



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING — MONDAY, JANUARY 5, 2026
BRISTOL CITY HALL — CITY COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:30 PM

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/81970384071?pwd=TVHHRrGkMfyHvbHCwzDGJ7RAm8WAhg.1>

Meeting ID:

819 7038 4071

Meeting Passcode:

123456

Join by phone

1-929-205-099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting — December 1, 2025
 - b. On-Site Meeting — December 20, 2025
4. Public Hearings
 - a. Application #2056 – Wetlands application for earth removal activity within the upland review area associated with the development of two residential dwelling units at 45 & 51 Grassy Road; Lot 216 & Lot 217 Ambler Road; Assessor's Map 20, Lots 214, 215, 216 and 217. H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CONTINUED FROM THE DECEMBER 1, 2025 MEETING
 - b. Application #2064 - Wetlands application for the construction of a new multi-tenant industrial development, parking areas, and other associated improvements within the upland review boundary at 894 Middle Street; Assessor's Map 4, Lot 17-3 & 17-4-1; Carrier Construction Incorporated, applicant - (PUBLIC HEARING POSTPONED FROM THE DECEMBER 1, 2025).

5. Receipt of New Applications
6. Old Business
 - a. Cease & Correct: 360 King Street & Map 47, Lot 5-1
7. New Business
8. Staff Reports
 - a. IWWA Report - December 2025
9. Communications
 - a. DEEP Permit for use of pesticides in state waters
10. Conservation Topics
 - a. Public and Commissioner Concerns
11. Adjournment

REMINDER: The next Regular Meeting of the Inland Wetland Commission is Monday, February 2, 2026

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY DECEMBER 1, 2025
DRAFT MINUTES**

By: Chairman Fisk

Time: 6:30 P.M.

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

ROLL CALL:

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

1. Call to Order

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

Chairman Fisk reminded the Agency the next Regular Meeting of the Inland Wetlands & Watercourses Agency of the Conservation Commission of the City of Bristol is Monday, January 5th, 2026.

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

2. Public Participation

Alan Stewart, Jr., 371 Fairfield Woods Rd., Fairfield, CT. Mr. Stewart explained he is looking to purchase 355 Fall Mountain Road, Bristol, CT. There was a lot of work done without permits and was looking to see if the commission would work with him if he purchased the home. The current homeowner did work 10 years ago that violated the 7.4 regulation. Land is within the upland review.

Chairman Fisk stated if you come prepared and can answer questions and show feasible, alternatives to what you're doing. We could move forward on this, but we'll have to take a look at it.

Commissioner Massaro stated that you have a goal in mind, and as long as you're working with the city engineer, you're working with, you know, staff to make sure that you're getting done what they feel you need to get done to adhere to the rules. We work with people all the time on projects.

Alan Stewart, Jr., 371 Fairfield Woods Rd., Fairfield, CT, based on the response, I'll probably move forward, close on the property, pay the... start paying the architects, get the surveyor, and then come up with a full application with everything.

No one else from the public spoke

3. Approval of Minutes

a. Regular Meeting – November 3, 2025

MOTION: Move to approve the minutes of the November 3, 2025, regular meeting, as written.

By: Robinson

Seconded: Rooks

For: Duquette, Valentino, Robinson, C, Massaro, Rooks, Klimek, and Fisk.

Against: None.

Abstained: None.

b. On-Site Inspection-November 22, 2025

MOTION: Move to approve the minutes of the On-Site Inspection- November 22, 2025 as presented.

By: Duquette

Seconded: Robinson

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

Against: None.

Abstained: None.

4. Public Hearings

- a. Application #2056 – Wetlands application for earth removal activity within the upland review area associated with the development of two residential dwelling units at 45 & 51 Grassy Road; Lot 216 & Lot 217 Ambler Road; Assessor's Map 20, Lots 214, 215, 216 and 217. H&T Holdings of Bristol, LLC, applicant. (PUBLIC HEARING CONTINUED FROM NOVEMBER 3, 2025 MEETING).

The Commission received the following items in their electronic packets:

- a. application form
- b. stormwater report dated September 2, 2025, from Robert Green Associates, LLC
- c. mapping: floodplain, wetlands, topo and aerial
- d. email dated November 18, 2025, from Raymond Rogozinski, P.E., Director of Public Works, regarding Undocumented Wetlands in the Hoppers
- e. intervenor status letter dated October 19, 2025
- f. site plan

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

- a. Intervener Status Letter dated October 19, 2019
- b. Supporting Documents for Special Permit for Earth Removal, dated September 2, 2025
 - a. Revised application
 - b. Assessor's Map with Inland Wetlands Watercourse Layers
 - c. Application
 - d. Plan (Electronic Copy Only)
 - e. Report, dated September 2, 2025, Hydrology Report (28 Pages.)

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

By: Robinson

Seconded: Massaro

Against: None.

Abstained: None.

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

The Public Hearing was continued.

Attorney James Ziogas, 104 Bellevue Ave, representing the applicant addressed the Commission sharing, at the conclusion of that portion of the hearing there were some issues that had been raised that needed further vetting, and as a result of that, the applicant has taken some steps to present additional information to the Commission. One of the speakers had indicated that there was a fear that there was going to be a million, or a million yards of material being removed from the site, which was incorrect and maybe a little inflammatory when we had presented an application that talked about 145,000 yards of material, and that was basically the expectation. And it coincides with the application that we filed with the Zoning Commission for a gravel removal Permit. There was also a concern raised that the property sat on top of an enormous, aquifer. Going back to the GIS, we checked the aquifer records, and there is no aquifer underneath this site. That was a misconception, and I filed materials with the, Wetlands Commission last week, Wednesday. It is in the packet.

Paper copies of the maps were submitted for the record, showing the upland review area. Attorney Ziogas stated that some feasible and prudent alternatives were provided with their latest filing. He provided 3 scenarios two of which were discarded as they would have been excessive. Scenario 3 is the site grading which was the plan presented with the application. With 3-in-1 slopes on the 30-foot setback line inward. A grading within the upland reviewer area is necessary, for the purposes of discouraging runoff from leaving the site with the development as it is re-graded. Instead, what we would do is we would grade the property so that our water is contained on site, and the use of our sedimentation basin would then be employed to handle our water and keep it from shedding to other parts of the, neighbor's properties.

Robert Green, Robert Green Associates, 6 Old Waterbury Rd, shared the three scenarios and shared the 3rd scenario as the option they choose. At the southerly side of the property is a swale coming from west to east along the 30-foot setback line and the grading is not contained 100% on the property. As a result, when we submitted the plan, we ended up having to extend our grading into the upland review area slightly and, impacted about 6 hundredths of an acre. To do that, for that reason, we contain, as Jim stated, we contain all the water from the site into our sedimentation basin.

Chairman Fisk asked if they had a soil scientist come out as well for that report?

Attorney Ziogas stated yes, Furthermore, as, the discussion took place last month. The issue about, the, Wetland's area, to the east of our property, which is the City of Bristol property, was raised by a few of the speakers, so we took it upon ourselves to have a soil scientist go out to the site and do an evaluation. of the area, which is not our property, but is the city property, to the east of Grassy Road. Jim McManus from, McManus, JMM Water Consulting is here, and he's going to present.

Jim McManus, McManus, JMM Water Consulting, 23 Horseshoe Ridge Rd, Newtown, CT, certified soil scientist. Stated on November 14th he visited he site and his focus was on the eastern side or Grassy Rd on the City Property. Soils were examined and the line was further back than what people were discussing. He went over his report with the commission and also reviewed and compared his report against Alexandra Moch's report. He stated that the first finger she flagged if you dig there you will see very quickly that it is gray colored soil. That's what we're looking for. Chroma 2, gray colors within 20 inches is a wetland. However, if you look at the landscape position in the plant community. Because when we saw it, I'm like, there's something going on, because it's not making any sense. The plant community is all upland, and the landscape position isn't correct.

It's much more of a landscape position to at least look for a well. What we see here in this picture, at about between 15 and 17 inches, depending on where you dig within that finger. If you look at the first picture, picture number 1, you can see the bottom of the auger. If you look at the bottom of the auger, where the bit hits the shaft, you see some gray-colored soils there, and then you'll see some much darker colored soils. If you look at the second picture, you'll see it better. You see the topsoil, and then it goes into an upland soil, mildly well-drained, outwash soil. So that gray soil that you were seeing there was fill. It's either put there or deposited there, somehow the soil got there. It's not indicative of the current hydrology of the area.

Chairman Fisk asked what was the depth of the soil?

Jim McManus, it was about 15 inches. And then underneath that, you saw that buried. Mother Nature doesn't do that, man put that on top. It just happened to be gray. But the plant community doesn't line up. The reason it drew my attention is if you saw soil that gray, you would see a much different plant community. That's very poorly drained soil and it wasn't very poorly drained, and it doesn't even draw your attention.

William Stango P.E., City Engineer, approximately how many test falls did you do in the subject area?

Jim McManus, I didn't count them, I never do. It's just enough, it's over 10, and I did probably 7 just in that finger. And then I did a shuffle, too. That's where the sections were consistent. I did a number of holes.

William Stango, City Engineer, and the soil sections you were seeing were consistent with that light gray color on top?

Jim McManus, No, the only place I saw the light gray color on top was that finger that goes up. Everything else was just a normal profile.

William Stango, City Engineer, So that's the area you're claiming was believed filled, was in that finger.

Jim McManus, And the rest of it, I wouldn't call it disturbed, I wouldn't call it natural either, but the profiles were natural. That's the only area unnatural. It made sense. I mean, it had topsoil, and it went down.

Continued discussion on the soil testing of the area.

Chairman Fisk, with the wetlands that you mapped, and their new borders, how do you see this project keeping those wetlands recharged? Does it affect what the proposal is, will affect recharge of these wetlands?

Jim McManus, No, because this wetland, this entire system is not...only... being fed by this one site. There's a large... Community... large watershed, underground and above ground, that feeds this whole system. And the further you go down slope. Obviously, you get into the recharge, the aquifer protection zone. So, there's water moving through this system. But we're looking at impacts to wetlands. I'm not quite sure where the impact of the wetland is. Off the site, And with my delineation, would be over 100 feet away from any proposed activity.

Commissioner Klimek, How much of a difference between what you've delineated and what their soil scientists delineated. How much have you seen?

Jim McManus, she has 27 feet from the road and I have 90 feet.

Commissioner Klimek, there's somewhat of a wide difference between what you've seen and what, their soil scientists have seen.

Jim McManus, that means somebody interpreted the soils incorrectly.

Michelle Rudy, 102 Henderson St, representing the Friends of the Hoppers Birge Pond Nature Preserve, we are rebutting this presentation, application for a wetlands Permit Number 2056. We would like to present some additional information, including expert testimony, to confirm what we introduced at the last meeting. We found these seeps, or springs that we called them. some additional information, including expert testimony, to confirm what we introduced at the last meeting. To further document the springs and associated wetlands, we retained soil scientist Alexandra Mock of Stanford, Connecticut, who does have a bunch of letters after her

name, I'm not sure what they are, and she is not here to defend herself. She assessed the extent of the watercourses and wetland soils in the area. Dug about 75 holes. And, flagged about of two wetland areas, which are close Closest to the applicant's property. I will just read the short description in her report. In fact, the first thing that she did was she went to our little spring and said, oh, it's a watercourse, I don't need to dig here. And then she dug anyway. She said, the areas flagged in the field consist of the northeastern and eastern wetlands. Both systems are located on the slopes, and are fed by groundwater emerging from the toe of the slopes. The northeastern wetland is initiated by several of them, indicating springs. The emerging groundwater flow concentrates downslope, forming an intermittent water course flowing towards the pond. The eastern wetland area is very similar in nature. Several springs feed the sloping wetland area. In the middle portion of the wetland edge, the entire slope bleeds the groundwater. We obviously have a difference in opinion. And, I do not know how long Ms. Mock has been practicing, but she does have a soil sedimentation and erosion degree or certification. It's not specifically a soil scientist degree, but it supersedes that, because you need to know soil science in order to get that degree, or certification. She was very adamant that there were wetlands there.

Continued discussion and presentation given by Michele Rudy, Friends of the Hoppers. Michele then invited Brian Neff to speak.

Dr. Brian Neff, PhD, bpnHydro Consulting, Denver, Co. shared a presentation on how water flows and the hydrologic effects of proposed Mining Near Birge Pond, CT. Also included in the packet. a key aspect of hydraulic theory, hydrologic theory that I would like to point out is as landscapes are concave down, the water table tends to fall away from the land surface. We see that everywhere, almost. There are some caveats that come with that, but generally speaking, that's exactly what we expect to see. Then when you get a concave up part of the landscape, ground water table tends to creep up toward the surface and to the surface in many cases. And these are your ideal places to see wetlands form. We'd call these, it could be a seepage face, could be a spring there, whatever. It's just a general theory of hydrology. Now, that caveat I was talking about is geology also plays a pretty big role here. What's relevant to this site, there's coarse geology of the sand, there's fine geology of the till, in short, I'll say that coarse geology, sand, encourages very rapid infiltration. My best guess, from my professional opinion, from what the literature supports, As far as we can tell, this is how this works. You might move this line with the till and sand a little bit one way or the other, but it's in general, this is it. Basically, the glacial till sits underneath, the sand sits on top, almost all of your groundwater flow will infiltrate the sand and shoot on down toward Birge Pond. In fact, I think of this as a highway of groundwater. Like, this hits sand, it's going to shoot off toward Birge Pond. Now, in the mining situation, in the post-mining situation, the gray line is where we'll be excavating, and it'll be creating this flat area here, and then it'll slope down. So what you're doing is you're changing this from a relatively steep hillside where it flattens out a little bit to get toward Burge Pond, and you have that concave up situation.

Dr. Neff's presentation continued for several minutes.

Attorney Ziogas challenged Dr. Neff's hypothesis of the area. He asked if Dr. Neff's was able to review the applicants Soil Scientist report? Dr. Neff's stated he had not.

Jim McManus, clarified what the USDA soil mapping, web soil survey is a good tool, it is not used to do fine delineations that's why soil scientists are hired. Now, a spring and a seep mean two very different things to me, as a soil scientist. So there's seeps out here. I don't know if they're springs. I didn't examine them, but there's definitely groundwater seeps.

Commissioner Fisk, Can you describe the differences in them?

Jim McManus, The seep is more of just seasonal brown water that comes out of the ground. You can see it on the surface. A spring is actually water flowing. It's flowing water coming out of the ground. I've seen both. The pond is man-made. This is not a glacial pond. It was dammed, and it was probably excavated at one point. We have significant, residents to the north. We have 3 homes on site now, with 2 that have been taken down recently, plus roads. Not only adjacent to, but within the watershed. I was just wondering if all that was taken into account, how that will affect the groundwater seeps, and or the pond itself? Or did you just sort of focus on the study area, which is the mining operation and the potential building of new residences.

Dr. Neff, the main focus was on Madsen Spring and surrounding wetlands. Now as a necessity to understand how groundwater flows in the area, I had to consider Birge Pond. really, it's irrelevant from a hydraulic perspective if it's man-made or not. It's water, it's there, it has a certain pressure head, it's the bottom, it's where everything's discharging to.

Attorney Ziogas, The field investigation by our certified professional soil scientists found no regulated water, wetlands or watercourses within the project site. We presented feasible and prudent alternatives. They were evaluated and preferred development plan was the plan that was submitted with our application.

And while a downgradient forested wetland exists east of this site, there's no evidence to demonstrate the excavation will cause substantial diminution of flow, or destruction off the wetlands.

Chairman Fisk, One of the things I was bringing up earlier is I don't see any calculations for where the groundwater is, what the elevations are for the current groundwater conditions. It's something I think we should see before we would make any recommendations on this application? We should understand the infiltration rate for that recharge of that groundwater as well. We have some numbers there for the stormwater control, which seem adequate, but the groundwater itself ensuring that any excavation is 3 to 5 feet above that.

Attorney Ziogas, So what you're suggesting, I think, is, Mr. Green, is that they do test pits out there to determine seepage? And how many would you be looking for?

Chairman Fisk, whatever is necessary

Commissioner Robinson , we have a difference of opinion between two soil scientists. I don't know if Ms. Mott is able to come out for a walk with auger and everything. I am curious about the springs we will call them for now.

Attorney Ziogas, And you're right, it brought something to my attention, Commissioner, is unfortunately, In the law. when somebody presents a report, and is not there to be cross-examined or questioned by the Commission, it tends to diminish the value of what's being said. And to have one person give us a recitation of what the soil scientists said, about what she saw. Well, first of all, it's hearsay nonetheless, but not to be concerned with that. But it's inherently unreliable. If you don't hear it from the person who actually did the testing. And the fact that she's not here by Zoom or otherwise. I think speaks to some of the validity. What may be in that report? Why would you not want to be cross-examined? And why would you not want to answer questions?

Michelle Rudy, 102 Henderson St, Bristol, CT, Ms. Moch is not available she is on vacation until the 8th.

Commissioner Rooks, I'm a firm believer that if your soil scientist is not here, to me, it's hearsay. Unfortunately, that's the way I look at things. Going back to what the attorney was saying, where do we draw the line in who's responsible for all this other testing? I don't think that the applicant should be required to be delineating the city's wetlands. I mean, so where does that fall now? I mean, it is city property, do we ask for a third party?

Commissioner Klimek, I think to add to the validity of this application. Their soil scientists should be here to, to talk about her findings. Right now, I agree, with the two commissioners. This is hearsay right now. We don't have any actual validity without her being here. if she is a soil scientist, she needs to be here to answer our questions, and to really make the validity of this application.

Michele, again the soil scientist is not available and as soon as she is available, she can make a statement defending herself and her report, which as far as I am concerned is valid.

Commissioner Robinson stated we have a disagreement and we will have to have a site walk with the two soil scientists.

Chairman Rooks, it is interesting what we learned tonight is that the wetlands are closer than we thought. We will need to ask for an extension. Are you agreeable to the extension?

Attorney Ziogas yes I am, I will send an email to the engineering department tomorrow.

MOTION: Move to continue the public hearing for Application #2056 with extension of 35 days and with a site walk with the soil scientist on December 20th 8:00 am with December 27th, being the snow date.

By: Robinson

Seconded: Rooks

Against: None.

Abstained: None.

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

The Public Hearing was continued.

Meeting was recessed at 8:54 and reconvened at 9:04 pm.

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

Chairman Fisk explained Applications #2057 and #25-462F-312 would be heard concurrently but voted on separately.

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

- a. Application (attached hyperlinks)
- b. mapping: floodplain, wetlands, topo and aerial dated 9/18/2025
- c. photo report dated October 11, 2025, regarding 213 Park St., et al. (31 Pgs.)
- d. exterior photos - storm photos – estimated date July18, 2023 (12 Pgs.)
- e. e-mail dated November 24, 2025, regarding 213 Park St. – reports for beam theory, hydraulic evaluation and project scope
- f. e-mail dated October 27, 2025, regarding video/photos _Park St. – storm photos (12 Pgs.)
- g. e-mail dated November 25, 2025 for the documentation of the removal of the natural gas lines
- h. CMF_Bristol_Signatures_ParkStreet received December 1st, 2025

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

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

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

- a. Application (attached hyperlinks)
- b. mapping: floodplain, wetlands, topo and aerial dated 9/18/2025
- c. photo report dated October 11, 2025, regarding 213 Park St., et al. (31 Pgs.)

- d. exterior photos - storm photos – estimated date July18, 2023 (12 Pgs.)
- e. e-mail dated November 24, 2025, regarding 213 Park St. – reports for beam theory, hydraulic evaluation and project scope
- f. e-mail dated October 27, 2025, regarding video/photos _Park St. – storm photos (12 Pgs.)
- g. e-mail dated November 25, 2025 for the documentation of the removal of the natural gas lines
- h. CMF_Bristol_Signatures_ParkStreet received December 1st, 2025

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

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

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

By: Robinson

Seconded: Massaro

Against: None.

Abstained: None.

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

The Public Hearing was continued.

MOTION: Move to continue the public hearing for Application # 25-462F-312

By: Robinson

Seconded: Massarro

Against: None.

Abstained: None.

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

The Public Hearing was continued.

Commissioner Robinson stated he had an issue with the wording on the signed letters from the homeowners stating my signature allows access to my property from time to time to enable work to be done on the subject culvert. Any work done that holds me financially responsible requires full written disclosure and will require my signed approval. I do not feel in my mind that we have a signature saying we can proceed with this application because they are throwing stipulations in there. We need to have clear concise understanding of all property owners that when they sign they're signing and whatever we come across, that they're going to have to come along. The other question I have is las month we asked for a survey, do we have a survey?

Anthony Lorenzetti, City Staff, no we do not have a survey

Commissioner Robinson then we do not have an application. There's no sense wasting any more time. We're right back where we started a month ago, and we do not have the information that we've required. So, no, I don't think we have an application. Let's move on.

Commissioner Rooks, in my eyes we do not have a completed application.

Commissioner Robinson asked the applicant if we have the survey?

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, representing the applicant, said no

Commissioner Robinson stated the commission is done, we do not have a survey or a complete application.

Curt Freedman, P.E., 24 Ridge Rd., Longmeadow, MA 01106, representing the applicant, stated that the abandoned gas pipe has been removed.

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

By: Rooks

Seconded: Robinson

Against: None.

Abstained: None.

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

The Public Hearing was closed.

MOTION: Move to deny Wetlands Application #2057 without prejudice as an incomplete application requiring a further survey, site plans and all engineering recommendations.

By: Rooks

Seconded: Robinson

Against: Rooks.

Abstained: None.

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

MOTION: Move to close the public hearing for Floodplain Application # 25-462F-312

By: Rooks

Seconded: Robinson

Against: None.

Abstained: None.

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

The Public Hearing was closed.

MOTION: Move to deny Application #25-462F-312 with same stipulations as the wetland application.

By: Rooks

Seconded: Robinson

Against: Rooks.

Abstained: None.

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

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

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

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

The following items were submitted into the record: updated plans dated November 26, 2025, Rock Edmond.

The Commission received the following items in their electronic packets for Application #2062:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. link to soil scientist report & impact assessment, dated October 21, 2025, from SLR International Corporation
- d. link to: drainage report dated October 23, 2025, from SLR International Corporation
- e. property survey
- f. site plan set

The Commission received the following items in their electronic packets for Application #25-466F-314:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. link to soil scientist report & impact assessment, dated October 21, 2025, from SLR International Corporation
- d. link to: drainage report dated October 23, 2025, from SLR International Corporation
- e. property survey
- f. site plan set

MOTION: Move to Open the public hearing for Application #2062.

By: Robinson

Seconded: Rooks

Against: None.

Abstained: None.

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

The Public Hearing was continued.

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

MOTION: Move to open the public hearing for Application #25-466F-314.

By: Robinson

Seconded: Massaro

Against: None.

Abstained: None.

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

The Public Hearing was continued.

Timothy Furey, 43 Bellevue Ave, Bristol, CT, representing the applicant gave a brief synopsis of the project. Stated that the fence height, the fence is being relocated, within the flood plain, not within the flood way, and we adjusted, the height literally by several inches, to, make sure there was no, change in, or actually to improve what was there.

Rock Emmond, Senior Civil Engineer with SLR International Corporation, 99 Realty Drive, Cheshire, CT., Essentially, what's going on is we're looking to expand the parking to meet the minimum zoning requirements. And by doing so, we have some stormwater mitigations, which are also, in tangent, doing some, floodplain mitigations as well, so we're kind of double-dipping there.

Site plans were presented and reviewed with the commission.

Rock Emmond, Senior Civil Engineer with SLR International Corporation, 99 Realty Drive, Cheshire, CT., Essentially what we're trying to do is get to 161 parking spaces, both outside the building, as well as some parking spaces within the building. So what we're doing is, specifically in these areas, we're expanding the driveway that wraps around the building, by approximately 45 feet, and then it would start, new parking spaces, perpendicular parking spaces along this area that are gray-shaded. Those occur both in the, upland review area, as well as the floodplain, specifically the majority of this portion that you're looking at right now is actually within the 500-year floodplain. We're obviously kicking out the existing fence line, that's out there today, to essentially enhance the water quality and provide, floodplain compensation. So essentially what we're doing is we're doing these small depressions where the, the parking lot or the parking spaces are draining directly towards them, providing a filter strip that's directly adjacent to the parking space. There's a section that's located within there. That allows for us to filter the particulates that are going towards the, the depressions, as well as providing a, sort of an infiltration strip within there to help propagate infiltration to the surrounding soils. We're having a net increase in the amount of volume within the floodplain by about, 590 cubic yards. When you really think about the large 23-some-odd acre property, it's small potatoes. But, you know, based on your regulations, we are providing, the floodplain compensation to make sure that we're not making anything worse. Based on the conversations that I had with Tony, there's an existing chain link fence that is what, you know, you technically can construe as an obstruction to floodwaters as they move by. What we're doing is, in the one section that's actually not at the elevation of the floodplain, we're going to make sure that the bottom rail is just above the floodplain by about a quarter of an inch.

Anthony Lorenzetti, City Staff, what is the date on the revised plans that you did based on the comments?

Rock Emmond, plans revised to November 26, 2025.

Steve Donaghy, 94 Frederick Street, what I am gathering nothing is going to be on the Frederick Street side? Is there any proposal for anything to be on Frederick St? I want to make sure that property which was a parking lot is never a parking lot again on the Frederick St side, that is floodplain.

Timothy Furey, Just for the record, there is no current plan to utilize the parking field on the other side of the river. There was, at one time many of you remembered, I didn't remember, but I know I've seen the structures. a bridge, and the employees would walk through, and there is a gate and part of the fence system that's going to be preserved. There are actually cameras over there.

MOTION: Move to close the public hearing for Application #2062.

By: Robinson

Seconded: Rooks

Against: None.

Abstained: None.

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

The Public Hearing was closed
No one else spoke.

MOTION: Move to close the public hearing for Application #25-466F-314.

By: Robinson

Seconded: Rooks

Against: None.

Abstained: None.

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

The Public Hearing was closed.
No one else spoke.

MOTION: Move to approve Application #2062 – Wetlands application for the reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces. Additional improvements include a 45' wide drive-in-door to Building A and multiple stormwater basin/floodplain compensation areas for proposed and future parking at 300 Broad Street; Assessor's Map 43, Lot 100; 300 Broad Street Property LLC, applicant, in accordance with the plot plan and information dated November 26, 2025 with standard stipulations and additional stipulations, partial construction of new parking would allow for increased storage within the floodplain, additional parking added in 5 years can be approved by staff as long as they are following the plans dated November 26, 2025.

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

The application is approved.

MOTION: Move to approve Application #25-466F-314 - Floodplain application for the reconfiguration of existing pavement areas to accommodate additional parking spaces for a total of 161 spaces. Additional improvements include a 45' wide drive-in-door to Building A and multiple stormwater basin/floodplain compensation areas for proposed and future parking at 300 Broad Street; Assessor's Map 43, Lot 100; 300 Broad Street Property LLC, applicant in accordance with the plot plan dated November 26, 2025 and information submitted with standard stipulations.

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

The application is approved.

MOTION: Move to write a recommendation to Zoning Commission to endorse the deferral of the additional parking spaces. For Application #2062 and Application #25-466F-314

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

The referral is approved.

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

The Commission received the following items in their electronic packets:

- a. Assessor's Map with Inland Wetlands Watercourse Layers
- b. Application
- c. supporting documents report dated October 23, 2025, regarding 894 Middle St., Map 4, Lot 17-3 & Lot 17-4-1, Bristol, CT, from Robert Green Associates, LLC
- d. concept plan
- e. boundary & topo survey

Attorney Timothy Furey, 43 Bellevue Ave, representing the applicant, Carrier Construction, Inc., asked the commission to delay the opening of the public hearing until the January 5th meeting date. A letter was submitted to City Staff on December 1st. We retained B&L, and B&L is making some recommendations. The biggest change that's occurred from our initial, draft plans is we have, determined by going there to do the initial research, and you may have seen, as you left, that going out onto Middle Street is probably not a good idea. Moving the entrances, all of them, onto the side road, trying to stay away, which makes us move everything around. They had two drainage basins located, they may only need one.

MOTION: Move to delay the public hearing for Application #2064.

By: Robinson

Seconded: Rooks

Against: None.

Abstained: None.

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

The Public Hearing opening was delayed until the January 5th meeting.

5. Receipt of New Applications

There were no new applications.

6. Old Business

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

The Commission received the following items in their electronic packets

- a. Written owner authorization
- b. cease and correct – dated 3/10/25

- c. photos of site activity
- d. staff maps and photos
- e. public provided materials
- f. historical photos
- g. mapping: floodplain, wetlands, topo and aerial

The Commission received the following items in their electronic packets

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

Anthony Lorenzetti stated that he spoke with the City Attorneys who suggested fining the homeowners, however after speaking with Zach Norton, it was made clear that a deadline was never given to Skytop Enterprises. He suggested inviting the homeowners and Skytop Enterprises back to the January meeting.

MOTION: Move to invite the homeowners and Jeremy to the January 5th meeting to give them a deadline to complete the repairs.

By: Robinson

Seconded: Rooks

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

7. New Business

There was no new business.

8. Staff Reports

- a. IWWA Report - November 2025

The Commission received the following items in their electronic packets:

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

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

By: Robinson

Seconded: Rooks

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

The report is filed.

9. Communications

- a. Letter dated November 3, 2025, from Zachary Fisk, Chairman of the Inland Wetlands & Watercourses Agency of the Conservation Commission of the City of Bristol, to the Little League Baseball, Inc., regarding parking at the Giamatti Little League property.

10. Conservation Topics

a. Public and Commissioner Concerns

11. Adjournment

MOTION: Move to adjourn at 10:23 P.M.

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,
Janet Little

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

David Rooks, Secretary

**Inland Wetlands & Watercourse Agency
Of The Conservation Commission of the City of Bristol
Site Walk Meeting of December 20, 2025**

(PUBLIC HEARING CONTINUED FROM NOVEMBER 3, 2025 MEETING)

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

Date: Saturday December 20, 2025

Application #2056

Call To Order: 8:00 A.M.

Commission Members:

- James Carros – Commission Member
- Mike Robinson – Commission Member
- Zach, Fisk – Commission Member
- Dave Rooks – Commission Member
- Justin Bridges- Alternate IWC

Other Attendees:

- James McManus – Soil Scientist
- Aleksandra Moch – Soil Scientist
- Michelle Rudy
- Erik Madsen
- Bob Tabacco- Applicant

Minutes: *This meeting was audio recorded. Original audio is available upon request.*

Zachary Fisk – IWC Chairman: Called the meeting to order at 8:00 a.m.

William Stango, P. E., City Engineer: Stated that the public hearing for application #2056 is still open and the purpose of the site walk is to allow the soil scientists, for both the applicant and intervener, an opportunity to show and explain their soil samples taken adjacent to the subject property as was requested by the commission. It was also stated that this meeting is not an appropriate time for additional testimony or conversations and that commission members are encouraged to write down any questions they may have and ask them during the next regularly scheduled meeting of the commission to be held on January 5th 2026.

Raymond Rogozinski, P.E., Director of Public Works: Requested that both soil scientist take photos of any soil samples they wish to elaborate on during the next regularly scheduled meeting. He also requested that the soil scientist to submit their credential by December 23, 2025 at noon.

Raymond Rogozinski, P.E., Director of Public Works: Stated that City's wetland mapping is a guide and should be used for regulation purpose only and that site specific observations made by a qualified soil scientist shall govern. This comment was made to clarify the intent of City mapping with respect to the field observations.

Aleksandra Moch – Soil Scientist: Took several soil test holes and described her findings. Aleksandra noted grey colored soils in her first test hole, in one instance she called out skunk cabbage, she identifies what she defines as an intermediate watercourse, and identifies what she believes are two springs.

James McManus – Soil Scientist: Took several soil test holes and described his findings. James noted a buried 'A' horizon, gave what he defines as the intermittent watercourse definition, and stated he is in disagreement with the wetlands delineated by Aleksandra.

Zachary Fisk – IWC Chairman: Adjourned the meeting at 8:55 A.M.

Application 2056 Ambler Rd. & Grassy Rd.

For Office Use Only

APPLICATION NO. 2056

DATE FILED: 09-10-2025

DECISION DATE: _____

DECISION: _____

Name: H & T Holdings, LLC Signature:

Address: 145 Burlington Ave. City: Bristol State: Zip:

Telephone No.: 860 250-6160 ☐ home ☐ work Email:

Name: same Signature:

Address: City: State: Zip: 06417

Telephone No.: ☐ home ☐ work Email:

Address or Location: 45 & 51 Grassy Road and Ambler Road

Assessor's Map No.: 20 Assessor's Lot No.(s): 214-217

NO Wetlands ARE TO DISTURBED
NO Wetlands Located on the property

two lot residential use

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

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

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

☐ in a wetlands or watercourse;	area of impact: SF acres)
☒ within 100 feet of a wetlands or watercourse;	area of impact: 0 SF acres)
☐ beyond 100 feet of a wetlands or watercourse;	area of impact: SF acres)

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

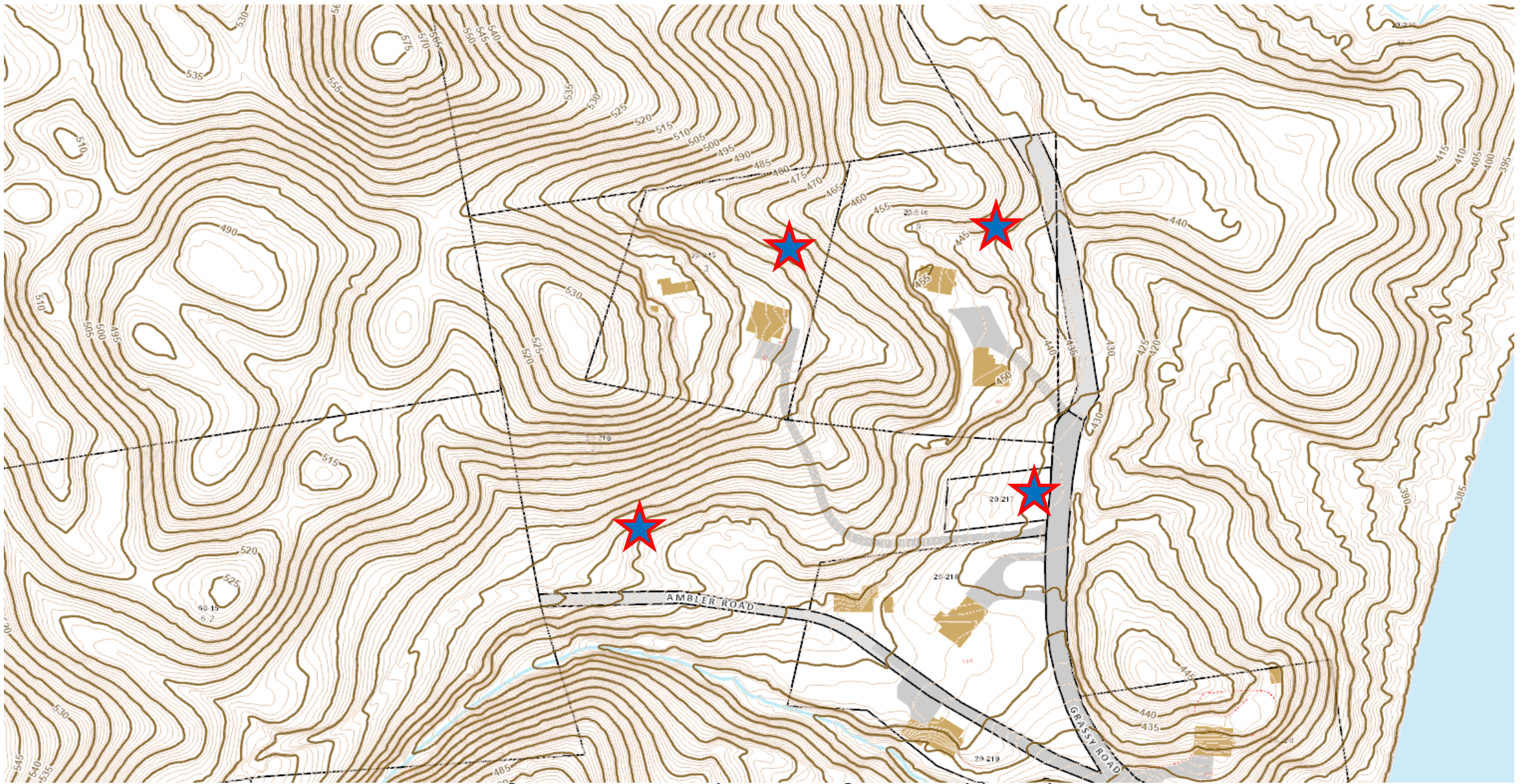
Mapping: Floodplain, Wetlands, Topo and Aerial



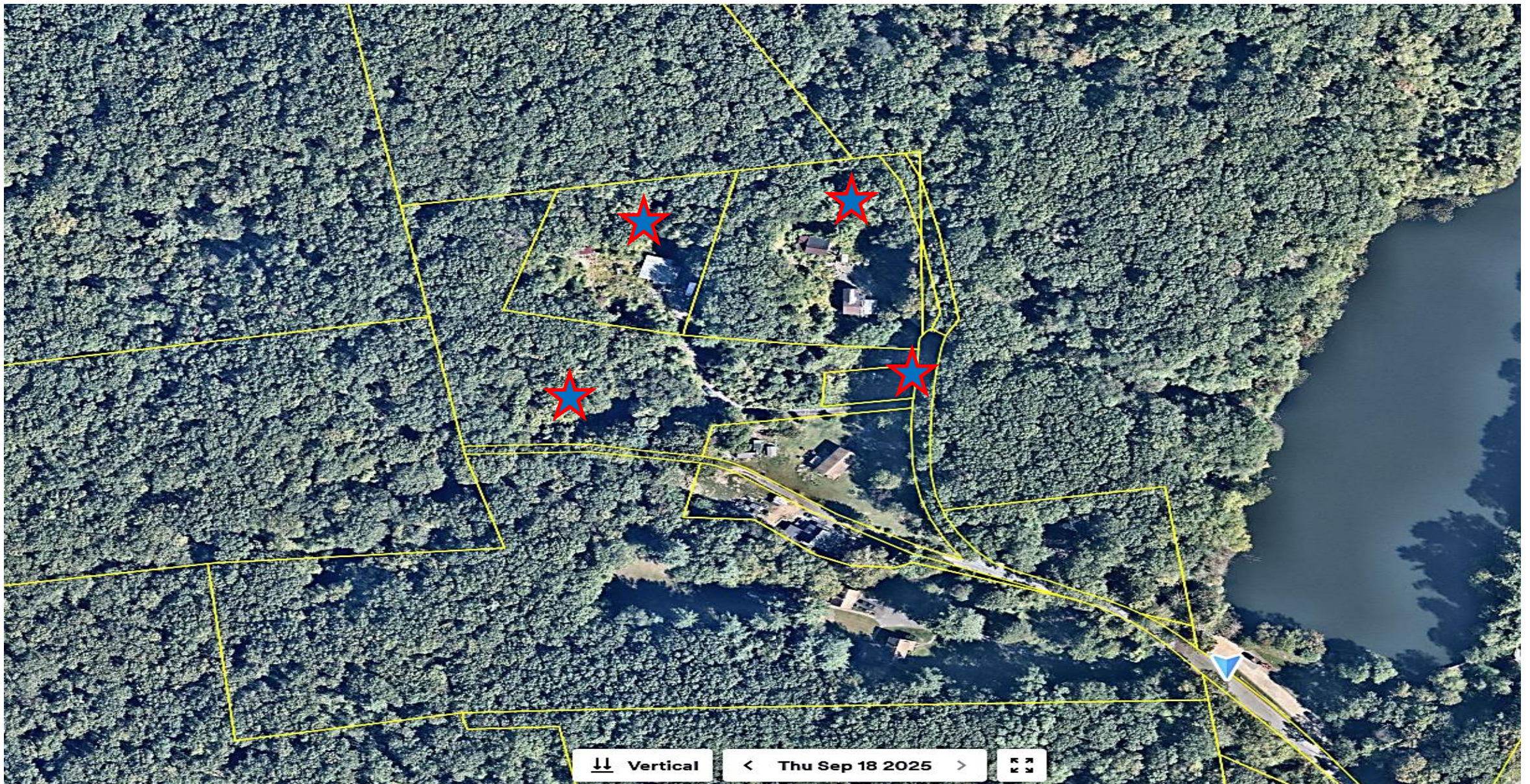
45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd – Floodplain
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217



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



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



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

**SOIL SCIENTIST QUALIFICATIONS
FOR
THE STATE OF CONNECTICUT
INLAND WETLANDS AND WATERCOURSES ACT**

In 1972, recognizing the importance of inland wetlands and watercourses, Connecticut's legislature enacted the Inland Wetlands and Watercourses Act (IWWA: sections 22a-36 through 22a-45 of the General Statutes of Connecticut). The IWWA defines "wetlands" as land, consisting of soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey. Since the Connecticut IWWA uses a soil-based definition of wetlands, a soil scientist is necessary to determine and delineate such wetlands. Therefore the IWWA also defines a "soil scientist" as an individual meeting standards set by the federal Office of Personnel Management. Various professional soil science organizations also "certify" a person as a soil scientist. This fact sheet will clarify the Connecticut IWWA definition of soil scientist and will describe how the standards of the federal Office of Personnel Management correspond to the membership criteria established by professional soil science organizations.

I. State of Connecticut Definition

- a. From the General Statutes of Connecticut (Revised to January 1, 2007), Title 22a, Chapter 440, Inland Wetlands and Watercourses Act

Section 22a-38. Definitions. (5) "Soil scientist" means an individual duly qualified in accordance with standards set by the federal Office of Personnel Management;

- i. From the U.S. Office of Personnel Management, Operating Manual for Qualification Standards for General Schedule Positions, Section IV-B (GS-470 Soil Science Series):

Qualification Standard for Soil Scientist:

- A degree in soil science or a closely related discipline that included 30 semester hours or equivalent in biological, physical, or earth science, with a minimum of 15 semester hours in such subjects as soil genesis, pedology, soil chemistry, soil physics, and soil fertility.

OR

- A combination of education and experience--courses equivalent to a major in soil science or a related discipline that included at least 30 semester hours in the biological, physical, or earth sciences. At least 15 of these semester hours must have been in the areas specified in A above, plus appropriate experience or additional education.

II. Professional Soil Science Organizations

a. Society of Soil Scientists of Southern New England (SSSSNE)

The SSSSNE annually publishes a listing of its members who meet their qualifications for Basic and Professional Members.

- i. *Basic Member* status requires a BS degree with 30 semester credit hours in the biological, physical, chemical, and earth sciences, with a minimum of 15 of these semester credits in soil science courses, meeting the following distribution, and approval of the Board of Directors:

- A minimum of three semester credits in Soil Genesis, Classification, Morphology, and Mapping.

AND

- The remaining soil science credits must be in at least three of the following six categories:

- 1) Introductory Soil Science
- 2) Soil Chemistry/Fertility
- 3) Soil Physics
- 4) Soil Microbiology/Biochemistry
- 5) Soil Survey Interpretations/Soils and Land Use/Soils and the Environment
- 6) Independent Study/Seminar/Geology (three-credit maximum)

NOTE: Course(s) must be related to soil science.

- ii. *Professional Member* status requires the qualifications of Basic Member, plus three years (full-time equivalent) experience in soil science, subject to approval of the Board of Directors. M.S. and Ph.D. degrees in soil science each count as one year of experience. Applicants must provide information detailing types and amount of soil science experience along with letters from two qualified soil scientists attesting to the applicant's qualifications and work experience.
- iii. *For Further Information:* <http://nesoil.com/ssssne/> OR Society of Soil Scientists of Southern New England, PO Box 258, Storrs, CT 06268

b. Soil Science Society of America Soil Certification (SSSA)

The SSSA provides a certification program for soil scientists. There are four certification options available:

- i. *Certified Professional Soil Scientist (CPSS)*
- ii. *Certified Professional Soil Classifier (CPSC)*
- iii. *Associate Professional Soil Scientist (APSS)*
- iv. *Associate Professional Soil Classifier (APSC)*

In general, eligibility requirements are:

- Minimum of a bachelor's degree with a major in the area for which application is made, or a closely allied field of science and meet the minimum core requirements.

Core requirements are 15 semester credits soil science (a soil classifier must include 5 semester hours in soil genesis, morphology, classification, interpretation, or mapping within the 15 semester credits of soil science), 6 semester credits plant or soil biology, and 3 semester credits additional core courses.

- Five years of professional experience, subsequent to the bachelor's degree, working in the area of certification. Experience while working toward an advanced degree does not qualify. Three years of experience is necessary for those with Masters degrees or PhD's.
- Five references familiar with work experience; at least one must be associated with applicant's employment.

As of January 1, 1998, qualification as a CPSS or CPSC requires passing two exams developed by the Soil Science Society of America (in addition to the requirements outlined in 1, 2, and 3 above):

Fundamentals exam – to be taken by graduating seniors and those without experience. After passing this exam, applicants would be APSS's or APSC's.

Professional practice exam – to be taken after required experience is achieved.

- v. *For Further Information:* <https://www.soils.org/certifications/cpss-cpsc/>
OR: ASA Headquarters, Member Services Dept., ATTN: Certification Programs, 677 S. Segoe Road, Madison, WI 53711; (608) 268-4957

III. Important:

- a. A soil scientist, meeting such definition as provided for in the Connecticut Inland Wetlands and Watercourses Act, does not need to be SSSA certified or listed in the Registry of the SSSNE to delineate Connecticut wetlands.
- b. A soil scientist certified by one of the above mentioned professional soil scientist organizations meets the definition of soil scientist as provided for in Connecticut's Inland Wetlands and Watercourses Act.

Applicant Review of Soil Scientist Qualifications

**Received:
1/5/2026**

MEMO

Subject: Delineation of Wetlands and Evaluation of Qualifications – Soil Scientist Status Under Connecticut Law

Name Reviewed: *Aleksandra Moch*

Prepared For: City of Bristol Inlands Wetlands commission

Prepared By: James Ziogas, Jr. Attorney at law

Date: December 24, 2025

I. Purpose of Review

To opine on the offsite wetlands locations located to the east of Grassy Road.

Section 15.4 of the City of Bristol Inlands Wetlands Regulation is the controlling authority. Any petition or request to amend the Inlands Wetlands and Watercourse Map” shall contain the following:

A. Petitioner’s name address and telephone number

b. the address of the land affected by Petition.

c. the petitioner’s interest in the land affected by the petition

d. map showing geographic location of the land affected by the petition, and the existing and proposed wetlands and watercourses, boundaries and documentation supporting the boundary change

e. the reasons for the request.

Section 15.5 sets forth the criteria for a boundary change with the requirement that the map indicating the proposed changes shall be signed by a certified soil scientist.

Therefore, in the absence of a boundary change the wetlands as delineated on the current wetlands map on file with the City of Bristol is the controlling map and absent an amendment to it, it is the only map that the commission should consider.

As to the report filed by the Friends of the Hoppers”

This memorandum provides a formal opinion as to whether **Aleksandra Moch** meets the statutory definition of a “**soil scientist**” under the Connecticut Inland Wetlands & Watercourses Act (IWWA), as set forth in **Connecticut General Statutes (CGS) § 22a-38(19)**. This determination is limited to statutory qualification and does not evaluate professional competence, experience, or performance.

II. Applicable Legal Standard

CGS § 22a-38(19) – Definition of Soil Scientist

Under Connecticut law:

A “**soil scientist**” is “*an individual duly qualified in accordance with standards set by the federal Office of Personnel Management (OPM).*”

This is the **only** credentialing standard recognized by the State of Connecticut for purposes of wetland delineation and soil identification under the IWWA.

Federal OPM Qualification Standard

The OPM Soil Scientist standard requires:

- A degree in soil science, or
- A degree in a related field **with at least 30 semester hours in biological, physical, or earth sciences, including a minimum of 15 semester hours specifically in soil science.**

Qualification is demonstrated through **formal academic transcripts** or equivalent documentation.

Important Clarifications

- Connecticut **does not license** soil scientists.
- Membership in the **Society of Soil Scientists of Southern New England (SSSNE)** is **not** a substitute for the OPM standard.
- Certification by the **Soil Science Society of America (CPSS/CPSC)** is **not required**, but often serves as evidence of meeting OPM criteria.

III. Summary of Credentials Provided

Based on the résumé submitted:

Degrees

- M.S., Geology/Environmental Science – Queens College (1999)
- M.S., Environmental Geology – Warsaw University (1992)
- B.S., Geology/Hydrology – Warsaw University (1990)

Relevant Coursework

- Non-degree Soil Science coursework – University of Massachusetts (2001–2002)
(*No transcript or credit-hour detail provided.*)

Professional Certifications & Memberships

- Registered Soil Scientist – Society of Soil Scientists of Southern New England (SSSNE)
- Professional Wetland Scientist (PWS)
- Certified Professional in Erosion and Sediment Control (CPESC)
- Additional certifications in landscape design, green roofs, organic land care, etc.

Professional Experience

- 20+ years of wetland delineation experience
- Extensive municipal and consulting background in CT and NY

IV. Evaluation Against OPM Standard

Evidence Required

To qualify under CGS § 22a-38(19), the individual must demonstrate:

1. A degree meeting OPM soil science requirements, **or**
2. Coursework totaling **15 semester hours in soil science**, documented by transcript.

Findings

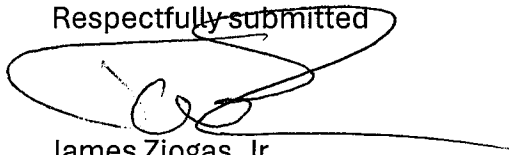
- The résumé **does not list a degree in soil science.**
- The résumé **does not document 15 semester hours of soil science coursework.**
- No transcript or equivalent documentation was provided.
- No SSSA CPSS/CPSC certification is listed, which might otherwise indicate OPM compliance.
- SSSNE registration, while respected regionally, **does not satisfy** the statutory requirement.

Conclusion

Based on the materials provided, **there is insufficient evidence** that Ms. Moch meets the **OPM Soil Scientist qualification standard**. **Ms. Aleksandra Moch does *not* meet the statutory definition of a “soil scientist” under CGS § 22a-38(19).**

This determination is based strictly on the absence of documented compliance with the OPM qualification standard, based upon the documentation submitted, the individual should **not** be recognized as a soil scientist for purposes of soil-based wetland boundary determinations under the IWWA.

Respectfully submitted



James Ziogas, Jr.

14.5 The Agency may suspend or revoke a permit if it finds that the applicant has not complied with the terms, conditions or limitations set forth in the permit or has exceeded the scope of the work as set forth in the application including application plans. Prior to revoking any permit or suspending any permit, the Agency shall issue notice to the permittee, personally or by certified mail, return receipt requested, setting forth the facts or conduct which warrants the intended action. The agency shall hold a hearing to provide the permittee with the opportunity to show that it is in compliance with its permit and any and all requirements for retention of the permit. The Agency shall consider the facts presented at the hearing and notify the permittee of the Agency's decision to suspend, revoke, or maintain a permit by certified mail within fifteen (15) days of the date of its decision. The Agency shall publish notice of the suspension or revocation in a newspaper having general circulation in the municipality.

SECTION 15 – AMENDMENTS

15.1 These regulations and the Inland Wetlands and Watercourses Map for the City of Bristol may be amended, from time to time, by the Agency in accordance with changes in the Connecticut General Statutes or regulations of the State Department of Environmental Protection, or as new information regarding soils and inland wetlands and watercourses becomes available.

15.2 An application filed with an Inland Wetland Agency which is in conformance with the applicable inland wetlands regulations as of the date of the receipt of such application shall not be required thereafter to comply with any change in inland wetlands regulations, including changes to setbacks and buffers, taking effect on or after the date of such receipt and any appeal from the decision of such Agency with respect to such application shall not be dismissed by the Superior Court on the grounds that such a change has taken effect on or after the date of such receipt. The provisions of this section shall not be construed to apply (1) to the establishment, amendment or change of boundaries of inland wetlands or watercourses, or (2) to any change in regulations necessary to make such regulations consistent with the provisions of this chapter as of the date of such receipt.

15.3 These regulations and the Inland Wetlands and Watercourses Map shall be amended in the manner specified in the General Statutes, as amended. The Agency shall provide the Commissioner of Environmental Protection with a copy of any proposed regulations and notice of the public hearing to consider any proposed regulations or amendments thereto, except determinations of boundaries, at least thirty-five days before the public hearing on their adoption.

15.4 Petitions requesting changes or amendments to the "Inland Wetlands and Watercourses Map, Bristol, Connecticut" shall contain at least the following information:

- a. the petitioner's name, address and telephone number;
- b. the address of the land affected by the petition;
- c. the petitioner's interest in the land affected by the petition;
- d. map(s) showing the geographic location of the land affected by the petition and the existing and the proposed wetland(s) and watercourse(s) boundaries documentation supporting such proposed boundary locations; and
- e. the reasons for the requested action.

15.5 Any person who submits a petition to amend the "Inland Wetlands and Watercourses Map, Bristol, Connecticut" shall bear the burden of proof for all requested map amendments. Such proof may include, but is not limited to, professional interpretation of aerial photography and remote sensing imagery, resource mapping, soils mapping, or other information acceptable to the Agency. If such person is the owner, developer or contract purchaser of the land which is the subject of the petition, or if such person is representing the interests of such an owner, developer or purchaser, in addition to the information required in subsection 15.4, the petition shall include:

- a. the name, address and telephone number of the owner(s) of such land and owner(s) agent or other representative;
- b. the names and addresses of the owners of abutting land;
- c. documentation by a soil scientist of the distribution of wetland soils on said land. Such documentation shall at a minimum include the report of the soil scientist documenting the location of wetland soils on the land and a map of the said land indicating the flag locations set by the soil scientist and defining the boundaries of wetland soil types; and
- d. map(s) showing any proposed development of the land in relation to existing and proposed wetland and watercourse boundaries. Map indicating proposed wetland and watercourse boundaries shall be signed by a certified soil scientist.

15.6 Watercourses shall be delineated by a soil scientist, geologist, or ecologist.

15.7 A public hearing shall be held on petitions to amend the Inland Wetland and Watercourses Map. Notice of the hearing shall be published in a newspaper having substantial circulation in the municipality at least twice at intervals of not less than two days, the first not more than fifteen days nor less than ten days, and the last not less than two days, before the hearing. A copy of the proposed boundary change shall be filed in the Agency's office and the city clerk's office for public inspection at least ten days before such hearing.

15.8 Within sixty-five (65) days after receipt of a complete petition for a change in the mapped boundaries of any wetland or watercourse, the Agency shall hold a public hearing to consider the petition. The hearing shall be completed within thirty-five days after commencement. The Agency shall act upon the changes requested in such petition within sixty-five days after the close of the hearing. The petitioner may consent to one or more extensions of the periods specified in this subsection for the holding of the hearing and for action on such petition, provided the total extension of any such period shall not be for longer than sixty-five days, or may withdraw such petition. The failure of the Inland Wetlands Agency to act within any time period specified in this subsection, or any extension thereof, shall not be deemed to constitute approval of the petition. The Agency shall provide a copy of the change to the Commissioner of Environmental Protection no later than ten (10) days after adoption.

15.9 The Agency shall make its decision and state the reasons why the change in the Inland Wetland and Watercourses Map was made in writing.

15.10 The city shall amend the Inland Wetlands and Watercourses Map within thirty (30) days after adoption of the amendment by the Agency.

SECTION 16 – APPEALS

16.1 Appeal of actions of the Agency shall be made in accordance with the provisions of the Connecticut General Statutes.

16.2 Notice of such appeal shall be served upon the Agency and the Commissioner of Environmental Protection.

SECTION 17 – CONFLICT AND SEVERANCE

17.1 If there is a conflict between the provisions of these regulations, the provision which imposes the most stringent standards for the use of wetlands and watercourses shall govern. The invalidity of any word, clause, sentence, section, part, subsection or provision of these regulations shall not affect the validity of the remaining portions of these regulations. These regulations shall not supersede or obviate requirements of any other regulation or ordinance of the City. Where there is a conflict between the provisions of these regulations and those of any regulation administered by the Connecticut Department of Environmental Protection, the provisions of the regulation which imposes the most stringent standards for the use of the wetland or watercourse shall govern.

17.2 If there is a conflict between any provision of these regulations and the provision of the Act, the provisions of the Act shall govern.

SECTION 18 – OTHER PERMITS

18.1 Nothing in these regulations shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation of the City of Bristol, the State of Connecticut and the Government of the United States including any approval required by the Connecticut Department of Environmental Protection and the U. S. Army Corps of Engineers. Obtaining such assents, permits or licenses is the sole responsibility of the applicant.

SECTION 19 - FEE SCHEDULE



23 Horseshoe Ridge Road
Newtown, CT 06482

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

January 2, 2026

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

RE: *Commission Site Walk: Potential Off-Site Wetland Review with 3rd Party*
Ambler Street & Grassy Road, Bristol, Connecticut

JMM Job # 25-3843-BRI-3

Dear Mr. Hummel:

On December 20, 2025, JMM Wetland Consulting Services, LLC (JMM) conducted a site walk at Ambler Street and Grassy Road in Bristol, Connecticut, in conjunction with the City of Bristol Inland Wetlands and Watercourses Agency and a third-party intervenor. The objective was to identify/confirm the extent and location of regulated wetlands on City-owned property east of the subject site.

The inspection included representatives from JMM, Agency members, and third-party reviewers, including their soil scientist Ms. Alexander Moch. To evaluate wetland conditions, JMM and the 3rd party review team dug multiple auger holes and provided soil descriptions to Commission members to support wetland/upland determinations.

JMM's findings indicated no poorly or very poorly drained soils and/or regulated watercourses within the southern wetland finger like area, which is the area that was delineated by the third-party team. Instead, JMM noted fill soils that resembled regulated wetlands that JMM dismissed due to their disturbed nature. However, both JMM and the third-party reviewers confirmed the presence of a regulated forested wetland within the other portion of the reviewed area (see photos 1-2, attached).

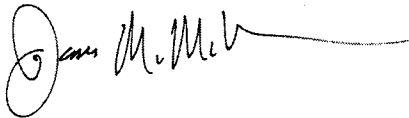
Boundary discrepancies were noted between JMM and the third-party team within the mutually agreed upon wetland area. JMM concluded that the wetland boundary should extend further downslope (east) than the wetland boundary established in the field by the 3rd party reviewers.

It should be noted that both delineations reflect a larger regulated wetland area than currently shown on the City's GIS mapping.

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

Respectfully submitted,

JMM WETLAND CONSULTING SERVICES, LLC



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

Attachments: Photos 1-2



Photo 1: View of mutually agreed upon wetland area on City Property (JMM photo taken 11/14/2025); facing northeasterly



Photo 2: View of area JMM determined not to be a regulated wetland located on City Property (JMM photo taken 12/1/2025); facing northerly

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033				CLIENT TABACCO CONSTRUCTION, INC.		PROJECT NAME PROPOSED SAND AND GRAVEL PIT	
						LOCATION AMBLER ROAD & GRASSY ROAD, BRISTOL, CT	
	AUGER	CASING	SAMPLER	CORE BAR.	OFFSET	SURFACE ELEV.	HOLE NO. B-1
TYPE	HSA		SS		LINE & STA.	GROUND WATER OBSERVATIONS	
SIZE I.D.	3.75"		1.375"		LONGITUDE	AT 17.0 FT. AFTER 0 HOURS	START DATE 12/17/25
HAMMER WT.			140lbs		LATITUDE	AT FT. AFTER HOURS	FINISH DATE 12/17/25
HAMMER FALL			30"				

DEPTH	SAMPLE			A	STRATUM DESCRIPTION + REMARKS	ELEV.
	NO.	BLOWS/6"	DEPTH			
0					LIGHT BR.FINE-MED.SAND, TRACE SILT & GRAVEL	
5					BR.FINE-MED.SAND, TRACE SILT	17.0
10	1	32-34-47	10.0'-11.5'			
15						
20	2	12-10-13	20.0'-21.5'			
25						
30	3	7-20-30	30.0'-31.5'			
35						

LEGEND: COL. A: SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%		DRILLER: T. CZMYR INSPECTOR:	
		SHEET 1 OF 2	HOLE NO. B-1

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033				CLIENT TABACCO CONSTRUCTION, INC.		PROJECT NAME PROPOSED SAND AND GRAVEL PIT	
						LOCATION AMBLER ROAD & GRASSY ROAD, BRISTOL, CT	

DEPTH	SAMPLE			A	STRATUM DESCRIPTION + REMARKS	ELEV.
	NO.	BLOWS/6"	DEPTH			
	4	7-17-37	35.0'-36.5'		BOTTOM OF BORING @ 36.5' 36.5	
40						
45						
50						
55						
60						
65						
70						
75						

LEGEND: COL. A: SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%		DRILLER: T. CZMYR INSPECTOR:	
		SHEET 2 OF 2	HOLE NO. B-1

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033				CLIENT TABACCO CONSTRUCTION, INC.		PROJECT NAME PROPOSED SAND AND GRAVEL PIT	
						LOCATION AMBLER ROAD & GRASSY ROAD, BRISTOL, CT	
	AUGER	CASING	SAMPLER	CORE BAR.	OFFSET	SURFACE ELEV.	HOLE NO. B-2
TYPE	HSA		SS		LINE & STA.	GROUND WATER OBSERVATIONS	
SIZE I.D.	3.75"		1.375"		LONGITUDE	AT 24.0 FT. AFTER 0 HOURS	START DATE 12/17/25
HAMMER WT.			140lbs		LATITUDE	AT FT. AFTER HOURS	FINISH DATE 12/17/25
HAMMER FALL			30"				

DEPTH	SAMPLE			A	STRATUM DESCRIPTION + REMARKS	ELEV.
	NO.	BLOWS/6"	DEPTH			
0					DARK BR.FINE-MED.SAND, LITTLE SILT, TRACE GRAVEL	
					LIGHT BR.FINE-MED.SAND, TRACE SILT & GRAVEL	2.0
5						
10	1	26-30-34	10.0'-11.5'			
15						
20	2	10-10-10	20.0'-21.5'		GREY/BR.FINE-MED.SAND, SOME SILT	20.0
25						
30	3	5-8-12	30.0'-31.5'		BR.FINE-MED.SAND, LITTLE SILT	30.0
35						

LEGEND: COL. A: SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%		DRILLER: T. CZMYR INSPECTOR:	
		SHEET 1 OF 2	HOLE NO. B-2

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033				CLIENT TABACCO CONSTRUCTION, INC.		PROJECT NAME PROPOSED SAND AND GRAVEL PIT LOCATION AMBLER ROAD & GRASSY ROAD, BRISTOL, CT	
DEPTH	SAMPLE			A	STRATUM DESCRIPTION + REMARKS	ELEV.	
	NO.	BLOWS/6"	DEPTH				
40	4	10-12-12	40.0'-41.5'		BR.FINE SAND, SOME SILT	40.0	
50	5	12-16-28	50.0'-51.5'		BOTTOM OF BORING @ 51.5'	51.5	
45							
55							
60							
65							
70							
75							

LEGEND: COL. A: SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%		DRILLER: T. CZMYR INSPECTOR:	
		SHEET 2 OF 2	HOLE NO. B-2

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033				CLIENT TABACCO CONSTRUCTION, INC.			PROJECT NAME PROPOSED SAND AND GRAVEL PIT		
							LOCATION AMBLER ROAD & GRASSY ROAD, BRISTOL, CT		
	AUGER	CASING	SAMPLER	CORE BAR.	OFFSET	SURFACE ELEV.		HOLE NO. B-3	
TYPE	HSA		SS		LINE & STA.	GROUND WATER OBSERVATIONS		START DATE 12/17/25	
SIZE I.D.	3.75"		1.375"		LONGITUDE	AT 45.0 FT. AFTER 0 HOURS			
HAMMER WT.			140lbs		LATITUDE	AT FT. AFTER HOURS		FINISH DATE 12/18/25	
HAMMER FALL			30"						

DEPTH	SAMPLE			A	STRATUM DESCRIPTION + REMARKS	ELEV.
	NO.	BLOWS/6"	DEPTH			
0					LIGHT BR.FINE-CRS.SAND, TRACE SILT	
5						
10	1	21-13-15	10.0'-11.5'			
15					LIGHT BR.FINE SAND, TRACE SILT	15.0
20	2	11-15-19	20.0'-21.5'			
25					BR.FINE-CRS.SAND, TRACE SILT & GRAVEL	25.0
30	3	22-22-25	30.0'-31.5'		LIGHT BR.FINE SAND, LITTLE TO SOME SILT, TRACE GRAVEL	30.0
35						

LEGEND: COL. A: SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%					DRILLER: T. CZMYR INSPECTOR:	
					SHEET 1 OF 2	HOLE NO. B-3

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033				CLIENT TABACCO CONSTRUCTION, INC.		PROJECT NAME PROPOSED SAND AND GRAVEL PIT LOCATION AMBLER ROAD & GRASSY ROAD, BRISTOL, CT	
---	--	--	--	--	--	--	--

DEPTH	SAMPLE			A		STRATUM DESCRIPTION + REMARKS	ELEV.
	NO.	BLOWS/6"	DEPTH				
40	4	25-38-45	40.0'-41.5'				
45						BR.FINE-MED.SAND, LITTLE SILT	45.0
50	5	6-13-27	50.0'-51.5'				
55							
60							
65							
70							
75							
						BOTTOM OF BORING @ 51.5'	51.5

LEGEND: COL. A: SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%				DRILLER: T. CZMYR INSPECTOR:	
				SHEET 2 OF 2	HOLE NO. B-3

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033				CLIENT TABACCO CONSTRUCTION, INC.		PROJECT NAME PROPOSED SAND AND GRAVEL PIT LOCATION AMBLER ROAD & GRASSY ROAD, BRISTOL, CT			
		AUGER	CASING	SAMPLER	CORE BAR.	OFFSET		SURFACE ELEV.	HOLE NO. B-4
TYPE		HSA		SS		LINE & STA.		GROUND WATER OBSERVATIONS	
SIZE I.D.		3.75"		1.375"		LONGITUDE		AT none FT. AFTER 0 HOURS	
HAMMER WT.				140lbs		LATITUDE		AT FT. AFTER HOURS	
HAMMER FALL				30"				START DATE 12/18/25 FINISH DATE 12/18/25	
DEPTH	SAMPLE			A	STRATUM DESCRIPTION + REMARKS				ELEV.
	NO.	BLOWS/6"	DEPTH						
0					BR.FINE-MED.SAND, TRACE SILT & GRAVEL				
5					LIGHT BR.FINE-MED.SAND, TRACE SILT				5.0
10	1	6-7-7	10.0'-11.5'						
15									
20	2	4-7-8	20.0'-21.5'						
25									
30	3	10-25-37	30.0'-31.5'						
35									

LEGEND: COL. A:

SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON

PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: T. CZMYR

INSPECTOR:

SHEET 1 OF 2

HOLE NO. **B-4**

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033				CLIENT TABACCO CONSTRUCTION, INC.		PROJECT NAME PROPOSED SAND AND GRAVEL PIT LOCATION AMBLER ROAD & GRASSY ROAD, BRISTOL, CT	
DEPTH	SAMPLE			A	STRATUM DESCRIPTION + REMARKS	ELEV.	
	NO.	BLOWS/6"	DEPTH				
					LIGHT GREY/BR.FINE SAND, LITTLE SILT	35.0	
40	4	15-28-28	40.0'-41.5'				
45							
50	5	24-60	50.0'-51.0'				
					BR.FINE-CRS.SAND, LITTLE GRAVEL, TRACE SILT	52.0	
55	6	19-25-28	55.0'-56.5'		LIGHT BR.FINE SAND, TRACE SILT	55.0	
					BOTTOM OF BORING @ 56.5'	56.5	
60							
65							
70							
75							

LEGEND: COL. A:

SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON

PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: T. CZMYR

INSPECTOR:

SHEET 2 OF 2

HOLE NO. B-4



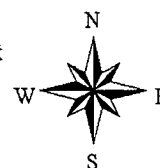
Date Printed: 1/5/2026



MAP DISCLAIMER - NOTICE OF LIABILITY

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

Approximate Scale: 1 inch = 100 feet



Hoppers Email_ Soils Scientist_NA

From: Michelle Rudy <mirwater@yahoo.com>
Sent: Sunday, December 28, 2025 2:27 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; Andrew Armstrong <AndrewArmstrong@bristolct.gov>; Raymond Rogozinski <RaymondRogozinski@bristolct.gov>
Subject: Hoppers' wetland soil scientist statement

Robert,

Our soil scientist has provided this statement to be used at the next hearing in lieu of her being able to be there in person. In the statement, she requests the right to respond to anything JMM submits before the hearing closes.

Thank you and have a Happy New Year!
Michelle Rudy
Friends of the Hoppers

From: Michelle Rudy <mirwater@yahoo.com>
Sent: Friday, December 26, 2025 9:53 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; Andrew Armstrong <AndrewArmstrong@bristolct.gov>; Raymond Rogozinski <RaymondRogozinski@bristolct.gov>
Subject: Soil scientist at the Hoppers

Robert,

It has come to our attention that our soil scientist will not be able to make it to the meeting on January 5th. It is only a few hours before she has to board a flight back from Poland where she is visiting her mother for the holidays. She was thinking of zooming in but the timing is just too close.

It is clear that the wetland commissioners expect her to be at the meeting. What is the best path forward? If we are able to get a written statement from her would that be sufficient? Will there be another meeting after this one or will the commissioners take a vote at the upcoming meeting?

Also, will you let us know when the applicant posts the hydrologic data that the commissioners asked for at the last meeting?

Please advise.

Thank you,
Michelle Rudy
Friends of the Hoppers

**WD Hopper's Open
Space Report-
Area close to
45 Grassy Road_Rev1**

ALEKSANDRA MOCH

SOIL & WETLAND SCIENTIST
CERTIFIED PROFESSIONAL IN SOIL EROSION
AND SEDIMENT CONTROL
GEOLOGIST/HYDROGEOLOGIST
LANDSCAPE DESIGNER



To: City of Bristol Conservation Commission / Inland Wetlands and Watercourses Agency

From: Aleksandra Moch, Environmental Consultant

Date: December 28, 2025

Re: Hopper's Open Space, East of 45 Grassy Road, "Grassy", and "Ambler" aka Lots 214, 216 & 217

This memo is written in response to the Site Investigation Report prepared by JMM Consulting Services, LLC, dated November 17th, and the on-site inspection conducted by the above Commission on December 20, 2025.

The report provided by JMM Consulting Services, LLC states *the purpose of this investigation was to determine the presence or absence of regulated wetland areas*. This investigation; however, had not determined any wetland boundaries. The report concludes, a wetland area exists somewhere outside of the study area. As shown on the picture below, the study area is limited to a point along the watercourse.



ALEKSANDRA MOCH

SOIL & WETLAND SCIENTIST
CERTIFIED PROFESSIONAL IN SOIL EROSION
AND SEDIMENT CONTROL
GEOLOGIST/HYDROGEOLOGIST
LANDSCAPE DESIGNER

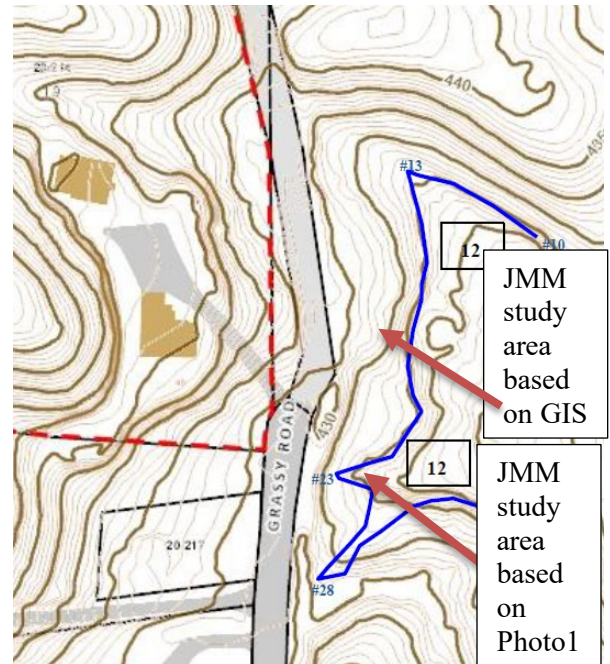


Photo 1. JMM photo taken 11/14/25, facing northerly. (photo copied from the report p. 45 [of the agenda packet])

It also appears that the study area indicated on the aerial photograph is different than shown on the Photo 1.



Location of JMM study shown on GIS.



Discrepancies of the study area from two references. Image shows wetland boundary by A. Moch 11/20.

It is unknown whether the investigation was reviewing the point narrowly defined on the Photo 1, or the area shown on the GIS image. Both are located within two different portions of the site. Two days later this area was investigated by A. Moch, Wetland, and Soil Scientist. Her investigation resulted in a wetland/watercourse boundary delineated in the field and shown on the above sketch attached to her wetland report. Her report indicates the type of soils found within the wetland and upland areas demonstrating deep knowledge of this site.

The Inland Wetlands and Watercourse Regulations of the City of Bristol, CT defines wetlands as **land**, including submerged land not regulated pursuant to Section 22a-28 to 22a-35, inclusive, **which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service of the United States Department of Agriculture. Such areas may include filled, graded, or excavated sites which possess an aquatic (saturated) soil moisture regime as defined by the USDA Cooperative Soil Survey. Wetlands shall be delineated by a Soil Scientist, geologist, or ecologist.**



ALEKSANDRA MOCH

SOIL & WETLAND SCIENTIST
CERTIFIED PROFESSIONAL IN SOIL EROSION
AND SEDIMENT CONTROL
GEOLOGIST/HYDROGEOLOGIST
LANDSCAPE DESIGNER



The wetland area depicted by A. Moch in her wetland report consists of Raypol silt loam which is a poorly drained soil; therefore, consistent with the above definition.

Watercourses are defined as *rivers, streams, **brooks**, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the Town or any portion thereof not regulated pursuant to Section 22a-28 through 22a-35, inclusive. **Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium of detritus, (b) the presence of standing or flowing water for a duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.***

The intermittent watercourse initiated at the wetland flag #23 has a permanent channel and bank. The thick leaf cover makes difficult to see the presence of alluvial deposit, but after a closer examination it was clear that there is one present. The presence of flowing water was observed on November 19th, and on December 20th during the site visit by the Commission. In both cases the time of observation was either long after rain event or just several hours after rain event respectively. Hydrophytic vegetation growing along and within the intermittent watercourse channel seen at the site includes Spice bush (wetland indicator FACW) and Skunk cabbage (wetland indicator OBL).

In conclusion the area closest to Grassy Road consists of two fingers, the southern one (flag #28) which supports Raypol silt loam soil series and the northern one (marked by flag #23) which is an intermittent watercourse. Both areas are driven by springs emerging at the toe of the slope. During the on-site inspection conducted by the Commission, several soil profiles were recovered in the area close to flag #28. As witnessed by the attendees, the profiles reflected the typical characteristics of Raypol soil which has a six-inch-thick surface layer of black silt loam. The subsoil is grayish brown and light brownish gray, mottled silt loam and very fine sandy loam, 13 inches thick. The substratum extended beyond 24 inches and had three inches of brown, mottled loam sand underlain by mottled sand. As demonstrated in the field, the groundwater table was typically found within the top 12 inches.

Regarding the JMM report, I strongly disagree with the conclusions. The intermittent watercourse had been clearly defined, and classified. The wetland boundary comes all the way to the shoulder of Grassy Road. The wetland area shown on GIS is an aerial photo interpretation which from my long experience in the field is a useful reference, but almost never accurate. I feel confident about my thorough wetland delineation which included more than 5 hours in the field and more than 50 soil samples taken. I hope I was able to demonstrate to the Commission that my wetland is clearly delineated and supported by the soil type and watercourse definitions found in your regulations.



ALEKSANDRA MOCH

SOIL & WETLAND SCIENTIST
CERTIFIED PROFESSIONAL IN SOIL EROSION
AND SEDIMENT CONTROL
GEOLOGIST/HYDROGEOLOGIST
LANDSCAPE DESIGNER



I apologize for not to be able to attend the hearing, I will be flying home that night. I would like to request the right to respond to any of the submitted material from JMM before the hearing is closed. I hope the Commission finds my response helpful. I appreciate your attention.

Sincerely,



Aleksandra Moch
Wetland and Soil Scientist



**WD Hoppers Open Space report –
Area Close to 45 Grassy Rd.
Revised date December 11, 2025**

WETLAND DELINEATION

FOR THE PROPERTY LOCATED AT

**HOPPER'S OPEN SPACE
EAST OF 45 GRASSY ROAD
BRISTOL, CONNECTICUT**



REPORT PREPARED BY

ALEKSANDRA MOCH

SOIL & WETLAND SCIENTIST
LANDSCAPE DESIGNER, CPESC
GEOLOGIST/HYDROGEOLOGIST

November 20, 2025

revised December 11, 2025

SITE DESCRIPTION

The area of the survey is located within the Hopper's Open Space, specifically to the east and northeast of 45 Grassy Road, across from Grassy Road in Bristol, CT. The goal of this soil survey was to depict the wetland/watercourse areas situated in the vicinity of 45 Grassy Road. The surveyed area consists of a sloping wooded area leading to the Bridge Pond.

METHODS

Wetland identification was performed on November 19, 2025, based on the presence of poorly drained, very poorly drained, alluvial, and/or floodplain soils and submerged land. The soil types were identified by observing soil morphology, including texture, structure, color, etc. Numerous soil samples were taken using an auger. Sampling began within the typical wetland area and continued toward the upland. Soil morphology was observed at soil sampling points along the transect lines perpendicular to the wetland boundary. At each transect, the boundary between the upland and wetland was marked with orange surveyor's tape labeled "WET". Each flag was numbered sequentially from 1 to 9 along the southwestern edge of the northeastern wetland and from 10 to 32 along the western edge of the eastern wetland area.

WETLANDS/WATERCOURSES REGULATORY DEFINITION

The Inland Wetlands and Watercourses Act (Connecticut General Statutes section 22a38) defines inland wetlands as *land, including submerged land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.*

Watercourses are defined in the statutes as rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through, *or border upon the state or any portion thereof.*

Intermittent watercourse: is determined by a defined permanent channel and bank and the occurrence of two or more of the following characteristics:

- Evidence of scour or deposits of recent alluvium or detritus,
- Presence of standing or flowing water for a duration longer than a particular storm incident, and
- Presence of hydrophytic vegetation.

WETLAND/WATERCOURSE DESCRIPTION

The areas flagged in the field consist of the northeastern and eastern wetlands. Both systems are located on the slopes and are fed by groundwater emerging from the toe of the slope. The northeastern wetland is initiated by several of them. The emerging

groundwater flow concentrates downslope, forming an intermittent watercourse flowing towards the pond. The eastern wetland area is very similar in nature. Several springs feed the sloping wetland area. In the middle portion of the wetland edge, the entire slope bleeds the groundwater. This flow concentrates into two major ones heading towards the pond. Both wetland areas are naturally wooded.

WETLAND SOILS

The soils were classified using soil criteria and maps developed by the USDA Natural Resources Conservation Service.

12 – Raypol silt loam: This is a nearly level, poorly drained soil that occurs in depressions on plains and terraces.

This soil has a six-inch-thick surface layer of black silt loam. The subsoil is grayish brown and light brownish gray, mottled silt loam and very fine sandy loam, 13 inches thick. The substratum extends to a depth of sixty inches or more. It is three inches of brown, mottled loam sand underlain by mottled sand.

This soil has a seasonal high-water table at about 6 inches deep from fall through late spring. The soil permeability is moderate in the surface layer and subsoil, and rapid or very rapid in the substratum. Runoff is slow, and available water capacity is moderate.

UPLAND SOILS

38C—Hinckley gravelly sandy loam, 3 to 15 percent slopes

The *Hinckley* series occurs in eskers, kames, outwash plains, or terraces. This excessively drained soil is underlined by a compacted restrictive layer at a depth of more than eighty inches. The parent material is a sandy and gravelly glaciofluvial deposit derived from granite, and/or schist, and/or gneiss. The depth of the groundwater table is more than eighty inches.

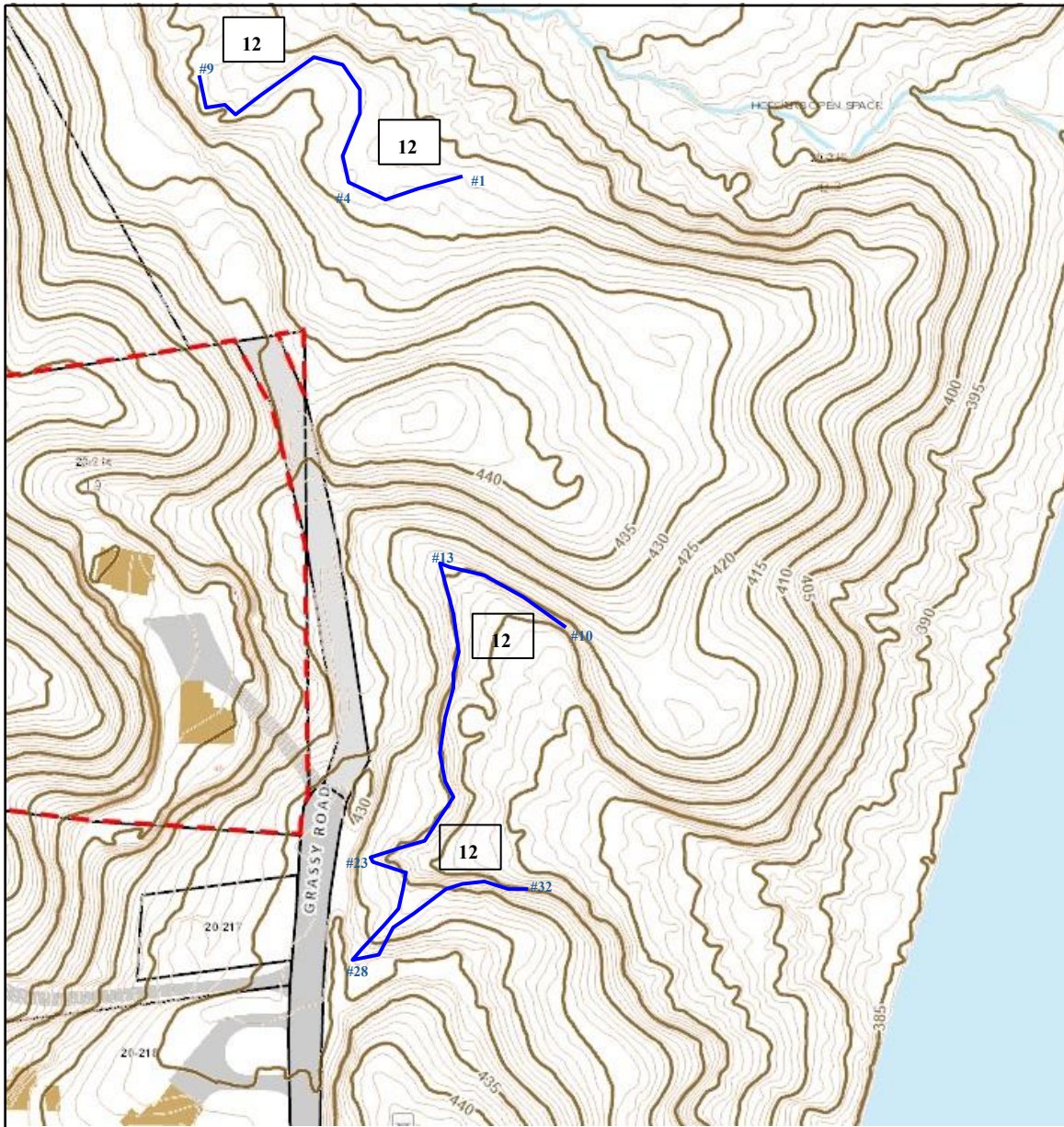
Typical profile

- 0 to 8 inches: Gravelly sandy loam
- 8 to 20 inches: Very gravelly loamy sand
- 20 to 27 inches: Very gravelly sand
- 27 to 42 inches: Stratified cobbly coarse sand to extremely gravelly sand
- 42 to 60 inches: Stratified cobbly coarse sand to extremely gravelly sand

Certified by:



Aleksandra Moch
Wetland & Soil Scientist



Original Wetlands Intervention Soils Report

BRISTOL INLAND WETLANDS AGENCY

BRISTOL, CONNECTICUT

October 19, 2025

REVISED November 28, 2025

In the matter of:

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

Application for a Wetlands Permit No. 2056

VERIFIED PETITION TO INTERVENE UNDER CGS §22a-19

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

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

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

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

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

activities, with the exception of some grading and temporary fencing activity will take place outside of the 100' wetland buffer zone. The applicant asserts there will be 0 square feet of impact to the nearby wetland, known as Carter's Spring and associated tributary to Birge Pond.

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

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

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

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

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

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

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

f. any activity which destroys a wetland or watercourse.

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

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

On November 19, 2025, Soil Scientist Aleksandra Moch of Stamford, Connecticut performed a soil survey to delineate the wetland soils at and around the Madsen and Erik Springs. She identified watercourses and wetland soils at both locations delineated on a map that is presented in the soil scientist's report as Attachment B. The wetland soils at Erik Spring extend approximately 100' closer to the applicant's property than shown on the Bristol Inland Wetlands Map. The wetland soils at Madsen Spring extend downward to the pond from a roughly 500' long swath located just below the road.

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

Hydrologist Dr. Brian P. Neff of Denver, Colorado, who specializes in predictive modeling serves as our expert witness to confirm that Madsen Spring, and associated wetlands, in particular, will dry out if the property is developed as intended. He has put data about the groundwater, topography, and geology of the area of Birge Pond, derived from published sources, into a computer model predicting groundwater levels before and after proposed earth removal. The result was that the groundwater would dip below the level of the wetland area approximately halfway down to the pond from the spring, drying up anywhere from one to 1.6 acres of wetlands, approximately, and irreparably altering their biological and

ecological functions. Please see Attachment C for a detailed description of the modeling process and results in the form of a PowerPoint presentation.

Furthermore, the eastern spring, Madsen's Spring, is situated downslope of the property, such as to receive stormwater runoff, causing sedimentation and nutrient loading. These happenings would greatly impinge upon the environmental assets of the Hoppers.

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

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

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

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

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

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



Michelle Rudy, President

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

STATE OF CONNECTICUT
COUNTY OF HARTFORD
CITY OF BRISTOL

Attachments

Attachment A: Locations of Perennial Springs

Attachment B: Wetland Soil Report

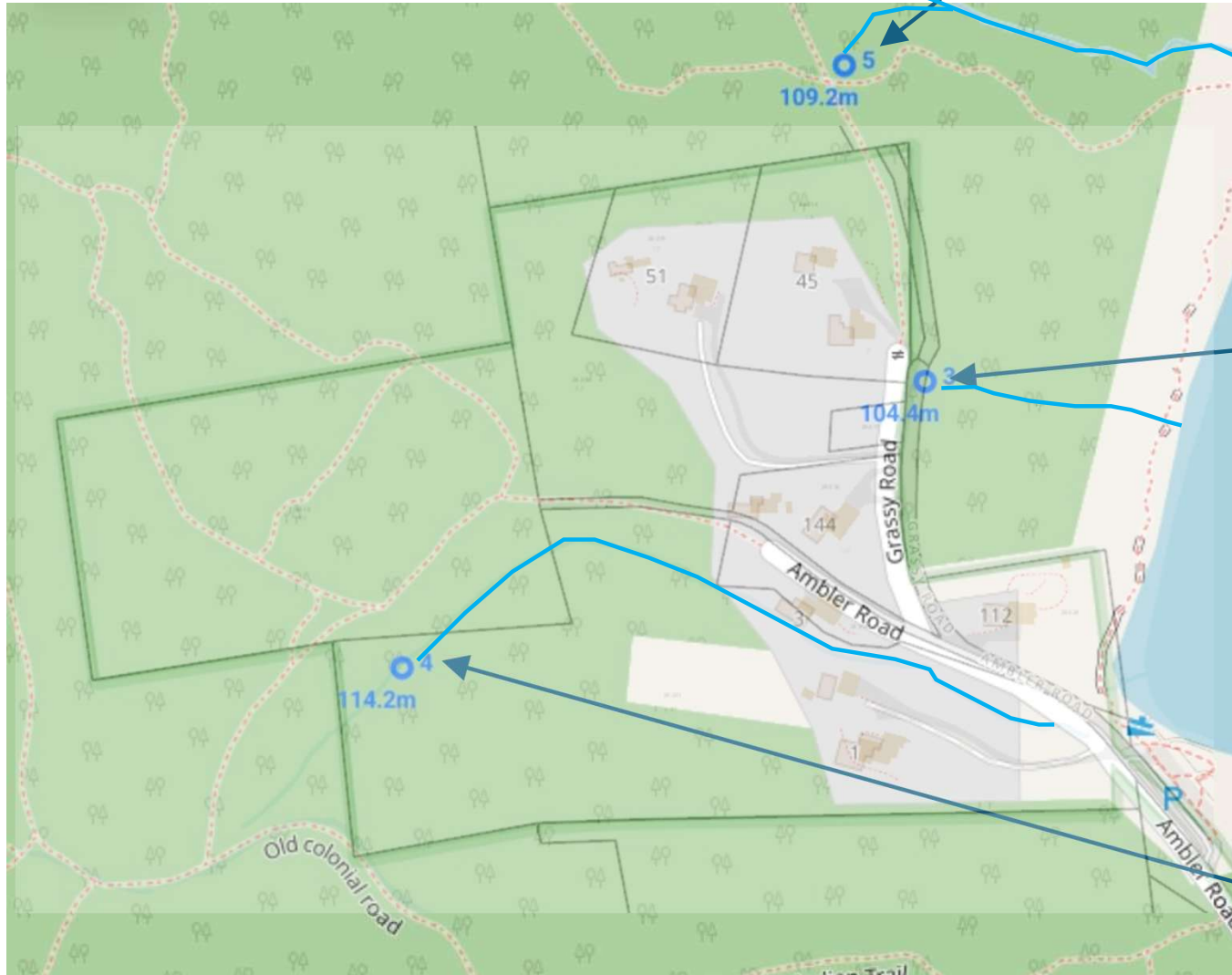
Attachment C: Hydrology Report

Figure 1 - Perennial Springs

Erik's Spring

Lat: 41.691002950 N

Lon: 72.952130417 W



Madsen Spring

Lat: 41.689717933 N

Lon: 72.951689300 W



Carter's Spring

Lat: 41.688557217 N

Lon: 72.954529533 W

WETLAND DELINEATION

FOR THE PROPERTY LOCATED AT
HOPPER'S OPEN SPACE
EAST OF 45 GRASSY ROAD
BRISTOL, CONNECTICUT



REPORT PREPARED BY
ALEKSANDRA MOCH
SOIL & WETLAND SCIENTIST
LANDSCAPE DESIGNER, CPESC
GEOLOGIST/HYDROGEOLOGIST

November 20, 2025

SITE DESCRIPTION

The area of the survey is located within the Hopper's Open Space, specifically to the east and northeast of 45 Grassy Road, across from Grassy Road in Bristol, CT. The goal of this soil survey was to depict the wetland/watercourse areas situated in the vicinity of 45 Grassy Road. The surveyed area consists of a sloping wooded area leading to the Bridge Pond.

METHODS

Wetland identification was performed on November 19, 2025, based on the presence of poorly drained, very poorly drained, alluvial, and/or floodplain soils and submerged land. The soil types were identified by observing soil morphology, including texture, structure, color, etc. Numerous soil samples were taken using an auger. Sampling began within the typical wetland area and continued toward the upland. Soil morphology was observed at soil sampling points along the transect lines perpendicular to the wetland boundary. At each transect, the boundary between the upland and wetland was marked with orange surveyor's tape labeled "WET". Each flag was numbered sequentially from 1 to 9 along the southwestern edge of the northeastern wetland and from 10 to 35 along the western edge of the eastern wetland area.

WETLANDS/WATERCOURSES REGULATORY DEFINITION

The Inland Wetlands and Watercourses Act (Connecticut General Statutes section 22a-38) defines inland wetlands as *land, including submerged land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.*

Watercourses are defined in the statutes as rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through, *or border upon the state or any portion thereof.*

Intermittent watercourse: is determined by a defined permanent channel and bank and the occurrence of two or more of the following characteristics:

- Evidence of scour or deposits of recent alluvium or detritus,
- Presence of standing or flowing water for a duration longer than a particular storm incident, and
- Presence of hydrophytic vegetation.

WETLAND/WATERCOURSE DESCRIPTION

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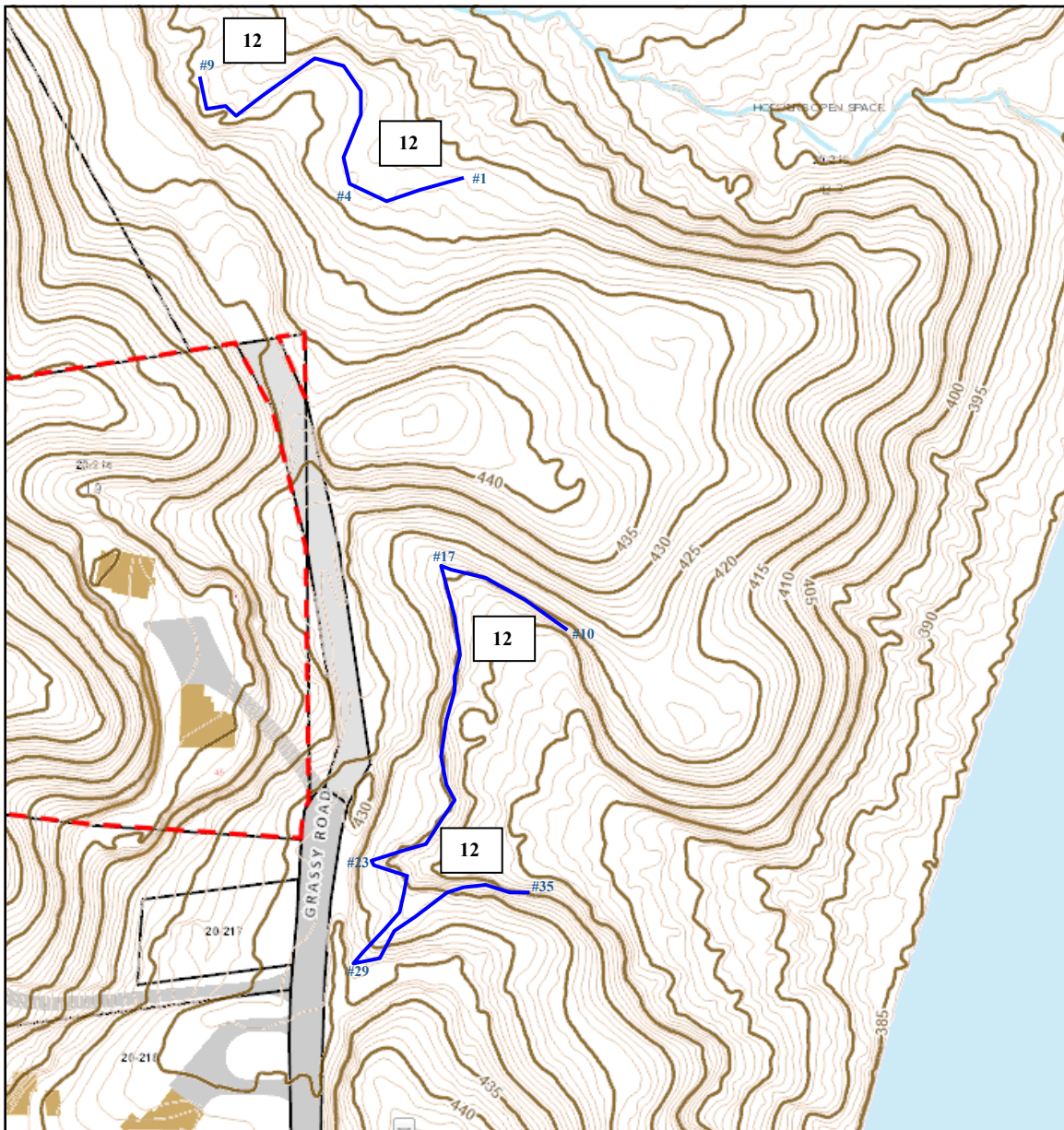
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Certified by:



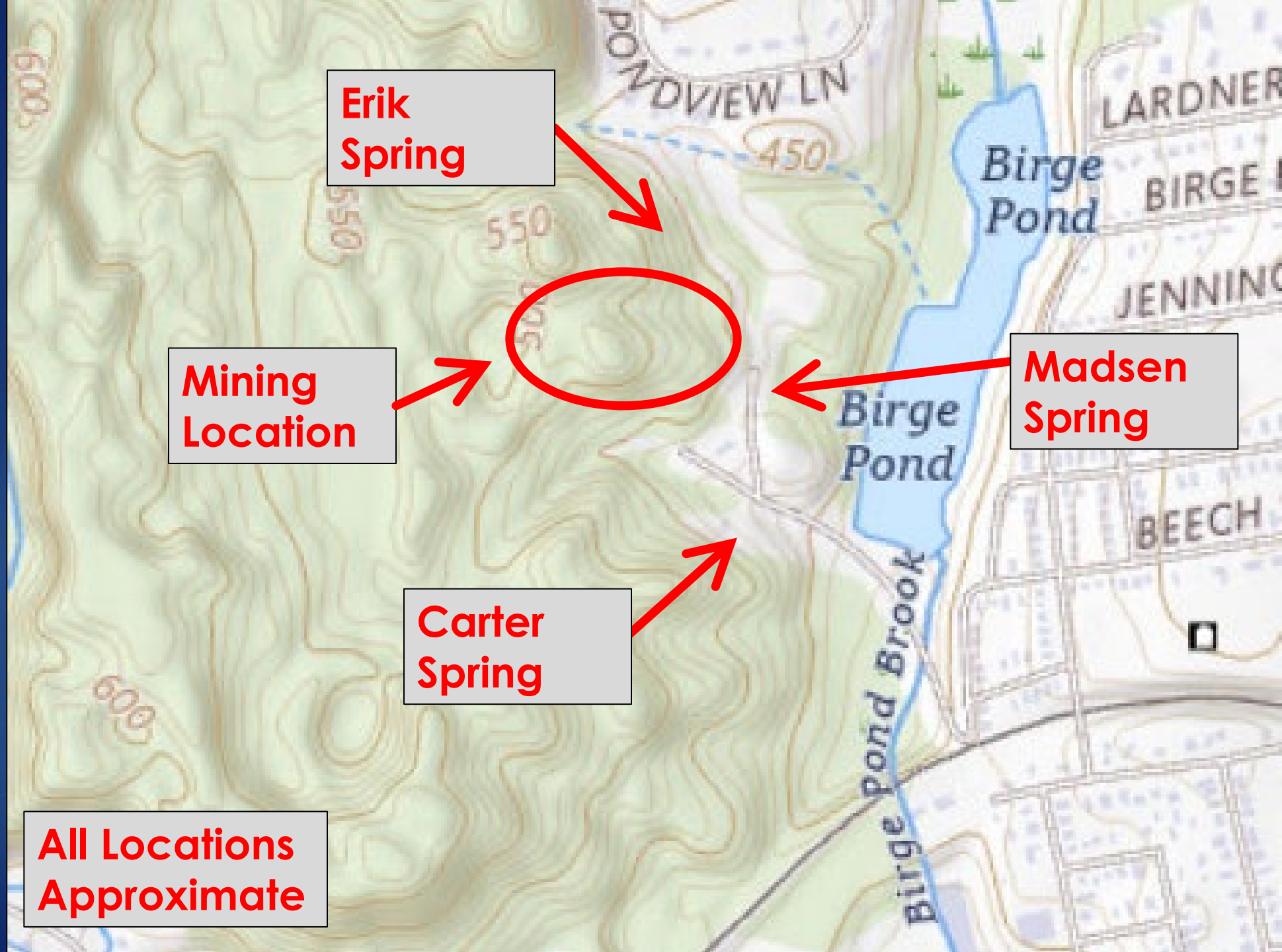
Aleksandra Moch
Wetland & Soil Scientist



Hydrologic Effects of Proposed Mining Near Birge Pond, CT

Brian Neff, PhD
bpnHydro Consulting
bneff@uwaterloo.ca



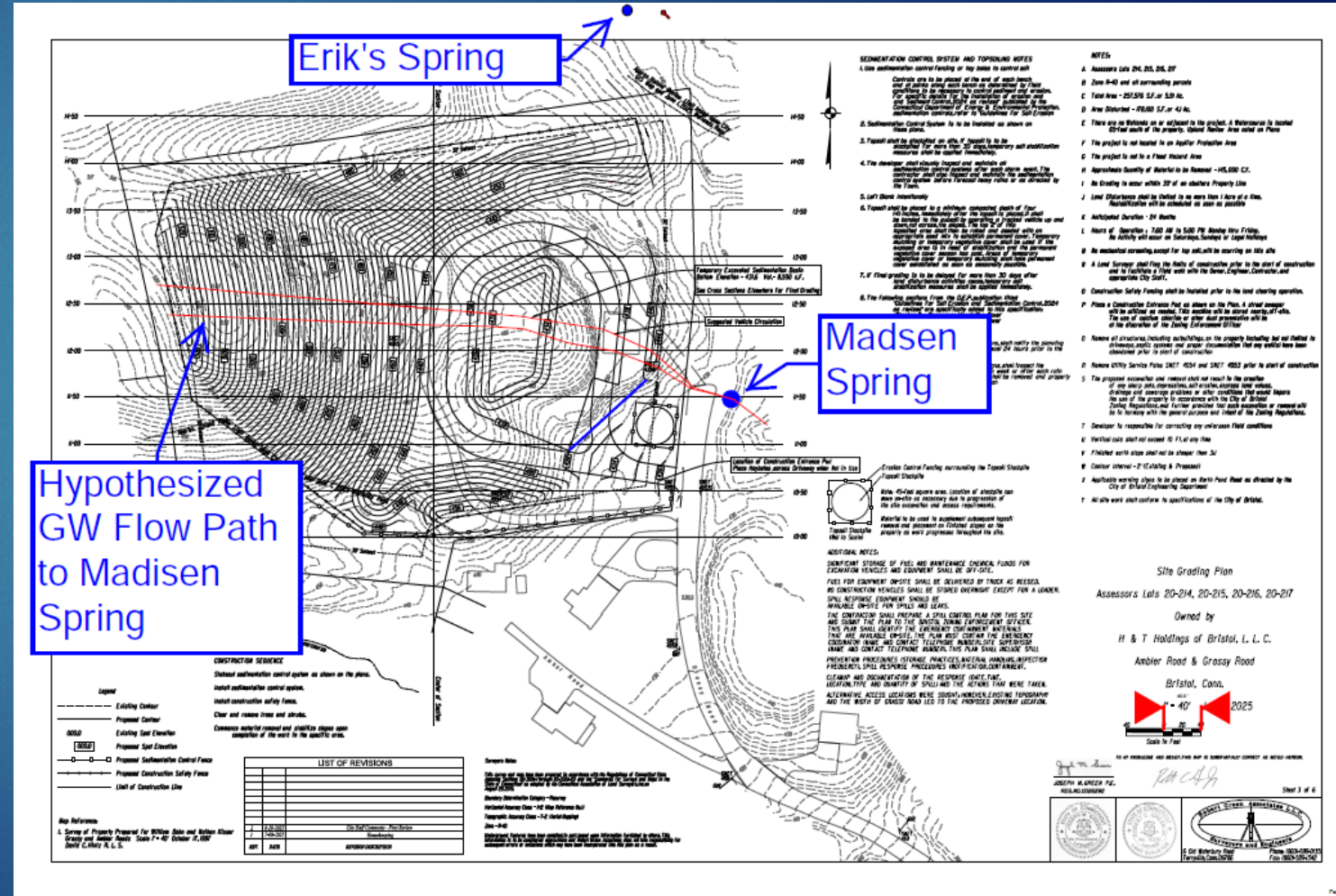


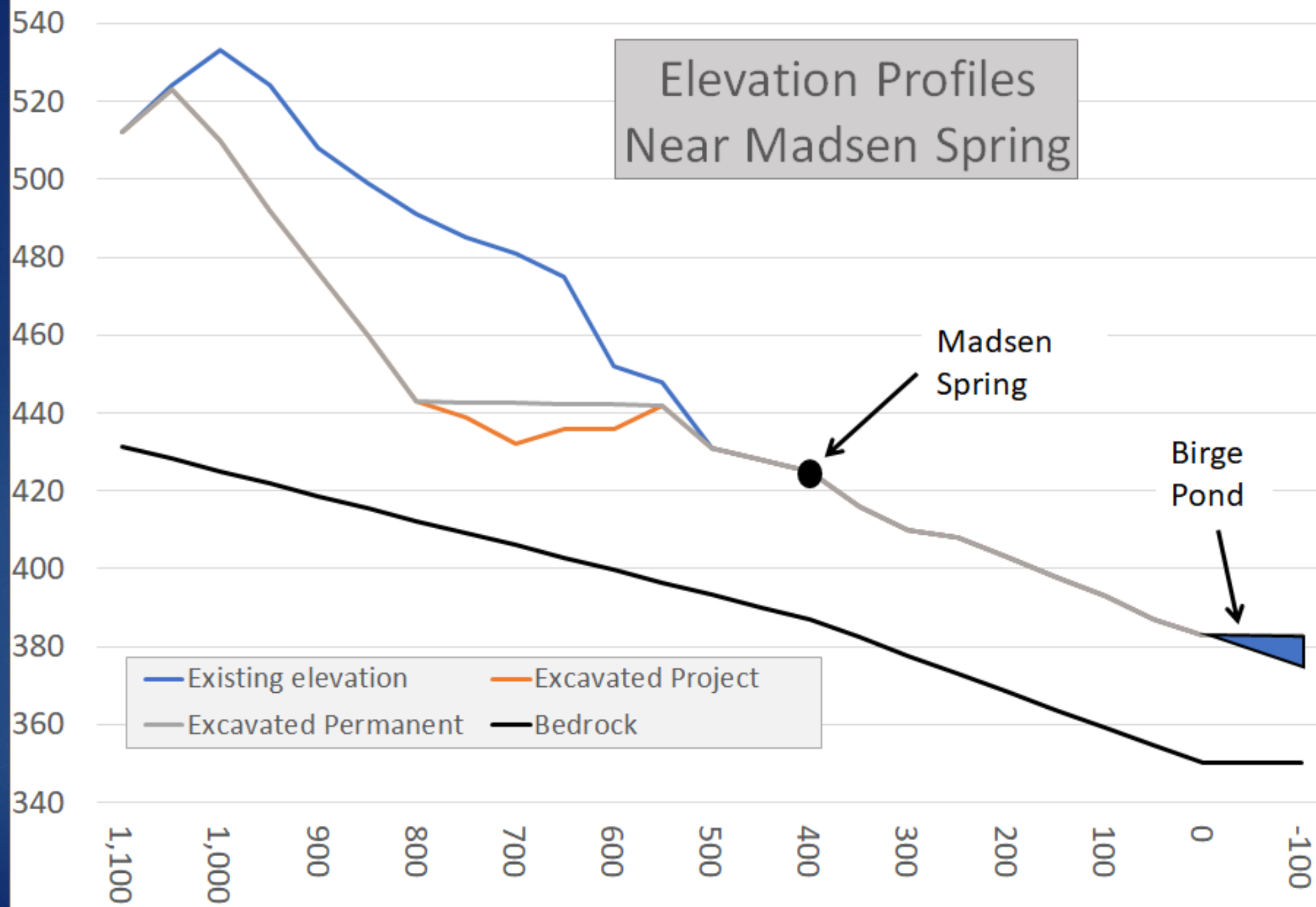


Physical Observations & Documented Attributes of Study Area

- ▶ Locations of springs, Birge Pond, local topography
- ▶ Geologic makeup
 - ▶ Bedrock / Till / Sand / Alluvium / Soil

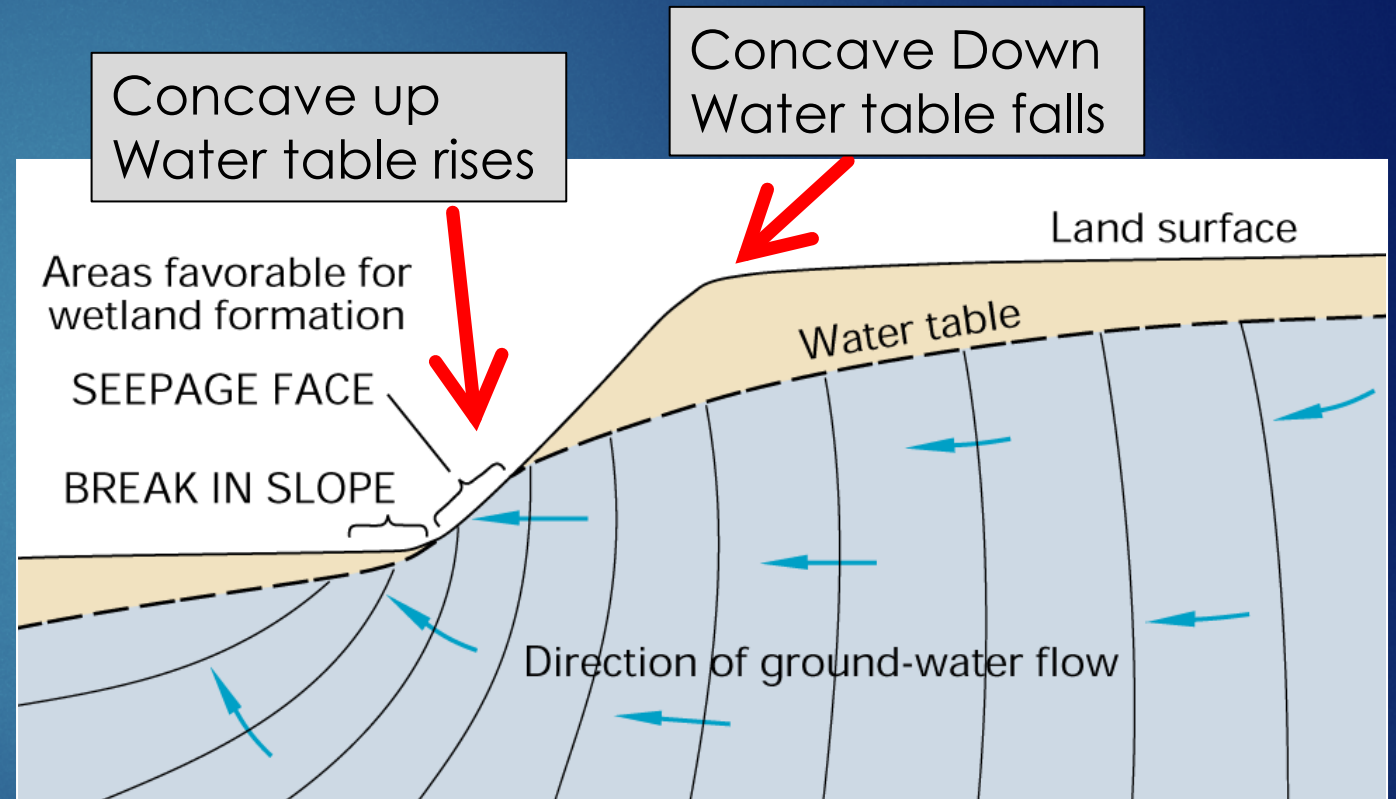
- ▶ Based on descriptions in LaSala (1964)
- ▶ Fairly straight forward





Key aspect of hydrologic theory

- ▶ Concave down ground surface
water table drops
- ▶ Concave up ground surface
water table rises



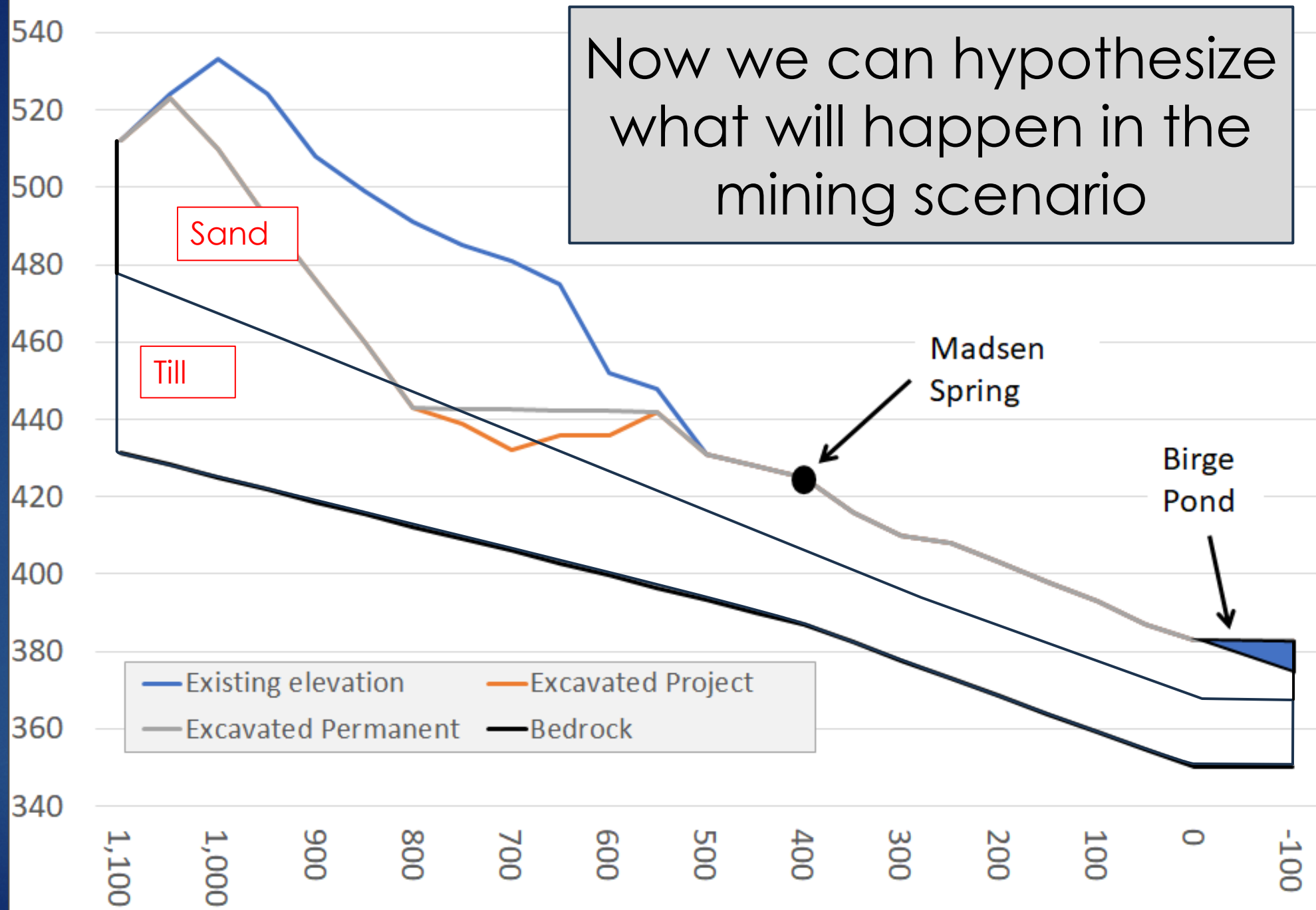
Geology effect on groundwater flow

Coarse geology (sand)

- ▶ Rapid infiltration,
- ▶ high recharge (low runoff)
- ▶ 'Fast' groundwater flow
- ▶ Water table often far from the land surface in recharge areas

Fine geology (till)

- ▶ Very slow infiltration
- ▶ Very low recharge (high runoff)
- ▶ Very, very slow groundwater flow
- ▶ Water table closer to the land surface in recharge areas



The Model

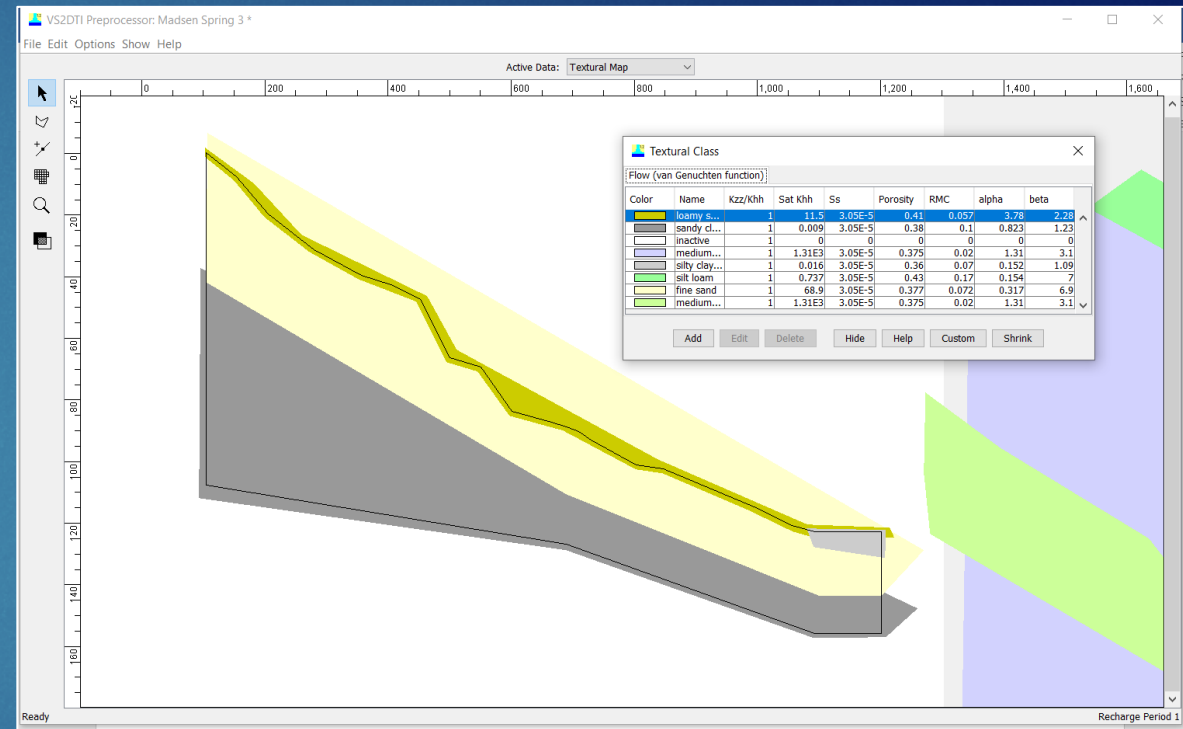
VS2DI

- Variably Saturated 2-Dimensional

Good for simulating

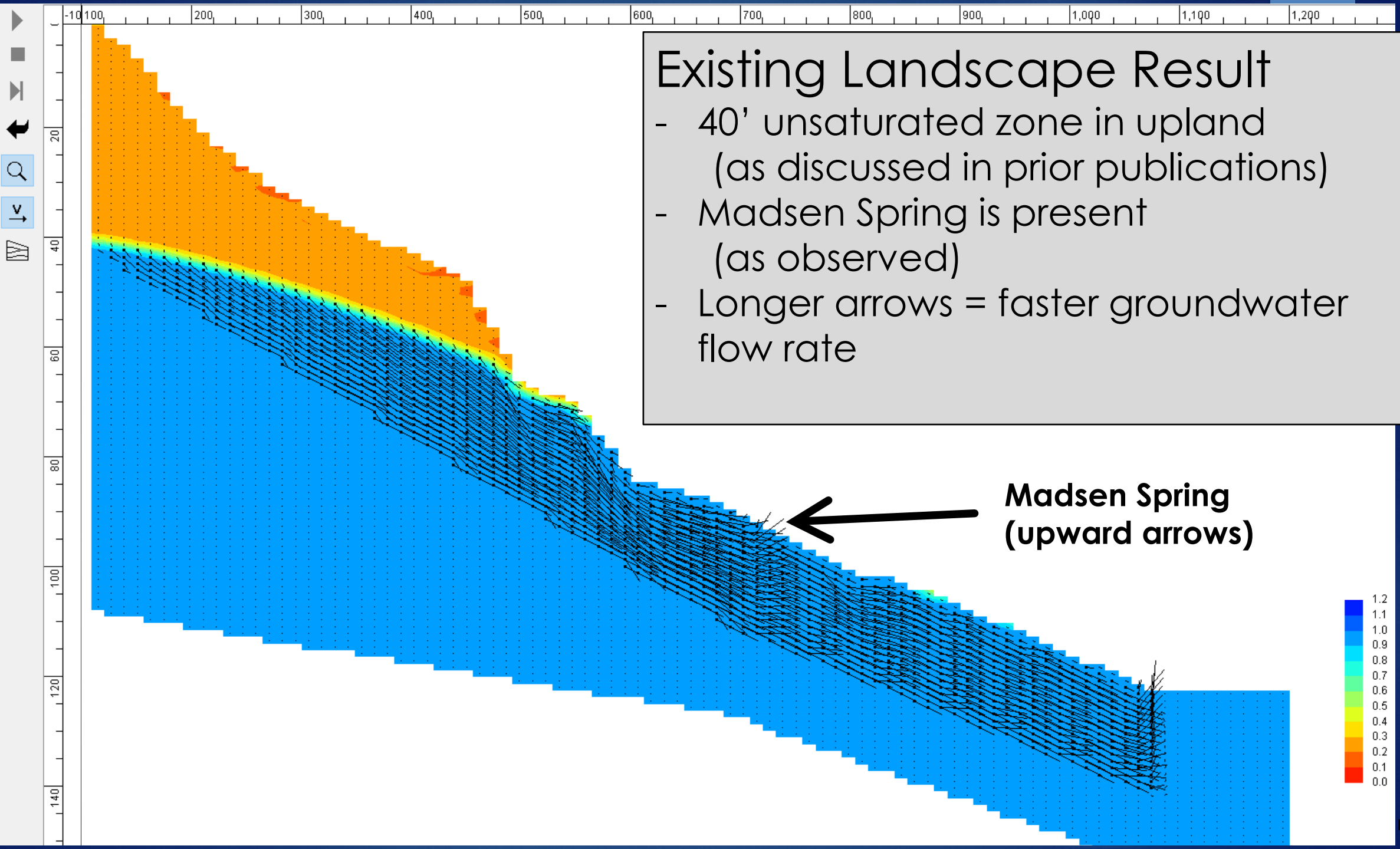
- Groundwater/surface-water exchange
- Location of the water table

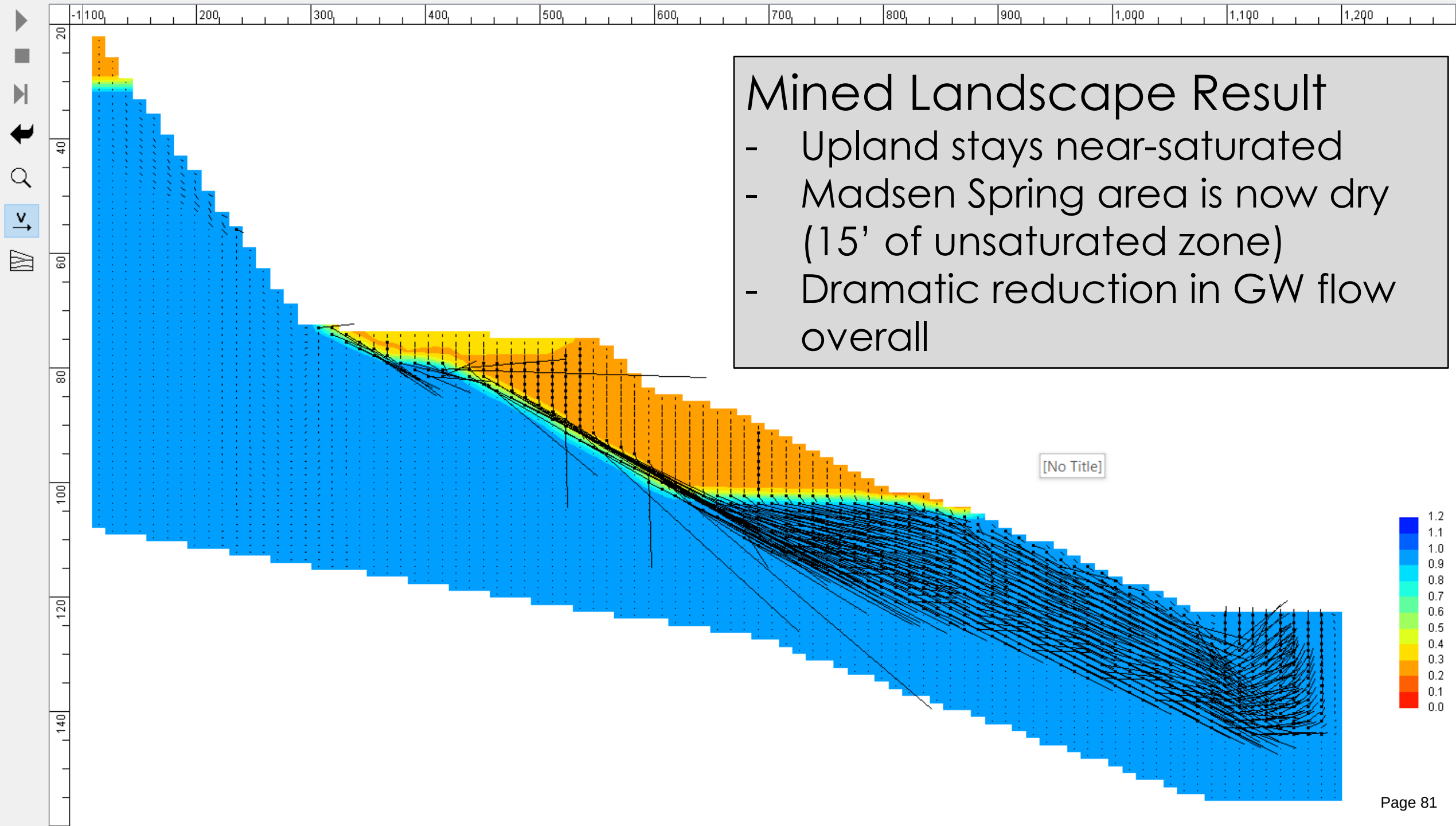
Well-established method



Existing Landscape Result

- 40' unsaturated zone in upland (as discussed in prior publications)
- Madsen Spring is present (as observed)
- Longer arrows = faster groundwater flow rate





Conclusions

- 1) Madsen Spring and the surrounding wetland will go dry if the proposed mining occurs
- 2) Recharge in upland area will be much lower. Runoff will be much higher.

Implications

- 1) Madsen Spring and the surrounding wetlands (~0.8 acres) will permanently be lost if the project is implemented

Note: The model simulations don't include future home construction that would add impervious area to the flat area above Madsen Spring. That could dry out additional area toward Birge Pond, up to an additional 0.8 acres, though additional study is needed.

- 2) Erik's Spring was not evaluated in this study. The results suggest the proposed project may also affect that spring and its associated wetland complex

Implications (continued)

- 3) Increased surface water flows may necessitate construction of additional stormwater infrastructure, particularly in the flat area created by mining
- 4) Post-mining, water flow to Birge Pond from this area will likely shift from groundwater-dominated to surface-water dominated. Changes will be most significant on the western shore. Future study should evaluate how this will affect Birge Pond water levels, biota, and recreation opportunity, especially in the late summer to early fall

Brian Neff, PhD
bpnHydro Consulting
bneff@uwaterloo.ca

bpnHydro Consulting

Geology of Study Site

- ▶ Simpson (1961) Surficial Geology of the Bristol Quadrangle
- ▶ La Sala, A. M. (1964). *Geology and ground-water resources of the Bristol-Plainville-Southington area, Connecticut*. US Government Printing Office.
- ▶ Cushman, R. V., Pauszek, F. H., Randall, A. D., & Thomas, M. P. (1965). *Water resources of the Waterbury-Bristol area, Connecticut* (No. 1499-J). US Geological Survey.
- ▶ Stone et al. (1992) Surficial Materials Map of Connecticut
- ▶ Stone, J. R., Schafer, J. P., & London, E. H. (1982). *The surficial geologic maps of Connecticut illustrated by a field trip in central Connecticut*.
- ▶ *Bedrock geological map of Connecticut*. (1985) Connecticut Geological and Natural History Survey; US Geological Survey.

Geology and Ground-Water Resources of the Bristol-Plainville-Southington Area, Connecticut

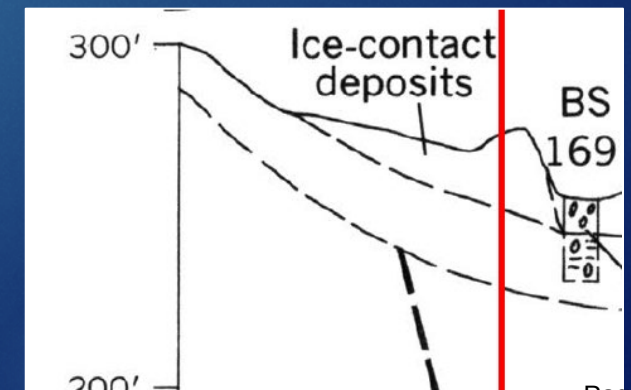
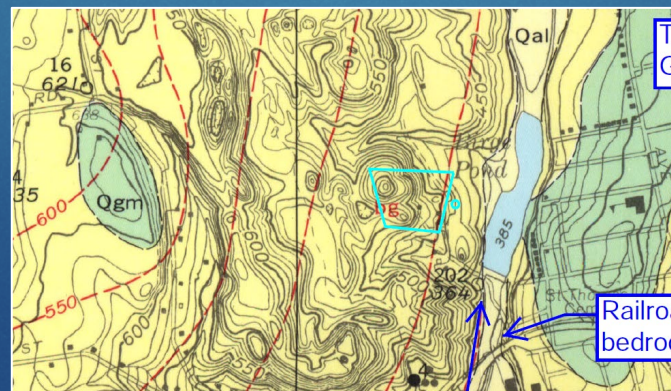
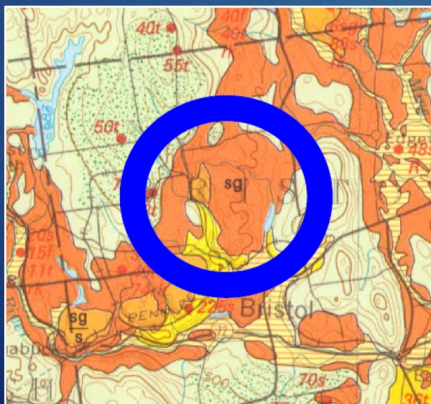
By A. M. LA SALA, Jr.

GEOLOGICAL SURVEY WATER-SUPPLY PAPER 1578

Prepared in cooperation with the
Connecticut Water Resources Commission



UNITED STATES GOVERNMENT PRINTING OFFICE, WASHINGTON : 1964



Links to Materials Submitted on 12/01/2025

Links to New Materials Submitted 12/1/25

First IWWA Presentation:

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

Second IWWA Presentation:

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

Verified Petition to Intervene:

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

Resume

Aleksandra Moch

Aleksandra Moch

95 Halpin Avenue

Stamford, CT 06905

Tel: (203) 550-9373

Email: aleksandra_moch@yahoo.com

Education

- **Non-degree**, Master Composter program with UConn 2013-2015
- **Non-degree**, Green Roof Design and Installation (intensive training and certification, including plant identification and habitat), 2007-2009
- **Non-degree**, Landscape Designer, NY Botanical Garden (certification), including plant biology and field identification, 2006-2008
- **Non-degree**, Soil Science, University of Massachusetts, 2001-2002
- **Master's Degree**, Geology/Environmental Science, Queens College, New York, 1999
- **Non-degree**, Hazmat Training, Paterson, NJ, 1998
- **Master's Degree**, Environmental Geology, Warsaw University, Warsaw, Poland, 1992
- **Bachelor's Degree**, Geology/Hydrology, Warsaw University, Warsaw, Poland, 1990

Professional certifications

- **Soil Scientist** - registered with the Society of Soil Scientists of Southern New England, with over 20 years of experience and more than a thousand wetland delineations.
- **Professional Wetland Scientist** – registered with Society of Wetland Scientists (over 25 years of experience in plant identification used for wetland evaluations and identification as required by NYS DEC and local wetland commissions)
- **Certified Professional in Erosion and Sediment Control (CPESC)**
- **Wetland Agent** - completed Municipal Inland Wetland Commissioners Training Program with the CT DEP (extensive experience in wetland identification, including plant material)
- **Landscape Designer** – certified by the New York Botanical Garden (over 15 years of experience with designing with plants and their identification)
- **Green Roof Consultant**, registered with Green Roofs for Healthy Cities, one of the first nationally certified **Green Roof Professionals (GRP)** (working with a variety of plant material)
- Trained **Plant Conservation Volunteer** with **New England Wild Flower Society** (endangered plant training and monitoring)
- **Master Composter, certified by UConn**
- **Organic Land Care – CT NOFA since 2018** (a significant component of the training included native plants identification and their use in landscaping)

Self-employment

Green Roof Concepts, LLC – Roof Garden Design and Installation

9/12-Present

- Project design
- Supervision of roof garden installation and crew training
- Landscape designs for commercial and residential grounds
- Promotion of sustainable landscape measures and practices
- Design with native plant material
- Identification of the existing plant cover and recommendation for supplemental plantings.
- Selection of growing media and irrigation methods.
- Ecological land restorations and habitat creation.

Environmental Consultant

8/02-Present

- Delineation of wetland boundaries, both tidal and inland wetlands, for local, state, and federal jurisdictions, including soil, plant material, and hydrology
- Participated in peer review of the wetland delineated in Westport, CT, 2015-2018.
- Storm water quality improvements and proper use of soil erosion/sediment control measures during project design and implementation
- Preparation of environmental assessments for inland wetlands/watercourses, tidal wetlands, and other protected areas, including plant inventory and identification of endangered species of fauna and flora.
- Design of mitigation plans (including coastal areas, wetlands, and protected uplands)
- Assistance with land use applications at the local and state levels (CT DEEP, NY DEC, and Army Corps of Engineers)
- Management and coordination of projects during their design, implementation, and post-construction phase
- Plant inventory (required for permitting process, including CAM, wetland, and open space applications)
- Environmental Impact Statements (requiring identification of soils, rock formations, hydrology, and description of vegetated cover)

Consulting for the Village of Briarcliff Manor, NY

10/19-Present

- Wetland applications reviews and recommendations made to the Planning Board (this work includes wetland verification, working with the applicant on enhancing project design, review, and advice on mitigation measures)
- Obtaining permits for the village's projects from NYS DEC and ACOE (including wetland delineations based on vegetated cover)
- Site inspections for compliance with permit conditions
- Wetland delineations at Village-owned land.

Employment

Environmental Analyst

10/00-4/24

Town of Greenwich

- Environmental analyses of permit applications for Planning and Zoning meetings.
- Review of wetland delineations during the IWWA permitting process.
- Inspection of residential sites and commercial projects to ensure their compliance with Best Management Practices and permit conditions.
- Monitoring of wetland restoration projects.
- Preparation and analysis of permit applications for Inland Wetlands and Watercourses Agency meetings
- Environmental evaluations of residential and commercial ponds and waterways based on their hydrological connections, soil, and plant material.
- Co-chairman of the local chapter of Pollinator Pathway (educational programs on soil building and care).

Wetlands Assistant Compliance Officer

11/98-10/00

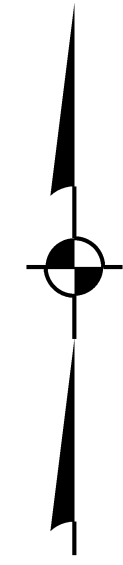
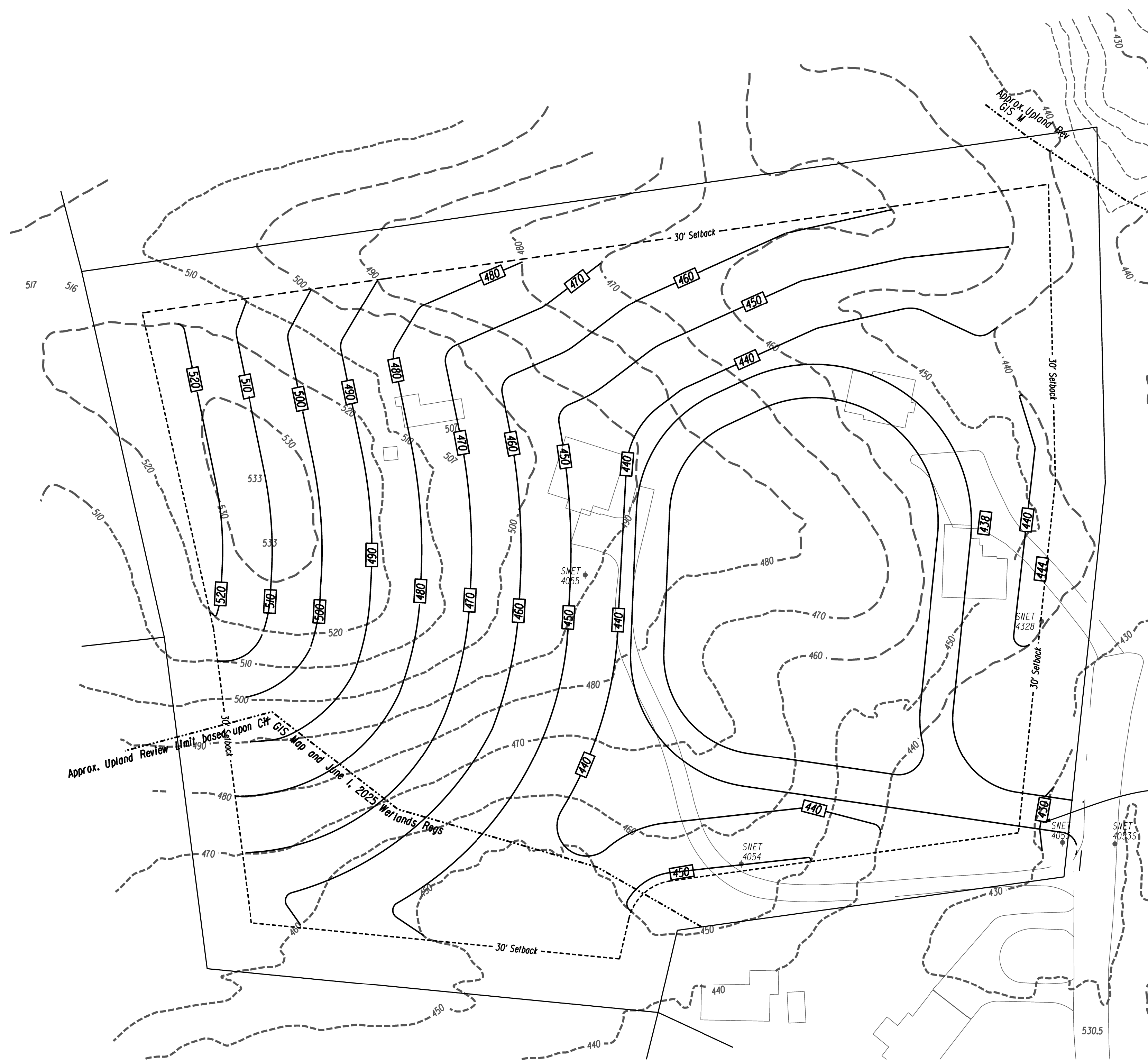
Town of Greenwich

- Site inspections to ensure compliance with permit conditions
- Review of erosion and sediment control plans, grading plans, tree protection plans, and final construction plans for permit extensions
- Evaluation of projects using topographic maps, aerial photography, soil maps, FEMA maps, land use databases, as well as GIS
- Response to public questions during professional staff walk-in hours.
- Wetland identification and enforcement.

Related experience

- Drafted dissertation at the University of Warsaw on organic soils and their geotechnical characteristics.
- Drafted dissertation at the City University of New York on organic pollutants in the sediment of New York Bight.
- Coordinated the Town of Greenwich two-year groundwater study, founded by the Conservation Commission and the USGS
- Coordinated three-year study of endangered bird population at Great Captain's Island, founded by Conservation Commission and Audubon Greenwich
- Worked with UConn on Mile-a-Minute bio-control program
- Involved in the fish monitoring program at the Mianus River fishway
- Engaged in the horseshoe crab monitoring program
- Actively involved in the Greenwich Point inlet dredging project permitted by CT DEEP
- Assisted with goose control program

- Conducted a resilience study of the coastal area of Pelham Bay Park in the Bronx.
- Collected information on soil, hydrology, and plant material found along the major rivers in Greenwich. The inventory was used in the Byram River Watershed Management Plan.
- Designed and implemented a composting program in public schools in Greenwich.
- Conducted a number of soil and compost educational seminars both for children and adults.



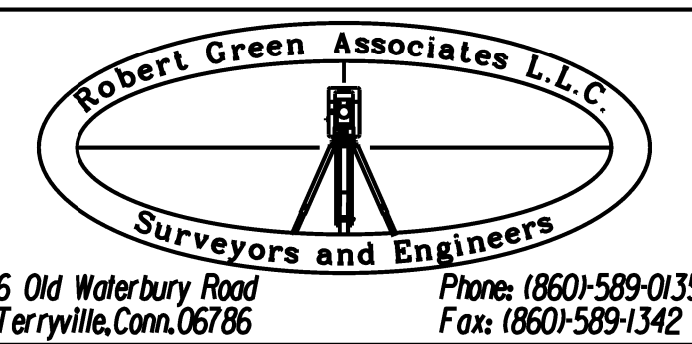
SCENARIO No.1
FULL UTILIZATION OF PROPERTY TO 30' SETBACK

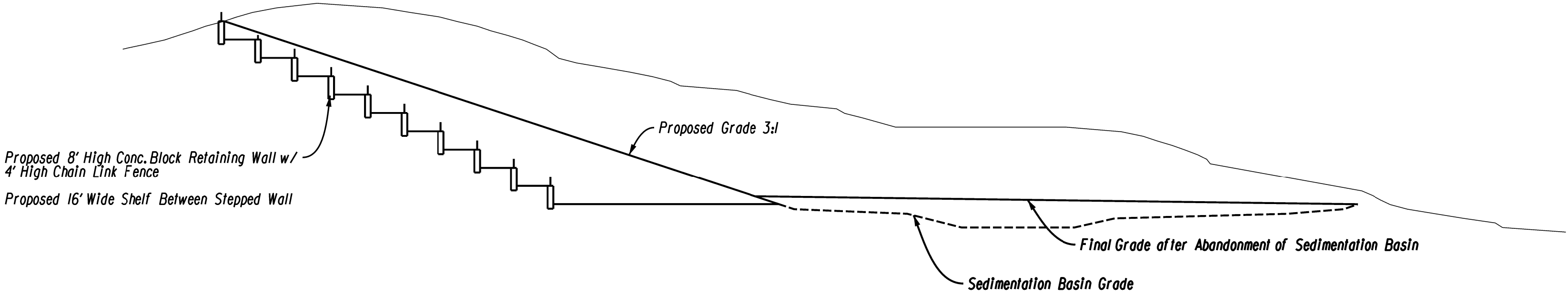
Assessors Lots 20-214, 20-215, 20-216, 20-217

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

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

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





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

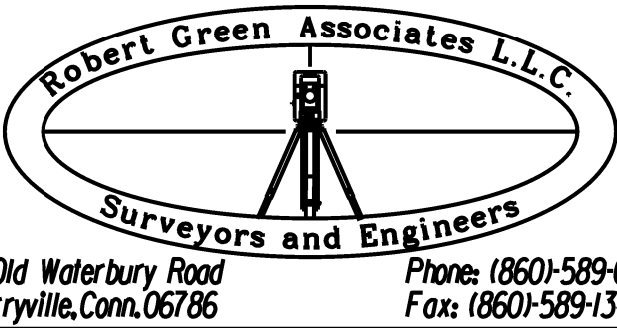
SCENARIO No. 2
STEPPED RETAINING WALL AT Sta. 12+00

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

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

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

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



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

November 24, 2025

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

Scenario No. 1 – Full Utilization of Site

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

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

Scenario No. 2 Stepped Retaining Walls

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

Scenario No. 3 Site Grading with limited impact.

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

THIS IS PREFERRED

Applicant's Soils Report



23 Horseshoe Ridge Road
Newtown, CT 06482

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

November 17, 2025

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

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

Dear Mr. Hummel:

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

1. Purpose of Investigation

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

2. Site Description

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

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

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

3. Methodology

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

4. Findings

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

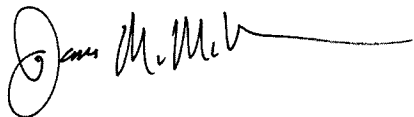
5. Conclusion

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

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

Respectfully submitted,

JMM WETLAND CONSULTING SERVICES, LLC



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

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

City of Bristol

Geographic Information System (GIS)



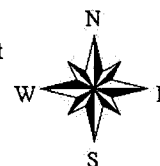
Date Printed: 11/17/2025



MAP DISCLAIMER - NOTICE OF LIABILITY

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

Approximate Scale: 1 inch = 150 feet



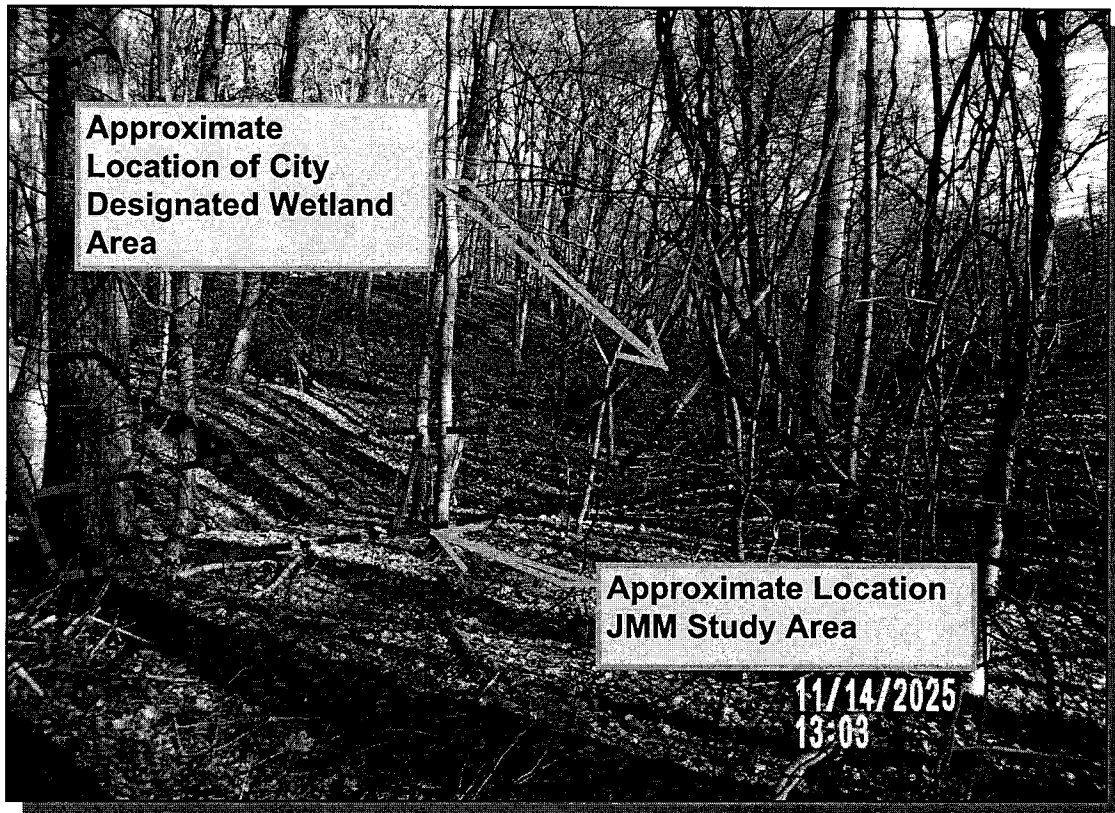


Photo 1: View of Study Area & down-gradient wetland on City Property (JMM photo taken 11/14/2025); facing northeasterly

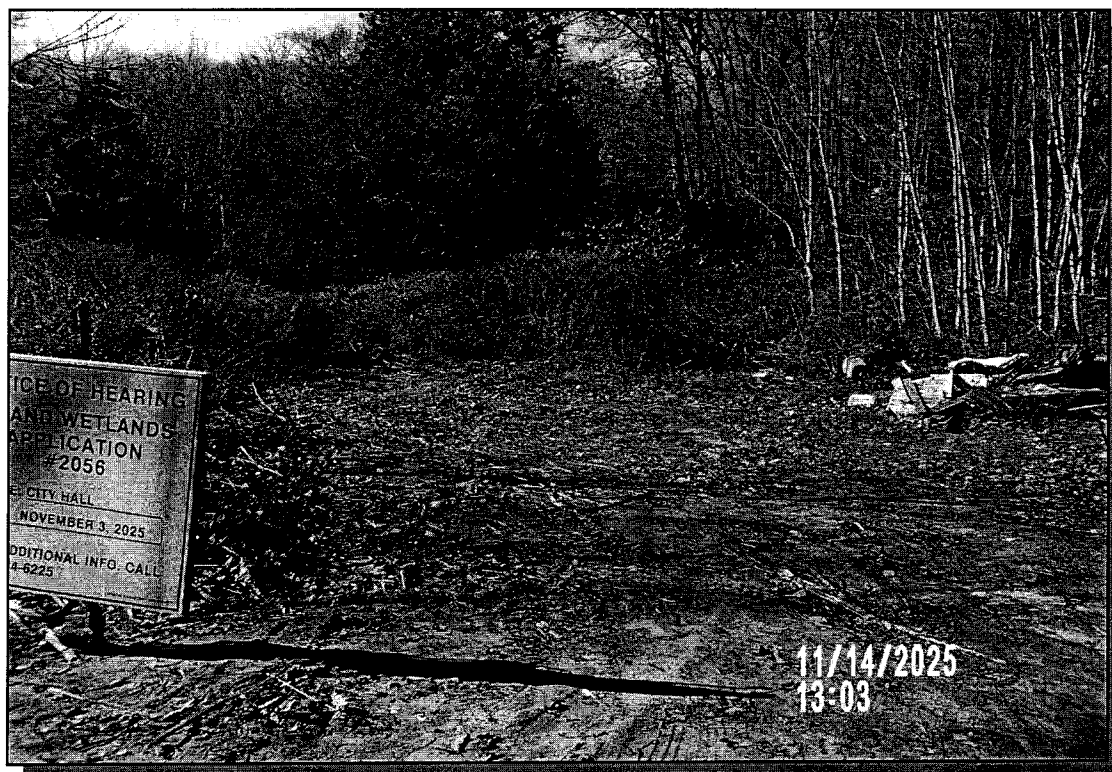
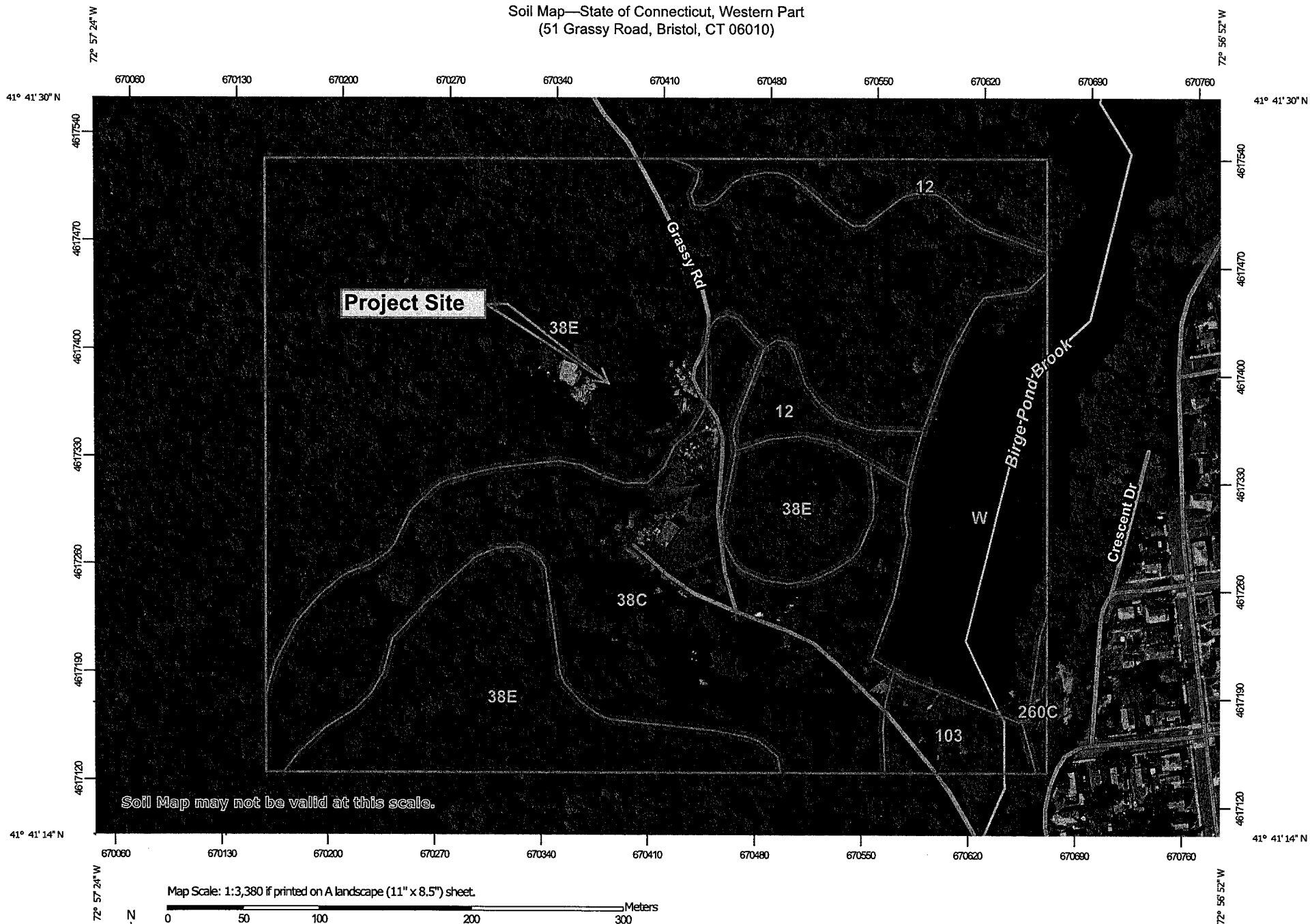


Photo 2: View of Subject Site adjacent to the Study Area (JMM photo taken 11/14/2025); facing northwesterly

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



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: State of Connecticut, Western Part

Survey Area Data: Version 6, Sep 16, 2025

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

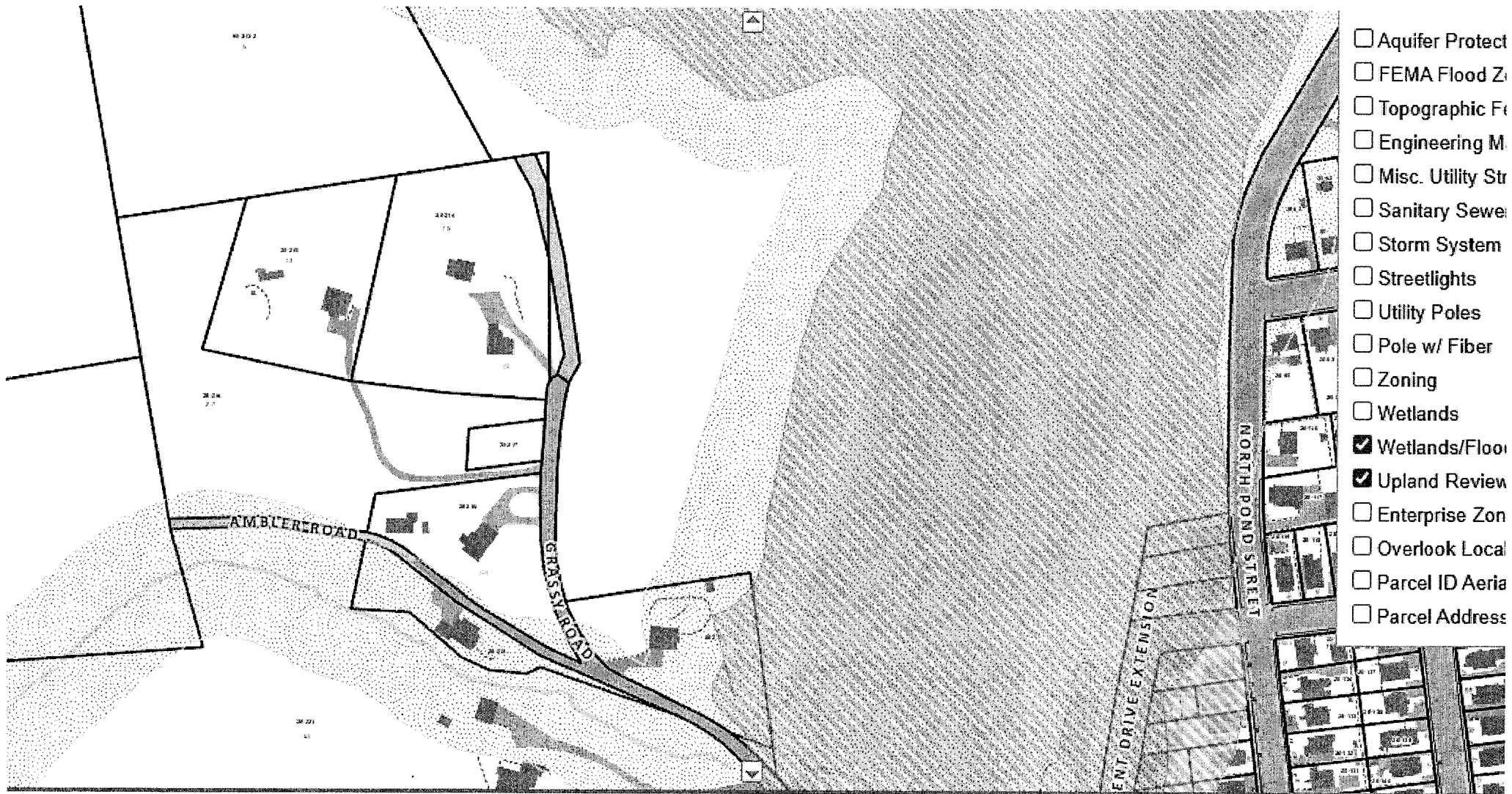
Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

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

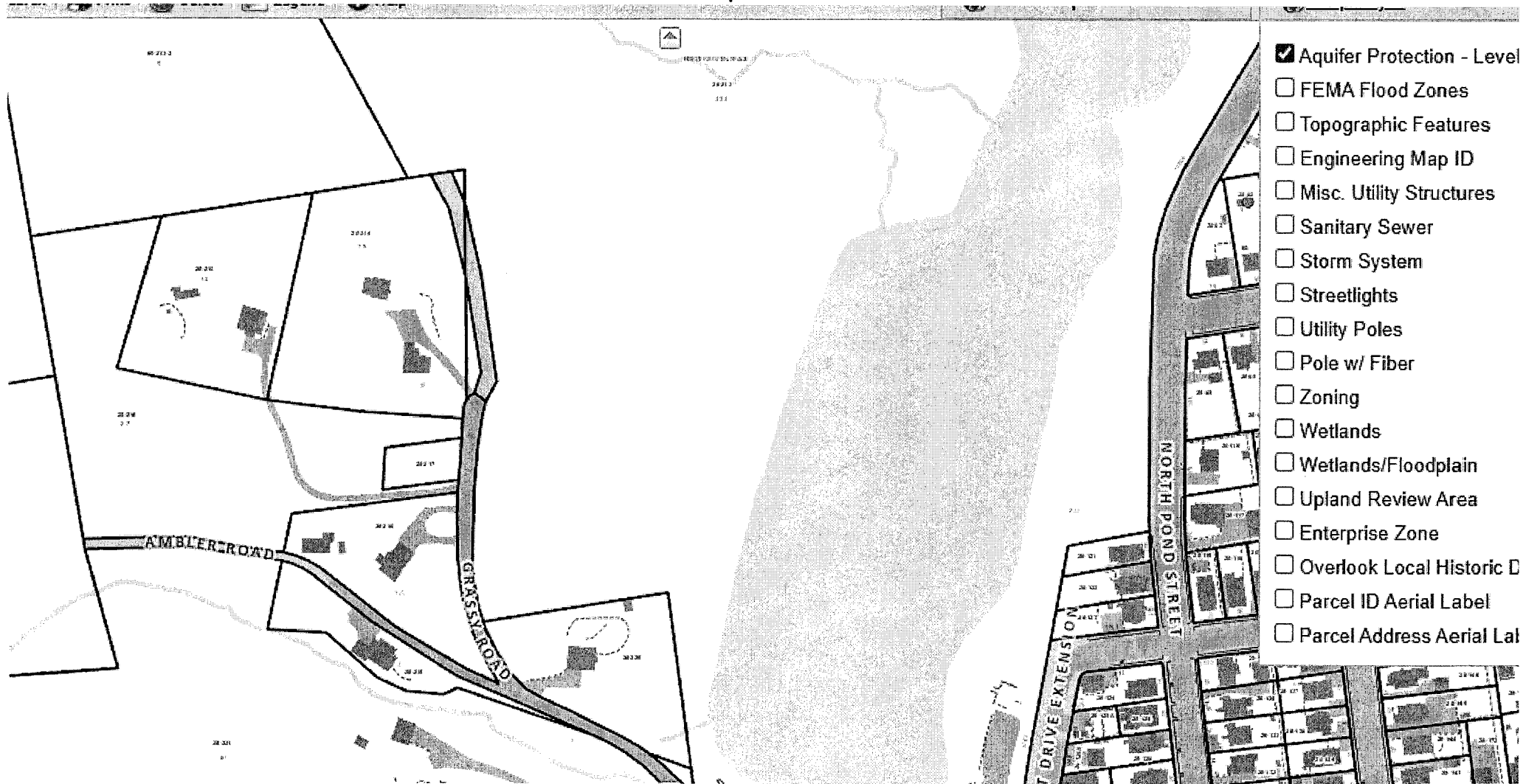
Map Unit Legend

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

Wetlands & Upland Review Area



Aquifer Protection



Hyperlink:

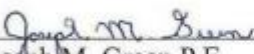
[https://www.bristolct.gov/DocumentCenter/View/50071/2025 09 02 Report](https://www.bristolct.gov/DocumentCenter/View/50071/2025%2009%20Report)

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

September 2, 2025



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


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

JMM Company

Info 2025

JMM Wetland Consulting Services, LLC

23 Horseshoe Ridge Road
Newtown, CT 06482
(203) 364-0345



COMPANY OVERVIEW

JMM Wetland Consulting Services, LLC was formed in the spring of 2000 to provide wetland delineations and assessments, soil resource management, environmental compliance, and linear right of way (R.O.W.) environmental services throughout the Northeast and the US.

At **JMM** we are committed to providing cost-effective, well-researched, and objective environmental solutions to our clients. Whether we are working a small straightforward project or on a large complex one with multi-year permitting and monitoring, we provide solid technical foundation and extensive hands-on experience and knowledge.

JMM is owned and operated by James McManus. Prior to establishing **JMM**, while working for other consulting firms, Mr. McManus was involved with many projects for federal, state, and private sector clients. During this period Mr. McManus conducted wetland delineations, soil resource management activities as well as natural resource assessments extensively throughout New England, up and down the east coast plus a number of the Mid-Atlantic States. Mr. McManus developed and maintained a reputation for sustained technical excellence, and improving and expanding his knowledge of soils and wetland sciences.

Mr. McManus has a Masters Degree in Plant and Soil Science from the University of Connecticut. Mr. McManus is regionally registered as a Professional Soil Scientist, nationally certified as a Certified Professional Soil Scientist (CPSS #15226), and is a member of the New England Hydric Soil Technical Committee (NEHSTC).

At **JMM** our pledge is to be the best in the markets we serve. Our values, what we believe in as a company, embody this commitment. We believe in delivering high-class quality services to our clients; we believe that teamwork is essential to reaching our goals; we believe that aspiring to excellence leads to continuous improvements; we believe in conducting business with integrity; and we believe in delivering on each commitment we make.

JMM supports the following primary areas of expertise:

Soil Resource Management

- ◆ Reconnaissance-level Soil Surveys
- ◆ High Intensity Soil Surveys (HISS)
- ◆ Soil Pit Descriptions for On-site Sewerage Disposal Systems
- ◆ Hydric Soil Identification and Classification
- ◆ Erosion and Sedimentation Control Planning and Supervision
- ◆ Environmental Inspector along Linear Projects

Wetland Resources Management

- ◆ Wetlands Boundary Delineations (per State Statutes & U.S. Army Corps of Engineers)
- ◆ Wetland Reconnaissance Surveys
- ◆ Wetlands Functional Evaluations and Quality Assessments
- ◆ Site Planning Surveys Utilizing GPS and CAD Support
- ◆ Regulatory Assistance, Permitting, and Compliance
- ◆ Water Quality Monitoring/Sampling

PROFESSIONAL RESUME

James M. McManus, MS, CPSS

Principal Soil Scientist



EDUCATION: M.S., Plant and Soil Science, University of Connecticut, Storrs, CT
B.S., Agronomy (Soils), University of Connecticut, Storrs, CT

CERTIFICATIONS: (ARCPACS) Certified Professional Soil Scientist (CPSS #15226)
Registered Professional Soil Scientist, Society of Soil Scientists of Southern New England
OSHA HAZWOPER Certification Title 29 CFR 1910.120

EXPERIENCE: Mr. McManus is a Registered Certified Professional Soil Scientist (CPSS #15226) with primary expertise in wetland and hydric soil assessment and delineations. Mr. McManus has over 35 years professional experience and has conducted over 4,000 wetland delineations throughout New England as well as Alabama, Florida, Georgia, New York, New Jersey, Georgia, Minnesota, and Tennessee.

Other areas of expertise include USACE wetland resource area determinations, wetland inventories and evaluations, reporting and permit assistance, vernal pool investigations, construction and erosion control monitoring, surface water quality sampling, as well as natural resource surveys utilizing a global positioning system (GPS).

Mr. McManus has conducted numerous natural resource surveys along proposed linear right-of-ways, which include natural gas pipelines overhead power lines, and fiber optic lines, many of which he was team leader. Responsibilities included wetland and ecological surveys and the identification of rare and endangered plant and animal species.

Mr. McManus performs wetland delineations throughout New England in accordance with local, state, and federal procedures. Mr. McManus has specific expertise in soil test pit descriptions to determine the morphology and suitability of soils for septic system design.

Mr. McManus conducted hydric soil determinations on several sites and construction monitoring and sediment erosion inspections on various sites throughout Connecticut, New York, and Massachusetts. He has performed post-construction surface water quality sampling and report preparation from inlet and outlet structures associated with stormwater treatment systems at several retail development sites, and surface water and groundwater sampling on various golf courses.

Professional Resume: *(continued)*

James M. McManus, M.S., CPSS

Principal Soil Scientist

PROFESSIONAL AFFILIATIONS:

New England Hydric Soil Technical Committee (NEHSTC)
American Registry of Certified Professionals in Agronomy, Crops, and
Soils (ARCPACS)
Society of Soil Scientists of Southern New England
Connecticut Association of Wetland Scientists (CAWS)
Association of Massachusetts Wetland Scientists (AMWS)
Soil Science Society of America (SSSA)
International Erosion Control Association
Rotary International

WORKSHOPS & CONFERENCES:

Massachusetts-DEP Training Program for the new Bordering Vegetative
Wetland regulations (Soil Science Instructor, (1996).

Surficial Geologic Field Trip: Review soil and geologic setting along
various landscapes in eastern Massachusetts (Soil Science Instructor
11/00).

Soil Scientist of Southern New England Workshop: Soils of Litchfield
County Connecticut (8/02).

Sedimentation and Erosion Control Review Session. USDA. Natural
Resource Conservation Service and CPESC (Certified Professionals in
Erosion Control), Concord NH (10/01).

Tracking and Sign Workshop: A workshop to review and study various
types of tracks and sign in New England (10/99).

Mean Annual High Water Line Determination Workshop for MA-DEP
Riverfront Area Determinations. (10/00).

Mass-DEP and USGS Workshop: StreamStat and the MA-DEP
Riverfront Area Regulation updates (2/03).

PUBLICATIONS:

Fieldler, P.L., C. Duncan, K. Fetherston, J. Gaskin, G. Hollands, L. C.
Lee, J. Mason, J. McManus, W. L. Nutter, M. C. Rains, D. Schall and S.
Smyers. 1998. Development of a Draft Guidebook to HGM Functional
Assessments for Riverine Waters/Wetlands in Eastern Massachusetts.
Society of Wetland Scientists, 19th Annual Meeting, Anchorage Alaska,
June 8-12, 1998.

Professional Resume: *(continued)*

James M. McManus, M.S., CPSS

Principal Soil Scientist

WORK HISTORY:

2000 to present

JMM Wetland Consulting Services, LLC Principal Soil Scientist, Owner

- Performs wetland and resource area delineations in accordance with State and Federal Statutes and guidelines.
- Performs resource inventories, including those of wetlands, watercourses, and vernal pool habitats.
- Conducts soil resource inventories and characterizations including High Intensity Soil Surveys (HISS), soil pit descriptions, and assessments of soil suitability for individual sewage disposal systems (ISDS).
- Performs inspections and monitoring of erosion and sedimentation controls for new construction.
- Performs monitoring and evaluations of surface water quality.
- Prepares a variety of environmental permitting and compliance documents.
- Performs GPS-assisted natural resource surveys including those of wetlands and watercourses.

1994 to 2000

ENSR International/Fugro East, Inc. Senior Soil and Wetland Scientist

- Conducted wetland and resource area delineations in accordance with the Massachusetts Wetland Protection Act and Connecticut Inland Wetland and Watercourse Regulations.
- Performed wetland delineations in conjunction with the federal wetland delineation procedures utilizing the Corps of Engineers Wetland Delineations Manual (1987).
- Conducted hydric soil investigations and wetland classification and mapping.
- Collected storm water, surface water, and ground water samples from various sites throughout Massachusetts, New York, and Connecticut.
- Conducted soil and sedimentation control monitoring on various construction sites throughout Massachusetts and Connecticut.

Professional Resume: *(continued)*

James M. McManus, MS, CPSS

Principal Soil Scientist

WORK HISTORY *(continued)*:

- | | |
|--------------|---|
| 1994 | Town of East Windsor, CT
Inland Wetlands Officer <ul style="list-style-type: none">• Enforced state and local inland and wetland and watercourse regulations. Acted as staff to the town's Inland Wetland Agency.• Conferred with public officials, property owners and developers regarding proposed development and existing violations.• Performed site inspections for proposed development and on-going construction and reported status to the Commission at monthly meetings. |
| 1994 | USDA-NRCS Windsor, CT
Soil Scientist Volunteer <ul style="list-style-type: none">• Assisted soil conservationists in preparing conservation plans.• Assisted soil scientists with soil survey activities. |
| 1990 to 1992 | University of Connecticut, Storrs, CT
Teacher Assistant <ul style="list-style-type: none">• Taught undergraduate students' practical application of lecture material.• Conducted laboratory experiments.• Ensured the proper use of laboratory facilities. |
| 1988 to 1990 | EnviroTech, Putnam, CT
Soil and Wetland Scientist <ul style="list-style-type: none">• Identified wetlands at proposed developed locations relative to the State of Connecticut definition of wetlands.• Analyzed soil pits profiles for color, consistency, and drainage characteristics for suitability for individual sewage disposal systems.• Evaluated and delineated field sites for upland and wetland soil areas. |

Professional Resume: *(continued)*

James M. McManus, MS

Principal Soil Scientist

WORK HISTORY *(continued)*:

1987 to 1988

**Town of Tolland, CT
Soil Scientist/Town Planner Intern**

- Reviewed erosion control plans with commercial developers to assure that the plans complied with town regulations.
- Assisted in the planning and enforcement of erosion and sediment control. Conferred with contractors to ensure that deficiencies were controlled in a timely manner.

Representative Project Experience

James M. McManus, MS, CPSS

Certified Professional Soil Scientist

Registered Professional Soil Scientist

Linear Right of Way Projects

Northeast Direct (NED) Natural Gas Pipeline, PA/NY/MA/NH/CT.

Delineated wetland resource areas along portions of a proposed 400 mile natural gas pipeline through northwestern Pennsylvania, western New York, and New England. Responsibilities included wetland delineation and identification of invasive plants species, as well as rare and endangered plant and animal species along the proposed corridor. As a team leader, was responsible for keeping accurate notes, supervising other team members, and ensuring quality control.

Environmental Inspector, Interstate Reliability Project, Overhead Powerline Project, CT. Environmental Inspector (EI) for the IRP project for the construction of an overhead transmission line. Responsibilities included the oversight of contractors to ensure project is completed in accordance with the approved local, state, and federal permitted conditions. Conducted on-site review of the construction and wetland resources with local, state, and federal regulators to demonstrate the project is complying with the approved environmental permitted conditions.

Environmental Inspector, 1990 Line Structure Replacement Project, CT. Environmental Inspector (EI) for the replacement of a 115 kV overhead transmission line within the towns of Watertown, Waterbury, Middlebury, Oxford, and Monroe, Connecticut. Responsibilities included the oversight of contractors to ensure project is completed in accordance with the approved local, state, and federal permitted conditions. Conducted on-site review of the construction and wetland resources with local, state, and federal regulators to demonstrate the project is complying with the approved environmental permitted conditions.

Constitution Natural Gas Pipeline, PA/NY.

Delineated wetland resource areas along portions of a proposed 120 mile natural gas pipeline (600-feet R.O.W.) through northwestern Pennsylvania and western New York. Responsibilities included wetland delineation and identification of invasive plants species, as well as rare and endangered plant and animal species along the proposed corridor. As a team leader, was responsible for keeping accurate notes, supervising other team members, and ensuring quality control.

Environmental Inspector, Greater Springfield Reliability Project, Overhead Powerline Project, CT – MA. Environmental Inspector (EI) for the GSRP project for the construction of a 354-kV overhead transmission line. Responsibilities included the oversight of contractors to ensure project is completed in accordance with the approved local, state, and federal permitted conditions. Conducted on-site review of the construction and

wetland resources with local, state, and federal regulators to demonstrate the project is complying with the approved environmental permitted conditions.

National Grid A-127/B-128 Transmission Replacement/Reconductor Project, VT-MA.

Delineated wetland resource areas along portions of the proposed overhead powerline right-of-way (R.O.W.) through central Massachusetts to the Vermont state line. Responsibilities included wetland delineation and identification of rare and endangered plant and animal species along the proposed powerline corridor. As a team leader, was responsible for keeping accurate notes, supervising other team members, and insuring quality control. Additionally, resource reports were produced for each wetland, which included USACE wetland determination data forms.

Wetland Delineation, Greater Springfield Reliability Project, Proposed Overhead Powerline Project, CT – MA.

Delineated wetland resource areas along portions of the proposed overhead powerline right-of-way (R.O.W.) through central Connecticut and western Massachusetts. Responsibilities included wetland delineation and identification of rare and endangered plant and animal species along the proposed powerline corridor. As a team leader, was responsible for keeping accurate notes, supervising other team members, and ensuring quality control. Additionally, resource reports were produced for each wetland, which included USACE wetland determination data forms.

Wetland Delineations, Proposed Overhead Powerline Project, Beacan Falls and Oxford, CT.

Delineated wetland resource areas along portions of a proposed overhead powerline right-of-way (R.O.W.) through portions of Connecticut. Responsibilities included wetland delineation and identification of rare and endangered plant and animal species along the proposed powerline corridor. As a team leader, was responsible for keeping accurate notes, supervising other team members, and ensuring quality control. Additionally, resource reports were produced for each wetland, which included USACE wetland determination data forms.

Wetland Delineations, Proposed Overhead Powerline Project, Montville to East Haddam, CT.

Delineated wetland resource areas along portions of a proposed overhead powerline right-of-way (R.O.W.) through southeastern Connecticut. Responsibilities included wetland delineation and identification of rare and endangered plant and animal species along the proposed powerline corridor. As a team leader, was responsible for keeping accurate notes, supervising other team members, and ensuring quality control. Additionally, resource reports were produced for each wetland, which included USACE wetland determination data forms.

Wetland Delineation, Parsons Brinkerhoff Network Services, Proposed Fiber Optic Line, NY – MA.

Delineated wetland resource areas along portions of the proposed fiber optic cable route from Albany, New York to Boston, Massachusetts. Completed data forms for each resource area.

NSTAR, Proposed Overhead Powerline Project, Canton, MA.

Delineated wetland resource areas along portions of the proposed overhead powerline right-of-way (R.O.W.) through eastern Massachusetts. Responsibilities included wetland delineation and identification of rare and endangered plant and animal species along the proposed powerline corridor. As a team leader, was responsible

for keeping accurate notes, supervising other team members, and ensuring quality control. Additionally, resource reports were produced for each wetland, which included USACE wetland determination data forms.

Gulfstream Natural Gas Pipeline, Lakeland Florida.

Responsibilities included wetland delineation and identification of rare and endangered plant and animal species along the proposed and alternative pipeline corridors, potential access roads, and staging areas. As a team leader, was responsible for keeping accurate notes, supervising other team members, and ensuring quality control.

Wetland Delineation, Species Identification, Alabama, Tennessee, Georgia.

Proposed Pipelines, Alabama, Tennessee and Georgia. Responsibilities included wetland delineation and identification of rare and endangered plant and animal species along the proposed pipeline corridor. As a team leader, was responsible for keeping accurate notes, supervising other team members, and ensuring quality control.

Hydric Soil Determination, North Alabama.

Proposed Mitigation Area for Pipeline Construction, North Alabama. Responsible for determining/delineating the relic hydric soil boundary for a potential wetland mitigation area in an active cotton field.

Viking Voyageur Natural Gas Pipeline, Wetland Survey, Minnesota.

Conducted wetland survey along portions of the Viking Voyageur Natural Gas Pipeline project. Responsibilities included wetland delineation and identification of rare and endangered plant and animal species along the proposed pipeline corridor. Completed data forms for each wetland resource area.

Invasive Species Identification , Iroquois Gas Transmission Line, CT.

Assisted with the identification of targeted invasive species survey along the existing 52 mile gas transmission easement in western Connecticut. Tasks included the identification of the targeted invasive plant species within the established R.O.W. and documenting their location via GPS, which will be submitted with the yearly monitoring report.

Related Services Projects

Wetland Delineation, Soil Investigations, Permitting, The Stanwich Club, Greenwich, CT.

Conducted wetland delineations on selected areas within an existing golf course. Tasks included wetland delineations, on-site soil mapping, function/value assessments, wetland resource area reporting, and assist with permitting procedures to receive local Inland Wetland and Watercourses Commission approvals. These investigations included the determination of state wetland resource areas, interpretation of local state regulations, prepare environmental compliance reports, conducted on-site review of wetland resources with Town officials and Conservation Commission members, and conducted public presentations at local wetland commission meetings.

Wetland Delineation, Soil Investigations, Permitting, Bethlehem, NY.

Conducted wetland delineations on a 20 +/- acres proposed for development. Tasks included wetland delineations, on-site soil mapping, functional assessments, wetland resource area reporting, assisted with

permitting procedures to receive a Jusidictional Determination (JD) with the U.S. Army Corps of Engineers (USACE). These investigations included the determination of state and federal wetland resource areas, and on-site wetland boundary reviews with the USACE.

Wetland Delineation, Soil Investigations, Permitting, Liberty, NY.

Conducted wetland delineations on over 450 +/- acres proposed for development. Tasks included wetland delineations, on-site soil mapping, functional assessments, wetland resource area reporting, and assist with permitting procedures to receive a Jusidictional Determination (JD) with the U.S. Army Corps of Engineers (USACE). These investigations included the determination of state and federal wetland resource areas, on-site wetland boundary reviews with the State of New York State Department of Enviromental Conservation (NYSDEC) and the USACE, as well as meetings with Federal officials.

Wetland Delineation Boundary Review, Spencer, MA.

Conducted a wetland boundary review for the Town of Spencer on a 65-acre proposed development site. Tasks included a review of the wetland boundary for its accuracy and resource area determinations. Produced a report outlining the findings to the Conservation Commission.

Wetland Delineation, Soil Investigations, Permitting, Barbourtown Road, Canton, CT.

As a subconsultant, provided wetland delineation services on a proposed development site. Tasks included wetland delineations, on-site soil mapping, functional assessments, and wetland resource area reporting. Assisted with permitting procedures to receive local Inland Wetland and Watercourses Commission approvals.

Wetland Delineation, Soil Investigations, Case Street, Canton, CT.

Conducted wetland delineations on a proposed logging site. Tasks included wetland delineations, on-site soil mapping, and reporting.

Wetland Delineation, Soil Investigations, Deep Hole Soil Test Pits, Cherry Brook Road, Canton, CT.

Provided services as a contract subconsultant on a proposed development site. Tasks included wetland delineations, on-site soil mapping, functional assessments, wetland resource area reporting, and assist with permitting procedures to receive local Inland Wetland and Watercourses Commission approvals.

Wetland Delineation, Soil Investigations, Permitting, Freedom Drive, Canton, CT.

Provided services as a contract subconsultant on a proposed development site. Tasks included wetland delineations, on-site soil mapping, functional assessments, wetland resource area reporting, conducted public presentations and represented projects at local wetland commission meetings and site inspections, and assist with permitting procedures to receive local Inland Wetland and Watercourses Commission approvals.

Wetland Delineation, Soil Investigations, Permitting, Breezy Hill Road, Canton, CT.

Provided services as a contract subconsultant on a proposed development site. Tasks included wetland delineations on-site soil mapping.

Wetland Boundary Investigation, Aurora, MN.

Ground-truthed aerial photographs for wetland/upland boundaries on a 7,000-acre parcel in northern Minnesota for a mining company. Wetland boundaries were investigated on the ground as well as from a helicopter, with reference to the Corps of Engineers Regional Wetland Delineation Manual.

Walmart Stores, Inc., Wetland Delineation, Assessments, CT, MA, NH.

Coordinated wetland delineation and functional assessments and assisted with permitting on numerous proposed Wal-Mart stores throughout Connecticut, Massachusetts and New Hampshire. The investigations included the determination of state and federal wetland resource areas and on-site soil mapping. Conducted public presentations and represented projects at local wetland commission meetings and site inspections.

Wetland Delineation, Soil Investigations, MA, CT.

Single Family and Small Subdivision Review; delineation of wetland resource areas and soil investigations for residential developments throughout Massachusetts, Connecticut and parts of New York. Provided interpretation of local state and federal regulations, prepared environmental compliance reports and conducted public presentations at local wetland commission meetings.

Wetland Delineation, GPS Survey of Wetland Boundary, Newbury Road, East Windsor, CT.

Wetland Resource Area Determination and GPS Survey, on 135-acre parcel in East Windsor. Coordinated wetland delineation and evaluation of state and federal wetlands. Provided interpretations of local, state and federal regulations. Performed a Global Position System (GPS) survey of the site to provide a wetlands base map.

Wetland Delineation, Oxford, Connecticut.

Oxford Green Development; Coordinated wetland delineation on over 500 acres of land for golf course and residential development. The delineations were conducted in accordance with the Connecticut Inland Wetlands and Watercourses Act and the federal procedures utilizing the Corps of Engineers Regional Wetland Delineation Manual.

Wetland Delineation, GPS Survey of Wetland Boundary, South Hadley, Massachusetts.

South Hadley Municipal Golf Course; Coordinated delineation of state and federal wetland resource area boundaries on over 240 acres of proposed golf course development. The delineations were conducted in accordance with the Massachusetts Wetlands Protection Act and the Corps of Engineers Regional Wetland Delineation Manual. Performed a GPS wetland boundary survey of the site to produce a wetland base map.

Specialized Services Projects

Pond Maintenance/Rehabilitation, Newtown, CT.

Inventory of an existing pond within a dammed portion of the Pootatuck River. This investigation included the pond's vegetative communities within the pond and its associated fringe, ecological data including wildlife and aquatic life, as well as baseline water quality sampling for both water and sediment samples.

Construction Monitoring and Sediment Erosion Inspections, The Stanwich Club, Greenwich, CT.

Erosion and sediment control inspections on 4 ponds and a watercourse along an active golf course in Greenwich, CT. Conducted weekly (or following 1.0 inch rain event) erosion and sedimentation control monitoring with construction monitoring forms completed weekly. Conducted site walks with the Conservation Agent and/or attended Conservation Commission public hearings as needed.

Vegetative Monitoring, The Stanwich Club, Greenwich, CT.

Conducted a two year vegetative monitoring program to determine any hydrologic impacts to adjacent wetland areas from golf course related pond dredging activities. Tasks included the establishment of three 30-foot diameter plots at each study area each plot was divided into four (4) quadrants oriented along major compass headings each transect had a 30-point intercept transect set through the middle of the plot, and along each of the transects. The vegetation intercepted every half foot was recorded. After each growing season an environmental compliance report was submitted to Town officials and the Conservation Commission.

68 Birch Lane, Greenwich, CT.

Designed and implemented a wetland restoration/mitigation plan on a single-family residence infested with multiflora rose (*Rosa multiflora*).

Construction Monitoring and Sediment Erosion Inspections, Greenwich, CT.

Conducted erosion and sediment control monitoring on a steeply sloping site for the construction of a single-family residence in Greenwich, CT. Weekly inspections (or following 1.0 inch rain event) were conducted and erosion and sedimentation control were monitored and construction monitoring forms completed. Conducted site walks with the Conservation Agent and/or provided expert testimony at Conservation Commission public hearing meetings as needed.

Construction Monitoring and Sediment Erosion Inspections, CT, MA.

NPDES Construction Monitoring and Sediment Erosion Inspections on numerous commercial and large residential projects throughout Massachusetts and Connecticut. Conducted weekly or following 0.5 or 1.0 inch rain event erosion and sedimentation control monitoring. Construction monitoring forms were completed weekly. Conducted site walks with the Conservation Agent as needed.

Reservoir No. 1 Bypass, Bristol, CT.

Provided services as a contract subconsultant to walk through and inventory plants listed on the Connecticut Invasive Plant List, as revised, of approximately 6,350 linear feet of pipeline corridor. Invasive plants were located in the field and sketched on plan drawings. Report submitted summarizing findings and making recommendations on measures for controlling invasive species.

Route 75 Commercial Project & Wetland Mitigation, Windsor, CT.

Provided services as a contract subconsultant to design and implement the restoration and creation of an approximately ½-acre area infested with common reed (*Phragmites australis*). This multi-year project included extensive monitoring.

Wetland Mitigation Plan, Somers, CT.

Provided services as a contract subconsultant to design and implement a wetland creation/restoration/enhancement plan of an approximately 7,263 square foot area as part of a small subdivision. The mitigation area has a multi-year monitoring program to ensure the desired result.

Soil Science Instructor, Massachusetts.

Massachusetts DEP's Wetland Delineation Workshops. Soil Science instructor responsible for instructing Conservation Commission members and other environmental professionals on the new Bordering Vegetative Wetland Delineation Methodology.

Soil Science Instructor, Connecticut.

Soil Science Society of Southern New England Hydric Soils Workshop. Soil Science instructor responsible for instructing Conservation Commission members and other environmental professionals on identifying and delineating disturbed hydric soils and provide information on the new Version 3 Field Indicators for Identifying Hydric Soils in New England.

Soil Science Instructor, Connecticut.

Soil Science Society of Southern New England Red Parent Material Workshop. Soil Science instructor responsible for instructing Conservation Commission members and other environmental professionals on identifying and delineating hydric soils derived from red parent material.

Data Collection, Massachusetts.

Assisted with data collection for development of Wetland Functions Assessment Model based on Hydrogeomorphic Methodology in Massachusetts. Assisted with baseline data collection for riverine wetland functions in first and second order stream systems. Assessment methods included intensive data collection for hydrology, soils and vegetation. Over 50 riverine stream systems in eastern Massachusetts were evaluated to determine their specific wetland functions.

Ground Water Sampling, Harrison, New York.

Golf Club of Purchase, Harrison New York. Coordinated quarterly surface and groundwater sampling at four surface water locations and two groundwater locations. Prepared reports documenting golf course Best Management Practices (BMP's).

Ground Water, Surface Water, Well Sampling, Croton-on-Hudson, New York.

Hudson National Golf Course, Croton-on-Hudson, New York. Coordinated quarterly surface water, shallow ground water and residential well sampling. Prepared quarterly and yearly reports documenting golf course Best Management Practices (BMP's) to comply with state, local and federal guidelines.

Surface Water Sampling, MA, CT.

Post-construction surface water quality sampling and report preparation for detention basins and created wetland cells. Coordinated quarterly surface water sampling from inlet and outlet structures associated with stormwater treatment systems at several retail development sites in Massachusetts and Connecticut. Prepared reports for submission to applicable regulatory authorities.

Representative Client List

James M. McManus, MS, CPSS

Certified Professional Soil Scientist

Registered Professional Soil Scientist

AECOM Environmental	New England Land Surveying PC
Argus Development, LLC	Nowakowski, O'Bymachow, Kane & Assoc.
Artel Engineering Group, LLC	Planter's Choice Nursery, LLC
BEL ~ Ray Capital, LLC	Redniss & Mead, Inc.
Brautigam Land Surveyors, P.C.	REMA Ecological Services, LLC
BSF Properties, Inc.	RJS Development Corp.
Casali Construction	S.E. Minor & Co., Inc.
CCA, LLC	Shipman & Goodwin, LLP
Claris Construction, Inc.	Spath-Bjorklund, Inc.
Coldwell Banker	Solli Engineering, LLC
Cole Harris Associates	Sound View Engineers & Land Surveyors, LLC
Denno Land Surveying & Consulting, LLC	Sydney A Rapp Land Surveying, P.C.
Design Professionals, Inc.	The Stanwich Club
Diversified Technology Consultants	TRC Environmental
Epsilon Associates, Inc.	Town of Mansfield, Connecticut
Field Brothers Commercial Properties	Town of Newtown, Connecticut
Gateway Development Group	Town of Grafton, Massachusetts
Gilbride, Tusa, Last & Spellane, LLC	Town of Spencer, Massachusetts
Iroquois Gas Transmission System	Town of Westport, Connecticut
J. Edwards Associates, LLC	Weston & Sampson
LandTech	William Raveis Real Estate
Leggette, Brashears & Graham, Inc.	William W. Seymour & Associates PC
Londonderry Homes, LLC	Wright-Pierce
Loureiro Engineering Associates, LLC	Zuvic, Inc.
McChord Engineering Associates, Inc.	
Michael Burton Builders, Inc.	

RE: Undocumented Wetlands in the Hoppers

Raymond Rogozinski

Tue 11/18/2025 12:58 PM

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

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

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

From: Joshua Medeiros <JoshMedeiros@bristolct.gov>

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

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

Cc: Jeffrey Steeg <JeffreySteeg@bristolct.gov>

Subject: RE: Undocumented Wetlands in the Hoppers

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

-Josh

From: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>

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

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

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

Subject: Undocumented Wetlands in the Hoppers

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

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

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

Available to discuss

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

See below.

Available for a staff discussion in person.
Thanks.

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

Mr. Flanagan,

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

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

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

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

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

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

Thank you,
Michelle Rudy
Friends of the Hoppers

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

BRISTOL INLAND WETLANDS COMMISSION

BRISTOL, CONNECTICUT

October 19, 2025

In the matter of:

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

Application for a Wetlands Permit No. 2056

VERIFIED PETITION TO INTERVENE UNDER CGS §22a-19

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

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

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

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

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

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

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

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

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

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

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

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

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

f. any activity which destroys a wetland or watercourse.

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

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

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

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

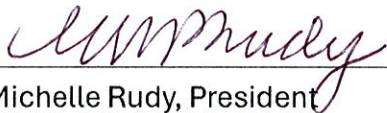
8. The Applicant has failed to establish that there are no feasible and prudent alternatives to the proposed activities.

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

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

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

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



Michelle Rudy, President

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

STATE OF CONNECTICUT
COUNTY OF HARTFORD
CITY OF BRISTOL

Attachment:

Figure 1 – Perennial Springs

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



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

Figure 1 - Perennial Springs

Erik's Spring

Lat: 41.691002950 N

Lon: 72.952130417 W



Madsen Spring

Lat: 41.689717933 N

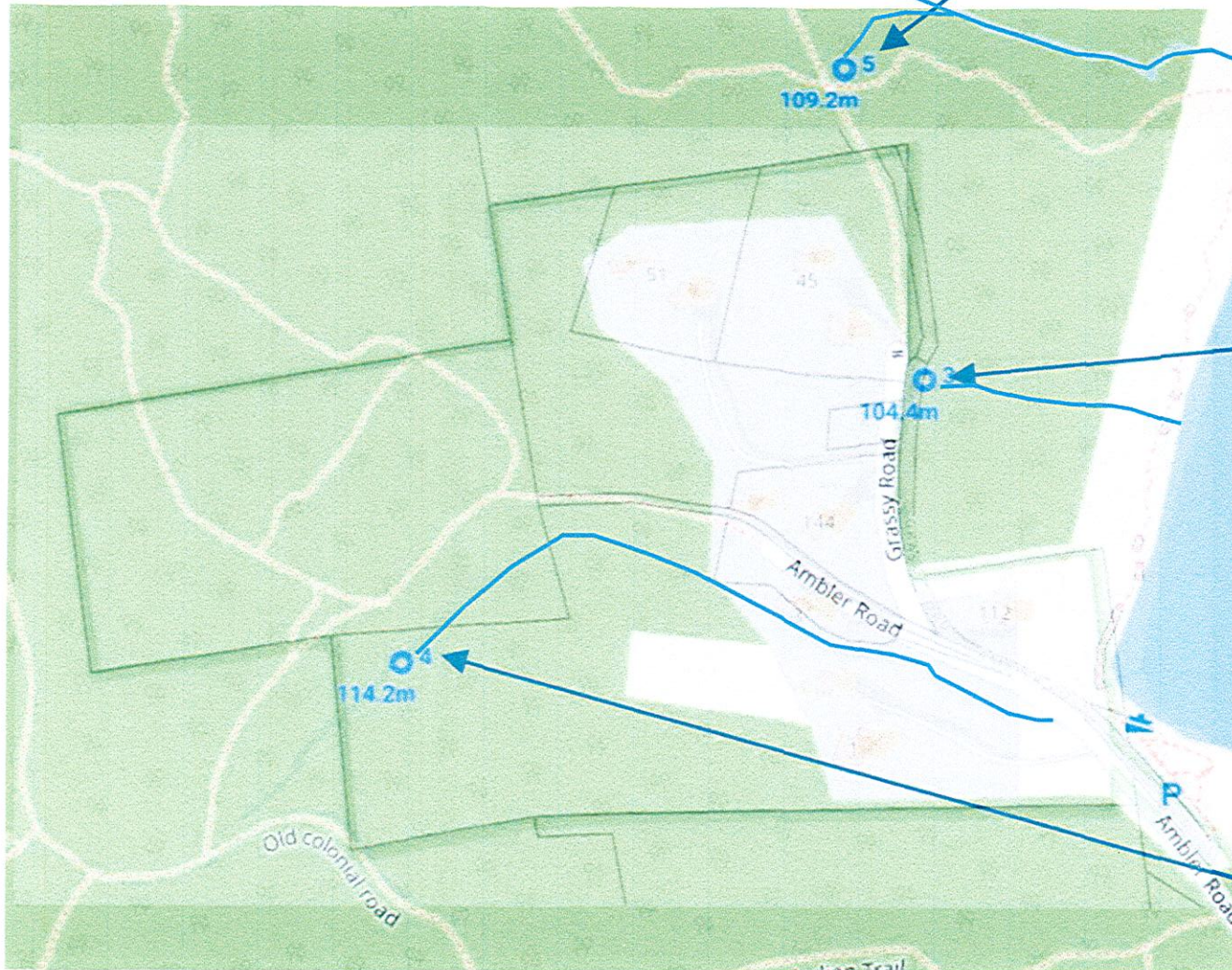
Lon: 72.951689300 W



Carter's Spring

Lat: 41.688557217 N

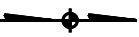
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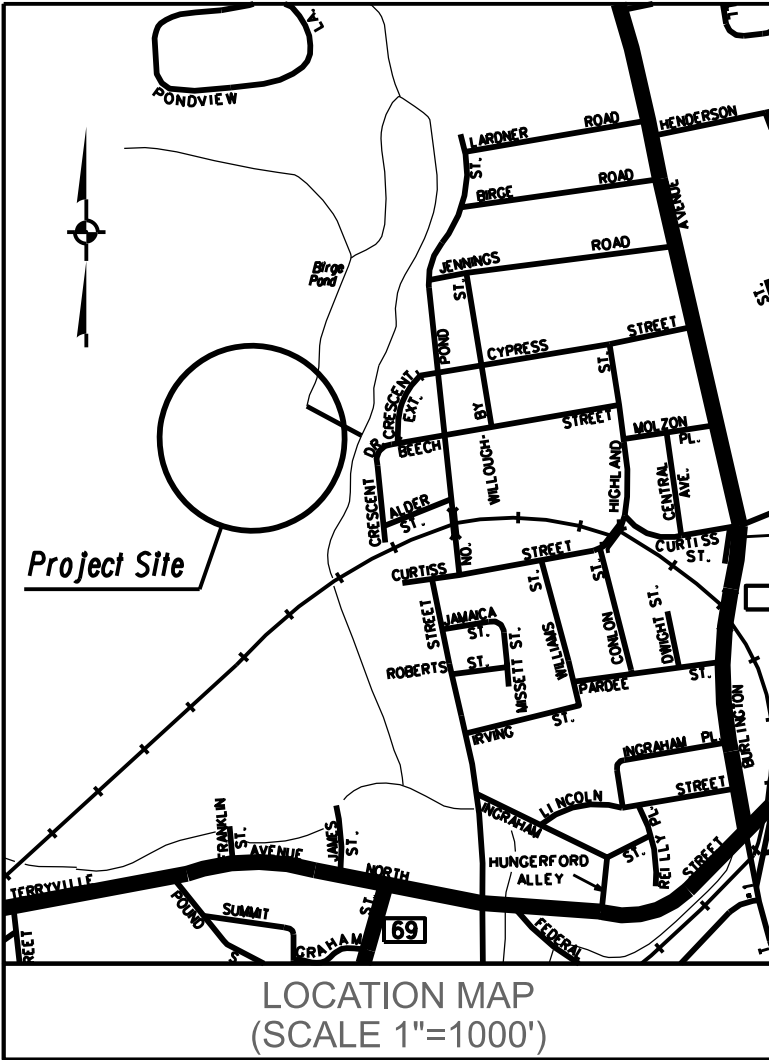


SPECIAL PERMIT FOR EARTH REMOVAL
ASSESSORS LOT 20-214, 20-215, 20-216, 20-217
AMBLER STREET & GRASSY ROAD
BRISTOL, CONN.

JULY 1, 2025

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

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

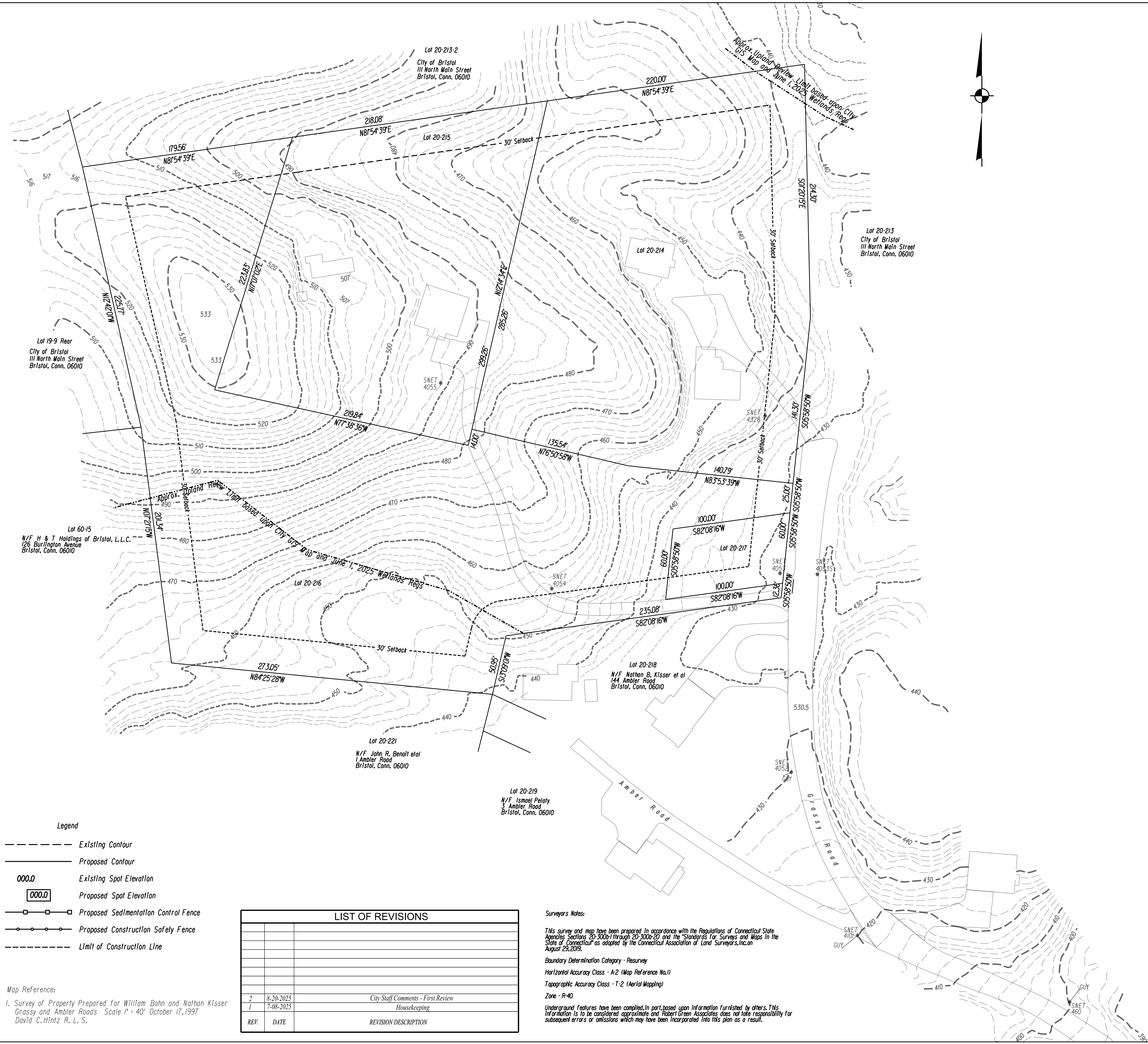


Applicant:
H & T HOLDINGS of BRISTOL, L. L. C.

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

Surveyor/Civil Engineer:

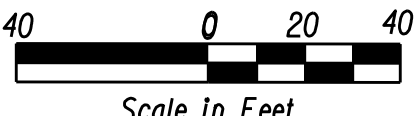
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135



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

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

Scale 1" = 40' July 1, 2025



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

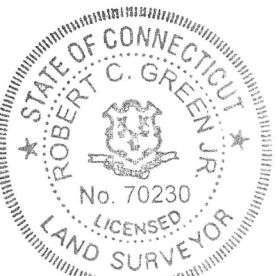
Robert Green Associates L.L.C.

Sheet 2 of 6

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

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

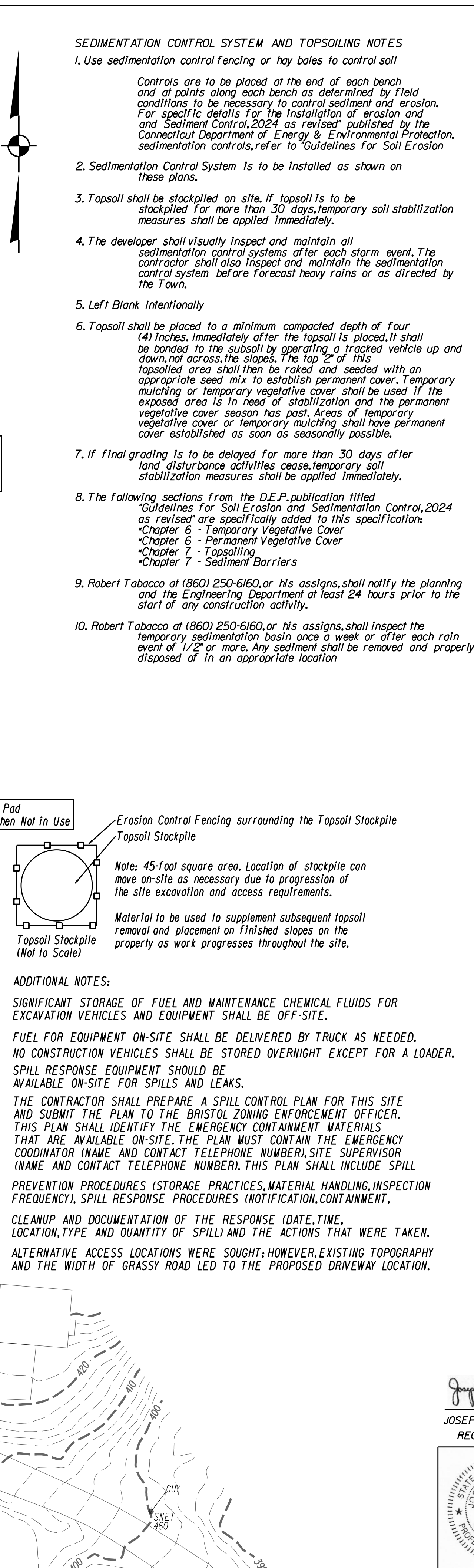
Surveyor's Notes:
This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300a through 20-300c-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.
Boundary Determination Category - Resurvey
Horizontal Accuracy Class - A-2 (Map Reference No.1)
Topographic Accuracy Class - T-2 (Aerial Mapping)
Zone - NAD83
Underground Features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.



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



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



Site Grading Plan

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

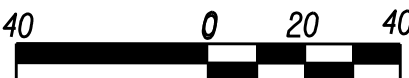
Owned by

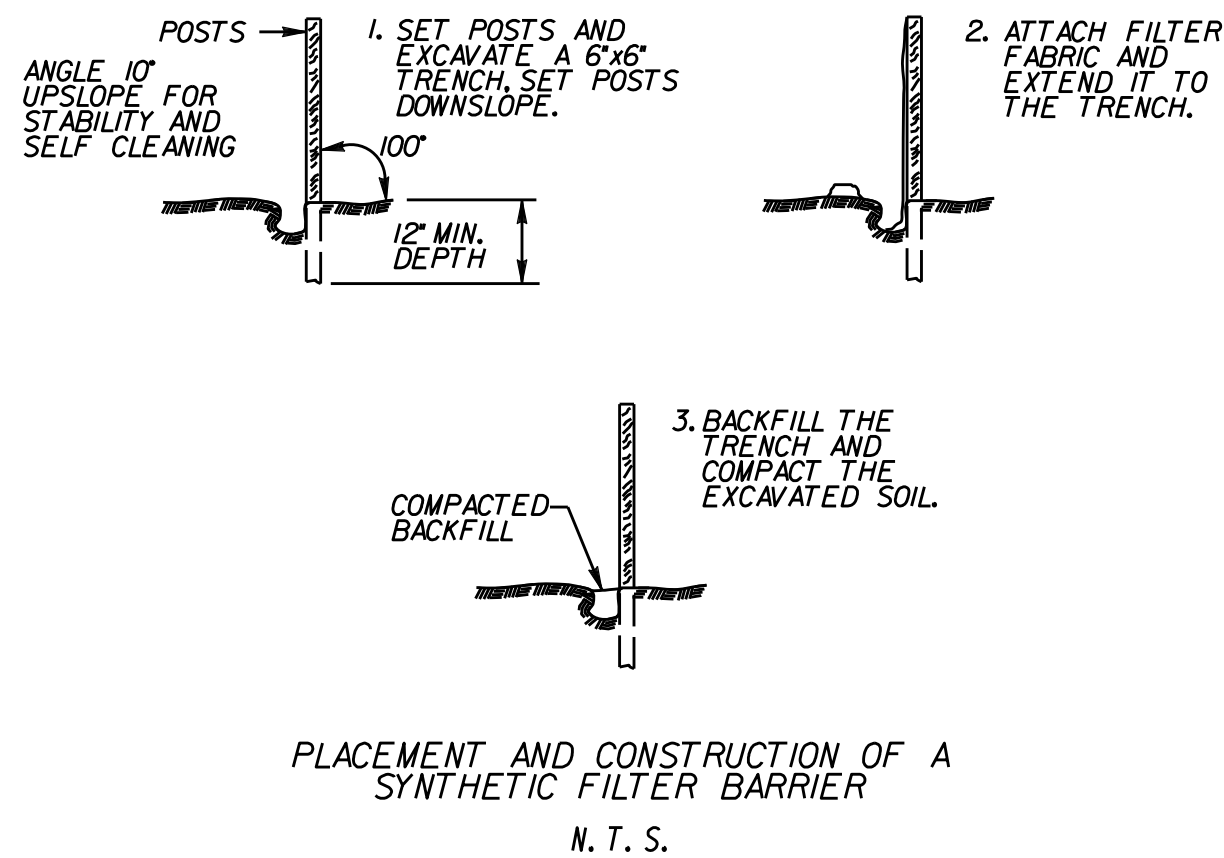
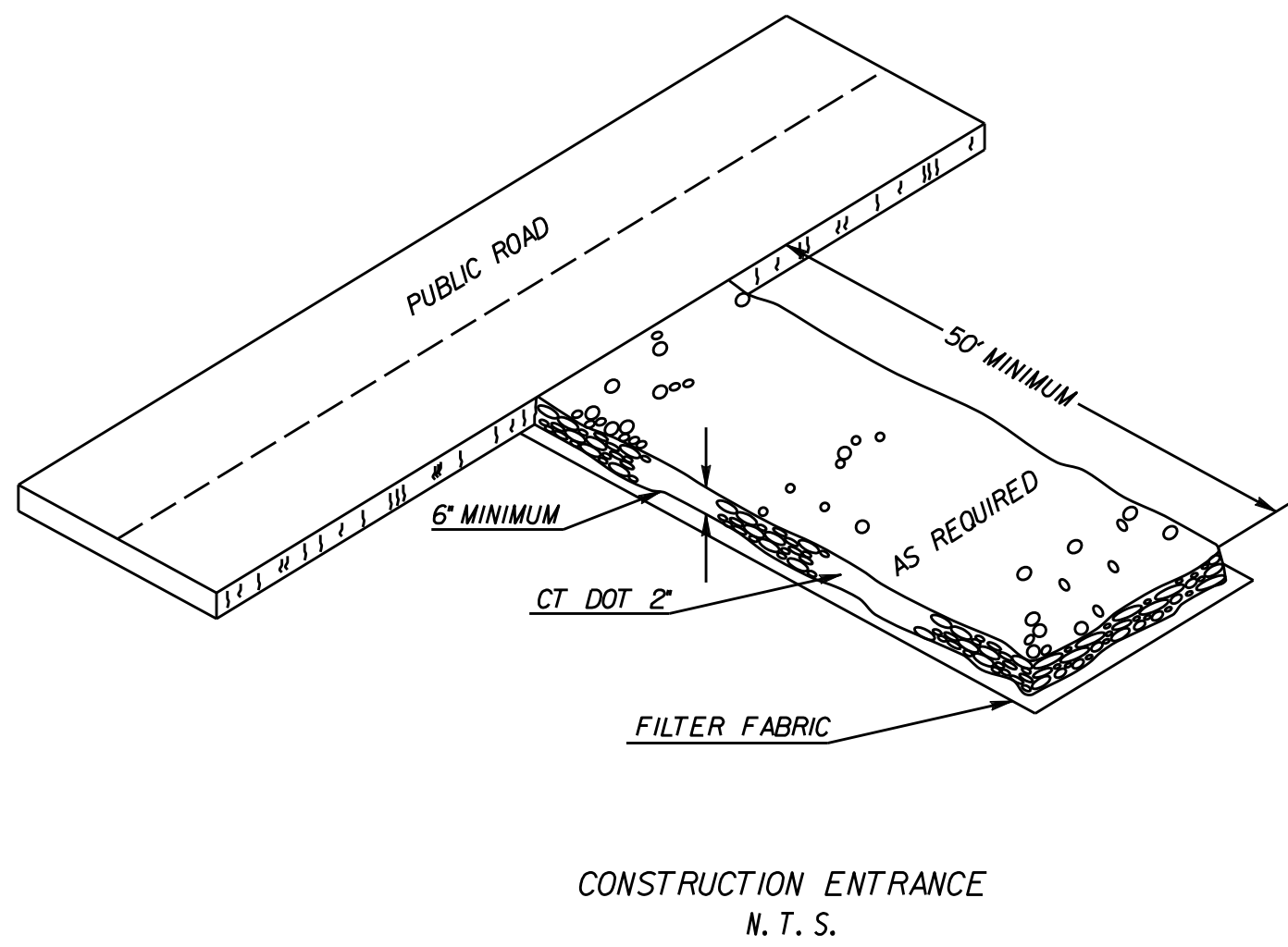
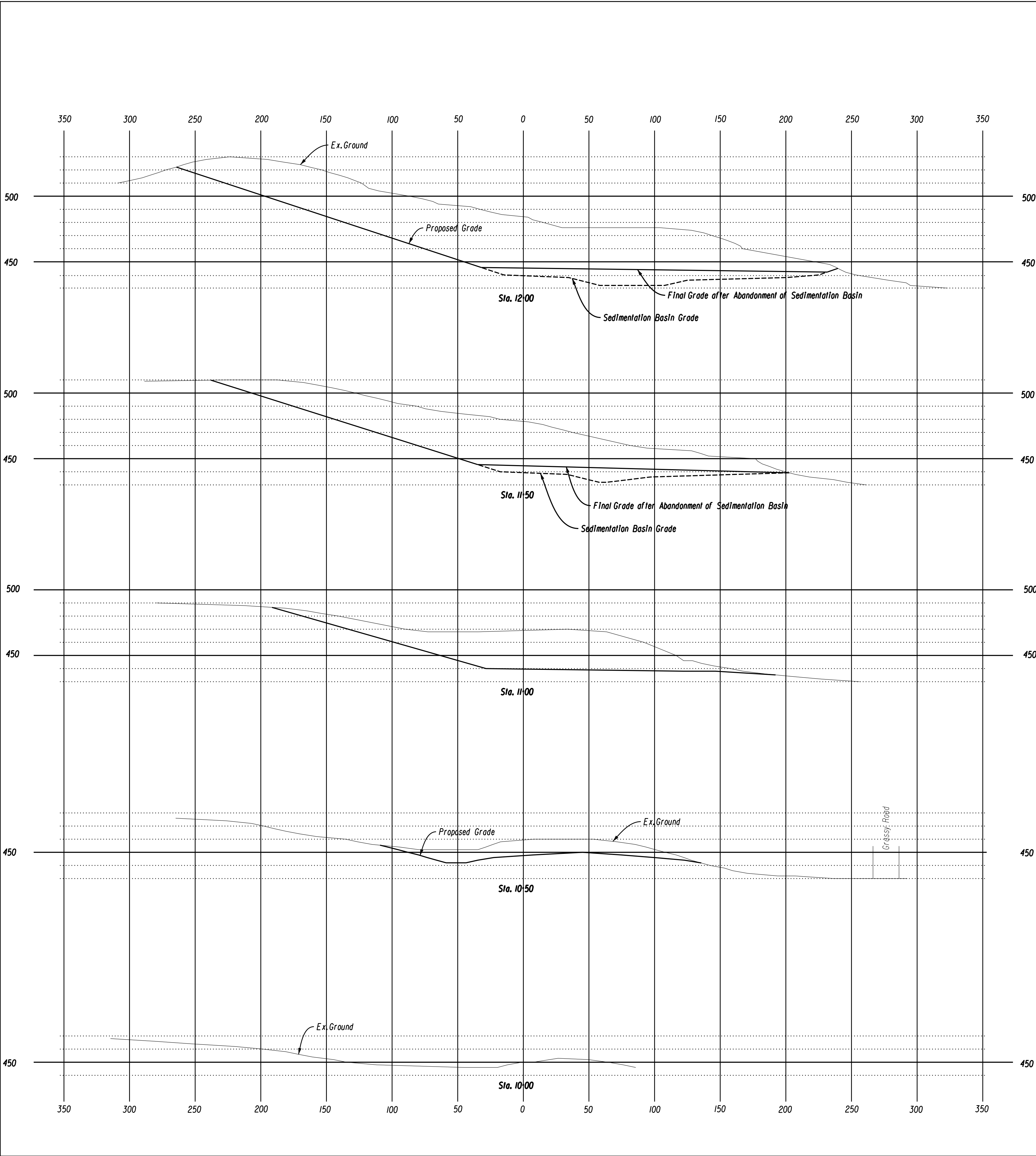
H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

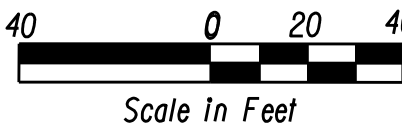
Scale 1" = 40' July 1, 2025


Scale in Feet



Miscellaneous Notes and Details
Assessors Lots 20-214, 20-215, 20-216, 20-217
Owned by
H & T Holdings of Bristol, L. L. C.
Ambler Road & Grassy Road
Bristol, Conn.

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



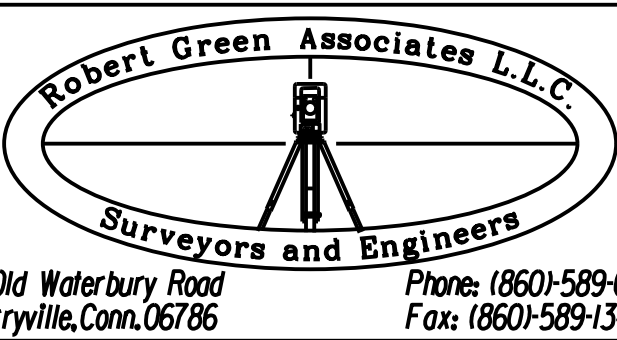
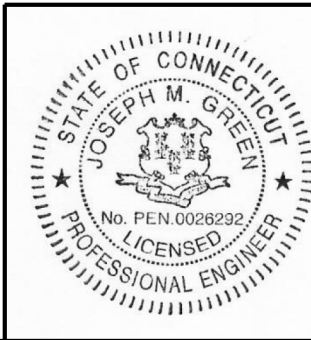
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REV.	DATE	REVISION DESCRIPTION
2	8-20-2025	City Staff Comments - First Review
1	7-08-2025	Housekeeping

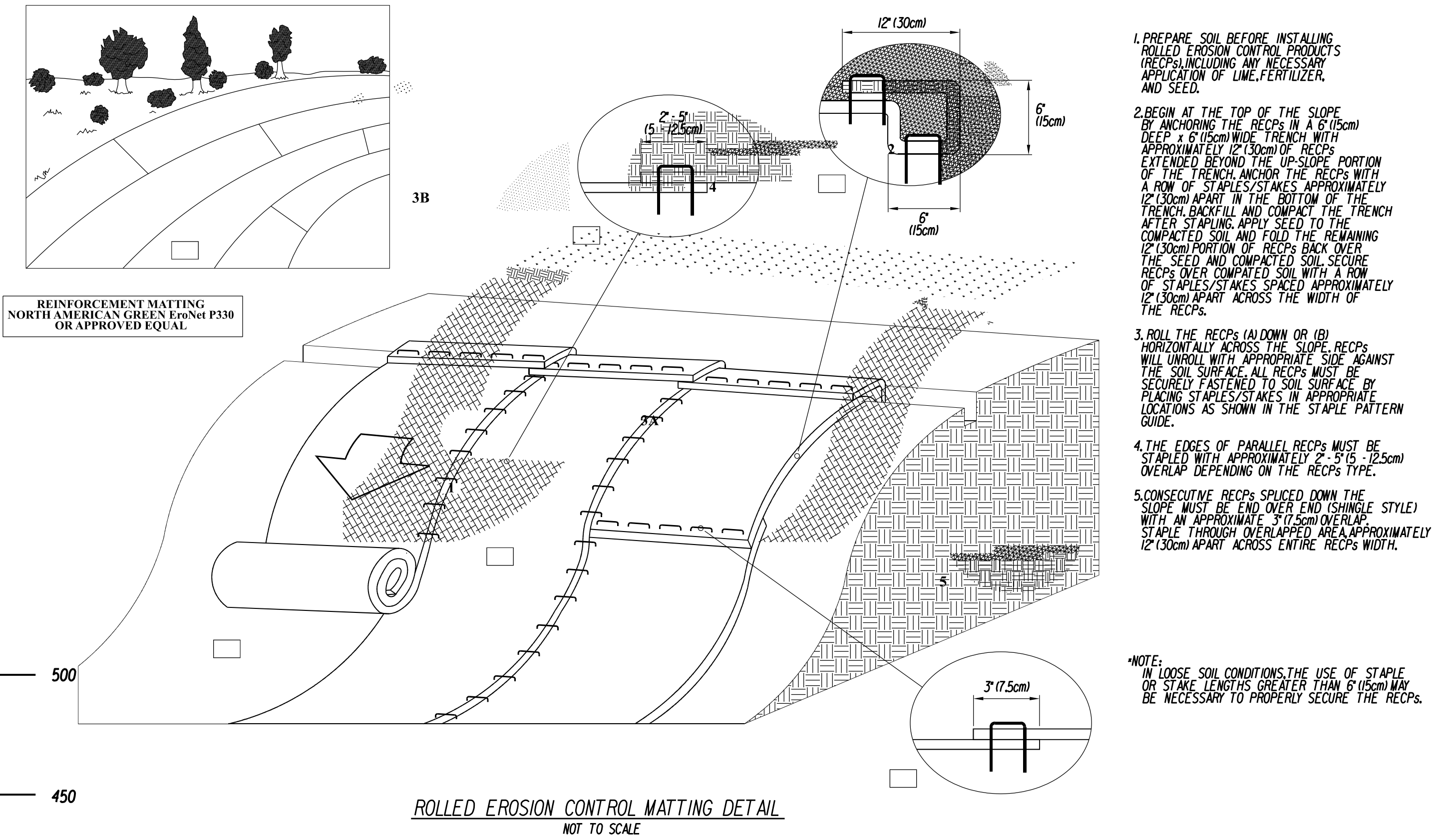
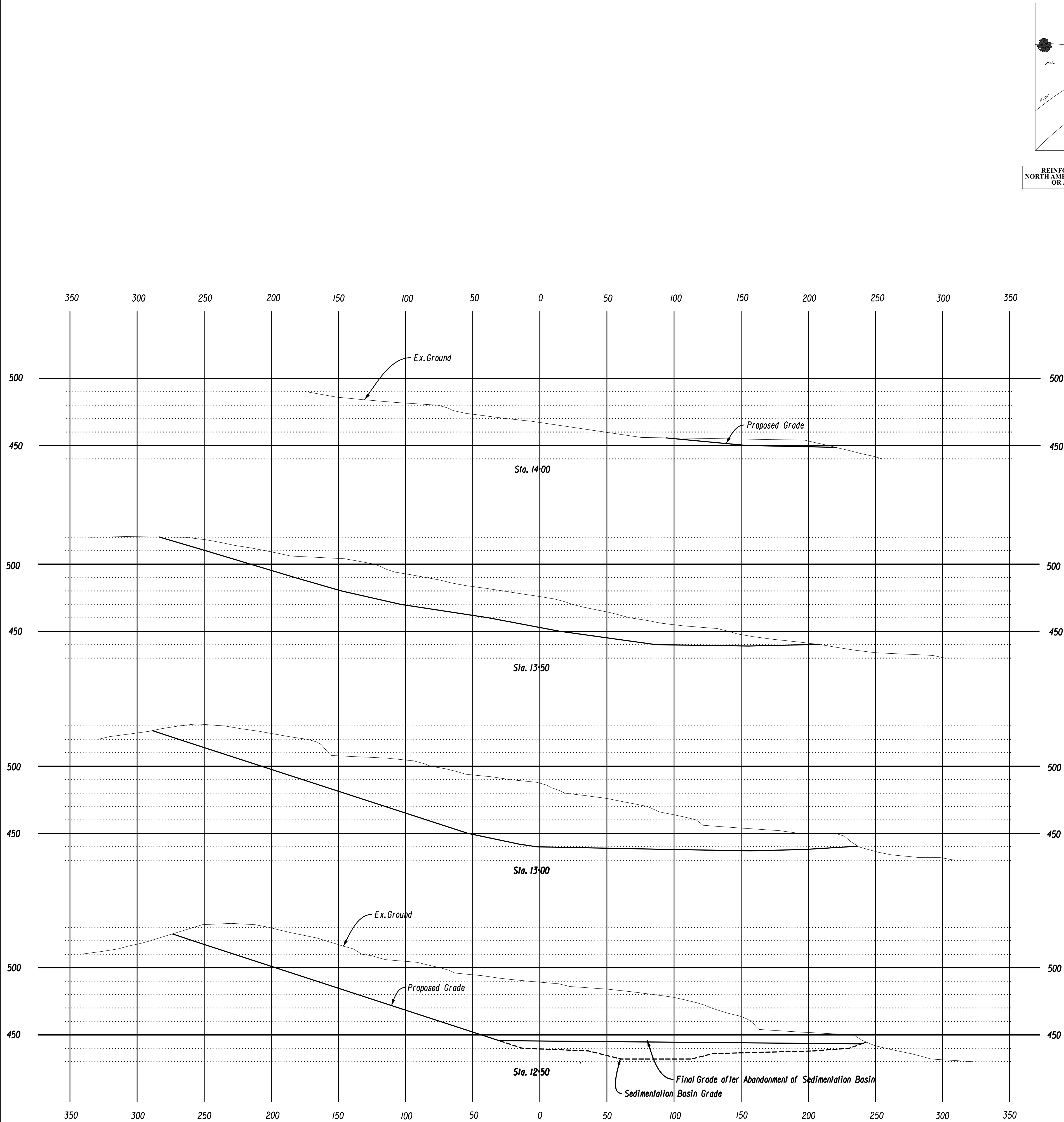
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOSEPH M. GREEN P.E.

REG. NO. 0026292

Sheet 4 of 6

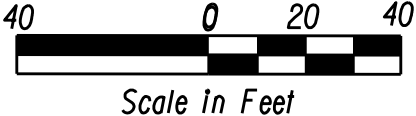




Miscellaneous Notes and Details
Assessors Lots 20-214, 20-215, 20-216, 20-217

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

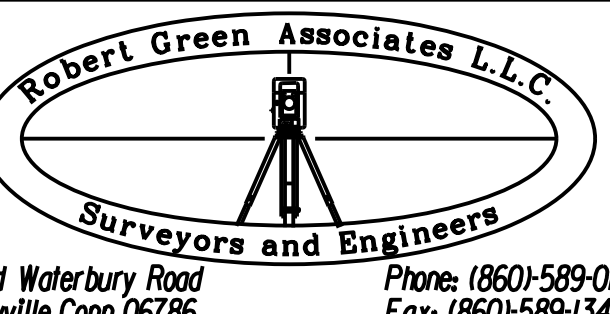


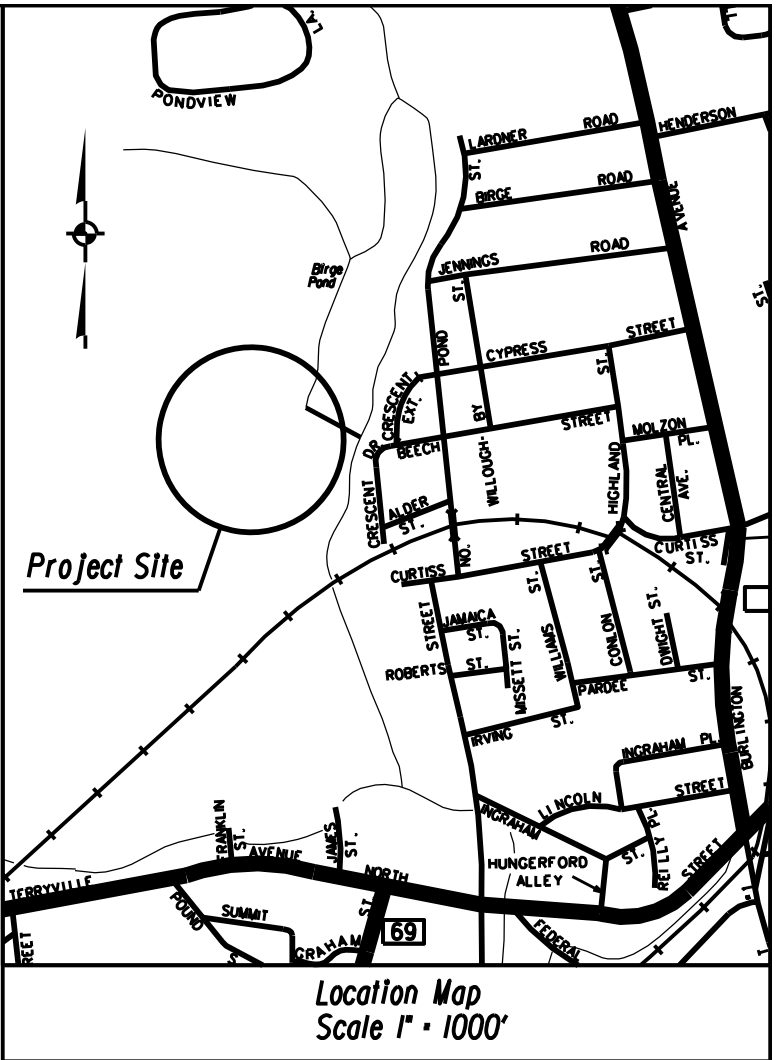
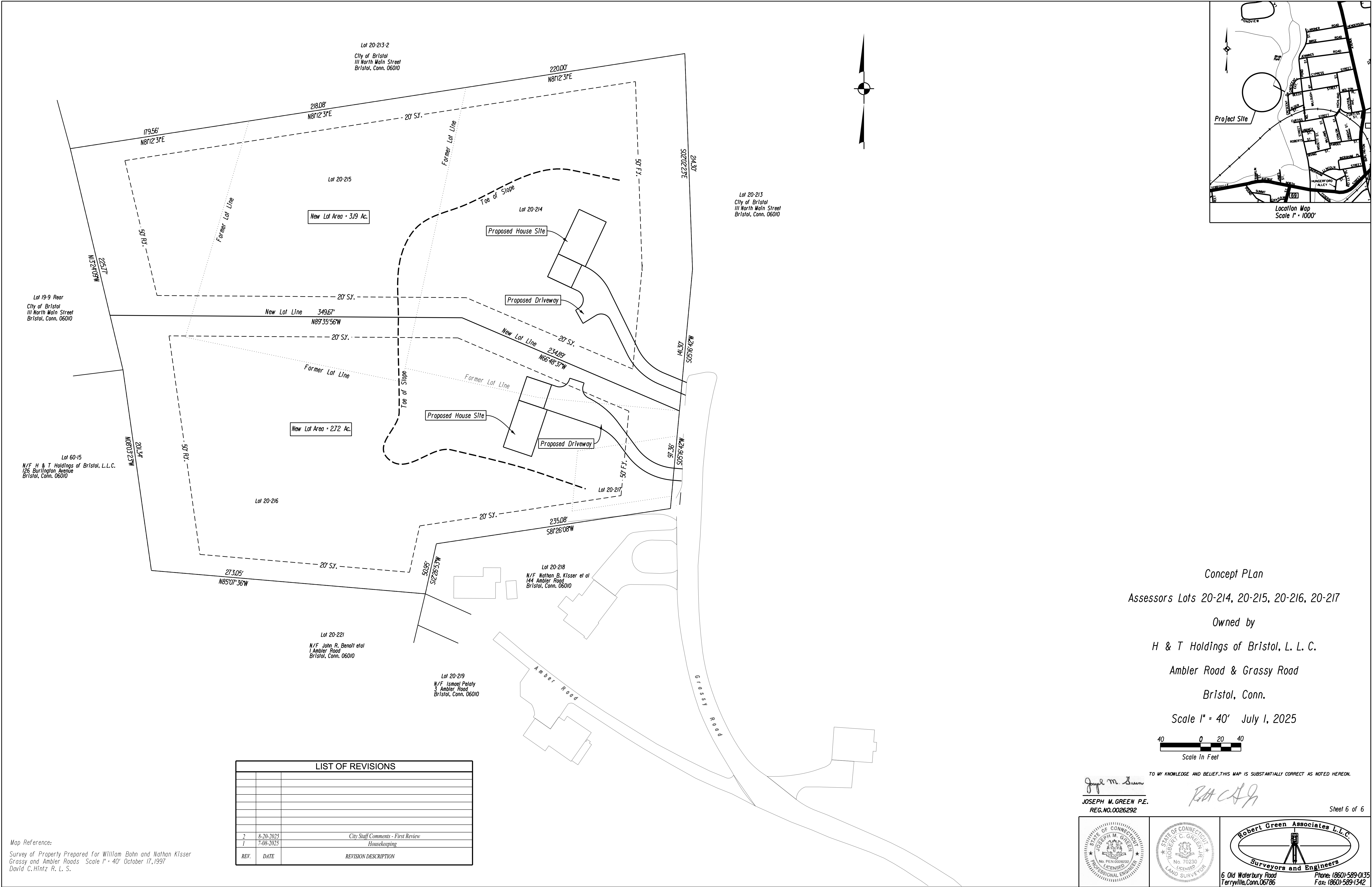
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

Sheet 5 of 6

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

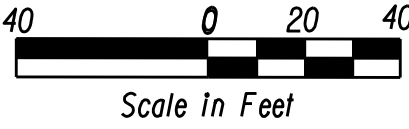




Concept Plan
Assessors Lots 20-214, 20-215, 20-216, 20-217

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

Scale 1" = 40' July 1, 2025



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

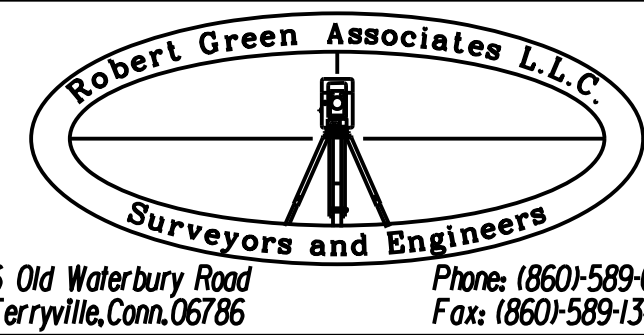
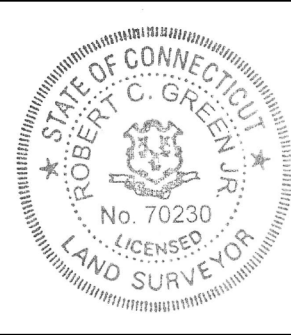
Joseph M. Green
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Robert Green Associates L.L.C.

Sheet 6 of 6

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

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



Site Plan, dated 07-01-2025

For Office Use Only

APPLICATION NO. 2056

DATE FILED: 09-10-2025

DECISION DATE: _____

DECISION: _____

Name: H & T Holdings, LLC Signature:

Address: 145 Burlington Ave. City: Bristol State: Zip:

Telephone No.: 860 250-6160 ☐ home ☐ work Email: Bob@tabaccobrothers.com

Name: same Signature:

Address: _____ City: _____ State: _____ Zip: 06417

Telephone No.: ☐ home ☐ work Email:

Address or Location: 45 & 51 Grassy Road and Ambler Road

Assessor's Map No.: 20 Assessor's Lot No.(s): 214-217

NO Wetlands ARE TO DISTURBED
NO Wetlands Located on the property

two lot residential use

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

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

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

☐ in a wetlands or watercourse;	area of impact: SF acres)
☒ within 100 feet of a wetlands or watercourse;	area of impact: 0 SF acres)
☐ beyond 100 feet of a wetlands or watercourse;	area of impact: SF acres)

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

Hyperlink:

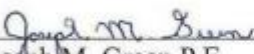
[https://www.bristolct.gov/DocumentCenter/View/50071/2025 09 02 Report](https://www.bristolct.gov/DocumentCenter/View/50071/2025%2009%20Report)

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

September 2, 2025



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

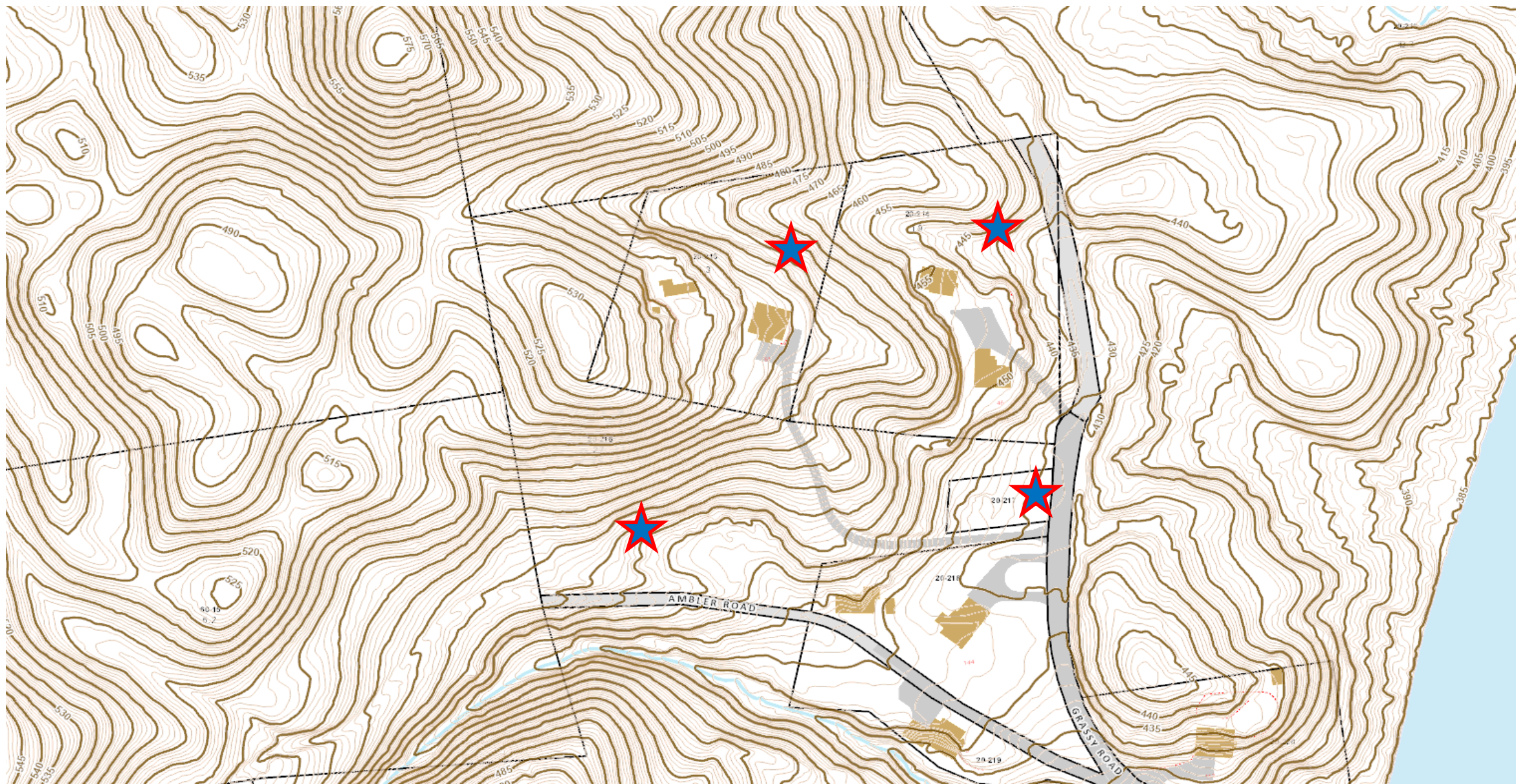

Joseph M. Green P.E.
Reg. No. 0026292



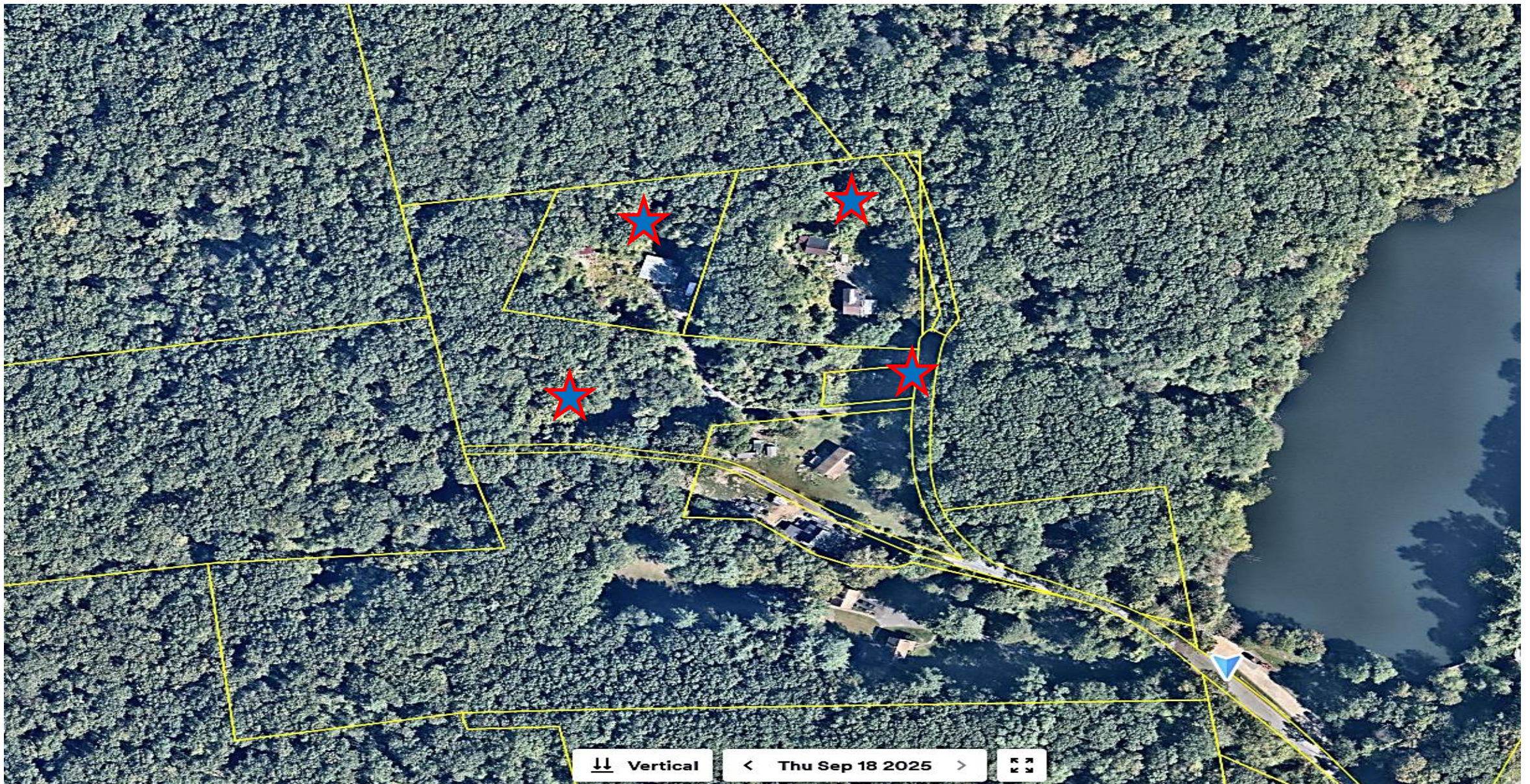
45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd – Floodplain
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217



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



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

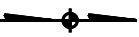


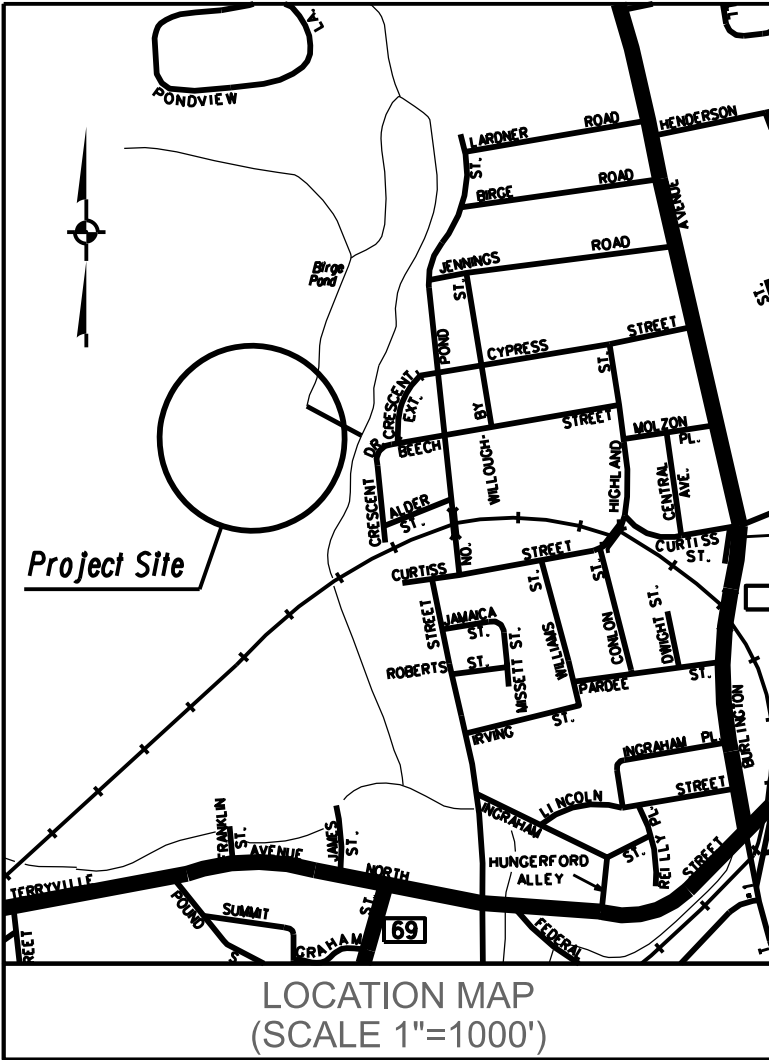
45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd
Current Aerial
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217

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

JULY 1, 2025

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

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

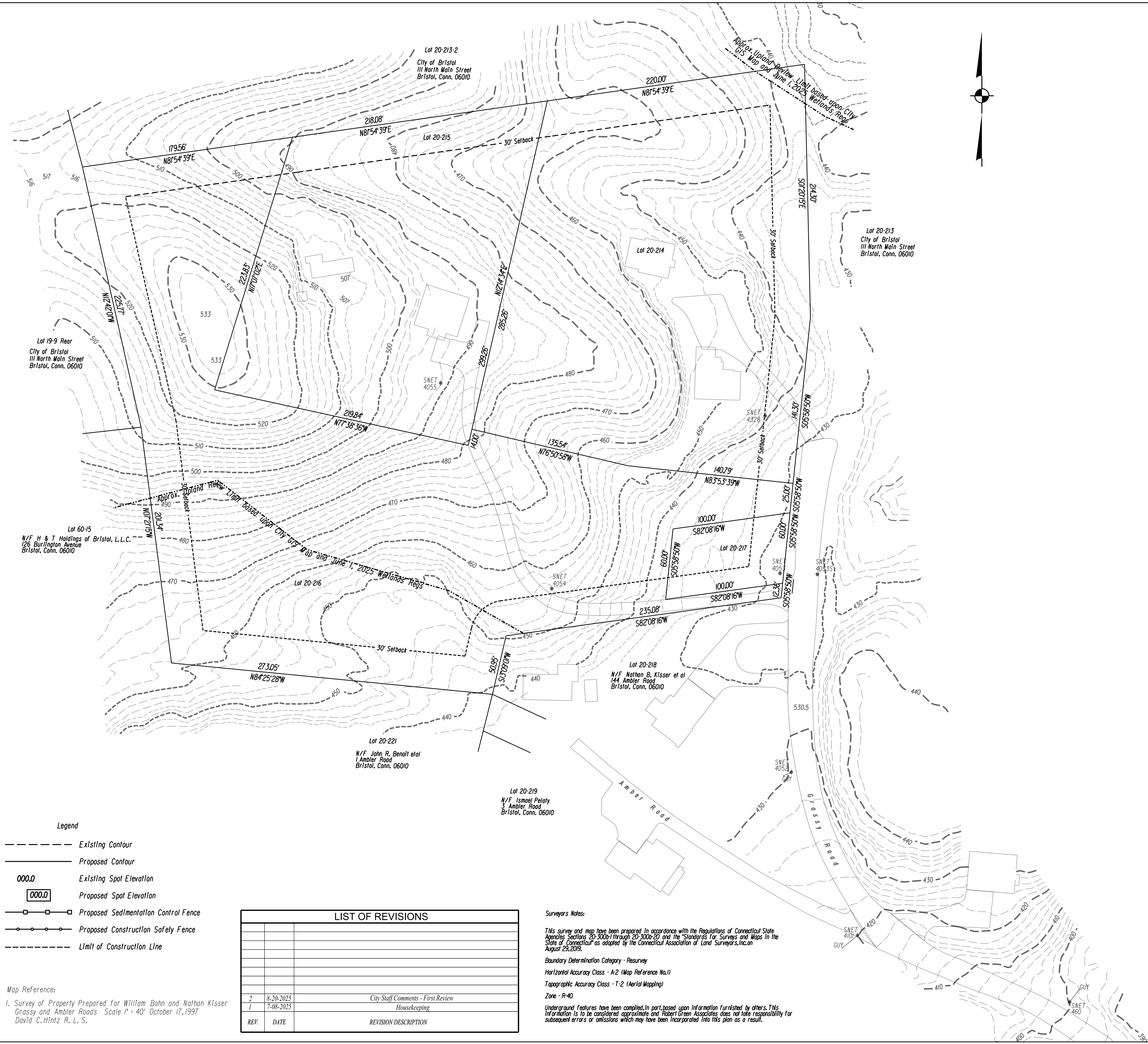


Applicant:
H & T HOLDINGS of BRISTOL, L. L. C.

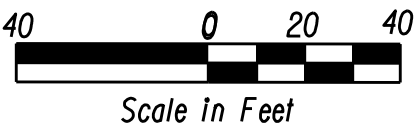
c/o ROBERT TABACCO
(860)-250-6160

Surveyor/Civil Engineer:

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



Boundary and Topographic Survey
Assessors Lots 20-214, 20-215, 20-216, 20-217
Owned by
H & T Holdings of Bristol, L. L. C.
Ambler Road & Grassy Road
Bristol, Conn.
Scale 1" = 40' July 1, 2025



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

Signature

Sheet 2 of 6

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

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

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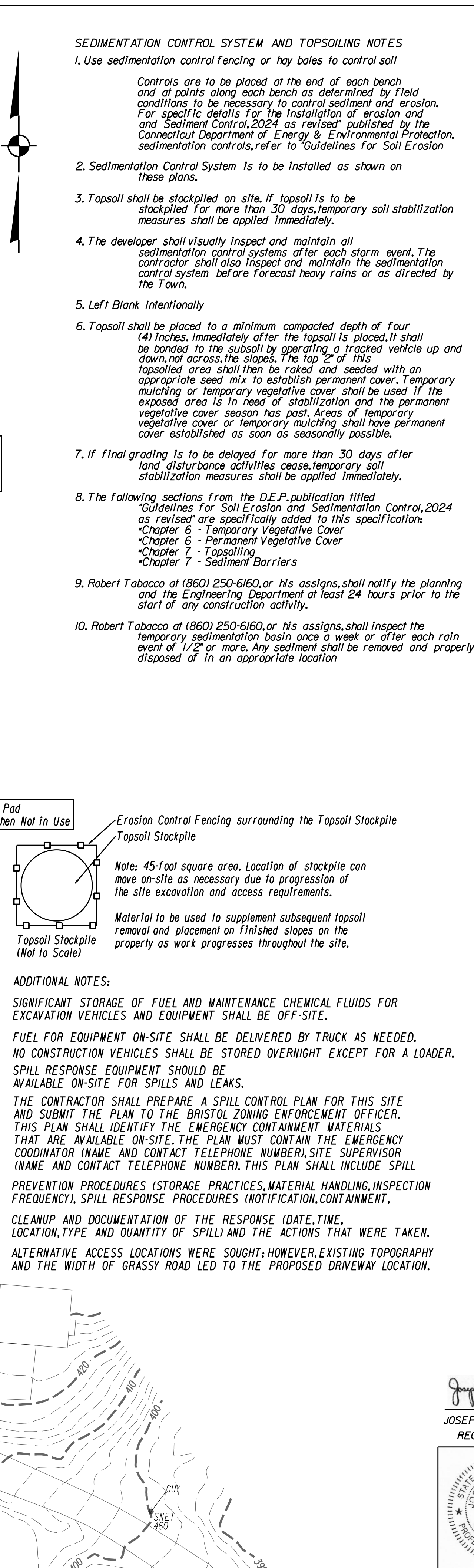
Surveyors Notes:
This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300a through 20-300c-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29,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



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

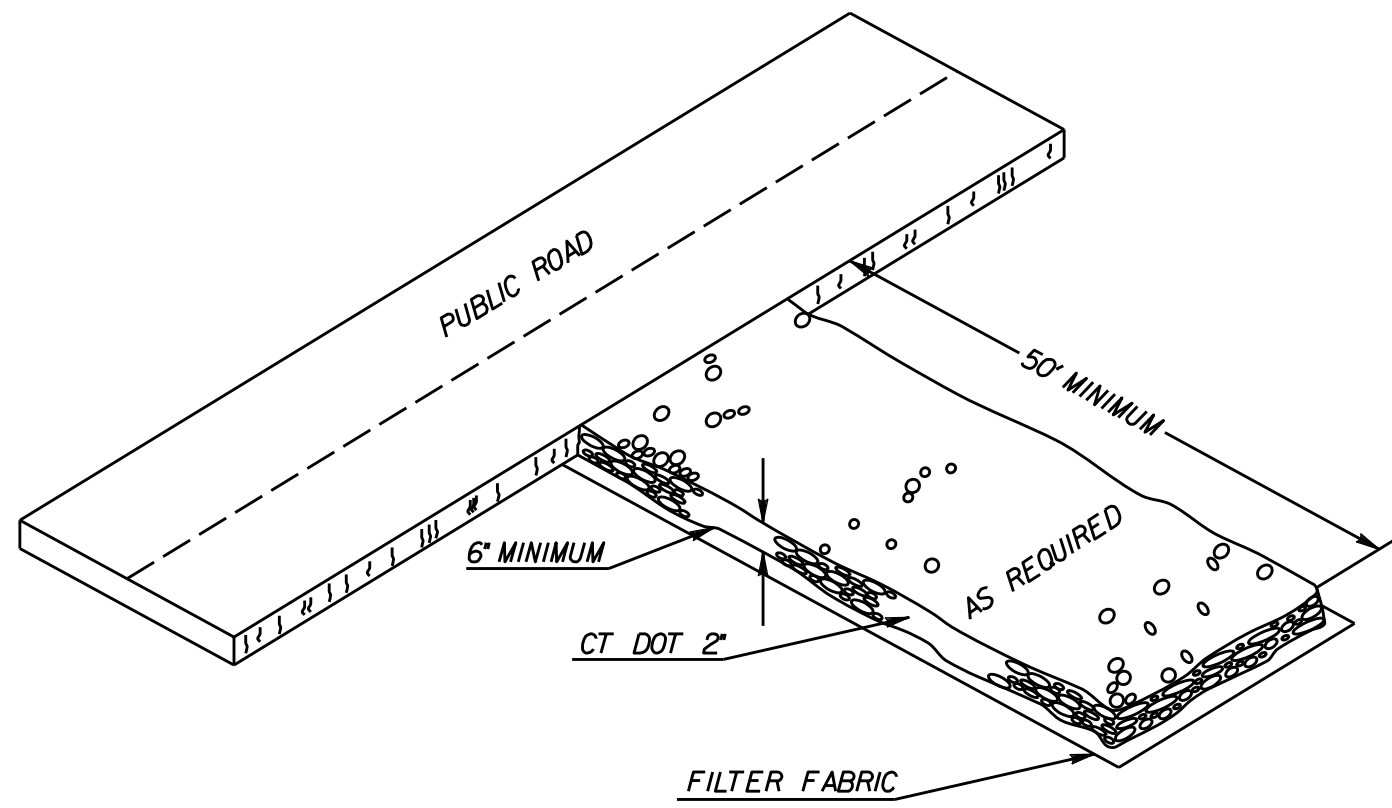
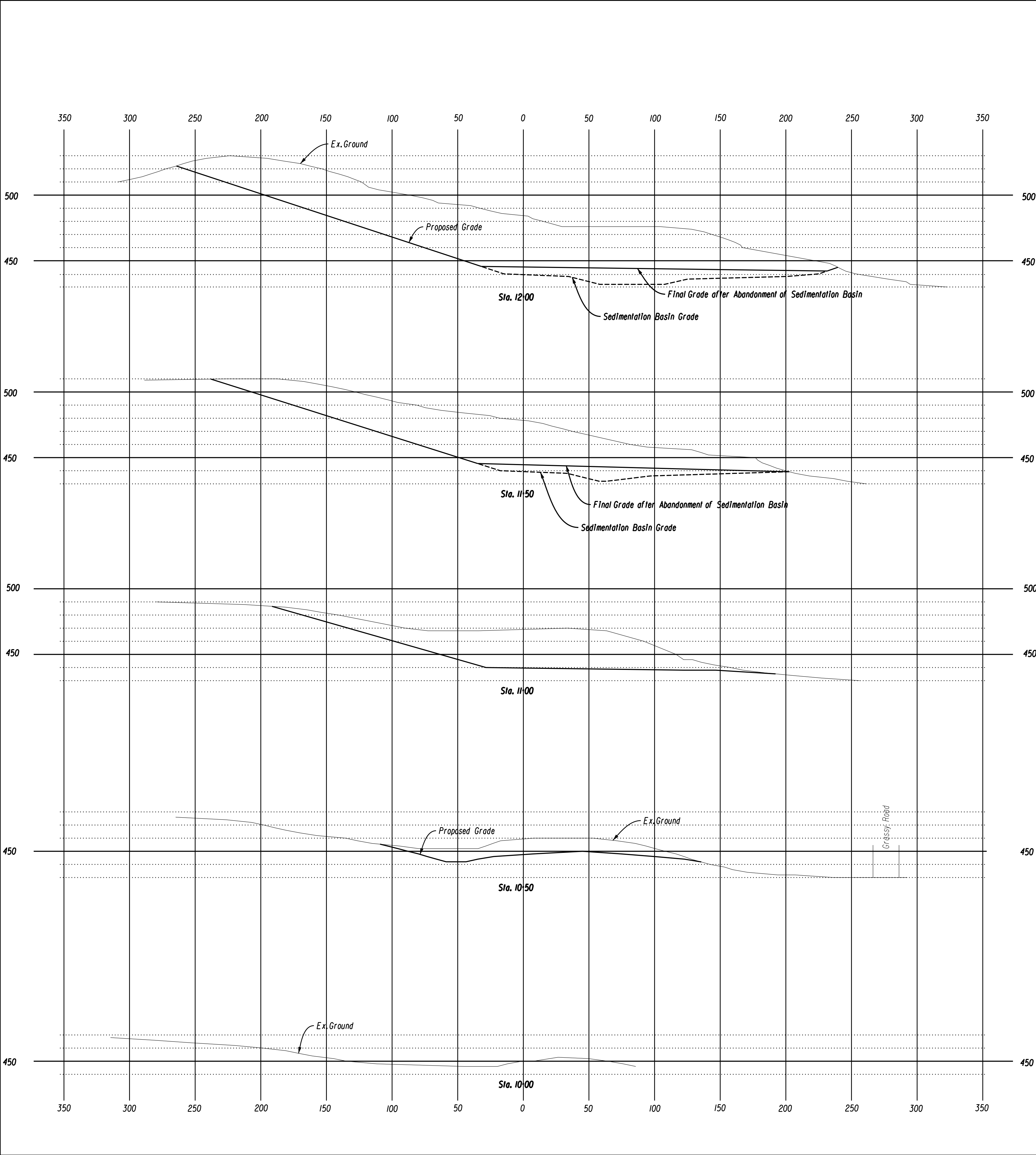


Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860) 589-0135
Fax: (860) 589-1342

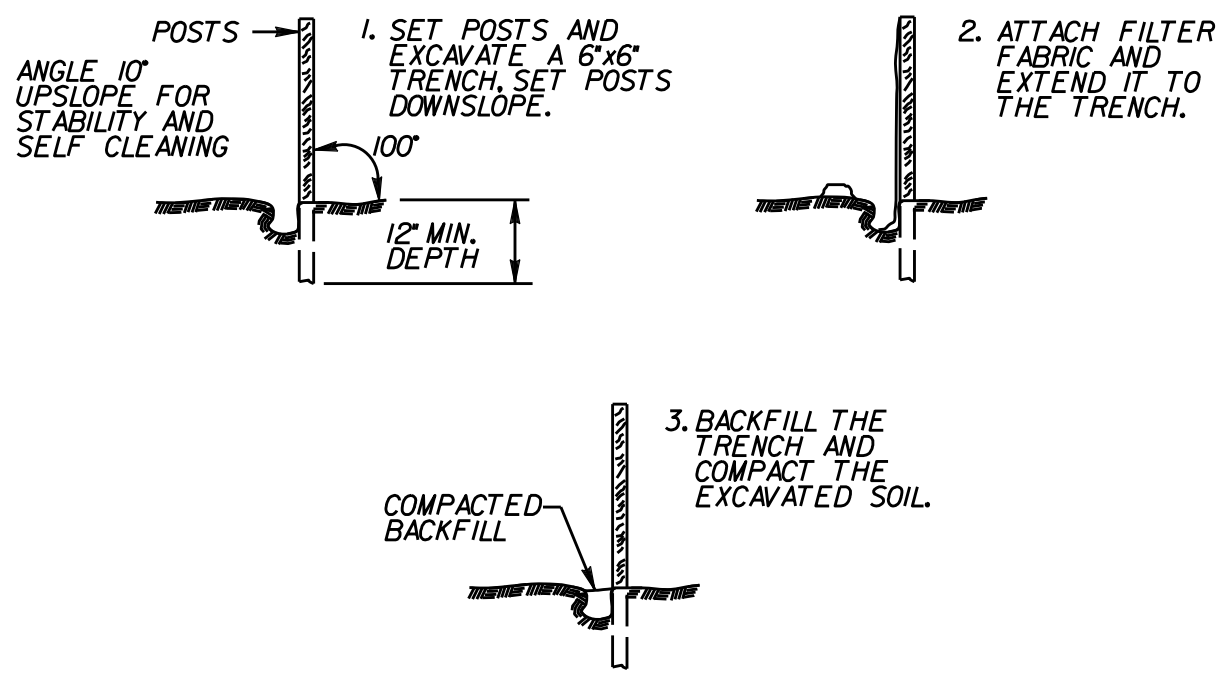


- Site Grading Plan*
- Assessors Lots 20-214, 20-215, 20-216, 20-217*
- Owned by*
- H & T Holdings of Bristol, L. L. C.*
- Ambler Road & Grassy Road*
- Bristol, Conn.*
- Scale 1" = 40' July 1, 2025*
- 40 0 20 40
- Scale In Feet*

Page 148



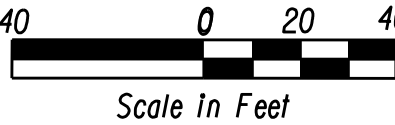
CONSTRUCTION ENTRANCE
N. T. S.



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



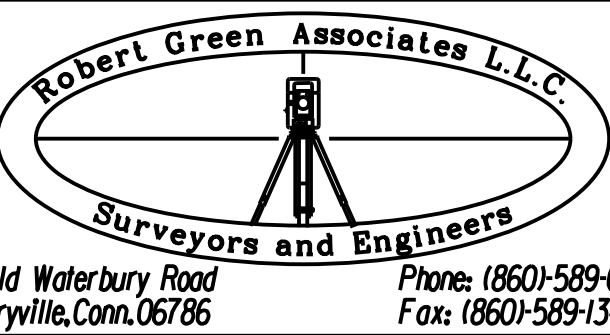
LIST OF REVISIONS		
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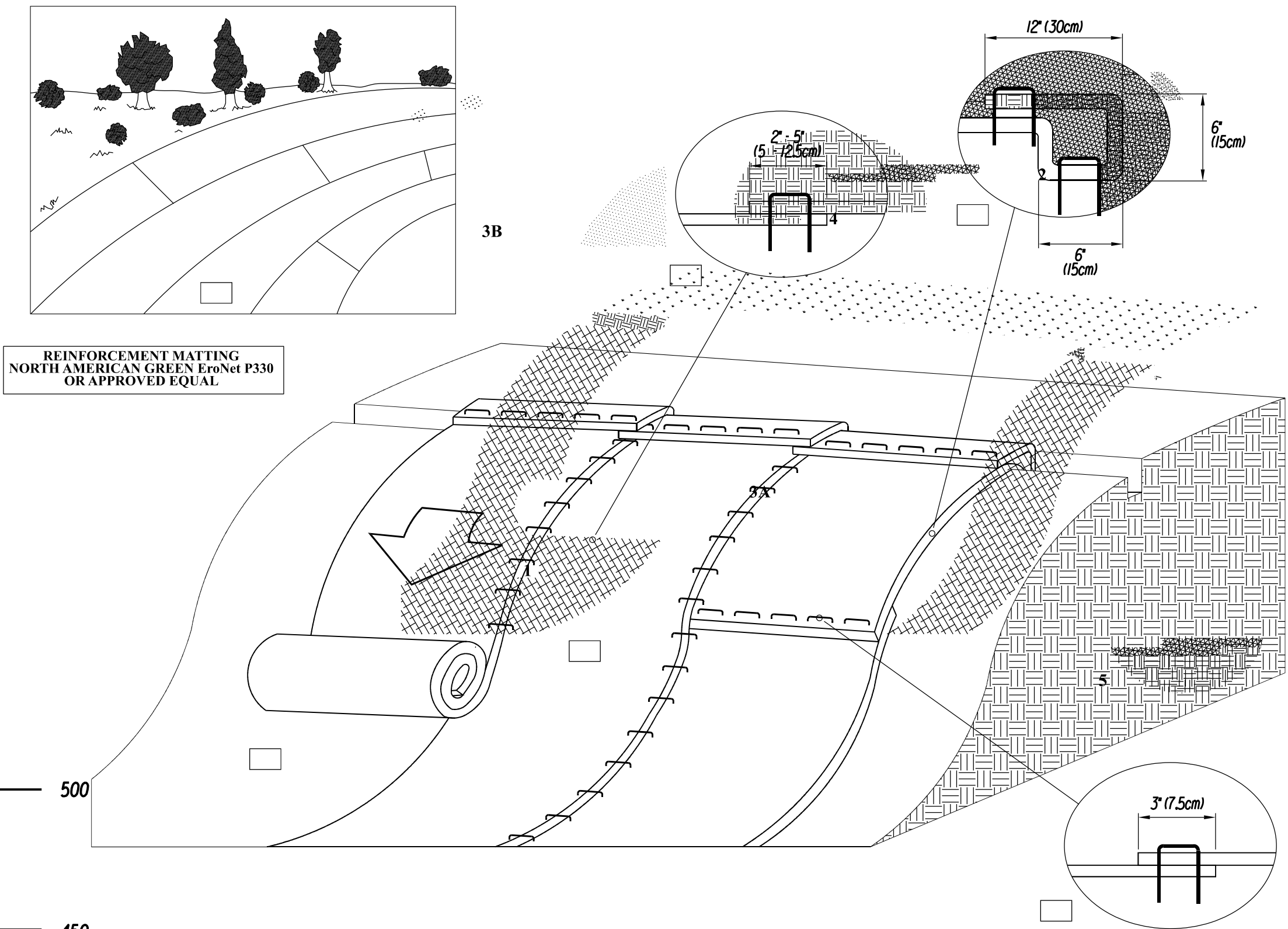
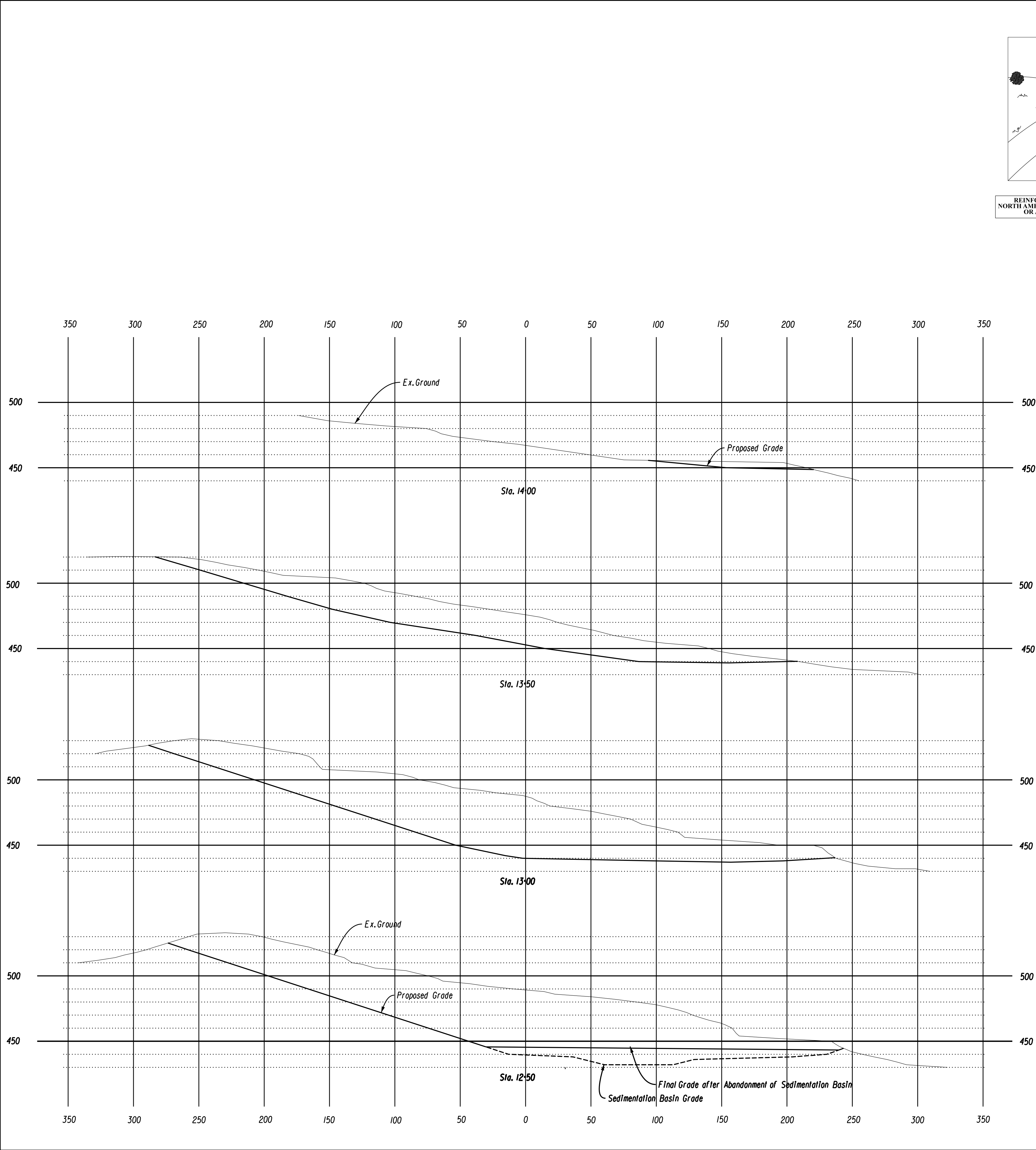
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Joseph M. Green

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

Sheet 4 of 6





ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

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

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

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

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

**Referral Memorandum
dated December 16, 2025,
from Bristol Planning Commission
to Bristol Zoning Commission
Regarding Zoning Commission
Applications # 2547 & 2548**



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: December 16, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: Referrals from the Zoning Commission for the review of the 2018 Plan of Conservation and Development (POCD): 1. Section 6.1.5 Scenic Resources and 2. the Community Character Map depicting scenic hillsides on Lots 214 and 215 for: Applications 2547 & 2548: Special Permit and 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 Bristol Planning Commission, at its meeting of December 15, 2025, approved the following motion with respect to the above captioned items:

"Make a motion to send a negative referral to the Zoning Commission for Applications #2547 & #2548. The Planning Commission finds that the Special Permit and Site Plan applications 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 as presented, is generally not consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

For questions or additional information, please contact:

City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Photographs





















Timothy W. Furey
Patrick J. Cooney
Matthew Dyer

Molly Plante

Charles L. Furey (1923-2004)
Theodore M. Donovan (1032-2020)
William Tracy (1954-2024)

LAW OFFICES

**FUREY, DONOVAN,
COONEY & DYER, P. C.**

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

Fax No. (860) 583-8674
tfurey@fureydonovan.com

December 1, 2025
Bristol Conservation/Inlands Wetlands Commission
111 North Main Street
Bristol, CT 06010

Attn: Commission

Hand delivered & email

Re: Carrier Construction Inc. 894 Middle Street Bristol Ct
Applications #2064

Dear Commissioners:

Pursuant to our discussion at the on-site meeting Carrier Construction Inc requests a postponement of the opening of the public hearing on the above captioned matter until your meeting on January 5, 2026 (or later date if postponed due to weather) so we can complete revisions to the engineering and design. As we discussed we have retained BL Companies who did the original environmental evaluation of the wetlands for the City of Bristol & are making changes based on their input. Further we have determined for safety reasons an access point on Middle Street may not be prudent so we are making changes to remove that access point. Both require changes to the location of both building and drainage facilities.

Very truly yours,

Timothy W. Furey

TWF

CC: Carrier Construction Inc.

App. 2064 –
New Plan Set File
Submitted:
1/5/26

[https://www.bristolct.gov/DocumentCenter/View/50684/Carrier 894-Middle-St rev-12-29-25](https://www.bristolct.gov/DocumentCenter/View/50684/Carrier_894-Middle-St_rev-12-29-25)

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

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

1. APPLICANT:

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

2. PROPERTY OWNER(S):

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

3. DESCRIBE THE SUBJECT PROPERTY:

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

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

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

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

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

[] yes [] no

If "yes", see instructions for submission requirements.

SUPPORTING DOCUMENTS

BRISTOL BUSINESS HUB

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

894 MIDDLE STREET

BRISTOL, CONNECTICUT

October 23, 2025

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

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

Project Overview:

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

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

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

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

APPENDICES

Appendix A: Stormsewer Drainage Design and Area Map

Appendix B: Water Quality Flow and Volume Calculations

Appendix C: Pre-Post Flow Evaluation and Area Map

Appendix D: FEMA Firmette

Appendix E: Natural Diversity Data Base Sheet

National Flood Hazard Layer FIRMette



72°54'43"W 41°39'7"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

72°54'5"W 41°38'40"N

Legend

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

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

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

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

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

Natural Diversity Data Base Areas

BRISTOL, CT

June 2025

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

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

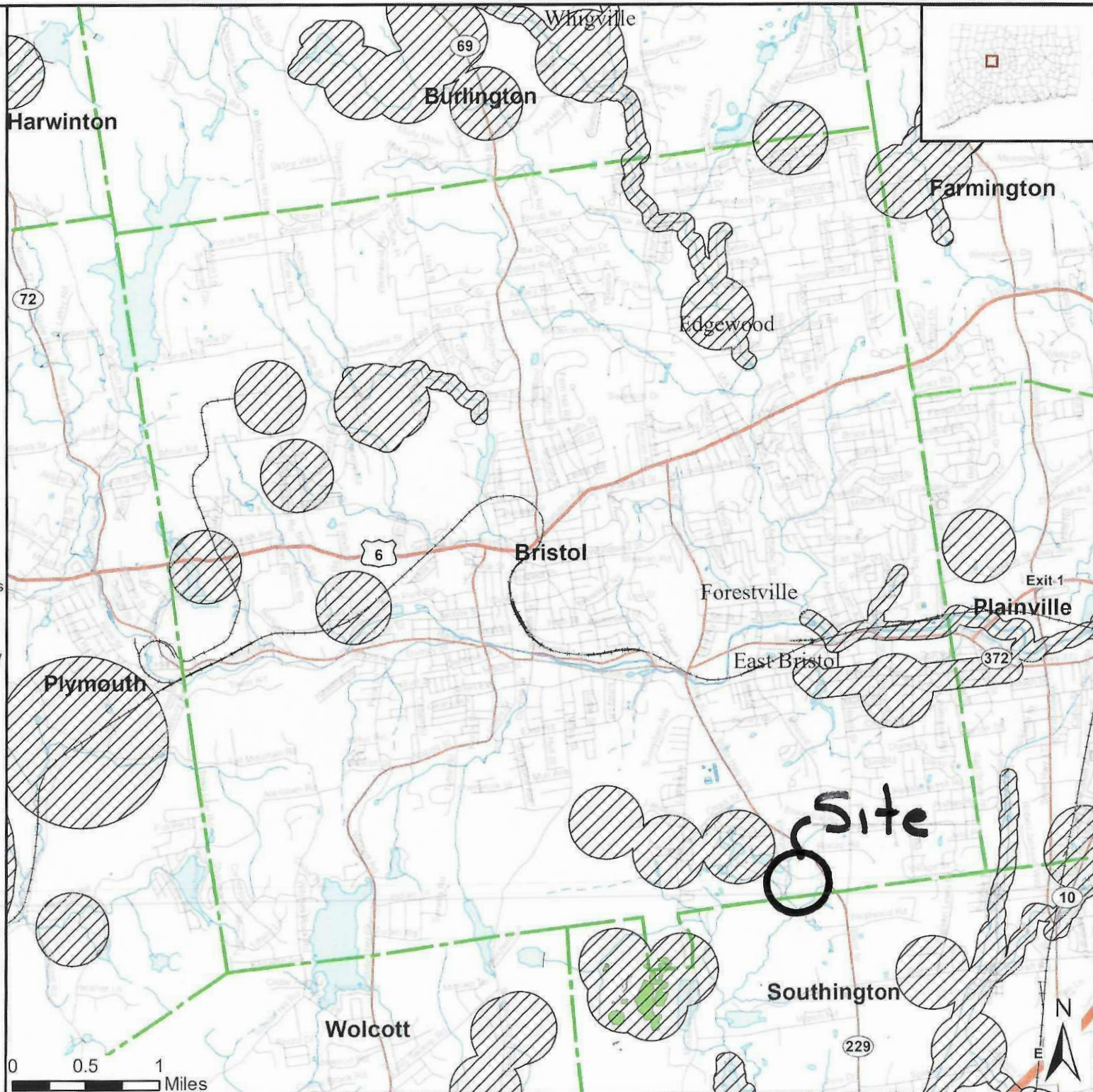
This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For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

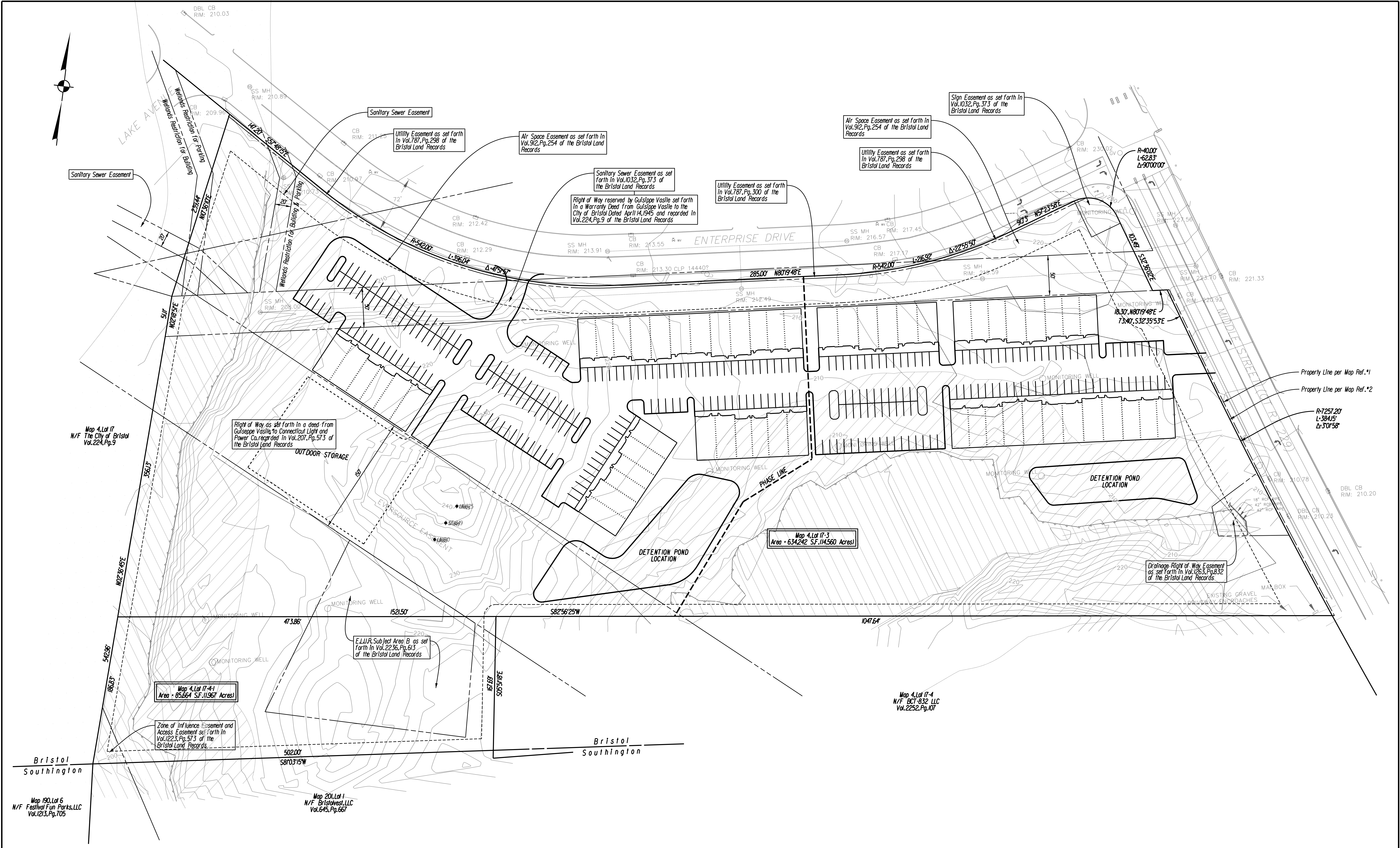
Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

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

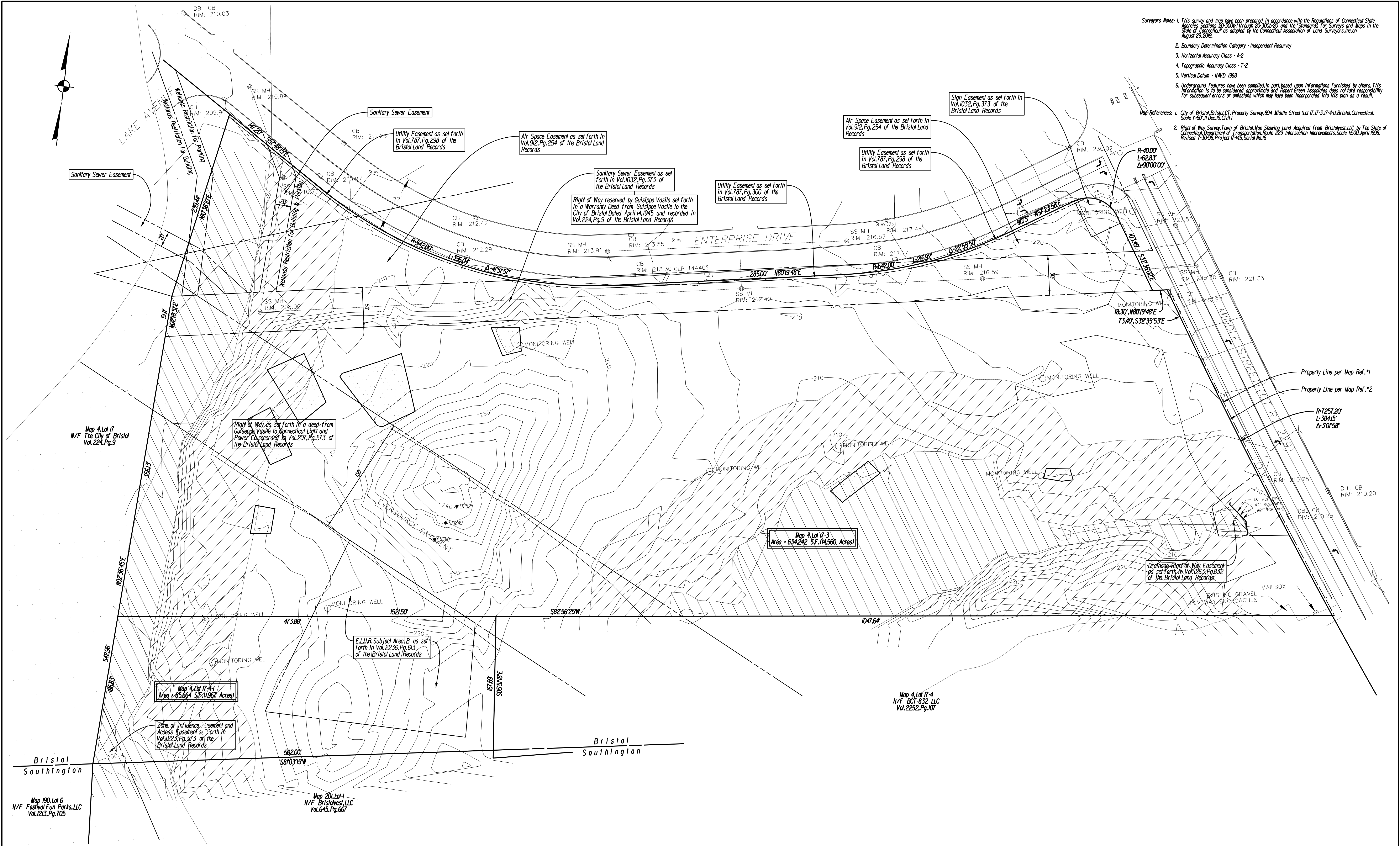


Connecticut
Department of Energy &
Environmental Protection





			DATE: OCTOBER 23, 2025	 6 Old Waterbury Rd. Torrville, CT 06786 Phone: (860)-589-0133 Fax: (860)-589-1342 Surveyors and Engineers					PROJECT TITLE: CONCEPT PLAN BRISTOL BUSINESS HUB 894 MIDDLE STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 4 / 17-3 & 4/17-4-1	DRAWING NO.	
			SCALE: 							DRAWING TITLE:		SHEET NO.
REV.	DATE		REVISION DESCRIPTION									



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

2. Boundary Determination Category - Independent Resurvey

3. Horizontal Accuracy Class - A-2

4. Topographic Accuracy Class - T-2

5. Vertical Datum - NAVD 1988

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

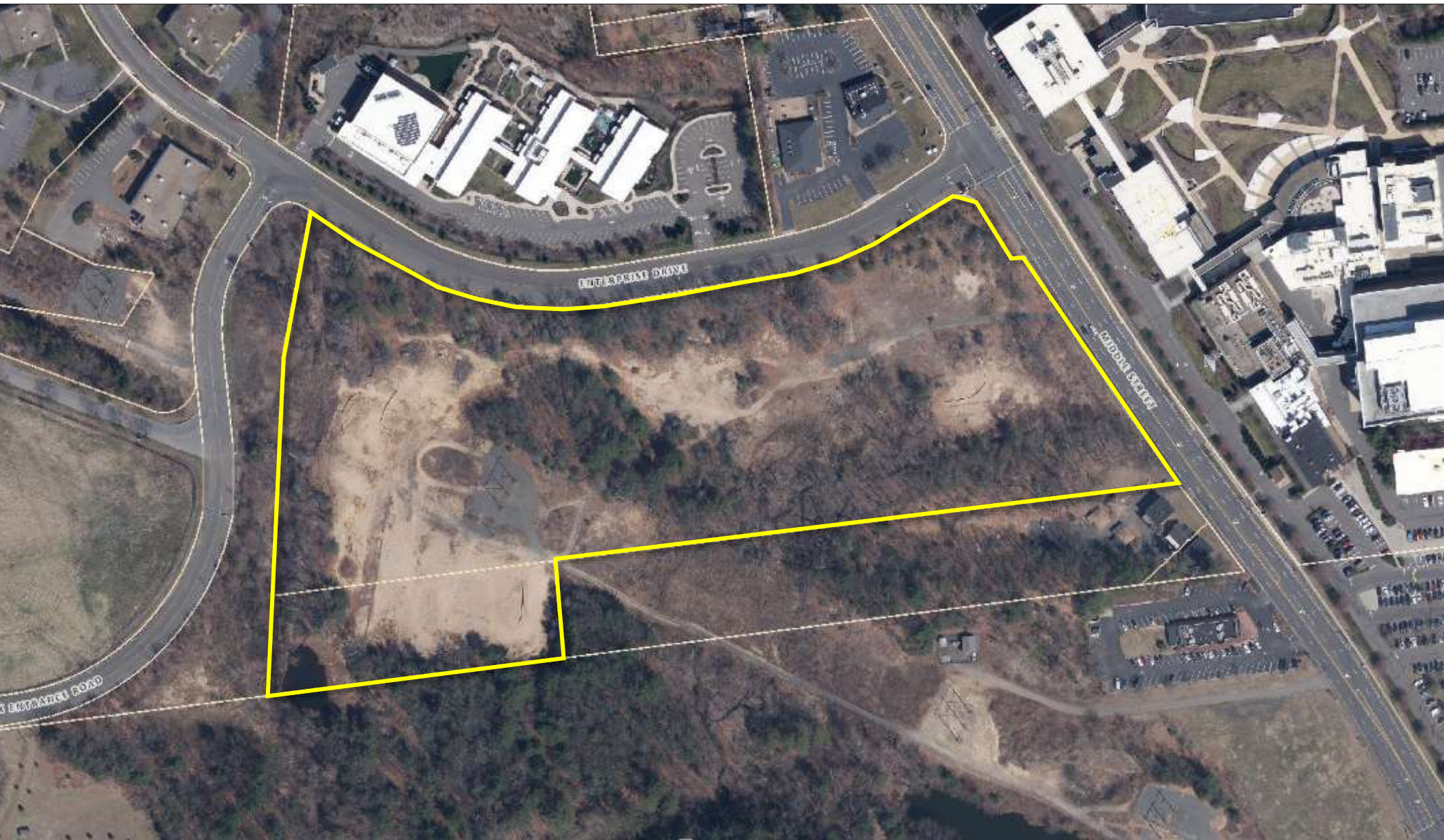
Map References: 1. City of Bristol, Bristol, CT, Property Survey, 894 Middle Street (Lot 17, 17-3, 17-4-1), Bristol, Connecticut, Scale 1"=60', 11 Dec. 19, Civil 11

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

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

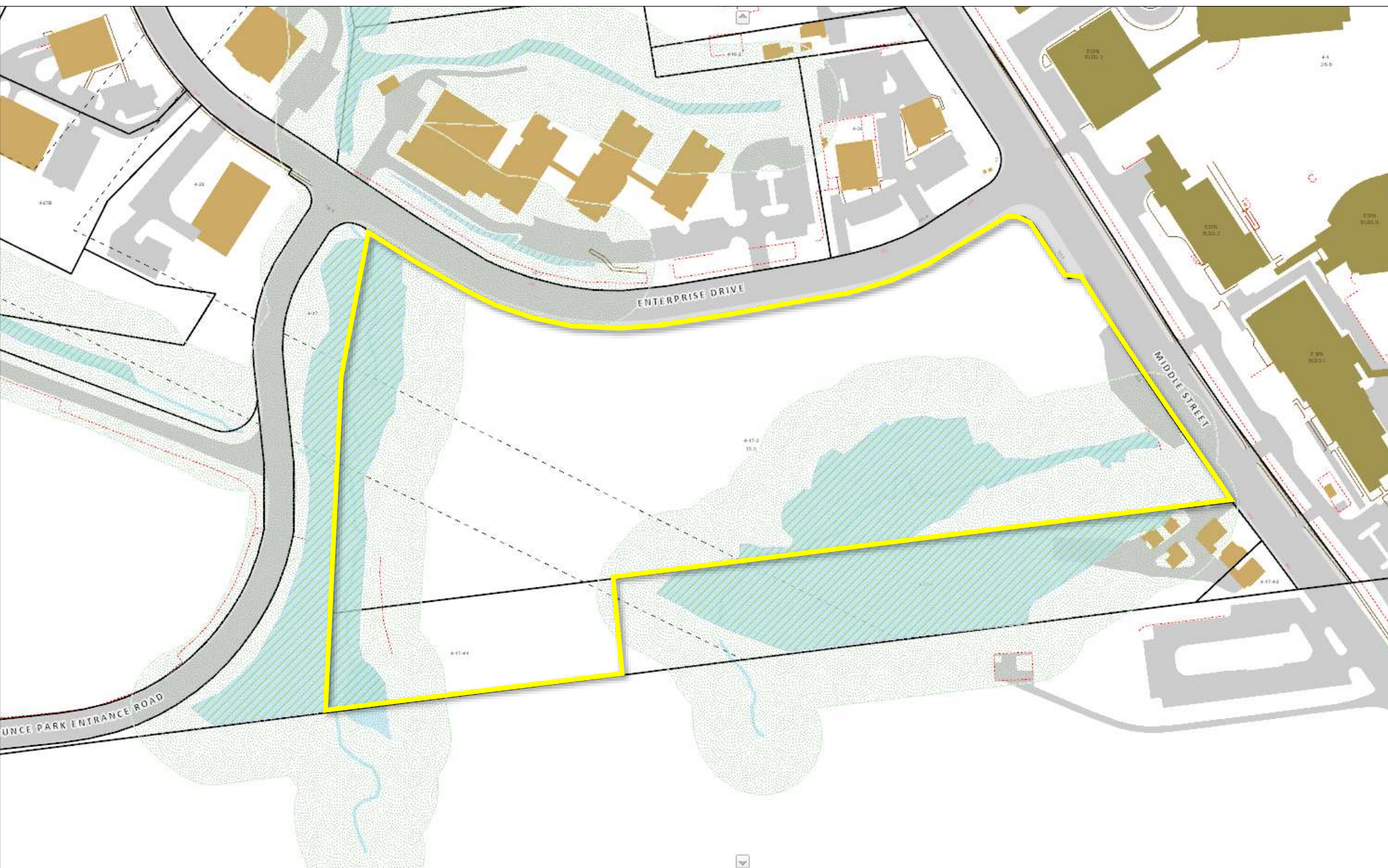
Aerial Map

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



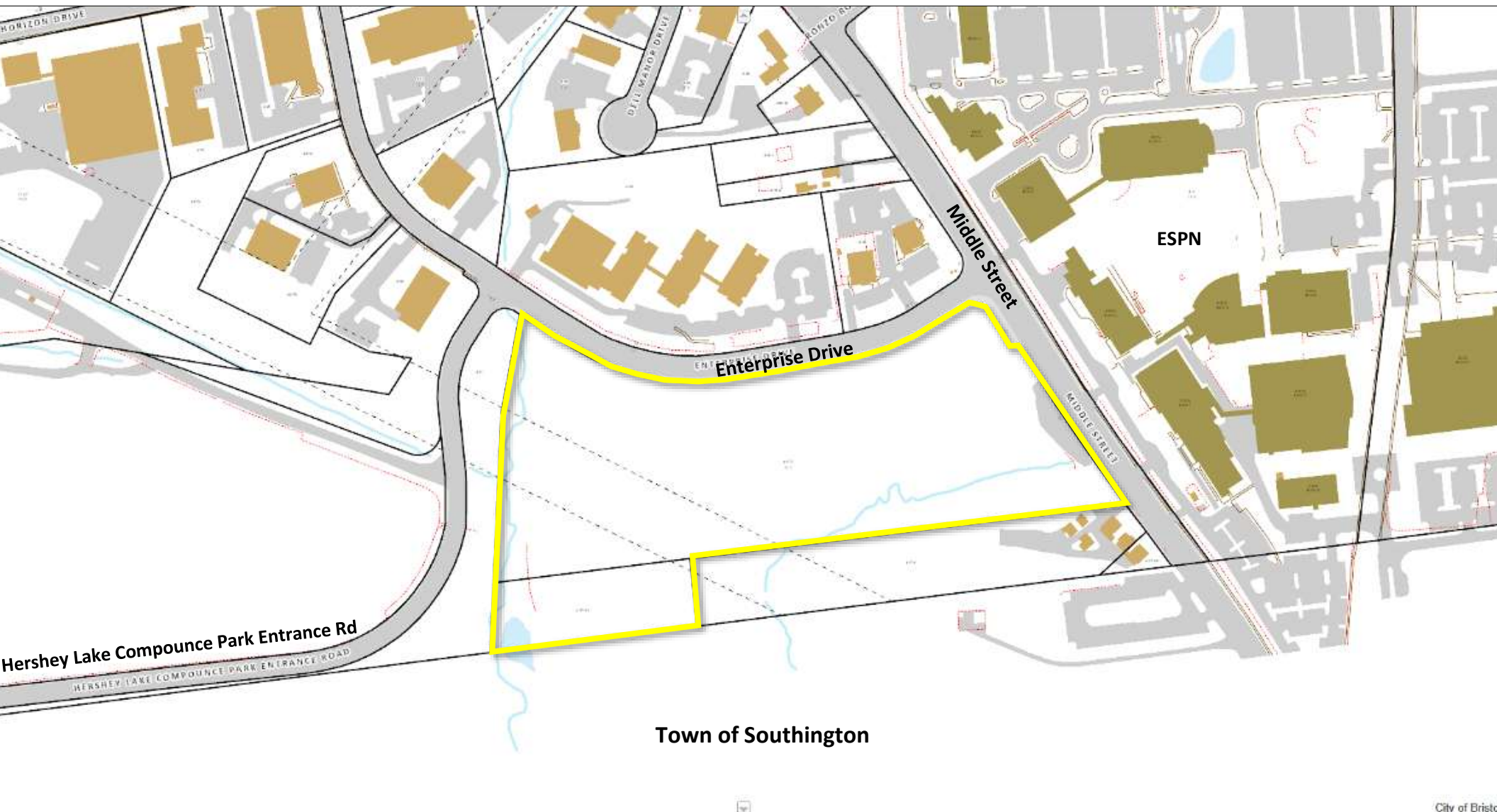
IWWA Map

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



Location Map

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





City of Bristol

BRISTOL, CONNECTICUT 06010
Inland Wetlands & Watercourses Agency of the
Conservation Commission of the City of Bristol

December 2, 2025

Jeremy Berube
Skytop Enterprises, LLC
359 Broad Street
Bristol, CT 06010

RE: Cease & Correct - 360 King Street & Lot 47-5-1

Dear Applicant,

The Inland Wetlands & Watercourses Agency of the Conservation Commission at its meeting held on December 1, 2025, requested that the property owner and the leasee, Mr. Berube, attend the January 5, 2026, regular meeting of the Agency.

At the November 3, 2025, meeting the Commission voted to continue the Cease & Correct in place for 360 King Street & Lot 47-5-1 until an application is filed with the applicants and property owners' signatures. The Cease & Correct will be kept open until the Zoning Enforcement Officer is on the site to observe the process.

1. There shall be 5 trees planted on the property along the wetlands border.
2. A silt fence shall be erected to make sure the inland wetlands are protected in accordance to Zachary Norton, ET, IWEO.
3. Inland Wetlands markers shall be placed on the property.
4. The Agency accepted the plans dated July 21, 2025.

The Commission added the following stipulation at the September 8, 2025, meeting:

5. The Commission requested the Inland Wetlands Enforcement Officer to conduct an inspection on the adjoining property in the upland review area and provide a report to the Commission. The inspection results will be discussed at the October 6, 2025, meeting with the Commission.

Please submit any new information by Noon on Monday, September 29, 2025, so it can be included in the Commission agenda package. Also, please have representation at the meeting to answer questions relating to Wetlands application request.

Please contact any representatives necessary.



City of Bristol

BRISTOL, CONNECTICUT 06010

Inland Wetlands & Watercourses Agency of the
Conservation Commission of the City of Bristol

Cease & Correct - 360 King Street & Lot 47-5-1

December 2, 2025

Page 2

Should you have any further questions or comments, please contact the Land Use Office at 860-584-6225.

Sincerely,

A handwritten signature in black ink, reading "William Stango".

William Stango, P.E.
City Engineer, Public Works Department
WS/nk

C: Stephen Giudice (via email)

Inland Wetlands Agency

Zachary Norton, IWEO, Environmental Tech (via email)

Raymond Rogozinski, P.E., Director of Public Works (via e-mail)

Andrew Armstrong, Assistant City Planner (via email)

Anthony Lorenzetti (via email)



City of Bristol

BRISTOL, CONNECTICUT 06010
Inland Wetlands & Watercourses Agency of the
Conservation Commission of the City of Bristol

December 2, 2025

Victor Lagace
625 North Main Street, Unit #1
Bristol, CT 06010

RE: Cease & Correct - 360 King Street & Lot 47-5-1

Dear Applicant,

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City of Bristol

BRISTOL, CONNECTICUT 06010
Inland Wetlands & Watercourses Agency of the
Conservation Commission of the City of Bristol

Cease & Correct - 360 King Street & Lot 47-5-1

December 2, 2025

Page 2

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Sincerely,

A handwritten signature in black ink, reading "William Stango", with a long horizontal line extending to the right.

William Stango, P.E.
City Engineer, Public Works Department
WS/nk

C: Stephen Giudice (via email)

Inland Wetlands Agency

Zachary Norton, IWEO, Environmental Tech (via email)

Raymond Rogozinski, P.E., Director of Public Works (via e-mail)

Andrew Armstrong, Assistant City Planner (via email)

Anthony Lorenzetti (via email)

10-6-25

To Whom it may
concern,

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

Vre Lagace

SURVEY NOTES:

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

2. Type of survey performed: Property & Topographic Survey

3. Boundary determination category: Resurvey

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

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

6. Map References:

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

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

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

8. Zone: R-10

9. Owner: Skytop Enterprises, LLC.

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

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

12. Contour interval is 1 foot.

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

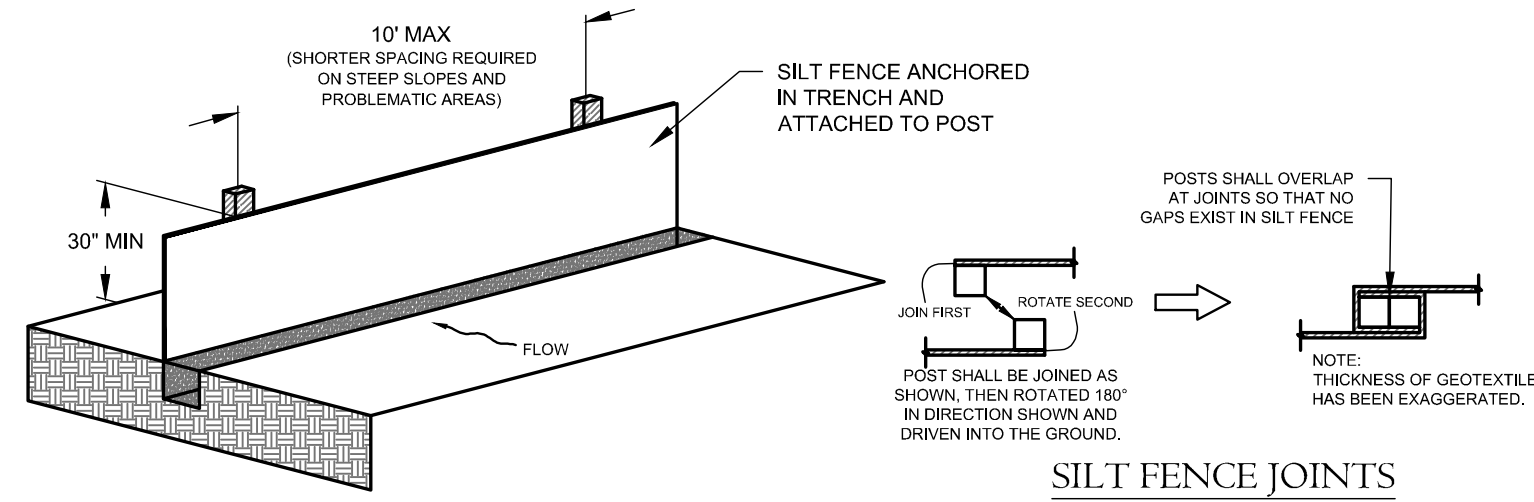
14. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed.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

LEGEND

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

SEED MIX & FABRIC LEGEND

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



SILT FENCE DETAIL
N.T.S.

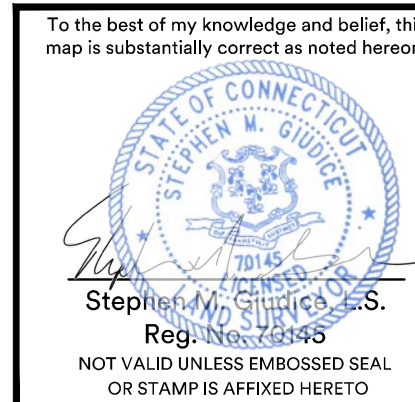
TOTAL VOLUME OF FILL MATERIAL
DEPOSITED ON SITE = 41± CU. YD.
TO BE REMOVED

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

AREA OF DISTURBANCE WITHIN 100' UPLAND REVIEW AREA TO BE RESTORED TO
ORIGINAL GRADES, MILLINGS REMOVED, LOAMED AND SEEDED WITH
NEW ENGLAND WILDLIFE AND CONSERVATION MIX

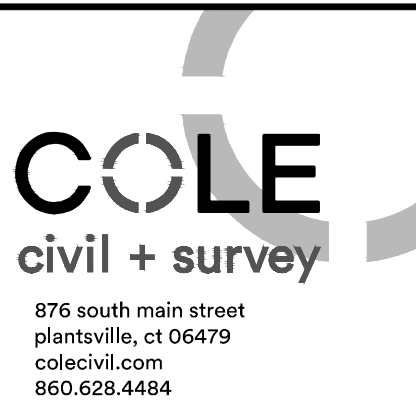
APPROXIMATE LOCATION OF
100 YEAR FLOOD ZONE(TYP.)
(FROM FEMA & CITY OF
BRISTOL GIS MAPPING)

SUBJECT PROPERTY IS SUBJECT TO (2) SANITARY
SEWER EASEMENTS IN FAVOR OF THE CITY OF BRISTOL
WITH NO GIVEN WIDTH, AS DEPICTED ON MAP REF. 'a'
AND RECORDED IN VOLUME 286, PAGE 381



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

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



Sheet #:

S1



March 10, 2025

Skytop Enterprises LLC
359 Broad Street
Bristol, CT 06010

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

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

You are required to take the following actions and repairs.

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

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

Sincerely,

Zachary Norton
Environmental Protection Technician

cc: Inland Wetlands Commission
Environmental Engineer



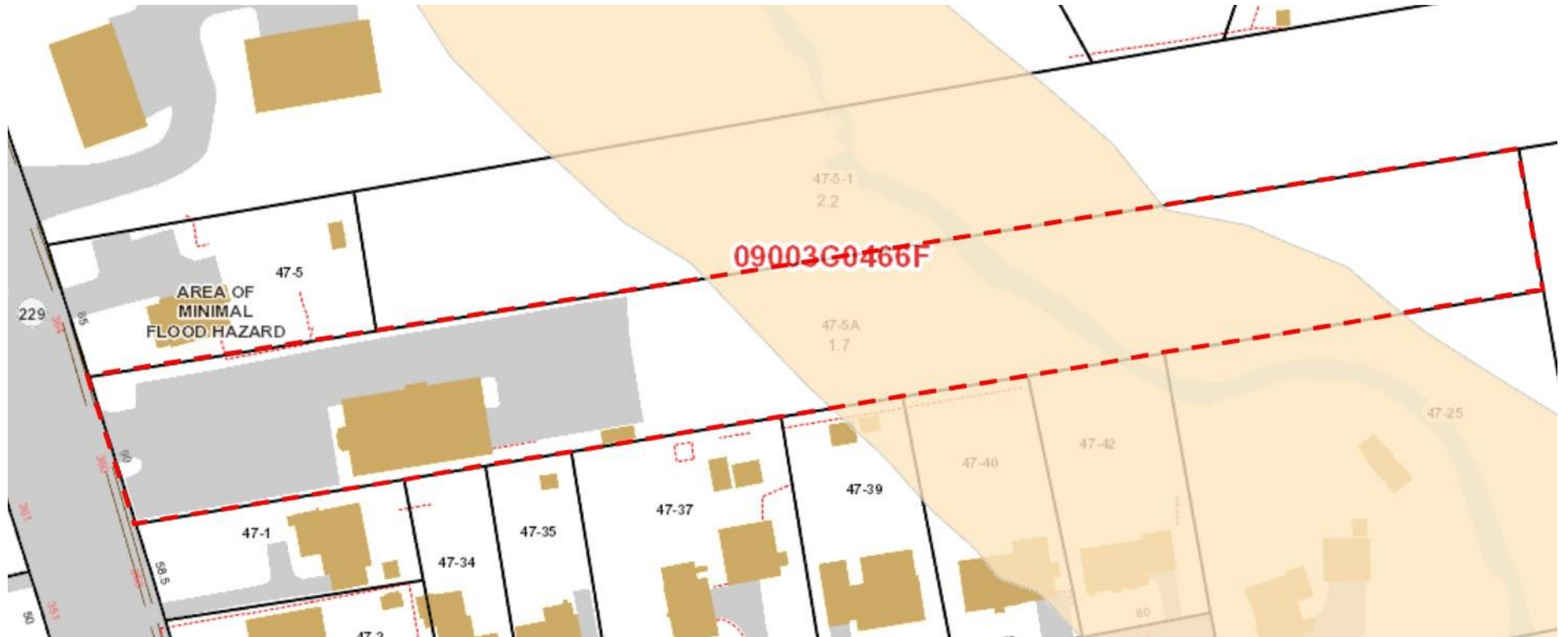




Materials Provided by City Staff

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

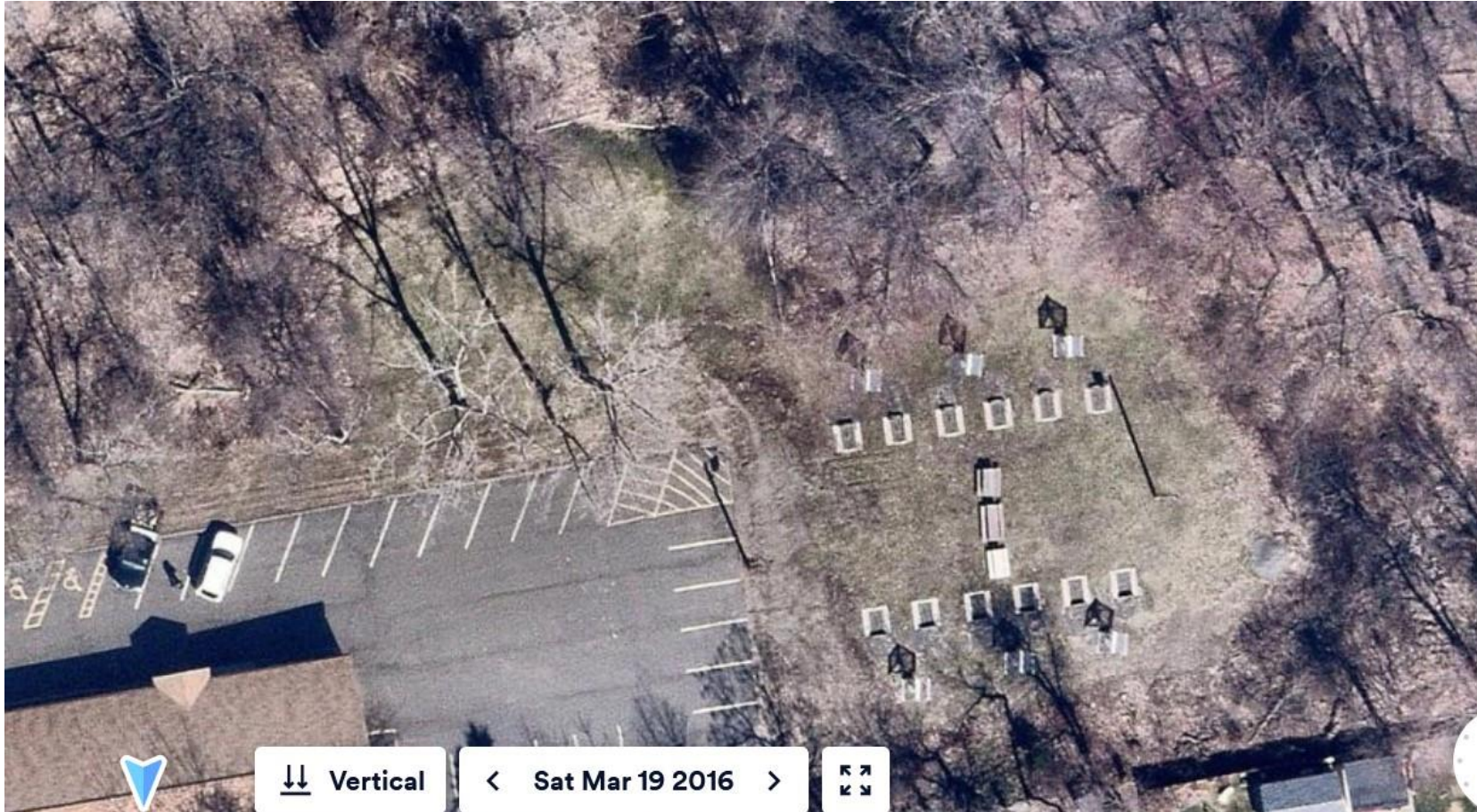
Limits of Flood Plain



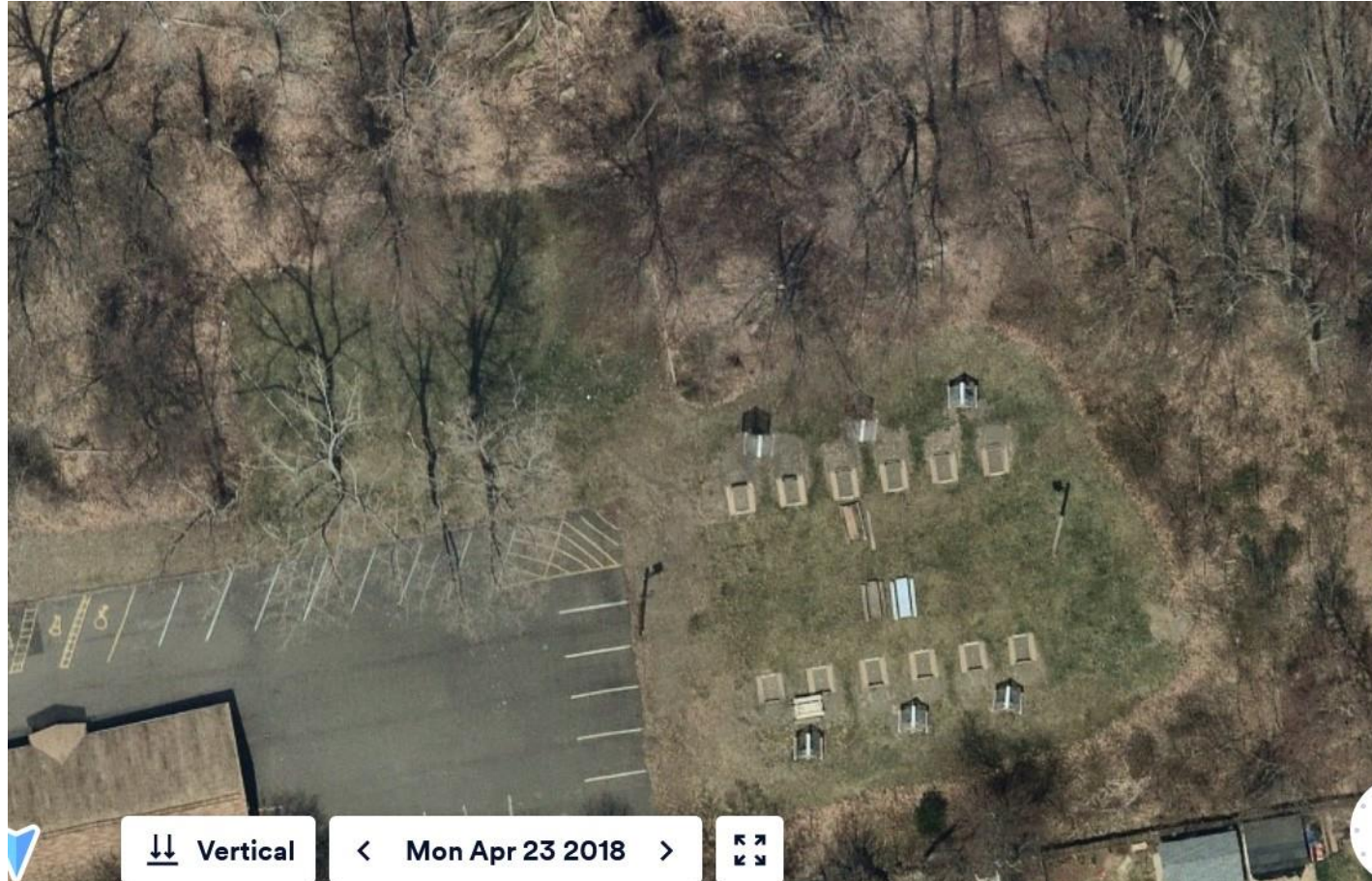
Wetlands and Upland Review



Nearmap photo March 2016



Nearmap photo April 2018



Near map photo March 2020



Nearmap photo March 2023



Nearmap photo April 2024



Nearmap Photo April 2025



Materials Provided by Public

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

jason levine <jlevine13@gmail.com>

Wed 3/26/2025 9:12 PM

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

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

To Bristol Building, Zoning, Engineering and Land Use,

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

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

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

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

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

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

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

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

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

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

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

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

• Wetlands Regulations

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

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

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

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

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

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

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

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

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

To the Bristol Zoning and Building Departments,

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

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

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

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

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

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

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

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

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

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

- Huge pile of logs and trash against 364 King Street's fence
- Excavator down by wetlands
- More dead tree debris, stumps and trash pushed against property line and wetlands
- 3/18/2025
 - Huge log pile was removed from worksite
- 3/22/2025
 - Multiple vehicles parked on lot 47-5-1, including during an event at Luna's
 - Grading of lot and spreading gravel with heavy machinery continues including near wetlands
 - Jeremy comes onto 380 King St's property to confront residents
 - Videos showing confrontation
 - Police were called, there should be an incident report available
 - Log of events <https://drive.google.com/drive/u/0/folders/1hFc0wl--UIWSbK5UXG3Wc4qkTQfbXAiW?ths=true>
 - Key points bolded
 - Jeremy Berube's Skytop Motors vehicle parked on the vacant lot during an event
- 3/31/2025
 - Multiple vehicles parked on lot 47-5-1 in wetlands area during an event
 - Red truck is seen at Luna's before/during all events
 - This is likely an employee's vehicle
 - Work in wetlands area may have crossed onto 380 King St's side of the property line
- 4/3/2025
 - Multiple vehicles parked on lot 47-5-1 in wetlands area
 - Debris from tree work, plastic, and metal scrap piled on the property line with 380 King St
 - Gravel spread into wetlands area
- 4/18/2025
 - A framed structure constructed right near the wetlands
 - 380 King St Unit #10 claims to have seen contractors build this
- 4/23/2025
 - Excavator moved and parked near wetlands area
 - Stump Jeremy dropped on 380 King St's property line on 3/22 was moved to another spot on the property line, appears to have been flipped upright
 - 380 King St Unit #10 and occupant of #6 claim to have seen a large fuel truck down in wetlands area fueling the excavator
 - Large dumpster being filled with debris from construction work inside
 - This is the 3rd dumpster to be used for inside renovation project
 - Other 2 were removed after being completely filled
 - Called building dept 4/24 and confirmed there are no active permits for interior renovations
 - Only current active permit is for the outdoor bar structure

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







































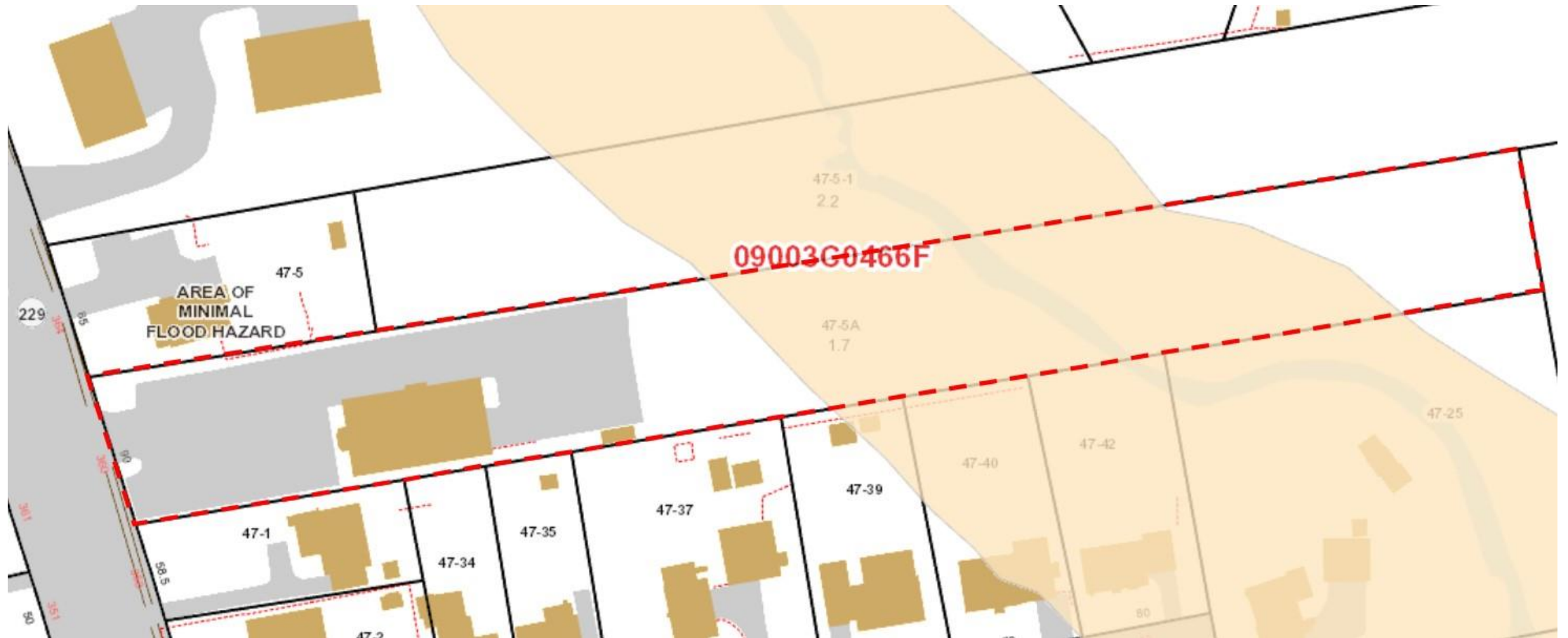




360 King Street Historical Photos with Wetlands, Upland Review and Flood Plain

For IWCC Meeting May 5, 2025

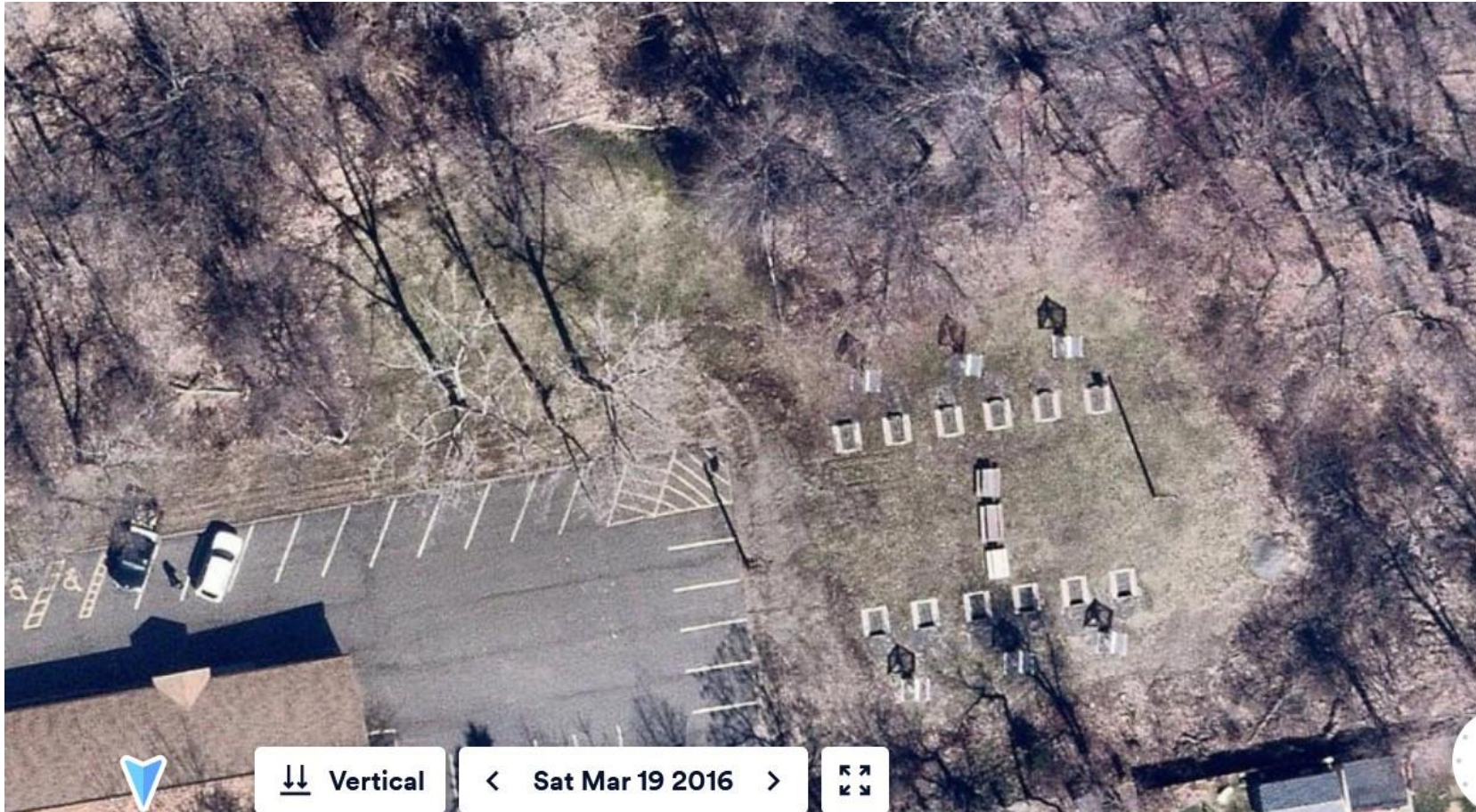
Limits of Flood Plain



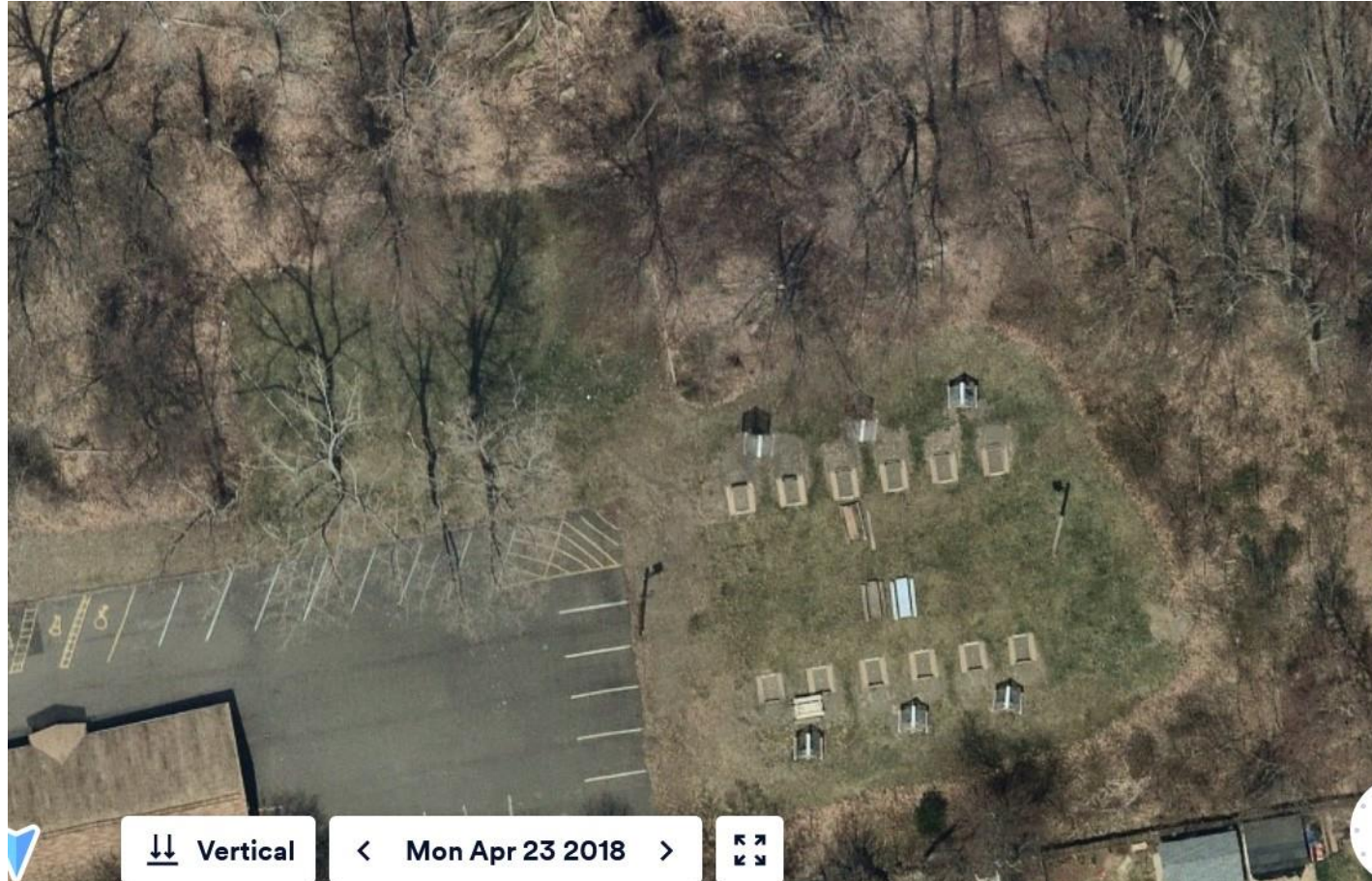
Wetlands and Upland Review



Nearmap photo March 2016



Nearmap photo April 2018



Near map photo March 2020



Nearmap photo March 2023



Nearmap photo April 2024



Nearmap Photo April 2025





City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

December 31, 2025

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	12/3, 12/10, 12/17	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	12/4, 12/11, 12/18	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	12/4, 12/11, 12/18	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	12/3, 12/10, 12/17	Inact
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	12/4, 12/11, 12/18	Expired
#1891	Barnum Road	Clean detention ponds and existing debris piles (20250205)	12/4, 12/11, 12/18	Expired
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	12/4, 12/11, 12/18	Complete
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	12/3, 12/10, 12/17	Expired
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	12/3, 12/10, 12/17	Expired
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	12/3, 12/10, 12/17	Expired
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	12/3, 12/10, 12/17	Expired

No.	Location	Description	Inspection Dates	Status
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	12/4, 12/11, 12/18	Act
#1907	115 Lakewood	Construct 20x40 addition (20251007)	12/4, 12/11, 12/18	Expired
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	12/3, 12/10, 12/17	Act
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	12/3, 12/10, 12/17	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	12/3, 12/10, 12/17	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	12/3, 12/10, 12/17	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	12/3, 12/10, 12/17	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	12/3, 12/10, 12/17	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	12/3, 12/10, 12/17	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	12/3, 12/10, 12/17	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	12/4, 12/11, 12/18	Inact
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	12/3, 12/10, 12/17	Act
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	12/3, 12/10, 12/17	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	12/4, 12/11, 12/18	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	12/3, 12/10, 12/17	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	12/3, 12/10, 12/17	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	12/3, 12/10, 12/17	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	12/3, 12/10, 12/17	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	12/3, 12/10, 12/17	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	12/3, 12/10, 12/17	Inact
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	12/3, 12/10, 12/17	Complete
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	12/4, 12/11, 12/18	Inact

No.	Location	Description	Inspection Dates	Status
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	12/4, 12/11, 12/18	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	12/3, 12/10, 12/17	Complete
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	12/4, 12/11, 12/18	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	12/4, 12/11, 12/18	Inact
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	12/4, 12/11, 12/18	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	12/3, 12/10, 12/17	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	12/3, 12/10, 12/17	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	12/3, 12/10, 12/17	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	12/3, 12/10, 12/17	Inact
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	12/3, 12/10, 12/17	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	12/3, 12/10, 12/17	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	12/4, 12/11, 12/18	Inact
#2004	Mellen Street Bridge	Bridge replacement (20280206)	12/3, 12/10, 12/17	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	12/4, 12/11, 12/18	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	12/3, 12/10, 12/17	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	12/4, 12/11, 12/18	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	12/4, 12/11, 12/18	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	12/3, 12/10, 12/17	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	12/4, 12/11, 12/18	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	12/4, 12/11, 12/18	Act
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	12/3, 12/10, 12/17	Inact
#2018	East Street Bridge	Replacement of Bridge	12/3, 12/10, 12/17	Act

No.	Location	Description	Inspection Dates	Status
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	12/3, 12/10, 12/17	Inact
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	12/4, 12/11, 12/18	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	12/4, 12/11, 12/18	Inact
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	12/4, 12/11, 12/18	Inact
#2029	315-350 Divinity	Replacement of Culvert (10/7/2029)	12/4, 12/11, 12/18	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	12/4, 12/11, 12/18	Inact
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	12/3, 12/10, 12/17	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	12/4, 12/11, 12/18	Act
#2038	632 Village Street	Pool (10/7/2029)	12/3, 12/10, 12/17	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	12/4, 12/11, 12/18	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	12/3, 12/10, 12/17	Inact
#1948	225/247 Park Street	Install pavilion, sidewalks, retaining walls, watercourse stabile (20261006)	12/4, 12/11, 12/18	Act
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	12/3, 12/10, 12/17	Inact
#1947	165 Warner Street	Construct single family home (20211006)	12/4, 12/11, 12/18	Act
#2043	Rockwell Park	Construct 5 Ft ADA Sidewalks	12/4, 12/11, 12/18	Inact
#2044	Davis Drive	Rehab of Road, Sidewalks, and Buildings	12/3, 12/10, 12/17	Inact
#2051	714 Stevens Street	Demo Existing Structure and remove trees (8/25/2030)	12/3, 12/10, 12/17	Inact
#2049	225 East Main	Demo Existing Structure and remove trees (8/25/2030)	12/3, 12/10, 12/17	Act
#2052	Lots 10 & 11 Business Park Dr	Construct Industrial Building And Parking (8/25/2030)	12/3, 12/10, 12/17	Inact
#2053	275 Silo Road	Construct New House (8/25/2030)	12/3, 12/10, 12/17	Inact

SPECIAL INSPECTION:

871 Farmingotn Ave- 20251209- An inspection was conducted of 871 Farmington Ave due to complaints of shopping carts in the river. Upon inspection it was discovered that there were 7 shopping carts that have been thrown into the river- **Notice.** 20251216- Property owner contacted EPT and stated that he has hired a landscape company to remove the shopping carts, they are scheduled to be removed on 1/5/2026-**Pending.**

C. O. INSPECTIONS:

85 Vanderbilt Road

140 Lake Ave

575 Willis Street

NOTICE AND NOTICE OF VIOLATION LETTERS:



December 9, 2025

JN305 LLC + JN474 LLC
1263 East 27th Street
Brooklyn New York, 11210

**Re: Notice – Dumping Shopping Carts Into The River – 871 Farmington Ave Bristol, CT
06010**

Based on an inspection of the river that runs through the property at 871 Farmington Ave, conducted on December 8, 2025, it appears that there are current activities on the above referenced property that are in violation of the City's Inland Wetlands and Flood Plain Regulations. It appears that Multiple shopping carts have been dumped into the river and under the bridge of 871 Farmington Ave. Our records indicate that you own this property.

You are required to take the following actions and repairs:

- Immediately cease dumping shopping carts into the river,
- Remove all shopping carts that are currently in the river and under the bridge,
- Dispose all carts removed from the river outside of the regulated area.

Please contact the Engineering Department with a remedial plan of action and conduct restoration before December 23, 2025. The failure to comply with the above request will subject you to further regulatory action, including but not limited to, legal fines and/or penalties by the City.

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

Sincerely,

Zachary Norton
Environmental Protection Technician

cc: Inland Wetlands Commission
Environmental Engineer



January 2, 2026

Inland Wetlands Agency
111 North Main Street
Bristol CT 06010

Dear Agent,

Please find enclosed the draft Permit Application for the Use of Pesticides in State Waters being submitted to the Connecticut Department of Energy & Environmental Protection for the proposed treatment of Memorial Park Pond in Bristol.

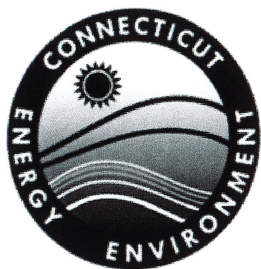
If any additional information is needed please do not hesitate to contact us.

Sincerely,

Bethany Bowers

Bethany Bowers
Permit Coordinator
SOLitude Lake Management
508-981-7036
bethany.bowers@solitudelake.com

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Connecticut Department of
Energy & Environmental Protection
Bureau of Materials Management & Compliance Assurance
Engineering & Enforcement Division

Permit Application for the Use of Pesticides in State Waters

Affiliations:

Description: **Memorial Park Pond**

Filed By: **Bethany Bowers**

E-mail: **bethany.bowers@solitudelake.com**

Affiliations

Type	Name	Mailing Address	Business Phone	Contact
Applicant	SOLITUDE LAKE MANAGEMENT, LLC	590 Lake St Shrewsbury, MA 01545, US	508-865-1000	Bethany Bowers 508-826-5490 Bethany.bowers@solitudelake.com
Billing Contact	SOLITUDE LAKE MANAGEMENT, LLC	590 Lake St Shrewsbury, MA 01545, US	508-865-1000	Bethany Bowers 508-826-5490 Bethany.bowers@solitudelake.com
Primary Contact	SOLITUDE LAKE MANAGEMENT, LLC	590 Lake St Shrewsbury, MA 01545, US	508-865-1000	Bethany Bowers 508-826-5490 Bethany.bowers@solitudelake.com
Owner				
Pesticide Applicator	SOLITUDE LAKE MANAGEMENT, LLC	590 Lake St Shrewsbury, MA 01545, US	508-865-1000	Dominic Meringolo 508-865-1000 dmeringolo@solitudelake.com

Part I: Application Type and Description

Application Type

This application is to request (check one):

- ☐ One year permit
- ☐ Two year permit
- ☒ Three year permit

Note: Multi-year permits will be issued at the Department of Energy and Environmental Protection's (DEEP) discretion.

- ☒ Check here if DEEP has previously issued an Aquatic Pesticide Permit for this site.

Permit Number for most recent permit: **AQUA-2023-205**

☐ Check here if the information contained in this application is identical to the last application and the chemicals, quantities and number of treatments requested are identical to the chemicals, quantities and number of treatments permitted by the most recent permit issued.

Town where site is located: **Bristol**

Brief Description of Project: **Aquatic Pesticide Application of Memorial Park Ponds in Bristol**

Part II: Fee Information

An application fee of \$200.00 [#1009] is to be submitted with each permit that you are applying for. Each site requires a separate permit. The application will not be processed without payment of the fee. If you are applying for a multi-year permit, see Part II of the instructions for information on fee payment. There is no discount for municipalities. The fee shall be non-refundable and shall be paid by e-check or credit card to the Department of Energy and Environmental Protection.

Part III: Site Location

Name of Waterbody **Memorial Boulevard Park Ponds**

SITE LOCATION

111 N Main St, Bristol, CT 06010, [Bristol]

Part IV: Applicant Information

☒ Additional information is required for applicant

Please indicate the type of business

☐ corporation

☒ limited liability company

☐ limited partnership

☐ limited liability partnership

☐ statutory trust

☐ other

ii) provide Pesticide Application Business Registration Number: **PMBR.03268**

Registration Expiration Date **08/31/2026**

b) Applicant's relationship to the property at which the proposed activity is to be located:

☐ site owner

☐ option holder

☐ lessee

☐ easement holder

☐ operator

☒ pesticide applicator

☐ other

2. Owner Information

a. If known, list the name and address of all owners of the area(s) to be treated. If unsure, go to item #2b.

b. If the applicant is unsure of who owns an area(s) to be treated, provide the name and address for all shoreline property owners located 200 feet or less from such area. However, if the applicant does know who owns the area to be treated, then return to the 'Companies/Entities/Individuals Associated with the Filing' section by selecting the arrow in the top left corner of this screen and add the Owner(s).

Name of Shoreline Property Owner	Address
City of Bristol- Memorial Boulevard Park	51 High Street, Bristol, CT 06010

Does the State of Connecticut own any portion of the area to be treated?

☐ Yes

☒ No

**If an area(s) to be treated is owned or controlled by the state of Connecticut, see instructions*

for submitting an application to the DEEP Land Acquisition and Management Unit (LAM) for review and approval of the proposed treatment on state property. A LAM Authorization letter must be submitted as Attachment G for any application involving treatment of a waterbody that is owned or controlled by the state of Connecticut.

3. Pesticide Applicator

Is this a Commercial Application?

☒ Yes

☐ No

Pesticide application Certification Number **PMCS-0003994**

Pesticide application Certification Expiration Date **01/31/2028**

Part V: Additional Information

If the applicant is submitting this application on behalf of someone else, identify the person(s) or organization(s) seeking to have pesticides applied to the treatment area(s) and provide the following information. If more than one person or organization is being represented, attach additional sheets providing the information requested below.

Name	Mailing Address	Business Phone	Contact Person
City of Bristol - Memorial Boulevard Park	51 High Street, Bristol, CT 06010	8605846267	Joshua Medeiros

Part VI: Site Information

1. COASTAL AREA

Is this pesticide application located in the municipality within the coastal area? (check town list in the instructions)

☐ Yes

☒ No

For assistance in determining if the water being treated is affected by tidal water as described above or in completing the Coastal Consistency Review form, contact the Office of Long Island Sound Programs (OLISP) at 860-424-3034.

2. NATURAL DIVERSITY DATA BASE (NDDDB) - ENDANGERED OR THREATENED SPECIES

According to the most current 'Natural Diversity Data Base Areas Maps', will the activity which is the subject of this application, including all impacted areas, be located within an area identified as, or otherwise known to be, a habitat for state listed endangered, threatened or special concern species?

☐ Yes

☒ No

Date of Map **12/2025**

3. AQUIFER PROTECTION AREAS

Is the site located within a town required to establish Aquifer Protection Areas, as defined in section 22a-354a through 354b of the General Statutes (CGS)?

☐ Yes

☒ No

To view the applicable list of towns and maps visit the DEEP website at <http://www.ct.gov/deep/aquiferprotection>

4. CONSERVATION OR PRESERVATION RESTRICTION

Is the property subject to a conservation or preservation restriction?

☐ Yes

☒ No

5. TYPE OF AREA TO BE TREATED

Select area type

☐ Tidal Waters

☒ Pond or Lake

☐ Stream

6. PUBLIC WATER SUPPLY WATERSHED

Is the waterbody located in a public water supply watershed?

(See instructions)

☐ Yes

☒ No

7. WATERBODY LOCATION FROM PUBLIC WATER SUPPLY

Is the waterbody potentially located 200 ft. or less from a public water supply well?

☐ Yes

☒ No

8. Where does the waterbody flow to?

Name of receiving stream or waterbody? **Unnamed Stream**

Is the outflow usually flowing?

☒ Yes

☐ No

Can outflow be stopped?

☐ Yes

☒ No

9. SIZE OF WATERBODIES TO BE TREATED

Identify the size of the waterbody(ies) and the portion of the waterbody(ies) to be treated. Refer to the instructions.

What type of waterbodies will be treated?

☒ Ponds and Lakes

☐ Streams and Rivers

Will more than 80 Acres be treated?

☐ Yes

☒ No

Name of Waterbody	Total Acres	Average Depth ft.	Total Volume Acre ft.	Acres	Volume Acre ft.
Small Pond	1	4	4	1	4
Large Pond	2	4	8	2	8

10. PROPOSED PRODUCT TO BE USED

Identify each proposed product to be used, the amount per treatment, the number of treatments and the surface area (acres) or volume (acre feet) of water to be treated with that product. If more than one waterbody will be treated, provide this information for each waterbody. Provide quantities using only in the units specified in the instructions.

Name of Waterbody	Full Product Name	Active Ingredient	Amount per Treatment	Measurement Units	Number of Treatment	Acres	Volume Acre-ft
Small Pond	Tribune	Diquat Dibromide (37.3%)	2	Gallons	2	1	4
Small Pond	Flumigard SC	Flumioxazin (42.0%)	0.6	Gallons	2	1	4
Large Pond	Tribune	Diquat Dibromide (37.3%)	4	Gallons	2	2	8
Large Pond	Flumigard SC	Flumioxazin (42.0%)	1.2	Gallons	2	2	8
Small Pond	Old Bridge Copper Sulfate Fine Crystal	Copper Sulfate Pentahydrate (99.0%)	6	Pounds	2	1	4
Small Pond	Captain XTR	Copper Ethanolamine Complex (28.2%)	1.2	Gallons	2	1	4
Large Pond	Old Bridge Copper Sulfate Fine Crystal	Copper Sulfate Pentahydrate (99.0%)	11	Pounds	2	2	8
Large Pond	Captain XTR	Copper Ethanolamine Complex (28.2%)	2.5	Gallons	2	2	8

11. PUBLIC ACCESS

Does the waterbody have public access?

☒ Yes

☐ No

12. STATE-OWNED BOAT LAUNCH

Is there a
state-owned boat launch?

☐ Yes

☒ No

13. STOCKED WITH FISH

Is the waterbody stocked with fish by the state?

☐ Yes

14. USE OF WATERBODY

Identify use(s) of waterbody:

- ☐ Domestic Water Supply
- ☐ Irrigation
- ☐ Watering Livestock
- ☐ Swimming
- ☒ Fishing
- ☐ None

15. DOWNSTREAM USERS AFFECTED BY TREATMENT

Are there any downstream users of the water who may be affected by treatment?

- ☐ Yes
- ☒ No

16. PRIVATE DRINKING WELLS

Within 200 ft. inclusive of the treatment area are there any private drinking water wells 50 ft. or less from the shoreline?

- ☐ Yes
- ☒ No

17. PLANTS OR ANIMALS TO BE CONTROLLED

Identify all plants or animals to be controlled: **Algae**

18a. FISH PRESENT

Identify all types of fish present: **Common Warm Water Species**

18b. ALKALINITY OF WATER

If a copper-based product will be used and there are fish species sensitive to copper, what is the alkalinity of the water to be treated? Please include units.

Value

19. TIME PERIOD OF PESTICIDE USE

Projected Date(s) of Pesticide Use **4/1,5/1,6/1,7/1,8/1,9/1**

20. PRIOR YEARS CHEMICALS WERE APPLIED TO WATERBODY

List prior years in which chemicals were applied to this waterbody: **2023-2025**

Part VII: Supporting Documentation

Be sure to read the instructions (DEEP-PEST-INST-200) to determine whether the attachments listed are applicable to your specific activity. Check the applicable box below for each attachment being submitted with this application form. When submitting any supporting documents, please label the documents as indicated in this part (e.g., Attachment A, etc.) and be sure to include the applicant's name as indicated on this application form.

☒ **Attachment A - Aerial Map**

File name: MemBlvdParkPds_1Locus.pdf

File Update Date: 12/08/2025 11:13:01

☒ **Attachment B - Applicant Compliance Review Form**

File name: complianceformpdf_2026.pdf

File Update Date: 12/16/2025 10:23:53

Applicant Compliance Information Form
(DEEP-APP-002), if applicable.

☐ **Attachment C - Coastal Consistency Review Form**

Coastal Consistency Review Form
(DEEP-APP-004), if applicable.

☐ **Attachment D - NDDB Determination Response**

A copy of the NDDB Determination response letter that has not expired, if applicable. Include a copy of any mitigation measures developed for this activity and approved by NDDB. Do not submit any NDDB Preliminary Site Assessments with your application. Be aware that you must renew your NDDB Determination if it expires before project work commences.

☐ **Attachment E - Verification of Notification to Local Inland Wetland Agency**

Verification of Notification to Local Inland Wetland Agency:

Note:

To submit your Verification of Notification to Local Inland Wetland Agency, you must first complete all other portions of this application, select 'Save', then select 'Download PDF' from the bottom of this screen to download a copy of your application.

You must send a copy of your completed application to the local Inland Wetland Agency, and then return to this application page to upload your verification as Attachment E above.

You will then be able to submit your completed application for review.

The following are acceptable forms of Verification of Notification:

- copy of a certified mail receipt, or*
- a copy of the application stamped and dated as received by the local inland wetlands agency, or*
- an e-mail from the local inland wetlands agency verifying that this completed application has been received by such agency. If sending via email, you must first contact the local inland wetlands agency to verify that this method of delivery is acceptable.*

*Refer to the
instructions*

☐ **Attachment F - Conservation or Preservation Restriction Information**

Conservation or Preservation Restriction Information, if applicable.

☐ **Attachment G - DEEP Land Management Unit Authorization**

DEEP Land Management Unit's Authorization letter for treatment of a state-owned or controlled waterbody and/or use of a state-owned boat launch, if applicable.

☐ **Attachment H - Approval under G.P. for Point Source Dischargers to Waters of the State from Application of Pesticides**

*Approval under the
General Permit for Point Source Discharges to Waters of the State from the Application of Pesticides
, if applicable.*

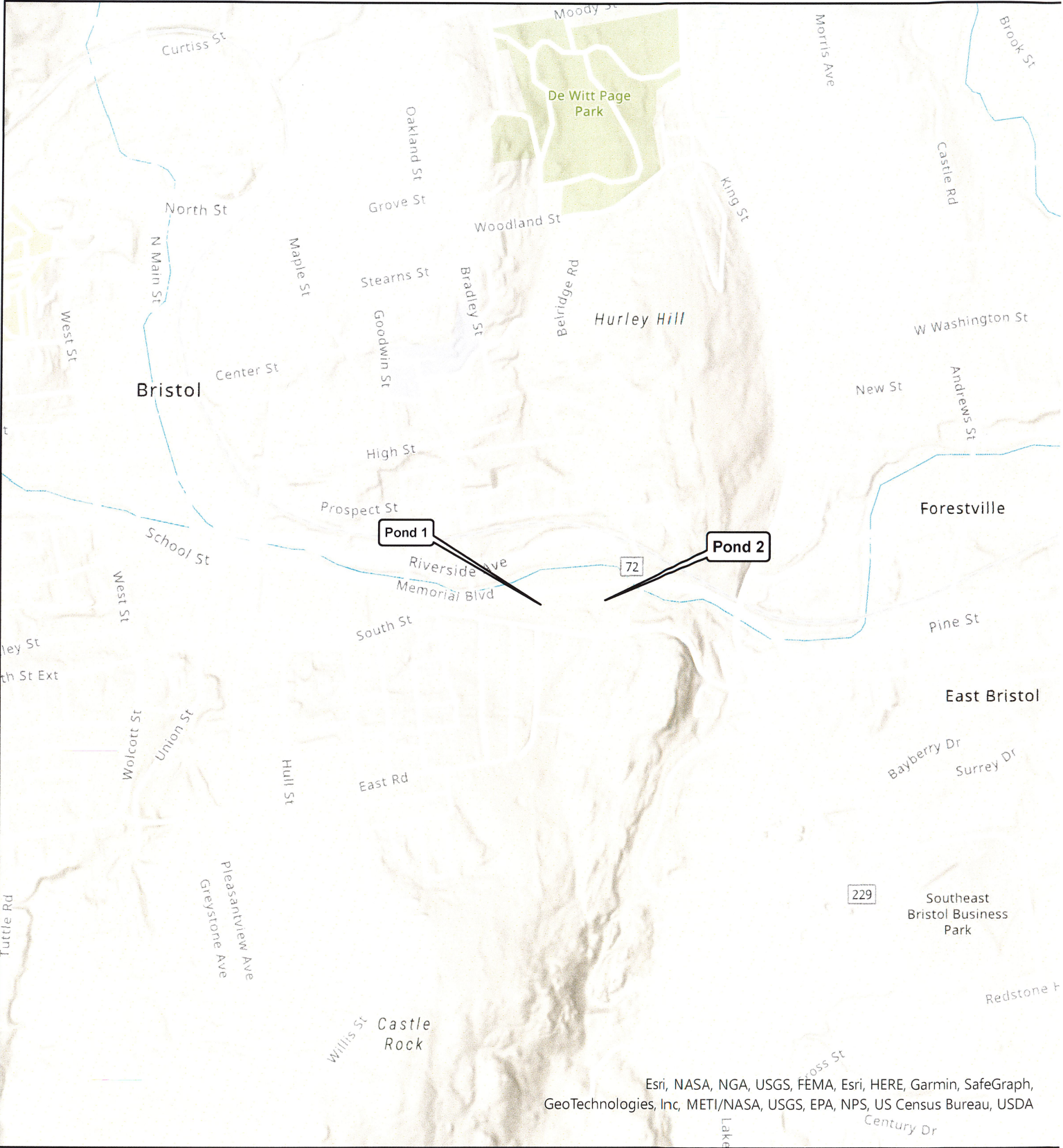
☐ **Attachment I - Department of Public Health comments**

Department of Public Health comments if the proposed treatment area(s) is located 200 ft. or less from a public water supply well or if the waterbody is located within a public water supply watershed and the application proposes the use of flumioxazin or triclopyr.

☐ **Attachment J - Other Supporting Documents**

If you have additional documents or information to support your application that are not otherwise specified above, upload them here. This can include recent vegetation surveys, long term management plans, or other information specific to your site that could aid in the review of

FIGURE 1: Site Locus



Memorial Blvd Park Ponds
Bristol, CT

Memorial Boulevard Park Ponds

1:24,000 0 1,000 2,000 4,000 Feet



Map Date: 3/21/2023
File: MemBlvdPark
Prepared by: KV
Office: Shrewsbury, MA
Page 256



Connecticut Department of
Energy & Environmental Protection

Applicant Compliance Information

DEEP ONLY

App. No. _____

Co./Ind. No. _____

Applicant Name: SOLitude Lake Management

Mailing Address: 590 Lake Street

City/Town: Shrewsbury

State: MA

Zip Code: 01545

Business Phone: 508-865-1000

ext.:

Contact Person: Bethany Bowers

Phone: 508-826-5490 ext.

*E-mail: bethany.bowers@solitudelake.com

If you answer yes to any of the questions below, you must complete the Table of Enforcement Actions on the reverse side of this sheet as directed in the instructions for your permit application.

- A. During the five years immediately preceding submission of this application, has the applicant been convicted in any jurisdiction of a criminal violation of any environmental law?

☐ Yes ☒ No

- B. During the five years immediately preceding submission of this application, has a civil penalty been imposed upon the applicant in any state, including Connecticut, or federal judicial proceeding for any violation of an environmental law?

☐ Yes ☒ No

- C. During the five years immediately preceding submission of this application, has a civil penalty exceeding five thousand dollars been imposed on the applicant in any state, including Connecticut, or federal administrative proceeding for any violation of an environmental law?

☐ Yes ☒ No

- D. During the five years immediately preceding submission of this application, has any state, including Connecticut, or federal court issued any order or entered any judgement to the applicant concerning a violation of any environmental law?

☐ Yes ☒ No

- E. During the five years immediately preceding submission of this application, has any state, including Connecticut, or federal administrative agency issued any order to the applicant concerning a violation of any environmental law?

☐ Yes ☒ No

Table of Enforcement Actions

(1) Type of Action	(2a) Date Commenced	(2b) Date Terminated	(3) Jurisdiction	(4) Case/Docket/ Order No.	(5) Description of Violation

☐ Check the box if additional sheets are attached. Copies of this form may be duplicated for additional space.