City of Bristol
Zoning Commission

REGULAR MEETING — MONDAY, DECEMBER 8, 2025
BRISTOL CITY HALL — CITY COUNCIL CHAMBERS
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:
Zoom Meeting link:
https://bristolct-gov.zoom.us/j/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. Pledge of Allegiance

3. Approval of Minutes

   a. Regular Meeting — November 10, 2025

4. Receipt of New Applications

5. Public Hearings

   a. Application 2547 - Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - THE APPLICANT HAS REQUESTED A POSTPONEMENT OF THE PUBLIC HEARING ON THIS APPLICATION UNTIL JANUARY 12, 2026. THE COMMISSION WILL ACT ON THIS REQUEST AT THE DECEMBER MEETING.

b. Application 2548 - Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - THE APPLICANT HAS REQUESTED A POSTPONEMENT OF THE PUBLIC HEARING ON THIS APPLICATION UNTIL JANUARY 12, 2026. THE COMMISSION WILL ACT ON THIS REQUEST AT THE DECEMBER MEETING.

c. Application #2546 — Modification of Special Permit #1413 from (1) Automotive repair and service facility and (2) The display or sale of operable used automobiles to (1) Motor Vehicle Repair or Service Facility and (2) Motor Vehicle Sales and (3) To modify the number of vehicles displayed for sale at 237 East Main Street; Assessor's Map 41, Lot 20; BG (General Business) zone; CJ PD, LLC dba CJ Auto Mall, applicant – PUBLIC HEARING CONTINUED FROM NOVEMBER 10, 2025.

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

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

6. Old Business

7. New Business

a. Application #2507 - 2025 Annual Report for Special Permit for earth removal and processing of earth materials between south of Barnum Road, north of Farrell Avenue and east of Arcadia Rd. ; Assessor’s Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant - ITEM CONTINUED FROM NOVEMBER 10, 2025; ANNUAL REPORT IS PAST DUE.

8. Staff Reports

a. November 2025

9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday,January 12, 2026

BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY NOVEMBER 11, 2025

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

ROLL CALL:

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

1. Call to Order

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

Chairman White reminded the Commission the next regular meeting was December 8, 2025.

2. Pledge of Allegiance

3. Approval of Minutes

   a. Regular Meeting — October 20, 2025

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White to vote on the October 20, 2025, minutes.

MOTION: Move to approve the minutes of the October 20, 2025, regular meeting.

By: Harlow Seconded: Mangiafico.

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

4. Receipt of New Applications

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

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2549.

Attorney James Ziogas, 271 Farmington Avenue, representing the applicant, gave a brief overview of the goals of the project. Attorney Ziogas indicated the existing property has two IP-3 zones on the property and the goals was to change the zone in the middle of the property to an IP-3 zone to make it consistent with the remaining of the property. The attorney said the application would be reviewed by the Planning Commission and referred back to the Zoning Commission. Attorney Ziogas noted this request would be an extension of a like zone. The attorney verified there was an Eversource easement on the property.

Commission inquiries: Staff would verify if the property was in effect like this since 1975.

MOTION: Move to accept and schedule Application #2549 for a public hearing for the January 12, 2026, regular meeting of the Zoning Commission.

By: Mangiafico Seconded: Harlow.

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

The application is scheduled for public hearing.

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

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

Chairman White explained Applications #2550 and #2551 would be heard concurrently but voted on separately.

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2550 and #2551.

Staff pointed out the applicant required a Variance from the Zoning Board of Appeals at the December 2, 2025, meeting and the Zoning Commission meeting was on December 8, 2025.

MOTION: Move to accept and schedule Applications #2550 and #2551 for a public hearing for the December 8, 2025, regular meeting of the Commission.

By: Mangiafico Seconded: Harlow.

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

The applications #2550 and #2551 are scheduled for public hearing.

1. Public Hearings

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

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2542.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, gave an overview of the project for the Allstate Commercial Driver Training School. Attorney Ziogas noted the Special Permit was approved at the October meeting. The attorney reviewed the three outstanding comments from the October meeting of the millings in the training area, landscaping on the south side of the site and the lighting plan.

Attorney Ziogas indicated the lighting plan was modified and compliant for the parking area but the training area would not be illuminated because it would not be used in the evening. The attorney reviewed the approved Variance for the millings for the training area. Attorney Ziogas said the landscaping would be up to the dumpsters with a buffer. The attorney verified there was a construction company to the rear of the property. Attorney Ziogas indicated the comments and maps were revised and submitted to Staff.

Chairman White was pleased with the Variance approved by the Zoning Board of Appeals.

Staff reviewed the comments from the Sewer and Water Department that required a separate water and sewer services. The City Planner said that the old water and sewer services had to be disconnected.

The following persons spoke against the application: Michael Dudko, 116 Lewis Rd.; Joanne Czlapinski, 155 Redstone Hill Rd.

Mr. Dudko mentioned his comments from last month's meeting regarding trees and the diesel fumes from the trucks. Mr. Dudko said he spoke to 80 residents in the condominium units across the street from the proposed facility. Mr. Dudko reviewed the comments mostly of noise, diesel fumes from trucks and the close proximity of the residential area. Mr. Dudko pointed out the Zoning Commission had to consider these concerns.

Ms. Czlapinski had concerns of the diesel fumes causing health problems and devaluing the area homes. Ms. Czlapinski was worried about increased traffic and increased traffic safety concerns.

The following person spoke in favor of the application: Lawrence Lee, 46 Matilda Dr. and Robert Palazzo, 556 Plainville Ave., Farmington, the applicant's architect.

Mr. Lee had a favorable view of the application because he attended the school. Mr. Lee noted there was a maximum of 5 trucks used during the daytime. Mr. Lee understood the concerns of fumes and increased traffic but there was existing truck traffic in the area. Mr. Lee's view was this was a good location for this plan.

Attorney Ziogas indicated the property was developed before the condominium building was constructed. The attorney said the proposed use was allowed as designated by the Regulations. Attorney Ziogas' view was the mix of uses was needed for a community. The attorney stated the zone promoted the existing area uses and employment.

Christopher Maiorano, 249 Pearl St., Seymour, explained the process of the school and the trucks varied to 2 trucks being out on the streets. Mr. Maiorano noted the facility in Seymour was double the size from the proposed facility and there were no neighbor complaints. The applicant said the fumes should not affect the neighbors in this area with the buffer and the low number of trucks.

Mr. Palazzo explained his experience in the construction business. The architect reviewed the site and indicated he never smelled any diesel fumes from the trucks in the area.

Commission inquiries: Mr. Maiorano explained the driver testing was done 2 times a week but not on the weekends.

The following person spoke again: Mr. Dudko detailed when the Pond Ridge Condominium complex was constructed.

Staff reviewed the documents for the application. The City Planner reiterated that Staff would work with the second tenant with for their applications for the property.

The hearing is closed.

By: Mangiafico Seconded: Harlow.

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

MOTION: Move that Application #2542 - Site Plan for For-Profit School at 314 Business Park Drive; Assessor's Map 3, Lots 10 & 11 Business Park Drive; IP-1 (Industrial Park) zone; Allstate Commercial Driver Training School, applicant, be approved with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Proposed Commercial Driving Training School, Lot 10 & 11 Business Park Drive, Bristol Connecticut "with a last revision date of November 7, 2025.

2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.

3. A final As-Built of the proposed new buildings shall be submitted for staff review prior to a Certificate of Occupancy being requested.

4. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for shall be bonded in accordance with Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

By: Mangiafico Seconded: Harlow.

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

The application is approved with stipulations.

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

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2546.

Staff explained Attorney Timothy Furey requested an extension of the application to the December 8, 2025, regular meeting.

MOTION: Move to continue the Public Hearing on Application #2546 to the December 8, 2025, Regular Meeting of the Commission.

By: Mangiafico Seconded: Harlow.

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

The application is continued.

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

1. Recommendation #27 – Cannabis Cultivation

2. Recommendation #37 – A Zone Bulk Requirements
3. Recommendation #38 – Amend Mixed Use/Street Wall Requirements: (BD) Zone
4. Recommendation #39 – Update Sign Regulations with Regulation #14.7.12. Window signs be removed from the Amendment.
5. Recommendation #40 – Expand Outdoor Lighting Requirements
6. Recommendation #41 – Overhaul Access Management Regulations
7. Recommendation #42 – Update Landscaping Standards
8. Recommendation #43 – Update Fence Requirements
9. Recommendation #44 – Amend Definition of Average Finished Grade
10. Recommendation #45 – Add Animal Grooming as a Permitted Use
11. Recommendation #46 – Add Data Centers as a Permitted Use
12. Recommendation #47 – Amend Requirements for Posting of Properties
13. Recommendation #48 – Minor Text and Formatting Amendments

Initiated by: Bristol Zoning Commission.

The following items were submitted into the record: a letter dated October 17, 2025, from an Attorney Matthew Ranelli.

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application AZR 25-07.

Staff explained the Zoning Re-Write had Application AZR 25-07 and AZR 25-08 this evening.

Francisco Gomes of IME Consultants Corporations went over the 13 recommendations to amend the Zoning Regulations this evening and noted there was approximately 50 amendments in total. Mr. Gomes stated the surrounding Council of Governments had referrals sent to them and there was support of the amendments.

Mr. Gomes said the Cannabis Cultivation facilities would require a Special Permit in the industrial zones.

Mr. Gomes said the A Zone Bulk Requirements would allow for 10 units dwellings near State highways for more flexibility.

Regarding the amendment for the Mixed Use/Street Wall Requirements: (BD) Zone, Mr. Gomes said the amendment would reduce the commercial zone requirements to allow more dwelling units on street frontages that excluded commercial street frontages. The consultant said the prohibition would be removed on certain streets and the goal was to have a certain percentage of commercial units.

Staff indicated there was a potential application for the Forestville area for the A-Zone Bulk Requirements.

Mr. Gomes said that with the Update Sign Regulations that Section 14.7.12. was a new Section in the Regulations for window signage for safety and to reduce clutter. The consultant mentioned the Regulations may be adopted without the Section 14.7.12 window signs.

Staff reviewed the concerns for the updated Sign Regulations because of the inventory that had to be done by the City. The City Planner suggested to adopt the Regulations without the Section 14.7.12. window signs.

The consultant said the current section for lighting was excessive so the amendment to Expand Outdoor Lighting Requirements was to have less lighting pollution.

The consultant indicated the Access Management Regulations was an important amendment because it will be applied citywide. Mr. Gomes pointed out the City has Ordinances for driveways, sidewalks and curb cuts. The consultant clarified the Ordinance and the Regulations have inconsistencies so this needed to be resolved.

Mr. Gomes said the updated Landscaping Standards was to improve landscaping with the goals of not planting invasive species. The consultant reviewed the invasive species group working for Connecticut.

Mr. Gomes indicated the Update Fence Requirements were only minor changes.

The consultant thought the Amend Definition of Average Finished Grade was an important definition because it expanded on the location of where to measure distances.

Mr. Gomes indicated the Add Animal Grooming as a Permitted Use was a new use that was an increasing requested use and should be regulated if it were permitted in certain zones to make it an appropriate use.

The consultant stressed this would be a new use to Add Data Centers as a Permitted Use that may have many impacts so the Commission should be ahead of any request for applications with requirements. Mr. Gomes stated the applications would require sound vibration reports.

The City Planner said there was a potential project for a small data center from Attorney Ranelli that expressed support for the Amendment #46 in his letter.

Staff explained the reasons to Amend Requirements for Posting of Properties to reduce the occasional excessive amounts of public hearing signs. The consultant went over a number of Minor Text and Formatting Amendments to correct definitions and minor adjustments.

Staff reminded the Commission if the Amendments are approved, Section 14.7.12. would be excluded from the amendments for window signs under the Sign Regulations.

The following persons spoke in favor of the application: Catherine Breen, 335 Scott Rd., Terryville, was in favor to Add Animal Grooming as a Permitted Use because she was the owner of the Pet Spa in Bristol. Ms. Breen was told her business was considered a commercial kennel but she did not want a large business. Mr. Breen's thought was her business does not fit into an industrial area. Ms. Breen noted she did not have any problems with her business. Ms. Breen's view was 1,200 sq. ft. was more appropriate. Ms. Breen noted this type of business was unregulated so the dog groomers are trying to get the use regulated by the State because of the associated problems.

Staff inquiries: Mr. Breen noted her business was located at 199 Riverside Ave. in Bristol.

The hearing is closed.

By: Mangiafico Seconded: Harlow.

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

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

1. Recommendation #27 – Cannabis Cultivation
2. Recommendation #37 – A Zone Bulk Requirements
3. Recommendation #38 – Amend Mixed Use/Street Wall Requirements: (BD) Zone
4. Recommendation #39 – Update Sign Regulations with Regulation #14.7.12. window signs be removed from the Amendment.
5. Recommendation #40 – Expand Outdoor Lighting Requirements
6. Recommendation #41 – Overhaul Access Management Regulations
7. Recommendation #42 – Update Landscaping Standards
8. Recommendation #43 – Update Fence Requirements
9. Recommendation #44 – Amend Definition of Average Finished Grade
10. Recommendation #45 – Add Animal Grooming as a Permitted Use
11. Recommendation #46 – Add Data Centers as a Permitted Use
12. Recommendation #47 – Amend Requirements for Posting of Properties
13. Recommendation #48 – Minor Text and Formatting Amendments

The Zoning Commission finds that the amendments, as presented, are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of the Application AZR 25-07 amendments shall be: December 15, 2025.

By: Mangiafico Seconded: Harlow.

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

The application is approved with stipulations.

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

Mr. Gomes agreed with Staff in that to have the Access Management Regulations of the BHC Zone citywide and that the Official Zoning Map needs to be updated. The consultant said the overlay boundary has to be removed and references to the boundary on the map were also to be removed.

Mr. Gomes concluded that these were the Amendments to the Zoning Regulations and to Amendments to the Zoning Map as presented to the Commission.

Staff thanked Mr. Gomes and his company for his assistance in updating the Official Zoning Map for the City of Bristol with the new ARC-Pro software.

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

The hearing is closed.

By: Mangiafico Seconded: Harlow.

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

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

1. Recommendation #41: Eliminate the Access Management Overlay boundary from the map and remove the Access Management Overlay reference from the map legend.

The Zoning Commission finds that the map amendment, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

The effective date of Application AZR 25-08 map amendments shall be: December 15, 2025.

By: Mangiafico Seconded: Harlow.

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

The application is approved with stipulations.

6. Old Business

There was no old business.

7. New Business

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

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2503.

Staff noted the letter received was placed in the incorrect electronic file. The City Planner specified the approval letter would be sent to the Engineering Department of the City of Bristol to review. Staff said the item would be on the agenda for the December 8, 2025, meeting to discuss.

The City Planner stated the revised Regulations for these types of applications required the reports to be submitted in a timelier manner. The City Planner mentioned the plan may be done by Summer 2026 with the earth removal application being done on Barlow St. Staff informed the Commission a $60,000 bond was in place.

MOTION: Move to accept the 2025 Annual Report for Special Permit for removal and processing of earth materials. The report will be sent to the city Engineering staff for review and follow-up with the applicant.

By: Mangiafico Seconded: Harlow.

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

The application is approved.

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

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on Application #2507.

The City Planner confirmed the applicant has not yet submitted a report for the application but the report should be received by the December 2025, meeting. Staff suggested to continue the application until the December meeting.

MOTION: Move to continue this agenda item to the December meeting as the report has not yet been received.

By: Mangiafico Seconded: Harlow.

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

The application review is continued.

8. Staff Reports

   a. Zoning - October 2025

9. Adjournment

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

MOTION: Move to adjourn at 8:00 P.M.

By: Mangiafico Seconded: Harlow.

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

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman Richard Goodwin, Secretary

DRAFT

Applicant 30-day Extension to Open Public Hearing

From: James Ziogas
Sent: Thursday, November 13, 2025 1:37 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: RE: Extension for H&T Holdings - Ambler/Grassy

Robert:

Regarding the H & T Holdings application, please re schedule the public hearing to the January 12, 2026. We hereby grant an extension of 30 days under the 65 day rule to open the public hearing on that date.

Thank you.

James Ziogas, Jr Attorney at Law, LLC
104 Bellevue Avenue
Bristol, CT 06010
(860) 584-2384
(860) 589-8213 (fax)
jziogas@ziogaslaw.com

CONFIDENTIALITY NOTICE: This message originates from the law firm of James Ziogas, Jr. Attorney at Law, LLC. The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of the address or routing, is not an intended recipient, you are hereby notified that you have received this transmittal in error and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete this e-mail and all files transmitted with it from your system and immediately notify James Ziogas, Jr. Attorney at Law, LLC by sending a reply e-mail to the sender of this message. Thank you.

From: Robert Flanagar
Sent: Thursday, November 13, 2025 12:17 PM
To: James Zioga
Subject: Extension for H&T Holdings - Ambler/Grassy

Hi Jim:

Reminder for extension to App. 2547 Special Permit & App. 2548 Site Plan for H&T Holdings.

The applications were accepted at the October 20, 2025 Regular Meeting of the Zoning Commission.
The P.H. was scheduled for the December 8, 2025 Regular Meeting.

December 8, 2025 is 56 days.
65 days from acceptance would be December 17, 2025.

January 12, 2026 is the Regular Meeting and that is 26 days from December 17.
I would suggest a 30-day extension to round it out.

30-days still leaves your client with 35-days still in the hopper.
Whatever you decide is fine with me.

Thanks.

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

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

App. 2547

Earth Removal Special Permit Application

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

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

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

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

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

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

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

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

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

Other comments:

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

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

Name: H & T Holdings of Bristol, LLC

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

Telephone No.: 860-250-6160 E-Mail:

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

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2547

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney James Ziogas

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

Telephone No.: 860-584-2384 E-Mail: _____

08/17 - LUO

For Office Use Only
APPLICATION NO. 2547

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Robert Green Associates

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

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

08/17 - LUO

Applicant's Narrative

NARRATIVE FOR AMBLER ROAD AND GRASSY ROAD

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

Applicant's Traffic Statement



Traffic Evaluation

Earth Removal at Ambler Road and Grassy Road

Bristol, Connecticut

Prepared for:

H&T Holdings of Bristol, LLC



Prepared by:

KWH Enterprise, LLC

October 2025

Hyperlink for Full Report:

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

Peer Review Estimate of Traffic Evaluation BL Companies

October 23, 2025

Robert Flanagan
City of Bristol
111 North Main Street, Suite 3
Bristol, CT 06010

Re:	Project:	Bristol Traffic Peer Review
	Site:	45-51 Grassy Road, Bristol, CT
	BL Project No.:	2502803

Dear Mr. Flanagan:

We are pleased to submit this Agreement to perform professional Services in connection with the above-referenced Project.

BL Companies Connecticut, Inc. directly or through one or more affiliated companies or wholly owned subsidiaries, referred to collectively below as the "**Consultant**" will perform professional Services for City of Bristol referred to below as the "**Client"**.

I. PROJECT UNDERSTANDING

This Agreement is based on Consultant's understanding that the nature of the Project is a peer review of a traffic memorandum prepared for a residential property.

The location of the Project is 45-51 Grassy Road, Bristol, CT, referred to below as the "**Site"**.

The professional Services to be provided are more specifically described in the Scope of Services below. Consultant's Services generally will consist of a peer review of a traffic evaluation memorandum.

All work in regard to this Project is subject to this Agreement.

II. CLIENT RESPONSIBILITIES

A. Information And Access Provided By Client

Client is responsible for providing the following information or other items to Consultant. Delays in providing, or omissions in, such information or items will likely result in Additional Services. Consultant may use such information in performing its Services and is entitled to rely

upon the accuracy and completeness thereof. Unless specifically stated in the Scope of Services set forth below, Consultant will not independently verify such information and is not liable for any errors or omissions. The information and other items to be provided by Client, or other consultants acting on behalf of Client, are:

- Providing Consultant with lawful access to the Site.
- Providing Consultant with all submitted documents related to the traffic memorandum.

B. Making an Informed Decision on Retaining Legal Counsel

Client is responsible for making the decision regarding whether Client wishes to retain legal counsel to provide legal representation on its behalf in any legal proceedings that are required to progress the Project and take place during any phase of the Project. Such legal proceedings may include permitting or other hearings before a variety of legal and quasi-legal bodies, including but not limited to zoning and planning boards, conservation commissions, or committees, authorities, boards, bureaus, agencies, officials or departments of local, state or federal governments. Client understands and acknowledges that in the event Consultant's scope of services includes the provision of regulatory analysis and guidance on permitting strategies, submission of applications to permitting authorities or other legal bodies for permits required for the Project, or representation at a hearing or forum addressing a permit required for the Project, such SERVICES OF CONSULTANT DO NOT CONSTITUTE LEGAL REPRESENTATION. Consultant is not an attorney or legal services firm; rather, Consultant is a design professional firm and Consultant's representation on behalf of the Client is only with respect to the technical and design aspects of the Project.

III. SCOPE OF SERVICES

A. Basic Services

Consultant will perform the following phases of Basic Services in relation to the Site:

Traffic Engineering Services. The Consultant will perform a peer review of a traffic evaluation memorandum prepared by KWH Enterprise, LLC. for the property located at 45-51 Grassy Road in Bristol, CT.

1. Peer Review

1.1 The Consultant will provide a peer review of data provided by the City of Bristol. This includes the Traffic Evaluation prepared by KWH Enterprise, LLC, in a letter dated October, 2025.

1.2 The Consultant will prepare a draft memorandum detailing the findings of the peer review for Client's review.

1.3 The Consultant will coordinate and facilitate one (1) conference call with the Client to discuss the findings of the peer review.

1.4 The Consultant will incorporate Client comments, as appropriate, and submit final memorandum.

1.5 The Consultant's traffic engineer will attend and participate in one (1) planning and zoning board meeting.

1.6 The Consultant will review the revised traffic evaluation memorandum as amended by KWH Enterprise, LLC. It is assumed that the revised memorandum will be reviewed once. If additional comments are generated and additional reviews are required, an Additional Services Agreement will be necessary. If additional planning board meetings are required an Additional Services Agreement will be necessary.

B. Exclusions And Additional Services

The Scope and Fee for Basic Services are based on information provided by Client. If Project parameters or field conditions vary significantly or if unforeseen circumstances arise, such changes will likely result in Additional Services and may affect construction costs and other Project costs.

The Services being provided within the Fee for Basic Services are only those which are expressly set forth in this Agreement. All other Services are Additional Services. Additional Services will be provided only if authorized by Client.

Except as may be described in the Basic Services set forth above, Consultant shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials or toxic substances in any form at the Site.

Consultant can provide any or all of the following Additional Services which is not an exhaustive list. Any Additional Services not listed below may be provided by others. Additional Services provided by Consultant will be paid on an hourly basis invoiced at the Consultant's Hourly Billing Rates in effect when the Services are performed.

1. In addition to the specific items identified as Additional Services under individual work phases, Consultant can provide additional types of Services including:

a. Survey Services, including property surveys, topographic surveys, aerial mapping, easement maps, subdivisions, wetlands delineation and mapping, boundary monumentation and construction layout.
b. Environmental Services including (i) Phase I and Phase II Environmental Site Assessments, (ii) Hazardous Building Materials Inspection (HBMI), and (iii) investigation of vapor

intrusion and supervising the design and implementation of remediation or mitigation strategies including vapor barrier and/or ventilation systems.

c. Geotechnical investigation, analysis and recommendations.
d. Subsurface utility engineering (SUE) to locate underground utilities.
e. Site concept plans.
f. Civil site design.
g. Off-site improvement design.
h. Regulatory analysis and permitting strategies including zoning, wetlands and other local, state and federal requirements.
i. Regulatory permitting including local, state and federal environmental permitting
j. Regulatory permitting associated with local and state road opening, highway occupancy, encroachment and related traffic permitting.
k. Architecture and building design.
l. Structural engineering.
m. Mechanical, electrical, plumbing and fire safety engineering.
n. Design and specification of voice and data cabling systems, infrastructure and equipment.
o. Interior Design.
p. Landscape architecture.
q. Bid phase Services.
r. Construction cost estimating.
s. Construction administration.
t. Construction inspection.
u. Assistance with LEED, Green Globe or similar energy or environmental certifications.
v. Commissioning.
w. Cultural Resource services including Section 106 compliance; historic architecture and archaeological investigations; and Geographic Information Systems (GIS) analysis.
x. Natural Resource services including National Environmental Policy Act (NEPA) and any state and local environmental policy act compliance, state and federal wetland delineations, jurisdictional determinations and wetland functional assessments including stream assessments and restoration techniques, habitat assessments, vernal pool assessments and surveys as well as Section 7 coordination under the Endangered Species Act, including bat habitat assessments.
y. services, including community and economic revitalization programs, open space and historic resource preservation, and funding/revenue alternatives, grant writing and management.
z. As Builts/Record Drawings.

2. Redesign or excessive revisions required by Client or public agencies. The Fee specified is based on reasonable and customary revisions required by public agencies. Redesign or excessive revisions will constitute Additional Services.

3. Any services in support of litigation, mediation, an administrative action or arbitration relating to the Project or the Site and any additional design or permitting activities resulting from the final resolution of such litigation, mediation, administrative action or arbitration.

4. Modifications to Consultant's work required by changes in applicable federal, state and local law, including statutes, ordinances and regulations.

5. Preparation, attendance and presentation at meetings and public hearings other than those specified as part of Basic Services.

IV. SCHEDULE

Consultant will work with the Client to develop a schedule that is mutually agreeable to both parties, which schedule may be revised during the course of the Project by mutual agreement of the parties.

V. FEES AND EXPENSES

A. Fees For Basic Services

The Fee specified is based on Consultant providing all of the Services included in Basic Services. If the Client desires Consultant to perform some, but not all, of the Services included in Basic Services, then the Fee for individual phases may increase. The revised Fee will be negotiated separately.

The Fee specified is based on Consultant performing the Basic Services in a logical and efficient sequence. If Client directs a different sequence of Services, such revised sequence will likely require Additional Services and may impact the Schedule of the Project including regulatory review and approvals. Consultant shall not be responsible for any increased costs or delay in the Project resulting from Client's decision to alter the sequence.

The breakdown of the Total Fee among the phases as set forth below is a good faith estimate. The cost of particular phases of Basic Services may exceed the estimate below, but Consultant will not incur Fees beyond the Total Fee as presented below without Client authorization.

Phases of Basic Services	Services / Description	Fee Type	Fee
	Due Diligence Services		
1.1	Initial Peer Review	Fixed	$ 1,000
1.2	Draft Memorandum	Fixed	$ 1,000
1.3	Conference Call	Fixed	$ 250
1.4	Final Peer Review	Fixed	$ 250
1.5	Planning Board Meeting	Fixed	$ 1,000
1.6	Final Peer Review	Fixed	$ 500
	Total Fixed	**Total Fee**	**$ 4,000**

Fixed Fee. Consultant will provide the Basic Services identified as "Fixed" for the Fixed Fee set forth. Fees for each phase will be billed monthly on the basis of percentage completion.

B. Fees for Additional Services

All Additional Services will be paid in addition to the Total Fee. Unless otherwise agreed, such Additional Services will be paid on the basis of actual time spent using the Hourly Billing Rates in effect when the Services are performed.

C. Reimbursable Expenses

1. Expenses included as overhead:

Routine copies and printing, first class postage, routine local and long-distance telephone service and facsimile transmission and receipt will be provided without charge.

2. Expenses reimbursable to Consultant:

All other out-of-pocket expenses including subconsultants, subcontractors, materials, equipment rentals, mileage, travel expenses, traffic control, additional insurance requirements imposed by the Client, multi-set or large volume copying and printing, binding, overnight delivery service, deed and map copies and application fees and related expenses required for agency or Client submissions are Reimbursable Expenses. Consultant reserves the right to subcontract for traffic protection and charge same as a reimbursable in the event such services are required to ensure safety in traveled ways. Client will pay Reimbursable Expenses to Consultant at cost plus fifteen percent (15%) for administration and overhead.

D. Hourly Billing Rates

Consultant will utilize the following Hourly Billing Rates, which include fringe, burden and overhead:

Hourly Billing Rates
January 1, 2025

Classification:	Hourly Rate:
Senior Principal	$275-$375
ENGINEERING & LANDSCAPE ARCHITECTURE	
Principal Engineer	$220-$300
Principal Landscape Architect	200-245
Senior Project Manager	220-280
Project Manager	180-250
Senior Engineer	165-250
Project Engineer	145-195
Staff Engineer	125-150
Senior Mechanical Gas Designer	180-210
Senior Landscape Architect / Specialist	170-220
Project Landscape Architect / Specialist	140-175
Staff Landscape Architect / Specialist	110-140
Principal Construction Inspector	180-270
Senior Construction Inspector	170-230
Construction Inspector	130-190
Senior Project Coordinator	130-170
Project Coordinator	115-150
Senior GIS Specialist	130-195
GIS Specialist	115-160
GIS Technician	95-130
Senior CADD Designer	130-160
CADD Designer	100-140
Technician	90-110
Senior Administrative Assistant	100-110
Administrative Assistant	75-100

The Hourly Billing Rates shall remain in effect for work done during the calendar year. Consultant typically adjusts its Hourly Billing Rates on January 1.

E. Fee Protection

The Fee proposed in this Agreement shall remain valid for three months after the date of this Agreement. Consultant retains the right to revise the Fee and/or update this Agreement if this Agreement is not executed by the Client or work has not yet begun, due to no fault of the Consultant, within three months of such date.

The Hourly Billing Rates shall remain in effect for work done during the calendar year. Consultant adjusts its Hourly Billing Rates annually on January 1.

F. Billing

Consultant will bill Client by issuing invoices at of the end of each month beginning with the commencement of work and continuing through Project completion. Each monthly invoice will be for all Fees earned (whether for Basic Services or Additional Services) and Reimbursable Expenses incurred by Consultant during the month. Sales and Use Tax, if any, imposed on the Consultant will be added to the bill. Client agrees that all invoices are due no later than thirty days after the date of the invoice. Client's payment of the invoice will acknowledge that Client is satisfied with Consultant's services and knows of no defect or deficiency in Consultant's services at the time of payment. If Client objects to all or any portion of the invoice, Client will notify Consultant within ten (10) business days from the date of receipt of the invoice and shall make timely payment of the undisputed portion of the invoice. The parties will immediately confer to resolve the disputed portion of the invoice.

Consultant reserves the right to charge interest at 1.5% per month on the unpaid balance of any invoice beginning on the 31st day after the date of the invoice. Payment of invoices shall not be subject to any discounts or set-offs by the Client unless agreed to in writing by the Consultant. Consultant also reserves the right to suspend or terminate Services on all of Client's Projects if any balance remains unpaid for more than 30 days after the date of the invoice. If Client is or has been delinquent in its payments, Consultant reserves the right to require payment prior to the commencement of additional work. Consultant shall not be liable to Client for any costs or damages or any impact on Project Schedule that may result from Consultant's suspension of services due to Client's nonpayment. If Consultant resumes services after all invoices have been paid, the schedule and compensation may be equitably adjusted to reflect any delays or additional costs caused by such suspension of services. Continuation of service is not a waiver of Consultant's right to collect all sums due and is not a waiver of Consultant's right to suspend or terminate Services at a later time. The suspension or termination of Services shall be without further obligation or liability from Consultant to the Client but shall not relieve the Client of the obligation to pay for Services performed by Consultant through the date of termination. Consultant reserves the right to withhold any deliverables until Client has paid in full. If Consultant engages an attorney or collection agency to collect any unpaid balances, the Client shall be responsible for all costs, expenses, attorney fees for outside and in-house counsel and collection fees incurred by Consultant in the collection of any unpaid balances.

Send remittances to:

By Check via USPS Mail: BL Companies, Inc.
PO Box 845920
Boston, MA 02284-5920

By Check Via FedEx/UPS: BL Companies, Inc.
Attn: Lockbox Operations – Box 845920
10 Dan Road
Canton, MA 02021
***Active Address starting October 8, 2025**

By Wire: Wire Routing Number: 011500120
ACH Routing Number: 211170114
Citizens Bank Account Number: 2202501333
Swift Code # (for international wire): CTZIUS33

Bank info: Citizens Bank
1 Citizens Drive
Riverside, RI 02915

When initiating a wire, please send remittance advice to AR@BLCompanies.com. Include your invoice number(s) to assure your payment is applied properly.

G. Retainer

An initial payment of Zero dollars ($0.00) shall be made at the time the executed Agreement is returned to Consultant. This retainer amount will be held by the Consultant and applied toward the final invoice upon completion or termination of the Project. Consultant will not commence services until Consultant has received both the executed Agreement and Retainer.

VI. TERMS & CONDITIONS

This Agreement is subject to the attached Consultant Contract Provisions, which are incorporated into this Agreement in their entirety.

VII. CLOSING STATEMENT

If this Agreement, along with the attached Consultant Contract Provisions, is agreeable, please indicate your acceptance by signing on the attached acceptance form, and by returning an executed Agreement along with the retainer, if required, to the named individual below. A signature transmitted by electronic means shall be binding and have the same force and effect as an original signature. Any changes to this Agreement must be initialed by both parties to be binding.

After we receive the executed Agreement from you, and any required retainer, we will execute it to make it a binding Agreement and return one (1) fully executed Agreement to you.

We look forward to participating in the successful realization of this Project.

Very truly yours,

BL COMPANIES, INC.

By: 

Michael Dion, PE, PTOE
Principal Engineer

[Execution signatures on following page]

Applicant's Stormwater Report

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

Hyperlink for Full Report:

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

SUPPORTING DOCUMENTS FOR

SPECIAL PERMIT FOR EARTH REMOVAL

ASSESSORS LOTS 20-214, 20-215, 20-216, AND 20-217

AMBLER STREET AND GRASSY ROAD

BRISTOL, CONNECTICUT

September 2, 2025



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

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

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

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

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

App. 2547

Zoning Commission Referral to the Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 21, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2547 & 2548

Pursuant Article IV, Section 16.2.5.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2547 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214 and 215

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

****

Pursuant Article IV, Section 16.3.11.A. of the Zoning Regulations, the Zoning Commission refers Site Plan Application #2548 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214 and 215

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

Public Hearing Date: December 8, 2025

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

2018
POCD

Scenic Resources

Code Enforcement

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

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

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

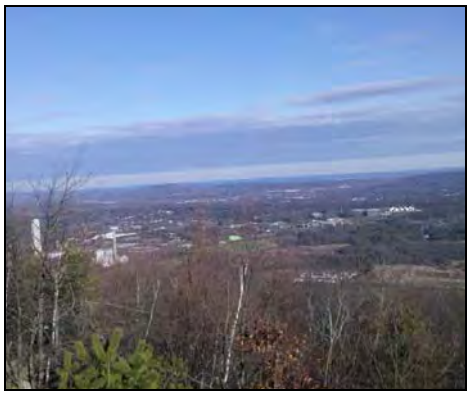
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators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

6.1.5. Scenic Resources

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

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

Scenic View From South Mountain



6.1.6. Property Maintenance

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

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

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

6.1.7. Community Design

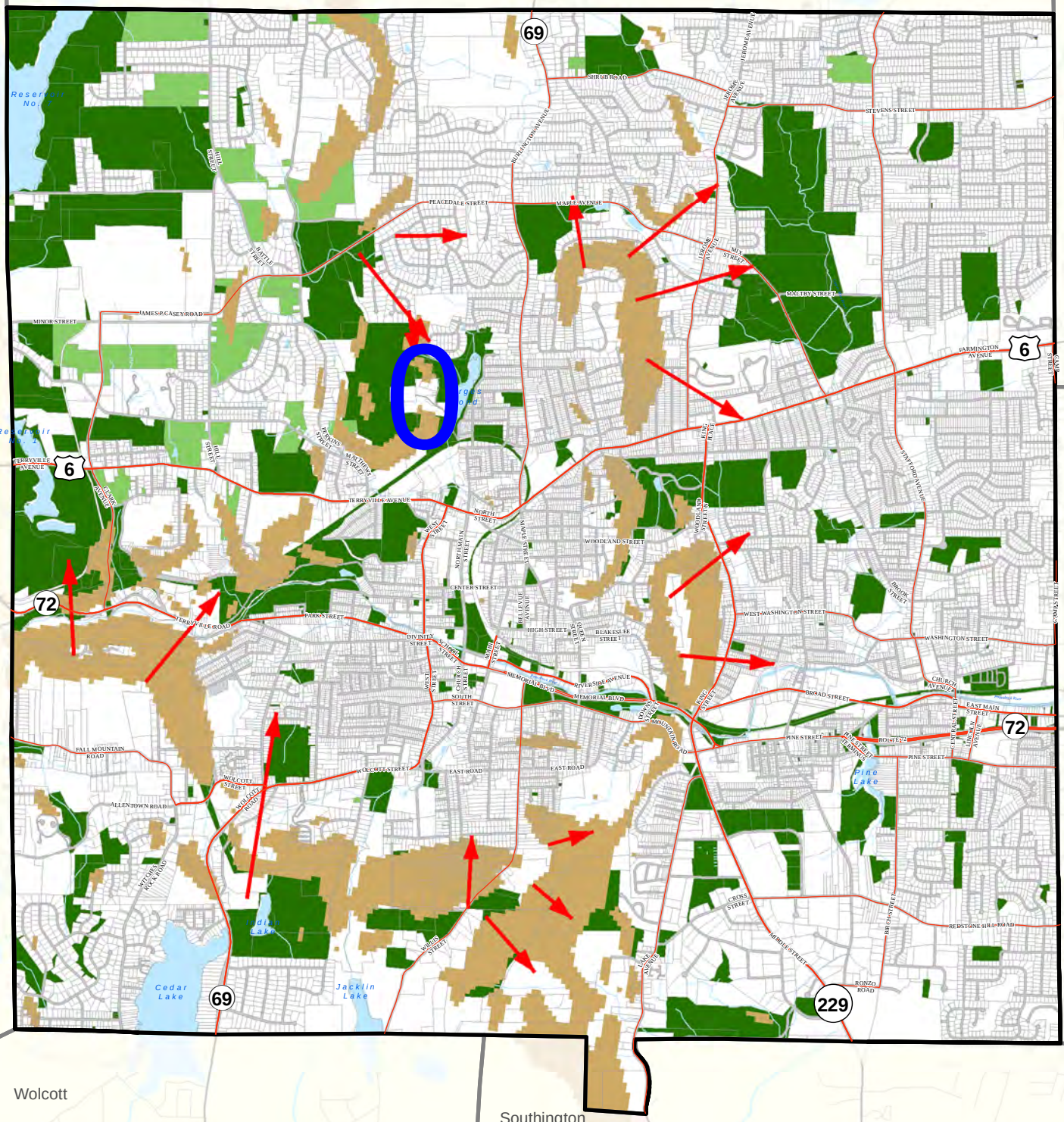
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

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

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

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

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

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

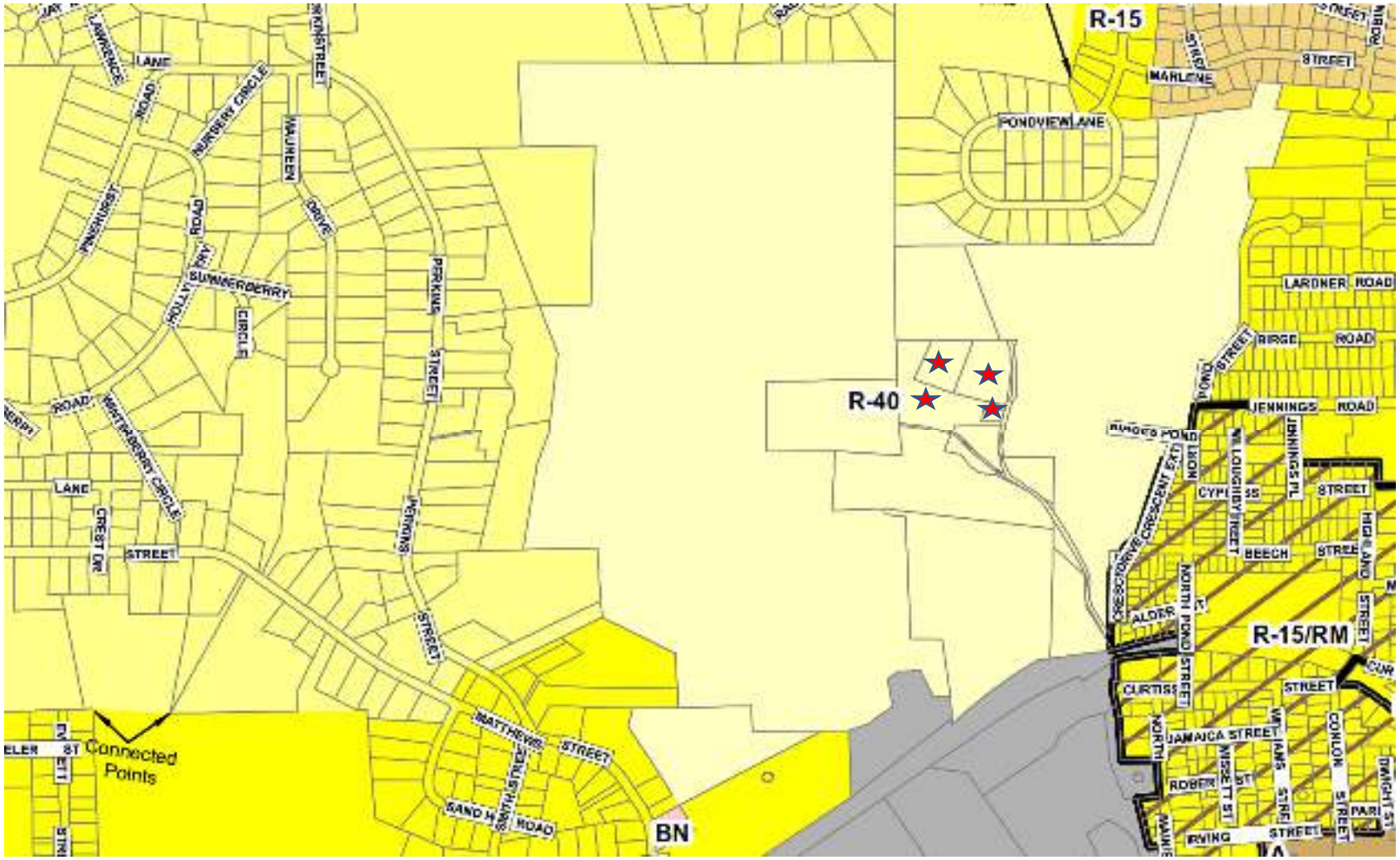
Encourage buildings and sites to be designed to reflect the overall character of Bristol.

Various Maps:

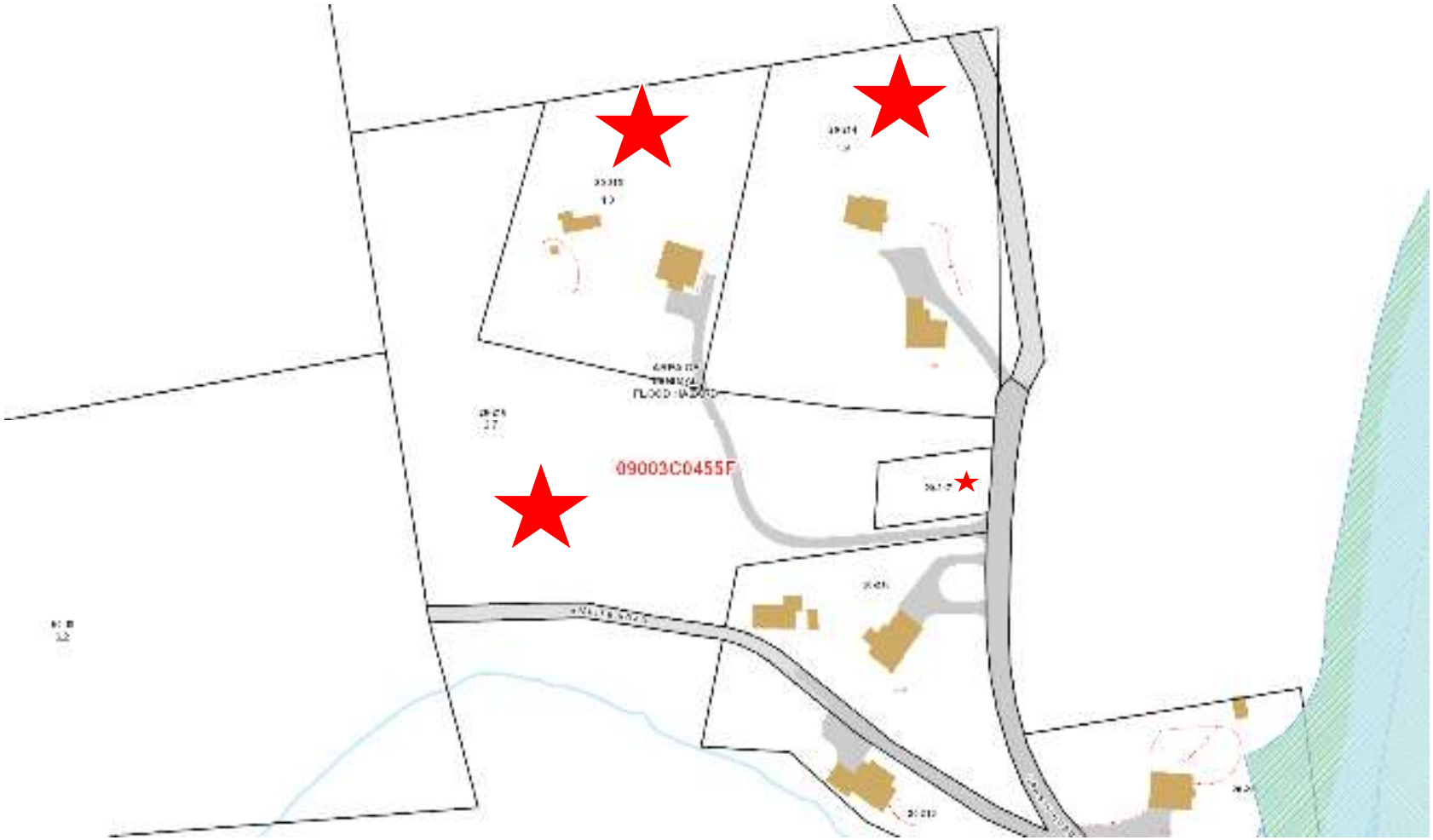
GIS
and
Google



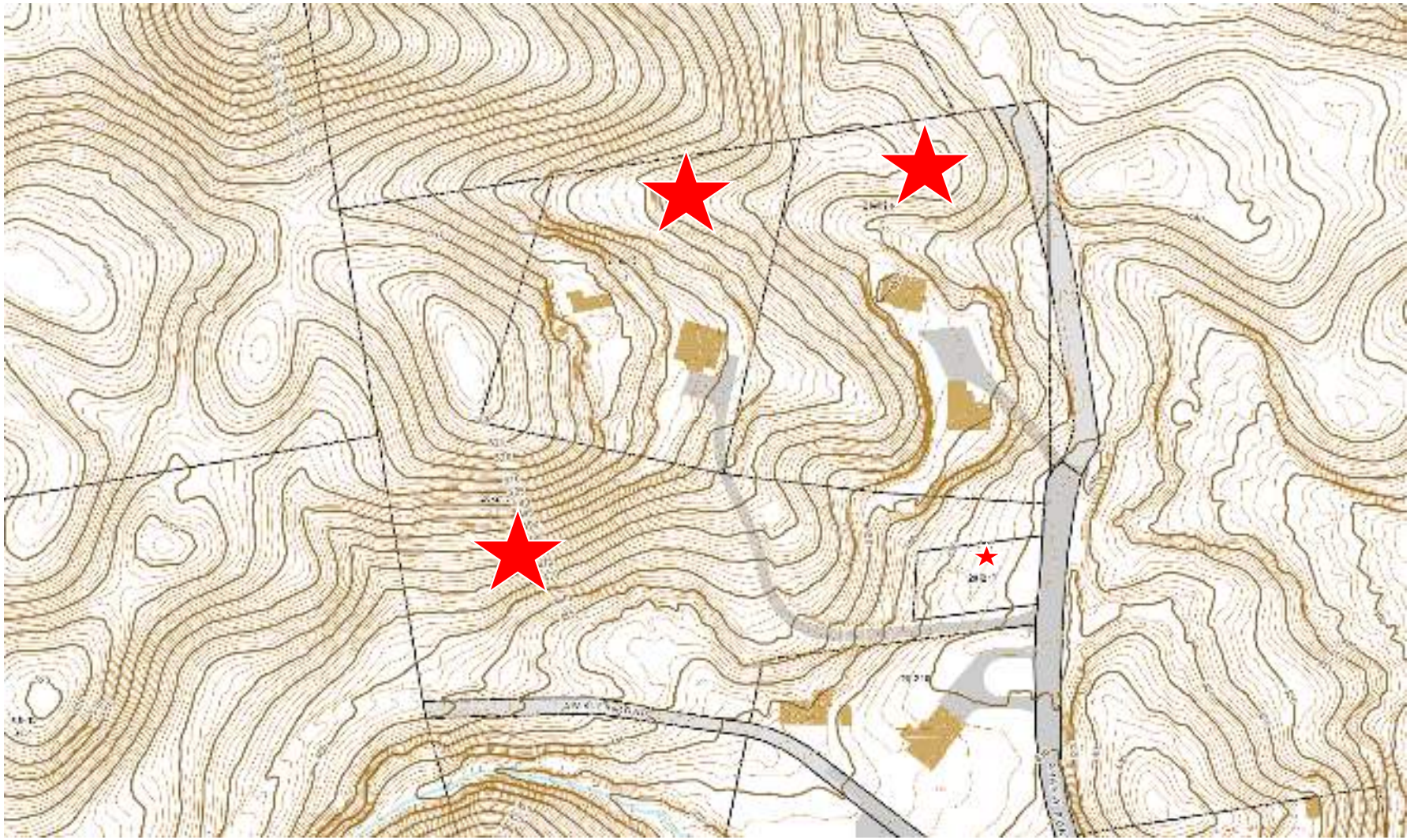
App. 2547 & 2548 - Location
Special Permit & Site Plan – Earth Removal



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



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



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



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



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

Applicant Submitted Photos








CHEV

Site Plan Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2547 & 2548

SITE PLAN: Site Plan for earth removal and construction of two new single-family homes at Ambler Street & Grassy Road, Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential zone; H&T Holdings of Bristol LLC, applicant. *Plans Dated: July 8, 2025; Date of Committee Review: November 20, 2025 (first review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

These comments address both Conservation and Inland Wetlands on Zoning items:

Grassy Road and Ambler Road are unaccepted city streets, the Public Works Department requires that the plans and road conditions be addressed in compliance with City Code of Ordinances 21-140 and 21-141. Individual site plans would be required at the permitting phase that would include final improvements including erosion control measures and stormwater management.

1. The proposed plans show a 30-foot yard setback for excavation, the regulations require 100, this reduction would have to be approved by the Zoning Commission.

2. There will be demolition of buildings that should be shown on the plans.

3. There is a section 6.1.5 in the Plan of Conservation and Development that identifies scenic resources such as Scenic Hillsides, there are some identified on the northern and southern edge of the property. These should be identified on the plans.

4. A bond will be required that would be developed by the applicants engineer and approved by the city.

5. There are notes that refer to a 2.5 to one slope and a 3 to one slope, in review of the final sections it appears that they would be at 3 to one, however the city still recommends reverse benches along with appropriate drainage be installed in the embankments.

6. Based upon the amount of material that is being proposed to be removed (145,000 CY), we recommend that the project be phased and that sections be stabilized topsoiled and seeded every 120 days due to dust control concerns and the proximity to existing homes and watercourses. Provide a design report with hydraulic calculations that size and temporary or semi-permanent (over 120 days) drainage structures and features. Temporary topsoil storage and imported topsoil as needed should be identified.

7. Due to the narrow nature of the existing access roads, provide a report summarizing how many vehicles are entering and existing the site, and how access will be maintained for the existing homes on Grassy and Ambler Road.

8. Show any other utilities including septic systems and wells on adjoining properties if known, also show significant trees to remain.

9. These are comments on the Traffic Evaluation: Explain the background for the 48 truck trips per day, hours of work should be shown, peak traffic should be discussed. Discuss how the truck traffic will affect access to the existing home/properties on Grassy Road. Will two trucks be able to pass one another or other vehicles to reach the excavation site? Were any sightlines evaluated or was this just a capacity review? The crash evaluation states that there were no crashes on the segment of North Pond Street, however evaluation of the CT crash site, shows crashes on that street beyond the projected truck route. How were the three streets shown Cyprus Street, Jennings Road and North Main Street chosen for vehicles to pass? Are these the recommended routes? There are other travel choices. If these are the chosen routes how will trucks be confined to them? How are the truck trips distributed by route in the evaluation?

Crashes should also have been evaluated where the connecting streets meet Burlington Avenue (SR 69). The study utilized state traffic counts North of Pardee Street rather than counts North of Lewis. The counts north of Lewis are significantly higher on SR 69. Was any queuing evaluation conducted to determine changes in delay during peak hours?

10. We reserve the right to make additional comments based upon these comments.

CITY PLANNER (Andrew Armstrong):

1. Provide a timeline and estimated completion date for the project.

2. Provide phasing plan.

3. Are there any proposed processing operations on-site?

4. Indicate location of any on-site fuel storage tanks.

5. Will vehicles be parked on the property overnight?

6. The applicant is requesting a waiver of the 100-foot buffer area pursuant to Article III, Section 15.2.5.3. The submission of plan documents indicates a proposed 30-foot buffer area requested. The applicant should offer comment on the differences between the 30-foot buffer and the 100-foot buffer in terms of:
    a. The total amount of material to be removed.
    b. The total number of trucks per day and the total number trucks for the project.
    c. A comparison of the timelines and estimated completion dates.

7. Indicate limits of clearing and show on the plan. The limits of clearing shall be field located by a licensed surveyor and inspected by staff prior to operations commencing. A pre-construction meeting will also be required.

8. How will property lines be delineated in the field? Applicant should present a plan sheet for delineation in the field of all property lines. Applicant should also provide permanent property markers (provide a graphic example) to ensure that excavation does not extend onto adjacent properties during earth removal operations.

9. The plan indicates that grading will cross several property lines owned by the applicant; a grading agreement should be memorialized for each lot and then recorded on the land records conveying authorization to alter grades. Note: A lot consolidation plan could be effectuated prior to construction which would reduce the number of easements required.

10. A Traffic Evaluation was provided with the application; an estimate for a Peer Review of the Traffic Evaluation by BL Companies has been provided to the applicant and staff is currently awaiting a deposit of funds so the Peer Review can commence. This comment will remain open until the Peer Review has been completed.

11. Stormwater Report has been provided and is under review.

12. Provide a proposed bond amount (with supporting documentation) for review per Article III, Section 15.2.6

13. It does not appear that there are E&S controls to protect the property located at 144 Ambler Road have been provided. Provide details.

14. What considerations are being made to protect the safety of the general public from the large trucks traversing through the Hoppers-Birge Pond Nature Preserve parking area over an extended period of time?

15. What will be the final condition of all disturbed areas?

16. What will the warning signs proposed on North Pond Street consist of?

17. The 2018 Bristol Plan of Conservation and Development (POCD) indicates approximately half of the property located at 51 Grassy Road (Lot 215) and the general vicinity of this the project are considered scenic views. The POCD urges caution for any land use development in the area. The applicant is encouraged to submit information into the record with respect to this matter as none was submitted with the application documents and plans.

18. The applicant should offer comments and a schedule for clean-up/sweeping protocols for the truck entrance and exit area and surrounding streets used for access for earth removal.

19. We reserve the right to make additional comments based upon the comments above.

BUILDING/ZONING ENFORCEMENT (Richard Brown/Brandon Peate)

1. (Building) No comments at this time.

2. (ZEO) The property should be completely free of debris with a site inspection scheduled with the ZEO prior to any approvals.

POLICE DEPARTMENT (Ulric Berube/Sgt. Ouellette)

1. Truck trips will not negatively impact traffic based on the submitted “traffic evaluation”.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

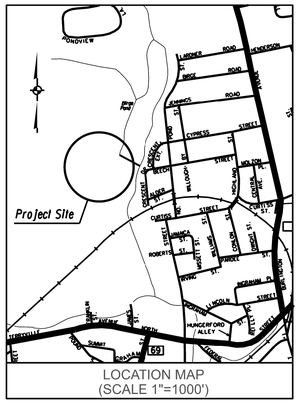
WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. There is no water or sewer in the area.

Plan Set

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

JULY 1, 2025



LOCATION MAP
(SCALE 1"=1000')

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

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- F PROPOSED 6" FOUNDATION DRAIN
- S PROPOSED 6" PVC (SDR-35) SEWER LATERAL
- W PROPOSED 1" DOMESTIC WATER SERVICE
- E PROPOSED ELECTRIC SERVICE
- RL PROPOSED ROOF LEADER CONNECTION
- SEDIMENTATION AND EROSION CONTROL FENCE
- WETLAND LIMIT
- TREELINE

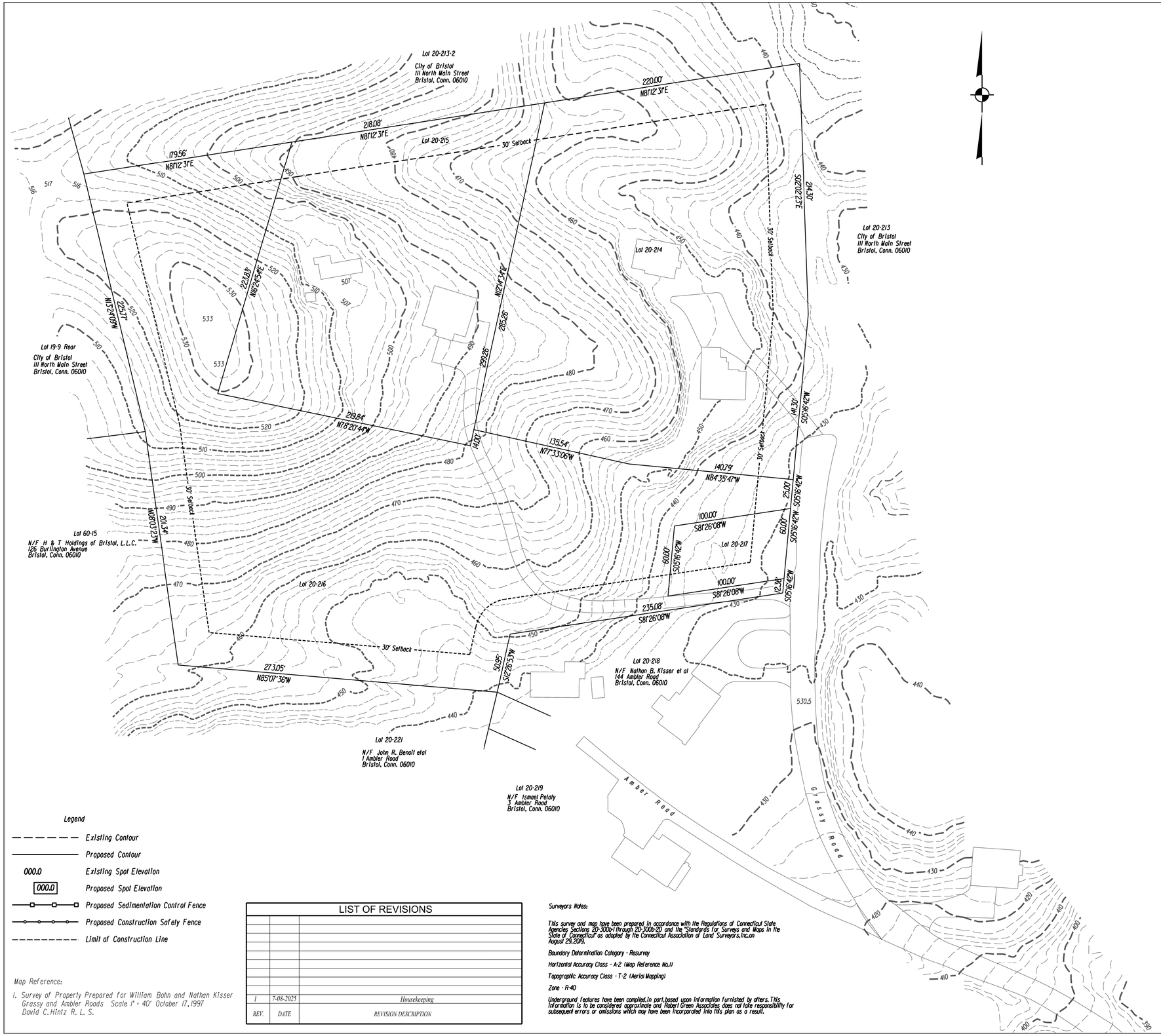
Applicant:

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

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

Surveyor/Civil Engineer:

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



Legend

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

Map Reference:

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

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

Surveyors Notes:

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

Boundary Determination Category - Resurvey

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

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Boundary and Topographic Survey

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40

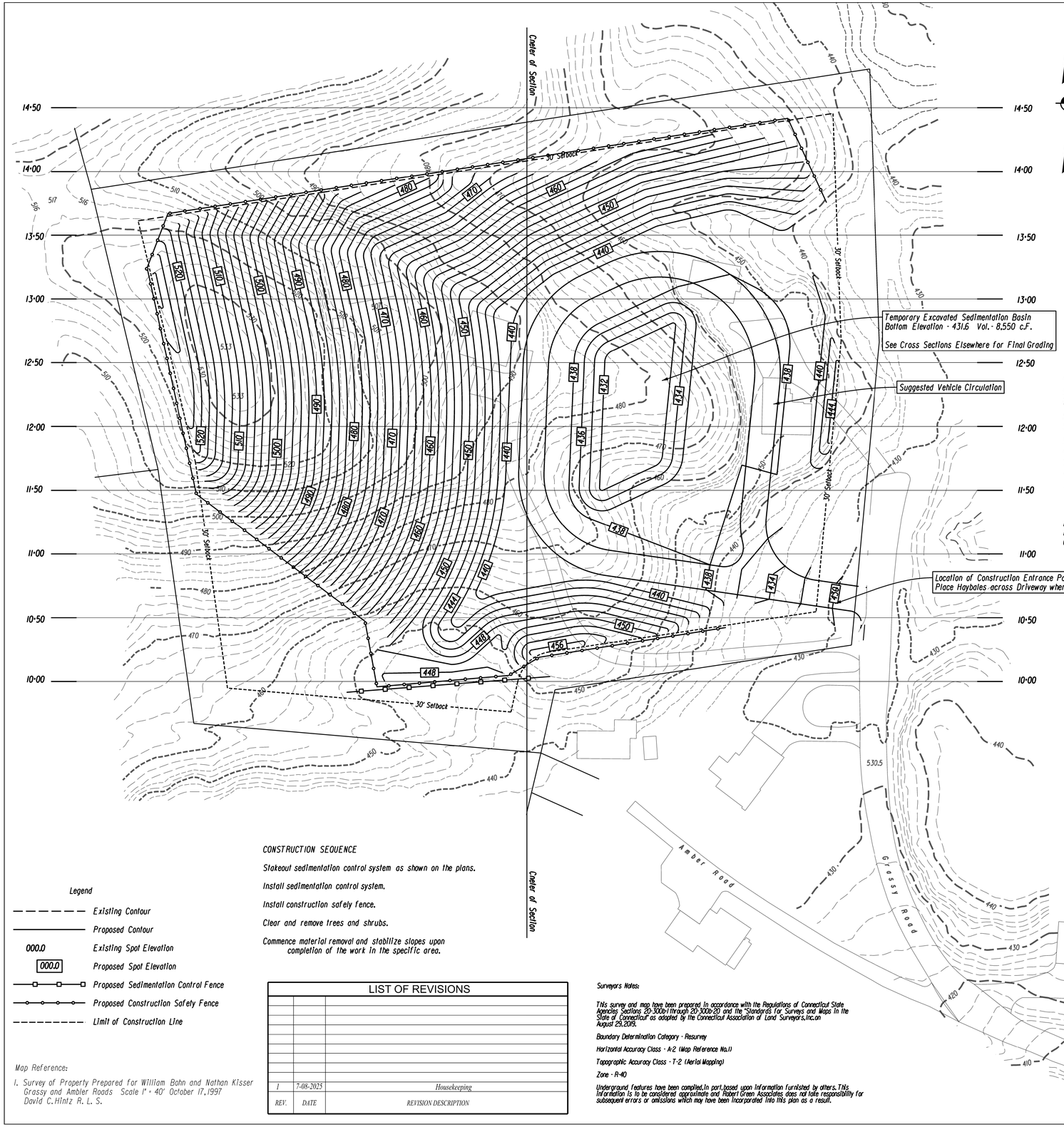
Scale In Feet

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

Sheet 2 of 6

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

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



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

1. Use sedimentation control fencing or hay bales to control soil erosion and to control sediment in the reverse bench swales. Controls are to be placed at the end of each bench and at points along each bench as determined by field conditions to be necessary to control sediment and erosion. For specific details for the instgllation of erosion and sedimentation controls refer to 'guidelines for Soil Erosion and Sediment Control,2002 as revised' published by the Connecticut Department of Energy & Environmental Protection.
2. Sedimentation Control system is to be installed as shown on these plans.
3. Topsoil shall be stockpiled on site. If topsoil is to be stockpiled for more than 30 days,temporary soil stabilization measures shall be applied immediately.
4. The developer shall visually inspect and maintain all sedimentation control systems after each storm event.The contractor shall also inspect and maintain the sedimentation control system before forecast heavy rains or as directed by the Town.
5. Left Blank Intentionally
6. Topsoil shall be placed to a minimum compacted depth of four (4) inches. Immediately after the topsoil is placed,it shall be bonded to the subsoil by operating a tracked vehicle up and down,not across,the slope. The top 2" of this topsoiled area shall then be raked and seeded with an appropriate seed mix to establish permanent cover. Temporary mulching or temporary vegetative cover shall be used if the exposed area is in need of stabilization and the permanent vegetative cover season has past. Areas of temporary vegetative cover or temporary mulching shall have permanent cover established as soon as seasonally possible.
7. If final grading is to be delayed for more than 30 days after land disturbance activities cease,temporary soil stabilization measures shall be applied immediately.
8. The following sections from the D.E.P. publication titled 'Guidelines for Soil Erosion and Sedimentation Control,2002 as revised' are specifically added to this specification:
   - *Chapter 6 - Temporary Vegetative Cover*
   - *Chapter 6 - Permanent Vegetative Cover*
   - *Chapter 7 - Topsoiling*
   - *Chapter 9 - Sediment Barriers*
9. Robert Tabacco at (860) 230-6160,or his assigns,shall notify the planning and the Engineering Department at least 24 hours prior to the start of any construction activity.
10. Robert Tabacco at (860) 250-6160,or his assigns,shall inspect the temporary sedimentation basin once a week or after each rain event of 1/2 or more. Any sediment shall be removed and properly disposed of in an appropriate location

ADDITIONAL NOTES:

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

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

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

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

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

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

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

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

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

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

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

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

Place a Construction Entrance Pad as shown on the Plan

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

Anticipated Duration - 24 Months

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

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

No Grading to occur within 30' of a Property Line

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

Developer is responsible for correcting any unforseen field conditions

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

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

Legend

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

Map Reference:

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

LIST OF REVISIONS

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

Surveyors Notes:

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

Boundary Determination Category - Resurvey

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

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Site Grading Plan

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

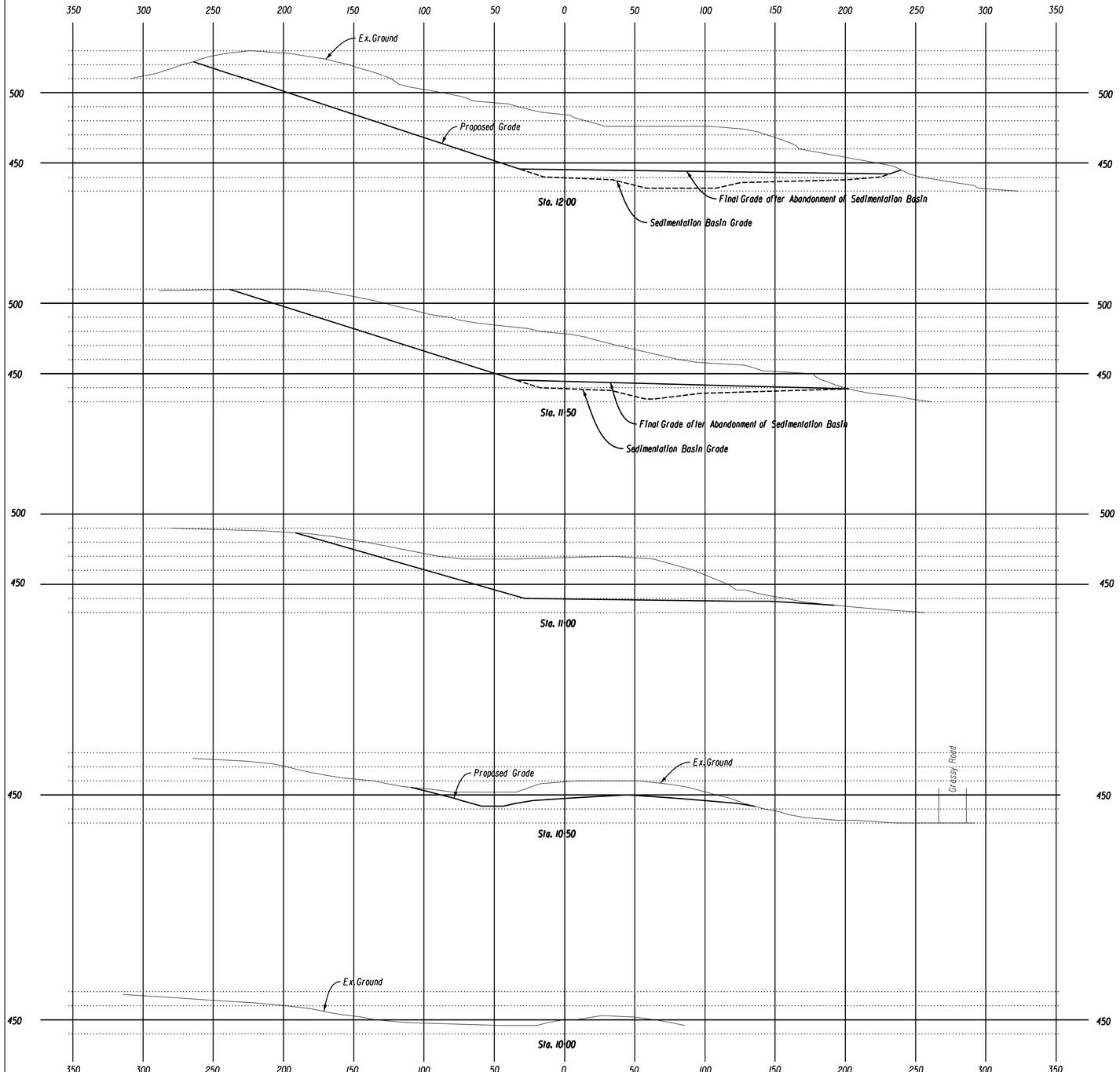
JOSEPH M. GREEN P.E.
REG.NO.0026292

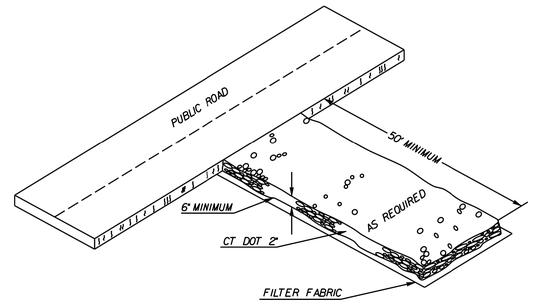
Sheet 3 of 6

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

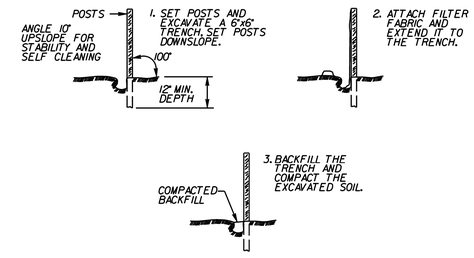
STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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





CONSTRUCTION ENTRANCE
N. T. S.



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

Miscellaneous Notes and Details

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

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

40 0 20 40
Scale In Feet

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

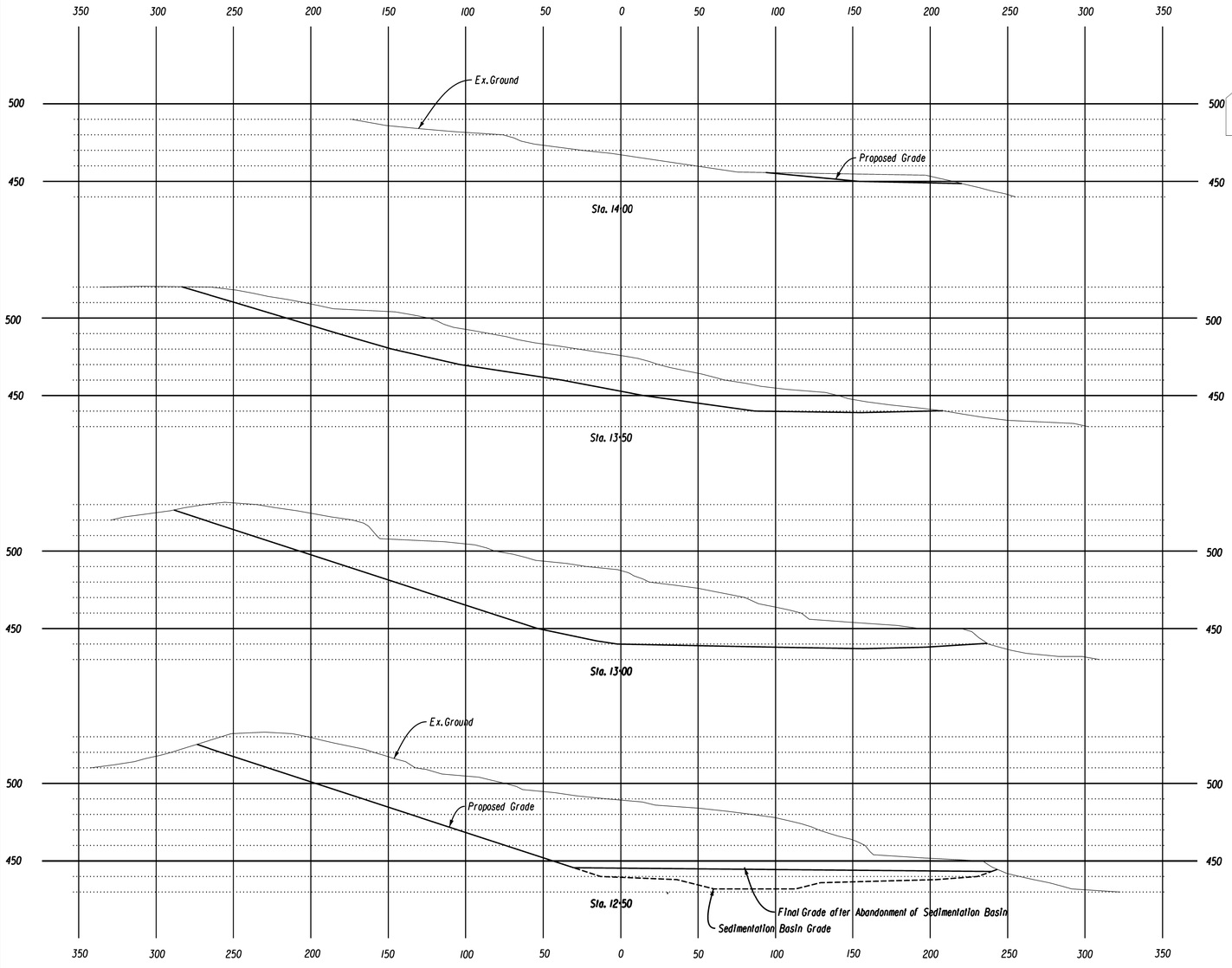
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

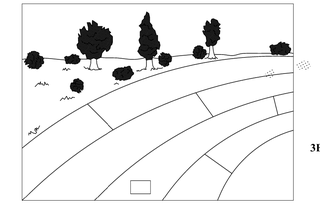
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 4 of 6

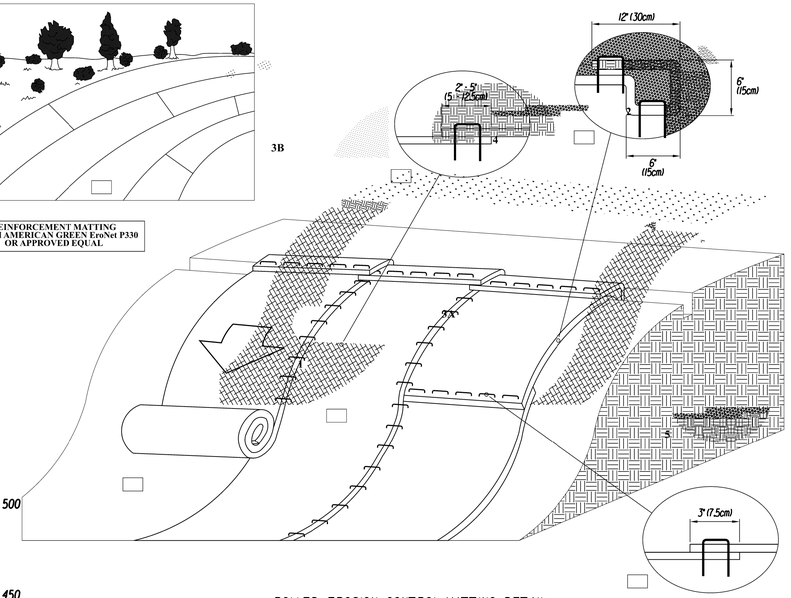
STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

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





REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL



ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

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

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

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

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

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

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

Miscellaneous Notes and Details

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

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

40 0 20 40
Scale In Feet

LIST OF REVISIONS

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

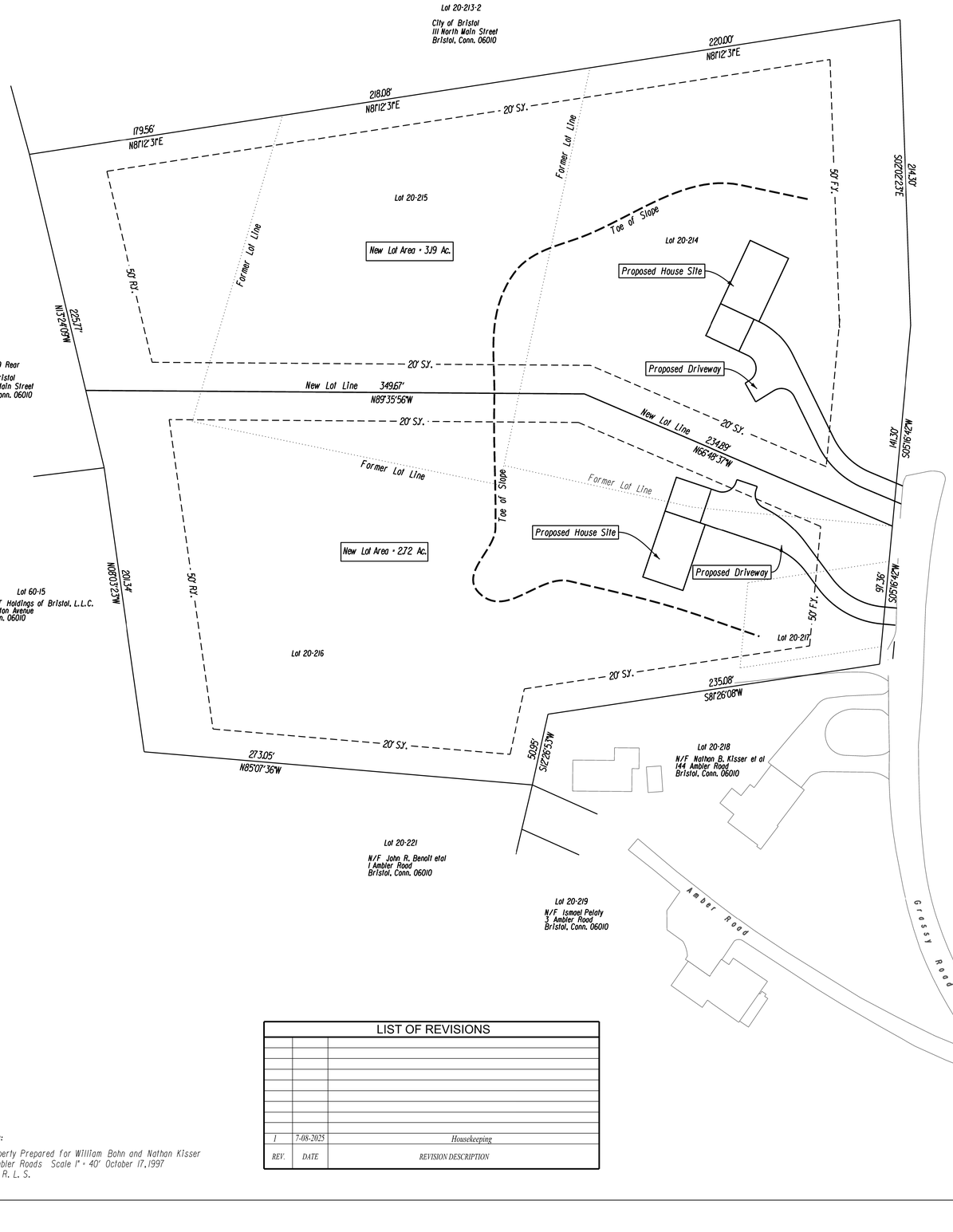
TO MY KNOWLEDGE AND BELIEF.THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

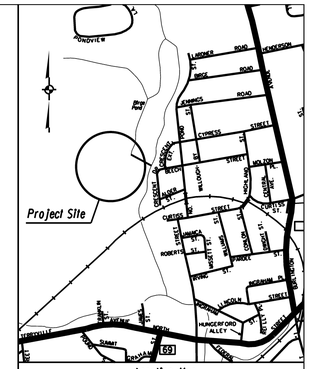
JOSEPH M. GREEN P.E.
REG.NO.0026292

Sheet 5 of 6

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

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





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

Map Reference:

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

Concept PLan

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

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

Sheet 6 of 6

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

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

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

Applicant 30-day Extension to Open Public Hearing

From: James Ziogas
Sent: Thursday, November 13, 2025 1:37 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: RE: Extension for H&T Holdings - Ambler/Grassy

Robert:

Regarding the H & T Holdings application, please re schedule the public hearing to the January 12, 2026. We hereby grant an extension of 30 days under the 65 day rule to open the public hearing on that date.

Thank you.

James Ziogas, Jr Attorney at Law, LLC
104 Bellevue Avenue
Bristol, CT 06010
(860) 584-2384
(860) 589-8213 (fax)
jziogas@ziogaslaw.com

CONFIDENTIALITY NOTICE: This message originates from the law firm of James Ziogas, Jr. Attorney at Law, LLC. The information contained in this e-mail and any files transmitted with it may be a confidential attorney-client communication or may otherwise be privileged and confidential. If the reader of this message, regardless of the address or routing, is not an intended recipient, you are hereby notified that you have received this transmittal in error and any review, use, distribution, dissemination or copying is strictly prohibited. If you have received this message in error, please delete this e-mail and all files transmitted with it from your system and immediately notify James Ziogas, Jr. Attorney at Law, LLC by sending a reply e-mail to the sender of this message. Thank you.

From: Robert Flanagan
Sent: Thursday, November 13, 2025 12:17 PM
To: James Ziogas
Subject: Extension for H&T Holdings - Ambler/Grassy

Hi Jim:

Reminder for extension to App. 2547 Special Permit & App. 2548 Site Plan for H&T Holdings.

The applications were accepted at the October 20, 2025 Regular Meeting of the Zoning Commission.
The P.H. was scheduled for the December 8, 2025 Regular Meeting.

December 8, 2025 is 56 days.
65 days from acceptance would be December 17, 2025.

January 12, 2026 is the Regular Meeting and that is 26 days from December 17.
I would suggest a 30-day extension to round it out.

30-days still leaves your client with 35-days still in the hopper.
Whatever you decide is fine with me.

Thanks.

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

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

App. 2547

Zoning Commission Referral to the Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 21, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2547 & 2548

Pursuant Article IV, Section 16.2.5.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2547 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214 and 215

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

****

Pursuant Article IV, Section 16.3.11.A. of the Zoning Regulations, the Zoning Commission refers Site Plan Application #2548 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214 and 215

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

Public Hearing Date: December 8, 2025

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

App. 2548

Earth Removal Site Plan Application

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

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

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

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

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

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

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

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

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

Other comments: residential construction on-site.

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

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

Name: H & T Holdings of Bristol, LLC

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

Telephone No.: 860-250-6160 E-Mail:

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

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2548

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney James Ziogas

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

Telephone No.: 860-584-2384 E-Mail: _____

08/17 - LUO

For Office Use Only
APPLICATION NO. 2548

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Robert Green Associates

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

Telephone No.: 860-589-0135 E-Mail: _____

08/17 - LUO

Applicant's Narrative

NARRATIVE FOR AMBLER ROAD AND GRASSY ROAD

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

Applicant's Traffic Statement



Traffic Evaluation

Earth Removal at Ambler Road and Grassy Road

Bristol, Connecticut

Prepared for:

H&T Holdings of Bristol, LLC



Prepared by:

KWH Enterprise, LLC

October 2025

Hyperlink for Full Report:

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

Peer Review Estimate of Traffic Evaluation BL Companies

October 23, 2025

Robert Flanagan
City of Bristol
111 North Main Street, Suite 3
Bristol, CT 06010

Re:	Project:	Bristol Traffic Peer Review
	Site:	45-51 Grassy Road, Bristol, CT
	BL Project No.:	2502803

Dear Mr. Flanagan:

We are pleased to submit this Agreement to perform professional Services in connection with the above-referenced Project.

BL Companies Connecticut, Inc. directly or through one or more affiliated companies or wholly owned subsidiaries, referred to collectively below as the "**Consultant**" will perform professional Services for City of Bristol referred to below as the "**Client"**.

I. PROJECT UNDERSTANDING

This Agreement is based on Consultant's understanding that the nature of the Project is a peer review of a traffic memorandum prepared for a residential property.

The location of the Project is 45-51 Grassy Road, Bristol, CT, referred to below as the "**Site"**.

The professional Services to be provided are more specifically described in the Scope of Services below. Consultant's Services generally will consist of a peer review of a traffic evaluation memorandum.

All work in regard to this Project is subject to this Agreement.

II. CLIENT RESPONSIBILITIES

A. Information And Access Provided By Client

Client is responsible for providing the following information or other items to Consultant. Delays in providing, or omissions in, such information or items will likely result in Additional Services. Consultant may use such information in performing its Services and is entitled to rely

upon the accuracy and completeness thereof. Unless specifically stated in the Scope of Services set forth below, Consultant will not independently verify such information and is not liable for any errors or omissions. The information and other items to be provided by Client, or other consultants acting on behalf of Client, are:

- Providing Consultant with lawful access to the Site.
- Providing Consultant with all submitted documents related to the traffic memorandum.

B. Making an Informed Decision on Retaining Legal Counsel

Client is responsible for making the decision regarding whether Client wishes to retain legal counsel to provide legal representation on its behalf in any legal proceedings that are required to progress the Project and take place during any phase of the Project. Such legal proceedings may include permitting or other hearings before a variety of legal and quasi-legal bodies, including but not limited to zoning and planning boards, conservation commissions, or committees, authorities, boards, bureaus, agencies, officials or departments of local, state or federal governments. Client understands and acknowledges that in the event Consultant's scope of services includes the provision of regulatory analysis and guidance on permitting strategies, submission of applications to permitting authorities or other legal bodies for permits required for the Project, or representation at a hearing or forum addressing a permit required for the Project, such SERVICES OF CONSULTANT DO NOT CONSTITUTE LEGAL REPRESENTATION. Consultant is not an attorney or legal services firm; rather, Consultant is a design professional firm and Consultant's representation on behalf of the Client is only with respect to the technical and design aspects of the Project.

III. SCOPE OF SERVICES

A. Basic Services

Consultant will perform the following phases of Basic Services in relation to the Site:

Traffic Engineering Services. The Consultant will perform a peer review of a traffic evaluation memorandum prepared by KWH Enterprise, LLC. for the property located at 45-51 Grassy Road in Bristol, CT.

1. Peer Review

1.1 The Consultant will provide a peer review of data provided by the City of Bristol. This includes the Traffic Evaluation prepared by KWH Enterprise, LLC, in a letter dated October, 2025.

1.2 The Consultant will prepare a draft memorandum detailing the findings of the peer review for Client's review.

1.3 The Consultant will coordinate and facilitate one (1) conference call with the Client to discuss the findings of the peer review.

1.4 The Consultant will incorporate Client comments, as appropriate, and submit final memorandum.

1.5 The Consultant's traffic engineer will attend and participate in one (1) planning and zoning board meeting.

1.6 The Consultant will review the revised traffic evaluation memorandum as amended by KWH Enterprise, LLC. It is assumed that the revised memorandum will be reviewed once. If additional comments are generated and additional reviews are required, an Additional Services Agreement will be necessary. If additional planning board meetings are required an Additional Services Agreement will be necessary.

B. Exclusions And Additional Services

The Scope and Fee for Basic Services are based on information provided by Client. If Project parameters or field conditions vary significantly or if unforeseen circumstances arise, such changes will likely result in Additional Services and may affect construction costs and other Project costs.

The Services being provided within the Fee for Basic Services are only those which are expressly set forth in this Agreement. All other Services are Additional Services. Additional Services will be provided only if authorized by Client.

Except as may be described in the Basic Services set forth above, Consultant shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials or toxic substances in any form at the Site.

Consultant can provide any or all of the following Additional Services which is not an exhaustive list. Any Additional Services not listed below may be provided by others. Additional Services provided by Consultant will be paid on an hourly basis invoiced at the Consultant's Hourly Billing Rates in effect when the Services are performed.

1. In addition to the specific items identified as Additional Services under individual work phases, Consultant can provide additional types of Services including:

a. Survey Services, including property surveys, topographic surveys, aerial mapping, easement maps, subdivisions, wetlands delineation and mapping, boundary monumentation and construction layout.
b. Environmental Services including (i) Phase I and Phase II Environmental Site Assessments, (ii) Hazardous Building Materials Inspection (HBMI), and (iii) investigation of vapor

intrusion and supervising the design and implementation of remediation or mitigation strategies including vapor barrier and/or ventilation systems.

c. Geotechnical investigation, analysis and recommendations.
d. Subsurface utility engineering (SUE) to locate underground utilities.
e. Site concept plans.
f. Civil site design.
g. Off-site improvement design.
h. Regulatory analysis and permitting strategies including zoning, wetlands and other local, state and federal requirements.
i. Regulatory permitting including local, state and federal environmental permitting
j. Regulatory permitting associated with local and state road opening, highway occupancy, encroachment and related traffic permitting.
k. Architecture and building design.
l. Structural engineering.
m. Mechanical, electrical, plumbing and fire safety engineering.
n. Design and specification of voice and data cabling systems, infrastructure and equipment.
o. Interior Design.
p. Landscape architecture.
q. Bid phase Services.
r. Construction cost estimating.
s. Construction administration.
t. Construction inspection.
u. Assistance with LEED, Green Globe or similar energy or environmental certifications.
v. Commissioning.
w. Cultural Resource services including Section 106 compliance; historic architecture and archaeological investigations; and Geographic Information Systems (GIS) analysis.
x. Natural Resource services including National Environmental Policy Act (NEPA) and any state and local environmental policy act compliance, state and federal wetland delineations, jurisdictional determinations and wetland functional assessments including stream assessments and restoration techniques, habitat assessments, vernal pool assessments and surveys as well as Section 7 coordination under the Endangered Species Act, including bat habitat assessments.
y. services, including community and economic revitalization programs, open space and historic resource preservation, and funding/revenue alternatives, grant writing and management.
z. As Builts/Record Drawings.

2. Redesign or excessive revisions required by Client or public agencies. The Fee specified is based on reasonable and customary revisions required by public agencies. Redesign or excessive revisions will constitute Additional Services.

3. Any services in support of litigation, mediation, an administrative action or arbitration relating to the Project or the Site and any additional design or permitting activities resulting from the final resolution of such litigation, mediation, administrative action or arbitration.

4. Modifications to Consultant's work required by changes in applicable federal, state and local law, including statutes, ordinances and regulations.

5. Preparation, attendance and presentation at meetings and public hearings other than those specified as part of Basic Services.

IV. SCHEDULE

Consultant will work with the Client to develop a schedule that is mutually agreeable to both parties, which schedule may be revised during the course of the Project by mutual agreement of the parties.

V. FEES AND EXPENSES

A. Fees For Basic Services

The Fee specified is based on Consultant providing all of the Services included in Basic Services. If the Client desires Consultant to perform some, but not all, of the Services included in Basic Services, then the Fee for individual phases may increase. The revised Fee will be negotiated separately.

The Fee specified is based on Consultant performing the Basic Services in a logical and efficient sequence. If Client directs a different sequence of Services, such revised sequence will likely require Additional Services and may impact the Schedule of the Project including regulatory review and approvals. Consultant shall not be responsible for any increased costs or delay in the Project resulting from Client's decision to alter the sequence.

The breakdown of the Total Fee among the phases as set forth below is a good faith estimate. The cost of particular phases of Basic Services may exceed the estimate below, but Consultant will not incur Fees beyond the Total Fee as presented below without Client authorization.

Phases of Basic Services	Services / Description	Fee Type	Fee
	Due Diligence Services		
1.1	Initial Peer Review	Fixed	$ 1,000
1.2	Draft Memorandum	Fixed	$ 1,000
1.3	Conference Call	Fixed	$ 250
1.4	Final Peer Review	Fixed	$ 250
1.5	Planning Board Meeting	Fixed	$ 1,000
1.6	Final Peer Review	Fixed	$ 500
	Total Fixed	**Total Fee**	**$ 4,000**

Fixed Fee. Consultant will provide the Basic Services identified as "Fixed" for the Fixed Fee set forth. Fees for each phase will be billed monthly on the basis of percentage completion.

B. Fees for Additional Services

All Additional Services will be paid in addition to the Total Fee. Unless otherwise agreed, such Additional Services will be paid on the basis of actual time spent using the Hourly Billing Rates in effect when the Services are performed.

C. Reimbursable Expenses

1. Expenses included as overhead:

Routine copies and printing, first class postage, routine local and long-distance telephone service and facsimile transmission and receipt will be provided without charge.

2. Expenses reimbursable to Consultant:

All other out-of-pocket expenses including subconsultants, subcontractors, materials, equipment rentals, mileage, travel expenses, traffic control, additional insurance requirements imposed by the Client, multi-set or large volume copying and printing, binding, overnight delivery service, deed and map copies and application fees and related expenses required for agency or Client submissions are Reimbursable Expenses. Consultant reserves the right to subcontract for traffic protection and charge same as a reimbursable in the event such services are required to ensure safety in traveled ways. Client will pay Reimbursable Expenses to Consultant at cost plus fifteen percent (15%) for administration and overhead.

D. Hourly Billing Rates

Consultant will utilize the following Hourly Billing Rates, which include fringe, burden and overhead:

Hourly Billing Rates
January 1, 2025

Classification:	Hourly Rate:
Senior Principal	$275-$375
ENGINEERING & LANDSCAPE ARCHITECTURE	
Principal Engineer	$220-$300
Principal Landscape Architect	200-245
Senior Project Manager	220-280
Project Manager	180-250
Senior Engineer	165-250
Project Engineer	145-195
Staff Engineer	125-150
Senior Mechanical Gas Designer	180-210
Senior Landscape Architect / Specialist	170-220
Project Landscape Architect / Specialist	140-175
Staff Landscape Architect / Specialist	110-140
Principal Construction Inspector	180-270
Senior Construction Inspector	170-230
Construction Inspector	130-190
Senior Project Coordinator	130-170
Project Coordinator	115-150
Senior GIS Specialist	130-195
GIS Specialist	115-160
GIS Technician	95-130
Senior CADD Designer	130-160
CADD Designer	100-140
Technician	90-110
Senior Administrative Assistant	100-110
Administrative Assistant	75-100

The Hourly Billing Rates shall remain in effect for work done during the calendar year. Consultant typically adjusts its Hourly Billing Rates on January 1.

E. Fee Protection

The Fee proposed in this Agreement shall remain valid for three months after the date of this Agreement. Consultant retains the right to revise the Fee and/or update this Agreement if this Agreement is not executed by the Client or work has not yet begun, due to no fault of the Consultant, within three months of such date.

The Hourly Billing Rates shall remain in effect for work done during the calendar year. Consultant adjusts its Hourly Billing Rates annually on January 1.

F. Billing

Consultant will bill Client by issuing invoices at of the end of each month beginning with the commencement of work and continuing through Project completion. Each monthly invoice will be for all Fees earned (whether for Basic Services or Additional Services) and Reimbursable Expenses incurred by Consultant during the month. Sales and Use Tax, if any, imposed on the Consultant will be added to the bill. Client agrees that all invoices are due no later than thirty days after the date of the invoice. Client's payment of the invoice will acknowledge that Client is satisfied with Consultant's services and knows of no defect or deficiency in Consultant's services at the time of payment. If Client objects to all or any portion of the invoice, Client will notify Consultant within ten (10) business days from the date of receipt of the invoice and shall make timely payment of the undisputed portion of the invoice. The parties will immediately confer to resolve the disputed portion of the invoice.

Consultant reserves the right to charge interest at 1.5% per month on the unpaid balance of any invoice beginning on the 31st day after the date of the invoice. Payment of invoices shall not be subject to any discounts or set-offs by the Client unless agreed to in writing by the Consultant. Consultant also reserves the right to suspend or terminate Services on all of Client's Projects if any balance remains unpaid for more than 30 days after the date of the invoice. If Client is or has been delinquent in its payments, Consultant reserves the right to require payment prior to the commencement of additional work. Consultant shall not be liable to Client for any costs or damages or any impact on Project Schedule that may result from Consultant's suspension of services due to Client's nonpayment. If Consultant resumes services after all invoices have been paid, the schedule and compensation may be equitably adjusted to reflect any delays or additional costs caused by such suspension of services. Continuation of service is not a waiver of Consultant's right to collect all sums due and is not a waiver of Consultant's right to suspend or terminate Services at a later time. The suspension or termination of Services shall be without further obligation or liability from Consultant to the Client but shall not relieve the Client of the obligation to pay for Services performed by Consultant through the date of termination. Consultant reserves the right to withhold any deliverables until Client has paid in full. If Consultant engages an attorney or collection agency to collect any unpaid balances, the Client shall be responsible for all costs, expenses, attorney fees for outside and in-house counsel and collection fees incurred by Consultant in the collection of any unpaid balances.

Send remittances to:

By Check via USPS Mail:	BL Companies, Inc. PO Box 845920 Boston, MA 02284-5920
By Check Via FedEx/UPS:	BL Companies, Inc. Attn: Lockbox Operations – Box 845920 10 Dan Road Canton, MA 02021 ***Active Address starting October 8, 2025**
By Wire:	Wire Routing Number: 011500120 ACH Routing Number: 211170114 Citizens Bank Account Number: 2202501333 Swift Code # (for international wire): CTZIUS33
Bank info:	Citizens Bank 1 Citizens Drive Riverside, RI 02915

When initiating a wire, please send remittance advice to AR@BLCompanies.com. Include your invoice number(s) to assure your payment is applied properly.

G. Retainer

An initial payment of Zero dollars ($0.00) shall be made at the time the executed Agreement is returned to Consultant. This retainer amount will be held by the Consultant and applied toward the final invoice upon completion or termination of the Project. Consultant will not commence services until Consultant has received both the executed Agreement and Retainer.

VI. TERMS & CONDITIONS

This Agreement is subject to the attached Consultant Contract Provisions, which are incorporated into this Agreement in their entirety.

VII. CLOSING STATEMENT

If this Agreement, along with the attached Consultant Contract Provisions, is agreeable, please indicate your acceptance by signing on the attached acceptance form, and by returning an executed Agreement along with the retainer, if required, to the named individual below. A signature transmitted by electronic means shall be binding and have the same force and effect as an original signature. Any changes to this Agreement must be initialed by both parties to be binding.

After we receive the executed Agreement from you, and any required retainer, we will execute it to make it a binding Agreement and return one (1) fully executed Agreement to you.

We look forward to participating in the successful realization of this Project.

Very truly yours,

BL COMPANIES, INC.

By: 

Michael Dion, PE, PTOE
Principal Engineer

[Execution signatures on following page]

Applicant's Stormwater Report

Stormwater Permit Information for Developers and Contractors

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

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

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

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

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

Revised March 23, 2017

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

SUPPORTING DOCUMENTS FOR

SPECIAL PERMIT FOR EARTH REMOVAL

ASSESSORS LOTS 20-214, 20-215, 20-216, AND 20-217

AMBLER STREET AND GRASSY ROAD

BRISTOL, CONNECTICUT

September 2, 2025



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

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

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Connecticut Department of Public Health

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

App. 2547

Zoning Commission Referral to the Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 21, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2547 & 2548

Pursuant Article IV, Section 16.2.5.A. of the Zoning Regulations, the Zoning Commission refers Special Permit Application #2547 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214 and 215

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

****

Pursuant Article IV, Section 16.3.11.A. of the Zoning Regulations, the Zoning Commission refers Site Plan Application #2548 to the Planning Commission for a review of the 2018 Plan of Conservation Development, and specifically:

a. Section 6.1.5 Scenic Resources
b. Community Character Map depicting scenic hillsides on Lots 214 and 215

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

Public Hearing Date: December 8, 2025

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

2018
POCD

Scenic Resources

Code Enforcement

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

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

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

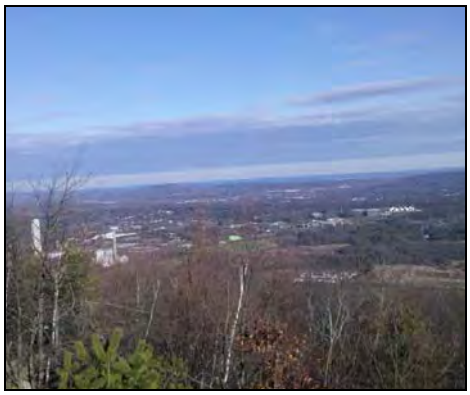
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators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

6.1.5. Scenic Resources

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

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

Scenic View From South Mountain



6.1.6. Property Maintenance

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

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

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

6.1.7. Community Design

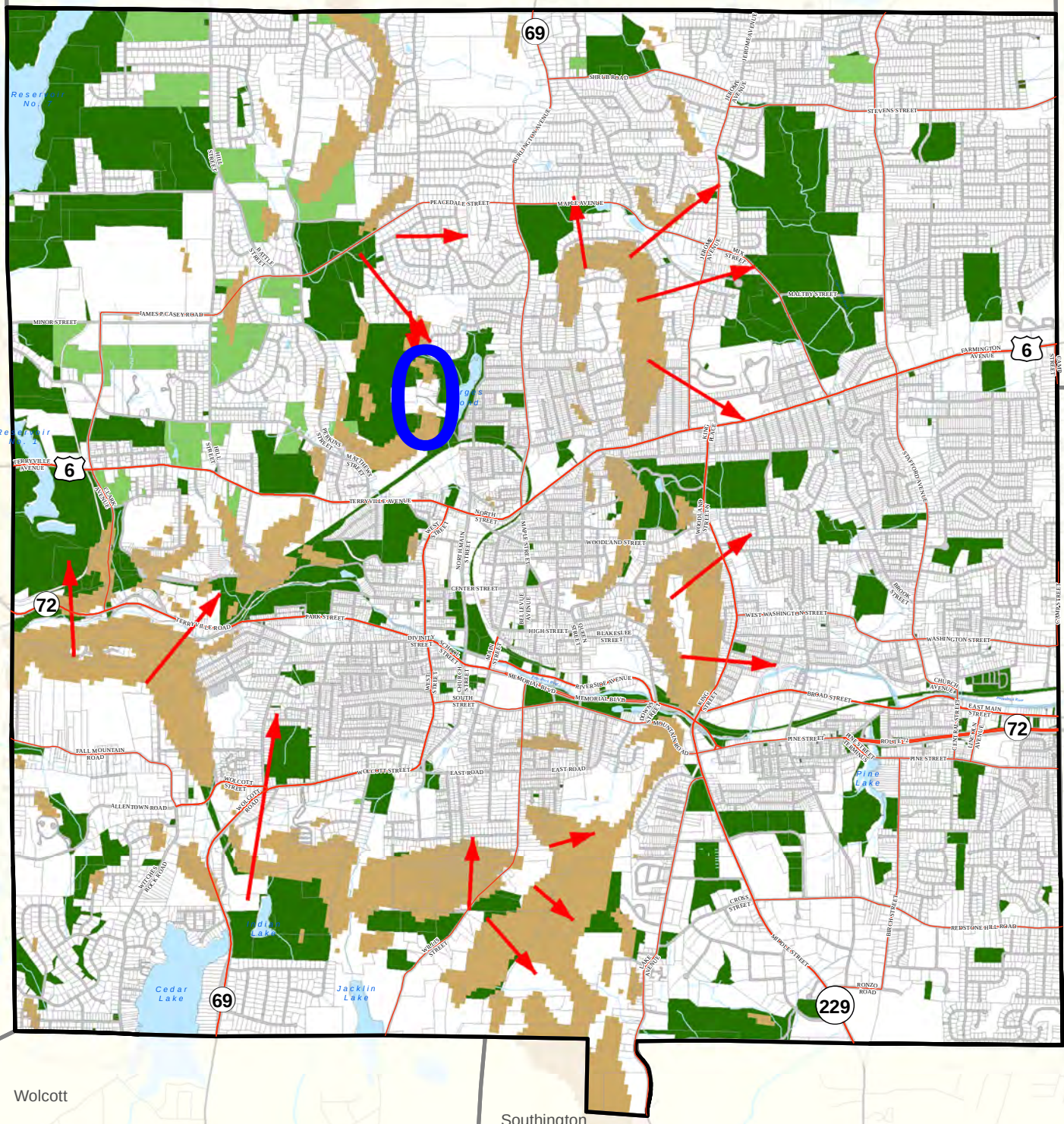
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

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

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

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

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

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

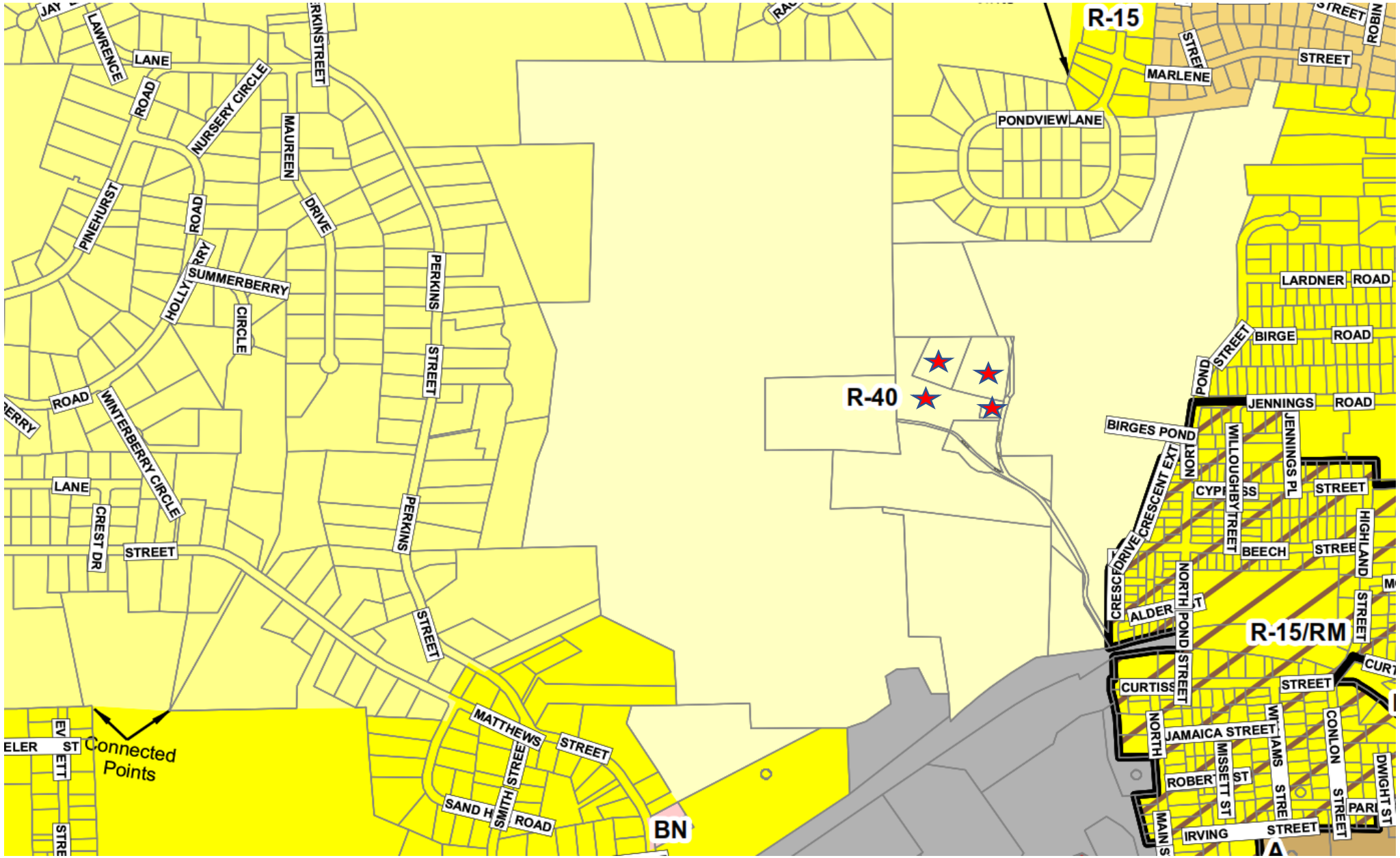
Encourage buildings and sites to be designed to reflect the overall character of Bristol.

Various Maps:

GIS
and
Google



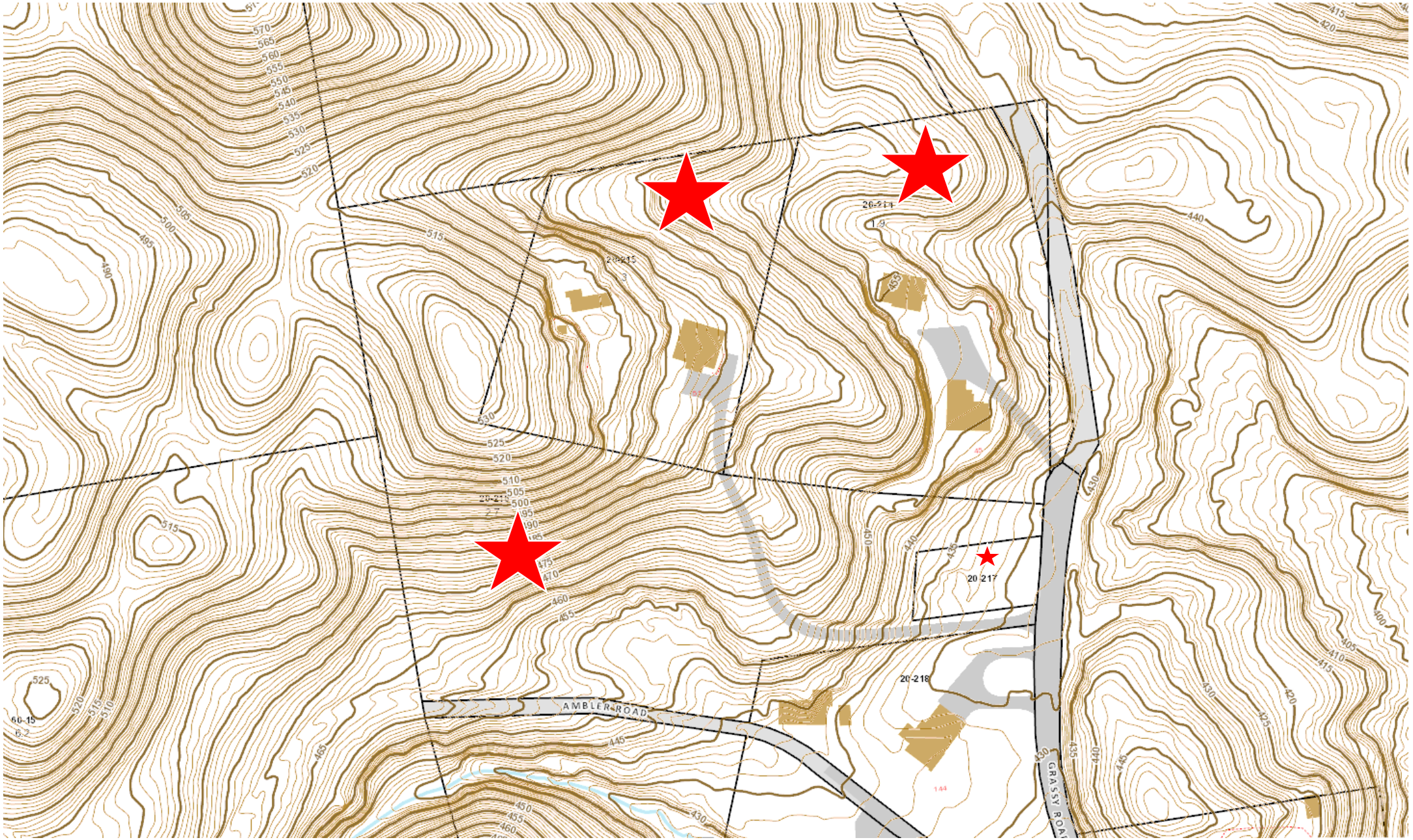
App. 2547 & 2548 - Location
Special Permit & Site Plan – Earth Removal



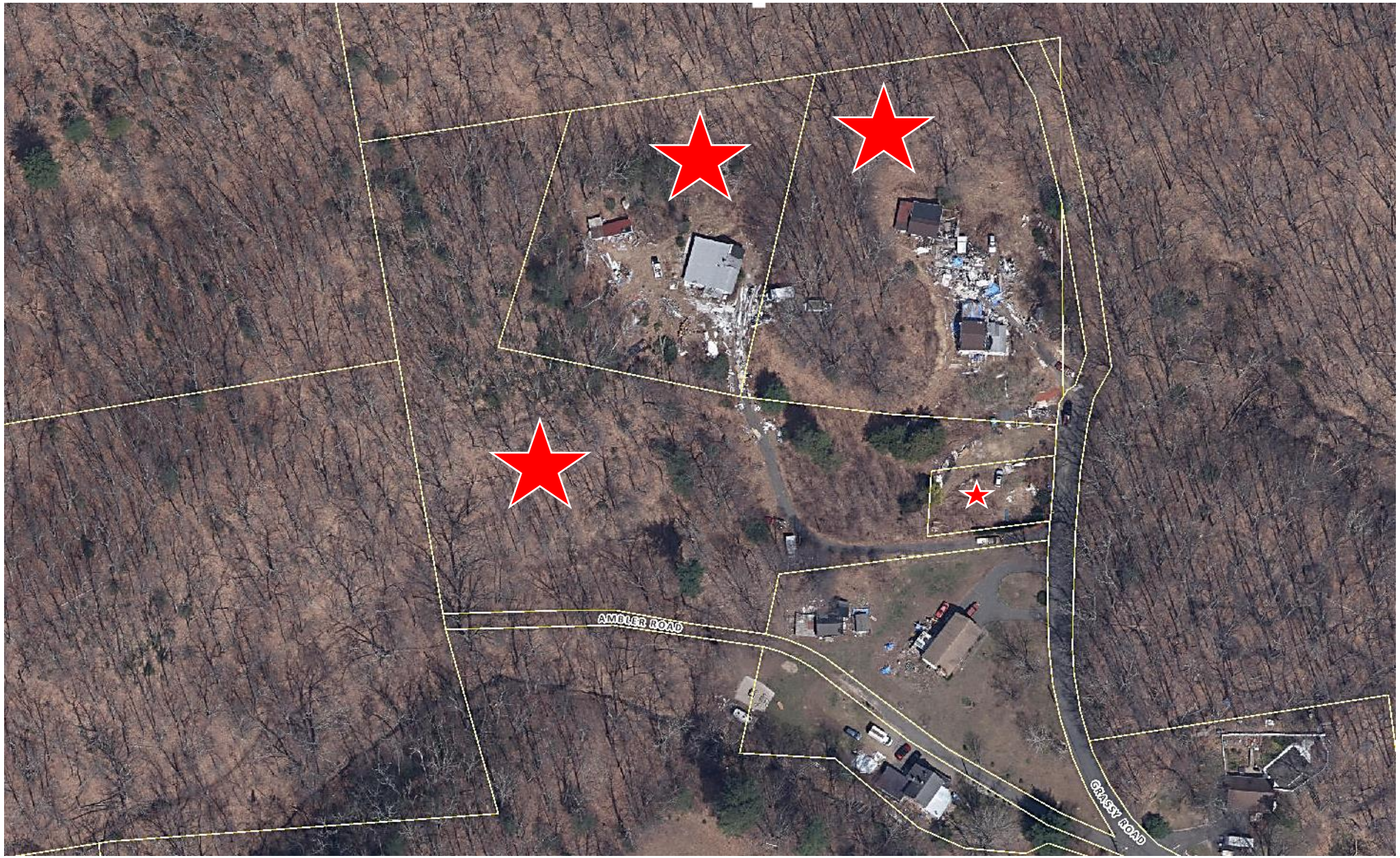
App. 2547 & 2548– Zoning – R-40
Special Permit & Site Plan – Earth Removal



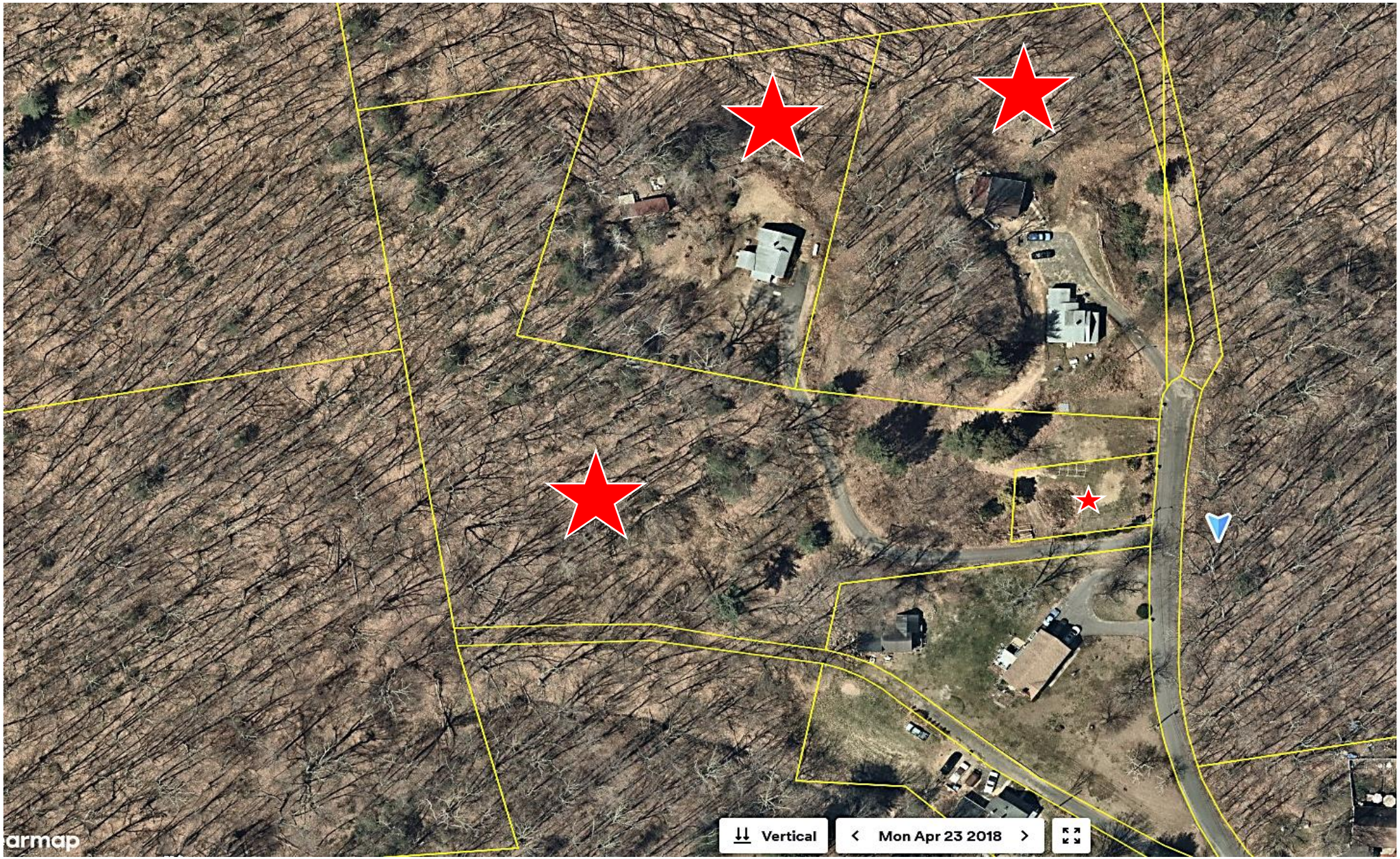
App. 2547 & 2548 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



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



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



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

Applicant Submitted Photos








CHEV

Site Plan Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2547 & 2548

SITE PLAN: Site Plan for earth removal and construction of two new single-family homes at Ambler Street & Grassy Road, Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential zone; H&T Holdings of Bristol LLC, applicant. *Plans Dated: July 8, 2025; Date of Committee Review: November 20, 2025 (first review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

These comments address both Conservation and Inland Wetlands on Zoning items:

Grassy Road and Ambler Road are unaccepted city streets, the Public Works Department requires that the plans and road conditions be addressed in compliance with City Code of Ordinances 21-140 and 21-141. Individual site plans would be required at the permitting phase that would include final improvements including erosion control measures and stormwater management.

1. The proposed plans show a 30-foot yard setback for excavation, the regulations require 100, this reduction would have to be approved by the Zoning Commission.

2. There will be demolition of buildings that should be shown on the plans.

3. There is a section 6.1.5 in the Plan of Conservation and Development that identifies scenic resources such as Scenic Hillsides, there are some identified on the northern and southern edge of the property. These should be identified on the plans.

4. A bond will be required that would be developed by the applicants engineer and approved by the city.

5. There are notes that refer to a 2.5 to one slope and a 3 to one slope, in review of the final sections it appears that they would be at 3 to one, however the city still recommends reverse benches along with appropriate drainage be installed in the embankments.

6. Based upon the amount of material that is being proposed to be removed (145,000 CY), we recommend that the project be phased and that sections be stabilized topsoiled and seeded every 120 days due to dust control concerns and the proximity to existing homes and watercourses. Provide a design report with hydraulic calculations that size and temporary or semi-permanent (over 120 days) drainage structures and features. Temporary topsoil storage and imported topsoil as needed should be identified.

7. Due to the narrow nature of the existing access roads, provide a report summarizing how many vehicles are entering and existing the site, and how access will be maintained for the existing homes on Grassy and Ambler Road.

8. Show any other utilities including septic systems and wells on adjoining properties if known, also show significant trees to remain.

9. These are comments on the Traffic Evaluation: Explain the background for the 48 truck trips per day, hours of work should be shown, peak traffic should be discussed. Discuss how the truck traffic will affect access to the existing home/properties on Grassy Road. Will two trucks be able to pass one another or other vehicles to reach the excavation site? Were any sightlines evaluated or was this just a capacity review? The crash evaluation states that there were no crashes on the segment of North Pond Street, however evaluation of the CT crash site, shows crashes on that street beyond the projected truck route. How were the three streets shown Cyprus Street, Jennings Road and North Main Street chosen for vehicles to pass? Are these the recommended routes? There are other travel choices. If these are the chosen routes how will trucks be confined to them? How are the truck trips distributed by route in the evaluation?

Crashes should also have been evaluated where the connecting streets meet Burlington Avenue (SR 69). The study utilized state traffic counts North of Pardee Street rather than counts North of Lewis. The counts north of Lewis are significantly higher on SR 69. Was any queuing evaluation conducted to determine changes in delay during peak hours?

10. We reserve the right to make additional comments based upon these comments.

CITY PLANNER (Andrew Armstrong):

1. Provide a timeline and estimated completion date for the project.

2. Provide phasing plan.

3. Are there any proposed processing operations on-site?

4. Indicate location of any on-site fuel storage tanks.

5. Will vehicles be parked on the property overnight?

6. The applicant is requesting a waiver of the 100-foot buffer area pursuant to Article III, Section 15.2.5.3. The submission of plan documents indicates a proposed 30-foot buffer area requested. The applicant should offer comment on the differences between the 30-foot buffer and the 100-foot buffer in terms of:
    a. The total amount of material to be removed.
    b. The total number of trucks per day and the total number trucks for the project.
    c. A comparison of the timelines and estimated completion dates.

7. Indicate limits of clearing and show on the plan. The limits of clearing shall be field located by a licensed surveyor and inspected by staff prior to operations commencing. A pre-construction meeting will also be required.

8. How will property lines be delineated in the field? Applicant should present a plan sheet for delineation in the field of all property lines. Applicant should also provide permanent property markers (provide a graphic example) to ensure that excavation does not extend onto adjacent properties during earth removal operations.

9. The plan indicates that grading will cross several property lines owned by the applicant; a grading agreement should be memorialized for each lot and then recorded on the land records conveying authorization to alter grades. Note: A lot consolidation plan could be effectuated prior to construction which would reduce the number of easements required.

10. A Traffic Evaluation was provided with the application; an estimate for a Peer Review of the Traffic Evaluation by BL Companies has been provided to the applicant and staff is currently awaiting a deposit of funds so the Peer Review can commence. This comment will remain open until the Peer Review has been completed.

11. Stormwater Report has been provided and is under review.

12. Provide a proposed bond amount (with supporting documentation) for review per Article III, Section 15.2.6

13. It does not appear that there are E&S controls to protect the property located at 144 Ambler Road have been provided. Provide details.

14. What considerations are being made to protect the safety of the general public from the large trucks traversing through the Hoppers-Birge Pond Nature Preserve parking area over an extended period of time?

15. What will be the final condition of all disturbed areas?

16. What will the warning signs proposed on North Pond Street consist of?

17. The 2018 Bristol Plan of Conservation and Development (POCD) indicates approximately half of the property located at 51 Grassy Road (Lot 215) and the general vicinity of this the project are considered scenic views. The POCD urges caution for any land use development in the area. The applicant is encouraged to submit information into the record with respect to this matter as none was submitted with the application documents and plans.

18. The applicant should offer comments and a schedule for clean-up/sweeping protocols for the truck entrance and exit area and surrounding streets used for access for earth removal.

19. We reserve the right to make additional comments based upon the comments above.

BUILDING/ZONING ENFORCEMENT (Richard Brown/Brandon Peate)

1. (Building) No comments at this time.

2. (ZEO) The property should be completely free of debris with a site inspection scheduled with the ZEO prior to any approvals.

POLICE DEPARTMENT (Ulric Berube/Sgt. Ouellette)

1. Truck trips will not negatively impact traffic based on the submitted “traffic evaluation”.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

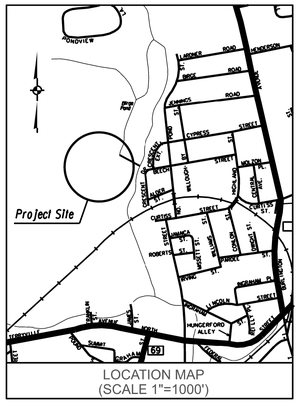
WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. There is no water or sewer in the area.

Plan Set

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

JULY 1, 2025



LOCATION MAP
(SCALE 1"=1000')

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

LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- F PROPOSED 6" FOUNDATION DRAIN
- S PROPOSED 6" PVC (SDR-35) SEWER LATERAL
- W PROPOSED 1" DOMESTIC WATER SERVICE
- E PROPOSED ELECTRIC SERVICE
- RL PROPOSED ROOF LEADER CONNECTION
- SEDIMENTATION AND EROSION CONTROL FENCE
- WETLAND LIMIT
- TREELINE

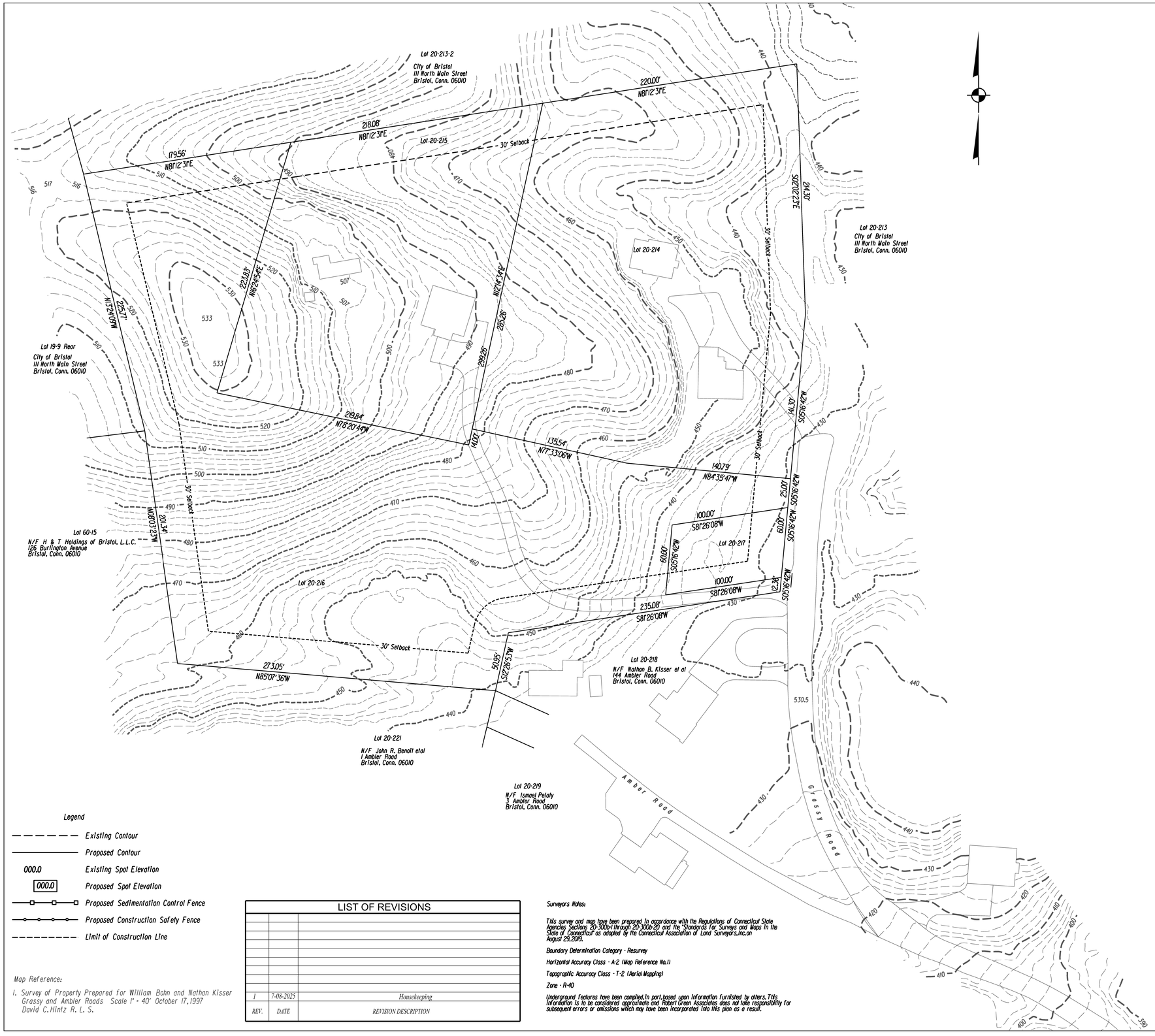
Applicant:

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

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

Surveyor/Civil Engineer:

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



Legend

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

Map Reference:

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

LIST OF REVISIONS

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

Surveyors Notes:

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

Boundary Determination Category - Resurvey

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

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Boundary and Topographic Survey

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40

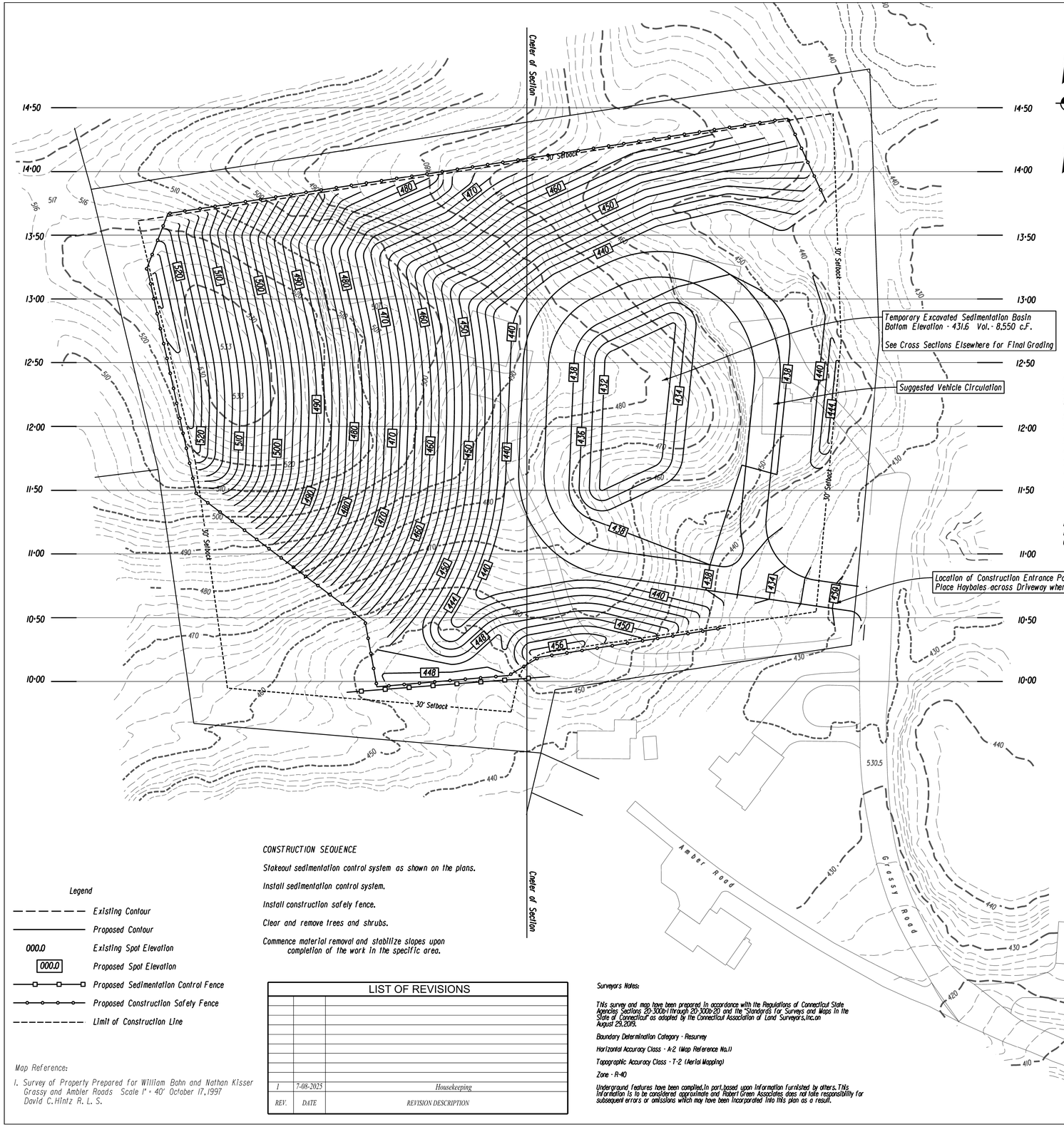
Scale In Feet

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

Sheet 2 of 6

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

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



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

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

ADDITIONAL NOTES:

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

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

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

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

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

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

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

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

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

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

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

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

Place a Construction Entrance Pad as shown on the Plan

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

Anticipated Duration - 24 Months

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

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

No Grading to occur within 30' of a Property Line

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

Developer is responsible for correcting any unforseen field conditions

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

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

Legend

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

Map Reference:

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

LIST OF REVISIONS

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

Surveyors Notes:

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

Boundary Determination Category - Resurvey

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

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Site Grading Plan

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

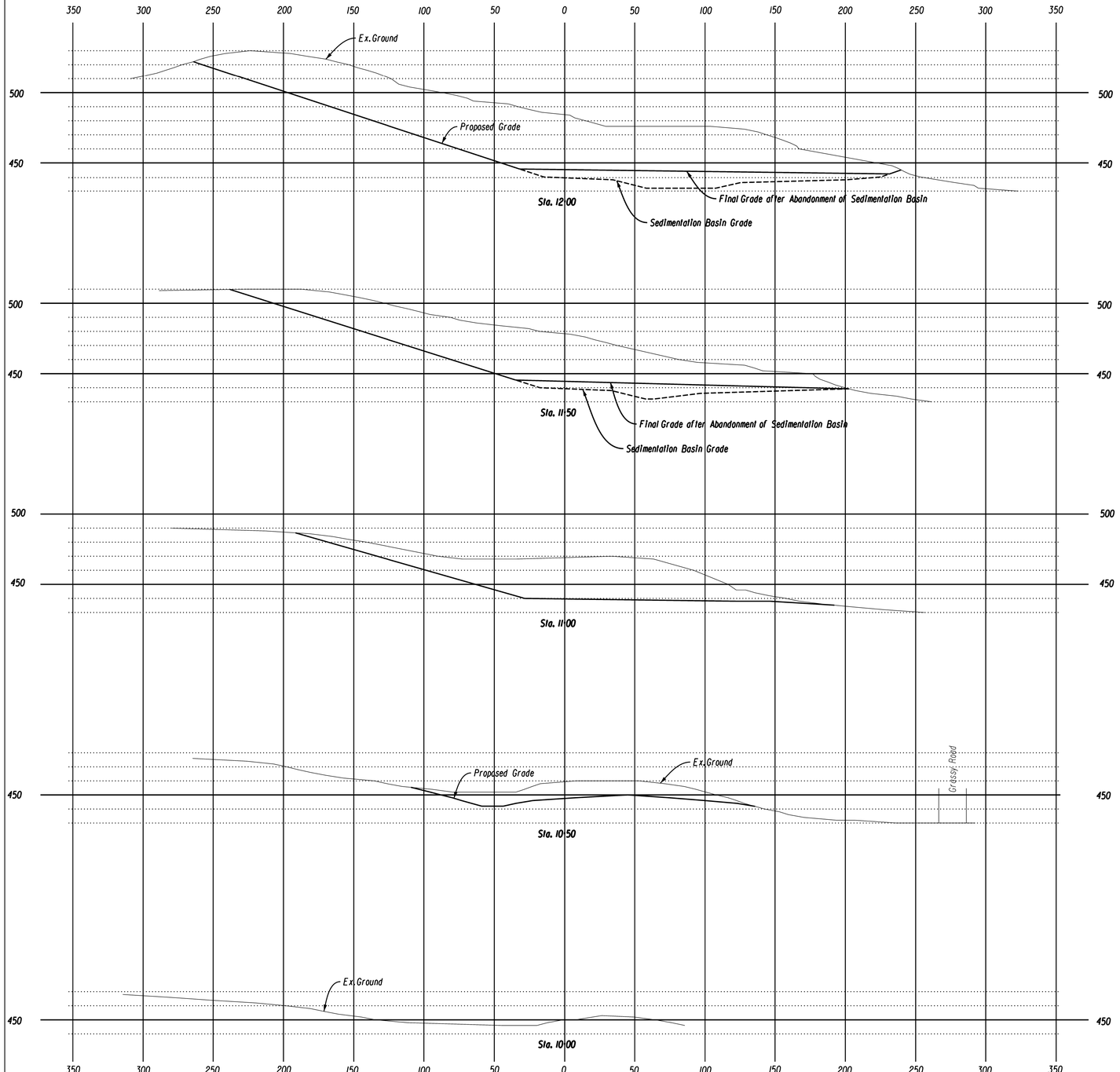
JOSEPH M. GREEN P.E.
REG.NO.0026292

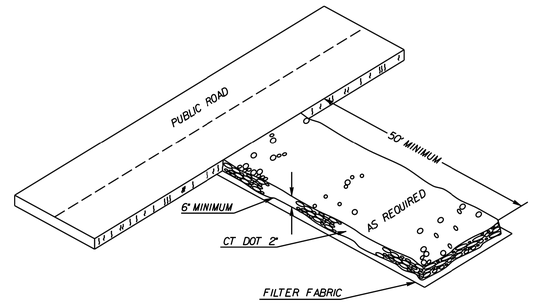
Sheet 3 of 6

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

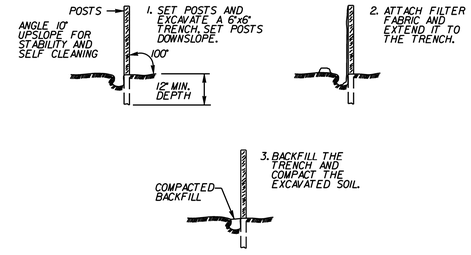
STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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





CONSTRUCTION ENTRANCE
N. T. S.



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

Miscellaneous Notes and Details

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

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

40 0 20 40
Scale In Feet

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

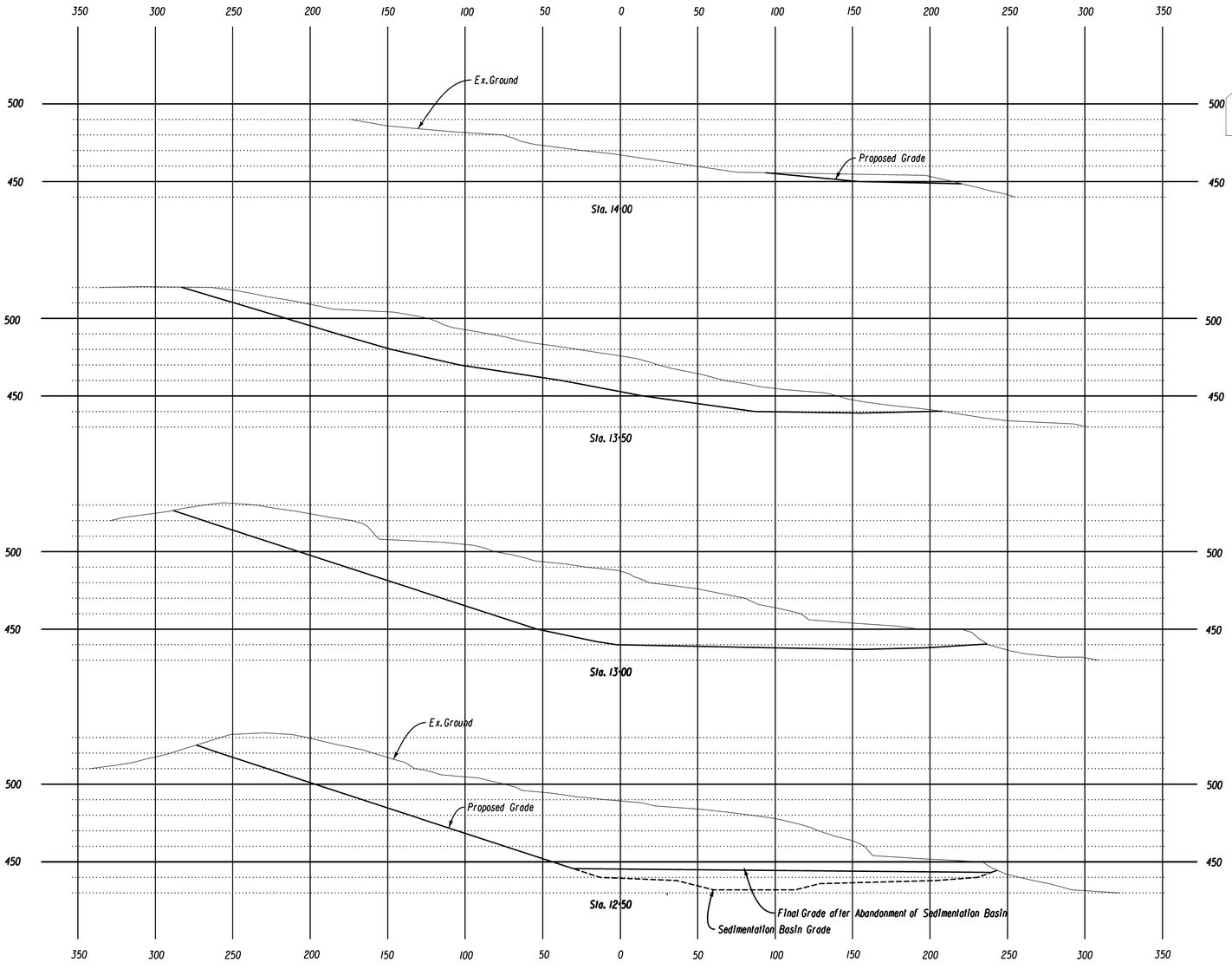
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

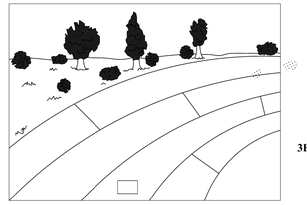
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 4 of 6

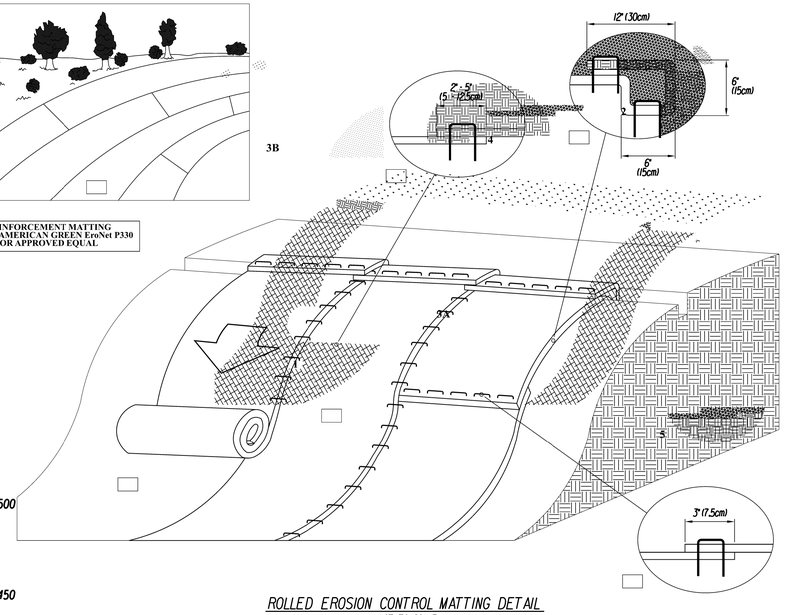
STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

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





REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL



ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

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

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

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

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

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

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

Miscellaneous Notes and Details

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

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

40 0 20 40
Scale In Feet

LIST OF REVISIONS

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

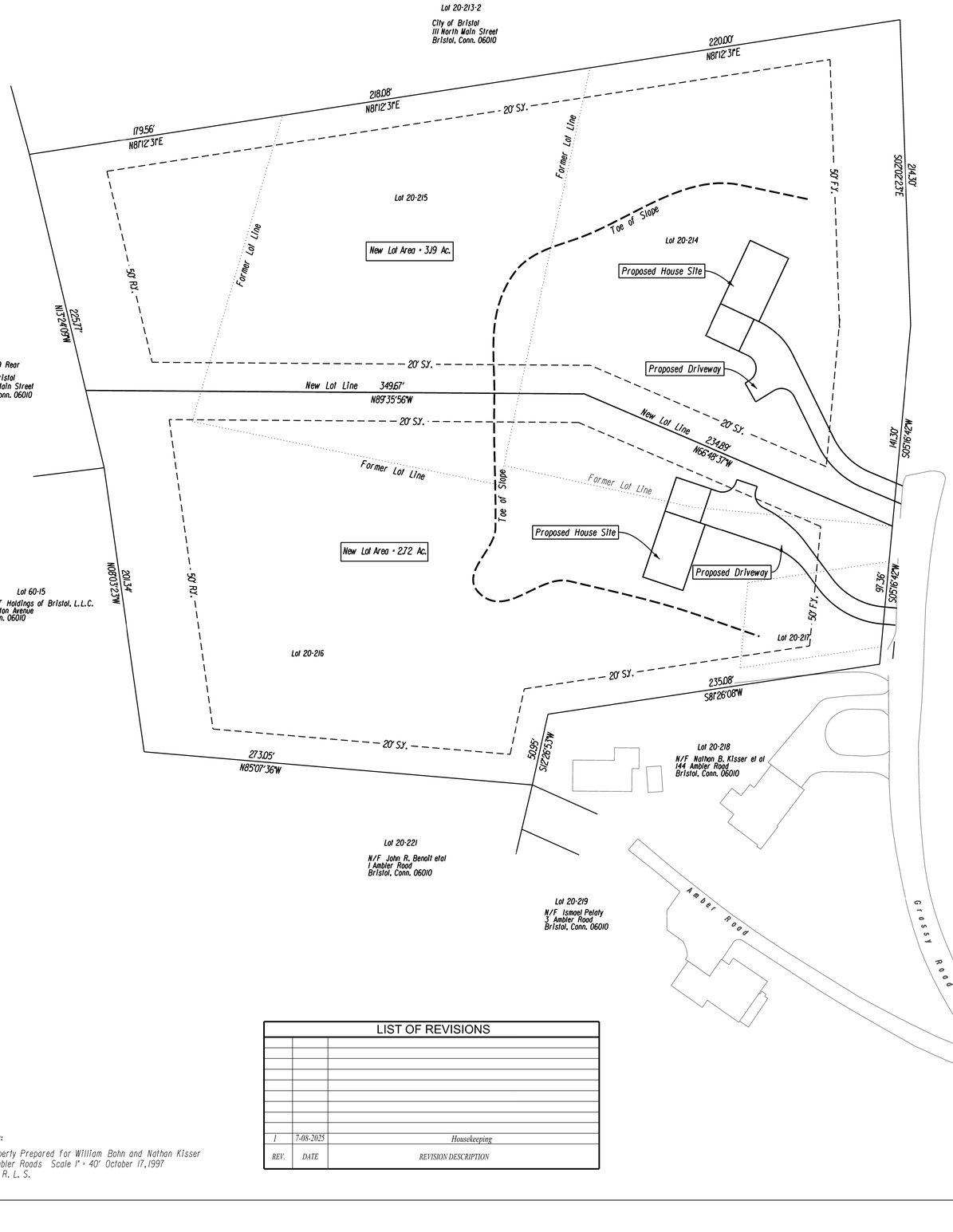
TO MY KNOWLEDGE AND BELIEF.THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

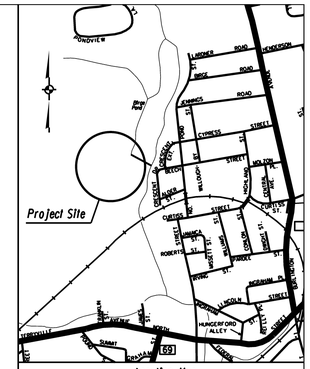
JOSEPH M. GREEN P.E.
REG.NO.0026292

Sheet 5 of 6

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

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





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

Map Reference:

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

Concept PLan

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

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

Sheet 6 of 6

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

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

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

Application #1413
237 East Main St.

Request to
Extend
the
Public Hearing
to
1/12/26

LAW OFFICES

FUREY, DONOVAN, COONEY & DYER P. C.

Timothy W. Furey
Patrick J. Cooney
Matthew D. Dyer

Molly Plante

Charles L. Furey (1923-2004)
Theodore M. Donovan (1932-2020)
William Tracy Jr. (1954-2024)

43 Bellevue Avenue
P. O. Box 670
Bristol, Connecticut 06011-0670
(860) 589-4343

www.fureydonovan.com
Fax No. (860) 583-8674

tfurey@fureydonovan.com

City of Bristol Planning & Zoning Commission
111 North Main Street
Bristol Ct 06010

December 8, 2025

Attn: Robert Flanagan, City Planner
Via email.

Re: Application #2546 CJ Auto Mall

Dear: Commissioners

Please be advised my client is requesting a continuance of the public hearing on the above captioned matter until your January 2026 meeting (weather permitting). We have met onsite and discussed the staff comments with our design team at Roert Green & Associates but unfortunately they have not had the opportunity to complete the revisions to the maps such that we could have a meaningful interaction with City Staff. We are well within our statutory time frames and hope to have the plans shortly. Unfortunately this is not something within the clients control. Thank you for your patience and consideration.

Very Truly Yours,

Timothy W. Furey

CC: CJ Auto & Robert Green

Application #1413
237 East Main St.

Request to
Extend
the
Public Hearing
to
12/8/25

From: T. Furey
Sent: Monday, November 10, 2025 2:09 PM
To: Robert Flanagan
Cc: Bassam Chreiha
Subject: App 2546 at 237 East Main Street

Robert, As we discussed my client consents to an extension of time to close the public hearing for the above referenced application. I believe we will use 14 days of the available 65 days of extension but regardless we consent to an extension to your next meeting. Additional time is needed to meet with our surveying engineering team at Robert Green Associates to collaboratively work for a solution to the City's concerns. Let me know if this email suffices for a request. As always thank you.

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

App. #2546

CJ Auto Mall

237 East Main St.

Motor Vehicle Repairs or Service Facility and Sales.

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

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

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

Address or Location of the Property: 237 East Main Street

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

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

Reason for the Special Permit: To modify existing special permit

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

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

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

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

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

Name: CJ PD, LLC dba CJ Auto Mall

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

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

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

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

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

Name: East Main Street Bristol LLC

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

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

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2546

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 237 East Main Street

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Timothy W. Furey

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

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

08/17 - LUO

Applicant's Narrative

I will prepare a narrative but it is quite simple.

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

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

Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2546

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

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

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

ASSISTANT CITY PLANNER (Andrew Armstrong):

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

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (ZEO) No comment at this time.

2. (Building) No comments at this time.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. No comments at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

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

Referral to Plainville Town Clerk

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: September 10, 2025

TO: Town Clerk - Plainville

FROM: Bristol Zoning Commission

Re: Referral of Special Permit Application #2546

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

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

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

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

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

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

Citation from ZEO to Applicant

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

BRISTOL CONNECTICUT

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

ZONING CITATION

September 25, 2025

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

CJ Auto Mall
237 E Main St
Bristol, CT 06010

RE: 237 East Main Street
MBLU: 41-20

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

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

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

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

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

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

Regards,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer

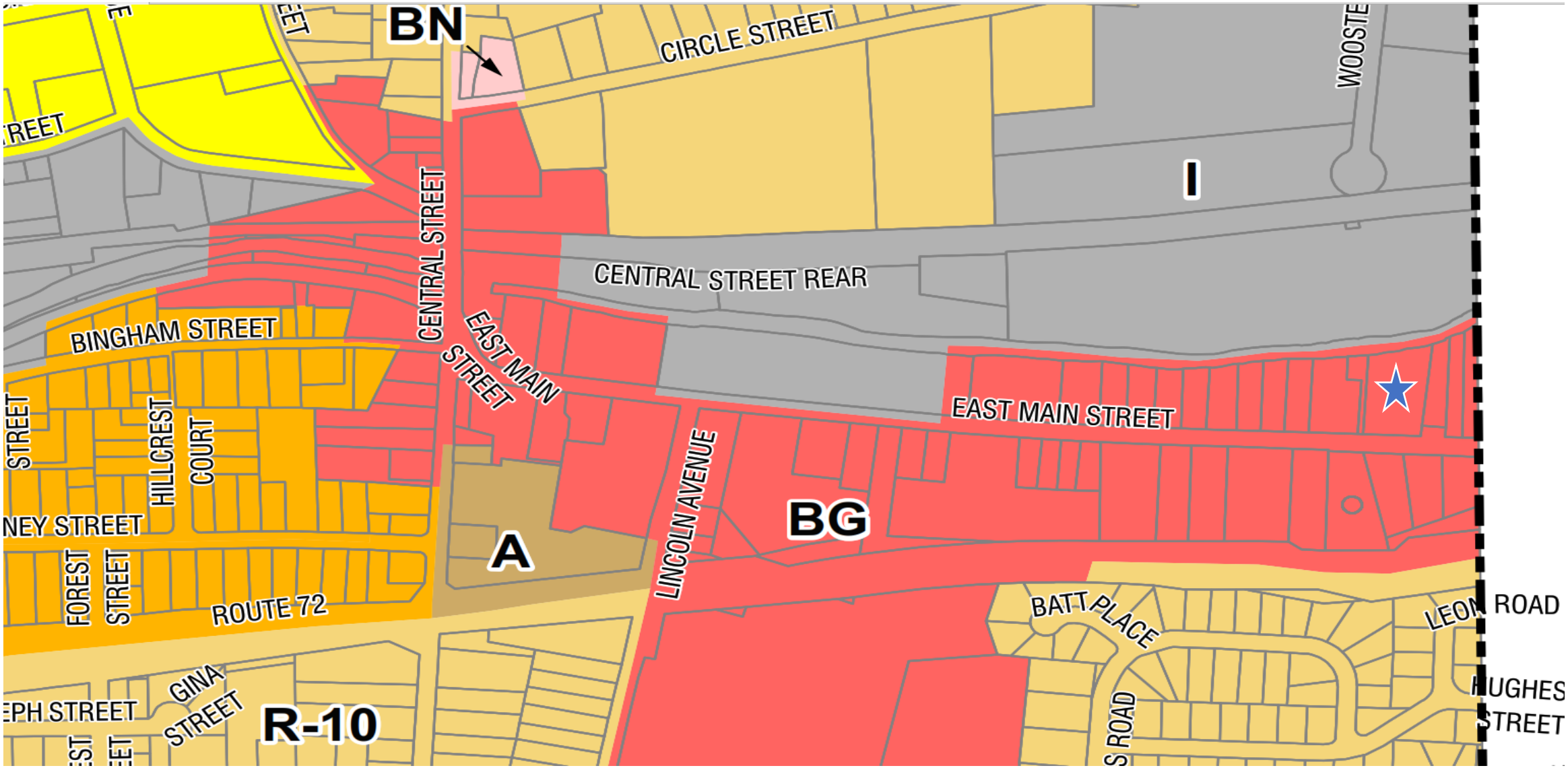
Lienholder
Webster Bank, National Association
1959 Summer Street
Stanford, CT 06905

Application #1413
237 East Main St.

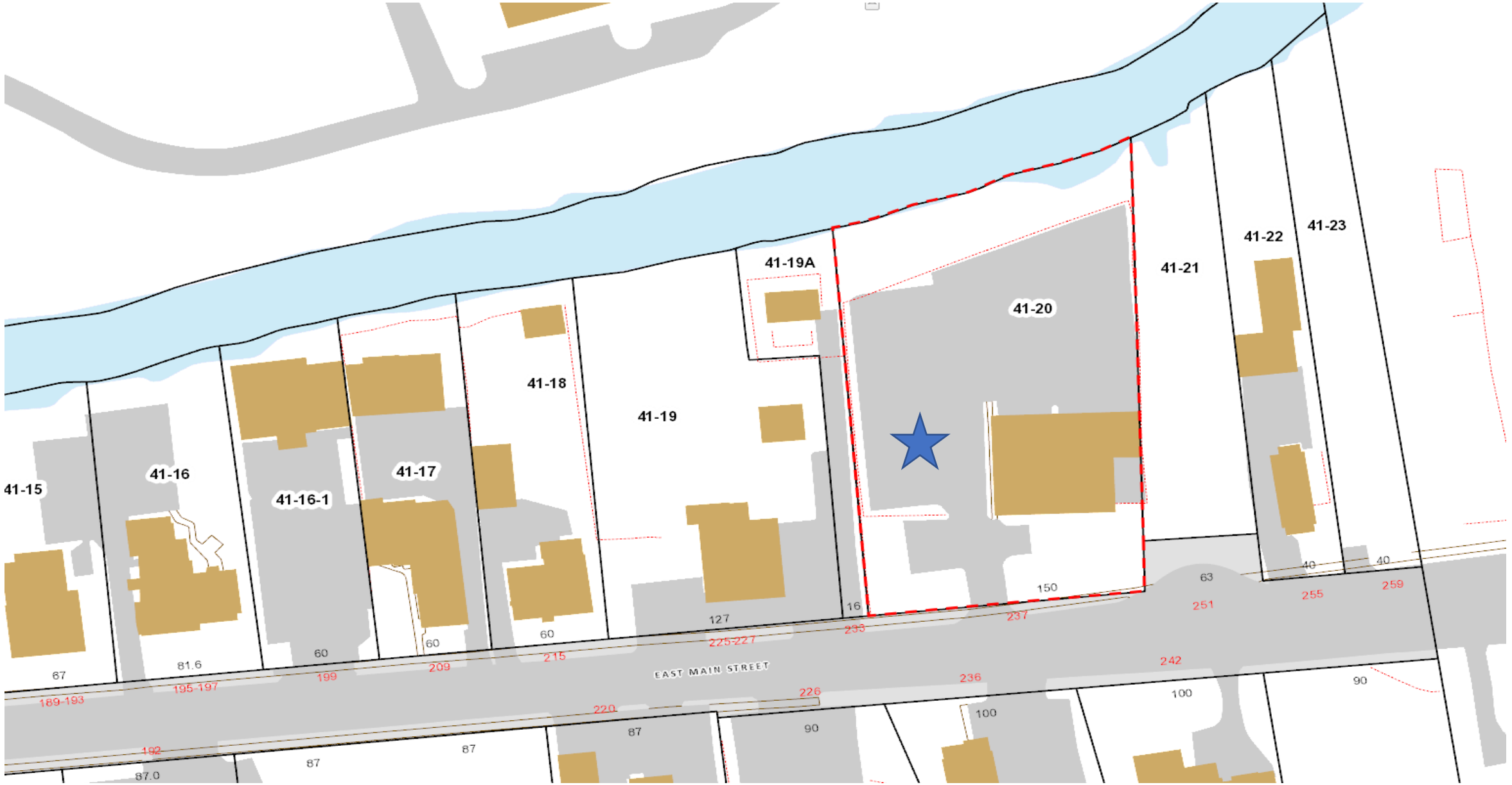
-circa-
February 9, 2004
hyperlink:

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

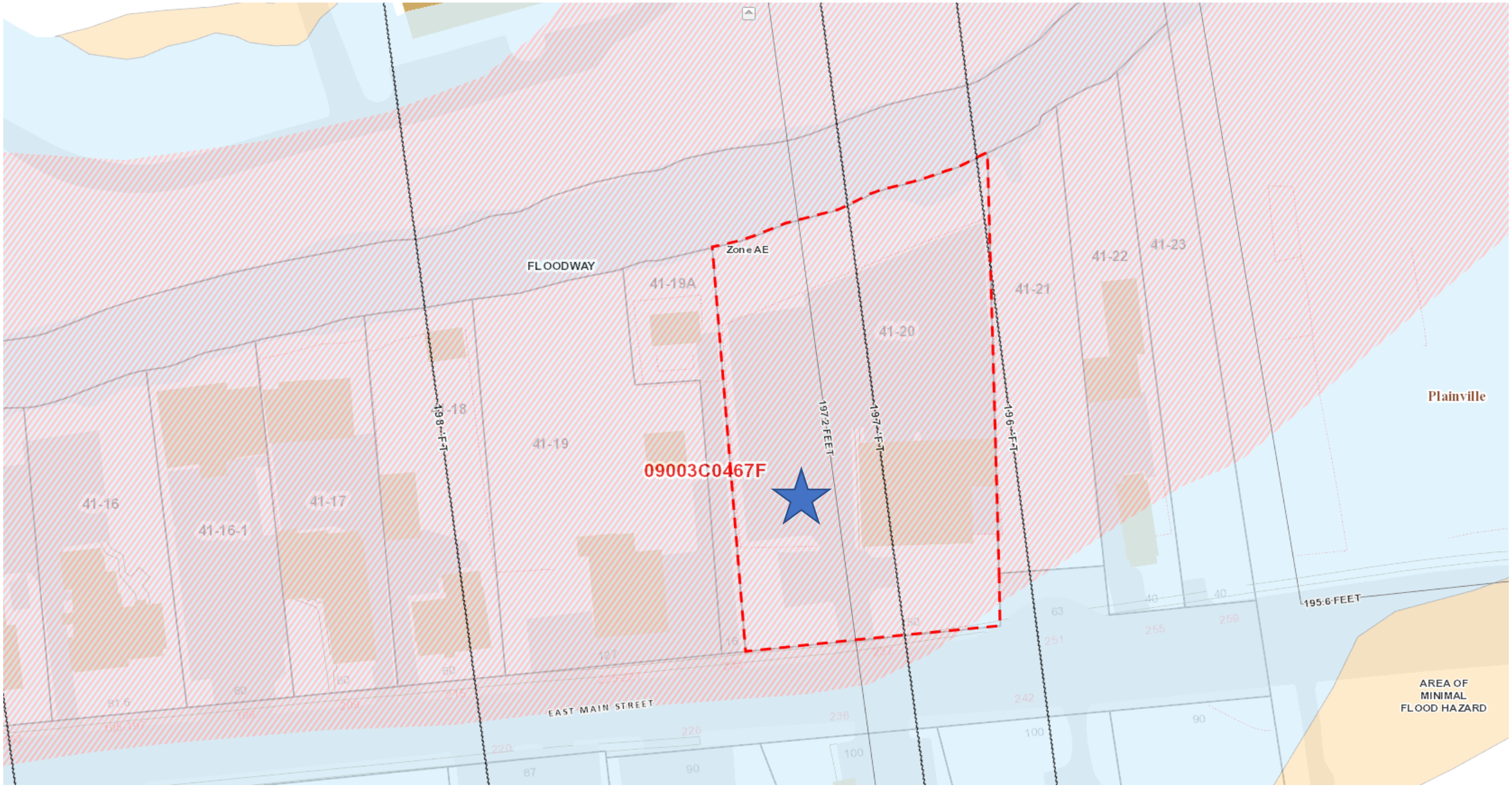
Maps



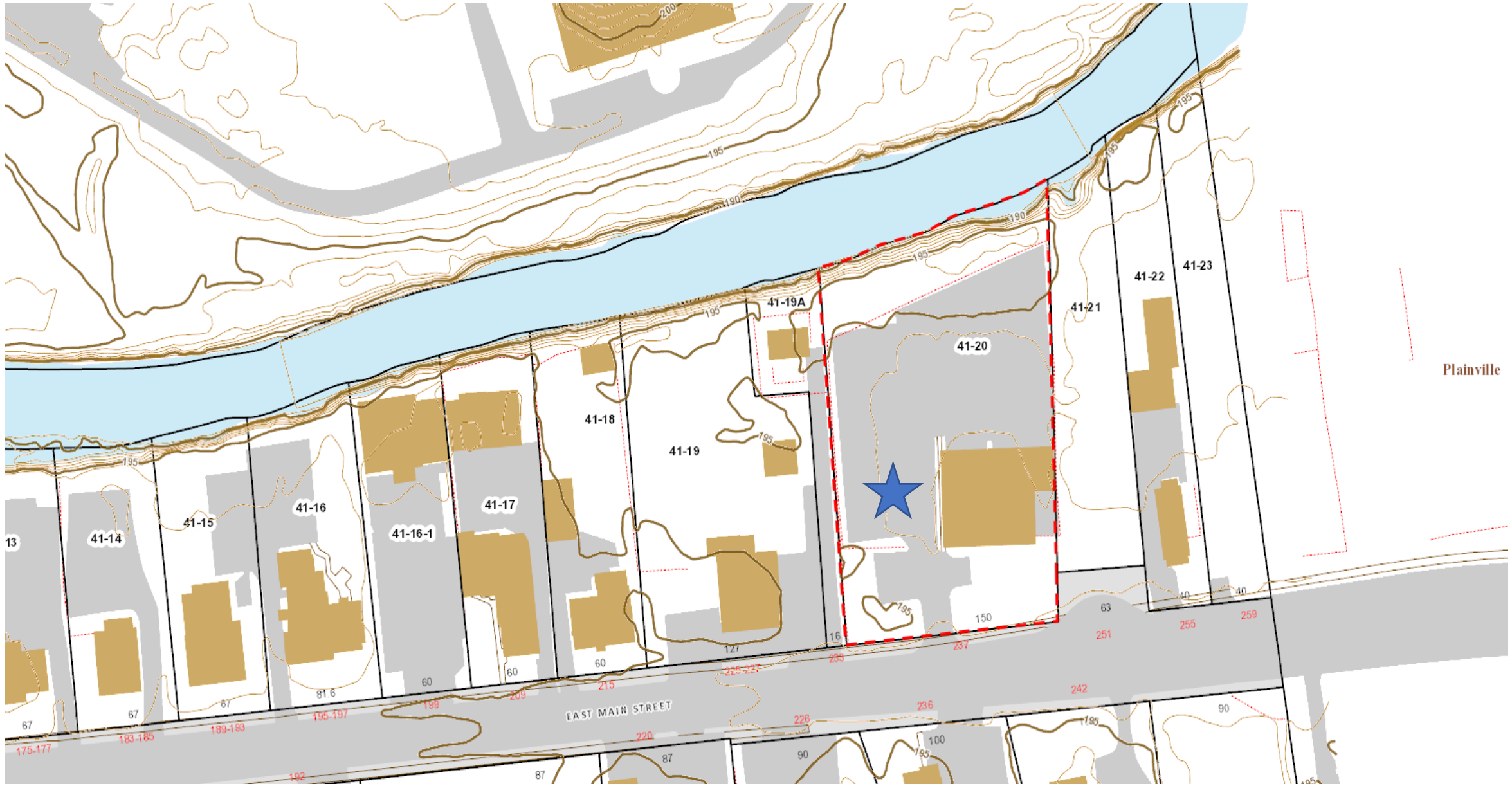
237 East Main Street- Zoning Map
(BG) General Business zone
Map 41 Lot 20



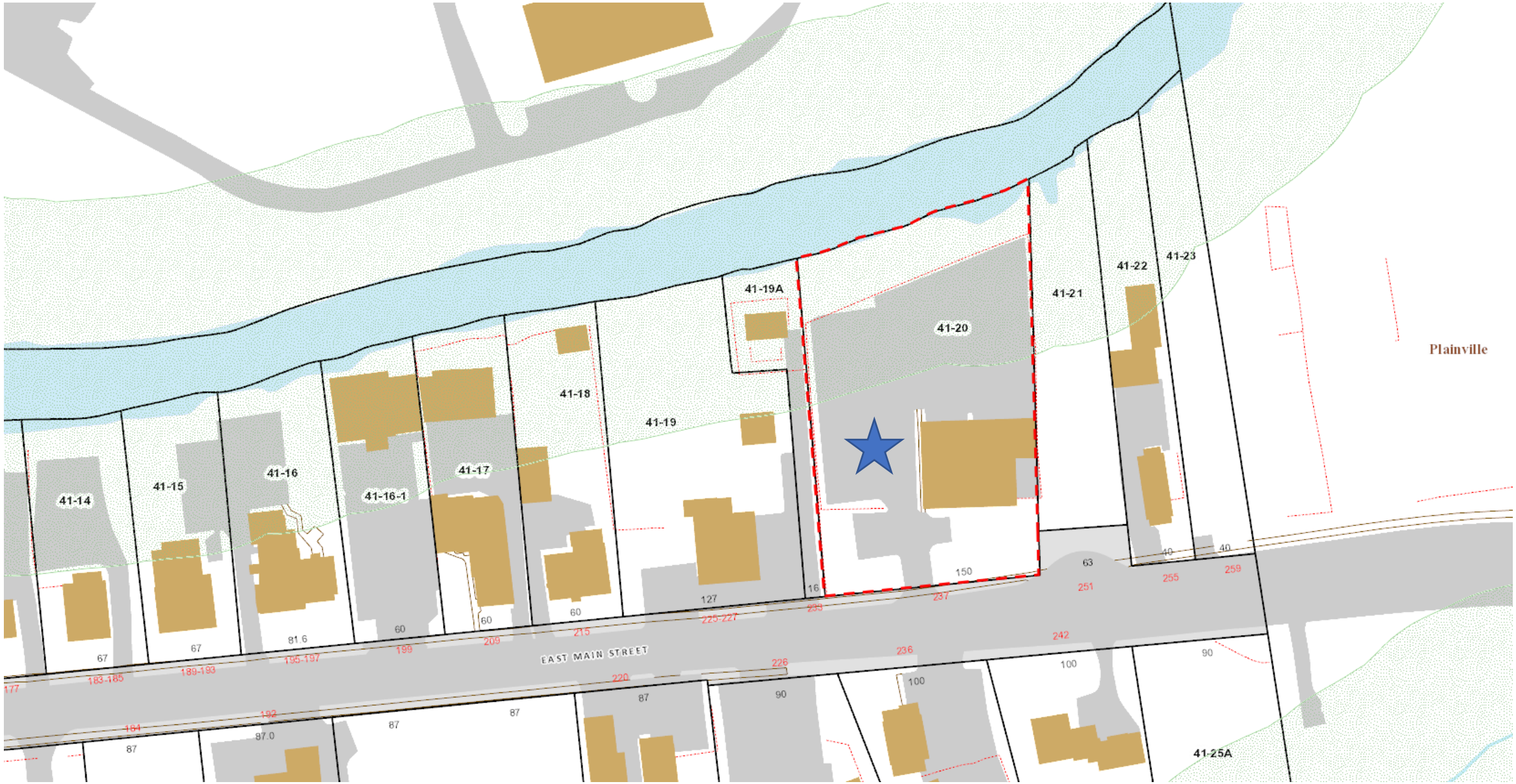
237 East Main Street- Location
Map 41 Lot 20



237 East Main Street- Floodplain
Map 41 Lot 20



237 East Main Street- Topography
Map 41 Lot 20



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



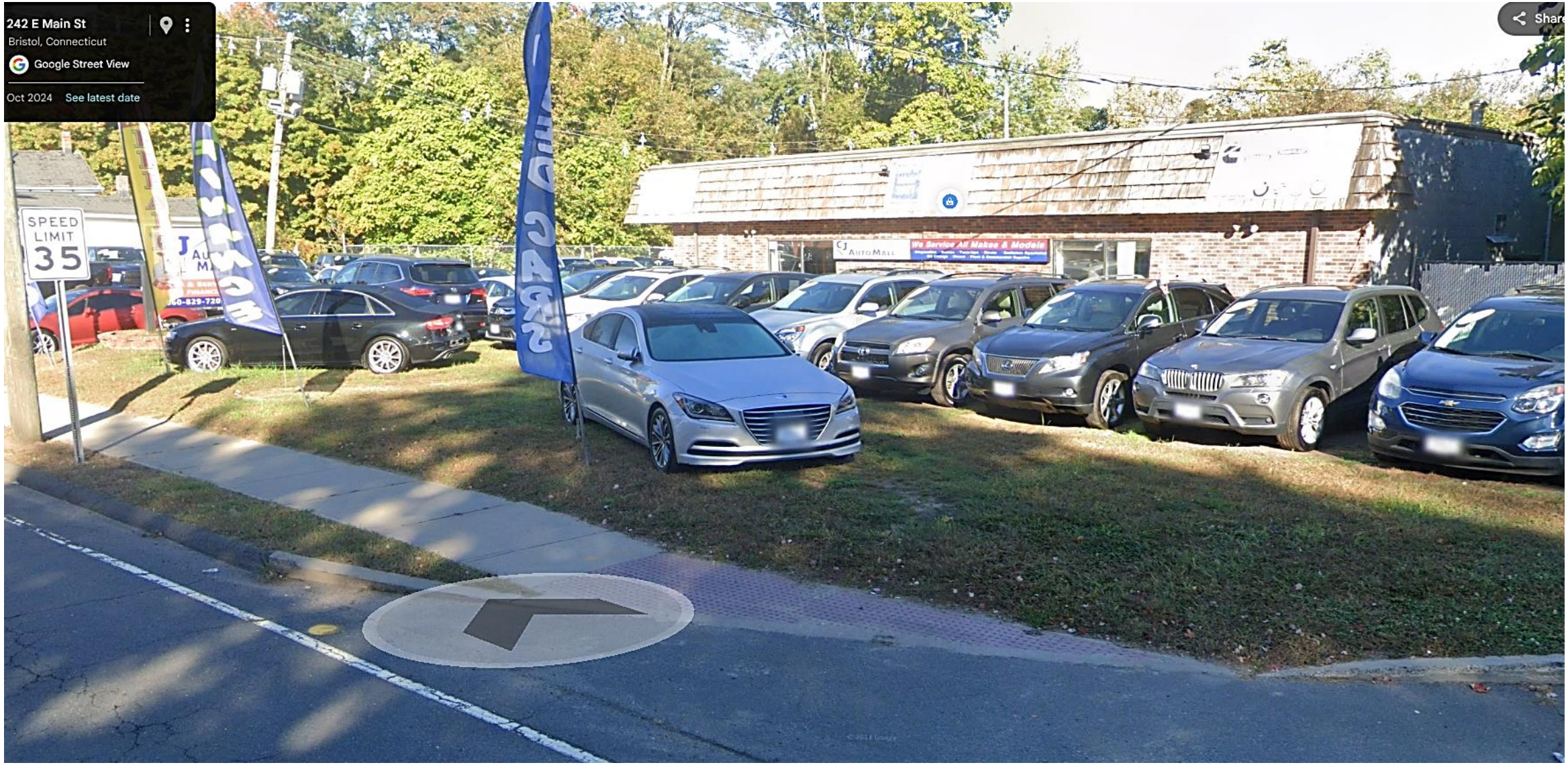
237 East Main Street- Aerial Photo - 2023
Map 41 Lot 20



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



237 East Main Street- Streetside Photo
Map 41 Lot 20



237 East Main Street- Streetside Photo
Map 41 Lot 20



237 East Main Street- Google Earth
Map 41 Lot 20

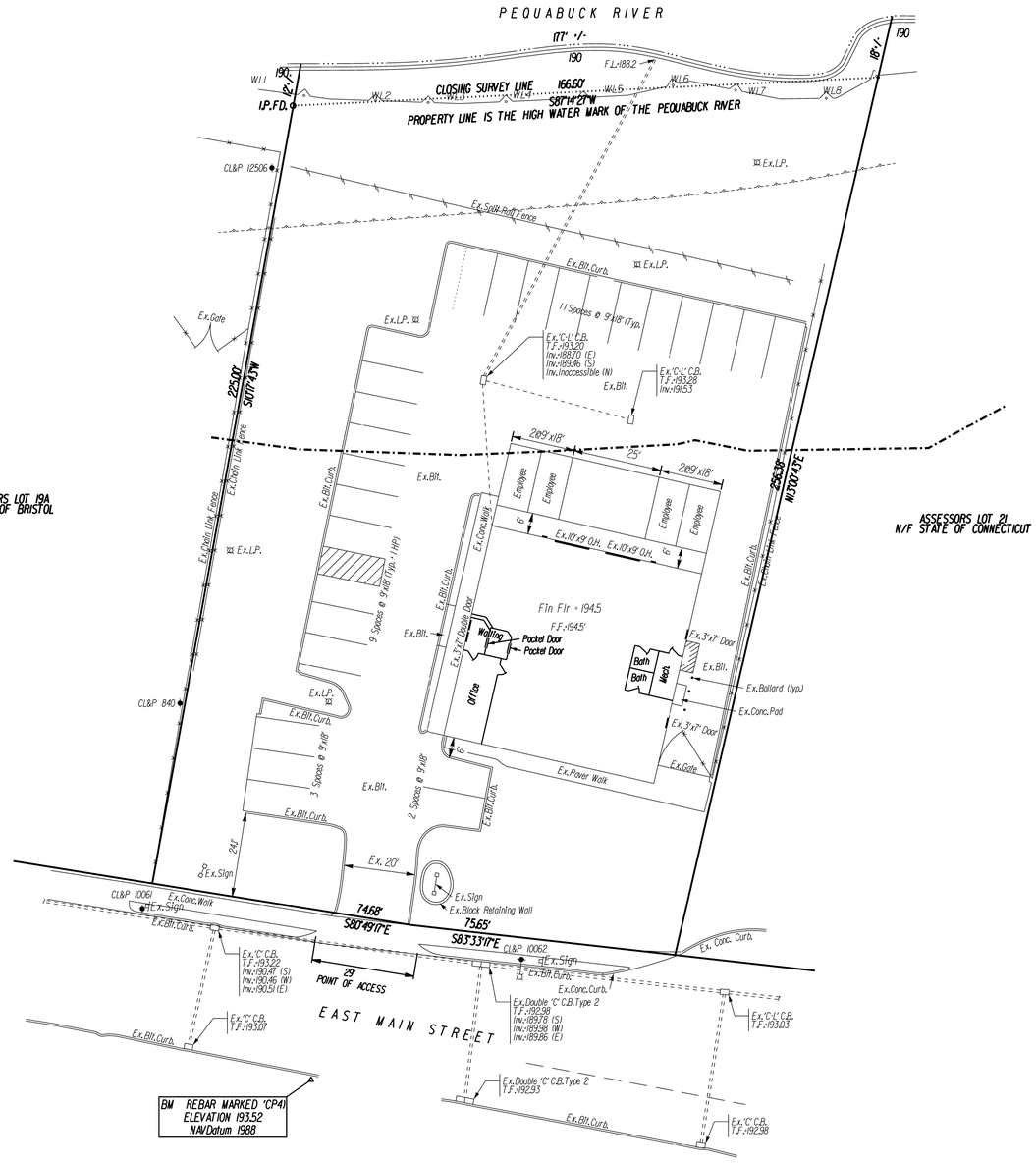


237 East Main Street- Streetside Photo
Map 41 Lot 20

Existing Conditions Survey

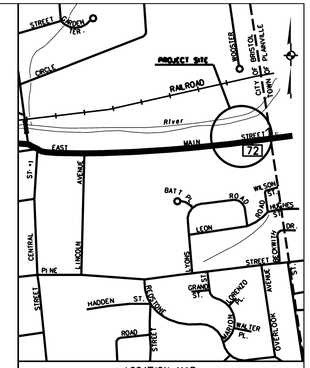
LEGEND

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



ASSESSORS LOT 19A
N/F CITY OF BRISTOL

ASSESSORS LOT 21
N/F STATE OF CONNECTICUT



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

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

BOUNDARY DETERMINATION CATEGORY - RESURVEY

HORIZONTAL ACCURACY CLASS - A-2

TOPOGRAPHIC ACCURACY CLASS - T-2

VERTICAL DATUM - NAVD 1988

ASSESSORS MAP 41,LOT 20

ZONE BG

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

Property & Existing Conditions Survey

Prepared for

C & J Auto Mall, Inc.

Automobile Dealer

237 East Main Street

Bristol, Conn.

Scale 1"=20' August 12, 2025

20 0 20
Scale In Feet

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

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

Application #2550

Motor Vehicle Filling Station Special Permit

180 Riverside Avenue

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

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

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

Address or Location of the Property: 180 Riverside Avenue

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

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

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

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

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

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

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

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

Name: ESHAA LLC c/o Khalid Mahmood

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

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

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

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

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

Name: same as above

Address: same as above City: State: Zip:

Telephone No.: E-Mail:

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2550

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 180 Riverside Avenue

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

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

ADDITIONAL APPLICANT

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

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

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

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

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Applicant Narrative

180 Riverside Ave.

PROPOSED CONVENIENCE STORE AND MOTOR VEHICLE FILLING STATION
AT 180 RIVERSIDE AVENUE, BRISTOL, CT
PROJECT NARRATIVE – 11/03/2025

The applicants wish to continue operating a clean and fully conforming convenience store and motor vehicle filling station at the above listed property. The property is zoned BHC. The existing building was constructed c. 1950 as a repair garage and motor vehicle filling station; in 2005, with permits from the Bristol Building Department, the current owners converted the repair garage to a small convenience store. Now that the fuel storage tanks must be replaced, the owners and operators are seeking a Zoning Permit and Site Plan Approval for the convenience store and a Special Permit for the motor vehicle filling station.

The project will include the following work: repaving the site with a modest reduction in the impervious coverage of the site; replacement and reconfiguration of the fuel dispensing pumps; replacement of two existing fuel storage tanks; and replacement of the existing canopy with a slightly longer unit which will cover the three new pumps; and installation of new protective guardrails along the edge of the paving at the top of the slope to the river which runs across the southern half of the property.

The project will increase the number of canopy-mounted lighting fixtures; however, the project will not alter the building-mounted lighting fixtures and it will not alter the existing building's exterior appearance.

Finally, since the state has effectively shut down the fuel service portion of the operator's business, time is of the essence in completing this approval process. We appreciate the Commission's understanding and assistance.

Thank you.  Robert B Hurd, AIA – Architect

Site Plan Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2550 & 2551

SITE PLAN: Site Plan and Special Permit for upgrades to an existing gas station at 180 Riverside Avenue, Assessor's Map 30, Lot 117-B; BHC (Route 72 Corridor Business Zone; ESHAA LLC c/o Khalid Mahmood, applicant. *Plans Dated: October 20, 2025; Date of Committee Review: November 26, 2025 (first review) December 1, 2025 (revised first review);*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):
A couple of comments related to wetlands:

1. Show the limits of all excavation for driveway construction including area under the proposed canopy and explain how the drainage will work in the southwesterly corner where new curbing and where it is discharging, should not be flowing to the street.

   Applicant Response: We have shown the new concrete under the proposed canopy as well as the locations and sizes of the existing access drives and the locations of the new fuel storage tanks. We expect all existing pavement to be replaced. Drainage patterns will not change.

2. Comments related to zoning: provide the dimensions from the proposed edge of canopy to the property line, is a stop sign proposed at the 2 stop bars?, clarify the curb cuts.

   Applicant Response: We have shown the setbacks for the new canopy as well as the sizes of the existing access drives. Since there are no stop signs on-site, we have not proposed new stop signs.

3. Also, for reference the city is in the design phase for a streetscape project on Riverside Avenue. I am attaching plans that show the project.

   Applicant Response: Acknowledged.

CITY PLANNER (Andrew Armstrong/Robert Flanagan):
1. Indicate application number, approval date, and nature of variance associated with this project.

   Applicant Response: We have added application numbers and related information to the title sheet.

2. Indicate application number, approval date, and nature of the Special Permit and Site Plan associated with this project. Additionally, provide Assessor's map and lot numbers along with lot area (in acres and square feet).

   Applicant Response: We have added application numbers and related information to the title sheet.

3. Site plan features are not readable and visible. Adjust drawing and line weights so plan can be read and understood including proposed features and property line boundary. Remove unnecessary conflicting layers from drawing such as existing conditions.

   Applicant Response: We have cleaned-up the site plan sheet as requested.

4. Provide setback dimensions to property lines for buildings and all structures including the proposed fuel canopy.

   Applicant Response: We have shown the setbacks for the new canopy as well as the dimensions for same.

5. Provide dimensions for all drive aisles and driveway openings.

   Applicant Response: We have shown sizes of the existing access drives.

6. The plan shows a pump "to be relocated". Relocated where? The drawing is unclear.

   Applicant Response: We have labeled that pump "to be removed". The project intend to locate all three new fuel pumps in the line parallel to Riverside Avenue as shown.

7. Are there existing stop signs associated with the proposed stop bars?

   Applicant Response: Since there are no stop signs on- site, we have not proposed new stop signs.

8. What is the purpose of the revision cloud shown?

   Applicant Response: We have eliminated the revision cloud which was associated with the Inland Wetlands application.

9. It appears there is new grass proposed within parking spot #4. Please clarify.

   Applicant Response: We have cleaned-up the site plan sheet as requested. The confusion should be eliminated.

10. Is there a dumpster on-site?

    Applicant Response: We have shown a dumpster at the southeast corner of the paved lot where the existing dumpster is located.

11. Is there any new curbing or reduction of curb cuts proposed?

    Applicant Response: We added curbing at the southwest edge of the paved area to direct traffic past the parked cars.

12. Provide overall dimension of curb cut and each lane on Mellen Street where a new curb is proposed near parking.

    Applicant Response: We have shown sizes of the existing access drives.

13. What safety measures are being proposed that prevent environmental contamination from a fuel spillage on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damages caused by a fuel spillage and add the applicable notes and details to the plan.

    Applicant Response: We have shown soil erosion and sedimentation measures on sheet A-1.2.

14. It appears parking space #4 may have to back out into the entryway on Mellen Street to exit. Provide details or demonstrate this parking space is safe from conflict.

    Applicant Response: We added curbing at the southwest edge of the paved area to direct traffic past the parked cars.

15. Lighting:
    a. What is the photometric profile of under-lighting used on the canopy?
    b. How will lighting be shielded to prevent site (and adjoining area) from being overly illuminated?
    c. Add note that all lighting will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

Applicant Response: We have added sheet A-1.4 showing the proposed lighting fixtures as well as the photometric profile. No light spillage will affect adjoining properties.

New Comments – 12/1/25

16. Side yard on Mellen is incorrectly marked on plan; plan should be marked as Front yard on Mellen. 20'ft setback is correct for a Front yard.

Applicant Response: We have corrected the labeling for the Front and Side Yards.

17. Side yard (abutting 200 Riverside Ave.) is marked as a 20' ft. Side Yard
The Side Yard is a 15' ft. setback and labeling should be corrected.

Applicant Response: We have corrected the labeling for the Front and Side Yards.

BUILDING/ZONING ENFORCEMENT (Richard Brown/Brandon Peate)

1. (Building) Canopy notation states "typ. of 4". Is this designed for 4 pumps?

Applicant Response: The project is designed for only three pumps as shown on the site plan and the canopy drawing.

2. There is a third entryway shown near the corner. Provide stop bars, stop signs and arrows.

Applicant Response: We have maintained all existing access/egress driveways without change. We have shown sizes of the existing access drives. Since there are no stop signs on-site, we have not proposed new stop signs.

3. (ZEO) Show donation drop box on site plan.

Applicant Response: We intend to eliminate the donation drop box in favor pf the parking shown along the south edge of the existing paved area.

POLICE DEPARTMENT (Ulric Berube/Sgt. Ouellette)

1. The Police Department has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comment at this time.

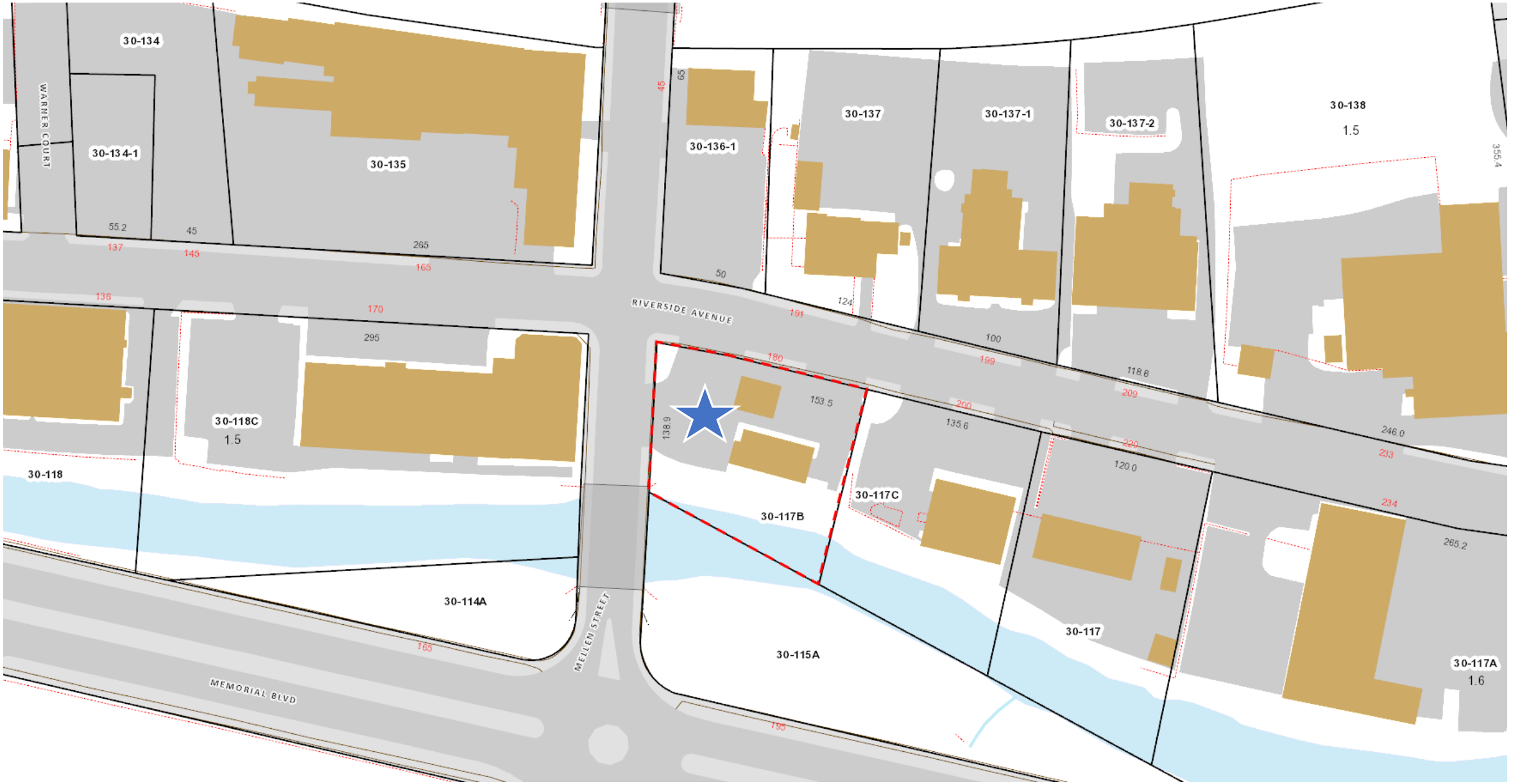
WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. I took a look at the plans and then walked over to look at the project. The water and sewer are marked. The sewer comes from a manhole on Riverside Avenue and appears to go under the slab and dumps into the sewer main in the back of the property. As it stands, water and sewer are clear of this project. Should that change, we would need to address it.

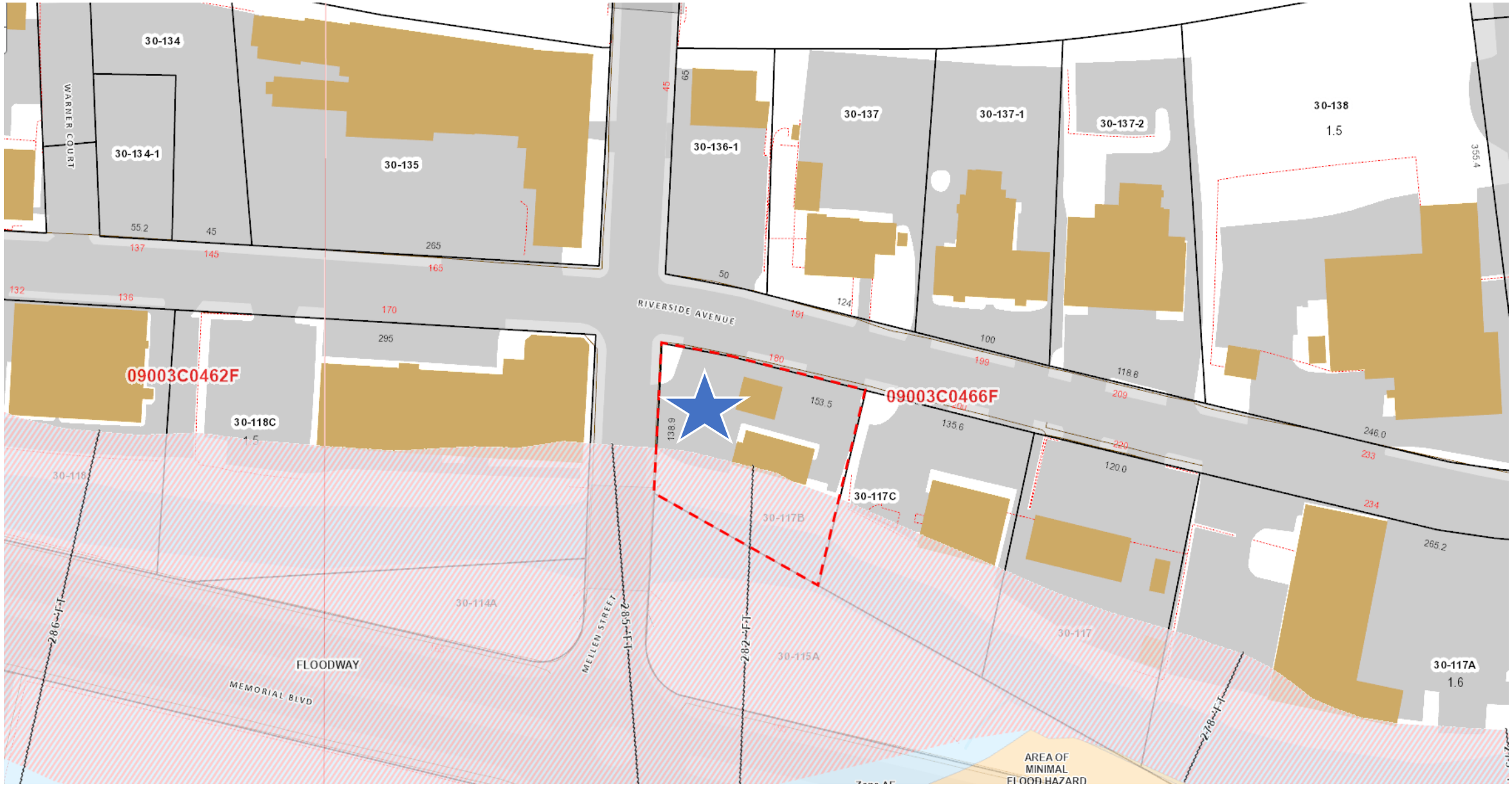
Applicant Response: Acknowledged.

Various
GIS and Aerial Maps

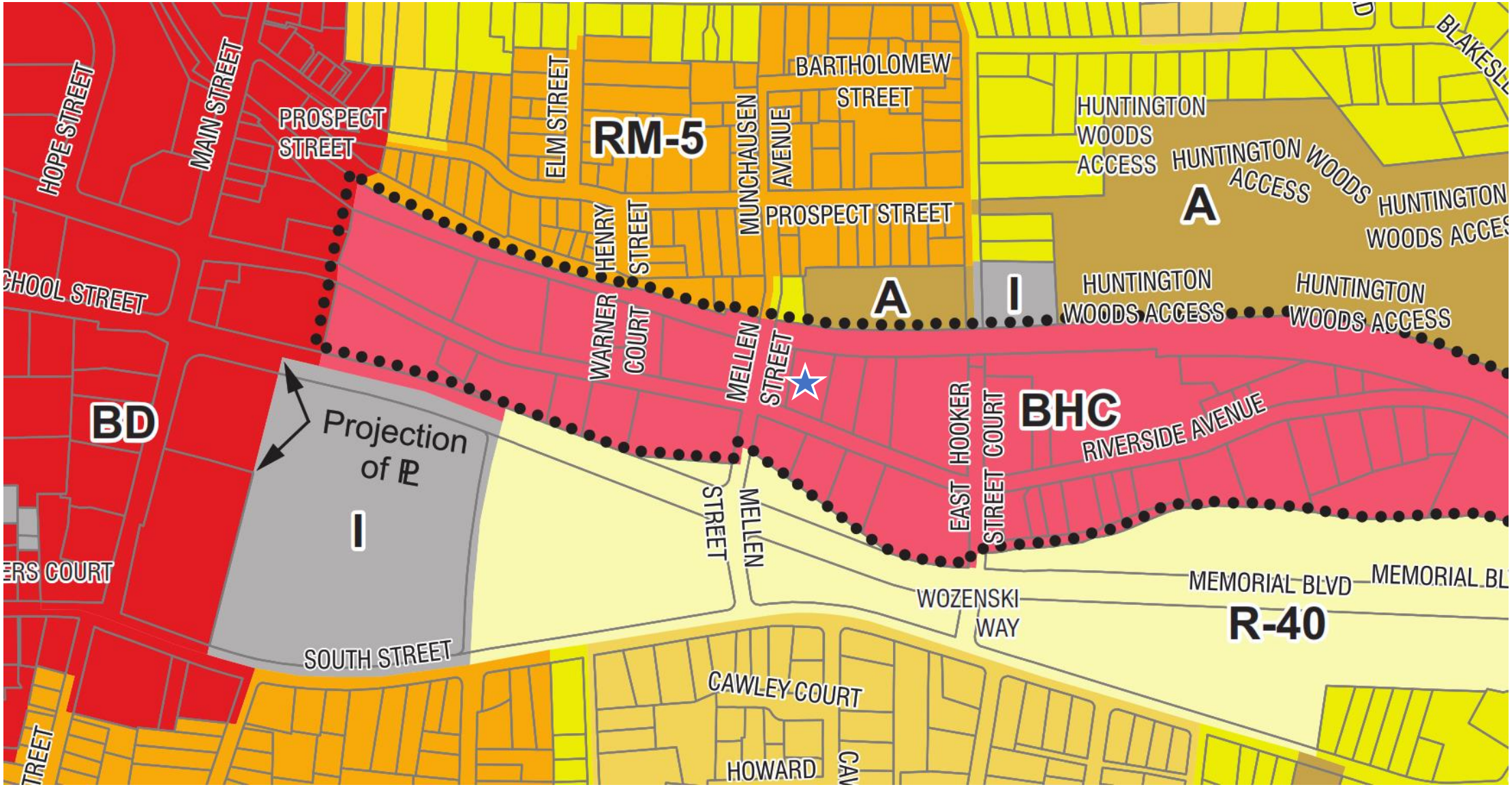
180 Riverside Ave.



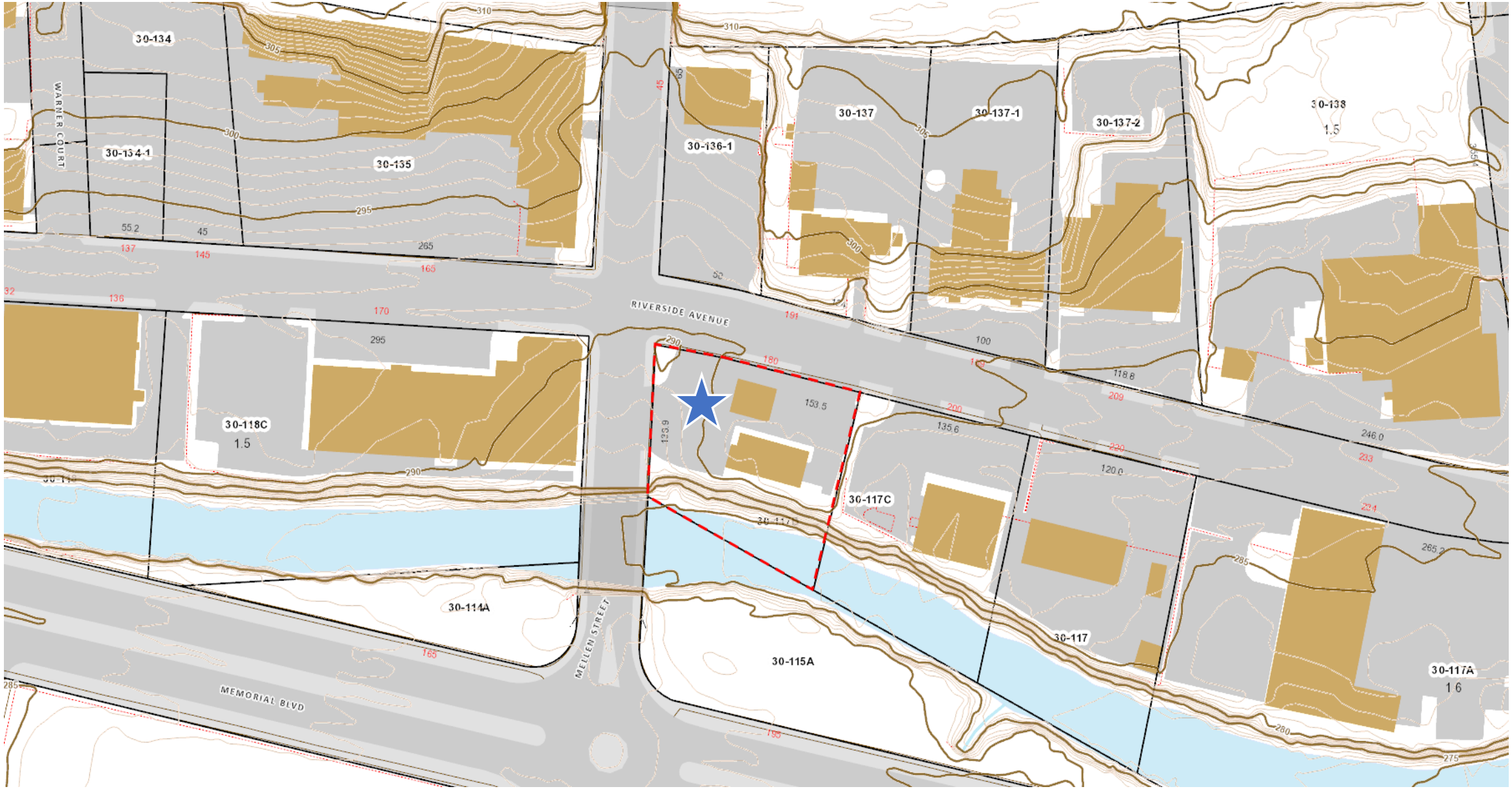
180 Riverside Avenue – Location
Map 30 Lot 117B



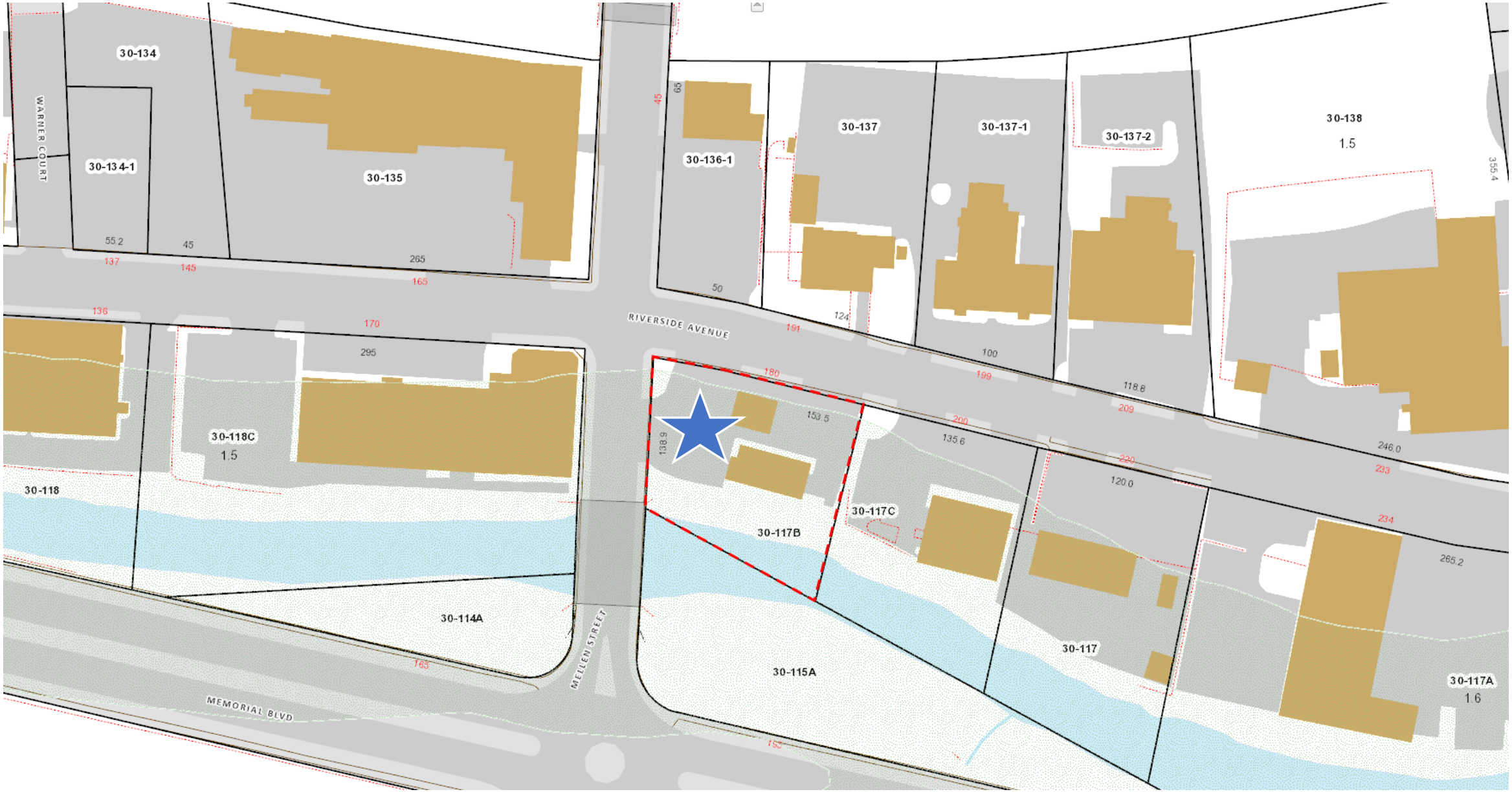
180 Riverside Avenue – Floodplain
Map 30 Lot 117B



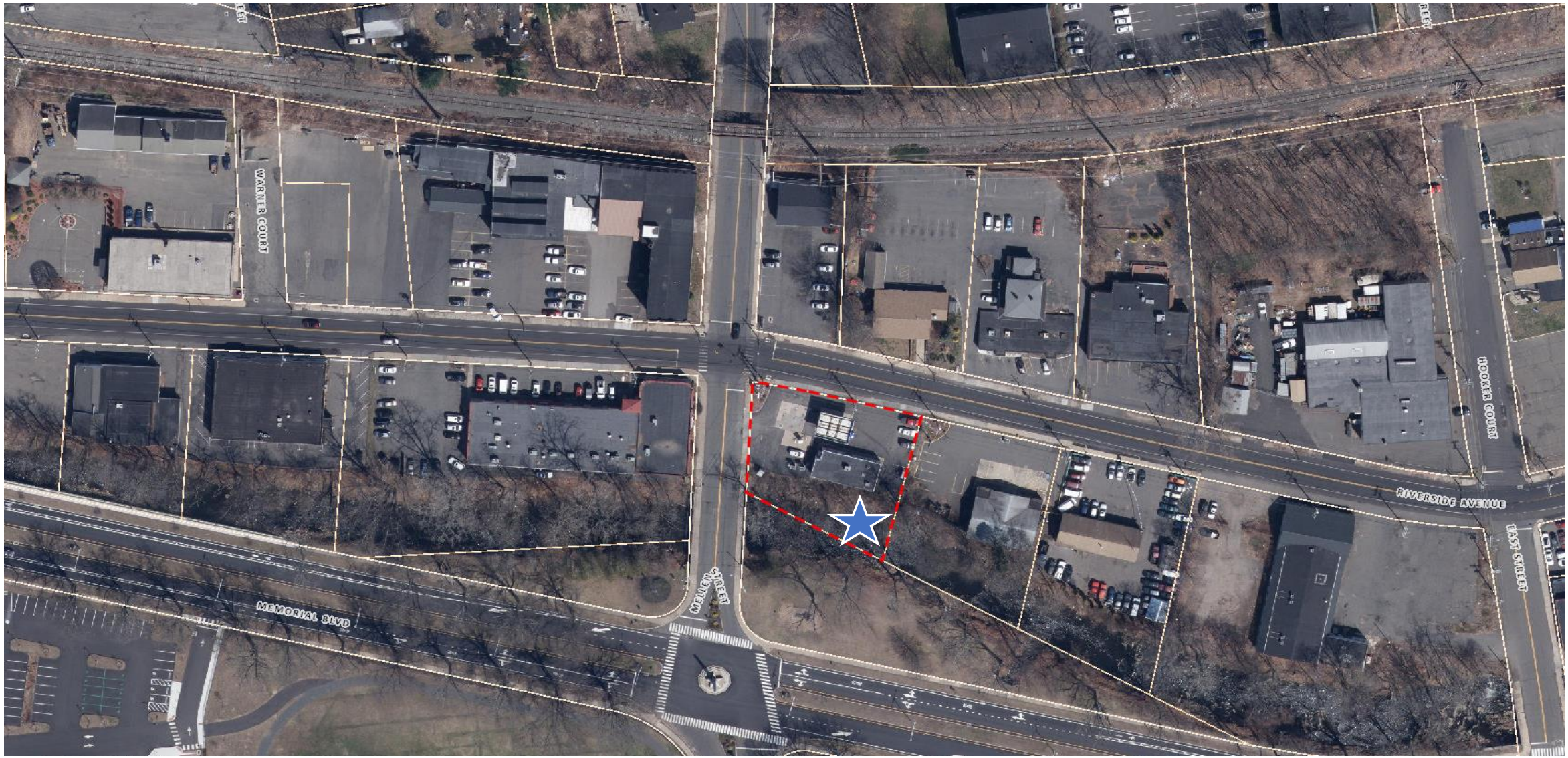
180 Riverside Avenue – Zoning
Map 30 Lot 117B



180 Riverside Avenue – Topography
Map 30 Lot 117B



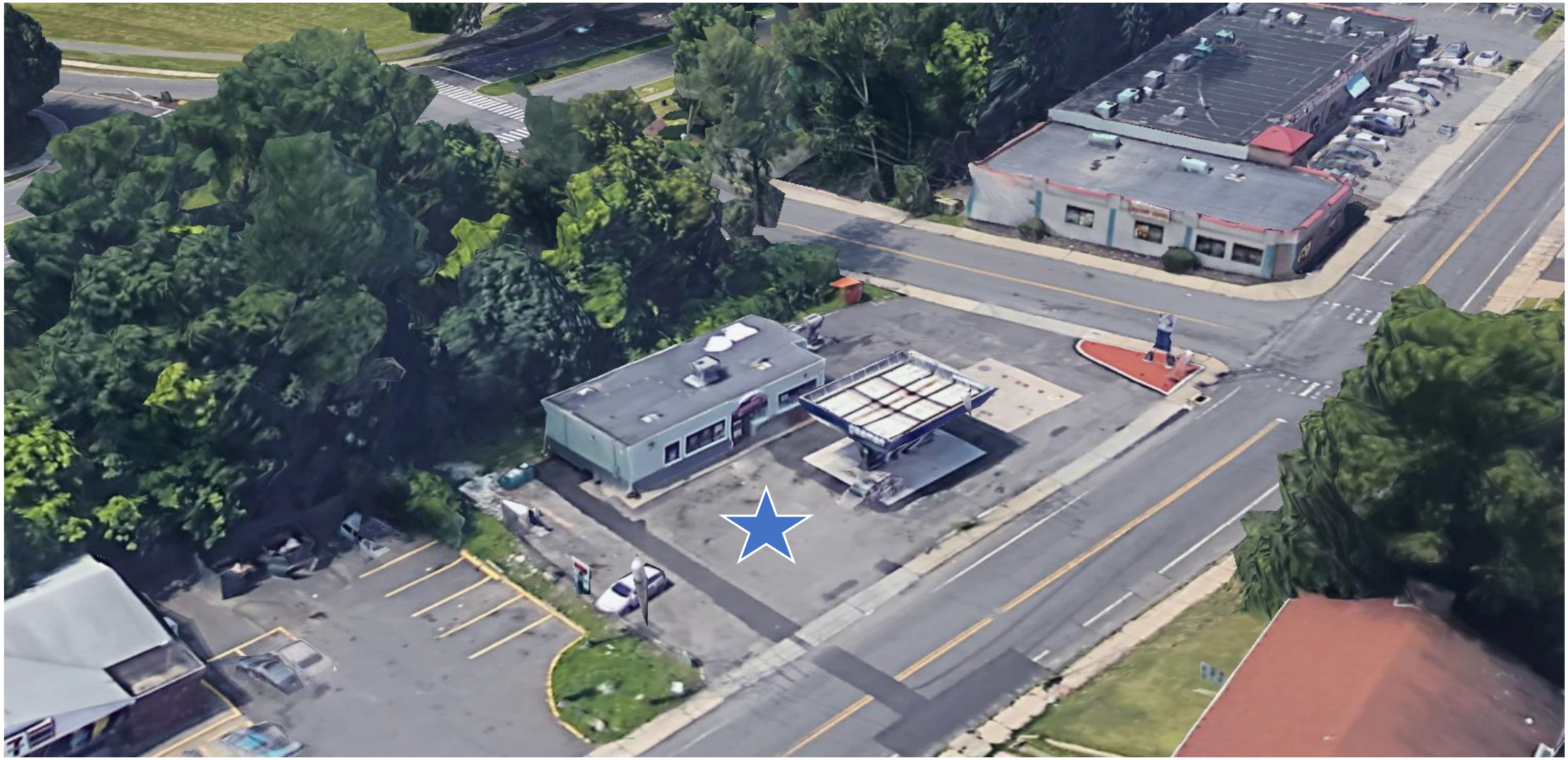
180 Riverside Avenue – Inland Wetlands/Upland Review
Map 30 Lot 117B



180 Riverside Avenue – Aerial 2023
Map 30 Lot 117B



180 Riverside Avenue – Aerial 2025
Map 30 Lot 117B



180 Riverside Avenue – Streetside
Map 30 Lot 117B



116 Central Street – Street Side Photo
Map 41 Lot 63

Site Plan

180 Riverside Ave.

Revised: 12/4/25

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

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

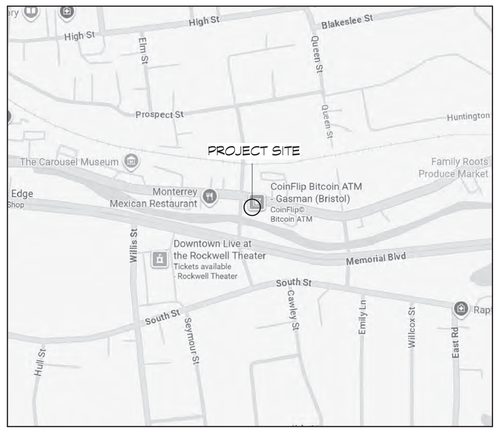
LIST OF DRAWINGS
NO SCALE

- A-0.1 - COVER SHEET, LIST OF DRAWINGS, AND LOCATION MAP
- EXISTING CONDITIONS - SITE SURVEY BY GARY B LECLAIR, LLC; DATED 10-06-2025
- PROPOSED SITE LAYOUT - SITE PLAN BY INGA CONSULTING ENGINEERS; DATED 11-11-2025
- A-1.1 - EROSION AND SEDIMENTATION CONTROLS
- A-1.2 - NEW GUARDRAIL LAYOUT AND DETAILS
- A-1.3 - NEW PUMP ISLAND(S) AND CANOPY FLOOR PLAN
- A-1.4 - NEW LIGHTING AND PHOTOMETRIC DATA AT CANOPY
- A-3.1 - NEW FUEL STORAGE TANK DETAILS

SPECIAL PERMIT APPLICATION No 2550 for MOTOR VEHICLE FILLING STATION
APPROVED: _____

SITE PLAN APPLICATION No 2551 for MOTOR VEHICLE FILLING STATION AND CONVENIENCE STORE
APPROVED: _____

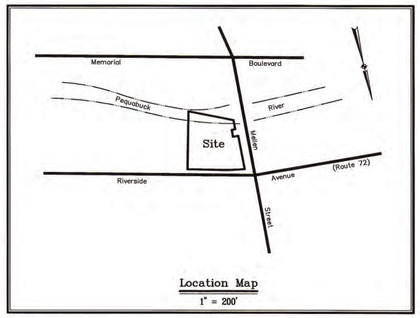
LOCATION MAP
1"=500'



DATE: OCTOBER 6, 2025
ZONING PERMIT SET
REVISION DATE: OCTOBER 20, 2025
GENERAL REVISIONS 1
REVISION DATE: NOVEMBER 11 2025
SITE PLAN FOR ZONING VARIANCES
ZBA APPLICATION No 3826 FOR SETBACK AND HEIGHT VARIANCES
APPROVED ON 12/2/2025
REVISION DATE: DECEMBER 4, 2025
SITE PLAN AND PHOTOMETRIC DATA

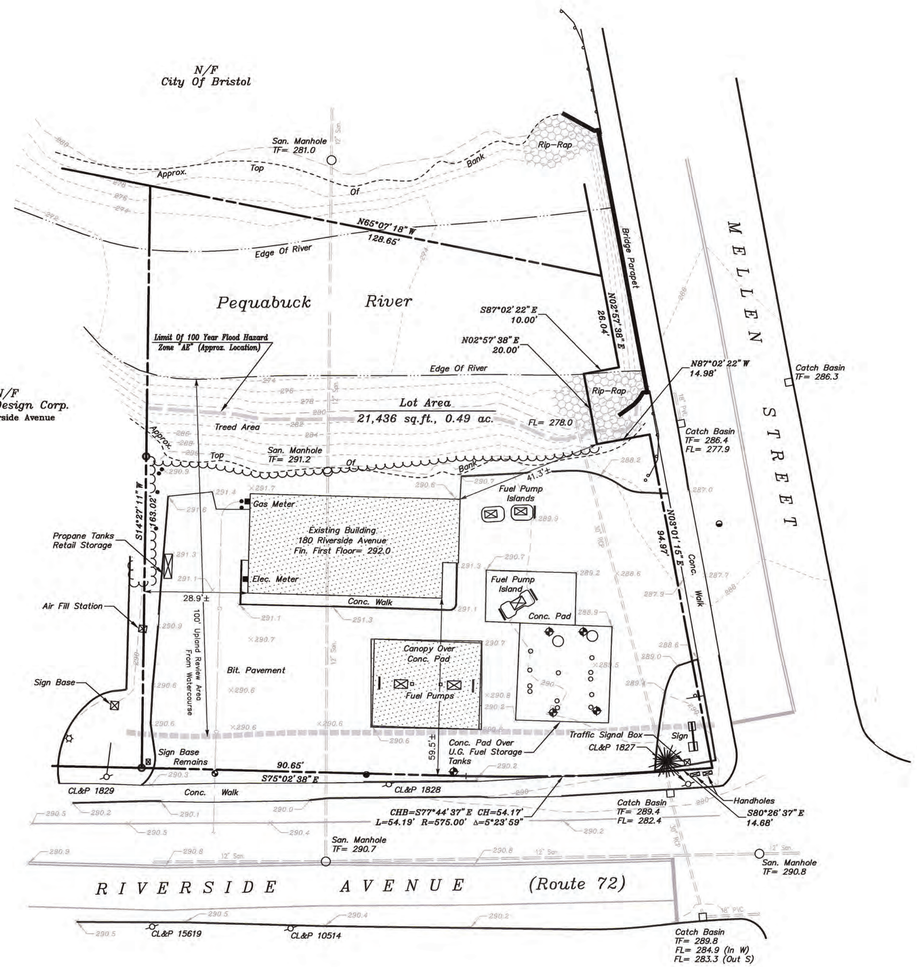
STATE OF CONNECTICUT · ROBERT BRUCE HURD · No. 22345 · REGISTERED ARCHITECT

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



Legend:

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





Map References:

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

General Notes:

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

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

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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

Gary B. LeClair, Surveyor #70017

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

Existing Conditions

Prepared For

ESHAA LLC

180 Riverside Avenue (Route 72)
Bristol, Connecticut

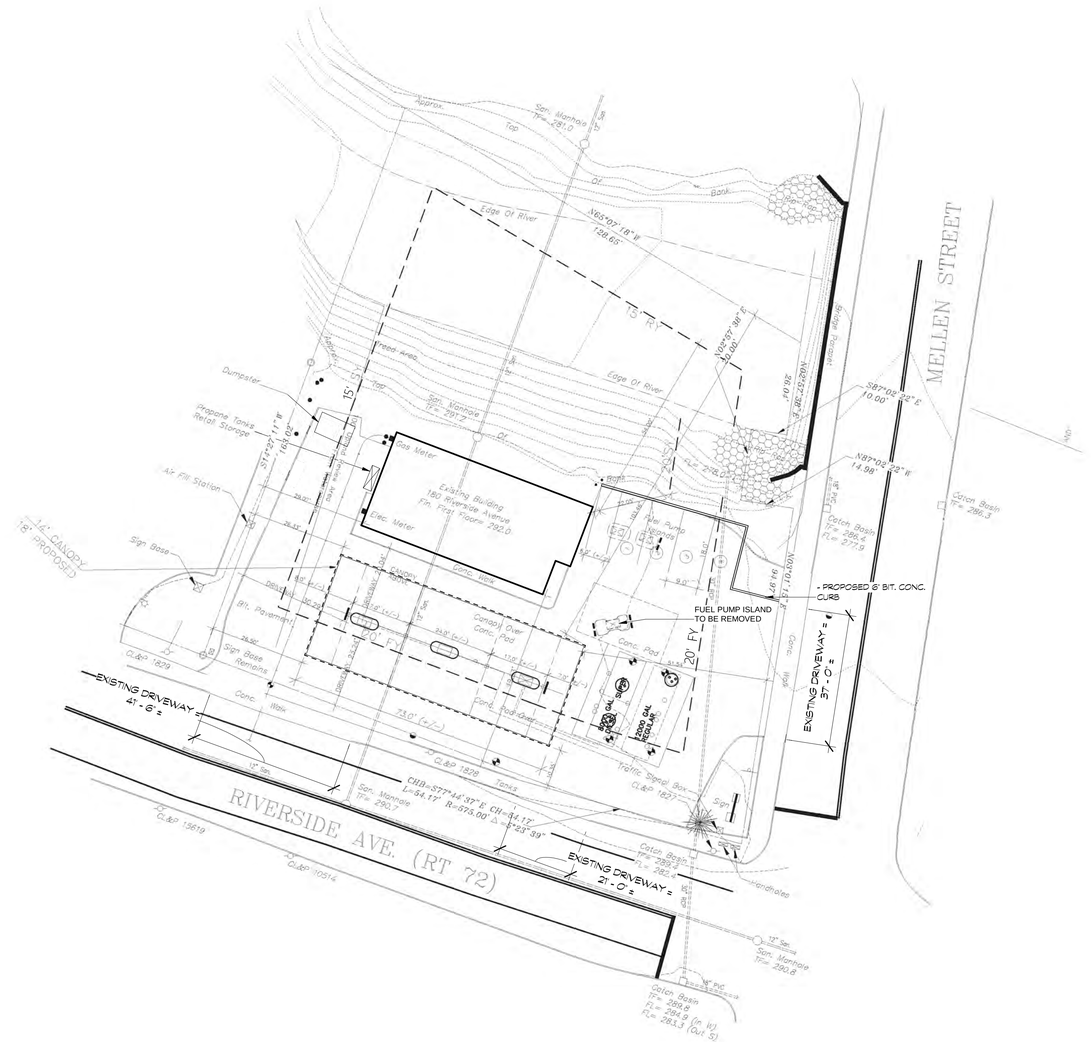
Map: 30 Lot: 117-B Zone: BHC

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

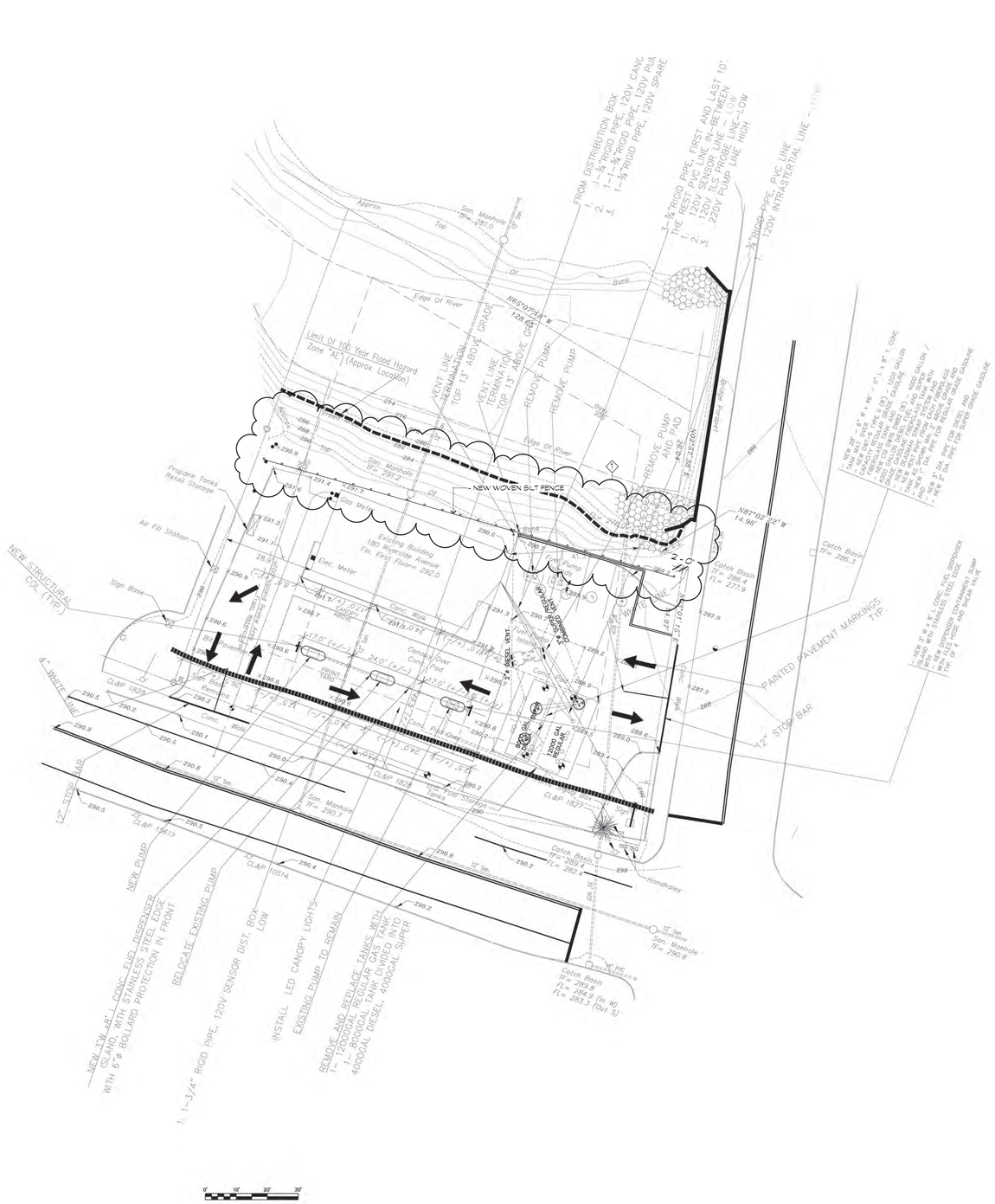
BY	SCALE	DATE	SHEET	CHECKED	NO.
A.B.L.	1" = 20'	2-25-25	1 OF 1	G.B.L.	224042

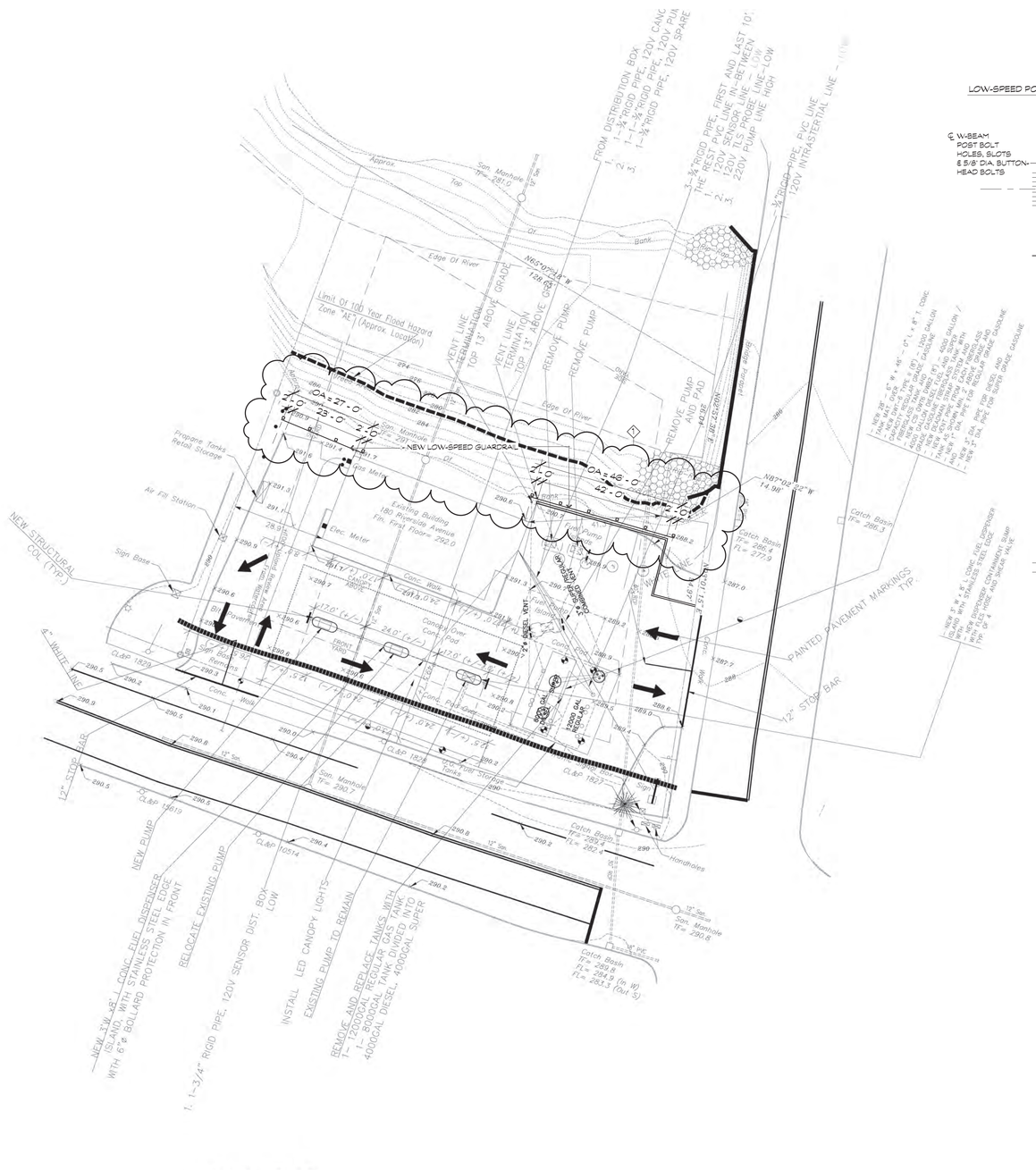
CANOPY ZONING INFORMATION		
ZONE BHC	REQUIRED	PROPOSED
USE	CONVENIENT STORE	GAS STATION
MIN.FRONT YD STATE HWY FT	20	10.35*
MIN.FRONT YD CITY ST. FT	20	51.54
MAX. FRONT YD FT	N/A	N/A
MIN.FRONT YD OPP R ZONE FT	N/A	N/A
MIN. SIDE YD FT	N/A	26.33
MIN. SIDE YD ADJ R ZONE FT	N/A	N/A
MIN. REAR YD FT	N/A	103.46
MIN. REAR YD ADJ R ZONE FT	N/A	N/A
MAX. HEIGHT FT	14	18*
* DENOTES VARIANCE REQUEST		

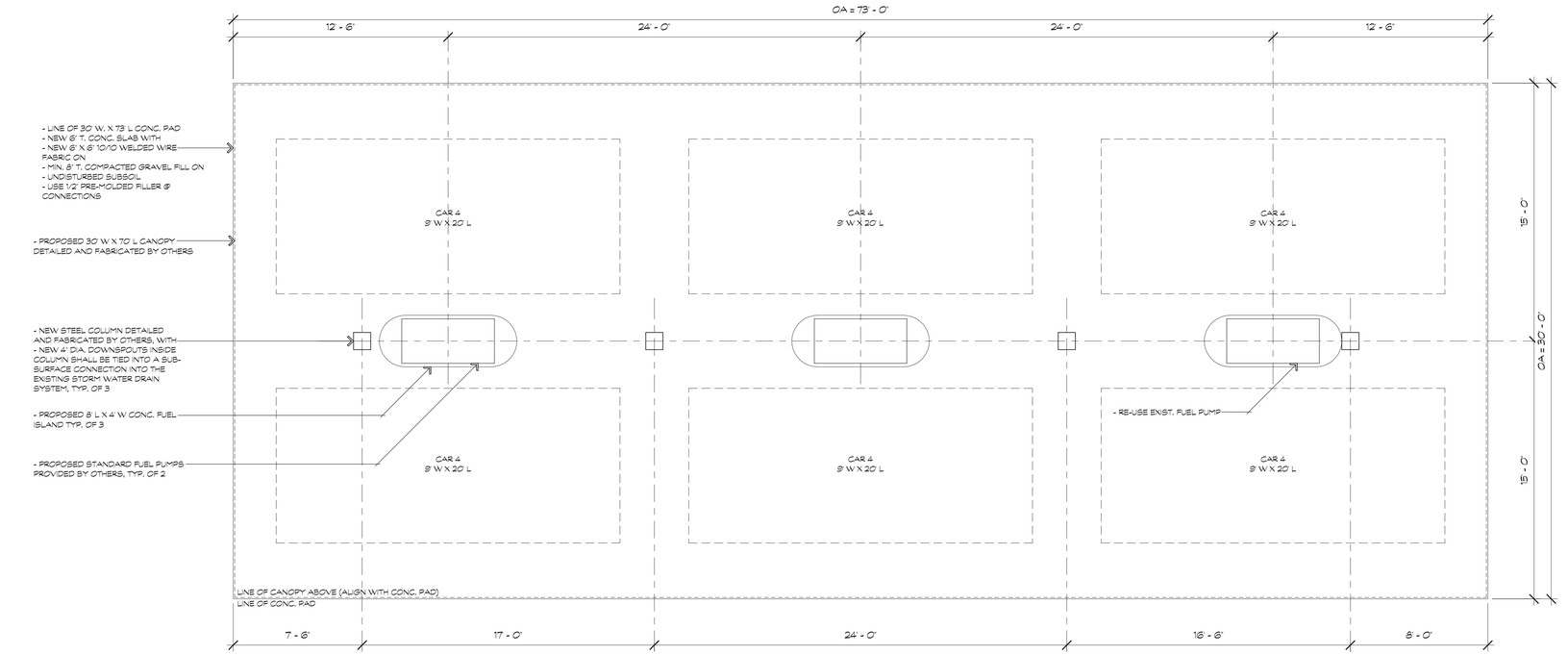
ZONIG INFORMATION		
ZONE BHC	REQUIRED	PROPOSED
USE	CONVENIENT STORE	GAS STATION
MIN. LOT AREA SF	15000	21436
MIN. LOT FRONTAGE FT	N/A	N/A
MIN. LOT WIDTH FT	100	159.49
MIN.FRONT YD STATE HWY FT	20	49.5
MIN.FRONT YD CITY ST. FT	20	41.3
MAX. FRONT YD FT	N/A	N/A
MIN.FRONT YD OPP R ZONE FT	25	N/A
MIN. SIDE YD FT	15	29.07
MIN. SIDE YD ADJ R ZONE FT	25	N/A
MIN. REAR YD FT	15	69
MIN. REAR YD ADJ R ZONE FT	25	N/A
MAX. BLDG HT FT	40	12
MAX. BLDG COVER %	50	7.4
MAX. IMPERVIOUS %	90	54.76
* DENOTES VARIANCE REQUEST		



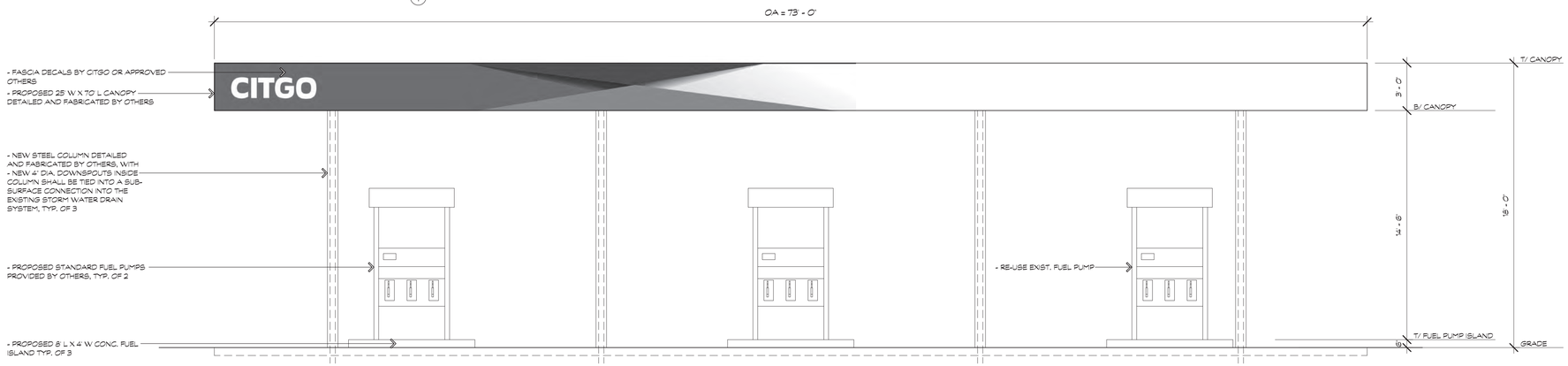
SITE PLAN 180 RIVERSIDE DRIVE BRISTOL, CT	JOB NO: – DRAWN BY: T.I. DESIGNED BY: T.I. CHECKED BY: T.I. DATE:NOV 14, 2025 SCALE =1:20
PROPOSED SITE LAYOUT PREPARED FOR MOHAMED MALIK 180 RIVERSIDE DRIVE	DRAWING NO: 1


FROM DISTRIBUTION BOX
1 - ¾"RIGID PIPE, 120V CANC
1 - ¾"RIGID PIPE, 120V PJA
1 - ¾"RIGID PIPE, 120V SPARE
3 - ¾"RIGID PIPE, FIRST AND LAST 10' THE 4TH PVC LINE IN-BETWEEN
120V SENSOR LINE - LOW
11.5 PROBE LINE - LOW
220V PUMP LINE HIGH
¾"RIGID PIPE, PVC LINE
120V INTRASTERIAL LINE
Approx Top Of Bank
Edge Of River
Limit Of 100 Year Flood Hazard Zone "AE" (Approx Location)
VENT LINE TERMINATION TOP 13' ABOVE GRADE
REMOTE PUMP
REMOTE PUMP AND PAD
Existing Building 180 Riverside Avenue, Fin. First Floor= 292.0
Existing Fuel Pump Island
Existing Canopy
Existing Gasoline Storage
Propane Tanks Retail Storage
Air Fill Station
Sign Base
Bollard
Electric Meter
Conc. Wall
Conc. Curb
Conc. Over Conc. Curb
Conc. Post
Chain Link Fence
Vents
Sign
Sanitary Manhole
Catch Basin
Handholes
NEW STRUCTURAL COL (TYP.)
4" WHITE LINE
12" STOP BAR
PAINTED PAVEMENT MARKINGS TYP.
NEW 3'W x 8'L CONC. FUEL DISPENSER ISLAND, WITH STAINLESS STEEL EDGE WITH 6" ø BOLLARD PROTECTION IN FRONT
RELOCATE EXISTING PUMP
NEW PUMP
1 - 1-¾" RIGID PIPE, 120V SENSOR DIST. BOX LOW
INSTALL LED CANOPY LIGHTS
EXISTING PUMP TO REMAIN
REMOVE AND REPLACE TANKS WITH 1 - 12000GAL REGULAR GAS TANK AND 1 - 8000GAL REGULAR GAS TANK DIVIDED INTO 4000GAL DIESEL AND 4000GAL SUPER
NEW 6" Ø x 45' - 0" L x 8" T CONC FILLED WITH SAND
NEW 6" Ø STEEL FILL PIPE - 12000 GALLON / 8000 GALLON TANK
NEW 4" Ø STEEL VENT PIPE - 12000 GALLON / 8000 GALLON TANK
NEW 4" Ø STEEL FILL PIPE - 4000 GALLON / 4000 GALLON TANK
NEW 4" Ø STEEL VENT PIPE - 4000 GALLON / 4000 GALLON TANK
NEW 6" DIA. PIPE FOR REGULAR GRADE GASOLINE
NEW 6" DIA. PIPE FOR DIESEL AND SUPER GRADE GASOLINE
NEW 6" DIA. PIPE FOR SUPER GRADE GASOLINE
NEW SUBMERSIBLE PUMP AND PAD
NEW 3" DIA. PIPE FOR REGULAR GRADE GASOLINE
NEW 3" DIA. PIPE FOR SUPER GRADE GASOLINE
NEW 4" DIA. PIPE FOR DIESEL
NEW 3" DIA. PIPE FOR SUPER GRADE GASOLINE
NEW 4


NEW LOW-SPEED GUARDRAIL
OA = 27' - 0"
OA = 46' - 0"
2'-0"
23'-0"
42'-0"
NEW STRUCTURAL COL (TYP.)
NEW PUMP
RELOCATE EXISTING PUMP
INSTALL LED CANOPY LIGHTS
EXISTING PUMP TO REMAIN
REMOVE AND REPLACE TANKS WITH 1 - 12000GAL REGULAR GAS TANK, 4000GAL DIESEL, 4000GAL SUPER
1, 1-3/4" RIGID PIPE, 120V SENSOR DIST. BOX
NEW 5'W x 6'L CONC FUEL DISPENSER ISLAND, WITH STAINLESS STEEL EDGE WITH 6" ø BOLLARD PROTECTION IN FRONT
FROM DISTRIBUTION BOX
1 - 3/4 RIGID PIPE, 120V CANC
1 - 3/4 RIGID PIPE, 120V PUA
1 - 3/4 RIGID PIPE, 120V SPARE
3 - 3/4 RIGID PIPE, FIRST AND LAST 10' THE REST PVC LINE IN-BETWEEN
120V SENSOR LINE LOW
120V TLS PROBE LINE LOW
220V PUMP LINE HIGH
1/2 RIGID PIPE, PVC LINE
120V INTRASTERTIAL LINE
VENT LINE TERMINATION TOP 13' ABOVE GRADE
REMOVE PUMP AND PAD
Limit Of 100 Year Flood Hazard Zone "AE" (Approx. Location)
Propane Tanks Retail Storage
Air Fill Station
Existing Building 180 Riverside Avenue Fin. First Floor= 292.0
Elec. Meter
Sign Base
Sign Remains
Conc. Walk
Conc. Pad
Conc. Curb
Front Yard
Rear Yard
Pump Island
Fuel Dispenser
Canopy
Fuel Vent
Fuel Fill
Gas Tank
Diesel Tank
Super Tank
Catch Basin
Manhole
Hydrant
Bollard
Edge Of River
Bank
Top Of Bank
Approx. 100' Riparian Buffer
Fence
Gr
San. Manhole TF= 281.0
San. Manhole TF= 290.7
San. Manhole TF= 290.8
Catch Basin TF= 289.4 FL= 282.4
Catch Basin TF= 289.8 FL= 281.9 (In W) FL= 281.3 (Out S)
Catch Basin TF= 288.3
Catch Basin TF= 288.2
Catch Basin TF= 277.9
Handholes
CL&P 18279
CL&P 18277
CL&P 18278
CL&P 18513
CL&P 18514
N62°07'11" W 126.00'
N87°02'22" W 14.99'
4" WHITE LINE
12" STOP BAR
PAINTED PAVEMENT MARKINGS TYP.
12" Sch 40 PVC
18" RCP
6000 GAL REGULAR
6000 GAL REGULAR
4000 GAL DIESEL
4000 GAL SUPER
2" DIESEL VENT
NEW 8'-6" W x 46' - 0" L x 8" T. CONC. FOUNDATION SLAB
NEW 8'-6" W x 46' - 0" L x 8" T. CONC. FOUNDATION SLAB
NEW 6" CURB
NEW 6" CONC. FUEL DISPENSER ISLAND WITH STAINLESS STEEL EDGE
NEW 45" CONC. STEP
NEW 4" DIA. PIPE FOR REGULAR GASOLINE
NEW 4" DIA. PIPE FOR REGULAR AND SUPER GRADE GASOLINE
NEW 4" DIA. PIPE FOR DIESEL AND SUPER GRADE GASOLINE
NEW 4" OIL PIPE FOR SUPER GRADE GASOLINE
NEW 8'-6" W x 6'-0" L CONC FUEL DISPENSER ISLAND WITH STAINLESS STEEL EDGE
NEW FUEL DISPENSER CONTAINMENT SUMP WITH 4" FILL PIPE AND SPILL VALVE
NEW 4" FILL PIPE
NEW 4" VENT PIPE
NEW 4" VAPOR RECOVERY PIPE
NEW 4" SUCTION PIPE
NEW 4" SUCTION PIPE
NEW 4" SUCTION

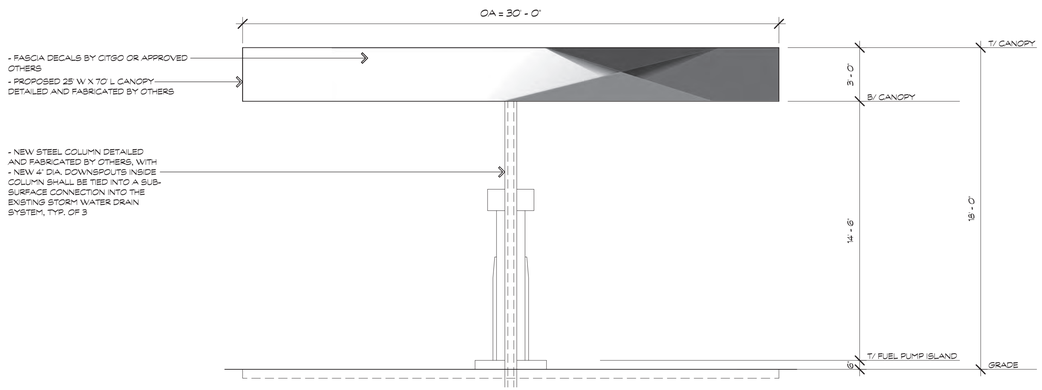


1 STANDARD FUEL PUMP CANOPY FLOOR PLAN 1/4" = 1' - 0"



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

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



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

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

0' 5' 10' 20'

STATE OF CONNECTICUT
ROBERT BRUCE HURD
REGISTERED ARCHITECT
NO. 2948

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

CONNECTICUT
NEW YORK, AND MASSACHUSETTS

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

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

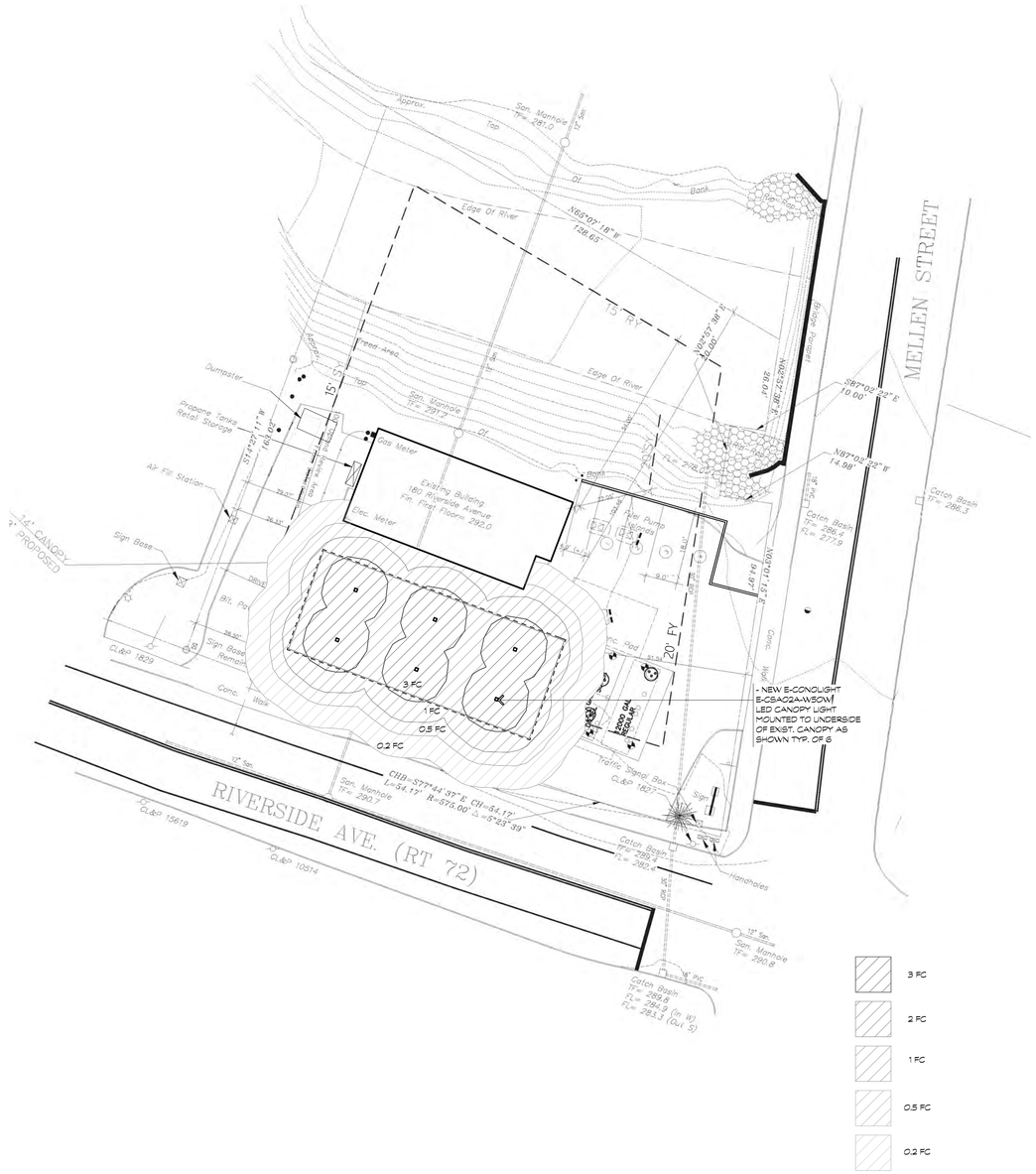
NEW CANOPY PLAN AND ELEVATIONS

REVISIONS: OCTOBER 20, 2025
GENERAL REVISIONS

SCALE: AS NOTED
DATE: OCTOBER 6, 2025

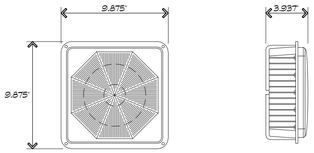
PROJ. NO: 25115
DWG. NO:

A-1.3



1 LIGHT DISTRIBUTION SITE PLAN 1" = 20' - 0"

NOTES:
1. EXISTING BUILDING AND SITER LIGHTING SHALL REMAIN.
2. OWNER SHALL PROVIDE AND INSTALL ANY AND ALL LIGHT SHIELDS / FULL CUTOFFS TO PREVENT LIGHT TRESPASS ONTO ADJOINING PROPERTIES AS REQUIRED.



E-CSAO2A-W50W	
BULB TYPE	LED PANEL
HOUSING COLOR	WHITE POLYESTER POWDER COAT FINISH
DISTRIBUTION	TYPE V.S
WATTAGE	28
VOLTAGE	120V - 277V
COLOR TEMPERATURE	5,000K
LUMENS	3,100
WEIGHT (LBS.)	5.0
MOUNTING HEIGHT	10'-0"

4 E-CONOLIGHT E-CSAO2A-W50W LED (CANOPY) LIGHTING FIXTURE DETAIL NO SCALE

STATE OF CONNECTICUT
ROBERT BRUCE HURD
No. 2945
REGISTERED ARCHITECT

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

LICENSED IN CONNECTICUT
NEW YORK, AND RHODE ISLAND

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

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

LIGHT DISTRIBUTION SITE PLAN

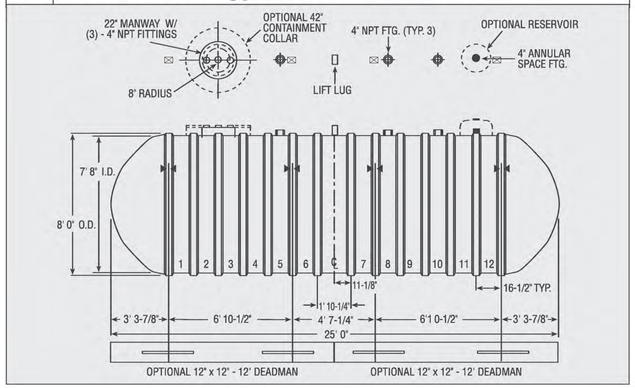
SCALE: AS NOTED
DATE: OCTOBER 6, 2025

REVISIONS:
OCTOBER 20, 2025
GENERAL REVISIONS
DECEMBER 4, 2025
GENERAL REVISIONS

PROJ. NO: 25115
DWG. NO:

A-1.4

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

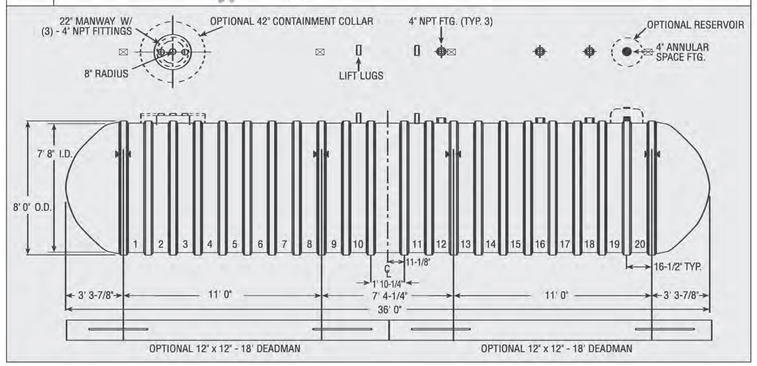


NOTES:
- ⊠ HOLD DOWN STRAP CLIP
- ▶◀ HOLD DOWN STRAP LOCATION
- ▯ LIFT LUG

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

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

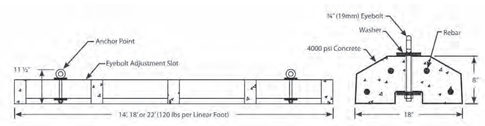
Model DWT-6 Type II (8)-12,000 Gallon



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

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

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



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

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

LICENSED IN CONNECTICUT
NEW YORK AND RHODE ISLAND

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

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

FUEL TANK DETAILS

REVISIONS: OCTOBER 20, 2025
GENERAL REVISIONS

SCALE: AS NOTED
DATE: OCTOBER 6, 2025

PROJ. NO: 25115
DWG. NO:

A-3.1

Application #2551

Motor Vehicle Filling Station and Convenience Store Site Plan

180 Riverside Ave.

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

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

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

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

Address or Location of the Property: 180 Riverside Avenue

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

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

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

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

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

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

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

Name: ESHAA LLC c/o Khalid Mahmood

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

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

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

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

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

Name: same as above

Address: same as above City: State: Zip:

Telephone No.: E-Mail:

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

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2551

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 180 Riverside Avenue

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

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

ADDITIONAL APPLICANT

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

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

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

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

ADDITIONAL OWNER(S) OF RECORD

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

1/24 - LUO

Applicant Narrative

180 Riverside Ave.

PROPOSED CONVENIENCE STORE AND MOTOR VEHICLE FILLING STATION
AT 180 RIVERSIDE AVENUE, BRISTOL, CT
PROJECT NARRATIVE – 11/03/2025

The applicants wish to continue operating a clean and fully conforming convenience store and motor vehicle filling station at the above listed property. The property is zoned BHC. The existing building was constructed c. 1950 as a repair garage and motor vehicle filling station; in 2005, with permits from the Bristol Building Department, the current owners converted the repair garage to a small convenience store. Now that the fuel storage tanks must be replaced, the owners and operators are seeking a Zoning Permit and Site Plan Approval for the convenience store and a Special Permit for the motor vehicle filling station.

The project will include the following work: repaving the site with a modest reduction in the impervious coverage of the site; replacement and reconfiguration of the fuel dispensing pumps; replacement of two existing fuel storage tanks; and replacement of the existing canopy with a slightly longer unit which will cover the three new pumps; and installation of new protective guardrails along the edge of the paving at the top of the slope to the river which runs across the southern half of the property.

The project will increase the number of canopy-mounted lighting fixtures; however, the project will not alter the building-mounted lighting fixtures and it will not alter the existing building's exterior appearance.

Finally, since the state has effectively shut down the fuel service portion of the operator's business, time is of the essence in completing this approval process. We appreciate the Commission's understanding and assistance.

Thank you.  Robert B Hurd, AIA – Architect

Site Plan Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2550 & 2551

SITE PLAN: Site Plan and Special Permit for upgrades to an existing gas station at 180 Riverside Avenue, Assessor's Map 30, Lot 117-B; BHC (Route 72 Corridor Business Zone; ESHAA LLC c/o Khalid Mahmood, applicant. *Plans Dated: October 20, 2025; Date of Committee Review: November 26, 2025 (first review) December 1, 2025 (revised first review);*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):
A couple of comments related to wetlands:

1. Show the limits of all excavation for driveway construction including area under the proposed canopy and explain how the drainage will work in the southwesterly corner where new curbing and where it is discharging, should not be flowing to the street.

   Applicant Response: We have shown the new concrete under the proposed canopy as well as the locations and sizes of the existing access drives and the locations of the new fuel storage tanks. We expect all existing pavement to be replaced. Drainage patterns will not change.

2. Comments related to zoning: provide the dimensions from the proposed edge of canopy to the property line, is a stop sign proposed at the 2 stop bars?, clarify the curb cuts.

   Applicant Response: We have shown the setbacks for the new canopy as well as the sizes of the existing access drives. Since there are no stop signs on-site, we have not proposed new stop signs.

3. Also, for reference the city is in the design phase for a streetscape project on Riverside Avenue. I am attaching plans that show the project.

   Applicant Response: Acknowledged.

CITY PLANNER (Andrew Armstrong/Robert Flanagan):
1. Indicate application number, approval date, and nature of variance associated with this project.

   Applicant Response: We have added application numbers and related information to the title sheet.

2. Indicate application number, approval date, and nature of the Special Permit and Site Plan associated with this project. Additionally, provide Assessor's map and lot numbers along with lot area (in acres and square feet).

   Applicant Response: We have added application numbers and related information to the title sheet.

3. Site plan features are not readable and visible. Adjust drawing and line weights so plan can be read and understood including proposed features and property line boundary. Remove unnecessary conflicting layers from drawing such as existing conditions.

   Applicant Response: We have cleaned-up the site plan sheet as requested.

4. Provide setback dimensions to property lines for buildings and all structures including the proposed fuel canopy.

   Applicant Response: We have shown the setbacks for the new canopy as well as the dimensions for same.

5. Provide dimensions for all drive aisles and driveway openings.

   Applicant Response: We have shown sizes of the existing access drives.

6. The plan shows a pump "to be relocated". Relocated where? The drawing is unclear.

   Applicant Response: We have labeled that pump "to be removed". The project intend to locate all three new fuel pumps in the line parallel to Riverside Avenue as shown.

7. Are there existing stop signs associated with the proposed stop bars?

   Applicant Response: Since there are no stop signs on- site, we have not proposed new stop signs.

8. What is the purpose of the revision cloud shown?

   Applicant Response: We have eliminated the revision cloud which was associated with the Inland Wetlands application.

9. It appears there is new grass proposed within parking spot #4. Please clarify.

   Applicant Response: We have cleaned-up the site plan sheet as requested. The confusion should be eliminated.

10. Is there a dumpster on-site?

    Applicant Response: We have shown a dumpster at the southeast corner of the paved lot where the existing dumpster is located.

11. Is there any new curbing or reduction of curb cuts proposed?

    Applicant Response: We added curbing at the southwest edge of the paved area to direct traffic past the parked cars.

12. Provide overall dimension of curb cut and each lane on Mellen Street where a new curb is proposed near parking.

    Applicant Response: We have shown sizes of the existing access drives.

13. What safety measures are being proposed that prevent environmental contamination from a fuel spillage on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damages caused by a fuel spillage and add the applicable notes and details to the plan.

    Applicant Response: We have shown soil erosion and sedimentation measures on sheet A-1.2.

14. It appears parking space #4 may have to back out into the entryway on Mellen Street to exit. Provide details or demonstrate this parking space is safe from conflict.

    Applicant Response: We added curbing at the southwest edge of the paved area to direct traffic past the parked cars.

15. Lighting:
    a. What is the photometric profile of under-lighting used on the canopy?
    b. How will lighting be shielded to prevent site (and adjoining area) from being overly illuminated?
    c. Add note that all lighting will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

Applicant Response: We have added sheet A-1.4 showing the proposed lighting fixtures as well as the photometric profile. No light spillage will affect adjoining properties.

New Comments – 12/1/25

16. Side yard on Mellen is incorrectly marked on plan; plan should be marked as Front yard on Mellen. 20'ft setback is correct for a Front yard.

Applicant Response: We have corrected the labeling for the Front and Side Yards.

17. Side yard (abutting 200 Riverside Ave.) is marked as a 20' ft. Side Yard
The Side Yard is a 15' ft. setback and labeling should be corrected.

Applicant Response: We have corrected the labeling for the Front and Side Yards.

BUILDING/ZONING ENFORCEMENT (Richard Brown/Brandon Peate)

1. (Building) Canopy notation states "typ. of 4". Is this designed for 4 pumps?

Applicant Response: The project is designed for only three pumps as shown on the site plan and the canopy drawing.

2. There is a third entryway shown near the corner. Provide stop bars, stop signs and arrows.

Applicant Response: We have maintained all existing access/egress driveways without change. We have shown sizes of the existing access drives. Since there are no stop signs on-site, we have not proposed new stop signs.

3. (ZEO) Show donation drop box on site plan.

Applicant Response: We intend to eliminate the donation drop box in favor pf the parking shown along the south edge of the existing paved area.

POLICE DEPARTMENT (Ulric Berube/Sgt. Ouellette)

1. The Police Department has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comment at this time.

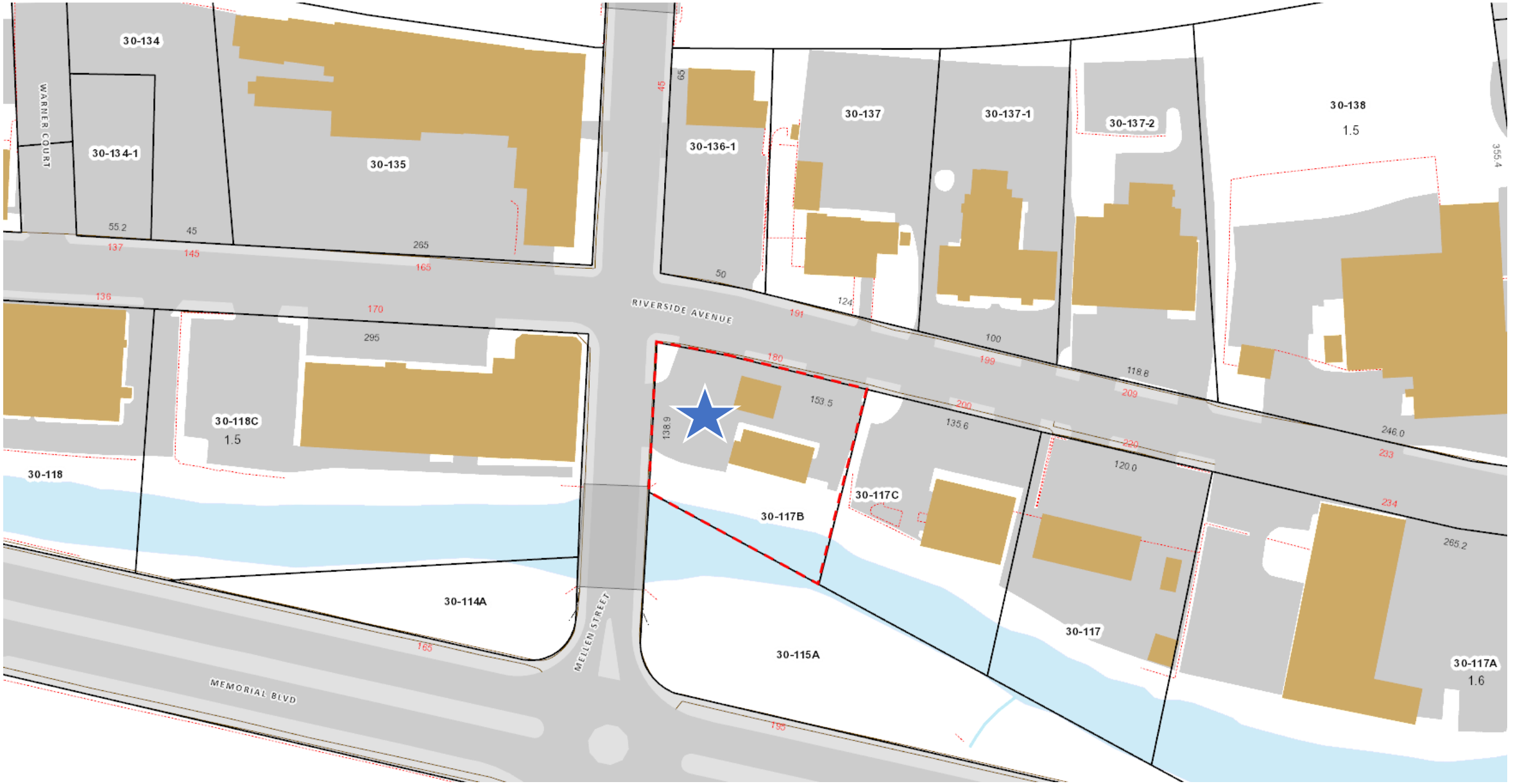
WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. I took a look at the plans and then walked over to look at the project. The water and sewer are marked. The sewer comes from a manhole on Riverside Avenue and appears to go under the slab and dumps into the sewer main in the back of the property. As it stands, water and sewer are clear of this project. Should that change, we would need to address it.

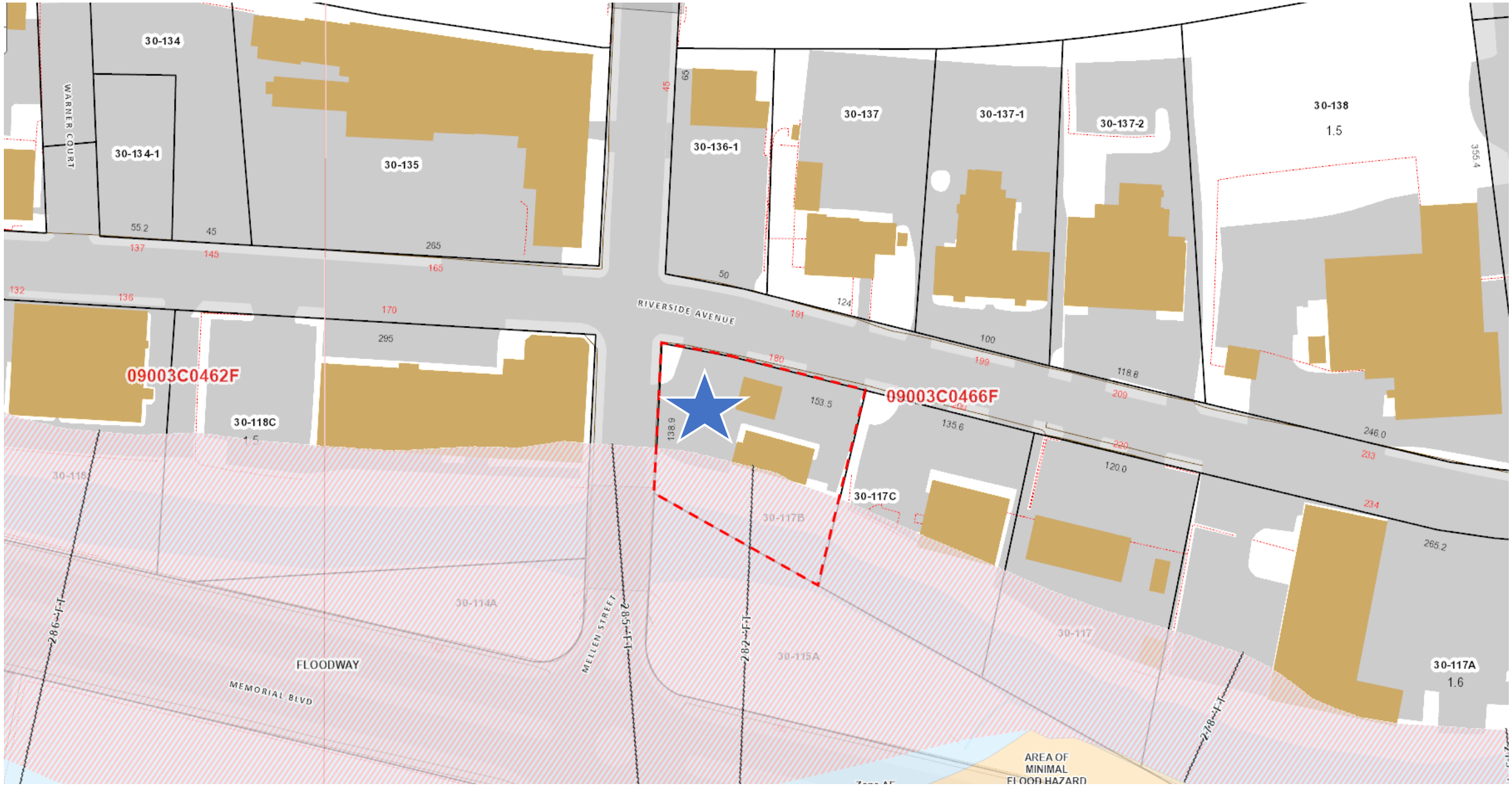
Applicant Response: Acknowledged.

Various
GIS and Aerial Maps

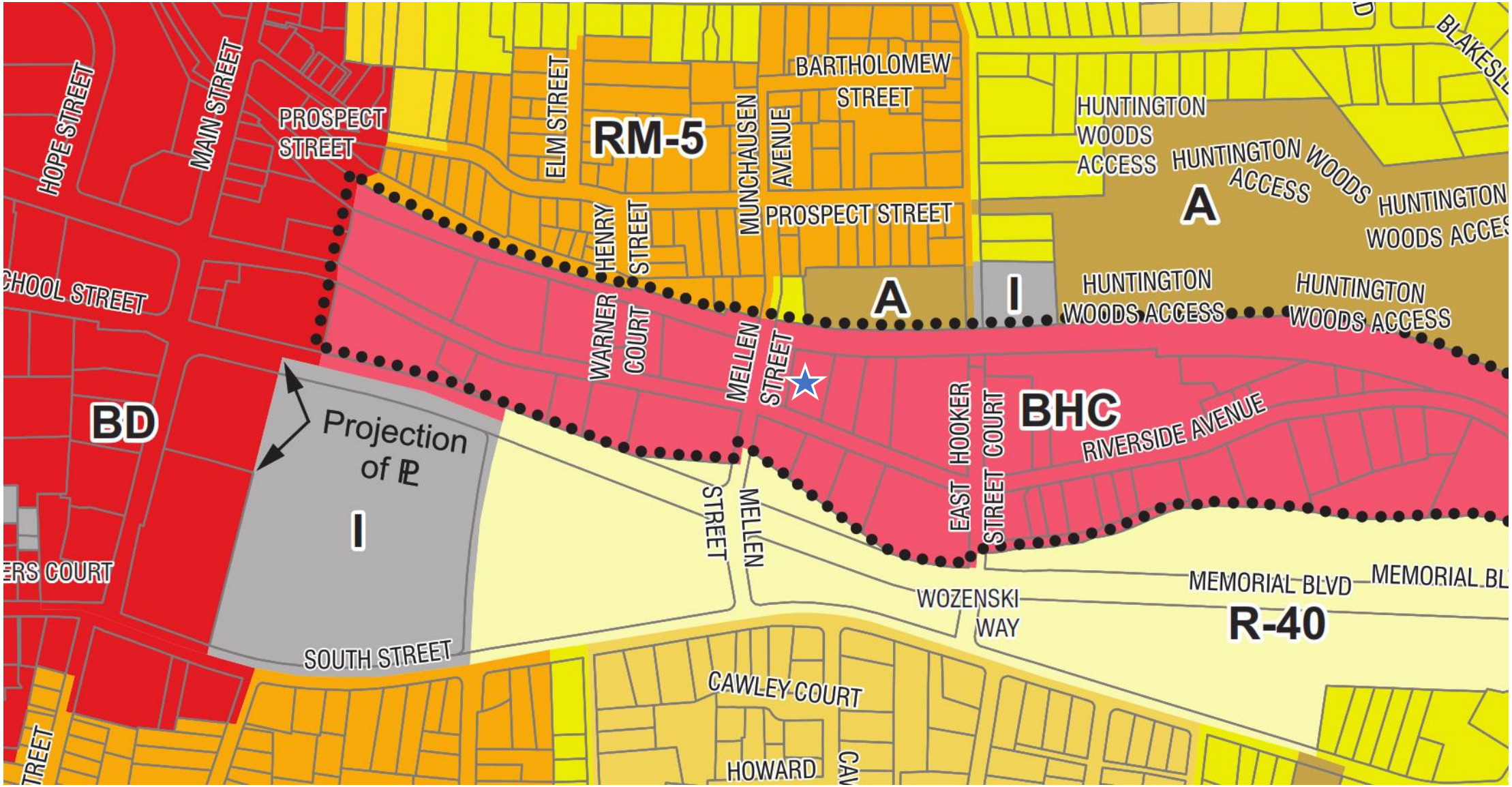
180 Riverside Ave.



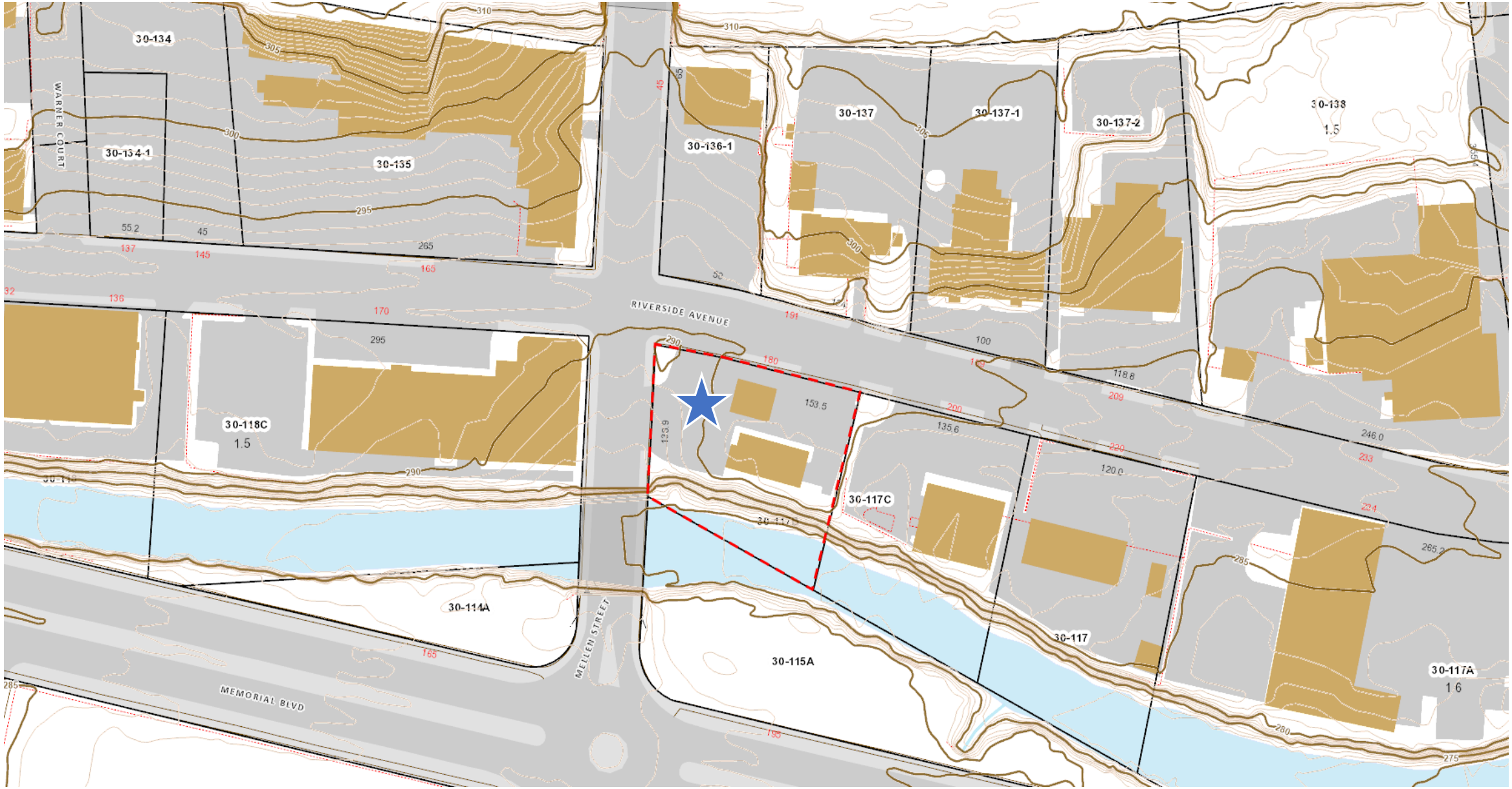
180 Riverside Avenue – Location
Map 30 Lot 117B



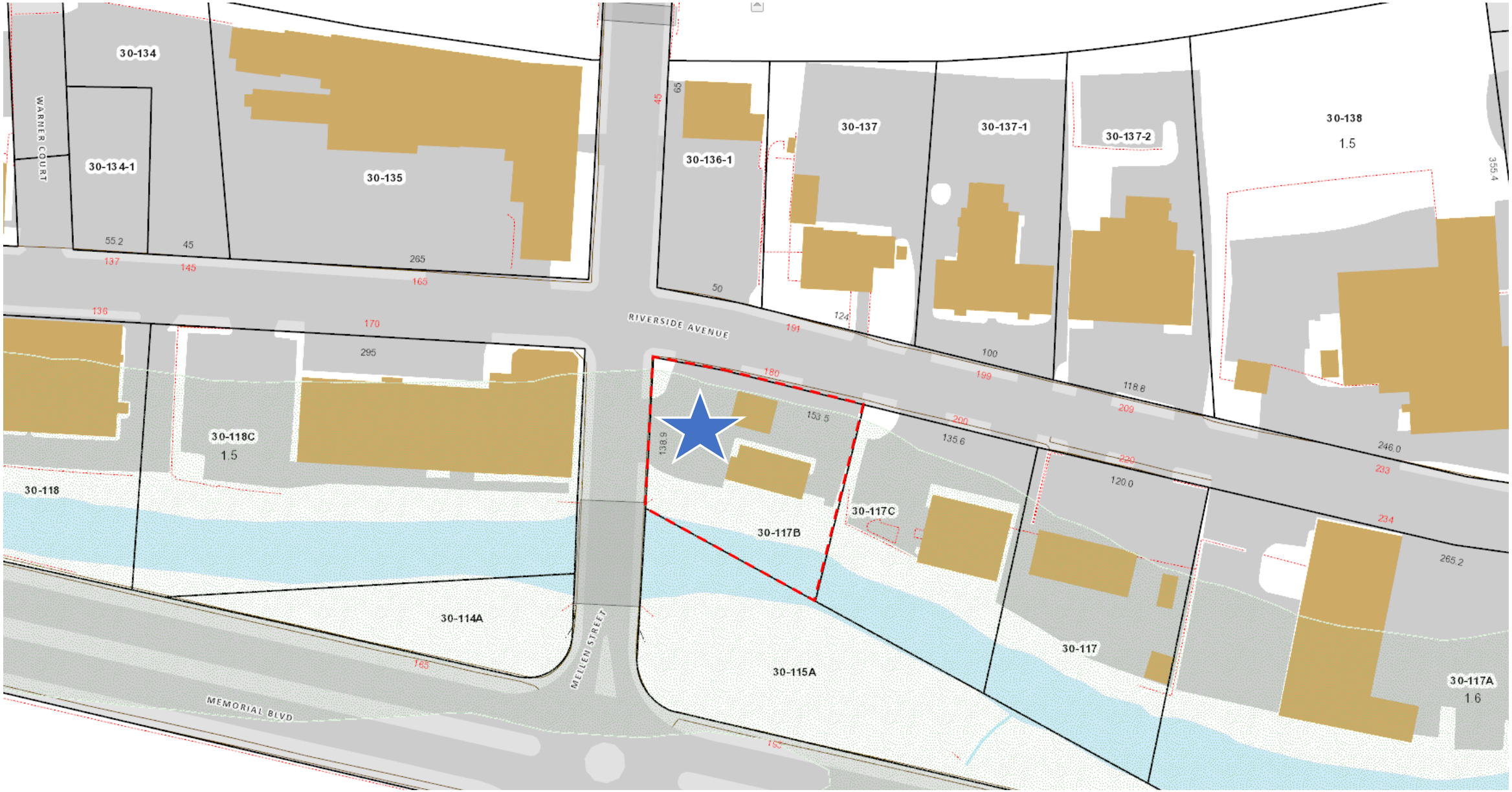
180 Riverside Avenue – Floodplain
Map 30 Lot 117B



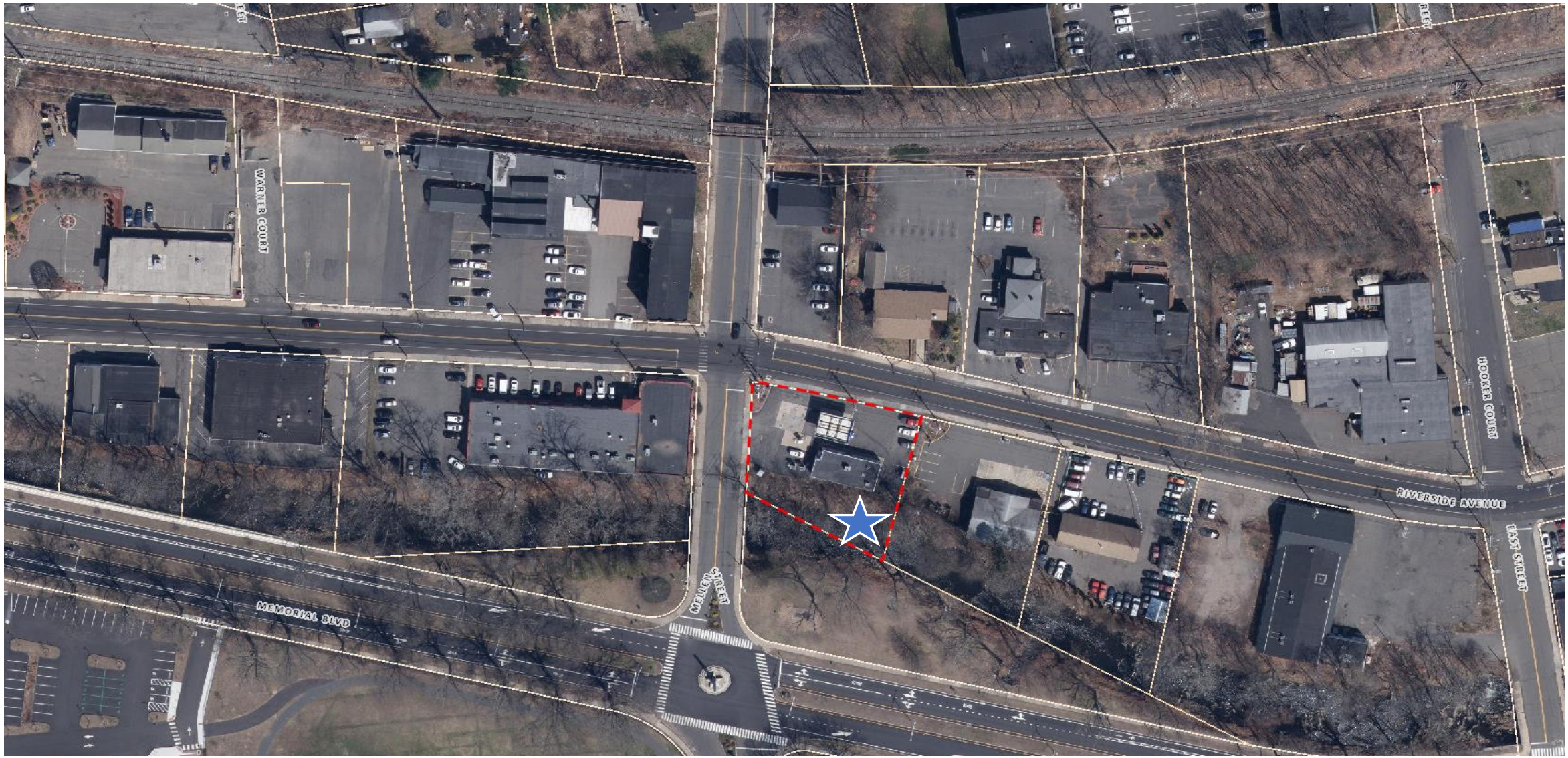
180 Riverside Avenue – Zoning
Map 30 Lot 117B



180 Riverside Avenue – Topography
Map 30 Lot 117B



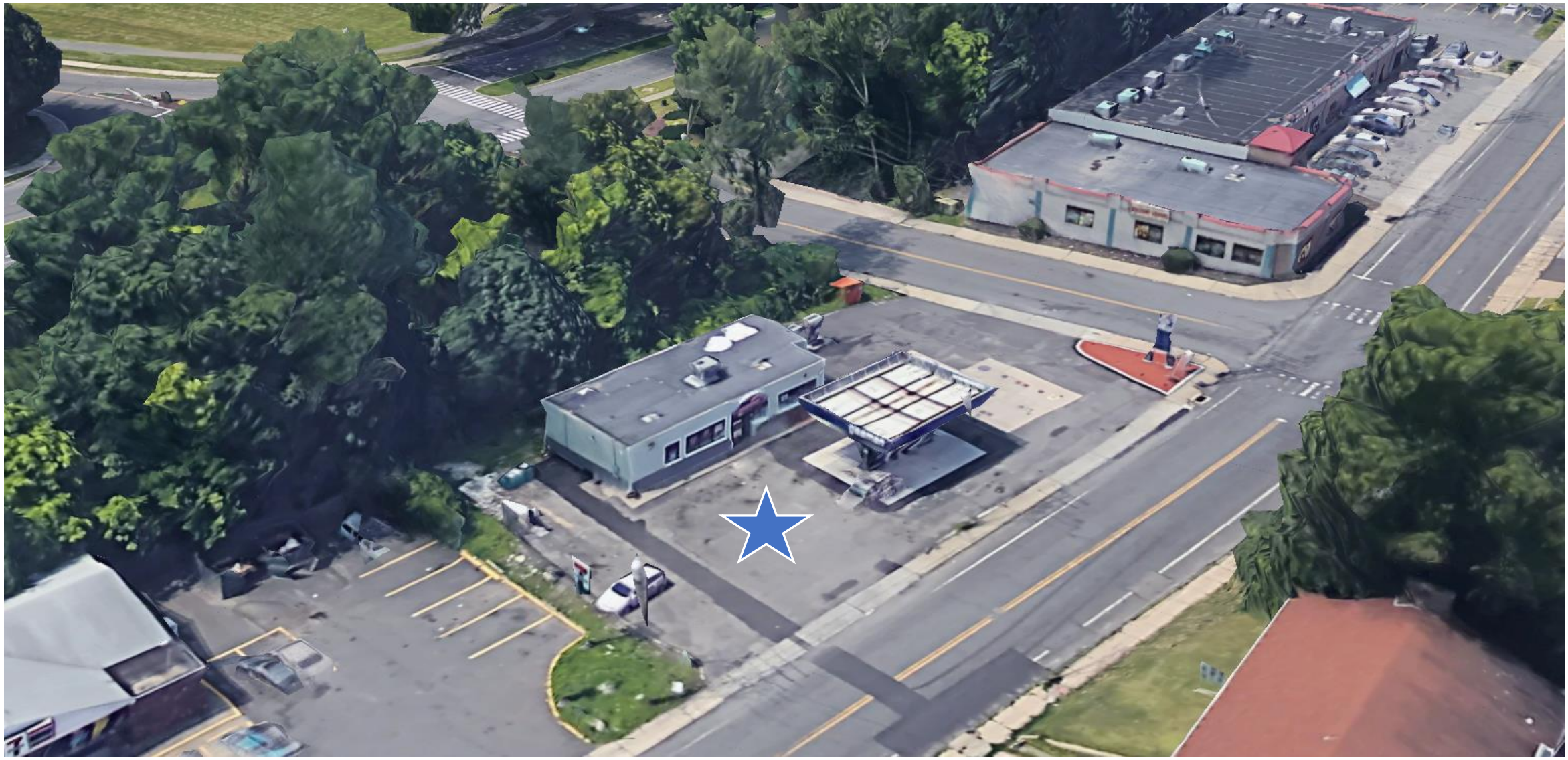
180 Riverside Avenue – Inland Wetlands/Upland Review
Map 30 Lot 117B



180 Riverside Avenue – Aerial 2023
Map 30 Lot 117B



180 Riverside Avenue – Aerial 2025
Map 30 Lot 117B



180 Riverside Avenue – Streetside
Map 30 Lot 117B



116 Central Street – Street Side Photo
Map 41 Lot 63

Site Plan

180 Riverside Ave.

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

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

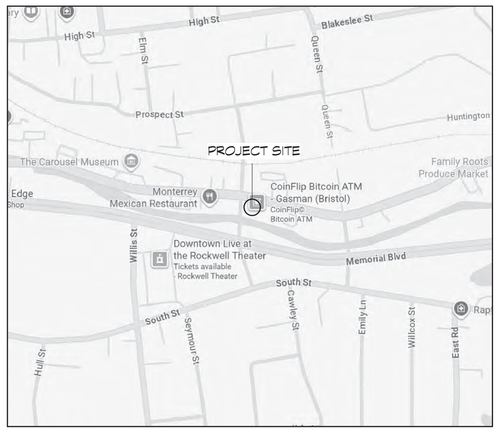
LIST OF DRAWINGS
NO SCALE

- A-0.1 - COVER SHEET, LIST OF DRAWINGS, AND LOCATION MAP
- EXISTING CONDITIONS - SITE SURVEY BY GARY B LECLAIR, LLC; DATED 10-06-2025
- PROPOSED SITE LAYOUT - SITE PLAN BY INGA CONSULTING ENGINEERS; DATED 11-11-2025
- A-1.1 - EROSION AND SEDIMENTATION CONTROLS
- A-1.2 - NEW GUARDRAIL LAYOUT AND DETAILS
- A-1.3 - NEW PUMP ISLAND(S) AND CANOPY FLOOR PLAN
- A-1.4 - NEW LIGHTING AND PHOTOMETRIC DATA AT CANOPY
- A-3.1 - NEW FUEL STORAGE TANK DETAILS

SPECIAL PERMIT APPLICATION No 2550 for MOTOR VEHICLE FILLING STATION
APPROVED: _____

SITE PLAN APPLICATION No 2551 for MOTOR VEHICLE FILLING STATION AND CONVENIENCE STORE
APPROVED: _____

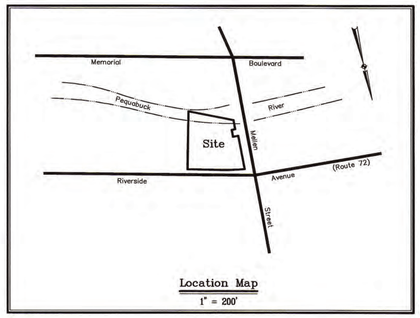
LOCATION MAP
1"=500'



DATE: OCTOBER 6, 2025
ZONING PERMIT SET
REVISION DATE: OCTOBER 20, 2025
GENERAL REVISIONS 1
REVISION DATE: NOVEMBER 11 2025
SITE PLAN FOR ZONING VARIANCES
ZBA APPLICATION No 3826 FOR SETBACK AND HEIGHT VARIANCES
APPROVED ON 12/2/2025
REVISION DATE: DECEMBER 4, 2025
SITE PLAN AND PHOTOMETRIC DATA

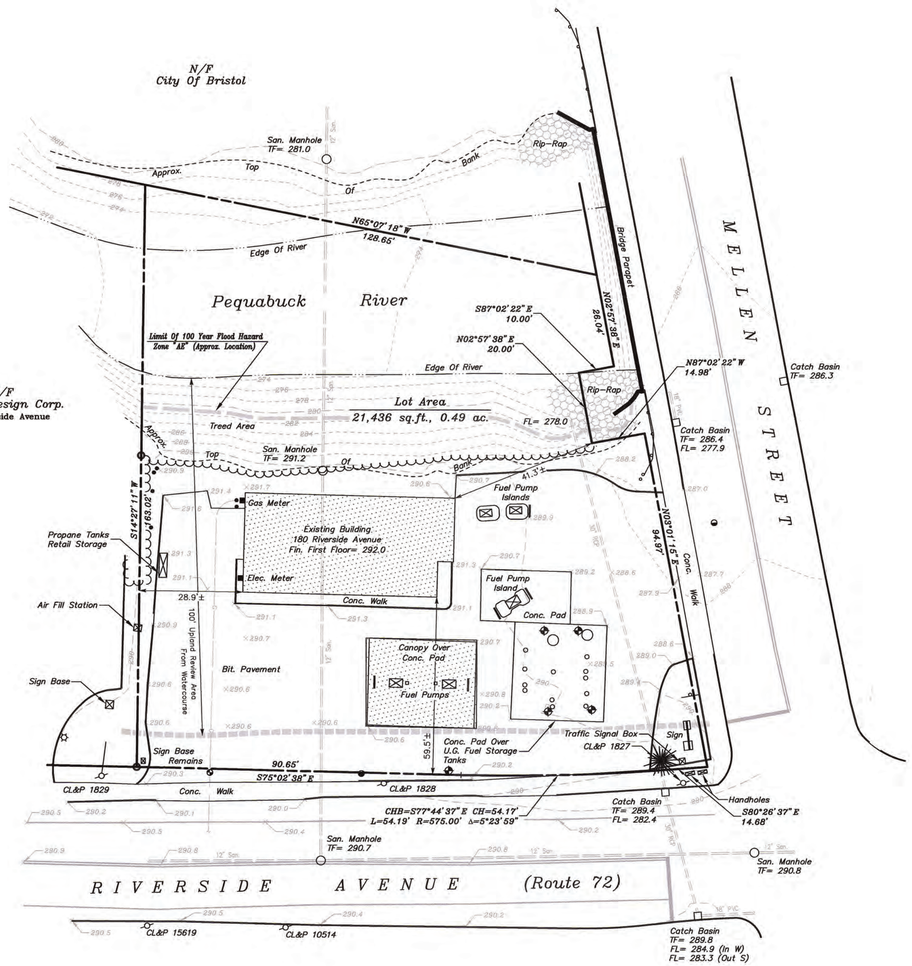
STATE OF CONNECTICUT · ROBERT BRUCE HURD · No. 22345 · REGISTERED ARCHITECT

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



Legend:

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



Map References:

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

General Notes:

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

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

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

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

Gary B. LeClair, Surveyor #70017

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

Existing Conditions

Prepared For

ESHAA LLC

180 Riverside Avenue (Route 72)
Bristol, Connecticut

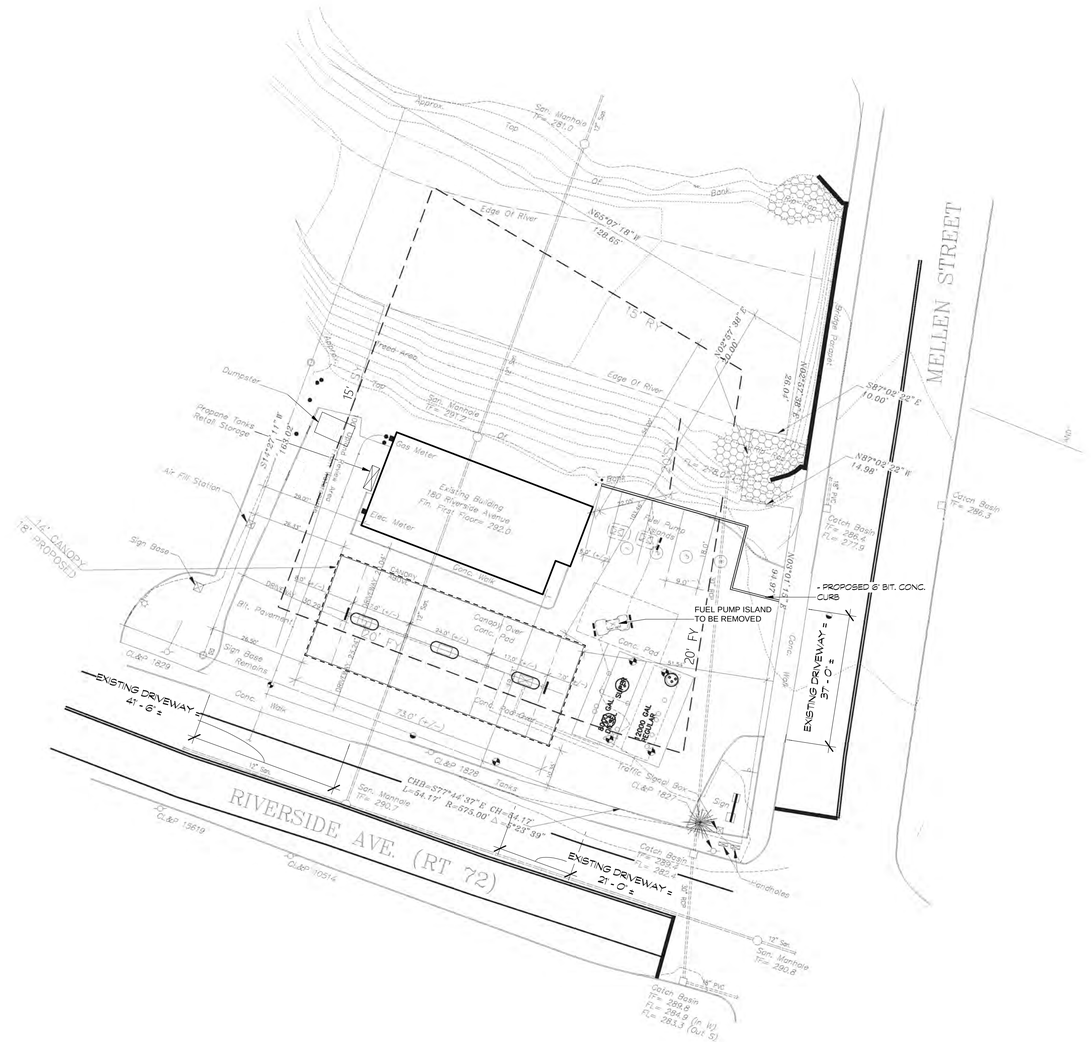
Map: 30 Lot: 117-B Zone: BHC

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

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

CANOPY ZONING INFORMATION		
ZONE BHC	REQUIRED	PROPOSED
USE	CONVENIENT STORE	GAS STATION
MIN.FRONT YD STATE HWY FT	20	10.35*
MIN.FRONT YD CITY ST. FT	20	51.54
MAX. FRONT YD FT	N/A	N/A
MIN.FRONT YD OPP R ZONE FT	N/A	N/A
MIN. SIDE YD FT	N/A	26.33
MIN. SIDE YD ADJ R ZONE FT	N/A	N/A
MIN. REAR YD FT	N/A	103.46
MIN. REAR YD ADJ R ZONE FT	N/A	N/A
MAX. HEIGHT FT	14	18*
* DENOTES VARIANCE REQUEST		

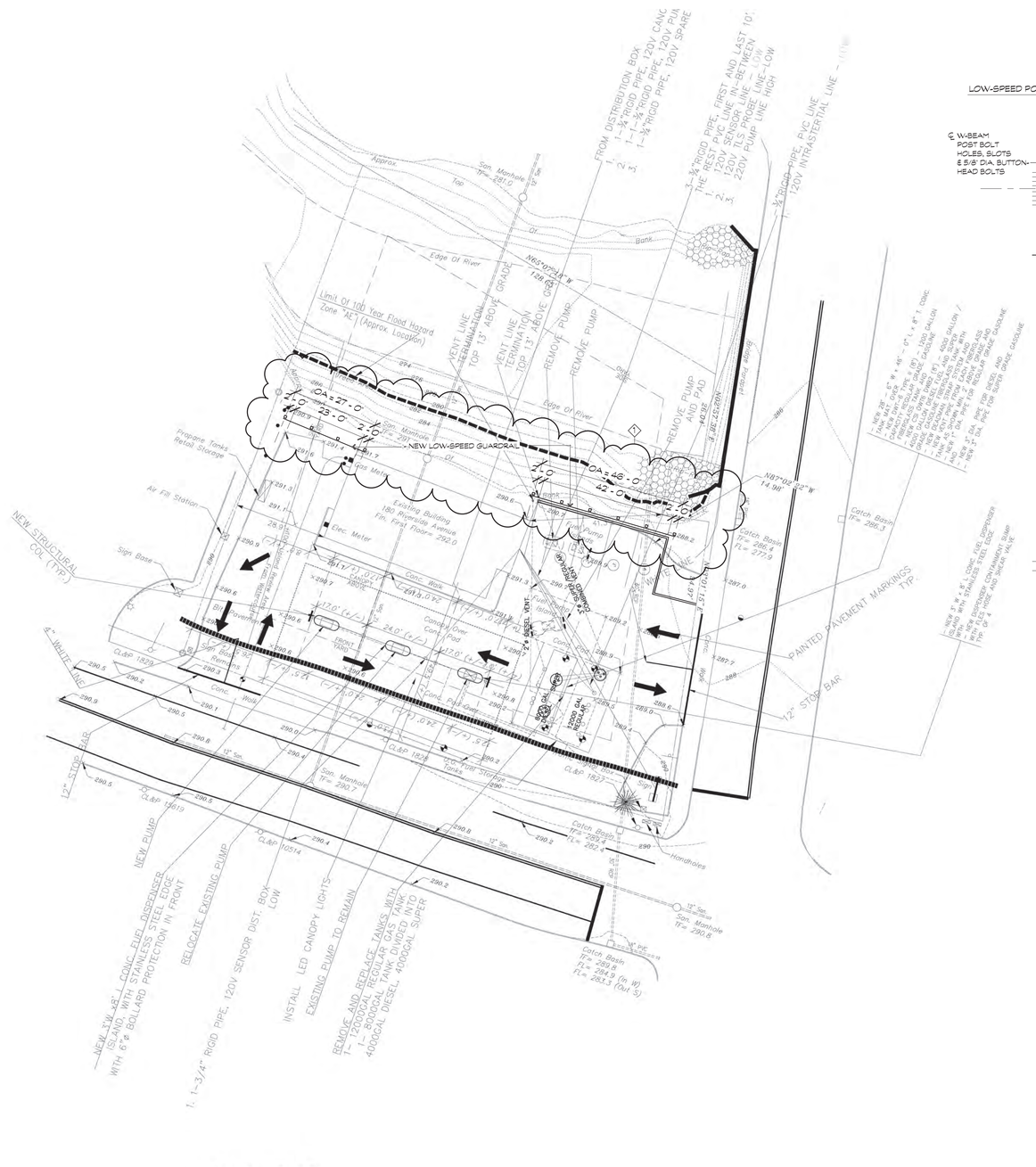
ZONIG INFORMATION		
ZONE BHC	REQUIRED	PROPOSED
USE	CONVENIENT STORE	GAS STATION
MIN. LOT AREA SF	15000	21436
MIN. LOT FRONTAGE FT	N/A	N/A
MIN. LOT WIDTH FT	100	159.49
MIN.FRONT YD STATE HWY FT	20	49.5
MIN.FRONT YD CITY ST. FT	20	41.3
MAX. FRONT YD FT	N/A	N/A
MIN.FRONT YD OPP R ZONE FT	25	N/A
MIN. SIDE YD FT	15	29.07
MIN. SIDE YD ADJ R ZONE FT	25	N/A
MIN. REAR YD FT	15	69
MIN. REAR YD ADJ R ZONE FT	25	N/A
MAX. BLDG HT FT	40	12
MAX. BLDG COVER %	50	7.4
MAX. IMPERVIOUS %	90	54.76
* DENOTES VARIANCE REQUEST		

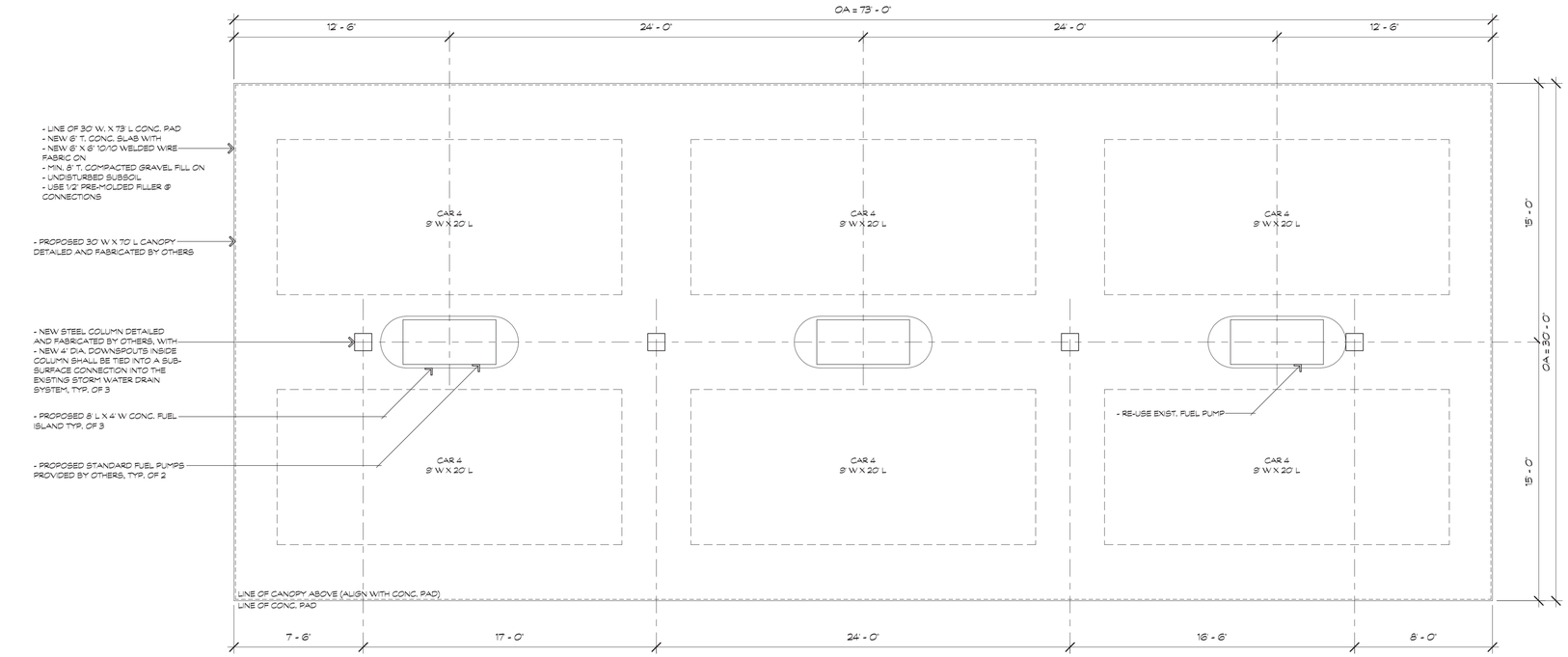




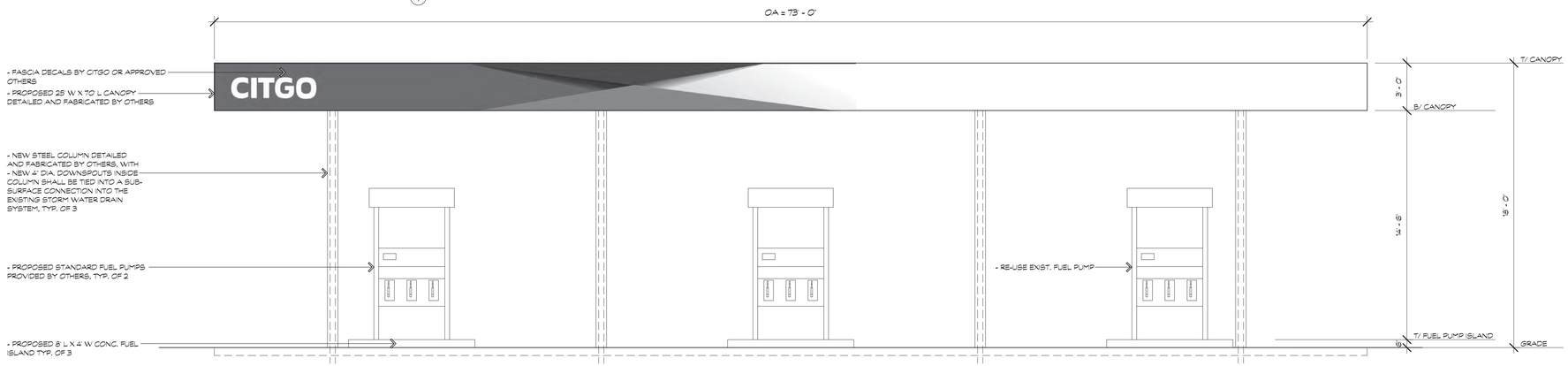
SITE PLAN 180 RIVERSIDE DRIVE BRISTOL, CT	JOB NO: – DRAWN BY: T.I. DESIGNED BY: T.I. CHECKED BY: T.I. DATE:NOV 14, 2025 SCALE =1:20
PROPOSED SITE LAYOUT PREPARED FOR MOHAMED MALIK 180 RIVERSIDE DRIVE	DRAWING NO: 1


FROM DISTRIBUTION BOX
1 - ¾"RIGID PIPE, 120V CANC
1 - ¾"RIGID PIPE, 120V PJA
1 - ¾"RIGID PIPE, 120V SPARE
3 - ¾"RIGID PIPE, FIRST AND LAST 10' THE REST PVC UNDERGROUND
1 - 120V SENSOR LINE - IN-BETWEEN
1 - 120V SENSOR LINE - LOW
1 - 220V PUMP LINE HIGH
¾"RIGID PIPE, PVC LINE
120V INTRASTERIAL LINE
Limit Of 100 Year Flood Hazard Zone "AE" (Approx Location)
Edge Of River
Top Of Bank
VENT LINE TERMINATION TOP 13' ABOVE GRADE
REMOTE PUMP
REMOVE PUMP AND PAD
NEW WOVEN SILT FENCE
Existing Building 180 Riverside Avenue Fin. First Floor= 292.0
Existing Pump Island
Existing Canopy
Concr. Curb
Concr. Walk
Bollard
Sign Base
Propane Tanks Retail Storage
Air Fill Station
Elec. Meter
Sign Pedestal
Fence
Shed
Sign
Concr. Over Concr. Post
Gas Meter
Vents
Fill Pipes
Sump
Sanitary Manhole
Catch Basin
Hydrant
Utility Pole
Guy Wire
Overhead Wires
Edge Of Pavement
Curb
Top
Bot
Gr
Inv
Elev
NEW STRUCTURAL COL (TYP.)
4" - WHITE LINE
12" STOP BAR
PAINTED PAVEMENT MARKINGS TYP.
NEW PUMP
RELOCATE EXISTING PUMP
NEW 3'W x 8'L x 1' CONC. FUEL DISPENSER ISLAND, WITH STAINLESS STEEL EDGE WITH 6" ø BOLLARD PROTECTION IN FRONT
1 - 1-¾" RIGID PIPE, 120V SENSOR DIST. BOX LOW
INSTALL LED CANOPY LIGHTS
EXISTING PUMP TO REMAIN
REMOVE AND REPLACE TANKS WITH 1 - 12000GAL REGULAR GAS TANK 1 - 8000GAL REGULAR GAS TANK, DIVIDED INTO 4000GAL DIESEL, 4000GAL SUPER
NEW 48" ø, 6'-6" DEEP CONC. MANHOLE WITH 4'-0" ø CONC. RISER AND CONC. TOP SLAB WITH 24" ø MANHOLE OPENING
NEW 8" DIA. PIPE FOR REGULAR GASOLINE
NEW 8" DIA. PIPE FOR SUPER UNLEADED GASOLINE
NEW 8" DIA. PIPE FOR DIESEL AND PREMIUM GRADE GASOLINE
NEW 8" DIA. PIPE FOR SUPER UNLEADED GASOLINE
NEW 48" ø, 6'-6" DEEP CONC. MANHOLE WITH 4'-0" ø CONC. RISER AND CONC. TOP SLAB WITH 24" ø MANHOLE OPENING
NEW 4" ø, 6'-0


NEW LOW-SPEED GUARDRAIL
OA = 27' - 0"
OA = 46' - 0"
2'-0"
23'-0"
42'-0"
NEW STRUCTURAL COL (TYP.)
NEW 5'W x 6'L CONC FUEL DISPENSER ISLAND, WITH STAINLESS STEEL EDGE WITH 6" ø BOLLARD PROTECTION IN FRONT
RELOCATE EXISTING PUMP
NEW PUMP
1- 1-3/4" RIGID PIPE, 120V SENSOR DIST. BOX LOW
INSTALL LED CANOPY LIGHTS- EXISTING PUMP TO REMAIN
REMOVE AND REPLACE TANKS WITH 1- 12000GAL REGULAR GAS TANK DIVIDED INTO 8000GAL REGULAR/ 4000GAL SUPER
FROM DISTRIBUTION BOX 1- 3/4 RIGID PIPE, 120V CANC 1- 3/4 RIGID PIPE, 120V PUA 1- 3/4 RIGID PIPE*, 120V SPARE
3- 3/4 RIGID PIPE, FIRST AND LAST TO THE REST LINE IN-BETWEEN 120V STROBE LINE 120V TLS PROBE LINE 220V PUMP LINE
3/4 RIGID PIPE, PVC LINE 120V INTRASTERTIAL LINE
VENT LINE TERMINATION TOP 13' ABOVE GRADE
REMOVE PUMP
REMOVE PUMP AND PAD
NEW 8'W x 46'L CONC FUEL DISPENSER ISLAND, WITH STAINLESS STEEL EDGE WITH 6" ø BOLLARD PROTECTION IN FRONT
NEW 8'W x 46' - 0"L x 8"T CONC FUEL DISPENSER ISLAND, WITH STAINLESS STEEL EDGE WITH 6" ø BOLLARD PROTECTION IN FRONT
NEW 8'W x 46' - 0"L x 8"

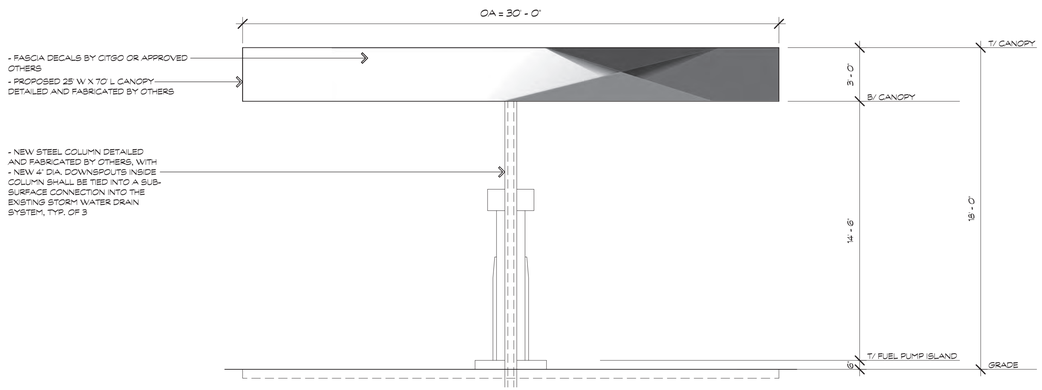


1 STANDARD FUEL PUMP CANOPY FLOOR PLAN 1/4" = 1' - 0"



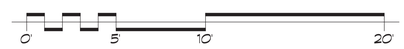
2 STANDARD FUEL PUMP CANOPY STREET ELEVATION 1/4" = 1' - 0"

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



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

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



STATE OF CONNECTICUT
ROBERT BRUCE HURD
REGISTERED ARCHITECT
NO. 2948

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

CORNER OF CONNECTICUT, NEW YORK AND WEST ISLAND

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

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

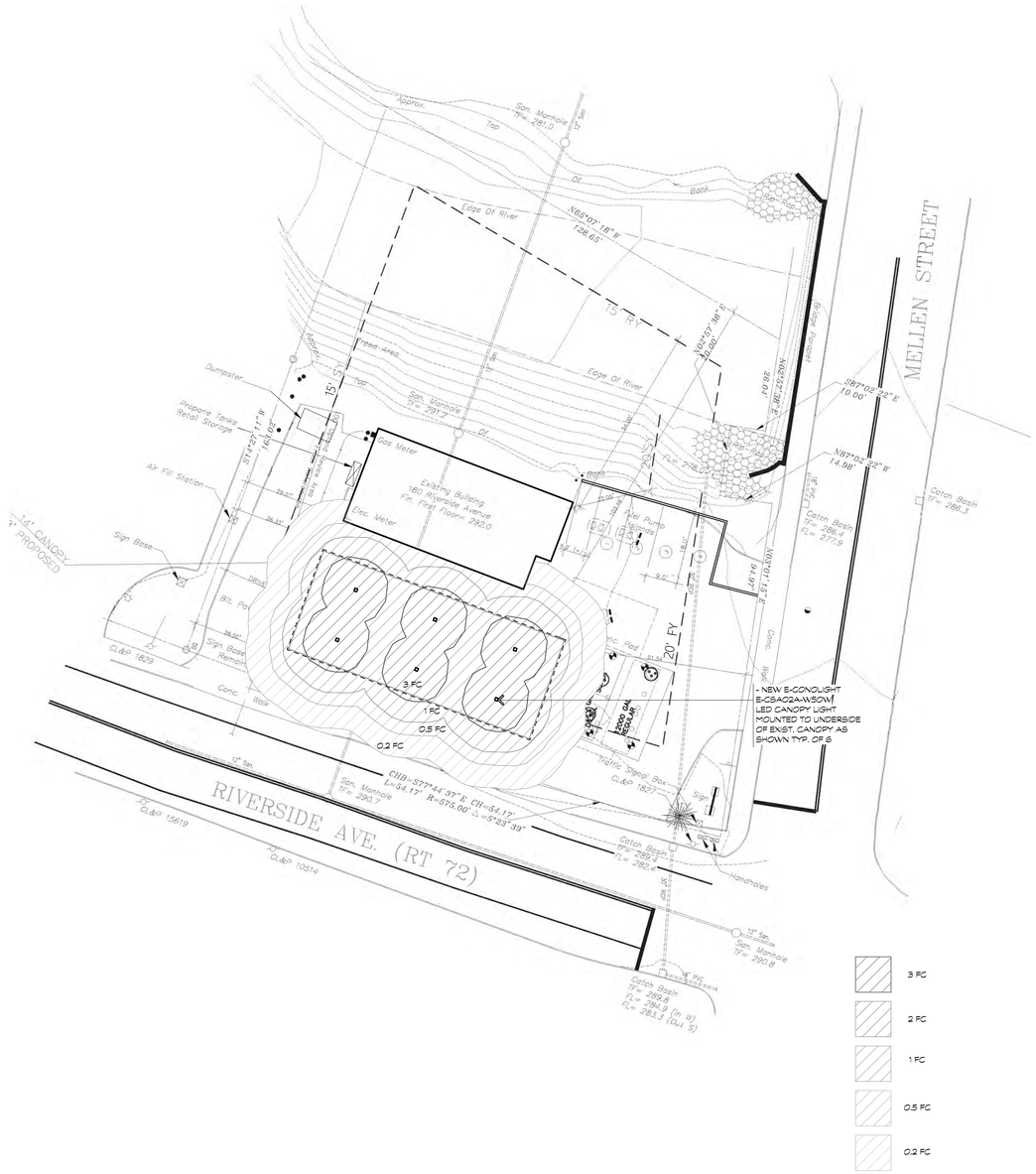
NEW CANOPY PLAN AND ELEVATIONS

REVISIONS: OCTOBER 20, 2025
GENERAL REVISIONS

SCALE: AS NOTED
DATE: OCTOBER 6, 2025

PROJ. NO: 25115
DWG. NO:

A-1.3



1 LIGHT DISTRIBUTION SITE PLAN 1" = 20' - 0"

NOTES:
1. EXISTING BUILDING AND SITER LIGHTING SHALL REMAIN.
2. OWNER SHALL PROVIDE AND INSTALL ANY AND ALL LIGHT SHIELDS / FULL CUTOFFS TO PREVENT LIGHT TRESPASS ONTO ADJOINING PROPERTIES AS REQUIRED.

E-CSAO2A-W50W	
BULB TYPE	LED PANEL
HOUSING COLOR	WHITE POLYESTER POWDER COAT FINISH
DISTRIBUTION	TYPE V.S
WATTAGE	28
VOLTAGE	120V - 277V
COLOR TEMPERATURE	5,000K
LUMENS	3,100
WEIGHT (LBS.)	5.0
MOUNTING HEIGHT	10'-0"

4 E-CONOLIGHT E-CSAO2A-W50W LED (CANOPY) LIGHTING FIXTURE DETAIL NO SCALE

STATE OF CONNECTICUT
ROBERT BRUCE HURD
No. 2945
REGISTERED ARCHITECT

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

LICENSED IN CONNECTICUT
NEW YORK, AND RHODE ISLAND

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

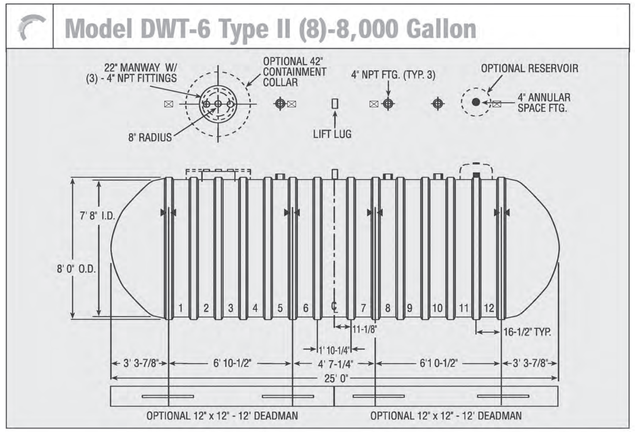
ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, MATERIALS, AND DIMENSIONS BEFORE COMPLETING PRICING, ORDERING, FABRICATING AND/OR ASSEMBLING ANY AND ALL PARTS OF THE WORK.

LIGHT DISTRIBUTION SITE PLAN

SCALE: AS NOTED
DATE: OCTOBER 6, 2025

REVISIONS:
OCTOBER 20, 2025 GENERAL REVISIONS
DECEMBER 4, 2025 GENERAL REVISIONS

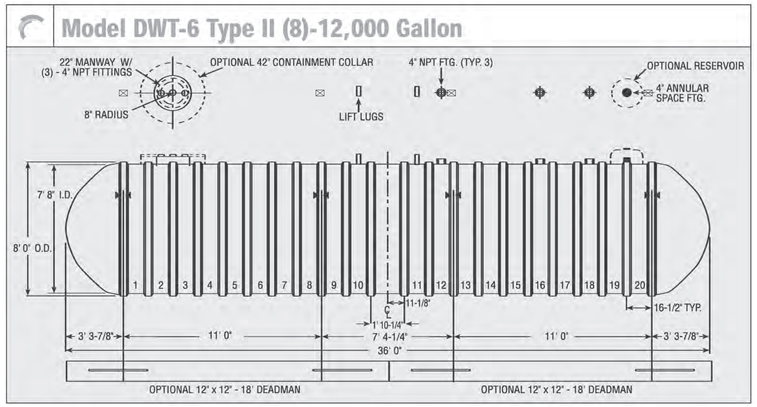
PROJ. NO: 25115
DWG. NO:
A-1.4



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

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

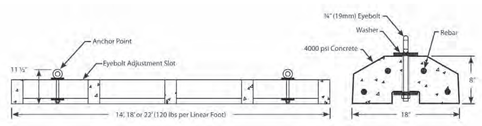
NOTES:
1. NEW DWT-6 TYPE II (8) - 8,00 GALLON CAPACITY - 4,000 GALLON / 4,000 GALLON DIESEL FUEL AND SUPER GRADE GASOLINE FIBERGLASS TANK FIBERGLASS TANK WITH NEW DEADMAN STRAP SYSTEM AND NEW VENT PIPE FROM EACH FIBERGLASS TANK, MIN. 2' ABOVE GRADE.



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

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

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



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

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

CONSULTANTS
CONNECTICUT
NEW YORK, AND MASSACHUSETTS

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

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

FUEL TANK DETAILS

REVISIONS: OCTOBER 20, 2025
GENERAL REVISIONS

SCALE: AS NOTED
DATE: OCTOBER 6, 2025

PROJ. NO: 25115
DWG. NO:

A-3.1

For Office Use Only	
APPLICATION NO.	2507
DATE FILED:	9-4-2024
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article III Section 15.2.4 of the Bristol Zoning Regulations for the following Special Permit use: EARTH REMOVAL AND PROCESSING OF EARTH MATERIALS

Address or Location of the Property: South of Barnum Road, North of Farrell Ave, East of Arcadia

Assessor's Map No.: 67 Assessor's Lot No.(s): 78,57, and 43

Zone of the Property: R-15 Size of the Property (in acres or square feet): 46.65 acres

Reason for the Special Permit: Special Permit for Earth Removal; Special Permit for processing of earth material

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☑ yes, on 2-5-2020 [ ] no

Other comments: Area of active earth removal continues to be 11.79 acres with approximately 52,551.72 c.y. of material to be removed

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

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

Name: Willow Materials, LLC

Address: 101 North Riverside Ave City: Terryville State: CT Zip: 06786

Telephone No.: 860-302-3261 E-Mail:

Signature: *Signature – (Printed/Typed)* Bill Schultz

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2507

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: South of Barnum Road, North of Farrell Ave, East of Arcadia

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

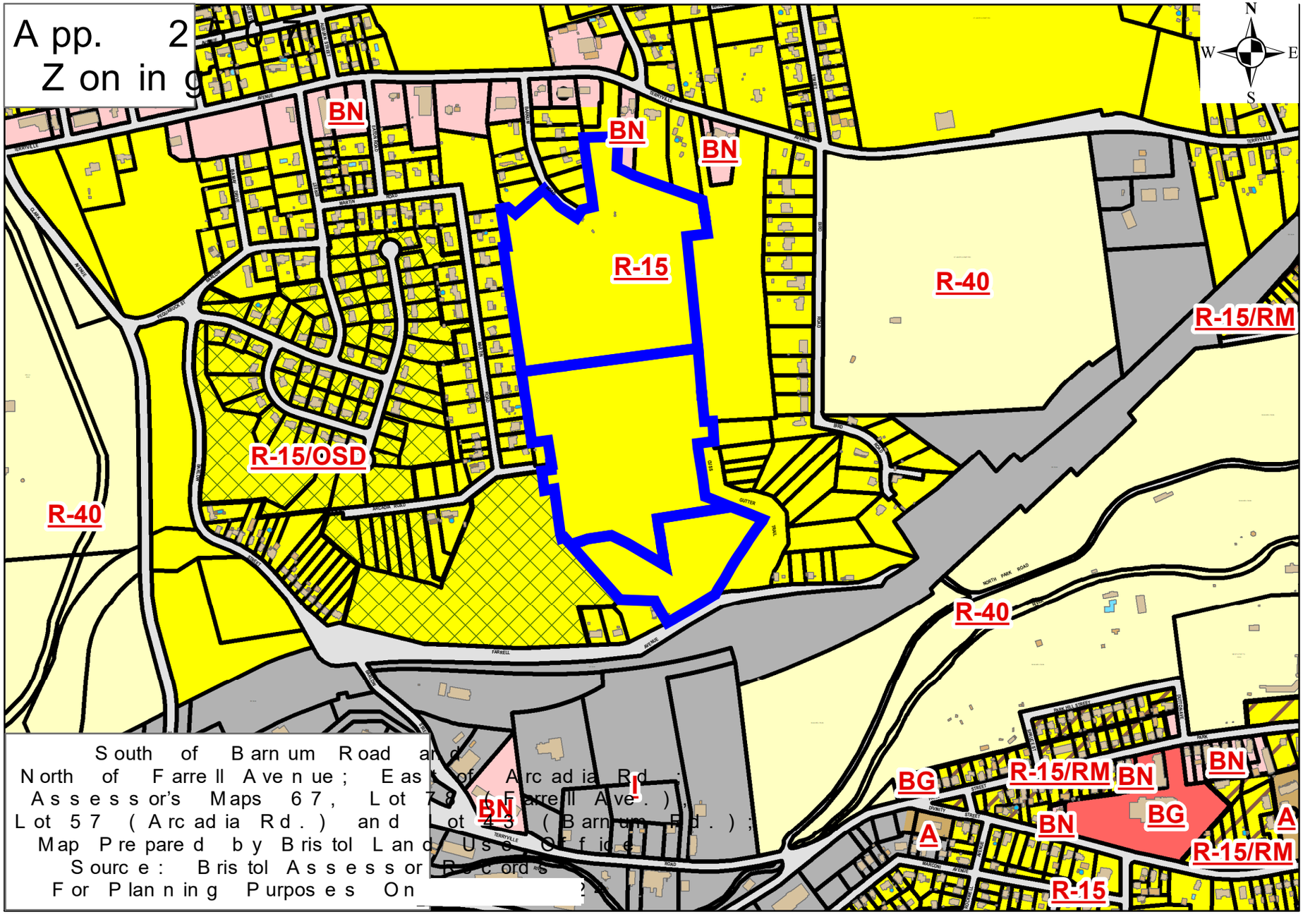
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

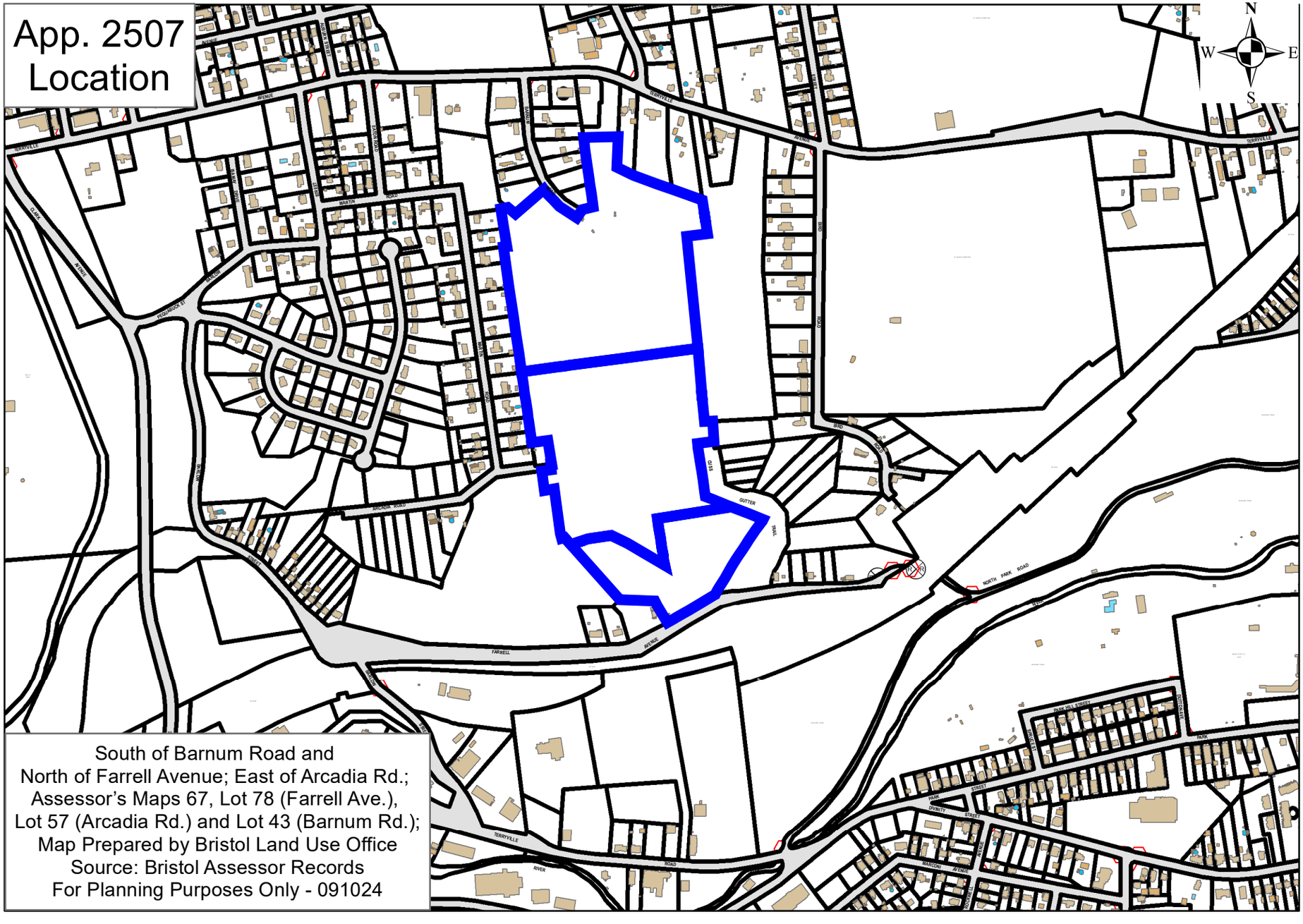
Name: Mark Ziogas

Address: 88 Valley St City: Bristol State: CT Zip: 06010

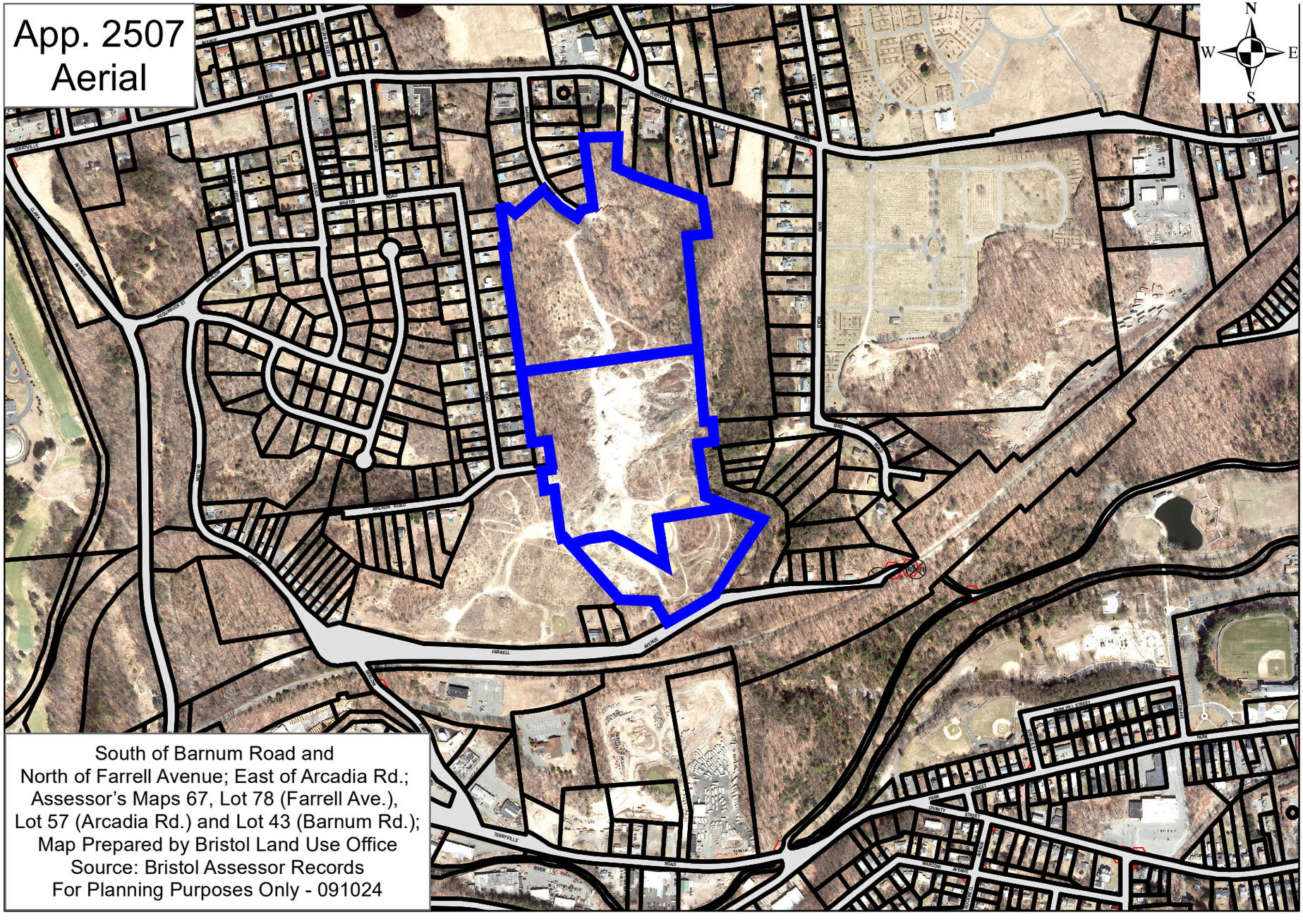
Telephone No.: 860-589-4121 E-Mail: mziogas@csmzllc.com

08/17 - LUO

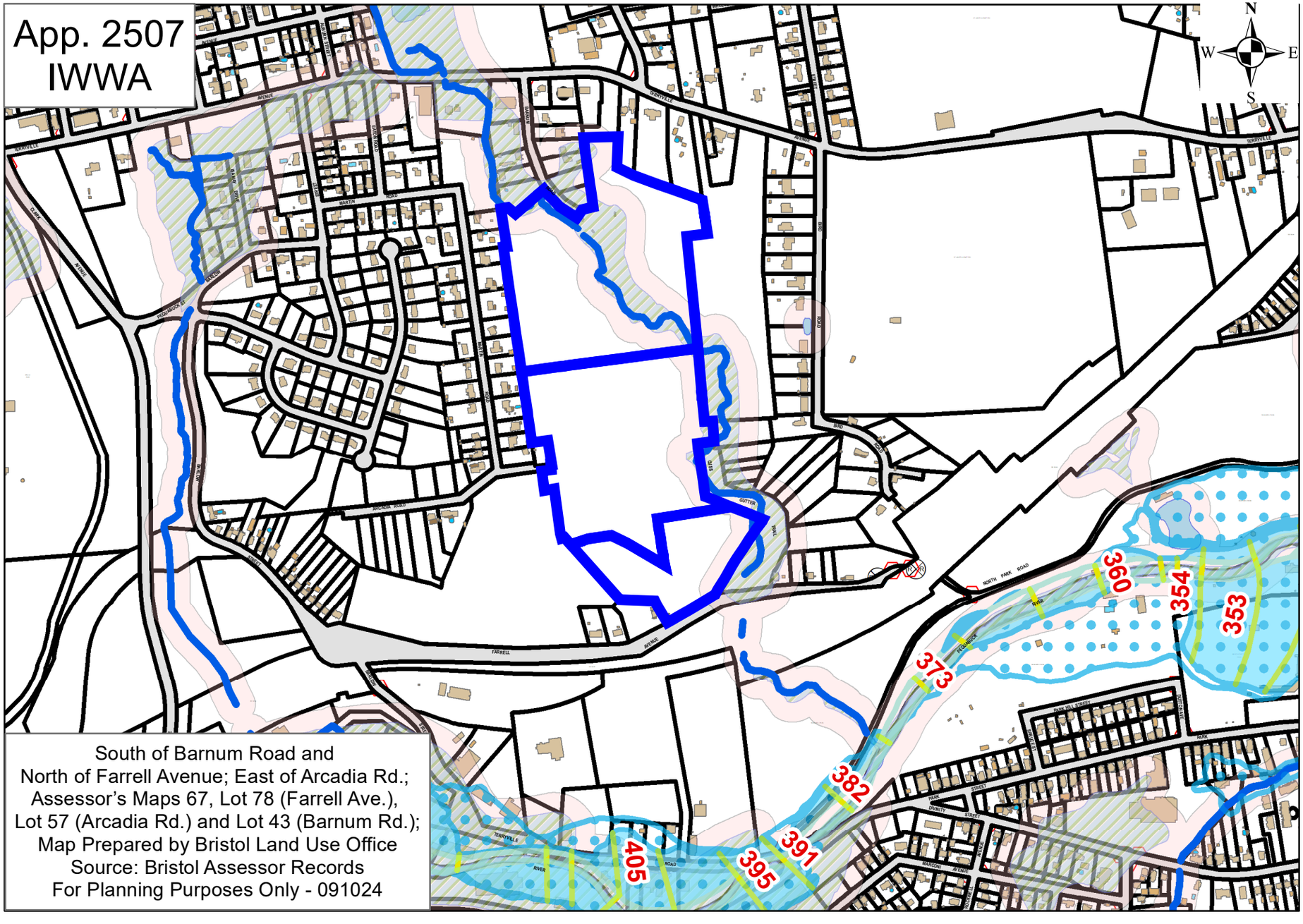

App. 2
Zoning
N
W
E
S
BN
BN
BN
R-15
R-40
R-15/RM
R-15/OSD
R-40
R-40
BG
R-15/RM
BN
BN
BN
BG
A
A
R-15/RM
R-15
South of Barnum Road and
North of Farrell Avenue; East of Arcadia Rd.;
Assessor's Maps 67, Lot 78 (Farrell Ave.),
Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.);
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only


App. 2507
Location
N
W
E
S
South of Barnum Road and
North of Farrell Avenue; East of Arcadia Rd.;
Assessor's Maps 67, Lot 78 (Farrell Ave.),
Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.);
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091024

App. 2507
Aerial



South of Barnum Road and
North of Farrell Avenue; East of Arcadia Rd.;
Assessor's Maps 67, Lot 78 (Farrell Ave.),
Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.);
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091024


App. 2507
IWWA
N
W
E
S
360
354
353
373
382
391
395
405
South of Barnum Road and
North of Farrell Avenue; East of Arcadia Rd.;
Assessor's Maps 67, Lot 78 (Farrell Ave.),
Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.);
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091024

Bond Info

From: Fitzgibbons, Sharon
Sent: Thursday, September 26, 2024 11:48 AM
To: Robert Flanaga
Subject: Willow Materials LLC Bond 1/11/2024-1/11/2025

Hi Robert:

Confirming that the above bond has been renewed and is in full force and effect.

Let me know if you have any questions.

Thank you,

Sharon

Sharon Fitzgibbons
Sr. Surety Underwriter Assistant – New England Region
Philadelphia Insurance Companies
A Member of the Tokio Marine Group

1 Lakeshore Center, Suite 300 I Bridgewater, MA 02324
O: 781-297-6559 | M: 781-534-8284
Hear what our agents are saying about their experience with The PHLY *Difference*
Watch our video series to learn more about PHLY's surety options

Previous Approvals

2022 Signed Earth Removal -- Approved on October 17, 2022:

Application #2445 - Special Permit for removal and processing of earth materials between south of Barnum Road and north of Farrell Avenue; Assessor's Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Road) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant:

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/47454/App-2445_2022Renewal_Barnum-Rd_Farrell-Ave-Earth-Removal---Approved-Plan-Set

****

2020 IWWA Application – Approved on February 5, 2020:

Application #1891 – Wetlands Application to clean up piles left by previous owner and clean out the detention ponds; Barnum Rd. and Farrell Ave., Lots 54, 56, 57, 58, 65, 67, 69, 72, 73, 74, 75, 76, 77 and 78; Assessor's Map 50, Lots 134; Willow Industries, applicant.

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/47455/IWWA_2020-Approval_App-1891_Combined

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2507

SITE PLAN: Special Permit for removal and processing of earth materials between south of Barnum Road and north of Farrell Avenue; Assessor's Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Road) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant.
Date of Committee Review: 10/7/24 (first review); October 21, 2024 (second review); November 14, 2024 (third review); December 3, 2024 (fourth review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. Existing stipulations should remain in effect.

   10/10/24 Applicant Response: None.

2. The plans have a note shown as DC in a circle, what does this stand for?

   10/10/24 Applicant Response: That stands for "dust control".

   10/21/24 City Response: Add to plans.

   10/22/24 Applicant Response: This has been added.

   11/14/24 City Response: OK.

3. The plans show Permanent Disturbance Markers (Typ.), what do these markers look like? Is there a typical detain for these?

   10/10/24 Applicant Response: There is not a typical detail for them.

   10/21/24 City Response: Add to documents how they are identified.

   10/22/24 Applicant Response: These are steel pins in the ground.

   11/14/24 City Response: OK add to plans.

   City Response: Approved.

4. Design criteria shown on sheet 20, SE4 that refers to the 2002 Connecticut Guidelines for Erosion and Sediment Control. The documents should reflect the updated Guidelines.

   10/10/24 Applicant Response: The erosion and sediment control guidelines are still using the 2002 guidelines.

   10/21/24 City Response: Comment remains.

   10/22/24 Applicant Response: There is no newer guideline the 2022 is the one still in use.

   11/14/24 City Response: see attached link https://portal.ct.gov/-/media/deep/water/water_quality_management/guidance/sescg_cleanfinal.pdf Effective 3/30/24

   11/19/24 Applicant Response: The plans have been updated to reflect the 3/30/24 Connecticut Guidelines for Erosion and sediment control.

   City Response: Approved.

Earth Removal – Application #2507 (south of Barnum Rd. and north of Farrell Ave.)
10/7/24 – First Review; 10/21/24 – Second Review; November 14, 2024 – Third Review; 12/3/2024 – Fourth Review

BUILDING/ZONING ENFORCEMENT (Rick Brown/Ed Spyros):

1. No comments.

CITY PLANNER (Andrew Armstrong):

1. Provide report pursuant to Article III, Section 15.2.6(E) of the Zoning Regulations.

   10/10/24 Applicant Response: The report will be sent.

   10/21/24 City Response: A report was received on October 11, 2024 from Kyle Schultz of Willow Materials. Per the regulation, a report should be submitted by surveyor and engineer and include progress of the operation including the amount removed, existing contours and cross-sections in the area excavated during the preceding 6 months.

   City Response: No applicant response was received. The report does include the requested information and only mentions in general, the total amount of material removed since 2020. The reports requested should be submitted every 6 months moving forward.

2. List all renewal dates for this project including Inland Wetlands Commission approvals with each date clearly listed on the cover sheet.

   10/10/24 Applicant Response: Renewal dates have been added.

   10/21/24 City Response: Comment addressed.

3. Provide locations and dimensions for all stockpile areas to nearest residences.

   10/10/24 Applicant Response: Dimensions have been added to the Aerial Map.

   10/21/24 City Response: The dimensions should be shown on the site plan not an attachment. Dimensions are measured to the property line not the structure.

   City Response: Comment remains. Show location of all stockpiles and the dimensions to the property line on the plan.

4. Provide buffer dimensions to nearest residences.

   10/10/24 Applicant Response: Dimensions have been added to the Aerial Map.

   10/21/24 City Response: The dimensions need to be shown on the site plan set not an attachment. Dimensions are measured to the property line not the structure and appear to be far less than the 400 foot distance required.

   10/22/24 Applicant Response: Bins will be removed and the area will be graded and have turf established.

   10/28/24 City Response: Please call the Land Use Office at (860) 584-6225 for an inspection of this area once the restoration has been completed. Additionally, show all locations of stockpile son the site and the dimension to the property line.

   11/19/24 Applicant Response: The bins have been removed, Robert Flanagan has inspected the area.

   City Response: Comment addressed.

5. What is the condition of the construction entrance(s)?

10/10/24 Applicant Response: The construction entrance is paved. For dust control water is applied and the roadway is swept on a daily or weekly basis.

10/21/24 City Response: Comment addressed.

6. Indicate what the green shaded areas of the plan represent?

   10/10/24 Applicant Response: This is the area that has been stabilized with seed.

   10/21/24 City Response: Include this information in the legend.

   10/22/24 Applicant Response: This has been added.

   10/28/24 City Response: Comment addressed. These areas will be reviewed during the next inspection.

   City Response: Inspection to occur and verify.

7. The narrative on Page 20 states the remaining earth removal operation consists of 73,738 cubic yards of material. Other areas of the plan state earth removal quantities total 52,551.72 cubic yards. Please clarify.

   10/10/24 Applicant Response: 52,551.72 cubic yards, this had been corrected on Page 20.

   10/21/24 City Response: Comment addressed.

8. How many truckloads are expected to complete the remaining earth removal operations for all remaining work?

   10/10/24 Applicant Response: The remaining truck loads to complete the removal are roughly 3,300 loads at 16 cubic yards each.

   10/21/24 City Response: Comment addressed.

9. What route will trucks take entering and exiting the site for Phase 3 operations?

   10/10/24 Applicant Response: The trucks will continue to use Barnum Road entrance for Phase 3 operations.

   10/21/24 City Response: Comment addressed.

10. Will this be the final extension needed?

    10/10/24 Applicant Response: No, at this rate we are going, we expect to be another 5 years to finish.

    10/21/24 City Response: Will the projected 5 years all be work within Phase 3?

    City Response: No response received. Comment remains.

11. When is Phase 2 expected to be restored and stabilized?

    10/10/24 Applicant Response: Phase 2 will be restored and stabilized with Phase 3, the reason for this is that the berm separating our excavation area and Trademark contractors' area will be removed last when we are both done excavating the area.

10/21/24 City Response: Provide this information for restoration and timing within the plan set.

10/22/24 Applicant Response: This comment has been

10/28/24 City Response: Comment not understood. The response is not a full sentence. Please provide the location of the information requested within the plan set.

11/19/24 Applicant Response: The berm in Phase 2 between our land and Trademark contractors will be the last area excavated. This will be done once Phase 3 is complete and will be the last excavation on this property.

City Response: Comment remains. Add to the plan set.

12. Provide a legend for the cut and fill map on Page 23.

    10/10/24 Applicant Response: Legend has been added.

    10/21/24 City Response: Comment addressed.

13. The limits of Phase 3 are shown on Page 2. Provide a clear boundary of the limits of Phase 3 work in subsequent plan sheets/details.

    10/10/24 Applicant Response: The phasing lines have been added to all plans.

    10/21/24 City Response: Comment addressed.

14. How often is the silt fence near Farrell Avenue replaced?

    10/10/24 Applicant Response: There is no silt fence there, turf establishment has taken root and all sediments are diverted to the ponds which are cleaned regularly.

    10/21/24 City Response: Comment addressed.

15. Provide details of the restoration of Phase 1.

    10/10/24 Applicant Response: Phase 1 was done and completed before we took ownership of the property, the ground is all established on that area, but we have no details of this.

    10/21/24 City Response: Comment addressed.

16. Will there be any future blasting?

    10/10/24 Applicant Response: No.

    10/21/24 City Response: Comment addressed.

17. See Attachment #1, a recent aerial photo from 2024 indicating operations and materials storage in an area not indicated on the plans and shown as “restored”. Please provide an explanation and clarification. What is the dimension from this work area to the existing residential homes?

    10/10/24 Applicant Response: This area was added to keep trucks from having to drive down into the excavation area and tracking up dirt. The dimensions have been put on the map sent. Also note that there is a 30-foot elevation difference between the material storage areas and the homes on Martin Road.

10/21/24 City Response: This is a violation of the special permit conditions and the approved site plan and may also fall within the inland wetlands upland review area. This land disturbance is within an area of restoration and should be restored in order for the earth removal operation to be renewed. The dimension provided is not shown to the property line and is not shown on the site plan. The plans recently resubmitted still incorrectly show the area as "restored" throughout the plan set. Clarify what materials are stored in this area and provide an appropriate dimension to the property line. Remove and restore the subject area including restoration of trees removed per the approved plans.

10/22/24 Applicant Response: The bins will be removed and the area will be restored with turf establishment.

10/28/24 City Response: Comment remains. Provide details of restoration.

11/19/24 Applicant Response: The bins have been removed and the area has been covered in 6" of wood chips, this will promote quick growth of native plants.

City Response: Comment addressed.

18. What will be the final state of "temporary" construction/earth removal site features shown on the plan (sedimentation basin, diversion swale, etc.)?

10/10/24 Applicant Response: Once the earth removal has been completed the temporary swales and diversions will be removed and a housing development will be put on the property. A permanent drainage system will be designed and approved before this will happen.

10/21/24 City Response: Comment addressed.

19. A site restoration bond (Philadelphia Insurance Companies) was deposited with the City in amount of $180,000. Applicant should confirm that the bond was in fact renewed on January 11, 2024 and will automatically renew on January 11, 2025, and will continue to be in place for the three-year duration of this permit.

10/10/24 Applicant Response: None.

10/21/24 City Response: Comment addressed.

20. The following stipulations below were part of the approval granted in October 2022
    1. The Earth Removal Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
    2. The operation shall be conducted in accordance with the drawings entitled "Proposed Earth Removal Plan, Barnum Road & Farrell Avenue, Bristol, Connecticut", prepared by R.R. Hiltbrand Engineers & Surveyors, and consisting of the following sheets, all dated 7/23/22 and revised to 10/14/22:

        a. Cover Sheet: Dated 7/23/20 with a Revised Date of 10/14/22.
        b. Sheet P: Phase Map
        c. Sheet E1-E4: Existing Conditions Plan
        d. Sheet OG: Overall Grading Plan
        e. Sheets G1-G4: Proposed Grading Plan
        f. Sheet OS: Cross Section Plan View
        g. Sheets S1-S4: Cross Section Profiles
        h. Sheet SE1-SE4: Sediment and Erosion Details Sheet
        i. Sheet SE: Details Sheet
        j. Sheet SUB: Feasibility Study for Future Subdivision

3. The current $180,000 performance bond shall continue to be in place for the two-year duration of this permit.
4. The Special Permit shall be good for a period of two years from the date of issuance.
5. There shall be no operation on Saturdays, Sundays or holidays.
6. The crushing process, pursuant to Section IX.B.5.f., will be conducted on a twice annual basis and shall not exceed a duration of two weeks for each event. Advance notice of at least 7 business days shall be provided to the ZEO (Zoning Enforcement Officer) prior to crushing operations commencing. Once the crushing process begins, the ZEO shall confirm that the operations are being conducted in accordance with the approved plan.
7. The hours of operation for Earth Removal shall be Monday through Friday, 7:30 AM to 4:00 PM. Maintenance can begin at 7:00 AM, but no on-site excavation or removal can occur until 7:30 AM. Crushing operations (within the twice annual two-week windows) cannot commence until 8:00 AM to 4:00 PM.
8. The sifter and crusher shall not be used simultaneously on the property.
9. Measures to control dust from the operation shall be applied as needed.
10. The applicant shall sweep and remove the sand from Barnum Road along the frontage of the property at least once a week.
11. No material shall be stockpiled on the property within 400 feet of any residence.
12. No material shall be brought onto the property for processing.
13. Regular inspections of the excavation sequence used by the applicant shall be conducted by the Zoning Enforcement Officer.
14. The 3-to-1 slope requirement shall be waived along portions of the perimeter of the property in accordance with Section IX.B.5.c. of the Zoning Regulations and a 2-to-1 slope permitted in its place, inasmuch as the steeper slope has previously been permitted and already exists.
15. The required 100-foot buffer shall be reduced as per the approved map in accordance with Section IX.B.5.b.(3) of the Zoning Regulations, inasmuch as the lesser buffer is warranted in order to match proposed contours to the existing contours of the adjoining land.

10/10/24 Applicant Response: In response to Item #6, there is a permanent Variance allowing crushing on this premises during business hours. We do not agree with this stipulation.

10/21/24 City Response: Comment addressed.

10/28/24 City Comment: It was acknowledged at the Zoning Commission meeting of October 21, 2024 that the renewal period will now be for 3 years.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette):
1. No comment.

FIRE MARSHAL (Kris Lambert):
1. No comments.

WATER DEPARTMENT (Paul Keegan)
1. No water service in the area.

Google Earth


66'-7 3/4"
43'-9"
42'-10 1/2"
256'-9 1/2"
95'-5 1/2"
212'-11"
39'-7 1/2"
86'-6"
Vertical
Mon Apr 22 2024


Vertical
Mon Apr 22 2024


Vertical
Mon Apr 22 2024


66'-7 3/4"
43'-9"
42'-10 1/2"
256'-9 1/2"
95'-5 1/2"
212'-11"
39'-7 1/2"
86'-6"
Vertical
Mon Apr 22 2024



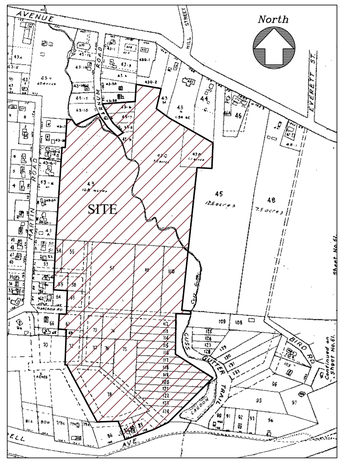

Pond At


Layers
2D

Narrative

PROPOSED EARTH REMOVAL PLAN

Barnum Road & Farrell Avenue
Bristol, Connecticut
Mav 20. 2020
(Updated August 15, 2024)



SITE LOCATION PLAN
SCALE: 1"=500±



REVISIONS:

07-23-20; Revised as per Staff Comments Dated July 9, 2020
03-04-21; Revised to show Lot Merger
9-15-2022; Updated Topography for Permit Renewal
8-15-2024; Updated Topography for Permit Renewal

APPROVALS:

The IWWA approval was granted February 5, 2020
Special Permit Application #2374 - Removal and Processing of Earth Materials
Approved: 10/17/2022

PREPARED FOR: *WILLOW MATERIALS LLC*
107 North Riverside Avenue
Terryville, Connecticut
06786

ENGINEER: *R. R. Hiltbrand Engineers & Surveyors*
575 North Main Street
Bristol, Connecticut
06010
Phone: (860) 582-4548

ROBERT R. HILTBRAND – P.E. # 17025

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
80 40 0 80 160
1 Inch = 80 Feet

OWNER/APPLICANT:
WILLOW MATERIALS LLC
100 NORTH MAIN STREET SUITE 410
TERRYVILLE, CT 06786

OVERALL PHASE MAP

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: P
PHASE MAP

PHASE I
RESTORED
(COMPLETE)

PHASE II
AREA BEING
RESTORED

PHASE III
AREA OF EARTH
REMOVAL OPERATIONS

AREA RESTORED

AREA OF OPERATION

CONSTRUCTION ENTRANCE FOR DAILY USE

CUSS GUTTER TRAIL
NOT A PUBLIC R.O.W.

CUSS GUTTER BROOK

CULVERT HEADWALL

LEDGE ROAD (ABANDONED)

ARCADIA ROAD (ABANDONED)

ARCADIA ROAD

FARRELL AVENUE

BARNUM ROAD

MARTIN ROAD

MAP NOTES:

1. Total Lot Area = 46.65 Acres
2. Area of Wetlands = 1.25 Acres Total
3. Area of Active Earth Removal = 11.79 Acres
   Area of Active Restoration = 3.62 Acres
4. Horizontal Datum - Connecticut Grid System
5. Vertical Datum - NAVD88

MAP REFERENCE:

1. Proposed Grading Plan
   For Earth Removal
   Land of Jay Dee Realty
   Bristol, Connecticut
   Scale: 1" = 40' Date: November 11, 1996
   Prepared By: Roderick D. Hewitt

SEE SHEET E2

N/F
DEMARK
TIONS, LLC
3 - P:739

N 07°30'01" W 232.34'

N 07°30'03" W 25.55'

S 73°13'15" W 9.74'

Phase III
Area of Earth
Removal Operation

Phase II
Area Being
Restored

Phase 1
Restored
(Complete)

EXISTING CONCRETE BLOCKS

RIP-RAP/STONE BERM
TOP = 502.00 (SEE DETAIL)

TSB "A"

15" CPP PERF. RISER
TOP 498.56
FL 496.14

40' - 15" CPP
@ 2.3%

15" CPP
FLARED END
FL 495.24

TSB "C"

10' WIDE EARTH BERM WITH EROSION CONTROL GRASS COVER

ROUGH BOTTOM
TO PROMOTE INFILTRATION

EXISTING
CPP FLARED END
FL 494.13

EXISTING
40' - 15" CPP
@ 2.0%

TSB "B"

EXISTING
15" CPP
PERF. RISER
TOP 498.41
FL 494.94

100' UPLAND
REVIEW AREA

GRASS ACCESS ROAD TO REMAIN

344.73'
S 70°22'43" E

536.00'
S 38°13'15" W

EXISTING RIP-RAP
EMERGENCY SPILLWAY
INTERMEDIATE GRADE
ELEV. 501.50

EXISTING DETENTION BASIN
FOR FUTURE RESIDENTIAL SUBDIVISION
TO BE TEMPORARY INFILTRATION BASIN
FOR EARTH REMOVAL OPERATION
(APPROVED BY CITY OF BRISTOL WETLANDS)

COARSE SEDIMENT
POOL

EXISTING
STONE CHECK DAM
TOP ELEV. 491.00
(SEE DETAIL)

CUSS GUTTER TRAIL
NOT A PUBLIC R.O.W.

N/F
TRADEMARK
ACQUISITIONS, LLC
V:2043 - P:739

S 73°13'15" W 135.52'

N 37°46'36" W 135.52'

S 58°13'15" W

LOT 79A
N/F
WILCOX, DAN
V:1922 - P:915
#135 FARRELL AVE.

LOT 86
N/F |
PAGE, KYLE L.
V:2124 - P:609
#169 FARRELL AVENUE

FARRELL AVENUE

EXISTING MULTI-STAGE
OUTLET STRUCTURE
TF - 493.52
FL - 484.42 (24" RCP)
FL - 491.52 (8" PVC PORT)
FL - 491.02 (8" PVC PORT)

EXISTING
125 - 24" RCP
@ 6.7%

EXISTING 60" ø
STORM MANHOLE
TF - 481.10
FL - 475.00 (24" RCP)
FL - 471.50 (24" RCP)

EXISTING
16' - 24" RCP
WITH FLARED END
@ 2.5%
FL - 471.10

EXISTING ¾" CRUSHED STONE
FILTER 2FT HIGH AROUND
OUTLET STRUCTURE

EXISTING
BITUMINOUS
DRIVEWAY

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 0 20 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Land Surveyors

OWNER/APPLICANT:
WILLOW MATERIALS LLC
1100 WEST MAIN AVE.
TERRYVILLE, CT 06786

EXISTING CONDITIONS PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020

SCALE: As Noted

DRAWN BY: SMP

CHECKED BY: RRH

SHEET NO.: E1

SEE SHEET E3

T 43R
N/F
UR, PETER J.
7 - P:1266
RTIN ROAD

LOT 50-1
ORS LOTS 50 & 51)
N/F
VIN, CYNTHIA L.
1301 - P:173
MARTIN ROAD

LOT 53-2
SSORS LOTS 52 & 53)
N/F
RON, MICHAEL G. &
SUE ELLEN A.
V:1532 - P:156
85 MARTIN ROAD

N 08°02'28" W
360.00'

LOT 60
N/F
DEKOW, ROCHELLE B.
V:1613 - P:571
#195 MARTIN ROAD

LOT 61
N/F BROCHU
ROLAND P. & KAREN C.
V:680 - P:784
#201 MARTIN ROAD

POOL

LOT 62
N/F PAGE
DAVID L. & NELLIE VON S.
V:644 - P:152
#205 MARTIN ROAD

100.00'
S 81°55'05" W

LOT 64
N/F
PAGE, DAVID L.
& NELLIE VON S.
V:955 - P:946

N 08°02'28" W
99.91'

N 81°54'32" E
50.00'

ARCADIA ROAD

N 81°50'27"E
50.00'

N 08°04'48" W
100.02'

50.64'
S 81°54'32" W

N/F
TRADEMARK
ACQUISITIONS, LLC
V:2043 - P:739

N 07°30'01" W
252.24'

Phase III
Area of Earth
Removal Operation

Phase 1
Restored
(Complete)

SEE SHEET E1

S 12°48'11" E
541.0

S 04°20'47" E
380.65'

LOT 109
N/F
WYREBEK, SETH
V:1664 - P:961
#140 BIRD ROAD

N 85°01'56"E (85.00')

S 58°36'56" W
37.23'

S 81°54'32" W (105.00')

S 08°05'28" E
282.00'

CUSS GUTTER TRAIL
NOT A PUBLIC R.O.W.

344.73'
S70°22'43"E

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal.

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Land Surveyors

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

EXISTING CONDITIONS PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: E2

SEE SHEET E4

LOT 43-17
N/F
FEDERAL NATIONAL
MORTGAGE ASSOCIATION
V:2109 - P:143
#81 MARTIN ROAD

LOT 43-18
N/F
SCHIAVONE, ANTHONY J.
V:722 - P:155
#91 MARTIN ROAD

LOT 43-6-2
N/F
MATTIOLO, ANTHONY M.
& MICHAEL J.
V:2014 - P:908
#103 MARTIN ROAD

LOT 43-6-1
N/F
JOHNSON, DUSTIN J. &
PRELI, BETHANY R.
V:2029 - P:199
#121 MARTIN ROAD

LOT 43-6
N/F
PERREAULT, GILLES
V:1998 - P:95
#127 MARTIN ROAD

LOT 43-6A
N/F
AMATO, LISA B.
V:1992 - P:588
#147 MARTIN ROAD

LOT 43-6A-1
N/F
AYOTTA, LISA ANN
V:2120 - P:737
#157 MARTIN ROAD

LOT 43R
N/F
LEVASSEUR, PETER J.
V:1707 - P:1266
#165 MARTIN ROAD

LOT 43-9

LOT 43P

LOT 43Q

LOT 43

LOT 45
N/F
MINOR, GEORGE L.
V:1194 - P:252

LOT 45
N/F
MINOR, GEORGE L.
V:1194 - P:252

Area Restored

Phase III
Area of Earth
Removal Operation

ROCKS

SEE SHEET E2

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

EXISTING CONDITIONS PLAN

EARTH REMOVAL PLAN
BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: E3

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

OWNER/APPLICANT:
WILLOW MATERIALS LLC
1000 TERRYVILLE AVE.
TERRYVILLE, CT 06786

EARTH REMOVAL PLAN
EXISTING CONDITIONS PLAN
BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: E4

SEE SHEET E3

Site Stormwater Quality and Erosion Control Design Notes

The system consists of two temporary sediment basins and a detention basin that was designed to be in place for a future R-15 Residential development. The basin is to be utilized as a storm water quality basin to infiltrate any flows exiting the Temporary Sediment Basins (A, B & C) with the goal of no outflows to the Cuss Gutter Brook. Monitoring since 2012± indicates no overflows from the detention basin to date. The stormwater quality basin has a storage volume of 2.9 Ac. Ft.

Temporary Sediment Basin "C" was not part of the original design and was constructed to help mitigate the effects of sedimentation from a large screened sand stockpile that was located west of TSB "C". That stockpile has since been removed, but TSB "C" has remained in place.

The following tables depict design parameters for the storm water quality system based on various site conditions. This can be found in the Drainage Report by R.R. Hiltbrand Engineers & Surveyors dated March 10, 2009, as submitted for a Wetlands Permit Application.

Proposed Storm Water Quality Basin - Active Earth Removal Operation

Storm	Routed Outflow	Inflow	Peak Flow Diff.	Water Surface Elevation
(yr.)	(CFS)	(CFS)	(CFS)	(FT)
2	2.62	11.25	-8.63	491.80
5	6.32	23.01	-16.69	493.31
10	14.16	32.01	-17.85	493.93
25	27.10	44.99	-17.89	494.35
50	32.78	57.04	-24.26	494.76
100	37.17	69.78	-32.61	495.19

Proposed Storm Water Quality Basin – Earth Removal Complete Everything Stabilized

Storm	Routed Outflow	Inflow	Peak Flow Diff.	Water Surface Elevation
(yr.)	(CFS)	(CFS)	(CFS)	(FT)
2	0.00*	0.00	0.00	489.00
5	0.00*	0.11	-0.11	489.00
10	0.00*	0.40	-0.40	489.00
25	0.00*	1.19	-1.19	489.00
50	0.00*	3.43	-3.43	489.78
100	0.51	6.89	-6.38	491.14

*No Outflow through the outlet structure due to infiltration in basin bottom.

Proposed Storm Water Quality Basin – Future R-15 Subdivision Feasibility

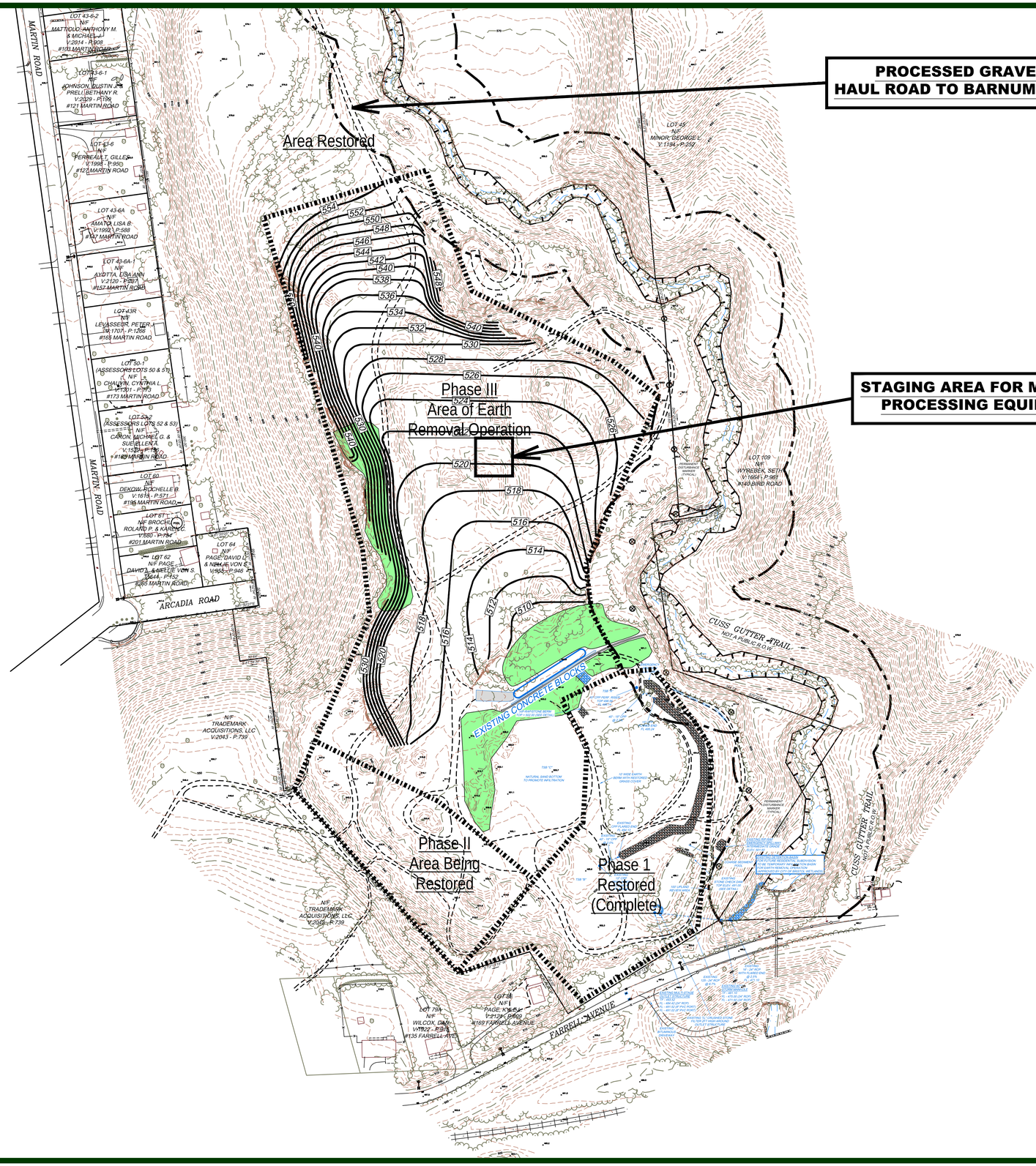
Storm	Routed Outflow	Inflow	Peak Flow Diff.	Water Surface Elevation
(yr.)	(CFS)	(CFS)	(CFS)	(FT)
2	0.00*	0.90	-0.90	489.00
5	0.00*	5.16	-5.16	490.44
10	1.84	9.76	-7.92	491.61
25	5.04	17.73	-12.69	492.72
50	7.77	25.88	-18.11	493.62
100	17.28	35.20	-17.92	494.04

*No Outflow through the outlet structure due to infiltration in basin bottom.

TSB "A"
Drainage Area = 12.7 Acres
Dry Volume Sediment Storage Required = 0.06 Ac. Ft.
Wet Volume Storage Required = 0.12 Ac. Ft.
Total Basin Storage Provided = 0.25 Ac. Ft.

TSB "B"
Drainage Area = 17.6 Acres
Dry Volume Sediment Storage Required = 0.08 Ac. Ft.
Wet Volume Storage Required = 0.16 Ac. Ft.
Total Basin Storage Provided = 0.25 Ac. Ft.

TSB "C"
No Design Requirement
Temporary implementation to handle sediment from a stockpile that no longer exists.
Estimated Volume Provided = 0.75 Ac. Ft.


PROCESSED GRAVEL HAUL ROAD TO BARNUM ROAD
STAGING AREA FOR MATERIAL PROCESSING EQUIPMENT
Area Restored
Phase III Area of Earth Removal Operation
Phase II Area Being Restored
Phase 1 Restored (Complete)
EXISTING CONCRETE BLOCKS
MARTIN ROAD
ARCADIA ROAD
FARRELL AVENUE
CUSS GUTTER TRAIL
NOT A PUBLIC R.O.W.
LOT 43-6-2 N/F MATTIOLO, ANTHONY M. & MICHELE V.2014 - P.908 #103 MARTIN ROAD
LOT 43-6-1 N/F JOHNSON, JUSTIN PRELI, BETHANY R. V.2029 - P.199 #121 MARTIN ROAD
LOT 43-6 N/F PERREAULT, GILLES V.1998 - P.995 #127 MARTIN ROAD
LOT 43-6A N/F AMATO, LISA B. V.1992 - P.568 #147 MARTIN ROAD
LOT 43-6A-1 N/F AYOTTA, LISA ANN V.2120 - P.1071 #157 MARTIN ROAD
LOT 43R N/F LEVASSEUR, PETER J. V.1707 - P.1256 #165 MARTIN ROAD
LOT 50-1 ASSESSORS LOTS 50 & 51 N/F CHAUVIN, CYNTHIA L. V.1301 - P.193 #173 MARTIN ROAD
LOT 52-2 ASSESSORS LOTS 52 & 53 N/F CARON, MICHAEL G. & SUE ELLEN A. V.1532 - P.196 #187 MARTIN ROAD
LOT 60 N/F DEKOW, ROCHELLE B. V.1618 - P.571 #195 MARTIN ROAD
LOT 61 N/F BROCHU, ROLAND P. & KAREN C. V.880 - P.744 #201 MARTIN ROAD
LOT 62 N/F PAGE, DAVID L. & NEALIE VON S. V.644 - P.152 #283 MARTIN ROAD
LOT 64 N/F PAGE, DAVID L. & NEALIE VON S. V.955 - P.946
LOT 45 N/F MINOR, GEORGE V. V.1194 - P.252
LOT 109 N/F WYREBEK, SETH V.1664 - P.969 #340 BIRD ROAD
NIF TRADEMARK ACQUISITIONS, LLC V.2043 - P.739
LOT 78A N/F WILCOX, DAN V.1922 - P.91 #135 FARRELL AVE.
LOT 78 N/F PAGE, KYLE C. V.2139 - P.602 #169 FARRELL AVENUE
PERMANENT DISTURBANCE LIMIT (TYPICAL)
EXISTING STONE CHECK DAM TO BE REMOVED
EXISTING STONE CHECK DAM TO REMAIN
EXISTING CULVERT TO BE REMOVED
EXISTING CULVERT TO REMAIN
EXISTING CULVERT TO BE EXTENDED
EXISTING CULVERT TO BE REMOVED AND REPLACED
EXISTING CULVERT TO BE REMOVED AND REPLACED WITH NEW CULVERT
EXISTING CULVERT TO BE REMOVED AND REPLACED WITH NEW CULVERT AND EXTENDED
EXISTING CULVERT TO BE REMOVED AND REPLACED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT
EXISTING CULVERT TO BE REMOVED AND REPLACED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT
EXISTING CULVERT TO BE REMOVED AND REPLACED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT
EXISTING CULVERT TO BE REMOVED AND REPLACED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT
EXISTING CULVERT TO BE REMOVED AND REPLACED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT
EXISTING CULVERT TO BE REMOVED AND REPLACED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT
EXISTING CULVERT TO BE REMOVED AND REPLACED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT
EXISTING CULVERT TO BE REMOVED AND REPLACED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT
EXISTING CULVERT TO BE REMOVED AND REPLACED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT
EXISTING CULVERT TO BE REMOVED AND REPLACED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT
EXISTING CULVERT TO BE REMOVED AND REPLACED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT AND EXTENDED WITH NEW CULVERT
EXISTING CULVERT TO BE REMOVED AND REPLACED WITH NEW CULVERT AND EXTEND

SEE SHEET G2

Phase III
Area of Earth
Removal Operation

Phase II
Area Being
Restored

Phase 1
Restored
(Complete)

EXISTING CONCRETE BLOCKS

RIP-RAP/STONE BERM
TOP = 502.00 (SEE DETAIL)

TSB "A"
15" CPP PERF. RISER
TOP 498.56
FL 496.14

40' - 15" CPP
@ 2.3%

15" CPP
FLARED END
FL 495.24

TSB "C"

NATURAL SAND BOTTOM
TO PROMOTE INFILTRATION

10' WIDE EARTH
BERM WITH RESTORED
GRASS COVER

EXISTING
CPP FLARED END
FL 494.13

EXISTING
40' - 15" CPP
@ 2.0%

TSB "B"

EXISTING
15" CPP
PERF. RISER
TOP 498.41
FL 494.94

100' UPLAND
REVIEW AREA

GRASS ACCESS ROAD
10' WIDTH

344.73'
S70°22'43"E

PERMANENT
DISTURBANCE
MARKER
(TYPICAL)

536.00'
S 38°13'15" W

EXISTING RIP-RAP
EMERGENCY SPILLWAY
INTERMEDIATE GRADE
ELEV. 501.50

COARSE SEDIMENT
POOL

EXISTING DETENTION BASIN
FOR FUTURE RESIDENTIAL SUBDIVISION
TO BE TEMPORARY INFILTRATION BASIN
FOR EARTH REMOVAL OPERATION
(APPROVED BY CITY OF BRISTOL WETLANDS)

EXISTING STONE CHECK DAM
TOP ELEV. 491.00
(SEE DETAIL)

CUSS GUTTER TRAIL
NOT A PUBLIC R.O.W.

N/F
DEMARK
TIONS, LLC
3 - P:739

N 07°30'01" W
232.34'

N 07°30'03" W
25.24'

S 74°34'32" E
38.5'

N/F
TRADEMARK
ACQUISITIONS, LLC
V:2043 - P:739

142.27'
S 73°13'15" W

N 37°46'45" W
139.82'

S 55°13'15" W

LOT 79A
N/F
WILCOX, DAN
V:1922 - P:915
#135 FARRELL AVE.

LOT 86
N/F |
PAGE, KYLE L.
V:2124 - P:609
#169 FARRELL AVENUE

FARRELL AVENUE

EXISTING MULTI-STAGE
OUTLET STRUCTURE
TF - 493.52
FL - 484.42 (24" RCP)
FL - 491.52 (8" PVC PORT)
FL - 491.02 (8" PVC PORT)

EXISTING
125 - 24" RCP
@ 6.7%

EXISTING 60" CI
STORM MANHOLE
TF - 481.10
FL - 475.00 (24" RCP)
FL - 471.50 (24" RCP)

EXISTING
16" - 24" RCP
WITH FLARED END
@ 2.5%
FL - 471.10

EXISTING ¾" CRUSHED STONE
FILTER 2FT HIGH AROUND
OUTLET STRUCTURE

EXISTING
BITUMINOUS
DRIVEWAY

EARTH REMOVAL QUANTITIES

EARTH CUTS = 55,101.72 C.Y.
EARTH FILLS = 2,550 C.Y.
TOTAL EARTH REMOVAL = 52,551.72 C.Y.
Earth Removed Since 2020 = 47,448.28 C.Y.

AREA OF ACTIVE EARTH REMOVAL = 11.79 ACRES

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
576 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 0 20 40 80
1 Inch = 40 Feet

R. R. HILTBRAND
Engineers
and
Surveyors
Bristol, Conn.

OWNER/APPLICANT:
WILLOW MATERIALS, LLC
WILLOW CREEK ESTATE AVE.
TERRYVILLE, CT 06786

PROPOSED GRADING PLAN

EARTH REMOVAL PLAN
BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: G1

EARTH REMOVAL QUANTITIES

EARTH CUTS = 55,101.72 C.Y.
EARTH FILLS = 2,550 C.Y.
TOTAL EARTH REMOVAL = 52,551.72 C.Y.
Earth Removed Since 2020 = 47,448.28 C.Y.

AREA OF ACTIVE EARTH REMOVAL = 11.79 ACRES

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

SEE SHEET G3

SEE SHEET G1

Phase III
Area of Earth
Removal Operation

Phase 1
Restored
(Complete)

LOT 50-1
(SORS LOTS 50 & 51)
N/F
VIN, CYNTHIA L.
1301 - P:173
MARTIN ROAD

LOT 53-2
SSORS LOTS 52 & 53)
N/F
RON, MICHAEL G. &
SUE ELLEN A.
V:1532 - P:156
85 MARTIN ROAD

LOT 60
N/F
DEKOW, ROCHELLE B.
V:1613 - P:571
#195 MARTIN ROAD

LOT 61
N/F BROCHU
ROLAND P. & KAREN C.
V:680 - P:784
#201 MARTIN ROAD

LOT 62
N/F PAGE
DAVID L. & NELLIE VON S.
V:644 - P:152
#205 MARTIN ROAD

LOT 64
N/F
PAGE, DAVID L.
& NELLIE VON S.
V:955 - P:946

ARCADIA ROAD

N/F
TRADEMARK
ACQUISITIONS, LLC
V:2043 - P:739

LOT 109
N/F
WYREBEK, SETH
V:1664 - P:961
#140 BIRD ROAD

CUSS GUTTER TRAIL
NOT A PUBLIC R.O.W.

PERMANENT DISTURBANCE MARKER (TYPICAL)

EXISTING CONCRETE BLOCKS

RIP-RAP/STONE BERM
TOP = 502.00 (SEE DETAIL)

TSB "A"
15" CPP PERF. RISER
TOP 498.56
FL 496.14

15" CPP
FLARED END
FL 495.24

EMERGENCY SPILLWAY
ELEV. 502.00

ROAD TO REMAIN

S 12°48'15" E 380.65'
S 04°20'47" E 380.65'
S 70°22'43" E 344.73'
S 58°30'56" W 282.00'
S 81°54'32" W (105.00')
N 75°07'56" E (85.00')
S 58°30'56" W 57.25'
N 07°30'01" W 232.34'
N 08°02'21" W 99.91'
N 08°02'21" W 100.00'
N 81°57'39" W 100.00'
N 81°50'27" E 50.00'
S 81°55'05" W 100.00'
S 81°54'32" W 50.64'
N 08°02'48" W 360.00'

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

OWNER/APPLICANT:
WILLOW MATERIALS, LLC
1000 WINSTED ROAD, SUITE 4 AVE.
TERRYVILLE, CT 06786

PROPOSED GRADING PLAN

EARTH REMOVAL PLAN
BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: G2

SEE SHEET G4

V:1626 - P:248

LOT 43-17
N/F
FEDERAL NATIONAL
MORTGAGE ASSOCIATION
V:2109 - P:143
#81 MARTIN ROAD

LOT 43-18
N/F
SCHIAVONE, ANTHONY J.
V:722 - P:155
#91 MARTIN ROAD

LOT 43-6-2
N/F
MATTIOLO, ANTHONY M.
& MICHAEL J.
V:2014 - P:908
#103 MARTIN ROAD

LOT 43-6-1
N/F
JOHNSON, DUSTIN J. &
PRELI, BETHANY R.
V:2029 - P:199
#121 MARTIN ROAD

LOT 43-6
N/F
PERREAULT, GILLES
V:1998 - P:95
#127 MARTIN ROAD

LOT 43-6A
N/F
AMATO, LISA B.
V:1992 - P:588
#147 MARTIN ROAD

LOT 43-6A-1
N/F
AYOTTA, LISA ANN
V:2120 - P:737
#157 MARTIN ROAD

LOT 45
N/F
MINOR, GEORGE L.
V:1194 - P:252

LOT 45
N/F
MINOR, GEORGE L.
V:1194 - P:252

N82°04'35"E 25.00'
S68°27'41"E 38.26'
S55°19'17"E 92.11'
S 32°00' W
N48°59'00"E 52.00'
N 07°55'30" W 280.38'
N82°02'32"E 29.98'
S08°54'49"E 176.12'
99.50' S 80°53'26" W
S05°01'15"E 596.62'
S12°58'19"E 75.00'

Area Restored

Phase III
Area of Earth
Removal Operation

ROCKS

SEE SHEET G2

EARTH REMOVAL QUANTITIES

EARTH CUTS = 55,101.72 C.Y.
EARTH FILLS = 2,550 C.Y.
TOTAL EARTH REMOVAL = 52,551.72 C.Y.
Earth Removed Since 2020 = 47,448.28 C.Y.

AREA OF ACTIVE EARTH REMOVAL = 11.79 ACRES

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

PROPOSED GRADING PLAN

EARTH REMOVAL PLAN
BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: G3

EARTH REMOVAL QUANTITIES

EARTH CUTS = 55,101.72 C.Y.
EARTH FILLS = 2,550 C.Y.
TOTAL EARTH REMOVAL = 52,551.72 C.Y.
Earth Removed Since 2020 = 47,448.28 C.Y.

AREA OF ACTIVE EARTH REMOVAL = 11.79 ACRES

LOT 43-4
N/F
ROBILLARD, JEFFREY M.
V:2087 - P:169
#29 BARNUM ROAD

LOT 43Q-2
N/F
MALJEVIC, JORDJE D. & PAULINE
V:1459 - P:753

LOT 43-5A
N/F
ROY, LISA A.
V:1696 - P:282
#37 BARNUM ROAD

LOT 43-5B
N/F
MIRON, COREY M. & PABST, AMANDA R.
V:1971 - P:607
#47 BARNUM ROAD

LOT 43-6
N/F
JAY-DEE REALTY & DEV CO
V:2126 - P:1168

LOT 43M
N/F
MALJEVIC, JORDJE D. & PAULINE
V:956 - P:10
#627 TERRYVILLE AVENUE

LOT 43N
N/F
JACK AND MICHAEL'S, LLC
V:1339 - P:939
#621 TERRYVILLE AVENUE

LOT 44
N/F
GIGUERE, DAVID
V:886 - P:217
#595 TERRYVILLE AVE.

LOT 43-16
N/F
KELLY, SCOTT P.
V:1791 - P:1172

LOT 43-8
N/F
JAY-DEE REALTY & DEV CO
V:2126 - P:1168

LOT 43T-1
N/F
DAAR UL EHSAAN USA INC.
V:1626 - P:248

LOT 43-17
N/F
FERDERAL NATIONAL MORTGAGE ASSOCIATION
V:2109 - P:143
#81 MARTIN ROAD

LOT 43-18
N/F
SCHIAVONE, ANTHONY J.
V:722 - P:155
#91 MARTIN ROAD

LOT 43-6-2
N/F
MATTIOLO, ANTHONY M. & MICHAEL J.
V:2014 - P:908
#103 MARTIN ROAD

LOT 43-6-1
N/F

BARNUM ROAD

MARTIN ROAD

TERRYVILLE AVENUE

PARKING

POOL

CB

FB

N88°07'18"E 435.33'

N 16°08'10" W 179.11'

N 36°39'00" W 75.00'

N 43°47'14" W 174.64'

N 55°32'00" W 100.00'

S36°19'38"E 29.07'

S43°47'13"E 82.75'

S55°19'17"E 92.11'

N48°39'00"E 52.00'

N53°01'46"E 192.98'

N82°04'38"E 25.00'

S69°21'44"E 35.58'

N 07°56'30" W 200.38'

N82°02'32"E 29.98'

S 02°25'19" W 141.89'

S63°08'14"E 90.00'

S71°30'21"E 142.10'

S71°28'33"E 75.00'

S71°30'34"E 154.18'

S05°54'49"E 176.12'

99.50'
S 80°53'26" W

Area Restored

SEE SHEET G3

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

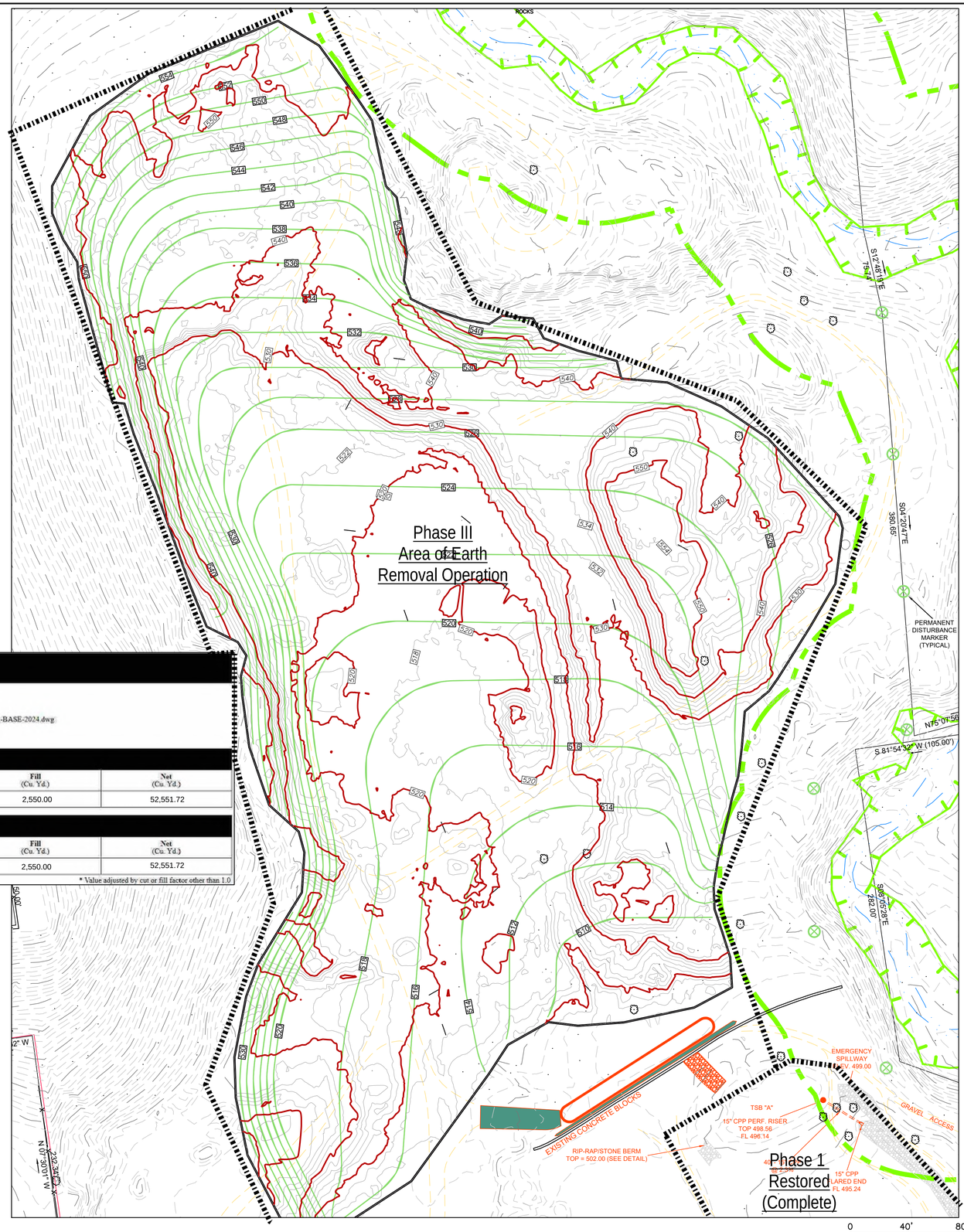
GRAPHIC SCALE
1 Inch = 40 Feet

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

OWNER/APPLICANT:
WILLOW MATERIALS LLC
WILLOW MATERIALS LLC
TERRYVILLE, CT 06786

EARTH REMOVAL PLAN
PROPOSED GRADING PLAN
BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: G4



Cut/Fill Report

Generated: 2024-08-13 18:23:49
By user: jasone
Drawing: K:\PROJECTS\2972-SCHULTZ-BARNUM AVE-BRISTOL\SURVEY\K:\PROJECTS\2972-SCHULTZ-BARNUM AVE-BRISTOL\SURVEY\2972-JEA-BASE-2024.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
2024-2022	full	1.00	1.00	397,021.64	55,101.72	2,550.00	52,551.72

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	397,021.64	55,101.72	2,550.00	52,551.72

* Value adjusted by cut or fill factor other than 1.0

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXXX	XXXX

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=50'

TITLE

EXCAVATION ANALYSIS

SHEET NO.:
OS
OVERALL SECTION

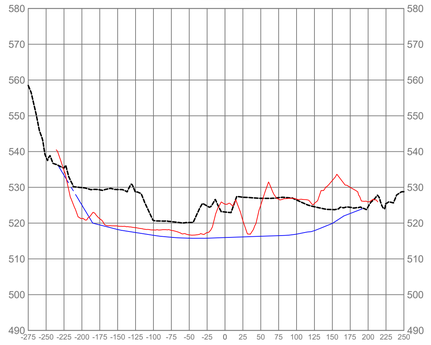
SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
SOUTH TO NORTH
SCALE: 1"=100' HOR.
1"=20' VERT.

ORIGINAL GRADE

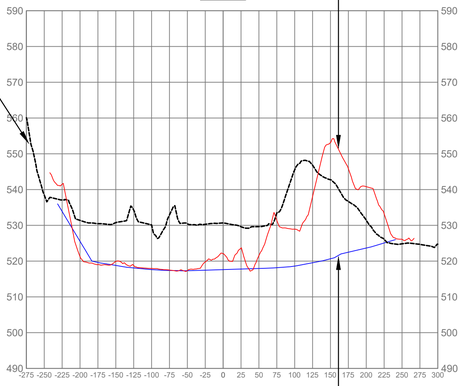
GRADE PER 8-13-24 SURVEY

PROPOSED GRADE PER APPROVED PLANS

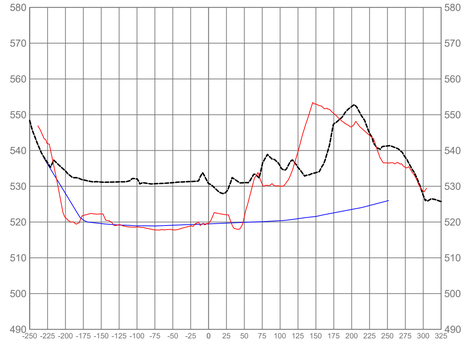
4+00
SL-30



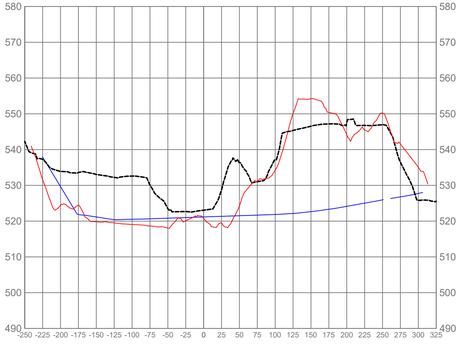
4+50
SL-31



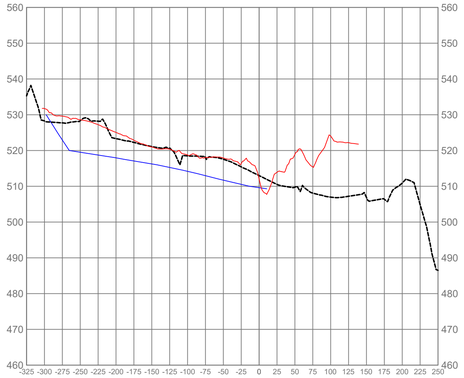
5+00
SL-32



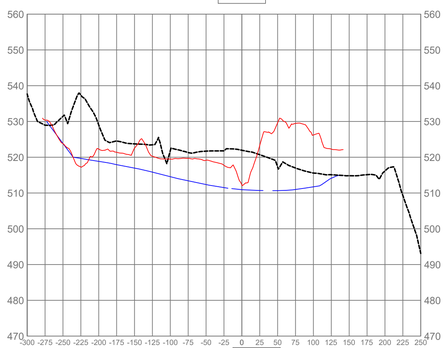
5+50
SL-33



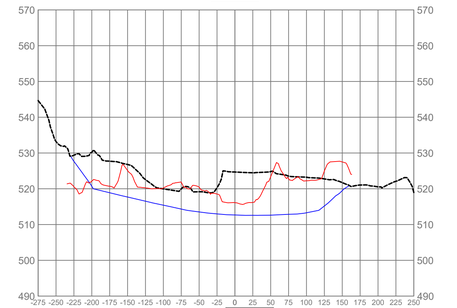
2+00
SL-26



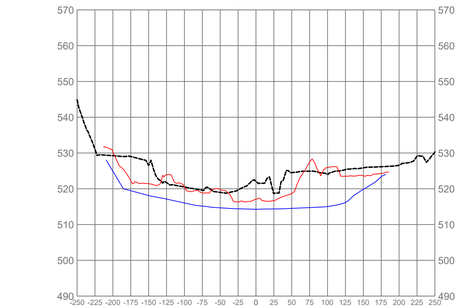
2+50
SL-27



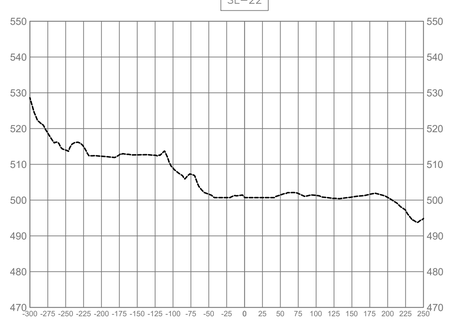
3+00
SL-28



3+50
SL-29



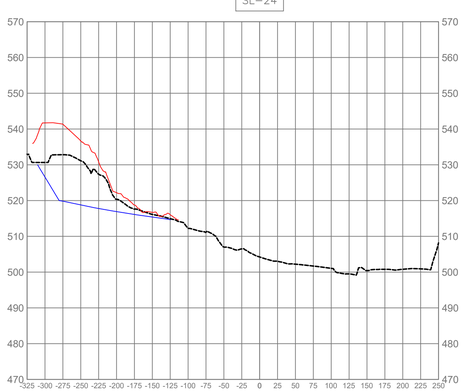
0+00
SL-22



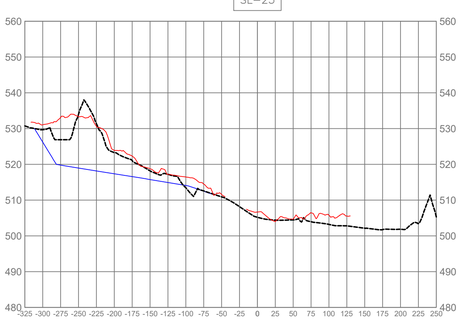
0+50
SL-23



1+00
SL-24



1+50
SL-25



J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	xxxx	xxxx

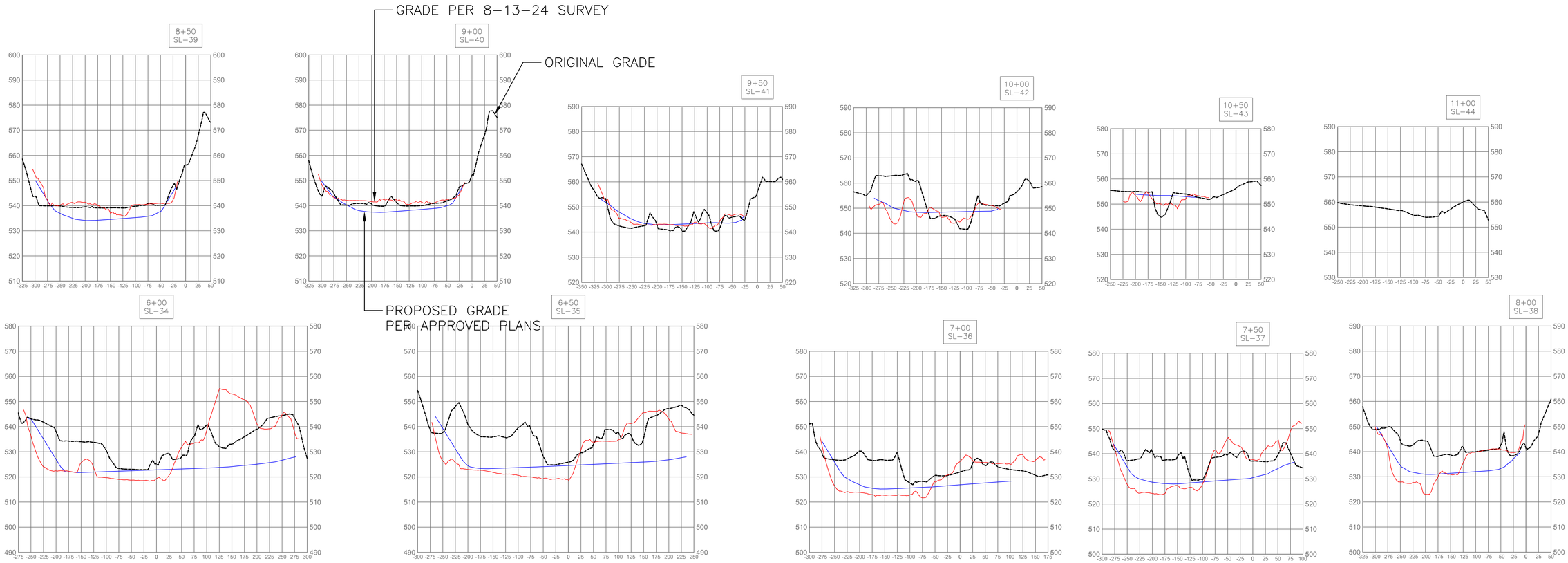
DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=100'

TITLE

CROSS SECTIONS

SHEET NO.:
S1

SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
SOUTH TO NORTH
SCALE: 1"=100' HOR.
1"=20' VERT.



J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXXX	XXXX

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=100'

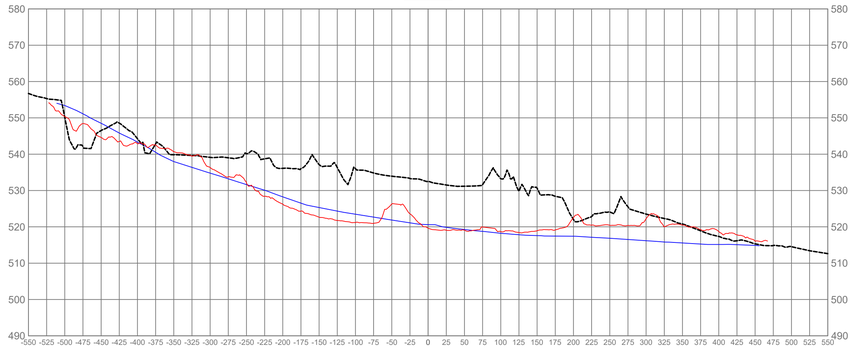
TITLE

CROSS SECTIONS

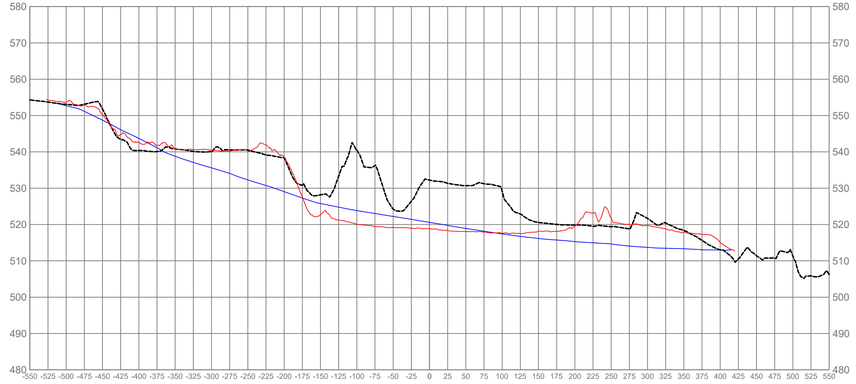
SHEET NO.:
S2

SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
WEST TO EAST
SCALE: 1"=100' HOR.
1"=20' VERT.

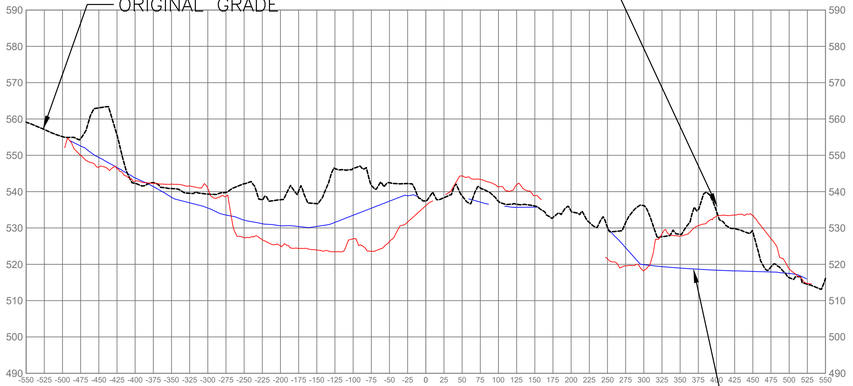
2+00
SL-49



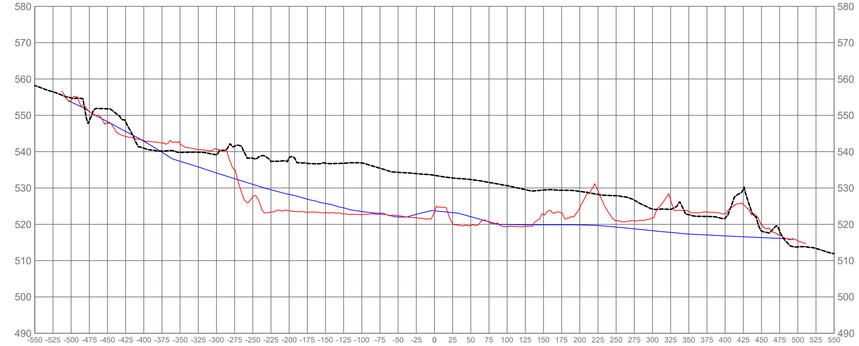
2+50
SL-50



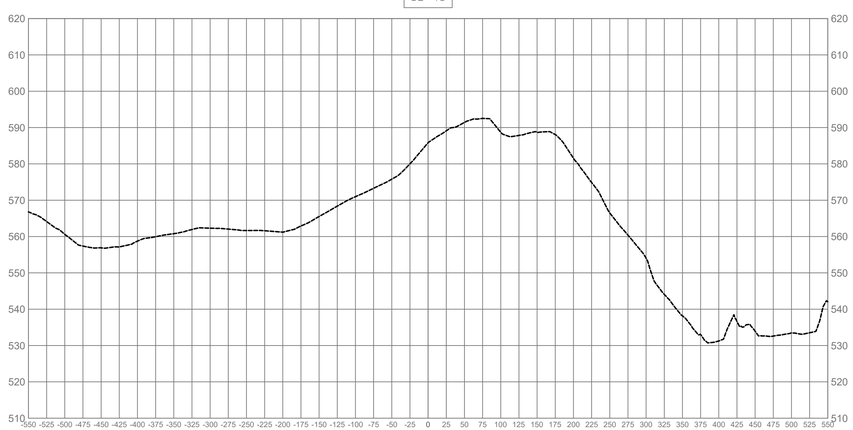
1+00
SL-47



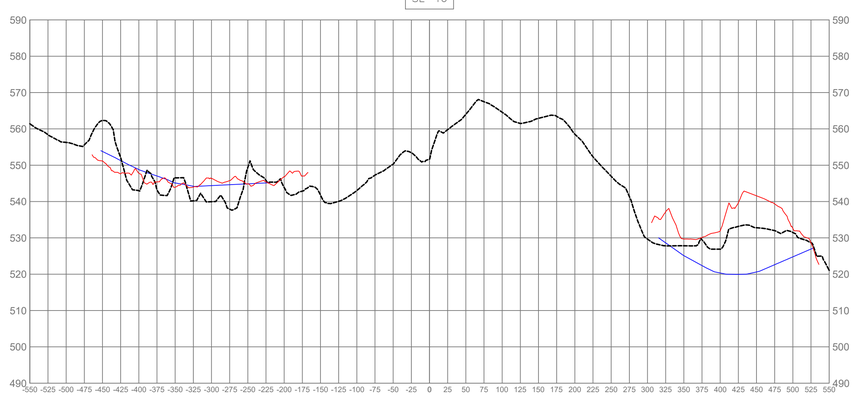
1+50
SL-48



0+00
SL-45



0+50
SL-46



J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXXX	XXXX

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=100'

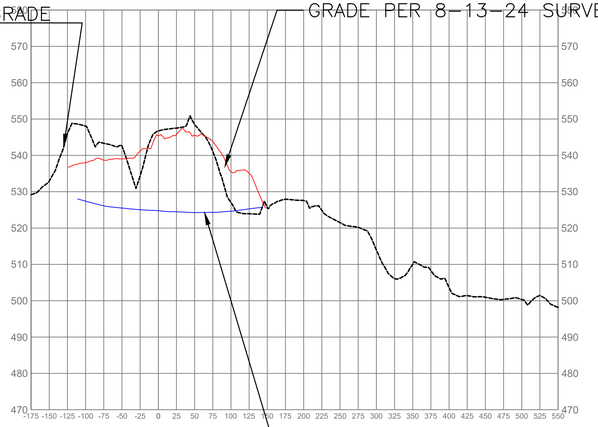
TITLE

CROSS SECTIONS

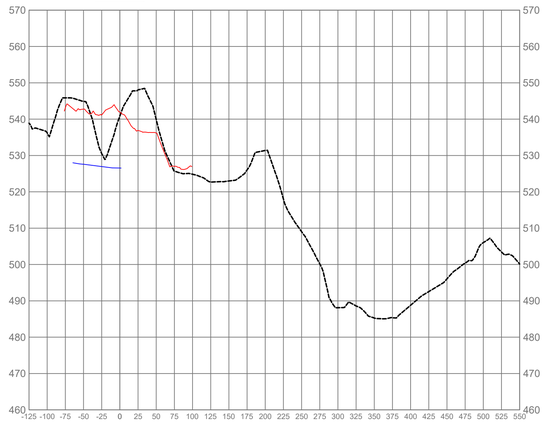
SHEET NO.:
S3

SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
WEST TO EAST
SCALE: 1"=100' HOR.
1"=20' VERT.

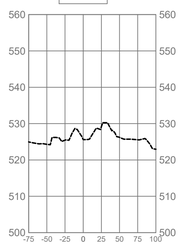
5+50
SL-56



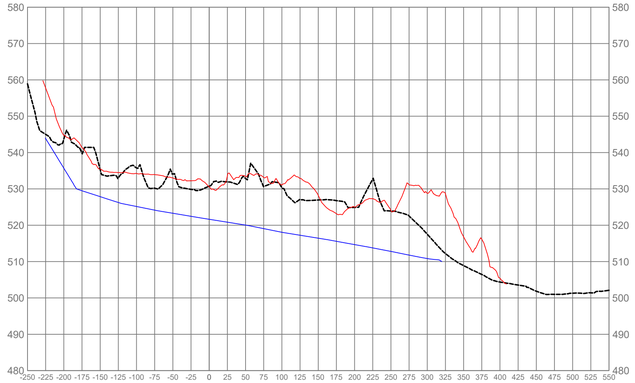
6+00
SL-57



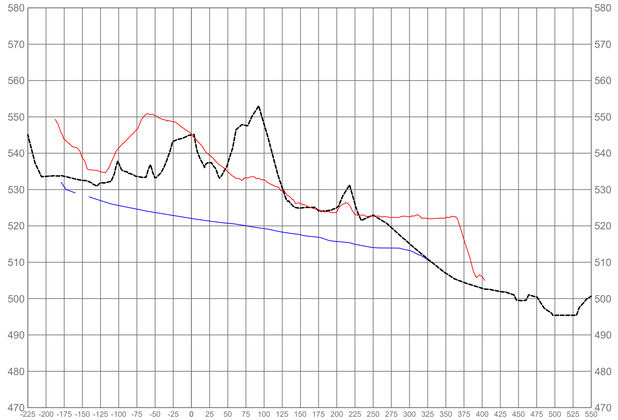
6+50
SL-58



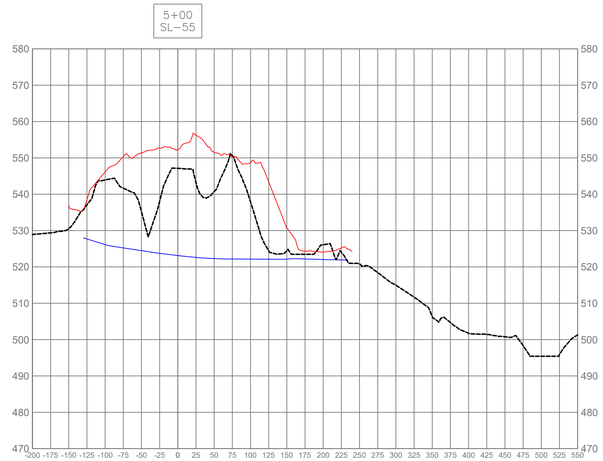
4+00
SL-53



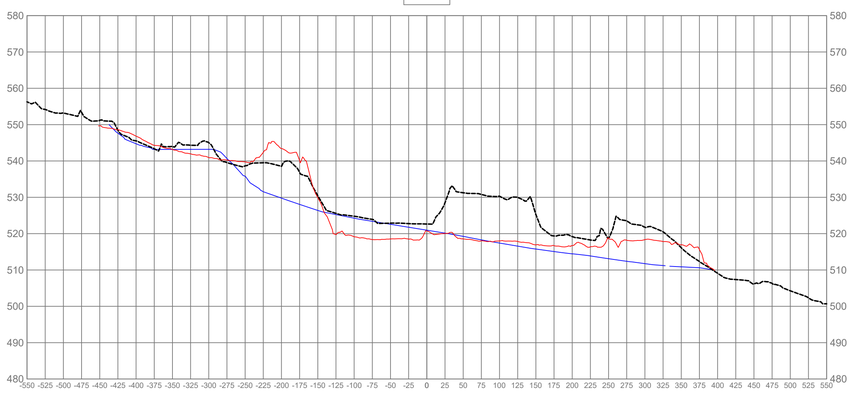
4+50
SL-54



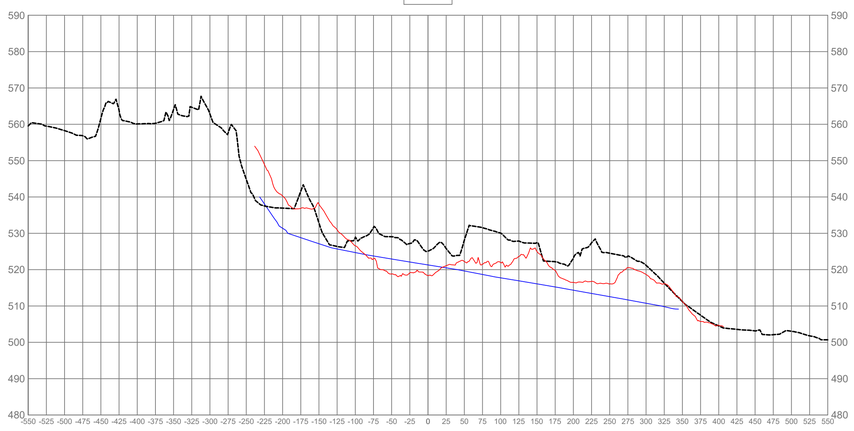
5+00
SL-55



3+00
SL-51



3+50
SL-52



J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXXX	XXXX

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=100'

TITLE

CROSS SECTIONS

SHEET NO.:
S4

SEE SHEET SE2

Phase III
Area of Earth
Removal Operation

Phase II
Area Being
Restored

Phase 1
Restored
(Complete)

EXISTING CONCRETE BLOCKS

RIP-RAP/STONE BERM
TOP = 502.00 (SEE DETAIL)

TSB "A"
15" CPP PERF. RISER
TOP 498.56
FL 496.14

40' - 15" CPP
@ 2.3%

15" CPP
FLARED END
FL 495.24

TSB "C"

NATURAL SAND BOTTOM
TO REMAIN IN EXCAVATION

10' WIDE EARTH
BERM WITH RESTORED
GRASS COVER

EXISTING
CPP FLARED END
FL 494.13

EXISTING
40' - 15" CPP
@ 2.0%

TSB "B"

EXISTING
15" CPP
PERF. RISER
TOP 498.41
FL 494.94

100' UPLAND
REVIEW AREA

EXISTING ACCESS ROAD TO REMAIN

344.73'
S70°22'43"E

PERMANENT
DISTURBANCE
MARKER
(TYPICAL)

536.00'
S 38°13'15" W

EXISTING RIP-RAP
EMERGENCY SPILLWAY
INTERMEDIATE GRADE
ELEV. 501.50

EXISTING DETENTION BASIN
FOR FUTURE RESIDENTIAL SUBDIVISION
TO BE TEMPORARY INFILTRATION BASIN
FOR EARTH REMOVAL OPERATION
(APPROVED BY CITY OF BRISTOL WETLANDS)

COARSE SEDIMENT
POOL

EXISTING
STONE CHECK DAM
TOP ELEV. 491.00
(SEE DETAIL)

CUSS GUTTER TRAIL
NOT A PUBLIC R.O.W.

N/F
TRADEMARK
ACQUISITIONS, LLC
V:2043 - P:739

N 13°46'45" W
413.29'

S 73°13'15" W

N 31°46'45" W
139.82'

S 56°13'15" W

LOT 79A
N/F
WILCOX, DAN
V:1922 - P:915
#135 FARRELL AVE.

LOT 86
N/F
PAGE, KYLE L.
V:2124 - P:609
#169 FARRELL AVENUE

FARRELL AVENUE

EXISTING MULTI-STAGE
OUTLET STRUCTURE
TF - 493.52
FL - 484.42 (24" RCP)
FL - 491.52 (8" PVC PORT)
FL - 491.02 (8" PVC PORT)

EXISTING
125 - 24" RCP
@ 6.7%

EXISTING
16' - 24" RCP
WITH FLARED END
@ 2.5%
FL - 471.10

EXISTING 60" DIA.
STORM MANHOLE
TF - 481.10
FL - 475.00 (24" RCP)
FL - 471.50 (24" RCP)

EXISTING ¾" CRUSHED STONE
FILTER 2FT HIGH AROUND
OUTLET STRUCTURE

EXISTING
BITUMINOUS
DRIVEWAY

SOIL TYPES:

Uplands Soil:
Hinckley - Gravelly Sandy Loam

Wetlands Soil:
Raypole - Silt Loam

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal.

North

GRAPHIC SCALE
1 Inch = 40 Feet

R. R. HILTBRAND ENGINEERS and SURVEYORS
576 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

R. R. HILTBRAND Engineers and Surveyors

OWNER/APPLICANT:
WILLOW MATERIALS LLC
100 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

SEDIMENT AND EROSION CONTROL PLAN

EARTH REMOVAL PLAN
BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: SE1

SEE SHEET SE3

SEE SHEET SE1

Phase III
Area of Earth
Removal Operation

Phase 1
Restored
(Complete)

LOT 109
N/F
WYREBEK, SETH
V:1664 - P:961
#140 BIRD ROAD

LOT 50-1
ORS LOTS 50 & 51)
N/F
VIN, CYNTHIA L.
1301 - P:173
MARTIN ROAD

LOT 53-2
SSORS LOTS 52 & 53)
N/F
RON, MICHAEL G. &
SUE ELLEN A.
V:1532 - P:156
85 MARTIN ROAD

LOT 60
N/F
DEKOW, ROCHELLE B.
V:1613 - P:571
#195 MARTIN ROAD

LOT 61
N/F BROCHU
ROLAND P. & KAREN C.
V:680 - P:784
#201 MARTIN ROAD

LOT 62
N/F PAGE
DAVID L. & NELLIE VON S.
V:644 - P:152
#205 MARTIN ROAD

LOT 64
N/F
PAGE, DAVID L.
& NELLIE VON S.
V:955 - P:946

ARCADIA ROAD

N/F
TRADEMARK
ACQUISITIONS, LLC
V:2043 - P:739

CUSS GUTTER TRAIL
NOT A PUBLIC R.O.W.

PERMANENT DISTURBANCE MARKER (TYPICAL)

EXISTING CONCRETE BLOCKS

RIP-RAP/STONE BERM
TOP = 502.00 (SEE DETAIL)

15" CPP PERF. RISER
TOP 498.56
FL 496.14

TSB "A"

15" CPP
FLARED END
FL 495.24

EMERGENCY SPILLWAY
ELEV. 503.00

ACCESS ROAD TO REMAIN

S 12°48'15" E 380.65'

S04°20'47"E

S70°22'43"E 344.73'

N 08°02'48" W 360.00'

N 07°30'01" W 262.28'

N 08°07'48" W 100.00'

S 81°54'32" W 50.64'

N 08°00'12" W 99.98'

N 08°02'54" W 50.00'

N81°50'27"E 50.00'

S 81°55'05" W 100.00'

N 05°07'56"E (65.00')

S 58°36'56" W 37.42'

S.81°54'32"W (105.00')

S 08°05'28" E 82.00'

SR PS

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal.

North

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

SEDIMENT AND EROSION CONTROL PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: SE2

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

OWNER/APPLICANT:
WILLOW MATERIALS LLC
WILLOW BROOK RD/ 5 AVE.
TERRYVILLE, CT 06786

SEDIMENT AND EROSION CONTROL PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: SE3

LOT 45
N/F
MINOR, GEORGE L.
V:1194 - P:252

LOT 43-6A-1
N/F
..., LISA ANN
...0 - P:737
...RTIN ROAD

LOT 43R
N/F
...SEUR, PETER J.
...707 - P:1266

...LLES,
...95
...ROAD

...-6A
...LISA B.
... P:588
...TIN ROAD

Area Restored

Phase III
Area of Earth
Removal Operation

SEE SHEET SE2

Maintenance of Erosion and Sediment Controls

1. **Construction Entrance (CE)**
   Maintain the entrance in a condition which will prevent tracking and washing of sediment onto paved surfaces. Provide periodic top dressing with additional stone or additional length as conditions demand. Repair any measures used to trap sediment as needed. Immediately remove all sediment spilled, dropped, washed or tracked onto paved surfaces. Roads adjacent to a construction site shall be left clean at the end of each day. If the construction entrance is being properly maintained and the action of a vehicle traveling over the stone pad is not sufficient to remove the majority of the sediment, then either (1) increase the length of the construction entrance, (2) modify the construction entrance road surface.

2. **Geo-textile Silt Fence (GSF)**
   Inspect the silt fence at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater. Inspection of silt fence prior to large anticipated storms is also recommended.

3. **Temporary Seeding (TS)**
   Inspect temporary seeding at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion. Repair eroded areas as needed to control erosion with existing erosion controls or add additional erosion controls.

4. **Permanent Seeding (PS)**
   Inspect permanent seeding at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater during the first growing season. Repair eroded areas as needed to control erosion with existing erosion controls or add additional erosion controls.

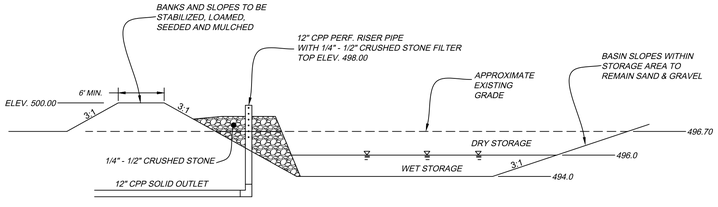
5. **Temporary Erosion Control Blanket (ECB)**
   Inspect temporary Erosion Control Blanket at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for failures. Repair washout, erosion or blanket displacement within one week maximum or prior to next anticipated rainfall.

6. **Vegetated Waterway (VW)**
   Inspect vegetated waterway at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater until vegetation becomes well established and the contributing areas are stabilized.

7. **Permanent Lined Waterway (PW) (ie. Rip-Rap Swale)**
   Inspect permanent lined waterway at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for sediment accumulation and determine maintenance needs and / or addition of upslope erosion controls to protect lining.

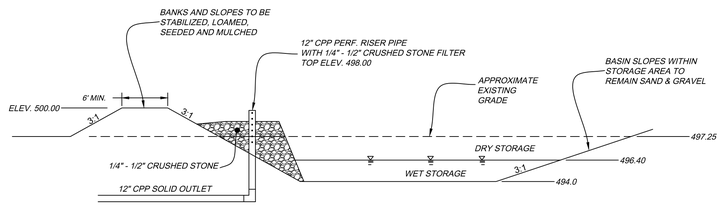
8. **Temporary Sediment Basin**
   a. Inspect the sediment basin at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater.
   b. Clean when sediment has accumulated one half of the wet storage.
   c. Inspect the slotted riser, rip-rap channel / level spreader and emergency spillway for debris and / or erosion at least biannually and after a major storm event.
   d. Clean sediment basin of silt and debris annually or as needed. If frequent maintenance or cleaning is required check condition / application of upslope erosion controls.

9. **Entrance and Dust Control Maintenance**
   a. Sweep paved apron at entrance to site weekly or as required. Any spillage on Barnum Road by truck wheels shall be removed daily.
   b. Dust control measures will be a daily activity when required.



TEMPORARY SEDIMENT TRAP/WATER QUALITY & INFILTRATION BASIN "A"

N.T.S.



TEMPORARY SEDIMENT TRAP/WATER QUALITY & INFILTRATION BASIN "B"

N.T.S.

Site Description

The project site is located on the north side of Farrell Avenue, to the south of the terminus of Barnum Road. An existing residential subdivision along Martin Road borders the western edge of the site which generally consists of a restored slope from previous earth removal operation. The Cuss Gutter Brook borders a portion of the site on the southeasterly boundary and then bisects the site to the south of Barnum Road. The site is 46.65 acres in total with an active earth removal operation of 11.79 acres of the site. Inland wetlands are located along the brook corridor and were survey located as a portion of previous application in 2002.

Narrative

The project consists of a 11.79 acre earth removal operation of the 46.65 acre site. A final grading plan for the site has been prepared to accommodate a possible future residential development. In order to accomplish final grading and provide long term sediment and erosion control 3 each temporary sediment basins and a stormwater quality basin have been built and are currently being maintained on a regular basis. Where possible, self contained excavation is utilized to filtrate storm water and trap eroded sediments. The stormwater quality basin and outfall were designed and located to be utilized as a portion of stormwater management for future development. The remaining earth removal operation consists of **52,551.72** c.y. of material.

Erosion Control Goals

Site specific erosion control goals are to protect Cuss Gutter Brook and associated wetland areas from erosion or deposition of eroded soils from the earth removal operation.

Design Criteria

Connecticut Guidelines for Erosion and Sediment Control (2002), Conn. DEP Bulletin 34.

a. Sediment/Water Quality Basin SCS TR55- 2,5,10,25,50, 100 year 24 hour storms. The basin outfall is designed for location, sizing and elevation to be utilized as an outfall for final stormwater design of the site. The purpose is to minimize future disturbance in this area relating to final land use.

b. Temporary Sediment Basins – sediment storage wet and dry based on upslope drainage area in accordance with DEP Bulletin 34.

c. Permanent lined water way – SCS TR55- 50 year design stormwater quality basin outfall. SCS TR55 – 2 year design on low flow channel temporary sediment pond to stormwater quality basin.

Permits and Application Information

a. Property is located in Zone R-15.
b. Wetlands application #1260 Removal of Earth Materials, June 17,2002.
c. Zoning Permit #1949 Special Permit to Remove Earth Materials, Oct. 11, 2006.
d. Project is not located within a FEMA Flood Zone.

Lots 110, 112, 113, 114, 115, 119, 120 & 121 have inland wetlands and are associated with this application totaling 1.24 acres.

Documents and Support Information

a. Inland wetlands flagged as part of previous applications and were mapped on a map entitled "Proposed Grading Plan for Earth Removal, Land of Jay Dee Realty, Bristol, CT., Roderick D. Hewitt Consulting Engineers and Land Surveyors, Revised to 10/19/98. Scale 1" – 40 ft., Certified A-2.

b. Aerial topography based on new flight data dated 3/02/2020 and mapping by Golden Aerial Surveys – 2 foot contour interval, scale 1"= 40 ft. Topography was updated in August 2024 by J. Edwards & Associates LLC.

Conservation Practices

a. Keep land disturbances to a minimum by stabilizing portions of the project.
b. Install perimeter controls.
c. Install sediment ponds and stormwater quality features to treat stormwater prior to discharge to Cuss Gutter Brook.
d. Utilize dust control measures.
e. Utilize depressed excavation method to contain sediment from removal operation and promote infiltration of surface flows.

(GSF) **Geotextile Silt Fence.**
See Detail Sediment and Erosion Control Detail Sheet.
See Maintenance Notes for inspection requirements.

(TS) **Temporary Seeding.**
Seeding for temporary slope conditions.
Apply 6" topsoil and dozer track for surface roughening.
Seed Mix: Flatpea 10 lb. / acre
Perennial 2 lb. / acre
Crown Vetch 10 lb. / acre
Tall Fescue 2 lb. / acre
Total: 24 lb. / acre
Mulch for seed cover.
See Maintenance Notes for inspection requirements.
Optimum seeding dates 3/1 to 6/15 and 8/1 to 10/15.

(PS) **Permanent Seeding.**
Seeding for final graded areas.
Apply 6" topsoil and dozer track for surface roughening.
Apply fertilizer and lime as soil testings by UCONN Soil Testing Laboratory.
Mulch for seed cover.
Seed mix: Northern Wildflower Mix 16 lb. / acre.
Discovery Hard Fescue 25 lb. / acre.
Total: 40 lb. / acre.

(SR) **Surface Roughening.**
Dozer track slopes by tracking up and down the slope.

(MS) **Mulch for Seed.**
Application of mulch to protect soil surface and promote the establishment of seeding.
See Maintenance Notes for inspection requirements.

(ECB) **Temporary Erosion Control Blanket.**
A manufactured blanket utilized to provide temporary surface protection to newly seeded and / or disturbed soils. Follow manufacturer's recommendations for installation and stapling patterns. ECB to be installed after mulch for seed.

(PW) **Permanent Lined Waterway.**
Permanent Lined Channel with rip-rap lining to convey concentrated flows from the earth removal operation.
See Detail Sheet.
See Maintenance Notes for inspection requirements.

(TSB) **Temporary Sediment Basin.**
A temporary excavated pit or pond area placed directly below disturbed areas to collect sediment as a primary treatment. To provide ease in maintenance / access on a daily / weekly basis if needed. Wet and dry storage is provided.
See Maintenance Notes for inspection requirements.

(SCD) **Stone Check Dam.**
A temporary stone dam placed across a drainage way where concentrated flows are expected to cause erosion.

(LS) **Level Spreader.**
An outlet for water conveyance at a discharge point with a zero percent grade.

(OP) **Outlet Protection.**
Structurally lined apron for energy dissipation.

(SQB) **Storm Water Quality Basin.**
An impoundment made to store stormwater to achieve storm water quality, groundwater infiltration and prevent downstream erosion and flooding.
See Maintenance Notes for inspection requirements.

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Surveyors

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

SEDIMENT AND EROSION CONTROL PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: SE4

DESIGN REFERENCE:

SEDIMENT & EROSION CONTROL BASED ON 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL D.E.P. BULLETIN 34 BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

Erosion & Sediment Controls and Stabilization Practices

a. Temporary seeding.
b. Mulching.
c. Stone Rip-rap.

During construction, sheet runoff from the site will be filtered through hay bale barriers and silt fences. All storm drain inlets shall be provided with barrier filters. Stone rip-rap shall be provided at the outlets of drainage pipe in which erosive velocities are encountered.

Off Site Vehicle Tracking

Stabilized construction entrances will be installed at all proposed entrances.

Installation, Maintenance and Inspection Procedures of Erosion & Sediment Controls

A. General-

These are the general inspection and maintenance practices that will be used to implement the plan.

- The smallest practical portion of the site will be denuded at one time.

- All erosion control measures will be inspected at least once a week and following any storm event of 0.25 inches or greater.

- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of the report.

- Built up sediment will be removed from the silt fence or hay bale barriers when it has reached one third the height of the of the fence or barrier.

- A maintenance inspection report will be made after each inspection.

- The contractor's site superintendent will be responsible for inspections, maintenance and repair activities, and completing the inspection and maintenance report.

- R.R. Hiltbrand Engineers & Surveyors shall inspect the site on a periodic basis to assure compliance with the plan.

B. Filters -

1. Straw/ hay bales
   a. Sheet Flow Applications
      1. Bales shall be placed in a single row , lengthwise on the contour, with the ends of the adjacent bales tightly abutting one another.
      2. All bales shall be either wire bound or string tied. Bales shall be installed so that the bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings.
      3. The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of (4) inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built-up to (4) inches against the uphill side of the barrier. Ideally, bales should be placed ten (10) feet away from the toe of slope.
      4. Each bale shall be securely anchored by at least two (2) stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes and rebars shall be driven deep enough into the ground to securely anchor the bales.
      5. The gaps between bales shall be chinked (filled by wedging) with straw/hay to prevent water from escaping between the bales.
2. Silt Fence
   a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements.

Physical Property Test Requirements

Filtering Efficiency ASTM 5.41 75% minimum

Grab Tensile Strength ASTM D4632 100lbs.

Elongation & Failure ASTM D4632 15%

Puncture Strength
ASTM 4833 50 lbs.

Flow Rate ASTM D4491 0.2gal./ft2/min.

Ultra-Violet Radiation Stability % ASTM D4355 70% after 500 hours of exposure

b. The height of a silt fence shall not exceed thirty (30) inches above grade.

c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at the support posts, with a min. six (6) inch overlap, and securely sealed.

d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (min. of 12 inches).

e. A trench shall be excavated approximately six (6) inches wide and six (6) inches deep along the line of posts and upslope from the barrier.

f. When 'standard strength' filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one inch long, tie wires or hog rings. The wire shall extend no more than 30 inches above the original ground surface.

g. The 'standard strength' filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface.

h. When 'extra strength' filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case the filter fabric is stapled or wired directly to the posts with all other provisions of item 'g' applying.

i. The trench shall be backfilled and the soil compacted over the filter fabric.

j. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas have been permanently stabilized.

Sequence of Installation

Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.

Maintenance

a. Straw/ hay bale barrier and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the ends, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.

b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.

c. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately (1/3) the height of the barrier.

d. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

C. Mulching

1. Timing

In order for mulch to be effective, it must be in place prior to major storm events There are two (2) types of standards which shall be used to assure this.

a. Apply mulch prior to any storm event.

This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Massachusetts (508- 822- 0634), to have adequate warning of significant storms.

b. Required mulching within a specified time period.

The time period can range from 14 to 21 days of inactivity on an area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Guidelines for winter mulch application.

When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6000 lb. of hay or straw per acre. A tackifier may be added to the mulch.

3. Maintenance

All mulches must be inspected periodically, in particular after rain storms, to check for erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

D. Temporary Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10-10-10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/ acre.

2. Seeding

a. Utilize annual rye grass at a rate of 40 lb./ acre.

b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface shall be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

E. Permanent Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10-10-10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/ acre.

2. Seeding

	Lbs./1,000 Sq. Ft.
a. Utilize Creeping Red Fescue (Pennlawn, Wintergreen)	.45
Redtop (Streeker, Common)	.10
Tall Fescue (Kentucky 31 or Smooth Bromegrass (Saratoga, Lincoln)	.45
	1.00

b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

F. Storm Drain Inlet Protection

1. Straw Bale Inlet Structure

a. Bales shall be either wire bound or string tied with the bindings oriented around the sides rather than over and under the bales.

b. Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together.

c. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of a bale to a minimum depth of four (4) inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.

d. Each bale shall be securely anchored and held in place by at least two (2) stakes or rebars driven through the bale.

e. Loose straw shall be wedged between bales to prevent water from entering between bales.

F. Stabilized Construction Entrance

1. Specifications

a. Aggregate Size: Use two (2) inch stone. (Gradation Shall Be D.O.T. No. 3)

b. Aggregate thickness: Not less than six (6) inches.

c. Width: Ten (10) foot minimum, but not less than the full width of points where ingress or egress occurs.

d. Length: As required, but not less than one hundred (50) feet.

e. Geotextile: To be placed over the entire area to be covered with aggregate. Piping of surface water under entrance(s) shall be provided as required.

f. Criteria for Geotextile: The fabrics shall be Trevia Spunbound 1135, Mirafi 6000x, or equal.

2. Maintenance

The entrance(s) shall be maintained in a condition which will prevent tracking of sediment onto the public right-of-way. When washing is required, it shall be completed on an area stabilized with aggregate which drains into an approved sediment trapping device. All sediment shall be prevented from entering storm drains, ditches or waterways.

Timing of Controls/ Measures

As indicated in the sequence of Major Activities the hay bales and silt fences shall be installed prior to commencing any clearing, demolition or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Area(s) where construction activity temporarily ceases for more than twenty one (21) days will be stabilized with a temporary seed and mulch within fourteen (14) days of the last disturbance. Once construction activity ceases permanently in an area, silt fences and hay bale barriers will be removed once permanent measures are established.

Waste Disposal

A. Waste Materials

All waste materials will be collected and stored in securely lidded receptacles. All trash and construction debris from the site will be deposited into a dumpster. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal by the superintendent.

B. Hazardous Waste

All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in the practices by the superintendent.

C. Sanitary Waste

All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor.

Spill Prevention

A. Material Management Practices

The following are the materials management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances during construction to storm water runoff:

Good Housekeeping:

The following good housekeeping practices will be followed on site during the construction project:

-An effort will be made to store only sufficient amounts of products to do the job.

-All materials stored on site will be stored in a neat, orderly manner in their proper (original if possible) containers and, if possible, under a roof or other enclosure.

-Manufacturer's recommendations for proper use and disposal will be followed.

-The site superintendent will inspect daily to ensure proper use and disposal of materials.

-Substances will not be mixed with one another unless recommended by the manufacturer.

-When ever possible all of a product will be used up before disposing of the container.

Hazardous Products:

The following practices will be used to reduce the risks associated with hazardous materials:

-Products will be kept in their original containers unless they are not re-sealable

-Original labels and material safety data will be retained for important product information.

-Surplus product that must be disposed of will be discarded according to the manufacturer's recommended methods of disposal.

B. Product Specific Practices

The following product specific practices will be followed on site:

Petroleum Products:

All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt based substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts directed by the specifications. Once applied, fertilizer will be worked into the soil to limit exposure to storm water Storage will be in a covered shed or enclosed trailers. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be disposed of properly according to manufacturer's instructions or state and local regulations.

Concrete Trucks:

Concrete trucks will discharge and wash out surplus concrete or drum wash water in a contained area on site..

C. Spill Control Practices

In addition to good housekeeping and material management practices discussed in the previous section the following practices will be followed for spill prevention and cleanup:

-Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.

-Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include but not limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic or metal trash containers specifically for this purpose.

-All spills will be cleaned up immediately after discovery.

-The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

-Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.

-The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to cleanup the spill if it recurs. A description of the spill, its cause, and the cleanup measures will be included.

-The site superintendent responsible for day to day operations will be the spill prevention and cleanup coordinator.

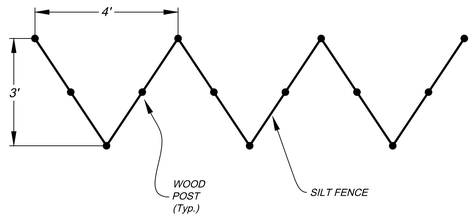
The General Contractor(s) and/or Project Owner(s)

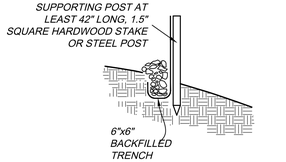
are assigned the responsibility for implementing this erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning office of any transfer of this responsibility, and for conveying a copy of the Sediment & Erosion Control Plan if the title to the land is transferred.

RESPONSIBLE PERSON:
KYLE SHULTZ
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786
860-302-3261

Contingency Erosion Plan

Should unforeseen erosion or sedimentation problems arise, the design engineer of record. (R.R. Hiltbrand Engineers & Surveyors) and the local enforcement agent shall be notified immediately. An inspection of the affected area(s) shall be promptly performed. A remedial action plan shall be formulated with the local enforcement agent's approval. The site contractor shall then implement the recommended course of action which has been determined by both the engineer and local enforcement agent.





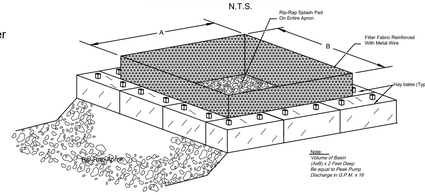
INSTALL SILTFENCE BEYOND 10' RIP-RAP BERM IN SAWTOOTH CONFIGURATION AND BACKFILL FENCE WITH CRUSHED STONE

SAWTOOTH SILT FENCE DETAIL

n.t.s.

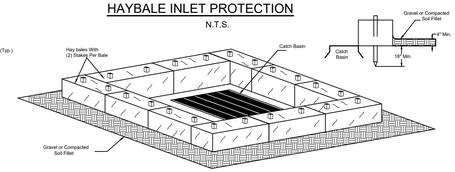
TEMPORARY SEDIMENT BASIN FOR DEWATERING DISCHARGE

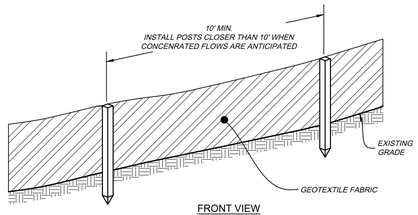
N.T.S.



HAYBALE INLET PROTECTION

N.T.S.





FRONT VIEW



DETAIL FOR FENCE JOINT

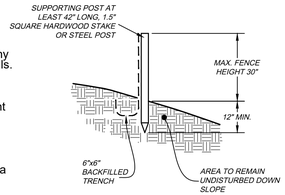
* POSITION POSTS TO OVERLAP AS SHOWN ABOVE, MAKING CERTAIN THAT THE FABRIC FOLDS AROUND EACH POST ONE FULL TURN

* DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY TYING OFF WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF BUILT-UP SEDIMENT AT JOINT.

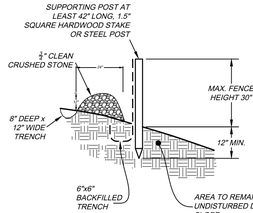
SILT FENCE

N.T.S.

1. The geotextile fabric shall meet the design criteria for silt fences, of the '2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL'.
2. The height of the barrier shall not exceed 30 inches above grade.
3. Posts shall be spaced a maximum of (10) feet apart at the barrier location and driven securely into the ground (Min. 12 inches). When extra strength fabric is used without the wire support fence, post spacing shall be as the manufacturer recommends.
4. A trench shall be excavated approx.. (6) inches wide by (6) inches deep along the line of the posts and upslope from the barrier in accordance with recommendations.
5. The fabric shall not extend more than (30) inches above the original ground surface, and will extend a minimum of (8) inches into the trench. Filter fabric shall not be stapled to existing trees.
6. The trench shall be backfilled and soil compacted over the filter fabric.
7. Filter barriers shall be removed when the have served their useful purpose. But not before the uphill surface has been permanently stabilized.
8. Filter barriers shall be inspected immediately after each rainfall, and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
9. Should the fabric decompose or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
10. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier.
11. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required, shall be dressed to conform to the existing grade, prepared and seeded.



SIDE VIEW



SIDE VIEW

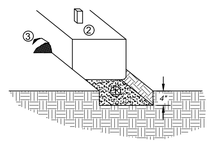
CRUSHED STONE DAM WITH SILTFENCE

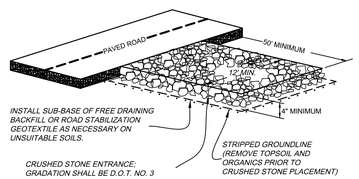
N.T.S.

PLACEMENTand CONSTRUCTION OF HAY BALE BARRIER

N.T.S.

1. EXCAVATE TRENCH 4" AND PLACE FILL UP-SLOPE OF TRENCH. PLACE HAYBALE & STAKE FIRST STAKE AT ANGLE TOWARDS
2. FIRST HAYBALE. STAKES ARE 18" MIN. INTO GROUND.
3. BACKFILL & COMPACT EXCAVATED FILL ALONG HAY BALE.
4. WEDGE LOOSE HAY BETWEEN BALES.





CONSTRUCTION ENTRANCE n.t.s.

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Surveyors

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

SEDIMENT AND EROSION CONTROL DETAILS SHEET

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020

SCALE: As Noted

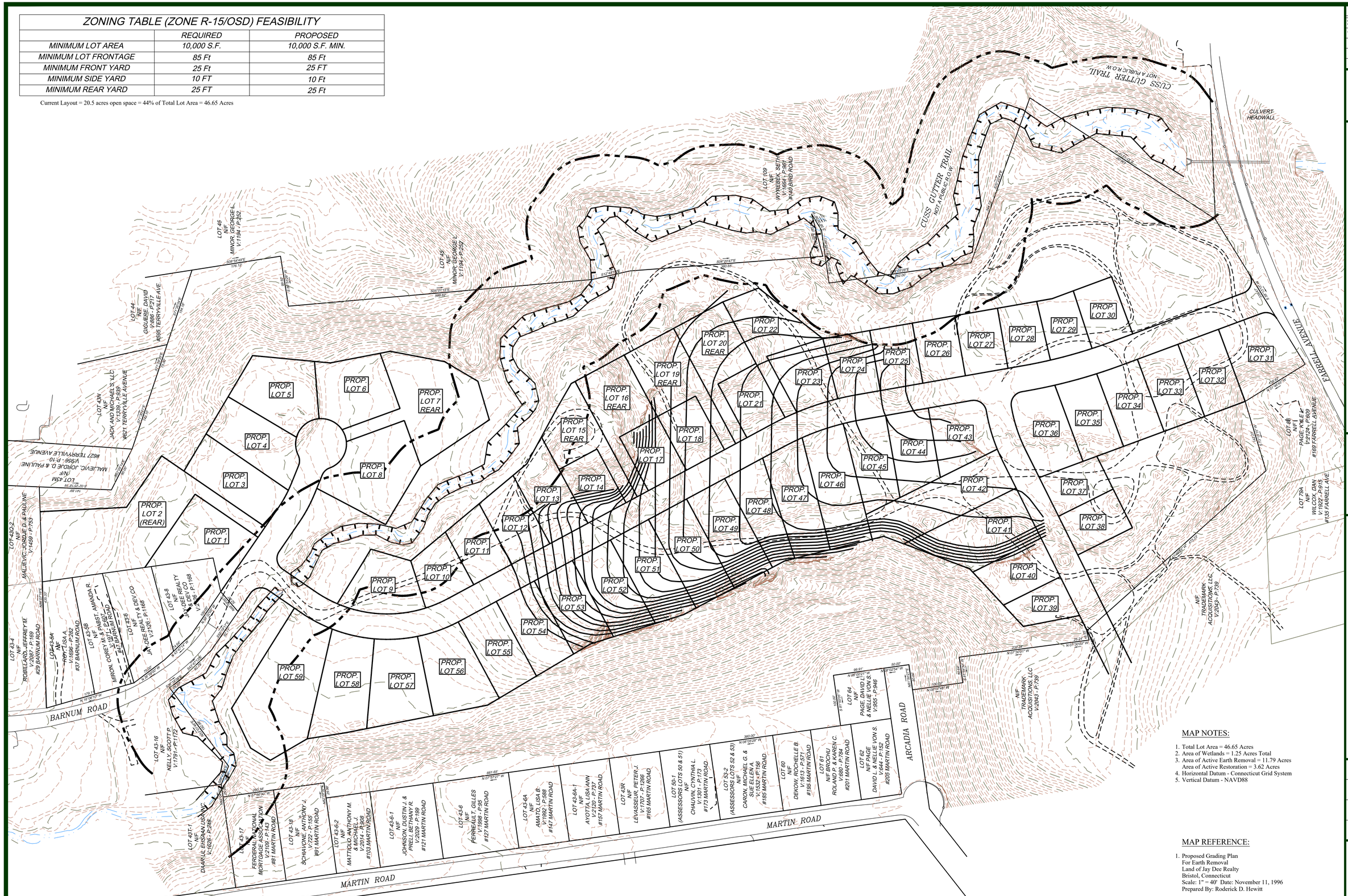
DRAWN BY: SMP

CHECKED BY: RRH

SHEET NO.: SE

ZONING TABLE (ZONE R-15/OSD) FEASIBILITY		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	10,000 S.F. MIN.
MINIMUM LOT FRONTAGE	85 Ft	85 Ft
MINIMUM FRONT YARD	25 Ft	25 FT
MINIMUM SIDE YARD	10 FT	10 Ft
MINIMUM REAR YARD	25 FT	25 Ft

Current Layout = 20.5 acres open space = 44% of Total Lot Area = 46.65 Acres



MAP NOTES:

1. Total Lot Area = 46.65 Acres
2. Area of Wetlands = 1.25 Acres Total
3. Area of Active Earth Removal = 11.79 Acres
   Area of Active Restoration = 3.62 Acres
4. Horizontal Datum - Connecticut Grid System
5. Vertical Datum - NAVD88

MAP REFERENCE:

1. Proposed Grading Plan
   For Earth Removal
   Land of Jay Dee Realty
   Bristol, Connecticut
   Scale: 1" = 40' Date: November 11, 1996
   Prepared By: Roderick D. Hewitt

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal.

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
80 40 0 80 160
1 Inch = 80 Feet

R. R. HILTBRAND Engineers and Land Surveyors

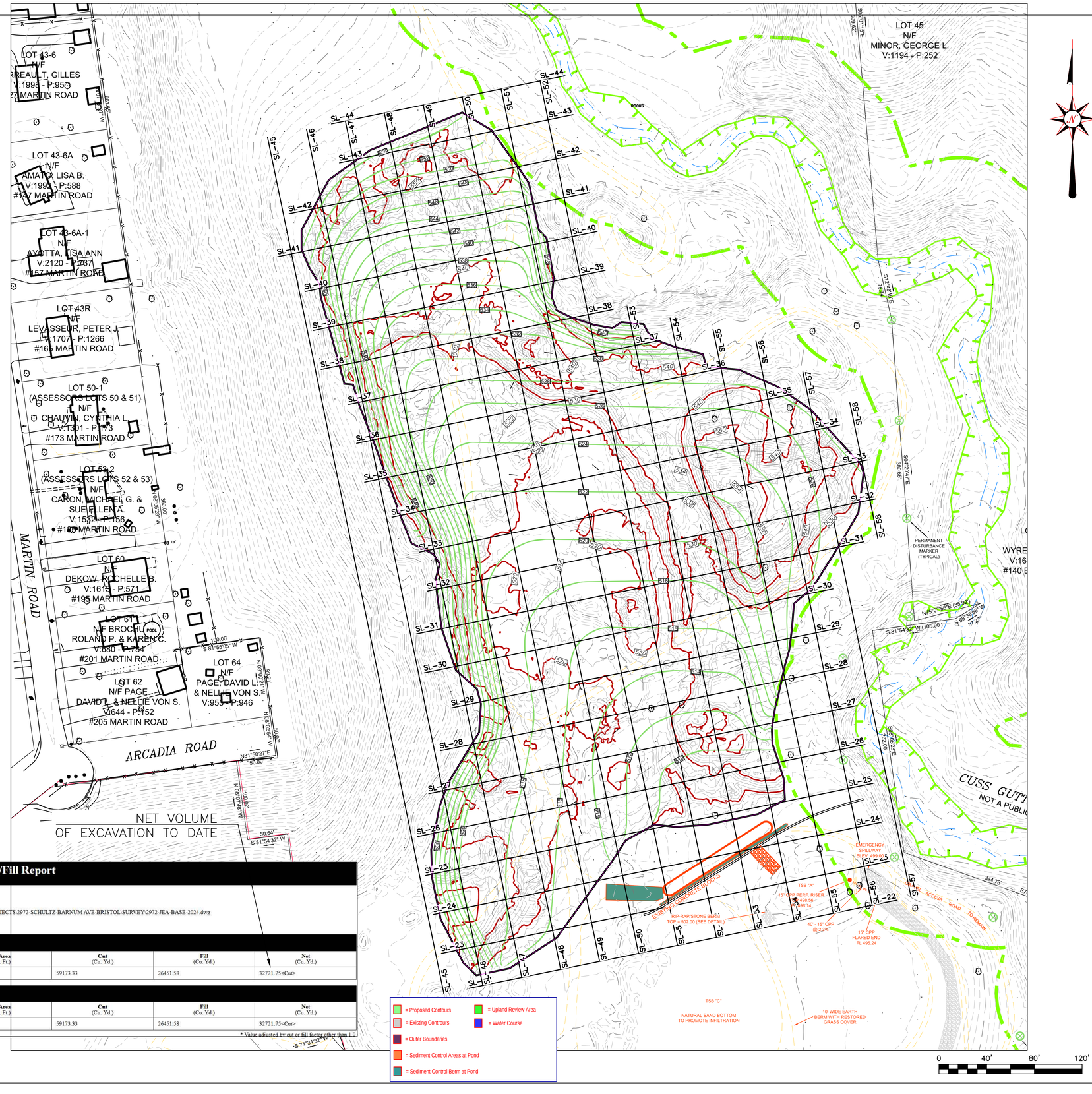
OWNER/APPLICANT:
WILLOW MATERIALS, LLC
100 LAKE MARIENBAD AVE
TERRYVILLE, CT 06786

FUTURE SUBDIVISION FEASIBILITY

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: SUB FEASIBILITY



Cut/Fill Report

Generated: 2024-08-22 07:39:19
By user: jasone
Drawing: K:\PROJECTS\2972-SCHULTZ-BARNUM AVE-BRISTOL\SURVEY\K:\PROJECTS\2972-SCHULTZ-BARNUM AVE-BRISTOL\SURVEY\2972-JEA-BASE-2024.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
TOTAL EXCAVATION	full	1.000	1.000	397021.64	59173.33	26451.58	32721.75<Cut>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	397021.64	59173.33	26451.58	32721.75<Cut>

* Value adjusted by cut or fill factor other than 1.0

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING
227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

WILLOW INDUSTRIES
BARNUM AVENUE
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXXX	XXXX

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=50'

TITLE

EXCAVATION ANALYSIS

SHEET NUMBER

1

FILE NO. XXXXX

2025 ZONING ENFORCEMENT REPORT

The following complaints were investigated by the Zoning Enforcement Officer. This report also includes the number of abatements, citations, and permits issued by the Bristol Building Department for the current month. For comparison, data from the previous year is also listed for each complaint type and category.

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	**3**	**8**	**4**	**13**	**13**	**5**	**14**	**13**	**7**	**8**	**3**		
Year (24):	*2*	*2*	*0*	*4*	*8*	*10*	*5*	*10*	*3*	*9*	*2*		
Illegal Business:	**2**	**1**	**5**	**3**	**1**	**1**	**2**	**5**	**4**	**1**	**5**		
Year (24):	*0*	*1*	*1*	*4*	*2*	*2*	*0*	*4*	*1*	*6*	*3*		
Lack of Permit:	**11**	**4**	**14**	**17**	**12**	**18**	**7**	**15**	**12**	**7**	**9**		
Year (24):	*3*	*0*	*0*	*0*	*2*	*2*	*1*	*2*	*14*	*24*	*12*		
Accessory Structure:	**0**	**2**	**0**	**4**	**4**	**3**	**2**	**0**	**3**	**1**	**2**		
Year (24):	*1*	*0*	*1*	*0*	*1*	*1*	*0*	*1*	*0*	*1*	*2*		
Illegal Fence:	**1**	**0**	**6**	**7**	**0**	**2**	**2**	**8**	**4**	**5**	**1**		
Year (24):	*1*	*0*	*0*	*2*	*0*	*0*	*0*	*0*	*0*	*2*	*1*		
Illegal Sign:	**2**	**2**	**11**	**10**	**7**	**3**	**2**	**3**	**3**	**2**	**2**		
Year (24):	*0*	*0*	*0*	*0*	*1*	*1*	*0*	*0*	*0*	*0*	*2*		
Fowl:	**0**	**0**	**2**	**2**	**2**	**0**	**1**	**6**	**0**	**2**	**1**		
Year (24):	*0*	*1*	*1*	*1*	*0*	*0*	*0*	*5*	*1*	*1*	*1*		
Blight:	**6**	**10**	**14**	**19**	**14**	**40**	**32**	**15**	**22**	**7**	**4**		
Year (24):	*2*	*2*	*0*	*6*	*1*	*1*	*0*	*5*	*5*	*4*	*5*		
Lighting:	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**2**		
Year (24):	*0*	*0*	*0*	*1*	*1*	*1*	*0*	*1*	*0*	*1*	*0*		
Site Plan:	**2**	**1**	**2**	**1**	**0**	**1**	**1**	**2**	**1**	**2**	**1**		
Year (24):	*1*	*15*	*7*	*6*	*3*	*3*	*0*	*1*	*0*	*0*	*0*		
Illegal Rentals:	**2**	**1**	**4**	**1**	**10**	**3**	**2**	**3**	**1**	**2**	**1**		
Year (24):	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1*	*2*	*1*		
Miscellaneous:	**2**	**0**	**2**	**5**	**5**	**7**	**11**	**4**	**5**	**1**	**3**		
Year (24):	*3*	*0*	*1*	*0*	*4*	*0*	*0*	*5*	*3*	*0*	*1*		
2025 TOTAL:	**31**	**29**	**64**	**82**	**69**	**83**	**76**	**74**	**62**	**30**	**34**		
Year (24):	*13*	*21*	*11*	*15*	*18*	*21*	*6*	*34*	*28*	*36*	*31*		
ABATEMENTS:	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**		
Year (24):	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*		
CITATIONS:	**15**	**12**	**10**	**2**	**11**	**35**	**20**	**10**	**32**	**13**	**13**		
Year (24):	*6*	*2*	*3*	*0*	*3*	*1*	*1*	*1*	*3*	*11*	*25*		
PERMITS ISSUED:	**240**	**215**	**297**	**320**	**389**	**359**	**377**	**361**	**404**	**427**	**298**		
Year (24):	*275*	*234*	*250*	*300*	*351*	*321*	*321*	*296*	*389*	*425*	*304*		

Respectfully submitted,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer
December 2nd, 2025