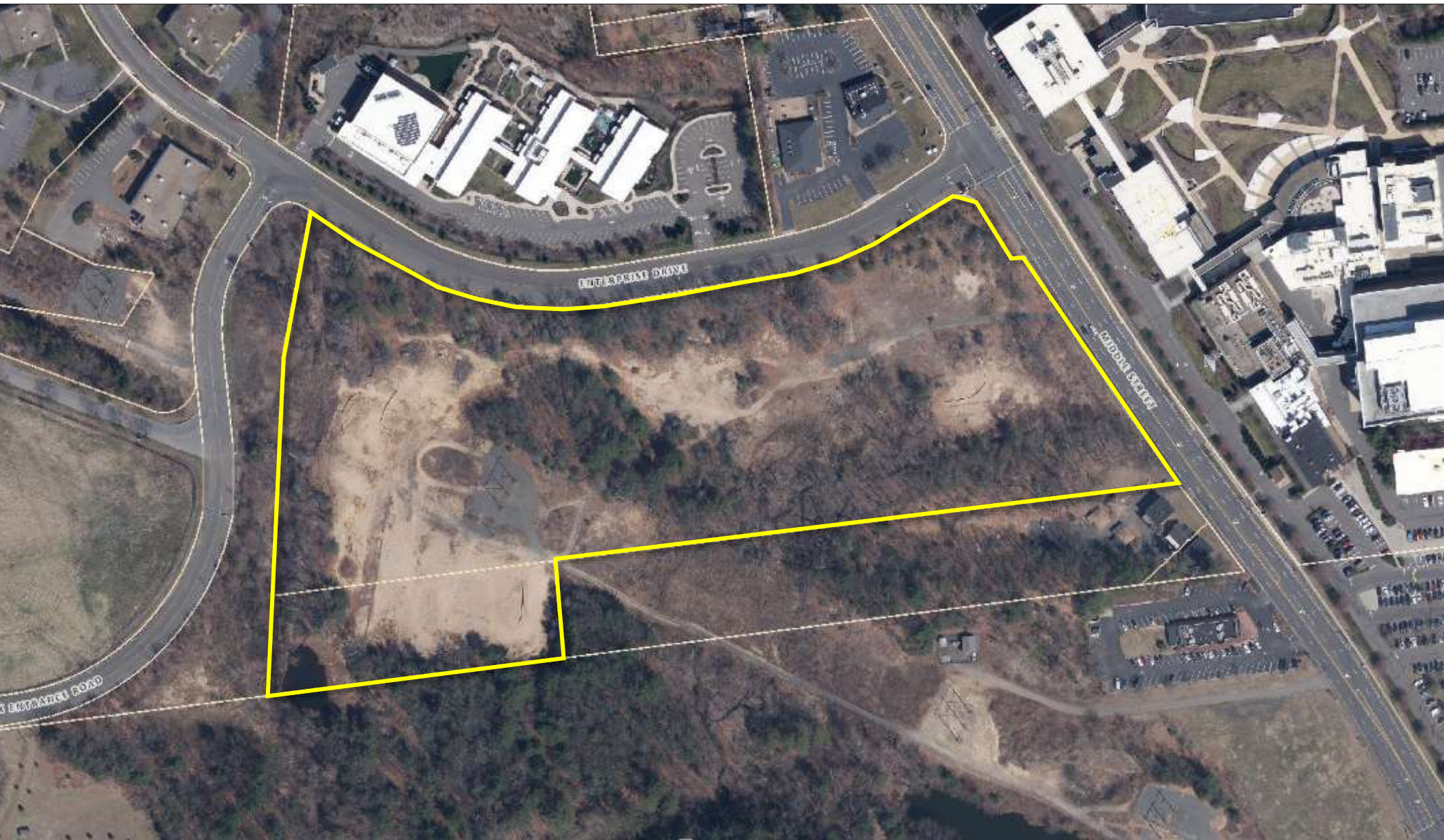
Location Map

894 Middle Street & Map 4, Lot 17-4-1



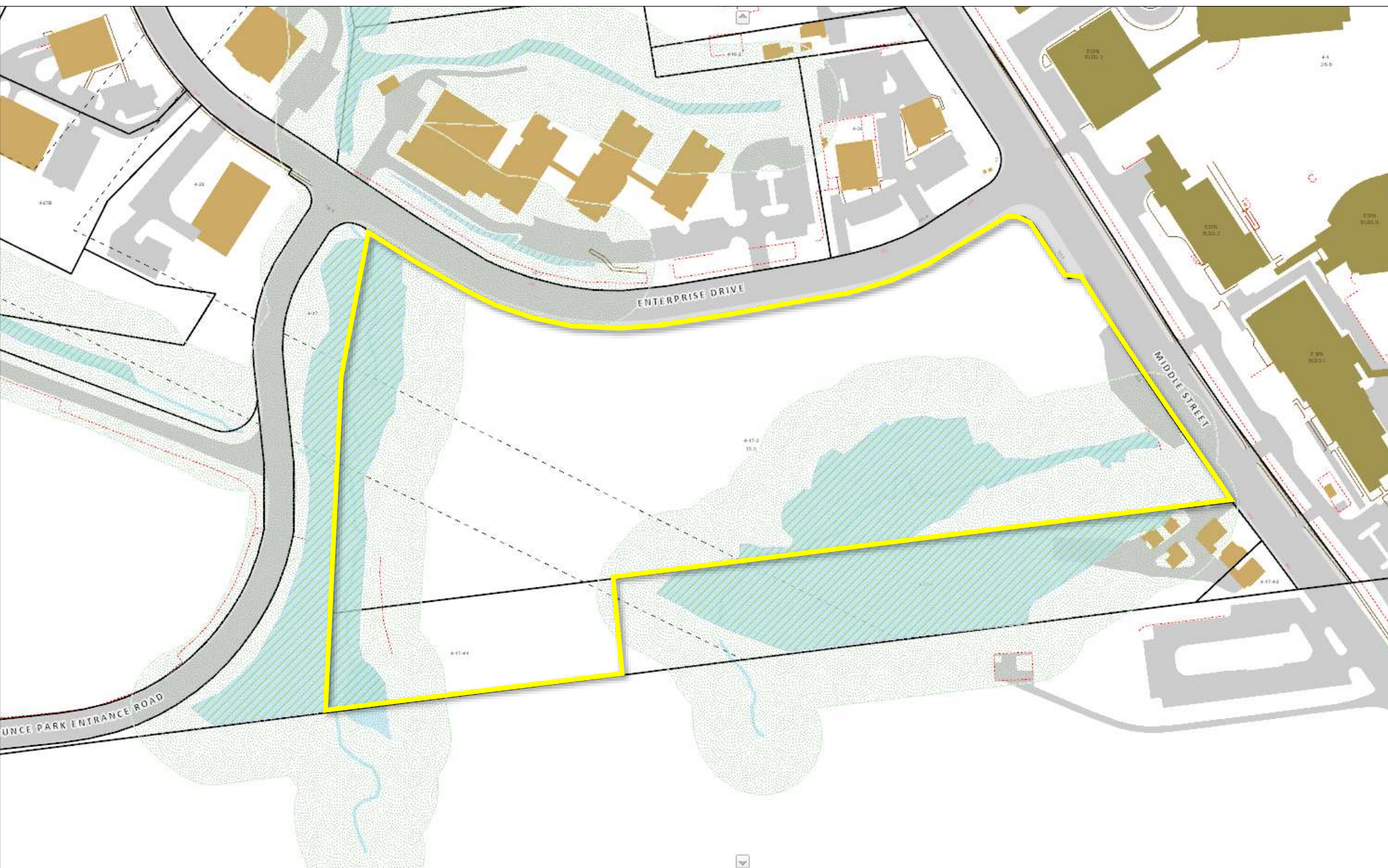
Aerial Map

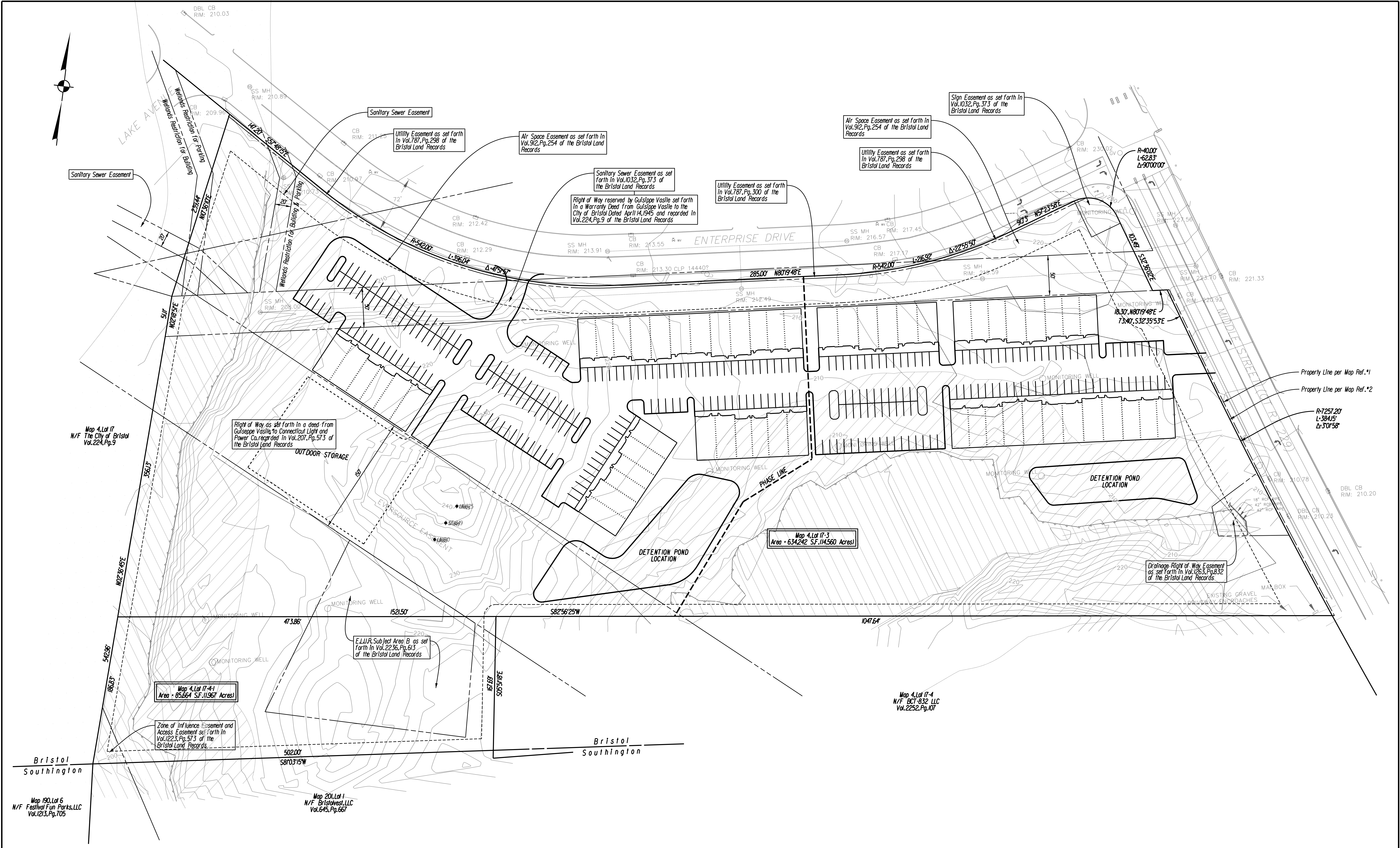
894 Middle Street & Map 4, Lot 17-4-1



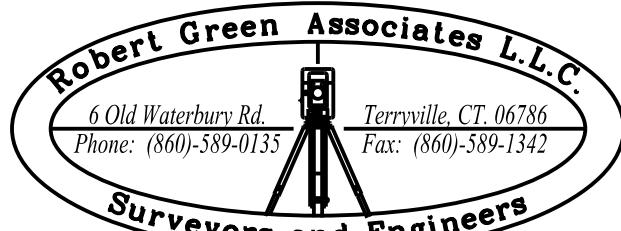
IWWA Map

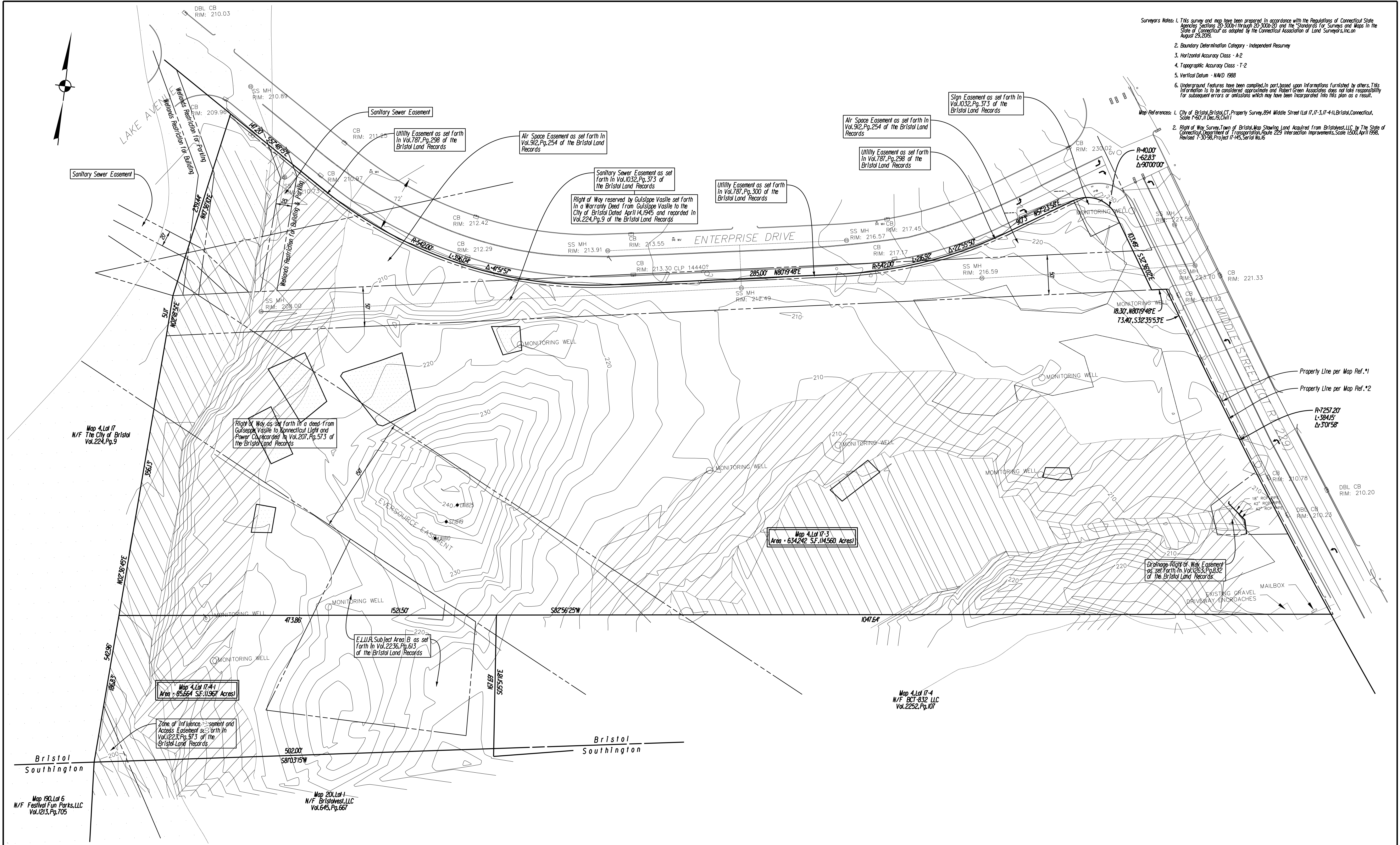
894 Middle Street & Map 4, Lot 17-4-1





			DATE: OCTOBER 23, 2025			PROJECT TITLE: CONCEPT PLAN BRISTOL BUSINESS HUB 894 MIDDLE STREET BRISTOL, CONNECTICUT			ASSessor's MAP LOT: 4 / 17-3 & 4/17-4-1		DRAWING NO.	
			SCALE: SCALE IN FEET 0 50 100						DRAWING TITLE:		SHEET NO.	
REV.	DATE	REVISION DESCRIPTION										





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

2. Boundary Determination Category - Independent Resurvey

3. Horizontal Accuracy Class - A-2

4. Topographic Accuracy Class - T-2

5. Vertical Datum - NAVD 1988

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

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

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

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

SUPPORTING DOCUMENTS

BRISTOL BUSINESS HUB

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

894 MIDDLE STREET

BRISTOL, CONNECTICUT

October 23, 2025

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

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

Project Overview:

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

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

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

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

APPENDICES

Appendix A: Stormsewer Drainage Design and Area Map

Appendix B: Water Quality Flow and Volume Calculations

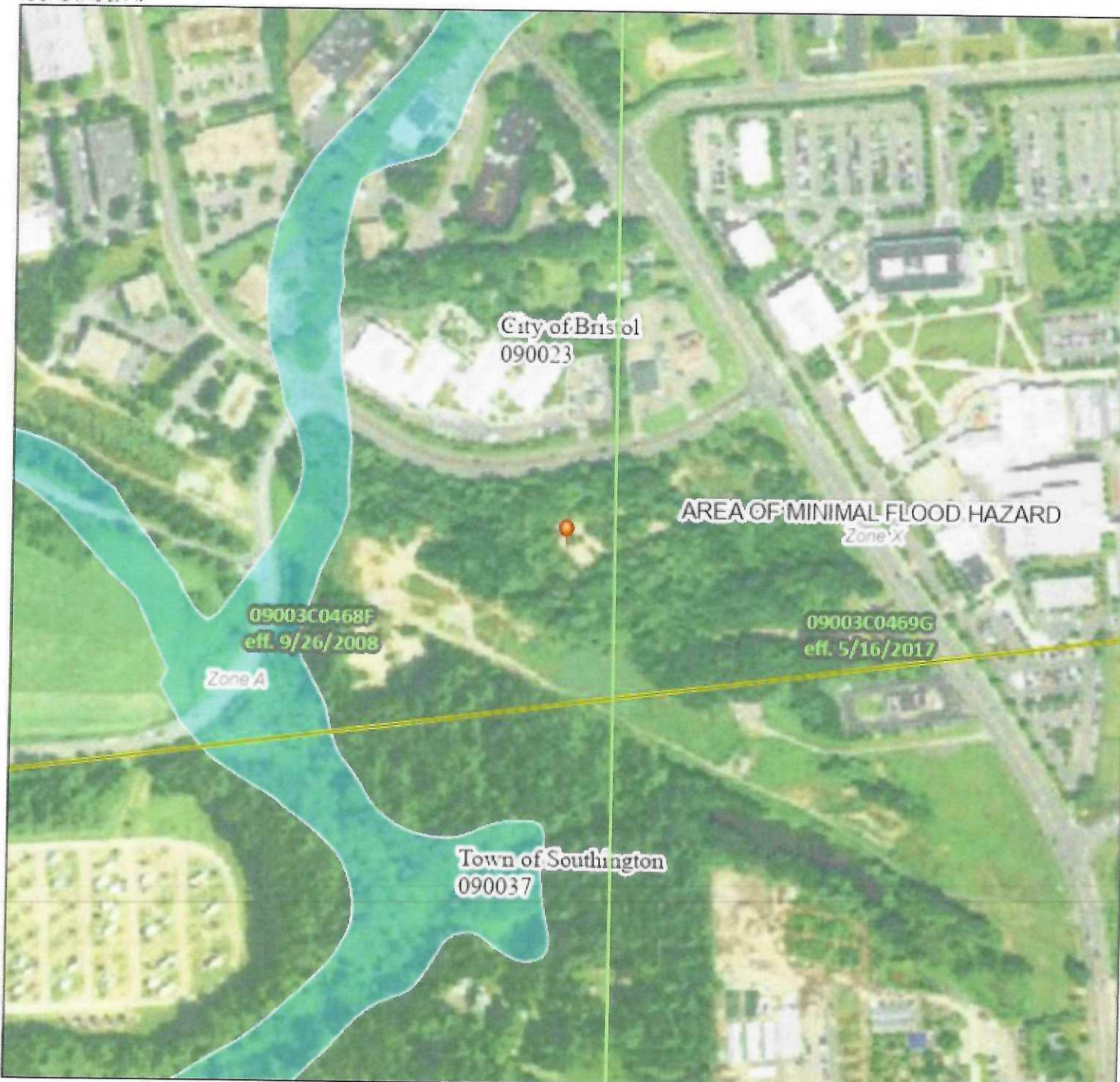
Appendix C: Pre-Post Flow Evaluation and Area Map

Appendix D: FEMA Firmette

Appendix E: Natural Diversity Data Base Sheet

National Flood Hazard Layer FIRMette

72°54'43"W 41°39'7"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AE, AH
- With BFE or Depth Zone AE, AO, AM, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone C

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone X

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

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

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

Natural Diversity Data Base Areas

BRISTOL, CT

June 2025

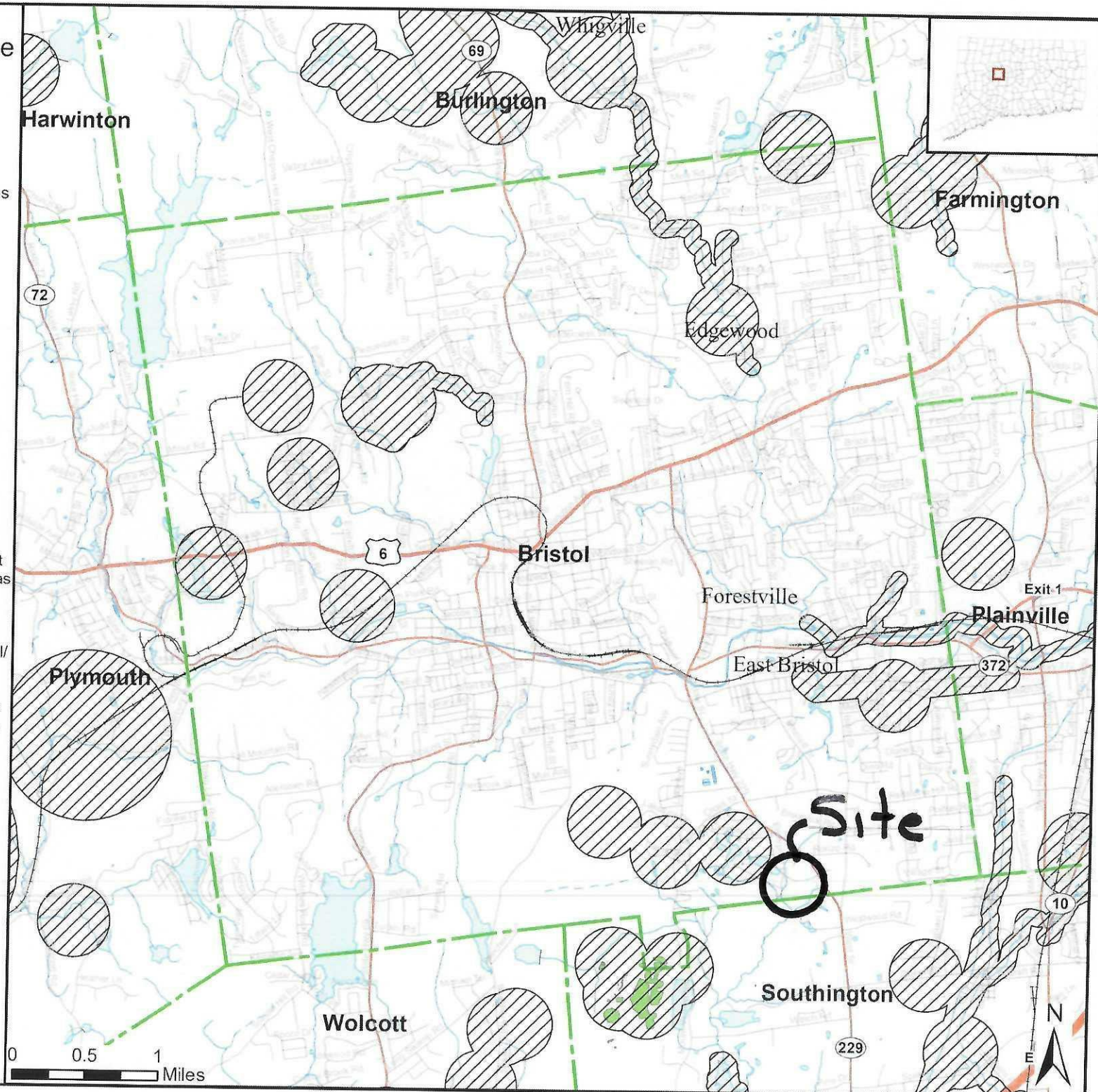
-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

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

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

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

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



10-6-25

To Whom it may
concern,

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

Vre Lagace

SURVEY NOTES:

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

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

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

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

6. Map References:

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

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

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

8. Zone: R-10

9. Owner: Skytop Enterprises, LLC.

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

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

12. Contour interval is 1 foot.

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

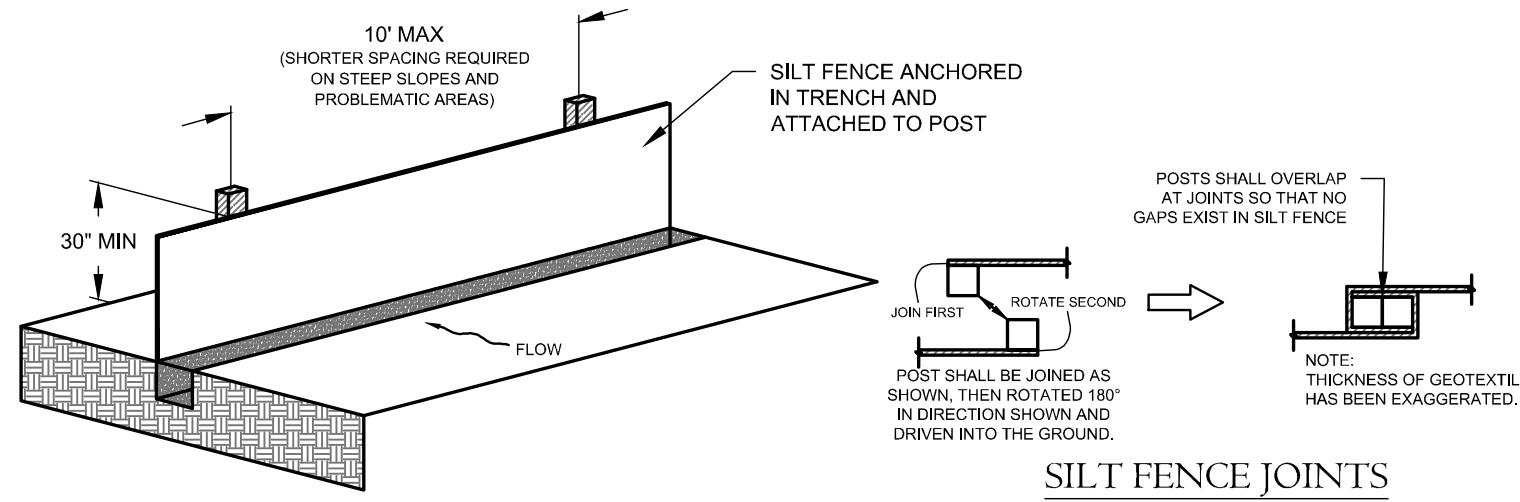
14. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed.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

LEGEND

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

SEED MIX & FABRIC LEGEND

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



SILT FENCE JOINTS

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

SILT FENCE DETAIL

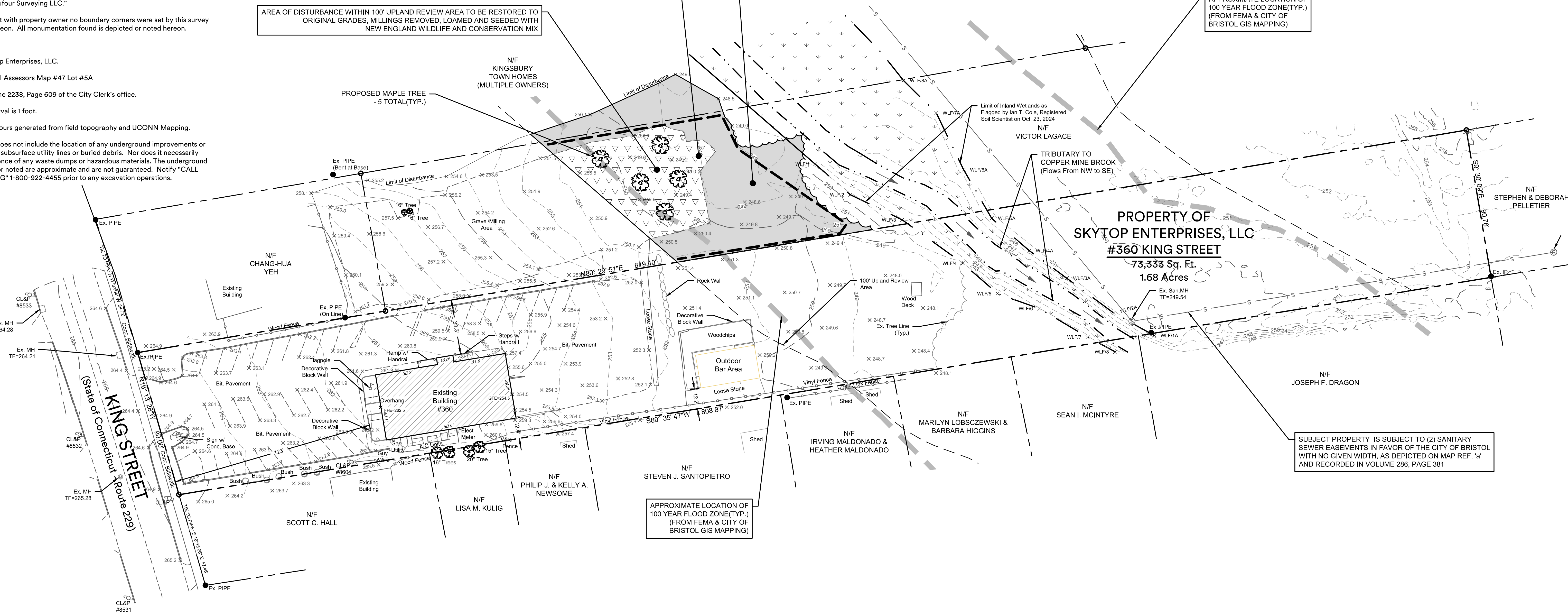
N.T.S.

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

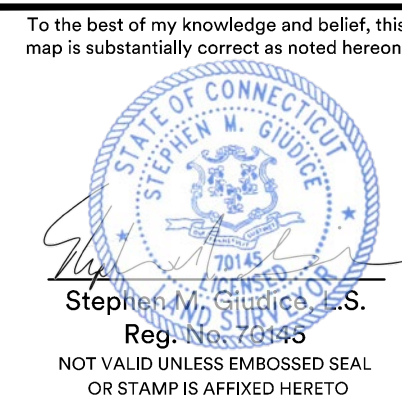
AREA OF DISTURBANCE WITHIN 100' UPLAND REVIEW AREA TO BE
SEEDED WITH NEW ENGLAND EROSION CONTROL/RESTORATION
MIX

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

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

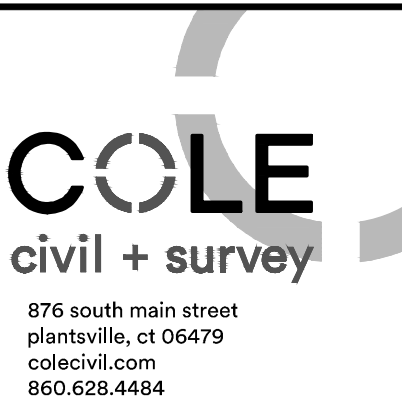


SUBJECT PROPERTY IS SUBJECT TO (2) SANITARY
SEWER EASEMENTS IN FAVOR OF THE CITY OF BRISTOL
WITH NO GIVEN WIDTH, AS DEPICTED ON MAP REF. 'a'
AND RECORDED IN VOLUME 286, PAGE 381



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

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



Sheet #:

S1



March 10, 2025

Skytop Enterprises LLC
359 Broad Street
Bristol, CT 06010

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

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

You are required to take the following actions and repairs.

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

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

Sincerely,

Zachary Norton
Environmental Protection Technician

cc: Inland Wetlands Commission
Environmental Engineer



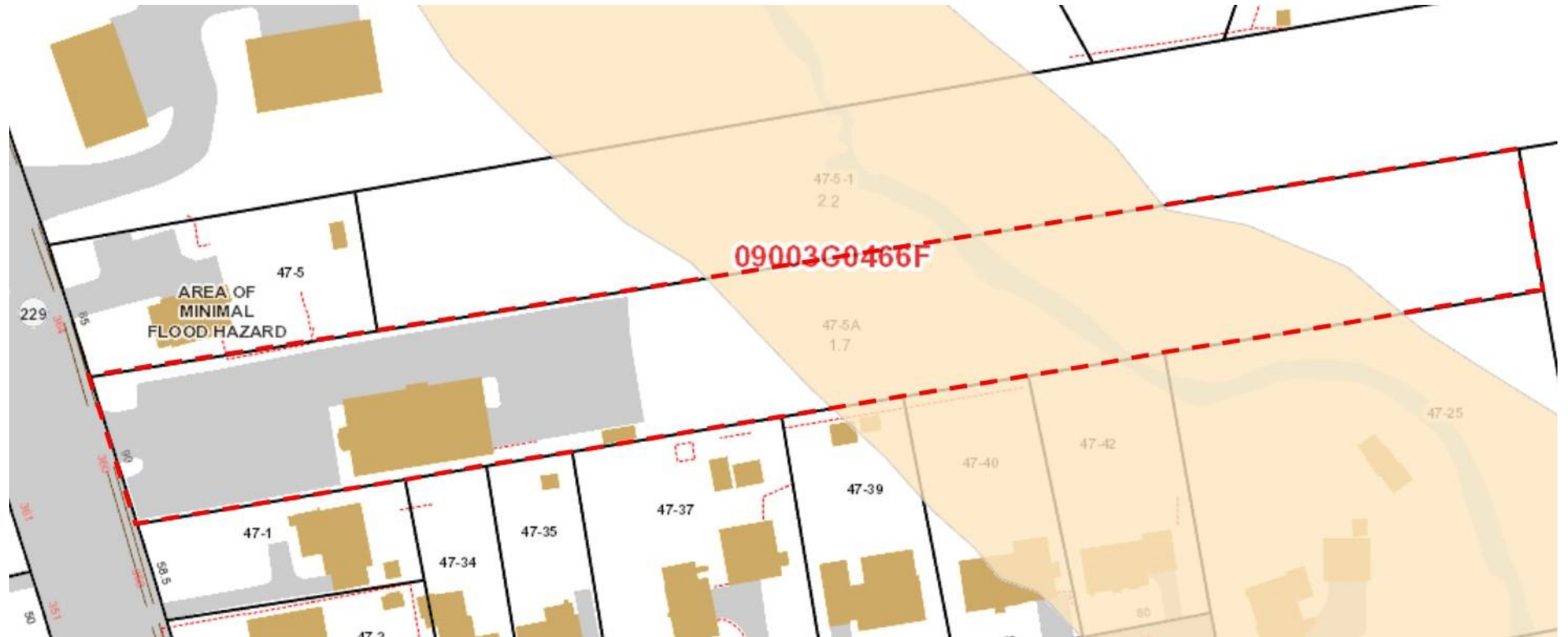




Materials Provided by City Staff

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

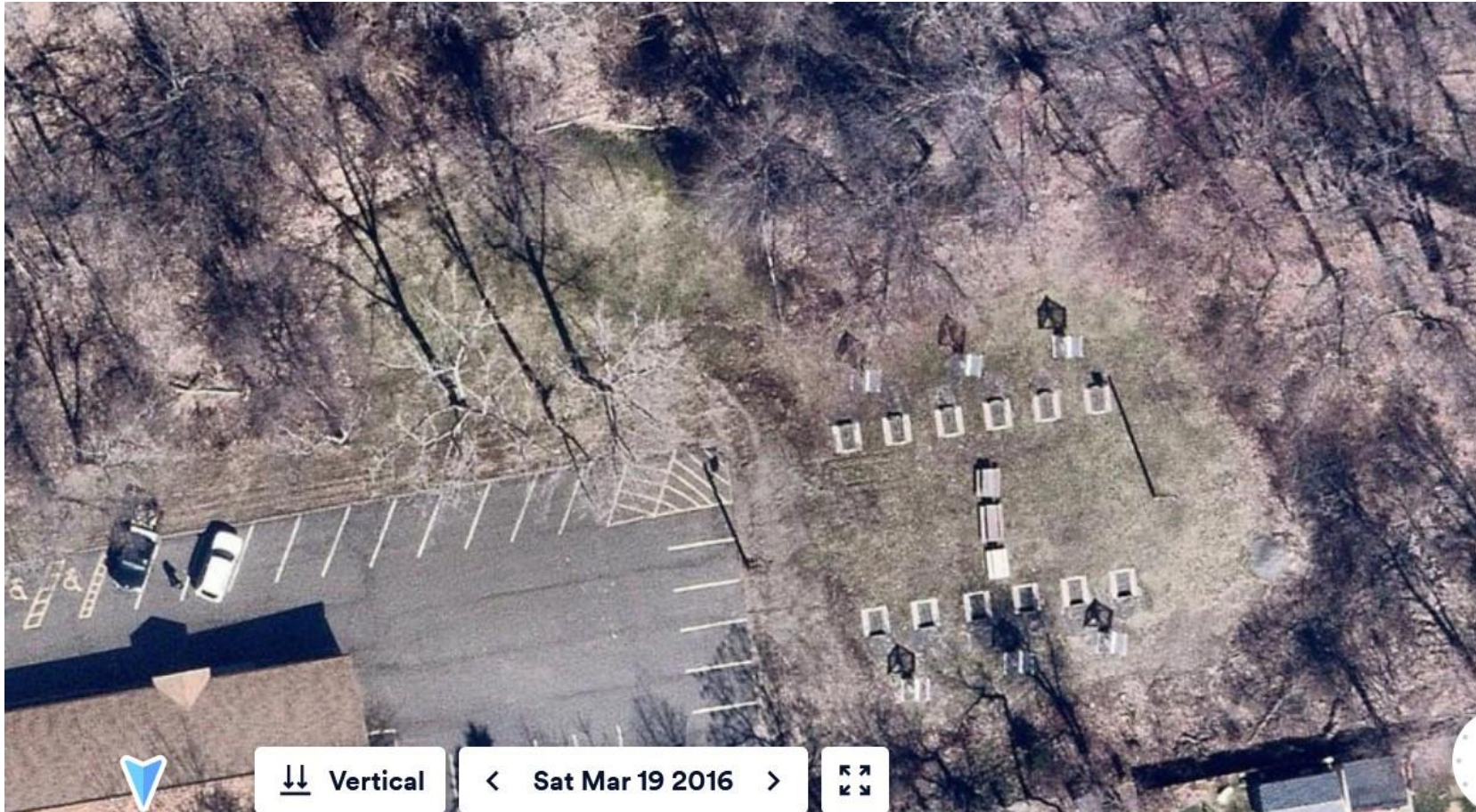
Limits of Flood Plain



Wetlands and Upland Review



Nearmap photo March 2016



Nearmap photo April 2018



Near map photo March 2020



Nearmap photo March 2023



Nearmap photo April 2024



Nearmap Photo April 2025



Materials Provided by Public

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

jason levine <jlevine13@gmail.com>

Wed 3/26/2025 9:12 PM

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

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

To Bristol Building, Zoning, Engineering and Land Use,

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

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

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

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

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

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

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

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

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

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

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

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

• Wetlands Regulations

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

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

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

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

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

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

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

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

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

To the Bristol Zoning and Building Departments,

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

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

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

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

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

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

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

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

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

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

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

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





































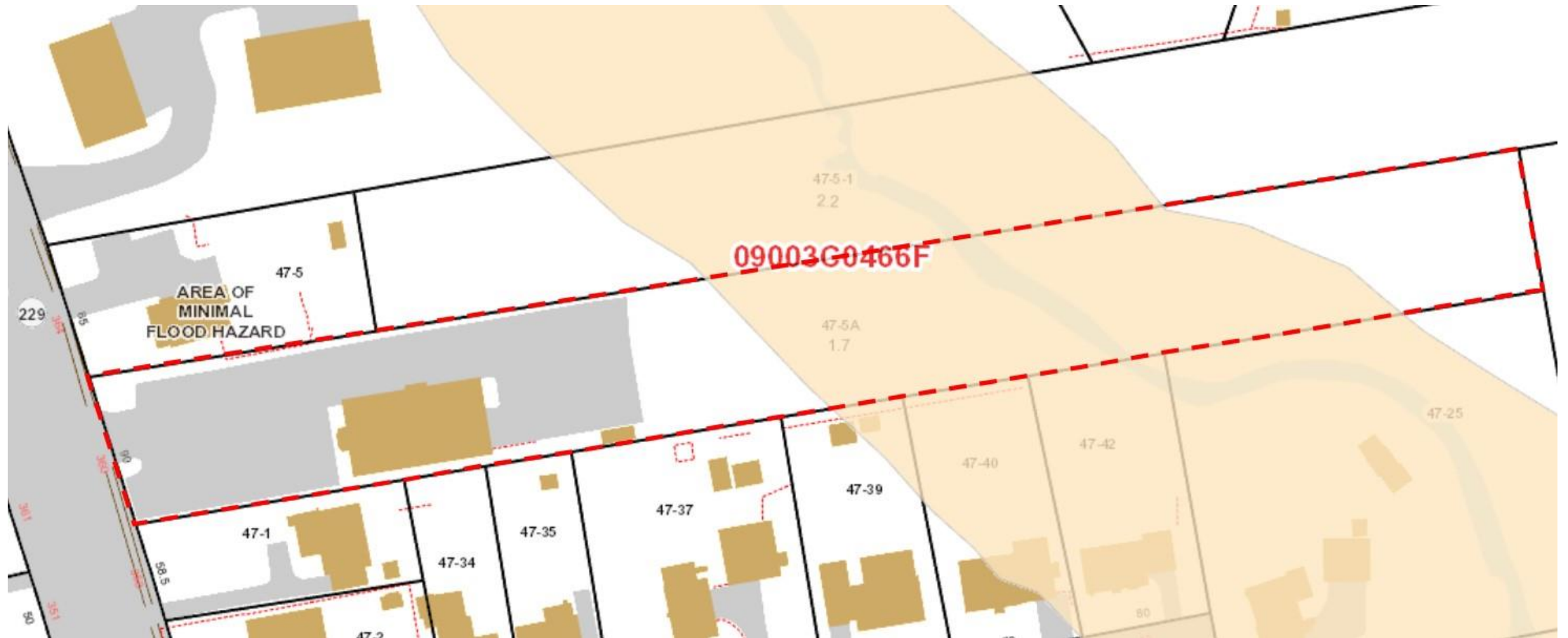






360 King Street Historical Photos
with Wetlands, Upland Review
and Flood Plain
For IWCC Meeting May 5, 2025

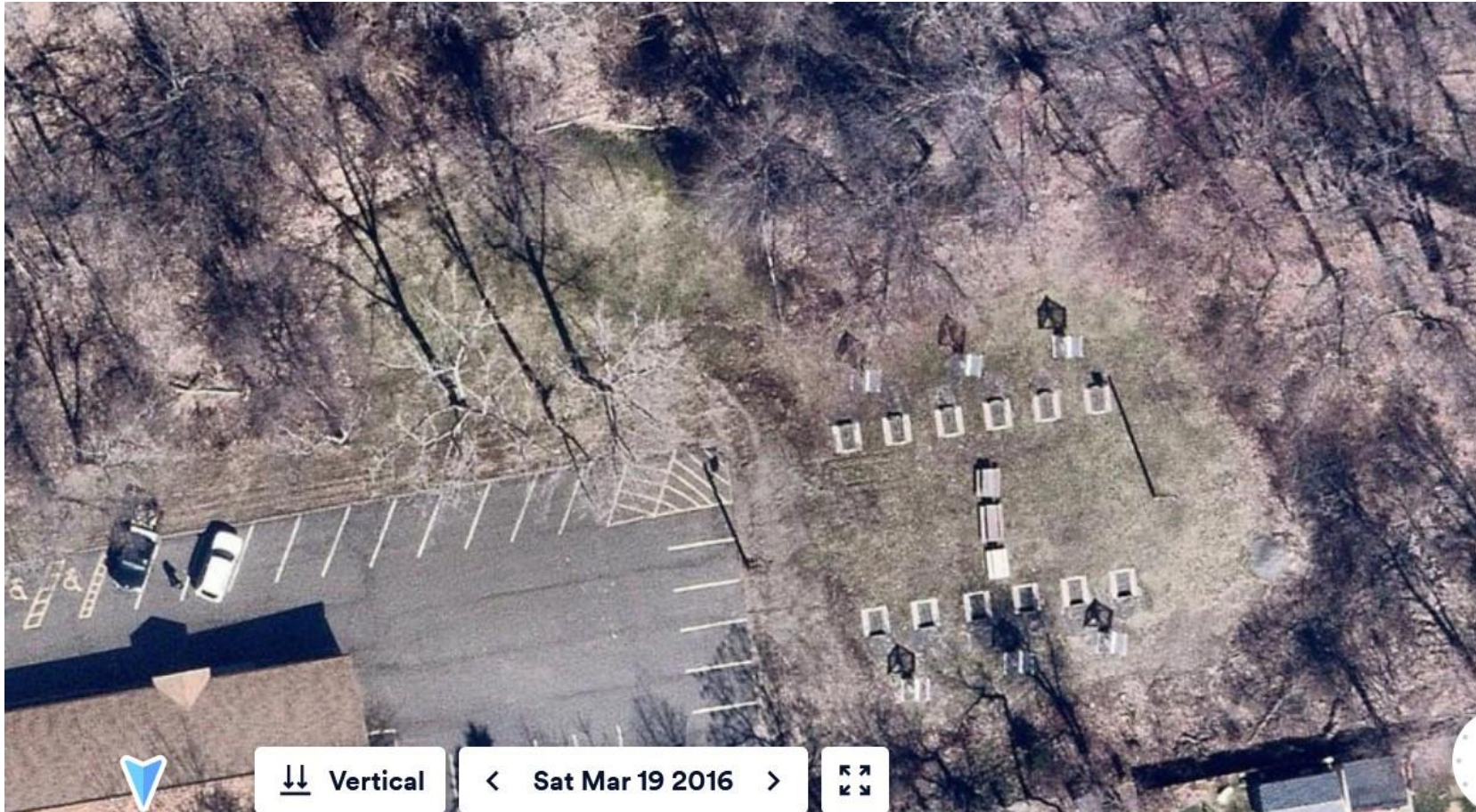
Limits of Flood Plain



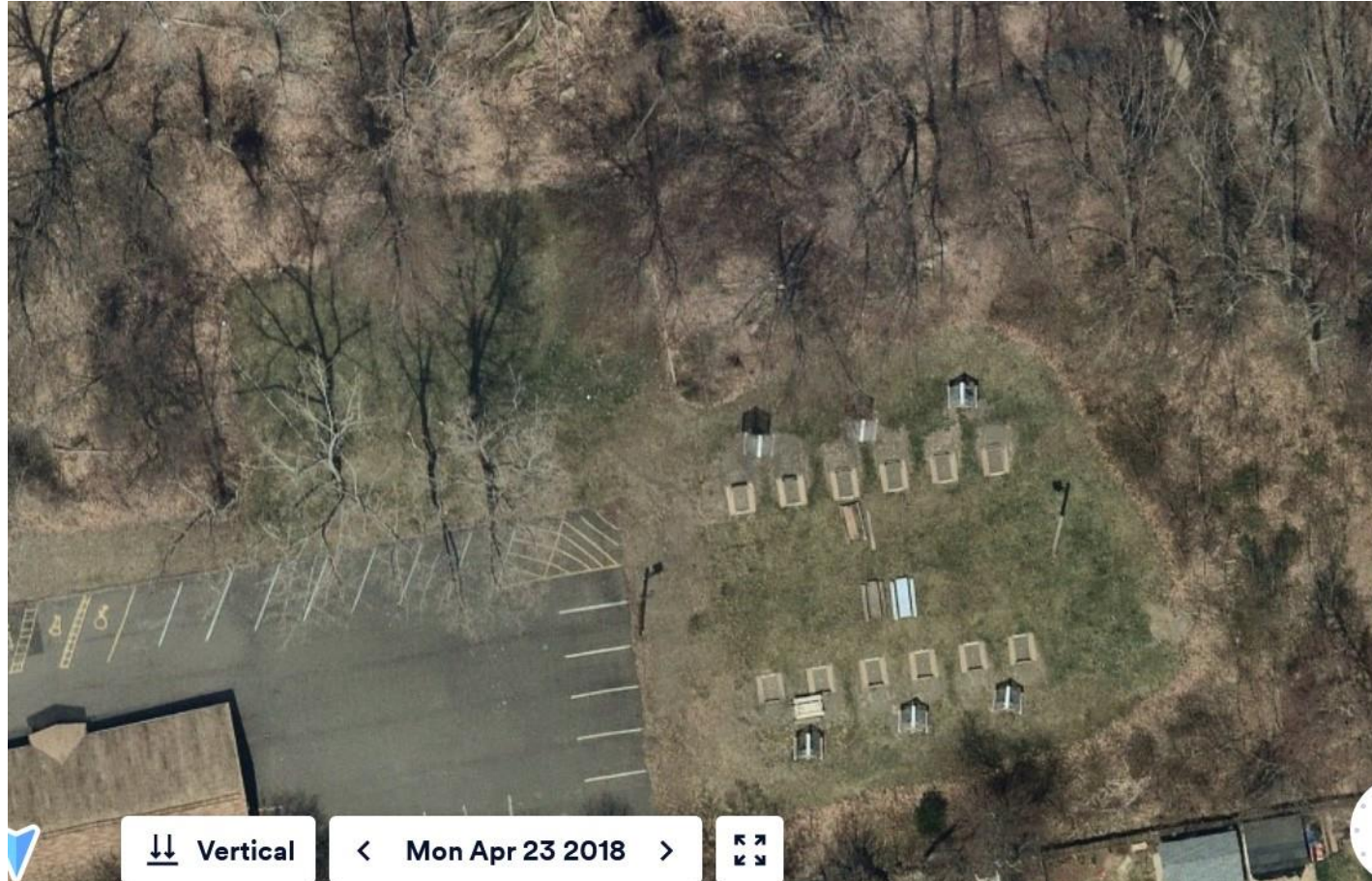
Wetlands and Upland Review



Nearmap photo March 2016



Nearmap photo April 2018



Near map photo March 2020



Nearmap photo March 2023



Nearmap photo April 2024



Nearmap Photo April 2025





City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

November 26, 2025

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	11/6, 11/13, 11/20	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	11/6, 11/13, 11/20	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	11/6, 11/13, 11/20	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	11/5, 11/12, 11/19	Inact
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	11/6, 11/13, 11/20	Expired
#1891	Barnum Road	Clean detention ponds and existing debris piles (20250205)	11/6, 11/13, 11/20	Expired
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	11/6, 11/13, 11/20	Complete
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	11/5, 11/12, 11/19	Expired
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	11/5, 11/12, 11/19	Expired
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	11/5, 11/12, 11/19	Expired
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	11/5, 11/12, 11/19	Expired

No.	Location	Description	Inspection Dates	Status
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	11/6, 11/13, 11/20	Act
#1907	115 Lakewood	Construct 20x40 addition (20251007)	11/6, 11/13, 11/20	Expired
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	11/5, 11/12, 11/19	Act
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	11/5, 11/12, 11/19	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	11/5, 11/12, 11/19	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	11/5, 11/12, 11/19	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	11/5, 11/12, 11/19	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	11/5, 11/12, 11/19	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	11/5, 11/12, 11/19	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	11/5, 11/12, 11/19	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	11/6, 11/13, 11/20	Inact
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	11/5, 11/12, 11/19	Act
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	11/5, 11/12, 11/19	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	11/6, 11/13, 11/20	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	11/5, 11/12, 11/19	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	11/5, 11/12, 11/19	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	11/5, 11/12, 11/19	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	11/5, 11/12, 11/19	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	11/5, 11/12, 11/19	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	11/5, 11/12, 11/19	Inact
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	11/5, 11/12, 11/19	Complete
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	11/6, 11/13, 11/20	Inact

No.	Location	Description	Inspection Dates	Status
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	11/6, 11/13, 11/20	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	11/5, 11/12, 11/19	Complete
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	11/6, 11/13, 11/20	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	11/6, 11/13, 11/20	Inact
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	11/6, 11/13, 11/20	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	11/5, 11/12, 11/19	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	11/6, 11/13, 11/20	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	11/5, 11/12, 11/19	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	11/5, 11/12, 11/19	Inact
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	11/5, 11/12, 11/19	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	11/5, 11/12, 11/19	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	11/6, 11/13, 11/20	Inact
#2004	Mellen Street Bridge	Bridge replacement (20280206)	11/5, 11/12, 11/19	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	11/6, 11/13, 11/20	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	11/5, 11/12, 11/19	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	11/6, 11/13, 11/20	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	11/6, 11/13, 11/20	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	11/5, 11/12, 11/19	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	11/6, 11/13, 11/20	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	11/5, 11/12, 11/19	Act
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	11/5, 11/12, 11/19	Inact
#2018	East Street Bridge	Replacement of Bridge	11/5, 11/12, 11/19	Act

No.	Location	Description	Inspection Dates	Status
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	11/5, 11/12, 11/19	Inact
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	11/5, 11/12, 11/19	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	11/6, 11/13, 11/20	Inact
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	11/5, 11/12, 11/19	Inact
#2029	315-350 Divinity	Replacement of Culvert (10/7/2029)	11/6, 11/13, 11/20	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	11/6, 11/13, 11/20	Inact
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	11/5, 11/12, 11/19	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	11/6, 11/13, 11/20	Act
#2038	632 Village Street	Pool (10/7/2029)	11/5, 11/12, 11/19	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	11/5, 11/12, 11/19	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	11/5, 11/12, 11/19	Inact
#1948	225/247 Park Street	Install pavilion, sidewalks, retaining walls, watercourse stabile (20261006)	11/6, 11/13, 11/20	Act
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	11/5, 11/12, 11/19	Inact
#1947	165 Warner Street	Construct single family home (20211006)	11/5, 11/12, 11/19	Act
#2043	Rockwell Park	Construct 5 Ft ADA Sidewalks	11/6, 11/13, 11/20	Inact
#2044	Davis Drive	Rehab of Road, Sidewalks, and Buildings	11/5, 11/12, 11/19	Inact
#2051	714 Stevens Street	Demo Existing Structure and remove trees (8/25/2030)	11/5, 11/12, 11/19	Inact
#2049	225 East Main	Demo Existing Structure and remove trees (8/25/2030)	11/5, 11/12, 11/19	Act
#2052	Lots 10 & 11 Business Park Dr	Construct Industrial Building And Parking (8/25/2030)	11/5, 11/12, 11/19	Inact
#2053	275 Silo Road	Construct New House (8/25/2030)	11/5, 11/12, 11/19	Inact

SPECIAL INSPECTION:

C. O. INSPECTIONS:

575 Willis Street

1980 Perkins Street

176 Rockwell Ave

NOTICE AND NOTICE OF VIOLATION LETTERS:



City of Bristol

BRISTOL, CONNECTICUT 06010
Inland Wetlands & Watercourses Agency of the
Conservation Commission of the City of Bristol

November 3, 2025

Daniel Velte, Vice President
Little League Baseball, Inc.
P.O. Box 3485
Williamsport, PA 17701

RE: Giamatti Little League

Dear Giamatti Little League Board,

As Chairman of the Bristol Conservation Commission, I am writing to share the Commission's concern regarding vehicle parking along the Mix Street ball field area, particularly in the rear section of the property adjacent to wetlands.

The Commission recognizes and appreciates the important role the Giamatti Little League plays in our community, providing a valuable recreational outlet for youth and families. However, it has come to our attention that parking has periodically extended onto portions of the field that are in close proximity to regulated wetlands. These wetlands serve as a protective buffer to nearby public water supply areas, and vehicle use in this zone poses risks of soil compaction, erosion, and potential runoff of pollutants into sensitive areas.

While the Conservation Commission does not exercise direct regulatory authority over this property, we have a responsibility to identify and raise awareness of activities that may inadvertently impact protected natural resources. We therefore ask that the League take steps to discourage and prevent parking in the rear area of the Mix Street field, and to confine vehicle access to established, upland parking areas.

We would be happy to meet or correspond further to discuss ways the Commission might assist—such as signage, barrier placement, or outreach—to help safeguard these wetlands while supporting continued enjoyment of the fields.

Thank you for your attention to this matter and for your ongoing contributions to our community.

Sincerely,

Zachary Fisk
Chairman, Bristol Conservation Commission

Cc: Daniel Velte, Vice President (via e-mail)
Aaron Weber, East Region Director (via e-mail)
Amy Petras, Executive Director, Farmington River Watershed Association (via e-mail)