



City of Bristol  
Aquifer Protection Agency

SPECIAL MEETING — MONDAY, DECEMBER 8, 2025  
BRISTOL CITY HALL — CITY COUNCIL CHAMBERS — FIRST FLOOR  
111 NORTH MAIN STREET  
6:30 P.M.

**INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:**

**Zoom Meeting link:**

<https://bristolct-gov.zoom.us/j/83519190833?pwd=Vacf2ofX82Se7xTfBupL5qdxbK2ehZ.1>

**Meeting ID:**

835 1919 0833

**Meeting Passcode:**

123456

**Join by phone**

1-929-205-6099

**AGENDA**

1. Call to Order
2. Public Participation
3. Approval of Minutes
  - a. Special Meeting - October 20, 2025
4. New Business
  - a. Application #APA3-2511-01 – Request for renewal of registration for the following existing regulated activities: 1. Underground storage of oil, petroleum, or hazardous material; underground transmission of oil, petroleum, or hazardous material and 2. Dispensing of oil or petroleum for the purpose of retail, wholesale or fleet use at Fas Mart Store No. 300; 1053 Farmington Avenue; Map 53, Lot 142; BG (General Business) zone. GPM Investments (Amanda Gapski) registrant; Fas Mart No. 300, station operator.
5. Communications
6. Adjournment



**BRISTOL AQUIFER PROTECTION AGENCY  
MINUTES  
SPECIAL MEETING OF MONDAY OCTOBER 20, 2025  
DRAFT MINUTES**

By: David White, Chairman

Time: 9:38 PM

Place: Room 3-1, Third Floor, City Hall

**ROLL CALL:**

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

## 1. Call to Order

Per the order of Chairman White called the meeting to order at 9:38 P.M. following the conclusion of the Zoning Commission regular meeting.

## 3. New Business

- a. APA3-2510-01 – Request for renewal of registration for the following existing regulated activity: 1. Repair or maintenance of vehicles; repair or maintenance of internal combustion engines of vehicles (including boats, snow blowers, and lawnmowers) at 881 Farmington Avenue.; Map 53, Lot 1; BG (General Business) zone. 881 Farmington Avenue Associates Corp., registrant.

The Agency acknowledged receipt of the following items in their electronic packets: a map entitled "*Attachment A, Facility Boundary Map, (business/applicant), (address), Bristol, CT;*" an electronic mail, dated 2021, from (name), regarding Aquifer Protection Agency, (address); a plan entitled "*Materials Management Plan, (business/applicant), PIN 1031011/000531, (address), Bristol, CT 06010, Prepared by (Name), (address), Original Date of Plan: (date); Last Revision Date: (date) 2021.*"

Chairman White designated himself, regular Agency Members Harlow, Goodwin, Mangiafico and LaFreniere to vote on Application #APA3-2510-01.

Robert Flanagan, City Planner, reviewed the APA application and materials and introduced Mr. Jonas Lima who is the property owner's representative for 881 Farmington Avenue Associates Corporation, and Mr. Mohammed Aziz, who is the operator of the business. There was a 2024 transfer of the permit. There is no underground oil stored on site. Mr. Aziz who is an operator of the site stated things have been going very well and nothing on the site has changed.

Mr. Flanagan stated he drove by the site recently and the applicant was operating according to the plans. He sees no issues with this renewal and would recommend approval.

**MOTION:** I move that the Bristol Aquifer Protection Agency accept the renewal registration APA3-2510-01 for the following facility in the "Upper White's Bridge/Lower White's Bridge/Mix Street" Aquifer Protection Area as complete, in accordance with Section 8 of the City of Bristol's Aquifer Protection Area Regulations and the following stipulations:

1. Repair or maintenance of vehicles; repair or maintenance of internal combustion engines of vehicles (including boats, snow blowers, and lawnmowers).

By: Goodwin

Seconded: Harlow

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

Against: None.

Abstained: None.

The registration is accepted.

Mr. Flanagan reminded the applicant that the certificate should be displayed at the front counter of their business.

#### 4. Communications

#### 2. Approval of Minutes

##### a. Special Meeting - September 15, 2025

**MOTION:** To approve the Special Meeting minutes of September 15, 2025.

By: Goodwin

Seconded: Harlow

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

Against: None.

Abstained: None.

#### 5. Adjournment

Chairman White designated himself, regular Agency Members Harlow, Goodwin, LaFreniere with alternate Agency Members DeRoehn, Mangiafico and Caruso to vote on the adjournment.

**MOTION:** Move to adjourn at 9:45 P.M.

By: Goodwin

Seconded: Harlow

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Andrew Armstrong  
Assistant City Planner

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David White, Chairman

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Richard Goodwin, Secretary

# Registration Form for Regulated Activities in an Aquifer Protection Area City of Bristol CT Aquifer Protection Area Program

|                        |                     |
|------------------------|---------------------|
| <b>AGENCY USE ONLY</b> |                     |
| APA Name               | <u>UWB/LWB/MS</u>   |
| Registration No.       | <u>APA3-2511-01</u> |
| Date of Receipt        | <u>11-25-2025</u>   |

This form must be used to register regulated activities in Aquifer Protection Areas within the City of Bristol in accordance with Section 8.01 of the Bristol Aquifer Protection Area Regulations. Before filling out the form, please carefully review it in its entirety.

A fee of \$100 must be submitted with this form. A registration shall not be deemed complete and no activity shall be considered registered unless the fee has been paid in full. The fee is non-refundable and shall be paid by cash or check to the City of Bristol.

## Part I: Facility Information

|                                    |                                                      |
|------------------------------------|------------------------------------------------------|
| Name of Company/Business/Facility: | <u>Fas Mart Store No. 300 - GPM Investments, LLC</u> |
| Street Address/Location:           | <u>1053 Farmington Avenue, Bristol, CT 06010</u>     |
| Assessor's Map No.:                | <u>53</u>                                            |
| Assessor's Lot No(s):              | <u>142</u>                                           |

## Part II: Type of Registration

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <p>This registration is (check all that apply):</p> <p><input type="checkbox"/> a new registration</p> <p><input checked="" type="checkbox"/> a renewal of an existing registration</p> <p><input type="checkbox"/> a modification of an existing registration</p> <p><input type="checkbox"/> for a regulated activity that has been inactive within the past five years</p> <p><input type="checkbox"/> for a contiguous property leased, owned, or under option to purchase</p> | <p>Indicate any previous or existing aquifer protection registration numbers:</p> <p><u>APA1-1508-01</u></p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|

## Part III: Registrant Information

|                                                                                                                                       |                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| 1. <b>Registrant(s)</b>                                                                                                               |                                                       |
| Name:                                                                                                                                 | <u>Amanda Gapski</u>                                  |
| Title:                                                                                                                                | <u>Sr. Director of Environmental</u>                  |
| Mailing Address:                                                                                                                      | <u>8565 Magellan Pkwy Suite 400</u>                   |
| City/Town:                                                                                                                            | <u>Richmond</u>                                       |
| State:                                                                                                                                | <u>VA</u>                                             |
| Zip Code:                                                                                                                             | <u>23227</u>                                          |
| Business Phone:                                                                                                                       | <u>804-730-1568 EXT 1208</u>                          |
| Fax No.:                                                                                                                              | <u></u>                                               |
| E-mail Address:                                                                                                                       | <u>environmental@gpminvestments.com</u>               |
| Registrant's interest in property or facility at which the regulated activity is located (check all that apply):                      |                                                       |
| <input type="checkbox"/> property owner                                                                                               | <input type="checkbox"/> option holder                |
| <input type="checkbox"/> lessee/tenant                                                                                                | <input type="checkbox"/> facility owner               |
| <input type="checkbox"/> easement holder                                                                                              | <input checked="" type="checkbox"/> facility operator |
| <input type="checkbox"/> other (specify): <u></u>                                                                                     |                                                       |
| Name of Company/Business/Facility:                                                                                                    | <u>GPM Investments</u>                                |
| If there are additional Registrants, attach additional sheet(s) with the required information and check here <input type="checkbox"/> |                                                       |

**Part III: Registrant Information (cont'd)**

**2. Primary Contact Person for Agency correspondence and inquiries, if different from the Registrant**

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Fax No.: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**3. Attorney or other representative, if applicable:**

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Fax No.: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**4. Facility Operator, if different from the Registrant:**

Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Fax No.: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**5. Facility Owner, if different from the Registrant:**

Name: Getty Leasing, Inc.

Contact Person: Brad Fisher Title: Director of Environmental

Mailing Address: 292 Madison Avenue, Floor 9

City/Town: New York State: NY Zip Code: 10017

Business Phone: 646-349-0573 Fax No.: \_\_\_\_\_

E-mail Address: bfisher@gettyrealty.com

**6. Engineer(s) or other consultant(s) employed or retained to prepare the registration, the materials management plan, and/or the stormwater management plan.**

Name: Crawford Environmental Services

Contact Person: Dan Fisher Title: Operations Manager

Mailing Address: 1701 Shenandoah Avenue, NW

City/Town: Roanoke State: VA Zip Code: 24017

Business Phone: 540-798-5068 Fax No.: 540-343-6259

E-mail Address: dfisher@crawfordenvironmental.com

Services Provided: Consulting

*If additional sheets are necessary, attach them to this form and check here* ☐

**Part IV: Activity Information**

Check all regulated activities being registered. (For a full description of each regulated activity, see Section 2 of the Bristol Aquifer Protection Area Regulations.)

- ☒ Underground storage of oil, petroleum, or hazardous material; underground transmission of oil, petroleum, or hazardous material
- ☒ Dispensing of oil or petroleum for the purpose of retail, wholesale or fleet use
- ☐ On-site storage of hazardous materials for the purpose of wholesale sale
- ☐ Repair or maintenance of vehicles; repair or maintenance of internal combustion engines of vehicles (including boats, snow blowers, and lawnmowers)
- ☐ Salvage operations of metal or vehicle parts
- ☐ Wastewater discharges to ground water other than domestic sewage and stormwater
- ☐ Car or truck washing
- ☐ Production or refining of chemicals
- ☐ Clothes cleaning service (dry cleaner); cloth cleaning service
- ☐ Industrial laundry service
- ☐ Generation of electrical power by means of fossil fuels (e.g., power plants)
- ☐ Production of electronic boards, electrical components, or other electrical equipment
- ☐ Embalming or crematory services
- ☐ Furniture stripping operations
- ☐ Furniture finishing operations
- ☐ Storage, treatment or disposal of hazardous waste under a RCRA permit
- ☐ Biological or chemical testing, analysis or research
- ☐ Pest control services which involve the storage, mixing, or loading of pesticides or other hazardous materials
- ☐ Photographic finishing
- ☐ Production or fabrication of metal products, including metal cleaning or degreasing with industrial solvents, metal plating, or metal etching
- ☐ Printing, plate making, lithography, photoengraving, or gravure
- ☐ Accumulation or storage of waste oil, anti-freeze or spent lead-acid batteries as part of a recycling facility under a state DEEP General Permit
- ☐ Production of rubber, resin cements, elastomers or plastic
- ☐ Storage of de-icing chemicals for retail sale or for de-icing parking lots, access drives, etc.
- ☐ Accumulation, storage, handling, recycling, disposal, reduction, processing, burning, transfer or composting of solid waste under a state DEEP permit (solid waste facility, landfill, transfer station, composting facility, processing center)
- ☐ Dyeing, coating or printing of textiles; tanning or finishing of leather
- ☐ Production of wood veneer, plywood, reconstituted wood or pressure-treated wood
- ☐ Pulp production processes that involve bleaching

**Part V: Certification of Compliance with Best Management Practices**

"I hereby certify that the subject facility is in compliance with Best Management Practices for regulated activities as set forth in Section 12 of the Bristol Aquifer Protection Area Regulations. I have checked the box by each of the following statements as verification that the subject facility is in compliance with all applicable best management practices."

- ☐ Any above-ground storage of hazardous materials is in compliance with the provisions of Section 12.01(1) of the Bristol Aquifer Protection Area Regulations.
- ☐ The number of underground storage tanks used to store hazardous materials, if any, shall not be increased.
- ☐ Any underground storage tanks used to store hazardous materials shall not be replaced except in accordance with the provisions of Section 12.01(3) of the Bristol Aquifer Protection Area Regulations.
- ☐ Devices which allow the release of wastewaters to the ground shall not be used except in accordance with Section 12.01(4) of the Bristol Aquifer Protection Area Regulations.
- ☐ A Materials Management Plan for each regulated activity has been developed and implemented in accordance with Section 13 of the Bristol Aquifer Protection Area Regulations.

Amanda Gapksi

Registrant's Signature

11/24/25

Date

Amanda Gapksi

Registrant's Name (print or type)

Sr. Director of Environmental

Title (if applicable)

Facility Operator's Signature (if other than Registrant)

Date

Facility Operator's Name (print or type)

Title (if applicable)

**Part VI: Certification of Consent by Property Owner(s)**

The owner(s) of the property on which the facility is located, if different from the Registrant, operator or facility owner, must sign this part, consenting to the filing of this registration form. A registration will be considered incomplete unless the signatures of all property owners have been provided.

"I certify that I am the owner of record of the property on which the subject facility is located and consent to the filing of this registration form." (If more than one owner, attach additional sheets with the information required below for each owner.)

Getty Leasing, Inc.

Name of Property Owner (print or type)

11/24/25

Date

[Signature]  
Authorized Signature

Director of Environmental

Title of Signatory

**SIGN**

### Part VII: Supporting Documents

Check the box next to each attachment being submitted as verification that *all* applicable attachments have been included with this registration form. Label each document as indicated in this part (e.g., Attachment A) and include the facility's address on each document.

☒ **Attachment A:** Facility Boundary Map

A map at a size and scale acceptable to the Agency showing the location and extent of the facility, including all buildings and structures. Acceptable maps include (but are not limited to) the relevant portion of a USGS Topographic Quadrangle Map, a map produced using the city's Geographic Information System, or an up-to-date plot plan.

☒ **Attachment B:** Materials Management Plan

☒ prepared in accordance with the requirements of Section 13.01 of the Bristol Aquifer Protection Area Regulations

☐ prepared in accordance with the requirements of Sections 8.03(2) and 13.02 of the Bristol Aquifer Protection Area Regulations, *if required by the Agency*.

☐ **Attachment C:** Stormwater Management Plan, if required by the Agency.

☐ **Attachment D:** Other documents as may be required by the Agency.

### Part VIII: Certification of Completeness and Accuracy

"I have personally examined and am familiar with the information submitted in this registration and all attachments, and I certify, based upon reasonable investigation, including my inquiry of the individuals responsible for obtaining the information, that the submitted information is true, accurate, and complete to the best of my knowledge and belief.

I understand that any false statement contained in this registration is punishable as a criminal offense under Section 53a-157b of the Connecticut General Statutes and any other applicable law.

I understand that the Agency or its duly authorized agent may periodically inspect the subject facility at reasonable hours.

I certify that this registration is complete and accurate as prescribed by the Agency without alteration of the text."

*Amanda Gapski*

\_\_\_\_\_  
Registrant's Signature

11/24/25

\_\_\_\_\_  
Date

Amanda Gapski

\_\_\_\_\_  
Registrant's Name (print or type)

Sr. Director of Environmental

\_\_\_\_\_  
Title (if applicable)

\_\_\_\_\_  
Facility Operator's Signature (if other than Registrant)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Facility Operator's Name (print or type)

\_\_\_\_\_  
Title (if applicable)

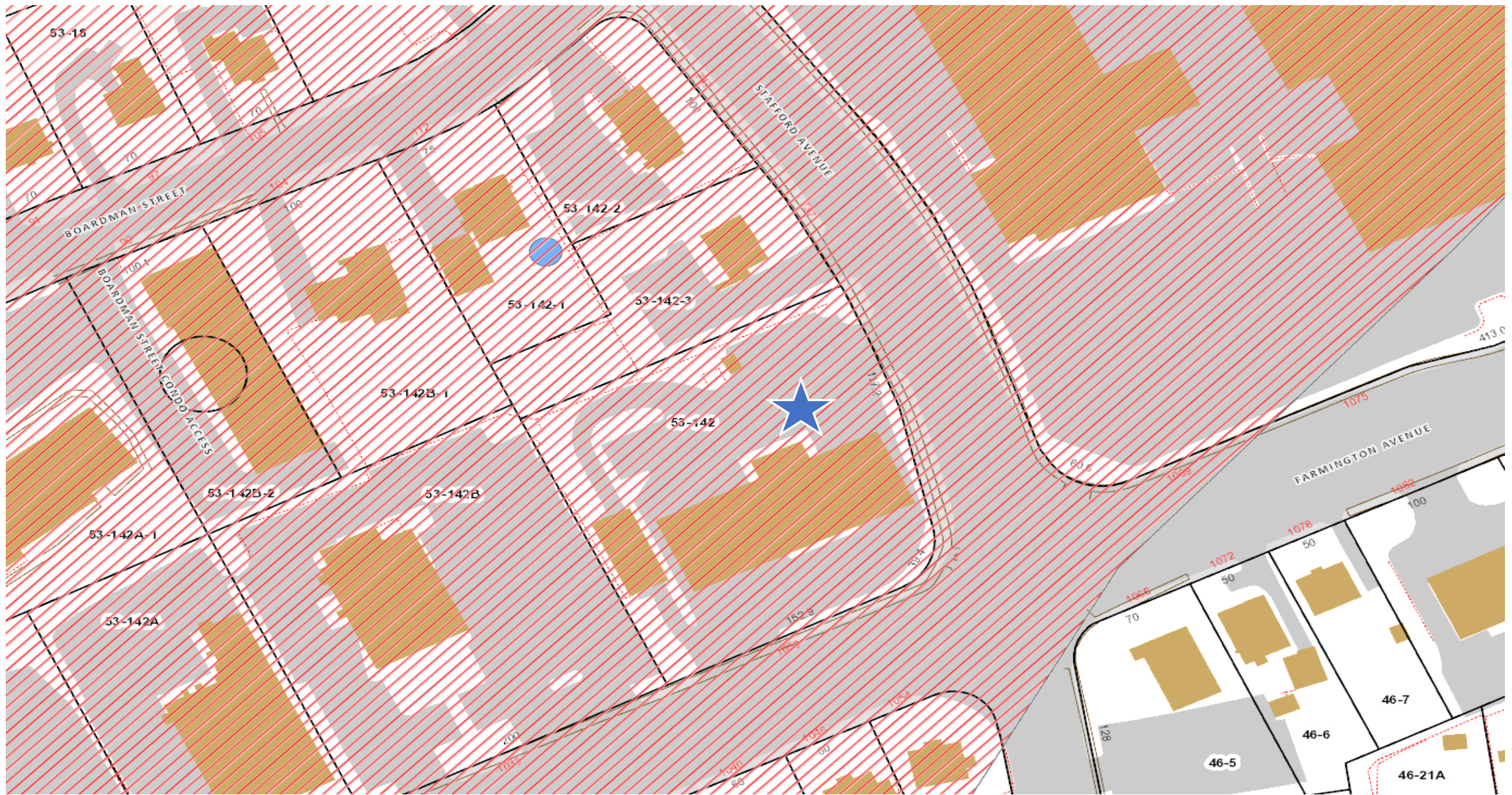
**THIS REGISTRATION FORM, FEE, AND ALL SUPPORTING DOCUMENTS SHALL BE FILED IN PERSON AT:**

City of Bristol Land Use Office  
Public Works Department  
City Hall, 111 North Main Street  
Bristol, CT

**ELECTRONIC OR MAIL SUBMISSIONS WILL NOT BE ACCEPTED – NO EXCEPTIONS!**

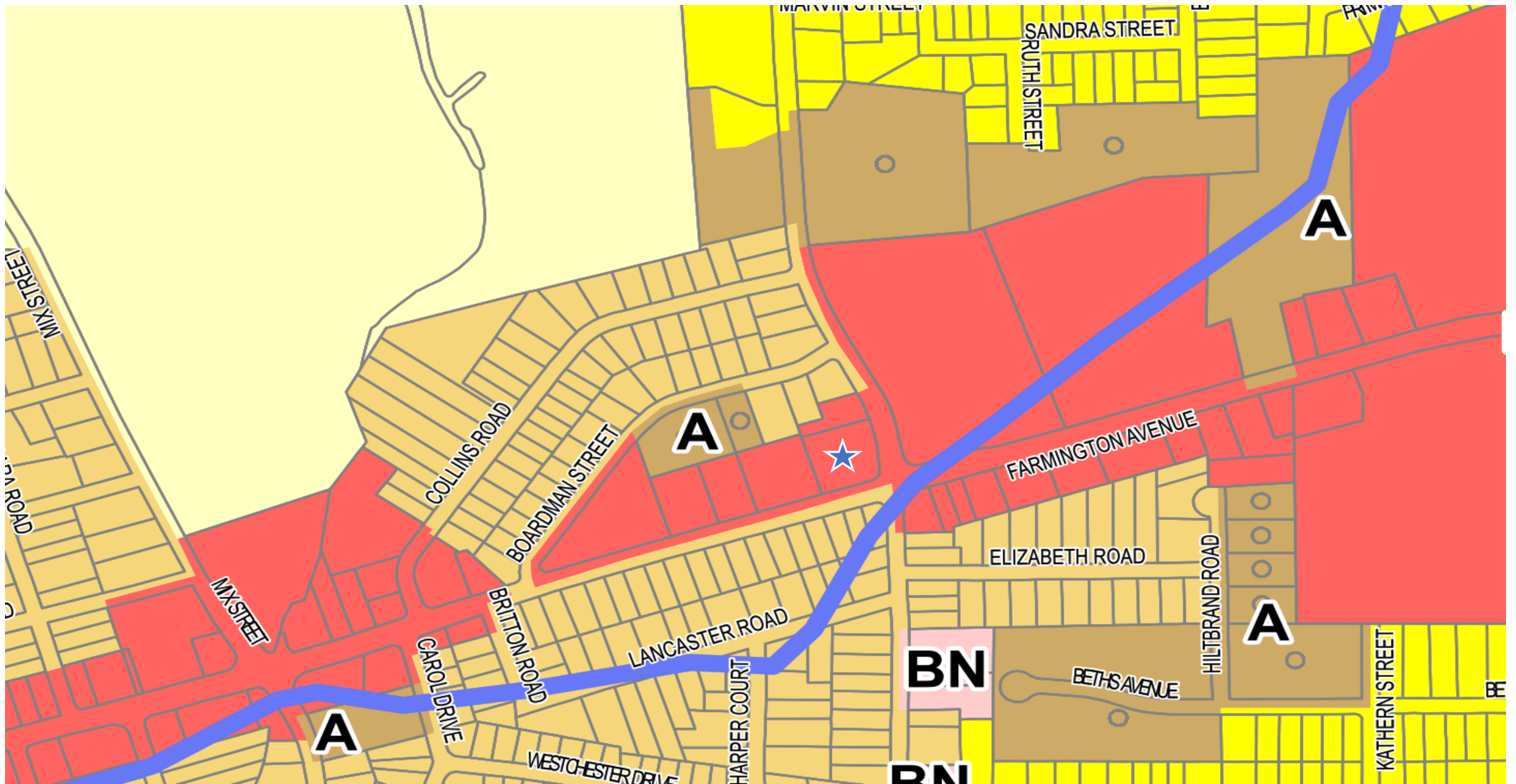


1053 Farmington Avenue – Location  
Map 53 – Lot 142





1053 Farmington Avenue – Floodplain;  
Inland Wetlands and Upland Review  
Map 53 – Lot 142



1053 Farmington Avenue – Zoning  
Map 53 – Lot 142



1053 Farmington Avenue – Topography  
Map 53 – Lot 142



1053 Farmington Avenue – Aerial  
Map 53 – Lot 142

## **MATERIAL MANAGEMENT PLAN**

**FASMART 300**  
**1053 FARMINGTON AVENUE**  
**BRISTOL, CT 06010**  
**NOVEMBER 23, 2025**

**PREPARED BY:**  
**CRAWFORD ENVIRONMENTAL SERVICES, INC.**  
1701 Shenandoah Avenue, NW  
Roanoke, VA 24017  
Phone: 540-343-6256; Fax: 540-343-6259

**PREPARED FOR:**  
**GPM INVESTMENTS, LLC**  
Mr. Rolfe Lann  
Vice President of Environmental  
8565 Magellan Parkway, Suite 400  
Richmond, Virginia 23227

You are required by the Aquifer Protection Area Program to keep your Materials Management Plan on file at your facility and use it to assist you in controlling inventory of hazardous materials, monitoring and inspecting your site operations, responding to an emergency and training employees.

Keep the Plan up to date! By using common sense, good housekeeping and by following your Plan, pollutants that could potentially contaminate ground water can be managed or eliminated without significant cost. Remember, it costs less to keep pollutants out of the ground water than to remediate later!

Below are some phone numbers you may find useful in assembling your Plan.

Aquifer Protection Area Program: 860-424-3020 (for any questions specific to completing the Plan, its format or its contents)

Pollution Prevention: 860-424-3297 (for any question about pollution prevention or best management practices)

Bureau of Materials Management and Compliance Assistance: 860-424-3023 (for any questions about spills, hazardous materials, waste engineering and enforcement)

Wastewater Permitting and Enforcement: 860-424-3018 (for any questions about floor drains or waste water discharges)

Emergency Response and Spill Prevention

Emergency Line: 860-424-3333 OR 860-424-3338 (to report spills)

General Information: 860-424-3024 (for questions on underground storage tanks or spill preparedness)

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# Aquifer Protection Area Materials Management Plan (MMP)

## SECTION 1 – FACILITY AND SITE INFORMATION

### FACILITY INFORMATION

Facility Name: Fas Mart 300 Date of Plan: 11/23/25

Facility Address: 1053 Farmington Avenue, Bristol, CT 06010

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Contact Name: Rolfe Lann

Title: VP of Environmental Phone: 804-730-1568

Type of Business: Retail Petroleum

Standard Industrial Code (SIC) (if known): 5541

Products and Services Produced: Retail petroleum facility with associated convenience store.

### SITE INFORMATION

Property size: 0.87 acres

Number and size of buildings/ storage areas: Building 1 – Mini Mart – 2,072 SF  
Building 2 – Car Wash – 1,248 SF, Building 3 – Gas Canopy 7,280 SF

Number and size of paved surfaces: Asphalt – 28,000 SQFT, Concrete – 4,940 SQFT

Number of employees: 8-9

The Site Map of the Facility is included as Figure 1. The Process Flow Diagram is included as Figure 2.

# **Aquifer Protection Area Materials Management Plan (MMP)**

## **SECTION 1 (CONT.)**

### **SITE MAP**

Attach a site map of the facility and label it "Figure 1".

The following is a list of items that if applicable to your facility should be included on your site map:

- Site boundary
- Outline of buildings, sheds or other storage structures, pavement
- Stormwater structures, controls, and drainage flow direction
- Location of fueling stations
- Location of loading/unloading areas
- Location of wastewater disposal systems- sewer line or septic system
- Location of waste storage and disposal areas including- dumpsters, used oil storage tanks, and other waste storage
- Location of liquid storage areas including- underground and above ground storage tanks, and their filling and discharging or distribution lines
- Location of any other outdoor structures or processing service areas that may impact groundwater or have materials exposed to precipitation

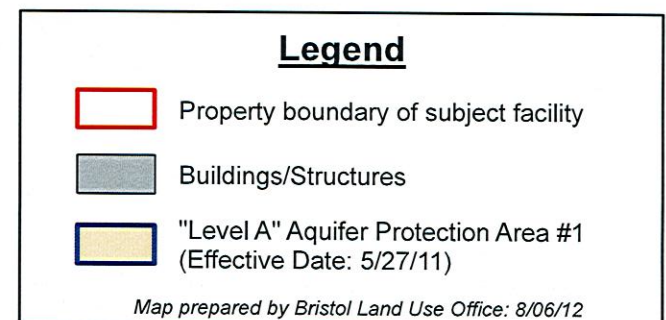
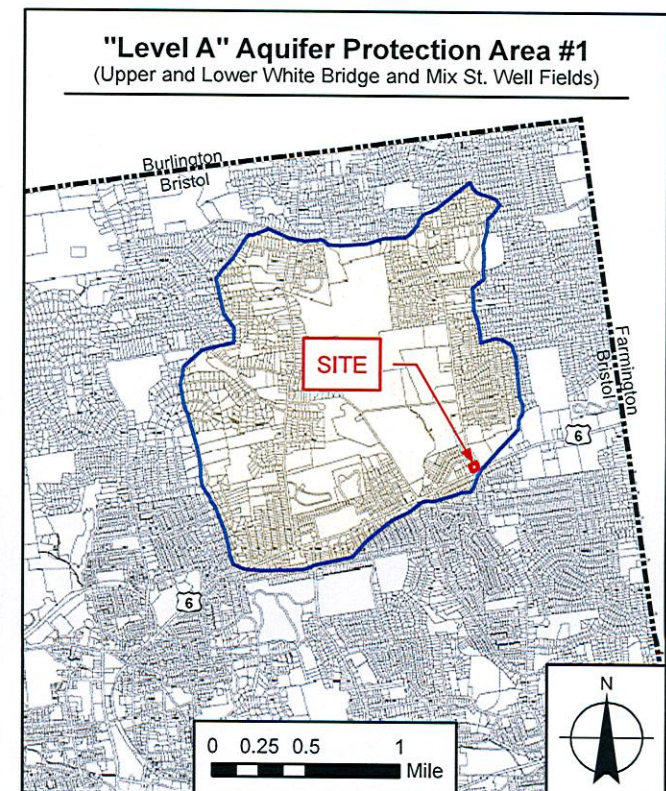
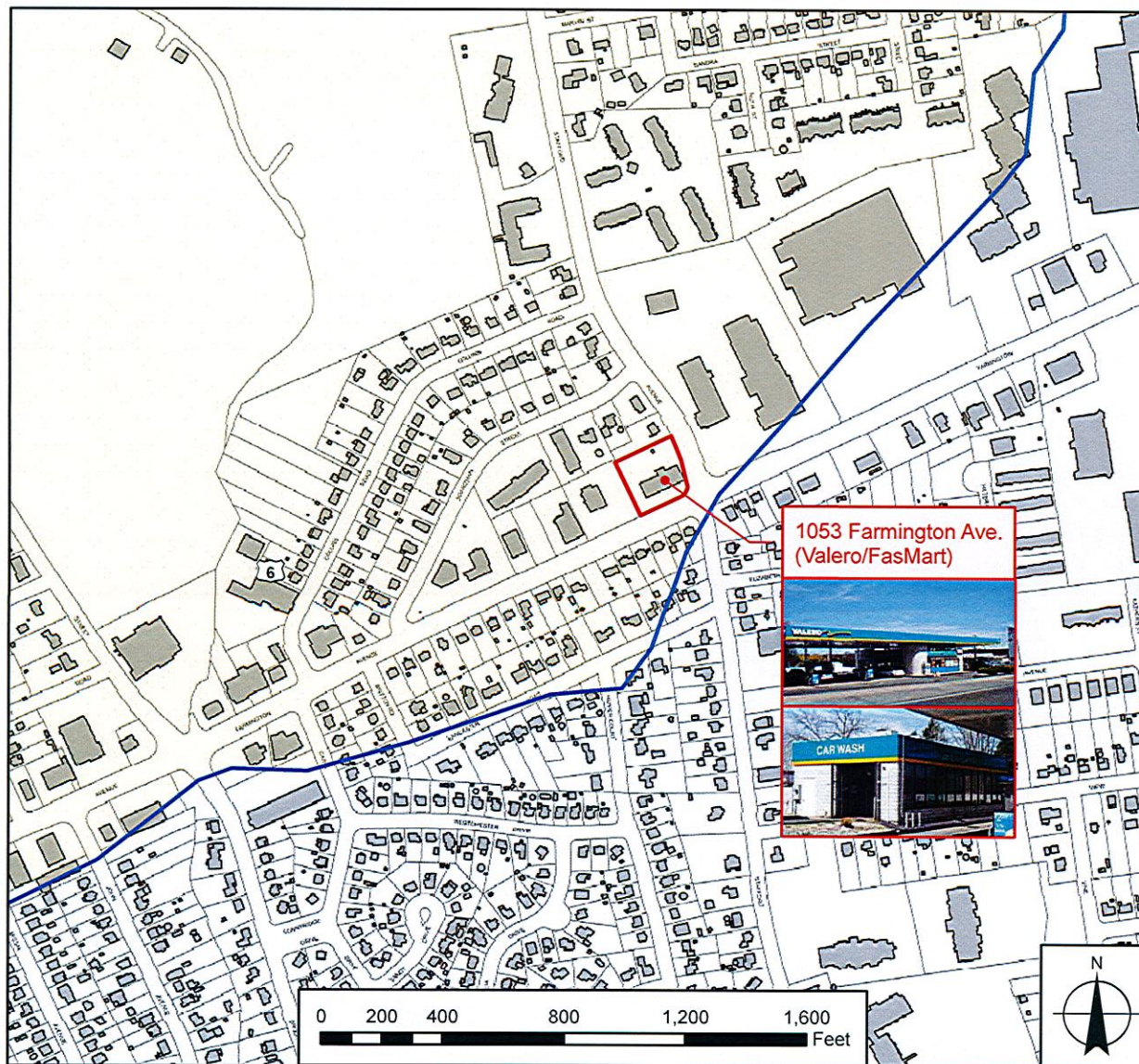


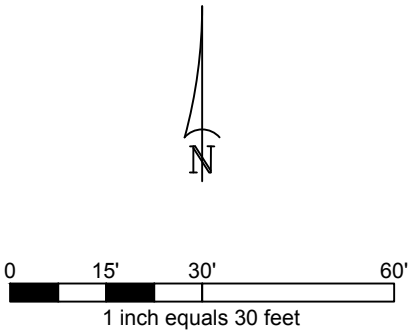
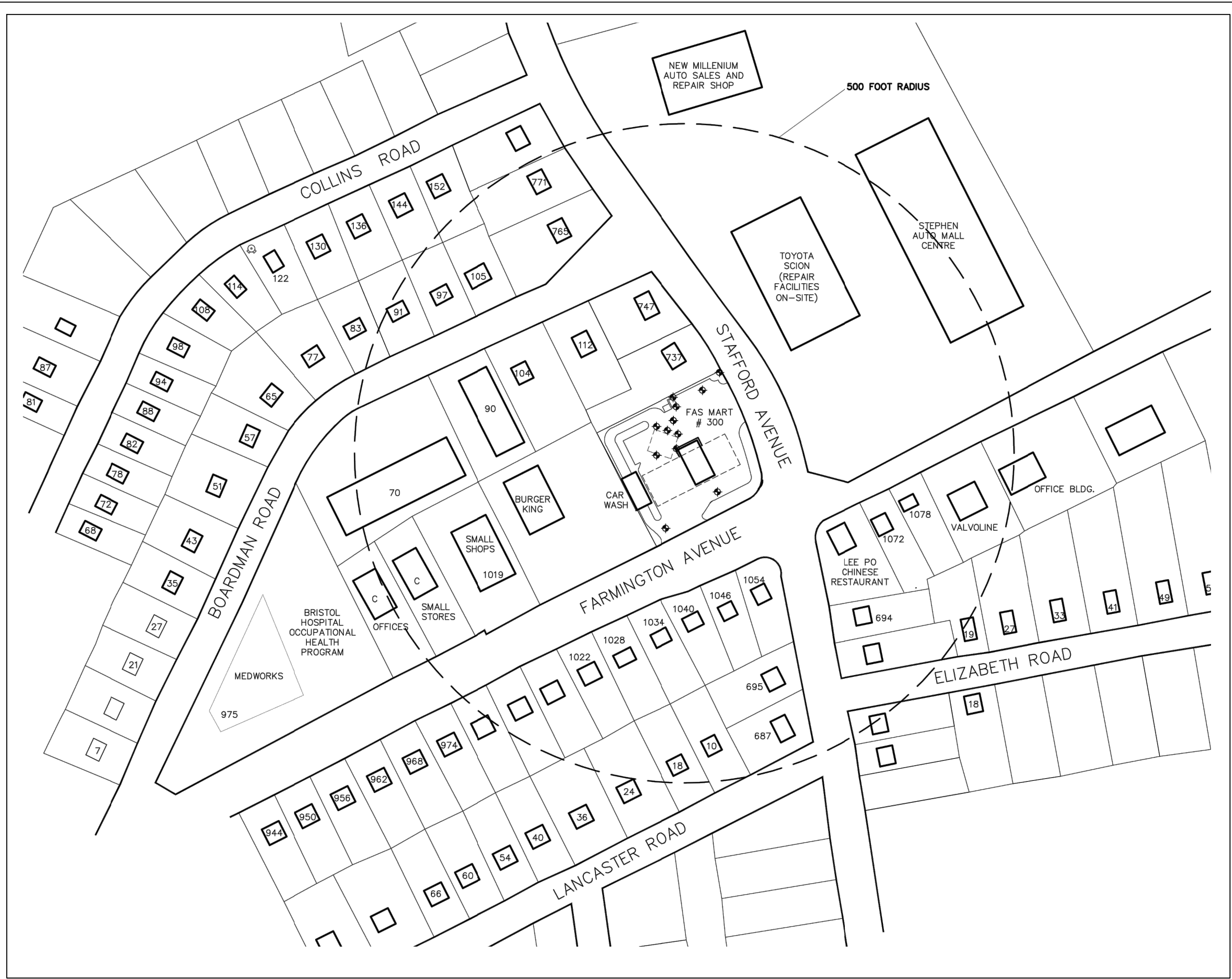
# Determination of Regulatory Status Aquifer Protection Area Program

## Facility Location Map

Valero/FasMart Gas Station  
1053 Farmington Avenue, Bristol, CT

Form No.: 2012-023  
Date of Receipt: 8/06/12  
Determination: **Regulated**  
Determination Date: 8/06/12





CLIENT: GPM Investments Inc.  
 LOCATION: 1053 Farmington Avenue,  
 Bristol, Connecticut

Figure 1

Fas Mart #300  
 Site Vicinity Map

Groundwater Monitoring Report

# Aquifer Protection Area Materials Management Plan (MMP)

## SECTION 1 (CONT.)

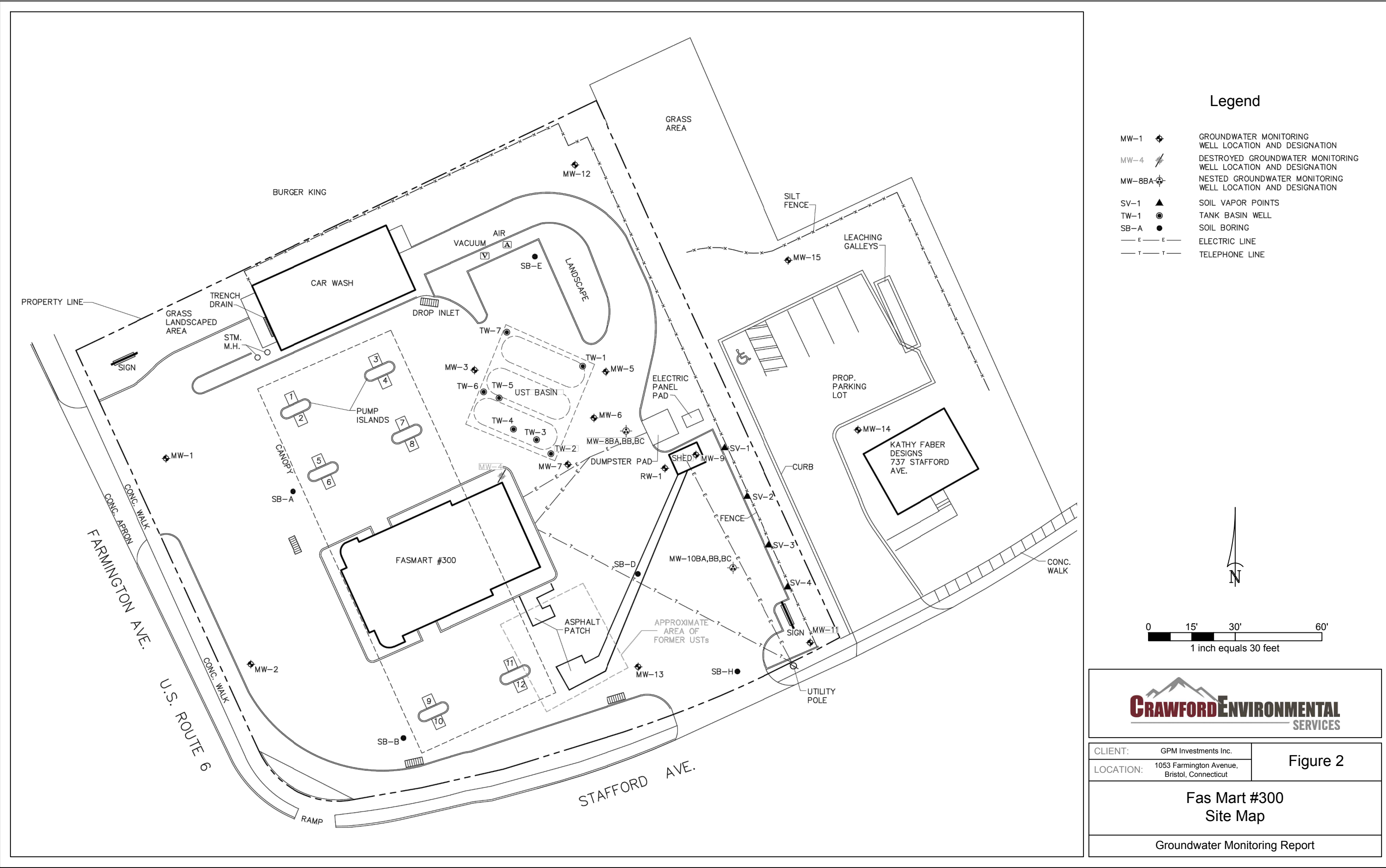
### PROCESS FLOW DIAGRAM

Attach a building plan or diagram showing the site operations and label it "Figure 2".

Identify the following on your building floor plan or diagram:

- Hazardous materials and hazardous waste storage areas
- Hazardous materials and hazardous waste transfer, handling, and processing areas
- Waste water generation areas, collection lines, and disposal areas including floor drains, sinks, sewer line or septic system connections
- Hazardous materials delivery routes, and hazardous waste transport through the site
- Designated loading and unloading areas, tank filling operations, and holding areas
- Location of vehicle and equipment maintenance and cleaning areas
- Location of roof areas that may be subject to chemical exhaust or drippage (do not include heating/ventilation/air conditioning (HVAC) condensate)

Note: For small or simple sites, information for site map and process flow diagram may be combined into one figure.



## Aquifer Protection Area Materials Management Plan (MMP)

### SECTION 2 – TABLES

**Table 1. HAZARDOUS MATERIAL INVENTORY**

**Date of Inventory 11/23/25**

Provide an inventory of all hazardous materials that could potentially pollute ground water. List hazardous materials that are handled or stored on site including: raw materials, intermediate products, final products and other materials.

| Hazardous Material Type | Purpose / Description | Location                       | Container Type                                  | Container Size | Maximum Quantity Stored |
|-------------------------|-----------------------|--------------------------------|-------------------------------------------------|----------------|-------------------------|
| Regular Unleaded Fuel   | Retail                | Underground Storage Tank Basin | Double wall fiberglass underground storage tank | 12,000-gallon  | 12,000-gallon           |
| Premium Unleaded Fuel   | Retail                | Underground Storage Tank Basin | Double wall fiberglass underground storage tank | 12,000-gallon  | 12,000-gallon           |
| Midgrade Unleaded Fuel  | Retail                | Underground Storage Tank Basin | Double wall fiberglass underground storage tank | 10,000-gallon  | 10,000-gallon           |
| Motor Oil               | Retail Sale           | Shelve within the store        | Plastic Container                               | Quart          | 90 bottles              |
| Anti-Freeze             | Retail Sale           | Shelve within the store        | Plastic Container                               | Gallon         | 15 bottles              |
| Windshield Washer Fluid | Retail Sale           | Shelve within the store        | Plastic Container                               | Gallon         | 9 bottles               |

|                        |                |                                |                                                 |              |              |
|------------------------|----------------|--------------------------------|-------------------------------------------------|--------------|--------------|
| Fuel Injector Cleaner  | Retail Sale    | Shelve within the store        | Plastic Container                               | 5.25 oz      | 4 bottles    |
| Carburetor Cleaner     | Retail Sale    | Shelve within the store        | Plastic Container                               | 12 oz        | 4 bottles    |
| Diesel Fuel            | Retail         | Underground Storage Tank Basin | Double wall fiberglass underground storage tank | 5,000-gallon | 5,000-gallon |
| Spent Oil Dry Material | Spill Clean Up | Solid Waste Holding Area       | Steel Drum                                      | 55-gallon    | One Drum     |

## Aquifer Protection Area Materials Management Plan (MMP)

### SECTION 2 (CONT.)

**Table 2. WASTE AND WASTEWATER INVENTORY**

**Date of Inventory 11/23/25**

Provide a description of all types and volumes of hazardous and solid wastes and wastewaters generated, and a description of how wastes are handled, stored and disposed.

| Waste and Wastewater              | Purpose / Description                                           | Location                                                                               | Quantity Stored / Generated               | Disposal Method                                            |
|-----------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------------------------------|
| Solid Municipal Waste             | Solid waste discarded by patrons and general store operations.  | Containerized in an eight-cubic yard dumpster in the northwest corner of the property. | 8-Cubic yards / week.                     | Municipal waste hauler to approved landfill.               |
| Wastewater from UST Spill Buckets | Accumulated water removed from UST and dispenser spill buckets. | Solid waste holding area.                                                              | Three 55-gallon drums per cleaning event. | Licensed waste hauler for disposal as non-hazardous waste. |

## Aquifer Protection Area Materials Management Plan (MMP)

### SECTION 2 (CONT.)

**Table 3. POTENTIAL POLLUTION SOURCES AND PROTECTION MEASURES**

**Date 11/23/25**

Provide a description of measures and controls used to prevent and abate any releases or spills which could cause pollution of the aquifer including design structures and controls, procedures, good housekeeping and preventive maintenance.

| Potential Pollution Source                         | Control/Protection Measures                     | Future Preventive Practices                                                 |
|----------------------------------------------------|-------------------------------------------------|-----------------------------------------------------------------------------|
| Release from underground storage tank              | Continuous monitoring of secondary containment. | Preventative maintenance, monthly inspections, and yearly pressure testing. |
| Release from underground fuel distribution piping. | Continuous monitoring of secondary containment. | Preventative maintenance, monthly inspections, and yearly pressure testing. |

## Aquifer Protection Area Materials Management Plan (MMP)

### SECTION 2 (CONT.)

**Table 4. POLLUTION PREVENTION ASSESSMENT**

**Date of Assessment 11/23/25**

Provide an assessment of ways you have examined to use less hazardous types of material, reduce the amount of hazardous materials and wastes, and the potential to implement such actions.

| Material        | Substitute Less Hazardous or Non-Hazardous Material | Process or Practice to Reduce Hazardous Materials or Hazardous Waste Generation | Action Implemented or Reason Not Implemented |
|-----------------|-----------------------------------------------------|---------------------------------------------------------------------------------|----------------------------------------------|
| Not applicable. |                                                     |                                                                                 |                                              |

## Aquifer Protection Area Materials Management Plan (MMP)

### SECTION 2 (CONT.)

**Table 5. LIST OF SIGNIFICANT (> 5 GALLONS) SPILLS AND LEAKS**

Document any significant spills or leaks and any response and correction measures taken. Call DEEP Waste Management Bureau at 860-424-3372 for questions about pollution potential of spilled materials and proper disposal of spilled materials or wastes.

|             |             |      |                |                  |          |         |                                                 |                     |                            |
|-------------|-------------|------|----------------|------------------|----------|---------|-------------------------------------------------|---------------------|----------------------------|
| Date        | Spill       | Leak | Location       | Description      |          |         |                                                 | Response Procedures | Corrective Measures Taken  |
| (MM/DD/YY)  | (check one) |      |                | Type of Material | Quantity | Source  | Reason                                          |                     |                            |
| 1986 & 1987 |             |      | MW-3           | Free product     | Unknown  | USTs    | UST overfills, spillage, and possible pipe leak | Unknown             | Remediation system install |
|             |             |      |                |                  |          |         |                                                 |                     |                            |
| Date        | Spill       | Leak | Location       | Description      |          |         |                                                 | Response Procedures | Corrective Measures Taken  |
| (MM/DD/YY)  | (check one) |      |                | Type of Material | Quantity | Source  | Reason                                          |                     |                            |
| 03/1999     |             |      | RW-1 and MW-3A | Gasoline Sheen   | Unknown  | Unknown | Unknown                                         | Tightness testing   | Vacuum truck events        |
|             |             |      |                |                  |          |         |                                                 |                     |                            |
|             |             |      |                |                  |          |         |                                                 |                     |                            |
|             |             |      |                |                  |          |         |                                                 |                     |                            |
| Date        | Spill       | Leak | Location       | Description      |          |         |                                                 | Response Procedures | Corrective Measures Taken  |
| (MM/DD/YY)  | (check one) |      |                | Type of Material | Quantity | Source  | Reason                                          |                     |                            |
|             |             |      |                |                  |          |         |                                                 |                     |                            |
|             |             |      |                |                  |          |         |                                                 |                     |                            |
|             |             |      |                |                  |          |         |                                                 |                     |                            |

## Aquifer Protection Area Materials Management Plan (MMP)

### SECTION 2 (CONT.)

#### Table 6. INSPECTIONS

Identify high-risk activities and critical areas of the facility that could pollute the aquifer and require regular or special inspection including: storage areas, loading areas, drains, containment areas, waste areas, and any other area of concern. The areas identified should be inspected for evidence of leaks/spills, integrity/condition, and maintenance and housekeeping. Inspection reports must be kept on file with the Plan.

| Area to be Inspected                            | Inspection Schedule | Checked for leaks, conditions, maintenance | Problems? |   | If yes, describe action taken | Date of Last Inspection |
|-------------------------------------------------|---------------------|--------------------------------------------|-----------|---|-------------------------------|-------------------------|
|                                                 |                     |                                            | Y         | N |                               |                         |
| Tank and dispenser secondary containment sumps. | Monthly             |                                            |           | X |                               |                         |
| Tank and line tightness                         | Annual              |                                            |           | X |                               |                         |
| Spill absorbent in stock on-site                | Daily               |                                            |           | X |                               |                         |
|                                                 |                     |                                            |           |   |                               |                         |
|                                                 |                     |                                            |           |   |                               |                         |
|                                                 |                     |                                            |           |   |                               |                         |
|                                                 |                     |                                            |           |   |                               |                         |
|                                                 |                     |                                            |           |   |                               |                         |

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## Aquifer Protection Area Materials Management Plan (MMP)

### SECTION 3

#### EMERGENCY RESPONSE PLAN

Comprehensive release planning and training are presented in **Attachment A**.

#### Response Procedures

Identify where spill response equipment or materials are located and appropriate personnel who are instructed in its use:

On-site spill response materials will be maintained in the storage room and will consist of the following:

- 1) One 20-pound bag of Oil Absorbent; and
- 2) One catch basin seal.

Please see **Attachment A** for further corporate details.

Identify the spill coordinator who will be advised immediately of all spills, regardless of quantity:  
Amanda Gapski – (910) 612-8003 – [agapski@gpminvestments.com](mailto:agapski@gpminvestments.com)

Indicate how the spill will be evaluated to determine the necessary response. (If there is a health hazard, fire, or explosion potential, 911 will be called. If the spill is large or threatens ground water, the DEP Oil and Chemical Spills Unit will be called at 860-424-3338. Any questions on pollution potential of spilled materials and proper disposal of spilled materials or wastes should be directed to DEEP Waste Management Bureau at 860-424-3372.)

**Please see Attachment A.**

Indicate how the spill will be contained as close to the source as possible with a dike of absorbent materials from the emergency spill kit (such as socks, pads, pillows or “pigs”), how additional dikes will be constructed to protect swales, catch basins or other conveyances:

**Please see Attachment A.**

## **Aquifer Protection Area Materials Management Plan (MMP)**

### **SECTION 3 (CONT.)**

#### **EMERGENCY RESPONSE PLAN**

##### **Response Procedures (continued)**

Indicate how all waste material will be disposed of properly, including used absorbent materials. (The DEEP will be called at 860-424-3372 for any questions about proper disposal of hazardous or regulated wastes.)

**Please see Attachment A.**

Indicate how spill response kit(s) will be kept up to date and fully stocked at all times:

The store will be required to order new oil absorbent once the quantity is 50% or less. Store employees are required to notify the manager when more spill clean-up supplies are needed. Further corporate training is included as **Attachment A**.

## Aquifer Protection Area Materials Management Plan (MMP)

### SECTION 4

#### EMPLOYEE TRAINING

It is the responsibility of the facility operator to ensure that employees are trained in materials management. All employees will be trained annually and new hires will be trained within 30 days of starting. Training logs will be kept.

Training Date: Varies

Trainer Name/Title: Class C UST Operator Training

Topics Covered: (✓ all applicable)

- ☒ Purpose and requirements of the Materials Management Plan
- ☒ Employees responsibilities
- ☒ Facility site plan and location of all hazardous materials
- ☒ Proper waste collection and disposal procedures of materials
- ☒ Spill prevention and response procedures and equipment
- ☒ Good housekeeping practices and preventive maintenance
- ☒ Reporting procedures
- ☒ Other measures and controls

Employees in attendance:

| PRINT NAME       | SIGN NAME |
|------------------|-----------|
| Karin Arnold     |           |
| Adam Cole        |           |
| Samantha Guzman  |           |
| Bridgette Hopper |           |
| Shari Patafio    |           |
| Melissa Reek     |           |
| Adam Ziolkowski  |           |
|                  |           |
|                  |           |
|                  |           |

Comments: \_\_\_\_\_

\_\_\_\_\_

## Aquifer Protection Area Materials Management Plan (MMP)

### SECTION 5

#### RECORD KEEPING SYSTEM - ACCOUNTING AND TRACKING OF MATERIALS

Identify how you will track materials and account for any abnormal losses.

Maintain product Material Safety Data Sheets (MSDS): MSDS' will be located on-site for the following materials; regular unleaded gasoline, premium unleaded gasoline, and diesel fuel.

Maintain hazardous waste manifests: Hazardous waste will not be generated at the site.

Ensure materials and waste containers are properly labeled: All waste containers will be identified with "non-hazardous waste" or "pending analysis" labels. At a minimum, the labels will contain the generator, date of accumulation, and container contents. Company policy dictates that drums will be removed by a licensed waste hauler within 24-hours.

Mark purchase date on materials: Not applicable.

Control access to materials that are hazardous: Not applicable.

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Maintenance of Spill Logs:

All spills will be reported to the Regional and District Manager immediately. Incident reports will be generated and maintained on-site to document historic spills.

---

Other: \_\_\_\_\_

## **Aquifer Protection Area Materials Management Plan (MMP)**

### **SECTION 6**

#### **INDIVIDUAL RESPONSIBLE FOR IMPLEMENTING MMP**

Identify the person who will be responsible for implementing the plan.

##### **Contact Information**

Name: Rolfe Lann Title: VP of Environmental

Phone: (804) 730-1568 EXT. 1208

Street Address: 8565 Magellan Pkwy. Suite 400

City: Richmond State: VA Zip Code: 23227

Mailing Address: 8565 Magellan Pkwy. Suite 400

City: Richmond State: VA Zip Code: 23227

##### **Emergency Contact Information**

Identify the emergency contact person who will be advised immediately of all spills, regardless of quantity.

Name: Amanda Gapski

Phone: (910) 612-8003

List additional emergency contact numbers.

DEEP Oil and Chemical Spills Unit: 860-424-3338

Water Utility: Connecticut Water Company – 860-623-3355

Other: \_\_\_\_\_

\_\_\_\_\_

## **Aquifer Protection Area Materials Management Plan (MMP)**

### **SECTION 7**

#### **ADDITIONAL PROTECTION ACTIONS**

Use this section to list any other current measures, improvements, or modifications in practices, procedures, or structures that are needed to ensure compliance or to ease registration/permit requirements.

Not applicable.

## Aquifer Protection Area Materials Management Plan (MMP)

### SECTION 8

#### **CERTIFICATION**

You must certify your plan by signing and dating it. A Connecticut licensed Professional Engineer or Certified Hazardous Materials Manager may have to certify your Plan if the DEEP or the local Aquifer Protection Agency requires certification. You may obtain a list of consultants registered with the State of Connecticut by contacting the Bureau of Water Protection and Land Reuse at 860-424-3018 and asking for the Engineer of the Day.

Your Plan must be re-certified when there are substantial changes to the facility that would cause significant revisions to the plan and potential impacts. An example of a substantial change would be an addition to the facility that included an additional process or change in the activity at the facility. If you have any questions as to whether or not a change is "substantial", please contact the DEEP Aquifer Protection Area Program at 860-424-3020.

#### **Certification by owner/operator**

"I certify that the materials management plan prepared for this site meets the criteria set forth in Sections 22a-354i-8(c) or 7(d) of the Aquifer Protection Area Regulations. This certification is based on my review of the materials management plan for the site and an inspection of the site. I am aware that there are significant penalties for false statements in this certification, including the possibility of fine and imprisonment for knowingly making false statements."

Amanda Gapski  
Owner/Operator Signature

11/24/25  
Date

Amanda Gapski  
Owner/Operator Name (printed or typed)

#### **Certification by professional engineer**

"I certify that, in my professional judgment, the materials management plan prepared for this site meets the criteria set forth in Sections 22a-354i-8(c) or 7(d) of the Aquifer Protection Area Regulations. This certification is based on my review of the materials management plan for the site and an inspection of the site. I am aware that there are significant penalties for false statements in this certification, including the possibility of fine and imprisonment for knowingly making false statements."

David Edwards  
P.E. Signature

David Edwards  
P.E. Name (printed or typed)

0031855  
P.E. Number and Seal

11/24/2025  
Date



**Attachment A:**  
Class C Operator Training

CERTIFICATE #  
**93cb9ef7**

LEGACY CERTIFICATE #



Antea® Group | API®  
Presents this Certificate of Completion to

**Richard Negrete**

For: **Connecticut Class A/B UST Operator Training**

Date Completed: **04/02/2024**

Expiration Date: **04/02/2026**

Location: Antea Group UST Operator Training

\*Legacy number refers to the certificate holder's former certificate number prior to December 19, 2020.

### Training Course Modules Included:

Operator Training  
UST Systems – Tanks and Piping  
UST Systems – Ancillary Equipment  
Spill and Overfill Prevention  
Release Detection Overview  
Vapor and Groundwater Monitoring  
Manual Tank Gauging and Inventory Control  
Statistical Inventory Reconciliation (SIR)  
Inspections, Testing, and Recordkeeping  
Closure Requirements

Secondary Containment and Interstitial  
Release Detection for Piping  
Corrosion Protection  
Emergency Response  
Product Compatibility  
Financial Responsibility  
Notification & Registration Requirements  
Release Reporting  
Automatic Tank Gauging

A handwritten signature in black ink, appearing to read 'Amogh D.', is written over a horizontal line.

Name of Trainer

Antea® Group  
[ustoperator.anteagroup.com](http://ustoperator.anteagroup.com)

## NE Reg 3 (Eastern) C Certs 11.20.25

| District          | Unit   | Full Name         | Job                              | Module                        | Status    | Completed |
|-------------------|--------|-------------------|----------------------------------|-------------------------------|-----------|-----------|
| All, District 301 | 300-CT | Arnold, Karin     | Sales Associate                  | Class C UST Operator Training | Certified | 1/24/2025 |
| All, District 301 | 300-CT | Cole, Adam        | Sales Associate                  | Class C UST Operator Training | Certified | 6/10/2025 |
| All, District 301 | 300-CT | Guzman, Samantha  | AsstMgr1 Trainee (External Only) | Class C UST Operator Training | Certified | 8/18/2025 |
| All, District 301 | 300-CT | Hopper, Bridgette | Store Manager                    | Class C UST Operator Training | Certified | 5/27/2025 |
| All, District 301 | 300-CT | Patafio, Shari    | Sales Associate                  | Class C UST Operator Training | Certified | 11/4/2025 |
| All, District 301 | 300-CT | Reek, Melissa     | Sales Associate                  | Class C UST Operator Training | Certified | 1/25/2025 |
| All, District 301 | 300-CT | Ziolkowski, Adam  | Sales Associate                  | Class C UST Operator Training | Certified | 4/26/2025 |