City of Bristol
Zoning Commission

REGULAR MEETING — MONDAY, JANUARY 12, 2026
CITY HALL — COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:
Zoom Meeting link:
https://bristolct-gov.zoom.us/j/81372673977?pwd=ApWmXre3A9GAvR0x3gofumRK6YlXZp.1
Meeting ID:
813 7267 3977
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Approval of Minutes

   a. Regular Meeting — December 8, 2025

3. Receipt of New Applications

   a. Application #2552 — Special Permit for a motor vehicle repair or service facility at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

   b. Application #2553 — Site Plan for a motor vehicle repair or service facility at 16 Andrews Street; Assessor's Map 38, Lots 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

4. Public Hearings

   a. Application #2546 — Modification of Special Permit #1413 from (1) Automotive repair and service facility and (2) The display or sale of operable used automobiles to (1) Motor Vehicle Repair or Service Facility and (2) Motor Vehicle Sales and (3) To modify the number of vehicles displayed for sale at 237 East Main Street; Assessor's Map 41, Lot 20; BG (General Business) zone; CJ PD, LLC dba CJ Auto Mall, applicant – PUBLIC HEARING CONTINUED FROM DECEMBER 8, 2025.

b. Application 2547 — Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING POSTPONED FROM DECEMBER 8, 2025.

c. Application 2548 — Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING POSTPONED FROM DECEMBER 8, 2025.

d. Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone; north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant - PUBLIC HEARING IS POSTPONED UNTIL FEBRUARY 9, 2026.

5. Old Business

a. Application #2507 - 2025 Annual Report for Special Permit for earth removal and processing of earth materials between south of Barnum Road, north of Farrell Avenue and east of Arcadia Rd. ; Assessor’s Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant - ITEM CONTINUED FROM DECEMBER 8, 2025; ANNUAL REPORT IS PAST DUE.

6. New Business

7. Communications

8. Election of Officers

9. Adjournment

REMINDER: The next Regular Meeting of the Zoning Commission is Monday, February 9, 2026

BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY DECEMBER 8, 2025

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

ROLL CALL:

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

1. Call to Order

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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, January 12, 2026.

2. Pledge of Allegiance

3. Approval of Minutes

a. Regular Meeting — November 10, 2025

Chairman White designated regular Commissioners Mangiafico, Harlow, LaFreniere and White with alternate Commissioner Caruso to vote on the November 10, 2025, minutes.

MOTION: Move to approve the minutes of the November 10, 2025, regular meeting, as amended.

By: Harlow Seconded: Mangiafico.

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

4. Receipt of New Applications

There was no receipt of new applications.

5. Public Hearings

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

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

Chairman White explained Applications #2547 and #2548 would be heard concurrently but voted on separately.

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2547 and #2548.

MOTION: Move to accept the request to postpone the Public Hearing for Applications #2547 and #2548 until the next Regular Meeting of the Zoning Commission on Monday, January 12, 2026 at 6:00 PM.

By: White Seconded: Mangiafico.

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

The application #2547 and #2548 are postponed.

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

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2546.

Mr. Flanagan said he spoke with the applicant's attorney this afternoon, Attorney Timothy Furey, and the applicant has made a request to keep the public hearing open until the January 12, 2026, regular meeting of the Commission. The City Planner reviewed the State Statutes timeline for the application.

MOTION: Move to continue the Public Hearing on Application #2546 to the January 12, 2026 Regular Meeting of the Commission. The applicant will need to grant an extension of time of 35-days.

By: White Seconded: Mangiafico.

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

The application is continued.

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

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

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

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2550 and #2551.

Robert Hurd, AIA., 56 Arbor St., Hartford, representing the applicant, said this was a simple request for a continued use for a filling station and convenience store. Mr. Hurd reviewed that a gas station and repair station was constructed in the 1950's. The architect indicated the building was converted to a convenience store in the early 2000's with a building permit but there was no Zoning approvals for the property. Mr. Hurd verified that Staff suggested the property owner apply for the proper approvals. The architect confirmed the fuel storage tanks permit was renewed with the ConnDEEP. Mr. Hurd entailed the applicant received approval for a Variance from the ZBA for a new canopy and gas pumps. The architect explained the applicant received approval from the Inland Wetlands Agency. Mr. Hurd pointed out the comments were addressed.

Mr. Flanagan contacted the ConnDOT and there were no concerns with the canopy 10.3 ft. from the back of the sidewalk. The City Planner mentioned the upcoming streetscape for Riverside Avenue. Mr. Flanagan specified the plan was ready to be voted on this evening. Mr. Flanagan stated Staff was comfortable with the manner the applicant was addressing the comments. If approved, the City Planner would work with the applicant to wrap-up the comments and have the plan signed.

Commission inquiries: Mr. Hurd was unsure which entrance would be eliminated because of the State renovations for Riverside Avenue but for now the driveway on the corner was shown on the plan. The architect said there would be adjustments to the driveway in about 12 months.

The following person spoke in favor of the application: Aarti Gyewali, 23 Skonet Rd., West Hartford. Ms. Gyewali explained her husband and his partner started the business a year ago and then the State plans started. The applicant's wife said the applicants wanted to start the plans as soon as possible. Ms. Gyewali stressed the business may have to close until the State plans are done.

No one spoke against the application.

Mr. Flanagan reviewed the documents for Applications #2550 and #2551.

The hearing #2550 is closed.

By: White Seconded: Mangiafico.

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

MOTION: Move that Application 2550 – Special Permit for a motor vehicle filling station at 180 Riverside Avenue; Assessor's Map 30, Lot 117B; BHC (Route 72 Corridor Business) zone; ESHAA, LLC c/o Khalid Mahmood, applicant, be approved with the following stipulations:

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

2. This Special Permit shall authorize the use of the property located at 180 Riverside Avenue, Map 30, Lot 117B as a Motor Vehicle Fueling Station.

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

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

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

By: Goodwin Seconded: Harlow.

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

Against: None.
Abstained: None.

The application #2550 is approved with stipulations.

The hearing #2551 is closed.

By: White Seconded: Mangiafico.

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

MOTION: Move that Application 2550 - – Special Permit for a motor vehicle filling station at 180 Riverside Avenue; Assessor's Map 30, Lot 117B; BHC (Route 72 Corridor Business) zone; ESHAA, LLC c/o Khalid Mahmood, applicant, be approved with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Fuel Storage Tank and Canopy Replacement at 180 Riverside Avenue Bristol, CT for Khalid Mahmood" with a last revision date of December 4, 2025.

2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly. Additionally, the underlighting for the new canopy requires a photometric diagram approved by staff prior to operations commencing.

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

By: Goodwin Seconded: Harlow.

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

The application #2551 is approved with stipulations.

6. Old Business

There was no old business.

7. New Business

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

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2507.

The City Planner informed the Commission he spoke with Attorney Ziogas, the applicant's representative, and he indicated the report for the application would be ready until January 12, 2026, regular meeting.

MOTION: Move to continue this agenda item to the January 12, 2026 meeting as the report has not yet been received. Staff will reach out to the applicant's attorney to encourage compliance.

By: Goodwin Seconded: Mangiafico.

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

The application is continued.

9. Staff Reports

Chairman White thanked Mr. Peate for his high-quality work that is noticeable for his responsibilities.

Mr. Peate reviewed his Zoning Enforcement Officer's report (with attachment) dated December 2, 2025, for November 2025. The ZEO reminded the Commission of the properties requested to investigate at 66 Maurice St. that were issued notice of violations for uncleanliness (vehicles) and 20 Russ Lane for uncleanliness. Mr. Peate described how he is working with both property owners.

The ZEO outlined the concerns with 2 properties with roosters. Mr. Peate compared the conflicts in the City Ordinances and the problems associated with trying to control the roosters. The ZEO reviewed the Fair Housing Act considerations for emotional support animals and the American Disabilities Act.

Mr. Peate went over a Zoning application received for starting a motorcycle training school in a large parking lot of a D'Amato property. The ZEO would review the request with the applicant and the Commission's to make sure no additional permits were required for the use of the property. Mr. Peate noted there would be no noise or screening concerns with the property.

The Commission requested the ZEO to investigate the storage of new vehicles at Lot 133, Center St. The ZEO requested a title search to investigate the property. The Commission said there was a business on Pine St. with storage u-hauls.

10. Adjournment

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the adjournment.

MOTION: Move to adjourn at 6:38 P.M.

By: White Seconded: Mangiafico.

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

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary

DRAFT

Application #2552

For Office Use Only	
APPLICATION NO.	2552
DATE FILED:	12-10-25
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) article II 4.2 of the Bristol Zoning Regulations for the following Special Permit use: motor vehicle repair or service facility

Address or Location of the Property: 16 ANDREWS STREET

Assessor's Map No.: 38 Assessor's Lot No.(s): 62 & 84

Zone of the Property: I Size of the Property (in acres or square feet): .56 AC

Reason for the Special Permit: modification of existing special permit for a m vehicle repair or service facility

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

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

Other comments: approved 4/14/2022 app # 1970

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

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

Name: 16 Andrews Street, LLC

Address: 16 Andrews Street City: Bristol State: CT Zip: 06010

Telephone No.: 203 819-9892 E-Mail: vsadriu@gmail.com

Signature: [signature] *Signature – (Printed/Typed)* Vilaznim Sadriu

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

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

Name: same

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2552

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 16 Andrews Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Ziogas Jr.

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

Telephone No.: _____ E-Mail: jziogas@ziogaslaw.com

08/17 - LUO

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

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

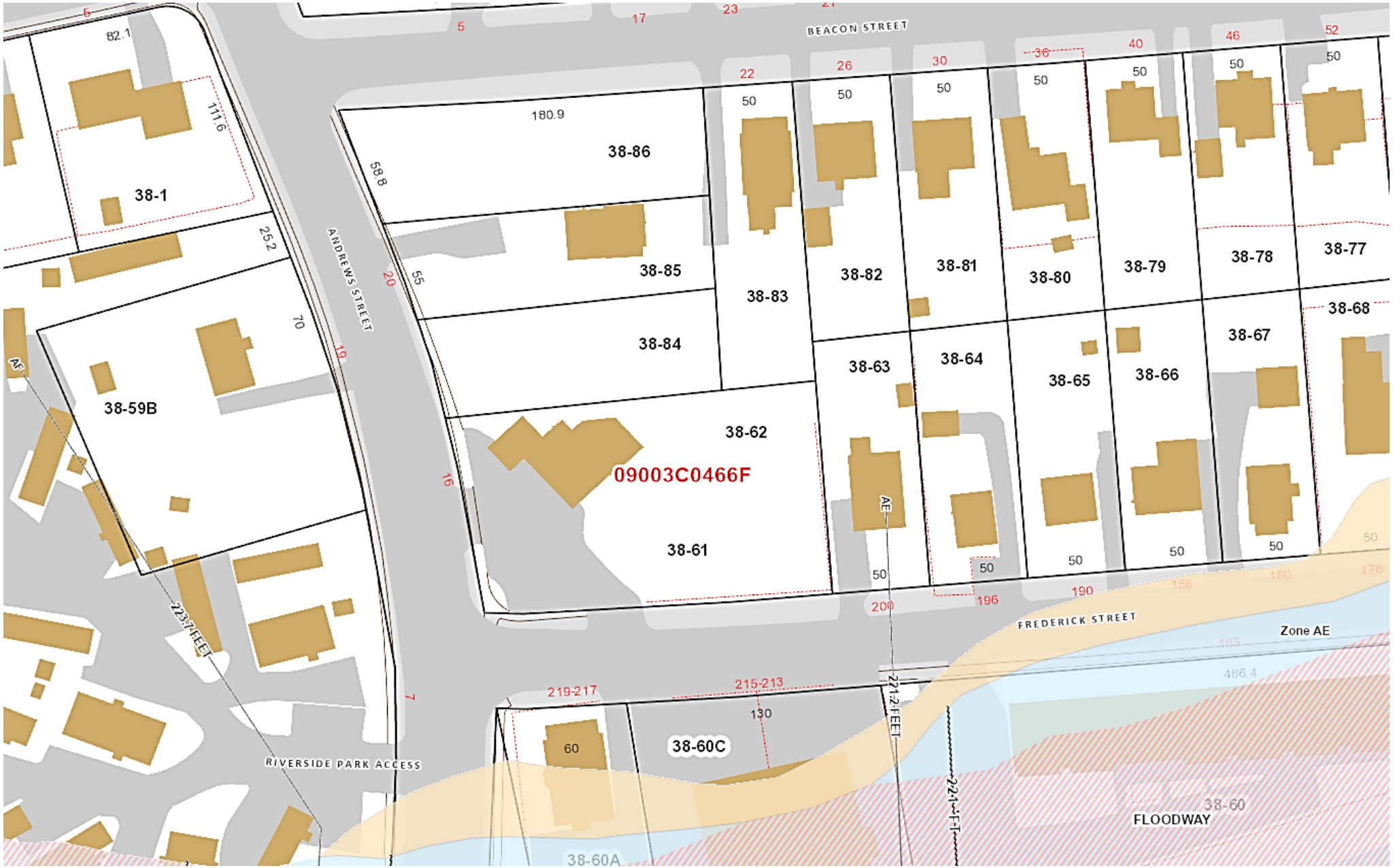
Applicant's Narrative

Project Overview

The applicant seeks **Special Permit and Site Plan Approval** to establish a motor vehicle repair or service facility at 16 Andrews Street. The property is located within the **Industrial Zone (I)**, where the proposed use is permitted subject to Special Permit and Site Plan review under Section 4.2 of the Bristol Zoning Regulations.

The site currently consists of a motor vehicle repair or service facility that predates the requirements of a special permit. However, the expansion of the use on additional land and the construction of a small addition necessitates the requirement for a new special permit and associated site plan.

Various GIS Maps



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



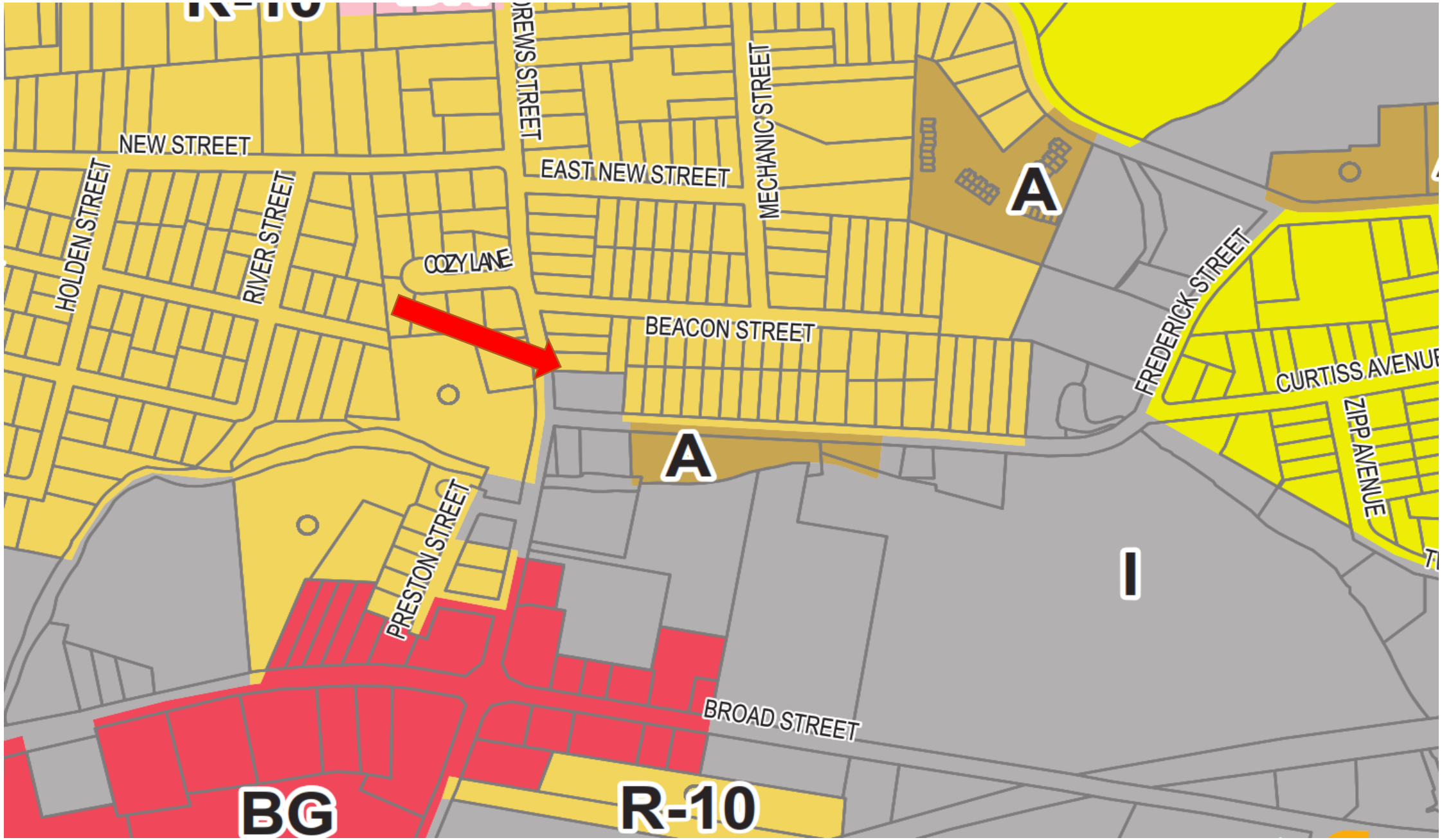
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning

Zoning Violation
11/24/20

Edward Spyros
Zoning Enforcement Officer
860-584-6214
EdwardSpyros@BristolCT.gov

BRISTOL CONNECTICUT

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

NOTICE OF VIOLATION & REQUEST FOR VOLUNTARY COMPLIANCE

November 24, 2020

Zoning Violation 11/24/20

16 Andrews Street LLC
16 Andrews Street
Bristol CT 06010

RE: 16 Andrews Street
Mblu: 38-62-4/62-4A/61-5

On or about November 16, 2020, the Bristol Public Work's engineering office became aware of certain modifications that had been made to your property at 16 Andrews Street. The changes were apparently made without approval of any Bristol land-use commissions.

On November 20, 2020, an inspection of your property was conducted with representatives from the City engineering and zoning departments. The following was observed:

- A gravel parking lot on the property had been expanded by paving it with asphalt.
- The embankment on the north side of the property had been excavated.

There are no City records of approval for this work.

Your property is located in a wetland & regulated wetland area. As stipulated in Appendix 'A' of the Bristol's Inland Wetlands & Water Couse Regulations, Section 6.1, a permit of approval is required from the Wetlands Commission before the work can be initiated. This includes the paving of the parking lot and excavation of the embankment area. Within ten days, you must contact the Bristol Engineering Office (860.584.6111) regarding the filing of a wetlands permit application.

To further confound the situation, the use of your property at 16 Andrews Street is legal non-conforming as you are operating a used car dealership in a single-family residential zone (R-10). With the status of legal non-conforming, you cannot expand the use of your business. From all indications, you have expanded your non-conforming use as a used car dealership, more parking, more used cars for sale. Section (IV.D.3) of the local zoning regulations prohibits the expansion of a non-conforming use.

I have included two GIS photographs showing the expansion of your parking lot. The photograph dated 2012 shows the original parking lot of the business. The photograph dated 2016 shows how the footprint of the parking lot has illegally expanded.

Within 30 days, you must return the parking lot to its original condition as presented in the year 2012.

This is a request for voluntary compliance. Failure to take the actions as listed above may necessitate the issuance of a cease & desist order or a zoning citation. In addition, any other legal remedies as allowed and prescribed by law.

Pursuant to Section 8-7 of the Connecticut General Statutes, if you feel this letter has been issued in error, you may appeal this order to the Zoning Board of Appeals within thirty (30) days after receipt of this order. Contact the Bristol Land-use office for information on the appeal process.

Thank-you in advance for your prompt attention and anticipated voluntary compliance.

Best regards,

E. Spyros

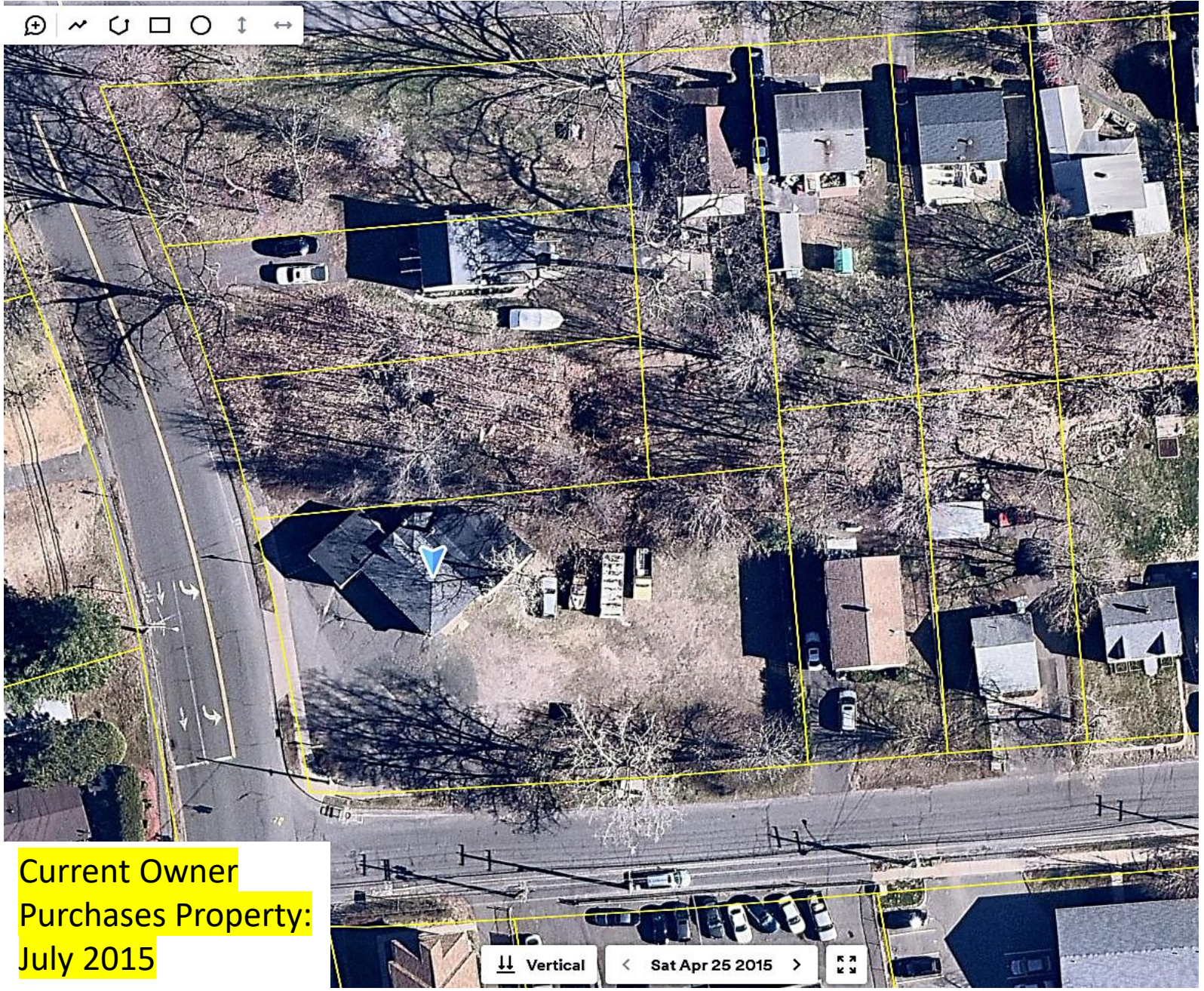
Edward Spyros
Zoning Enforcement Officer

Cc:
Robert Flanagan of the Land-Use Office
Carol Noble of the Engineering Office
Attachments: 2 photographs



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

2010 – 3 Vehicles On Site



Current Owner Purchases Property: July 2015

16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

April 2015 – 4 Vehicles On Site



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

March 2020 – 65 Vehicles On Site; Some Illegal Pavement Removed.

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

August 2023 – 55 Vehicles On Site

Addition of Approx. 115 Arborvitaes – onto adjoining property w/o approvals



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

April 2024 – 56 total vehicles; 46 Vehicles on-site/10 Vehicles in Residential zone

Illegal expansion into a Residential zone from an Industrial zone.



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

September 2024 – 47 total vehicles; 39 Vehicles on-site/8 Vehicles in Residential zone

Illegal building and business expansion without permits into a Residential zone; building expansion requires a Zoning Variance.



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

April 2025 – 53 total vehicles; 37 Vehicles on-site/16 Vehicles in Residential zone

Roof placed on Illegal building; expansion of business use without permits into a Residential zone.



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

September 2025 – 64 total vehicles; 43 Vehicles on-site/
21 Vehicles in Residential zone

Zoning Violation
10/29/25

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

BRISTOL CONNECTICUT

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

CITATION NOTICE

October 29, 2025

16 Andrews Street LLC 16 Andrews Street Bristol, CT 06010	Vllaznim Sadriu, Managing Member 16 Andrews Street Bristol, CT 06010

vsadriu@gmail.com
jziogas@ziogaslaw.com

Zoning Violation 10/29/25

RE: 16 Andrews Street
MBLU: 38-62-4/62-4A/61-5

On September 4th, 2025, you were issued a Notice of Violation & Request for Voluntary Compliance letter. According to city land records, you are listed as the owner of the property.

The property is still not in compliance. A few plans have been submitted, but the property remains in the same state. **Please call the Zoning Office to discuss resolving the issue.**

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

- ZR Section 1.6.1: Except as otherwise provided herein, no land, building or structure or part thereof shall be constructed, reconstructed, erected, extended, enlarged, moved, arranged, altered or used, or the use changed, or the dimensional requirements of lots, yards or courts changed, except in conformity with the requirements of these Regulations for the zoning district in which such land, building, structure or use is located.
- ZR Section 13.7.1.A: No parking area or portion thereof, including parking spaces, driveways or access aisles, shall be located as follows: In all zones: Within 10 feet of any front lot line
- ZR Section 13.7.4.A: All parking spaces shall be delineated by painted lines, except for parking spaces in driveways which serve single- or two-family dwellings.
- ZR Section 14.5.C: Attention-getting devices such as pennants, valances, flags (except governmental flags), streamers, searchlights, string or festoon lights, flashing lights, balloons or similar devices designed for purposes of attracting attention, promotion or advertising.
- ZR Section 14.8.A: Except as otherwise provided herein, no sign shall be constructed, erected, altered or otherwise changed unless a Sign Permit has been issued by the Zoning Enforcement Officer.
- ZR Section 16.1.A: No building or structure shall be constructed, altered, enlarged or occupied; no Building Permit, including a permit for a building foundation, shall be issued; and no use of an existing building or premises shall be changed until the Zoning Enforcement Officer has issued a Zoning Permit which certifies conformance of the building, structure or use with these Regulations or with a variance granted by the Zoning Board of Appeals.
- ZR Section 16.3.2.A: Site Plan approval shall be obtained from the Zoning Commission prior to the establishment, expansion or change of any use of land and/or structure which requires a Special Permit

The total fine is $756. You have 15 days to pay or appeal this citation. Appeal information, other penalties, and payment information is listed on the citation. Each day the violation continues constitutes another offense and citation. I will conduct future inspections for compliance.

Regards,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer

Lienholder
Thomaston Savings Bank
203 Main Street
Thomaston, CT 06787

No. 253142 **City of Bristol**

VIOLATION CITATION

Date: 10/29/25

Name: 16 Andews St LLC
Vilaznim Sadriu

Address: 16 Andews St
Bristol CT 06010

Violation Location: 16 Andews ST
Bristol, CT 06010

City of Bristol Code of Ordinance

Chapter 2R	Section 1.6.1	Fine:	108
Chapter 2R	Section 13.7.1.A	Fine:	108
Chapter 2R	Section 13.7.4.A	Fine:	108
Chapter 2R	Section 14.5.C	Fine:	108
Chapter 2R	Section 14.8.A	Fine:	108
Chapter 2R	Section 16.1.A	Fine:	108
Chapter 2R	Section 16.3.2.A	Fine:	108
Chapter ____	Section ____	Fine:	____
Chapter ____	Section ____	Fine:	____
Chapter ____	Section ____	Fine:	____

Total Payment Due: $ 756

Appeal: You have ten (10) days from the date of issuance to appeal this Citation in writing to:

Citation Hearing Officer, c/o Corporation Counsel
111 North Main Street, Bristol, CT 06010

Penalties: Any Citation not paid within fifteen (15) days of the assessment shall render the penalty twice the amount of the initial penalty, and any Citation not paid within thirty (30) days of the assessment shall render the penalty three (3) times the amount of the initial penalty.

PAYMENT: Mail certified check or money order payable to the CITY OF BRISTOL to:

Citation Hearing Officer, c/o Corporation Counsel
111 North Main Street
Bristol, CT 06010

in attached envelope within ten (10) days from the date of issuance. Non-payment of this violation notice will result in further legal action and penalties. Each day the violation continues constitutes a separate offense.

Citation Officer Signature:

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50598/16-Andrews-St-Drainage-Report---North-Parking-Lot-11-24-25

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109



Site Plan

SITE IMPROVEMENTS

AT

16 ANDREWS STREET

IN THE CITY OF

BRISTOL, CONNECTICUT

CONTENTS	
T-1	TITLE SHEET
1-1	SURVEY PLAN
C-1	DEMOLITION PLAN
C-2	LAYOUT PLAN
C-3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C-4	DETAILS
C-5	DETAILS
C-6	DETAILS

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

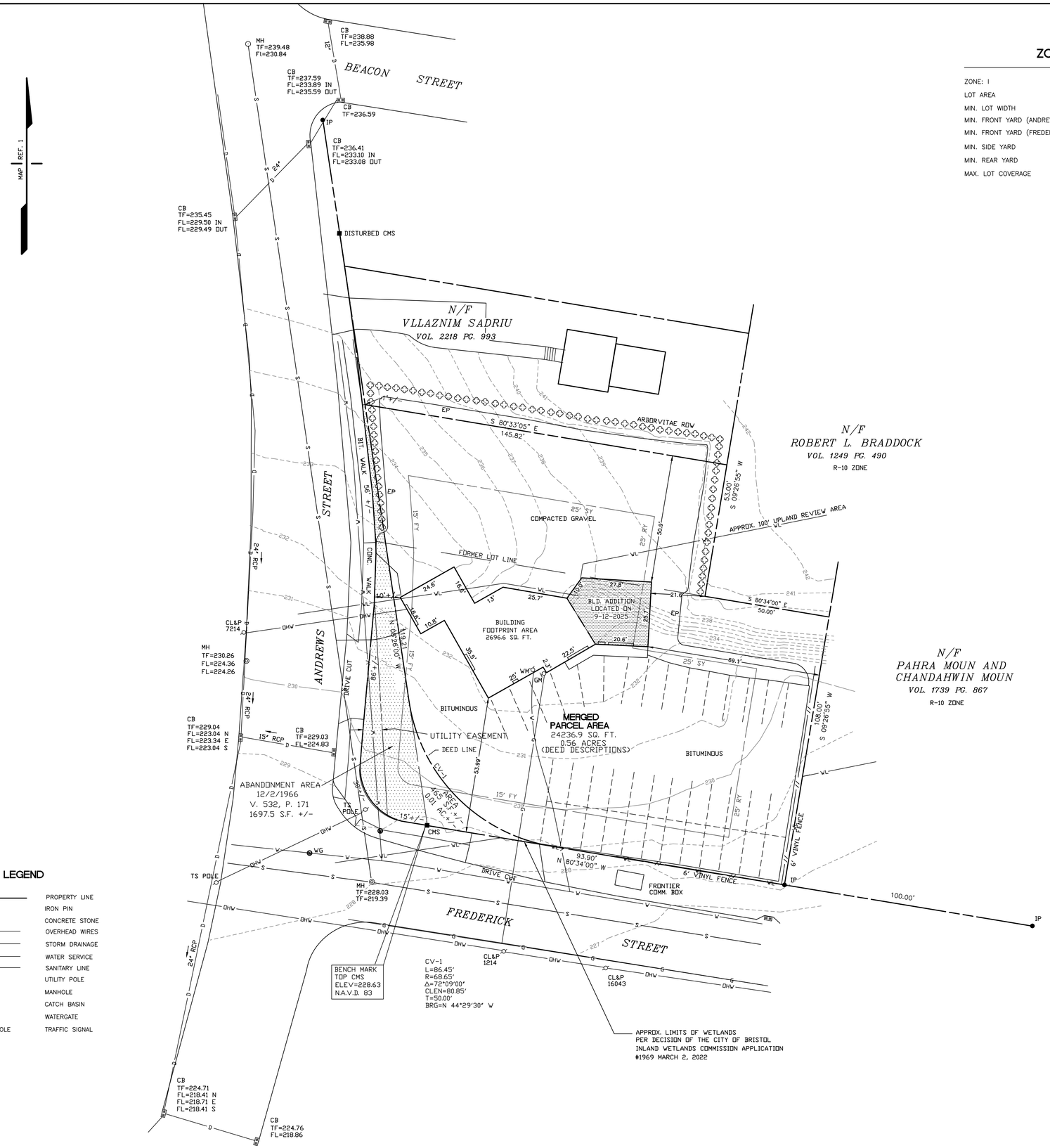
TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
RONALD D. TORRES
No. 12809
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

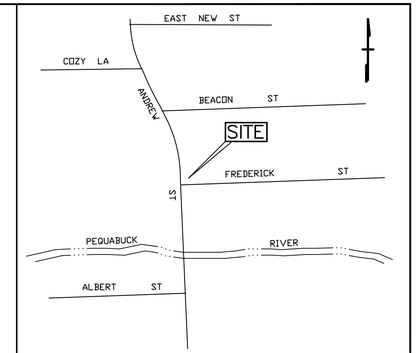
TITLE SHEET

SHEET NO.
T-1



ZONING DATA

ZONE: I	REQUIRED	PROVIDED
LOT AREA	25000 SF	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)



VICINITY MAP
NOT TO SCALE

FLOOD NOTE

SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 09003C0466F EFFECTIVE DATE SEPTEMBER 26, 2008.

FLOOD ZONE "X" : AREAS OF MINIMAL FLOOD HAZARD

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS: MAP REFERENCE 1
3. VERTICAL INFORMATION BASED ON N.A.V.D.88 DATUM.
4. THE STREET LINE ALONG THE ABANDONMENT SHOWN HEREON IS BASED ON +/- DIMENSIONS DEPICTED ON MAP REFERENCE 3. THE STREET LINE ALONG ANDREW STREET AND FREDERICK STREET ALONG THE ABANDONMENT MAY BE SUBJECT TO CHANGES THAT RESULT FROM FINAL MAPPING AND MONUMENTATION BY THE CITY OF BRISTOL.
5. UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATED VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF SURVEY. THERE MAY EXIST ON SITE OR ADJACENT TO UTILITIES UNKNOWN TO THE UNDERSIGNED.
6. THERE ARE 39 STRIPED PARKING SPACES ON SITE.
7. SUBJECT PARCEL IS LOCATED IN AN I ZONE. (ZONE CHANGE APPROVED OCTOBER, 2023.)
8. THE PARCEL DESCRIBED IN V. 2252 P.1089 HAS BEEN MERGED WITH THE PARCEL TO THE SOUTH KNOWN AS #16 ANDREW STREET.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "BEACON HEIGHTS OWNED AND DEVELOPED BY JACOB ROSENBLATT BRISTOL, CONN. MAY 1925 SCALE 1"=100' " BY SPERRY & BUELL, INC.
2. "MAP SHOWING STREET LINES OF MECHANIC STREET, BEACON STREET AND EAST NEW STREET BRISTOL, CONN. SCALE 1"=100' DEC. 1942" BY ENGINEERING DEPARTMENT CITY OF BRISTOL C.M. PFENNIG CITY ENGINEER
3. "MAP SHOWING PORTION OF HIGHWAY TO BE ABANDONED BROAD STREET AREA BRISTOL, CONN. SCALE: 1"=40' OCT. 1966" BY CITY OF BRISTOL, BRISTOL, CONNECTICUT RICHARD SALMON, CITY ENGINEER REV.FEB. 1967

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDAY AND TOPOGRAPHIC SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, VERTICAL T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO 16 ANDREW STREET, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT DAHN, L.L.S. 14651

LEGEND

	PROPERTY LINE
IP	IRON PIN
CMS	CONCRETE STONE
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
S	SANITARY LINE
	UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
WG	WATERGATE
TS POLE	TRAFFIC SIGNAL

0' 20' 40' 60'

SCALE: 1" = 20'

REVISION	DATE
SURVEY UPDATE / TOPOGRAPHY	12-04-23
UPDATE TOPOGRAPHY & UTILITIES	5-20-24
LOCATE BUILDING ADDITION	9-12-25

SEAL & SIGNATURE:

NOTE:
THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

PLAN PREPARED FOR

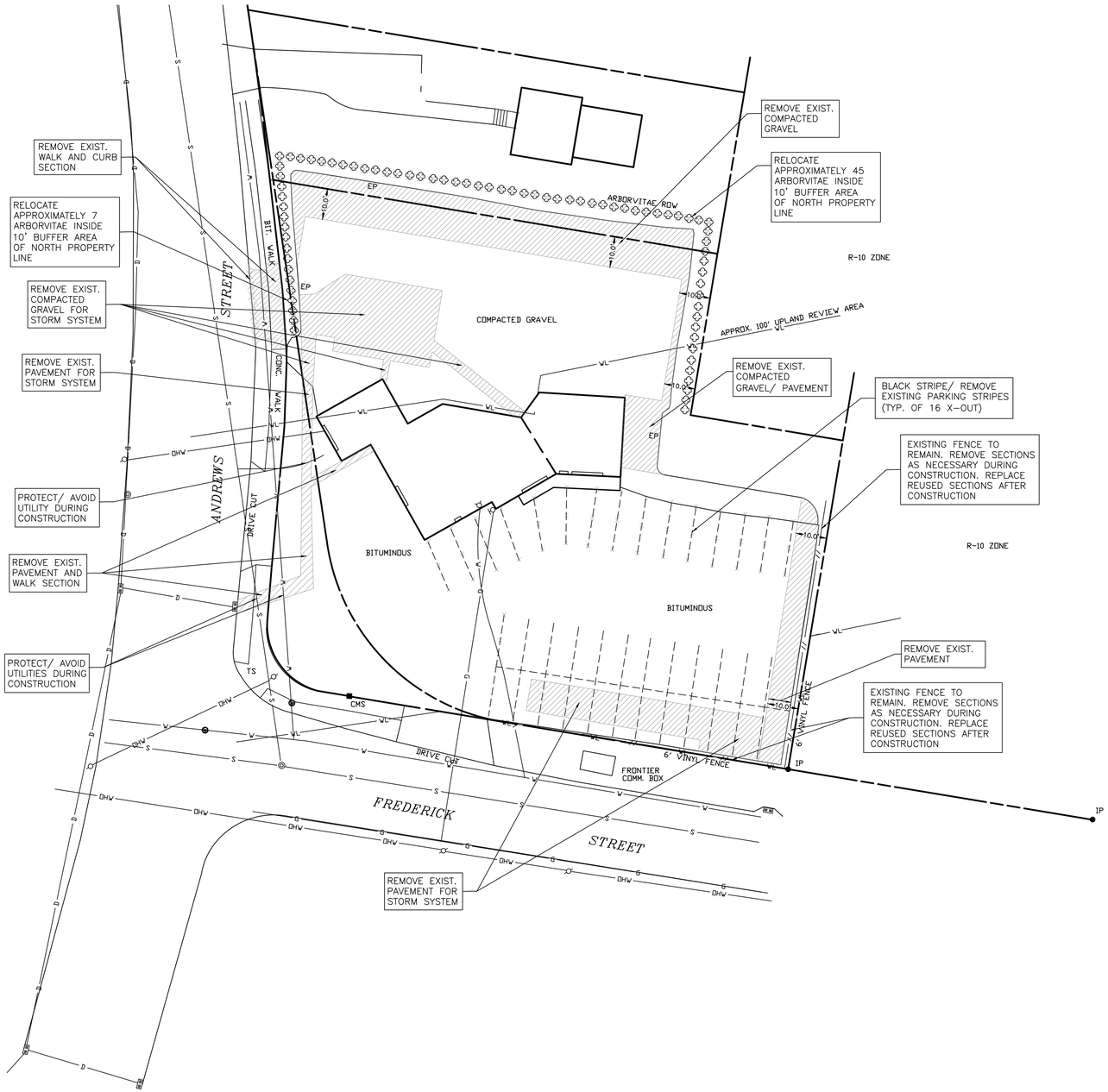
16 ANDREWS STREET, LLC

16 ANDREWS STREET BRISTOL, CONN.

IMPROVEMENT LOCATION SURVEY
PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 2023-124	ACAD: 2023-124.DWG
DATE: 05-12-2021	DRAFT: KRN	DISK NO.:	SHEET NO. 1 OF 1





SITE DEMOLITION :

1. ALL SITE DEMOLITION/CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

2. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.

3. INSTALL SILT FENCE OR HAY BALES AROUND ALL BASINS.

4. SIGNS, STRUCTURES, UTILITIES, WALKS, LIGHTS, AND HYDRANTS THAT ARE TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

5. TREES WITHIN THE CONSTRUCTION AREA THAT ARE TO REMAIN SHALL BE PROTECTED.

6. THE CONSTRUCTION ENTRANCE SHALL BE OFF OF THE DRIVE TO THE WEST OF THE PROPERTY AND NO OTHER ENTRANCE SHALL BE USED.

LEGEND

	PROPERTY LINE
228	EXISTING CONTOUR
220	PROPOSED CONTOUR
220.4_x	PROPOSED SPOT GRADE
	EXISTING EDGE OF PAVEMENT
	CUT AND MATCH PAVEMENT
	PROPOSED CURB
	PROPOSED STORM PIPE
	PROPOSED STORM MH/YD/DB
	PROPOSED STORM CATCH BASIN
TF	TOP OF FRAME
INV.	INVERT
CONC.	CONCRETE
EXIST.	EXISTING
(TYP.)	TYPICAL
V.I.F.	VERIFY IN THE FIELD
CB	CATCH BASIN
MH	MAN HOLE
BCLC	BITUMINOUS CURB
WQU	WATER QUALITY UNIT
	HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
	SILT FENCE
3 C-5	DETAIL NUMBER/ SHEET
	DEMOLITION HATCHING
	NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

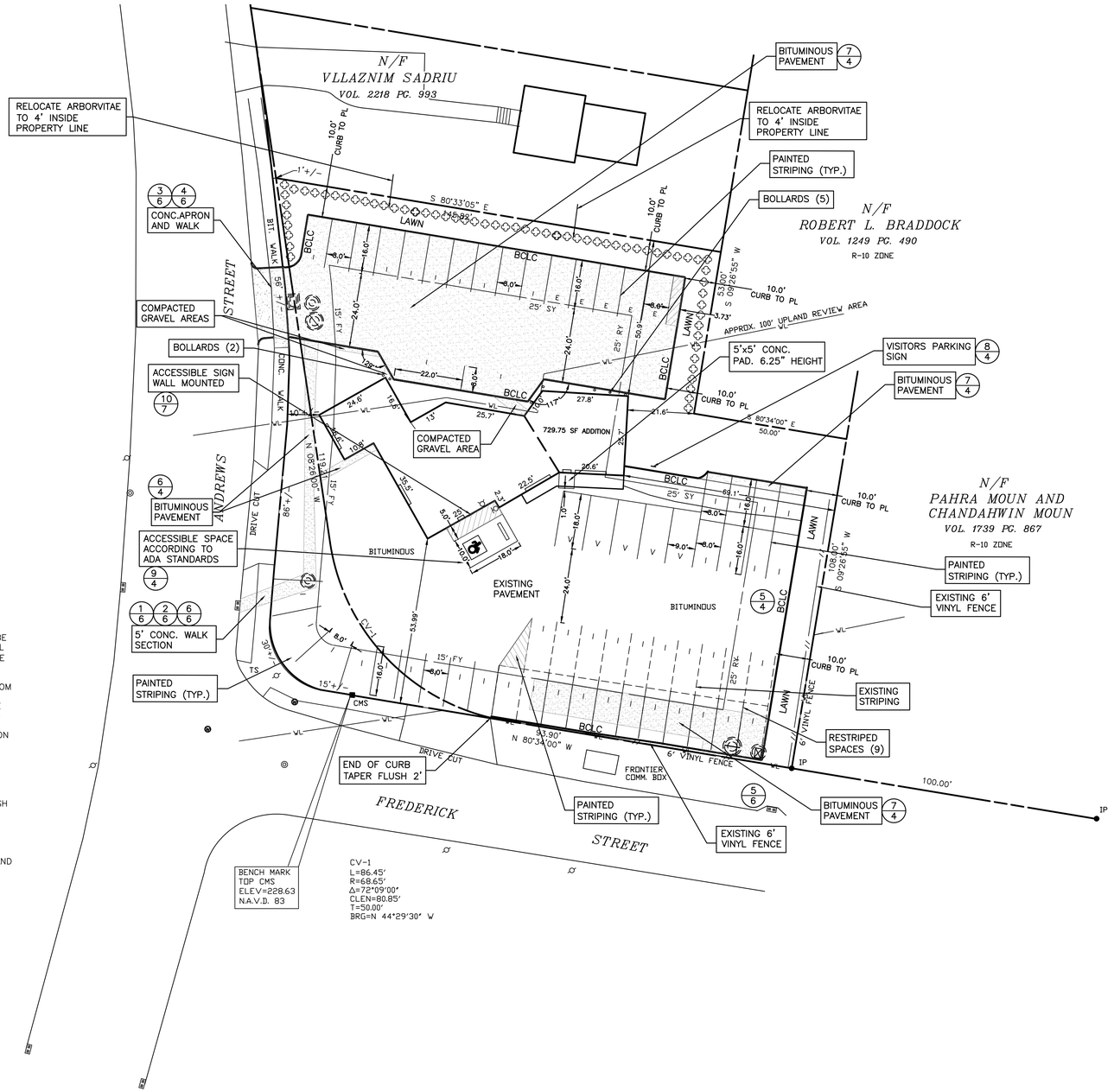
STATE OF CONNECTICUT
DEVALDO D. TORRES
No. 11869
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DEMOLITION PLAN

SHEET NO.
C-1





GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. TORRES ENGINEERING, INC. MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

PARKING

THERE ARE 6 CUSTOMER/ VISITOR PARKING SPACES AT 9' WIDE x 18' LENGTH, INCLUDING 1 ACCESSIBLE PARKING SPACE AT 15' WIDE x 18' LENGTH.
THERE ARE 50 INVENTORY PARKING SPACES AT 8' WIDE x 16' LENGTH AND 8' WIDE x 22' LENGTH. THERE ARE 5 EMPLOYEE PARKING SPACES AT 8' WIDE x 16' LENGTH.

PARKING SPACE SYMBOLS:
E = EMPLOYEE PARKING SPACES
I = INVENTORY PARKING SPACES
V = VISITOR PARKING SPACES

ZONING DATA

ZONE: I	REQUIRED	EXISTING	PROPOSED
LOT AREA	25000 SF	26400 SF +/-	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)	10.2% +/- (BUILDING)
MAX. IMPERVIOUS COVERAGE	90%	91.05%*	82.38%

(* DENOTES EXISTING NON-CONFORMING CONDITION)

LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- 220.4x — PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF — TOP OF FRAME
- INV. — INVERT
- CONC. — CONCRETE
- EXIST. — EXISTING
- (TYP.) — TYPICAL
- V.I.F. — VERIFY IN THE FIELD
- CB — CATCH BASIN
- MH — MAN HOLE
- BCLC — BITUMINOUS CURB
- WQU — WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3/C-5 — DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

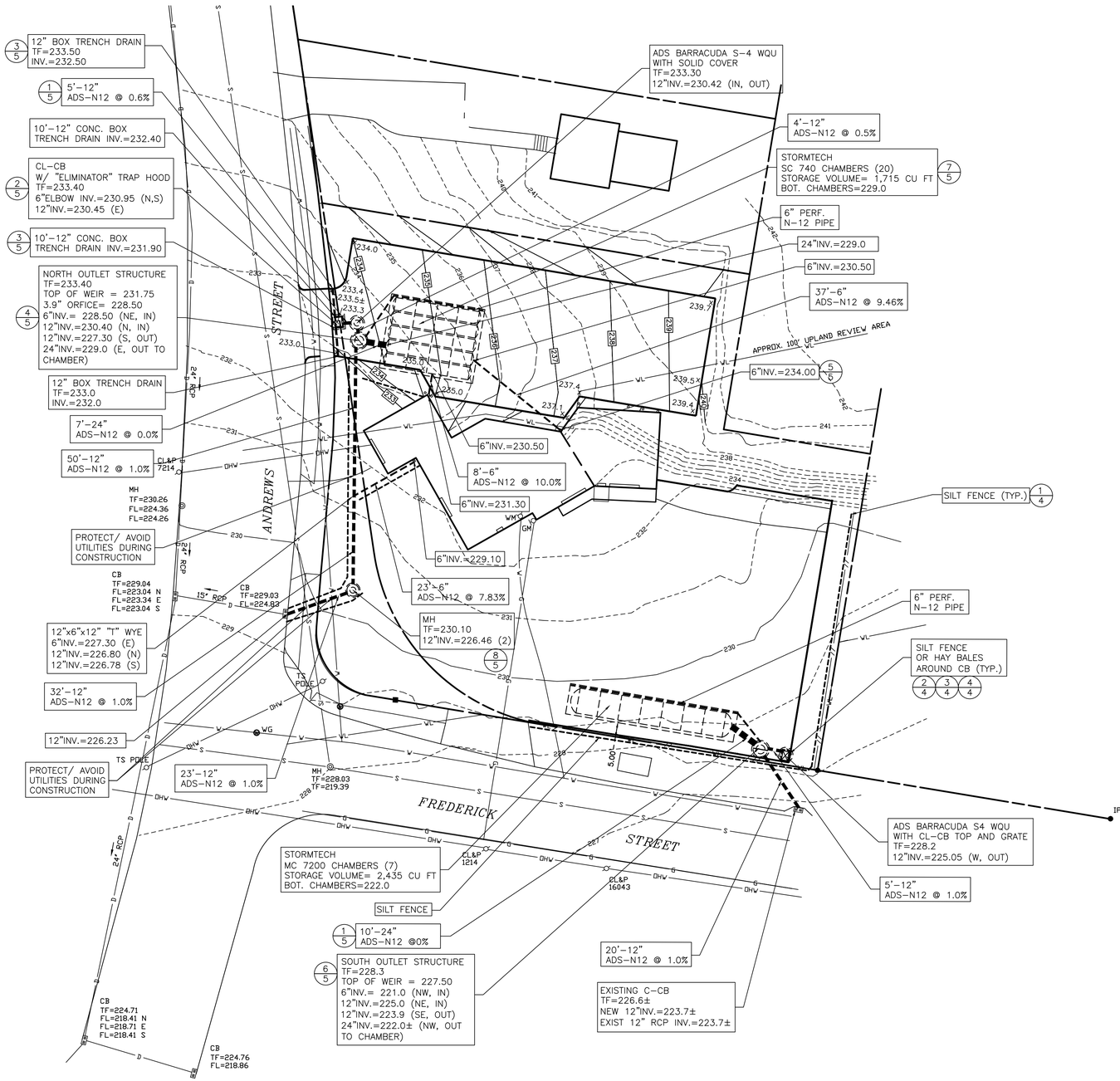
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT — RAYMOND D. TORRES — No. 13800 — REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

SHEET NO.
C-2



SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF EROSION CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION AROUND THE LIMITS OF CONSTRUCTION.
2. INSTALLATION OF UTILITIES TO BEGIN.
3. INSTALL APRON, PARKING, AND CURBS.
4. INSTALL FINAL GRADING. SILT FENCE TO BE CHECKED AND/ OR REINSTALLED AFTER GRADING IS STARTED.
5. PARKSTRIPING. INCLUDING ACCESSIBLE SPACE ACCORDING TO ADA STANDARDS.
6. INSTALL RELOCATED ARBORVITAE AND LAWN AREAS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.
8. ROADWAYS, SIDEWALKS AND ABUTTING ROADS TO BE CLEARED OF SILT AND DIRT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED, AND CLEANED, OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

GENERAL UTILITY NOTES

1. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
2. STORM DRAINAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BRISTOL.
3. SANITARY SEWER AND WATER SERVICES SHALL MEET THE REQUIREMENTS OF THE CITY.
4. GAS SERVICE SHALL BE ACCORDING TO CNG STANDARDS AND REQUIREMENTS.
5. ANY ELECTRICAL, TELEPHONE, CABLE, AND COMMUNICATIONS SERVICE SHALL MEET THE REQUIREMENTS OF EVERSOURCE OR THE INDIVIDUAL UTILITY COMPANY.
6. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.
7. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AS DIRECTED BY THE CITY.

LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
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- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
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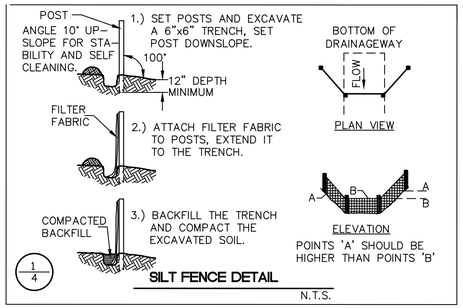
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
RYAN D. TORRES
No. 19809
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

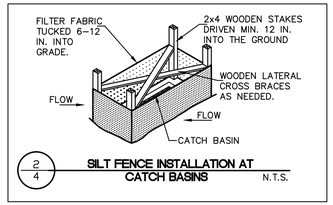
GRADING, UTILITIES, AND EROSION CONTROL PLAN

SHEET NO.
C-3



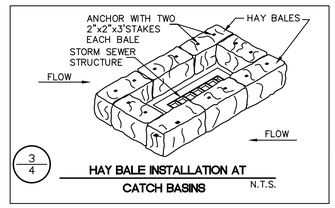
1/4 **SILT FENCE DETAIL**

N.T.S.



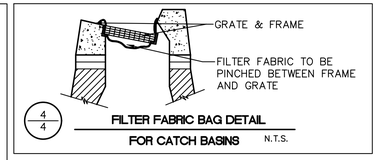
2/4 **SILT FENCE INSTALLATION AT CATCH BASINS**

N.T.S.



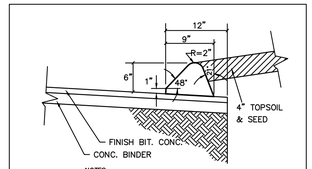
3/4 **HAY BALE INSTALLATION AT CATCH BASINS**

N.T.S.



4/4 **FILTER FABRIC BAG DETAIL FOR CATCH BASINS**

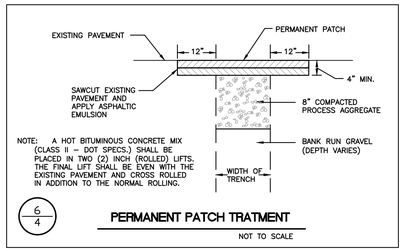
N.T.S.



NOTES:
TACK COAT TO BE APPLIED PRIOR TO CURB PLACEMENT AS REQUIRED BY TOWN. COATING TO BE APPLIED PER M 04.01.1d4

5/4 **BITUMINOUS CONCRETE LIP CURBING SECTION**

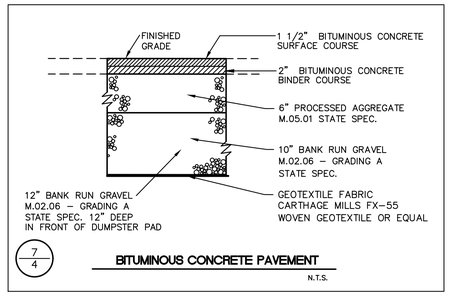
N.T.S.



NOTE: A HOT BITUMINOUS CONCRETE MIX (CLASS II – DOT SPECS.) SHALL BE PLACED IN TWO (2) INCH (ROLLED) LIFTS. THE FINAL LIFT SHALL BE EVEN WITH THE EXISTING PAVEMENT AND CROSS ROLLED IN ADDITION TO THE NORMAL ROLLING.

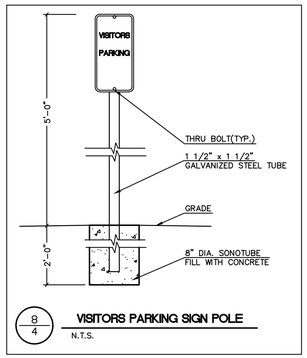
6/4 **PERMANENT PATCH TRATMENT**

NOT TO SCALE



7/4 **BITUMINOUS CONCRETE PAVEMENT**

N.T.S.

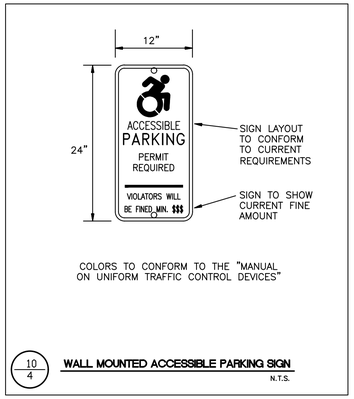


8/4 **VISITORS PARKING SIGN POLE**

N.T.S.

9/4 **ACCESSIBLE PARKING**

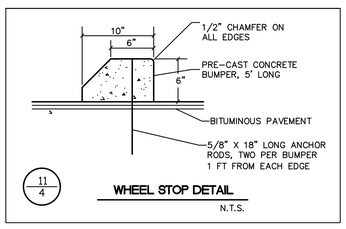
N.T.S.



COLORS TO CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"

10/4 **WALL MOUNTED ACCESSIBLE PARKING SIGN**

N.T.S.



11/4 **WHEEL STOP DETAIL**

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: NOV. 24, 2025
Drawn: D.T.
Revision
Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

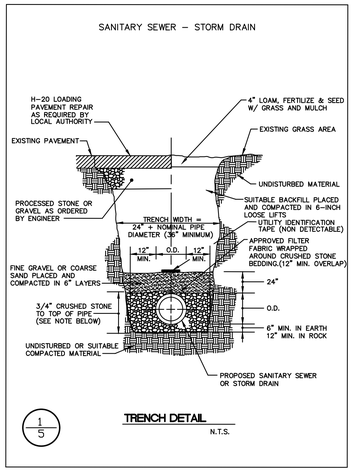
STATE OF CONNECTICUT
DONALD T. TORRES
No. 13808
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS

16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

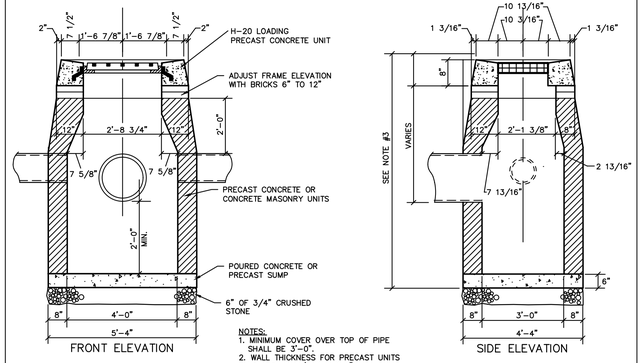
SHEET NO.
C-4



1/5

TRENCH DETAIL

N.T.S.

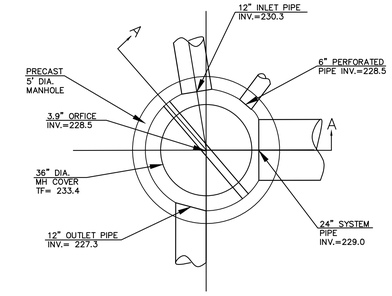


NOTES:
1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 3'-0".
2. WALL THICKNESS FOR PRECAST UNITS LESS THAN 10' HIGH IS 8".
3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR BOTH CONCRETE BLOCK AND PRECAST UNITS. INSIDE DIMENSIONS REMAIN THE SAME.

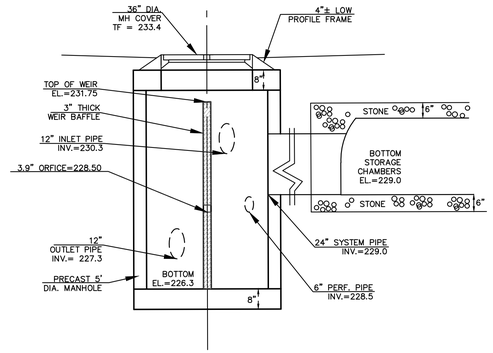
2/5

TYPE 'C-L' CATCH BASIN FRAME AND GRATE

N.T.S.



PLAN VIEW

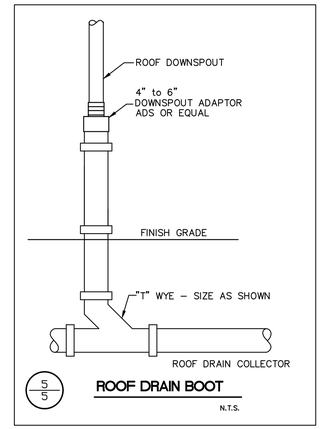


SECTION A-A

4/5

NORTH OUTLET STRUCTURE DETAIL

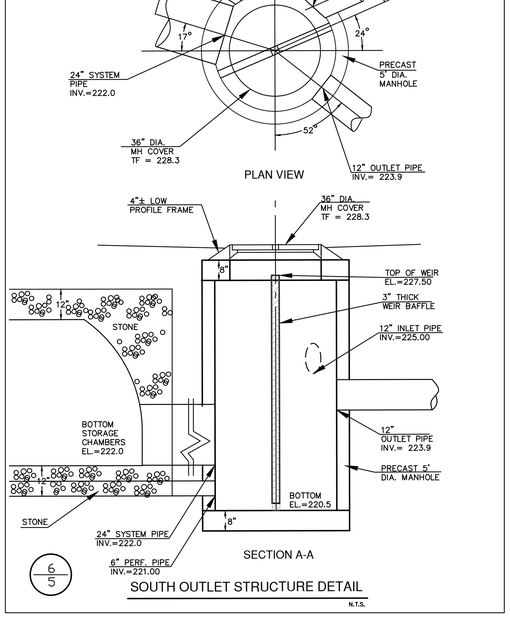
N.T.S.



5/5

ROOF DRAIN BOOT

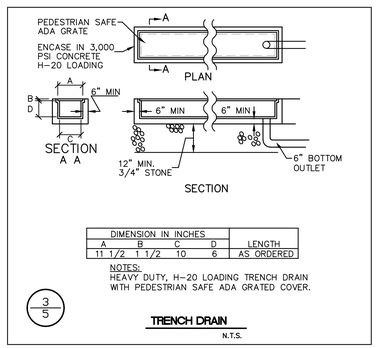
N.T.S.



6/5

SOUTH OUTLET STRUCTURE DETAIL

N.T.S.



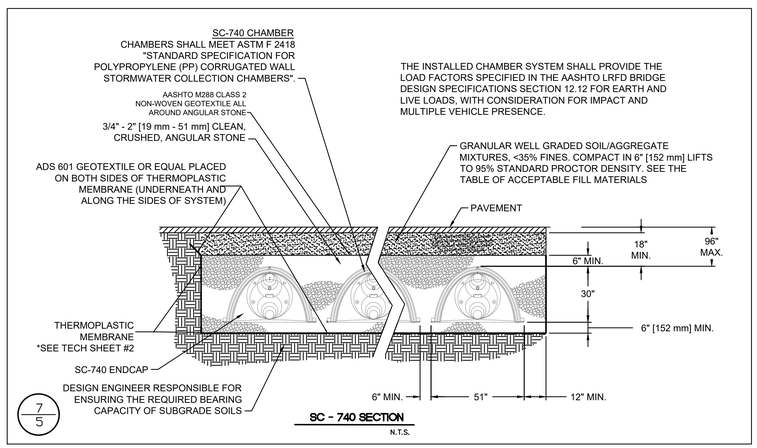
DIMENSION IN INCHES				
A	B	C	D	LENGTH
11 1/2	1 1/2	10	6	AS ORDERED

NOTES:
HEAVY DUTY, H-20 LOADING TRENCH DRAIN WITH PEDESTRIAN SAFE ADA GRATED COVER.

3/5

TRENCH DRAIN

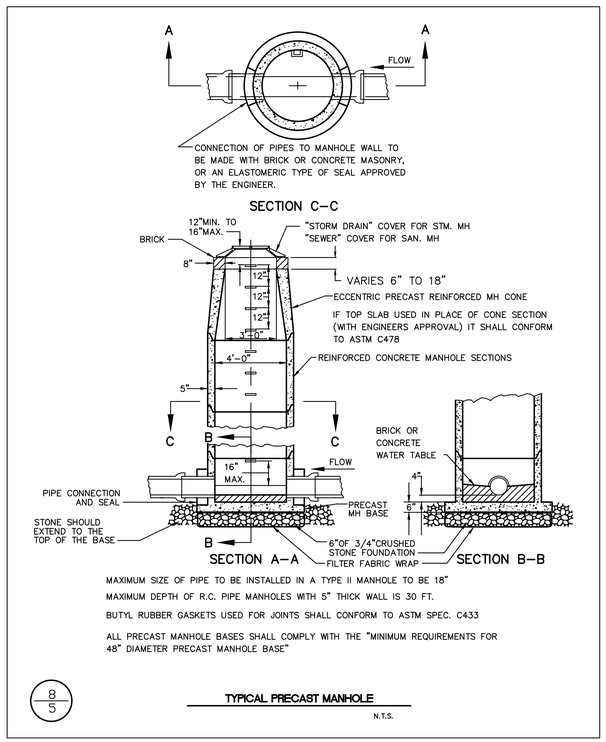
N.T.S.



7/5

SC - 740 SECTION

N.T.S.



MAXIMUM SIZE OF PIPE TO BE INSTALLED IN A TYPE II MANHOLE TO BE 18"

MAXIMUM DEPTH OF R.C. PIPE MANHOLES WITH 5" THICK WALL IS 30 FT.

BUTYL RUBBER GASKETS USED FOR JOINTS SHALL CONFORM TO ASTM SPEC. C433

ALL PRECAST MANHOLE BASES SHALL COMPLY WITH THE "MINIMUM REQUIREMENTS FOR 48" DIAMETER PRECAST MANHOLE BASE"

8/5

TYPICAL PRECAST MANHOLE

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date:
Date: NOV. 24, 2025
Drawn: D.T.
Revision

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

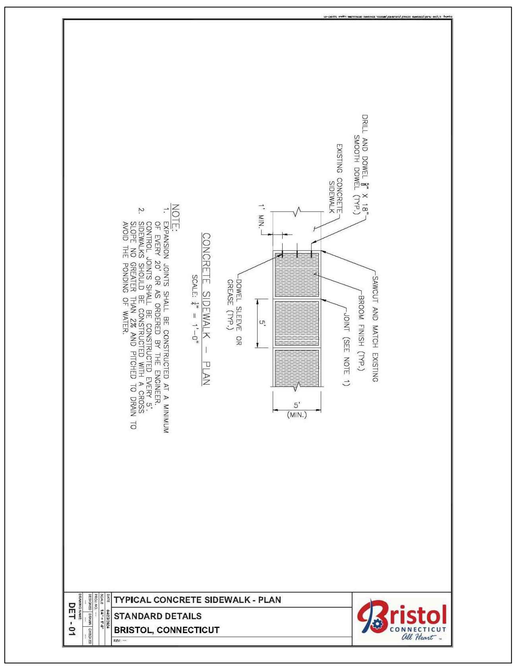
STATE OF CONNECTICUT · DONALD D. TORRES · No. 13808 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

SHEET NO.
C-5

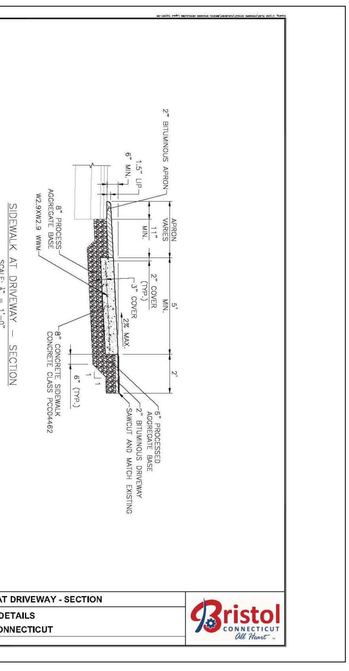
1/6



CONCRETE SIDEWALK — PLAN
SCALE: 1" = 1'-0"

DET - 01
TYPICAL CONCRETE SIDEWALK - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT

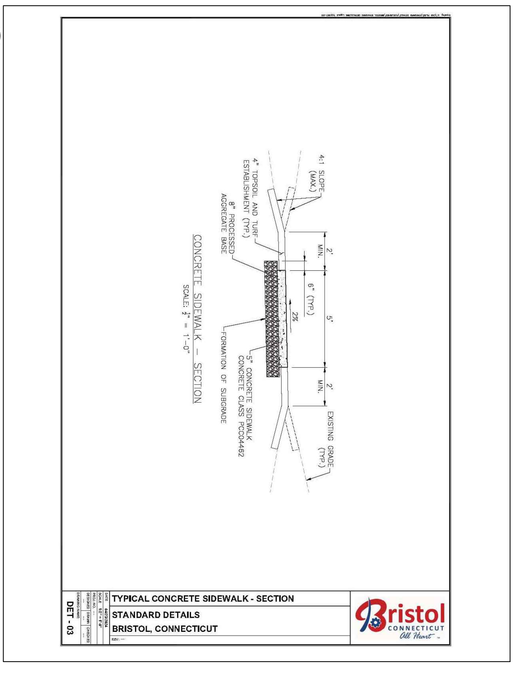
4/6



SIDEWALK AT DRIVEWAY — SECTION
SCALE: 1" = 1'-0"

DET - 06
SIDEWALK AT DRIVEWAY - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT

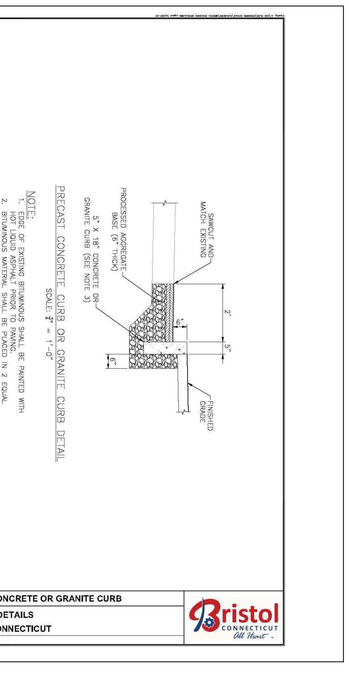
2/6



CONCRETE SIDEWALK — SECTION
SCALE: 1" = 1'-0"

DET - 03
TYPICAL CONCRETE SIDEWALK - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT

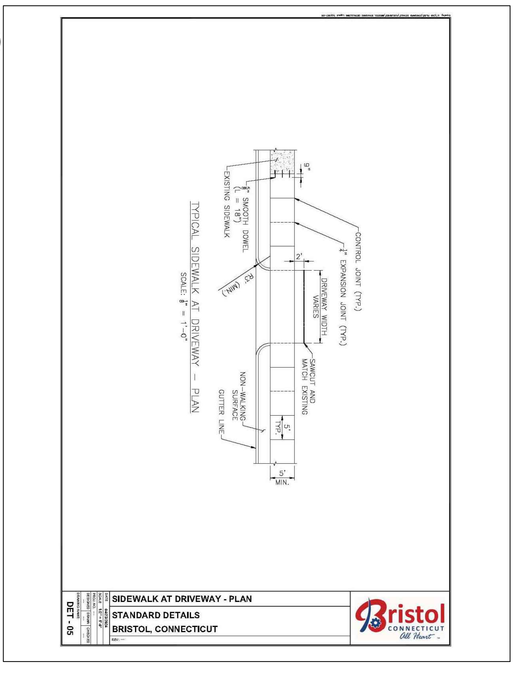
5/6



PRECAST CONCRETE CURB OR GRANITE CURB DETAIL
SCALE: 1" = 1'-0"

DET - 07
PRECAST CONCRETE OR GRANITE CURB
STANDARD DETAILS
BRISTOL, CONNECTICUT

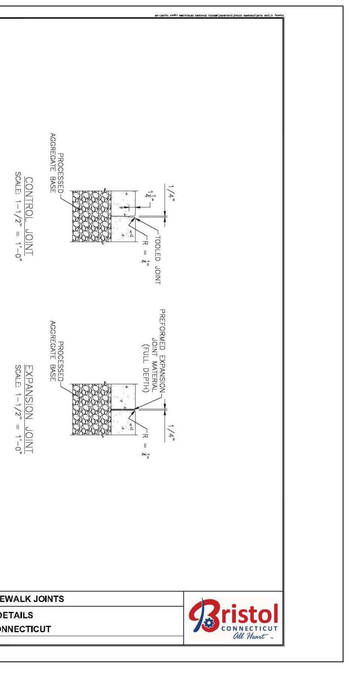
3/6



TYPICAL SIDEWALK AT DRIVEWAY — PLAN
SCALE: 1" = 1'-0"

DET - 05
SIDEWALK AT DRIVEWAY - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT

6/6



CONTROL JOINT
SCALE: 1-1/2" = 1'-0"

EXPANSION JOINT
SCALE: 1-1/2" = 1'-0"

DET - 08
TYPICAL SIDEWALK JOINTS
STANDARD DETAILS
BRISTOL, CONNECTICUT

SHEET NO.
C-6

DETAILS

SITE IMPROVEMENTS

16 ANDREWS STREET
BRISTOL, CONNECTICUT

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

Date: NOV. 24, 2025	Scale: 1" = 20'
Drawn: D.T.	Checked: O.T.
Revision	Date:

Application #2553

For Office Use Only
APPLICATION NO. 2553
DATE FILED: 12/10/25
DECISION DATE:
DECISION:

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

motor vehicle repair or service facility, a [ ] permitted use [✓] Special Permit use

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

Address or Location of the Property: 16 Andrews Street

Assessor's Map No.: 38 Assessor's Lot No.(s): 62 & 84

Zone of the Property: I Size of the Property (in acres or square feet): .53 ac

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

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

Other comments: wetlands approval application # 1970 April 6, 2022.

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

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

Name: 16 Andrews Street LLC

Address: 16 Andrews Street City: Bristol State: CT Zip: 06010

Telephone No.: 203 819 9892 E-Mail: vsadriu@gmail.com

Signature: [signature] *Signature – (Printed/Typed)* Vilazoim SADRIU

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

The following shall be included as part of this application:

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

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

LUO – 08/17

For Office Use Only
APPLICATION NO. 2553

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 16 Andrews Street

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Ziogas Jr.

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

Telephone No.: _____ E-Mail: jziogas@ziogaslaw.com

08/17 - LUO

Applicant's Narrative

Project Overview

The applicant seeks **Special Permit and Site Plan Approval** to establish a motor vehicle repair or service facility at 16 Andrews Street. The property is located within the **Industrial Zone (I)**, where the proposed use is permitted subject to Special Permit and Site Plan review under Section 4.2 of the Bristol Zoning Regulations.

The site currently consists of a motor vehicle repair or service facility that predates the requirements of a special permit. However, the expansion of the use on additional land and the construction of a small addition necessitates the requirement for a new special permit and associated site plan.

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

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

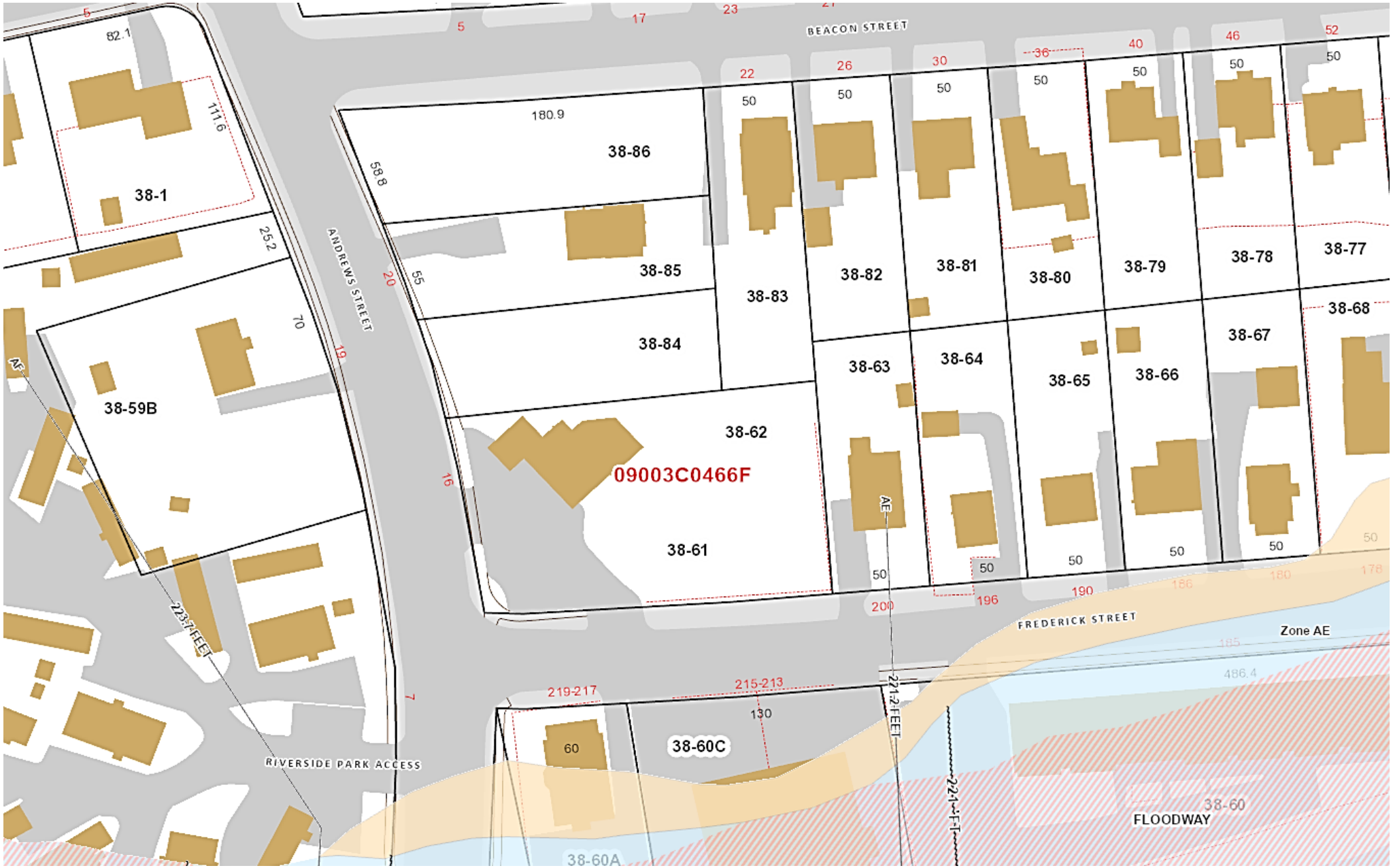
Applicant's Narrative

Project Overview

The applicant seeks **Special Permit and Site Plan Approval** to establish a motor vehicle repair or service facility at 16 Andrews Street. The property is located within the **Industrial Zone (I)**, where the proposed use is permitted subject to Special Permit and Site Plan review under Section 4.2 of the Bristol Zoning Regulations.

The site currently consists of a motor vehicle repair or service facility that predates the requirements of a special permit. However, the expansion of the use on additional land and the construction of a small addition necessitates the requirement for a new special permit and associated site plan.

Various GIS Maps



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Floodplain



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography

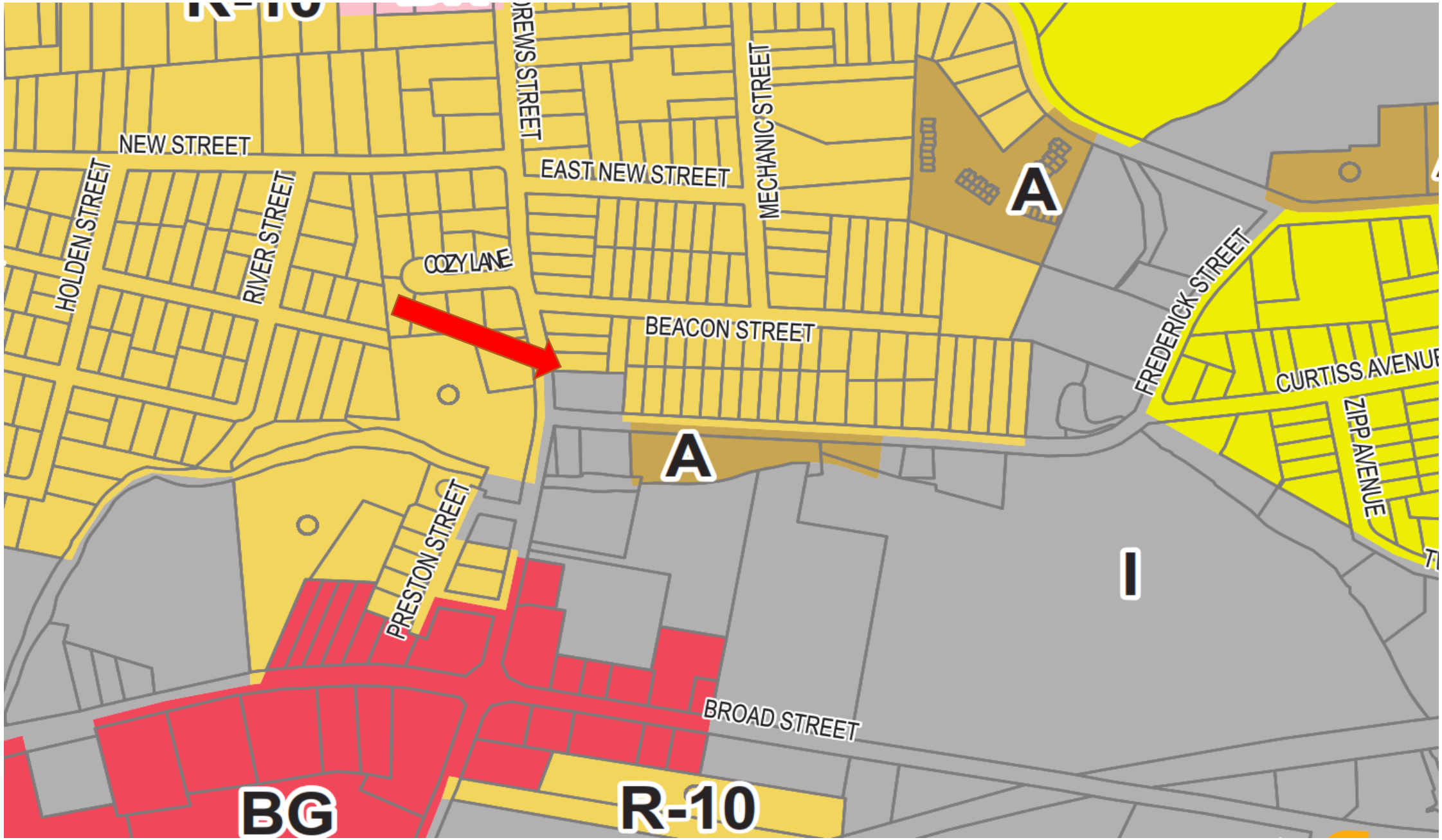


16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Inland Wetlands and Upland Review Area



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

Zoning



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning

Zoning Violation
11/24/20

Edward Spyros
Zoning Enforcement Officer
860-584-6214
EdwardSpyros@BristolCT.gov

BRISTOL CONNECTICUT

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

NOTICE OF VIOLATION & REQUEST FOR VOLUNTARY COMPLIANCE

November 24, 2020

Zoning Violation 11/24/20

16 Andrews Street LLC
16 Andrews Street
Bristol CT 06010

RE: 16 Andrews Street
Mblu: 38-62-4/62-4A/61-5

On or about November 16, 2020, the Bristol Public Work's engineering office became aware of certain modifications that had been made to your property at 16 Andrews Street. The changes were apparently made without approval of any Bristol land-use commissions.

On November 20, 2020, an inspection of your property was conducted with representatives from the City engineering and zoning departments. The following was observed:

- A gravel parking lot on the property had been expanded by paving it with asphalt.
- The embankment on the north side of the property had been excavated.

There are no City records of approval for this work.

Your property is located in a wetland & regulated wetland area. As stipulated in Appendix 'A' of the Bristol's Inland Wetlands & Water Couse Regulations, Section 6.1, a permit of approval is required from the Wetlands Commission before the work can be initiated. This includes the paving of the parking lot and excavation of the embankment area. Within ten days, you must contact the Bristol Engineering Office (860.584.6111) regarding the filing of a wetlands permit application.

To further confound the situation, the use of your property at 16 Andrews Street is legal non-conforming as you are operating a used car dealership in a single-family residential zone (R-10). With the status of legal non-conforming, you cannot expand the use of your business. From all indications, you have expanded your non-conforming use as a used car dealership, more parking, more used cars for sale. Section (IV.D.3) of the local zoning regulations prohibits the expansion of a non-conforming use.

I have included two GIS photographs showing the expansion of your parking lot. The photograph dated 2012 shows the original parking lot of the business. The photograph dated 2016 shows how the footprint of the parking lot has illegally expanded.

Within 30 days, you must return the parking lot to its original condition as presented in the year 2012.

This is a request for voluntary compliance. Failure to take the actions as listed above may necessitate the issuance of a cease & desist order or a zoning citation. In addition, any other legal remedies as allowed and prescribed by law.

Pursuant to Section 8-7 of the Connecticut General Statutes, if you feel this letter has been issued in error, you may appeal this order to the Zoning Board of Appeals within thirty (30) days after receipt of this order. Contact the Bristol Land-use office for information on the appeal process.

Thank-you in advance for your prompt attention and anticipated voluntary compliance.

Best regards,

E. Spyros

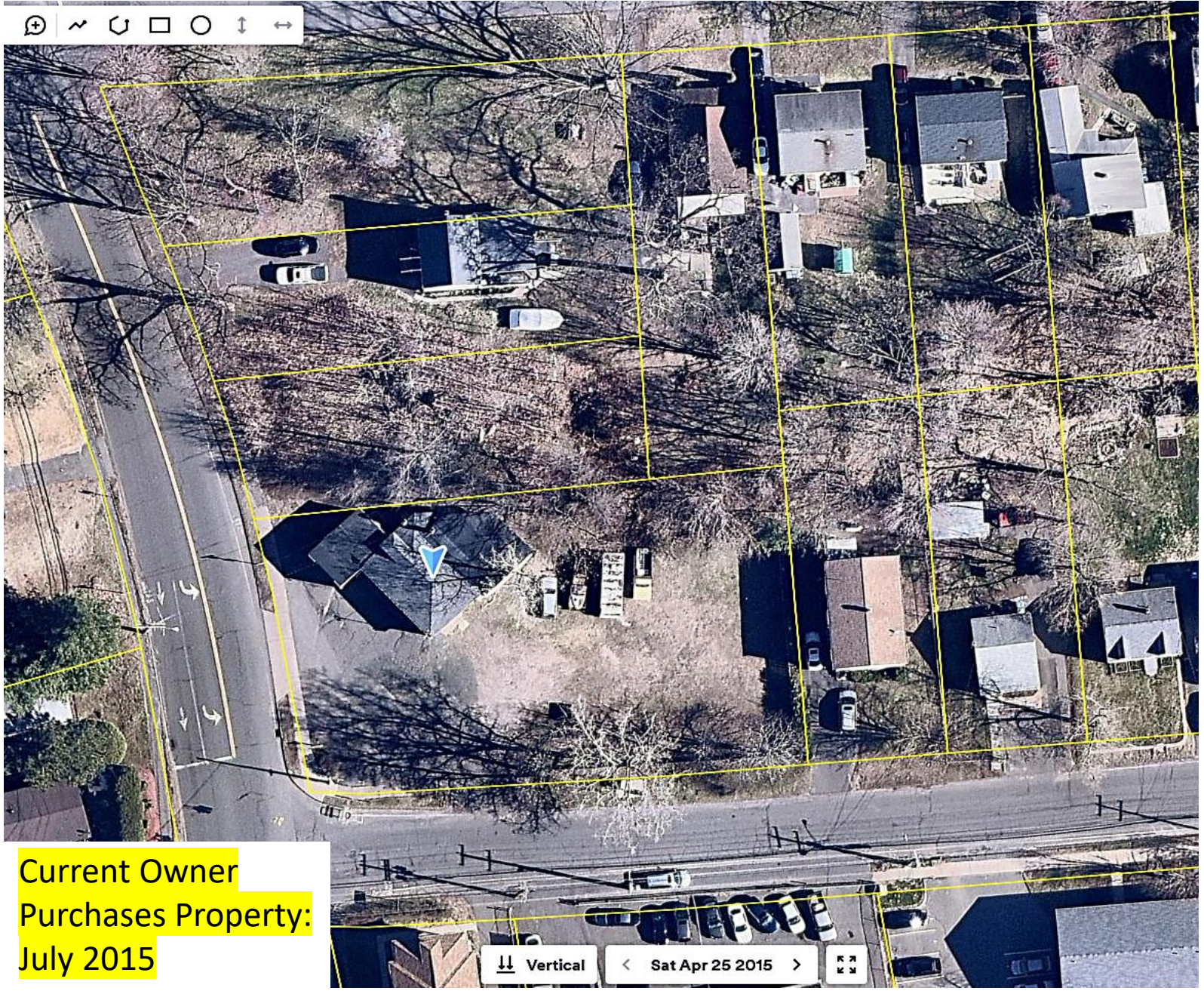
Edward Spyros
Zoning Enforcement Officer

Cc:
Robert Flanagan of the Land-Use Office
Carol Noble of the Engineering Office
Attachments: 2 photographs



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

2010 – 3 Vehicles On Site



Current Owner Purchases Property: July 2015

16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

April 2015 – 4 Vehicles On Site



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

March 2020 – 65 Vehicles On Site; Some Illegal Pavement Removed.

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50612/App-3766_ForAgenda

Zone Change App. 2406 7/15/2021

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50610/App-2406_ForAgenda

IWWA

App. 1970

4/14/2022

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50613/1970--For_Agenda---16-Andrews

Zone Change App. 2476 10/16/2023

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50611/App-2476_ForAgenda



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

August 2023 – 55 Vehicles On Site

Addition of Approx. 115 Arborvitaes – onto adjoining property w/o approvals



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

April 2024 – 56 total vehicles; 46 Vehicles on-site/10 Vehicles in Residential zone

Illegal expansion into a Residential zone from an Industrial zone.



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

September 2024 – 47 total vehicles; 39 Vehicles on-site/8 Vehicles in Residential zone

Illegal building and business expansion without permits into a Residential zone; building expansion requires a Zoning Variance.



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

April 2025 – 53 total vehicles; 37 Vehicles on-site/16 Vehicles in Residential zone

Roof placed on Illegal building; expansion of business use without permits into a Residential zone.



16 Andrews Street – Map 38 Lots 61/5 & 38/84/3

September 2025 – 64 total vehicles; 43 Vehicles on-site/
21 Vehicles in Residential zone

Zoning Violation
10/29/25

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

BRISTOL CONNECTICUT

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

CITATION NOTICE

October 29, 2025

16 Andrews Street LLC 16 Andrews Street Bristol, CT 06010	Vllaznim Sadriu, Managing Member 16 Andrews Street Bristol, CT 06010

vsadriu@gmail.com
jziogas@ziogaslaw.com

Zoning Violation 10/29/25

RE: 16 Andrews Street
MBLU: 38-62-4/62-4A/61-5

On September 4th, 2025, you were issued a Notice of Violation & Request for Voluntary Compliance letter. According to city land records, you are listed as the owner of the property.

The property is still not in compliance. A few plans have been submitted, but the property remains in the same state. **Please call the Zoning Office to discuss resolving the issue.**

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

- ZR Section 1.6.1: Except as otherwise provided herein, no land, building or structure or part thereof shall be constructed, reconstructed, erected, extended, enlarged, moved, arranged, altered or used, or the use changed, or the dimensional requirements of lots, yards or courts changed, except in conformity with the requirements of these Regulations for the zoning district in which such land, building, structure or use is located.
- ZR Section 13.7.1.A: No parking area or portion thereof, including parking spaces, driveways or access aisles, shall be located as follows: In all zones: Within 10 feet of any front lot line
- ZR Section 13.7.4.A: All parking spaces shall be delineated by painted lines, except for parking spaces in driveways which serve single- or two-family dwellings.
- ZR Section 14.5.C: Attention-getting devices such as pennants, valances, flags (except governmental flags), streamers, searchlights, string or festoon lights, flashing lights, balloons or similar devices designed for purposes of attracting attention, promotion or advertising.
- ZR Section 14.8.A: Except as otherwise provided herein, no sign shall be constructed, erected, altered or otherwise changed unless a Sign Permit has been issued by the Zoning Enforcement Officer.
- ZR Section 16.1.A: No building or structure shall be constructed, altered, enlarged or occupied; no Building Permit, including a permit for a building foundation, shall be issued; and no use of an existing building or premises shall be changed until the Zoning Enforcement Officer has issued a Zoning Permit which certifies conformance of the building, structure or use with these Regulations or with a variance granted by the Zoning Board of Appeals.
- ZR Section 16.3.2.A: Site Plan approval shall be obtained from the Zoning Commission prior to the establishment, expansion or change of any use of land and/or structure which requires a Special Permit

The total fine is $756. You have 15 days to pay or appeal this citation. Appeal information, other penalties, and payment information is listed on the citation. Each day the violation continues constitutes another offense and citation. I will conduct future inspections for compliance.

Regards,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer

Lienholder
Thomaston Savings Bank
203 Main Street
Thomaston, CT 06787

No. 253142 **City of Bristol**

VIOLATION CITATION

Date: 10/29/25

Name: 16 Andews St LLC
Vlaznim Sadriu

Address: 16 Andews St
Bristol CT 06010

Violation Location: 16 Andews ST
Bristol, CT 06010

City of Bristol Code of Ordinance

Chapter 2R	Section 1.6.1	Fine:	108
Chapter 2R	Section 13.7.1.A	Fine:	108
Chapter 2R	Section 13.7.4.A	Fine:	108
Chapter 2R	Section 14.5.C	Fine:	108
Chapter 2R	Section 14.8.A	Fine:	108
Chapter 2R	Section 16.1.A	Fine:	108
Chapter 2R	Section 16.3.2.A	Fine:	108
Chapter	Section	Fine:	
Chapter	Section	Fine:	
Chapter	Section	Fine:	

Total Payment Due: $ 756

Appeal: You have ten (10) days from the date of issuance to appeal this Citation in writing to:

Citation Hearing Officer, c/o Corporation Counsel
111 North Main Street, Bristol, CT 06010

Penalties: Any Citation not paid within fifteen (15) days of the assessment shall render the penalty twice the amount of the initial penalty, and any Citation not paid within thirty (30) days of the assessment shall render the penalty three (3) times the amount of the initial penalty.

PAYMENT: Mail certified check or money order payable to the CITY OF BRISTOL to:

Citation Hearing Officer, c/o Corporation Counsel
111 North Main Street
Bristol, CT 06010

in attached envelope within ten (10) days from the date of issuance. Non-payment of this violation notice will result in further legal action and penalties. Each day the violation continues constitutes a separate offense.

Citation Officer Signature:

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

Hyperlink for Full Report:

https://www.bristolct.gov/DocumentCenter/View/50598/16-Andrews-St-Drainage-Report---North-Parking-Lot-11-24-25

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109



Site Plan

SITE IMPROVEMENTS

AT

16 ANDREWS STREET

IN THE CITY OF

BRISTOL, CONNECTICUT

CONTENTS	
T-1	TITLE SHEET
1-1	SURVEY PLAN
C-1	DEMOLITION PLAN
C-2	LAYOUT PLAN
C-3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C-4	DETAILS
C-5	DETAILS
C-6	DETAILS

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

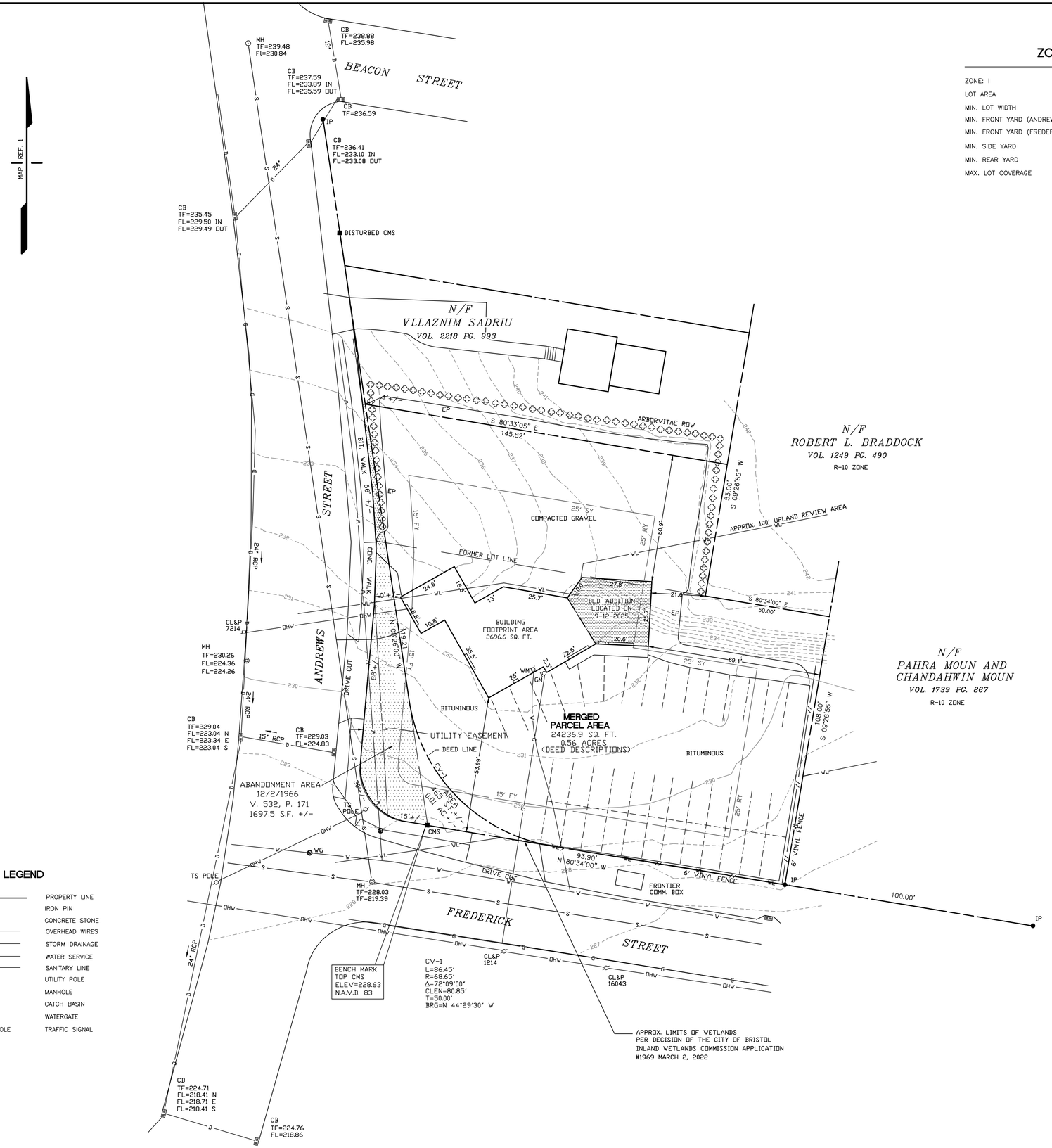
TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
RONALD D. TORRES
No. 12809
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

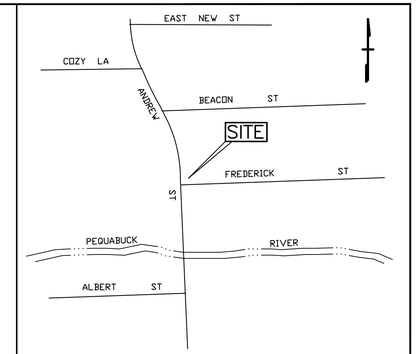
TITLE SHEET

SHEET NO.
T-1



ZONING DATA

ZONE: I	REQUIRED	PROVIDED
LOT AREA	25000 SF	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)



VICINITY MAP

NOT TO SCALE

FLOOD NOTE

SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP 09003C0466F EFFECTIVE DATE SEPTEMBER 26, 2008.

FLOOD ZONE "X" : AREAS OF MINIMAL FLOOD HAZARD

LEGEND

	PROPERTY LINE
IP	IRON PIN
CMS	CONCRETE STONE
OHW	OVERHEAD WIRES
D	STORM DRAINAGE
W	WATER SERVICE
S	SANITARY LINE
	UTILITY POLE
MH	MANHOLE
CB	CATCH BASIN
WG	WATERGATE
TS POLE	TRAFFIC SIGNAL

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS: MAP REFERENCE 1

3. VERTICAL INFORMATION BASED ON N.A.V.D.88 DATUM.

4. THE STREET LINE ALONG THE ABANDONMENT SHOWN HEREON IS BASED ON +/- DIMENSIONS DEPICTED ON MAP REFERENCE 3. THE STREET LINE ALONG ANDREW STREET AND FREDERICK STREET ALONG THE ABANDONMENT MAY BE SUBJECT TO CHANGES THAT RESULT FROM FINAL MAPPING AND MONUMENTATION BY THE CITY OF BRISTOL.

5. UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATED VISIBLE STRUCTURES AND AVAILABLE MAPPING AT THE TIME OF SURVEY. THERE MAY EXIST ON SITE OR ADJACENT TO UTILITIES UNKNOWN TO THE UNDERSIGNED.

6. THERE ARE 39 STRIPED PARKING SPACES ON SITE.

7. SUBJECT PARCEL IS LOCATED IN AN I ZONE. (ZONE CHANGE APPROVED OCTOBER, 2023.)

8. THE PARCEL DESCRIBED IN V. 2252 P.1089 HAS BEEN MERGED WITH THE PARCEL TO THE SOUTH KNOWN AS #16 ANDREW STREET.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. "BEACON HEIGHTS OWNED AND DEVELOPED BY JACOB ROSENBLATT BRISTOL, CONN. MAY 1925 SCALE 1"=100' " BY SPERRY & BUELL, INC.

2. "MAP SHOWING STREET LINES OF MECHANIC STREET, BEACON STREET AND EAST NEW STREET BRISTOL, CONN. SCALE 1"=100' DEC. 1942" BY ENGINEERING DEPARTMENT CITY OF BRISTOL C.M. PFENNIG CITY ENGINEER

3. "MAP SHOWING PORTION OF HIGHWAY TO BE ABANDONED BROAD STREET AREA BRISTOL, CONN. SCALE: 1"=40' OCT. 1966" BY CITY OF BRISTOL, BRISTOL, CONNECTICUT RICHARD SALMON, CITY ENGINEER REV.FEB. 1967

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDAY AND TOPOGRAPHIC SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, AND THE HORIZONTAL ACCURACY CONFORMS TO A-2, VERTICAL T-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE TO 16 ANDREW STREET, LLC THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROBERT DAHN, L.L.S. 14651

0' 20' 40' 60'

SCALE: 1" = 20'

REVISION	DATE
SURVEY UPDATE / TOPOGRAPHY	12-04-23
UPDATE TOPOGRAPHY & UTILITIES	5-20-24
LOCATE BUILDING ADDITION	9-12-25

SEAL & SIGNATURE:

NOTE:

THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREON.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

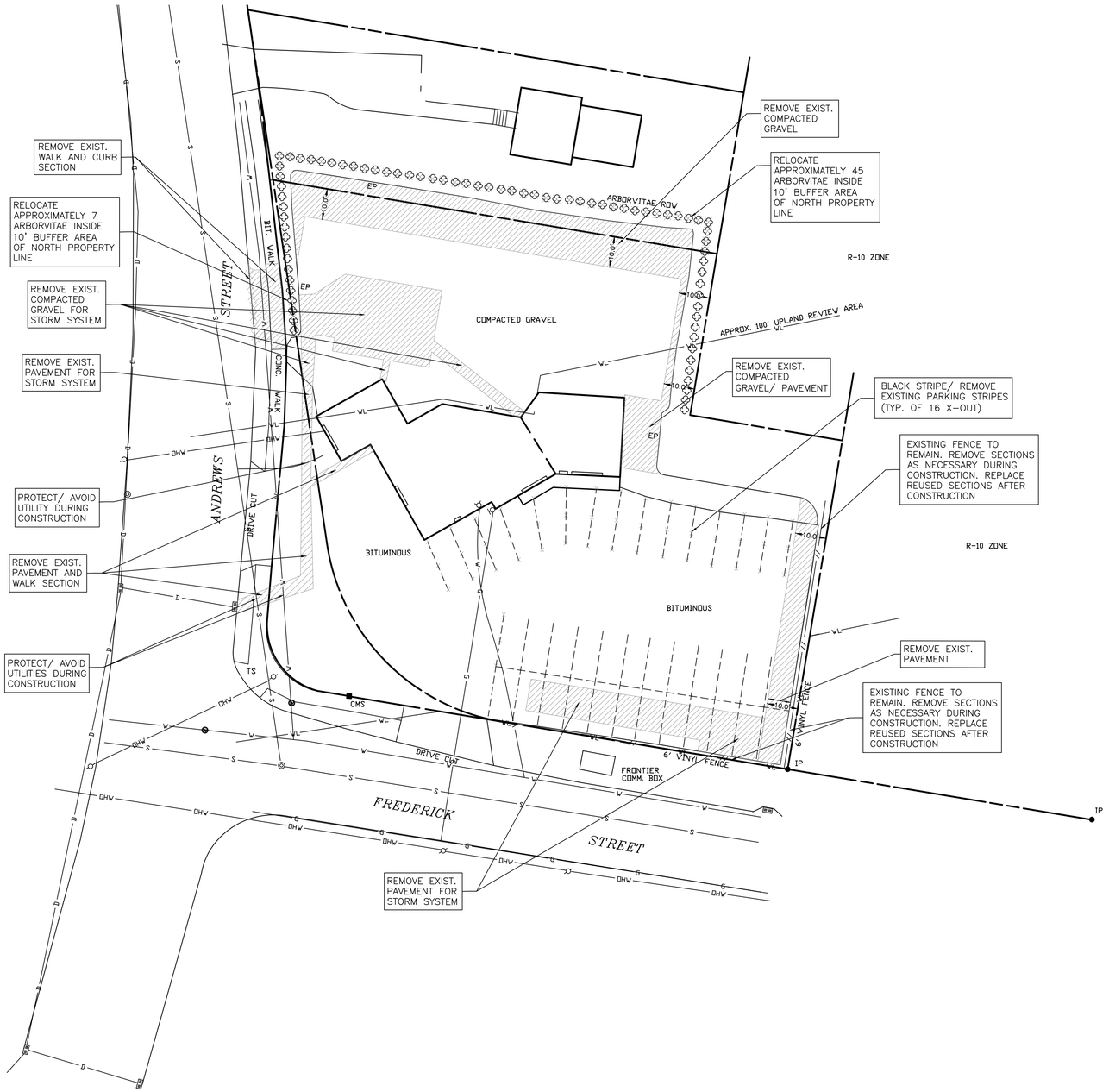
PLAN PREPARED FOR

16 ANDREWS STREET, LLC

16 ANDREWS STREET BRISTOL, CONN.

IMPROVEMENT LOCATION SURVEY
PROPERTY/BOUNDARY SURVEY

SCALE: 1" = 20'	DESIGN: RED	PROJECT: 2023-124	ACAD: 2023-124.DWG
DATE: 05-12-2021	DRAFT: KRN	DISK NO.:	SHEET NO. 1 OF 1


REMOVE EXIST. WALK AND CURB SECTION
RELOCATE APPROXIMATELY 7 ARBORVITAE INSIDE 10' BUFFER AREA OF NORTH PROPERTY LINE
REMOVE EXIST. COMPACTED GRAVEL FOR STORM SYSTEM
REMOVE EXIST. PAVEMENT FOR STORM SYSTEM
PROTECT/ AVOID UTILITY DURING CONSTRUCTION
REMOVE EXIST. PAVEMENT AND WALK SECTION
PROTECT/ AVOID UTILITIES DURING CONSTRUCTION
REMOVE EXIST. COMPACTED GRAVEL
RELOCATE APPROXIMATELY 45 ARBORVITAE INSIDE 10' BUFFER AREA OF NORTH PROPERTY LINE
REMOVE EXIST. COMPACTED GRAVEL/ PAVEMENT
BLACK STRIPE/ REMOVE EXISTING PARKING STRIPES (TYP. OF 16 X-OUT)
EXISTING FENCE TO REMAIN. REMOVE SECTIONS AS NECESSARY DURING CONSTRUCTION. REPLACE REUSED SECTIONS AFTER CONSTRUCTION
REMOVE EXIST. PAVEMENT
EXISTING FENCE TO REMAIN. REMOVE SECTIONS AS NECESSARY DURING CONSTRUCTION. REPLACE REUSED SECTIONS AFTER CONSTRUCTION
REMOVE EXIST. PAVEMENT FOR STORM SYSTEM
ANDREWS STREET
FREDERICK STREET
ARBORVITAE ROW
APPROX. 100' UPLAND REVIEW AREA
COMPACTED GRAVEL
BITUMINOUS
BITUMINOUS
R-10 ZONE
R-10 ZONE
BIT. WALK
CONC. WALK
DRIVE CUT
DRIVE CUT
EP
EP
EP
WL
WL
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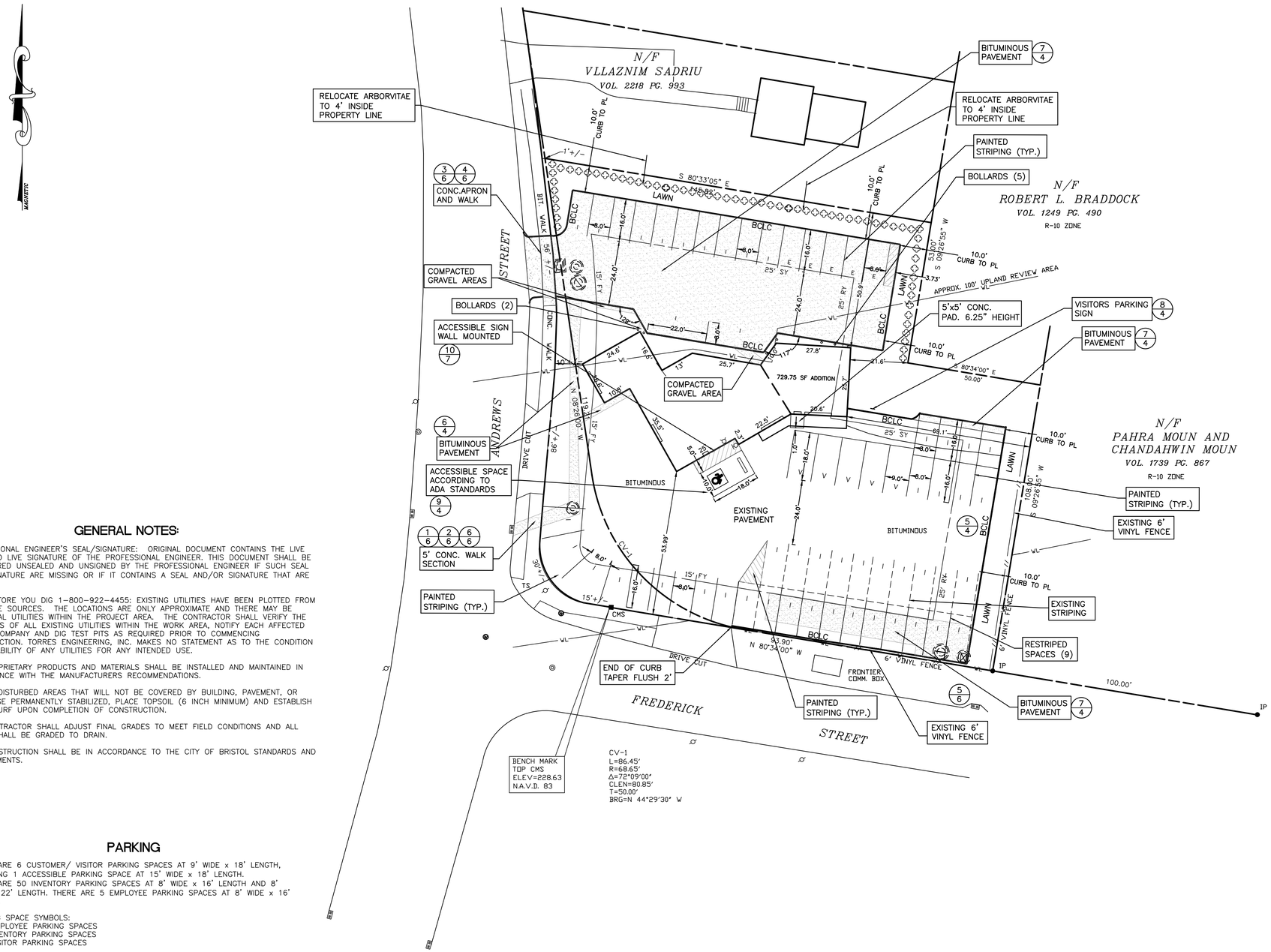


GENERAL NOTES:

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL BE CONSIDERED UNSEALED AND UNSIGNED BY THE PROFESSIONAL ENGINEER IF SUCH SEAL AND SIGNATURE ARE MISSING OR IF IT CONTAINS A SEAL AND/OR SIGNATURE THAT ARE COPIES.

CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE WORK AREA, NOTIFY EACH AFFECTED UTILITY COMPANY AND DIG TEST PITS AS REQUIRED PRIOR TO COMMENCING CONSTRUCTION. TORRES ENGINEERING, INC. MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITIES FOR ANY INTENDED USE.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ON ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED, PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF BRISTOL STANDARDS AND REQUIREMENTS.

PARKING

THERE ARE 6 CUSTOMER/ VISITOR PARKING SPACES AT 9' WIDE x 18' LENGTH, INCLUDING 1 ACCESSIBLE PARKING SPACE AT 15' WIDE x 18' LENGTH.
THERE ARE 50 INVENTORY PARKING SPACES AT 8' WIDE x 16' LENGTH AND 8' WIDE x 22' LENGTH. THERE ARE 5 EMPLOYEE PARKING SPACES AT 8' WIDE x 16' LENGTH.

PARKING SPACE SYMBOLS:
E = EMPLOYEE PARKING SPACES
I = INVENTORY PARKING SPACES
V = VISITOR PARKING SPACES

ZONING DATA

ZONE: I	REQUIRED	EXISTING	PROPOSED
LOT AREA	25000 SF	26400 SF +/-	26400 SF +/-
MIN. LOT WIDTH	100 FT	161.00 FT	161.00 FT
MIN. FRONT YARD (ANDREW ST.)	15 FT	10 FT +/-	10 FT +/-
MIN. FRONT YARD (FREDERICK ST)	15 FT	53.99 FT +/-	53.99 FT +/-
MIN. SIDE YARD	25 FT	50.9 FT +/-	50.9 FT +/-
MIN. REAR YARD	25 FT	21.6 FT +/-	21.6 FT +/-
MAX. LOT COVERAGE	50%	10.2% +/- (BUILDING)	10.2% +/- (BUILDING)
MAX. IMPERVIOUS COVERAGE	90%	91.05%*	82.38%

(* DENOTES EXISTING NON-CONFORMING CONDITION)

LEGEND

	PROPERTY LINE
228	EXISTING CONTOUR
220	PROPOSED CONTOUR
220.4x	PROPOSED SPOT GRADE
	EXISTING EDGE OF PAVEMENT
	CUT AND MATCH PAVEMENT
	PROPOSED CURB
	PROPOSED STORM PIPE
	PROPOSED STORM MH/YD/DB
	PROPOSED STORM CATCH BASIN
TF	TOP OF FRAME
INV.	INVERT
CONC.	CONCRETE
EXIST.	EXISTING
(TYP.)	TYPICAL
V.I.F.	VERIFY IN THE FIELD
CB	CATCH BASIN
MH	MAN HOLE
BCLC	BITUMINOUS CURB
WQU	WATER QUALITY UNIT
	HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
	SILT FENCE
3/C-5	DETAIL NUMBER/ SHEET
	DEMOLITION HATCHING
	NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
Revision | Date:

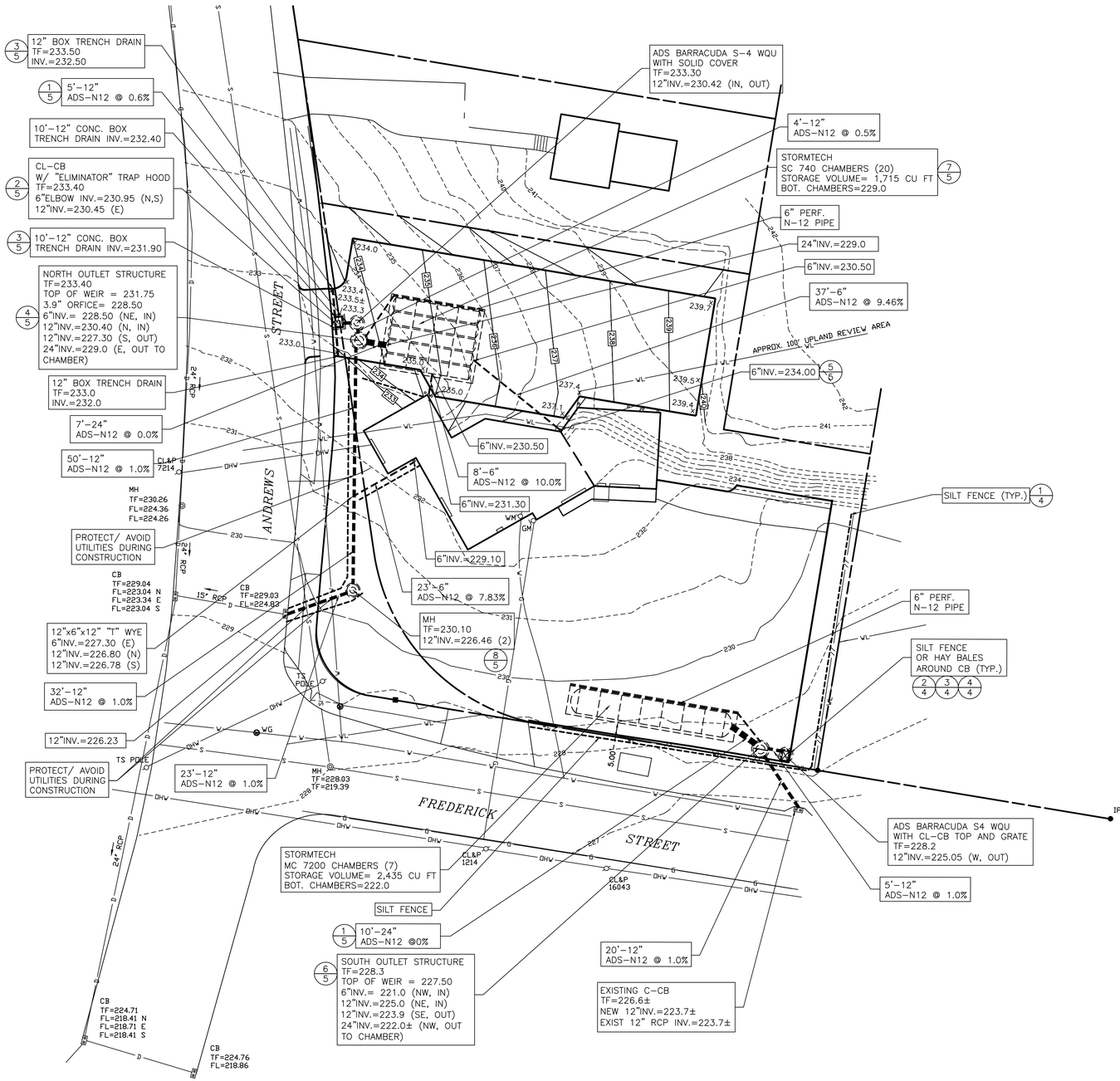
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · RONALD D. TORRES · No. 13800 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

SHEET NO.
C-2



SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF EROSION CONTROL MEASURES:

1. INSTALL SILT FENCE AND EROSION PROTECTION AROUND THE LIMITS OF CONSTRUCTION.
2. INSTALLATION OF UTILITIES TO BEGIN.
3. INSTALL APRON, PARKING, AND CURBS.
4. INSTALL FINAL GRADING. SILT FENCE TO BE CHECKED AND/ OR REINSTALLED AFTER GRADING IS STARTED.
5. PARKSTRIPING. INCLUDING ACCESSIBLE SPACE ACCORDING TO ADA STANDARDS.
6. INSTALL RELOCATED ARBORVITAE AND LAWN AREAS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES TO BE REMOVED AFTER VEGETATION IS FULLY ESTABLISHED ON SLOPES AND OTHER POTENTIAL AREAS OF EROSION HAVE BEEN CONTROLLED.
8. ROADWAYS, SIDEWALKS AND ABUTTING ROADS TO BE CLEARED OF SILT AND DIRT AND DIRT DUE TO CONSTRUCTION. CATCH BASINS AND STORM DRAINS TO BE CLEANED OF ANY ACCUMULATED SILT. DOWNSTREAM CULVERTS AND/OR WATERCOURSES TO BE INSPECTED, AND CLEANED, OF ANY DEPOSITED SILT DUE TO CONSTRUCTION.

GENERAL UTILITY NOTES

1. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN LOCATED IN THE FIELD WHERE POSSIBLE. THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" 1-800-922-4455 FOR LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
2. STORM DRAINAGE SHALL MEET THE REQUIREMENTS OF THE CITY OF BRISTOL.
3. SANITARY SEWER AND WATER SERVICES SHALL MEET THE REQUIREMENTS OF THE CITY.
4. GAS SERVICE SHALL BE ACCORDING TO CNG STANDARDS AND REQUIREMENTS.
5. ANY ELECTRICAL, TELEPHONE, CABLE, AND COMMUNICATIONS SERVICE SHALL MEET THE REQUIREMENTS OF EVERSOURCE OR THE INDIVIDUAL UTILITY COMPANY.
6. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURES. CONTRACTOR IS TO CUT PIPES FLUSH WITH STRUCTURE WALLS.
7. ALL DAMAGE TO PUBLIC FACILITIES WITHIN THE STREET RIGHT OF WAY DURING SITE CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT AS DIRECTED BY THE CITY.

LEGEND

- PROPERTY LINE
- 228 — EXISTING CONTOUR
- 220 — PROPOSED CONTOUR
- 220.4x — PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF — TOP OF FRAME
- INV. — INVERT
- CONC. — CONCRETE
- EXIST. — EXISTING
- (TYP.) — TYPICAL
- V.I.F. — VERIFY IN THE FIELD
- CB — CATCH BASIN
- MH — MAN HOLE
- BCLC — BITUMINOUS CURB
- WQU — WATER QUALITY UNIT
- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- 3 / C-5 — DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Date: NOV. 24, 2025 | Scale: 1" = 20'
Drawn: D.T. | Checked: D.T.
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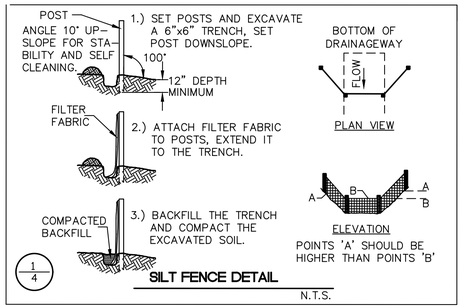
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
DONALD D. TORRES
No. 13800
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

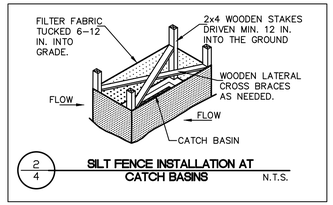
GRADING, UTILITIES, AND EROSION CONTROL PLAN

SHEET NO.
C-3



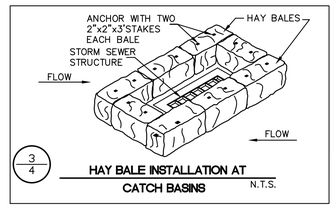
1/4 **SILT FENCE DETAIL**

N.T.S.



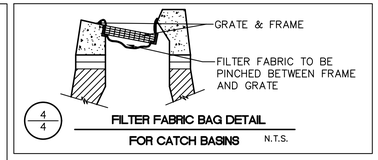
2/4 **SILT FENCE INSTALLATION AT CATCH BASINS**

N.T.S.



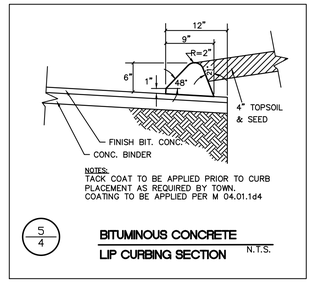
3/4 **HAY BALE INSTALLATION AT CATCH BASINS**

N.T.S.



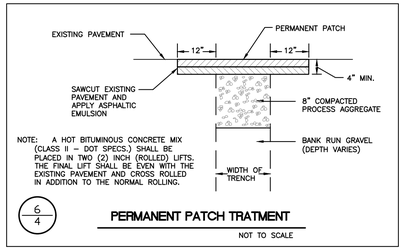
4/4 **FILTER FABRIC BAG DETAIL FOR CATCH BASINS**

N.T.S.



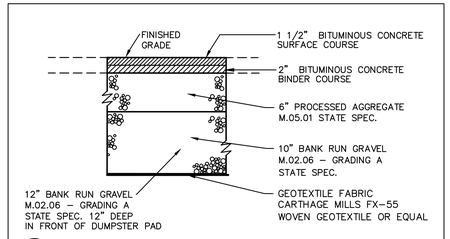
5/4 **BITUMINOUS CONCRETE LIP CURBING SECTION**

N.T.S.



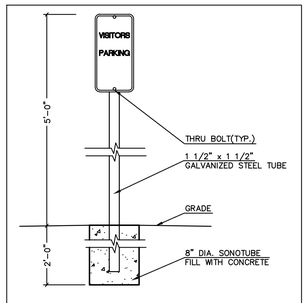
6/4 **PERMANENT PATCH TRATMENT**

NOT TO SCALE



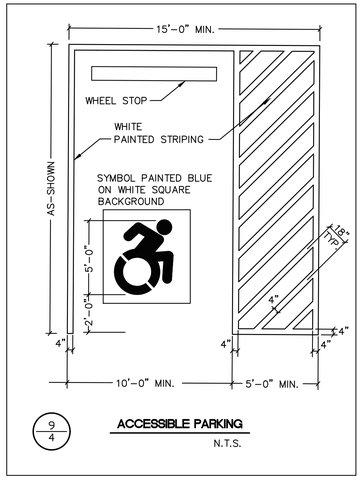
7/4 **BITUMINOUS CONCRETE PAVEMENT**

N.T.S.



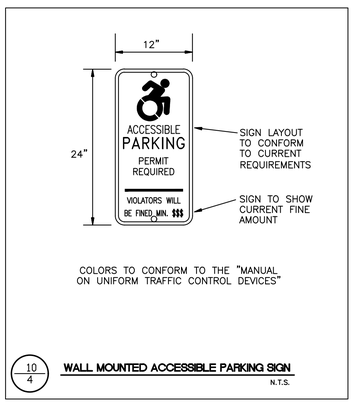
8/4 **VISITORS PARKING SIGN POLE**

N.T.S.



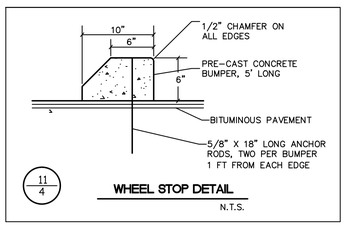
9/4 **ACCESSIBLE PARKING**

N.T.S.



10/4 **WALL MOUNTED ACCESSIBLE PARKING SIGN**

N.T.S.



11/4 **WHEEL STOP DETAIL**

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: NOV. 24, 2025
Drawn: D.T.
Revision
Date:

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

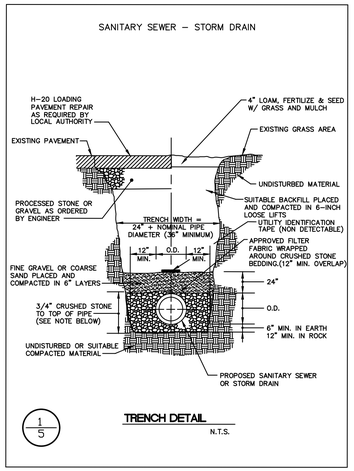
STATE OF CONNECTICUT
DONALD T. TORRES
No. 13808
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS

16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

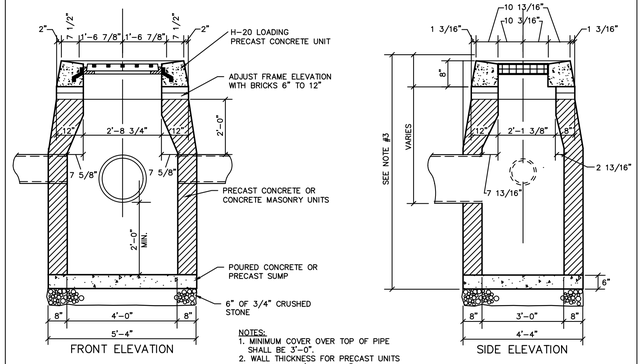
SHEET NO.
C-4



1/5

TRENCH DETAIL

N.T.S.

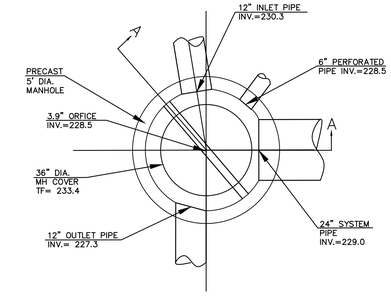


NOTES:
1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 3'-0".
2. WALL THICKNESS FOR PRECAST UNITS LESS THAN 10' HIGH IS 8".
3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR BOTH CONCRETE BLOCK AND PRECAST UNITS. INSIDE DIMENSIONS REMAIN THE SAME.

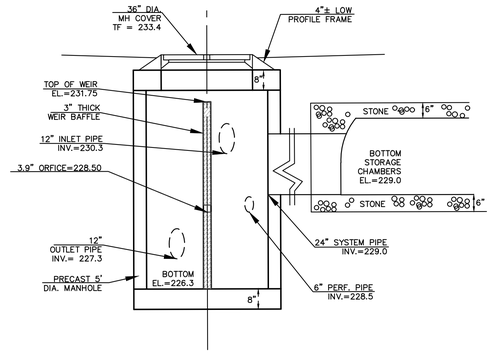
2/5

TYPE 'C-L' CATCH BASIN FRAME AND GRATE

N.T.S.



PLAN VIEW

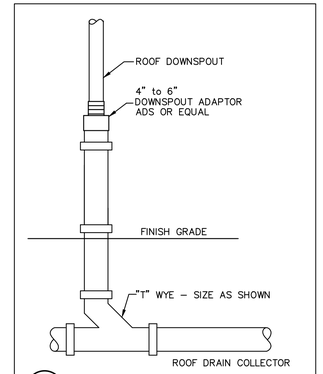


SECTION A-A

4/5

NORTH OUTLET STRUCTURE DETAIL

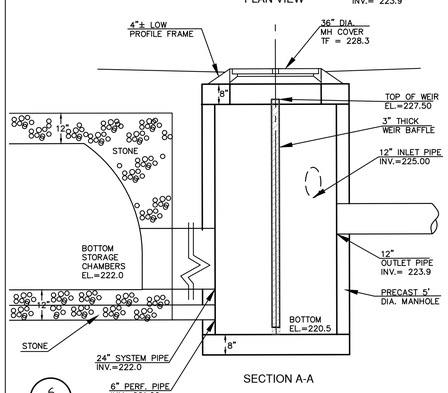
N.T.S.



5/5

ROOF DRAIN BOOT

N.T.S.



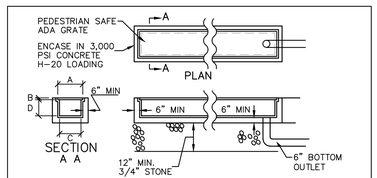
PLAN VIEW

SECTION A-A

6/5

SOUTH OUTLET STRUCTURE DETAIL

N.T.S.



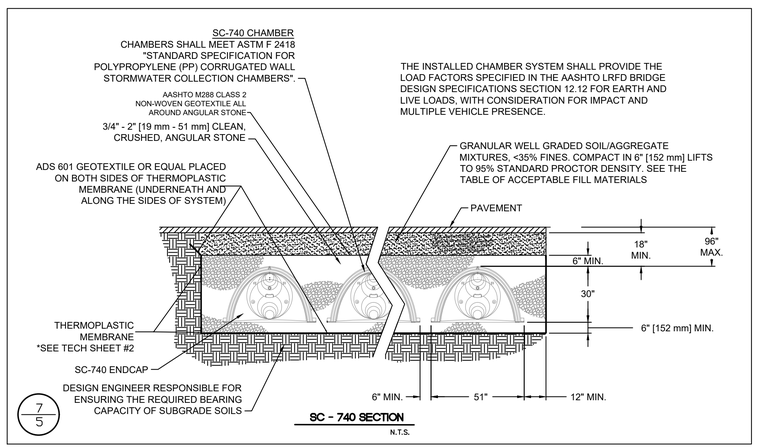
DIMENSION IN INCHES				
A	B	C	D	LENGTH
11 1/2	1 1/2	10	6	AS ORDERED

NOTES:
HEAVY DUTY, H-20 LOADING TRENCH DRAIN WITH PEDESTRIAN SAFE ADA GRATED COVER.

3/5

TRENCH DRAIN

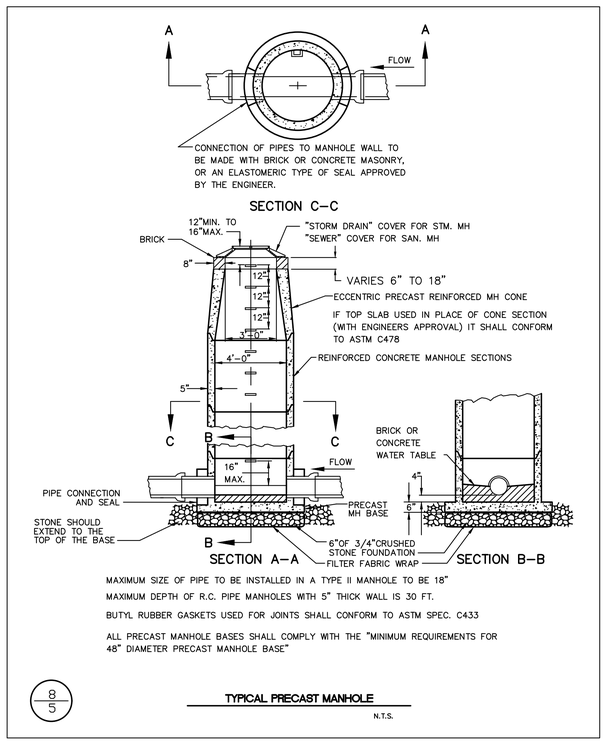
N.T.S.



7/5

SC - 740 SECTION

N.T.S.



MAXIMUM SIZE OF PIPE TO BE INSTALLED IN A TYPE II MANHOLE TO BE 18"

MAXIMUM DEPTH OF R.C. PIPE MANHOLES WITH 5" THICK WALL IS 30 FT.

BUTYL RUBBER GASKETS USED FOR JOINTS SHALL CONFORM TO ASTM SPEC. C433

ALL PRECAST MANHOLE BASES SHALL COMPLY WITH THE "MINIMUM REQUIREMENTS FOR 48" DIAMETER PRECAST MANHOLE BASE"

8/5

TYPICAL PRECAST MANHOLE

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date: NOV. 24, 2025
Drawn: D.T.
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TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

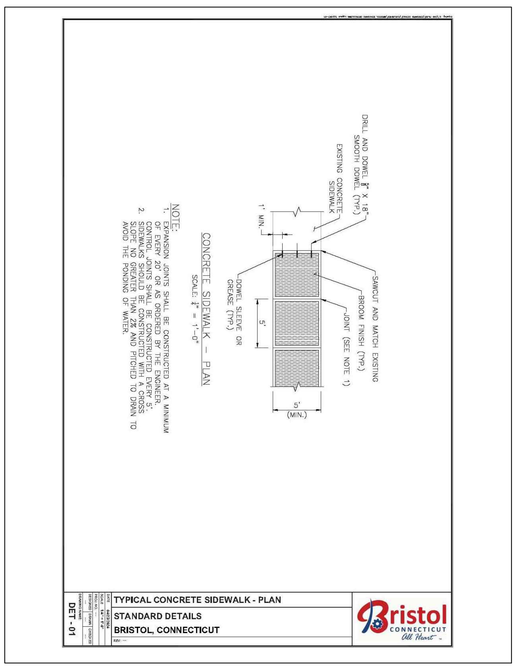
STATE OF CONNECTICUT
DONALD D. TORRES
No. 13808
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

SHEET NO.
C-5

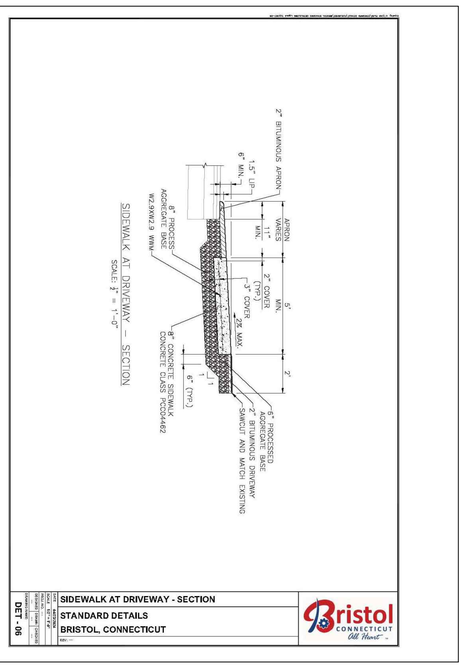
1/6



CONCRETE SIDEWALK — PLAN
SCALE: 1" = 1'-0"

TYPICAL CONCRETE SIDEWALK - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 01

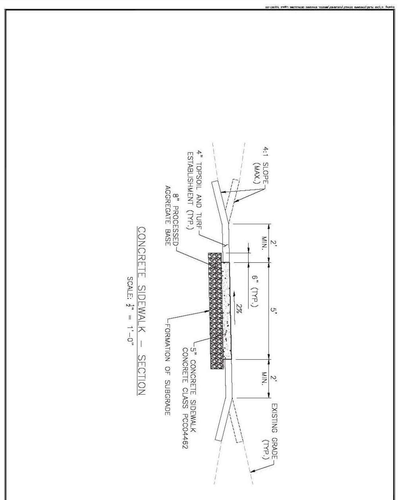
4/6



SIDEWALK AT DRIVEWAY — SECTION
SCALE: 1" = 1'-0"

SIDEWALK AT DRIVEWAY - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 06

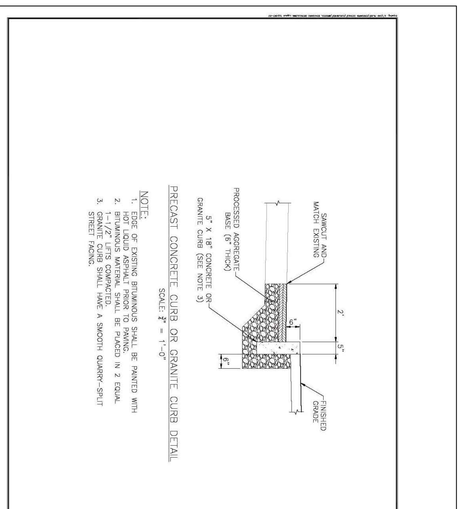
2/6



CONCRETE SIDEWALK — SECTION
SCALE: 1" = 1'-0"

TYPICAL CONCRETE SIDEWALK - SECTION
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 03

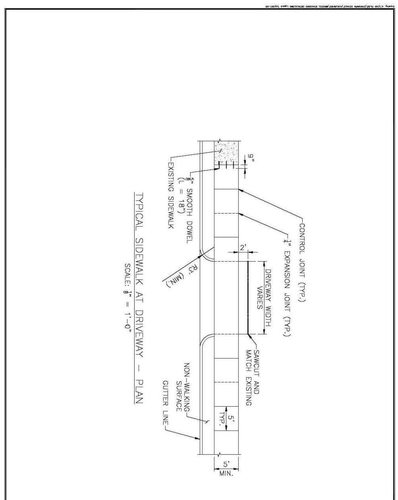
5/6



PRECAST CONCRETE CURB OR GRANITE CURB DETAIL
SCALE: 1" = 1'-0"

PRECAST CONCRETE OR GRANITE CURB
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 07

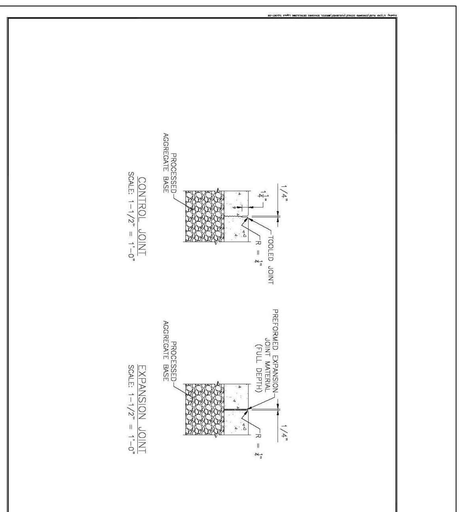
3/6



TYPICAL SIDEWALK AT DRIVEWAY — PLAN
SCALE: 1" = 1'-0"

SIDEWALK AT DRIVEWAY - PLAN
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 05

6/6



CONTROL JOINT
SCALE: 1-1/2" = 1'-0"

EXPANSION JOINT
SCALE: 1-1/2" = 1'-0"

TYPICAL SIDEWALK JOINTS
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 08

SHEET NO.
C-6

DETAILS

SITE IMPROVEMENTS

16 ANDREWS STREET
BRISTOL, CONNECTICUT

TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

Date: NOV. 24, 2025	Scale: 1" = 20'
Drawn: D.T.	Checked: O.T.
Revision	Date:

Application #1413
237 East Main St.

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

LAW OFFICES

FUREY, DONOVAN, COONEY & DYER P. C.

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

Molly Plante

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

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

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

tfurey@fureydonovan.com

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

December 8, 2025

Attn: Robert Flanagan, City Planner
Via email.

Re: Application #2546 CJ Auto Mall

Dear: Commissioners

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

Very Truly Yours,

Timothy W. Furey

CC: CJ Auto & Robert Green

Application #1413
237 East Main St.

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

From: T. Furey <tfurey@fureydonovan.com>
Sent: Monday, November 10, 2025 2:09 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Bassam Chreiha <bchreiha@gmail.com>
Subject: App 2546 at 237 East Main Street

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

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

App. #2546

CJ Auto Mall
237 East Main St.

Motor Vehicle Repairs or Service Facility and Sales.

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

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

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

Address or Location of the Property: 237 East Main Street

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

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

Reason for the Special Permit: To modify existing special permit

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

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

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

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

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

Name: CJ PD, LLC dba CJ Auto Mall

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

Telephone No.: 860-985-8975 E-Mail: bchreigha@gmail.com

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

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

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

Name: East Main Street Bristol LLC

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

Telephone No.: 860-982-4447 E-Mail: pdelfino007@yahoo.com

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2546

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: 237 East Main Street

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Timothy W. Furey

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

Telephone No.: 860-589-4343 E-Mail: tfurey@fureydonovan.com

08/17 - LUO

Applicant's Narrative

I will prepare a narrative but it is quite simple.

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

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

Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2546

MODIFICATION TO SPECIAL PERMIT: Modification of an existing Special Permit for "CJ's Auto" for some display of vehicles for sale and a total of 29 vehicles parked at 237 East Main Street; CJ PD, LLC, Applicant. *Plans Dated: August 12, 2025 (existing conditions plan); Date of Committee Review: October 9, 2025 (first review); January 15, 2026 (second review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. No Elevations are shown other than the building, these elevations are critical in understanding the flood plain impact.

1/8/26 Applicant Response: Elevations added to plan.

1/15/26 City Response:

2. Property corners not shown.

1/8/26 Applicant Response: Corners shown.

1/15/26 City Response:

3. The floodway elevations are not shown.

1/8/26 Applicant Response: Not applicable. Other than reinstallation of curbing and planting of small boxwoods, no improvements planned.

1/15/26 City Response:

4. Pipe sizing is not shown on the storm drainage.

1/8/26 Applicant Response: Existing drainage with no ongoing drainage problems.

1/15/26 City Response:

5. No utilities are shown.

1/8/26 Applicant Response: On plan.

1/15/26 City Response:

6. Existing trees are not shown.

1/8/26 Applicant Response: Tree line along river to north reflected on plan. There are no other trees.

1/15/26 City Response:

7. Building overhang is not shown.

1/8/26 Applicant Response: Existing and added to plan.

1/15/26 City Response:

8. The plan shows curbing on the edge of the parking areas which does not exist.

1/8/26 Applicant Response: Added to plan to be reinstalled.

1/15/26 City Response:

9. Waste disposal location not shown.

1/8/26 Applicant Response: Existing dumpster shown to rear of building on east side. Screening fence to rear of dumpster on east side of property.

1/15/26 City Response:

10. No lighting plan is provided.

1/8/26 Applicant Response: Existing lighting shown on plan. Under overhang and on rear of building. Additional lighting provided on CL&P poles in front of the property and billed to tenant. Lighting existing for many years is adequate with no issues.

1/15/26 City Response:

11. Additional comments may come forward related to the information requested above.

ASSISTANT CITY PLANNER (Andrew Armstrong):

1. The existing conditions plan submitted as part of this application is not accurate to what exists. The property is not in conformance with the approved site plan and or the existing conditions plan. Both plans show curbing, stop sign and bar and parking striping that does not exist on the property. Submit a site plan for review so minor site modifications can be made. Further, the curbing that should have been constructed could have prevented the current on-going zoning enforcement of excess vehicles and vehicles parked on the grass.

1/8/26 Applicant Response: Curbing added to plan to be reinstalled. Applicant assumes removed by snow removal by previous owner or tenants. Site plan was constructed in the 80's with revision to front yard parking 15 plus years ago. See plan attached.

1/15/26 City Response:

2. Staff will recommend to the Zoning Commission that a "look back" report and review of the site for conformance to the plan and special permit conditions occur one year from approval.

1/8/26 Applicant Response: Look back report within the discretion of the Commission as to this modification. Applicant asks they not be required to attend unless a problem occurs.

1/15/26 City Response:

3. Provide a landscape plan for the property that will prevent any future parking on the grass that has been on-going for 10 years.

1/8/26 Applicant Response: Curbing to be reinstalled along perimeter to prevent encroachment. Boxwoods to be planted along the west side as well. No plantings proposed on north but applicant can install some 4 x 4 posts with notice signs if requested.

1/15/26 City Response:

4. A recent inspection of the site showed the property is still not in conformance with the on-going zoning enforcement of this property including over 50 vehicles on the property in violation of the existing court order and approved site plan, vehicles and trailer parked on the grass and many vehicles shown for display (even more than currently proposed) including vehicles parked on the walkway to the business entrance.

1/8/26 Applicant Response: Applicant is in compliance and educating employees about responsibilities due to occasional customer overflow.

1/15/26 City Response:

5. The narrative and application description submitted do not match. Please clarify and explain exactly what you are proposing as it is not clearly defined. Please update both documents to reflect what you are proposing.

1/8/26 Applicant Response: Will clarify narrative but not complicated. Auto repair and sales of used cars.

1/15/26 City Response:

6. The previous approval included stipulations regarding repair work, number of employees and hours of operation. Please update the project narrative to provide this information.

1/8/26 Applicant Response: Four employees. Hours: Monday to Friday 9 AM to 6 PM, Saturday 9 AM to 2 PM, Sunday closed.

1/15/26 City Response:

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (ZEO) No comment at this time.

2. (Building) No comments at this time.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. No comments at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

1. The plan does not show utilities.

1/8/26 Applicant Response:

1/15/26 City Response:

2. The plan does not show a change in utilities.

1/8/26 Applicant Response:

1/15/26 City Response:

3. The person in charge of this project needs to send a specific plan.

1/8/26 Applicant Response:

1/15/26 City Response:

4. The person in charge of this project is encouraged to contact Bristol Water and Sewer to discuss and plans associated with water and sewer.

1/8/26 Applicant Response:

1/15/26 City Response:

5. All water and sewer work shall conform to the Bristol Water and Sewer Department Rules and Regulations.

1/8/26 Applicant Response:

1/15/26 City Response:

6. All water and sewer work shall conform to the Bristol Water and Sewer Department's Standard Specifications and City Ordinances.

1/8/26 Applicant Response:

1/15/26 City Response:

7. Permits for all water and sewer work must be applied for at www.bristolwaterdept.org a minimum 10 business days prior to any work being performed.

1/8/26 Applicant Response:

1/15/26 City Response:

8. All water and sewer work must be performed by a State of Connecticut licensed contractor.

1/8/26 Applicant Response:

1/15/26 City Response:

9. All water and sewer work shall be inspected by Bristol Water and Sewer Department employees prior to any backfill.

1/8/26 Applicant Response:

1/15/26 City Response:

10. Failure to have inspection performed by Bristol Water and Sewer Department prior to backfilling will require all work to be re-excavated before approval.

1/8/26 Applicant Response:

1/15/26 City Response:

Referral to Plainville Town Clerk

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: September 10, 2025

TO: Town Clerk - Plainville

FROM: Bristol Zoning Commission

Re: Referral of Special Permit Application #2546

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

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

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

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

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

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

Citation from ZEO to Applicant

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

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

BRISTOL CONNECTICUT

ZONING CITATION

September 25, 2025

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

CJ Auto Mall
237 E Main St
Bristol, CT 06010

RE: 237 East Main Street
MBLU: 41-20

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

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

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

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

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

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

Regards,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer

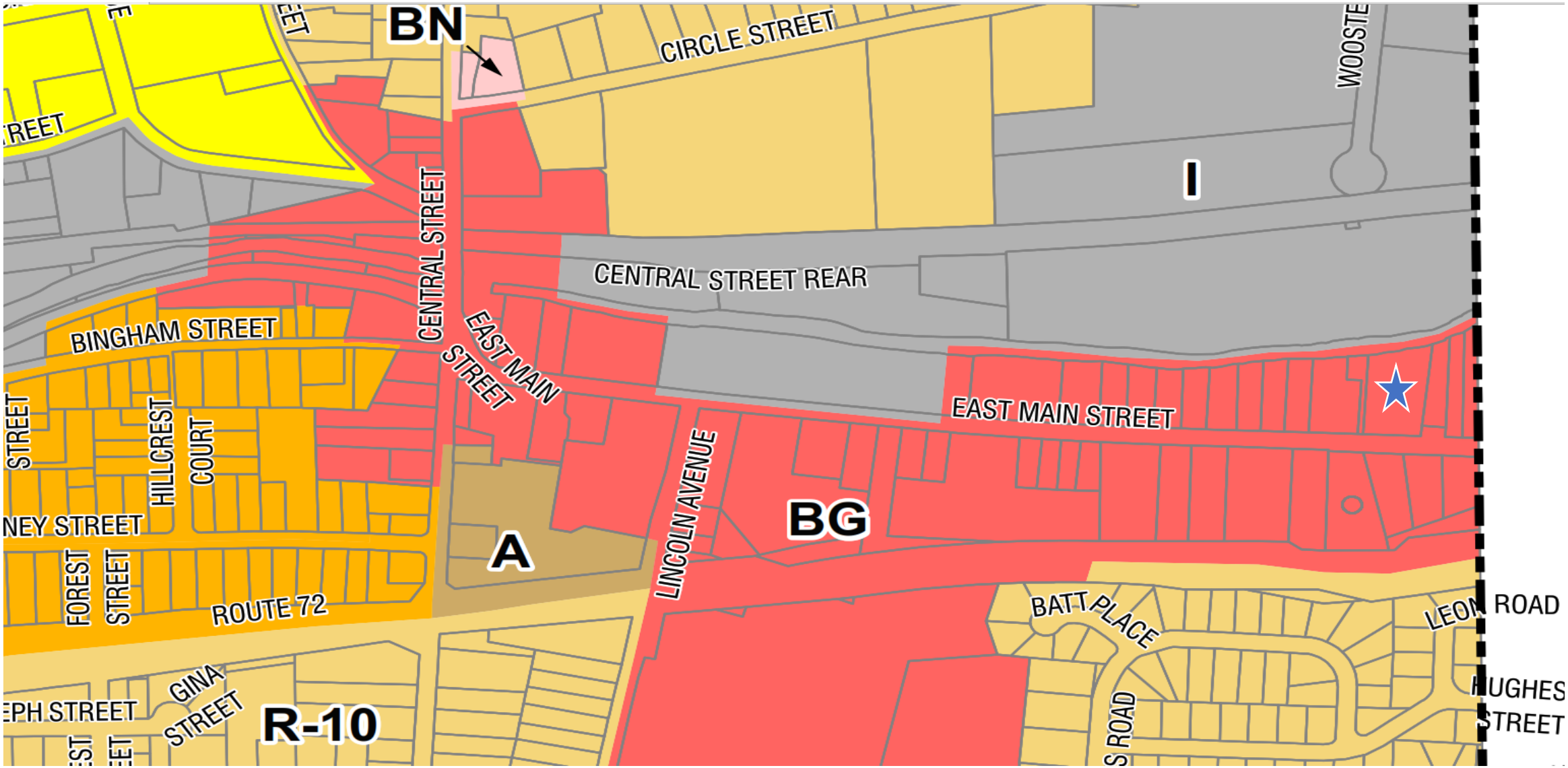
Lienholder
Webster Bank, National Association
1959 Summer Street
Stanford, CT 06905

Application #1413
237 East Main St.

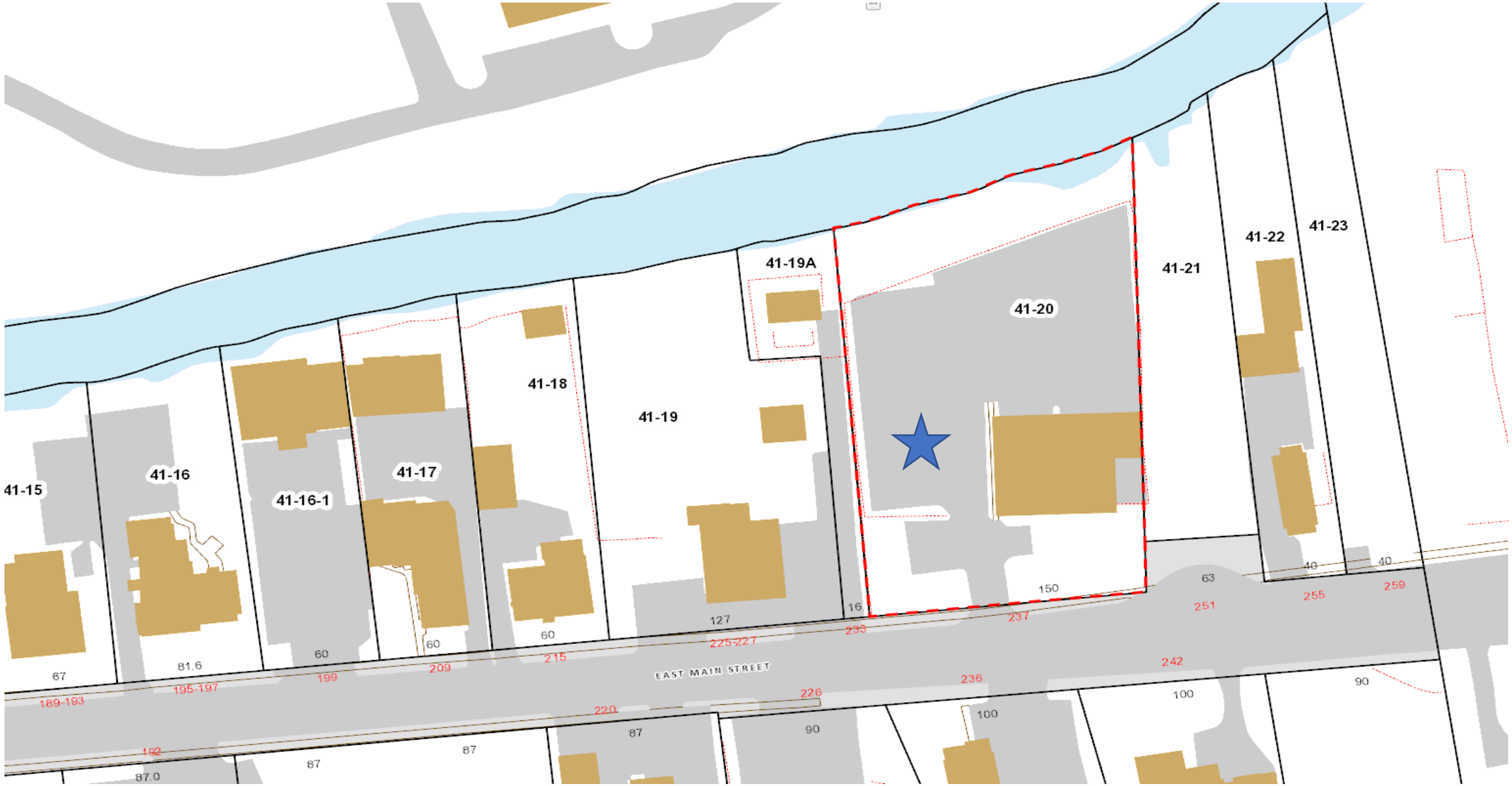
-circa-
February 9, 2004
hyperlink:

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

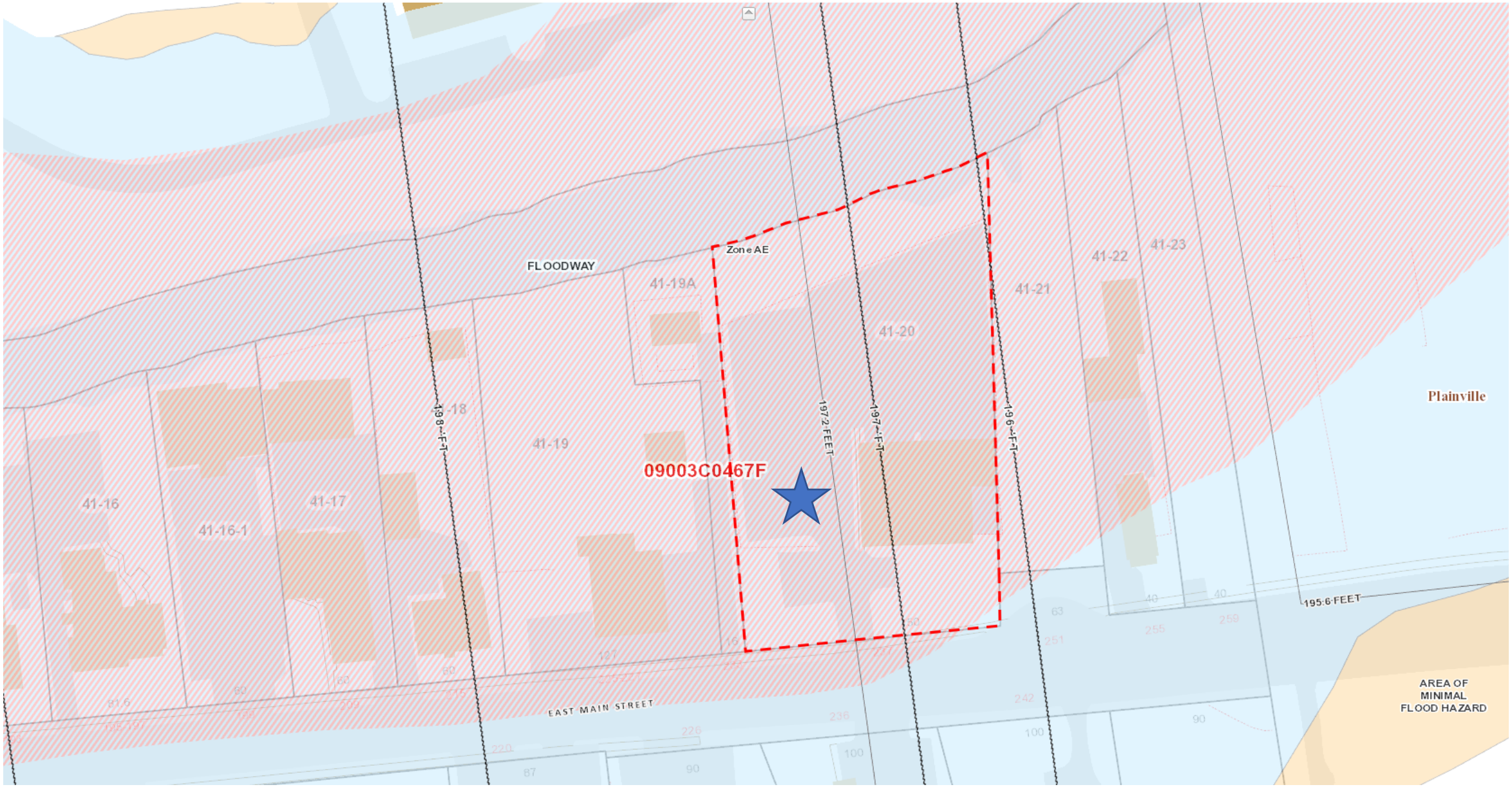
Maps



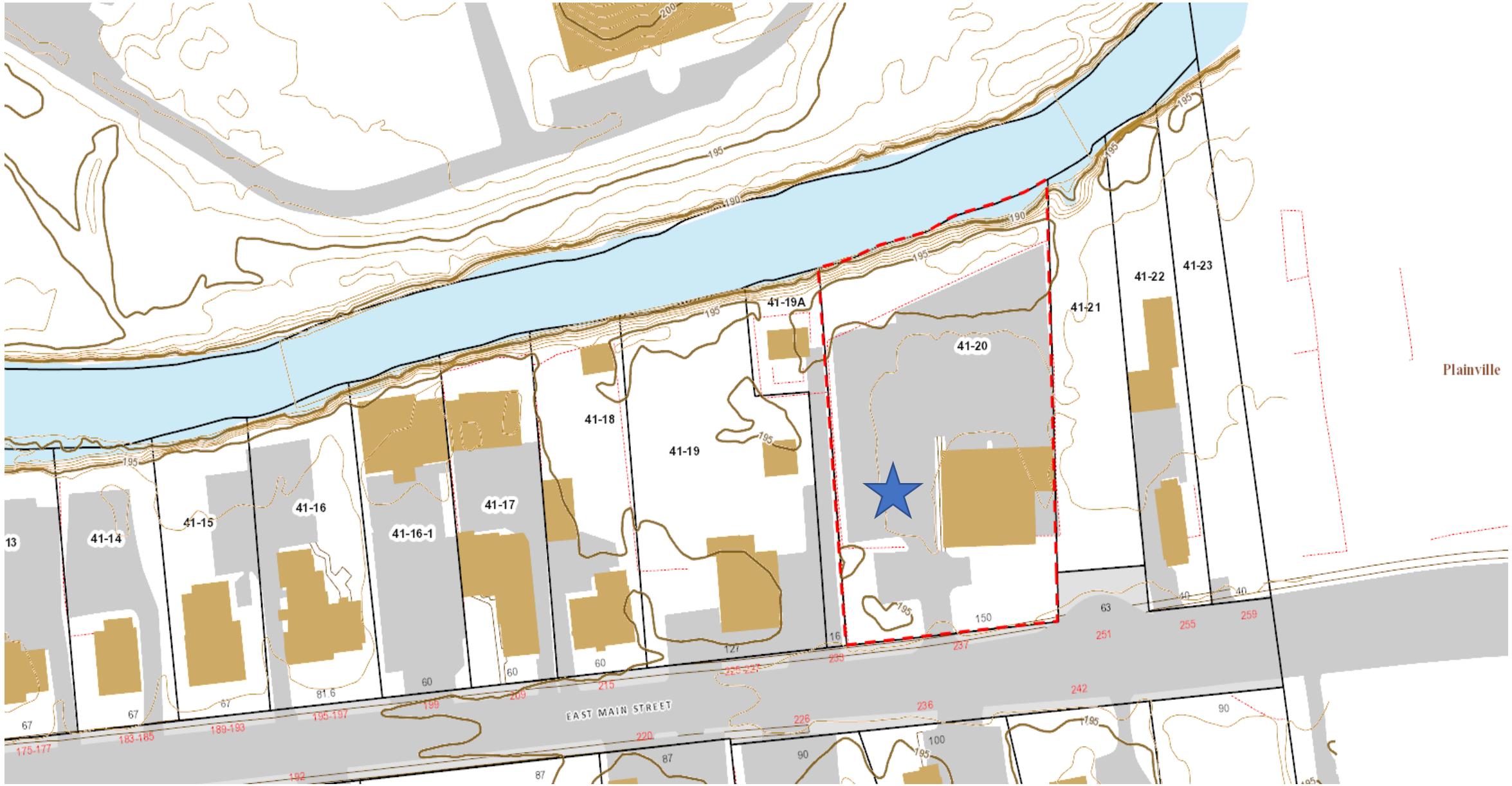
237 East Main Street- Zoning Map
(BG) General Business zone
Map 41 Lot 20



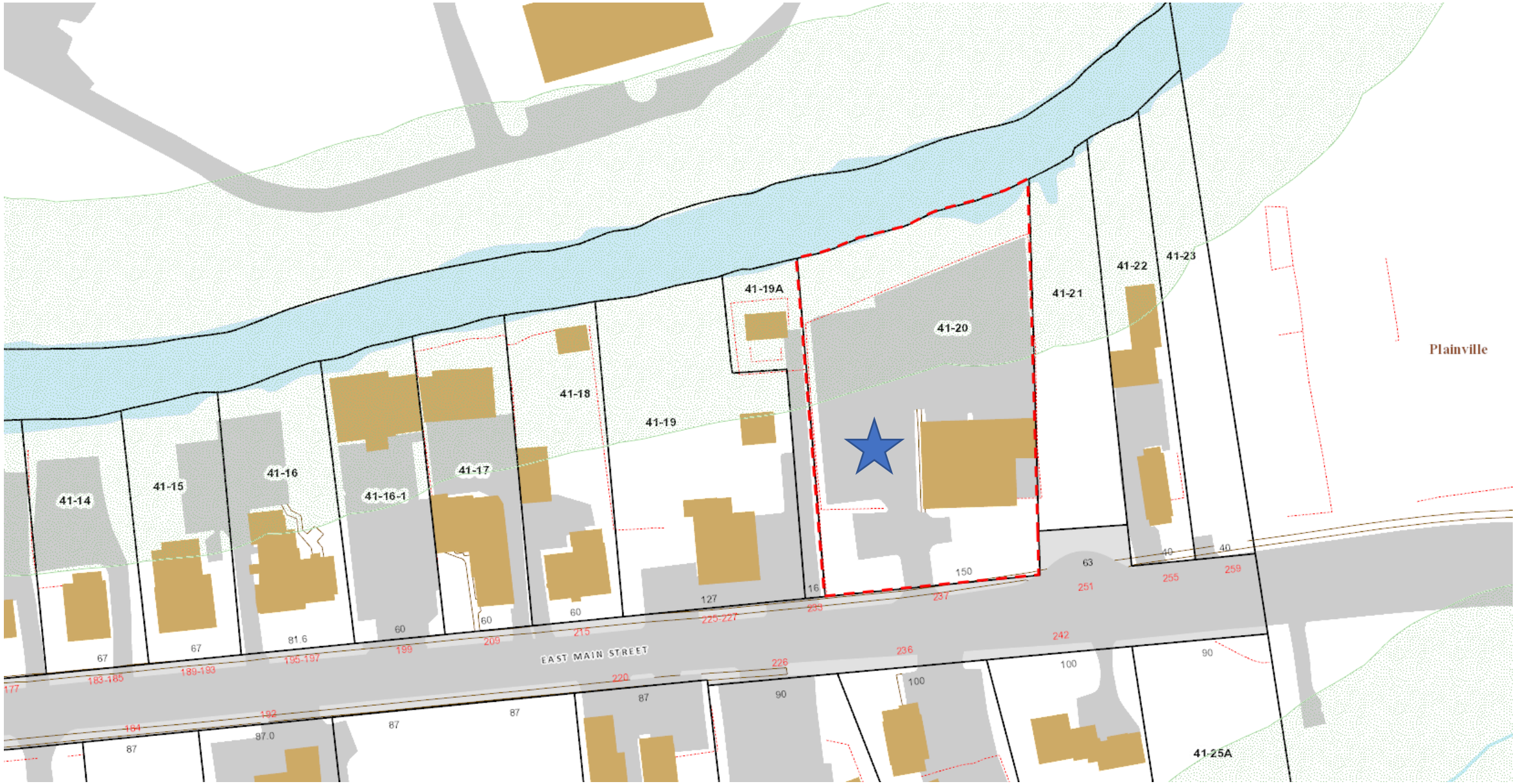
237 East Main Street- Location
Map 41 Lot 20



237 East Main Street- Floodplain
Map 41 Lot 20



237 East Main Street- Topography
Map 41 Lot 20



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



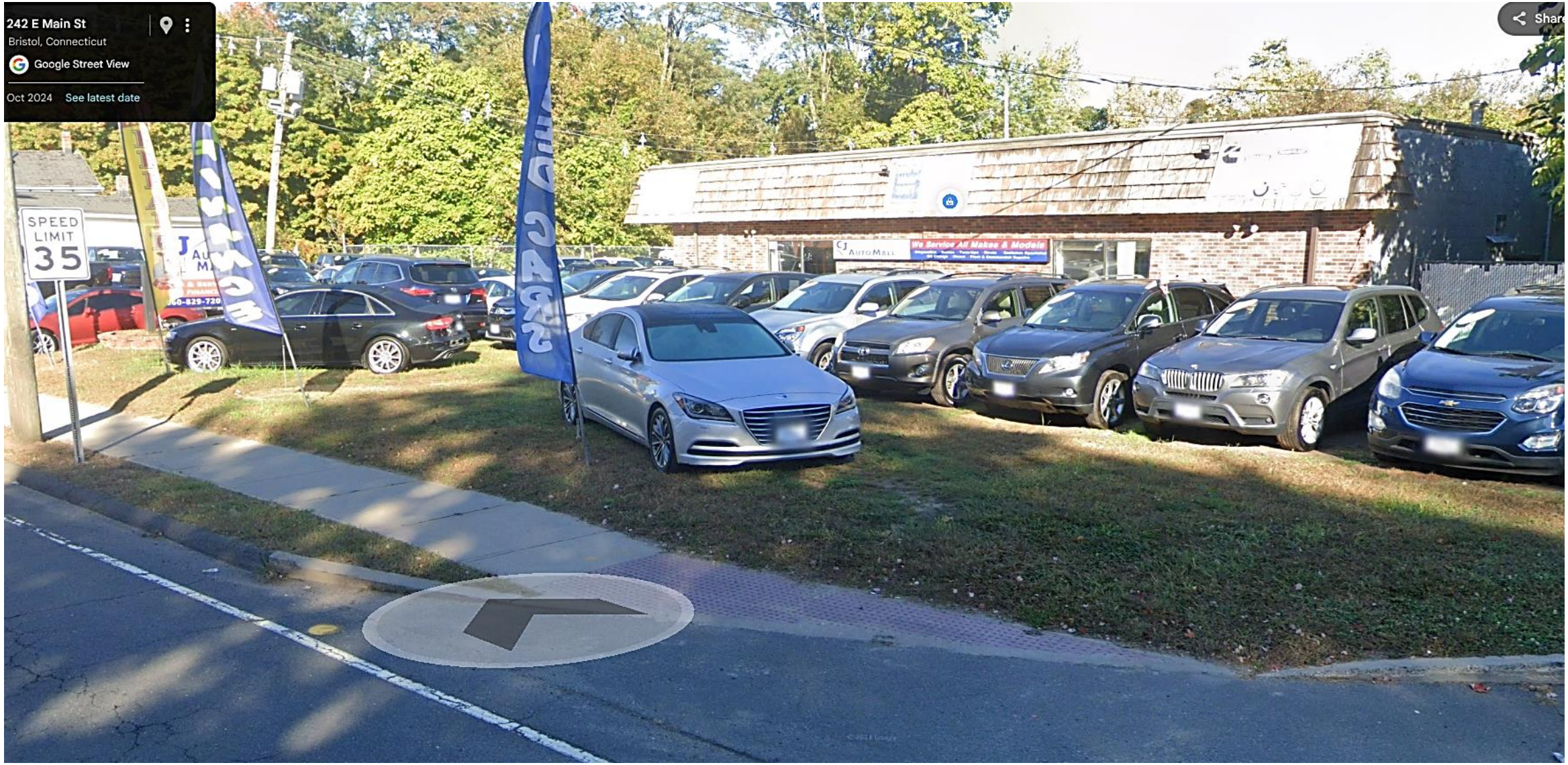
237 East Main Street- Aerial Photo - 2023
Map 41 Lot 20



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



237 East Main Street- Streetside Photo
Map 41 Lot 20



237 East Main Street- Streetside Photo
Map 41 Lot 20



237 East Main Street- Google Earth
Map 41 Lot 20



237 East Main Street- Streetside Photo
Map 41 Lot 20

Existing Conditions Survey

Revised Plan

LEGEND

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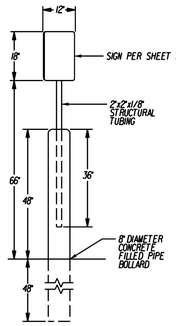
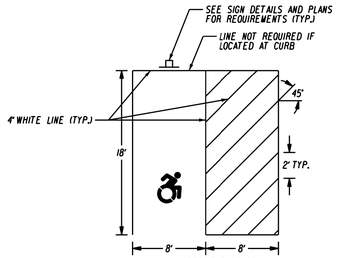
- 000.0 EXISTING SPOT ELEVATION
- WETLAND LIMITS AS SHOWN ON CITY OF BRISTOL WETLANDS MAP
- WETLAND LIMITS AS FLAGGED BY SOILS SCIENTIST
- 100' UPLAND REVIEW LINE FROM MAPPED WETLAND



SIGN/BOLLARD
NOT TO SCALE



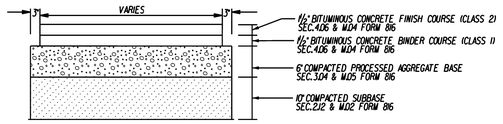
VAN ACCESSIBLE SPACE

NOTE: IF A CAR AND VAN SPACE SHARE A COMMON ACCESS AISLE, THAT AISLE SHALL BE 96 INCHES MINIMUM IN WIDTH

PARKING STALL FOR HANDICAP
NOT TO SCALE



SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT.P.A.#16-78)
NOT TO SCALE



BITUMINOUS DRIVEWAY AND PARKING LOT PAVEMENT DETAIL
NOT TO SCALE

GENERAL NOTES FOR SITE PLANS (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT ,WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED UNITS INTO THE EXISTING SEWER SYSTEM.THE CONTRACTOR INSTALLING THE SEWERS/LATERALS SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE SANITARY SEWER INSTALLATIONS.NO SANITARY SEWER INSTALLATION SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.(PER SEC.22-19(X4) OT THE CODE OF ORDINANCES - CITY OF BRISTOL; ALL BUILDING SEWERS SHALL HAVE A GRAVITY BACK FLOW PREVENTER.)

2. A STORM SEWER CONNECTION PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT,WILL BE REQUIRED PRIOR TO CONNECTING THE PROPOSED DRAINAGE SYSTEM(S) INTO THE CITY SYSTEM AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W.THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY R.O.W.SHALL NOTIFY THE CITY SEWER INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH INSTALLATION AND/OR CONNECTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF THE STORM SEWER INSTALLATIONS.NO STORM SEWER SHALL BE BACKFILLED PRIOR TO AN INSPECTION OF THE COMPLETE PIPE INSTALLATION BY THE CITY SEWER INSPECTOR.

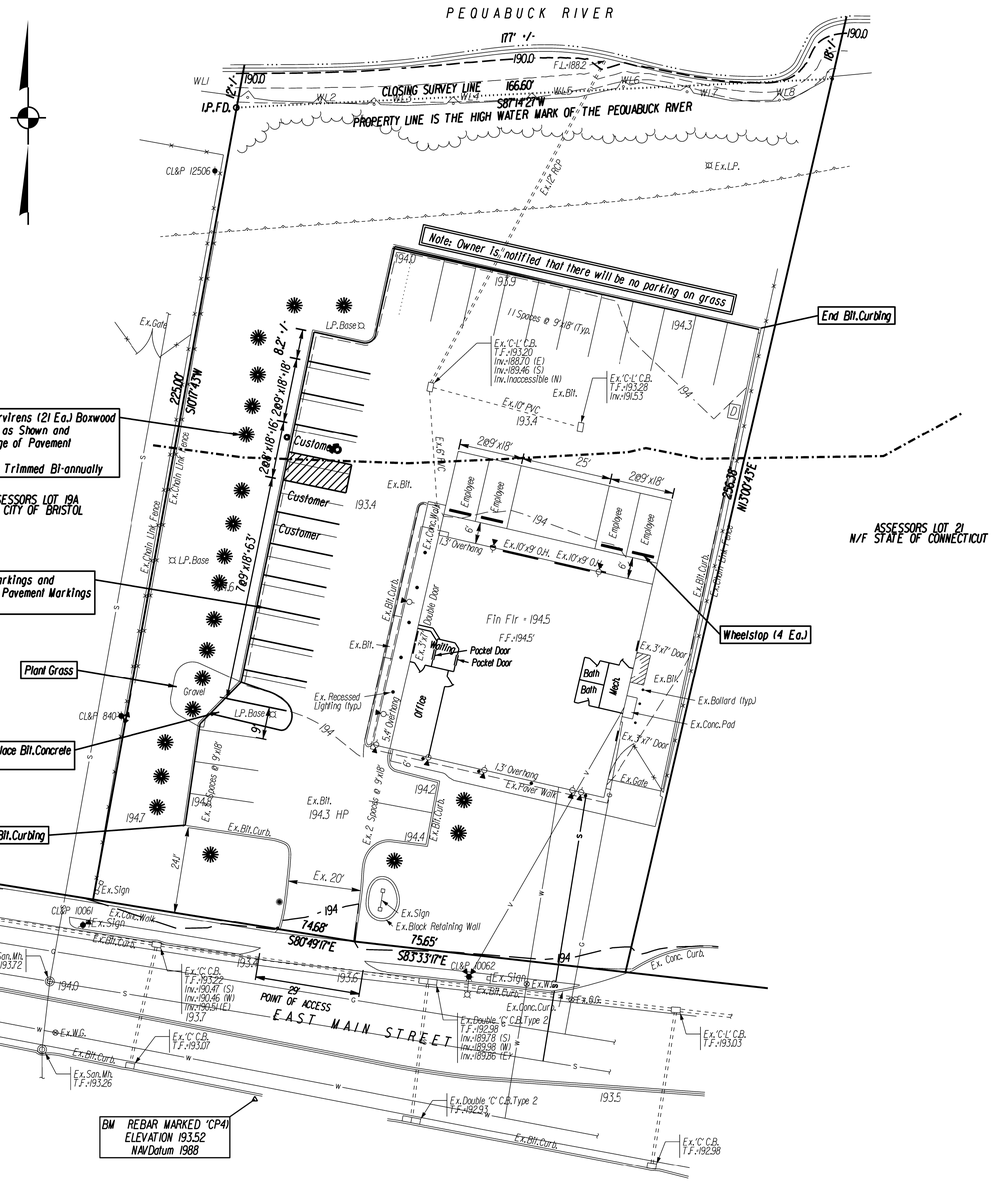
3. A DRIVEWAY APRON AND/OR SIDEWALK PERMIT OBTAINED FROM THE PUBLIC WORKS DEPARTMENT,WILL BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W.THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY R.O.W.SHALL NOTIFY THE CITY HIGHWAY INSPECTOR BETWEEN 24 AND 48 HOURS PRIOR TO ANY SUCH CONSTRUCTION TO MAKE ARRANGEMENTS FOR AN INSPECTION OF ANY DRIVEWAY APRON AND/OR SIDEWALK INSTALLATIONS.NO CONCRETE (PORTLAND CEMENT AND/OR BITUMINOUS) SHALL BE PLACED PRIOR TO AN INSPECTION BY THE CITY HIGHWAY INSPECTOR.

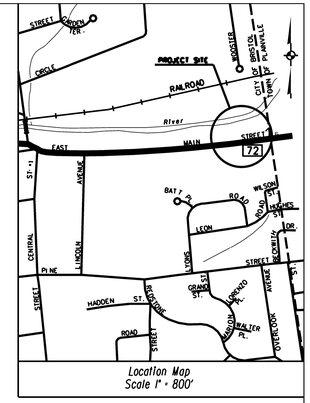
4. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/MEO.

5. GRADING AROUND THE PROPOSED IMPROVEMENTS SHALL BE PERFORMED IN A MANNER WHICH PREVENTS ALL RUNOFF FROM BEING DIRECTED ONTO ADJACENT PROPERTIES;BOTH DURING AND AFTER CONSTRUCTION.

6. AS-BUILT PLOT PLANS SHALL BE SUBMITTED FOR ENGINEERING DIVISION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE REQUIRED ENGINEERING SIGN-OFF FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AS-BUILT PLANS MUST INCLUDE AS-BUILT GRADING OF THE SITE.

7. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK,IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED.





Location Map
Scale 1" = 800'

Notes

1. BFE Varies from El.197.4 West Side to 196.0 East Side
2. Parking Distribution

Employees	4
Customer	3
Inventory	25
Total Spaces	32

REFERENCES:
1. SITE PLAN OF LOT #20,EAST MAIN STREET,BRISTOL,CONN.,TO BE DEVELOPED BY JOHN & EDWARD HILL,SCALE 1"-30',MARCH 16,19 LEFORE & CASCIANO,P.E.
2. COMPILATION PLAN,CITY OF BRISTOL,MAP SHOWING LAND ACQUIRED FROM MARCEL CYR ET AL,BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION,RELOCATION OF ROUTE 72,SCALE 1:500,NOVEMBER,2000,REVISED TO DEC.12,2002
3. MAP SHOWING PROPERTY BELONGING TO PATRICK ENGLEWOOD,FORESTVILLE,BRISTOL,CONN.,SCALE 1"-40',JUNE 10,1914,CARLETON W.BUELL,C.E.
4. MAP SHOWING PROPOSED PUMPING STA.SITE,EAST MAIN STREET,FORESTVILLE,BRISTOL,CONN.,NOVEMBER 1946,SCALE 1"-100', C.M.PENNING,CITY ENGINEER
5. MAP SHOWING TEMPORARY EASEMENTS OVER LOTS NO.19 & 20,EAST MAIN STREET,SACLE 1"-20',SEPT.,1984,ROBERT E.PETERSON,R.L.S.
6. CONNECTICUT STATE HIGHWAY DEPARTMENT,RIGHT OF WAY MAP,TOWN OF BRISTOL,EAST MAIN STREET,FROM THE PLAINVILLE TOWN LINE WESTERLY TO ENTRAL STREET,ROUTE NO.113,SCALE 1"-40',SEPT.30,1929,REVISED JULY 1,1969,NUMBER 233

SURVEYORS NOTES:

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

BOUNDARY DETERMINATION CATEGORY - RESURVEY

HORIZONTAL ACCURACY CLASS - A-2

TOPOGRAPHIC ACCURACY CLASS - T-2

VERTICAL DATUM - NAVD 1988

ASSESSORS MAP 41,LOT 20

ZONE BG

BASED ON FLOOD INSURANCE RATE MAP,HARTFORD COUNTY,CONNECTICUT (ALL JURISDICTIONS) PANEL 467 OF 625,MAP NUMBER 09003C0467F,EFFECTIVE DATE: SEPTEMBER 26,2008,THE SUBJECT PARCEL IS LOCATED IN ZONE AE.

Property & Existing Conditions Survey
AND
Minor Modifications

Prepared for

C & J Auto Mall, Inc.

Automobile Dealer

237 East Main Street

Bristol, Conn.

Scale 1"=20' *August 12, 2025*
Rev. December 15, 2025
Rev. December 23, 2025

20 0 20
Scale In Feet

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

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

Original Plan

LEGEND

- EXISTING UTILITY POLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING LAMP POST
- AC. AIR CONDITIONING
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- S EXISTING SEWER LINE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- E EXISTING OVERHEAD UTILITIES
- EXISTING PICKET FENCE
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- EXISTING TREE LINE
- EXISTING CONTOUR
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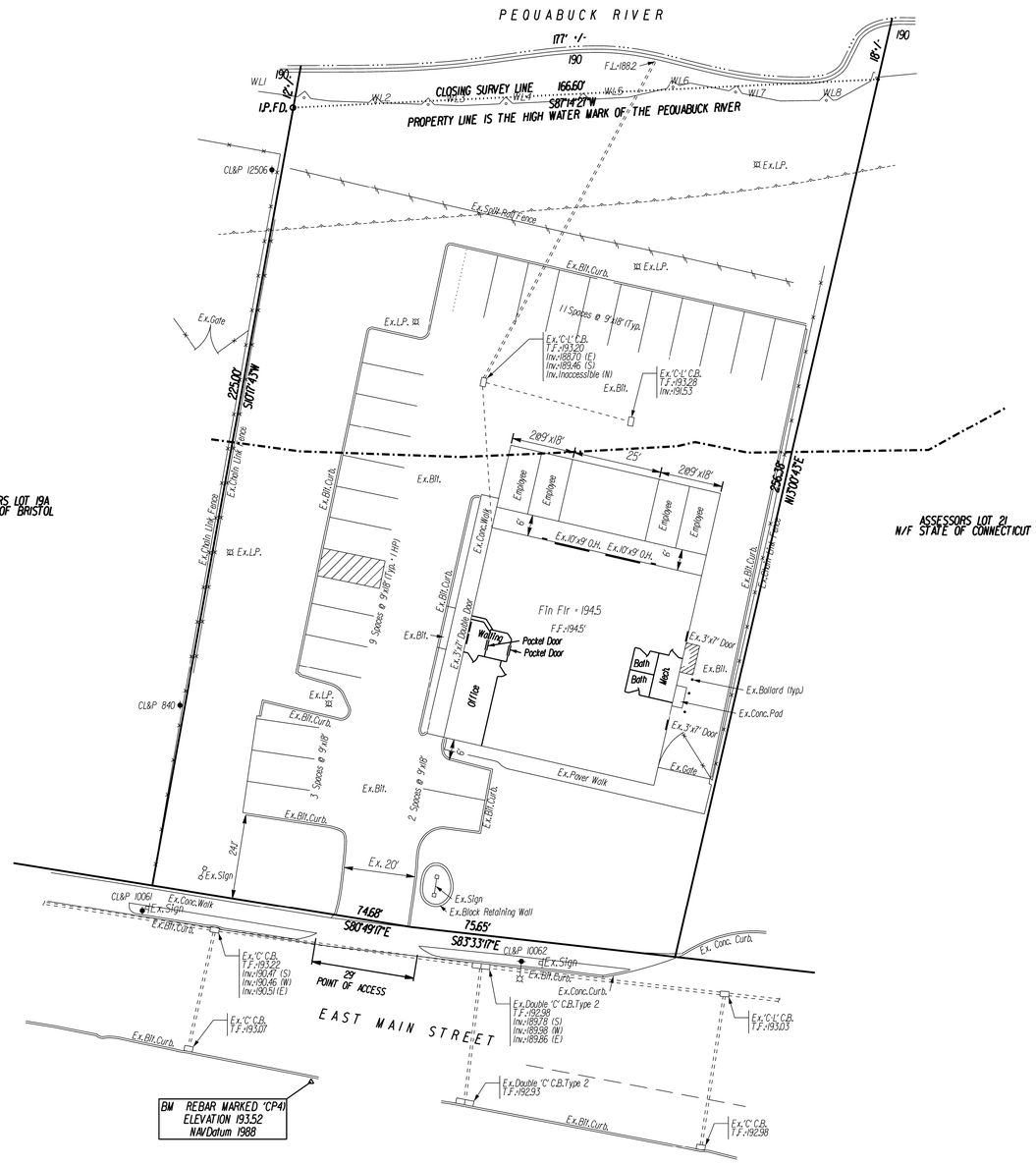

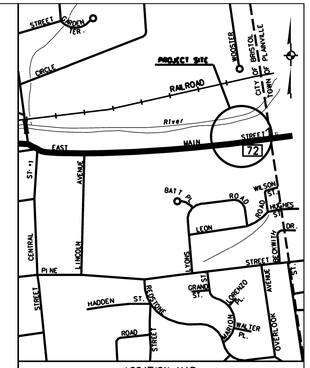

LOCATION MAP
SCALE 1" = 800'

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2. COMPILATION PLAN,CITY OF BRISTOL,MAP SHOWING LAND ACQUIRED FROM MARCEL CYR ET AL,BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION,RELOCATION OF ROUTE 72,SCALE 1:500,NOVEMBER,2000,REVISED TO DEC.12,2002
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BOUNDARY DETERMINATION CATEGORY - RESURVEY

HORIZONTAL ACCURACY CLASS - A-2

TOPOGRAPHIC ACCURACY CLASS - T-2

VERTICAL DATUM - NAVD 1988

ASSESSORS MAP 41,LOT 20

ZONE BG

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

Property & Existing Conditions Survey

Prepared for

C & J Auto Mall, Inc.

Automobile Dealer

237 East Main Street

Bristol, Conn.

Scale 1"=20' August 12, 2025

20 0 20
Scale In Feet

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

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

App. 2547

Earth Removal Special Permit Application

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

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

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

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

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

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

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

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

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

Other comments:

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

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

Name: H & T Holdings of Bristol, LLC

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

Telephone No.: 860-250-6160 E-Mail: tom@tabaccoconstruction.com

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

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2547

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney James Ziogas

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

Telephone No.: 860-584-2384 E-Mail: jziogas@ziogaslaw.com

08/17 - LUO

For Office Use Only
APPLICATION NO. 2547

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Robert Green Associates

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

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

08/17 - LUO

Applicant's Narrative

NARRATIVE FOR AMBLER ROAD AND GRASSY ROAD

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

Intervenor Petition

Friends of the Hoppers

RECEIVED

By NancyKing at 12:38:44 PM, 1/9/2026

BRISTOL ZONING COMMISSION
Bristol, CT

In the matter of: **Date: January 9, 2026**

H & T Holdings, LLC, Assessors Map 20, Lots 214-217, 45 & 51 Grassy Road and Ambler Road, Applications for a Special Permit for Earth Removal and a Site Plan to the Zoning Commission of the City of Bristol, Connecticut

VERIFIED PETITION TO INTERVENE

Pursuant to §22a-19 et seq. of the Connecticut General Statutes the undersigned Michelle Rudy is an individual and a taxpayer of Bristol, Connecticut, who serves as President of Friends of Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, an association dedicated to the preservation of the ecological and natural resources of the Hoppers-Birge Pond Nature Preserve in Bristol, Connecticut, which nature preserve wholly encompasses the surrounding lands around the property that is the subject of the proposed activity in this proceeding. Friends of Hoppers-Birge Pond Nature Preserve is concerned with environmental integrity of natural resources including the ground water, surface water, land, vegetation communities, the peaceful enjoyment and quality of life in Bristol. Friends of Hoppers-Birge Pond Nature Preserve applies to become an intervening party in the above-entitled administrative proceeding, and represents as follows:

1. The subject administrative proceeding involves the consideration of a special permit to allow the extraction of a rather large amount of surface and subsurface sand, gravel, soil, and other material from the Applicant's property, which excavation and development will directly impact the quality of the environment of the Hoppers-Birge Pond Nature Preserve that wholly surrounds the Applicant's proposed excavation site.

2. In 1988 the voters of Bristol elected by Referendum to preserve as a nature sanctuary the land that became the Hoppers-Birge Pond Nature Preserve (Preserve). The intervenor is an association that has been dedicated for more than three decades to preserving the nature and ecology of the Preserve, helping to maintain this valuable community natural and recreational asset for many years prior to the Applicant's plans to harmfully excavate within this sensitive ecosystem.

3. This administrative proceeding involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water and other natural resources of the state in the following ways:
    a. The proposed activities and development will require wholesale clearcutting of mature forest trees, reducing the land's natural capacity to absorb rainfall through the elimination of five to six acres of tree canopies and root networks, leading to increased rainwater runoff, erosion, flooding, and sedimentation in nearby habitats.

b. The proposed activities and development will threaten an adjacent, extremely rare 10-acre stand of pitch pine trees which, in turn, support an ecosystem and habitat of rare and endangered species, threatening harm to the trees and to the fragile habitat they support.

c. The proposed activities and development will threaten an equally rare community of American Chestnut tree root systems that continue to sprout despite a blight that has rendered the species highly endangered.

d. The proposed activities and development will cause a fragmentation of a DEEP-designated 200-acre core forest, causing a doughnut-hole fragmentation that will maximize the ill effects of edge habitat while reducing interior, undisturbed core areas that are vital to the survival of many sensitive species. Such fragmentation will cause a depletion in the biodiversity of bird species that require core forest in order to maintain many species in the preserve that have long ago vanished from the more urban landscape throughout the rest of Bristol. The list of such species includes but is not limited to the following: Wood Thrush, Eastern Towhee, Downy Woodpecker, Pileated Woodpecker, Barred Owl, Belted Kingfisher, Ovenbird, Red-Winged Blackbird, American Redstart, White-Breasted Nuthatch, Scarlet Tanager, Eastern Wood-Pewee, and Black and White Warbler, all of which have been observed within the Preserve.

e. The proposed activities and development will, according to the developer's plan, stockpile soils that will mix invasive species of plant seed with native species of plant seed, causing an infestation of the invasive species that will be extremely difficult to eradicate and that will undermine restoration efforts and jeopardize the long-term health of native plant communities.

f. The proposed activities and development will level the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(1), which states that, "...the natural topography of the property shall be preserved to the maximum extent possible."

g. The proposed activities and development will radically invert the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(3), which states that, "...the proposed excavation shall be certified by the City Engineer as being the minimum depth of excavation necessary to accomplish the proposed project."

h. The proposed activities and development will obliterate a collection of significant geological formations known as glacial kames, which are irregularly shaped hills and mounds that have stood in this forest for more than 14,000 years since being deposited by the retreat of the glaciers of the last ice age.

i. The excavation of soil below the water table and into the aquifer will likely result in the dewatering of nearby wetlands.

j. The excavation of soil above the bedrock will remove filtration of surface water recharge of the aquifer resulting in contamination of the aquifer and of nearby pools of water and the pond within the Preserve.

k. The excavation of 145,000 cubic yards of sand, soil, and gravel will cause particulate matter to become airborne and settle onto the surface of Hoppers-Birge Pond and onto vegetation, where it will eventually be washed into the pond, causing significant contamination and irreparable transformation of the pond hydroculture and habitat, endangering the habitat and life of sensitive pond species.

l. The proposed activities and development will require significant truck traffic and the operation of heavy construction and excavation machinery that will cause harm to the habitats of sensitive local species and that will cause heightened risk of injury or death due to truck traffic.

m. The proposed activities and development will disturb a network of trails that have traversed the Preserve's forest since before the Preserve was dedicated, robbing Bristol's residents of the benefits of a wilderness experience and of the ability to commune with nature while recreating in a natural habitat close to home.

n. The proposed activities and development are inconsistent with the Bristol Plan of Conservation and Development (POCD), whereas the Bristol Zoning Commission is required to consider the POCD in its deliberations. Specifically, the proposed activities and development are inconsistent with the following provisions and goals set forth in the POCD.:

    i. "Protect and maintain the quality of Bristol's natural resources and features such as water courses, groundwater, air, and environmentally sensitive lands."

    ii. "Provide adequate open space for all Bristol residents."

    iii. "Encourage Community Character" through efforts that:

        1. "Encourage the preservation of undeveloped lands within residentially zoned areas."
        2. "Support the preservation of historic resources."
        3. "Support community resources which enhance the quality of life within Bristol."
        4. "Preserve and enhance scenic views and scenic resources in Bristol."
        5. "Encourage buildings and sites to be designed to reflect the overall character of Bristol."

    iv. "Strive to be a sustainable and resilient community" by:

        1. Honoring the POCD's reference to the Friends of Hoppers-Birge Pond Nature Preserve (the Intervenor) as a key means to promote conservation, in POCD Section 4.1.
        2. Discouraging "development which negatively impacts wetlands and watercourses," per POCD Section 4.3.1.
        3. Discouraging "development on steep slopes and ridgelines," per POCD Section 4.3.2.
        4. Protecting "Bristol's natural resources through land development controls...and other preservation techniques" to "carefully control development which could result in damage to the land and

environment" and "cooperate with...other organizations in protecting natural resources," per POCD Section 4.3.3.

5. Honoring the POCD's vision for Scenic Resources, regarding which the POCD states in Section 6.1.5, "There are a number of scenic areas within Bristol and several vantage points offering spectacular views. *These scenic resources should be preserved to the extent feasible, and* ***preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.***" [Emphasis added.]

4. There are feasible and prudent alternatives to the proposed permitting of excavation to protect the air, water, trees, and other natural resources associated with the subject property; including:
    a. Reduction in the size of the project and denial of a permit to excavate more cubic yardage than is permitted as of right.
    b. Permitting the construction of a small-scale, sensitively designed residential presence that respects the existing forest and topography.

5. The Connecticut Environmental Protection Act of 1971 provides, in part, that any person may intervene as of right in any administrative proceeding upon the filing of a verified pleading asserting that the proceeding "involves conduct which has, or which 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". C.G.S. Section 22a-19(a).

6. It is the responsibility of the Applicant in these administrative proceedings to adequately develop by the introduction of substantial evidence of record, evidence that will address the issues raised herein with respect to the potential impacts, and the Applicant has the burden of establishing that the proposed action will not have such significant adverse impact as alleged and that no alternatives exist that would reduce or eliminate the potential for such adverse impacts.

7. Pursuant to C.G.S. 22a-19, et. seq., the undersigned requests all rights of participation granted to any party in accordance with the provisions thereto.

8. This request for intervention with party status will further the policies and purposes of the Connecticut Environmental Protection Act. (C.G.S. 22a-19, et. seq.)

9. The application involves the likelihood of erosion, sedimentation, and pollution of nearby surface and ground waters.

10. The Intervening Petitioner, pursuant to the provisions of C.G.S. Section 1-21c, hereby requests that it be given written notice by mail of all hearings and meetings to be held in connection with this proceeding as well as all negotiations pertaining to the above captioned application.

Applicable Law:

A. CEPA Allows Any Person To Intervene In Legal Proceedings to Raise Environmental Issues

As noted above, this Application is made pursuant to CEPA, the plain language of which was intended to provide wide access to the states' various tribunals. Red Hill Coalition, Inc. v. Conservation Commission of Town of Glastonbury, 212 Conn. 710 (1989). The statute provides in relevant part:

> "[in] any administrative, licensing or other proceeding, and in any judicial review thereof made available by law, ...any person ...or other legal entity may intervene as a party on the filing of a verified pleading asserting that the proceeding or action for judicial review involves conduct which has, or which 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." §22a-19 (truncation added)

Unlike a classical aggrievement cases, a §22a-19 intervenor need not show "aggrievement". Hyllen-Davey v. Planning & Zoning Commission, 57 Conn. App. 598, 593, 749 A.2d 682, cert denied, 253 Conn. 926, 754 A.2d 796 (2000)("the EPA waives the additional aggrievement requirement in ...§22a-19, [which] authorizes any citizen or other entity, without having to first establish aggrievement, to intervene in an existing proceeding."); Scaringe v. Meriden Planning & Zoning Comm, CV-000274515-S, J.D. at Meriden, (November 26, 2002)(Gilardi, J).

An allegation of facts that the action at issue in the proceeding is likely to unreasonably impair the public trust in natural or historical resources of the State is sufficient. See, Cannata v. Dept. Of Environmental Protection, et al, 239 Conn. 124 (1996)(alleging harm to floodplain forest resources).

B. CEPA Is Not Discretionary: Once A Verified Application Has Been Filed, Intervention Is a Matter of Statutory Right

The Connecticut Appellate Court has noted that statutes "such as the EPA are remedial in nature and should be liberally construed to accomplish their purpose." Avalon Bay Communities, Inc. v. Zoning Commission of the Town of Stratford, 87 Conn.App.537 (2005); Keeney v. Fairfield Resources, Inc., 41 Conn. App. 120, 132-33, 674 A.2d1349 (1996); Red Hill Coalition, Inc. v. Town Planning & Zoning Commission, 212 Conn. 7272, 734, 563 A.2d 1347 (1989) ("section 22a-19 makes intervention a matter of right once a verified pleading is filed complying with the statute, whether or not those allegations ultimately prove to be unfounded"); Polymer Resources, Ltd. v. Keeney, 32 Conn. App. 340, 348-49, 629 A.2d 447 (1993) ("[Section] 22a-19[a] compels a trial court to permit intervention in an administrative proceeding or judicial review of such a proceeding by a party seeking to raise environmental issues upon the filing of a verified complaint. The statute is therefore not discretionary.") See Also, Connecticut Fund for the Environment, Inc. v. Stamford, 192 Conn. 247, 248 n.2, 470 A.2d 1214 (1984).

In Mystic Marinelife Aquarium v. Gill, 175 Conn. 483, 490, 400 A.2d 726 (1978), the Connecticut Supreme Court concluded that one who filed a verified pleading under § 22a-19 (a) became a party to an

administrative proceeding upon doing so and had "statutory standing to appeal for the limited purpose of raising environmental issues." Further, since "[i]t is clear that one basic purpose of the act is to give persons standing to bring actions to protect the environment" this intervention should be granted as in the public interest. Belford v. New Haven, 170 Conn. 46, 53-54, 364 A.2d 194 (1975).

This Application makes specific verified allegations of unreasonable impairment of natural resources, inter alia: the reasonably likely threat of increased pollutant mobility, the contamination of currently uncontaminated property and the release of nutrients and other stormwater pollutants into the environment. Thus, the undersigned party intervenes in this proceeding on the filing of this Verified Notice of Intervention and requests notice of all meetings.

Intervenor respectfully requests a public hearing at which it may present evidence and cross examine witnesses.

Respectfully,

Michelle Rudy, President of Friends of
Hoppers-Birge Pond Nature Preserve
102 Henderson Street
Bristol, CT 06010
mirwater@yahoo.com
(860)558-5393

INTERVENTION VERIFICATION

Michelle Rudy, President
Friends of the Hoppers-Birge Pond
Nature Preserve

STATE OF CONNECTICUT :
: ss: Bristol
COUNTY OF HARTFORD :

On this 9th day of January, 2026 personally appeared Michelle Rudy, President of Friends of the Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, duly authorized, and made oath to the truth of the matters contained in the foregoing application, before me.

Jennifer Keen
Notary Public/Commissioner of the Superior Court

My Commission Expires: 4/30/2028

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

Applicant 30-day Extension to Open Public Hearing

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

Robert:

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

Thank you.

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

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

From: Robert Flanagan <RobertFlanagan@bristolct.gov>
Sent: Thursday, November 13, 2025 12:17 PM
To: James Ziogas <jziogas@ziogaslaw.com>
Subject: Extension for H&T Holdings - Ambler/Grassy

Hi Jim:

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

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

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

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

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

Thanks.

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

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

Applicant's Traffic Statement



Traffic Evaluation

Earth Removal at Ambler Road and Grassy Road

Bristol, Connecticut

Prepared for:

H&T Holdings of Bristol, LLC



Prepared by:

KWH Enterprise, LLC

October 2025

Hyperlink for Full Report:

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

Peer Review Estimate of Traffic Evaluation BL Companies

October 23, 2025

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

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

Dear Mr. Flanagan:

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

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

I. PROJECT UNDERSTANDING

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

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

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

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

II. CLIENT RESPONSIBILITIES

A. Information And Access Provided By Client

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

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

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

B. Making an Informed Decision on Retaining Legal Counsel

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

III. SCOPE OF SERVICES

A. Basic Services

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

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

1. Peer Review

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

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

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

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

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

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

B. Exclusions And Additional Services

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

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

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

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

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

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

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

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

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

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

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

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

IV. SCHEDULE

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

V. FEES AND EXPENSES

A. Fees For Basic Services

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

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

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

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

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

B. Fees for Additional Services

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

C. Reimbursable Expenses

1. Expenses included as overhead:

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

2. Expenses reimbursable to Consultant:

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

D. Hourly Billing Rates

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

Hourly Billing Rates
January 1, 2025

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

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

E. Fee Protection

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

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

F. Billing

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

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

Send remittances to:

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

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

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

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

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

G. Retainer

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

VI. TERMS & CONDITIONS

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

VII. CLOSING STATEMENT

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

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

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

Very truly yours,

BL COMPANIES, INC.

By: 

Michael Dion, PE, PTOE
Principal Engineer

[Execution signatures on following page]

Applicant's Stormwater Report

Stormwater Permit Information for Developers and Contractors

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

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

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

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

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

Revised March 23, 2017

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

SUPPORTING DOCUMENTS FOR

SPECIAL PERMIT FOR EARTH REMOVAL

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

AMBLER STREET AND GRASSY ROAD

BRISTOL, CONNECTICUT

September 2, 2025



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

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

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

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

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

2018 POCD

Scenic Resources

Code Enforcement

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

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

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

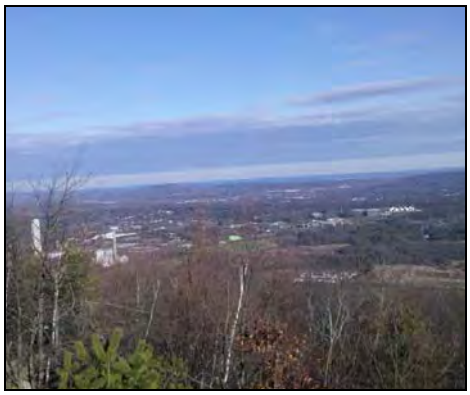
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators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

6.1.5. Scenic Resources

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

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

Scenic View From South Mountain



6.1.6. Property Maintenance

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

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

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

6.1.7. Community Design

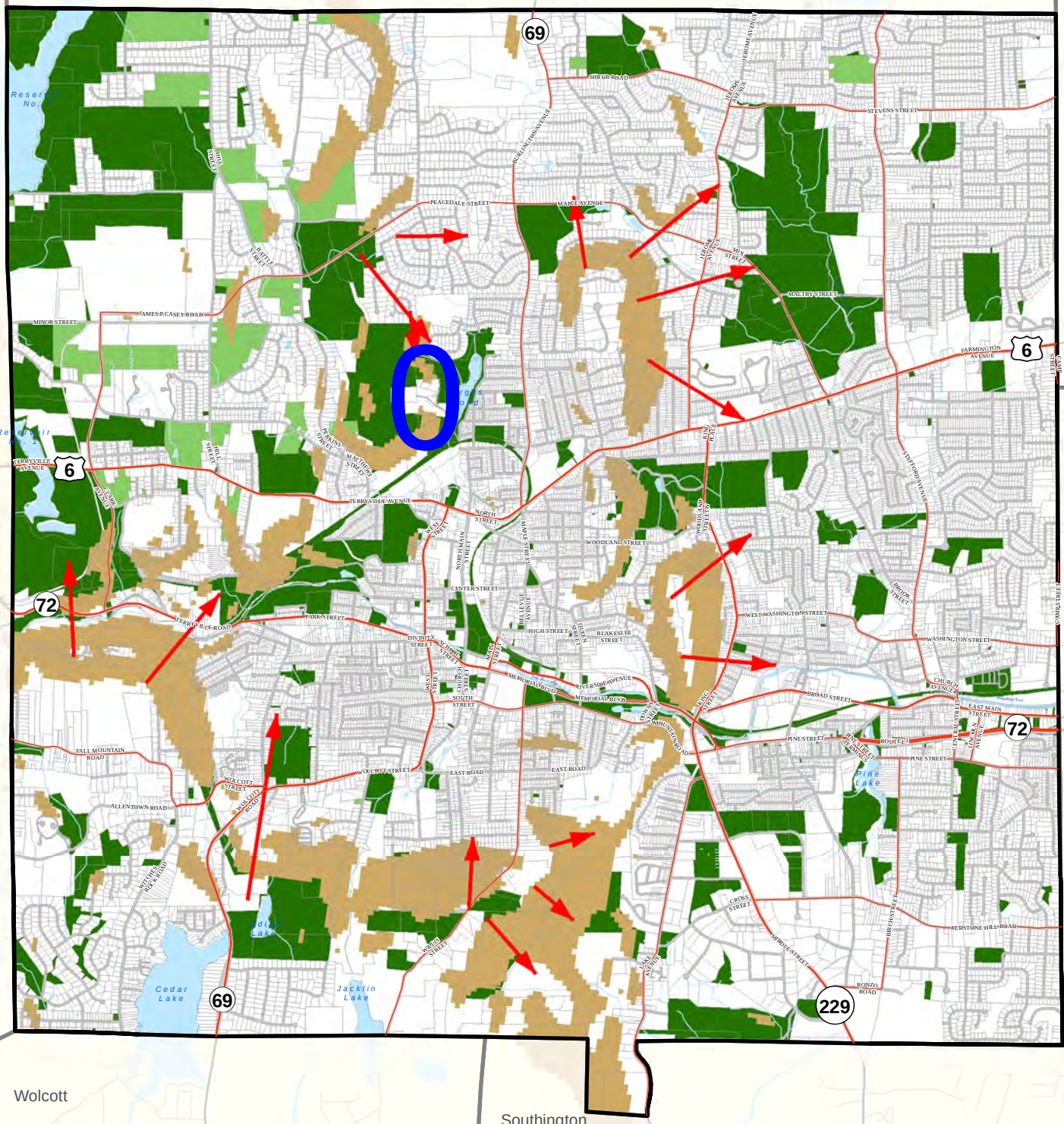
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

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

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

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

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

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

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

App. 2547

Zoning Commission Referral to the Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 21, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2547 & 2548

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

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

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

****

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

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

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

Public Hearing Date: December 8, 2025

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

City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

Planning Commission Response

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.

Report from DPW Engineering

November 26, 2025

1. Purpose

This report has been prepared to summarize field observations and assess the relevance of potential scenic and recreational impacts associated with Applications #2547 and #2548, which seek municipal permits for earth excavation and removal exceeding 400 cubic yards. The purpose of this report is not to support or oppose the applications, but to provide an objective review in relation to concerns outlined in the 2018 Plan of Conservation and Development (POCD), Section 6: Enhanced Community Character, with specific attention to Section 6.1.5: Scenic Resources.

2. Background

Applications #2547 and #2548 propose earth removal activities on properties located along Grassy Road and Ambler Road, containing three parcels. Two of the three parcels contain remnants of two former residences and accessory structures; these structures have either been fully demolished and removed or demolished with debris remaining for future removal.

Adjacent to the subject properties is City-owned land containing several hiking trails, including higher-elevation "Kame" formations (glacial knobs). These areas were assessed to determine:

- Whether open scenic views exist from nearby elevated trails.
- Whether the subject properties, including the former house locations, are visible from these vantage points.
- Whether the proposed excavation could alter scenic quality or views from the trails.

3. Existing Site Conditions

3.1 Elevations on the Subject Property

- Current peak elevation within the proposed excavation area: 533'±
- Lowest elevation within the site: 430'±

3.2 Proposed Final Grades

- Proposed peak elevation after excavation: 524'±
- Proposed minimum elevation: 440'±
- The proposed work would primarily remove the upper portion ("top knob") of the hillside and regrade the slope to meet existing surrounding elevations removing roughly 140,000 cubic yards of material from the site.

3.3 Adjacent Property Elevations

- Highest hiking point reached during field assessment: 573'±
- This location corresponds to a convergence of the "Kame Trails" and connecting feeder trails.

4. Field Observations

4.1 Scenic Views

- At the 573'± vantage point, no open scenic views are present during leaf-on conditions.
- During leaf-off conditions, limited views become available through the trees; however, these do not constitute clear, expansive, or designated scenic vistas.

4.2 Visibility of Subject Properties

- The former houses and associated structural remnants on the properties under application are not visible from the high point or from other nearby elevated trail segments.
- Vegetation density and topography effectively obscure all sightlines to the subject parcels.
- Leaf-off portions of the year may result in partially unobstructed views of active earth-removal operations and, following cessation of mining, the exposed slope lacking tree cover.
- Views from Grassy Road during the duration of earth-removal activities will be characteristic of an active mining operation.
- The nature of views from Grassy Road following completion of mining activities will depend on the effectiveness and execution of the applicant's restoration plan.

5. Potential Impact Assessment

5.1 Scenic Resource Considerations

- Section 6.1.5 of the POCD emphasizes protection of scenic areas, especially views from elevated landforms and public trails. Based on field evaluation:
- The proposed earth removal is unlikely to create new adverse views from the adjacent trails.
- Because the earthwork would remove only the uppermost portion of the knob and regrade to elevations consistent with surrounding slopes, the overall landform will remain generally consistent in appearance from trail elevations with the exception of the mined land void of tree coverage.
- The back (north and west) sides of the knob, which interface most directly with the trail system, will remain in their natural state.

5.2 Forest and Trail Experience

- No existing scenic overlooks or trail viewpoints appear dependent on the current topography of the subject property.
- Given the lack of visibility of the site from the trails, changes to the crest elevation (533'± to 524'±) are unlikely to materially affect the hiking experience or the perceived natural character of the forest.

5.3 Uncertainties

- Vegetation removal on the subject property could create new partial sightlines during leaf-off seasons; however, based on current elevation differences and distance, significant new views or visual impacts appear unlikely.
- Predicting the exact visual outcome is difficult without 3-D modeling, but field conditions suggest that any change would be minimal.
- The degree to which the restoration plan will improve or diminish future views from Grassy Road and the trail system remains uncertain.

6. Conclusion

Although subjective; based on trail-level observation, elevation comparison, and review of existing conditions, the proposed earth removal under Applications #2547 and #2548 does not appear likely to negatively impact scenic resources or the recreational experience on the adjacent City-owned forest and trail system.

- No designated scenic vistas are present.
- The subject property is not visible from existing trail high points.
- The proposed grading will generally harmonize with surrounding topography, altering only the topmost portion of the hillside.
- Potential visibility during leaf-off periods is difficult to characterize with precision and will depend substantially on the final restored condition of the site.
- Views from Grassy Road will reflect active mining during operations and, after completion, will be influenced by the applicant's restoration plan.
- No comment made regarding potential traffic implications.
- No comment made regarding potential noise implications.

Ryan J. Heller
Department of Public Works
Surveyor
860.584.6119

Bristol CONNECTICUT Public Works

Friends of the Hoppers Scenic Views Statement and Cross Sections

December 16, 2025

Regarding the Referral of H & T Holdings Application for an Earth Removal Permit to the Planning Commission for Analysis of Scenic Views

Michelle Rudy for the Friends of the Hoppers-Birge Pond Nature Preserve

There are a lot of things that could be said about this earth moving proposal but here we are just focusing on the subject of scenic views. We have reviewed the report by the Department of public works surveyor and we question its conclusions.

First, the report says that there are no scenic views, meaning sweeping open vistas, in the vicinity of the site. We argue that the scenic views are the rolling kame formations themselves, not a view of the surroundings as seen from atop.

One prominent glacial kame formation is found in the northwest corner of the subject properties. Ancient hills, known as kames, are geologically significant and form part of a rare, interconnected group within the Hoppers preserve. There are about 5-7 kames in a group depending on how you count them, including the one on the developer's property. They have remained undisturbed for over 14,000 years which is a rarity in today's landscape, which should be preserved and cherished for their educational value. Disturbing or removing even one would irreversibly diminish the landscape's interwoven fabric.

A widely cited reference explaining the formation of kames and the rarity of undisturbed examples is "Glacial Geology: Ice Sheets and Landforms" by Matthew R. Bennett and Neil F. Glasser. This book details that kames are irregularly shaped hills or mounds composed of sand, gravel, and till deposited by meltwater in contact with glacial ice. The authors emphasize that undisturbed kame complexes are rare in modern landscapes due to centuries of land development and resource extraction, making intact examples significant for both scientific study and conservation.

Second, the surveyor's report asserts that there probably won't be a line of site from the trails to the proposed site elevations. However, the surveyor also claims that a final analysis of the viewsheds will be difficult to determine without 3D modeling. From the report, it is apparent that he "eyeballed" his assertions rather than justifying them with empirical data.

So this led me to perform a viewshed anslysis with the aid of AutoCAD. I drew a cross section of the land from the top of a kame where there is an existing trail to the bottom of the subject property. On the cross section is drawn the sight lines for both the existing grade and the proposed grade. You can see quite clearly that from the top of the kame, you can barely see to the edge of the property as it exists now. If the earth removal were to occur, there would be a clear line of sight all the way over to the property edge. I only had time to draw one section, but we suspect that the whole trail east of the kame down to Grassy Road will have an open view of the excavation. We would like to do

more modeling to investigate further. We also would like to invite you on a guided tour of the trails so you can see our concerns for yourselves.

Finally, we would like to highlight some snippets from the City's Plan of Conservation and Development and the zoning regulations that we feel are pertinent to this discussion.

In Section 4.1 of the Plan of Conservation and Development, the "Hoppers" are specifically mentioned as a key area in which to promote conservation.

In Section 4.3.2 Land Resource Protection, the plan seeks to "discourage development on steep slopes and ridgelines"

In Section 6.1.5 Scenic Resources, the plan states that "There are a number of scenic areas within Bristol and states that these scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission."

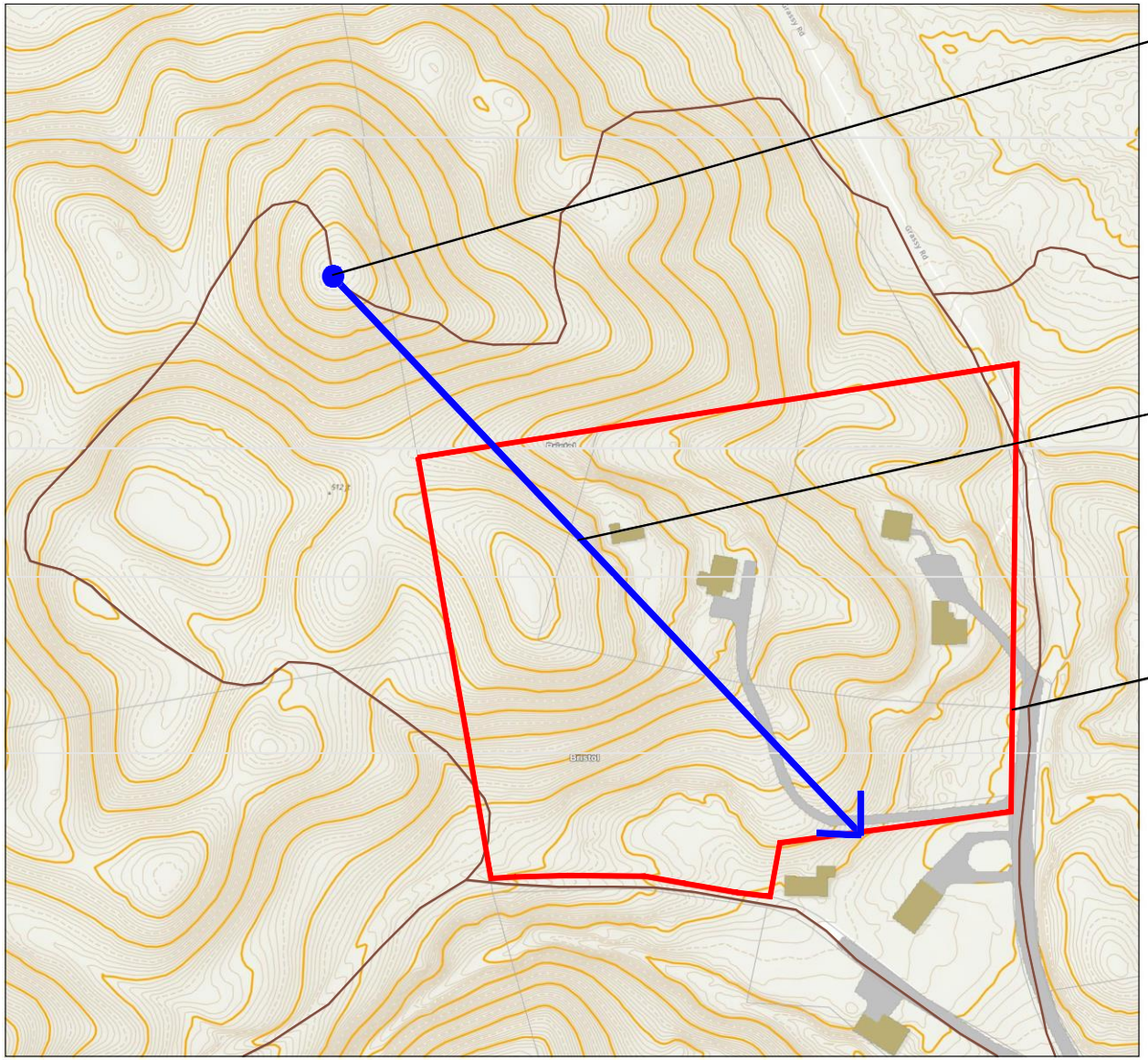
Section 6.2.2 Undeveloped Land...This section encourages the preservation of undeveloped lands within residentially zoned areas.

Section 6.2.3 Historic Resources ……This section supports the preservation of historic resources which we believe applies to the geological formations at the Hoppers.

Section 6.2.4 Supports community resources which enhance the quality of life within Bristol.

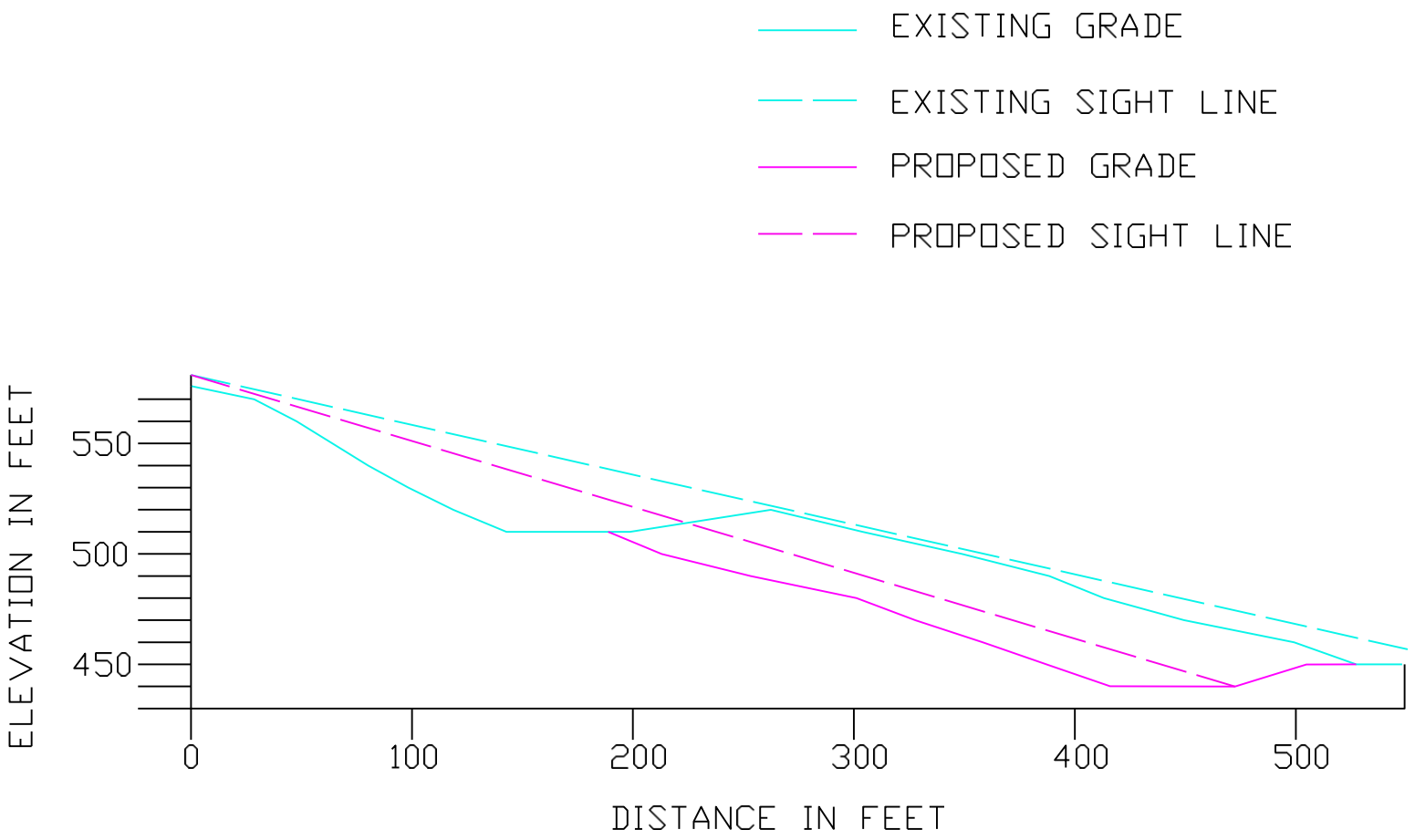
In addition, the City of Bristol Zoning Regulations Section 15.2.5(E)(1) states that "the natural topography of the property shall be preserved to the maximum extent possible" and in 15.2.5(E)(3) additionally states that "the proposed excavation shall be certified by the City Engineer as being the minimum depth of excavation necessary to accomplish the proposed project". It is clearly not the case that 145,000 cubic yards of excavation, including the destruction of a rare geological formation, is needed to site two homes on the property.

So, in conclusion we reiterate that we see the scenic views as the kame formations themselves rather than overarching vistas that are seen from atop. Also we reiterate that the site section we drew up supports our assertion that the site will be fully visible from multiple sections of the trails, particularly the trail atop the largest kame. This will irreparably damage the deep woods experience that can now be had, miraculously, in the middle of suburban Bristol.



VIEWSHED ANALYSIS

VIEWSHED ANALYSIS



Letters

From: Judith Centurelli <judycenturelli@att.net>
Sent: Thursday, January 8, 2026 1:21 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: The Hoppers

I am writing in support of preserving The Hoppers in its present state. This is one of the few natural areas left in Bristol where its residents can have a unique experience with different land formations, water courses, and the flora and fauna of Bristol. Allowing a mining operation and housing construction to occur in the middle of The Hoppers will destroy what is there and will never be recovered. The habitats of animals will be destroyed and those animals will die off as will the various plants that are found in the area. The peace and tranquillity of the area will certainly be destroyed. Bristol needs to make greater efforts to maintain and preserve what little natural land, flora and fauna we have left.
I hope you, and whoever else is involved in making the decision, will decide in favor of The Hoppers.
Sincerely,
Judy Centurelli

-----Original Message-----
From: Jean Letourneau <hoppersdude@att.net>
Sent: Wednesday, January 7, 2026 7:29 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Hoppers Nature Preserve

Mr. Flanagan

My name is Jean Letourneau, former Bristol resident.and Hoppers activist. While i understand that the Tabacco property is private however allowing any mining there is not only against the 1988 referendum which protects the water under the Hoppers which yielded over a million galllons in tests performed by the Bristol Water Department in 1991.

My second point is that trucking 5000 trucks would require transporting through a residential neighborhood with narrow streets,no sidewalks, the road is not made for heavy traffic not to mention the kids running around.

My third and final point is that this property is near many natural springs which means that any mining will affect these springs which feed into Birge Pond.

I understand that when I left Bristol I no longer have voting rights, however my lifetime commitment to this area gives me the right to voice my concerns.

thank you

Jean Letourneau i

Sent from my iPhone

From: Diane Barillaro <nanni9498@live.com>
Sent: Sunday, January 11, 2026 1:11 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Please save the Hoppers!

Dear Mr. Flanagan:

My name is Diane Barillaro, my family lives at 25 Orleans Drive. I am writing to you to explain that twice my family experienced changes to wildlife due to development.

My first experience was in Southington. There was a small pond a little way from my house and each spring we looked forward to hearing the peeper frogs. That stopped when a house was built close to the pond.

Upon moving to Orleans Drive, the area was very nice, there was woods and no houses, to my delight a Great Horned Owl built a nest and to my surprise there was a chick. To my further delight, there also was a Barn Owl, it was great! Then it happened again, the land below my house was sold and houses were built and became Sturbridge Court. One by one the trees were cut down. To make matters worse I was told more trees were cut down that should not have been cut down. I need not have to tell you the owls left and did not come back. A short time later signs/posts were put in the sparse wooded area stating no more trees could be cut down, The damage was already done, who did these people think they were fooling? Where were they when the project started, knowing it involved a wooded area?

We have lost so much already in Connecticut. Please do not let this happen at the Hoppers Birge Pond Nature Preserve!! This is what happens when greed takes over!

Sincerely
Diane Barillaro

From: Cmariecannon <cmariecannon@aol.com>
Sent: Sunday, January 11, 2026 6:13 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Opposition to Proposed Sand and Gravel Mining Operation in the Hoppers-Birge Pond Nature Preserve

Dear Robert Flanagan,

I am writing as a concerned Bristol resident to express my opposition to the proposal to remove approximately **145,000 cubic yards of sand and gravel** from land located within a residential zone and in the heart of our community's **Hoppers-Birge Pond Nature Preserve**. This massive excavation project would have devastating environmental, ecological and community impacts that are completely incompatible with the purpose and protections of this area.

This comparison alone puts the scope of the proposed operation into perspective. Removing nearly **375 times the normal limit** of soil is not routine development, it is large-scale mining. The ecological cost would be staggering.

- **Loss of Trees and Habitat:** Thousands of mature trees would likely be destroyed, removing vital carbon sinks and habitat for countless species.
- **Groundwater and Wetlands Threats:** Mining on this scale would lower the local groundwater table, depriving wetlands of the moisture they need to sustain plant and animal life.
- **Wildlife Hazards:** Sensitive species, such as box turtles, salamanders, and other small animals would be endangered not only by habitat loss but also by the estimated **48 truck trips a day** that would rumble through the site.
- **Wildlife Encroachment:** Disrupting and encroaching upon wildlife habitats can lead to an increase in human-wildlife conflicts, impacting both communities and animals. As more animals enter human areas in search of food or shelter, there is a greater likelihood of property damage and an elevated risk of disease transmission.

- **Community Impact:** The dust, noise, and heavy truck traffic in a residential zone would severely degrade nearby residents' quality of life. Furthermore, the development results in the loss of a peaceful natural area in the heart of suburban Bristol, diminishing the natural scenic views from the trails and impacting the experience of the surrounding woodland.

This proposal contradicts the purpose of zoning laws designed to **protect residential areas and natural environments from industrial-scale disturbance**. It also undermines the community's long-term efforts to preserve open space and biodiversity.

I respectfully urge the City Planning Department to **reject this proposal** and uphold both the spirit and the letter of our local environmental and land-use protections. Our community's health, natural heritage, and the irreplaceable ecosystems of the Hoppers-Birge Pond Nature Preserve depend on it.

Thank you for your careful consideration of this critical issue.

Sincerely,

Cathleen Cannon

From: Judith Centurelli <judycenturelli@att.net>
Sent: Thursday, January 8, 2026 1:21 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: The Hoppers

I am writing in support of preserving The Hoppers in its present state. This is one of the few natural areas left in Bristol where its residents can have a unique experience with different land formations, water courses, and the flora and fauna of Bristol. Allowing a mining operation and housing construction to occur in the middle of The Hoppers will destroy what is there and will never be recovered. The habitats of animals will be destroyed and those animals will die off as will the various plants that are found in the area. The peace and tranquillity of the area will certainly be destroyed. Bristol needs to make greater efforts to maintain and preserve what little natural land, flora and fauna we have left.
I hope you, and whoever else is involved in making the decision, will decide in favor of The Hoppers.
Sincerely,
Judy Centurelli

From: Filomena DiCandia <filomenadicandia@gmail.com>
Sent: Sunday, January 11, 2026 1:50 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Request to Oppose Mining Permit near Hoppers Birge Nature Preserve

Dear Robert Flanagan,

I am a long-time resident of 95 Beech St, in Bristol. I have asthma, and I am against a mining project at Grassy Road. Grassy Road is a half mile down the road from my home. I have done research and know that a long-term mining project will worsen my asthma. Mining will create higher amounts of particulate matter. I expect there will also be higher amounts of diesel exhaust from trucks going in and out all day. The longer the mining project lasts, the worse my condition will become. For people like me with asthma, fine particles in the air can trigger wheezing, shortness of breath, increased medication use, and even asthma attacks that require medical care.

This project will create at least 2 years of noise and pollution. What is the benefit for the residents of my neighborhood? Trucks will be coming in and out all day long for two years. Think about how bad this will be for people like me. Think about the negative impact this will have on the developing lungs of children who live and play in the neighborhood.

My grandson developed asthma as a child because he was living in a city with bad air quality. My daughter brought him out of that polluted city and into an apartment on Beech Street so that he could recover. Growing up in a neighborhood with clean air helped him to heal. His walks around Birge Pond were wonderful for his health. My grandson no longer has asthma and is now a Varsity runner in high school.

Please find a way to protect Bristol residents from unnecessary pollution. Let us enjoy a quiet and peaceful neighborhood and clean air so that we can stay healthy.

Thank you.

Sincerely,

Filomena Di Candia
95 Beech St.
Bristol, CT

From: Tom Doyle <tomdoyle1@yahoo.com>
Sent: Sunday, January 11, 2026 11:51 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: SAVE THE HOPPERS!

I have a statement to submit for the Zoning Commision public hearing on Monday, Jan 12 regarding the development plan for the Hoppers preserve:

SAVE THE HOPPERS! That's what the town *overwhelmingly* voted for in a referendum 4 decades ago. I remember - do you? I have no doubt we would get the exact same result today. We have drastically less open space in town now, which magnifies this project immensely. A developer wants to remove 149,000 cubic feet of material? You might say, "No big deal, it's only a small section in the middle". Well, how would you feel if someone were to approach you, knife in hand, and say "No big deal, I'm only going to cut out a small section from your middle"? This will completely destroy the integrity of the entire preserve. Stop this ridiculous plan now. The whole town is watching! Vote down this proposal. SAVE THE HOPPERS!

Tom Doyle, Jr.
128 High Street
Bristol

Environmental
Learning Centers
of Connecticut, Inc.
501 Wolcott Road ▪ Bristol, CT 06010

January 10, 2026

For the Public Hearing of Applications #2547 and #2548
Submitted via email to City Planner Rober Flanagan, robertflanagan@bristolct.gov

Dear Commissioners,

I am submitting this letter to voice my concern over the proposed clearing, excavation, and development in the heart of the Hoppers Birge Pond Preserve relative to the biodiversity of this important community resource.

In terms of my background, I hold a degree in Forestry from the University of Vermont School of Natural Resources and have been the Executive Director of the Environmental Learning Centers of Connecticut, here in Bristol, for the past 13 years. Prior to arriving in Bristol, I worked for the National Audubon Society for 30 years, the last 15 of which as the Director of Audubon Sharon where I oversaw the management of 2,700 acres of land, primarily forests.

While with Audubon, one of my responsibilities was conducting forest habitat assessments for landowners owning large tracts of forest land. The goal of these assessments was to evaluate the quality of the forest habitat and to identify "core forests", large unfragmented forests that support a unique set of flora and fauna. Core forests and the species they support are declining in New England as a result of fragmentation from roads, mining, development, etc.

The way we identified a healthy core forest was through the identification of a suite of eight indicator bird species. The list we used included Eastern Wood-Pewee, Wood Thrush, Ovenbird, Scarlet Tanager, Red-eyed Vireo, Veery, Black and White Warbler, and to a lesser extent, Hairy Woodpecker, if accompanied by other birds on the list. Not all the birds on the list needed to be present to classify a woodland as core forest, but the higher the number, the higher the value of the forest in terms of habitat.

It is important to note that *all eight species* have been observed in the past year at the Hoppers/Birge Pond Preserve indicating a healthy core forest that supports a unique assemblage of interior forest birds. These birds are not the only species that rely on unfragmented forests. Healthy core forests support a wide variety of plants and animals.

I believe the proposed activity will significantly harm the biodiversity of the Hoppers/Birge Pond Preserve and reduce its ecological value because of the habitat fragmentation it will cause. As a result of deforestation, mining, and development, the core forest, by definition, will cease to exist

along with the flora and fauna it supports, particularly the bird species that are reliant on large intact forests.

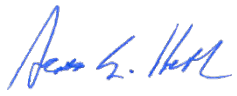
In addition, this project will have a negative effect on reptiles and amphibians. Reptiles and amphibians in general are profoundly affected by habitat loss and degradation. This includes alteration of water levels, pollution, increased road traffic, and siltation, all of which are likely as a result of this project. More specifically, the Eastern Box Turtle, a State Species of Special Concern, relies on mature core forests and has been observed in the preserve. Some turtles may be directly killed by construction and mining activities, but loss of habitat, particularly nesting habitat, is the cause for their decline. Box Turtles lay eggs in loose sandy soil.

The Hoppers Birge Pond Preserve is an important community resource, an island of wildlife habitat in the middle of a highly developed area. It is centrally located, and a favorite place for hikers, birders, and nature enthusiasts. The city has an obligation to protect it for the benefit of all its citizens. I strongly encourage the city to negotiate alternatives with the developers. Such alternatives could include a reduction in the intensity of the activity, but most desirable would be to abandon the project altogether and add the properties as part of the preserve for the benefit of biological diversity and the residents of Bristol. There are State of Connecticut grants for open space available as we know. The city was successful in securing such a grant to protect another parcel inside the preserve from development and further protection of the Hoppers/Birge Pond Preserve should garner support.

Finally, there is a misconception that all people who believe in the importance of open space are against development. This of course is not true. I am certainly not against development, but in this case, clearing trees, removing 145,000 yards of material, and building houses in the middle of a unique community resource just doesn't make sense. Bristol's Plan of Conservation and Development clearly states Bristol's desire to "Protect Bristol's natural resources through land development controls, acquisition, and other preservation techniques" and to "Carefully control development which could result in damage to the land and environment". This project goes against both recommendations.

Thank you for allowing me to comment on this issue.

Sincerely,



Scott E. Heth
Executive
Director
Environmental Learning Centers of Connecticut

sheth@elcct.org
(860) 583-1234

-----Original Message-----
From: Jean Letourneau <hoppersdude@att.net>
Sent: Wednesday, January 7, 2026 7:29 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Hoppers Nature Preserve

Mr. Flanagan

My name is Jean Letourneau, former Bristol resident.and Hoppers activist. While i understand that the Tabacco property is private however allowing any mining there is not only against the 1988 referendum which protects the water under the Hoppers which yielded over a million galllons in tests performed by the Bristol Water Department in 1991.

My second point is that trucking 5000 trucks would require transporting through a residential neighborhood with narrow streets,no sidewalks, the road is not made for heavy traffic not to mention the kids running around.

My third and final point is that this property is near many natural springs which means that any mining will affect these springs which feed into Birge Pond.

I understand that when I left Bristol I no longer have voting rights, however my lifetime commitment to this area gives me the right to voice my concerns.

thank you

Jean Letourneau i

Sent from my iPhone

From: Maria Maccio <cardinal1987@live.com>
Sent: Sunday, January 11, 2026 9:31 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Please save the Hoppers!

Dear Mr. Flanagan:
Please do not grant the builders the special earth removal permit to remove 149,000 cubic yards of sand and gravel from the wilderness at Hoppers – Birge Pond Nature Preserve.
Please keep this area wilderness and keep this home to all the animals that live there.
Please keep this area a nature preserve and do not allow anyone to build here.
Thank you.
Sincerely
Maria Maccio
Bristol, Resident

-----Original Message-----
From: Maureen C. Moriarty <mmmaureenthebean@gmail.com>
Sent: Saturday, January 10, 2026 7:52 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Proposed Development @ The Hoppers/Birge Pond

Dear Mr. Flanagan,

I am currently out-of-state and cannot attend Monday evening's Zoning Commission meeting. I am writing to make my position on the proposed sand & gravel mining operation and housing development in The Hoppers crystal clear: I am ADAMANTLY opposed to the destruction of the natural environment that would result from either or both of these incursions.

I lived on Crescent Drive for 9 years, long enough to know that the neighborhood, Birge Pond, and The Hoppers are all part of an oasis-like area within the City of Bristol. When I think of the number of woodland creature and bird species that would be killed, harmed, or displaced, I'm simultaneously heartbroken and angered. What about the trees and other flora which play a vital role in maintaining a healthy ecosystem? What would the destruction of the waterway do to that same ecosystem? Think about how the truck traffic would adversely affect the quality of life for those living in the neighborhood, some of whom are my friends.

Mr. Flanagan, if the Inland Wetlands Commission fails to protect The Hoppers and Birge Pond, someone has to do it. We citizens are putting our collective foot down. Enough habitat and natural beauty and quality of life have already been sacrificed in the world around us for the sake of money-making operations. I and my fellow citizens (and voters, by the way) say "Not at The Hoppers or Birge Pond, now or in the future."

Thank you for this opportunity to state my position.

Maureen C. Moriarty
90 Woodland St
Bristol, CT
mmmaureenthebean@gmail.com
Sent from my iPhone

From: Steve Oakes <paratroop1973@gmail.com>
Sent: Sunday, January 11, 2026 12:47 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Mining/construction project at Birge Pond/Hoppers

Mr. Flanagan. My name is Steve Oakes and along with my wife Sylvia,have lived here at 65 Lardner Road in Bristol for about 25 years. We have enjoyed living here near Birge Pond and the Hoppers. Throughout the years we have hiked the area and fished the pond and greatly appreciated the beauty of the wilderness that's been put aside for all to enjoy. Our grandchildren first learned to fish there and continue the hobby to this day. We always admired the lucky people who live very close to the pond, so close to unspoiled nature. We feel very disheartened that there may be excavation and mining in that area as that would change the whole chemistry of the area along with the noise, destruction of the natural environment,and the hundreds if not thousands of trucks loads of soil being driven on our neighborhood roads. That alone will cause significant damage to our roads that are already in poor condition along with the noise and dust and mud that will cover our area. We are asking you and the zoning board to please think of the people that live here and seriously consider not allowing that project to move forward. We haven't even mentioned the displacement of all the animals that live in the surrounding area. Also it's not just the people that live here but many many more people that come from all around to enjoy the peace and quiet that that area provides for all. Thank you for your time and consideration. Steve and Sylvia Oakes

From: SL Papa <susanl.papa@gmail.com>
Sent: Friday, January 9, 2026 11:22 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: The Hoppers

Dear Mr. Flanagan,

I grew up in Bristol. For years, driving to and from my after-school and summer job, I made a point of taking as much of North Pond Street as I could, rather than Burlington Avenue, just so I could glimpse the unexpected beauty of Birge Pond and the landscape beyond through the trees. I envied those who lived nearby.

It wasn't until I was an adult living elsewhere in Connecticut that I realized it was public property, and finally visited to walk the trails in fall during Covid. Another Bristol native came down from Massachusetts to meet me there. What a wonderful spot for a hometown reunion and hike!

Bristol is very heavily developed and paved over. The city is not correspondingly rich in public parks, navigable unspoiled green spaces, and opportunities for outdoors solitude. Please do not approve the Grassy Road mining and development operation that targets and will permanently damage this beautiful and rare nature preserve.

Thank you.

Susan Papa

From: Diana Ricciardone <dricciardone@yahoo.com>
Sent: Saturday, January 10, 2026 12:06 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com; Mayor'sOffice <MayorsOffice@bristolct.gov>
Subject: Protect the Hoppers Birge Pond Nature Reserve - No Mining; No Housing

To: Bristol Planning Commission
From: Diana Ricciardone, Concerned Bristol Resident, 23 Cold Springs Road

Dear Members of the Bristol Planning Commission,

I am writing to express my opposition to Special Permit Application #2547 and Site Plan Application #2548 submitted by H&T Holdings of Bristol, LLC, which propose extensive earth removal associated with residential development at 45 and 51 Grassy Road and adjacent parcels.

These applications warrant serious concern because they involve large-scale alteration of land that is explicitly identified in the City of Bristol's **2018 Plan of Conservation and Development** as a **scenic hillside resource**. Section 6.1.5 of the Plan, along with the Community Character Map, makes clear that such landscapes are to be protected from development practices that permanently alter their natural form. The proposed removal of 149.000 cubic yards (around 12,000 truckloads) of soil is fundamentally incompatible with that goal.

The scope of excavation proposed goes beyond what could reasonably be considered minimal or sensitive site development. Approval would result in the irreversible loss of a scenic hillside, fundamentally changing the character of the area and undermining the intent of the City's adopted conservation policies. Once these natural features are removed, they cannot be replaced or mitigated through landscaping or design measures.

Equally concerning is the precedent that approval would set. Allowing substantial earth removal on designated scenic hillsides weakens the effectiveness of the Plan of Conservation and Development and invites future applications that erode Bristol's remaining natural and scenic resources incrementally but permanently. The Plan exists to guide land-use decisions precisely in situations like this.

While residential development has an important role in Bristol's future, it must be appropriate to the land and consistent with adopted planning principles. In this case, the proposed development relies on altering the land to fit the project, rather than designing the project to respect the land. That approach conflicts with both the letter and the spirit of the City's conservation objectives.

For these reasons, I respectfully urge the Planning Commission to find that Applications #2547 and #2548 are inconsistent with the 2018 Plan of Conservation and Development and to recommend denial of both applications.

On a personal note, my family and I are former residents of 93 Beech Street, which is in walking distance of the Hoppers Birge Pond Nature Reserve. Birge Pond was a lifeline for us, especially during the Covid pandemic. My family and I would walk the trail around Birge Pond almost daily. It was thrilling for my children to see herons and baby ducklings and to witness the change in seasons. It is wrong to develop that area. It should be preserved for future generations. It is sad to see the overdevelopment of our last remaining forests in Bristol. I hope that the Bristol Planning Commission will protect our natural resources. It is clear that this plan will have negative impacts on the surrounding nature preserve and neighborhoods. It will create noise and pollution for at least 2 years and change the landscape permanently.

Thank you for your careful consideration and for your continued commitment to thoughtful and responsible land-use planning in the City of Bristol.

Sincerely,
Diana Ricciardone
Concerned Bristol Resident
23 Cold Springs Rd.
Bristol, Connecticut

From: ANTHONY SHETENSKY <tony.shetensky@comcast.net>
Sent: Saturday, January 10, 2026 10:47 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Birge Pond Hoppers

Just weighing in on the proposed plans for the Hoppers. I am opposed. That is a beautiful area of the city - one of the few remaining places in our entire state where one can walk through nature and not hear the sounds or see the sights of civilization.

I grew up in Bristol (Jennings Road - lived there myself for 28 years and my family lived in the North Pond Street neighborhood since 1920). I now live in East Haddam. Somehow East Haddam/Moodus has figured out how to save open space and also allow progress, including housing. There are ways to have both without destroying irreplaceable natural resources. Once they are gone, they cannot be replaced and along with them a bit of Native American and colonial history is also destroyed.

Lorraine (Ticehurst) Shetensky
East Haddam, CT

From: Jessica Somers <jessomers@snet.net>
Sent: Sunday, January 11, 2026 10:30 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Opposition to Proposed Mining Adjacent to Hoppers-Birge Pond Preserve

Dear Mr. Flanagan,

I am writing to formally oppose the proposed mining activity in the area adjacent to the Hoppers-Birge Pond preserve. Preserved outdoor spaces that are open to the public in Connecticut are especially rare and deeply valuable. Unlike larger cities in larger states, in Bristol and the surrounding towns, we have limited access to expansive natural areas where residents can hike, walk their dogs, observe wildlife, and experience a sense of quiet immersion in nature. This Hoppers-Birge Pond area provides an essential refuge for community members. It has been especially beneficial for my family. We use this area daily to hike our dog and to quiet our minds after a long day of work. Our dog Grover, who is now a senior dog, would not have his health, strength, and vitality without access to such a safe and open space to keep his mind and body active. My husband and I also reap the physical and mental benefits of these daily hikes that contribute to our quality of life and a meaningful connection to the natural world that cannot easily be replaced once it is lost.

Mining in such close proximity to the preserve would irreversibly undermine these benefits. The operation would introduce light and noise pollution that would disrupt both human visitors and wildlife, fragment valuable habitat, and erode the deep-woods experience that makes this place special. Increased disturbance and access would also invite invasive species, further degrading the ecological integrity of the area. Once these impacts occur, they cannot simply be mitigated or undone. I urge the city to protect this rare and irreplaceable public resource by rejecting mining activities that would compromise the preserve and the community's long-term environmental and quality-of-life interests.

Sincerely,
Jessica Somers

446 Stafford Avenue
Bristol, CT 06010

December 1, 2025

Bristol Zoning
Commission Bristol City
Hall
111 North Main Street
Bristol, CT 06010

Dear Zoning Board Members,

I am the owner of 46-48 Crescent Drive and I am very familiar with the area. Although it is tenant occupied presently, I did live there for many years. I am giving this written testimony to let you know my opposition to the earth removal proposed to take place on Grassy Road. I am a strong believer in private
property rights. If the developer wants to build a home or homes there with the present topography, I do feel that would be acceptable. The removal of earth material is what I find objectionable. I do not see how this removal would not adversely affect the area surrounding these lots that is owned by the city.
These glacial kettles or hoppers are a fairly unique feature on the earth and from what I understand college geology students have even come to Bristol to study them. I have seen too many places where promises have been made that nearby parcels would not be affected by activity on another, only later to find that changes in the water table, rain runoff, etc. did indeed affect nearby parcels. There is too much of a risk.

A second matter that concerns me is the punishment the nearby roads will most likely take. Studies have found that the traffic of heavy trucks is what does the most damage. The roads in the area are already tired. I fear these roads traveled by both visitors to Hopper/Birge Pond, and my tenants, will take significant damage from this activity.

I appreciate your taking the time to understand my opposition to this permit.

Sincerely,



Steve Vastola

From: Catherine O'Neil <cathyoneil07@icloud.com>
Sent: Monday, January 12, 2026 10:12 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Fwd: Hoppers Birge Pond Nature Preserve

Sent from my iPhone

From: Cathy O'Neil
Date: January 12, 2026
Subject: Hoppers

Dear Mr. Flanagan:

Re: Hoppers-Birge Pond Nature Preserve

I am writing to voice my opposition to the proposed development of the property located in the Hoppers- Birge Pond Nature Preserve. I believe that the best interests of the people of Bristol as a whole should be considered when reviewing the developer's proposal. Countless people enjoy the use of this property for natural purposes.

The delicate ecosystem of this area is a unique to Bristol and should be preserved and marketed as a show piece for Bristol. Instead of destroying this amazing asset, Bristol should show the State of Connecticut that we value the natural history and legacy of Bristol.

The proposal not only seeks to develop and build a few houses on the land, but also to basically strip mine the area, causing massively greater destruction to the natural habitat, and plants and animals that inhabit this area.

In addition, this action will cause immeasurable disturbance and cause loss of peace and enjoyment for many, many neighbors long term. It will also negatively impact the surrounding infrastructure, causing additional cost and maintenance that the City was will have bear the burden for. This in turn will also negatively affect all residents of Bristol.

Therefore, I believe that the needs and enjoyment of many should be considered as the greater good instead of the wants of one developer. Thank you.

Very truly yours,

Catherine O'Neil

Cc: Friends of the Hoppers

From: Brood <thewildbrood@gmail.com>
Sent: Monday, January 12, 2026 10:37 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Birge Pond

Hello, we are writing to you with regard to the Birge Pond Hoppers mining / development project. We are a local music act and have personal interest in the area. Two of our members grew up in the neighborhood, and it has been a seminal area in their early lives.
It has influenced our personal upbringing so much so that we were driven to express the beauty of this natural reserve in the form of music. Birge Pond was the catalyst for our musical group, where we first shared our language of music to the world. We urge you to consider what it means for others in the area, and for the city of Bristol as a whole. It is an area of refuge for wildlife, in which people can remove themselves from the modern world and connect with the natural beauty of the local landscape.
Attached below is a link to our YouTube page, where you can view our song entitled Birge Pond.
We hope you can recognize the value of this land, and urge you to do right on its behalf.

https://youtu.be/zejtW4e5a1M?si=FsoVjt7P5k6ganto

Thank you for your time,
The Brood Team

From: Emily Hayes <kittyemily1201@gmail.com>
Sent: Monday, January 12, 2026 6:43 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject:

Dear Robert Flanagan,
I am Emily Hayes (50 Orleans Drive, Bristol ct 06010) and a Bristol citizen.
Hi, I do not think that you should grant a special earth removal permit to excavate 145,000 cubic yards of sand and soil from the middle of the nature preserve. This mining and development project would fragment and destroy the core forest of the Hoppers. A forest rich with vegetation that supports countless species of wildlife. Wildlife that would almost certainly be driven away into the surrounding neighborhoods by the noise pollution generated by this development and its fragmentation of the forest. I am also concerned that the noise pollution would destroy the peaceful feeling you get when exploring the hoppers. I am extremely concerned about this developments potential to drain the wetlands and completely alter the preserve forever.
Finally, I am sick of these beautiful places being destroyed by greedy people who only think about money. We should be focused on preserving this land for the wildlife and our future generations to enjoy. Some things are more important than money.

From: Emily Reisner <emily.reisner@gmail.com>
Sent: Monday, January 12, 2026 4:25 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Friends Pond <friendsofthehoppers@gmail.com>
Subject: Protect Hoppers Preserve

Dear Mr. Flanagan,

I'm writing you to urge you to protect the Hoppers Preserve in Bristol, Ct.

I grew up in Bristol, Ct, on federal hill, left Ct for over a decade, and returned to my hometown to live.

3 years ago, I discovered that one of the best hidden gems to exist in Bristol is the dog park and trails off of Perkins street that wraps around the hoppers.

The hoppers have been like a church for me. I hike this sacred land an hour each day, 300 something days a year, and it keeps me grounded, happy, and smiling. I take my dog, Eva, and my mom's dog, Darcy, and it's the best part of our day! We walk through snow, rain, and hot sun.

We see deer prancing through the forest, beers climbing the trees, and owls hooting at us. These animals inhabit the hoppers very happily. They don't understand the idea of development, or why trees would come down, and where they would go when pushed out.

In addition, the hoppers bring together community. I see many of the same people almost daily and the small conversations matter - especially when that might be the only person you talked to in real life that day! I know more dog's names than people's names, but it feels like people

are looking out for you! When people in the community pass, there are trees planted in their honor.

Bristol would not be the same if we could no longer walk the hoppers freely, and instead we saw bulldozers tearing apart this sacred space.

Please, Mr. Flanagan, help us protect this land, so that humans and animals can enjoy it for a long time to come!

Sincerely,
Emily Reisner

From: Theresa Shustock <followthestars93@yahoo.com>
Sent: Monday, January 12, 2026 5:43 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Protect Hoppers!! Please read for zoning commission meeting

Dear Mr. Flanagan,

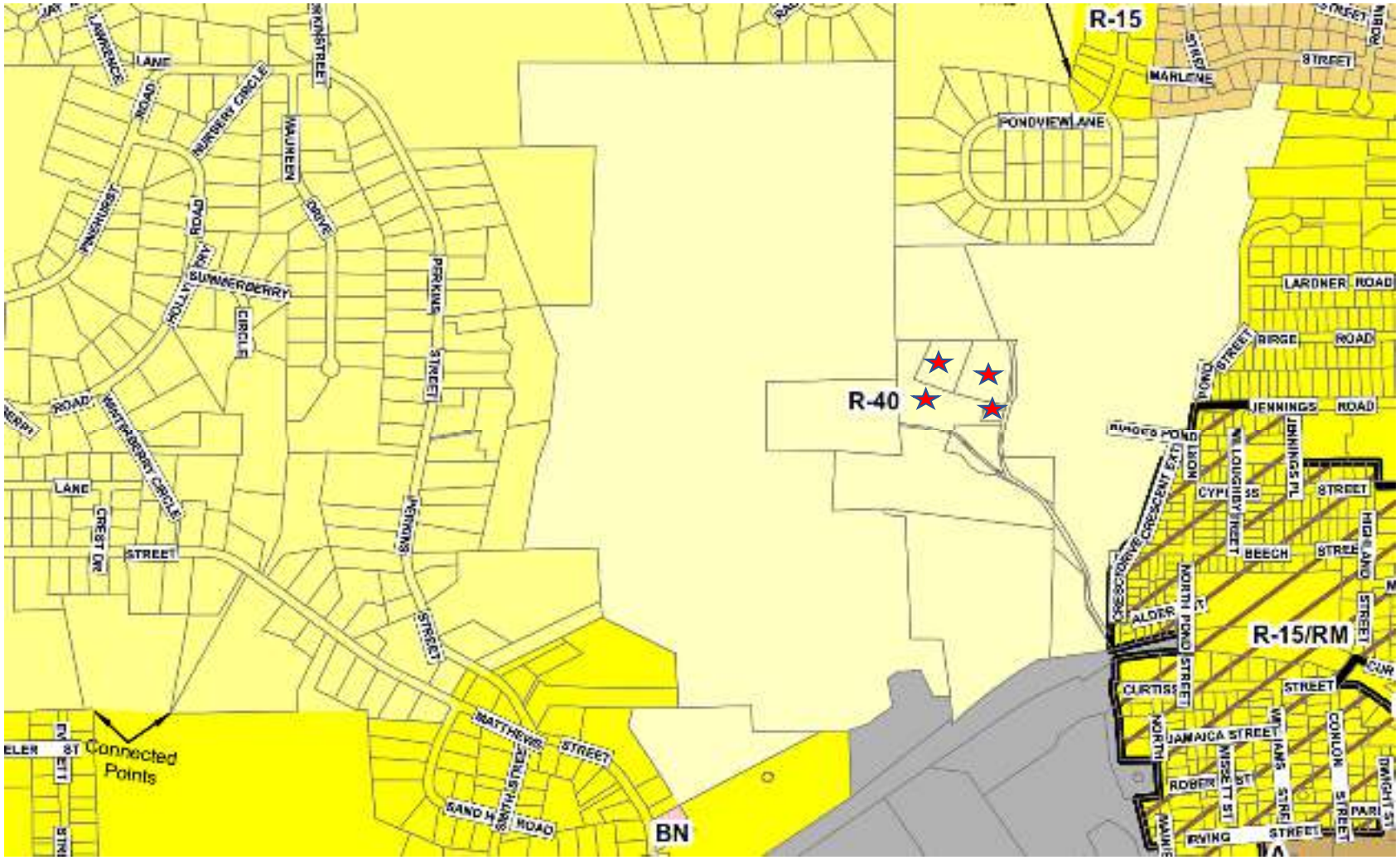
My name is Theresa Shustock and as a Bristol resident and someone who used to reside by the pond, I strongly disagree with this plan and the impact it will have on our city and the environment. I'd like to take a moment to share my appreciation for the Hoppers and Birge Pond Nature Preserve area. I was so sad to hear about this new zoning plan to destroy an important and special part of Bristol. This woodland area is home to many living creatures and is enjoyed by us outdoor enthusiasts who appreciate the forest and what it provides for us. My dear friend and I have many memories of nature walks and hikes throughout this forest seeing plenty of smiling faces on the way. I've seen people in the neighborhood and participated in picking up trash to keep this area clean and respected for the greater good. This investment will cause large amounts of pollution to our air, water and soil as well as taking away what habitat is left for woodland species to reside in. Has anyone noticed over the past 5 years how much more traffic and residents are in Bristol? We don't need more people! We need people to take care of what goodness is LEFT here in our city. Thank you for your time.

Various Maps:

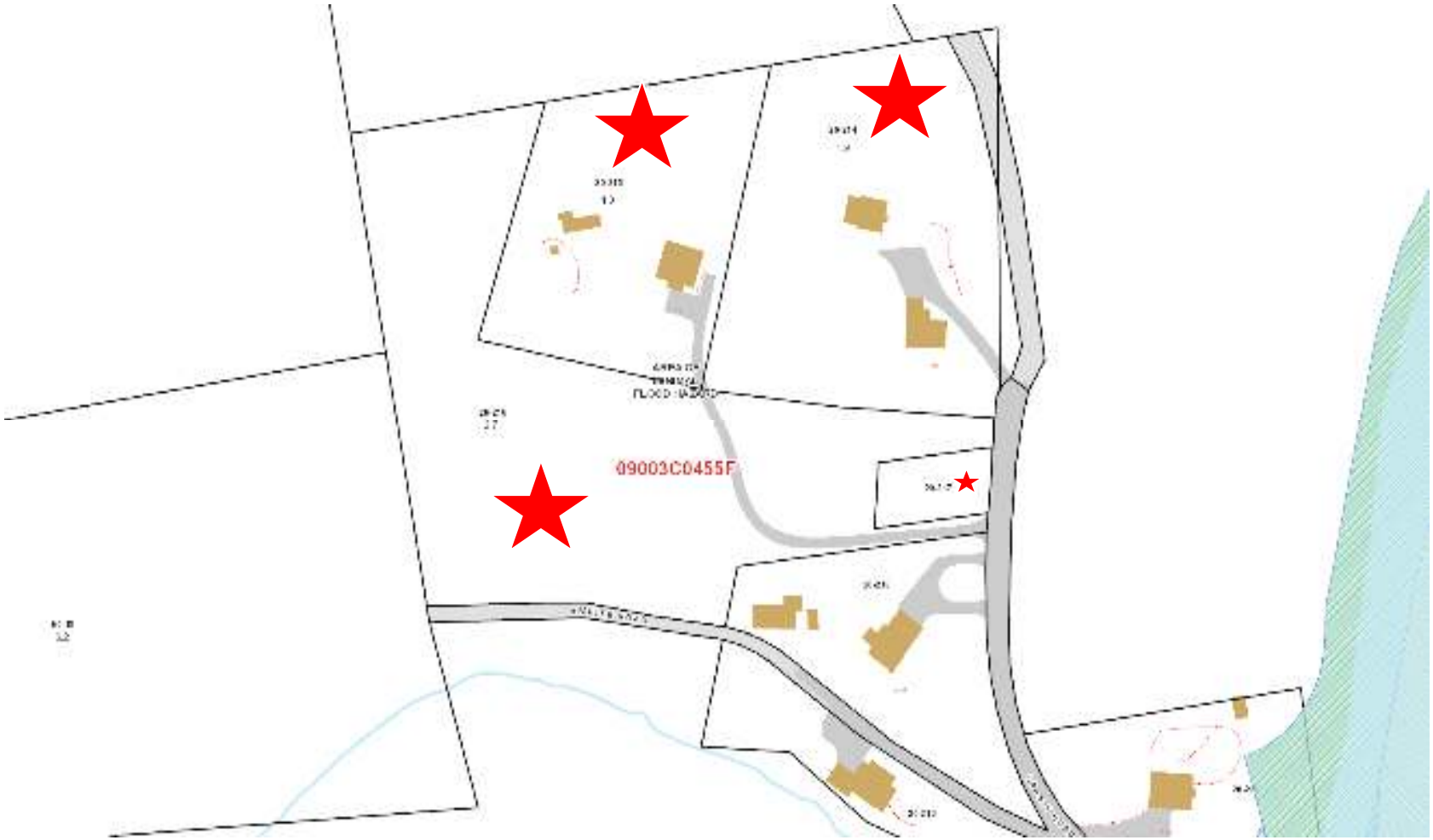
GIS
and
Google



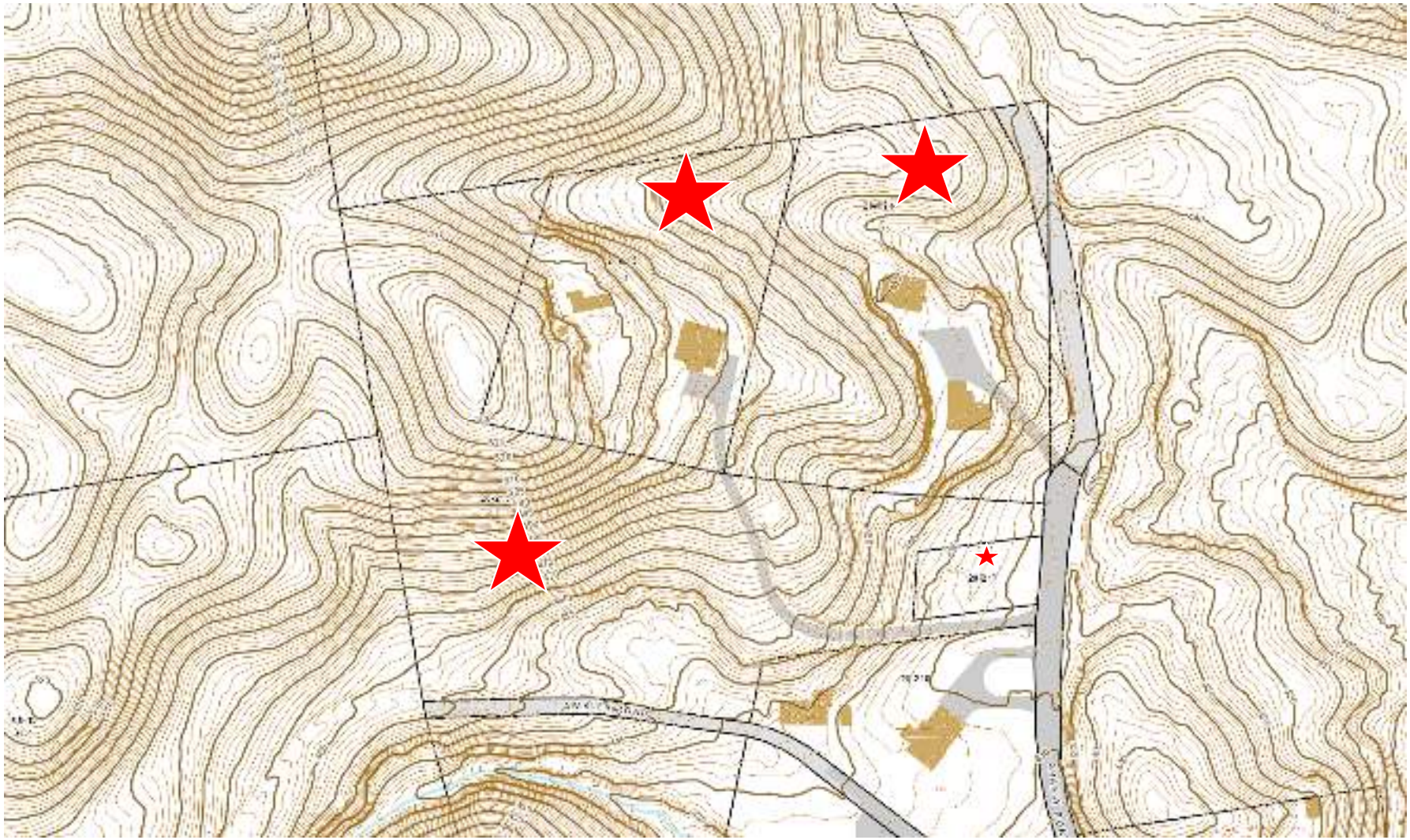
App. 2547 & 2548 - Location
Special Permit & Site Plan – Earth Removal



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



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



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



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



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

Applicant Submitted Photos








CHEV

Site Plan Review Comments

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

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

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY PLANNER (Andrew Armstrong):

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

2. Provide phasing plan.

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

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

5. Will vehicles be parked on the property overnight?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BUILDING/ZONING ENFORCEMENT (Richard Brown/Brandon Peate)

1. (Building) No comments at this time.

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

POLICE DEPARTMENT (Ulric Berube/Sgt. Ouellette)

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

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

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

Plan Set

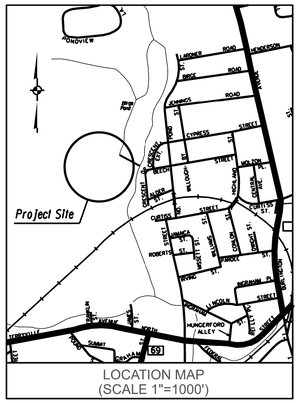
SPECIAL PERMIT FOR EARTH REMOVAL
ASSESSORS LOT 20-214, 20-215, 20-216, 20-217
AMBLER STREET & GRASSY ROAD
BRISTOL, CONN.

JULY 1, 2025

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

LEGEND

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



LOCATION MAP
(SCALE 1"=1000')

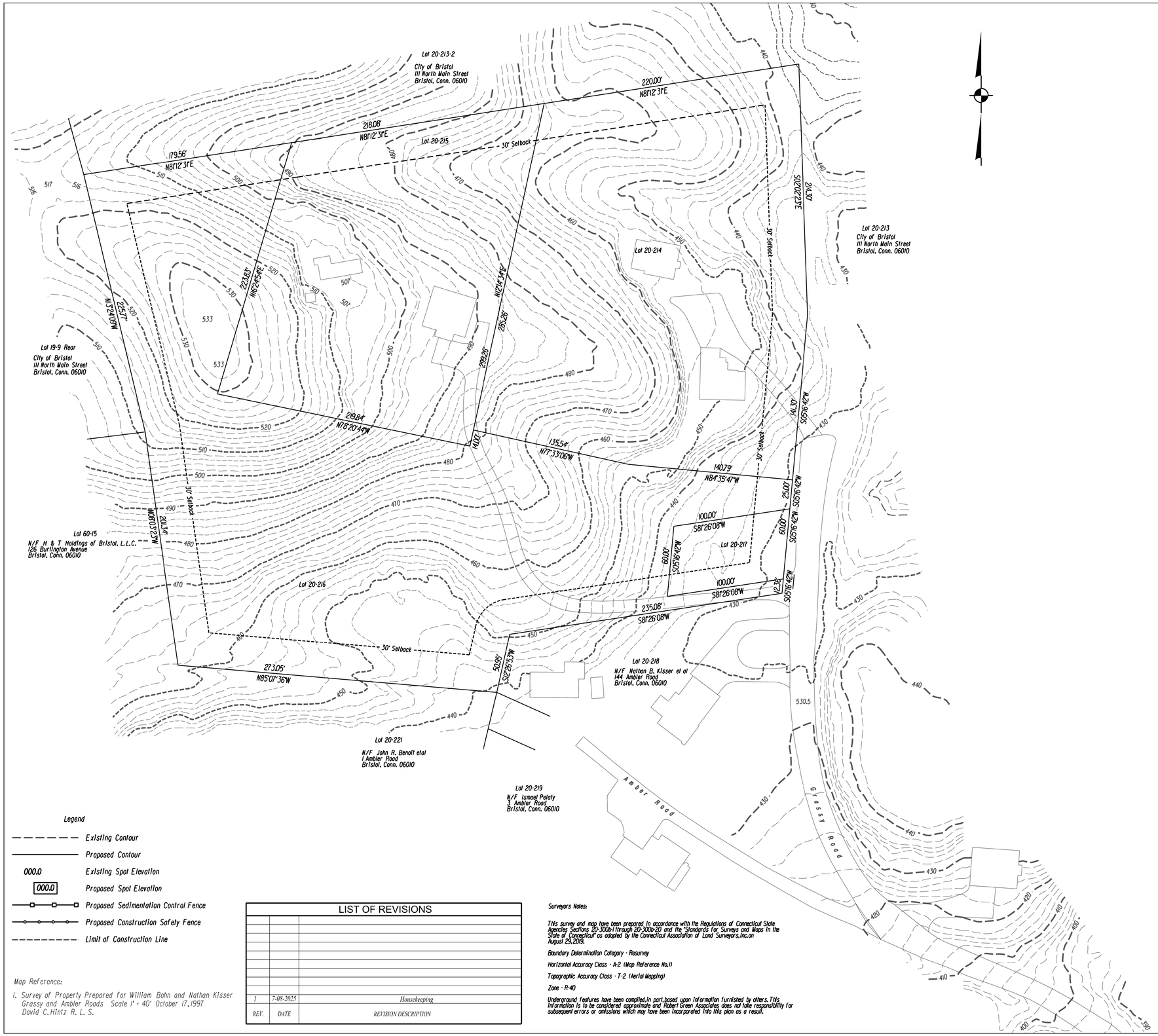
Applicant:

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

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

Surveyor/Civil Engineer:

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



Legend

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

Map Reference:

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

LIST OF REVISIONS

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

Surveyors Notes:

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

Boundary Determination Category - Resurvey

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

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Boundary and Topographic Survey

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40

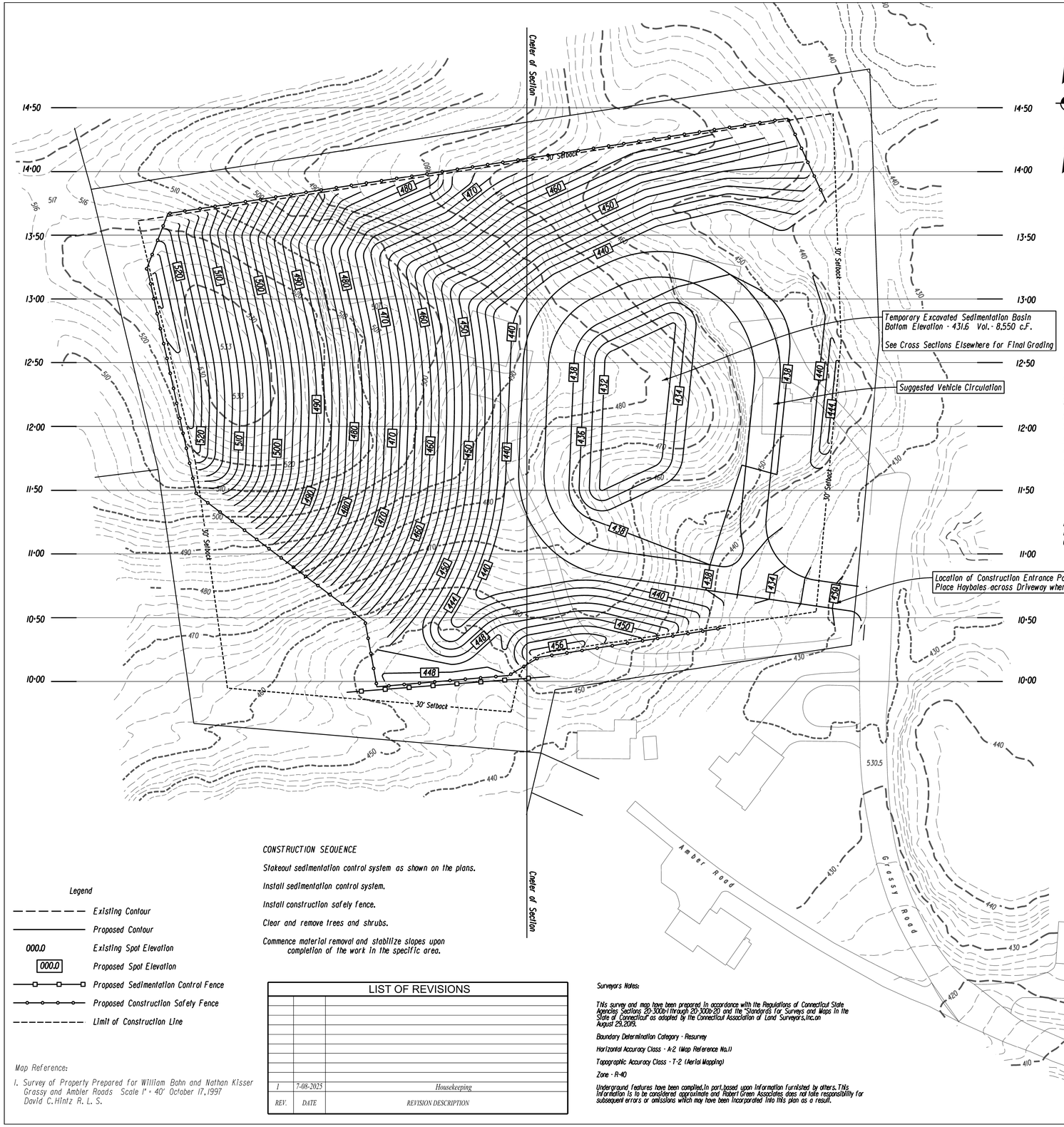
Scale In Feet

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

Sheet 2 of 6

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

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



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

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

ADDITIONAL NOTES:

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

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

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

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

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

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

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

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

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

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

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

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

Place a Construction Entrance Pad as shown on the Plan

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

Anticipated Duration - 24 Months

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

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

No Grading to occur within 30' of a Property Line

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

Developer is responsible for correcting any unforseen field conditions

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

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

Legend

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

Map Reference:

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

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

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Zone - R-40

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Site Grading Plan

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40

Scale In Feet

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

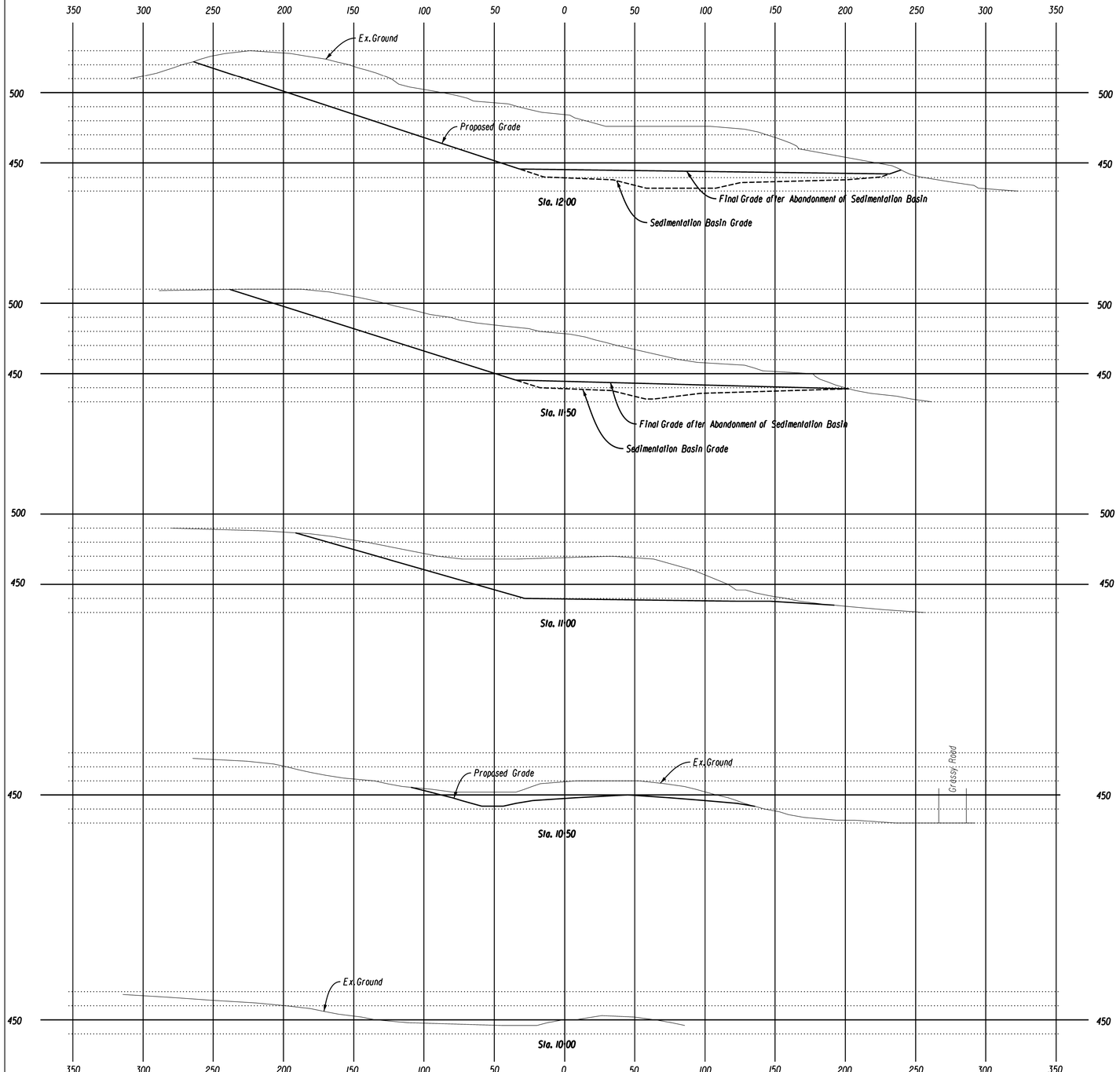
JOSEPH M. GREEN P.E.
REG.NO.0026292

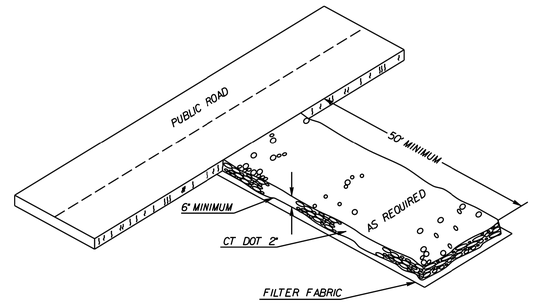
Sheet 3 of 6

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

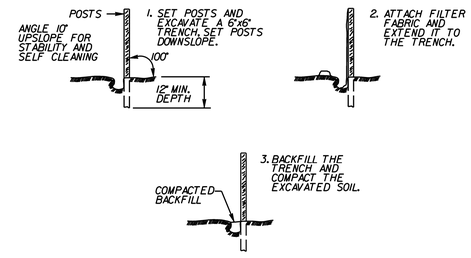
STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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





CONSTRUCTION ENTRANCE
N. T. S.



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

Miscellaneous Notes and Details

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

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

40 0 20 40
Scale In Feet

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1	7-08-2025	Housekeeping
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Sheet 4 of 6

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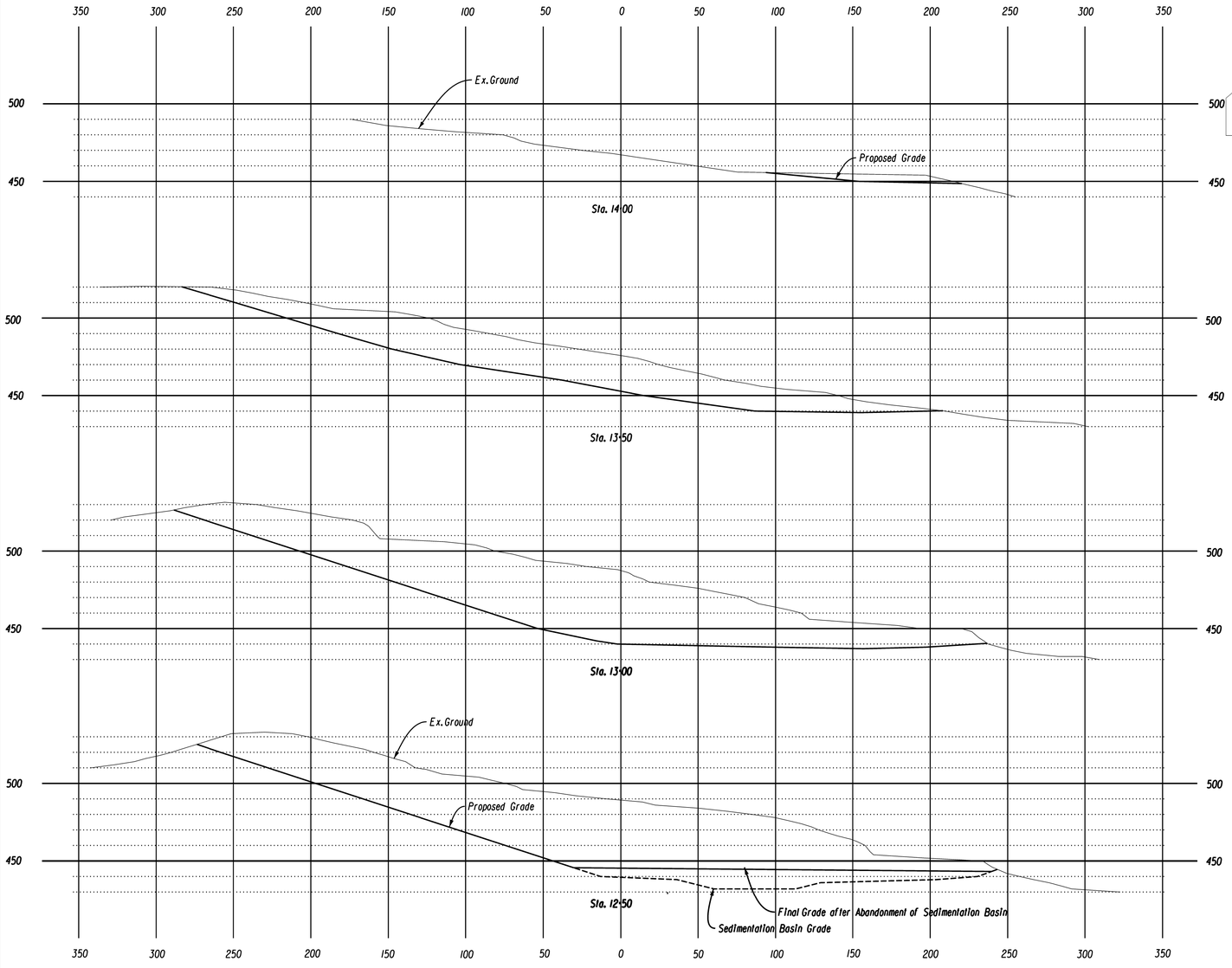

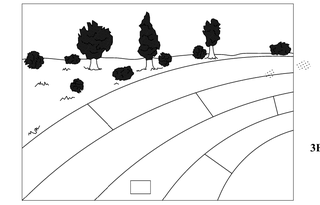

REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL

ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

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

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

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

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

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

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

LIST OF REVISIONS

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

Miscellaneous Notes and Details

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Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

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Scale In Feet

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Sheet 5 of 6

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6 Old Waterbury Road
Terryville, Conn. 06786
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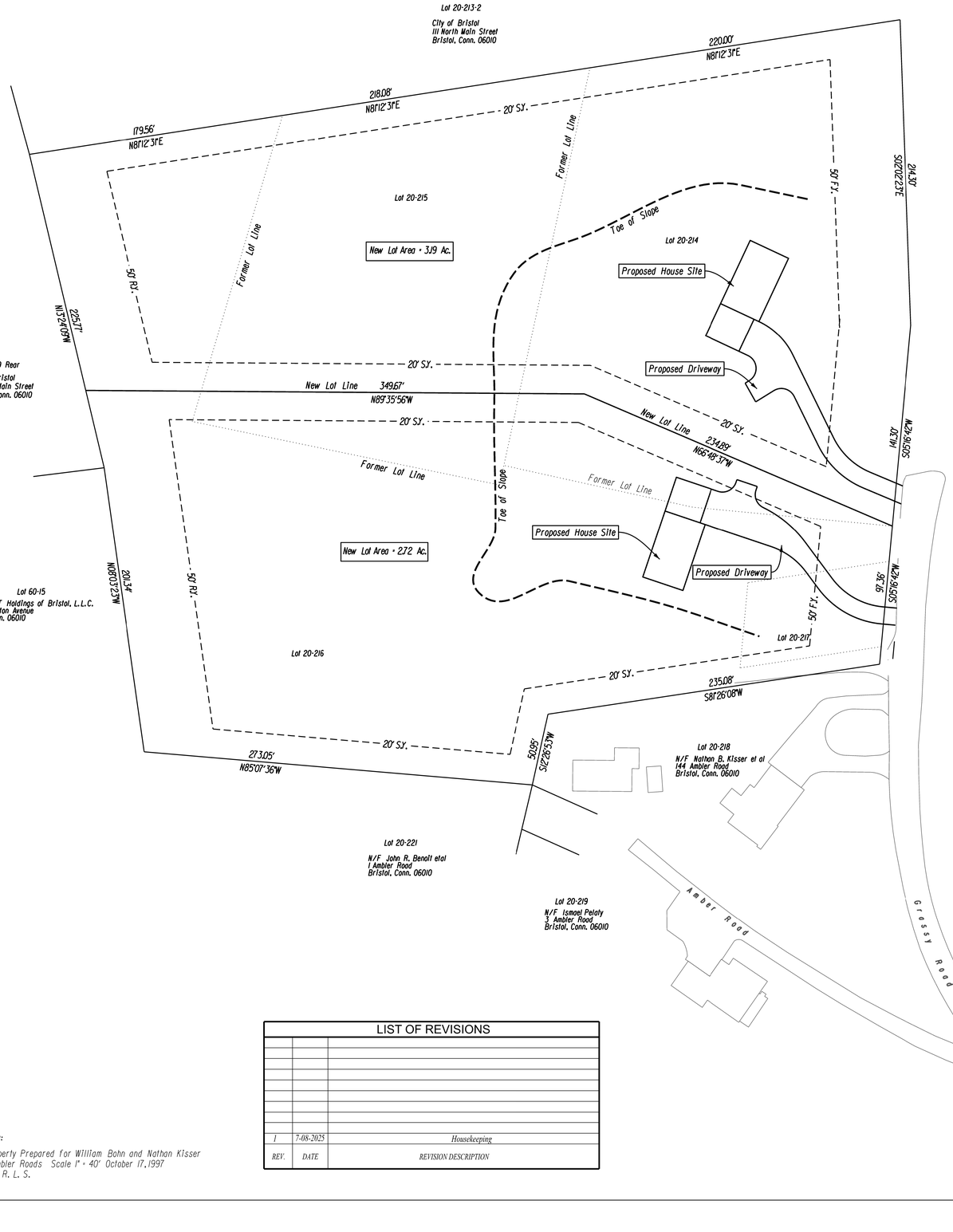

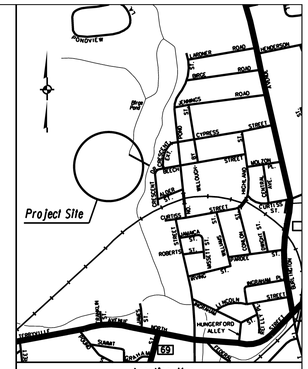

Concept PLan

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

Owned by

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Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

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Scale In Feet

LIST OF REVISIONS		
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REV.	DATE	REVISION DESCRIPTION

Map Reference:

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David C.Hintz R. L. S.

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Sheet 6 of 6

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Fax: (860)-589-1342

App. 2548

Earth Removal Site Plan Application

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

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

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

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

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

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

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

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

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

Other comments: residential construction on-site.

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

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

Name: H & T Holdings of Bristol, LLC

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

Telephone No.: 860-250-6160 E-Mail: tom@tabaccoconstruction.com

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

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2548

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney James Ziogas

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

Telephone No.: 860-584-2384 E-Mail: jziogas@ziogaslaw.com

08/17 - LUO

For Office Use Only
APPLICATION NO. 2548

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Robert Green Associates

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

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

08/17 - LUO

Applicant's Narrative

NARRATIVE FOR AMBLER ROAD AND GRASSY ROAD

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

Intervenor Petition

Friends of the Hoppers

RECEIVED

By NancyKing at 12:38:44 PM, 1/9/2026

BRISTOL ZONING COMMISSION
Bristol, CT

In the matter of: **Date: January 9, 2026**

H & T Holdings, LLC, Assessors Map 20, Lots 214-217, 45 & 51 Grassy Road and Ambler Road, Applications for a Special Permit for Earth Removal and a Site Plan to the Zoning Commission of the City of Bristol, Connecticut

VERIFIED PETITION TO INTERVENE

Pursuant to §22a-19 et seq. of the Connecticut General Statutes the undersigned Michelle Rudy is an individual and a taxpayer of Bristol, Connecticut, who serves as President of Friends of Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, an association dedicated to the preservation of the ecological and natural resources of the Hoppers-Birge Pond Nature Preserve in Bristol, Connecticut, which nature preserve wholly encompasses the surrounding lands around the property that is the subject of the proposed activity in this proceeding. Friends of Hoppers-Birge Pond Nature Preserve is concerned with environmental integrity of natural resources including the ground water, surface water, land, vegetation communities, the peaceful enjoyment and quality of life in Bristol. Friends of Hoppers-Birge Pond Nature Preserve applies to become an intervening party in the above-entitled administrative proceeding, and represents as follows:

1. The subject administrative proceeding involves the consideration of a special permit to allow the extraction of a rather large amount of surface and subsurface sand, gravel, soil, and other material from the Applicant's property, which excavation and development will directly impact the quality of the environment of the Hoppers-Birge Pond Nature Preserve that wholly surrounds the Applicant's proposed excavation site.

2. In 1988 the voters of Bristol elected by Referendum to preserve as a nature sanctuary the land that became the Hoppers-Birge Pond Nature Preserve (Preserve). The intervenor is an association that has been dedicated for more than three decades to preserving the nature and ecology of the Preserve, helping to maintain this valuable community natural and recreational asset for many years prior to the Applicant's plans to harmfully excavate within this sensitive ecosystem.

3. This administrative proceeding involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water and other natural resources of the state in the following ways:
    a. The proposed activities and development will require wholesale clearcutting of mature forest trees, reducing the land's natural capacity to absorb rainfall through the elimination of five to six acres of tree canopies and root networks, leading to increased rainwater runoff, erosion, flooding, and sedimentation in nearby habitats.

b. The proposed activities and development will threaten an adjacent, extremely rare 10-acre stand of pitch pine trees which, in turn, support an ecosystem and habitat of rare and endangered species, threatening harm to the trees and to the fragile habitat they support.

c. The proposed activities and development will threaten an equally rare community of American Chestnut tree root systems that continue to sprout despite a blight that has rendered the species highly endangered.

d. The proposed activities and development will cause a fragmentation of a DEEP-designated 200-acre core forest, causing a doughnut-hole fragmentation that will maximize the ill effects of edge habitat while reducing interior, undisturbed core areas that are vital to the survival of many sensitive species. Such fragmentation will cause a depletion in the biodiversity of bird species that require core forest in order to maintain many species in the preserve that have long ago vanished from the more urban landscape throughout the rest of Bristol. The list of such species includes but is not limited to the following: Wood Thrush, Eastern Towhee, Downy Woodpecker, Pileated Woodpecker, Barred Owl, Belted Kingfisher, Ovenbird, Red-Winged Blackbird, American Redstart, White-Breasted Nuthatch, Scarlet Tanager, Eastern Wood-Pewee, and Black and White Warbler, all of which have been observed within the Preserve.

e. The proposed activities and development will, according to the developer's plan, stockpile soils that will mix invasive species of plant seed with native species of plant seed, causing an infestation of the invasive species that will be extremely difficult to eradicate and that will undermine restoration efforts and jeopardize the long-term health of native plant communities.

f. The proposed activities and development will level the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(1), which states that, "...the natural topography of the property shall be preserved to the maximum extent possible."

g. The proposed activities and development will radically invert the local topography within the ecosystem of the Preserve in violation of Bristol Zoning Regulations Section 15.2.5(E)(3), which states that, "...the proposed excavation shall be certified by the City Engineer as being the minimum depth of excavation necessary to accomplish the proposed project."

h. The proposed activities and development will obliterate a collection of significant geological formations known as glacial kames, which are irregularly shaped hills and mounds that have stood in this forest for more than 14,000 years since being deposited by the retreat of the glaciers of the last ice age.

i. The excavation of soil below the water table and into the aquifer will likely result in the dewatering of nearby wetlands.

j. The excavation of soil above the bedrock will remove filtration of surface water recharge of the aquifer resulting in contamination of the aquifer and of nearby pools of water and the pond within the Preserve.

k. The excavation of 145,000 cubic yards of sand, soil, and gravel will cause particulate matter to become airborne and settle onto the surface of Hoppers-Birge Pond and onto vegetation, where it will eventually be washed into the pond, causing significant contamination and irreparable transformation of the pond hydroculture and habitat, endangering the habitat and life of sensitive pond species.

l. The proposed activities and development will require significant truck traffic and the operation of heavy construction and excavation machinery that will cause harm to the habitats of sensitive local species and that will cause heightened risk of injury or death due to truck traffic.

m. The proposed activities and development will disturb a network of trails that have traversed the Preserve's forest since before the Preserve was dedicated, robbing Bristol's residents of the benefits of a wilderness experience and of the ability to commune with nature while recreating in a natural habitat close to home.

n. The proposed activities and development are inconsistent with the Bristol Plan of Conservation and Development (POCD), whereas the Bristol Zoning Commission is required to consider the POCD in its deliberations. Specifically, the proposed activities and development are inconsistent with the following provisions and goals set forth in the POCD.:

    i. "Protect and maintain the quality of Bristol's natural resources and features such as water courses, groundwater, air, and environmentally sensitive lands."

    ii. "Provide adequate open space for all Bristol residents."

    iii. "Encourage Community Character" through efforts that:

        1. "Encourage the preservation of undeveloped lands within residentially zoned areas."
        2. "Support the preservation of historic resources."
        3. "Support community resources which enhance the quality of life within Bristol."
        4. "Preserve and enhance scenic views and scenic resources in Bristol."
        5. "Encourage buildings and sites to be designed to reflect the overall character of Bristol."

    iv. "Strive to be a sustainable and resilient community" by:

        1. Honoring the POCD's reference to the Friends of Hoppers-Birge Pond Nature Preserve (the Intervenor) as a key means to promote conservation, in POCD Section 4.1.
        2. Discouraging "development which negatively impacts wetlands and watercourses," per POCD Section 4.3.1.
        3. Discouraging "development on steep slopes and ridgelines," per POCD Section 4.3.2.
        4. Protecting "Bristol's natural resources through land development controls...and other preservation techniques" to "carefully control development which could result in damage to the land and

environment" and "cooperate with...other organizations in protecting natural resources," per POCD Section 4.3.3.

5. Honoring the POCD's vision for Scenic Resources, regarding which the POCD states in Section 6.1.5, "There are a number of scenic areas within Bristol and several vantage points offering spectacular views. *These scenic resources should be preserved to the extent feasible, and* ***preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission.***" [Emphasis added.]

4. There are feasible and prudent alternatives to the proposed permitting of excavation to protect the air, water, trees, and other natural resources associated with the subject property; including:
    a. Reduction in the size of the project and denial of a permit to excavate more cubic yardage than is permitted as of right.
    b. Permitting the construction of a small-scale, sensitively designed residential presence that respects the existing forest and topography.

5. The Connecticut Environmental Protection Act of 1971 provides, in part, that any person may intervene as of right in any administrative proceeding upon the filing of a verified pleading asserting that the proceeding "involves conduct which has, or which 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". C.G.S. Section 22a-19(a).

6. It is the responsibility of the Applicant in these administrative proceedings to adequately develop by the introduction of substantial evidence of record, evidence that will address the issues raised herein with respect to the potential impacts, and the Applicant has the burden of establishing that the proposed action will not have such significant adverse impact as alleged and that no alternatives exist that would reduce or eliminate the potential for such adverse impacts.

7. Pursuant to C.G.S. 22a-19, et. seq., the undersigned requests all rights of participation granted to any party in accordance with the provisions thereto.

8. This request for intervention with party status will further the policies and purposes of the Connecticut Environmental Protection Act. (C.G.S. 22a-19, et. seq.)

9. The application involves the likelihood of erosion, sedimentation, and pollution of nearby surface and ground waters.

10. The Intervening Petitioner, pursuant to the provisions of C.G.S. Section 1-21c, hereby requests that it be given written notice by mail of all hearings and meetings to be held in connection with this proceeding as well as all negotiations pertaining to the above captioned application.

Applicable Law:

A. CEPA Allows Any Person To Intervene In Legal Proceedings to Raise Environmental Issues

As noted above, this Application is made pursuant to CEPA, the plain language of which was intended to provide wide access to the states' various tribunals. Red Hill Coalition, Inc. v. Conservation Commission of Town of Glastonbury, 212 Conn. 710 (1989). The statute provides in relevant part:

> "[in] any administrative, licensing or other proceeding, and in any judicial review thereof made available by law, ...any person ...or other legal entity may intervene as a party on the filing of a verified pleading asserting that the proceeding or action for judicial review involves conduct which has, or which 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." §22a-19 (truncation added)

Unlike a classical aggrievement cases, a §22a-19 intervenor need not show "aggrievement". Hyllen-Davey v. Planning & Zoning Commission, 57 Conn. App. 598, 593, 749 A.2d 682, cert denied, 253 Conn. 926, 754 A.2d 796 (2000)("the EPA waives the additional aggrievement requirement in ...§22a-19, [which] authorizes any citizen or other entity, without having to first establish aggrievement, to intervene in an existing proceeding."); Scaringe v. Meriden Planning & Zoning Comm, CV-000274515-S, J.D. at Meriden, (November 26, 2002)(Gilardi, J).

An allegation of facts that the action at issue in the proceeding is likely to unreasonably impair the public trust in natural or historical resources of the State is sufficient. See, Cannata v. Dept. Of Environmental Protection, et al, 239 Conn. 124 (1996)(alleging harm to floodplain forest resources).

B. CEPA Is Not Discretionary: Once A Verified Application Has Been Filed, Intervention Is a Matter of Statutory Right

The Connecticut Appellate Court has noted that statutes "such as the EPA are remedial in nature and should be liberally construed to accomplish their purpose." Avalon Bay Communities, Inc. v. Zoning Commission of the Town of Stratford, 87 Conn.App.537 (2005); Keeney v. Fairfield Resources, Inc., 41 Conn. App. 120, 132-33, 674 A.2d1349 (1996); Red Hill Coalition, Inc. v. Town Planning & Zoning Commission, 212 Conn. 7272, 734, 563 A.2d 1347 (1989) ("section 22a-19 makes intervention a matter of right once a verified pleading is filed complying with the statute, whether or not those allegations ultimately prove to be unfounded"); Polymer Resources, Ltd. v. Keeney, 32 Conn. App. 340, 348-49, 629 A.2d 447 (1993) ("[Section] 22a-19[a] compels a trial court to permit intervention in an administrative proceeding or judicial review of such a proceeding by a party seeking to raise environmental issues upon the filing of a verified complaint. The statute is therefore not discretionary.") See Also, Connecticut Fund for the Environment, Inc. v. Stamford, 192 Conn. 247, 248 n.2, 470 A.2d 1214 (1984).

In Mystic Marinelife Aquarium v. Gill, 175 Conn. 483, 490, 400 A.2d 726 (1978), the Connecticut Supreme Court concluded that one who filed a verified pleading under § 22a-19 (a) became a party to an

administrative proceeding upon doing so and had "statutory standing to appeal for the limited purpose of raising environmental issues." Further, since "[i]t is clear that one basic purpose of the act is to give persons standing to bring actions to protect the environment" this intervention should be granted as in the public interest. Belford v. New Haven, 170 Conn. 46, 53-54, 364 A.2d 194 (1975).

This Application makes specific verified allegations of unreasonable impairment of natural resources, inter alia: the reasonably likely threat of increased pollutant mobility, the contamination of currently uncontaminated property and the release of nutrients and other stormwater pollutants into the environment. Thus, the undersigned party intervenes in this proceeding on the filing of this Verified Notice of Intervention and requests notice of all meetings.

Intervenor respectfully requests a public hearing at which it may present evidence and cross examine witnesses.

Respectfully,

Michelle Rudy, President of Friends of
Hoppers-Birge Pond Nature Preserve
102 Henderson Street
Bristol, CT 06010
mirwater@yahoo.com
(860)558-5393

INTERVENTION VERIFICATION

Michelle Rudy, President
Friends of the Hoppers-Birge Pond
Nature Preserve

STATE OF CONNECTICUT :

: ss: Bristol

COUNTY OF HARTFORD :

On this 9th day of January, 2026 personally appeared Michelle Rudy, President of Friends of the Hoppers-Birge Pond Nature Preserve of Bristol, Connecticut, duly authorized, and made oath to the truth of the matters contained in the foregoing application, before me.

Jennifer Keen

Notary Public/Commissioner of the Superior Court

My Commission Expires: 4/30/2028

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

Applicant 30-day Extension to Open Public Hearing

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

Robert:

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

Thank you.

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

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

From: Robert Flanagan <RobertFlanagan@bristolct.gov>
Sent: Thursday, November 13, 2025 12:17 PM
To: James Ziogas <jziogas@ziogaslaw.com>
Subject: Extension for H&T Holdings - Ambler/Grassy

Hi Jim:

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

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

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

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

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

Thanks.

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

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

App. 2548

Zoning Commission Referral to the Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 21, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2547 & 2548

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

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

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

****

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

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

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

Public Hearing Date: December 8, 2025

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

Applicant's Traffic Statement



Traffic Evaluation

Earth Removal at Ambler Road and Grassy Road

Bristol, Connecticut

Prepared for:

H&T Holdings of Bristol, LLC



Prepared by:

KWH Enterprise, LLC

October 2025

Hyperlink for Full Report:

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

Peer Review Estimate of Traffic Evaluation BL Companies

October 23, 2025

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

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

Dear Mr. Flanagan:

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

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

I. PROJECT UNDERSTANDING

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

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

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

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

II. CLIENT RESPONSIBILITIES

A. Information And Access Provided By Client

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

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

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

B. Making an Informed Decision on Retaining Legal Counsel

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

III. SCOPE OF SERVICES

A. Basic Services

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

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

1. Peer Review

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

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

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

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

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

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

B. Exclusions And Additional Services

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

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

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

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

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

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

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

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

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

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

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

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

IV. SCHEDULE

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

V. FEES AND EXPENSES

A. Fees For Basic Services

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

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

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

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

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

B. Fees for Additional Services

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

C. Reimbursable Expenses

1. Expenses included as overhead:

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

2. Expenses reimbursable to Consultant:

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

D. Hourly Billing Rates

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

Hourly Billing Rates
January 1, 2025

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

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

E. Fee Protection

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

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

F. Billing

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

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

Send remittances to:

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

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

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

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

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

G. Retainer

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

VI. TERMS & CONDITIONS

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

VII. CLOSING STATEMENT

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

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

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

Very truly yours,

BL COMPANIES, INC.

By: 

Michael Dion, PE, PTOE
Principal Engineer

[Execution signatures on following page]

Applicant's Stormwater Report

Stormwater Permit Information for Developers and Contractors

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

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

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

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

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

Revised March 23, 2017

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

SUPPORTING DOCUMENTS FOR

SPECIAL PERMIT FOR EARTH REMOVAL

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

AMBLER STREET AND GRASSY ROAD

BRISTOL, CONNECTICUT

September 2, 2025



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

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

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

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

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

2018
POCD

Scenic Resources

Code Enforcement

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

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

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

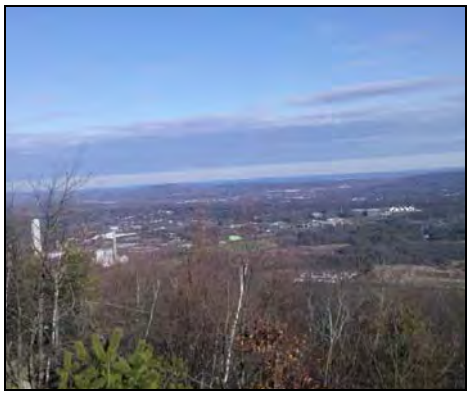
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators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

6.1.5. Scenic Resources

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

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

Scenic View From South Mountain



6.1.6. Property Maintenance

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

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

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

6.1.7. Community Design

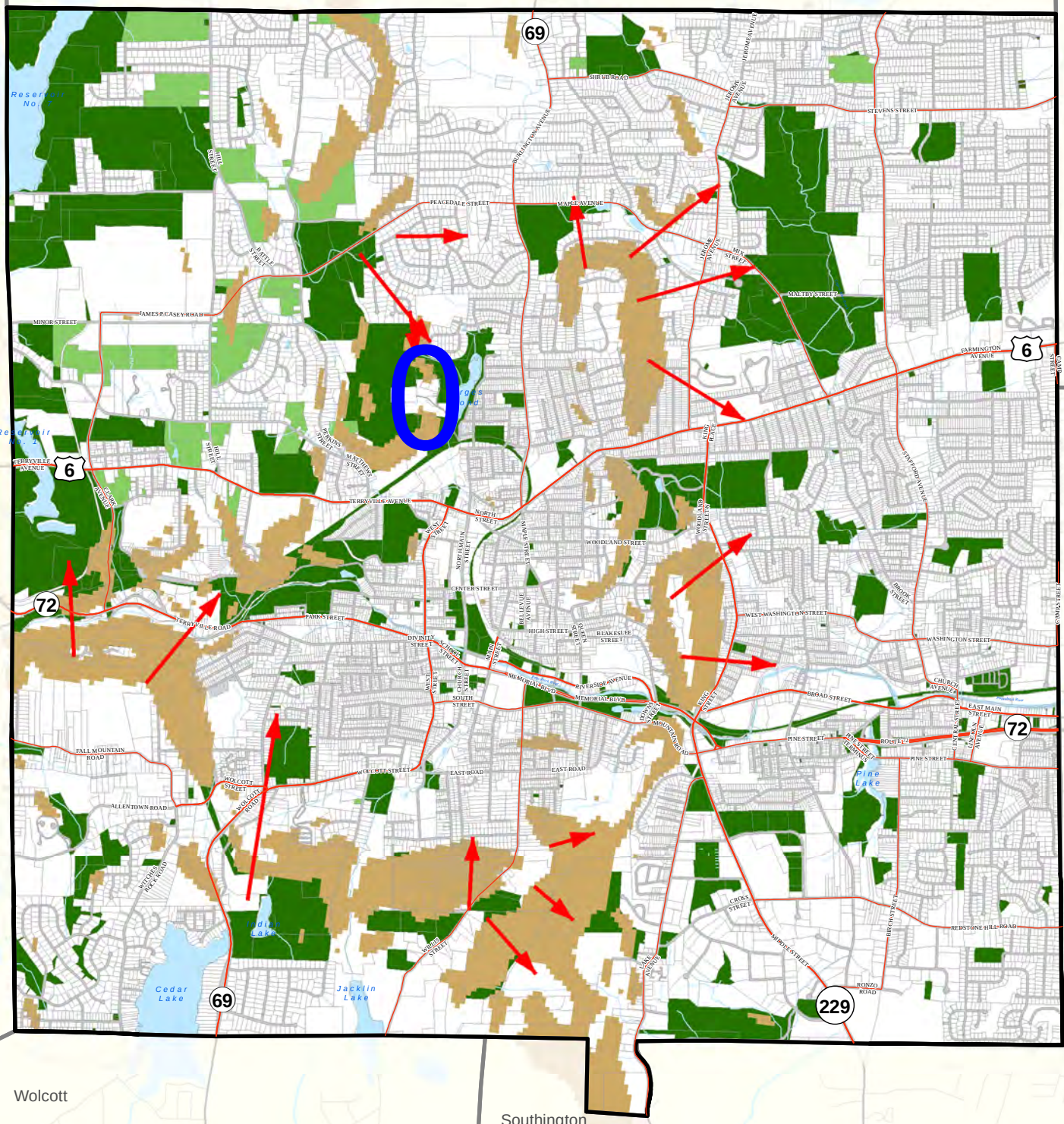
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

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

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

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

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

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

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

App. 2547

Zoning Commission Referral to the Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 21, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2547 & 2548

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

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

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

****

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

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

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

Public Hearing Date: December 8, 2025

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

City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

Planning Commission Response

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.

Report from DPW Engineering

November 26, 2025

1. Purpose

This report has been prepared to summarize field observations and assess the relevance of potential scenic and recreational impacts associated with Applications #2547 and #2548, which seek municipal permits for earth excavation and removal exceeding 400 cubic yards. The purpose of this report is not to support or oppose the applications, but to provide an objective review in relation to concerns outlined in the 2018 Plan of Conservation and Development (POCD), Section 6: Enhanced Community Character, with specific attention to Section 6.1.5: Scenic Resources.

2. Background

Applications #2547 and #2548 propose earth removal activities on properties located along Grassy Road and Ambler Road, containing three parcels. Two of the three parcels contain remnants of two former residences and accessory structures; these structures have either been fully demolished and removed or demolished with debris remaining for future removal.

Adjacent to the subject properties is City-owned land containing several hiking trails, including higher-elevation "Kame" formations (glacial knobs). These areas were assessed to determine:

- Whether open scenic views exist from nearby elevated trails.
- Whether the subject properties, including the former house locations, are visible from these vantage points.
- Whether the proposed excavation could alter scenic quality or views from the trails.

3. Existing Site Conditions

3.1 Elevations on the Subject Property

- Current peak elevation within the proposed excavation area: 533'±
- Lowest elevation within the site: 430'±

3.2 Proposed Final Grades

- Proposed peak elevation after excavation: 524'±
- Proposed minimum elevation: 440'±
- The proposed work would primarily remove the upper portion ("top knob") of the hillside and regrade the slope to meet existing surrounding elevations removing roughly 140,000 cubic yards of material from the site.

3.3 Adjacent Property Elevations

- Highest hiking point reached during field assessment: 573'±
- This location corresponds to a convergence of the "Kame Trails" and connecting feeder trails.

4. Field Observations

4.1 Scenic Views

- At the 573'± vantage point, no open scenic views are present during leaf-on conditions.
- During leaf-off conditions, limited views become available through the trees; however, these do not constitute clear, expansive, or designated scenic vistas.

4.2 Visibility of Subject Properties

- The former houses and associated structural remnants on the properties under application are not visible from the high point or from other nearby elevated trail segments.
- Vegetation density and topography effectively obscure all sightlines to the subject parcels.
- Leaf-off portions of the year may result in partially unobstructed views of active earth-removal operations and, following cessation of mining, the exposed slope lacking tree cover.
- Views from Grassy Road during the duration of earth-removal activities will be characteristic of an active mining operation.
- The nature of views from Grassy Road following completion of mining activities will depend on the effectiveness and execution of the applicant's restoration plan.

5. Potential Impact Assessment

5.1 Scenic Resource Considerations

- Section 6.1.5 of the POCD emphasizes protection of scenic areas, especially views from elevated landforms and public trails. Based on field evaluation:
- The proposed earth removal is unlikely to create new adverse views from the adjacent trails.
- Because the earthwork would remove only the uppermost portion of the knob and regrade to elevations consistent with surrounding slopes, the overall landform will remain generally consistent in appearance from trail elevations with the exception of the mined land void of tree coverage.
- The back (north and west) sides of the knob, which interface most directly with the trail system, will remain in their natural state.

5.2 Forest and Trail Experience

- No existing scenic overlooks or trail viewpoints appear dependent on the current topography of the subject property.
- Given the lack of visibility of the site from the trails, changes to the crest elevation (533'± to 524'±) are unlikely to materially affect the hiking experience or the perceived natural character of the forest.

5.3 Uncertainties

- Vegetation removal on the subject property could create new partial sightlines during leaf-off seasons; however, based on current elevation differences and distance, significant new views or visual impacts appear unlikely.
- Predicting the exact visual outcome is difficult without 3-D modeling, but field conditions suggest that any change would be minimal.
- The degree to which the restoration plan will improve or diminish future views from Grassy Road and the trail system remains uncertain.

6. Conclusion

Although subjective; based on trail-level observation, elevation comparison, and review of existing conditions, the proposed earth removal under Applications #2547 and #2548 does not appear likely to negatively impact scenic resources or the recreational experience on the adjacent City-owned forest and trail system.

- No designated scenic vistas are present.
- The subject property is not visible from existing trail high points.
- The proposed grading will generally harmonize with surrounding topography, altering only the topmost portion of the hillside.
- Potential visibility during leaf-off periods is difficult to characterize with precision and will depend substantially on the final restored condition of the site.
- Views from Grassy Road will reflect active mining during operations and, after completion, will be influenced by the applicant's restoration plan.
- No comment made regarding potential traffic implications.
- No comment made regarding potential noise implications.

Ryan J. Heller
Department of Public Works
Surveyor
860.584.6119

Bristol CONNECTICUT Public Works

Friends of the Hoppers Scenic Views Statement and Cross Sections

December 16, 2025

Regarding the Referral of H & T Holdings Application for an Earth Removal Permit to the Planning Commission for Analysis of Scenic Views

Michelle Rudy for the Friends of the Hoppers-Birge Pond Nature Preserve

There are a lot of things that could be said about this earth moving proposal but here we are just focusing on the subject of scenic views. We have reviewed the report by the Department of public works surveyor and we question its conclusions.

First, the report says that there are no scenic views, meaning sweeping open vistas, in the vicinity of the site. We argue that the scenic views are the rolling kame formations themselves, not a view of the surroundings as seen from atop.

One prominent glacial kame formation is found in the northwest corner of the subject properties. Ancient hills, known as kames, are geologically significant and form part of a rare, interconnected group within the Hoppers preserve. There are about 5-7 kames in a group depending on how you count them, including the one on the developer's property. They have remained undisturbed for over 14,000 years which is a rarity in today's landscape, which should be preserved and cherished for their educational value. Disturbing or removing even one would irreversibly diminish the landscape's interwoven fabric.

A widely cited reference explaining the formation of kames and the rarity of undisturbed examples is "Glacial Geology: Ice Sheets and Landforms" by Matthew R. Bennett and Neil F. Glasser. This book details that kames are irregularly shaped hills or mounds composed of sand, gravel, and till deposited by meltwater in contact with glacial ice. The authors emphasize that undisturbed kame complexes are rare in modern landscapes due to centuries of land development and resource extraction, making intact examples significant for both scientific study and conservation.

Second, the surveyor's report asserts that there probably won't be a line of site from the trails to the proposed site elevations. However, the surveyor also claims that a final analysis of the viewsheds will be difficult to determine without 3D modeling. From the report, it is apparent that he "eyeballed" his assertions rather than justifying them with empirical data.

So this led me to perform a viewshed anslysis with the aid of AutoCAD. I drew a cross section of the land from the top of a kame where there is an existing trail to the bottom of the subject property. On the cross section is drawn the sight lines for both the existing grade and the proposed grade. You can see quite clearly that from the top of the kame, you can barely see to the edge of the property as it exists now. If the earth removal were to occur, there would be a clear line of sight all the way over to the property edge. I only had time to draw one section, but we suspect that the whole trail east of the kame down to Grassy Road will have an open view of the excavation. We would like to do

more modeling to investigate further. We also would like to invite you on a guided tour of the trails so you can see our concerns for yourselves.

Finally, we would like to highlight some snippets from the City's Plan of Conservation and Development and the zoning regulations that we feel are pertinent to this discussion.

In Section 4.1 of the Plan of Conservation and Development, the "Hoppers" are specifically mentioned as a key area in which to promote conservation.

In Section 4.3.2 Land Resource Protection, the plan seeks to "discourage development on steep slopes and ridgelines"

In Section 6.1.5 Scenic Resources, the plan states that "There are a number of scenic areas within Bristol and states that these scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission."

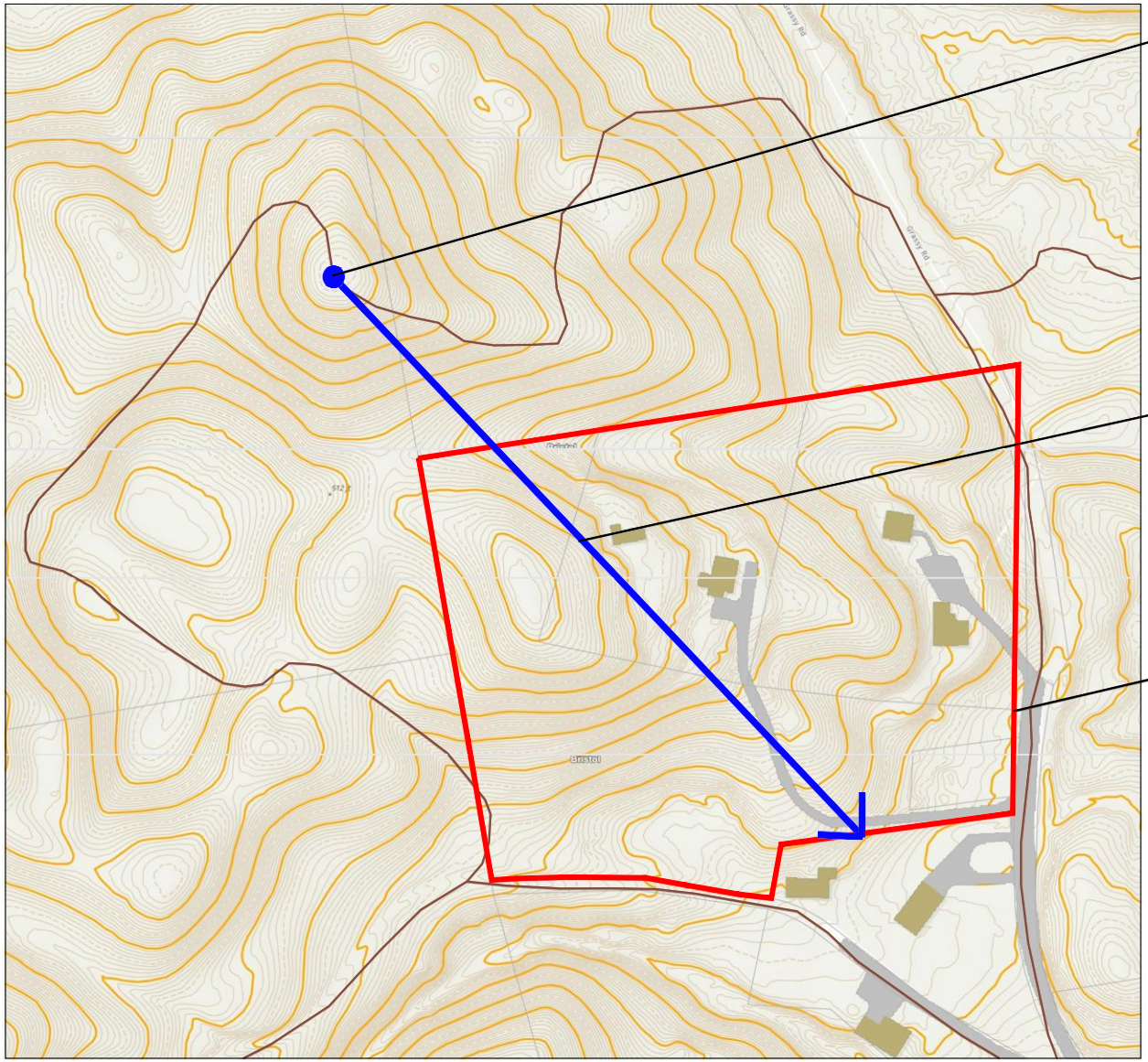
Section 6.2.2 Undeveloped Land...This section encourages the preservation of undeveloped lands within residentially zoned areas.

Section 6.2.3 Historic Resources ……This section supports the preservation of historic resources which we believe applies to the geological formations at the Hoppers.

Section 6.2.4 Supports community resources which enhance the quality of life within Bristol.

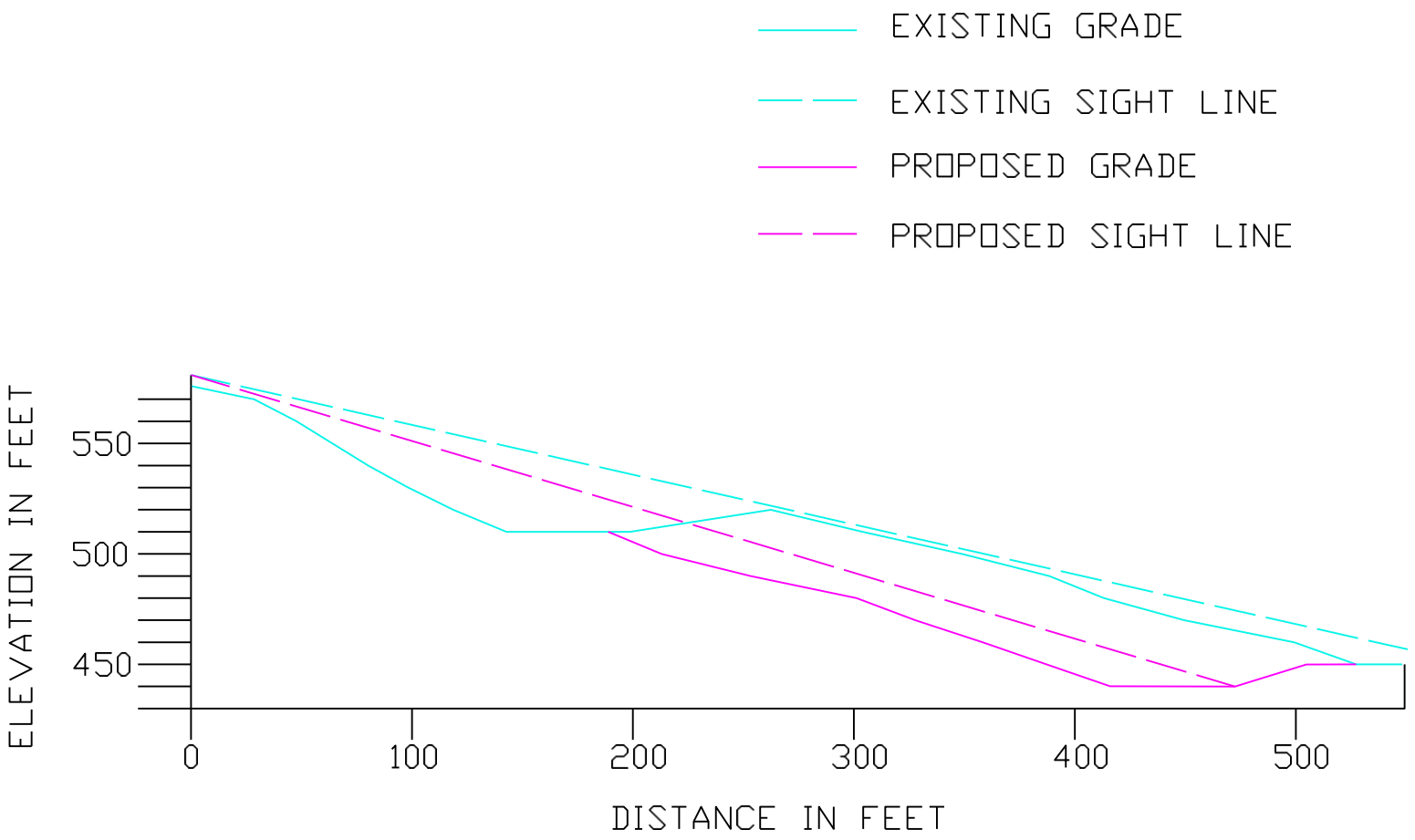
In addition, the City of Bristol Zoning Regulations Section 15.2.5(E)(1) states that "the natural topography of the property shall be preserved to the maximum extent possible" and in 15.2.5(E)(3) additionally states that "the proposed excavation shall be certified by the City Engineer as being the minimum depth of excavation necessary to accomplish the proposed project". It is clearly not the case that 145,000 cubic yards of excavation, including the destruction of a rare geological formation, is needed to site two homes on the property.

So, in conclusion we reiterate that we see the scenic views as the kame formations themselves rather than overarching vistas that are seen from atop. Also we reiterate that the site section we drew up supports our assertion that the site will be fully visible from multiple sections of the trails, particularly the trail atop the largest kame. This will irreparably damage the deep woods experience that can now be had, miraculously, in the middle of suburban Bristol.



VIEWSHED ANALYSIS

VIEWSHED ANALYSIS



Letters

From: Judith Centurelli <judycenturelli@att.net>
Sent: Thursday, January 8, 2026 1:21 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: The Hoppers

I am writing in support of preserving The Hoppers in its present state. This is one of the few natural areas left in Bristol where its residents can have a unique experience with different land formations, water courses, and the flora and fauna of Bristol. Allowing a mining operation and housing construction to occur in the middle of The Hoppers will destroy what is there and will never be recovered. The habitats of animals will be destroyed and those animals will die off as will the various plants that are found in the area. The peace and tranquillity of the area will certainly be destroyed. Bristol needs to make greater efforts to maintain and preserve what little natural land, flora and fauna we have left.
I hope you, and whoever else is involved in making the decision, will decide in favor of The Hoppers.
Sincerely,
Judy Centurelli

-----Original Message-----
From: Jean Letourneau <hoppersdude@att.net>
Sent: Wednesday, January 7, 2026 7:29 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Hoppers Nature Preserve

Mr. Flanagan

My name is Jean Letourneau, former Bristol resident.and Hoppers activist. While i understand that the Tabacco property is private however allowing any mining there is not only against the 1988 referendum which protects the water under the Hoppers which yielded over a million galllons in tests performed by the Bristol Water Department in 1991.

My second point is that trucking 5000 trucks would require transporting through a residential neighborhood with narrow streets,no sidewalks, the road is not made for heavy traffic not to mention the kids running around.

My third and final point is that this property is near many natural springs which means that any mining will affect these springs which feed into Birge Pond.

I understand that when I left Bristol I no longer have voting rights, however my lifetime commitment to this area gives me the right to voice my concerns.

thank you

Jean Letourneau i

Sent from my iPhone

From: Diane Barillaro <nanni9498@live.com>
Sent: Sunday, January 11, 2026 1:11 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Please save the Hoppers!

Dear Mr. Flanagan:

My name is Diane Barillaro, my family lives at 25 Orleans Drive. I am writing to you to explain that twice my family experienced changes to wildlife due to development.

My first experience was in Southington. There was a small pond a little way from my house and each spring we looked forward to hearing the peeper frogs. That stopped when a house was built close to the pond.

Upon moving to Orleans Drive, the area was very nice, there was woods and no houses, to my delight a Great Horned Owl built a nest and to my surprise there was a chick. To my further delight, there also was a Barn Owl, it was great! Then it happened again, the land below my house was sold and houses were built and became Sturbridge Court. One by one the trees were cut down. To make matters worse I was told more trees were cut down that should not have been cut down. I need not have to tell you the owls left and did not come back. A short time later signs/posts were put in the sparse wooded area stating no more trees could be cut down, The damage was already done, who did these people think they were fooling? Where were they when the project started, knowing it involved a wooded area?

We have lost so much already in Connecticut. Please do not let this happen at the Hoppers Birge Pond Nature Preserve!! This is what happens when greed takes over!

Sincerely
Diane Barillaro

From: Cmariecannon <cmariecannon@aol.com>
Sent: Sunday, January 11, 2026 6:13 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Opposition to Proposed Sand and Gravel Mining Operation in the Hoppers-Birge Pond Nature Preserve

Dear Robert Flanagan,

I am writing as a concerned Bristol resident to express my opposition to the proposal to remove approximately **145,000 cubic yards of sand and gravel** from land located within a residential zone and in the heart of our community's **Hoppers-Birge Pond Nature Preserve**. This massive excavation project would have devastating environmental, ecological and community impacts that are completely incompatible with the purpose and protections of this area.

This comparison alone puts the scope of the proposed operation into perspective. Removing nearly **375 times the normal limit** of soil is not routine development, it is large-scale mining. The ecological cost would be staggering.

- **Loss of Trees and Habitat:** Thousands of mature trees would likely be destroyed, removing vital carbon sinks and habitat for countless species.
- **Groundwater and Wetlands Threats:** Mining on this scale would lower the local groundwater table, depriving wetlands of the moisture they need to sustain plant and animal life.
- **Wildlife Hazards:** Sensitive species, such as box turtles, salamanders, and other small animals would be endangered not only by habitat loss but also by the estimated **48 truck trips a day** that would rumble through the site.
- **Wildlife Encroachment:** Disrupting and encroaching upon wildlife habitats can lead to an increase in human-wildlife conflicts, impacting both communities and animals. As more animals enter human areas in search of food or shelter, there is a greater likelihood of property damage and an elevated risk of disease transmission.

- **Community Impact:** The dust, noise, and heavy truck traffic in a residential zone would severely degrade nearby residents' quality of life. Furthermore, the development results in the loss of a peaceful natural area in the heart of suburban Bristol, diminishing the natural scenic views from the trails and impacting the experience of the surrounding woodland.

This proposal contradicts the purpose of zoning laws designed to **protect residential areas and natural environments from industrial-scale disturbance**. It also undermines the community's long-term efforts to preserve open space and biodiversity.

I respectfully urge the City Planning Department to **reject this proposal** and uphold both the spirit and the letter of our local environmental and land-use protections. Our community's health, natural heritage, and the irreplaceable ecosystems of the Hoppers-Birge Pond Nature Preserve depend on it.

Thank you for your careful consideration of this critical issue.

Sincerely,

Cathleen Cannon

From: Judith Centurelli <judycenturelli@att.net>
Sent: Thursday, January 8, 2026 1:21 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: The Hoppers

I am writing in support of preserving The Hoppers in its present state. This is one of the few natural areas left in Bristol where its residents can have a unique experience with different land formations, water courses, and the flora and fauna of Bristol. Allowing a mining operation and housing construction to occur in the middle of The Hoppers will destroy what is there and will never be recovered. The habitats of animals will be destroyed and those animals will die off as will the various plants that are found in the area. The peace and tranquillity of the area will certainly be destroyed. Bristol needs to make greater efforts to maintain and preserve what little natural land, flora and fauna we have left.
I hope you, and whoever else is involved in making the decision, will decide in favor of The Hoppers.
Sincerely,
Judy Centurelli

From: Filomena DiCandia <filomenadicandia@gmail.com>
Sent: Sunday, January 11, 2026 1:50 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Request to Oppose Mining Permit near Hoppers Birge Nature Preserve

Dear Robert Flanagan,

I am a long-time resident of 95 Beech St, in Bristol. I have asthma, and I am against a mining project at Grassy Road. Grassy Road is a half mile down the road from my home. I have done research and know that a long-term mining project will worsen my asthma. Mining will create higher amounts of particulate matter. I expect there will also be higher amounts of diesel exhaust from trucks going in and out all day. The longer the mining project lasts, the worse my condition will become. For people like me with asthma, fine particles in the air can trigger wheezing, shortness of breath, increased medication use, and even asthma attacks that require medical care.

This project will create at least 2 years of noise and pollution. What is the benefit for the residents of my neighborhood? Trucks will be coming in and out all day long for two years. Think about how bad this will be for people like me. Think about the negative impact this will have on the developing lungs of children who live and play in the neighborhood.

My grandson developed asthma as a child because he was living in a city with bad air quality. My daughter brought him out of that polluted city and into an apartment on Beech Street so that he could recover. Growing up in a neighborhood with clean air helped him to heal. His walks around Birge Pond were wonderful for his health. My grandson no longer has asthma and is now a Varsity runner in high school.

Please find a way to protect Bristol residents from unnecessary pollution. Let us enjoy a quiet and peaceful neighborhood and clean air so that we can stay healthy.

Thank you.

Sincerely,

Filomena Di Candia
95 Beech St.
Bristol, CT

From: Tom Doyle <tomdoyle1@yahoo.com>
Sent: Sunday, January 11, 2026 11:51 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: SAVE THE HOPPERS!

I have a statement to submit for the Zoning Commision public hearing on Monday, Jan 12 regarding the development plan for the Hoppers preserve:

SAVE THE HOPPERS! That's what the town *overwhelmingly* voted for in a referendum 4 decades ago. I remember - do you? I have no doubt we would get the exact same result today. We have drastically less open space in town now, which magnifies this project immensely. A developer wants to remove 149,000 cubic feet of material? You might say, "No big deal, it's only a small section in the middle". Well, how would you feel if someone were to approach you, knife in hand, and say "No big deal, I'm only going to cut out a small section from your middle"? This will completely destroy the integrity of the entire preserve. Stop this ridiculous plan now. The whole town is watching! Vote down this proposal. SAVE THE HOPPERS!

Tom Doyle, Jr.
128 High Street
Bristol

Environmental
Learning Centers
of Connecticut, Inc.
501 Wolcott Road ▪ Bristol, CT 06010

January 10, 2026

For the Public Hearing of Applications #2547 and #2548
Submitted via email to City Planner Rober Flanagan, robertflanagan@bristolct.gov

Dear Commissioners,

I am submitting this letter to voice my concern over the proposed clearing, excavation, and development in the heart of the Hoppers Birge Pond Preserve relative to the biodiversity of this important community resource.

In terms of my background, I hold a degree in Forestry from the University of Vermont School of Natural Resources and have been the Executive Director of the Environmental Learning Centers of Connecticut, here in Bristol, for the past 13 years. Prior to arriving in Bristol, I worked for the National Audubon Society for 30 years, the last 15 of which as the Director of Audubon Sharon where I oversaw the management of 2,700 acres of land, primarily forests.

While with Audubon, one of my responsibilities was conducting forest habitat assessments for landowners owning large tracts of forest land. The goal of these assessments was to evaluate the quality of the forest habitat and to identify "core forests", large unfragmented forests that support a unique set of flora and fauna. Core forests and the species they support are declining in New England as a result of fragmentation from roads, mining, development, etc.

The way we identified a healthy core forest was through the identification of a suite of eight indicator bird species. The list we used included Eastern Wood-Pewee, Wood Thrush, Ovenbird, Scarlet Tanager, Red-eyed Vireo, Veery, Black and White Warbler, and to a lesser extent, Hairy Woodpecker, if accompanied by other birds on the list. Not all the birds on the list needed to be present to classify a woodland as core forest, but the higher the number, the higher the value of the forest in terms of habitat.

It is important to note that *all eight species* have been observed in the past year at the Hoppers/Birge Pond Preserve indicating a healthy core forest that supports a unique assemblage of interior forest birds. These birds are not the only species that rely on unfragmented forests. Healthy core forests support a wide variety of plants and animals.

I believe the proposed activity will significantly harm the biodiversity of the Hoppers/Birge Pond Preserve and reduce its ecological value because of the habitat fragmentation it will cause. As a result of deforestation, mining, and development, the core forest, by definition, will cease to exist

along with the flora and fauna it supports, particularly the bird species that are reliant on large intact forests.

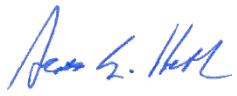
In addition, this project will have a negative effect on reptiles and amphibians. Reptiles and amphibians in general are profoundly affected by habitat loss and degradation. This includes alteration of water levels, pollution, increased road traffic, and siltation, all of which are likely as a result of this project. More specifically, the Eastern Box Turtle, a State Species of Special Concern, relies on mature core forests and has been observed in the preserve. Some turtles may be directly killed by construction and mining activities, but loss of habitat, particularly nesting habitat, is the cause for their decline. Box Turtles lay eggs in loose sandy soil.

The Hoppers Birge Pond Preserve is an important community resource, an island of wildlife habitat in the middle of a highly developed area. It is centrally located, and a favorite place for hikers, birders, and nature enthusiasts. The city has an obligation to protect it for the benefit of all its citizens. I strongly encourage the city to negotiate alternatives with the developers. Such alternatives could include a reduction in the intensity of the activity, but most desirable would be to abandon the project altogether and add the properties as part of the preserve for the benefit of biological diversity and the residents of Bristol. There are State of Connecticut grants for open space available as we know. The city was successful in securing such a grant to protect another parcel inside the preserve from development and further protection of the Hoppers/Birge Pond Preserve should garner support.

Finally, there is a misconception that all people who believe in the importance of open space are against development. This of course is not true. I am certainly not against development, but in this case, clearing trees, removing 145,000 yards of material, and building houses in the middle of a unique community resource just doesn't make sense. Bristol's Plan of Conservation and Development clearly states Bristol's desire to "Protect Bristol's natural resources through land development controls, acquisition, and other preservation techniques" and to "Carefully control development which could result in damage to the land and environment". This project goes against both recommendations.

Thank you for allowing me to comment on this issue.

Sincerely,



Scott E. Heth
Executive
Director
Environmental Learning Centers of Connecticut

sheth@elcct.org
(860) 583-1234

-----Original Message-----
From: Jean Letourneau <hoppersdude@att.net>
Sent: Wednesday, January 7, 2026 7:29 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Hoppers Nature Preserve

Mr. Flanagan

My name is Jean Letourneau, former Bristol resident.and Hoppers activist. While i understand that the Tabacco property is private however allowing any mining there is not only against the 1988 referendum which protects the water under the Hoppers which yielded over a million galllons in tests performed by the Bristol Water Department in 1991.

My second point is that trucking 5000 trucks would require transporting through a residential neighborhood with narrow streets,no sidewalks, the road is not made for heavy traffic not to mention the kids running around.

My third and final point is that this property is near many natural springs which means that any mining will affect these springs which feed into Birge Pond.

I understand that when I left Bristol I no longer have voting rights, however my lifetime commitment to this area gives me the right to voice my concerns.

thank you

Jean Letourneau i

Sent from my iPhone

From: Maria Maccio <cardinal1987@live.com>
Sent: Sunday, January 11, 2026 9:31 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Please save the Hoppers!

Dear Mr. Flanagan:
Please do not grant the builders the special earth removal permit to remove 149,000 cubic yards of sand and gravel from the wilderness at Hoppers – Birge Pond Nature Preserve.
Please keep this area wilderness and keep this home to all the animals that live there.
Please keep this area a nature preserve and do not allow anyone to build here.
Thank you.
Sincerely
Maria Maccio
Bristol, Resident

-----Original Message-----
From: Maureen C. Moriarty <mmmaureenthebean@gmail.com>
Sent: Saturday, January 10, 2026 7:52 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Proposed Development @ The Hoppers/Birge Pond

Dear Mr. Flanagan,

I am currently out-of-state and cannot attend Monday evening's Zoning Commission meeting. I am writing to make my position on the proposed sand & gravel mining operation and housing development in The Hoppers crystal clear: I am ADAMANTLY opposed to the destruction of the natural environment that would result from either or both of these incursions.

I lived on Crescent Drive for 9 years, long enough to know that the neighborhood, Birge Pond, and The Hoppers are all part of an oasis-like area within the City of Bristol. When I think of the number of woodland creature and bird species that would be killed, harmed, or displaced, I'm simultaneously heartbroken and angered. What about the trees and other flora which play a vital role in maintaining a healthy ecosystem? What would the destruction of the waterway do to that same ecosystem? Think about how the truck traffic would adversely affect the quality of life for those living in the neighborhood, some of whom are my friends.

Mr. Flanagan, if the Inland Wetlands Commission fails to protect The Hoppers and Birge Pond, someone has to do it. We citizens are putting our collective foot down. Enough habitat and natural beauty and quality of life have already been sacrificed in the world around us for the sake of money-making operations. I and my fellow citizens (and voters, by the way) say "Not at The Hoppers or Birge Pond, now or in the future."

Thank you for this opportunity to state my position.

Maureen C. Moriarty
90 Woodland St
Bristol, CT
mmmaureenthebean@gmail.com
Sent from my iPhone

From: Steve Oakes <paratroop1973@gmail.com>
Sent: Sunday, January 11, 2026 12:47 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Mining/construction project at Birge Pond/Hoppers

Mr. Flanagan. My name is Steve Oakes and along with my wife Sylvia,have lived here at 65 Lardner Road in Bristol for about 25 years. We have enjoyed living here near Birge Pond and the Hoppers. Throughout the years we have hiked the area and fished the pond and greatly appreciated the beauty of the wilderness that's been put aside for all to enjoy. Our grandchildren first learned to fish there and continue the hobby to this day. We always admired the lucky people who live very close to the pond, so close to unspoiled nature. We feel very disheartened that there may be excavation and mining in that area as that would change the whole chemistry of the area along with the noise, destruction of the natural environment,and the hundreds if not thousands of trucks loads of soil being driven on our neighborhood roads. That alone will cause significant damage to our roads that are already in poor condition along with the noise and dust and mud that will cover our area. We are asking you and the zoning board to please think of the people that live here and seriously consider not allowing that project to move forward. We haven't even mentioned the displacement of all the animals that live in the surrounding area. Also it's not just the people that live here but many many more people that come from all around to enjoy the peace and quiet that that area provides for all. Thank you for your time and consideration. Steve and Sylvia Oakes

From: SL Papa <susanl.papa@gmail.com>
Sent: Friday, January 9, 2026 11:22 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: The Hoppers

Dear Mr. Flanagan,

I grew up in Bristol. For years, driving to and from my after-school and summer job, I made a point of taking as much of North Pond Street as I could, rather than Burlington Avenue, just so I could glimpse the unexpected beauty of Birge Pond and the landscape beyond through the trees. I envied those who lived nearby.

It wasn't until I was an adult living elsewhere in Connecticut that I realized it was public property, and finally visited to walk the trails in fall during Covid. Another Bristol native came down from Massachusetts to meet me there. What a wonderful spot for a hometown reunion and hike!

Bristol is very heavily developed and paved over. The city is not correspondingly rich in public parks, navigable unspoiled green spaces, and opportunities for outdoors solitude. Please do not approve the Grassy Road mining and development operation that targets and will permanently damage this beautiful and rare nature preserve.

Thank you.

Susan Papa

From: Diana Ricciardone <dricciardone@yahoo.com>
Sent: Saturday, January 10, 2026 12:06 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com; Mayor'sOffice <MayorsOffice@bristolct.gov>
Subject: Protect the Hoppers Birge Pond Nature Reserve - No Mining; No Housing

To: Bristol Planning Commission
From: Diana Ricciardone, Concerned Bristol Resident, 23 Cold Springs Road

Dear Members of the Bristol Planning Commission,

I am writing to express my opposition to Special Permit Application #2547 and Site Plan Application #2548 submitted by H&T Holdings of Bristol, LLC, which propose extensive earth removal associated with residential development at 45 and 51 Grassy Road and adjacent parcels.

These applications warrant serious concern because they involve large-scale alteration of land that is explicitly identified in the City of Bristol's **2018 Plan of Conservation and Development** as a **scenic hillside resource**. Section 6.1.5 of the Plan, along with the Community Character Map, makes clear that such landscapes are to be protected from development practices that permanently alter their natural form. The proposed removal of 149.000 cubic yards (around 12,000 truckloads) of soil is fundamentally incompatible with that goal.

The scope of excavation proposed goes beyond what could reasonably be considered minimal or sensitive site development. Approval would result in the irreversible loss of a scenic hillside, fundamentally changing the character of the area and undermining the intent of the City's adopted conservation policies. Once these natural features are removed, they cannot be replaced or mitigated through landscaping or design measures.

Equally concerning is the precedent that approval would set. Allowing substantial earth removal on designated scenic hillsides weakens the effectiveness of the Plan of Conservation and Development and invites future applications that erode Bristol's remaining natural and scenic resources incrementally but permanently. The Plan exists to guide land-use decisions precisely in situations like this.

While residential development has an important role in Bristol's future, it must be appropriate to the land and consistent with adopted planning principles. In this case, the proposed development relies on altering the land to fit the project, rather than designing the project to respect the land. That approach conflicts with both the letter and the spirit of the City's conservation objectives.

For these reasons, I respectfully urge the Planning Commission to find that Applications #2547 and #2548 are inconsistent with the 2018 Plan of Conservation and Development and to recommend denial of both applications.

On a personal note, my family and I are former residents of 93 Beech Street, which is in walking distance of the Hoppers Birge Pond Nature Reserve. Birge Pond was a lifeline for us, especially during the Covid pandemic. My family and I would walk the trail around Birge Pond almost daily. It was thrilling for my children to see herons and baby ducklings and to witness the change in seasons. It is wrong to develop that area. It should be preserved for future generations. It is sad to see the overdevelopment of our last remaining forests in Bristol. I hope that the Bristol Planning Commission will protect our natural resources. It is clear that this plan will have negative impacts on the surrounding nature preserve and neighborhoods. It will create noise and pollution for at least 2 years and change the landscape permanently.

Thank you for your careful consideration and for your continued commitment to thoughtful and responsible land-use planning in the City of Bristol.

Sincerely,
Diana Ricciardone
Concerned Bristol Resident
23 Cold Springs Rd.
Bristol, Connecticut

From: ANTHONY SHETENSKY <tony.shetensky@comcast.net>
Sent: Saturday, January 10, 2026 10:47 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Birge Pond Hoppers

Just weighing in on the proposed plans for the Hoppers. I am opposed. That is a beautiful area of the city - one of the few remaining places in our entire state where one can walk through nature and not hear the sounds or see the sights of civilization.

I grew up in Bristol (Jennings Road - lived there myself for 28 years and my family lived in the North Pond Street neighborhood since 1920). I now live in East Haddam. Somehow East Haddam/Moodus has figured out how to save open space and also allow progress, including housing. There are ways to have both without destroying irreplaceable natural resources. Once they are gone, they cannot be replaced and along with them a bit of Native American and colonial history is also destroyed.

Lorraine (Ticehurst) Shetensky
East Haddam, CT

From: Jessica Somers <jessomers@snet.net>
Sent: Sunday, January 11, 2026 10:30 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Opposition to Proposed Mining Adjacent to Hoppers-Birge Pond Preserve

Dear Mr. Flanagan,

I am writing to formally oppose the proposed mining activity in the area adjacent to the Hoppers-Birge Pond preserve. Preserved outdoor spaces that are open to the public in Connecticut are especially rare and deeply valuable. Unlike larger cities in larger states, in Bristol and the surrounding towns, we have limited access to expansive natural areas where residents can hike, walk their dogs, observe wildlife, and experience a sense of quiet immersion in nature. This Hoppers-Birge Pond area provides an essential refuge for community members. It has been especially beneficial for my family. We use this area daily to hike our dog and to quiet our minds after a long day of work. Our dog Grover, who is now a senior dog, would not have his health, strength, and vitality without access to such a safe and open space to keep his mind and body active. My husband and I also reap the physical and mental benefits of these daily hikes that contribute to our quality of life and a meaningful connection to the natural world that cannot easily be replaced once it is lost.

Mining in such close proximity to the preserve would irreversibly undermine these benefits. The operation would introduce light and noise pollution that would disrupt both human visitors and wildlife, fragment valuable habitat, and erode the deep-woods experience that makes this place special. Increased disturbance and access would also invite invasive species, further degrading the ecological integrity of the area. Once these impacts occur, they cannot simply be mitigated or undone. I urge the city to protect this rare and irreplaceable public resource by rejecting mining activities that would compromise the preserve and the community's long-term environmental and quality-of-life interests.

Sincerely,
Jessica Somers

446 Stafford Avenue
Bristol, CT 06010

December 1, 2025

Bristol Zoning
Commission Bristol City
Hall
111 North Main Street
Bristol, CT 06010

Dear Zoning Board Members,

I am the owner of 46-48 Crescent Drive and I am very familiar with the area. Although it is tenant occupied presently, I did live there for many years. I am giving this written testimony to let you know my opposition to the earth removal proposed to take place on Grassy Road. I am a strong believer in private
property rights. If the developer wants to build a home or homes there with the present topography, I do feel that would be acceptable. The removal of earth material is what I find objectionable. I do not see how this removal would not adversely affect the area surrounding these lots that is owned by the city.
These glacial kettles or hoppers are a fairly unique feature on the earth and from what I understand college geology students have even come to Bristol to study them. I have seen too many places where promises have been made that nearby parcels would not be affected by activity on another, only later to find that changes in the water table, rain runoff, etc. did indeed affect nearby parcels. There is too much of a risk.

A second matter that concerns me is the punishment the nearby roads will most likely take. Studies have found that the traffic of heavy trucks is what does the most damage. The roads in the area are already tired. I fear these roads traveled by both visitors to Hopper/Birge Pond, and my tenants, will take significant damage from this activity.

I appreciate your taking the time to understand my opposition to this permit.

Sincerely,



Steve Vastola

From: Catherine O'Neil <cathyoneil07@icloud.com>
Sent: Monday, January 12, 2026 10:12 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Fwd: Hoppers Birge Pond Nature Preserve

Sent from my iPhone

From: Cathy O'Neil
Date: January 12, 2026
Subject: Hoppers

Dear Mr. Flanagan:

Re: Hoppers-Birge Pond Nature Preserve

I am writing to voice my opposition to the proposed development of the property located in the Hoppers- Birge Pond Nature Preserve. I believe that the best interests of the people of Bristol as a whole should be considered when reviewing the developer's proposal. Countless people enjoy the use of this property for natural purposes.

The delicate ecosystem of this area is a unique to Bristol and should be preserved and marketed as a show piece for Bristol. Instead of destroying this amazing asset, Bristol should show the State of Connecticut that we value the natural history and legacy of Bristol.

The proposal not only seeks to develop and build a few houses on the land, but also to basically strip mine the area, causing massively greater destruction to the natural habitat, and plants and animals that inhabit this area.

In addition, this action will cause immeasurable disturbance and cause loss of peace and enjoyment for many, many neighbors long term. It will also negatively impact the surrounding infrastructure, causing additional cost and maintenance that the City was will have bear the burden for. This in turn will also negatively affect all residents of Bristol.

Therefore, I believe that the needs and enjoyment of many should be considered as the greater good instead of the wants of one developer. Thank you.

Very truly yours,

Catherine O'Neil

Cc: Friends of the Hoppers

From: Brood <thewildbrood@gmail.com>
Sent: Monday, January 12, 2026 10:37 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Birge Pond

Hello, we are writing to you with regard to the Birge Pond Hoppers mining / development project. We are a local music act and have personal interest in the area. Two of our members grew up in the neighborhood, and it has been a seminal area in their early lives.
It has influenced our personal upbringing so much so that we were driven to express the beauty of this natural reserve in the form of music. Birge Pond was the catalyst for our musical group, where we first shared our language of music to the world. We urge you to consider what it means for others in the area, and for the city of Bristol as a whole. It is an area of refuge for wildlife, in which people can remove themselves from the modern world and connect with the natural beauty of the local landscape.
Attached below is a link to our YouTube page, where you can view our song entitled Birge Pond.
We hope you can recognize the value of this land, and urge you to do right on its behalf.

https://youtu.be/zejtW4e5a1M?si=FsoVjt7P5k6ganto

Thank you for your time,
The Brood Team

From: Emily Hayes <kittyemily1201@gmail.com>
Sent: Monday, January 12, 2026 6:43 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject:

Dear Robert Flanagan,
I am Emily Hayes (50 Orleans Drive, Bristol ct 06010) and a Bristol citizen.
Hi, I do not think that you should grant a special earth removal permit to excavate 145,000 cubic yards of sand and soil from the middle of the nature preserve. This mining and development project would fragment and destroy the core forest of the Hoppers. A forest rich with vegetation that supports countless species of wildlife. Wildlife that would almost certainly be driven away into the surrounding neighborhoods by the noise pollution generated by this development and its fragmentation of the forest. I am also concerned that the noise pollution would destroy the peaceful feeling you get when exploring the hoppers. I am extremely concerned about this developments potential to drain the wetlands and completely alter the preserve forever.
Finally, I am sick of these beautiful places being destroyed by greedy people who only think about money. We should be focused on preserving this land for the wildlife and our future generations to enjoy. Some things are more important than money.

From: Emily Reisner <emily.reisner@gmail.com>
Sent: Monday, January 12, 2026 4:25 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Friends Pond <friendsofthehoppers@gmail.com>
Subject: Protect Hoppers Preserve

Dear Mr. Flanagan,

I'm writing you to urge you to protect the Hoppers Preserve in Bristol, Ct.

I grew up in Bristol, Ct, on federal hill, left Ct for over a decade, and returned to my hometown to live.

3 years ago, I discovered that one of the best hidden gems to exist in Bristol is the dog park and trails off of Perkins street that wraps around the hoppers.

The hoppers have been like a church for me. I hike this sacred land an hour each day, 300 something days a year, and it keeps me grounded, happy, and smiling. I take my dog, Eva, and my mom's dog, Darcy, and it's the best part of our day! We walk through snow, rain, and hot sun.

We see deer prancing through the forest, beers climbing the trees, and owls hooting at us. These animals inhabit the hoppers very happily. They don't understand the idea of development, or why trees would come down, and where they would go when pushed out.

In addition, the hoppers bring together community. I see many of the same people almost daily and the small conversations matter - especially when that might be the only person you talked to in real life that day! I know more dog's names than people's names, but it feels like people

are looking out for you! When people in the community pass, there are trees planted in their honor.

Bristol would not be the same if we could no longer walk the hoppers freely, and instead we saw bulldozers tearing apart this sacred space.

Please, Mr. Flanagan, help us protect this land, so that humans and animals can enjoy it for a long time to come!

Sincerely,
Emily Reisner

From: Theresa Shustock <followthestars93@yahoo.com>
Sent: Monday, January 12, 2026 5:43 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Protect Hoppers!! Please read for zoning commission meeting

Dear Mr. Flanagan,

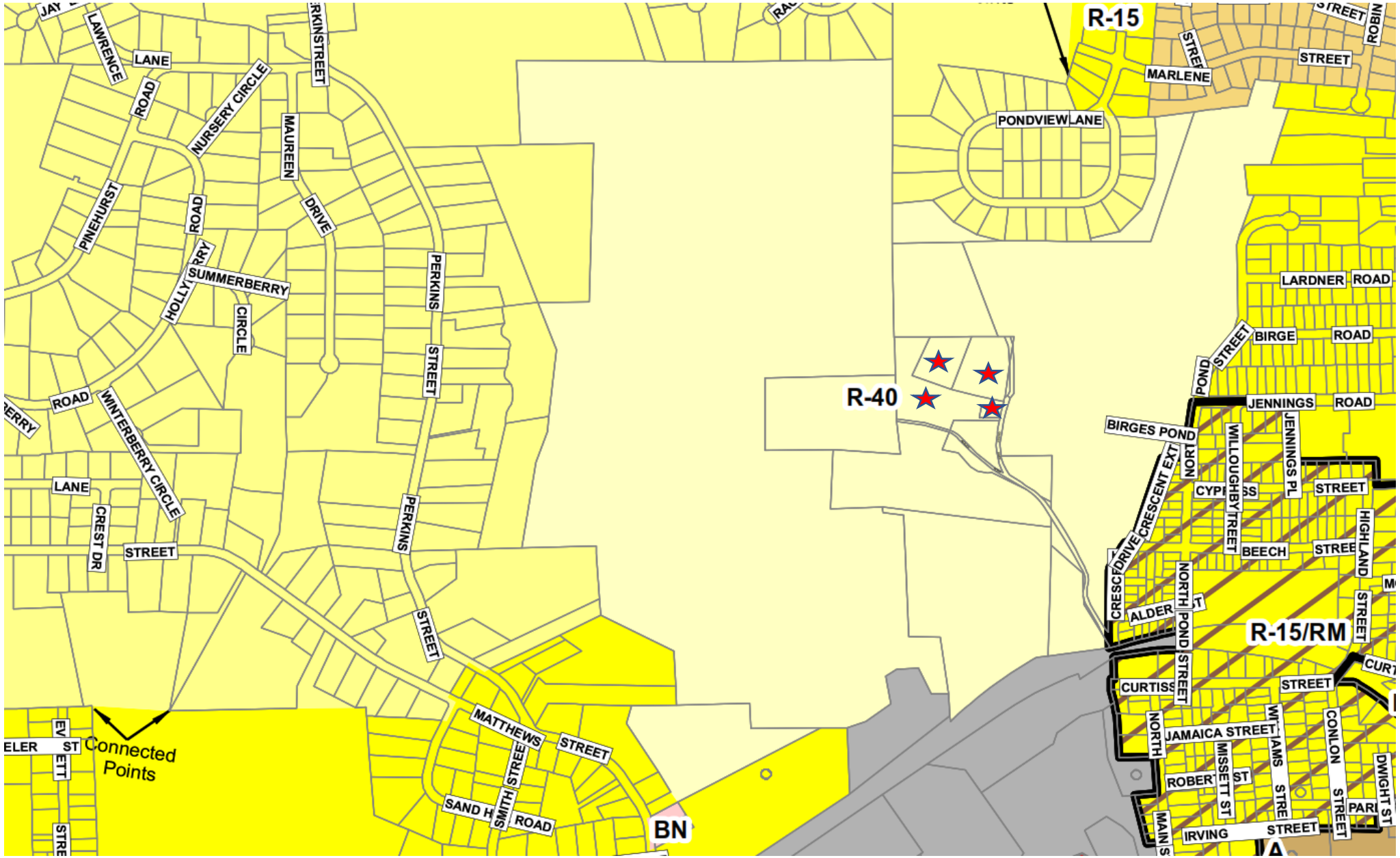
My name is Theresa Shustock and as a Bristol resident and someone who used to reside by the pond, I strongly disagree with this plan and the impact it will have on our city and the environment. I'd like to take a moment to share my appreciation for the Hoppers and Birge Pond Nature Preserve area. I was so sad to hear about this new zoning plan to destroy an important and special part of Bristol. This woodland area is home to many living creatures and is enjoyed by us outdoor enthusiasts who appreciate the forest and what it provides for us. My dear friend and I have many memories of nature walks and hikes throughout this forest seeing plenty of smiling faces on the way. I've seen people in the neighborhood and participated in picking up trash to keep this area clean and respected for the greater good. This investment will cause large amounts of pollution to our air, water and soil as well as taking away what habitat is left for woodland species to reside in. Has anyone noticed over the past 5 years how much more traffic and residents are in Bristol? We don't need more people! We need people to take care of what goodness is LEFT here in our city. Thank you for your time.

Various Maps:

GIS
and
Google



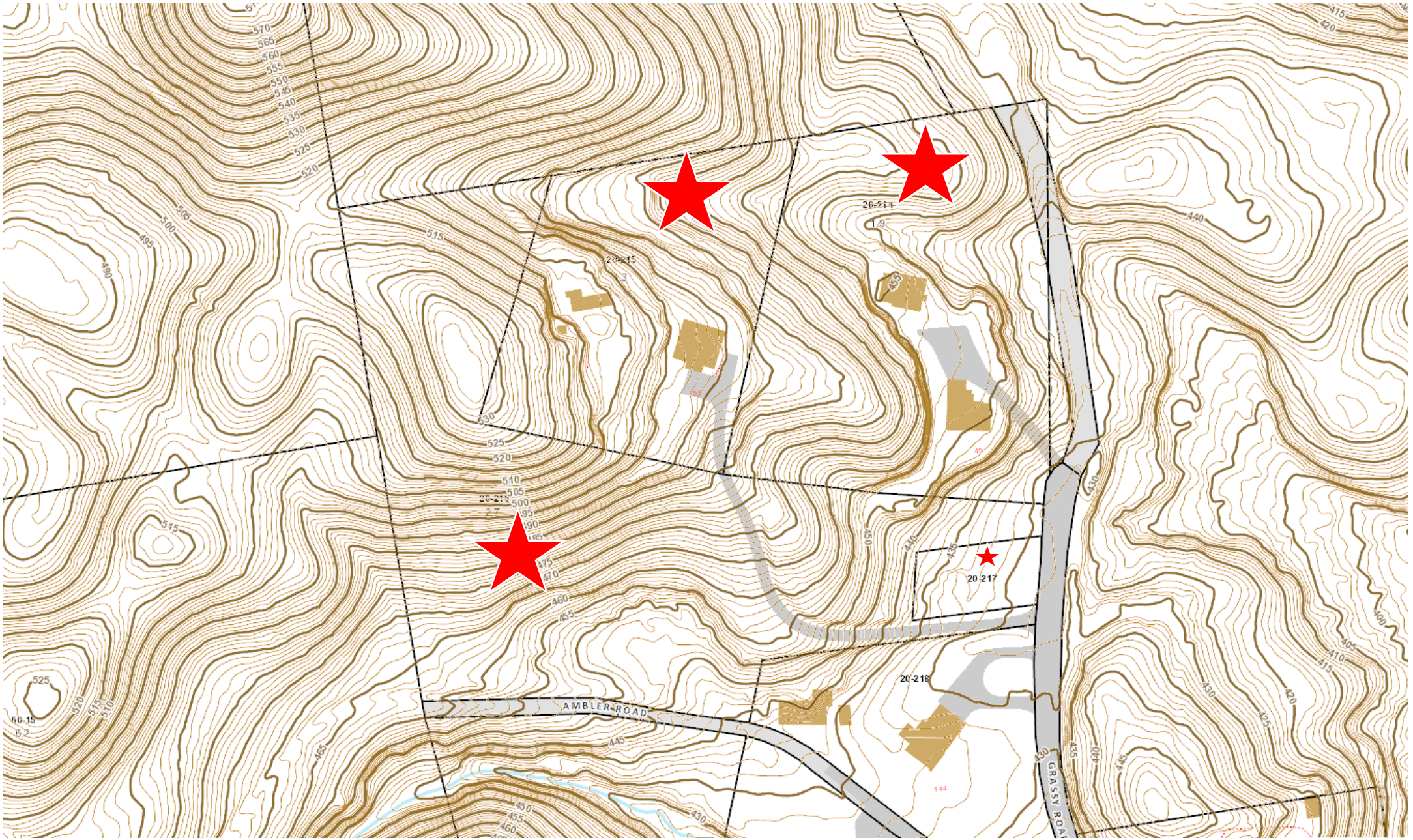
App. 2547 & 2548 - Location
Special Permit & Site Plan – Earth Removal



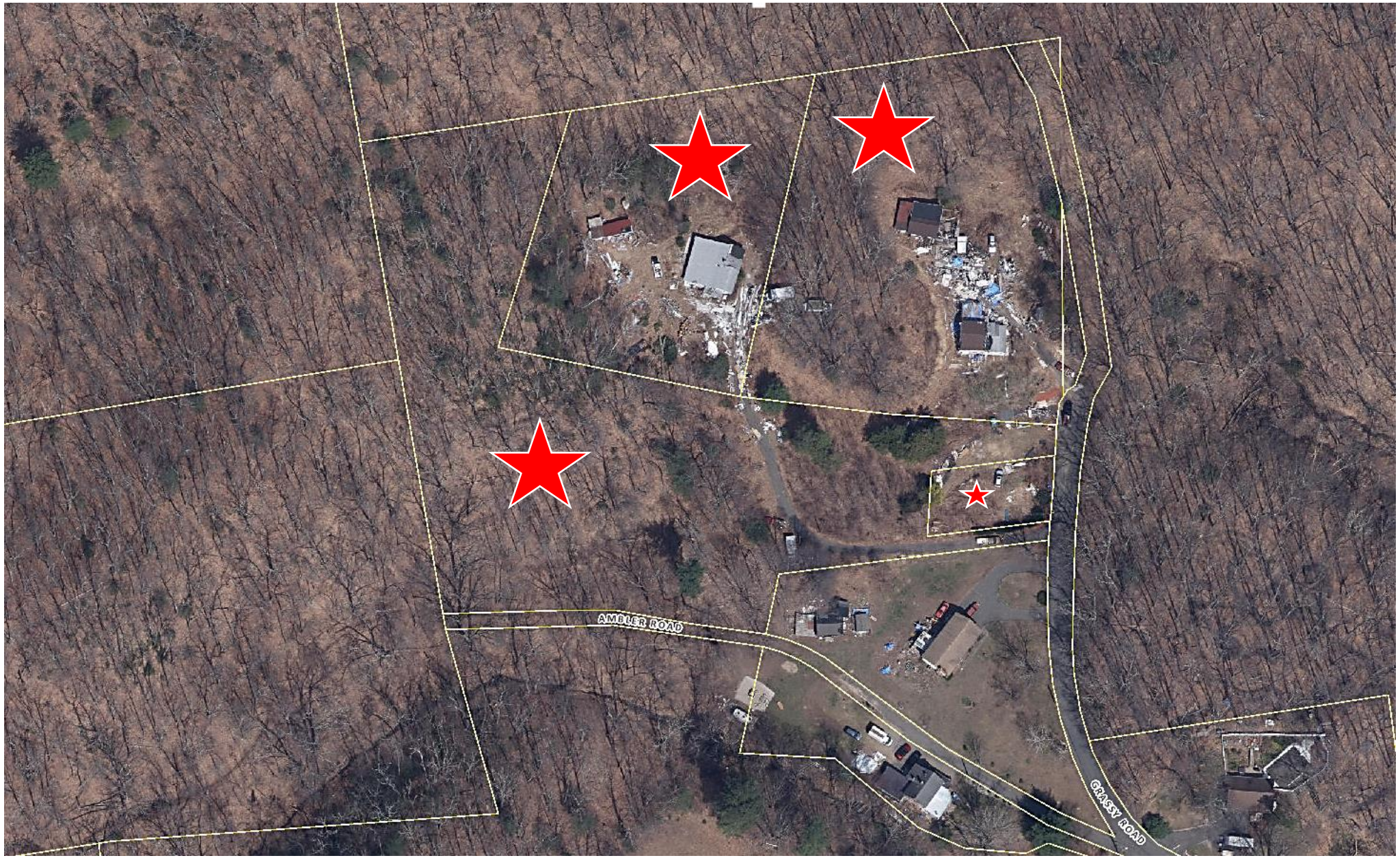
App. 2547 & 2548– Zoning – R-40
Special Permit & Site Plan – Earth Removal



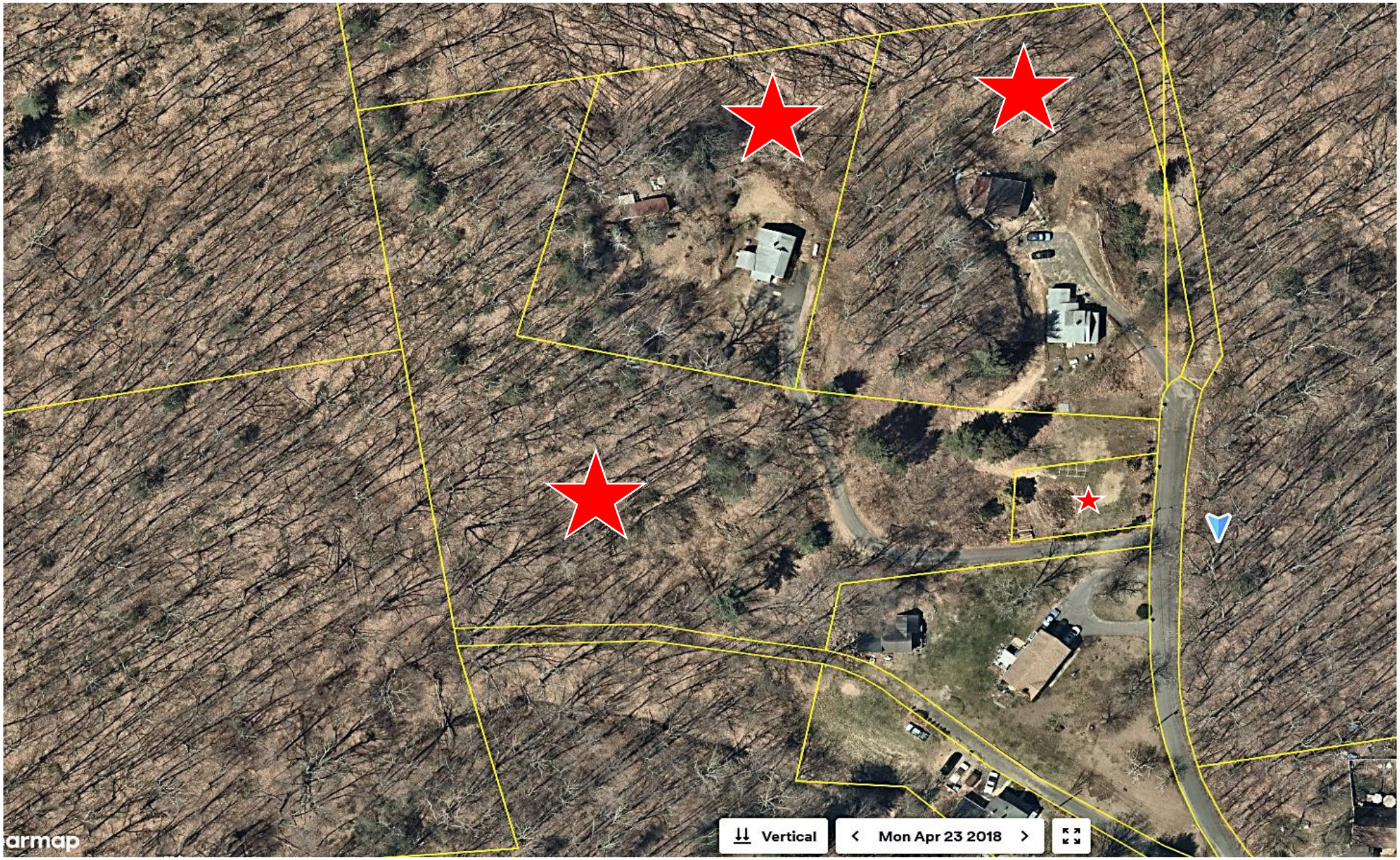
App. 2547 & 2548 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



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



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



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

Applicant Submitted Photos








CHEV



Site Plan Review Comments

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

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

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY PLANNER (Andrew Armstrong):

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

2. Provide phasing plan.

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

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

5. Will vehicles be parked on the property overnight?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BUILDING/ZONING ENFORCEMENT (Richard Brown/Brandon Peate)
1. (Building) No comments at this time.

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

POLICE DEPARTMENT (Ulric Berube/Sgt. Ouellette)
1. Truck trips will not negatively impact traffic based on the submitted “traffic evaluation”.

FIRE MARSHAL (Kristopher Lambert):
1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)
1. There is no water or sewer in the area.

Plan Set

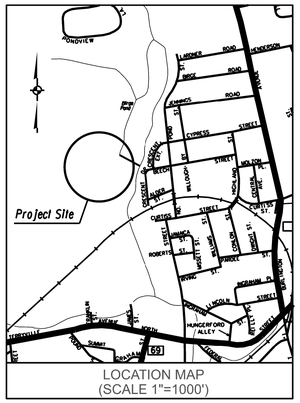
SPECIAL PERMIT FOR EARTH REMOVAL
ASSESSORS LOT 20-214, 20-215, 20-216, 20-217
AMBLER STREET & GRASSY ROAD
BRISTOL, CONN.

JULY 1, 2025

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

LEGEND

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



LOCATION MAP
(SCALE 1"=1000')

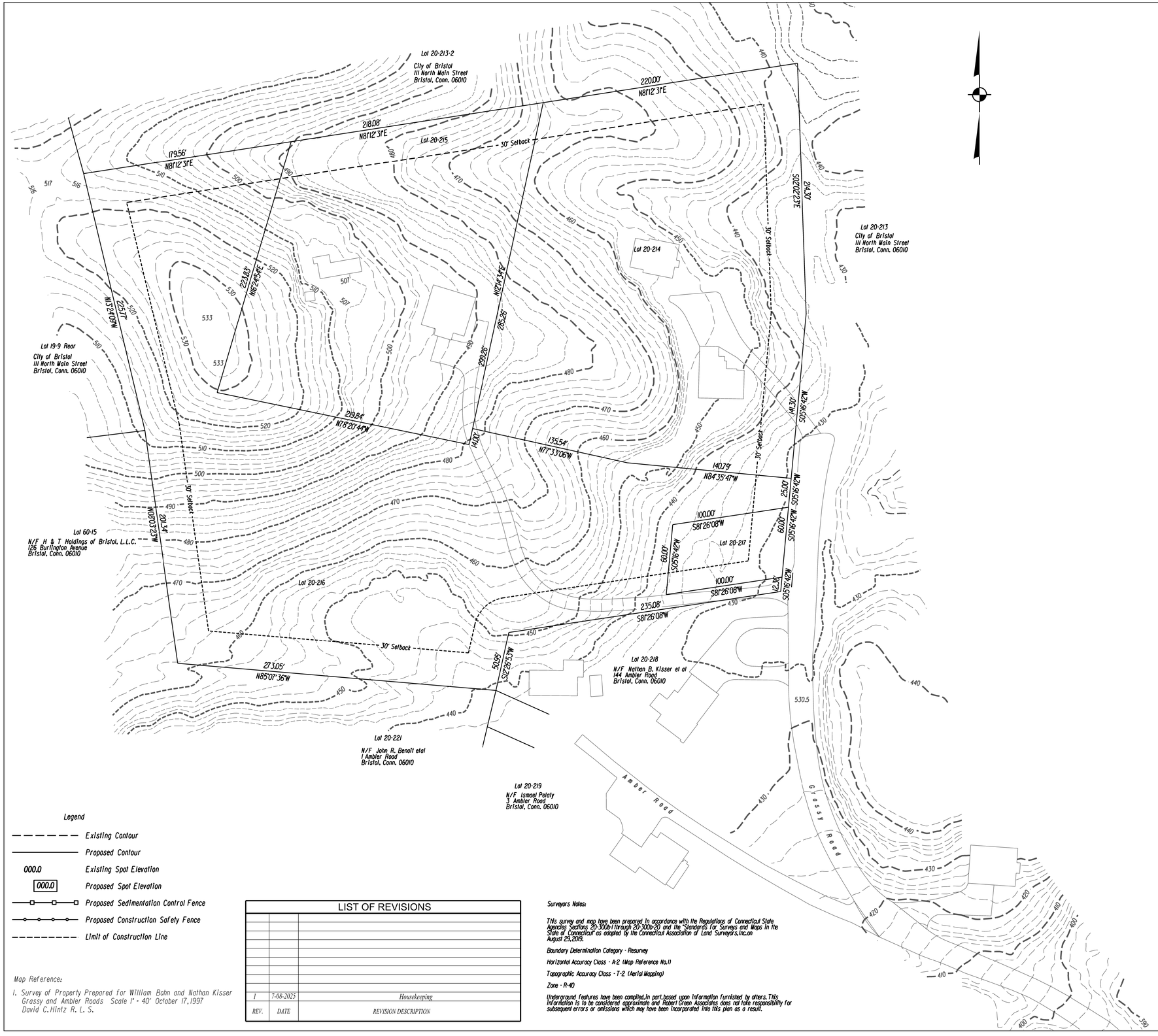
Applicant:

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

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

Surveyor/Civil Engineer:

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



Legend

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

Map Reference:

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

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

Surveyors Notes:

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

Boundary Determination Category - Resurvey

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

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Boundary and Topographic Survey

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40

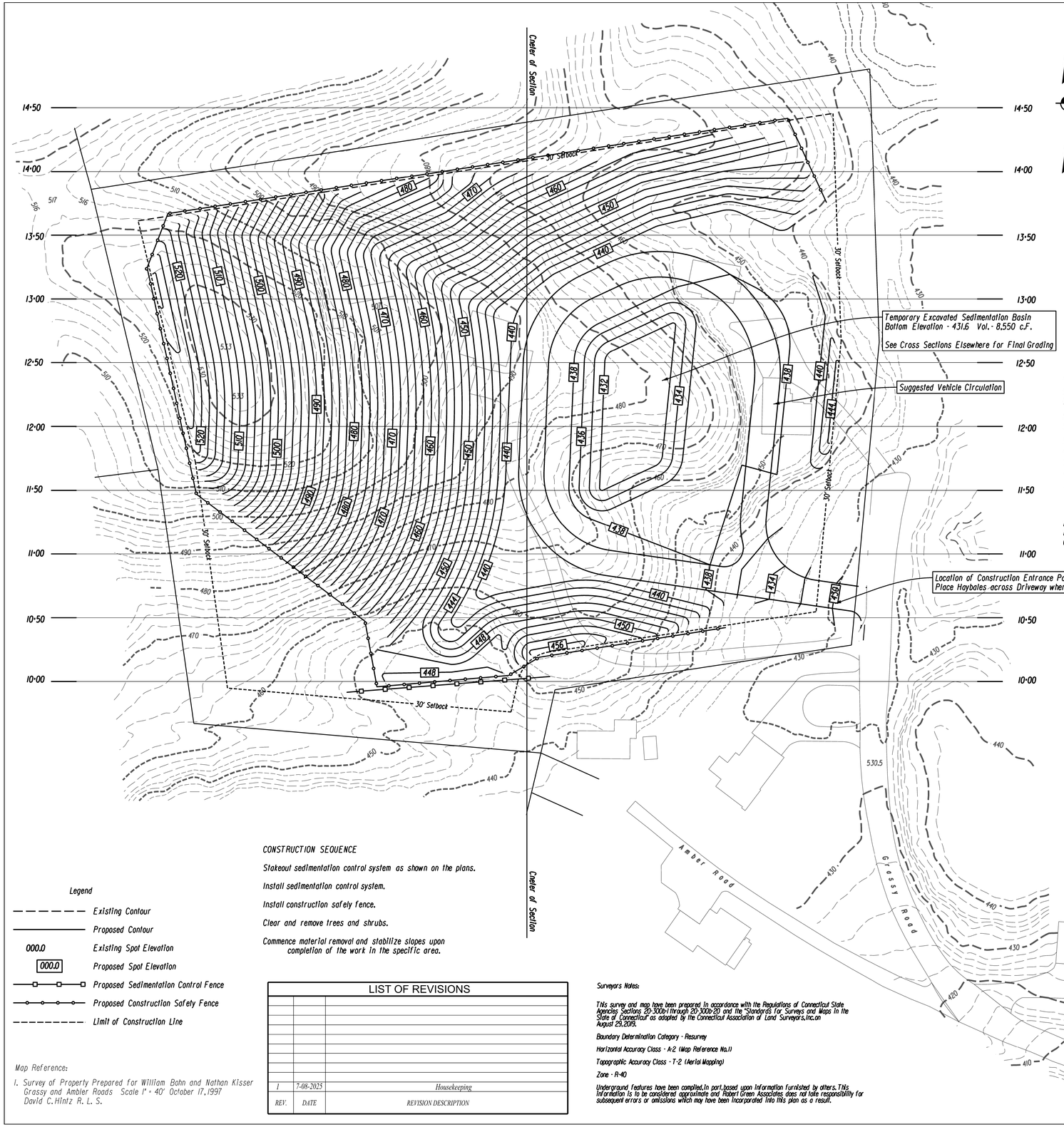
Scale In Feet

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

Sheet 2 of 6

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

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



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

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

ADDITIONAL NOTES:

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

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

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

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

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

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

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

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

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

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

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

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

Place a Construction Entrance Pad as shown on the Plan

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

Anticipated Duration - 24 Months

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

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

No Grading to occur within 30' of a Property Line

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

Developer is responsible for correcting any unforseen field conditions

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

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

Legend

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

Map Reference:

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

LIST OF REVISIONS

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

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Site Grading Plan

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

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

Sheet 3 of 6

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

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

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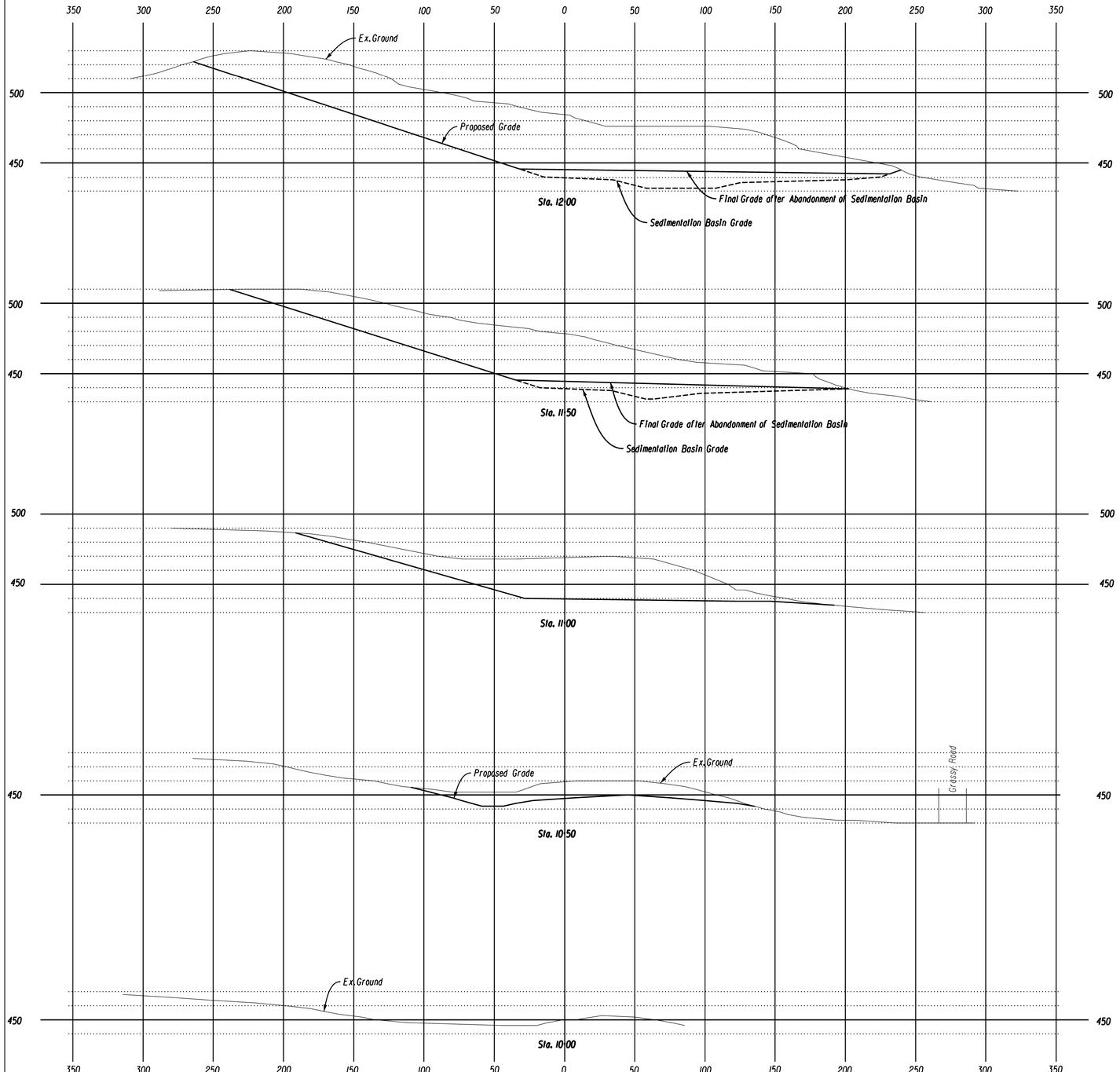
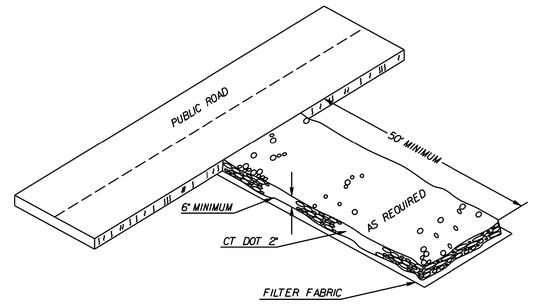
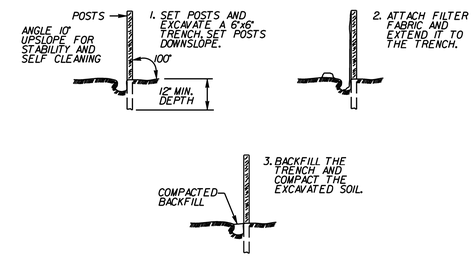




CONSTRUCTION ENTRANCE
N. T. S.



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

Miscellaneous Notes and Details

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

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

40 0 20 40
Scale In Feet

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

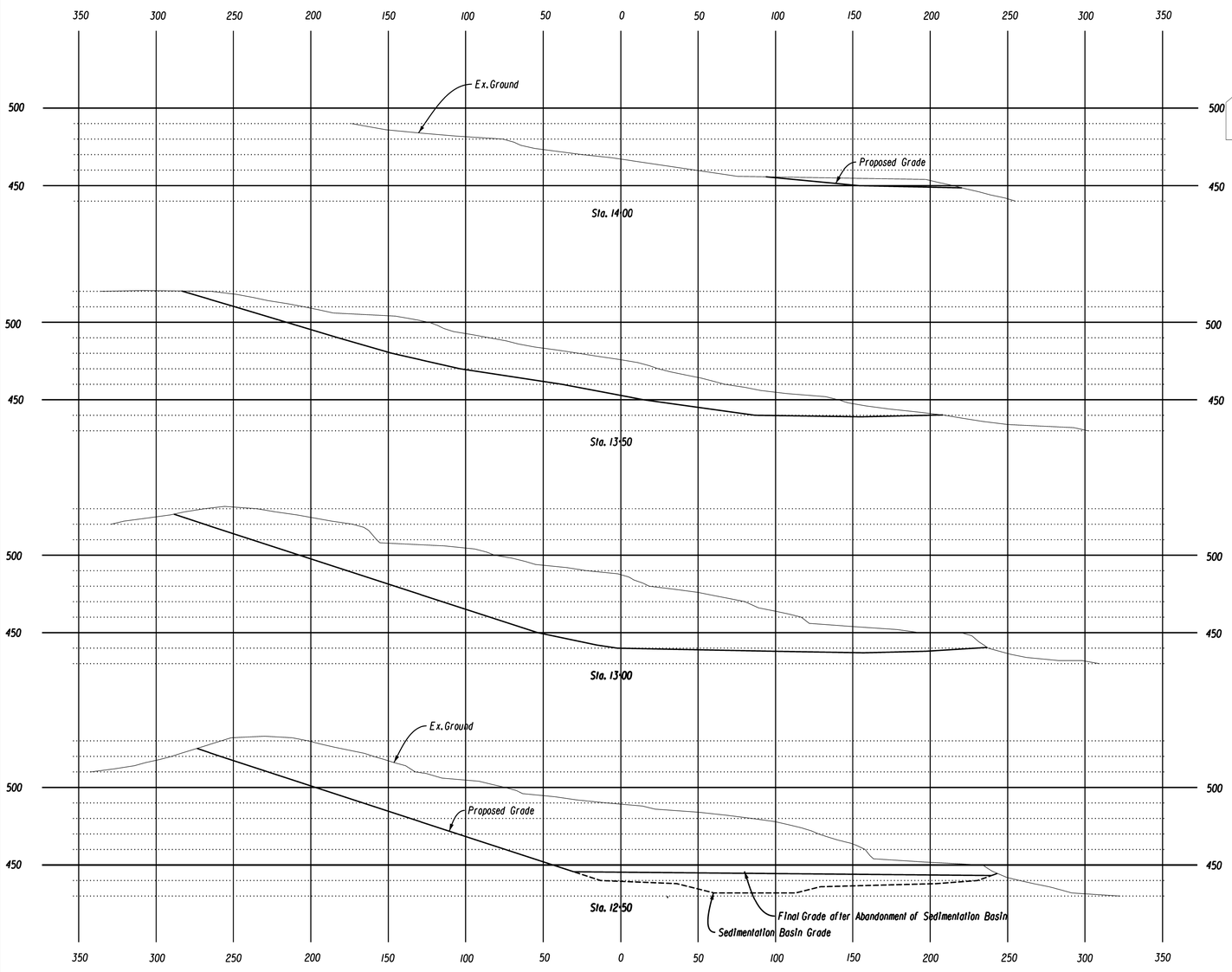
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

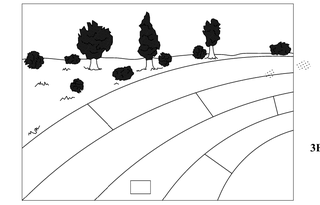
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 4 of 6

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

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





REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL

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

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

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

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

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

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

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

LIST OF REVISIONS

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

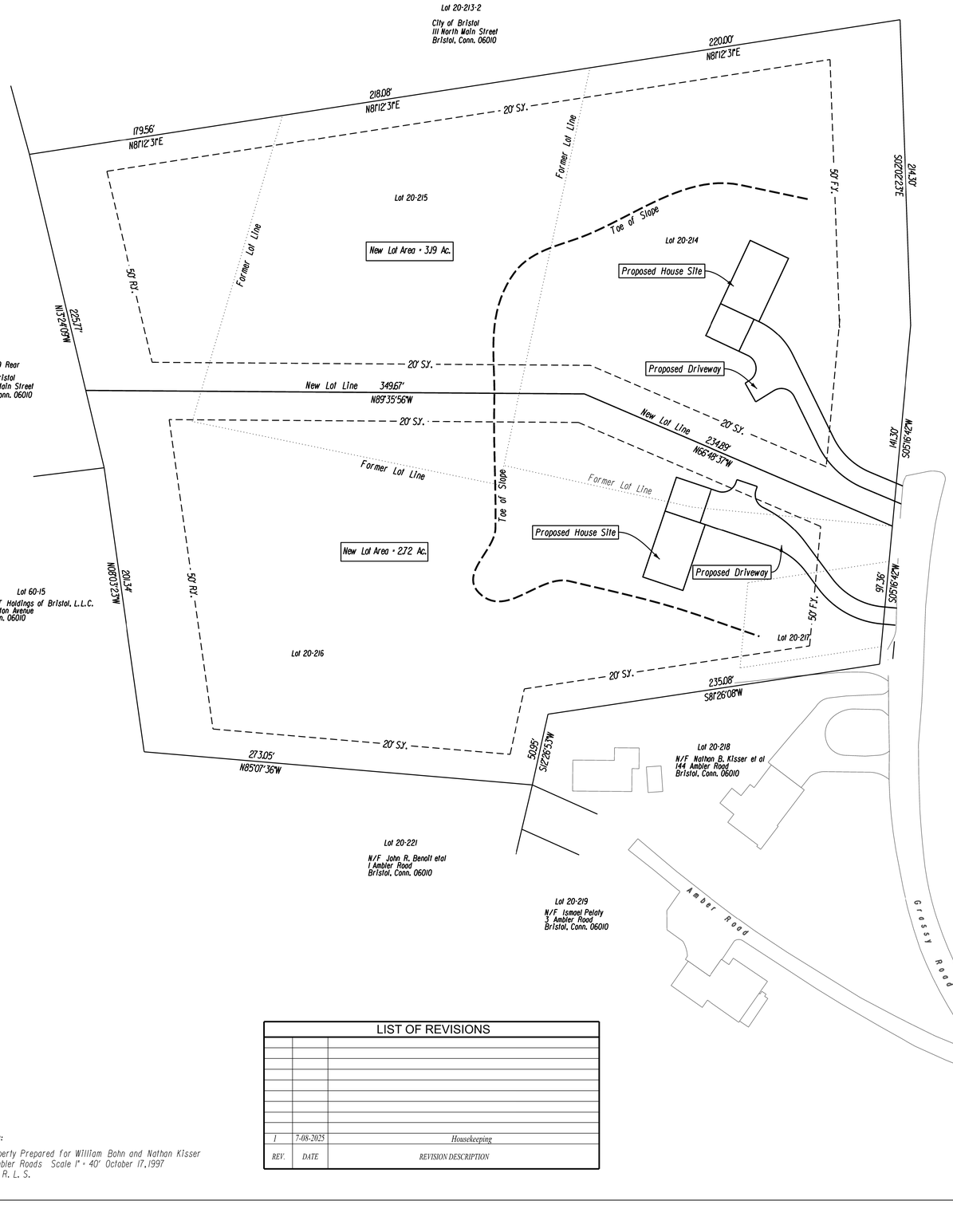
TO MY KNOWLEDGE AND BELIEF.THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

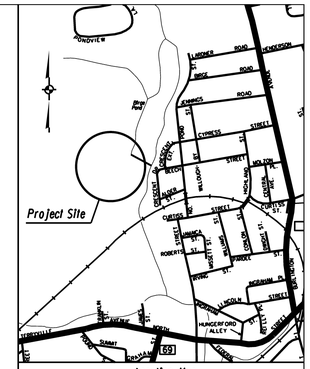
JOSEPH M. GREEN P.E.
REG.NO.0026292

Sheet 5 of 6

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

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





Concept PLan

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40

Scale In Feet

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

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

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

Sheet 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.

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

Application #2549 Zone Change

From: R-40 Residential

To: IP-3 Industrial Park Zone

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

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

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

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

Address or Location of the Property: CLARK AVENUE

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

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

Minimum lot area requirement of the proposed zone: 3 ACRES

Reason for the proposed zone change:

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

Other comments:

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

Name: Stephen O Allaire, Trustee

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

Telephone No.: 860584 2384 E-Mail: sallaire@allaireelderlaw.com

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

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

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

Name: same

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2549

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: _____

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: JZIOGAS@ZIOGASLAW.COM

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Applicants Narrative

Zone Change Narrative: R-40 to IP-3

1. Introduction

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

2. Existing Conditions

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

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

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

3. Proposed Use and Justification

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

This zone change will:

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

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

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

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

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

5. Public Interest

This zone change serves the public interest by:

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

7. Conclusion

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

Referral to Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: November 12, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4.C.1.of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Map is hereby referred to the Planning Commission for a report:

Application #2549

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

Initiated by: Stephen O. Allaire, Trustee, applicant.

Tentative Hearing Date: January 12, 2026

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

Enclosure

Response from Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Planning Commission

DATE: December 16, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

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

The Bristol Planning Commission, at its meeting of December 15, 2025, approved the following motion with respect to the above captioned item:

"Make a motion to send a positive referral to the Zoning Commission for Applications #2549.
The Planning Commission finds that the Zoning Commission referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

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

Referrals

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: December 11, 2025

TO: Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #2549

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

Initiated by: Stephen O. Allaire, Trustee, applicant.

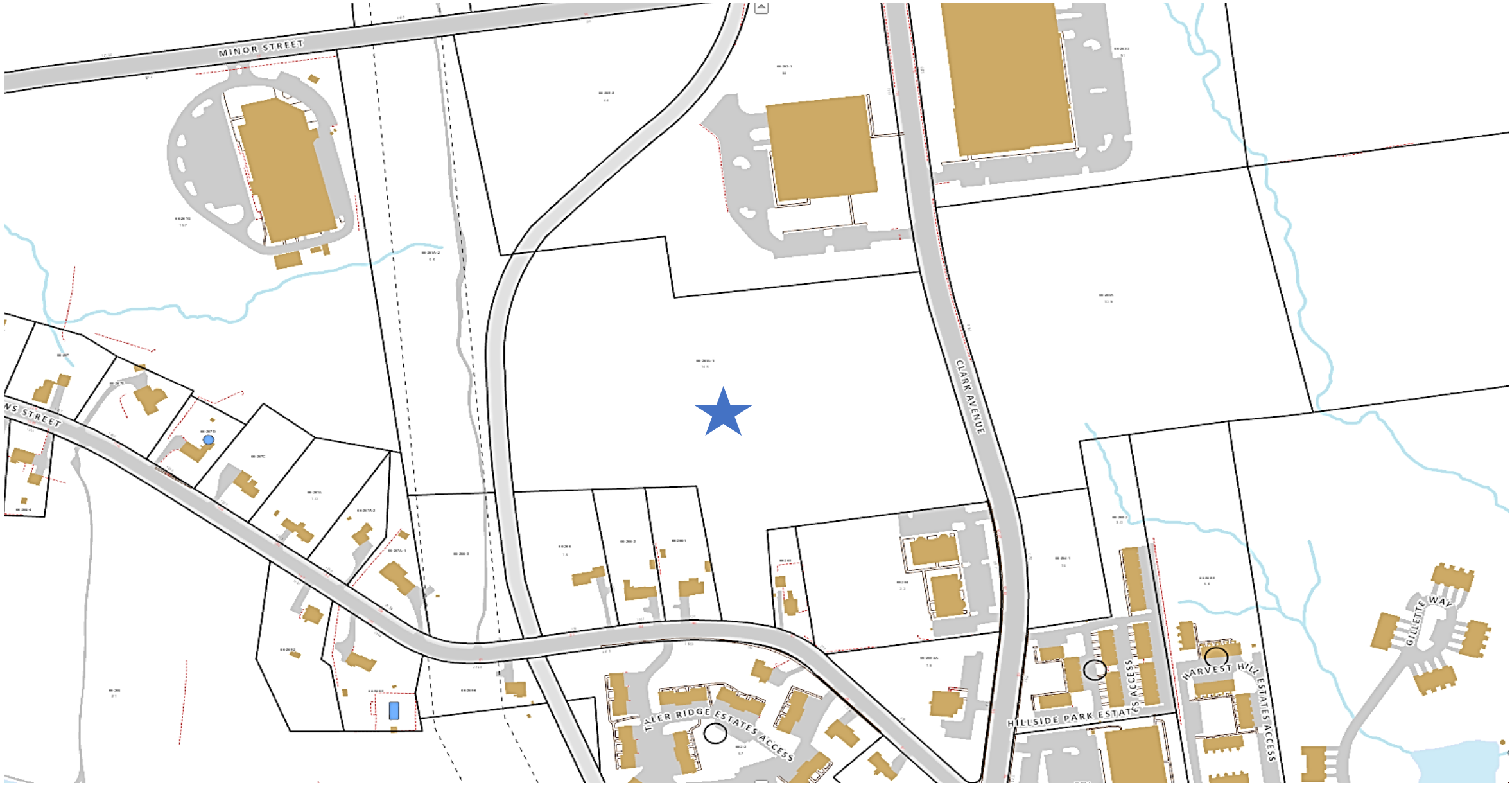
Tentative Hearing Date: January 12, 2026

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

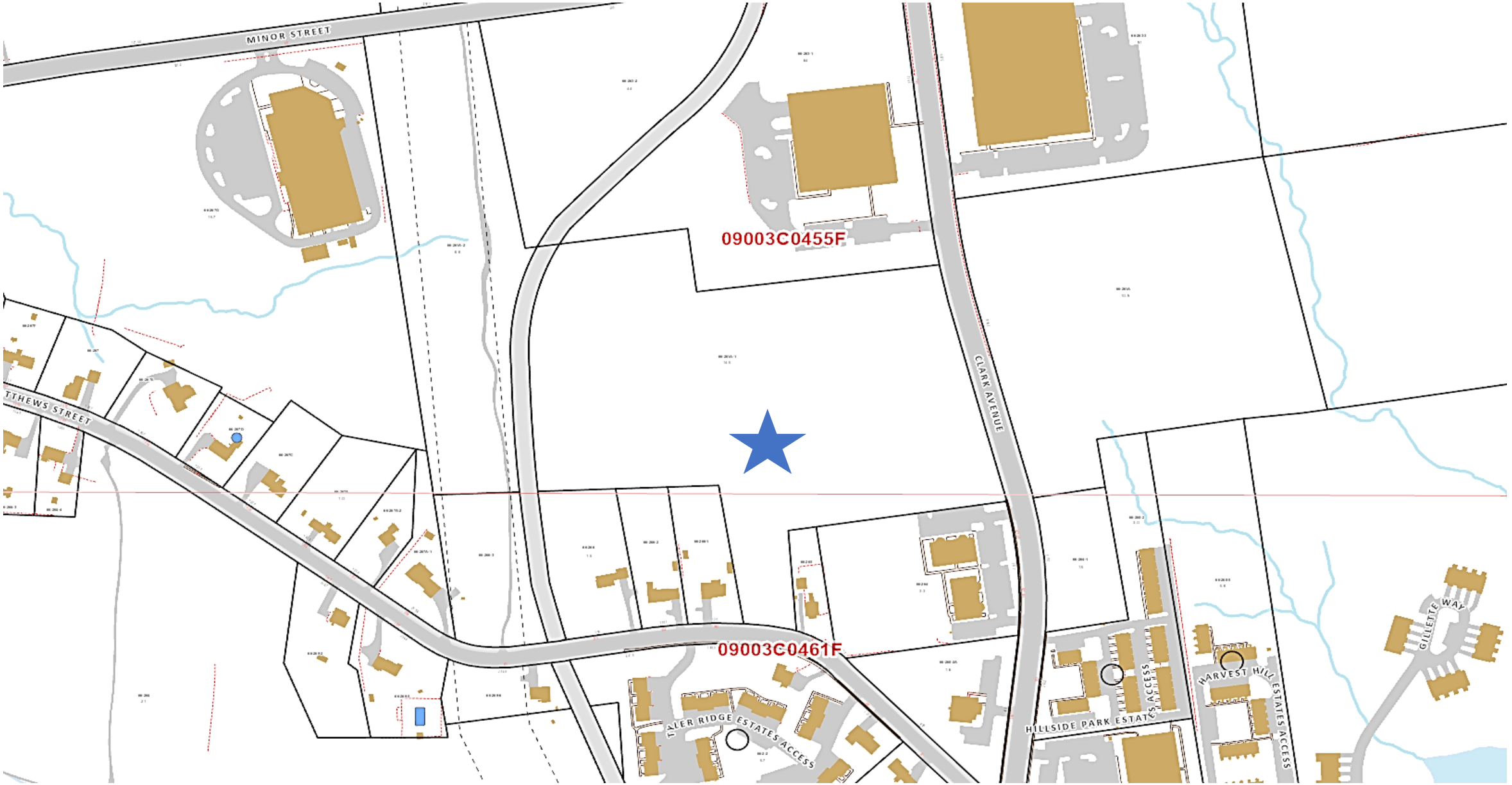
Enclosure

Various
GIS and Aerial Maps

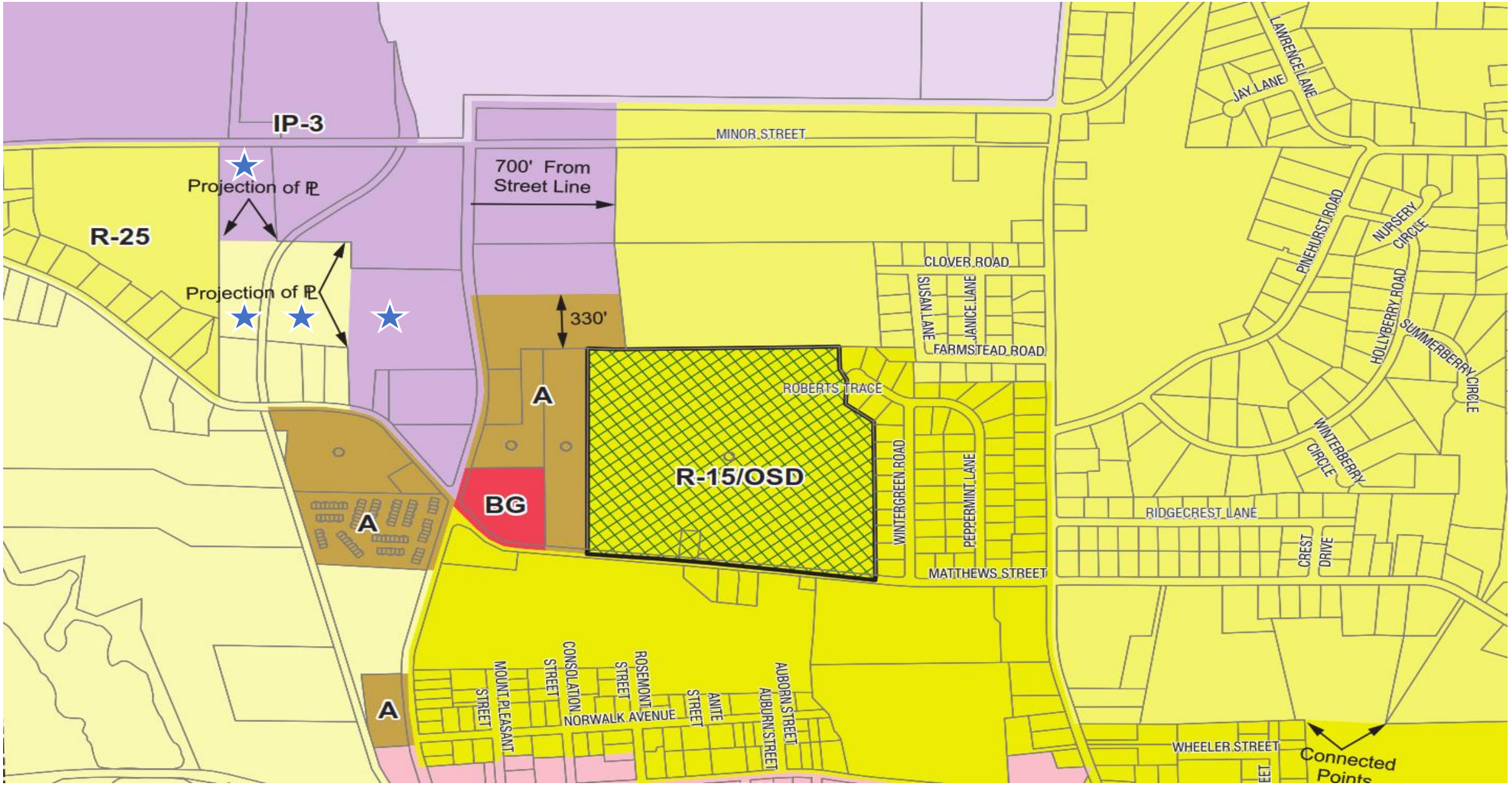
Matthews Street
and
Clark Avenue



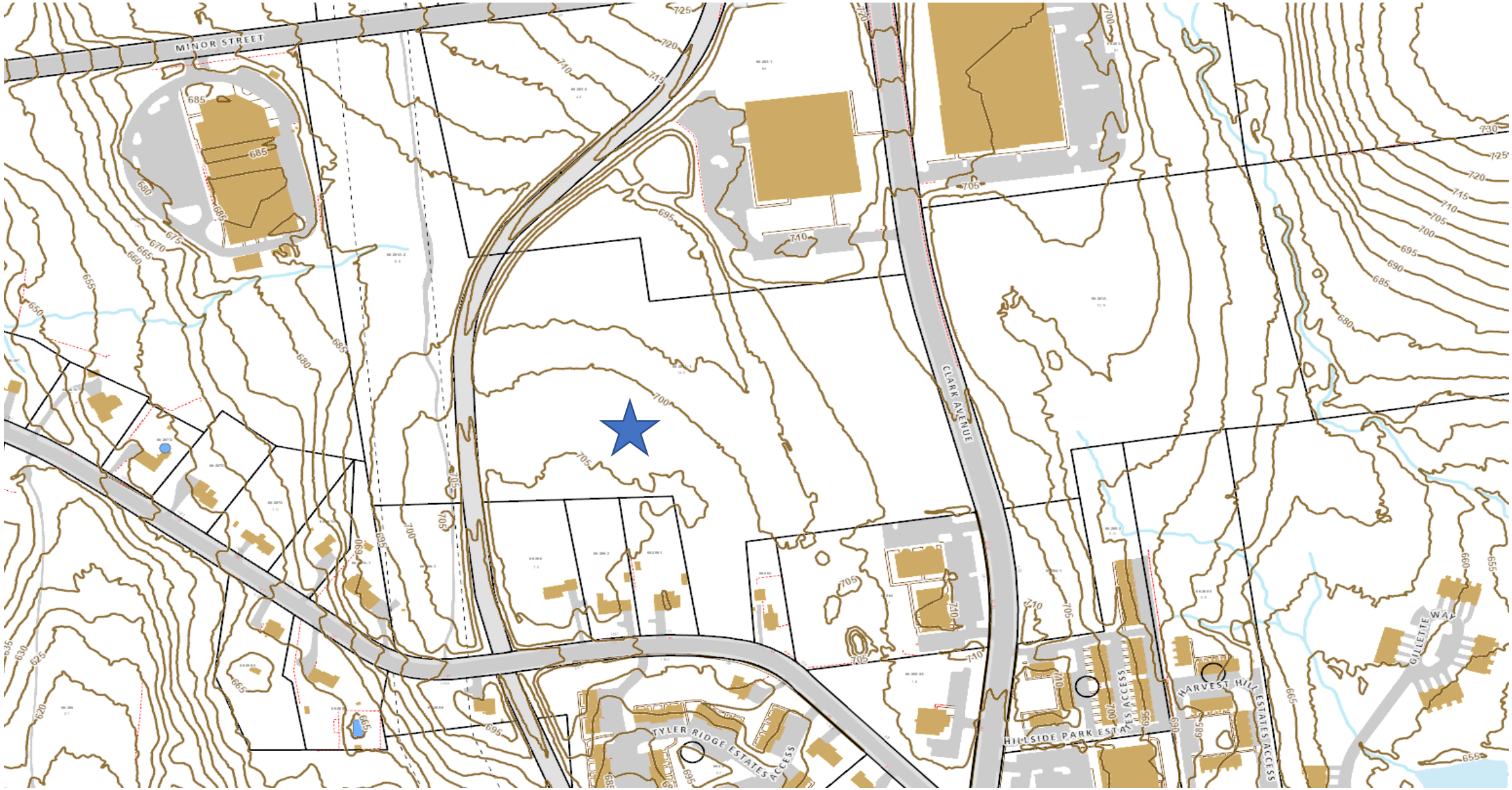
Matthews Street and Clark Avenue – Location
Map 66 Lot 261A-1 & 261A-2



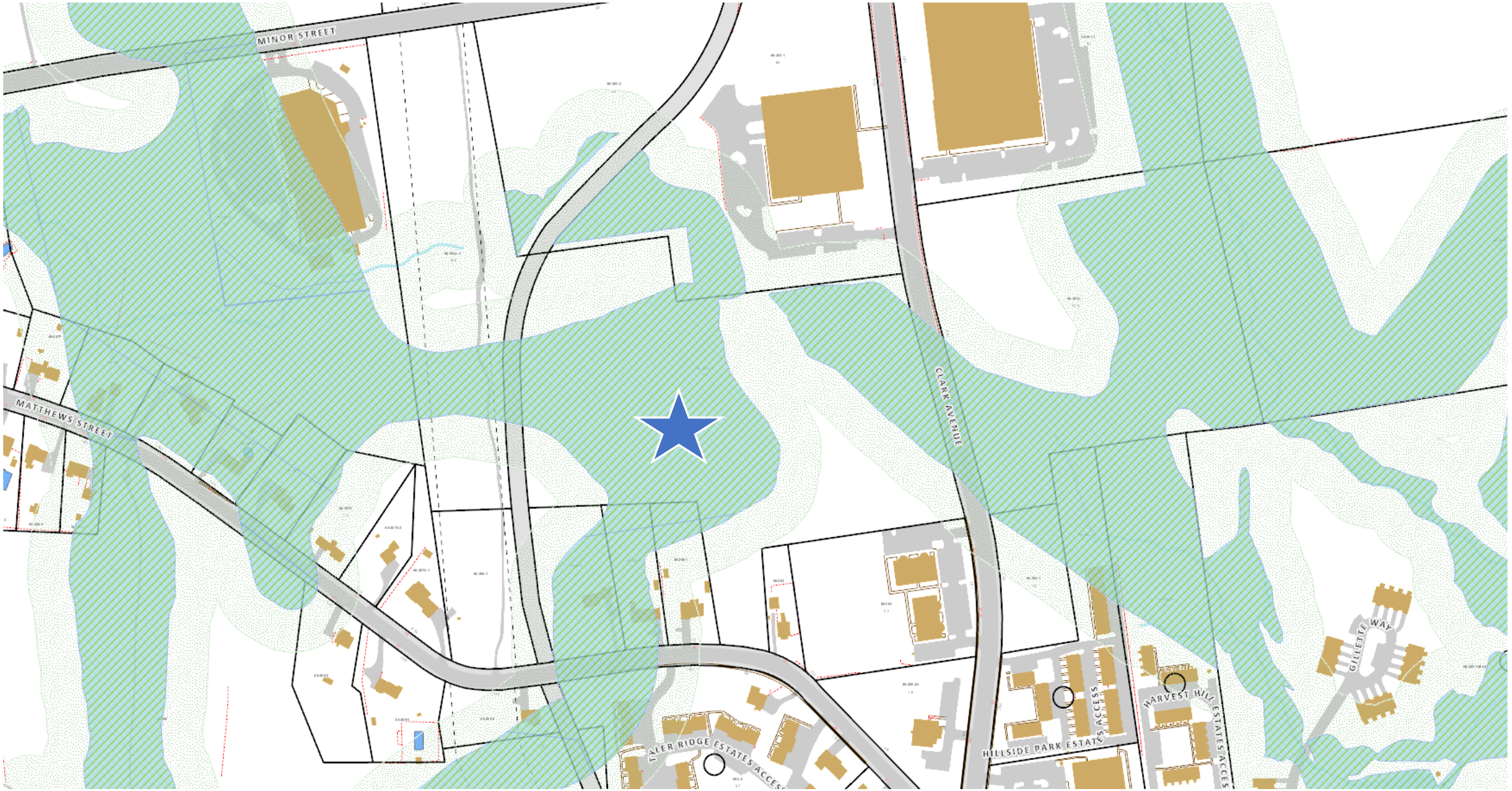
Matthews Street and Clark Avenue – Floodplain
Map 66 Lot 261A-1 & 261A-2



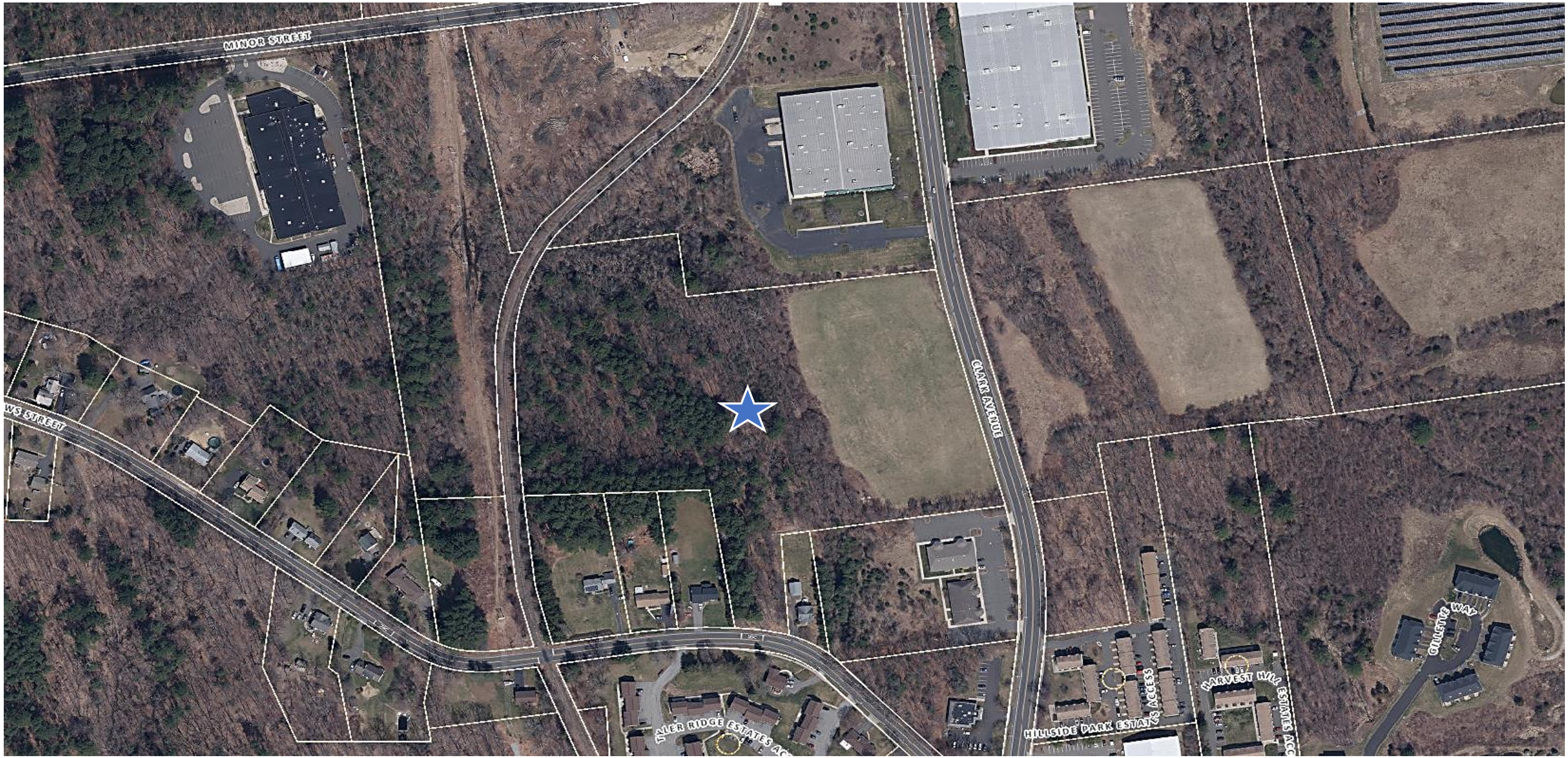
Matthews Street and Clark Avenue – Zoning
Map 66 Lot 261A-1 & 261A-2



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



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



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



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

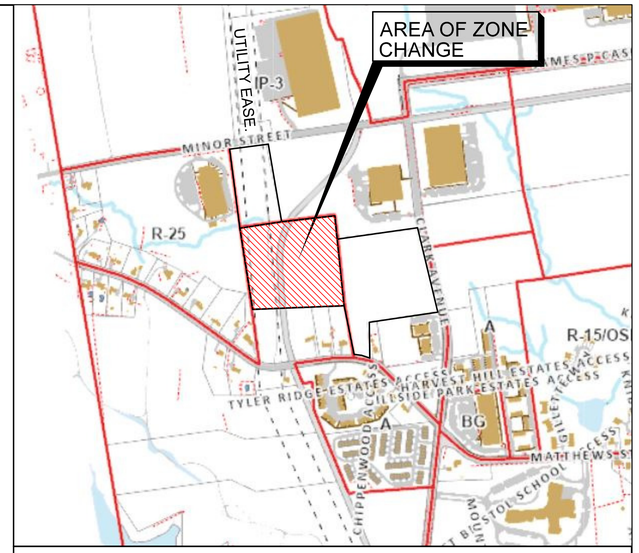


Matthews Street and Clark Avenue – Streetside on Matthews
Map 66 Lot 261A-1 & 261A-2

Zone Map

Proposed Zone Change

N/F SUNNYCREST ASSOCIATES
IP-3
N/F BRAVERMAN BRISTOL LLC
IP-3
N/F BRAVERMAN BRISTOL LLC
IP-5
MINOR STREET
ZONE LINE
R 25
ZONE LINE
IP-3
(3.5± ACRES)
N/F STEPHEN O. ALLAIRE, ESQUIRE
1803/137
5th PARCEL
N/F CHRISTOPHER ARMSTRONG
2113/912
IP-3
RAILROAD
IP-3
N/F THE ARTHUR G RUSSELL CO INC
IP-3
ASSUMED
N/F MCINTIRE CO
1255/122
IP-3
N/F JON SAHLIN + HALLEY C ALLAIRE CO-TRUSTEES
ZONE LINE
A
N/F JON SAHLIN + HALLEY C ALLAIRE CO-TRUSTEES
A
CLARK AVENUE
N/F STATE OF CONNECTICUT 685/946
R 25
ZONE LINE
N/F CITY OF BRISTOL
ZONE LINE
R 40
AREA OF PROPOSED ZONE CHANGE FROM R-40 TO IP-3
8.6± ACRES
(INCLUDING RAILROAD)
IP-3
(8.6± ACRES)
N/F STEPHEN O. ALLAIRE, ESQUIRE
1803/137
5th PARCEL
ZONE LINE
R 40
R 40
N/F CITY OF BRISTOL 1413/1034
N/F JONATHAN SORIANO + ROSARIO SORIANO 2179/404
N/F CRAIG FLETCHER 2315/682
N/F JAMES H HACKBARTH 1981/116
N/F EMILE + JOANNE M GUIMOND 1323/36
R 25
ZONE LINE
R 40
R 40
ZONE LINE
MATTHEWS STREET
A
A
IP-3
N/F SHANE BAILLARGEON + EMILY SHARCOTT 2235/203
IP-3
N/F CHIPPEN'S HILL OFFICE PARK LLC
1417/944
ZONE LINE
A



LOCATION MAP
SCALE: 1" = 500'

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

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

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

WILLIAM T. CLARK L.S. #70080

STATE OF CONNECTICUT WILLIAM T. CLARK #70080 LICENSED LAND SURVEYOR

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

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

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

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

Schultz Corporation General Contractor

January 7, 2026

Re: Willow Materials

Subject: Barnum Road Property Topography Map

Willow Materials has hired a new surveyor to do a topography survey map of the Willow Materials Barnum Rd Property.

Due to the change in surveyor this is taking a little longer than expected but we hope to have the map done by the next planning and zoning meeting in February.

Respectfully,

Schultz Corporation

Kyle Schultz

Project Manager

101 North Riverside Avenue – Terryville, Ct 06786 –Tel (860) 584-2596 –Fax (860) 584-5132 –An EEO

City of Bristol
BRISTOL, CONNECTICUT 06010
Zoning Commission

December 2025 Meeting

December 9, 2025

William Schultz
Willow Materials, LLC
101 North Riverside Avenue
Terryville, CT 06786

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

Dear Applicant:

This is to inform you that at its meeting of December 8, 2025, the Bristol Zoning Commission voted to continue this agenda item to the Regular Meeting of the Commission on Monday, January 12, 2026, at the Bristol City Hall at 6:00 PM. as the report has not yet been received.

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

Very truly yours,

Robert M. Flanagan

Robert M. Flanagan, AICP
City Planner

cc: Attorney Mark Ziogas (via e-mail)

City of Bristol
BRISTOL, CONNECTICUT 06010
Zoning Commission

November 2025 Meeting

November 11, 2025

William Schultz
Willow Materials, LLC
101 North Riverside Avenue
Terryville, CT 06786

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

Dear Applicant:

This is to inform you that at its meeting of November 10, 2025, the Bristol Zoning Commission voted to continue this agenda item to the December 8, 2025, regular meeting as the report has not yet been received.

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

Very truly yours,

Robert M. Flanagan

Robert M. Flanagan, AICP
City Planner

cc: Attorney Mark Ziogas (via e-mail)

For Office Use Only	
APPLICATION NO.	2507
DATE FILED:	9-4-2024
DECISION DATE:	
DECISION:	

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

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article III Section 15.2.4 of the Bristol Zoning Regulations for the following Special Permit use: EARTH REMOVAL AND PROCESSING OF EARTH MATERIALS

Address or Location of the Property: South of Barnum Road, North of Farrell Ave, East of Arcadia

Assessor's Map No.: 67 Assessor's Lot No.(s): 78,57, and 43

Zone of the Property: R-15 Size of the Property (in acres or square feet): 46.65 acres

Reason for the Special Permit: Special Permit for Earth Removal; Special Permit for processing of earth material

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

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☑ yes, on 2-5-2020 [ ] no

Other comments: Area of active earth removal continues to be 11.79 acres with approximately 52,551.72 c.y. of material to be removed

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

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

Name: Willow Materials, LLC

Address: 101 North Riverside Ave City: Terryville State: CT Zip: 06786

Telephone No.: 860-302-3261 E-Mail: kyles@schultzcorp.com

Signature: [signature] *Signature – (Printed/Typed)* Bill Schultz

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

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

Name: _____

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2507

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: South of Barnum Road, North of Farrell Ave, East of Arcadia

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

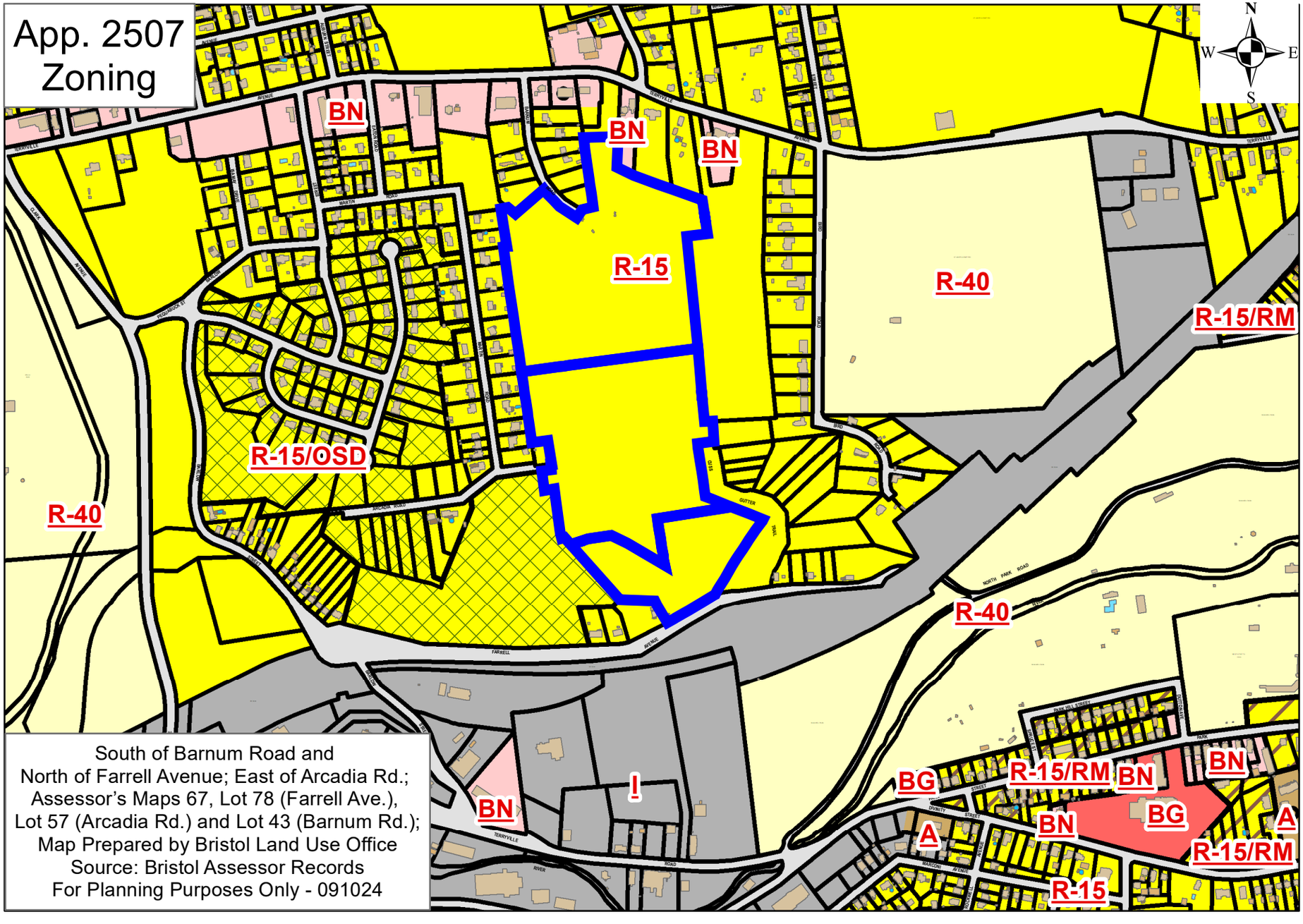
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Mark Ziogas

Address: 88 Valley St City: Bristol State: CT Zip: 06010

Telephone No.: 860-589-4121 E-Mail: mziogas@csmzllc.com

08/17 - LUO


App. 2507
Zoning
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R-40
R-15/RM
R-15/OSD
R-40
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A
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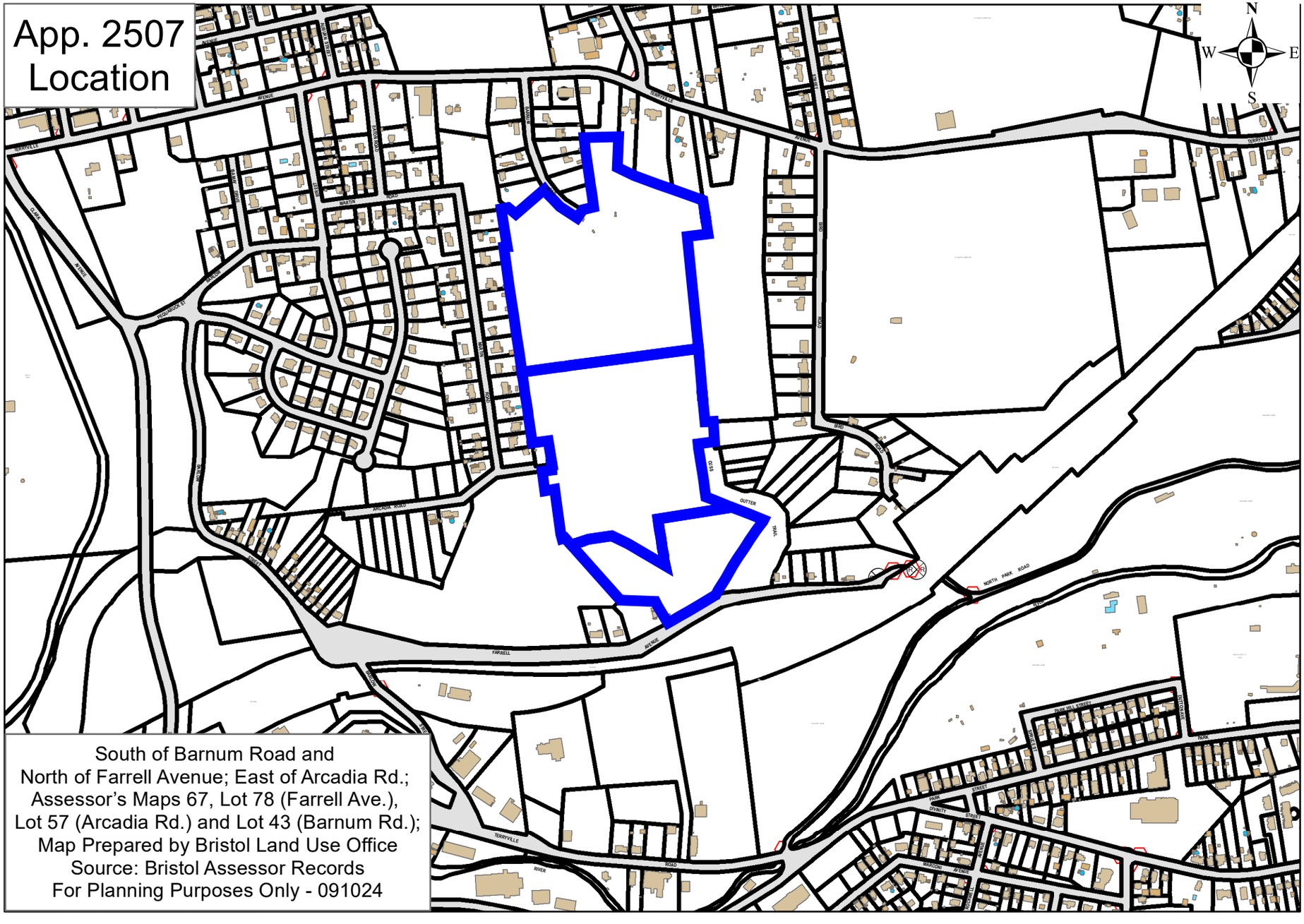
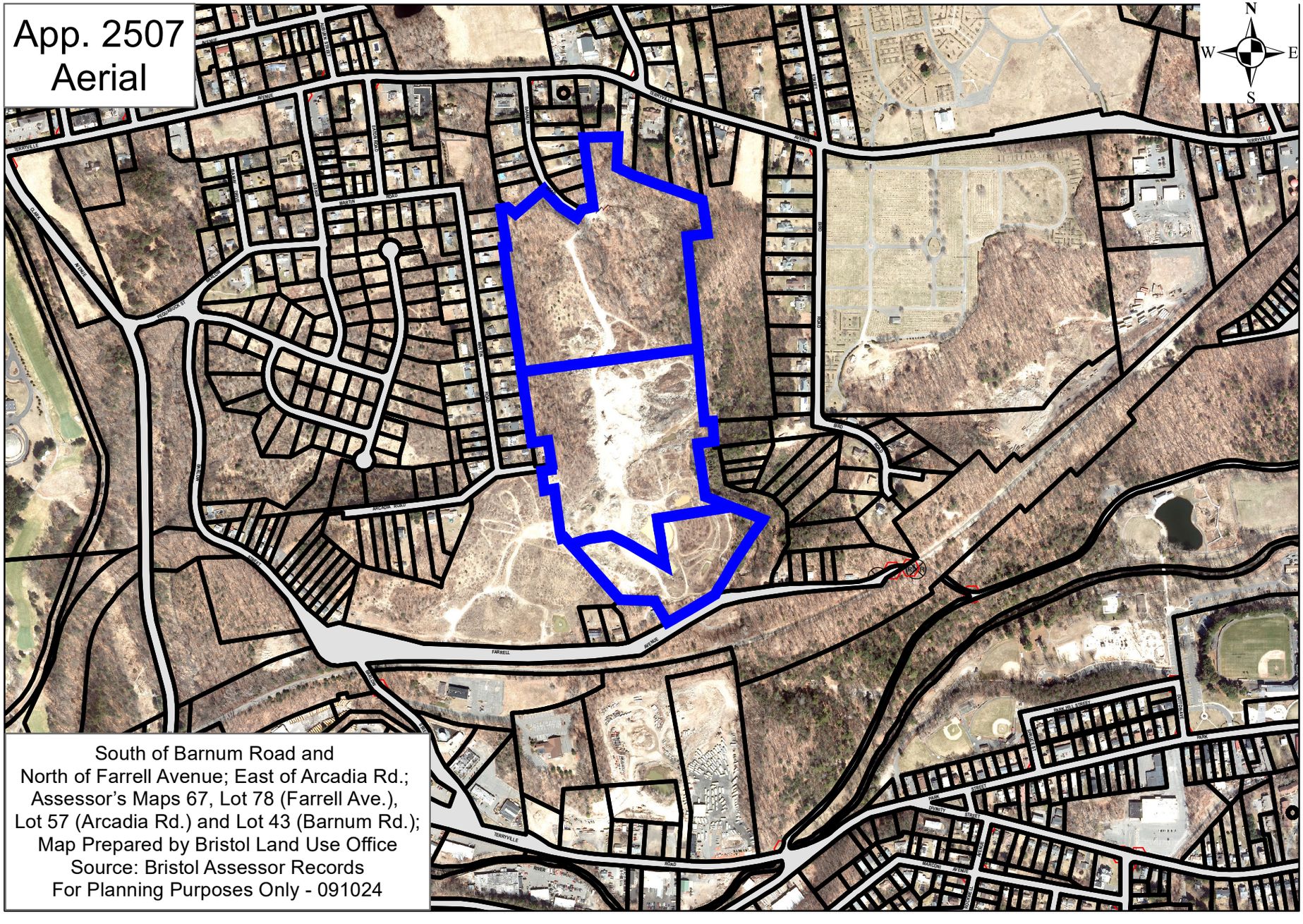
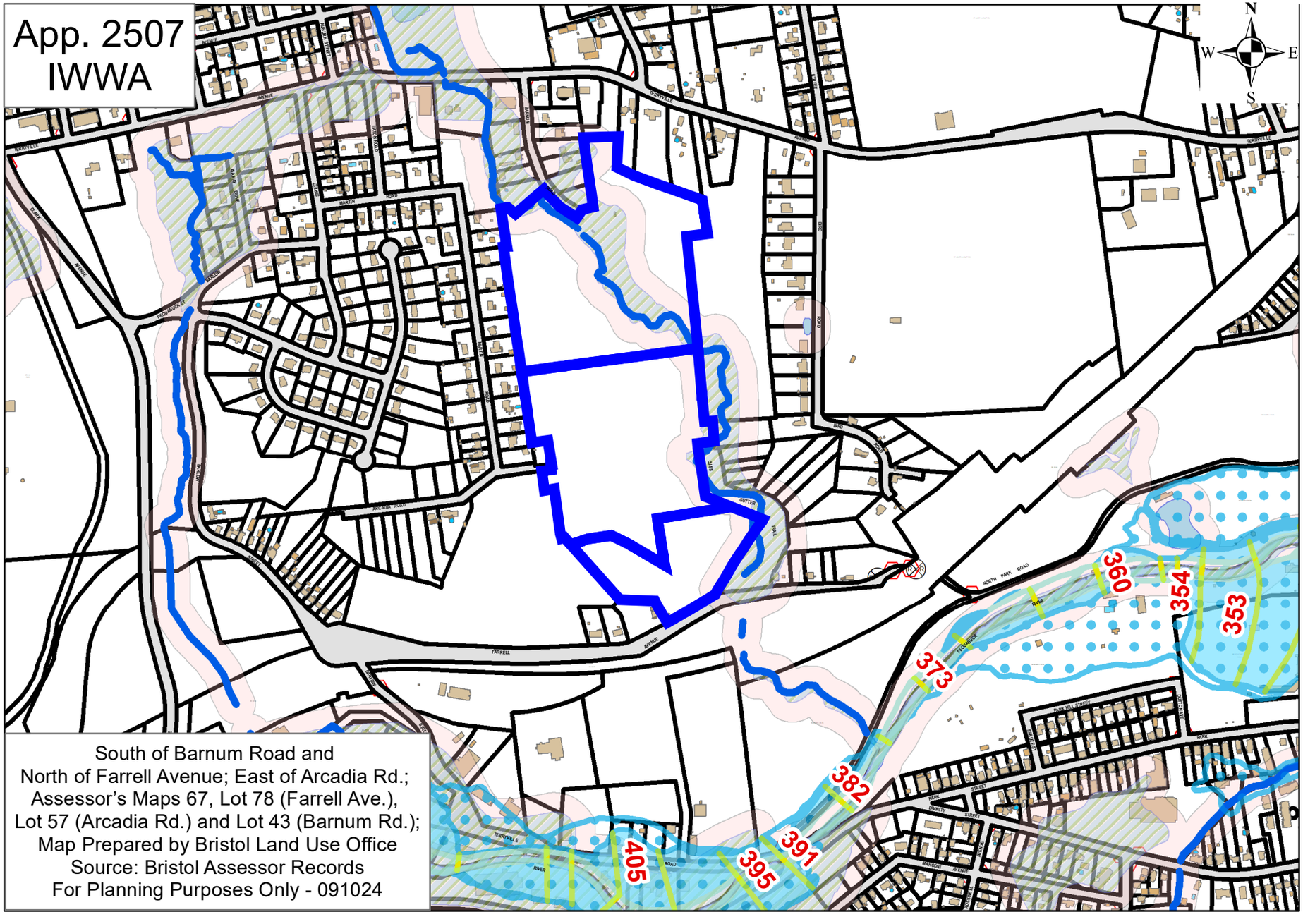
A
R-15/RM
R-15
South of Barnum Road and
North of Farrell Avenue; East of Arcadia Rd.;
Assessor's Maps 67, Lot 78 (Farrell Ave.),
Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.);
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091024


App. 2507
Location
N
W
E
S
South of Barnum Road and
North of Farrell Avenue; East of Arcadia Rd.;
Assessor's Maps 67, Lot 78 (Farrell Ave.),
Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.);
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091024

App. 2507
Aerial



South of Barnum Road and
North of Farrell Avenue; East of Arcadia Rd.;
Assessor's Maps 67, Lot 78 (Farrell Ave.),
Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.);
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091024


App. 2507
IWWA
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South of Barnum Road and
North of Farrell Avenue; East of Arcadia Rd.;
Assessor's Maps 67, Lot 78 (Farrell Ave.),
Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.);
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091024

Bond Info

From: Fitzgibbons, Sharon [mailto:Sharon.Fitzgibbons@phly.com]
Sent: Thursday, September 26, 2024 11:48 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Willow Materials LLC Bond #PB11832700145 Eff: 1/11/2024-1/11/2025

Hi Robert:

Confirming that the above bond has been renewed and is in full force and effect.

Let me know if you have any questions.

Thank you,

Sharon

Sharon Fitzgibbons
Sr. Surety Underwriter Assistant – New England Region
Philadelphia Insurance Companies
A Member of the Tokio Marine Group

1 Lakeshore Center, Suite 300 I Bridgewater, MA 02324
O: 781-297-6559 | M: 781-534-8284 | sharon.fitzgibbons@phly.com
Hear what our agents are saying about their experience with The PHLY *Difference*
Watch our video series to learn more about PHLY's surety options

Previous Approvals

2022 Signed Earth Removal -- Approved on October 17, 2022:

Application #2445 - Special Permit for removal and processing of earth materials between south of Barnum Road and north of Farrell Avenue; Assessor's Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Road) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant:

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/47454/App-2445_2022Renewal_Barnum-Rd_Farrell-Ave-Earth-Removal---Approved-Plan-Set

****

2020 IWWA Application – Approved on February 5, 2020:

Application #1891 – Wetlands Application to clean up piles left by previous owner and clean out the detention ponds; Barnum Rd. and Farrell Ave., Lots 54, 56, 57, 58, 65, 67, 69, 72, 73, 74, 75, 76, 77 and 78; Assessor's Map 50, Lots 134; Willow Industries, applicant.

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/47455/IWWA_2020-Approval_App-1891_Combined

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - 2507

SITE PLAN: Special Permit for removal and processing of earth materials between south of Barnum Road and north of Farrell Avenue; Assessor's Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Road) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant.
Date of Committee Review: 10/7/24 (first review); October 21, 2024 (second review); November 14, 2024 (third review); December 3, 2024 (fourth review)

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. Existing stipulations should remain in effect.

   10/10/24 Applicant Response: None.

2. The plans have a note shown as DC in a circle, what does this stand for?

   10/10/24 Applicant Response: That stands for "dust control".

   10/21/24 City Response: Add to plans.

   10/22/24 Applicant Response: This has been added.

   11/14/24 City Response: OK.

3. The plans show Permanent Disturbance Markers (Typ.), what do these markers look like? Is there a typical detain for these?

   10/10/24 Applicant Response: There is not a typical detail for them.

   10/21/24 City Response: Add to documents how they are identified.

   10/22/24 Applicant Response: These are steel pins in the ground.

   11/14/24 City Response: OK add to plans.

   City Response: Approved.

4. Design criteria shown on sheet 20, SE4 that refers to the 2002 Connecticut Guidelines for Erosion and Sediment Control. The documents should reflect the updated Guidelines.

   10/10/24 Applicant Response: The erosion and sediment control guidelines are still using the 2002 guidelines.

   10/21/24 City Response: Comment remains.

   10/22/24 Applicant Response: There is no newer guideline the 2022 is the one still in use.

   11/14/24 City Response: see attached link https://portal.ct.gov/-/media/deep/water/water_quality_management/guidance/sescg_cleanfinal.pdf Effective 3/30/24

   11/19/24 Applicant Response: The plans have been updated to reflect the 3/30/24 Connecticut Guidelines for Erosion and sediment control.

   City Response: Approved.

Earth Removal – Application #2507 (south of Barnum Rd. and north of Farrell Ave.)
10/7/24 – First Review; 10/21/24 – Second Review; November 14, 2024 – Third Review; 12/3/2024 – Fourth Review

BUILDING/ZONING ENFORCEMENT (Rick Brown/Ed Spyros):

1. No comments.

CITY PLANNER (Andrew Armstrong):

1. Provide report pursuant to Article III, Section 15.2.6(E) of the Zoning Regulations.

   10/10/24 Applicant Response: The report will be sent.

   10/21/24 City Response: A report was received on October 11, 2024 from Kyle Schultz of Willow Materials. Per the regulation, a report should be submitted by surveyor and engineer and include progress of the operation including the amount removed, existing contours and cross-sections in the area excavated during the preceding 6 months.

   City Response: No applicant response was received. The report does include the requested information and only mentions in general, the total amount of material removed since 2020. The reports requested should be submitted every 6 months moving forward.

2. List all renewal dates for this project including Inland Wetlands Commission approvals with each date clearly listed on the cover sheet.

   10/10/24 Applicant Response: Renewal dates have been added.

   10/21/24 City Response: Comment addressed.

3. Provide locations and dimensions for all stockpile areas to nearest residences.

   10/10/24 Applicant Response: Dimensions have been added to the Aerial Map.

   10/21/24 City Response: The dimensions should be shown on the site plan not an attachment. Dimensions are measured to the property line not the structure.

   City Response: Comment remains. Show location of all stockpiles and the dimensions to the property line on the plan.

4. Provide buffer dimensions to nearest residences.

   10/10/24 Applicant Response: Dimensions have been added to the Aerial Map.

   10/21/24 City Response: The dimensions need to be shown on the site plan set not an attachment. Dimensions are measured to the property line not the structure and appear to be far less than the 400 foot distance required.

   10/22/24 Applicant Response: Bins will be removed and the area will be graded and have turf established.

   10/28/24 City Response: Please call the Land Use Office at (860) 584-6225 for an inspection of this area once the restoration has been completed. Additionally, show all locations of stockpile son the site and the dimension to the property line.

   11/19/24 Applicant Response: The bins have been removed, Robert Flanagan has inspected the area.

   City Response: Comment addressed.

5. What is the condition of the construction entrance(s)?

10/10/24 Applicant Response: The construction entrance is paved. For dust control water is applied and the roadway is swept on a daily or weekly basis.

10/21/24 City Response: Comment addressed.

6. Indicate what the green shaded areas of the plan represent?

   10/10/24 Applicant Response: This is the area that has been stabilized with seed.

   10/21/24 City Response: Include this information in the legend.

   10/22/24 Applicant Response: This has been added.

   10/28/24 City Response: Comment addressed. These areas will be reviewed during the next inspection.

   City Response: Inspection to occur and verify.

7. The narrative on Page 20 states the remaining earth removal operation consists of 73,738 cubic yards of material. Other areas of the plan state earth removal quantities total 52,551.72 cubic yards. Please clarify.

   10/10/24 Applicant Response: 52,551.72 cubic yards, this had been corrected on Page 20.

   10/21/24 City Response: Comment addressed.

8. How many truckloads are expected to complete the remaining earth removal operations for all remaining work?

   10/10/24 Applicant Response: The remaining truck loads to complete the removal are roughly 3,300 loads at 16 cubic yards each.

   10/21/24 City Response: Comment addressed.

9. What route will trucks take entering and exiting the site for Phase 3 operations?

   10/10/24 Applicant Response: The trucks will continue to use Barnum Road entrance for Phase 3 operations.

   10/21/24 City Response: Comment addressed.

10. Will this be the final extension needed?

    10/10/24 Applicant Response: No, at this rate we are going, we expect to be another 5 years to finish.

    10/21/24 City Response: Will the projected 5 years all be work within Phase 3?

    City Response: No response received. Comment remains.

11. When is Phase 2 expected to be restored and stabilized?

    10/10/24 Applicant Response: Phase 2 will be restored and stabilized with Phase 3, the reason for this is that the berm separating our excavation area and Trademark contractors' area will be removed last when we are both done excavating the area.

10/21/24 City Response: Provide this information for restoration and timing within the plan set.

10/22/24 Applicant Response: This comment has been

10/28/24 City Response: Comment not understood. The response is not a full sentence. Please provide the location of the information requested within the plan set.

11/19/24 Applicant Response: The berm in Phase 2 between our land and Trademark contractors will be the last area excavated. This will be done once Phase 3 is complete and will be the last excavation on this property.

City Response: Comment remains. Add to the plan set.

12. Provide a legend for the cut and fill map on Page 23.

    10/10/24 Applicant Response: Legend has been added.

    10/21/24 City Response: Comment addressed.

13. The limits of Phase 3 are shown on Page 2. Provide a clear boundary of the limits of Phase 3 work in subsequent plan sheets/details.

    10/10/24 Applicant Response: The phasing lines have been added to all plans.

    10/21/24 City Response: Comment addressed.

14. How often is the silt fence near Farrell Avenue replaced?

    10/10/24 Applicant Response: There is no silt fence there, turf establishment has taken root and all sediments are diverted to the ponds which are cleaned regularly.

    10/21/24 City Response: Comment addressed.

15. Provide details of the restoration of Phase 1.

    10/10/24 Applicant Response: Phase 1 was done and completed before we took ownership of the property, the ground is all established on that area, but we have no details of this.

    10/21/24 City Response: Comment addressed.

16. Will there be any future blasting?

    10/10/24 Applicant Response: No.

    10/21/24 City Response: Comment addressed.

17. See Attachment #1, a recent aerial photo from 2024 indicating operations and materials storage in an area not indicated on the plans and shown as “restored”. Please provide an explanation and clarification. What is the dimension from this work area to the existing residential homes?

    10/10/24 Applicant Response: This area was added to keep trucks from having to drive down into the excavation area and tracking up dirt. The dimensions have been put on the map sent. Also note that there is a 30-foot elevation difference between the material storage areas and the homes on Martin Road.

10/21/24 City Response: This is a violation of the special permit conditions and the approved site plan and may also fall within the inland wetlands upland review area. This land disturbance is within an area of restoration and should be restored in order for the earth removal operation to be renewed. The dimension provided is not shown to the property line and is not shown on the site plan. The plans recently resubmitted still incorrectly show the area as "restored" throughout the plan set. Clarify what materials are stored in this area and provide an appropriate dimension to the property line. Remove and restore the subject area including restoration of trees removed per the approved plans.

10/22/24 Applicant Response: The bins will be removed and the area will be restored with turf establishment.

10/28/24 City Response: Comment remains. Provide details of restoration.

11/19/24 Applicant Response: The bins have been removed and the area has been covered in 6" of wood chips, this will promote quick growth of native plants.

City Response: Comment addressed.

18. What will be the final state of "temporary" construction/earth removal site features shown on the plan (sedimentation basin, diversion swale, etc.)?

10/10/24 Applicant Response: Once the earth removal has been completed the temporary swales and diversions will be removed and a housing development will be put on the property. A permanent drainage system will be designed and approved before this will happen.

10/21/24 City Response: Comment addressed.

19. A site restoration bond (Philadelphia Insurance Companies) was deposited with the City in amount of $180,000. Applicant should confirm that the bond was in fact renewed on January 11, 2024 and will automatically renew on January 11, 2025, and will continue to be in place for the three-year duration of this permit.

10/10/24 Applicant Response: None.

10/21/24 City Response: Comment addressed.

20. The following stipulations below were part of the approval granted in October 2022
    1. The Earth Removal Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
    2. The operation shall be conducted in accordance with the drawings entitled "Proposed Earth Removal Plan, Barnum Road & Farrell Avenue, Bristol, Connecticut", prepared by R.R. Hiltbrand Engineers & Surveyors, and consisting of the following sheets, all dated 7/23/22 and revised to 10/14/22:

        a. Cover Sheet: Dated 7/23/20 with a Revised Date of 10/14/22.
        b. Sheet P: Phase Map
        c. Sheet E1-E4: Existing Conditions Plan
        d. Sheet OG: Overall Grading Plan
        e. Sheets G1-G4: Proposed Grading Plan
        f. Sheet OS: Cross Section Plan View
        g. Sheets S1-S4: Cross Section Profiles
        h. Sheet SE1-SE4: Sediment and Erosion Details Sheet
        i. Sheet SE: Details Sheet
        j. Sheet SUB: Feasibility Study for Future Subdivision

3. The current $180,000 performance bond shall continue to be in place for the two-year duration of this permit.
4. The Special Permit shall be good for a period of two years from the date of issuance.
5. There shall be no operation on Saturdays, Sundays or holidays.
6. The crushing process, pursuant to Section IX.B.5.f., will be conducted on a twice annual basis and shall not exceed a duration of two weeks for each event. Advance notice of at least 7 business days shall be provided to the ZEO (Zoning Enforcement Officer) prior to crushing operations commencing. Once the crushing process begins, the ZEO shall confirm that the operations are being conducted in accordance with the approved plan.
7. The hours of operation for Earth Removal shall be Monday through Friday, 7:30 AM to 4:00 PM. Maintenance can begin at 7:00 AM, but no on-site excavation or removal can occur until 7:30 AM. Crushing operations (within the twice annual two-week windows) cannot commence until 8:00 AM to 4:00 PM.
8. The sifter and crusher shall not be used simultaneously on the property.
9. Measures to control dust from the operation shall be applied as needed.
10. The applicant shall sweep and remove the sand from Barnum Road along the frontage of the property at least once a week.
11. No material shall be stockpiled on the property within 400 feet of any residence.
12. No material shall be brought onto the property for processing.
13. Regular inspections of the excavation sequence used by the applicant shall be conducted by the Zoning Enforcement Officer.
14. The 3-to-1 slope requirement shall be waived along portions of the perimeter of the property in accordance with Section IX.B.5.c. of the Zoning Regulations and a 2-to-1 slope permitted in its place, inasmuch as the steeper slope has previously been permitted and already exists.
15. The required 100-foot buffer shall be reduced as per the approved map in accordance with Section IX.B.5.b.(3) of the Zoning Regulations, inasmuch as the lesser buffer is warranted in order to match proposed contours to the existing contours of the adjoining land.

10/10/24 Applicant Response: In response to Item #6, there is a permanent Variance allowing crushing on this premises during business hours. We do not agree with this stipulation.

10/21/24 City Response: Comment addressed.

10/28/24 City Comment: It was acknowledged at the Zoning Commission meeting of October 21, 2024 that the renewal period will now be for 3 years.

POLICE DEPARTMENT (Lt. Krajewski/Sgt. Ouellette):
1. No comment.

FIRE MARSHAL (Kris Lambert):
1. No comments.

WATER DEPARTMENT (Paul Keegan)
1. No water service in the area.

Google Earth


66'-7 3/4"
43'-9"
42'-10 1/2"
256'-9 1/2"
95'-5 1/2"
212'-11"
39'-7 1/2"
86'-6"
Vertical
Mon Apr 22 2024


Vertical
Mon Apr 22 2024


Vertical
Mon Apr 22 2024


66'-7 3/4"
43'-9"
42'-10 1/2"
256'-9 1/2"
95'-5 1/2"
212'-11"
39'-7 1/2"
86'-6"
Vertical
Mon Apr 22 2024



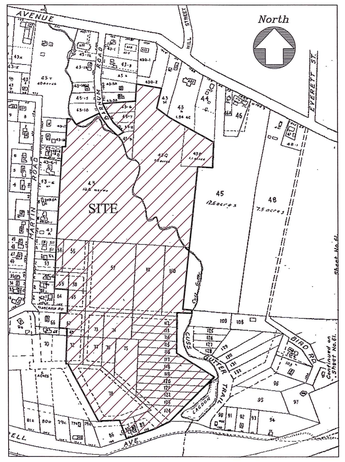

Pond At


Layers
2D

Approved Plan

PROPOSED EARTH REMOVAL PLAN

Barnum Road & Farrell Avenue
Bristol, Connecticut
Mav 20. 2020
(Updated August 15, 2024)



SITE LOCATION PLAN
SCALE: 1"=500±

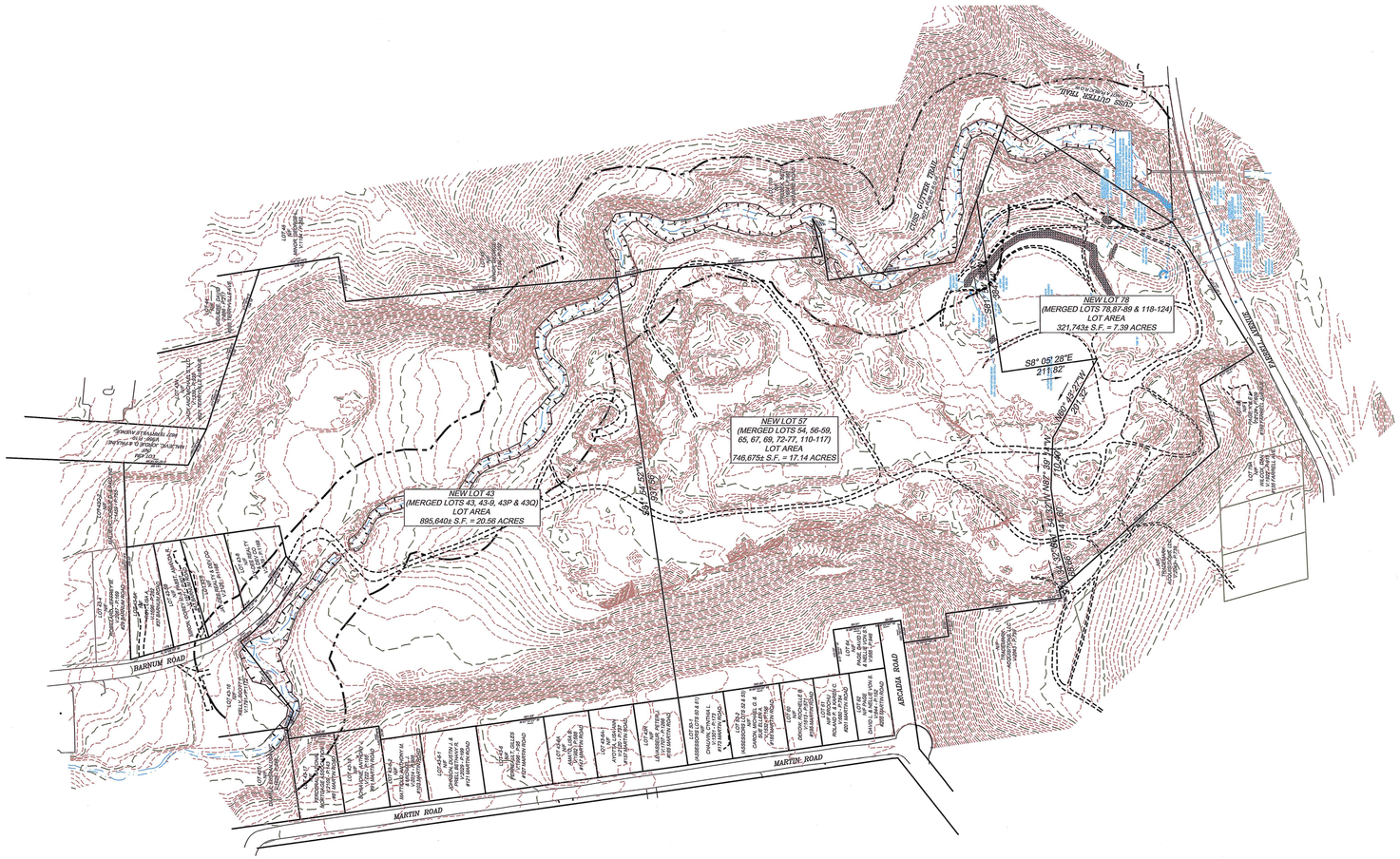
CITY OF BRISTOL, CONNECTICUT

This Site Plan has been approved by the Zoning Commission of the City of Bristol, CT.

Chairman/Secretary

10/21/24 Date

Pursuant to Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Plan shall be completed by October 21, 2027. Failure to complete all such work by that date shall result in automatic expiration of the approval of this Site Plan.



REVISIONS:
- 07-23-20; Revised as per Staff Comments Dated July 9, 2020
- 03-04-21; Revised to show Lot Merger
- -15-202 ; Updated Topography for Permit Renewal
- 8-15-2024; Updated Topography for Permit Renewal

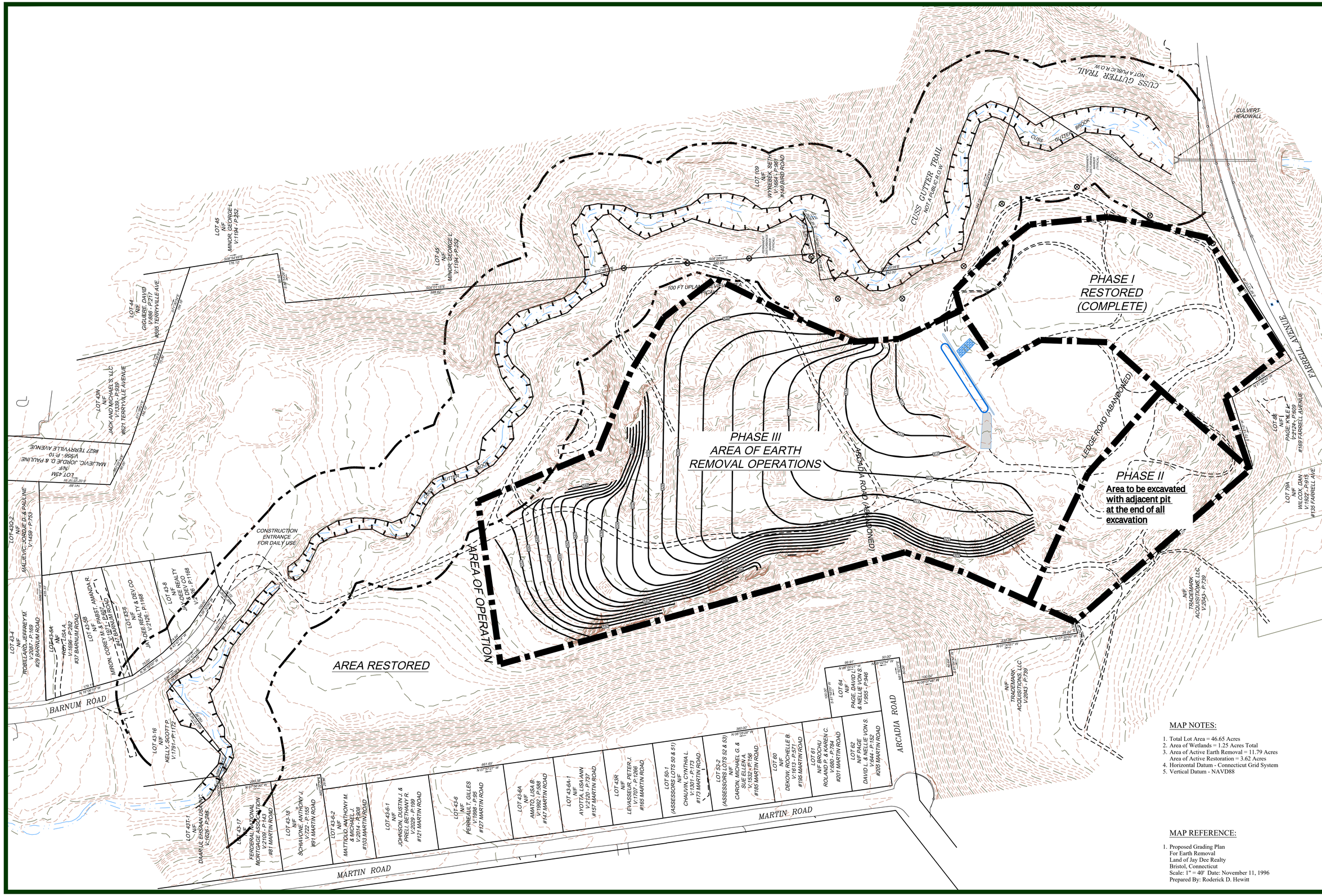
APPROVALS:
- The IWWA approval was granted February 5, 2020
- Special Permit Application #2374 - Removal and Processing of Earth Materials Approved: 10/17/2022
- Special Permit Application #2507 - Removal and Processing of Earth Materials Approved: 10/8/2024

PREPARED FOR: WILLOW MATERIALS LLC
107 North Riverside Avenue
Terryville, Connecticut
06786

ENGINEER: R. R. Hiltbrand Engineers & Surveyors
575 North Main Street
Bristol, Connecticut
06010
Phone: (860) 582-4548

ROBERT R. HILTBRAND – P.E. # 17025

APPROVED



MAP NOTES:

1. Total Lot Area = 46.65 Acres
2. Area of Wetlands = 1.25 Acres Total
3. Area of Active Earth Removal = 11.79 Acres
   Area of Active Restoration = 3.62 Acres
4. Horizontal Datum - Connecticut Grid System
5. Vertical Datum - NAVD88

MAP REFERENCE:

1. Proposed Grading Plan
   For Earth Removal
   Land of Jay Dee Realty
   Bristol, Connecticut
   Scale: 1" = 40' Date: November 11, 1996
   Prepared By: Roderick D. Hewitt

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
80 40 0 80 160
1 Inch = 80 Feet

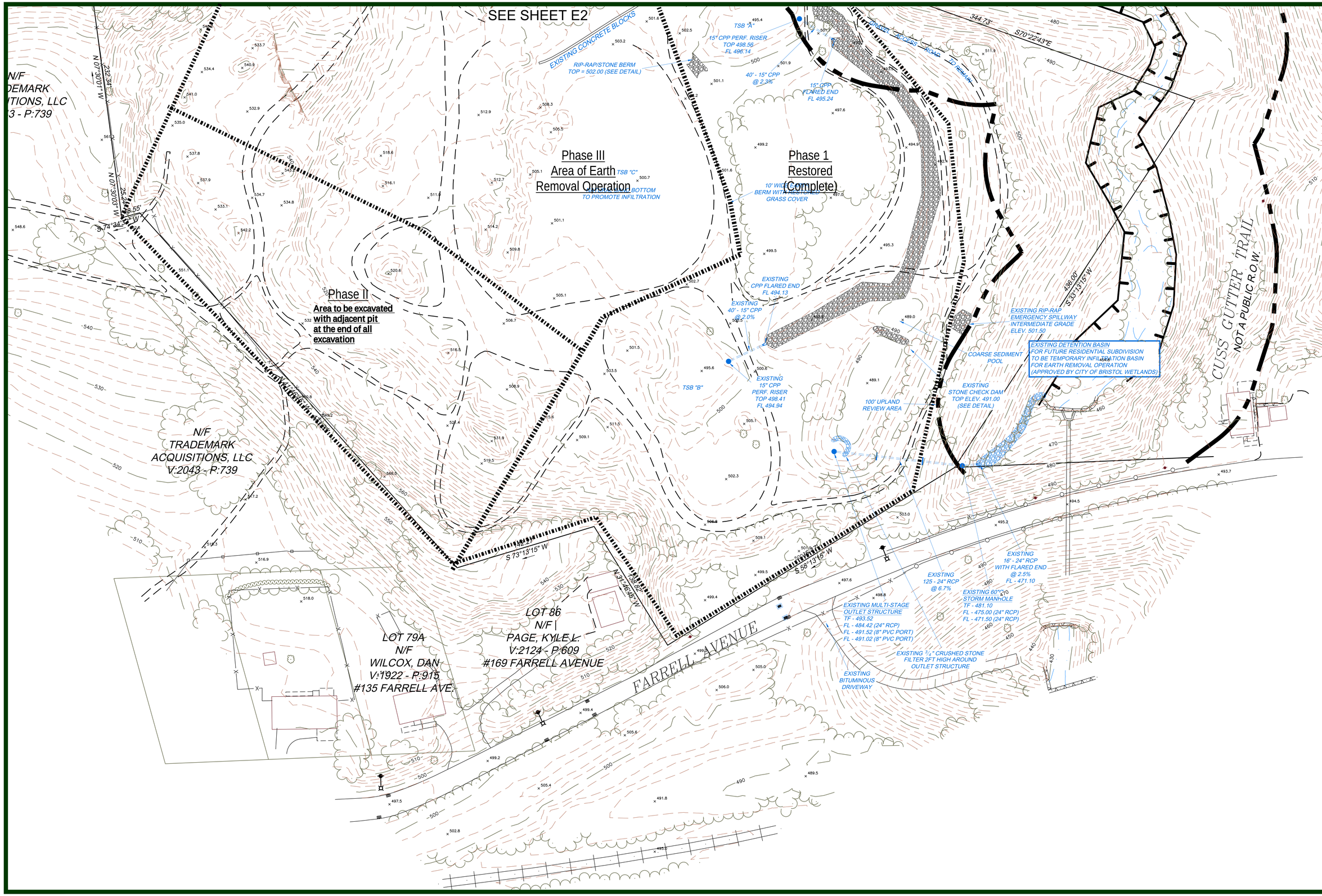
OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

OVERALL PHASE MAP

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: P
HASE MAP



DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Surveyors

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

EXISTING CONDITIONS PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

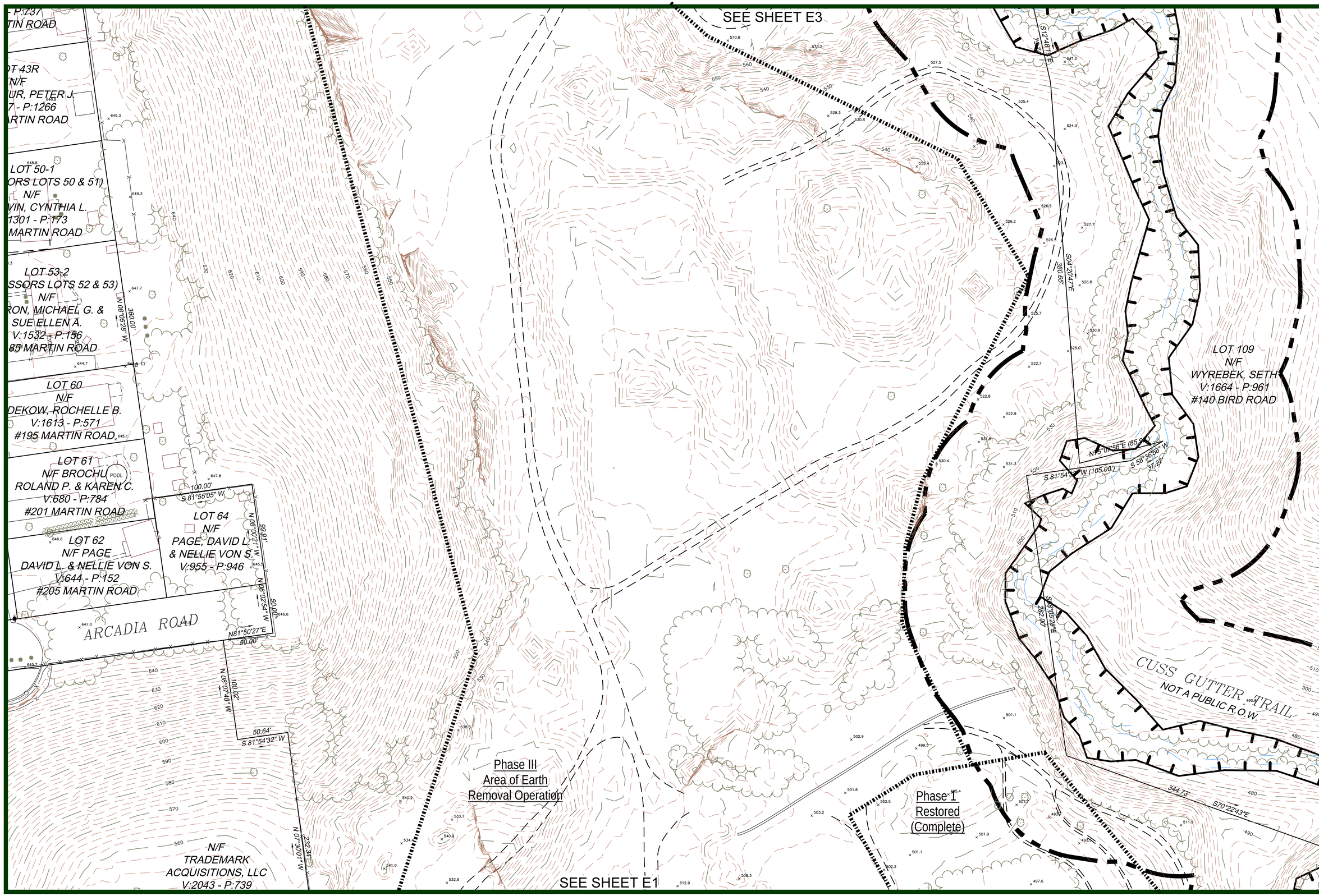
DATE: MAY 20, 2020

SCALE: As Noted

DRAWN BY: SMP

CHECKED BY: RRH

SHEET NO.: E1



DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Surveyors
575 North Main St. Bristol, Connecticut 06010 (860) 582 4548

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

EXISTING CONDITIONS PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: E2



DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
1 Inch = 40 Feet

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

EXISTING CONDITIONS PLAN

EARTH REMOVAL PLAN
BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: E3

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

OWNER/APPLICANT:
WILLOW MATERIALS LLC
1000 TERRYVILLE AVE.
TERRYVILLE, CT 06786

EXISTING CONDITIONS PLAN

EARTH REMOVAL PLAN
BARNUM ROAD, FARRELL AVENUE

DATE:	MAY 20, 2020
SCALE:	As Noted
DRAWN BY:	SMP
CHECKED BY:	RRH
SHEET NO.:	E4

Site Stormwater Quality and Erosion Control Design Notes

The system consists of two temporary sediment basins and a detention basin that was designed to be in place for a future R-15 Residential development. The basin is to be utilized as a storm water quality basin to infiltrate any flows exiting the Temporary Sediment Basins (A, B & C) with the goal of no outflows to the Cuss Gutter Brook. Monitoring since 2012± indicates no overflows from the detention basin to date. The stormwater quality basin has a storage volume of 2.9 Ac. Ft.

Temporary Sediment Basin "C" was not part of the original design and was constructed to help mitigate the effects of sedimentation from a large screened sand stockpile that was located west of TSB "C". That stockpile has since been removed, but TSB "C" has remained in place.

The following tables depict design parameters for the storm water quality system based on various site conditions. This can be found in the Drainage Report by R.R. Hiltbrand Engineers & Surveyors dated March 10, 2009, as submitted for a Wetlands Permit Application.

Proposed Storm Water Quality Basin - Active Earth Removal Operation

Storm	Routed Outflow	Inflow	Peak Flow Diff.	Water Surface Elevation
(yr.)	(CFS)	(CFS)	(CFS)	(FT)
2	2.62	11.25	-8.63	491.80
5	6.32	23.01	-16.69	493.31
10	14.16	32.01	-17.85	493.93
25	27.10	44.99	-17.89	494.35
50	32.78	57.04	-24.26	494.76
100	37.17	69.78	-32.61	495.19

Proposed Storm Water Quality Basin – Earth Removal Complete Everything Stabilized

Storm	Routed Outflow	Inflow	Peak Flow Diff.	Water Surface Elevation
(yr.)	(CFS)	(CFS)	(CFS)	(FT)
2	0.00*	0.00	0.00	489.00
5	0.00*	0.11	-0.11	489.00
10	0.00*	0.40	-0.40	489.00
25	0.00*	1.19	-1.19	489.00
50	0.00*	3.43	-3.43	489.78
100	0.51	6.89	-6.38	491.14

*No Outflow through the outlet structure due to infiltration in basin bottom.

Proposed Storm Water Quality Basin – Future R-15 Subdivision Feasibility

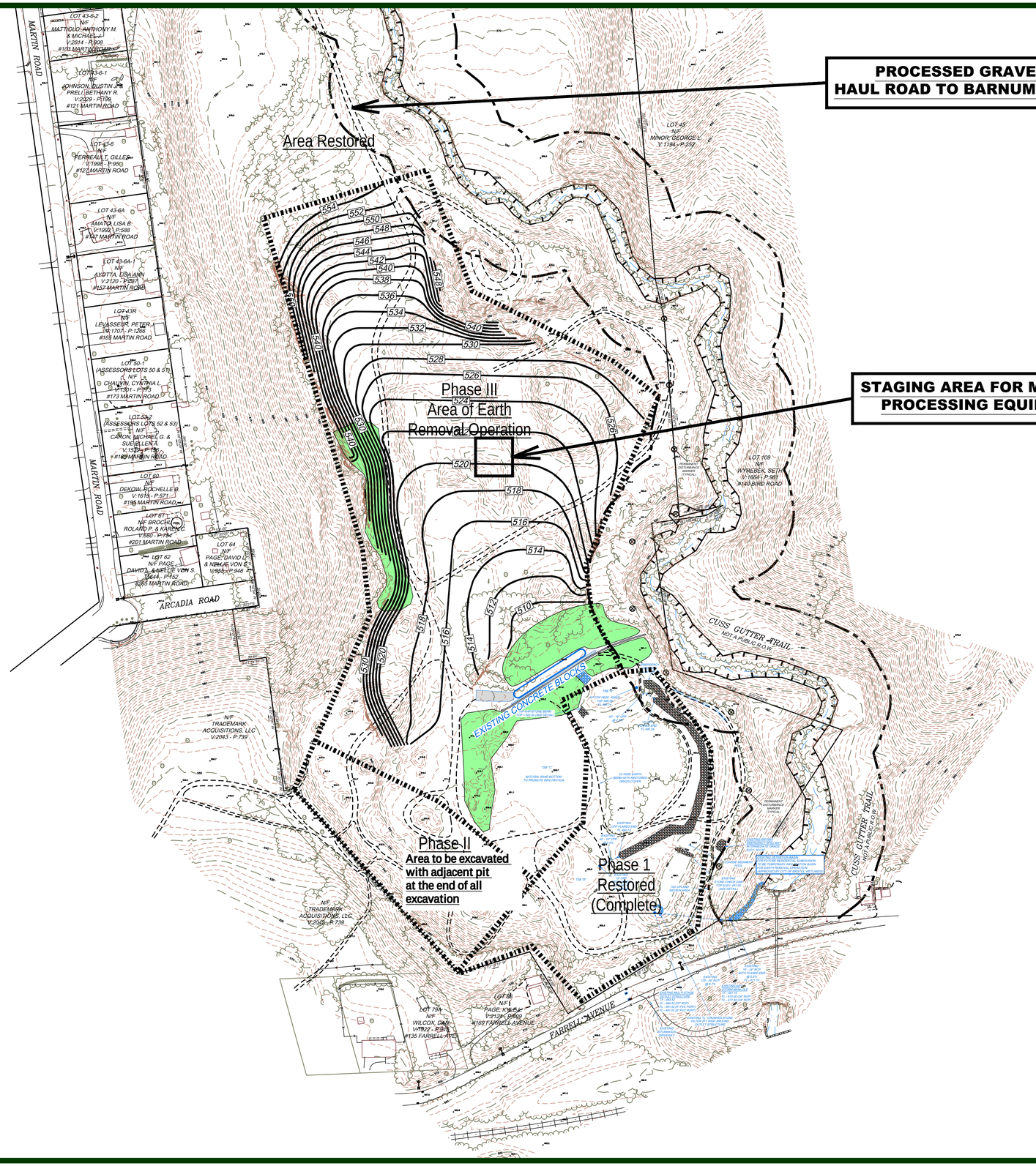
Storm	Routed Outflow	Inflow	Peak Flow Diff.	Water Surface Elevation
(yr.)	(CFS)	(CFS)	(CFS)	(FT)
2	0.00*	0.90	-0.90	489.00
5	0.00*	5.16	-5.16	490.44
10	1.84	9.76	-7.92	491.61
25	5.04	17.73	-12.69	492.72
50	7.77	25.88	-18.11	493.62
100	17.28	35.20	-17.92	494.04

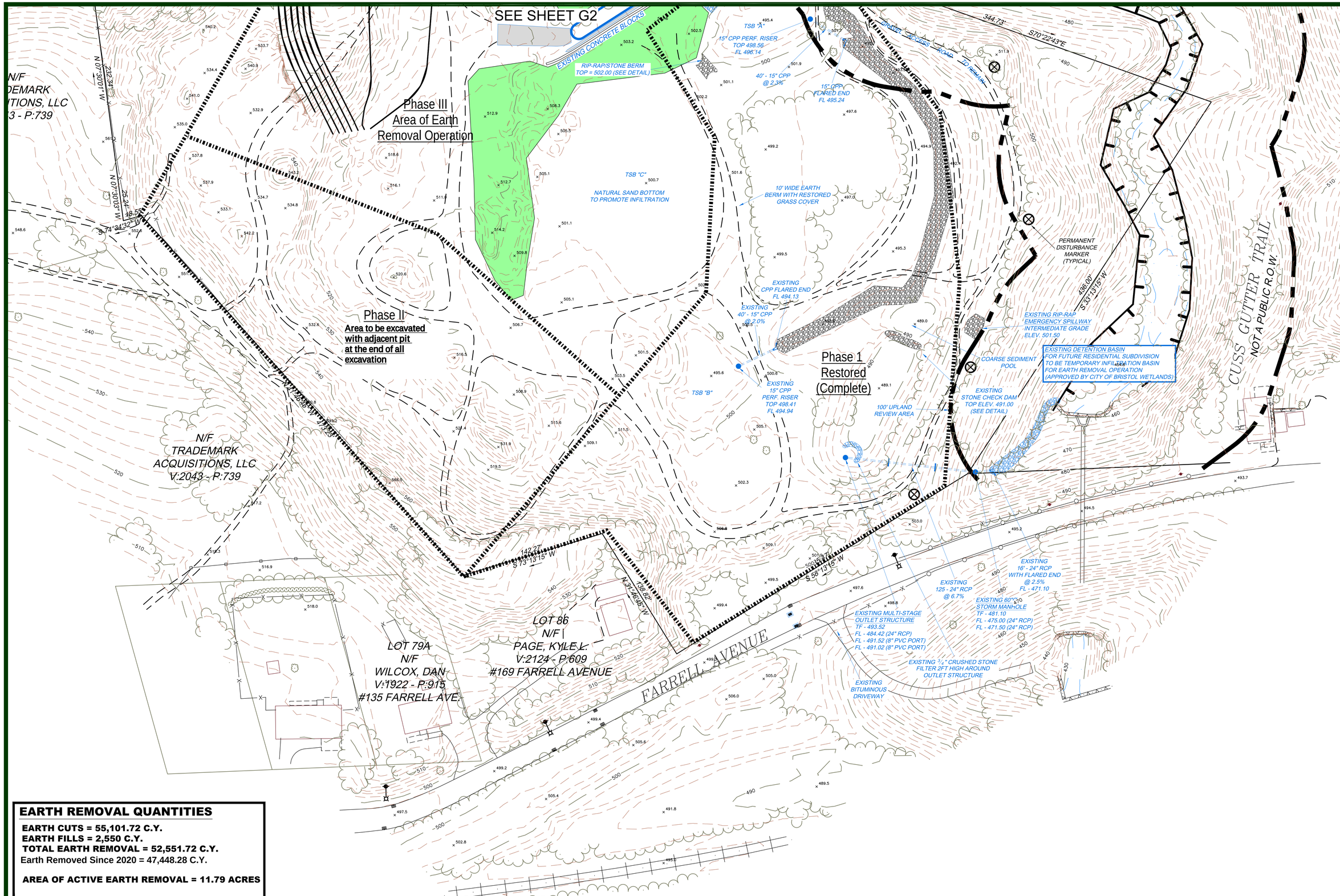
*No Outflow through the outlet structure due to infiltration in basin bottom.

TSB "A"
Drainage Area = 12.7 Acres
Dry Volume Sediment Storage Required = 0.06 Ac. Ft.
Wet Volume Storage Required = 0.12 Ac. Ft.
Total Basin Storage Provided = 0.25 Ac. Ft.

TSB "B"
Drainage Area = 17.6 Acres
Dry Volume Sediment Storage Required = 0.08 Ac. Ft.
Wet Volume Storage Required = 0.16 Ac. Ft.
Total Basin Storage Provided = 0.25 Ac. Ft.

TSB "C"
No Design Requirement
Temporary implementation to handle sediment from a stockpile that no longer exists.
Estimated Volume Provided = 0.75 Ac. Ft.


PROCESSED GRAVEL HAUL ROAD TO BARNUM ROAD
STAGING AREA FOR MATERIAL PROCESSING EQUIPMENT
Area Restored
Phase III
Area of Earth
Removal Operation
Phase II
Area to be excavated with adjacent pit at the end of all excavation
Phase 1
Restored
(Complete)
MARTIN ROAD
ARCADIA ROAD
FARRELL AVENUE
CUSS GUTTER TRAIL
NOT A PUBLIC R.O.W.
EXISTING CONCRETE BLOCKS
LOT 43-6-2 N/F MATTIOLO, ANTHONY M. & MICHELE V.2014 - P.908 #103 MARTIN ROAD
LOT 43-6-1 N/F JOHNSON, JUSTIN PRELI, BETHANY R. V.2029 - P.196 #121 MARTIN ROAD
LOT 43-6 N/F PERREAULT, GILLES V.1998 - P.950 #127 MARTIN ROAD
LOT 43-6A N/F AMATO, LISA B. V.1992 - P.568 #137 MARTIN ROAD
LOT 43-6A-1 N/F AYOTTA, LISA ANN V.2120 - P.1071 #157 MARTIN ROAD
LOT 43R N/F LEVASSEUR, PETER J. V.1707 - P.1256 #165 MARTIN ROAD
LOT 50-1 ASSESSORS LOTS 50 & 51 N/F CHAUVIN, CYNTHIA L. V.1301 - P.193 #173 MARTIN ROAD
LOT 52-2 (ASSESSORS LOTS 52 & 53) N/F CARON, MICHAEL G. & SUE ELLEN A. V.1532 - P.196 #187 MARTIN ROAD
LOT 60 N/F DEKOW, ROCHELLE B. V.1618 - P.571 #195 MARTIN ROAD
LOT 61 N/F BROCHU, ROLAND P. & KAREN C. V.880 - P.744 #201 MARTIN ROAD
LOT 62 N/F PAGE, DAVID L. & NELLIE VON S. V.644 - P.452 #283 MARTIN ROAD
LOT 64 N/F PAGE, DAVID L. & NELLIE VON S. V.955 - P.946
LOT 45 N/F MINOR, GEORGE V. V.1194 - P.252
LOT 109 N/F WYREBEK, SETH V.1664 - P.969 #340 BIRD ROAD
NIF TRADEMARK ACQUISITIONS, LLC V.2043 - P.739
LOT 79A N/F WILCOX, DAN V.1922 - P.91 #135 FARRELL AVE.
LOT 78 N/F PAGE, KYLE C. V.2139 - P.602 #169 FARRELL AVENUE
TSB "A"
TSB "B"
TSB "C"
NATURAL SAND BOTTOM TO PROMOTE INFILTRATION
PERMANENT DISTURBANCE MARKER (TYPICAL)
EXISTING STONE CHECK DAM TO BE REMOVED ONCE EARTH REMOVAL OPERATION IS COMPLETE
EXISTING STONE CHECK DAM TO REMAIN UNTIL EARTH REMOVAL OPERATION IS COMPLETE
EXISTING CRUSHED STONE FILTER OF FABRIC AROUND PERFORATED PIPE
EXISTING 12" HDPE PERFORATED PIPE
EXISTING 12" HDPE PIPE
EXISTING 6" PVC PIPE
EXISTING 6" PVC PERFORATED PIPE
EXISTING 12" HDPE PERFORATED PIPE
EXISTING 12" HDPE PIPE
EXISTING 6" PVC PIPE
EXISTING 6" PVC PERFORATED PIPE
EXISTING CRUSHED STONE FILTER OF FABRIC AROUND PERFORATED PIPE
EXISTING STONE CHECK DAM TO REMAIN UNTIL EARTH REMOVAL OPERATION IS COMPLETE
EXISTING STONE CHECK DAM TO BE REMOVED ONCE EARTH REMOVAL OPERATION IS COMPLET



EARTH REMOVAL QUANTITIES

EARTH CUTS = 55,101.72 C.Y.
EARTH FILLS = 2,550 C.Y.
TOTAL EARTH REMOVAL = 52,551.72 C.Y.
Earth Removed Since 2020 = 47,448.28 C.Y.

AREA OF ACTIVE EARTH REMOVAL = 11.79 ACRES

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Surveyors

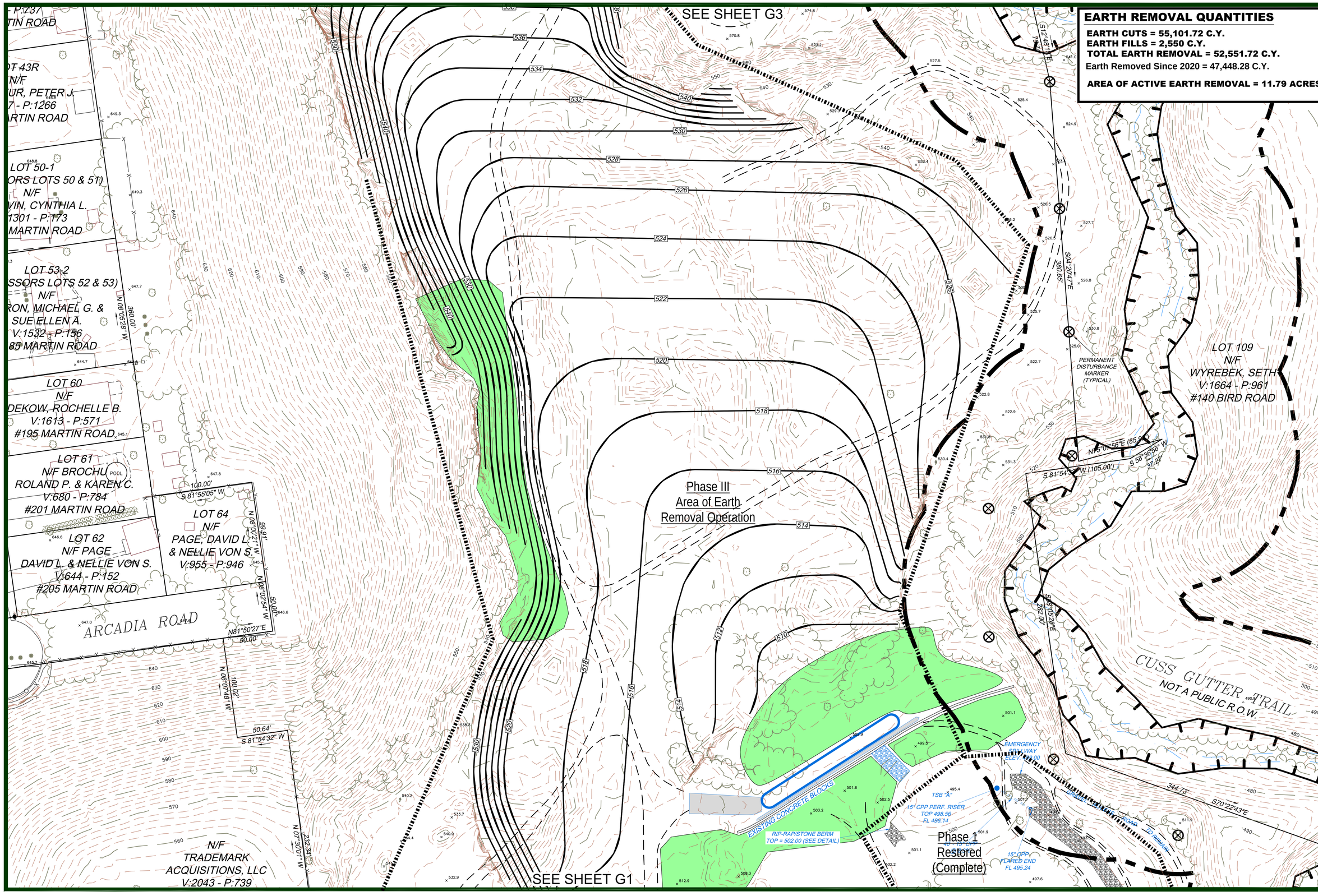
OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

PROPOSED GRADING PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: G1



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OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

PROPOSED GRADING PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: G2

SEE SHEET G4

LOT 43-17
N/F
FEDERAL NATIONAL
MORTGAGE ASSOCIATION
V:2109 - P:143
#81 MARTIN ROAD

LOT 43-18
N/F
SCHIAVONE, ANTHONY J.
V:722 - P:155
#91 MARTIN ROAD

LOT 43-6-2
N/F
MATTIOLO, ANTHONY M.
& MICHAEL J.
V:2014 - P:908
#103 MARTIN ROAD

LOT 43-6-1
N/F
JOHNSON, DUSTIN J. &
PRELI, BETHANY R.
V:2029 - P:199
#121 MARTIN ROAD

LOT 43-6
N/F
PERREAULT, GILLES
V:1998 - P:95
#127 MARTIN ROAD

LOT 43-6A
N/F
AMATO, LISA B.
V:1992 - P:588
#147 MARTIN ROAD

LOT 43-6A-1
N/F
AYOTTA, LISA ANN
V:2120 - P:737
#157 MARTIN ROAD

LOT 45
N/F
MINOR, GEORGE L.
V:1194 - P:252

LOT 45
N/F
MINOR, GEORGE L.
V:1194 - P:252

Area Restored

Phase III
Area of Earth
Removal Operation

SEE SHEET G2

EARTH REMOVAL QUANTITIES

EARTH CUTS = 55,101.72 C.Y.
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10-14-22	Update Topography for Permit Renewal

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R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

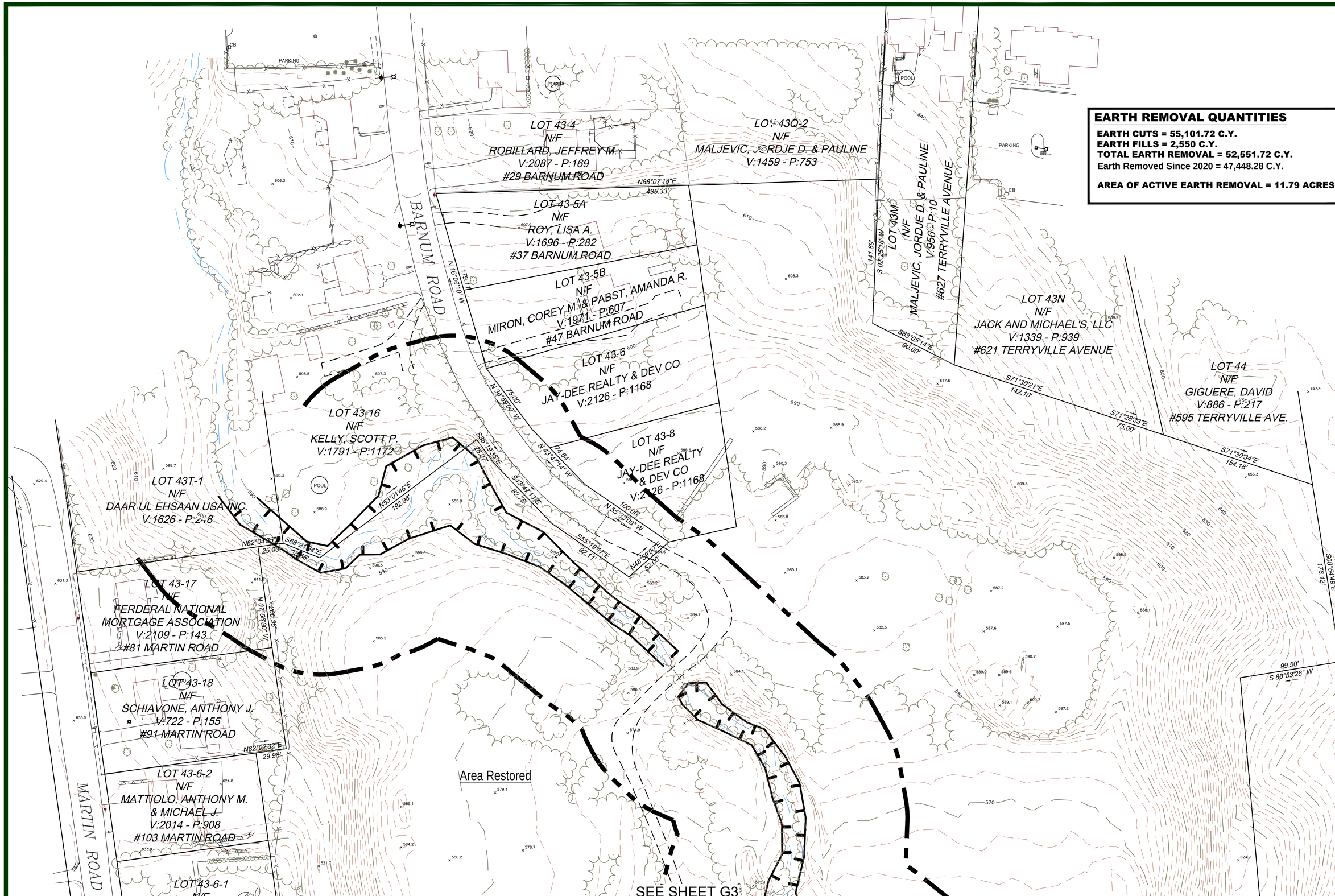
GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

PROPOSED GRADING PLAN

EARTH REMOVAL PLAN
BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: G3



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10-14-22	Update Topography for Permit Renewal

North

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GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Surveyors

OWNER/APPLICANT:
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107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

PROPOSED GRADING PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: G4

Cut/Fill Report

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By user: jasone
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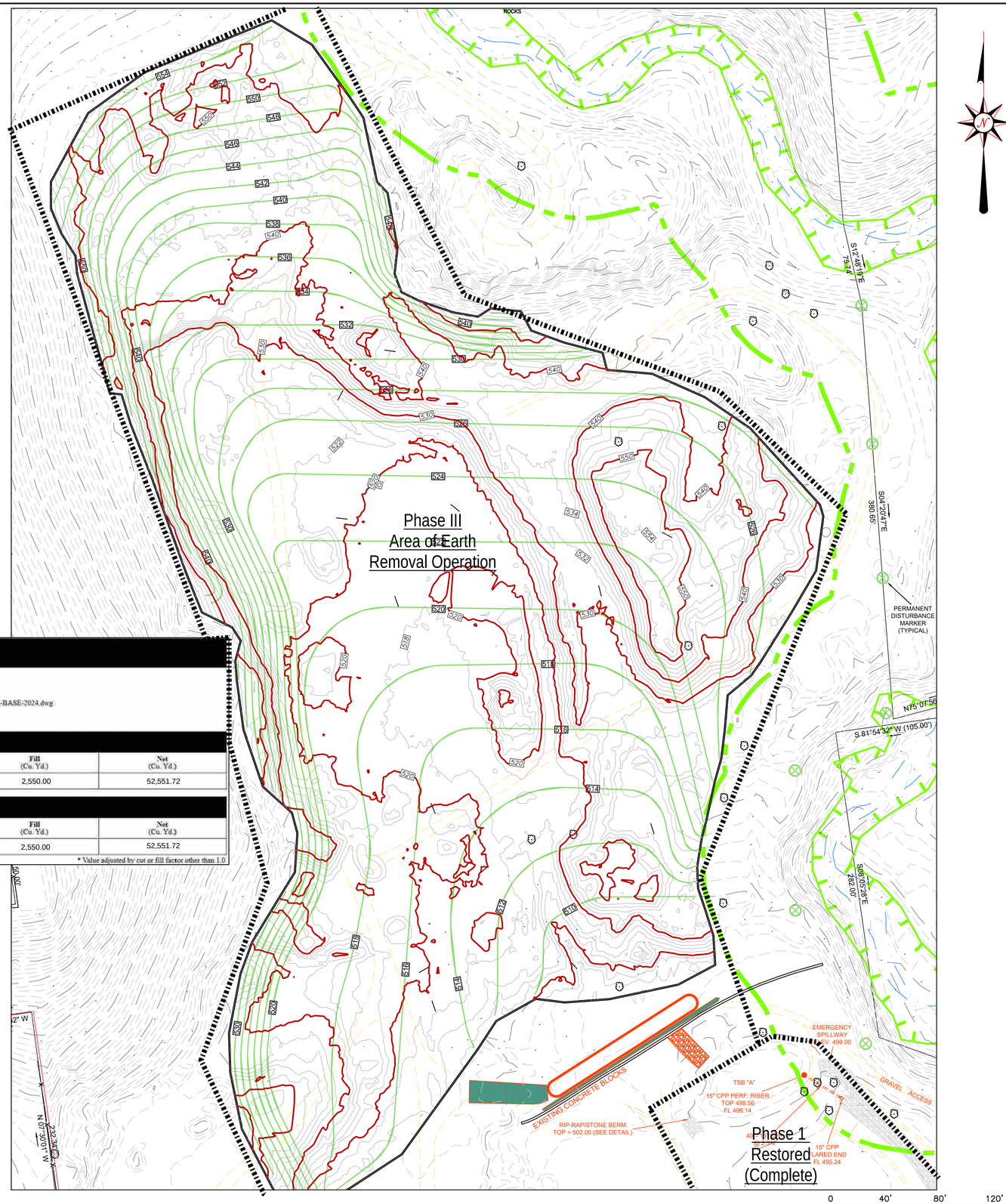
Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
2024-2022	full	1.00	1.00	397,021.64	55,101.72	2,550.00	52,551.72

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	397,021.64	55,101.72	2,550.00	52,551.72

* Value adjusted by cut or fill factor other than 1.0



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WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXXX	XXXX

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=50'

TITLE

EXCAVATION ANALYSIS

SHEET NO.:
OS
OVERALL SECTION

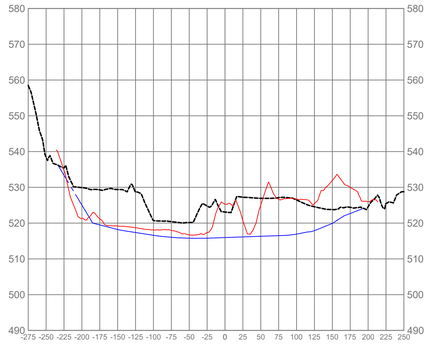
SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
SOUTH TO NORTH
SCALE: 1"=100' HOR.
1"=20' VERT.

ORIGINAL GRADE

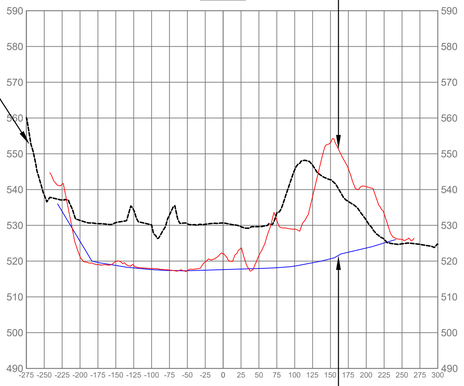
GRADE PER 8-13-24 SURVEY

PROPOSED GRADE PER APPROVED PLANS

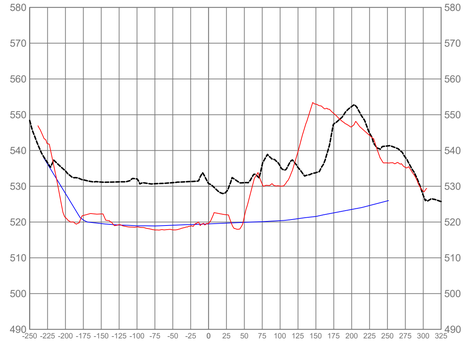
4+00
SL-30



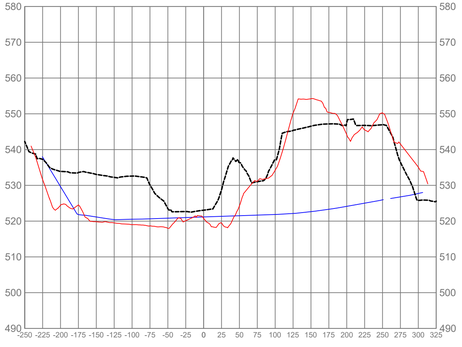
4+50
SL-31



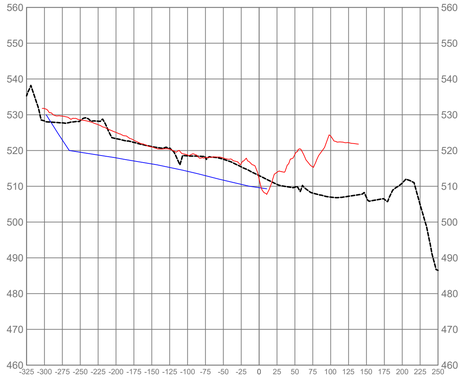
5+00
SL-32



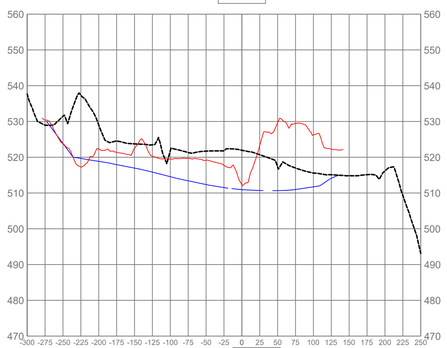
5+50
SL-33



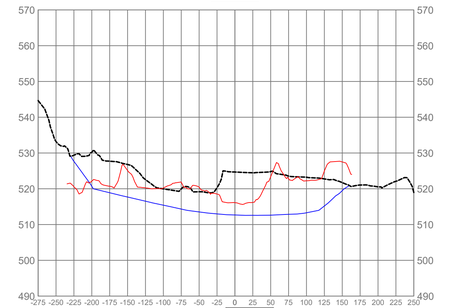
2+00
SL-26



2+50
SL-27



3+00
SL-28



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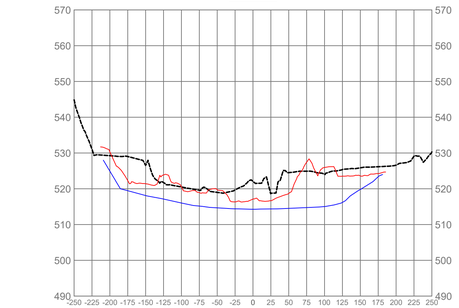
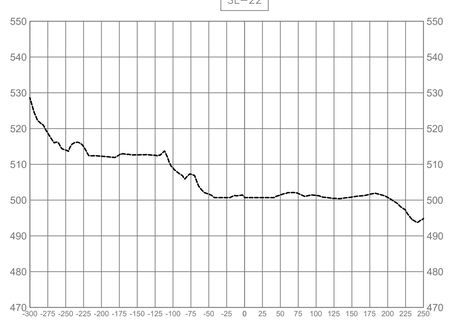
SL-29



0+00
SL-22



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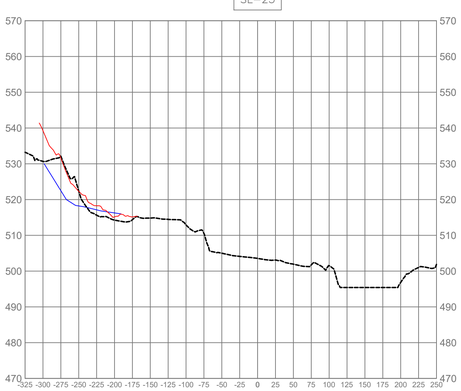
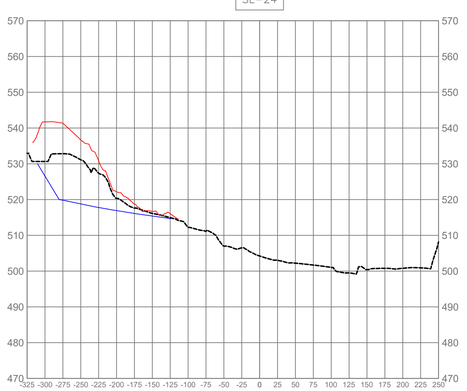
SL-23



1+00
SL-24



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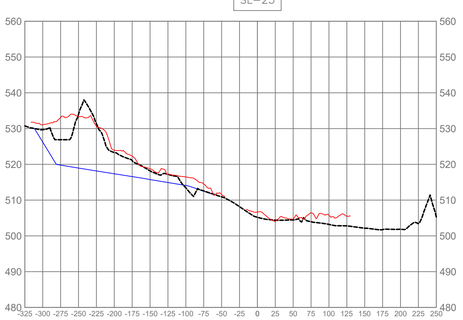

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WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	xxxx	xxxx

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=100'

TITLE

CROSS SECTIONS

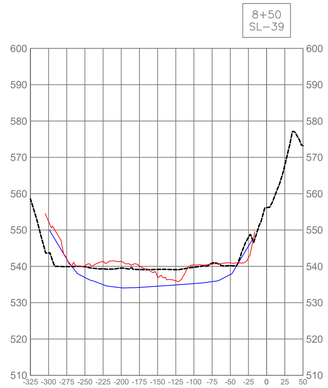
SHEET NO.:
S1

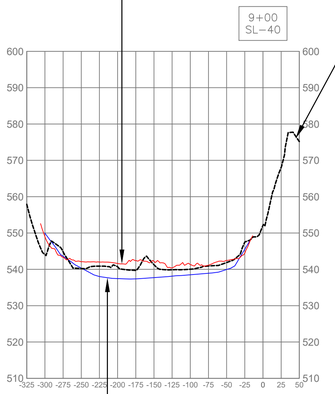
SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
SOUTH TO NORTH
SCALE: 1"=100' HOR.
1"=20' VERT.

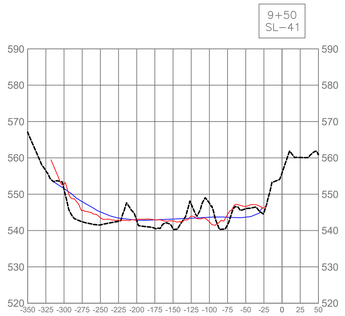
GRADE PER 8-13-24 SURVEY

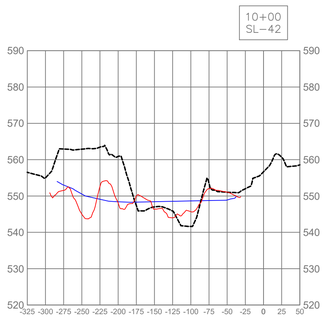
ORIGINAL GRADE

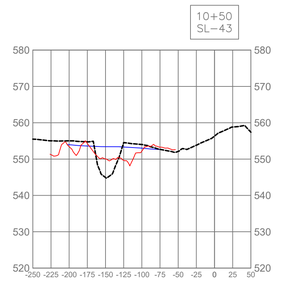
PROPOSED GRADE PER APPROVED PLANS

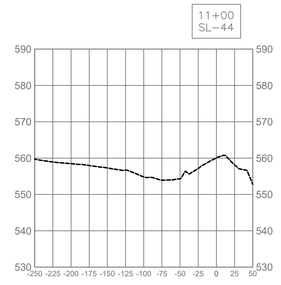




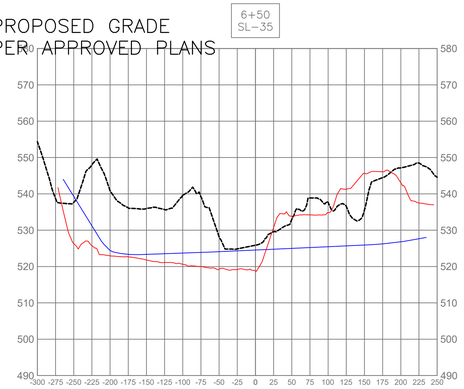


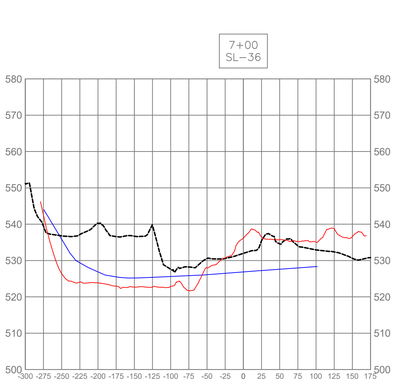


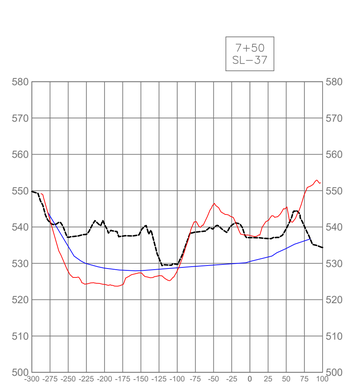


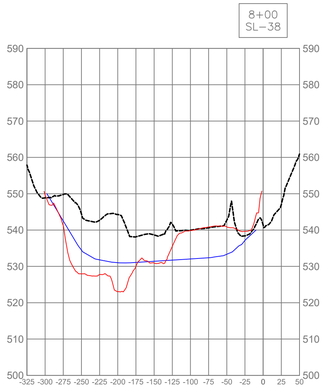












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BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXXX	XXXX

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=100'

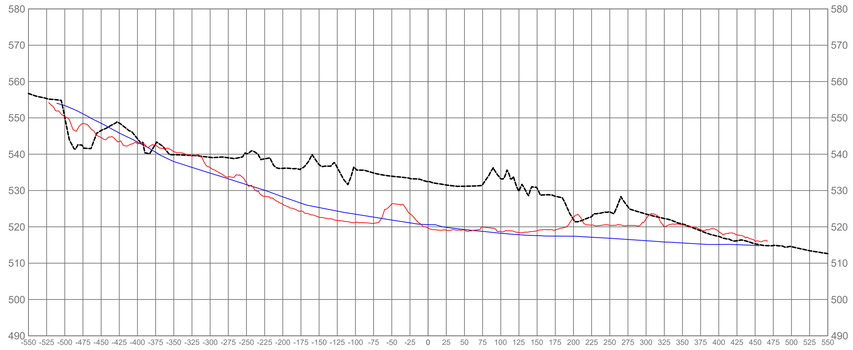
TITLE

CROSS SECTIONS

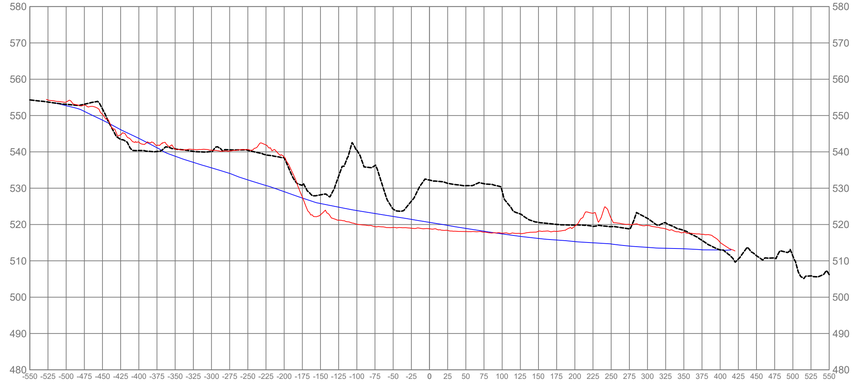
SHEET NO.:
S2

SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
WEST TO EAST
SCALE: 1"=100' HOR.
1"=20' VERT.

2+00
SL-49



2+50
SL-50



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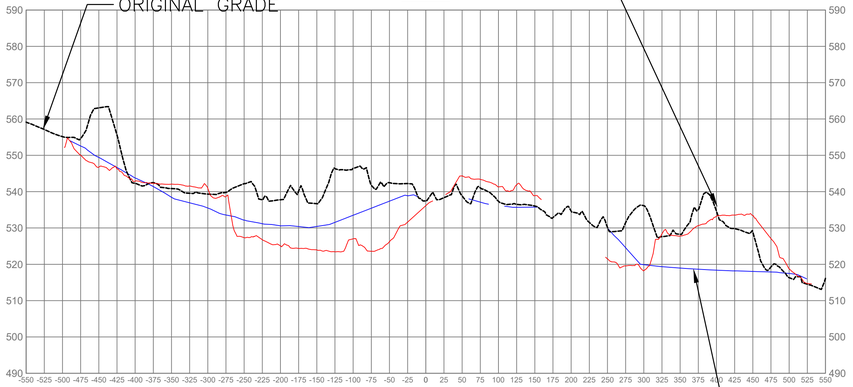

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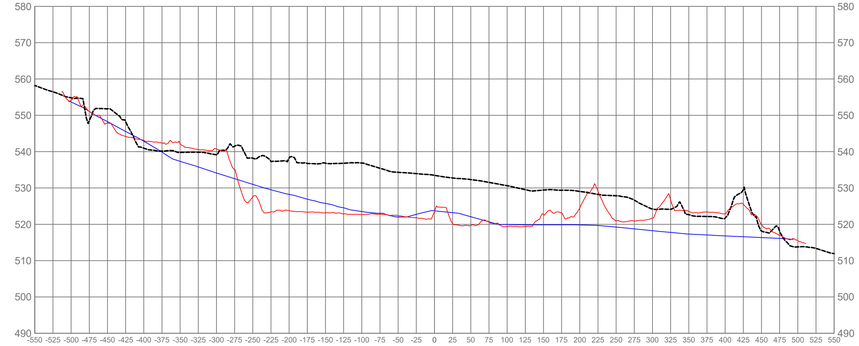

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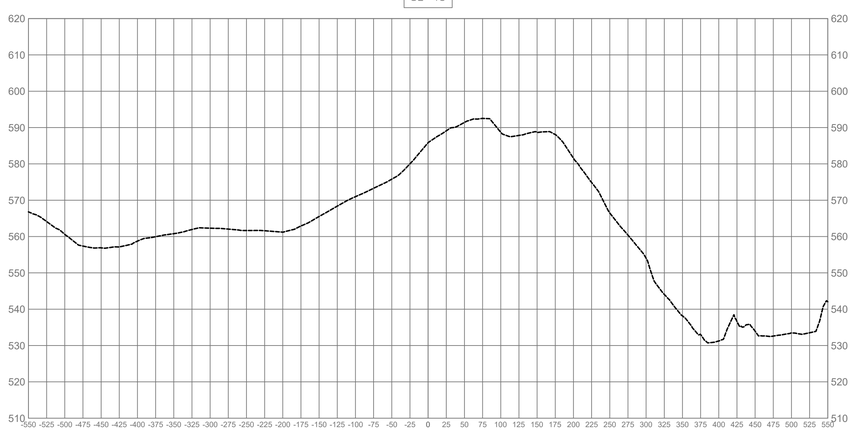

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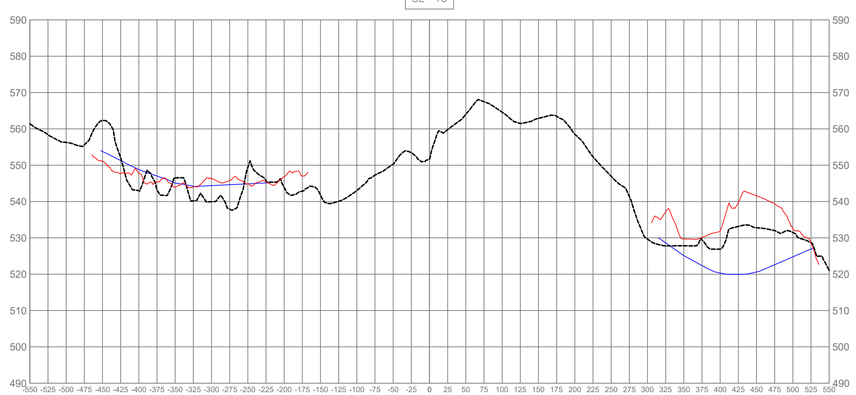


J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXXX	XXXX

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=100'

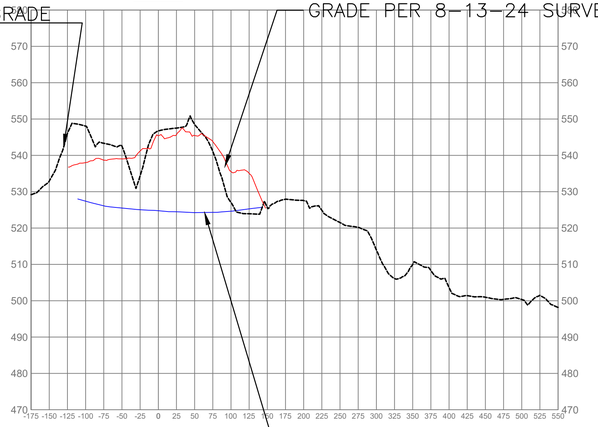
TITLE

CROSS SECTIONS

SHEET NO.:
S3

SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
WEST TO EAST
SCALE: 1"=100' HOR.
1"=20' VERT.

5+50
SL-56



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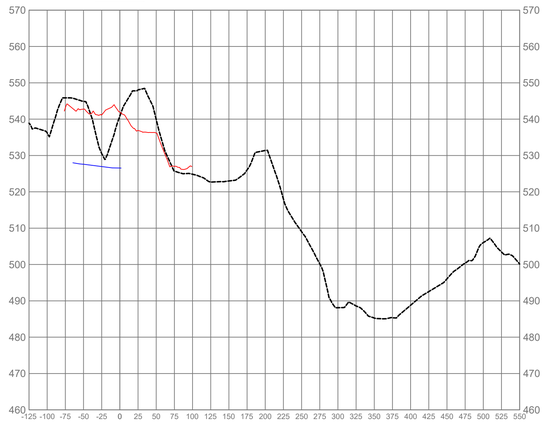

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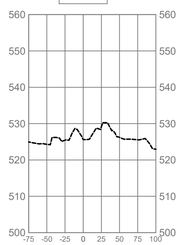

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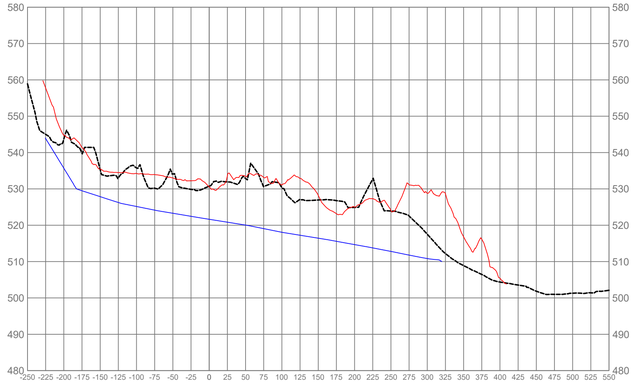

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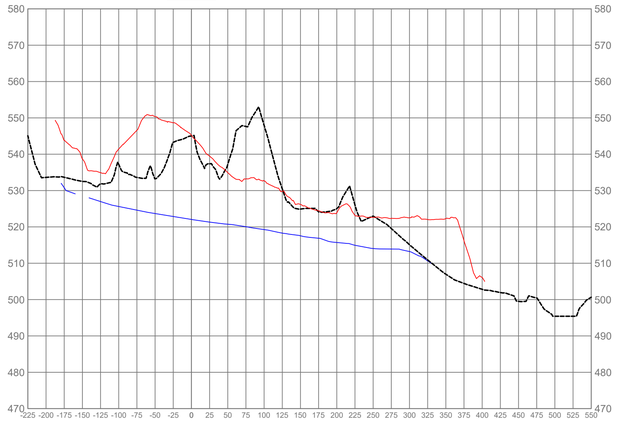

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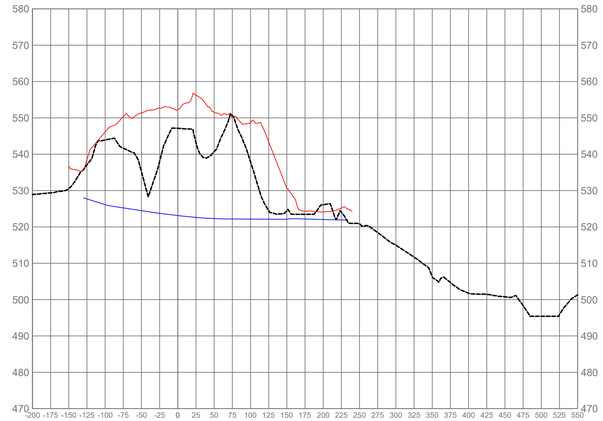

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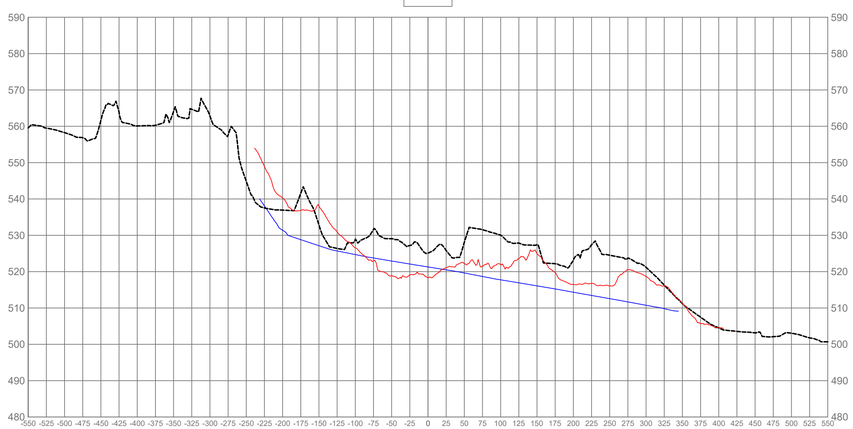
SL-51



3+50
SL-52



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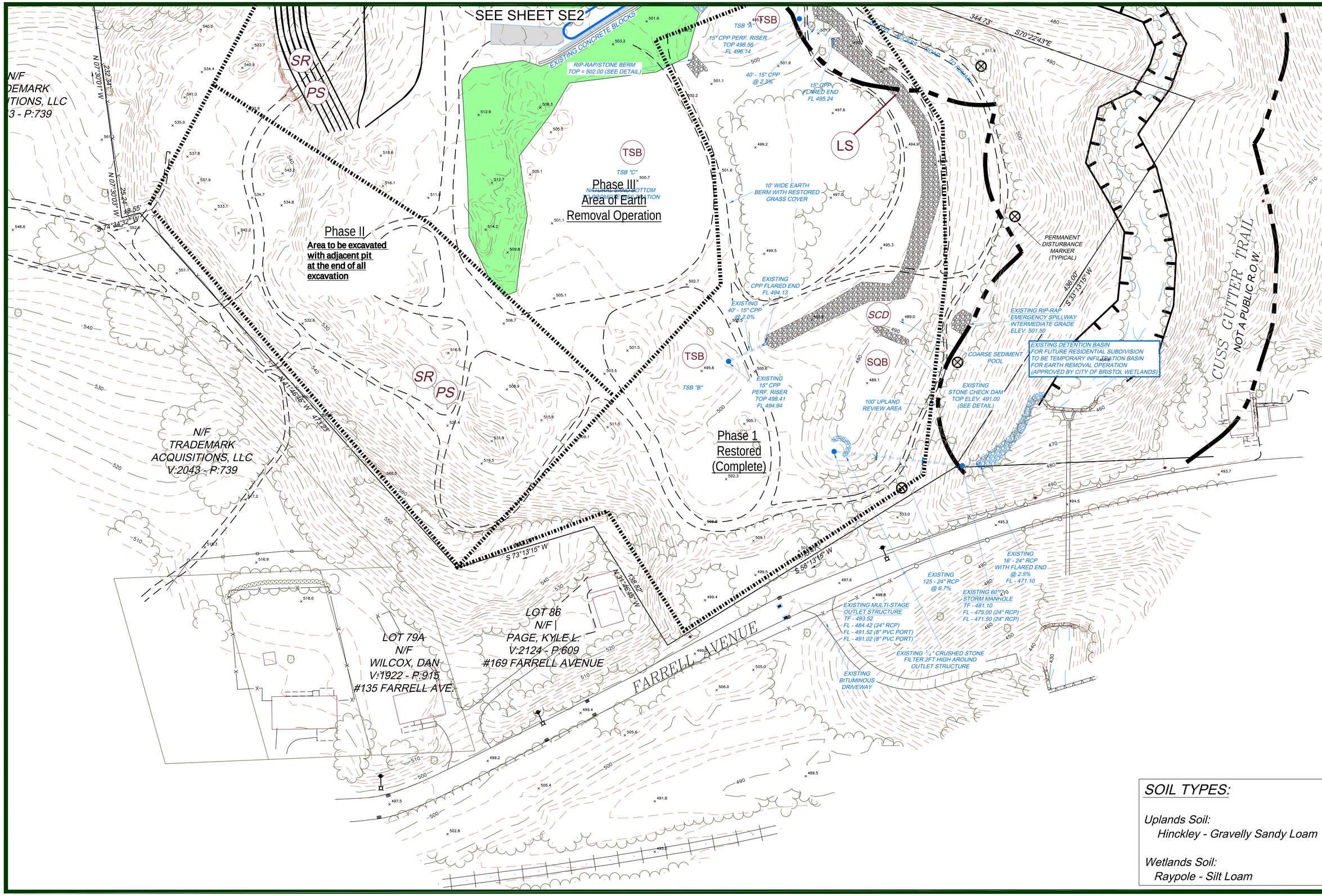
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=100'

TITLE

CROSS SECTIONS

SHEET NO.:
S4



SOIL TYPES:

Uplands Soil:
Hinckley - Gravelly Sandy Loam

Wetlands Soil:
Raypole - Silt Loam

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

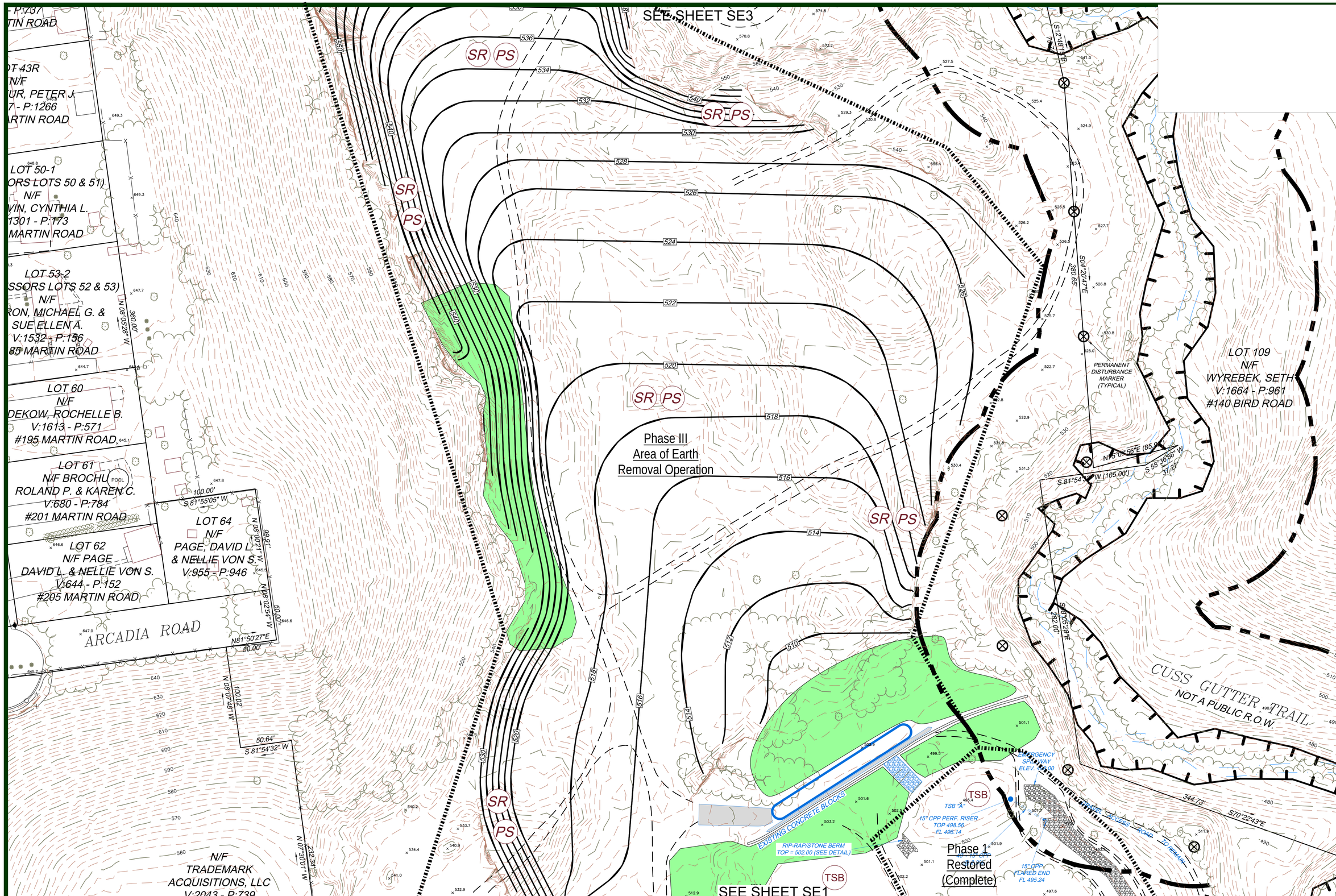
OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

SEDIMENT AND EROSION CONTROL PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: SE1



DATE:	REVISION
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10-14-22	Update Topography for Permit Renewal

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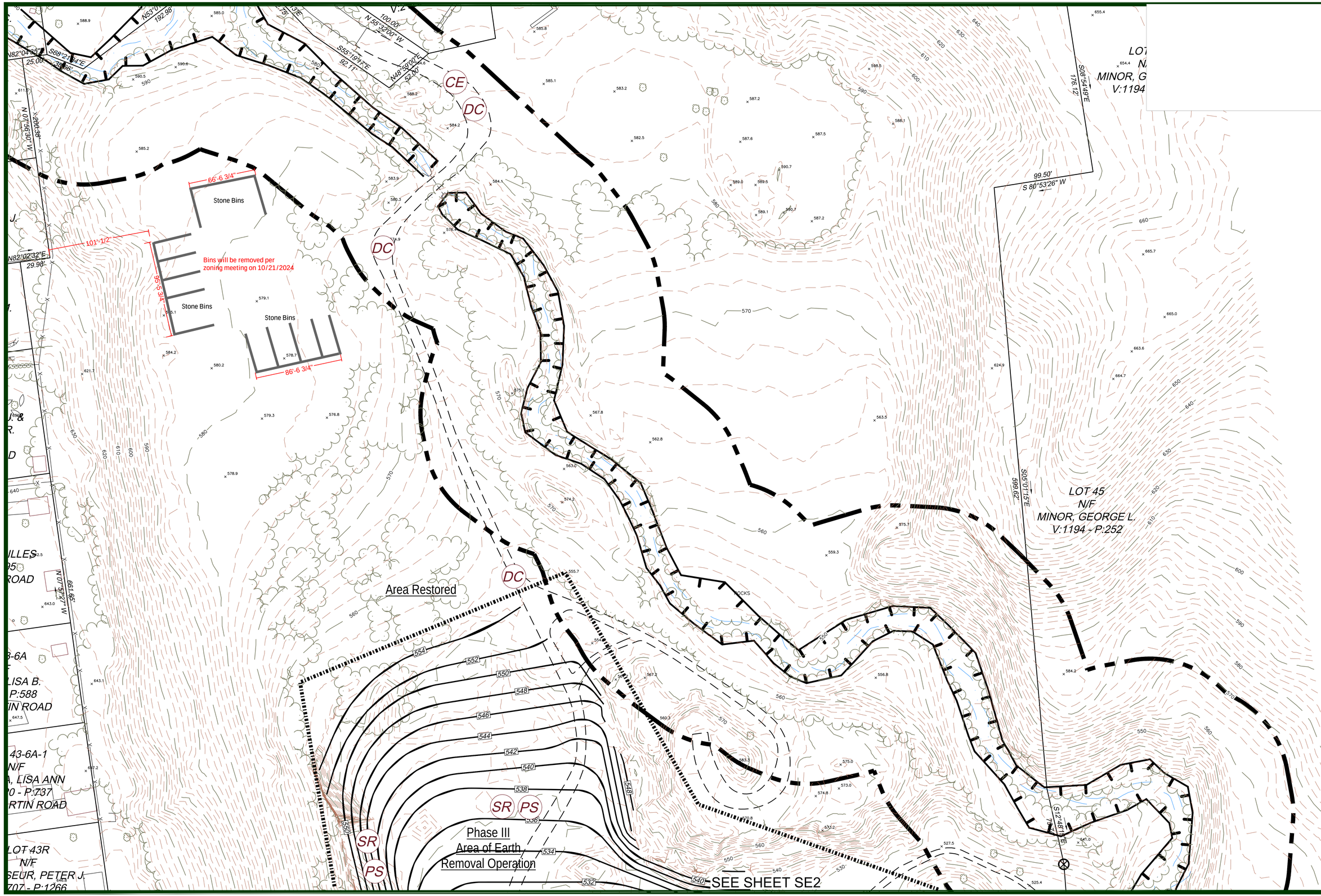
SEDIMENT AND EROSION CONTROL PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: SE2



DATE:	REVISION
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10-14-22	Update Topography for Permit Renewal

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SEDIMENT AND EROSION CONTROL PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: SE3

Maintenance of Erosion and Sediment Controls

1. **Construction Entrance (CE)**
   Maintain the entrance in a condition which will prevent tracking and washing of sediment onto paved surfaces. Provide periodic top dressing with additional stone or additional length as conditions demand. Repair any measures used to trap sediment as needed. Immediately remove all sediment spilled, dropped, washed or tracked onto paved surfaces. Roads adjacent to a construction site shall be left clean at the end of each day. If the construction entrance is being properly maintained and the action of a vehicle traveling over the stone pad is not sufficient to remove the majority of the sediment, then either (1) increase the length of the construction entrance, (2) modify the construction entrance road surface.

2. **Geo-textile Silt Fence (GSF)**
   Inspect the silt fence at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater. Inspection of silt fence prior to large anticipated storms is also recommended.

3. **Temporary Seeding (TS)**
   Inspect temporary seeding at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion. Repair eroded areas as needed to control erosion with existing erosion controls or add additional erosion controls.

4. **Permanent Seeding (PS)**
   Inspect permanent seeding at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater during the first growing season. Repair eroded areas as needed to control erosion with existing erosion controls or add additional erosion controls.

5. **Temporary Erosion Control Blanket (ECB)**
   Inspect temporary Erosion Control Blanket at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for failures. Repair washout, erosion or blanket displacement within one week maximum or prior to next anticipated rainfall.

6. **Vegetated Waterway (VW)**
   Inspect vegetated waterway at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater until vegetation becomes well established and the contributing areas are stabilized.

7. **Permanent Lined Waterway (PW) (ie. Rip-Rap Swale)**
   Inspect permanent lined waterway at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for sediment accumulation and determine maintenance needs and / or addition of upslope erosion controls to protect lining.

8. **Temporary Sediment Basin**
   a. Inspect the sediment basin at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater.
   b. Clean when sediment has accumulated one half of the wet storage.
   c. Inspect the slotted riser, rip-rap channel / level spreader and emergency spillway for debris and / or erosion at least biannually and after a major storm event.
   d. Clean sediment basin of silt and debris annually or as needed. If frequent maintenance or cleaning is required check condition / application of upslope erosion controls.

9. **Entrance and Dust Control Maintenance**
   a. Sweep paved apron at entrance to site weekly or as required. Any spillage on Barnum Road by truck wheels shall be removed daily.
   b. Dust control measures will be a daily activity when required.

Site Description

The project site is located on the north side of Farrell Avenue, to the south of the terminus of Barnum Road. An existing residential subdivision along Martin Road borders the western edge of the site which generally consists of a restored slope from previous earth removal operation. The Cuss Gutter Brook borders a portion of the site on the southeasterly boundary and then bisects the site to the south of Barnum Road. The site is 46.65 acres in total with an active earth removal operation of 11.79 acres of the site. Inland wetlands are located along the brook corridor and were survey located as a portion of previous application in 2002.

Narrative

The project consists of a 11.79 acre earth removal operation of the 46.65 acre site. A final grading plan for the site has been prepared to accommodate a possible future residential development. In order to accomplish final grading and provide long term sediment and erosion control 3 each temporary sediment basins and a stormwater quality basin have been built and are currently being maintained on a regular basis. Where possible, self contained excavation is utilized to filtrate storm water and trap eroded sediments. The stormwater quality basin and outfall were designed and located to be utilized as a portion of stormwater management for future development. The remaining earth removal operation consists of **52,551.72** c.y. of material.

Erosion Control Goals

Site specific erosion control goals are to protect Cuss Gutter Brook and associated wetland areas from erosion or deposition of eroded soils from the earth removal operation.

Design Criteria

Connecticut Guidelines for Erosion and Sediment Control (2024), Conn. DEP Bulletin 34.

a. Sediment/Water Quality Basin SCS TR55- 2,5,10,25,50, 100 year 24 hour storms. The basin outfall is designed for location, sizing and elevation to be utilized as an outfall for final stormwater design of the site. The purpose is to minimize future disturbance in this area relating to final land use.

b. Temporary Sediment Basins – sediment storage wet and dry based on upslope drainage area in accordance with DEP Bulletin 34.

c. Permanent lined water way – SCS TR55- 50 year design stormwater quality basin outfall. SCS TR55 – 2 year design on low flow channel temporary sediment pond to stormwater quality basin.

Permits and Application Information

a. Property is located in Zone R-15.
b. Wetlands application #1260 Removal of Earth Materials, June 17,2002.
c. Zoning Permit #1949 Special Permit to Remove Earth Materials, Oct. 11, 2006.
d. Project is not located within a FEMA Flood Zone.

Lots 110, 112, 113, 114, 115, 119, 120 & 121 have inland wetlands and are associated with this application totaling 1.24 acres.

Documents and Support Information

a. Inland wetlands flagged as part of previous applications and were mapped on a map entitled "Proposed Grading Plan for Earth Removal, Land of Jay Dee Realty, Bristol, CT., Roderick D. Hewitt Consulting Engineers and Land Surveyors, Revised to 10/19/98. Scale 1" – 40 ft., Certified A-2.

b. Aerial topography based on new flight data dated 3/02/2020 and mapping by Golden Aerial Surveys – 2 foot contour interval, scale 1"= 40 ft. Topography was updated in August 2024 by J. Edwards & Associates LLC.

Conservation Practices

a. Keep land disturbances to a minimum by stabilizing portions of the project.
b. Install perimeter controls.
c. Install sediment ponds and stormwater quality features to treat stormwater prior to discharge to Cuss Gutter Brook.
d. Utilize dust control measures.
e. Utilize depressed excavation method to contain sediment from removal operation and promote infiltration of surface flows.

(GSF) Geotextile Silt Fence.
See Detail Sediment and Erosion Control Detail Sheet.
See Maintenance Notes for inspection requirements.

(TS) Temporary Seeding.
Seeding for temporary slope conditions.
Apply 6" topsoil and dozer track for surface roughening.
Seed Mix: Flatpea 10 lb. / acre
Perennial 2 lb. / acre
Crown Vetch 10 lb. / acre
Tall Fescue 2 lb. / acre
Total: 24 lb. / acre
Mulch for seed cover.
See Maintenance Notes for inspection requirements.
Optimum seeding dates 3/1 to 6/15 and 8/1 to 10/15.

(PS) Permanent Seeding.
Seeding for final graded areas.
Apply 6" topsoil and dozer track for surface roughening.
Apply fertilizer and lime as soil testings by UCONN Soil Testing Laboratory.
Mulch for seed cover.
Seed mix: Northern Wildflower Mix 16 lb. / acre.
Discovery Hard Fescue 25 lb. / acre.
Total: 40 lb. / acre.

(SR) Surface Roughening.
Dozer track slopes by tracking up and down the slope.

(MS) Mulch for Seed.
Application of mulch to protect soil surface and promote the establishment of seeding.
See Maintenance Notes for inspection requirements.

(ECB) Temporary Erosion Control Blanket.
A manufactured blanket utilized to provide temporary surface protection to newly seeded and / or disturbed soils. Follow manufacturer's recommendations for installation and stapling patterns. ECB to be installed after mulch for seed.

(PW) Permanent Lined Waterway.
Permanent Lined Channel with rip-rap lining to convey concentrated flows from the earth removal operation.
See Detail Sheet.
See Maintenance Notes for inspection requirements.

(TSB) Temporary Sediment Basin.
A temporary excavated pit or pond area placed directly below disturbed areas to collect sediment as a primary treatment. To provide ease in maintenance / access on a daily / weekly basis if needed. Wet and dry storage is provided.
See Maintenance Notes for inspection requirements.

(SCD) Stone Check Dam.
A temporary stone dam placed across a drainage way where concentrated flows are expected to cause erosion.

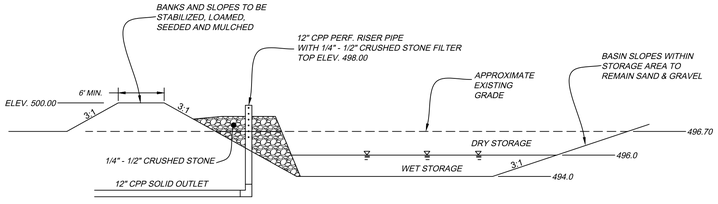
(LS) Level Spreader.
An outlet for water conveyance at a discharge point with a zero percent grade.

(OP) Outlet Protection.
Structurally lined apron for energy dissipation.

(SQB) Storm Water Quality Basin.
An impoundment made to store stormwater to achieve storm water quality, groundwater infiltration and prevent downstream erosion and flooding.
See Maintenance Notes for inspection requirements.

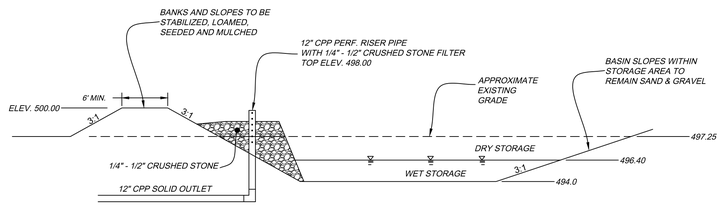
(DC) Dust Control.
Areas of truck traffic where dust can become a problem, this is handled by sweeping and watering the area.

Turf Establishment.
Areas that have recently been established



TEMPORARY SEDIMENT TRAP/WATER QUALITY & INFILTRATION BASIN "A"

N.T.S.



TEMPORARY SEDIMENT TRAP/WATER QUALITY & INFILTRATION BASIN "B"

N.T.S.

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

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GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Surveyors

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

SEDIMENT AND EROSION CONTROL PLAN

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: SE4

DESIGN REFERENCE:

SEDIMENT & EROSION CONTROL BASED ON 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL D.E.P. BULLETIN 34 BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

Erosion & Sediment Controls and Stabilization Practices

a. Temporary seeding.
b. Mulching.
c. Stone Rip-rap.

During construction, sheet runoff from the site will be filtered through hay bale barriers and silt fences. All storm drain inlets shall be provided with barrier filters. Stone rip-rap shall be provided at the outlets of drainage pipe in which erosive velocities are encountered.

Off Site Vehicle Tracking

Stabilized construction entrances will be installed at all proposed entrances.

Installation, Maintenance and Inspection Procedures of Erosion & Sediment Controls

A. General-

These are the general inspection and maintenance practices that will be used to implement the plan.

- The smallest practical portion of the site will be denuded at one time.

- All erosion control measures will be inspected at least once a week and following any storm event of 0.25 inches or greater.

- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of the report.

- Built up sediment will be removed from the silt fence or hay bale barriers when it has reached one third the height of the of the fence or barrier.

- A maintenance inspection report will be made after each inspection.

- The contractor's site superintendent will be responsible for inspections, maintenance and repair activities, and completing the inspection and maintenance report.

- R.R. Hiltbrand Engineers & Surveyors shall inspect the site on a periodic basis to assure compliance with the plan.

B. Filters -

1. Straw/ hay bales
   a. Sheet Flow Applications
      1. Bales shall be placed in a single row , lengthwise on the contour, with the ends of the adjacent bales tightly abutting one another.
      2. All bales shall be either wire bound or string tied. Bales shall be installed so that the bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings.
      3. The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of (4) inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built-up to (4) inches against the uphill side of the barrier. Ideally, bales should be placed ten (10) feet away from the toe of slope.
      4. Each bale shall be securely anchored by at least two (2) stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes and rebars shall be driven deep enough into the ground to securely anchor the bales.
      5. The gaps between bales shall be chinked (filled by wedging) with straw/hay to prevent water from escaping between the bales.
2. Silt Fence
   a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements.

Physical Property Test Requirements

Filtering Efficiency ASTM 5.41 75% minimum

Grab Tensile Strength ASTM D4632 100lbs.

Elongation & Failure ASTM D4632 15%

Puncture Strength
ASTM 4833 50 lbs.

Flow Rate ASTM D4491 0.2gal./ft2/min.

Ultra-Violet Radiation Stability % ASTM D4355 70% after 500 hours of exposure

b. The height of a silt fence shall not exceed thirty (30) inches above grade.

c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at the support posts, with a min. six (6) inch overlap, and securely sealed.

d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (min. of 12 inches).

e. A trench shall be excavated approximately six (6) inches wide and six (6) inches deep along the line of posts and upslope from the barrier.

f. When 'standard strength' filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one inch long, tie wires or hog rings. The wire shall extend no more than 30 inches above the original ground surface.

g. The 'standard strength' filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface.

h. When 'extra strength' filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case the filter fabric is stapled or wired directly to the posts with all other provisions of item 'g' applying.

i. The trench shall be backfilled and the soil compacted over the filter fabric.

j. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas have been permanently stabilized.

Sequence of Installation

Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.

Maintenance

a. Straw/ hay bale barrier and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the ends, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.

b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.

c. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately (1/3) the height of the barrier.

d. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

C. Mulching

1. Timing

In order for mulch to be effective, it must be in place prior to major storm events There are two (2) types of standards which shall be used to assure this.

a. Apply mulch prior to any storm event.

This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Massachusetts (508- 822- 0634), to have adequate warning of significant storms.

b. Required mulching within a specified time period.

The time period can range from 14 to 21 days of inactivity on an area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Guidelines for winter mulch application.

When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6000 lb. of hay or straw per acre. A tackifier may be added to the mulch.

3. Maintenance

All mulches must be inspected periodically, in particular after rain storms, to check for erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

D. Temporary Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10-10-10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/ acre.

2. Seeding

a. Utilize annual rye grass at a rate of 40 lb./ acre.

b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface shall be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

E. Permanent Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10-10-10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/ acre.

2. Seeding

	Lbs./1,000 Sq. Ft.
a. Utilize Creeping Red Fescue (Pennlawn, Wintergreen)	.45
Redtop (Streeker, Common)	.10
Tall Fescue (Kentucky 31 or Smooth Bromegrass (Saratoga, Lincoln)	.45
	1.00

b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

F. Storm Drain Inlet Protection

1. Straw Bale Inlet Structure

a. Bales shall be either wire bound or string tied with the bindings oriented around the sides rather than over and under the bales.

b. Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together.

c. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of a bale to a minimum depth of four (4) inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.

d. Each bale shall be securely anchored and held in place by at least two (2) stakes or rebars driven through the bale.

e. Loose straw shall be wedged between bales to prevent water from entering between bales.

F. Stabilized Construction Entrance

1. Specifications

a. Aggregate Size: Use two (2) inch stone. (Gradation Shall Be D.O.T. No. 3)

b. Aggregate thickness: Not less than six (6) inches.

c. Width: Ten (10) foot minimum, but not less than the full width of points where ingress or egress occurs.

d. Length: As required, but not less than one hundred (50) feet.

e. Geotextile: To be placed over the entire area to be covered with aggregate. Piping of surface water under entrance(s) shall be provided as required.

f. Criteria for Geotextile: The fabrics shall be Trevia Spunbound 1135, Mirafi 6000x, or equal.

2. Maintenance

The entrance(s) shall be maintained in a condition which will prevent tracking of sediment onto the public right-of-way. When washing is required, it shall be completed on an area stabilized with aggregate which drains into an approved sediment trapping device. All sediment shall be prevented from entering storm drains, ditches or waterways.

Timing of Controls/ Measures

As indicated in the sequence of Major Activities the hay bales and silt fences shall be installed prior to commencing any clearing, demolition or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Area(s) where construction activity temporarily ceases for more than twenty one (21) days will be stabilized with a temporary seed and mulch within fourteen (14) days of the last disturbance. Once construction activity ceases permanently in an area, silt fences and hay bale barriers will be removed once permanent measures are established.

Waste Disposal

A. Waste Materials

All waste materials will be collected and stored in securely lidded receptacles. All trash and construction debris from the site will be deposited into a dumpster. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal by the superintendent.

B. Hazardous Waste

All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in the practices by the superintendent.

C. Sanitary Waste

All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor.

Spill Prevention

A. Material Management Practices

The following are the materials management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances during construction to storm water runoff:

Good Housekeeping:

The following good housekeeping practices will be followed on site during the construction project:

-An effort will be made to store only sufficient amounts of products to do the job.

-All materials stored on site will be stored in a neat, orderly manner in their proper (original if possible) containers and, if possible, under a roof or other enclosure.

-Manufacturer's recommendations for proper use and disposal will be followed.

-The site superintendent will inspect daily to ensure proper use and disposal of materials.

-Substances will not be mixed with one another unless recommended by the manufacturer.

-When ever possible all of a product will be used up before disposing of the container.

Hazardous Products:

The following practices will be used to reduce the risks associated with hazardous materials:

-Products will be kept in their original containers unless they are not re-sealable

-Original labels and material safety data will be retained for important product information.

-Surplus product that must be disposed of will be discarded according to the manufacturer's recommended methods of disposal.

B. Product Specific Practices

The following product specific practices will be followed on site:

Petroleum Products:

All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt based substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts directed by the specifications. Once applied, fertilizer will be worked into the soil to limit exposure to storm water Storage will be in a covered shed or enclosed trailers. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be disposed of properly according to manufacturer's instructions or state and local regulations.

Concrete Trucks:

Concrete trucks will discharge and wash out surplus concrete or drum wash water in a contained area on site..

C. Spill Control Practices

In addition to good housekeeping and material management practices discussed in the previous section the following practices will be followed for spill prevention and cleanup:

-Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.

-Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include but not limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic or metal trash containers specifically for this purpose.

-All spills will be cleaned up immediately after discovery.

-The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

-Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.

-The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to cleanup the spill if it recurs. A description of the spill, its cause, and the cleanup measures will be included.

-The site superintendent responsible for day to day operations will be the spill prevention and cleanup coordinator.

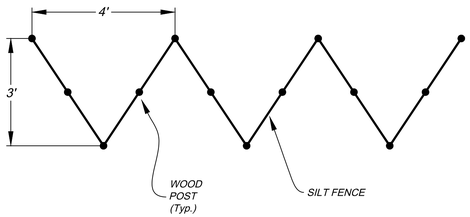
The General Contractor(s) and/or Project Owner(s)

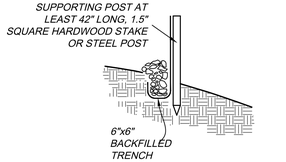
are assigned the responsibility for implementing this erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning office of any transfer of this responsibility, and for conveying a copy of the Sediment & Erosion Control Plan if the title to the land is transferred.

RESPONSIBLE PERSON:
KYLE SHULTZ
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786
860-302-3261

Contingency Erosion Plan

Should unforeseen erosion or sedimentation problems arise, the design engineer of record. (R.R. Hiltbrand Engineers & Surveyors) and the local enforcement agent shall be notified immediately. An inspection of the affected area(s) shall be promptly performed. A remedial action plan shall be formulated with the local enforcement agent's approval. The site contractor shall then implement the recommended course of action which has been determined by both the engineer and local enforcement agent.





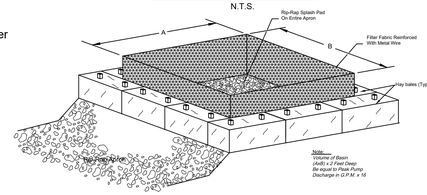
INSTALL SILTFENCE BEYOND 10' RIP-RAP BERM IN SAWTOOTH CONFIGURATION AND BACKFILL FENCE WITH CRUSHED STONE

SAWTOOTH SILT FENCE DETAIL

n.t.s.

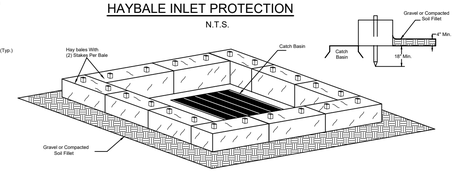
TEMPORARY SEDIMENT BASIN FOR DEWATERING DISCHARGE

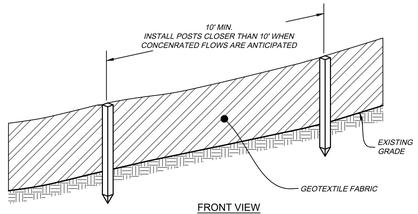
N.T.S.



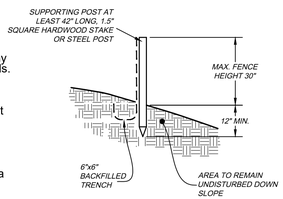
HAYBALE INLET PROTECTION

N.T.S.





FRONT VIEW



SIDE VIEW

DETAIL FOR FENCE JOINT



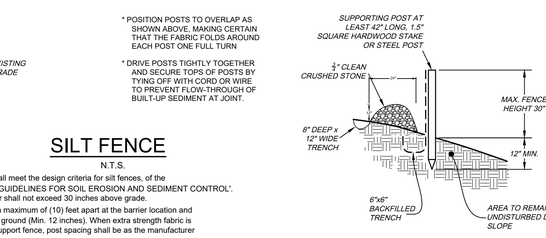
* POSITION POSTS TO OVERLAP AS SHOWN ABOVE, MAKING CERTAIN THAT THE FABRIC FOLDS AROUND EACH POST ONE FULL TURN

* DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY TYING OFF WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF BUILT-UP SEDIMENT AT JOINT.

SILT FENCE

N.T.S.

1. The geotextile fabric shall meet the design criteria for silt fences, of the '2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL'.
2. The height of the barrier shall not exceed 30 inches above grade.
3. Posts shall be spaced a maximum of (10) feet apart at the barrier location and driven securely into the ground (Min. 12 inches). When extra strength fabric is used without the wire support fence, post spacing shall be as the manufacturer recommends.
4. A trench shall be excavated approx.. (6) inches wide by (6) inches deep along the line of the posts and upslope from the barrier in accordance with recommendations.
5. The fabric shall not extend more than (30) inches above the original ground surface, and will extend a minimum of (8) inches into the trench. Filter fabric shall not be stapled to existing trees.
6. The trench shall be backfilled and soil compacted over the filter fabric.
7. Filter barriers shall be removed when the have served their useful purpose. But not before the uphill surface has been permanently stabilized.
8. Filter barriers shall be inspected immediately after each rainfall, and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
9. Should the fabric decompose or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
10. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier.
11. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required, shall be dressed to conform to the existing grade, prepared and seeded.



SIDE VIEW

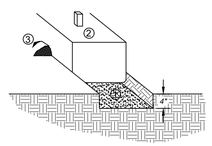
CRUSHED STONE DAM WITH SILTFENCE

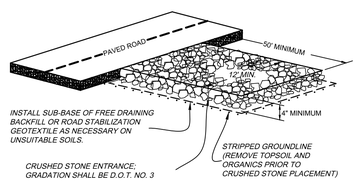
N.T.S.

PLACEMENTand CONSTRUCTION OF HAY BALE BARRIER

N.T.S.

1. EXCAVATE TRENCH 4" AND PLACE FILL UP-SLOPE OF TRENCH. PLACE HAYBALE & STAKE FIRST STAKE AT ANGLE TOWARDS
2. FIRST HAYBALE. STAKES ARE 18" MIN. INTO GROUND.
3. BACKFILL & COMPACT EXCAVATED FILL ALONG HAY BALE.
4. WEDGE LOOSE HAY BETWEEN BALES.





CONSTRUCTION ENTRANCE n.t.s.

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
40 20 0 40 80
1 Inch = 40 Feet

R. R. HILTBRAND Engineers and Surveyors

OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

SEDIMENT AND EROSION CONTROL DETAILS SHEET

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020

SCALE: As Noted

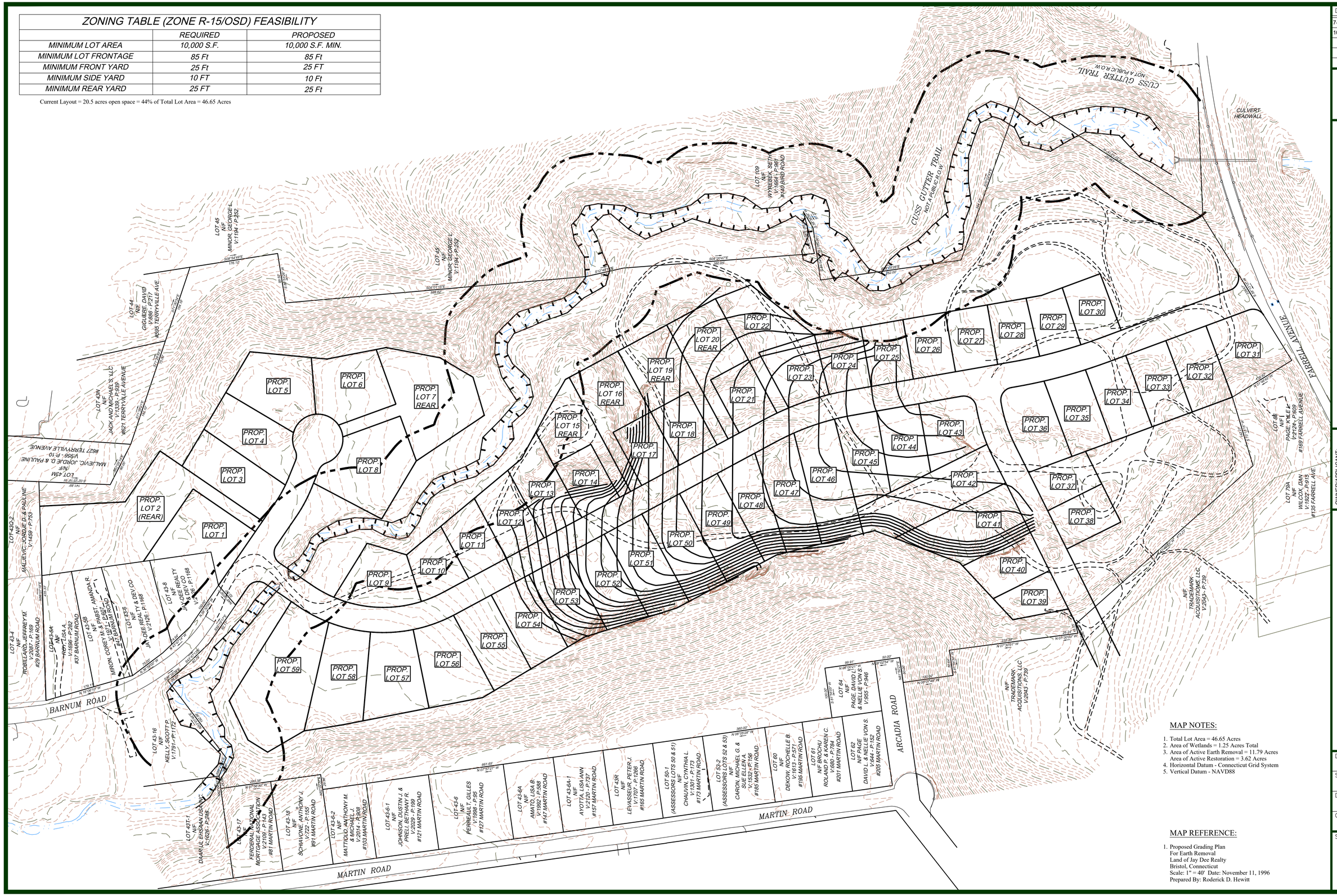
DRAWN BY: SMP

CHECKED BY: RRH

SHEET NO.: SE

ZONING TABLE (ZONE R-15/OSD) FEASIBILITY		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	10,000 S.F. MIN.
MINIMUM LOT FRONTAGE	85 Ft	85 Ft
MINIMUM FRONT YARD	25 Ft	25 FT
MINIMUM SIDE YARD	10 FT	10 Ft
MINIMUM REAR YARD	25 FT	25 Ft

Current Layout = 20.5 acres open space = 44% of Total Lot Area = 46.65 Acres



MAP NOTES:

1. Total Lot Area = 46.65 Acres
2. Area of Wetlands = 1.25 Acres Total
3. Area of Active Earth Removal = 11.79 Acres
   Area of Active Restoration = 3.62 Acres
4. Horizontal Datum - Connecticut Grid System
5. Vertical Datum - NAVD88

MAP REFERENCE:

1. Proposed Grading Plan
   For Earth Removal
   Land of Jay Dee Realty
   Bristol, Connecticut
   Scale: 1" = 40' Date: November 11, 1996
   Prepared By: Roderick D. Hewitt

DATE:	REVISION
7-23-20	COB STAFF COMMENTS DATED JULY 9, 2020
10-14-22	Update Topography for Permit Renewal

North

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

GRAPHIC SCALE
80 40 0 80 160
1 Inch = 80 Feet

R. R. HILTBRAND Engineers and Surveyors

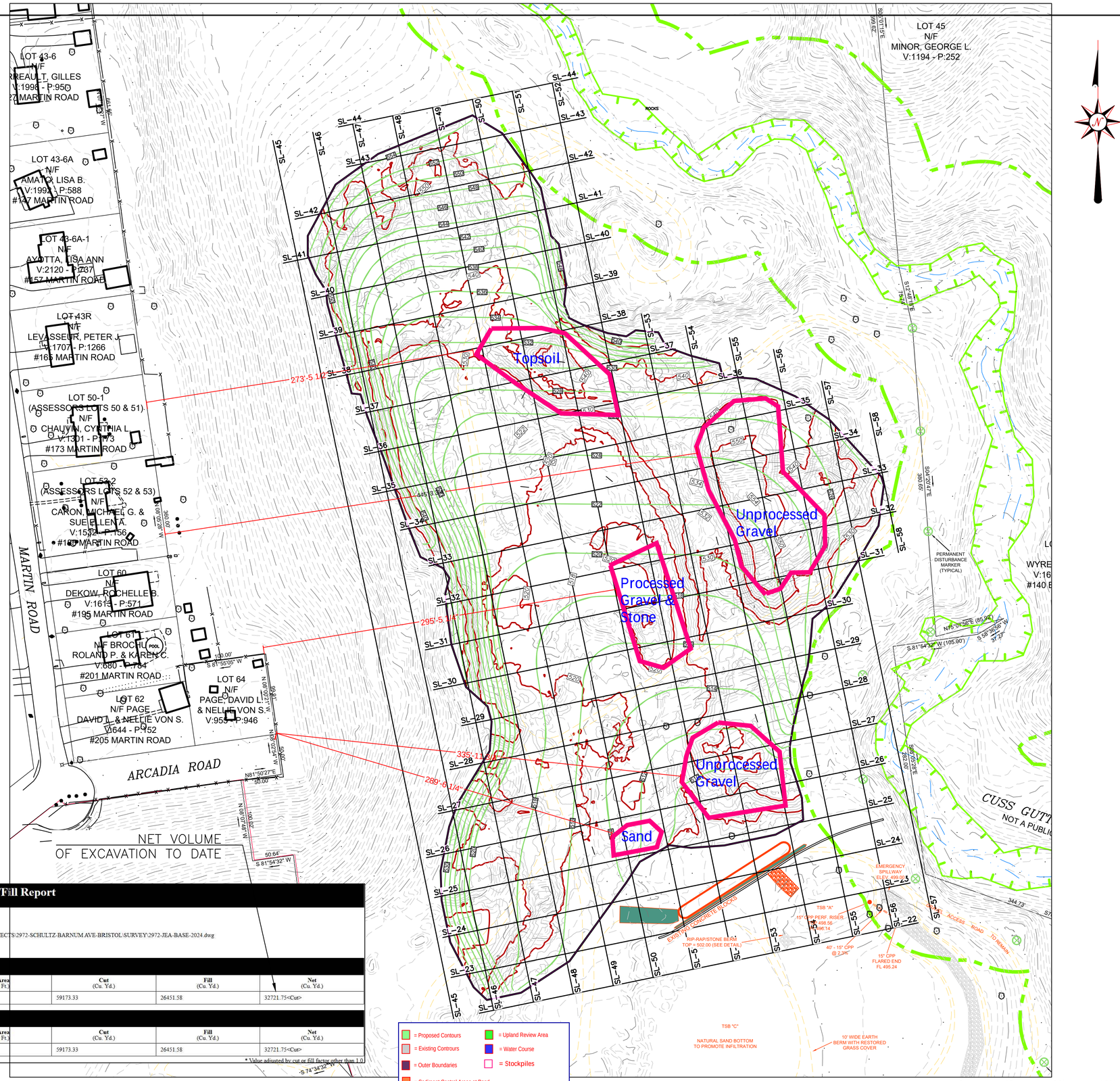
OWNER/APPLICANT:
WILLOW MATERIALS LLC
107 NORTH RIVERSIDE AVE.
TERRYVILLE, CT 06786

FUTURE SUBDIVISION FEASIBILITY

EARTH REMOVAL PLAN

BARNUM ROAD, FARRELL AVENUE

DATE: MAY 20, 2020
SCALE: As Noted
DRAWN BY: SMP
CHECKED BY: RRH
SHEET NO.: SUB FEASIBILITY



Cut/Fill Report

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Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
TOTAL EXCAVATION	full	1.000	1.000	397021.64	59173.33	26451.58	32721.75<Cut>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	397021.64	59173.33	26451.58	32721.75<Cut>

* Value adjusted by cut or fill factor other than 1.0

J. EDWARDS & ASSOCIATES LLC
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www.jedwardsassoc.com

WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXXX	XXXX

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=50'

TITLE

EXCAVATION ANALYSIS

SHEET NUMBER

1

FILE NO. XXXXX