



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

REGULAR MEETING — MONDAY, FEBRUARY 2, 2026
CITY HALL — COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:30 PM

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/86591507028?pwd=APlcwBKAkRTPRCrgv8wBGn2boAR5lg6.1>

Meeting ID:

865 9150 7028

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting — January 5, 2026
4. Public Hearings
 - a. Application #2064 — Wetlands application for the construction of a new multi-tenant industrial development, parking areas, and other associated improvements within the upland review boundary at 894 Middle Street; Assessor's Map 4, Lot 17-3 & 17-4-1; Carrier Construction Incorporated, applicant - PUBLIC HEARING POSTPONED FROM THE JANUARY 5, 2026 MEETING.
5. Receipt of New Applications
 - a. Application #2065 — Wetlands application for a 400 s.f. addition to an existing home within the upland review area at 78 Bonnie Court; Map 10, Lot 6; Michael Getchell, owner; DCS Construction, applicant.
6. Old Business

7. New Business

- a. Application #2056 – Wetlands application for earth removal activity within the upland review area associated with the development of two residential dwelling units at 45 & 51 Grassy Road; Lot 216 & Lot 217 Ambler Road; Assessor's Map 20, Lots 214, 215, 216 and 217. H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CLOSED; DELIBERATIONS ON THE APPLICATION BEGIN FEBRUARY 2, 2026.

8. Staff Reports

- a. IWWA Report - January 2026

9. Communications

10. Conservation Topics

- a. Public and Commissioner Concerns

11. Adjournment

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

**INLAND WETLANDS & WATERCOURSES AGENCY
OF THE CONSERVATION COMMISSION OF THE CITY OF BRISTOL
MINUTES
REGULAR MEETING OF MONDAY JANUARY 5, 2026
DRAFT MINUTES**

By: Chairman Fisk

Time: 6:30 P.M.

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

ROLL CALL:

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

1. Call to Order

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

Chairman Fisk designated himself, regular Commissioners, Robinson, Massaro, Carros, and Rooks to vote on the minutes.

2. Public Participation

None

3. Approval of Minutes

- a. Regular Meeting – December 1, 2025

MOTION: Move to approve the minutes of the December 1, 2025, regular meeting, as written.

By: Carros

Seconded: Rooks

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

Against: None.

Abstained: None.

b. On-Site Inspection-December 20, 2025

MOTION: Move to approve the minutes of the On-Site Inspection- December 20, 2025 as presented.

By: Carros

Seconded: Rooks

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

Against: None.

Abstained: None.

4. Public Hearings

Chairman Fisk moved Application #2064 up per request of the applicant to postpone the opening of the application.

Attorney Tim Furey, 43 Bellevue Ave, Bristol, representing the applicant addressed the commission, last month we had our wetlands walk with the commission we have since retained B&L as the wetland soil scientist consultant. They worked with Green Associates in the past month to finalize the design and plans. Mr Lorenzetti is no longer with the city, Mr Stango has taken over recently and maybe received the whole pile today. The drainage studies are done. We're able to eliminate some of the drainage and have less ponds and things to keep more open wetlands area on the site. The City has the plans and we have work to do with Mr. Stango in the next 30 days, but it's pretty solid and complete. We would hope to be fully ready to have a public hearing at the February meeting.

Chairman Fisk designated regular Commissioners Robinson, Carros, Massaro, Rooks and Fisk with alternate Commissioner Bridges to vote on Application #2064.

- b. Application #2064 - Wetlands application for the construction of a new multi-tenant industrial development, parking areas, and other associated improvements within the upland review boundary at 894 Middle Street; Assessor's Map 4, Lot 17-3 & 17-4-1; Carrier Construction Incorporated, applicant - (PUBLIC HEARING POSTPONED FROM THE DECEMBER 1, 2025).

MOTION: Move to continue the opening of the public hearing for Application #2064

By: Rooks

Seconded: Bridges

Against: None.

Abstained: None.

For: Robinson, Bridges, Carros, Massaro, Rooks and Fisk.

The Public Hearing was not opened.

The Commission received the following items in their electronic packets (No new items received):

- a. application form
- b. supporting documents:
- c. concept plan
- d. boundary & topo survey
- e. engineering report 10-23-2025

- f. aerial map
- g. iwwa map
- h. location map

The Commission received the following items in their electronic packets PREVIOUSLY (11-03-25 Mtg.):

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

The Commission received the following items in their electronic packets PREVIOUSLY (10-06-25 Mtg.):

- a. application form
- b. supporting documents
- c. concept plan
- d. boundary & topo survey

- a. Application #2056 – Wetlands application for earth removal activity within the upland review area associated with the development of two residential dwelling units at 45 & 51 Grassy Road; Lot 216 & Lot 217 Ambler Road; Assessor's Map 20, Lots 214, 215, 216 and 217. H&T Holdings of Bristol, LLC, applicant. (PUBLIC HEARING CONTINUED FROM DECEMBER 1, 2025 MEETING).

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

- a. application form
- b. mapping: floodplain, wetlands, topo and aerial
- c. hoppers email_soils scientist/na, statement dated 12-28-25
- d. wd revised hoppers open space report near 45 Grassy Rd., from Aleksandra Moch
- e. wd hoppers open space report near 45 Grassy Rd._Rev.date12-11-25, from Aleksandra Moch
- f. revised wetlands intervention soils report_Rev. date 12-28-25
- g. original wetlands intervention soils report,_Rev. date 11-28-25
- h. (Links to Materials submitted on 12-01-2025 – previous packet)
- i. resume – Aleksandra Moch
- j. (scenario 1, scenario 2, w/report from r_green associates – previous packet)
- k. applicant's soils report dated 11-17-25
- l. JMM – company info 2025
- m. emails – undocumented wetlands in the hoppers, from Raymond Rogozinski, P.E., Director of Public Works dated from 11-18-25 to 11-08-25
- n. intervene document dated 10-19-25
- o. referral memo dated December 16, 2025, from Bristol planning commission to Bristol zoning commission, regarding applications # 2547 & 2548
- p. site plan, dated 07-01-2025
- q. (photos – previous packet)

The Commission received the following items in their electronic packets PREVIOUSLY (12-01-25 Mtg.):

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

- e. intervenor status letter dated October 19, 2025
- f. site plan

The Commission received the following items in their electronic packets PREVIOUSLY (11-03-25 Mtg.):

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

The Commission received the following items in their electronic packets PREVIOUSLY (10-06-25 Mtg.)

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

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

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

Chairman Fisk designated regular Commissioners Robinson, Carros, Massaro, Rooks and Fisk with alternate Commissioner Bridges to vote on Application #2056.

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

By: Carros

Seconded: Rooks

Against: None.

Abstained: None.

For: Robinson, Carros, Massaro, Rooks, Bridges and Fisk.

The Public Hearing was continued.

Attorney James Ziogas, 104 Bellevue Ave, representing the applicant addressed the Commission state that his soil scientist is present and he also reviewed Alexandra Moch's findings. Attorney Ziogas provided a memo and overview of the memo. He questioned Alexandra Moch's certification and transcript. The purview of the commission is an upland review, it's not a wetlands activity. And whether or not the areas on our property that are designated as wetlands within the Upland review area are within either 100 feet, or some other number above that of the existing wetlands. For the purposes of measuring where our property sits in relationship to the wetlands, it does become relevant as to where those wetlands are. The 100 feet is the regulation that is in our definition of our wetlands regulations. And then there is a provision in there that says that over certain elevations, that that designation can go from 100 feet up to 150 feet, and I certainly think that in this particular case, in this location, where the wetlands are located, we are going to be outside of that area.

Jim McManus, McManus, Certified Professional Soil Scientist, James Edmond Consulting Services, 23 Horseshoe Ridge Rd, Newtown, CT, certified soil scientist shared with the commission that he is in agreement with Ms. Moch that there is a wetland on the City property there is just a disagreement on where the boundary is. He is in disagreement with the finger that was shown to the south of that particular wetland. And I'd like to go through one more time why that wetland does not qualify. We dug some holes, we saw some gray soils within the 20 inches, and typically, that would be a regulated soil here in the state of Connecticut. However, if you looked around, and this is part of my job, you know, disturbed soils can be challenging to figure out. However, so, when I dug, my holes and shovel holes. I saw the same thing you folks saw. However, when I saw the soils. A lot of those soils that we saw were very poorly drained. So, to me, something's going on that's not making sense, because if you looked at the ground, you didn't see the hydrology. The hydrology is about 14 or 15 inches below the soil surface. At a very poorly drained soil. One would think it would be at the surface, particularly as much rain that we had. Much like the lower wetland that we looked at. The other thing is the vegetative community was non-existent in the herbaceous layer. At a very, very poorly drained situation, I would expect a much more robust wetland community. There's a buried horizon about 15 inches down, and underneath that, there's a moderately well-drained soil. So that means everything above the 15 inches is a fill. It's transported, it's been dumped there, something happened. It's not native. Mother Nature didn't put it there. So that's why I discounted that area as being a wetland. It didn't make any sense, but when I found the buried horizon, it made sense. You're at the landscape position, you look at what's going on around you, you look at if the soils have been disturbed, you try to build an argument. You're building a story, and my story was at the beginning, why is this not showing the characteristics that I see in the soils? And the answer is, it's because it's been altered, or filled, or something has happened.

Chairman Fisk, would you describe that soil profile more, the altered, the transported soil? Is it functioning as a wetland today?

Jim McManus, no, it isn't. Not in my opinion, because what I started out with earlier, you don't have your wetland community, your hydrology's too low, in my opinion, because these... a lot of the soils that we were digging up in that first 15 inches would be considered very poorly drained. Very poorly drained is really wet. We didn't have a plant community, we didn't have hydrology, we didn't see water moving, we saw nothing. So there has to be a reason to have such poorly drained-looking soils. But what did drive it home to me was the fact that we found a buried horizon. Tells me everything I need to know.

Chairman Fisk, what other hydraulic indicators did you see?

Jim McManus, one thing we did not discuss is when we do have these disturbed soils, we don't typically review the A horizon. We look at it, but we kind of look for those chroma 2s within 20 inches. That kind of makes our decision. On these surface soils, I like to look at the A horizon, the topsoil, the very top. Because in a very poorly drained situation that's still active, even though it's been disturbed, I'm going to see some Redoximorphic features, some models, some oxidized riser spurts, which is little brown areas around the root channels. Believe it or not, you can have a saturated soil and just where the roots are, there's enough oxygen that the iron will actually precipitate out and make a little root. I wasn't seeing any of that in any of the holes that the intervener soil scientist looked at and certainly what I looked at. That's a very good indication that we do not have an active hydrology here. Because if it was very poorly drained, and those soils were indicative of the current hydrology, I would have seen that. That was another thing, that was the one that really closed it for me, is the fact that I didn't see any redoximorphic features in that top of that A horizon. The vegetative community was lacking. The hydrology was lacking, and then I found the buried A. I'm like, there you go. Something happened here, but the soils are not indicative of the current hydrology.

Chairman Fisk, getting back to the watercourse and what we were looking at is, in your opinion, is this an intermittent watercourse? The finger area

Jim McManus, in my opinion, the soils are not wet. So, in that regard, you have a non-regulated area.

William Stango P.E., City Engineer, can you just describe to the Commission about how far off your flags were from the intervener Soil Scientist flags. Are we talking order of magnitude? Are we talking 10, 20 feet?

Jim McManus, 30 feet different, probably 30-50 feet down from her depending where you stand.

William Stango P.E., City Engineer, so on average, would you say it's fair to say approximately 30 to 50 feet difference?

Jim McManus, I can agree with that.

William Stango P.E., perhaps it's an appropriate time just to point out that the city mapping is just a tool for the Commission to initially judge, applications and plans, and part of the city regulations, Section 3.1, The Commission is within their rights, to use site walks, aerial mapping, imaging, and, other forms of determining the wetlands, and they should be determined by the actual character of the land, not just based on the city mapping. So, the Commission should use the information in the site walk to make judgment accordingly.

Commissioner Rooks, you raised a question about the intermediate watercourse. Were you talking about the little area that looked like a stream to the left when you're standing at it or to the right if you're standing off the road? It looked like to me run off from the road.

Jim McManus, there is clearly runoff coming from the road that dumps into not only that the finger, There's no curbing. It's not groundwater, it's surface water runoff from a paved surface. And that happens at the lower area that we investigated, too.

Michelle Rudy, 102 Henderson St, representing the Friends of the Hoppers Birge Pond Nature Preserve, rebutted Attorney Ziogas' criticism of Aleksandra Moch's credentials stating, He was saying that... In the standard qualifications for a Connecticut soil scientist, the Society of Soil Scientists of Southern New England, is not a match for a Connecticut soil scientist. Well, I've found a DEEP guidance document, which is available on CT.gov, that says that it is a qualification that matches the Connecticut soil science definition. It says the Inland Wetland and Watercourses Act also defines soil scientists as an individual meeting standard set by the Federal Office of Personnel Management. Various professional soil sciences also certify a person as a soil scientist. This fact sheet will clarify the Connecticut IWWA definition of a soil scientist, and will describe how the standards of the federal office of personnel management correspond to the membership criteria established by professional soil science organizations. The U.S. Office of Personnel Management says that the qualification for a soil scientist is a degree in soil science or a closely related discipline that included 30 semester hours, or equivalent, in biological, physical, or earth science, with a minimum of 15 semester hours, in such subjects as soil genesis, pedology, soil chemistry, soil physics, and soil fertility. The Society of Soil Scientists of Southern New England, of which Aleksandra Moch is a member, says that the basic member status requires a BS degree with 30 semester credit hours in the biological, physical, chemical, and earth sciences, with a minimum of 15 of these semester credits in soil science courses, meeting the following distribution, etc, etc. And at the end of this guidance document by DEEP, It states that a soil scientist certified by one of the above-mentioned professional soil scientist organizations, meaning the National Soil Science Certification, and the Southern New England Society of Soil Scientists of Southern New England. They both meet the definition of soil scientists as provided for in Connecticut's Inland Wetland and Watercourses Act. I'm not sure where Attorney Ziogas got his information from, but the DEEP guidance document does state that Aleksandra Moch is a certified soil scientist. I just wanted to address a couple of things, about the site walk, and what we found. I will note that we did find groundwater 10 inches down, in that finger that we were talking about, I'm not sure of the significance of that, our soil scientists would have to comment on that, but I'm just commenting that that is what we did find. Also, the water courses that we were looking at were there in June, in July, in August, in September, even when there was a drought, going on, the water was still flowing. And also, I would add that a definition of wetlands by DEEP, means, land including submerged land not regulated pursuant to Section 22A-28-22A-35, inclusive, such areas may include filled, graded, or excavated sites which possess an adequate saturated soil moisture regime. As defined by the USDA Cooperative Soil Survey, wetlands shall be delineated by a soil scientist, geologist, or ecologist. So, that means that a fill area could possibly be, delineated as a wetland. As far as my understanding goes. We're going to go into Aleksandra Moch's credentials, because she could not be here due to flying home from Poland this very night. I will pass this to Kelly.

Kelley Gleason, 20 Goodwin St, Alright, so, good evening, everybody. So, Aleksandra Moch, our soil scientist, friends of the hoppers that we hired, is unable to attend tonight's meeting. She did email us after we were made aware of Attorney Ziogas' rebuttal of her credentials. She did say that she has the required credit hours in soil

science from the University of Poland and the University of Massachusetts. She will willingly provide a transcript when she reaches the U.S. We would just like to place her professional credentials into the record.

Ms. Moch has over 20 years of experience as a soil scientist. She holds two master's degrees in geology and environmental geology, and has completed more than 1,000 wetland delineations. She is a registered member of the Society of Soil Scientists of Southern New England and the Society of Wetland Scientists. She has over 25 years of experience in plant identification for wetland evaluations, as required by the New York State Department of Environmental Conservation. Ms. Moch has operated a private consulting practice for 24 years with extensive experience conducting wetland delineation in New York, and Connecticut. She additionally worked for over 20 years as an environmental analyst for the town of Greenwich, Connecticut, where her responsibilities included reviewing wetland delineations, evaluating soils and hydrology, and assessing environmental impacts associated with development proposals. Her work regularly involved coordination with state and federal agencies, including the Connecticut Department of Energy and Environmental Protection and the U.S. Army Corps of Engineers. Thank you.

Jan Gatzuras, 517 Churchill St, Southington, I'm just reading one of her sections of one of her emails, she says, I certify that I took more than 30 semester hours in biological, at University of Warsaw, physical and earth Science. With a minimum of 15 semester hours in subjects such as soil genesis, pedology, soil physics and soil fertility. And these were at the University of Warsaw, or the, most of them were at the City University of New York. And some were at the University of Massachusetts. She said, my extensive education, both leading to the bachelor's and master's degree at the University of Warsaw and the City University of New York in earth science and soil science study at the University of Massachusetts. Has provided me with more than the required above credits.

William Stango P.E., City Engineer, I did review Alexandra's qualifications and coursework, and I don't think there's reason to dismiss her testimony based on lack of professional qualification.

Chairman Fisk, Thank you. Do you think she meets, from your understanding, the definition of a soil scientist?

William Stango P.E., City Engineer, I'm not as familiar with the technical definition, but I will say, in... with respect to Attorney Ziogas' point, that her testimony wasn't valid because, it was respect to a map change. If I were to read from the regulations, Section 3.1, applicants and property owners shall be advised that the map may not depict all wetlands within the city. The precise locations, regulated areas, shall be determined by the actual character of the land, the distribution of wetland soil types, and location of watercourses. The agency may use aerial photographs, remote sensing imagery, resource mapping, soil maps, site investigation observations, or other information in determining the location of boundaries of wetlands and watercourses. My only point is, there's no reason to discredit her testimony for lack of qualifications when, within our regulations.

Chairman Fisk, Thank you. I mean, that's basically what I said in the beginning of this as well. You know, regardless of whether she meets the criteria of a soil scientist, sounds like she may be meeting that criteria, but regardless, the observations and her professional opinions are still going to be accepted by this commission.

Attorney Ziogas, And I guess my question is, why do you use certified soil scientists in your regulation?

Chairman Fisk, particularly make, as you pointed out, to make the determination of wetland boundary changes and so forth.

Attorney Ziogas, it's in your regulations, and that was my only point. The second point is, we could have put this to rest if she had shown up and allowed us to question her. And we went through this the last time we had this hearing, when she submitted a report. For some reason, that month, she was in Poland as well and couldn't attend, or she was traveling, I'm not sure where she was. It would be fair to hear from her, as opposed to hearing from what other people tell me that she said. Okay? Because that's not cross-examination. Alright, and here we are, another month into this, this is our third public hearing, okay? And she has failed to appear, and I just think that the Commission takes that into consideration when you can't cross-examine their expert, that it lends some weight to the fact that what she has to present, maybe she doesn't want to be cross-examined upon. That's what I'm saying. And the only reason, again, not the only reason, but the additional reason I bring this up is because if this ends up in an appeal in court, and she has to be placed on the stand, there's no record of what her presentation is, because nobody had a chance to question her. And I can't question her qualifications. That's my point. Thank you.

Jim McManus, Mr. Chair, I just wanted to respond to one comment that was made about disturbed soils. or disturbed areas that become wetlands, that's true. I've done it, I've flagged many disturbed areas. However, they were flagged because the soils represented the hydrology, and whatever other indicators considered a regulated soil here in the state of Connecticut. A good example is a gravel pit. Obviously, everything's been stripped away, and it's our job to figure out what's what and what isn't. Gravel pit, and those are very disturbed. Other things like lake bed, pond, you dredge a pond 50 years ago, 100 years ago, and you spread all those sediments all over the landscape, and I come in tomorrow, and I have to figure out, is those gray soils pond sediments, or is it a wetland? So, we do that all the time, wetlands. Just because you see gray soils within 20 inches doesn't necessarily mean it's wet. You have to make your story and your argument. I've made mine.

Chairman Fisk, just to summarize what relic hydric indicators did you see that are present?

Jim McManus, I did not see any relic hydric soil indicators.

Chairman Fisk, so they are all current?

Jim McManus, No, The soil didn't form in place. It was placed there, it was fill. Underneath the buried horizon, I saw indicators of upland soils, mildly well-drained soils. Chroma was greater than 2 with redox.

Chairman Fisk, we can regulate transported soil.

Jim McManus, not if it doesn't meet the definition.

Chairman Fisk, then it either has current or relic hydric indicators. So, there must be something to indicate that this was Hydric soil at one time.

Jim McManus, first of all, if it's fill, we don't know where that soil came from. We just don't. Could just have been graded. If I find the buried horizon, and I don't find any evidence of current hydrology in the A horizon, oxidized rhizospheres, dexamorphic features. And those, like I said before, those soil colors were very poorly poorly drained to very poorly drained. I would expect if it was an active situation, filled or unfilled, I would expect to see those. And that's why I was confused, and then I had to work at getting to the answer. I didn't just dig a hole. When we walked in there, there was no indication in that area at all, that even remotely should have been a wetland. So then when I saw flags, then I dug, I said the same thing, how the heck is this wet? There are no indicators here at all. And then we figured it out.

Eric Madsen, 70 Oak Hill Dr, shared and narrated the PowerPoint presentation that was submitted in the packet. Making the point that JMM did not meet the professional soil scientist standard for delineating a wetland. Rebutting Mr. McManus's findings or approximations. He stated that Aleksandra Moch spent an entire day flagging the wetlands in the vicinity of Madsen and Eric Springs. Over 75 soil samples were augured and 32 wetland delineation flags were placed.

Heather Torre, 98 Fox Den Rd, I will be reading a statement from Alexandra Moch.

Commissioner Rooks, chairman, I know they want to get everything on the record from their soil scientists, but she's not here for us to question her. That is the big issue. We went through this last month, but we can not question her. She should have told us that out at the walk that she wasn't going to be here. We said we will see you at the meeting and she said yes. You are reading everything she sent in, we want her here to question her.

Heather Torre, she was there at the walk and she could have been asked many questions.

Commissioner Rooks, it's not a public hearing, this is the public hearing. This is where it needs to be done.

William Stango P.E., City Engineer, through the Commissioner, at the public hearing it was specifically stated that no additional questions were asked, and that all questions were written to be discussed at this public hearing, as this is the continuation of last month's public hearing.

Commissioner Rooks, but we can't question her, that's the issue. So, what do you want us to do? Do you want us to close the public meeting and vote on it, and then, you know, whatever? I mean, what do we do?

Heather Torre, delaying this until she can be here.

Commissioner Rooks, no, we're not delaying, no, absolutely not, I'm not delaying it again. This commissioner is against that.

Chairman Fisk, I actually, I have some concerns about other aspects of this application, and I would like to see this delayed for other reasons.

Commissioner Klimek, this is the rebuttal, being the fact that this would be rebutted she needs to be here.

Commissioner Rooks, Greg, but if something is read and I want to question her, how can I do that? That's my issue. I have questions from the site walk. and just from his testimony, he's saying something, and I want her side of it. I want to hear it from her. I don't, I can't hear it from somebody else. I've read it, and she submitted it, it's in the packet. It's read. It's already on the record. We don't need to have it read in.

William Stango P.E., City Engineer, Through the Chair, during the last meeting of the Commission, we did hear from, the applicant soil scientist, and he showed some photos which indicated a buried horizon. During the site walk, he had indicated those layers. During the site walk, it had rained the day before, so it was a little harder, than the pictures had suggested, but it was in my opinion, you were able to observe some buried horizons. As far as the validity of it, something that the Commission was shown, during photos in the last meeting, as well as at the site walk.

Jim McManus, we're just arguing about where the boundary is. She's higher than me, I'm a little bit lower. We're just squabbling over where we think the boundary is. Nobody's in disagreement that there's a wetland. And we're both higher than what is shown on the city map.

Commissioner Rooks, did you say earlier 30-50 ft difference?

Jim McManus, Something like 30, 50 feet difference on the lower wetland. If you were to say where I think the wetland boundary is, I'm probably 30 to 50 feet down gradient from Ms. Moch's line.

Commissioner Rooks, somebody can be real conservative and go 30, or somebody can be liberal and go 50. This is what we're arguing between is 30 to 50 feet. Which means there is a discrepancy.

Jim McManus, there is the discrepancy. We don't care about. 5 feet, we don't even look at it. What... sometimes it's what limb you hung your flight at, you know? I say 30ft or more there is a discrepancy. Now, I say 30 to 50, because it depends on where you are, what flag do you pick, and then you pace.

Pat L, Middletown, CT via zoom discussed endangered plant species. Many of these are wetland plants. I'm concerned that disturbed soils Do make it difficult for soil scientists to know Where wetland perimeters are. Now I'm asking the commission, even though you're not my commission, I live in Middletown. You still are in my state. And that is a beautiful area. It is a treasure for your city, for Bristol. So, choose wisely, because we are losing Plants, insects, birds, trees, we need to take care of our planet. We need to take care of the land around us. Let's make a careful decision.

Mike Simmons, 36 Judson Ave, I am trying to understand the Commission's reasoning for possibly passing this application. It is evident that our soil scientist, Ms. Moch. Clearly delineated the wetlands with dozens of soil samples. I realize that the builder's last-ditch, 11th-hour effort to discredit our soil as scientists may sway your decision, which is a travesty. However, wetland vegetation exists at the site, Including Spicebush and skunk cabbage. Also, soil samples taken show the existence of wetlands. Regardless of who extracted the soil samples. To allow the removal of thousands of cubic yards of sand and gravel would certainly degrade the existing Wetlands and natural resources. Do the commissioners know about the Bristol Plan of Conservation and Development? It says that Bristol Citizens, quote. Wanted more open spaces and to protect natural resources and water quality. End quote. I know this is a Planning Commission initiative. But does your commission refer to

that when making decisions? Or is it just a piece of paper to you? If this request somehow passes. I would like to ask the voting commissioners what their rationale is for their vote. Thank you.

William Stango P.E., City Engineer, Through the chair, I would just like to point out, that both the applicants and the interveners soil scientists, neither of them flagged any wetlands on the actual site to be excavated. At most, we would be seeing added upland review area. Again, at most, we would be seeing added upland review area on the site. Neither soil scientists, especially in the areas they agreed, was not on the site in question.

Commissioner Fisk, that's a key point that I'll be looking for, is to see the revisions of the upland review area, based on either mapping of the wetlands, because we did learn that it is further than what the city is showing.

William Stango P.E., City Engineer, Through the chair, again, just for clarification, the upland review area is a function of the wetland area. It is a 100-foot offset of what is determined to be the wetlands in the field. So, whether it is what the intervener soil scientists or the applicant soil scientists say, neither one of those wetlands are on the actual project site, so at most, the upland review area, which is a function of the wetlands, is the only thing that is going to be on the subject property.

Commissioner Robinson, I've got to agree with Commissioner Rooks, and what we're doing right now is we're beating a dead horse in many different ways. I think it's a shame, because I thought at the last site walk on the 20th of December, we told Alexandra that we planned on speaking with her, tonight, the 5th of January. I'm not clear of the legalities, but I think when we ask somebody to appear before us, that kind of acts as a summons. So, what I would like to propose as we make a motion, is that we have the city lawyer, get in touch with Alexandra, and ask her to attend our next meeting on February the 2nd, and make it very clear that her attendance is required, not requested, required. We can pick up and continue on and get both testimony from both soil scientists. I don't think there's a question as to whether she's a soil scientist or not. Like, even though Attorney Ziogas has brought up some good points, I think there's some counterpoints as well.

Eric Madsen, 70 Oak Hill Dr, we conclude that there is a wetland at the disputed site just below Grassy Road, extending down to the pond, just as indicated on the USDA soil map and was further delineated by our soil scientist, Alexandra Moch, of Stanford, Connecticut. The extensive and rigorous modeling done by Dr. Neff out of Colorado strongly indicates that the wetlands identified from Grassy Road halfway down to the pond would be obliterated if 149,000 cubic yards of sand and gravel were taken out of the applicant's property. In past meetings, the attorney and commission members have talked of the applicant's intention to instead have 5 or 6 houses on the property instead of the 2 proposed. Should not the applicant's development plan reflect their true intentions, how can the risk to wetlands be known if the plan does not accurately represent the intentions? The Friends of the Hoppers has yet to see or review the results of the groundwater mapping of the applicant's property. Just as an update, I just saw that just now. Up there. We haven't made sense of that yet. This data is necessary to determine the negative impacts that the mining of 149,000 Cubic yards of sand and gravel might have on the groundwater and nearby discovered wetlands. Aside from the delineation of the 150-foot wetland upland review boundary on the development plans, no discussions have been had about how significant impacts on wetlands and groundwater might be dealt with differently on one side of the boundary versus the other. The developer's plans include tree clearing, soil removal, and gravel mining within the 150-foot upland review area. The plans do not make clear the necessity to make substantial impacts on the property within the Upland review area. The Friends of the Hoppers intervener letter attests that many negative impacts will be brought upon the Hoppers Preserve wetlands due to the many significant activities planned by the applicant. It is further concerning that independent oversight is lacking to assure that significant negative impacts do not occur.

Michael Panet, 327 Perkins St, I am not a soil scientist. I'm not a geologist. What I am, is a resident of Bristol. I mean, you recognize me because I happen to be associated with the Friends of the Hoppers? But I'm not standing before you as a friend of the Hoppers. I'm standing before you as a resident, and that's what I want to make clear. I'm standing here as a resident of Bristol. During this process, I learned many things. But what stuck out to me most is we're all here trying to act on the behalf of a piece of property from different perspectives. That's apparent. We have an idea. You're protecting it, and you have an idea. I think that's great. And that's what this process is all about. In that process, I know that you have to take all things in consideration. The application before you is one perspective. The citizens of Bristol and the Friends of the Hoppers have another. We did see Three different scenarios presented, all of which saw 145,000 cubic yards of material removed. One glaring omission from all of these proposals was the absence of one single scenario where no earth removal was considered. That I found a little disturbing especially since two homes had already

existed there. Where that wasn't a requirement, they didn't do that, they built it along that hillside. They lasted there for years before they were demolished. I am assuming it was kept there that way, as it sat. Because it sat in a beautiful park that has gone neglected over the years. We need to look at all the evidence. A discovery of a possible wetlands was brought to your attention, along with the location of a spring. That was not on the city's wetland map. This prompted further review, soil testing by soil scientists, at your urging. Shortly after that, a soil scientist battle commenced, producing conflicting results. A qualified hydrologist presented models to demonstrate what the results may be from a mining operation in that location, in that magnitude. Just recently, this same topic was brought up in the City Planning Board. They had recently heard the case from a different perspective. And sent a negative referral of this project, or its incompatibility with the city's plan, of conservation and development. The planning board understands the... motions and the concerns here. As a resident of Bristol, and for many outsiders that may be looking inward at this project. Can see that there is sufficient evidence to support a negative vote. Not just on the presented evidence, but also on the mere possibilities, that environmental damage could be done. Should this project continue as presented? Even if you have to vote today. You have to consider the fact that even the soil scientist that is present today doesn't know where that boundary is. There's still a lot of questions. Is it 30 feet? Is it 50 feet? We don't know what beat it is. And if you vote on that without knowing what those boundaries are. Then that's going to be a problem. It could be a problem. And just the fact that it could possibly be a problem? It's something you need to consider. I like to use a little saying from a Joni Mitchell song, just in closing. You never know what you got. Until it's gone. Because we paved paradise and put up a parking lot. Thank you.

Attorney Ziogas, I believe that the comments in reference to a delineation of the wetlands have been answered by the chairman, and this was not a delineation. This was just a survey. It wasn't intended to be a delineation, evidently, and it is not, because no application was filed to move that boundary line, so again, I would point out to the Commission that if you went to the upland review area. In our areas of disturbance, we are not impacting the wetlands at all. There are no wetlands on our property. And the far northeasterly corner of our property is the only piece that gets impacted by this development. We have gone through two site walks, a couple of surveys, soil surveys. We've done some, hydrology, test borings and we've had 3 months of public hearings. If you don't have enough of information by now, you never will have. It's our request that we close the public hearing. And the Commission then has a reasonable amount of time to vote on this application after the close of it. I do not believe that an extension of the public hearing is for anyone's benefit at this point in time. And, the Commission is going to have to make a decision.

Chairman Fisk, Alright, well, I stated my point earlier that I do want to learn more about the borings, and the groundwater was the proposed elevations. If that's something that you don't think you can answer?

Attorney Ziogas stated he did not have that answer.

Chairman Fisk, well, is that something that can be answered?

Attorney Ziogas stated he did not know the answer to that either.

Chairman Fisk, for me, I don't see there's enough information on just that alone to vote on.

Commissioner Rooks, my personal opinion is I'm for closing the public hearing, then we debate it, and go from there. We've been going at it for 2 months. Soil scientists was... we made it very clear, myself and Commissioner Robertson made it very clear last month, soil scientists needed to be here. You're not allowing us to cross-examine her. We want it on the record from her. I want to ask her questions. He's saying something that I have questions on, and why she's saying something?

Chairman Fisk, they also need the right to cross-examine her. Attorney Ziogas brought that up earlier and he wants that ability if she was present.

Discussion continued between Michelle Rudy and the Commission regarding the interveners Soil Scientist not being present. Ms. Rudy and some of the commissioners were not heard on the recording as they were not close to the microphone.

Chairman Fisk, the time I want is to learn more about the groundwater and how the borings impact the groundwater, and where they propose elevations are. I want to know where the proposed elevations are in relation to the groundwater.

William Stango P.E., City Engineer, Mr. Commissioner, just to speak to that, if you may. to get true, seasonal high groundwater levels, or just the groundwater, you know, that they've observed? Seasonal high groundwater, that, that won't be observable, usually, in a boring, as I'm sure, the applicants, soil scientists, could confirm this.

Chairman Fisk, no, we've established that, but my question still is from the groundwater depths that they measured, what is that in relation to the proposed excavation?

Attorney Ziogas, And I think that's a... that's a question that your city engineer could answer, not right now,

William Stango P.E., City Engineer, I need a plan in front of me, correct.

Attorney Ziogas, we have submitted a plan with the proposed and final grades. We've given you the depths, he could give that information. That does not need to be discussed at the public hearing. An engineer can supply that information to the Commission.

Commissioner Rooks, he can supply it to us at the next meeting, and then when we have our debate, and we make our decision. We're kicking the can down the road, basically what we're doing with extending, extending, extending, and we've got to put a stop to it somewhere along the way. And unfortunately, she's had travel arrangements and it would have been different, saying, hey, my soil scientists couldn't be here, and we could have possibly done a special meeting. That was discussed last month, too, about doing a special meeting,

Chairman Fisk, that was.

Commissioner Rooks, you know, so, I mean, there was other options to go. And the applicant's being knocked about 11th hour this, 11th hour that. The first thing that stuck out to me was the email saying, our soil scientist isn't going to be here. That's like a slap in the face to me, as a commissioner, after we said, we want her here. That's my position on this whole thing. My position is to close the public hearing and we will make a decision next month.

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

By: Rooks

Seconded: Carros

Against: Robinson, Bridges

Abstained: Fisk

For: Massaro, Carros, and Rooks

The Public Hearing was closed. The decision making with continue at the next meeting.

5. Receipt of New Applications

There were no new applications.

6. Old Business

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

The Commission received the following items in their electronic packets

- a. Written owner authorization
- b. cease and correct – dated 3/10/25
- c. photos of site activity
- d. staff maps and photos
- e. public provided materials
- f. historical photos
- g. mapping: floodplain, wetlands, topo and aerial

New items received:

- h. letter to Jeremy Berube, dated December 2, 2025
- i. letter to Victor Lagace, dated December 2, 2025

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

The Commission received the following items in their electronic packets:

The Commission received the following items in their electronic packets PREVIOUSLY: (12-01-25 Mtg.)

- a. Written owner authorization
- b. cease and correct – dated 3/10/25
- c. photos of site activity
- d. staff maps and photos
- e. public provided materials
- f. historical photos
- g. mapping: floodplain, wetlands, topo and aerial

The Commission received the following items in their electronic packets PREVIOUSLY: (11-03-25 Mtg.)

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

The Commission received the following items in their electronic packets PREVIOUSLY: (10-06-25 Mtg.)

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

Jeremy Berube of Skytop Enterprises, LLC, 359 Broad Street, I don't know why I was asked to come here my attorney told me to come tonight.

Commissioner Rooks, when are you planning on doing your plantings?

Jeremy Berube, we lost ground Steve was supposed to come out and flag it, the upland review, so I know where to pull it out and then plant them but he hasn't come and we ran out of time. Wo we're probably going to do it,

definitely going to do it about April-ish.

Commissioner Rooks, the reason why you're here is because no activity has been done

Chairman Fisk, and we haven't been made aware of that either.

Jeremey Berube, I talked to Zach a month ago, two weeks ago and he didn't have answers for me.

Commissioner Rooks, so there was a miscommunication.

Jeremey Berube, I have the equipment and it's a matter of a day job.

Commissioner Rooks, so if we say April 30th weather depending? If you're saying it's going to be a true one-day assignment

William Stango P.E., City Engineer, this would just be a question through the chair. Is there any, additional turf establishment required? That'd be the only other reason I would say you'd want silt fencing if you're doing planting, as well as turf establishment. You would want the silt fencing in place until you have established turf. But if it was truly just planting, a one-day project, I think it'd be the Commission's choice, but it would be a low risk to just

Chairman Fisk, just trees no turf.

Jeremey Berube, By April 30th, it'll be 100% complete

Commissioner Rooks, Okay. but we don't want you planting stuff that's going to die. So, you know, listen, if the grounds not thawed out at April 30th, all you got to do is say, hey, man, the ground is still frozen, can I get another week or two?

Chairman Fisk stated that Commissioner Klimek would be voting on this since he has been a part of the process.

MOTION Move that the cease and correct stay in effect for 360 King Street with, drop-dead date of April 30th, 2026, to have the site work completed. And if the weather is not cooperative, the applicant notifies city staff, just to let us know what's going on with it. Silt fence will be required if the project is going to take longer than one day.

By: Rooks

Seconded: Klimek

For: Klimek, Carros, Robinson, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The cease and correct states in effect until April 30th, 2026.

7. New Business

There was no new business.

8. Staff Reports

a. IWWA Report - December 2025

The Commission received the following items in their electronic packets:

- a. Inland Wetlands Enforcement Officer report, dated December 31, 2025, from Zachary Norton, Zoning Enforcement Officer, (Environmental Protection Technician)

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

By: Robinson

Seconded: Rooks

For: Robinson, Carros, Klimek, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The report is filed.

9. Communications

- a. DEEP Permit for use of Pesticides in state waters

The Commission received the following items in their electronic packets:

- a. Letter dated January 2, 2025, from Solitude Lake Management, regarding a draft permit application for the use of pesticides in State waters located at Memorial Park Pond.
- b. Attached application for Memorial Park Pond from Bethany Bowers and Dominic Meringolo.

MOTION Move to file the DEEP permit for use of Pesticides in state waters.

By: Robinson

Seconded: Rooks

For: Robinson, Klimek, Carros, Massaro, Rooks and Fisk.

Against: None.

Abstained: None.

The report is filed.

10. Conservation Topics

- a. Public and Commissioner Concern

11. Adjournment

MOTION: Move to adjourn at 8:43 P.M.

By: Robinson

Seconded: Rooks

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

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,
Janet Little

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

David Rooks, Secretary

Timothy W. Furey
Patrick J. Cooney
Matthew Dyer

Molly Plante

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

LAW OFFICES

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

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

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

January 5, 2026
Bristol Conservation/Inlands Wetlands Commission
111 North Main Street
Bristol, CT 06010

Attn: Commission

Hand delivered

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

Dear Commissioners:

Pursuant to our discussion at the December meeting we have revised the plans for the above captioned application and submitted them to the City staff. Since Mr. Lorenzetti left a new staff member will be working with Carrier's team to provide input and comment. We would ask the opening of the public hearing, or if you choose the public hearing, be continued to the February 2, 2026 meeting so we can work with staff to finalize the plans. We are well within the time frames for either option until your February meeting.

Very truly yours,

Timothy W. Furey

TWF
CC: Carrier Construction Inc.

Timothy W. Furey
Patrick J. Cooney
Matthew Dyer

Molly Plante

Charles L. Furey (1923-2004)
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Fax No. (860) 583-8674
tfurey@fureydonovan.com

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

Attn: Commission

Hand delivered & email

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

Dear Commissioners:

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

Very truly yours,

Timothy W. Furey

TWF
CC: Carrier Construction Inc.

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

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

1. APPLICANT:

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

2. PROPERTY OWNER(S):

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

3. DESCRIBE THE SUBJECT PROPERTY:

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

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

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

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

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

[] yes [] no

If "yes", see instructions for submission requirements.



**Bristol Business Hub
894 Middle Street
Bristol, CT**

Drainage Report

Prepared for:

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

Prepared by:

GM2 Associates Inc.
115 Glastonbury Boulevard
Glastonbury, CT 06033
860.659.1415 | gm2inc.com

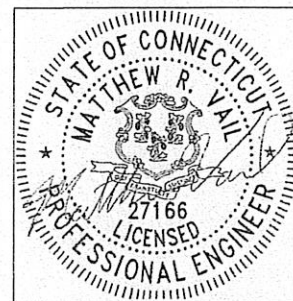
Date: December 2025

Rev:

Prepared By: Nicole Bibeau

Checked By: Paul Brand

Approved By: Matthew Vail, PE



SUPPORTING DOCUMENTS

BRISTOL BUSINESS HUB

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

894 MIDDLE STREET

BRISTOL, CONNECTICUT

October 23, 2025

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

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

Project Overview:

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

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

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

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

APPENDICES

Appendix A: Stormsewer Drainage Design and Area Map

Appendix B: Water Quality Flow and Volume Calculations

Appendix C: Pre-Post Flow Evaluation and Area Map

Appendix D: FEMA Firmette

Appendix E: Natural Diversity Data Base Sheet

National Flood Hazard Layer FIRMette



72°54'43"W 41°39'7"N



Legend

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

- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none">Without Base Flood Elevation (BFE) Zone A, V, AE, AH, VE, ARWith BFE or Depth Zone AE, AH, VE, ARRegulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | <ul style="list-style-type: none">0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone XFuture Conditions 1% Annual Chance Flood Hazard Zone XArea with Reduced Flood Risk due to Levee. See Notes, Zone XArea with Flood Risk due to Levee Zone X |
| OTHER AREAS | <ul style="list-style-type: none">NO SCREEN Area of Minimal Flood Hazard Zone XEffective LOMRsArea of Undetermined Flood Hazard Zone X |
| GENERAL STRUCTURES | <ul style="list-style-type: none">Channel, Culvert, or Storm SewerLevee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none">Cross Sections with 1% Annual Chance Water Surface ElevationCoastal TransectBase Flood Elevation Line (BFE)Limit of StudyJurisdiction BoundaryCoastal Transect BaselineProfile BaselineHydrographic Feature |
| MAP PANELS | <ul style="list-style-type: none">Digital Data AvailableNo Digital Data AvailableUnmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

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

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

Natural Diversity Data Base Areas

BRISTOL, CT

June 2025

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

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

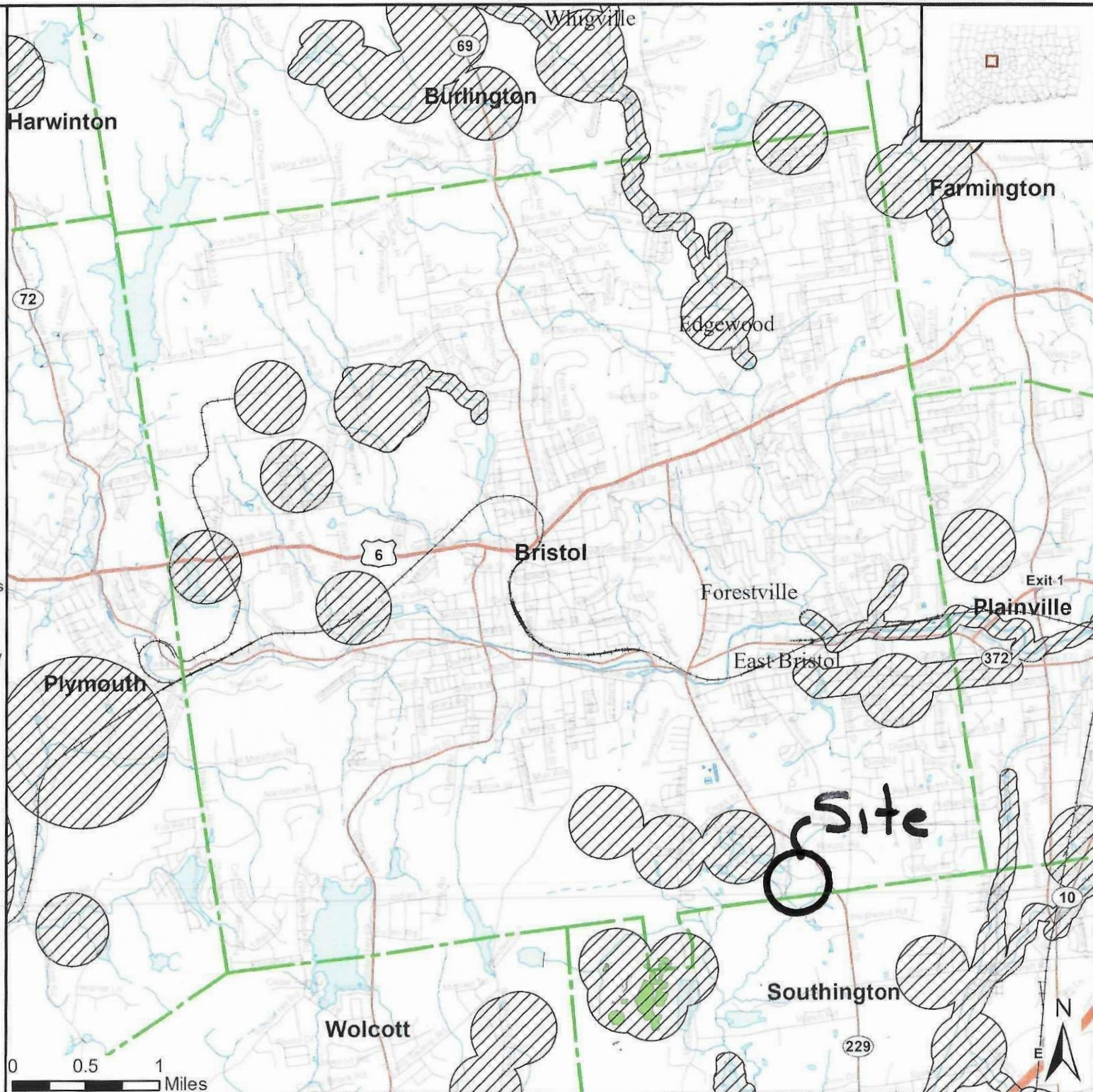
This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For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

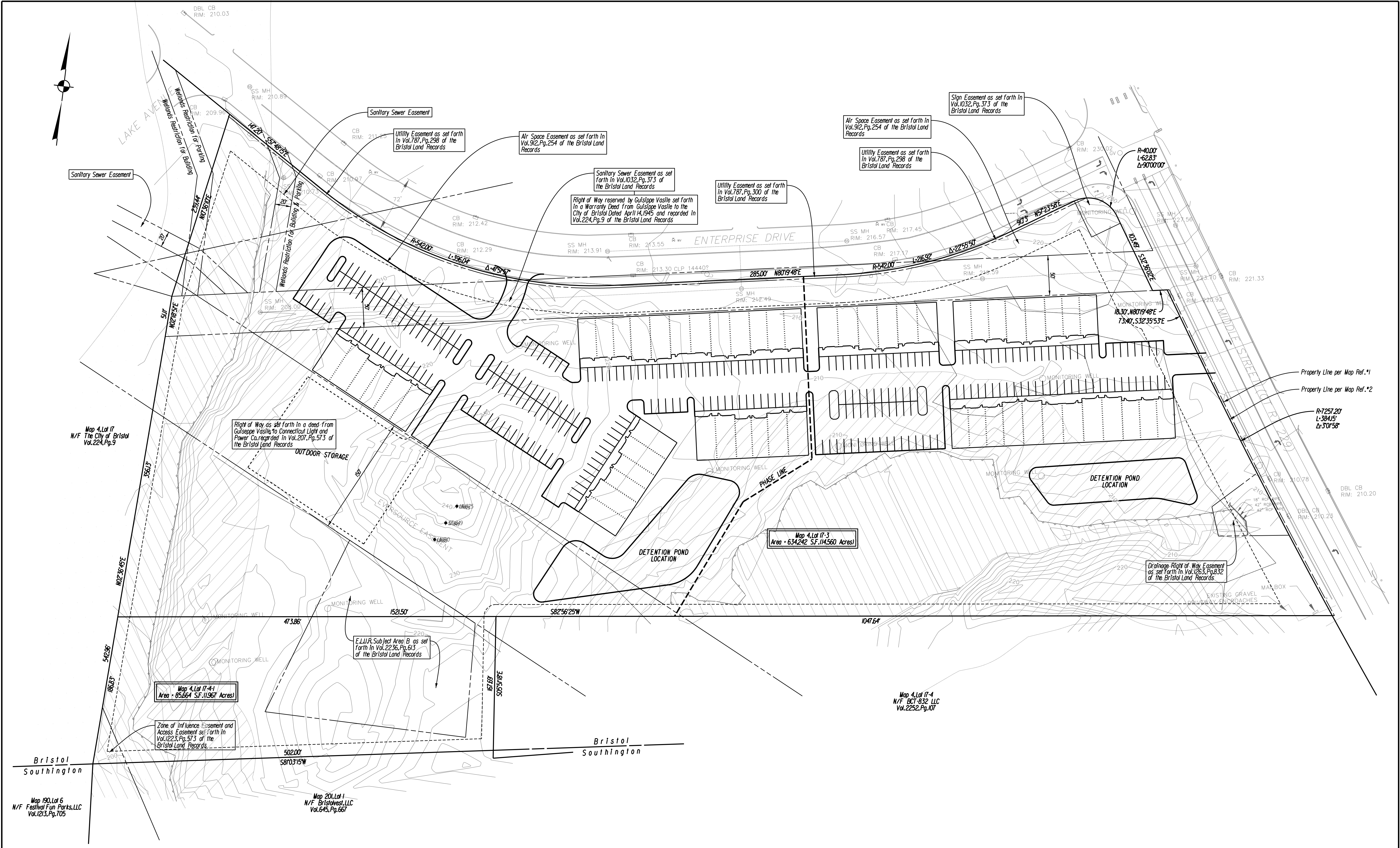
Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

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

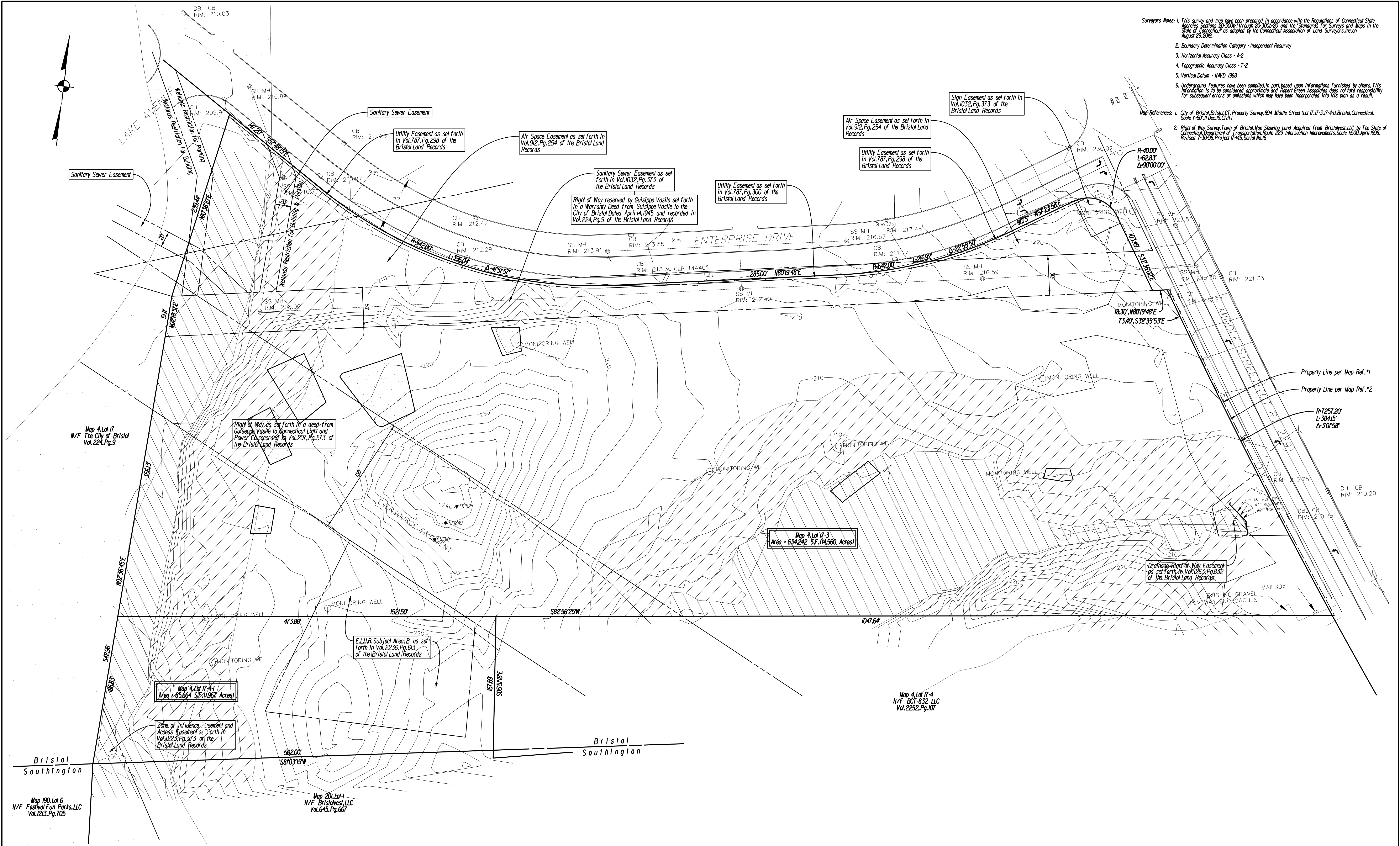


Connecticut
Department of Energy &
Environmental Protection





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



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

2. Boundary Determination Category - Independent Resurvey

3. Horizontal Accuracy Class - A-2

4. Topographic Accuracy Class - T-2

5. Vertical Datum - NAVD 1988

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

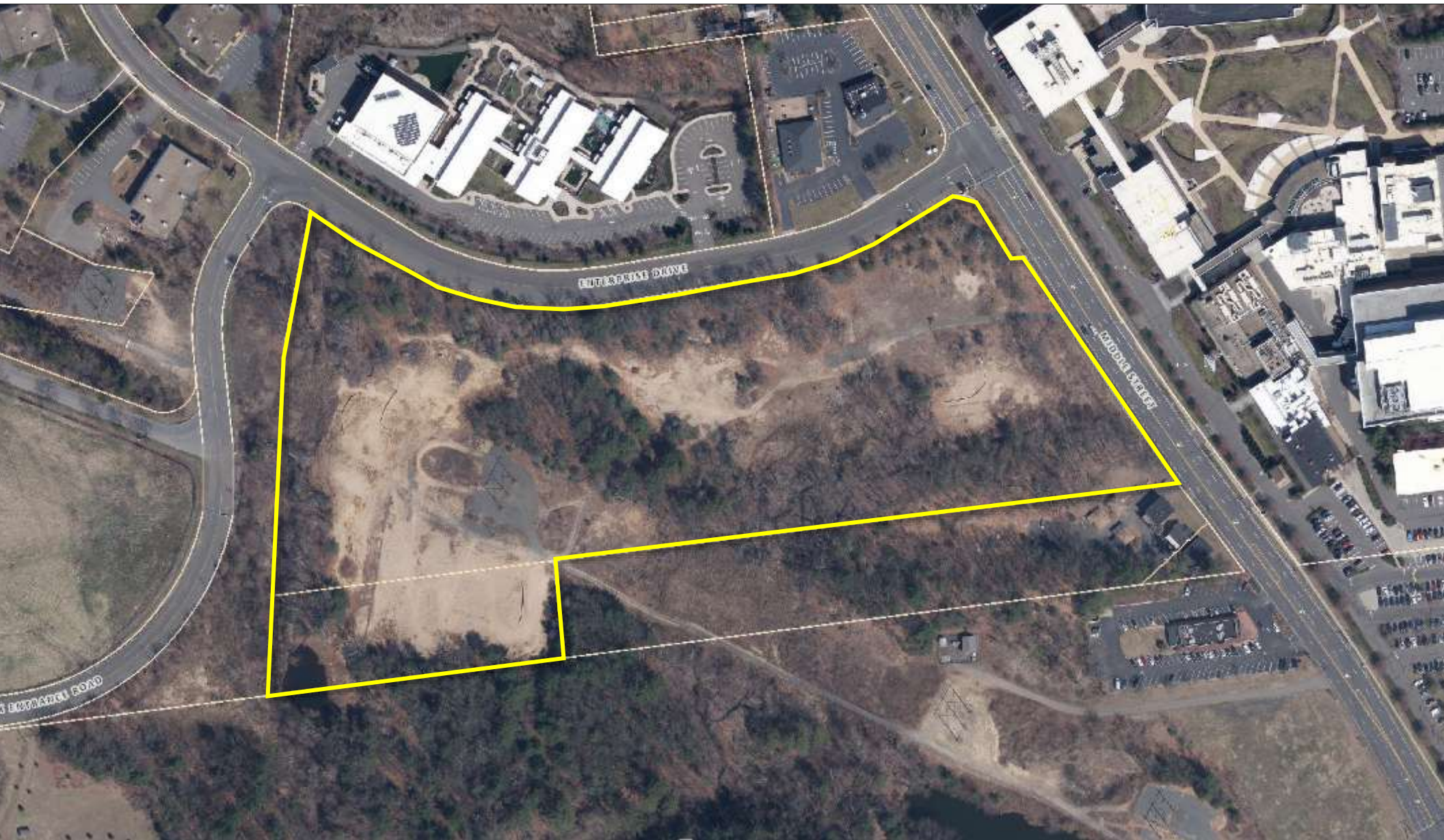
Map References: 1. City of Bristol, Bristol, CT, Property Survey, 894 Middle Street (Lot 17, 17-3, 17-4-1), Bristol, Connecticut, Scale 1"=60', 11 Dec. 19, Civil 11

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

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

Aerial Map

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

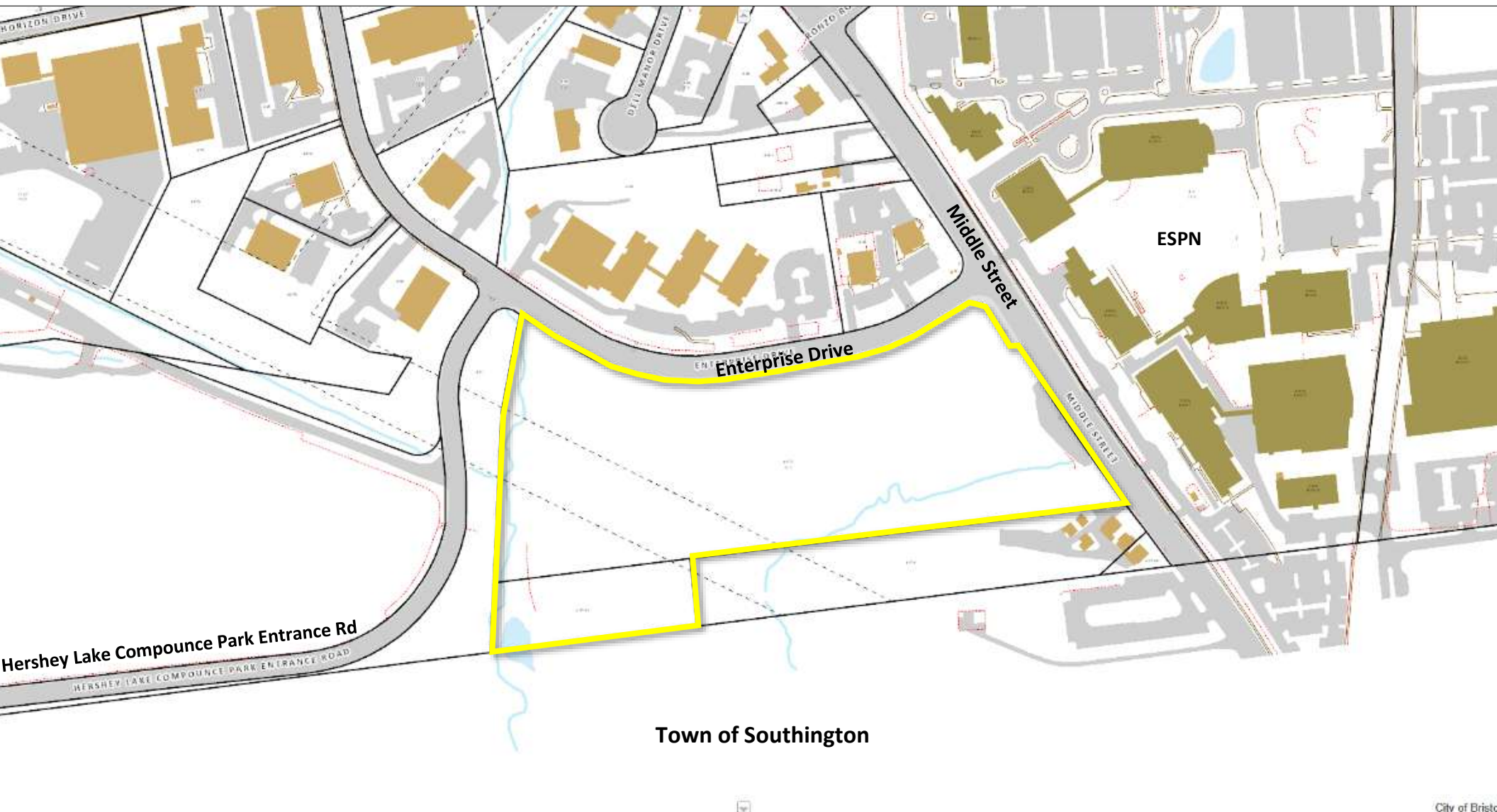


894 Middle Street & Map 4, Lot 17-4-1



Location Map

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



BRISTOL BUSINESS HUB

MIDDLE STREET (CT. ROUTE 229)

BRISTOL, CONNECTICUT

ASSESSORS MAP/LOT'S: 4 / 17-3 & 17-4-1

OCTOBER 23, 2025

APPLICATION:

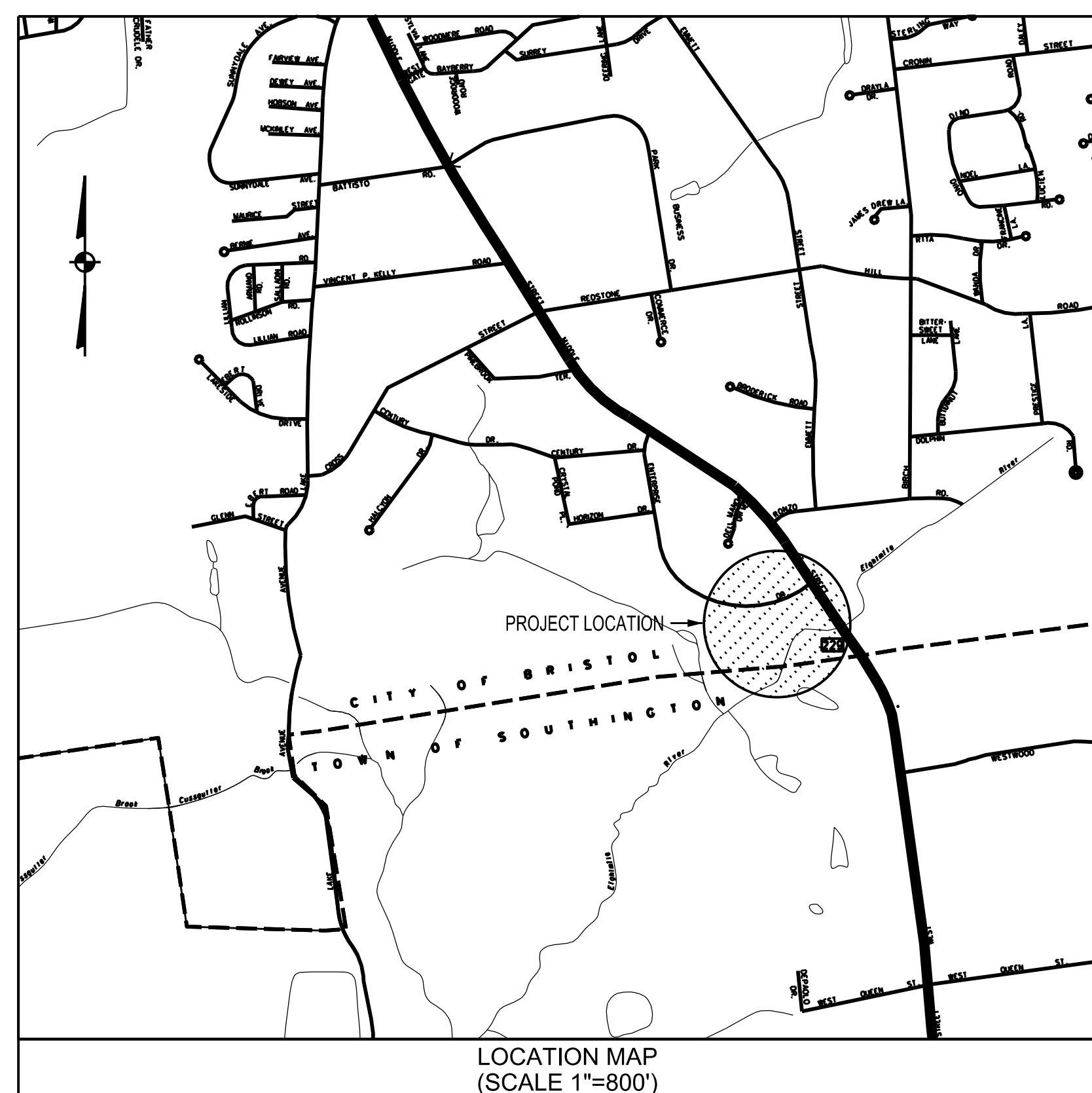
SITE PLAN FOR THE CONSTRUCTION OF A
NEW MULTI-TENANT INDUSTRIAL DEVELOPMENT

GRANTED:

APPLICATION: #2064

WETLANDS APPLICATION FOR THE CONSTRUCTION
OF A NEW MULTI-TENANT INDUSTRIAL DEVELOPMENT

GRANTED:

[illegible]

LEGEND

- | | |
|--|---|
| | NORTH ARROW |
| | UTILITY POLE |
| | UTILITY POLE W/ LUMINAIRE |
| | MANHOLE |
| | CATCH BASIN |
| | SIGN |
| | GATE VALVE (TYPE AS NOTED) |
| | HYDRANT |
| | DECIDUOUS TREE |
| | EVERGREEN TREE |
| | SHRUB / BUSH |
| | EXISTING SPOT ELEVATION |
| | PROPOSED SPOT ELEVATION |
| | AREA OF PROPOSED EROSION CONTROL MATTING |
| | CURBING (TYPE AS NOTED) |
| | ZONING SETBACK LINE |
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | APPROX. LOCATION EXISTING SEWER MAIN |
| | APPROX. LOCATION EXISTING WATER MAIN |
| | APPROX. LOCATION EXISTING GAS MAIN |
| | PROPOSED 8" PVC (SDR 35) SEWER MAIN |
| | PROPOSED 6" PVC (SDR 35) SEWER LATERAL |
| | PROPOSED 8" D.I. WATERMAIN |
| | PROPOSED 2" COPPER (TYPE K) WATER SERVICE |
| | PROPOSED GAS SERVICE |
| | PROPOSED 4" PVC FOUNDATION DRAIN |
| | PROPOSED 4" PVC ROOF LEADER |
| | PROPOSED 4" PERF. PVC UNDERDRAIN |
| | SEDIMENTATION AND EROSION CONTROL FENCE |
| | WHITE PAINTED PAVEMENT ARROW |
| | ACCESSIBLE ROUTE |
| | MAPPED WETLAND LIMIT |
| | 100' UPLAND REVIEW LINE |

LIST OF DRAWINGS

- | | |
|-------|--|
| 1 | COVER SHEET |
| 2 | PROPERTY & TOPOGRAPHIC SURVEY |
| 3 | GENERAL NOTES |
| 4 | OVERALL SITE PLAN |
| 5-6 | LAYOUT, SIGNS & PAVEMENT MARKINGS PLAN |
| 7-8 | DRAINAGE & UTILITIES PLAN |
| 9-10 | GRADING PLAN |
| 11-12 | EROSION & SEDIMENTATION CONTROL PLAN |
| 13 | PHASING PLAN |
| 14-17 | MISCELLANEOUS NOTES & DETAILS |
| | LIGHTING PLAN |
| | LANDSCAPING PLAN |

Applicant:

Carrier Construction Inc.
161 Birch Street, Suite B
Southington, CT 06489
(860) 222-7098

Surveyor/Civil Engineer:

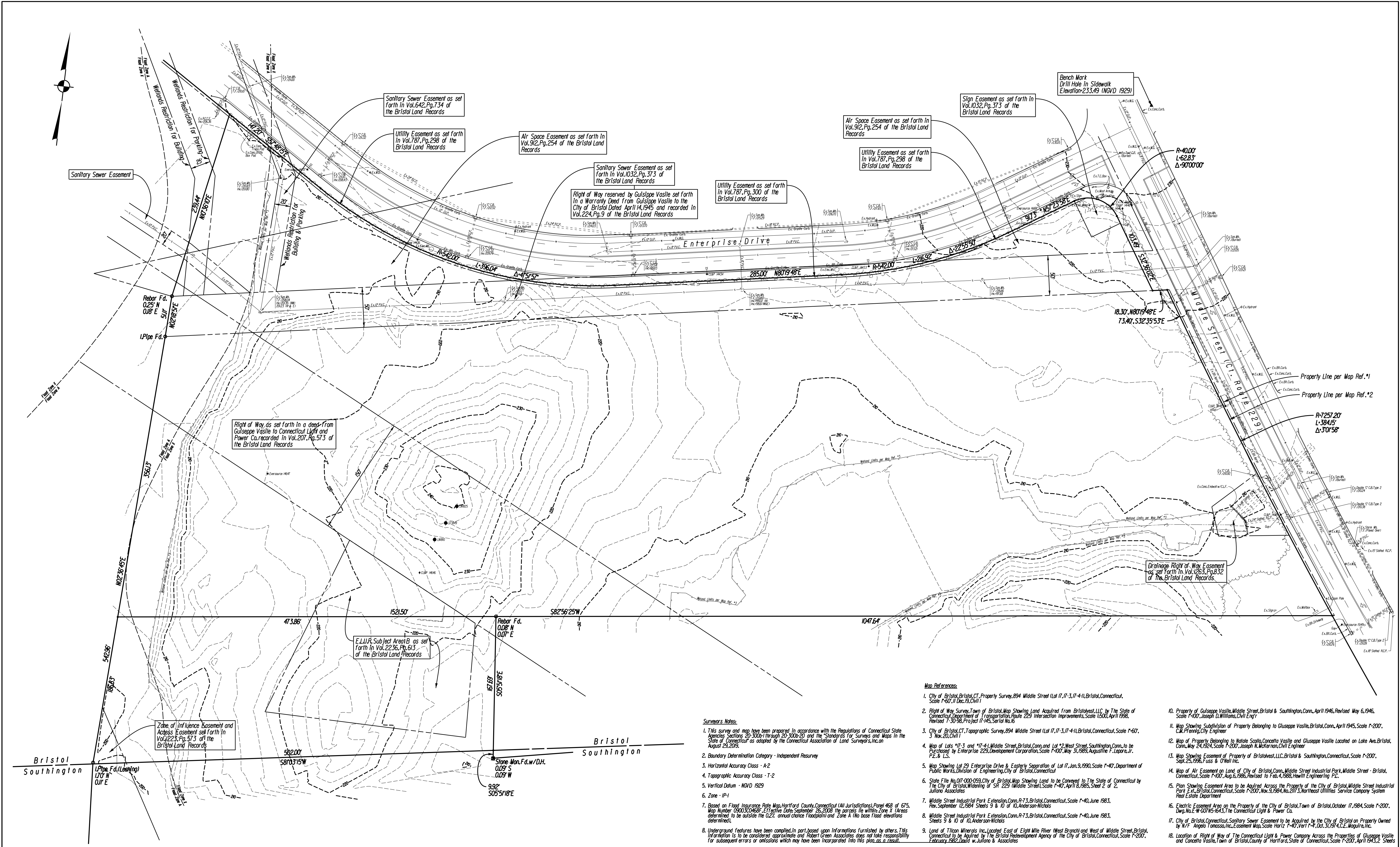
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135

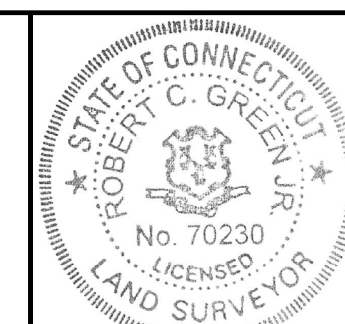
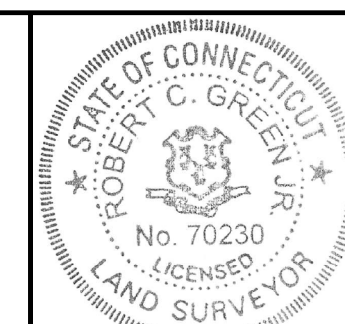
Landscaping:

Country Gardens of Bristol
600 Middle Street
Bristol, CT 06010
(860) 584-8997

Lighting:

Connecticut Lighting Centers
312 Murphy Road
Hartford, CT 06114
(860) 249-7631



			DATE: OCTOBER 23, 2025	 6 Old Waterbury Rd. Torrville, CT 06786 Phone: (860)-589-0133 Fax: (860)-589-1342 Surveyors and Engineers	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 		SURVEYOR SIGNATURE/BLOCK:		PROJECT TITLE: SITE PLAN BRISTOL BUSINESS HUB 894 MIDDLE STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 4/17-3 & 4/17-4-1	DRAWING NO. V-001			
			SCALE: SCALE IN FEET 0 50 100 SCALE 1"=50'						DRAWING TITLE: BOUNDARY & TOPOGRAPHIC	SHEET NO. 2				
1	12-29-25	HOUSEKEEPING MODIFICATIONS												
REV.	DATE	REVISION DESCRIPTION												

GENERAL NOTES:

1. ASSESSORS MAP/LOT: 4/17-3 & 4/17-4-1
2. PROPERTY ADDRESS: 894 MIDDLE STREET
3. OWNER NAME: CITY OF BRISTOL
4. PREPARED FOR: CARRIER CONSTRUCTION INC.
5. ZONE: IP-1
6. ASSESSORS LOT 17-3 AREA = 634,242 S.F.
ASSESSORS LOT 17-4-1 AREA = 85,664 S.F.
7. WETLANDS IDENTIFIED IN THE FIELD BY BL COMPANIES
2601 MARKET PLACE, SUITE 350, HARRISBURG, PA 17110
- AREA OF WETLANDS: 1,498 ACRES
AREA OF WETLANDS DISTURBED: 0.007 ACRES
AREA DISTURBED WITH 160' UPLAND REVIEW: 4,758 ACRES
NEAREST ACTIVITY TO WETLANDS: 0 FT
NEAREST ACTIVITY TO A WATERCOURSE: 108 FT
FILL PLACED WITHIN WETLANDS: 210 YDS
- UPLAND REVIEW CALCULATION
AVG. SLOPE = (1272' x 5.22' + 722' x 5.92' + 62' x 13.82' + 122' x 42') / 9 = 7%
ADDITIONAL REVIEW = 50 FT = (10% x 51) x 51 = 60 FT
TOTAL UPLAND REVIEW = 160 FT
8. BASED ON FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS),
PAGE 468 OF 675, MAP NUMBER 0900300486, EFFECTIVE DATE: SEPTEMBER 26, 2008, THE
PARCELS LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED)
9. THE PROPERTY IS "NOT" LOCATED WITHIN A AQUIFER PROTECTION AREA
10. EXISTING AND PROPOSED CONTOURS AT 2' INTERVALS
11. PROPOSED BUILDING'S TO BE SERVICED BY PUBLIC WATER AND SEWER
12. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE.
ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE
COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM CAREFUL EXPLORATORY EXCAVATIONS TO IDENTIFY
AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ENCOUNTERED AND MAY INTERFERE WITH THE PROPOSED WORK,
WHETHER SHOWN ON THE EXISTING CONDITIONS DRAWINGS OR NOT.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION
14. TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS
FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 819) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO,
INCLUDING ANY SPECIAL PROVISIONS.
15. RETAINING WALLS OVER 3 FT IN HEIGHT WILL REQUIRE SHOP DRAWINGS STAMPED BY A LICENSED ENGINEER AND
SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

PARKING CALCULATION:

PROPOSED USE: SPECIALTY TRADE CONTRACTOR

PARKING REQUIREMENT: 20 SPACES PER KSF
66,625 TOTAL S.F. = 66.7 KSF x 2.0 = 134 REQUIRED SPACES

PARKING PROPOSED: 219 SPACES

IP-1' Industrial Park Zone Area and Dimensional Requirements		
Standard	Required	Proposed
A) Minimum Lot Area (sf or acres if noted)	50,000	634,242
B) Minimum Lot Frontage (ft)	N/A	1,760
C) Minimum Lot Width (ft)	160	415
D) Minimum Front Yard on a State highway (ft)	50	51.4*
F) Minimum Front Yard on a City Street (ft)	35	39*
G) Minimum Side Yard (ft)	15	188.4*
I) Minimum Rear Yard (ft)	15	100.4*
K) Maximum Building Height (ft)	50	24*
L) Maximum Building Coverage (%)	40	10.5
M) Maximum Impervious Coverage (%)	80	23.7
* Minimum distance applicable to all buildings proposed		

CONSTRUCTION SEQUENCE:

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER, ENGINEER, CONTRACTOR AND APPROPRIATE TOWN STAFF.
REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA.
(REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455.)
3. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONES IF REQUIRED.
4. INSTALL CONSTRUCTION ENTRANCE PAD.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE EBS PLAN.
6. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD CHIP BRUSH AND SLASH, STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.
7. REMOVE ALL ITEMS PER REMOVALS PLAN.
8. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
9. MAKE ALL CUTS AND FILLS REQUIRED, ESTABLISH THE SUBGRADE FOR THE PARKING LOT AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDINGS TO A SUBGRADE, ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF EACH BUILDING FOR THE CONSTRUCTION ACTIVITIES.
10. BEGIN CONSTRUCTION OF THE BUILDINGS.
11. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKS, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
12. INSTALL ALL UTILITIES AND DRAINAGE SYSTEMS TO WITHIN 5 FEET OF THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.
13. PREPARE SUB-BASE, SLOPES, PARKING AREAS, SHOULDER AREAS, ACCESS DRIVES AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
14. INSTALL PROCESS AGGREGATE IN PARKING AREAS.
15. PLACE TOPSOIL WHERE REQUIRED, COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
16. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
17. UPON SUBSTANTIAL COMPLETION OF THE BUILDINGS, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS, INSTALL FIRST COURSE OF PAVING.
18. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING.
INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
19. INSTALL FINAL COURSE OF PAVEMENT.
20. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

OPERATION AND MAINTENANCE PLAN (POST CONSTRUCTION)

1. ALL DRAINAGE SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12 INCHES OF THE OUTLET PIPE INVERT, NOT LESS THAN ONCE PER YEAR. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
2. ALL PAVED AREAS SHALL BE SWEEP TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING, AND IN THE FALL, AFTER ALL LEAVES HAVE FALLEN.
3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES. (USE ONLY ORGANIC FERTILIZER)
4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2" OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.

INSPECTION AND MAINTENANCE GUIDELINES STORMWATER QUALITY MEASURES

1. THE CATCHBASIN SYSTEM SHOULD BE INSPECTED MONTHLY IN THE FIRST YEAR AND TWICE-A-YEAR (APRIL AND OCTOBER) THEREAFTER TO CHECK INLETS AND OUTLETS FOR CLOGGING AND TO REMOVE ANY DEBRIS AS REQUIRED.
2. INSPECTION AND MAINTENANCE FOR THE STORMWATER QUALITY CHAMBER SHALL BE PER THE GUIDELINES PUBLISHED BY THE MANUFACTURER.

<https://www.conteches.com/Portals/0/Documents/Maintenance%20Guides/CDS-Maintenance-Guide.pdf?ver=2018-05-31:143259-453>

INSPECTION AND MAINTENANCE GUIDELINES FOR DETENTION BASIN

INSPECTIONS

THE BASIN SHOULD BE INSPECTED TWICE A YEAR (APRIL AND OCTOBER) FOR THE FIRST 3 YEARS, AND AFTER EVERY LARGE STORM. THE FREQUENCY OF THE INSPECTIONS CAN BE ADJUSTED UPWARD OR DOWNWARD BASED ON THE RESULTS OF THESE INITIAL INSPECTIONS. THE INSPECTIONS SHOULD INCLUDE A THOROUGH VISUAL CHECK OF THE FOLLOWING:

1. ACCUMULATION OF SEDIMENT OR DEBRIS
2. ACCUMULATION OF LEAVES AND GRASS CLIPPINGS
3. EROSION, SETTLEMENT OR SLOPE FAILURE OF THE BASIN SIDES.
4. ALGAE GROWTH, STAGNANT POOLS, OR NOXIOUS ODORS.
5. SEEPAGE AT THE TOE OF THE BASIN.
6. EROSION OF THE INLET SWALE LININGS.
7. EVIDENCE OF VANDALISM.
8. EVIDENCE OF STRUCTURAL DAMAGE DUE TO WILDFIRE, OR INVASIVE PLANT SPECIES.

THE INSPECTIONS SHOULD DOCUMENT ANY INCREASE IN THE ACCUMULATION OF SEDIMENT, EROSION OF THE BASIN FLOOR, HEALTH OF THE BASIN VEGETATION, AND THE CONDITION OF THE SWALE LININGS FOR USE IN SUBSEQUENT INSPECTIONS.

ROUTINE MAINTENANCE:

ROUTINE MAINTENANCE IS TO BE PERFORMED BASED ON THE CONCLUSIONS OF EACH INSPECTION. TYPICAL ROUTINE MAINTENANCE IS EXPECTED TO CONSIST OF THE FOLLOWING:

1. DEBRIS (LEAVES, GRASS CLIPPINGS, ETC.) AND LITTER REMOVAL.
2. SILT AND SEDIMENT REMOVAL.
3. BRUSH CUTTING UP TO TWO TIMES PER YEAR.
4. MOWING WHEN GRASS HEIGHT EXCEEDS 6".

NON-ROUTINE MAINTENANCE:

NON-ROUTINE MAINTENANCE WILL BE BASED ON THE RESULTS OF THE INSPECTIONS. WORK THAT MAY BE REQUIRED WOULD CONSIST OF:

1. EROSION AND STRUCTURAL REPAIR.
2. SEDIMENT REMOVAL AND DISPOSAL.
3. NUISANCE CONTROL.
4. RE-ESTABLISHMENT OF THE BOTTOM SURFACE FOR INFILTRATION.
5. DEWATERING OF THE BASIN.

REMOVAL NOTES:

1. INFORMATION ON EXISTING UTILITIES AND UNDERGROUND FEATURES HAS BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO THE START OF SITE REMOVALS OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG AT 811 AND RECEIVE REQUIRED FIELD MARKOUTS. THE CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATIONS TO IDENTIFY AND VERIFY ALL LOCATIONS WHERE UTILITIES MAY BE ECOUNTERED, WHETHER SHOWN ON AN EXISTING CONDITIONS DRAWING OR NOT.
2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES, COVERS, GRATES, ETC. TO REMAIN IN USE. SHALL BE PROTECTED AND ADJUSTED TO PROPOSED GRADES AS NECESSARY.
4. ANY SITE FEATURE NOT LABELED AS BEING REMOVED, REPLACED, ETC. IS INTENDED TO REMAIN.
5. DURING THE PRECONSTRUCTION MEETING, THE CONTRACTOR, ENGINEER AND CITY SHALL DETERMINE A SUITABLE STOCKPILE LOCATIONS.
6. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONDOT STANDARDS AS DEPICTED.
2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.
3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.
3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
4. ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS PITCH.

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE.
2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.
4. ALL WATERMAIN AND SERVICE WORK TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS, INCLUDING BACKFLOW PREVENTION SPECIFICATIONS. PRIOR TO THE START OF CONSTRUCTION CONTACT KRAIG KEEGAN FOR ALL WATERMAIN AND SERVICE WORK AND BRYAN ROBERTS FOR ALL SEWER MAIN AND SERVICE WORK. BOTH AT THE CITY OF BRISTOL WATER AND SEWER DEPARTMENT (860) 582-1431.
5. FINAL WATER SERVICE SIZES TO BE DETERMINED BY THE OWNERS MECHANICAL ENGINEER ONCE ALL PERTINENT WATER FIXTURE DATA HAS BEEN RECEIVED.
6. ONCE THE OWNERS MECHANICAL ENGINEER HAS DETERMINED THE MAX GPM TO BE SUPPLIED TO THE BUILDING, THE BRISTOL WATER AND SEWER DEPARTMENT WILL THEN DETERMINE THE METER SIZE.
7. FIRE SERVICES SHALL HAVE A BACKFLOW PREVENTER.
8. FINAL FIRE HYDRANT LOCATION AND INSTALLATION SHALL BE DETERMINED BY THE CITY OF BRISTOL WATER DEPARTMENT.
9. ALL SERVICE TAPS TO BE DONE BY THE BRISTOL WATER AND SEWER DEPARTMENT.
10. ALL FEES MUST BE PAID BEFORE ANY WORK CAN BE SCHEDULED. ALL WATER TAPS TO BE DONE BY BRISTOL WATER DIVISION.
11. WHEN SEWER AND WATER ARE WITHIN 10' HORIZONTALLY, THE WATER MAIN SHALL BE LOCATED IN A SEPARATE TRENCH OR ON AN UNDISTURBED SHELf AND AT LEAST 12" HORIZONTALLY (IF RECOMMENDED), MEASURED EDGE TO EDGE AND 18" ABOVE THE TOP OF THE SEWER. MEASURED FROM CROWN TO INVERT. FINAL LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.
12. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS, HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

GENERAL NOTES FOR SITE PLANS "CITY OF BRISTOL" (AS APPLICABLE)

1. A SANITARY SEWER LATERAL PERMIT OBTAINED FROM THE BRISTOL WATER AND SEWER DEPARTMENT WILL BE REQUIRED PRIOR TO CONNECTING 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. ALL BUILDING SEWERS SHALL HAVE A BACK FLOW PREVENTER WILL BE REQUIRED ON THE SEWER LATERAL IN ACCORDANCE WITH BRISTOL WATER AND SEWER DEPARTMENT SPECIFICATIONS.
2. A TEST PIT SHALL BE REQUIRED TO DETERMINE WHERE THE 8" EXISTING SANITARY LINE TERMINATES ON THE PROPERTY. IT WILL BE CAPPED PRIOR TO THE INSTALLATION OF THE SUBSURFACE STORM DRAINAGE SYSTEM.
3. 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 ROW. THE CONTRACTOR MAKING THE STORM SEWER CONNECTION AND/OR INSTALLING STORM DRAINAGE WITHIN THE CITY ROW, 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.
4. 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 ROW. THE CONTRACTOR CONSTRUCTING THE DRIVEWAY APRON AND/OR SIDEWALK WITHIN THE CITY ROW, 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.
5. SEDIMENTATION AND SILTATION CONTROLS SHALL BE INSTALLED AS REQUIRED BY THE ENGINEERING DIVISION/IWEQ.
6. 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.
7. 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.
8. ANY EXISTING DAMAGED SECTIONS OF SIDEWALK AND/OR CURBING IDENTIFIED BY THE CITY ALONG STREETS ABUTTING THE SITE SHALL BE REPLACED AT THE DIRECTION OF THE CITY'S ENGINEERING STAFF.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE, CONTROL OF RUNOFF, SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.
6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS, TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.

- A) SEED BED PREPARATION:
- REMOVE STONES LARGER THAN 2"
- APPLY LIMESTONE AT 80' / 1000 S.F.
- WORK LIME AND FERTILIZER INTO SOIL

- B) SEED APPLICATION:
- APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER, LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED.
- OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
- IF SEEDING CAN NOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.

- C) SEED MIX:
- CREEPING RED FESCUE 49% / ACRE
- TALL FESCUE 20% / ACRE

- D) MULCHING:
- IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE
- SPREAD MULCH BY HAND OR MULCH BLOWER.
- PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2" - 3" INTO SOIL SURFACE.

- E) TREE PROTECTION:
- LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES. THE AREA ADJACENT TO, AND TREES THAT ARE TO BE PROTECTED, WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION, RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER, ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.

8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.

9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT, OR AS DIRECTED BY THE ENGINEER.

10. STOCKPILE LOCATIONS SHALL BE DETERMINED PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE, THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.

11. SLOPES SHALL BE RESTRICTED TO 2" HORIZONTAL TO 1" VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED, THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ:1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g. CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.

12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.

14. TEMPORARY PERVIOUS BARRIERS, USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES, SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.

15. GINO CARRIER OR HIS DULY AUTHORIZED AGENT (860) 222-7098 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.

16. GINO CARRIER OR HIS DULY AUTHORIZED AGENT (860) 222-7098 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. HIS 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 OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.

17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2002 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONDOT PUBLICATION "ON-SITE MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

THE SIDE SLOPES SHALL NOT EXCEED A SLOPE GREATER THAN 2:1. STOCKPILES THAT WILL NOT BE USED WITHIN 30 DAYS SHOULD BE SEEDDED AND MULCHED. A SEDIMENTATION FENCE SHALL BE INSTALLED APPROX. 10 FT FROM THE TOE OF SLOPE.

IF THE TOPSOIL STOCKPILE LOCATION IS RELOCATED, IT SHALL BE LOCATED SO AS NOT TO OBSTRUCT THE NATURAL DRAINAGE PATTERN OF THE SITE. IT SHALL BE LOCATED AS FAR AS PRACTICAL FROM ANY WETLANDS, WATER COURSES, DRAINAGEWAYS AND STEEP SLOPES. IF THE LOCATION IS DOWNGRADIENT FROM A LONG SLOPE, DIVERT RUNOFF AROUND THE STOCKPILE.

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

THE CONSTRUCTION ENTRANCE SHALL BE KEPT CLEAN OF ANY DEBRIS OR CONSTRUCTION MATERIALS. A PERIODIC TOP DRESSING OF STONE SHALL BE ADDED AS MAY BE REQUIRED TO KEEP THE ENTRANCE PAD WORKING EFFECTIVELY. IF A SEDIMENT SPILL OCCURS ON THE ROAD, IT SHALL BE CLEANED UP IMMEDIATELY.

SEDIMENTATION CONTROL FENCE:

THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS, REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

DUST CONTROL:

PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP. AFTER THE TRAVELWAY HAS BEEN PAVED, PERIODIC SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.

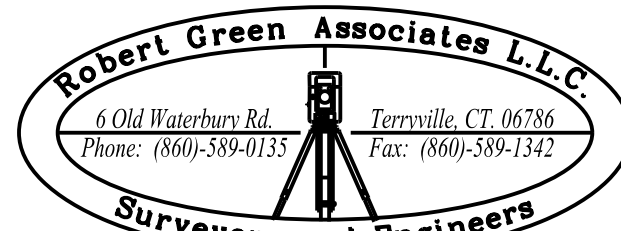
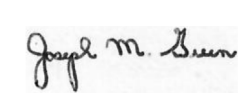
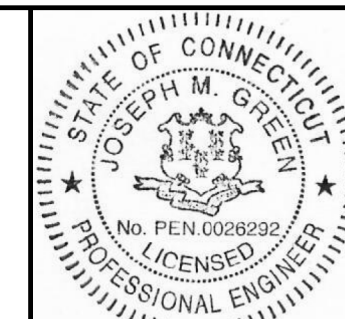
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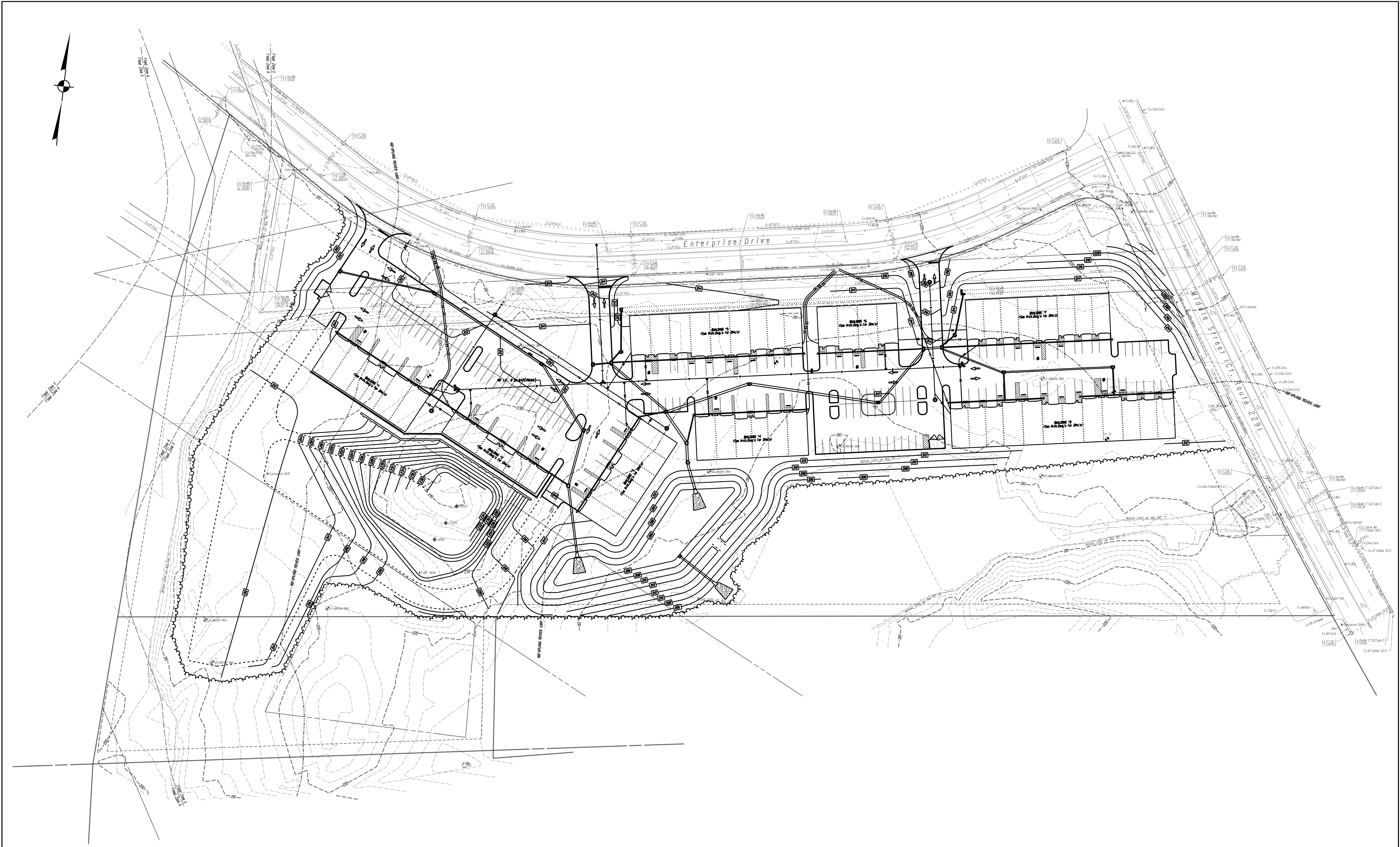
TREES TO BE PROTECTED WILL BE IDENTIFIED AND CLEARLY MARKED. CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT AREA THAT MAY CAUSE DAMAGE TO THE TREE SHALL BE LIMITED AND TRUNK ARMORING PROVIDED.

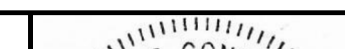
TEMPORARY SEDIMENT TRAP:

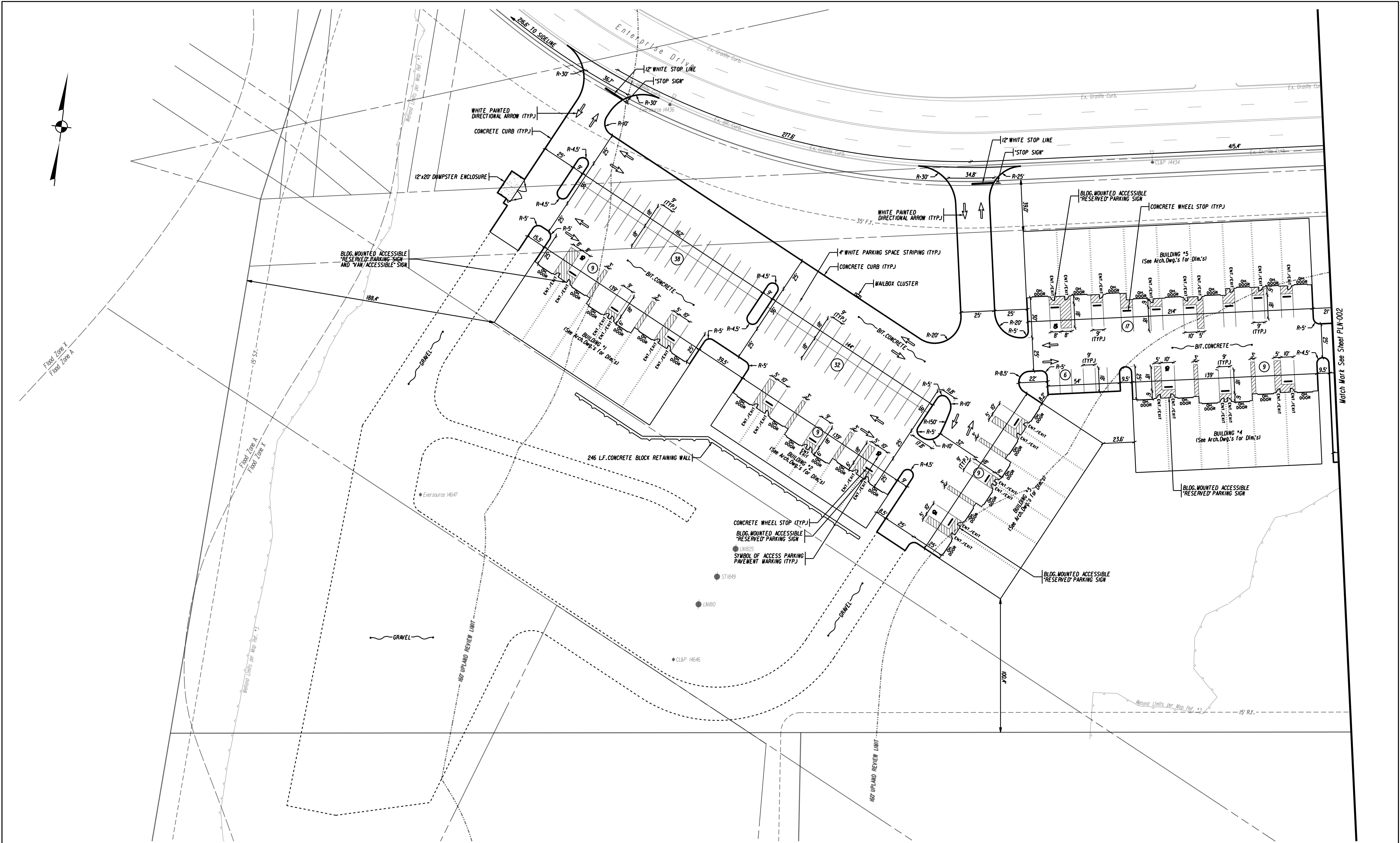
INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION DEBRIS. ACCUMULATED TO ONE-HALF THE MINIMUM REQUIRED STORAGE, DEWATER AND REMOVE SEDIMENTS TO A SUITABLE AREA AND RESTORE THE SEDIMENT TRAP TO ITS ORIGINAL DIMENSIONS.

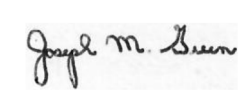
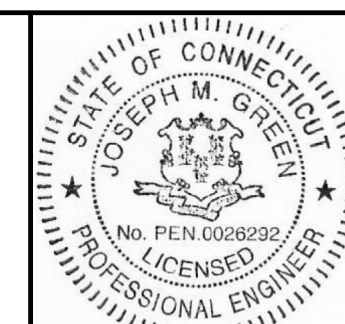
THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING AREA HAS BEEN STABILIZED.

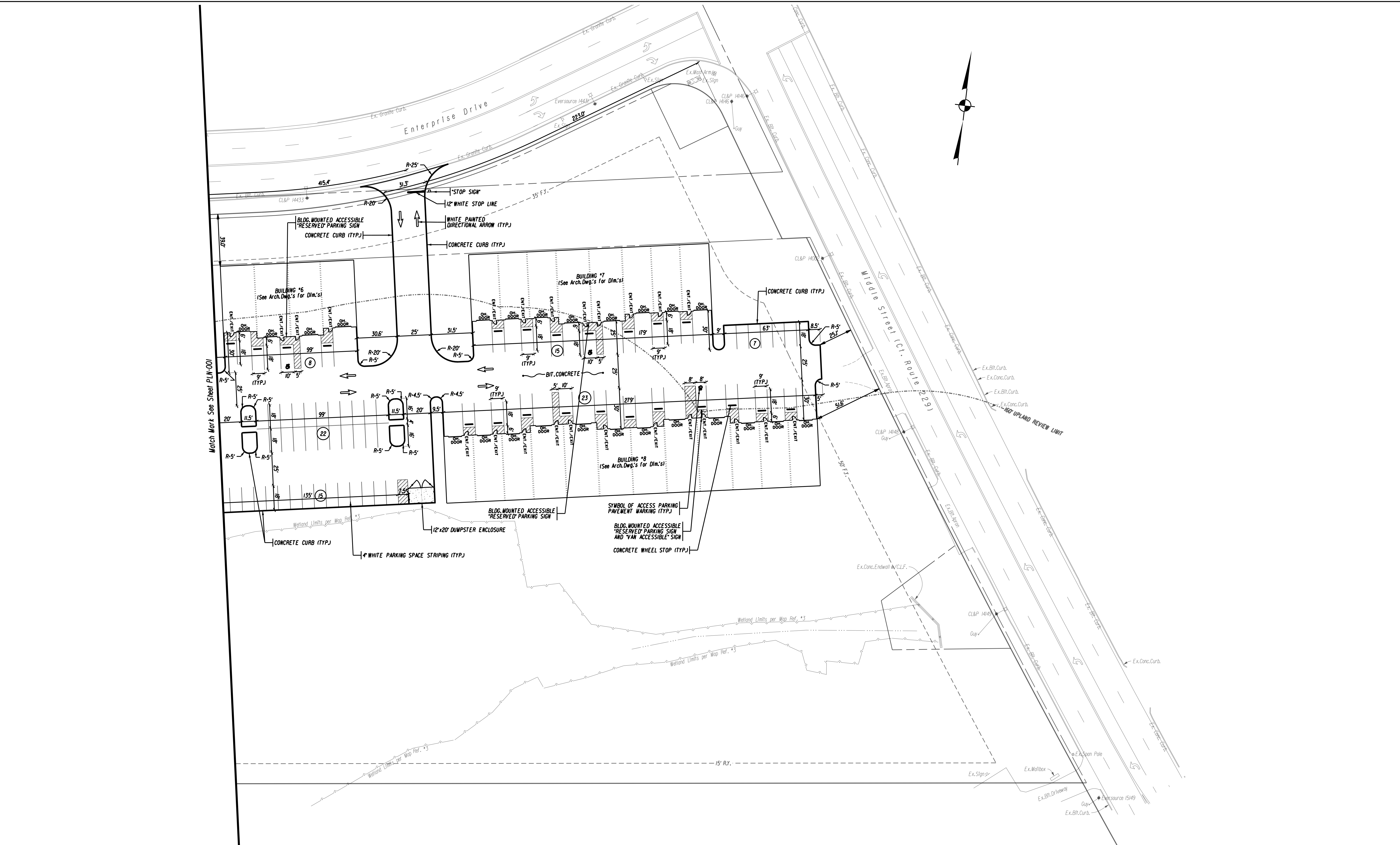
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REV.	DATE	REVISION DESCRIPTION							
1	12-29-25	HOUSEKEEPING MODIFICATIONS							

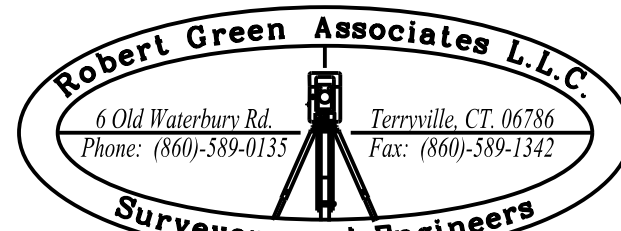
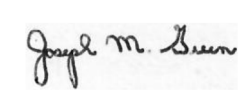
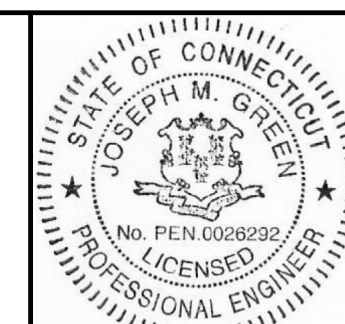


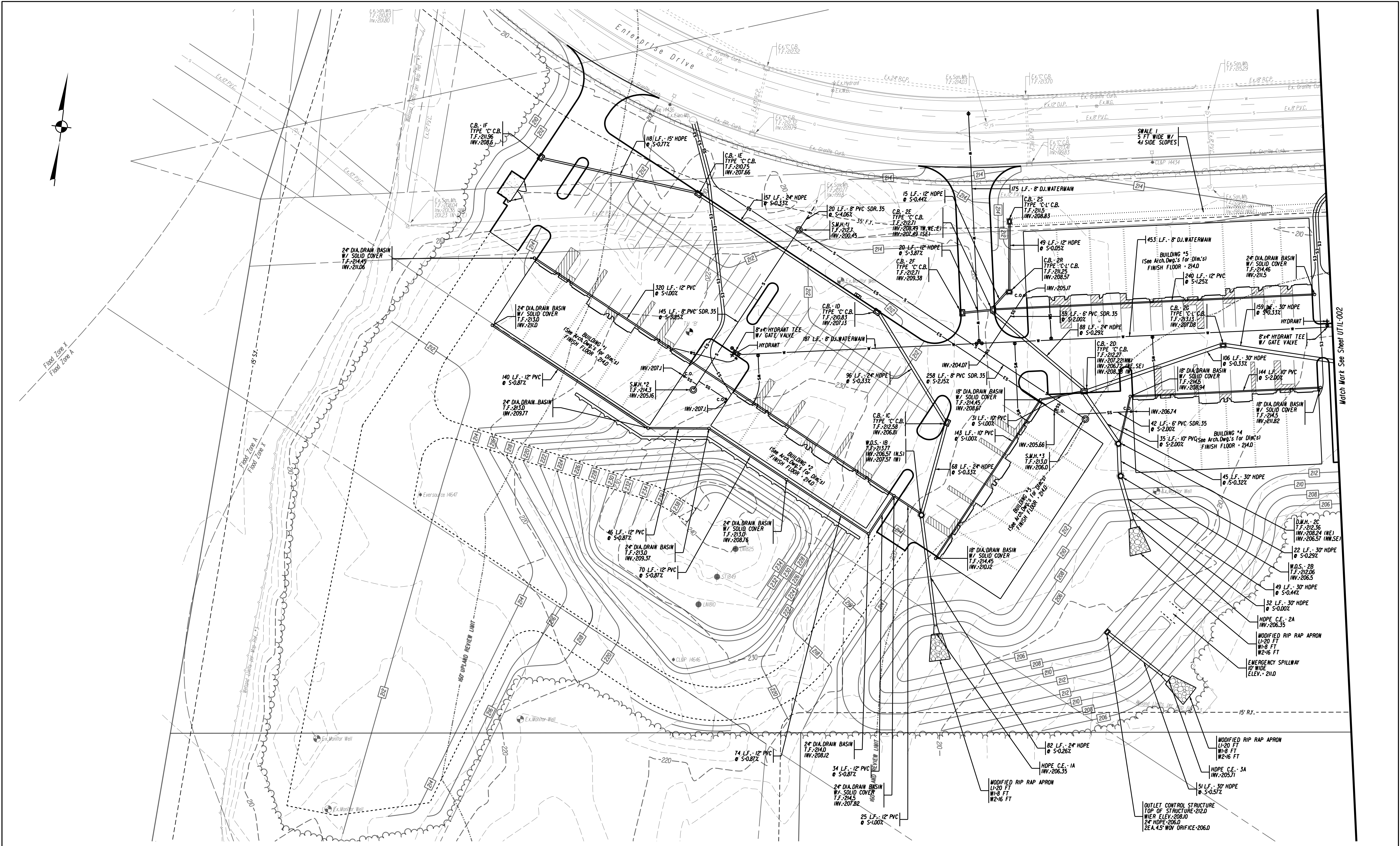
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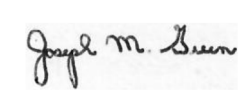
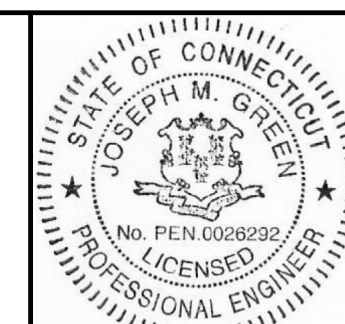


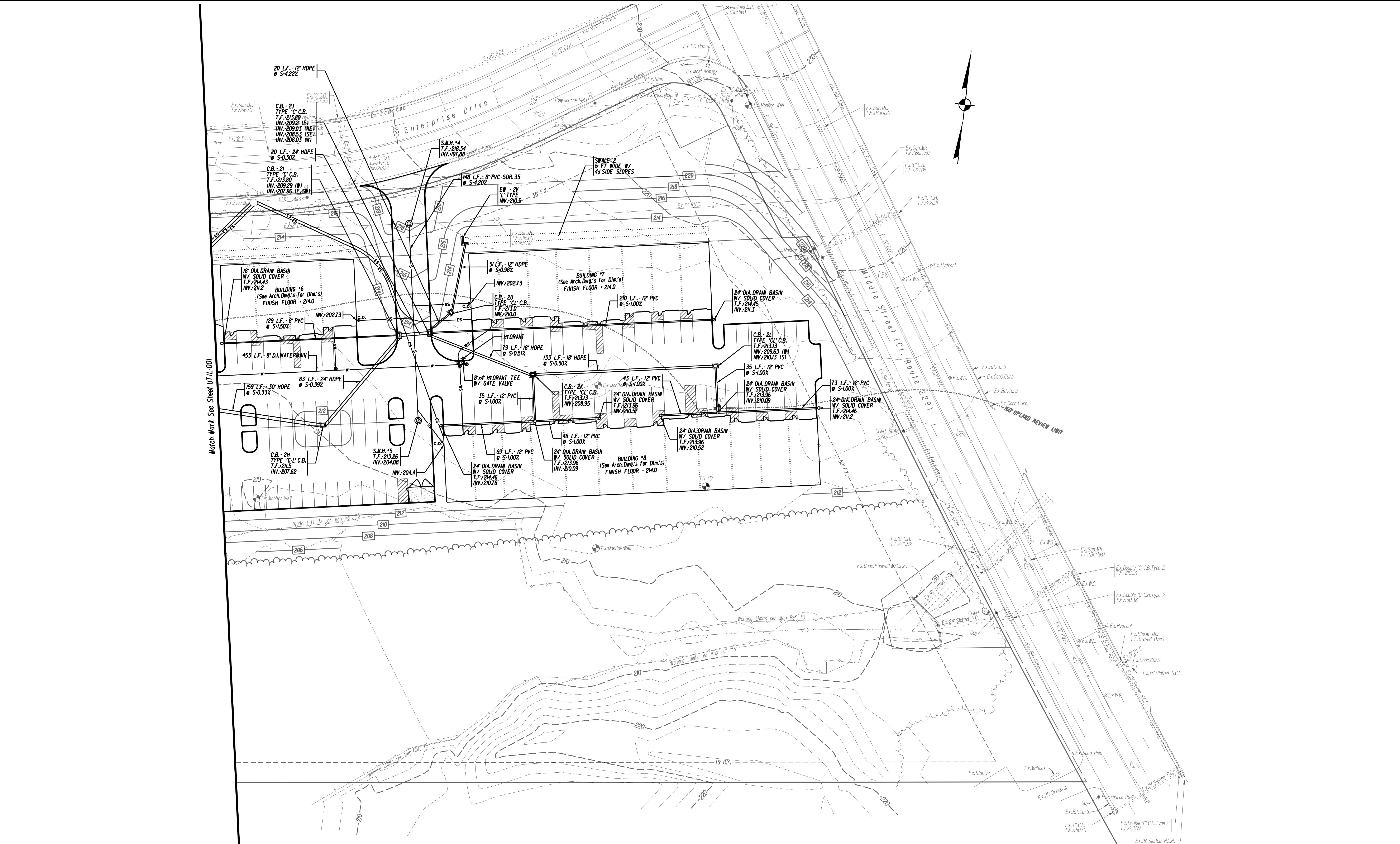
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REV.	DATE	REVISION DESCRIPTION							
						DRAWING TITLE: LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN		SHEET NO. 5	



			DATE: OCTOBER 23, 2025		ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN BRISTOL BUSINESS HUB 894 MIDDLE STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 4/17-3 & 4/17-4-1	DRAWING NO. PLN-002
1	12-29-25	HOUSEKEEPING MODIFICATIONS	SCALE: 					DRAWING TITLE: LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN	SHEET NO. 6
REV.	DATE	REVISION DESCRIPTION							



			DATE: OCTOBER 23, 2025	 6 Old Waterbury Rd. Torrville, CT 06786 Phone: (860)-589-0133 Fax: (860)-589-1342 Surveyors and Engineers	ENGINEER SIGNATURE/BLOCK: 			PROJECT TITLE: SITE PLAN BRISTOL BUSINESS HUB 894 MIDDLE STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 4/17-3 & 4/17-4-1	DRAWING NO. UTIL-001
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REV.	DATE	REVISION DESCRIPTION								



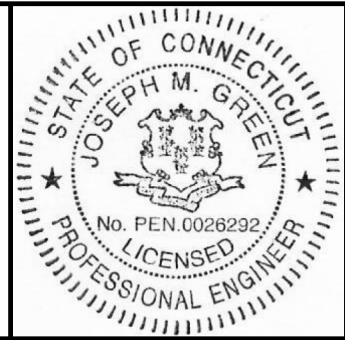
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REV.	DATE	REVISION DESCRIPTION

DATE:
OCTOBER 23, 2025

SCALE:
SCALE IN FEET
SCALE 1"=30'



ENGINEER SIGNATURE/BLOCK:
Jose M. Green



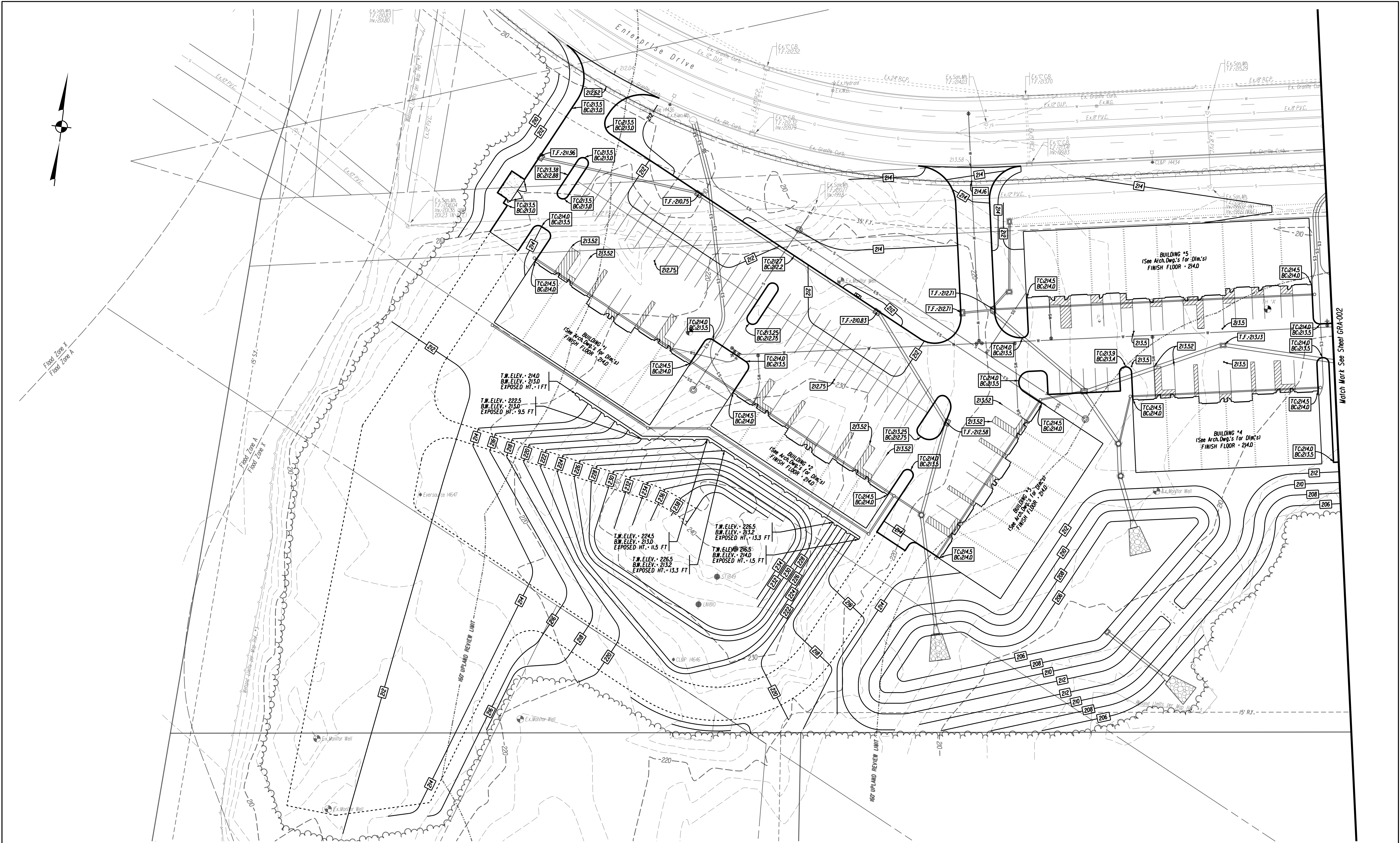
PROJECT TITLE:
SITE PLAN
BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

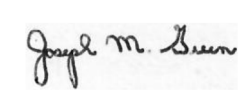
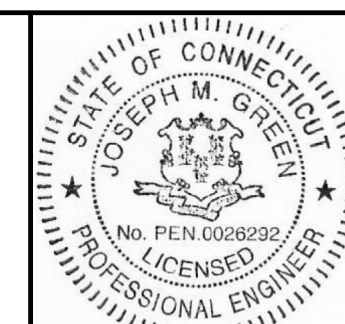
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4/17-3 & 4/17-4-1

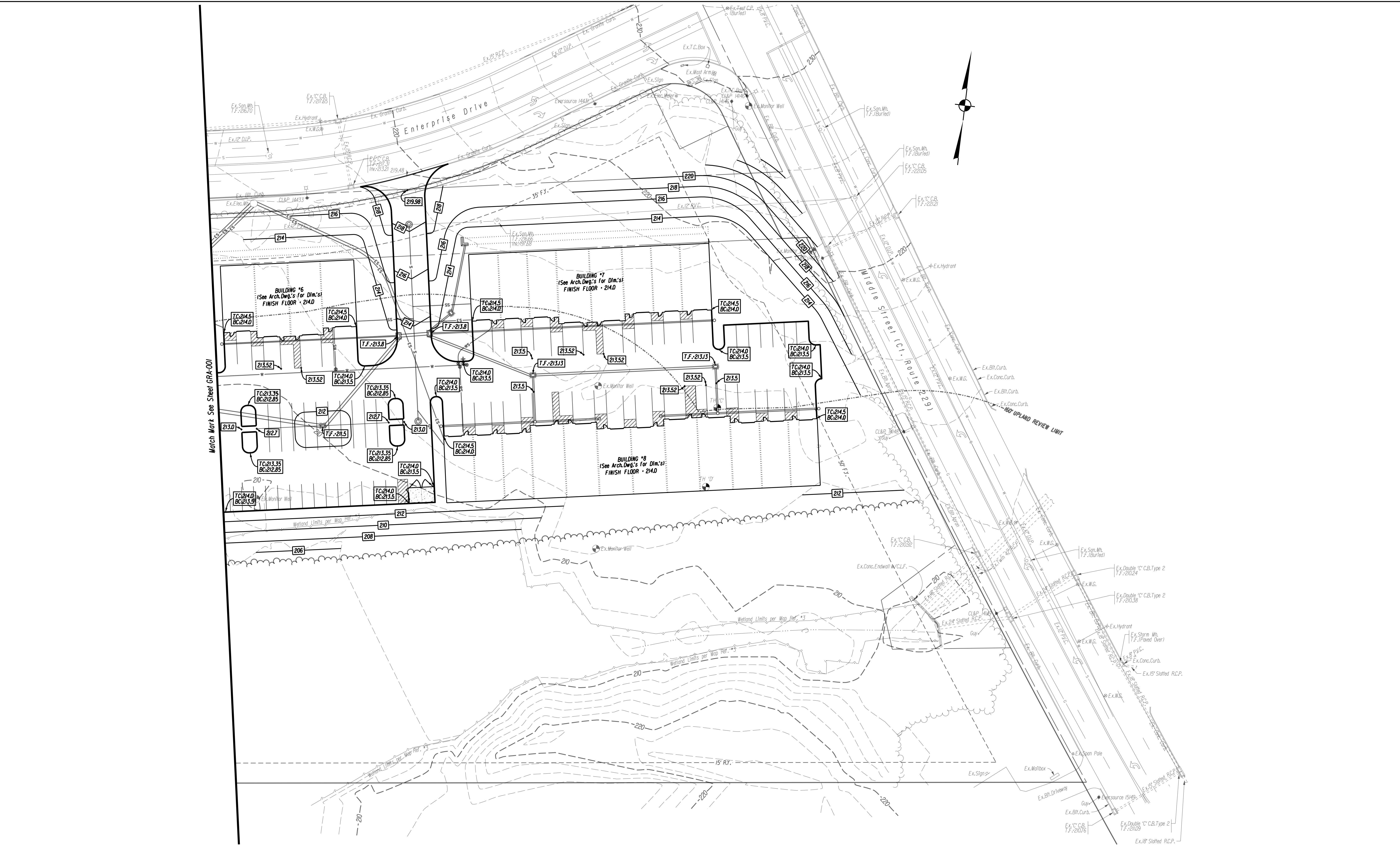
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DRAINAGE AND UTILITIES PLAN

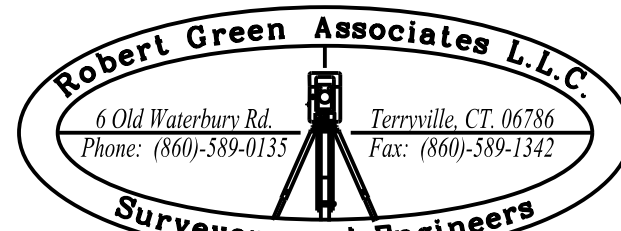
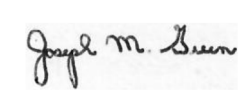
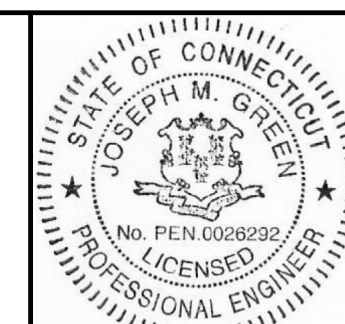
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UTIL-002

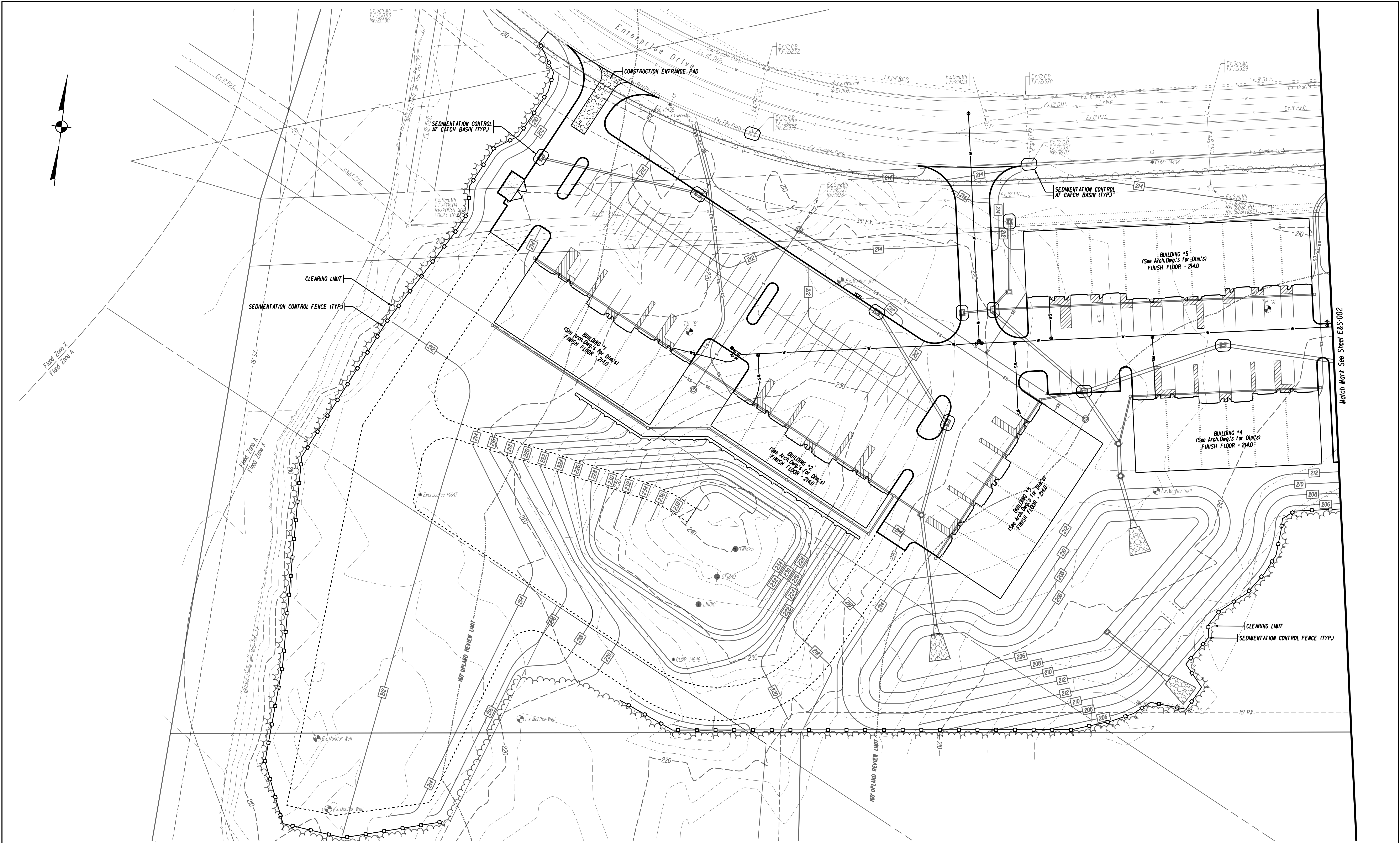
SHEET NO.
8



			DATE: OCTOBER 23, 2025	 6 Old Waterbury Rd. Torrville, CT 06786 Phone: (860) 389-0135 Fax: (860) 389-1342 Surveyors and Engineers	ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN BRISTOL BUSINESS HUB 894 MIDDLE STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 4/17-3 & 4/17-4-1	DRAWING NO. GRA-001	
1	12-29-25	HOUSEKEEPING MODIFICATIONS						SCALE: SCALE IN FEET 0 30 60 SCALE 1"=30'	DRAWING TITLE: GRADING PLAN	SHEET NO. 9
REV.	DATE	REVISION DESCRIPTION								



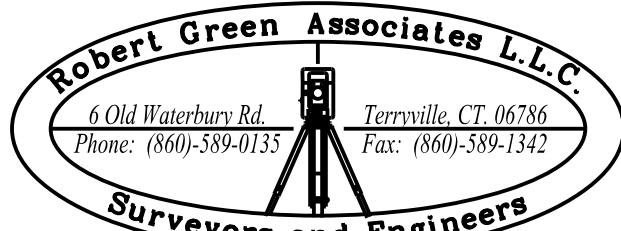
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1	12-29-25	HOUSEKEEPING MODIFICATIONS										



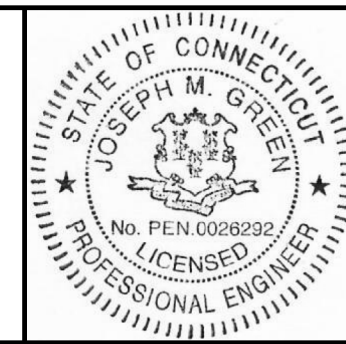
1	12-29-25	HOUSEKEEPING MODIFICATIONS
REV.	DATE	REVISION DESCRIPTION

DATE:
OCTOBER 23, 2025

SCALE:
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SCALE 1"=30'



ENGINEER SIGNATURE/BLOCK:
Joseph M. Green



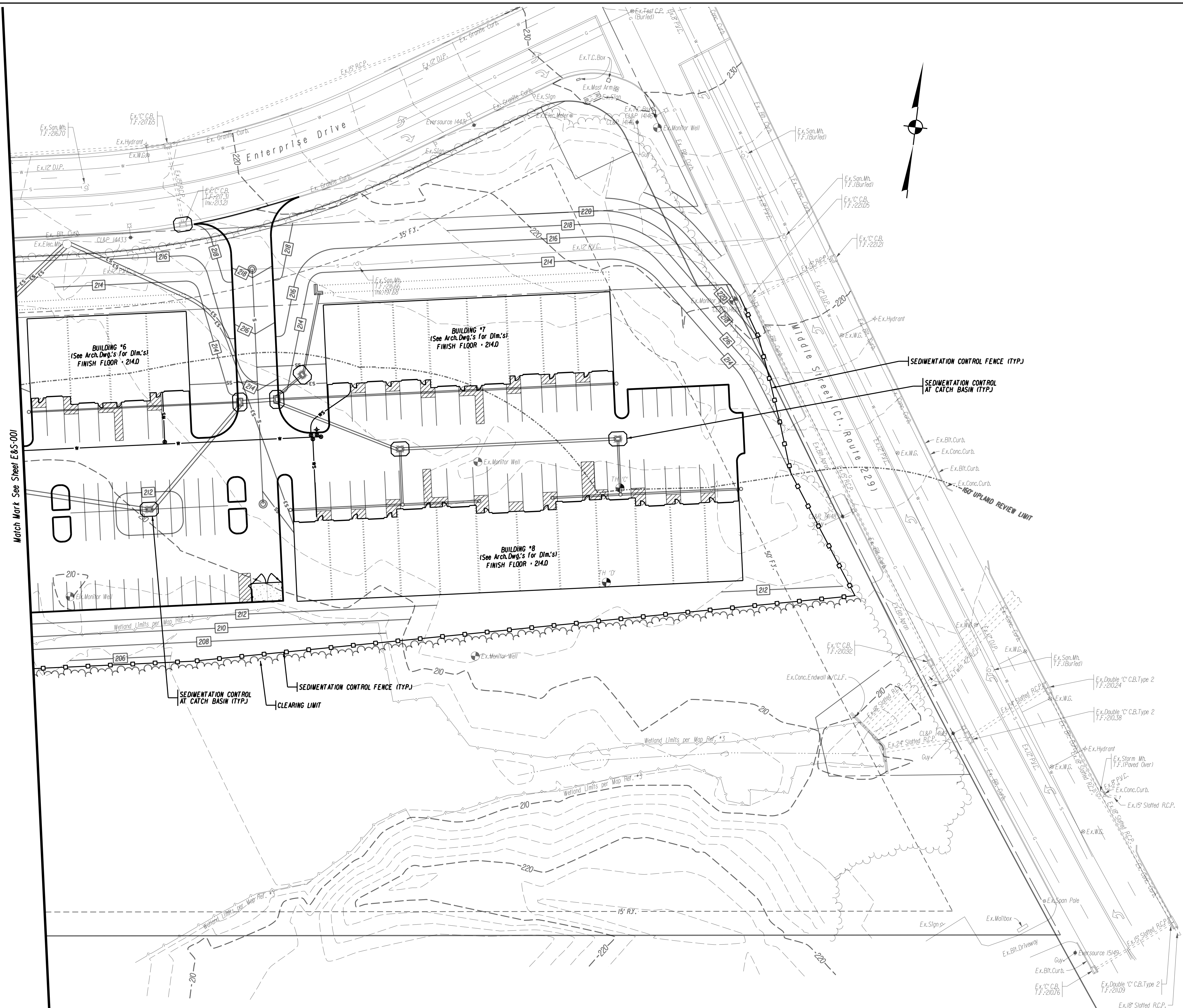
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SITE PLAN
BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:
4/17-3 & 4/17-4-1

DRAWING TITLE:
EROSION AND SEDIMENTATION
CONTROL PLAN

DRAWING NO.
E&S-001

SHEET NO.
11



I	12-29-25	HOUSEKEEPING MODIFICATIONS
REV.	DATE	REVISION DESCRIPTION

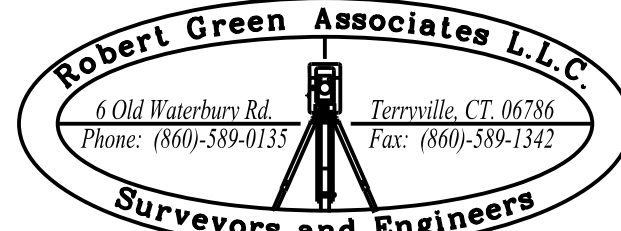
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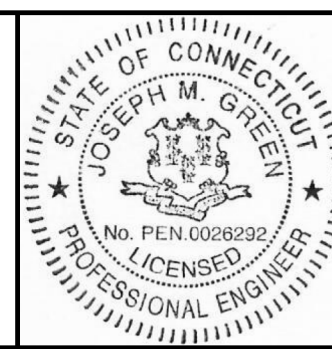


A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '30' in the middle, and '60' at the right end.



ENGINEER SIGNATURE/BLOCK:

Joseph M. Beun



<i>PROJECT TITLE:</i>

SITE PLAN

BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:

4/17-3 & 4/17-4-1

DRAWING TITLE:

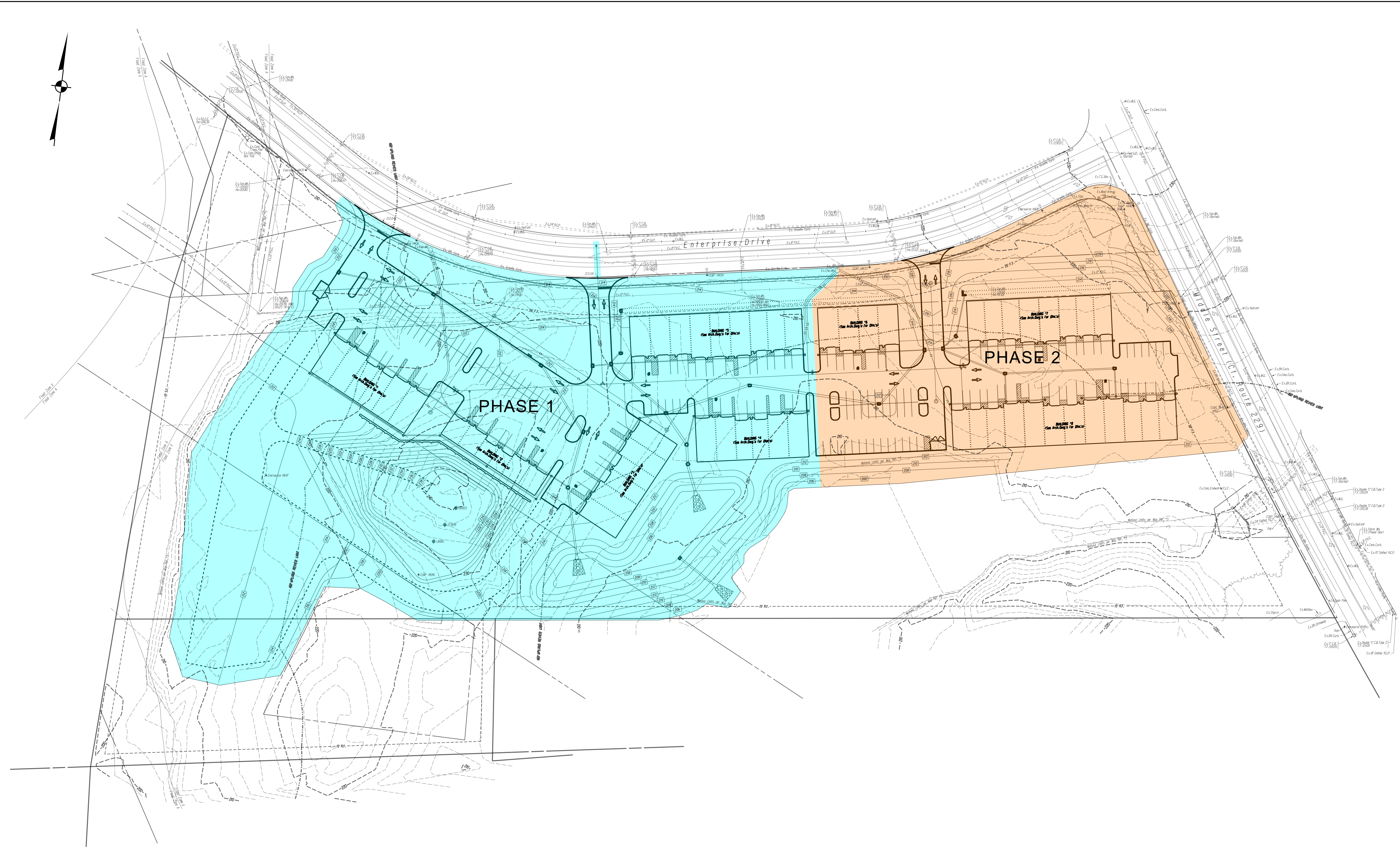
EROSION AND SEDIMENTATION CONTROL PLAN

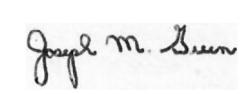
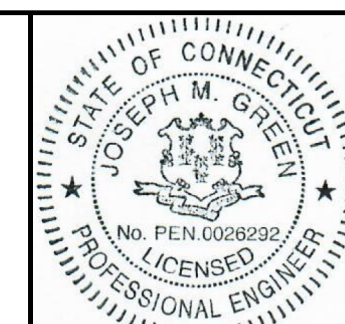
DRAWING NO.

E&S-002

SHEET NO.

12



			DATE: OCTOBER 23, 2025		ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN BRISTOL BUSINESS HUB 894 MIDDLE STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP LOT: 4/17-3 & 4/17-4-1	DRAWING NO. PHA-001
1	12-29-25	HOUSEKEEPING MODIFICATIONS	SCALE:  SCALE 1"=50'					DRAWING TITLE: PHASING PLAN	SHEET NO. 13
REV.	DATE	REVISION DESCRIPTION							

Test Hole Data (11-04-2025)

Test Hole A
0-11" Sand Fill
11-16 Orange/Brown Topsoil
16-45 Very Fine Orange/Brown Sandy Loam
45-77 Medium Tan Sand
No Observed Matting
No Water
No Ledge

Test Hole B
0-14" Red/Brown Medium Sand
14-78 Medium Tan Sand
No Observed Matting
No Water
No Ledge

Test Hole C
0-54" Fill
54"-58 Original Topsoil
58-70 Coarse Sand
70-80 Light Gray Very Fine Sand
Water at 65"
No Ledge

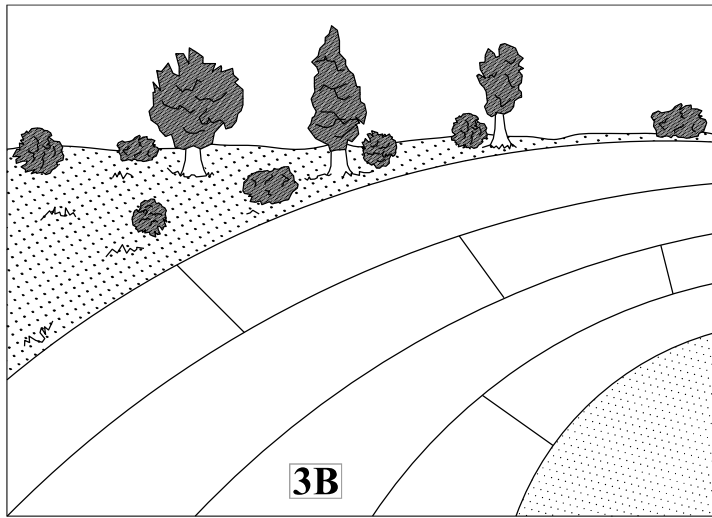
Test Hole D
0-40" Fill
40"-48 Original Topsoil
48-70 Very Moist Gray Sand
Water at 37"
No Ledge

Percolation Test Data (11-14-2025)

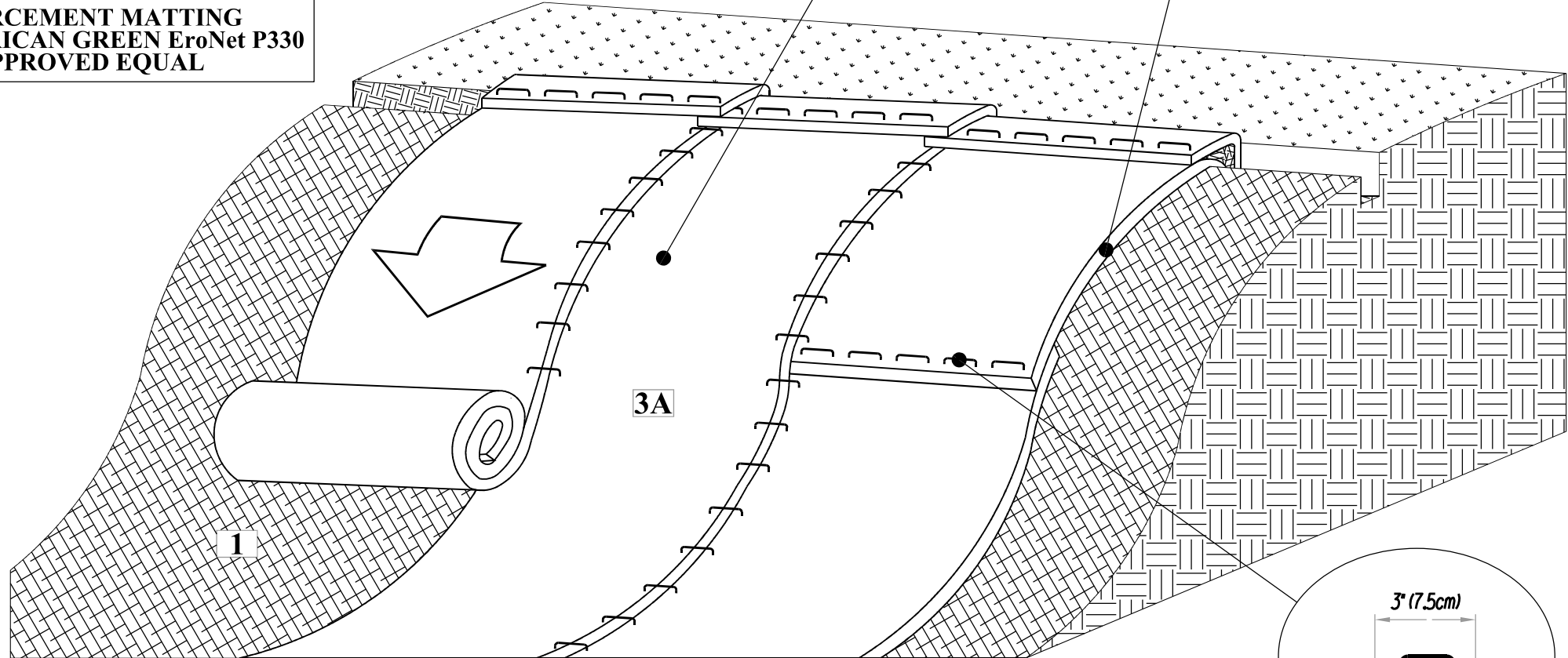
Depth - 28"

2:45 3"
2:48 16"
2:51 Dry

Percolation Rate - Faster Than 1 Min/Inch



REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL



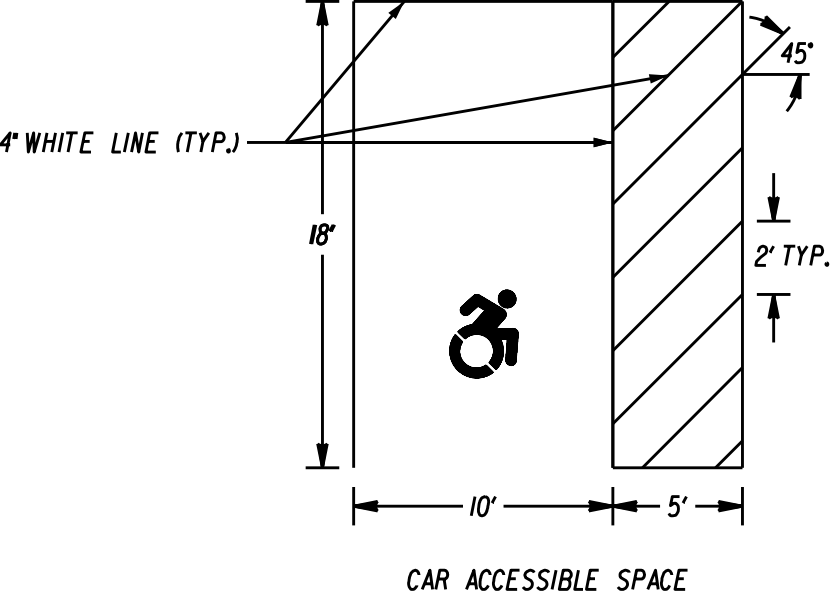
ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (PREPS) 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" x 5" (5 x 12.5cm) OVERLAP DEPENDING ON THE RECPS TYPE.
5. CONSECUTIVE RECPS SPUNCE 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.

SEE SIGN DETAILS AND PLANS FOR REQUIREMENTS (TYP.)

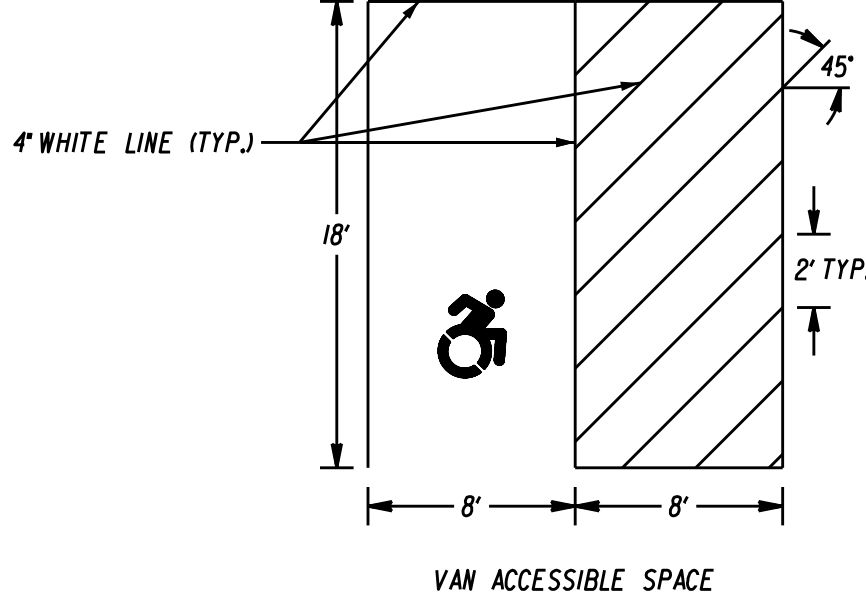
LINE NOT REQUIRED IF LOCATED AT CURB



CAR ACCESSIBLE SPACE

SEE SIGN DETAILS AND PLANS FOR REQUIREMENTS (TYP.)

LINE NOT REQUIRED IF LOCATED AT CURB



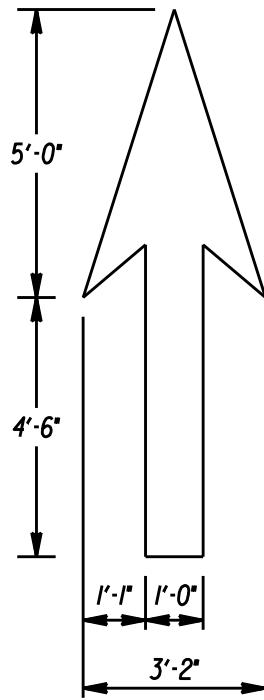
VAN ACCESSIBLE SPACE

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

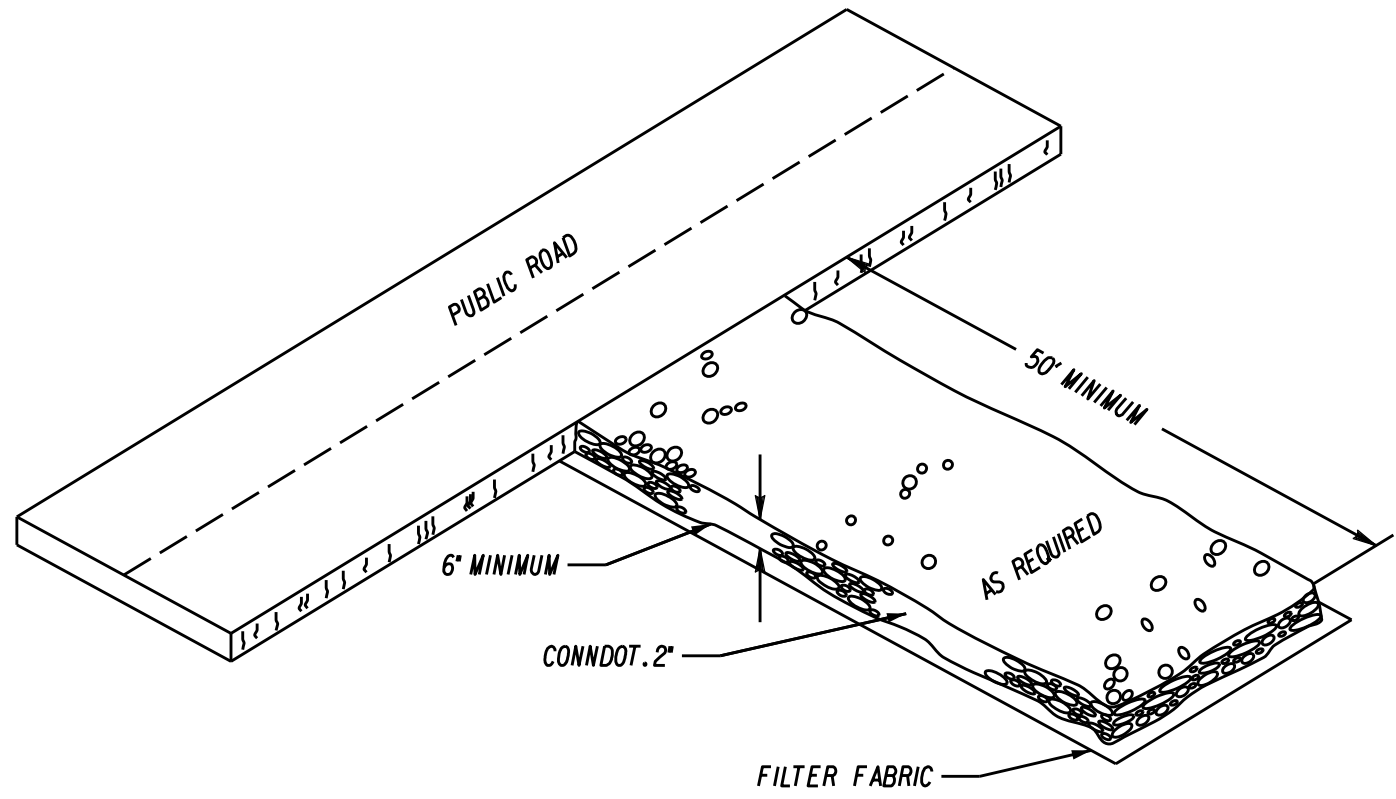
PARKING STALLS FOR HANDICAPPED
NOT TO SCALE



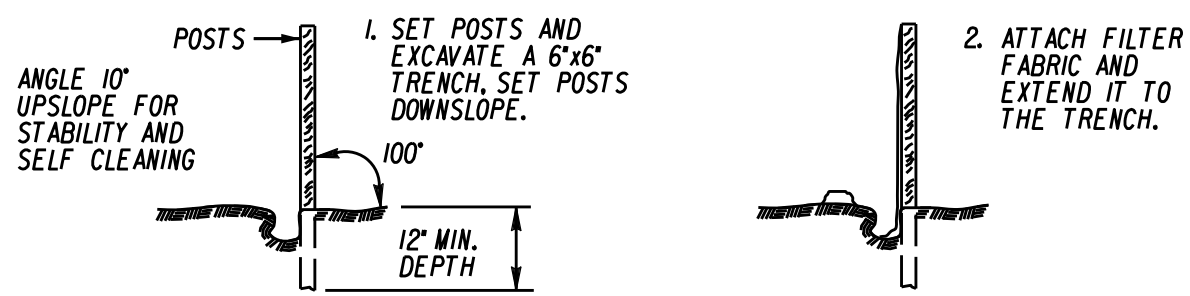
SYMBOL OF ACCESS PARKING SPACE MARKING
(TO COMPLY WITH CT. P.A. #16-78)
NOT TO SCALE



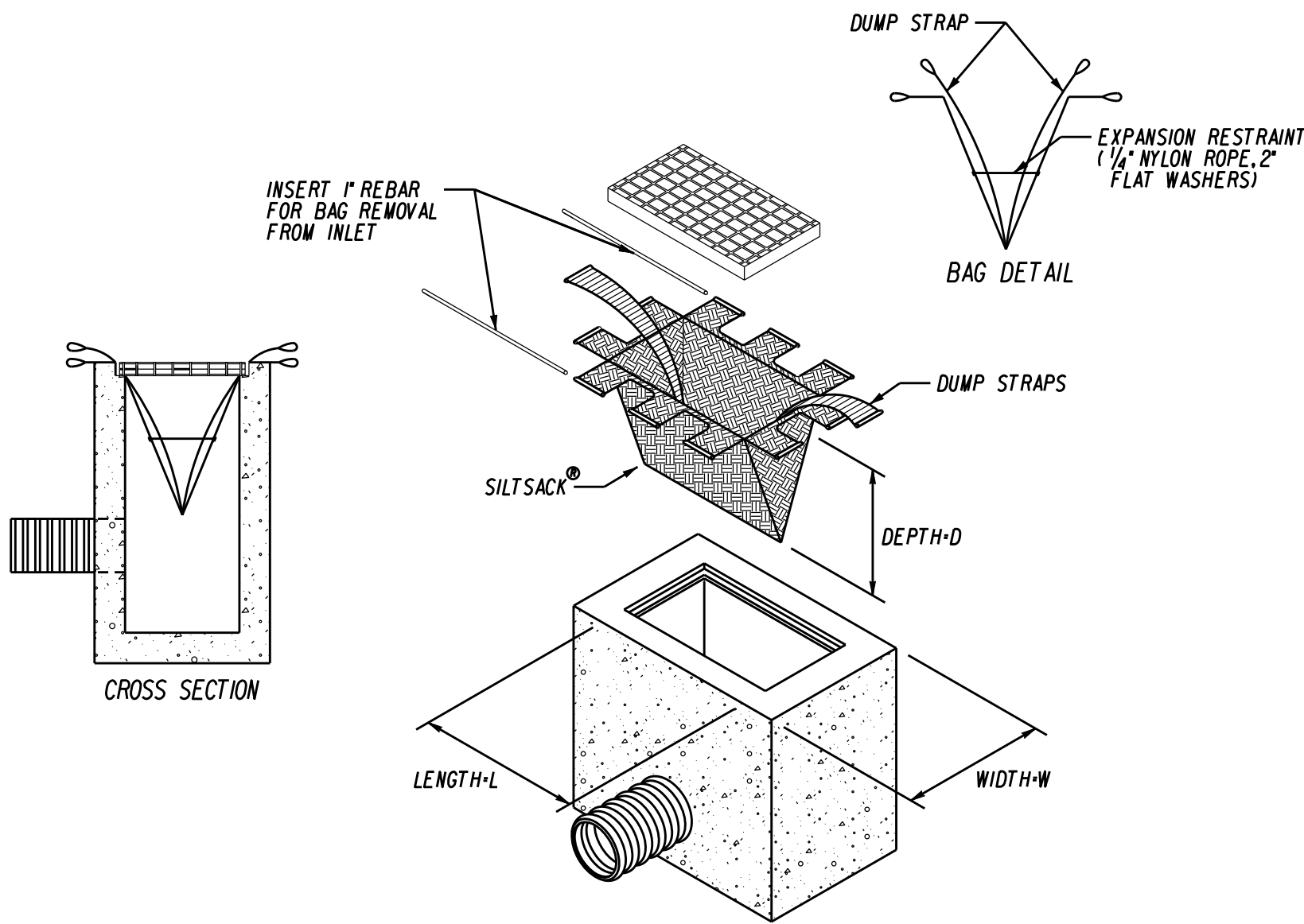
PAVEMENT ARROW DETAIL (WHITE)
NOT TO SCALE



CONSTRUCTION ENTRANCE PAD
NOT TO SCALE



PLACEMENT AND CONSTRUCTION OF A
SEDIMENTATION CONTROL FENCE
NOT TO SCALE

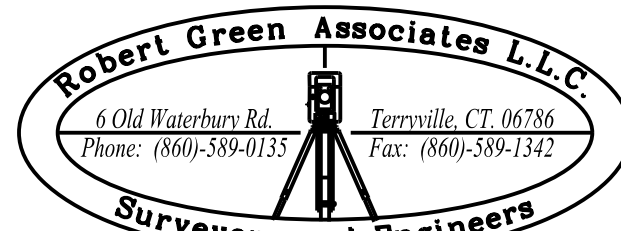
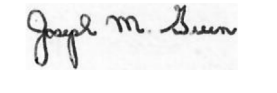
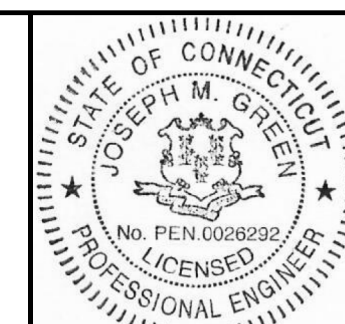


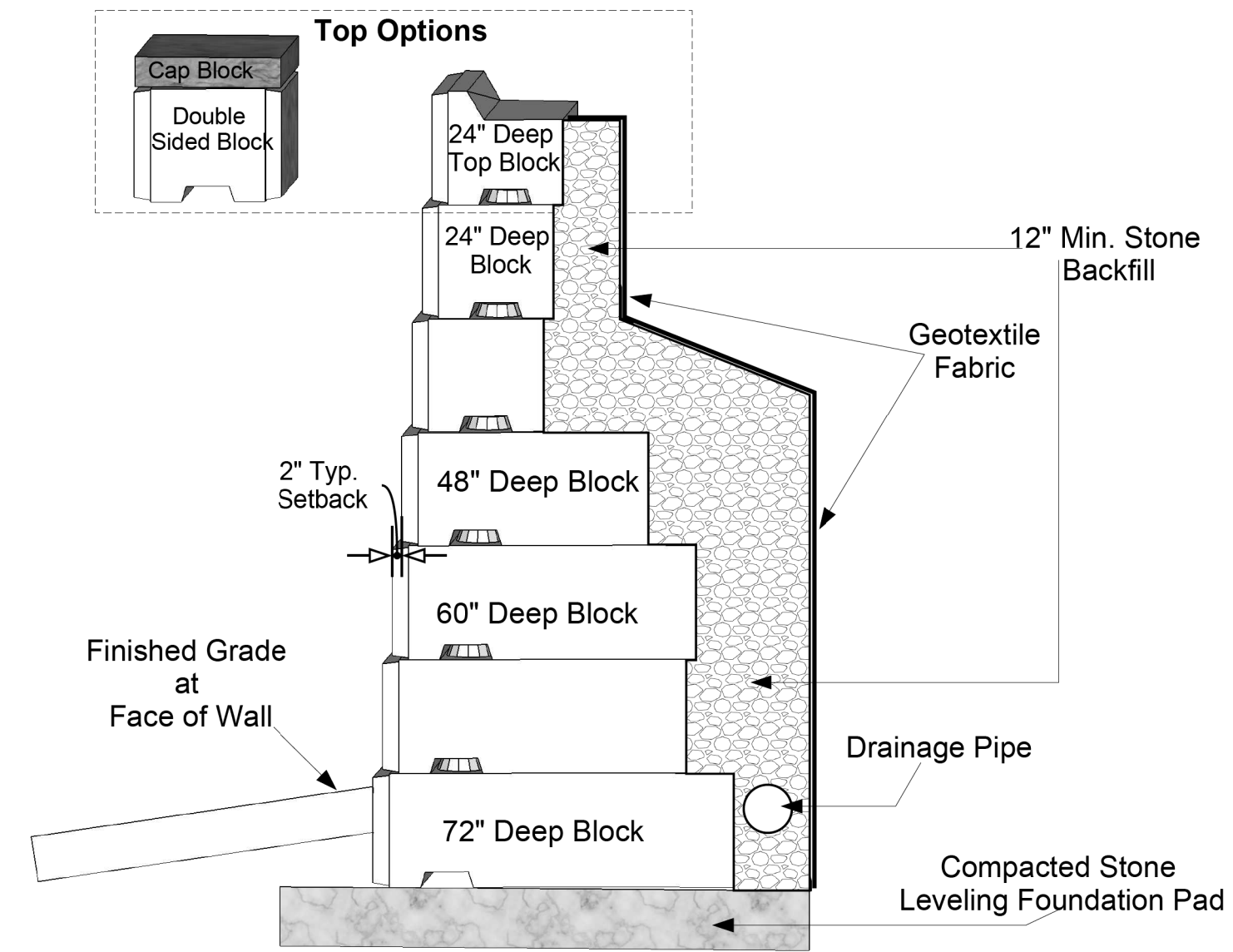
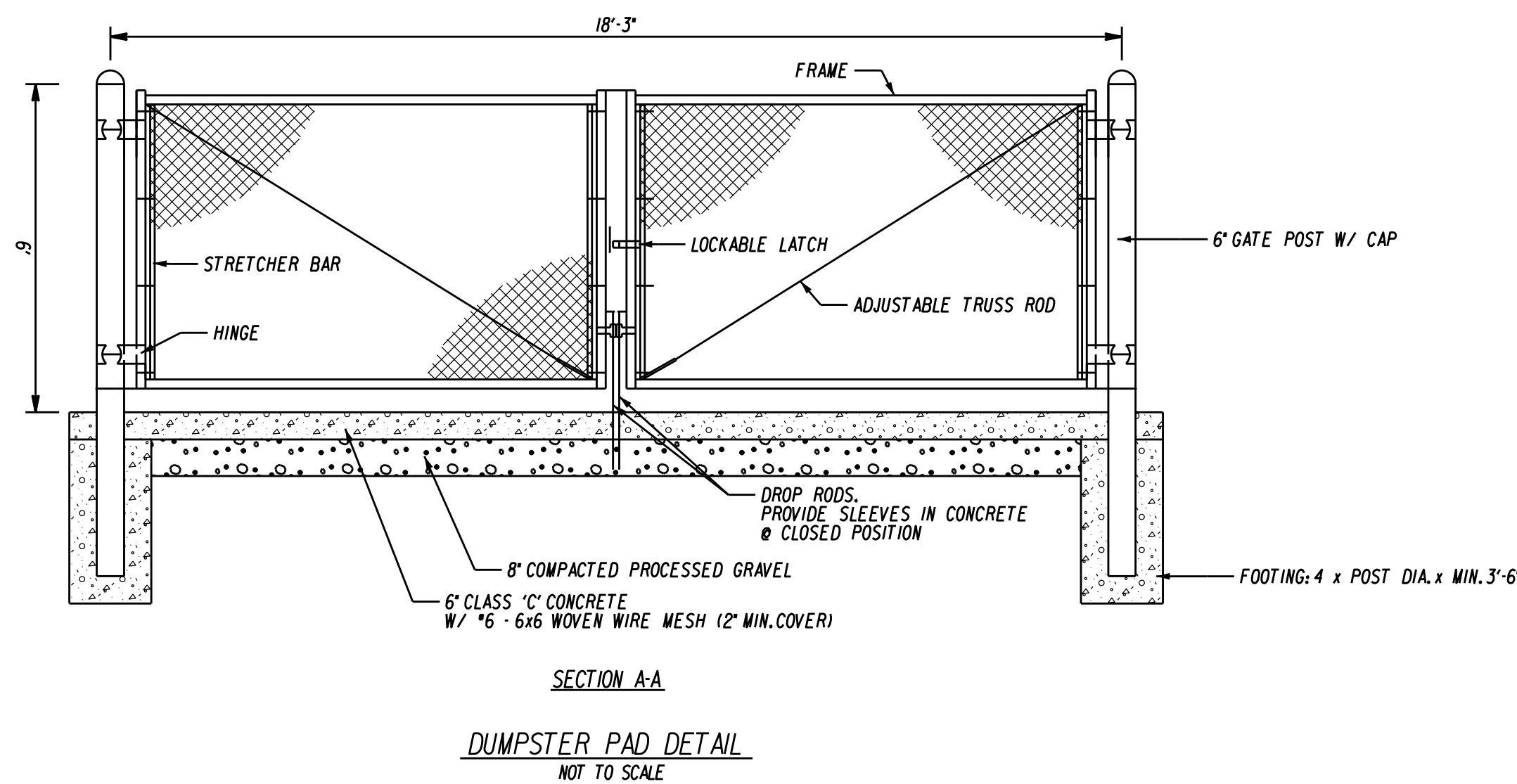
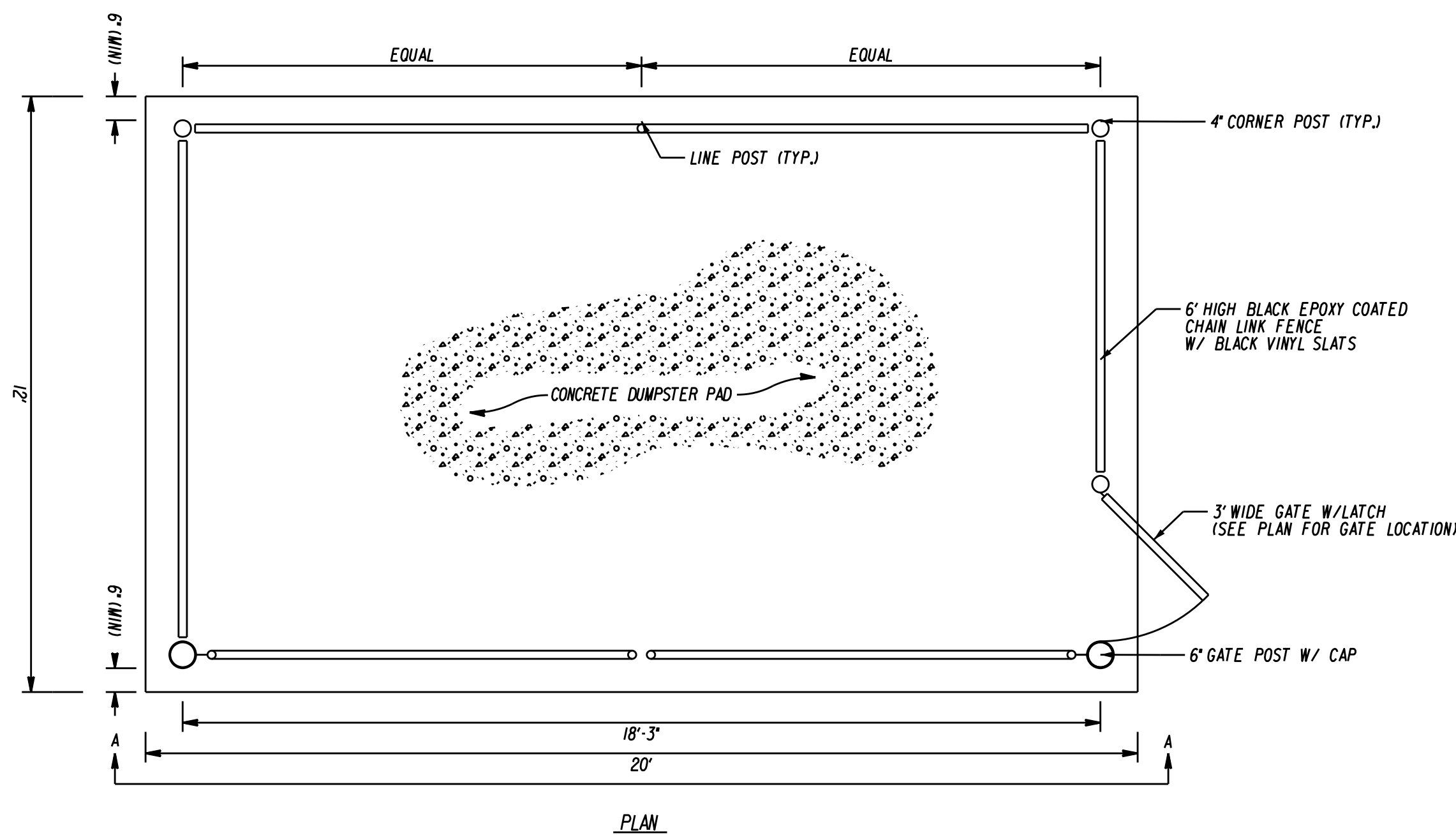
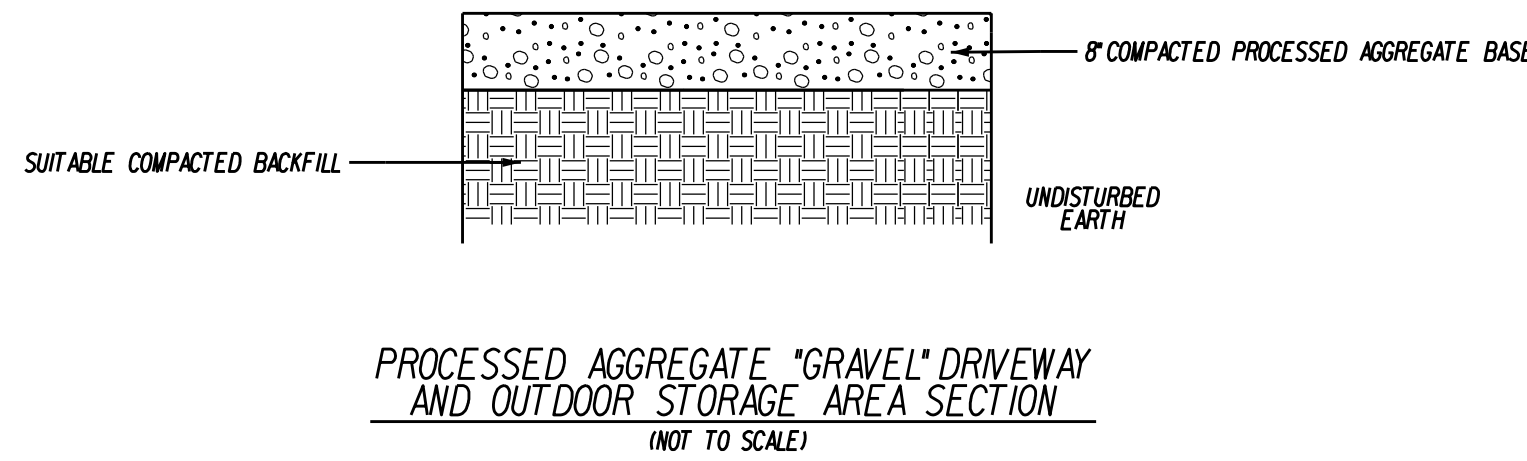
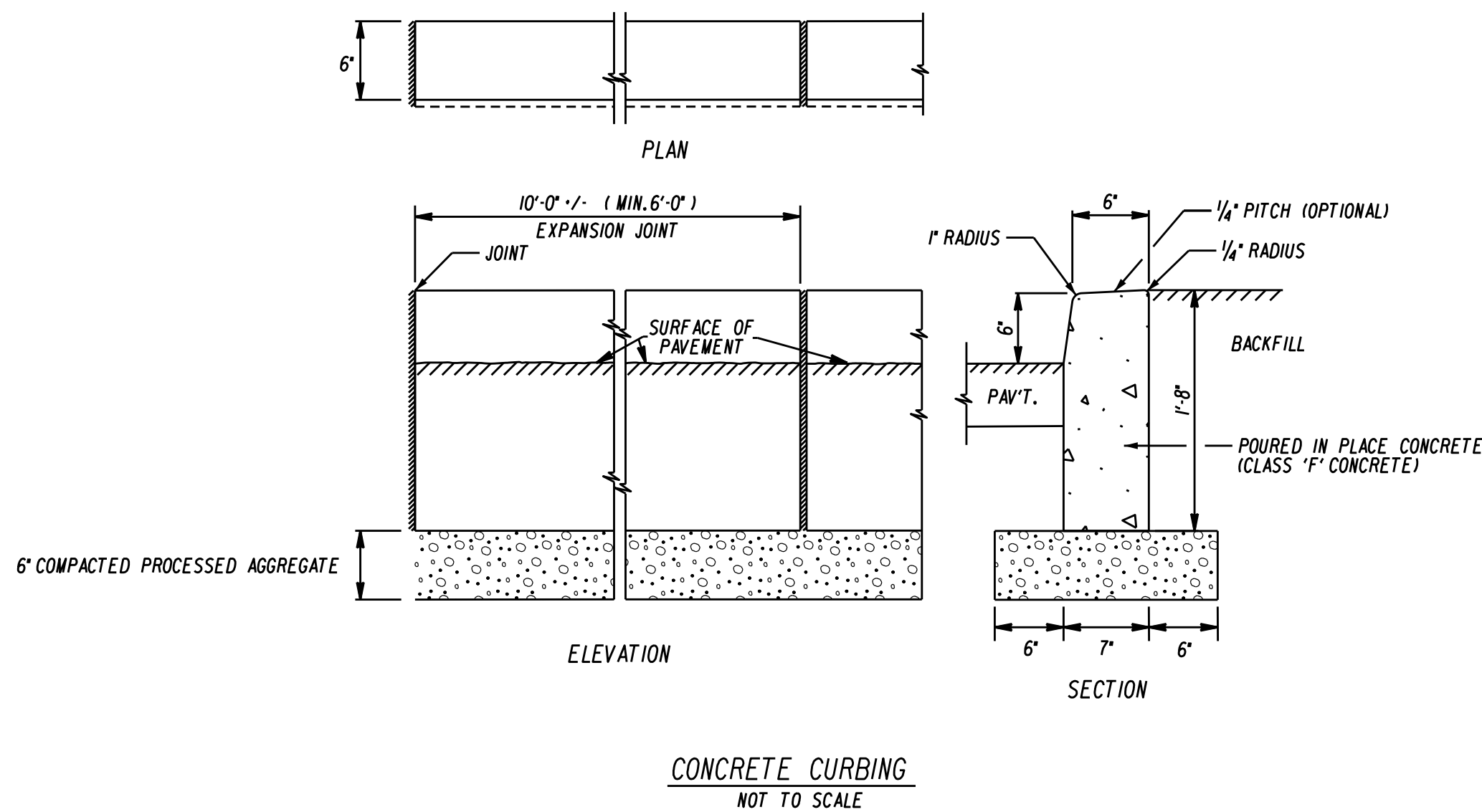
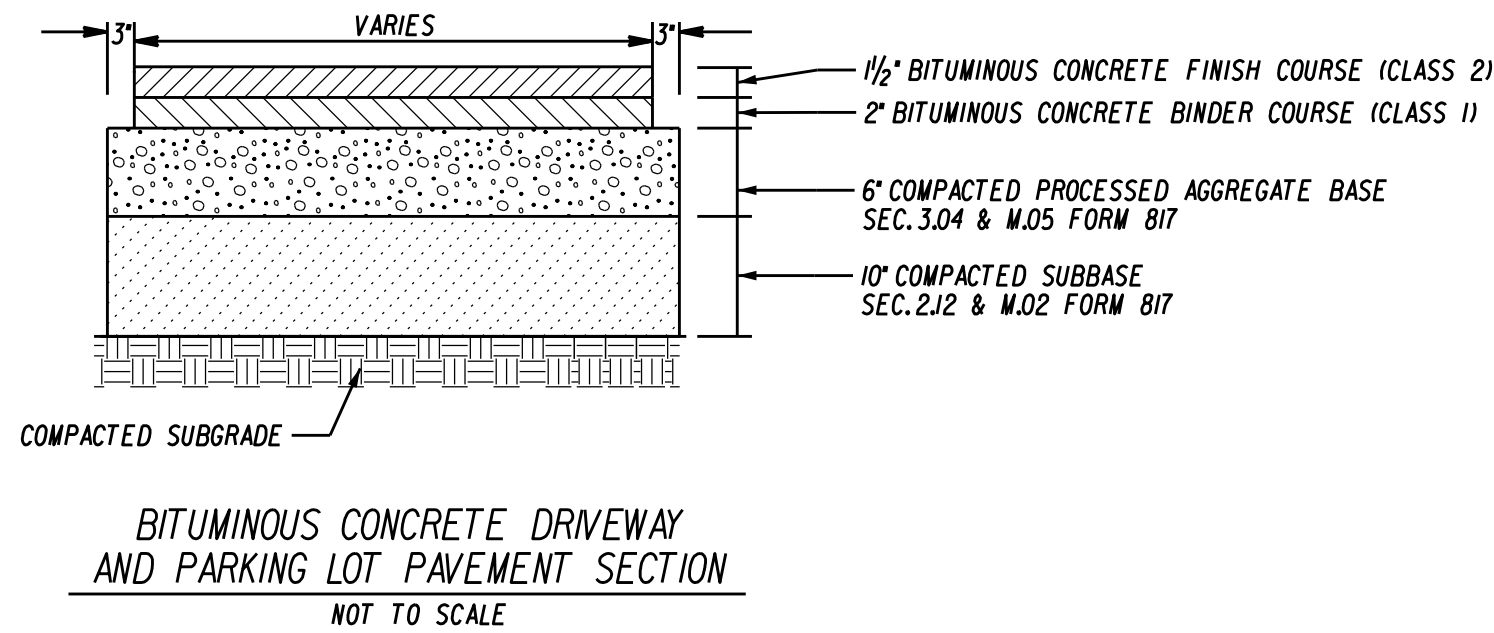
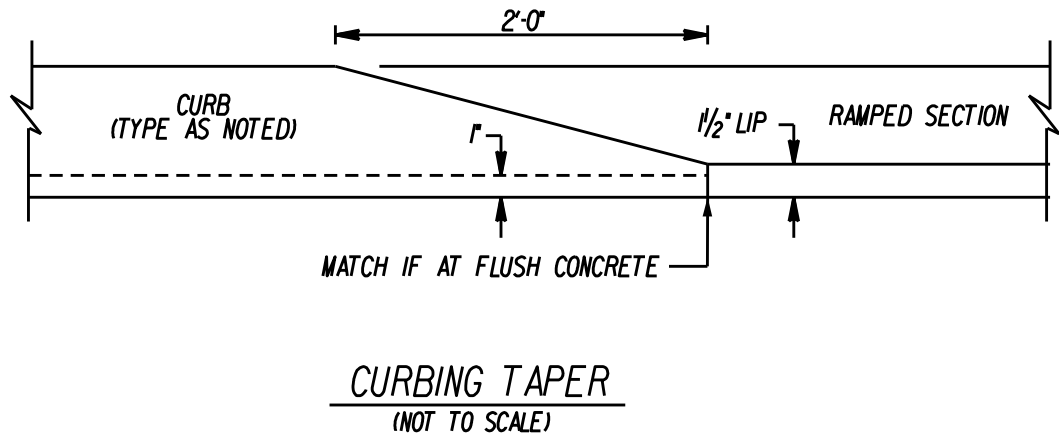
SEDIMENTATION CONTROL
AT CATCH BASIN
NOT TO SCALE

SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS				
RESERVED PARKING PERMIT REQUIRED				
LEGEND - WHITE BACKGROUND - BLUE				
AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
2,00	12X24		1	.080

VAN ACCESSIBLE				
AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
	12X6	31-0648		.080

R1-1 STOP				
LEGEND - WHITE BACKGROUND - RED				
AREA (SQ. FT.)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
5.19	30	31-0552	1	.080

			DATE:	OCTOBER 23, 2025		ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN BRISTOL BUSINESS HUB 894 MIDDLE STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 4 / 17-3 & 4/17-4-1	DRAWING NO. MISC-001
			SCALE:	AS NOTED					DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS	SHEET NO. 14
1	12-29-25	HOUSEKEEPING MODIFICATIONS								
REV.	DATE	REVISION DESCRIPTION								

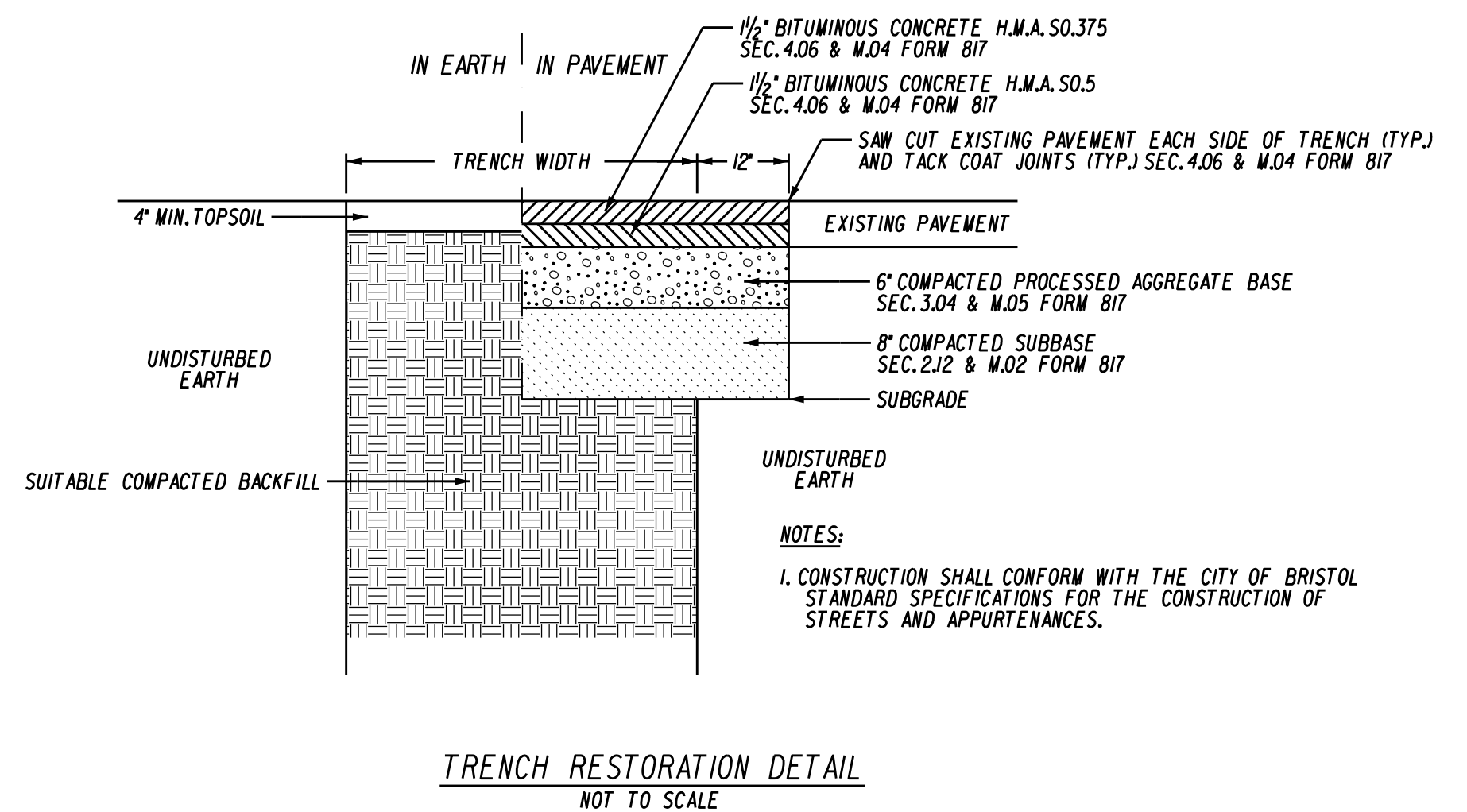


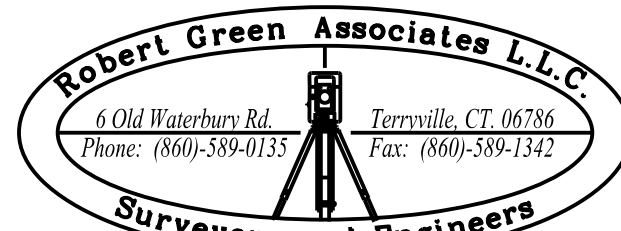
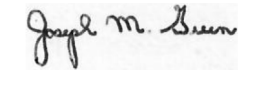
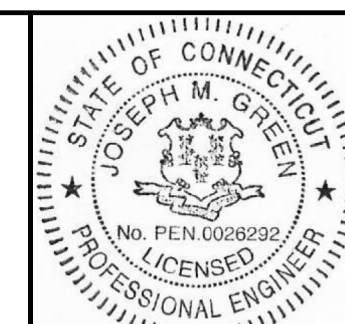
ATLAS CONCRETE PRODUCTS
www.AtlasConcrete.com
65 Burrill St.
New Britain CT 06053

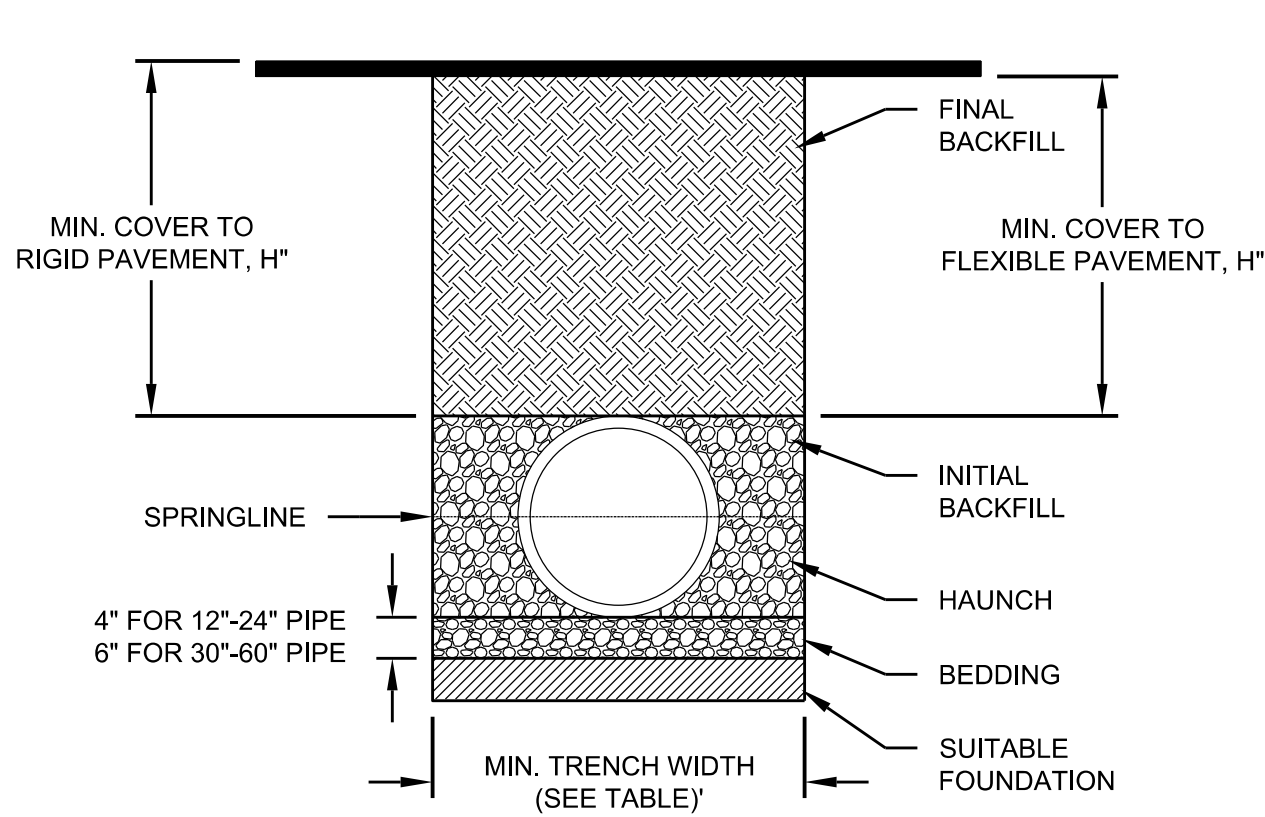
800-774-1112
860-224-2244
860-224-2255 Fax

ATLAS
CONCRETE PRODUCTS

Atlas Retaining Wall
Typical Section
14' Height Wall



			DATE: OCTOBER 23, 2025		ENGINEER SIGNATURE/BLOCK: 		PROJECT TITLE: SITE PLAN BRISTOL BUSINESS HUB 894 MIDDLE STREET BRISTOL, CONNECTICUT	ASSESSOR'S MAP/LOT: 4 / 17-3 & 4/17-4-1	DRAWING NO. MISC-002
1	12-29-25	HOUSEKEEPING MODIFICATIONS	SCALE: AS NOTED					DRAWING TITLE: MISCELLANEOUS NOTES AND DETAILS	SHEET NO. 15
REV.	DATE	REVISION DESCRIPTION							



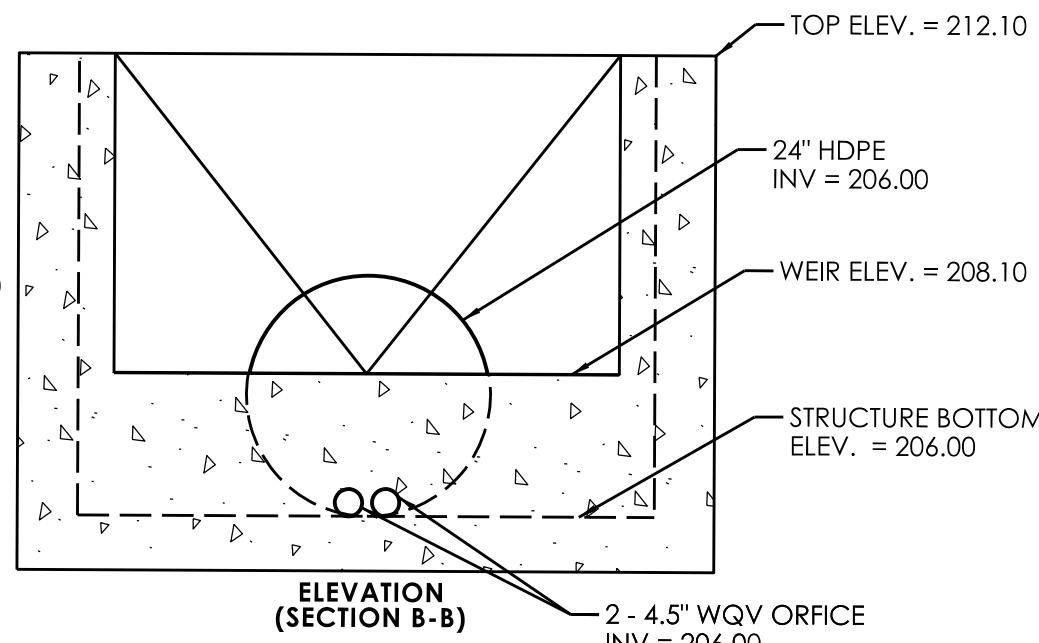
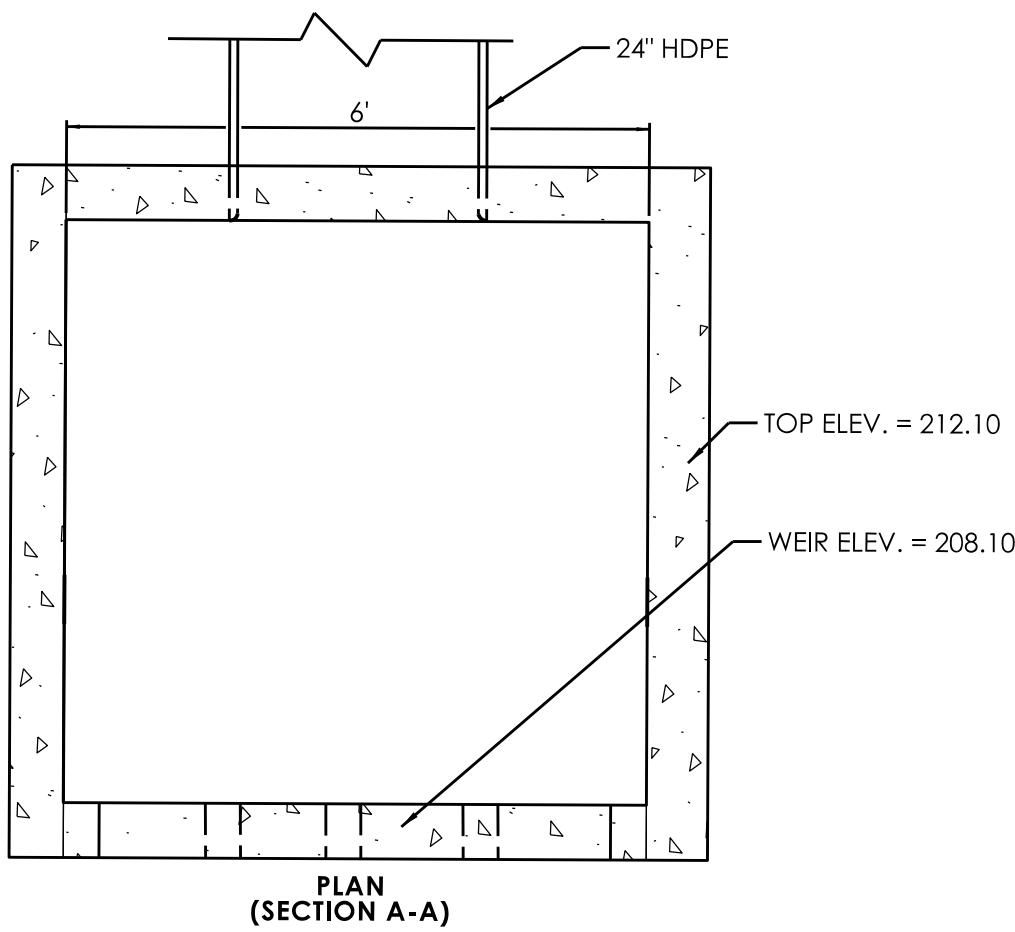
PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**		
PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

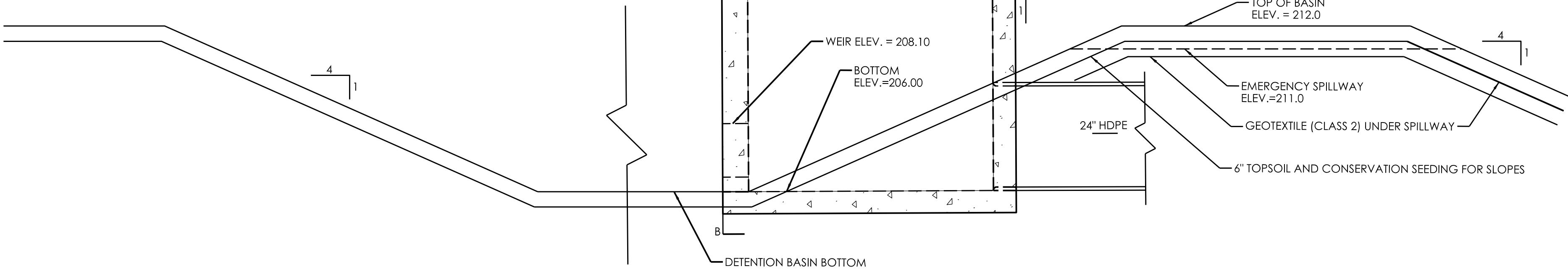
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

PIPE DIAM.	CLASS I		CLASS II		CLASS III
	COMPACTED	DUMPED	95%	90%	
4" (100mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
6" (150mm)	40 (12.2m)	19 (5.8m)	27 (8.2m)	19 (5.8m)	20 (6.1m)
8" (200mm)	30 (9.1m)	14 (4.3m)	21 (6.4m)	14 (4.3m)	15 (4.6m)
10" (250mm)	34 (10.4m)	16 (4.9m)	23 (7.0m)	16 (4.9m)	17 (5.2m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	18 (5.5m)
15" (375mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	19 (5.8m)
18" (450mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
24" (600mm)	27 (8.2m)	13 (4.0m)	19 (5.8m)	13 (4.0m)	14 (4.3m)
30" (750mm)	22 (6.7m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)
42" (1050mm)	24 (7.3m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
48" (1200mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	12 (3.7m)	13 (4.0m)

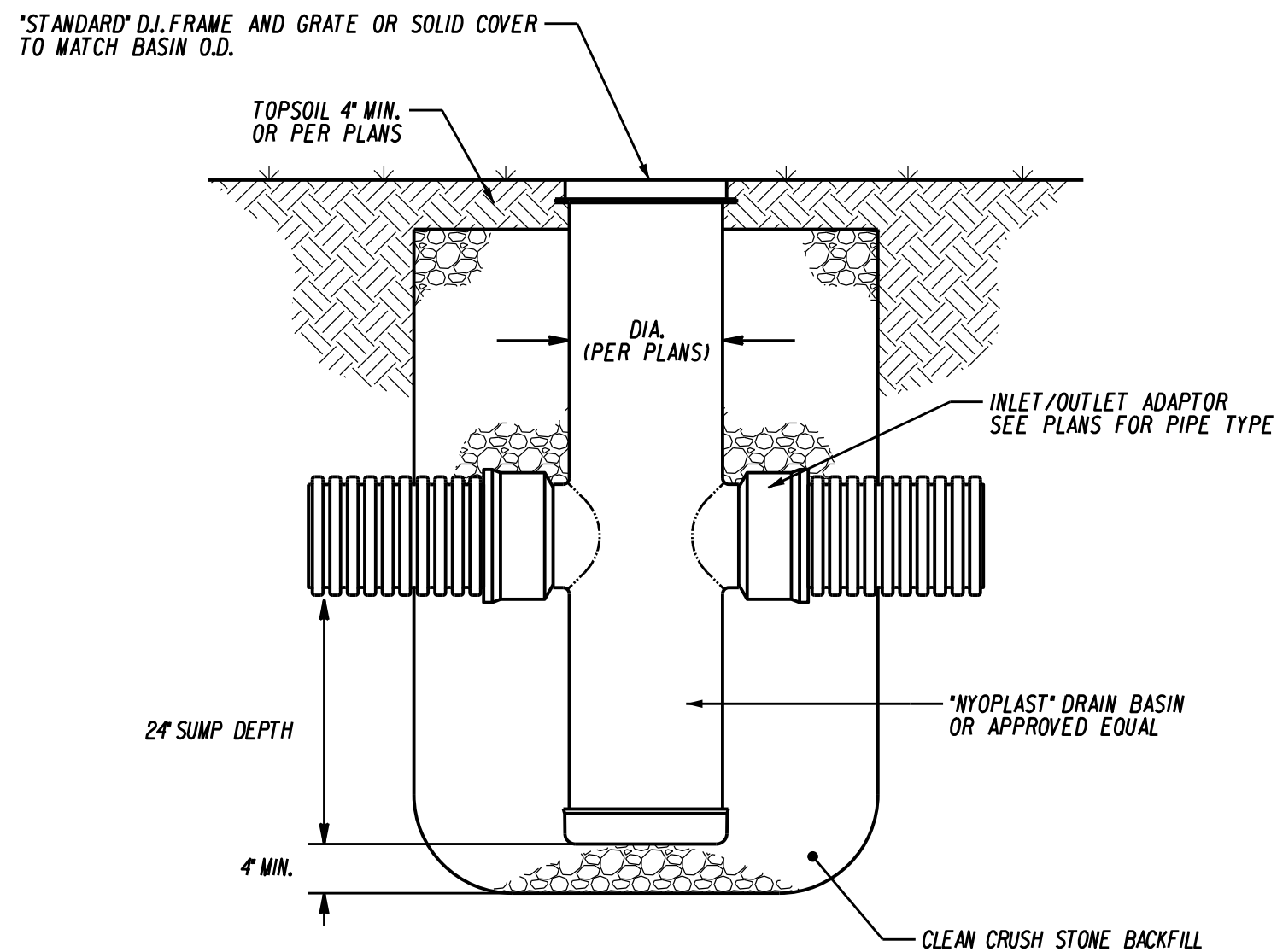
FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE.
UNIT WEIGHT OF SOIL (Ys) = 120 PCF



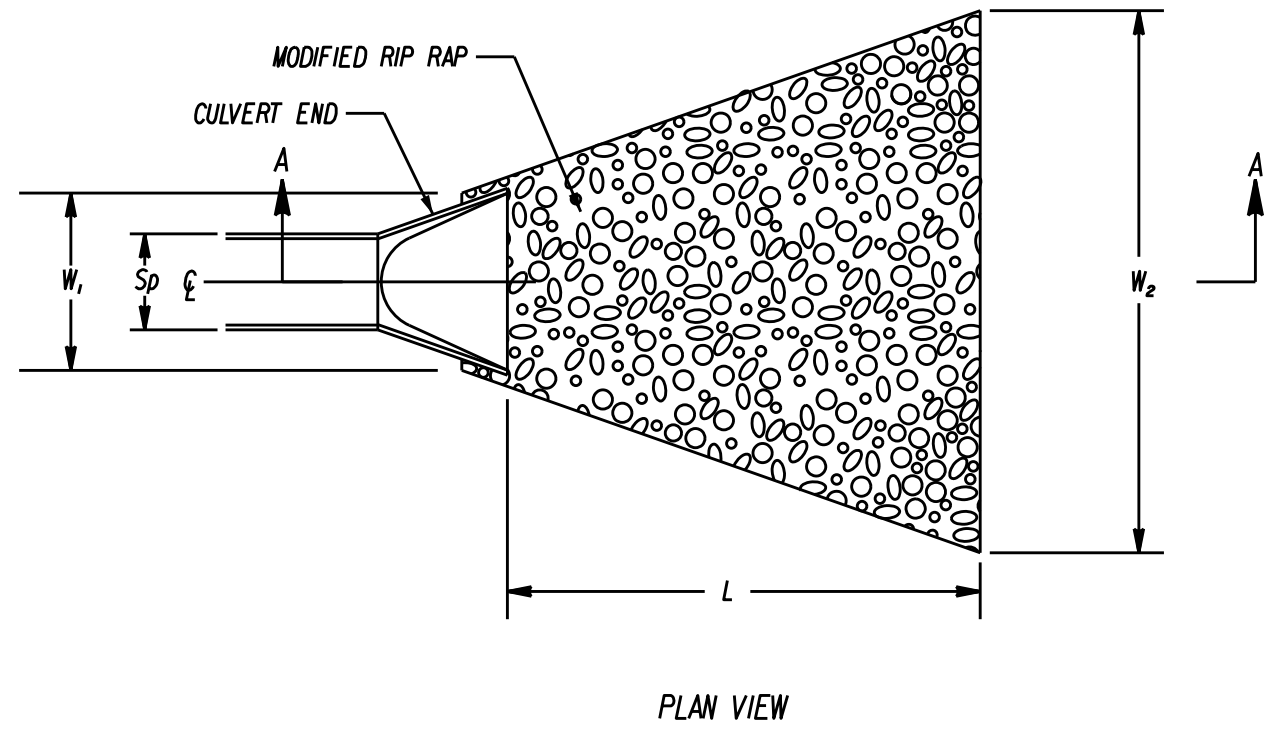
TOP OF CONTROL STRUCTURE ELEV. = 212.10



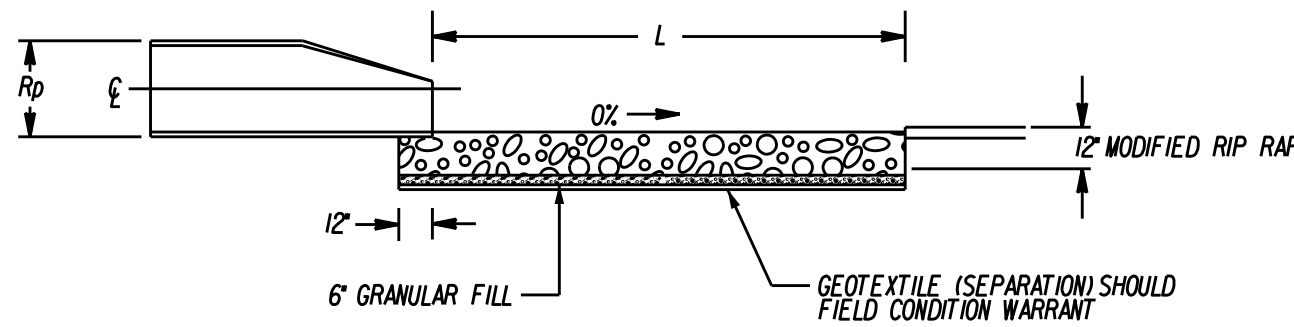
OUTLET CONTROL STRUCTURE
SIDE VIEW ELEVATION



DRAIN BASIN
NOT TO SCALE



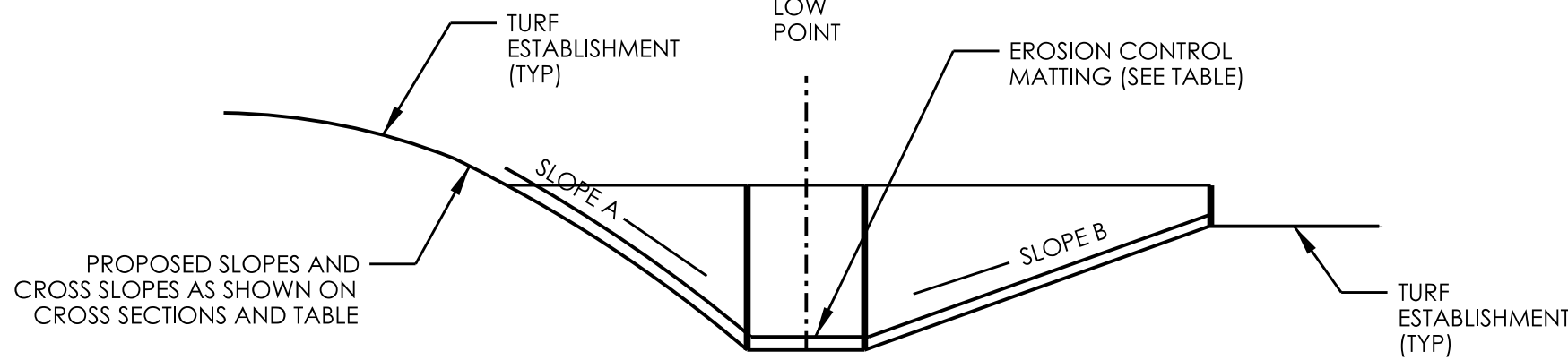
PLAN VIEW



SECTION A-A
CULVERT END

MODIFIED RIP RAP APRON
(NOT TO SCALE)

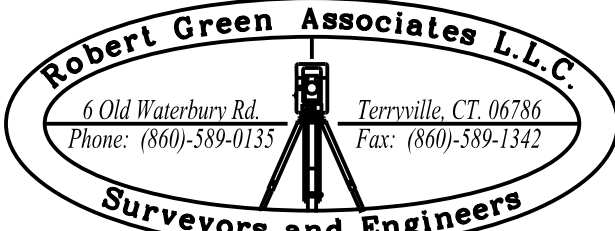
Sp: MAX. INSIDE PIPE SPAN (NON-CIRCULAR SECTIONS)
INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)
Rp: MAX. INSIDE PIPE RISE (NON-CIRCULAR SECTIONS)
INSIDE PIPE DIAMETER (CIRCULAR SECTIONS)
L: LENGTH OF RIPRAP APRON MEASURED FROM END OF CULVERT END SECTION
d: 12" FOR MODIFIED RIPRAP



TYPICAL GRASS SWALE WITH TEMPORARY
EROSION CONTROL MATTING
NOT TO SCALE

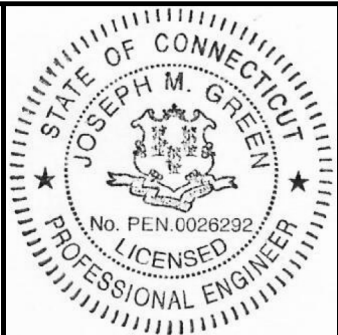
GRASS DITCH SUMMARY						
ID	TEMPORARY EROSION CONTROL MATTING TYPE	SIDE SLOPES		LINEAR WIDTH		
		SLOPE A	SLOPE B	A	B	C
SWALE 1	E	2	2	2	2	2
SWALE 2	E	2	2	2	2	2

			DATE:	OCTOBER 23, 2025
			SCALE:	AS NOTED
1	12-29-25	HOUSEKEEPING MODIFICATIONS		
REV.	DATE	REVISION DESCRIPTION		



ENGINEER SIGNATURE/BLOCK:

Joseph M. Green



PROJECT TITLE:

SITE PLAN
BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:

4 / 17-3 & 4/17-4-1

DRAWING TITLE:

MISCELLANEOUS NOTES AND DETAILS

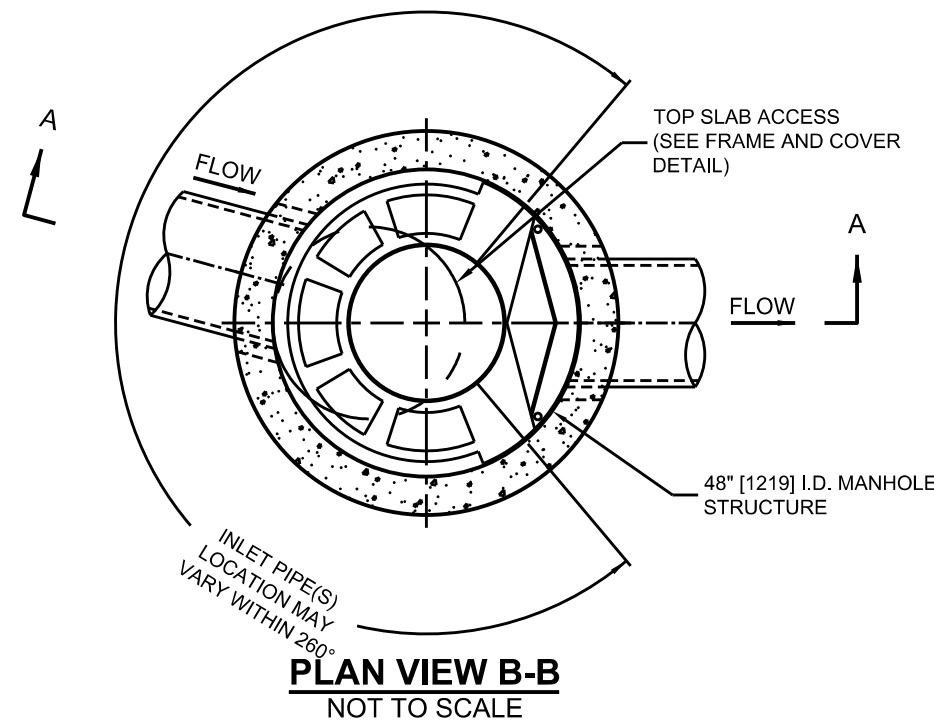
DRAWING NO.

MISC-003

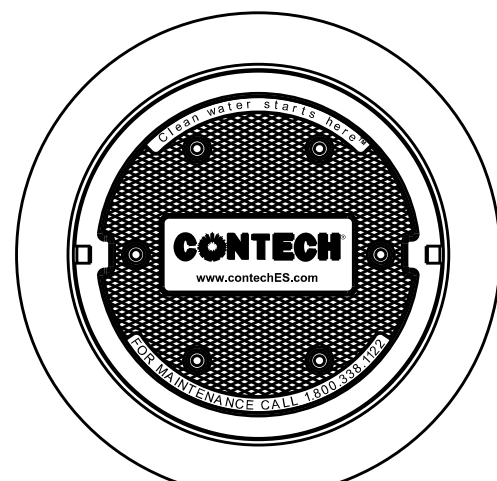
SHEET NO.

16

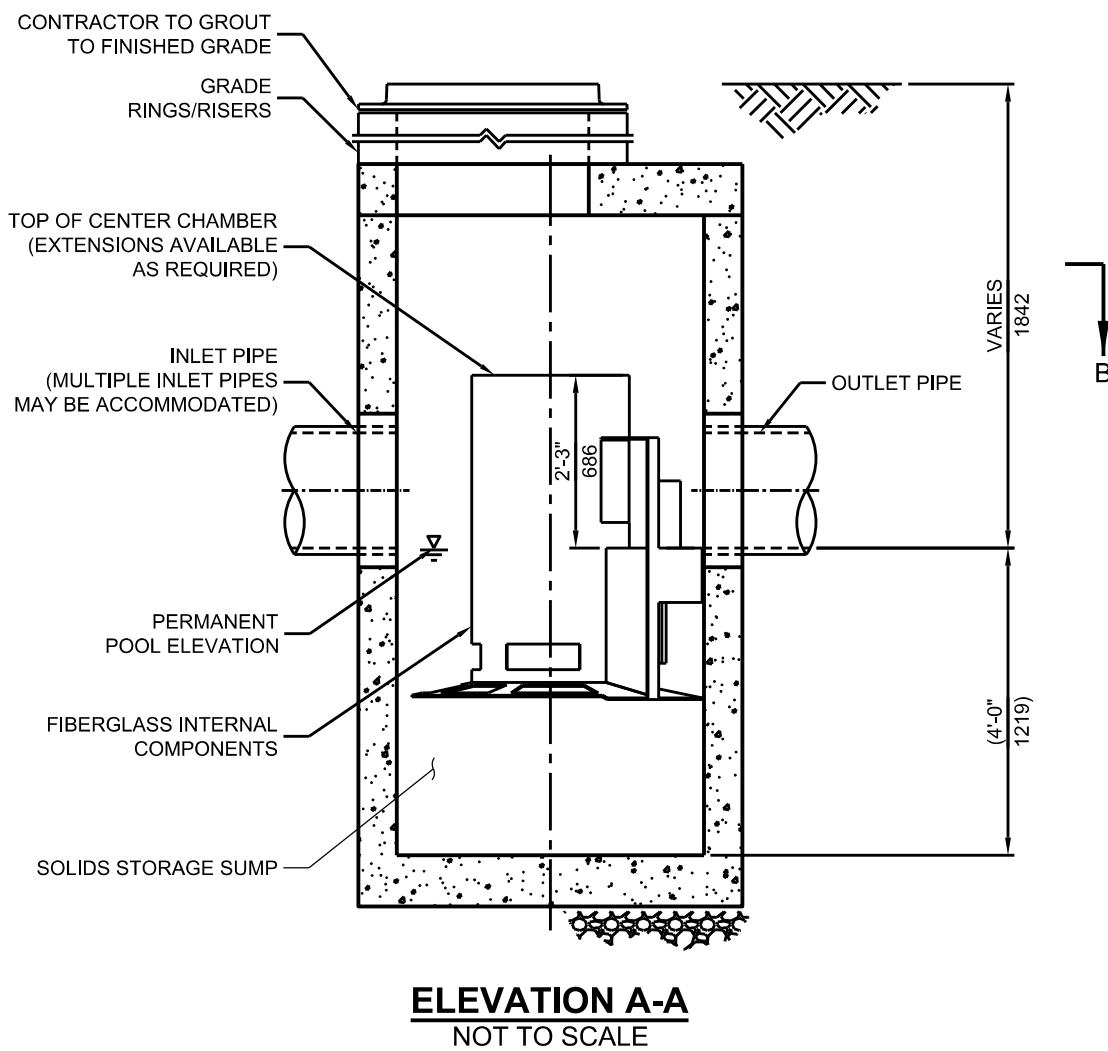
I:\COMMON\CAD\TREATMENT\21 CASCADE\40 STANDARD DRAWINGS\DWG\CS-4-DTL.DWG 1/22/2019 9:34 AM



CASCADE SEPARATOR DESIGN NOTES	
THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.	
CONFIGURATION DESCRIPTION	
GRATED INLET ONLY (NO INLET PIPE)	
GRATED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE OR PIPES	



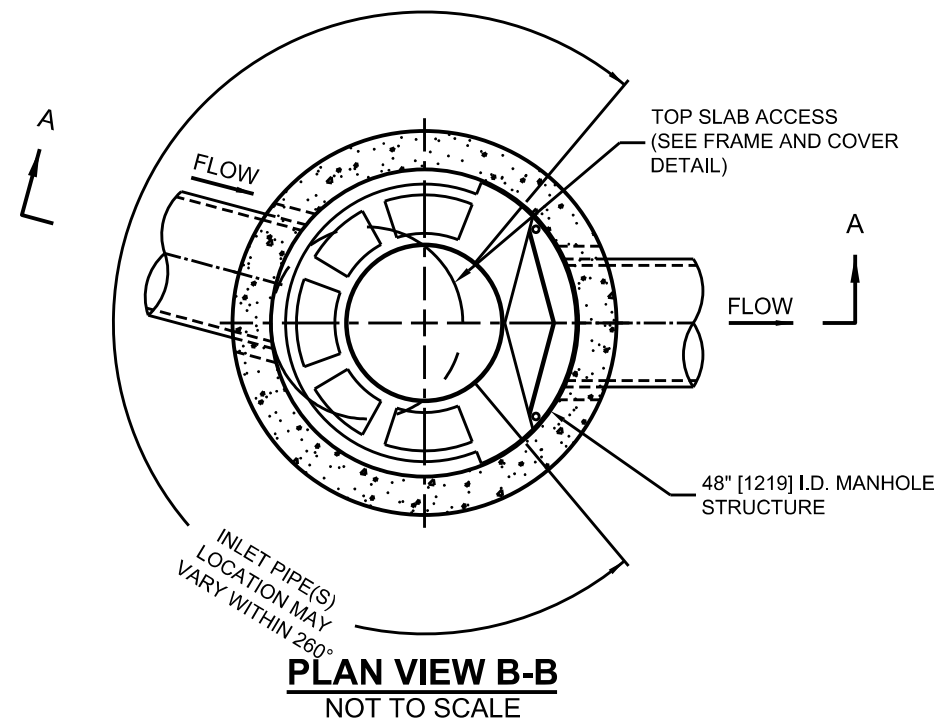
SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			WQS #1B
WATER QUALITY FLOW RATE (cfs [L/s])			### cfs
PEAK FLOW RATE (cfs [L/s])			### cfs
RETURN PERIOD OF PEAK FLOW (yrs)			25 yr
RIM ELEVATION			213.77
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	206.57	HDPE	24"
INLET PIPE 2	207.57	HDPE	12"
OUTLET PIPE	206.57	HDPE	24"
NOTES / SPECIAL REQUIREMENTS:			



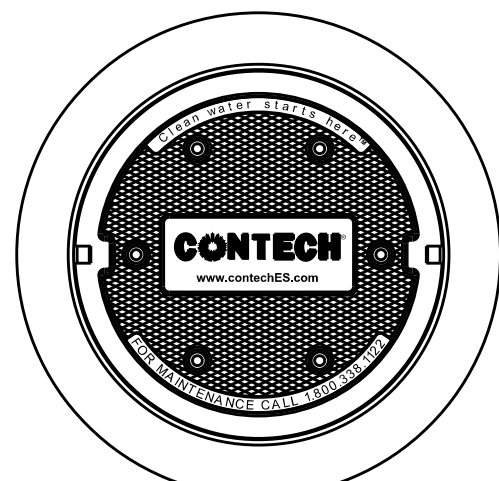
CASCADE separator™



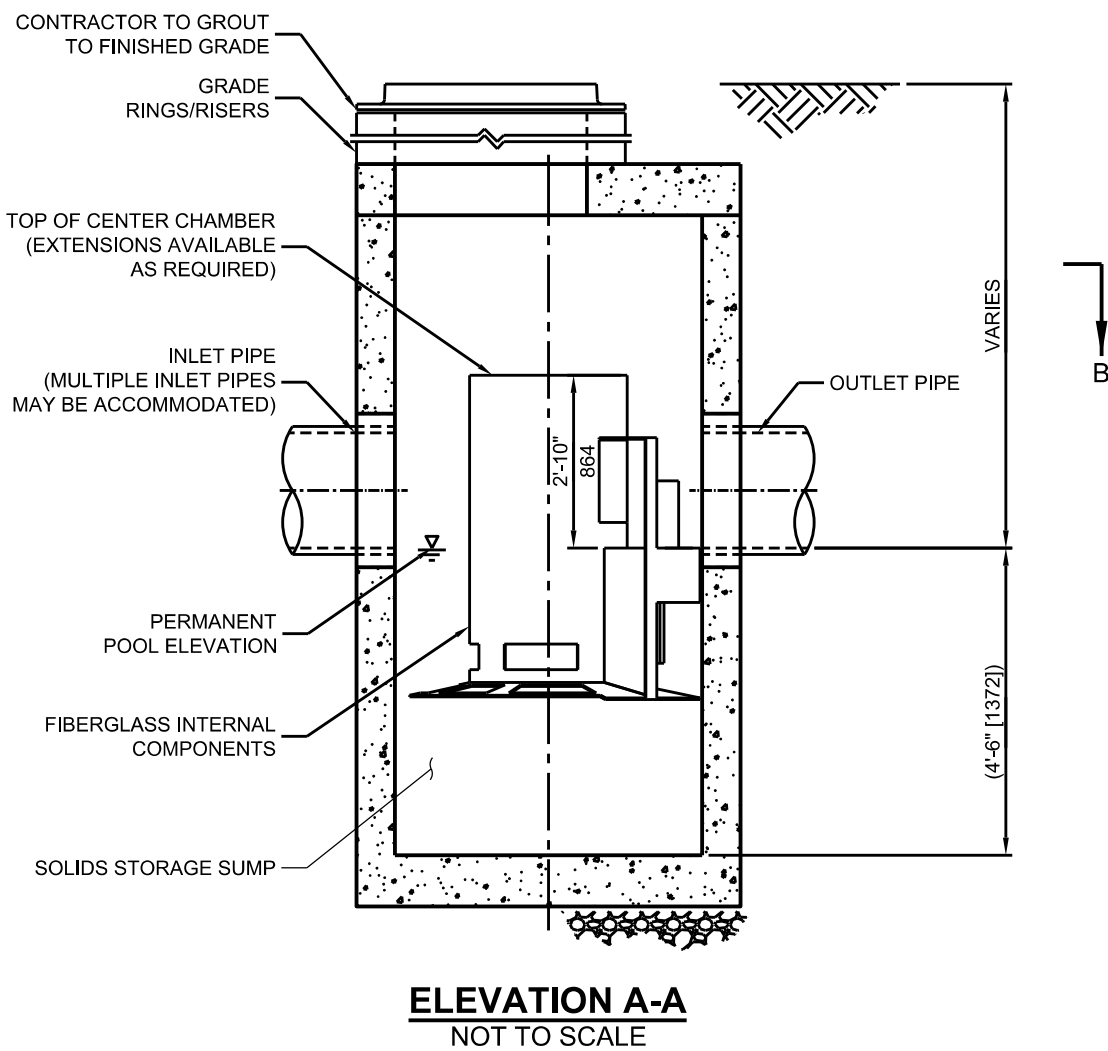
CS-4
CASCADE SEPARATOR
STANDARD DETAIL



CASCADE SEPARATOR DESIGN NOTES	
THE STANDARD CS-4 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.	
CONFIGURATION DESCRIPTION	
GRATED INLET ONLY (NO INLET PIPE)	
GRATED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPE)	
CURB INLET WITH INLET PIPE OR PIPES	



SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			WQS #2B
WATER QUALITY FLOW RATE (cfs [L/s])			### cfs
PEAK FLOW RATE (cfs [L/s])			### cfs
RETURN PERIOD OF PEAK FLOW (yrs)			25 yr
RIM ELEVATION			212.06
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	206.5	HDPE	30"
INLET PIPE 2			
OUTLET PIPE	206.5	HDPE	30"
NOTES / SPECIAL REQUIREMENTS:			



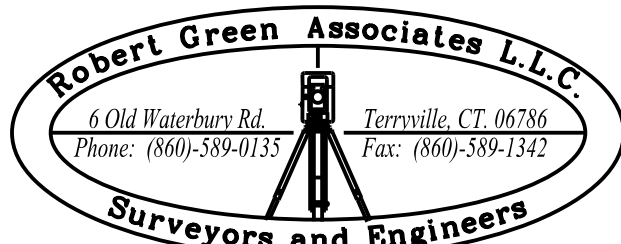
CASCADE separator™



CS-5
CASCADE SEPARATOR
STANDARD DETAIL

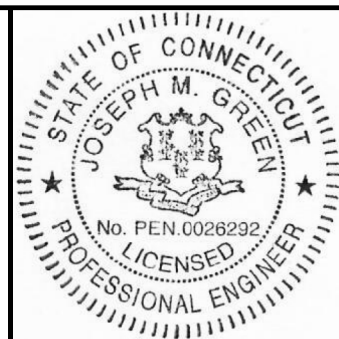
REV.	DATE	REVISION DESCRIPTION
1	12-29-25	HOUSEKEEPING MODIFICATIONS

DATE:	OCTOBER 23, 2025
SCALE:	AS NOTED



ENGINEER SIGNATURE/BLOCK:

Joseph M. Green



PROJECT TITLE:

SITE PLAN
BRISTOL BUSINESS HUB
894 MIDDLE STREET
BRISTOL, CONNECTICUT

ASSESSOR'S MAP/LOT:

4 / 17-3 & 4/17-4-1

DRAWING TITLE:

MISCELLANEOUS NOTES AND DETAILS

DRAWING NO.

MISC-004

SHEET NO.

17

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

For Office Use Only	
APPLICATION NO.	2065
DATE FILED:	1/6/25
DECISION DATE:	
DECISION:	

1. APPLICANT:

Name: DCS Construction, LLC Signature: Anna Slade
Address: 21 Richards Rd City: New Hartford State: CT Zip: 06057
Telephone No.: 860 489-1536 ☐ home ☒ work Email:

2. PROPERTY OWNER(S):

Name: Mike Getchall Signature: D. Shue
Address: 78 Bonnie Court City: Bristol State: CT Zip: 06010
Telephone No.: ☐ home ☐ work Email:

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 78 Bonnie Court

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

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

Stream on Neighbors Property Not to be Disturbed

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

Addition onto Existing House
Does Not occur in any part of wetland

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

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

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

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

[] in a wetlands or watercourse;

area of impact: SF (acres)

[] within 100 feet of a wetlands or watercourse;

area of impact: SF (acres)

☒ beyond 100 feet of a wetlands or watercourse;

area of impact: 900 SF (acres)

6. FLOW CALCULATIONS:

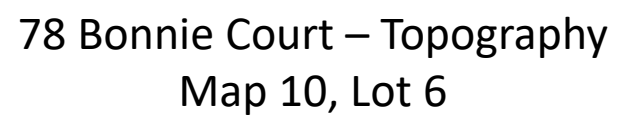
Does a watercourse flow through the subject property?

[] yes ☒ no

If "yes", see instructions for submission requirements.



78 Bonnie Court – Floodplain Map 10, Lot 6





78 Bonnie Court – Aerial
Map 10, Lot 6

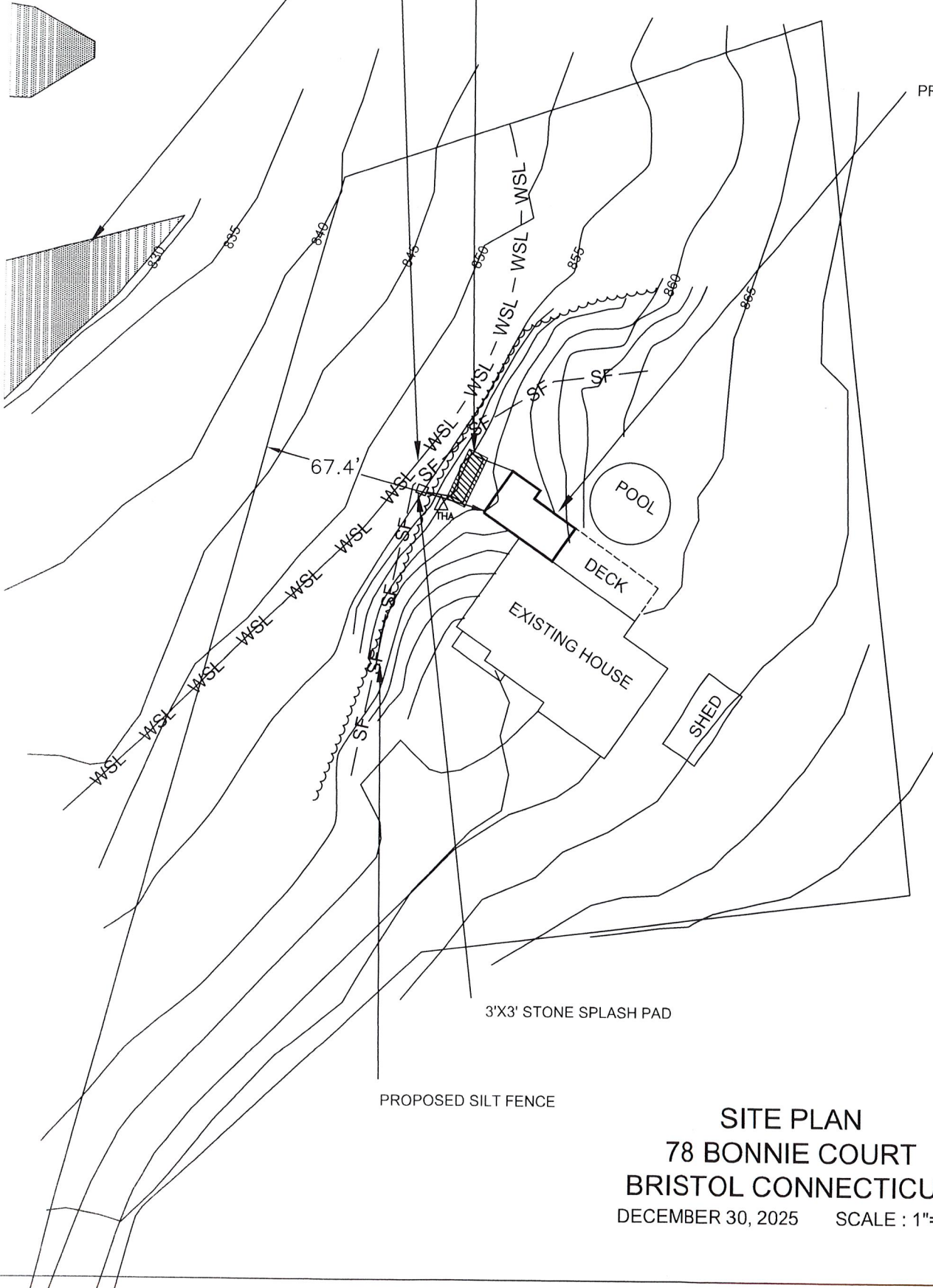
100' WETLAND SETBACK

WETLAND LIMITS PER BRISTOL WETLANDS
MAP

STORM WATER SYSTEM
14LF OF CULTEC UNITS SET
IN STONE BED
BOTTOM STONE = 853.5
4" OUTLET = 855.5



PROPOSED ADDITION



SITE PLAN
78 BONNIE COURT
BRISTOL CONNECTICUT
DECEMBER 30, 2025 SCALE : 1"=40'

STORMWATER MANAGEMENT PLAN

FOR

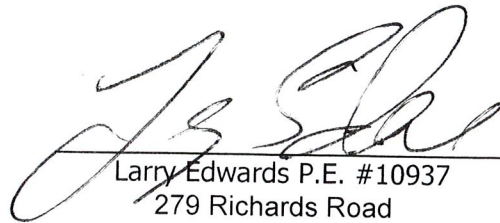
PROPOSED ADDITION TO HOUSE

at

78 BONNIE COURT

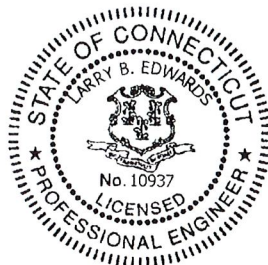
BRISTOL, CONNECTICUT

December 30, 2025



Larry Edwards P.E. #10937
279 Richards Road
New Hartford Ct 06057
203-556-4618

CONTENTS
Proposed site Plan
Details
Drainage Narrative
Soil test data
Stormwater Calculations



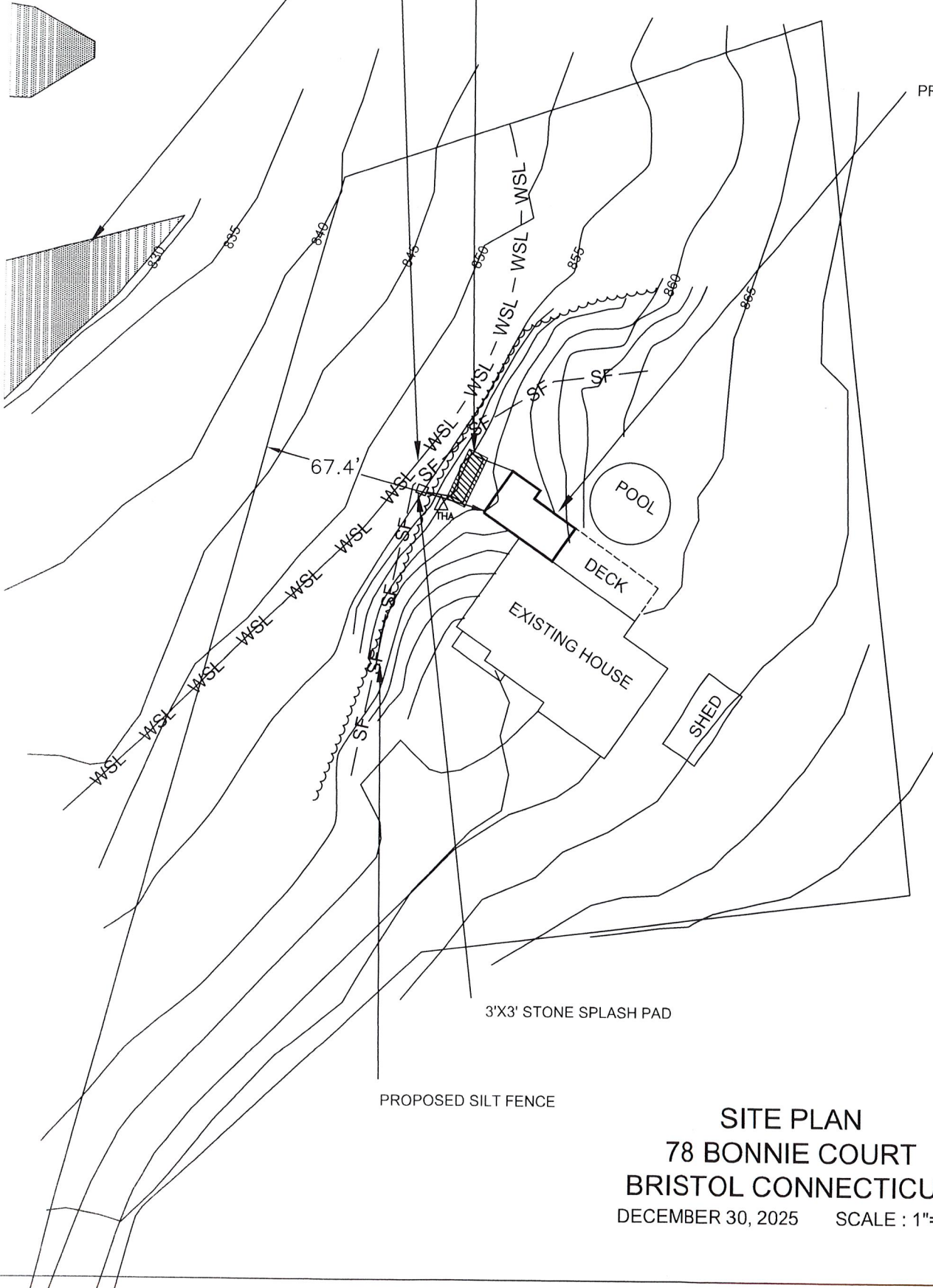
100' WETLAND SETBACK

WETLAND LIMITS PER BRISTOL WETLANDS
MAP

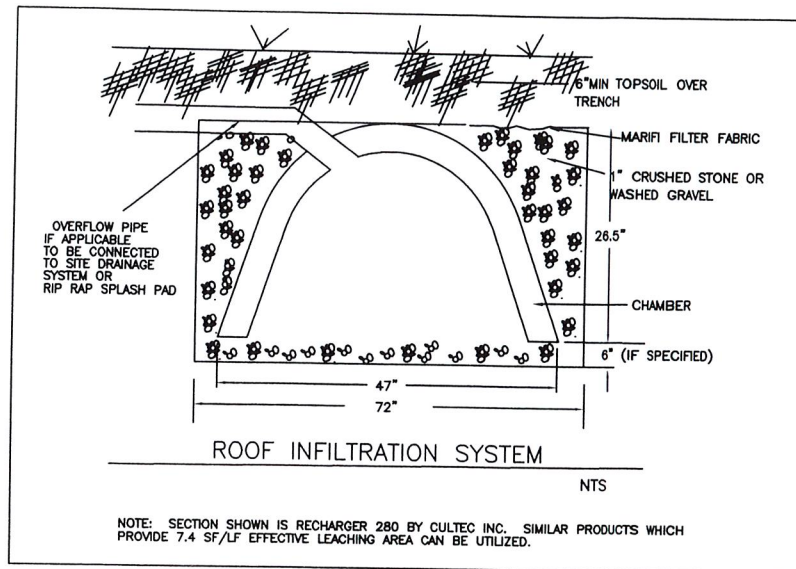
STORM WATER SYSTEM
14LF OF CULTEC UNITS SET
IN STONE BED
BOTTOM STONE = 853.5
4" OUTLET = 855.5



PROPOSED ADDITION

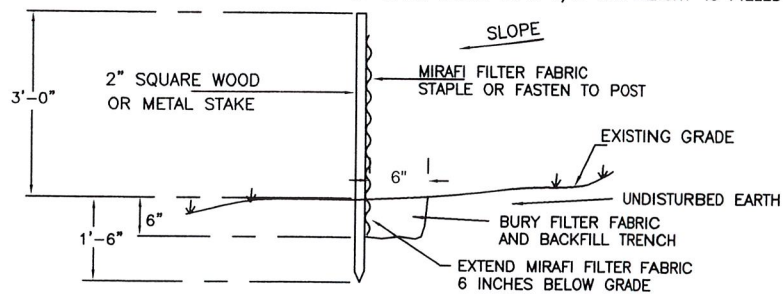


SITE PLAN
78 BONNIE COURT
BRISTOL CONNECTICUT
DECEMBER 30, 2025 SCALE : 1"=40'



NOTES:

1. SPACING MAY VARY PER MANUFACTURER'S RECOMMENDATIONS. MAXIMUM SPACING IS 8'-0".
2. JOIN SILT FENCE SECTIONS BY OVERLAPPING END STAKES TO PREVENT SILT FROM BYPASSING ADJOINING UNITS.
3. INSPECT PERIODICALLY AND REMOVE SILT WHEN MORE THAN 1/2 THE HEIGHT IS FILLED.



MIRAFI FILTER FABRIC-SILT FENCE DETAIL

(NTS)

PROJECT NARRATIVE

This project consists of a 51,326 sq ft residential building lot located at 78 Bonnie Court in Bristol Connecticut. Currently the property is developed with a single-family residential house with a paved driveway

It is proposed to construct a 400sf addition to the existing house.

The site consists of upland soils of Canton and Charlton Fine Sandy Loam (Hydrologic Soil Group B). The site mainly slopes south to north with pre developed slope greater than 10%. There are no wetlands located on the property based on the Bristol wetlands. There are wetlands located on the adjoining property with the 100' wetland setback area extending on to project site. No proposed construction will encroach into the wetland setback area.

The site is not within a Flood Hazard Area according to FEMA's Map 09001C0313F, effective 6/18/2020. See Appendix A.

STORMWATER MANAGEMENT SYSTEM

The drainage analysis for the project was performed using the SCS TR55 computer model using NOAA IDF data. The calculations have calculated for a 50 year Storm frequency.

A stormwater system has been proposed that will collect all roof runoff from the proposed addition

The storm management system for this project will control post development peak runoff for the 50 year storm event to levels less than or equal to the pre development rates

...

Pre and Post Development Summary Table

Design Point	Design Storm	Existing Peak Flow (cfs)	Proposed Peak Flow (cfs)	Change in Peak Flow (cfs)
78 BONNIE CT	50	8.56	8.49	-0.07

Stormwater Quality Volume Calculations

This volume represents the amount of storm water runoff that should be captured and treated in order to remove the majority pollutants on an average annual basis. The study area includes the roof area from the proposed addition

$$WQV = (1.3)(R)(A)/12$$

$$R = (0.05) + (0.009)(\% \text{ impervious}) = 0.05 + (0.009 \times 100) = 0.95$$

$$WQV \text{ required} = (1.3)(0.95)(400)/12 = 42 \text{ cf required} \quad 130 \text{ cf provided}$$

SOIL TEST DATA

Conducted 12/18/25

TEST HOLE A

0-8 Topsoil
8-26 org br sandy subsoil
26-74 Med br sandy till
No water, mottling or ledge

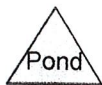
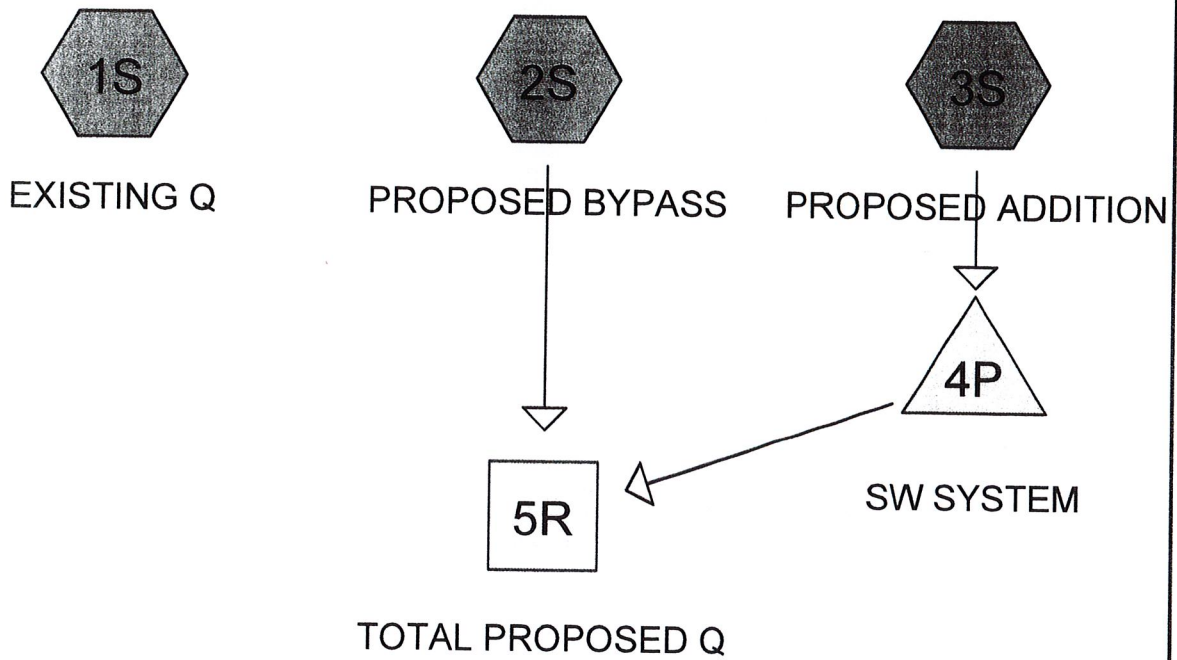
PERCOLATION TEST

DEPTH = 26"

Time	depth
------	-------

0	8.0"
10	11.0"
20	12.5"
30	14.0"
40	15.0"
50	16.0"
60	17.0"

Rate: 1" in 10 min



Routing Diagram for DRAINAGE
Prepared by {enter your company name here}, Printed 12/30/2025
HydroCAD® 10.10-6a s/n 04982 © 2020 HydroCAD Software Solutions LLC

DRAINAGE

Prepared by {enter your company name here}

HydroCAD® 10.10-6a s/n 04982 © 2020 HydroCAD Software Solutions LLC

Printed 12/30/2025

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.009	98	Roofs, HSG B (3S)
0.288	98	Unconnected pavement, HSG B (1S, 2S)
2.059	65	Woods/grass comb., Fair, HSG B (1S, 2S)
2.357	69	TOTAL AREA

DRAINAGE

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Type II 24-hr 50YR Rainfall=8.18"

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Summary for Subcatchment 1S: EXISTING Q

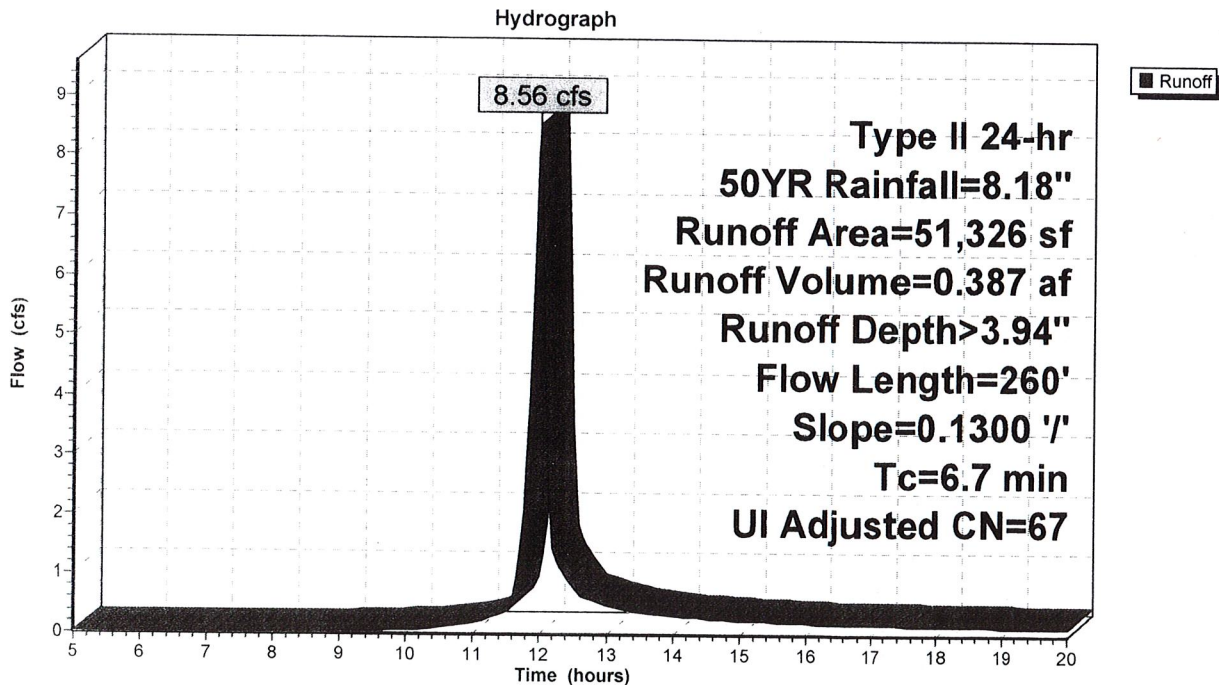
Runoff = 8.56 cfs @ 11.98 hrs, Volume= 0.387 af, Depth> 3.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 50YR Rainfall=8.18"

Area (sf)	CN	Adj	Description
6,273	98		Unconnected pavement, HSG B
45,053	65		Woods/grass comb., Fair, HSG B
51,326	69	67	Weighted Average, UI Adjusted
45,053			87.78% Pervious Area
6,273			12.22% Impervious Area
6,273			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0	150	0.1300	0.41		Sheet Flow, Grass: Short n= 0.150 P2= 3.60"
0.7	110	0.1300	2.52		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
6.7	260	Total			

Subcatchment 1S: EXISTING Q



DRAINAGE

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Type II 24-hr 50YR Rainfall=8.18"

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Summary for Subcatchment 2S: PROPOSED BYPASS

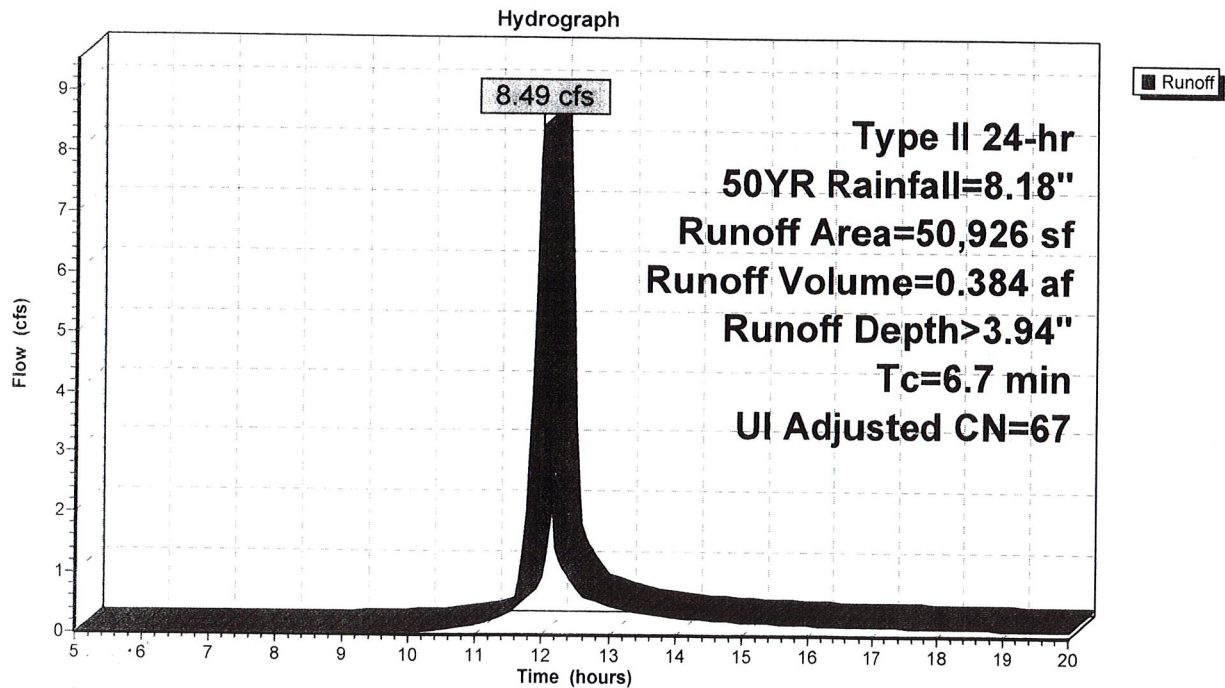
Runoff = 8.49 cfs @ 11.98 hrs, Volume= 0.384 af, Depth> 3.94"
Routed to Reach 5R : TOTAL PROPOSED Q

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 50YR Rainfall=8.18"

Area (sf)	CN	Adj	Description
6,273	98		Unconnected pavement, HSG B
44,653	65		Woods/grass comb., Fair, HSG B
50,926	69	67	Weighted Average, UI Adjusted
44,653			87.68% Pervious Area
6,273			12.32% Impervious Area
6,273			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7					Direct Entry, SAME AS EXISTING

Subcatchment 2S: PROPOSED BYPASS



DRAINAGE

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Type II 24-hr 50YR Rainfall=8.18"

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Summary for Subcatchment 3S: PROPOSED ADDITION

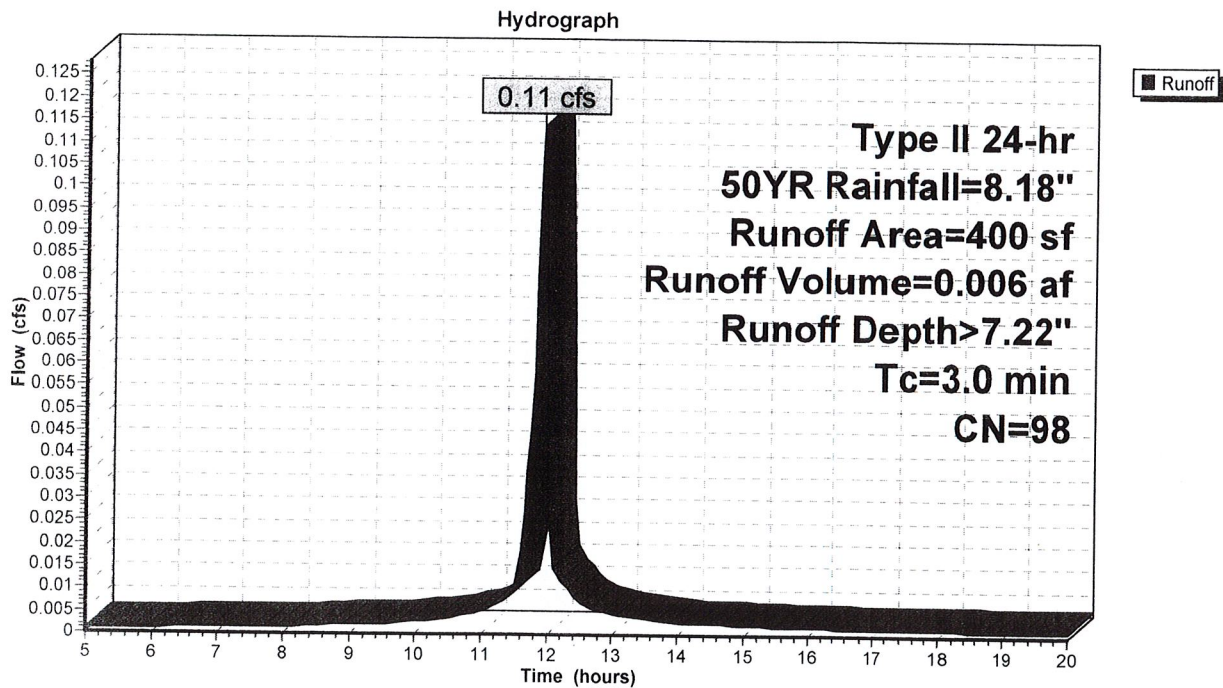
Runoff = 0.11 cfs @ 11.93 hrs, Volume= 0.006 af, Depth> 7.22"
Routed to Pond 4P : SW SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 50YR Rainfall=8.18"

Area (sf)	CN	Description
400	98	Roofs, HSG B
400		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.0					Direct Entry,

Subcatchment 3S: PROPOSED ADDITION



DRAINAGE

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Type II 24-hr 50YR Rainfall=8.18"

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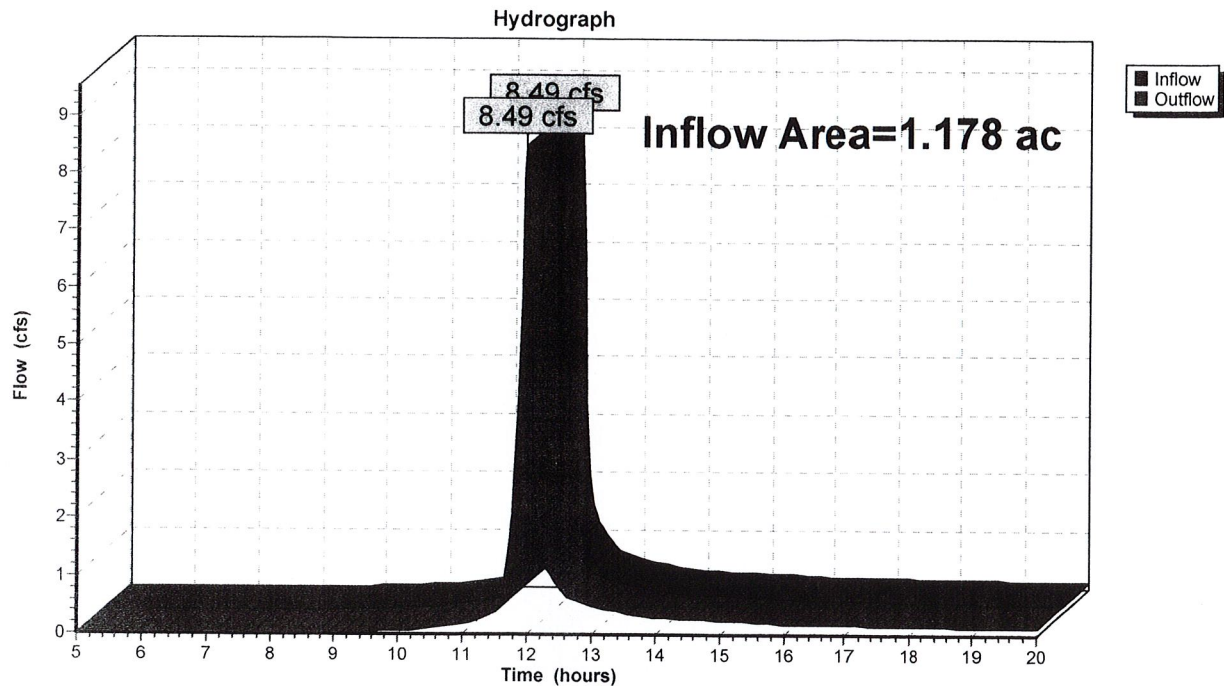
Page 6

Summary for Reach 5R: TOTAL PROPOSED Q

Inflow Area = 1.178 ac, 13.00% Impervious, Inflow Depth > 3.93" for 50YR event
Inflow = 8.49 cfs @ 11.98 hrs, Volume= 0.386 af
Outflow = 8.49 cfs @ 11.98 hrs, Volume= 0.386 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 5R: TOTAL PROPOSED Q



DRAINAGE

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Type II 24-hr 50YR Rainfall=8.18"

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Summary for Pond 4P: SW SYSTEM

Inflow Area = 0.009 ac, 100.00% Impervious, Inflow Depth > 7.22" for 50YR event
Inflow = 0.11 cfs @ 11.93 hrs, Volume= 0.006 af
Outflow = 0.03 cfs @ 12.07 hrs, Volume= 0.002 af, Atten= 78%, Lag= 8.3 min
Primary = 0.03 cfs @ 12.07 hrs, Volume= 0.002 af
Routed to Reach 5R : TOTAL PROPOSED Q

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 855.61' @ 12.07 hrs Surf.Area= 0.002 ac Storage= 0.004 af

Plug-Flow detention time= 257.2 min calculated for 0.002 af (35% of inflow)
Center-of-Mass det. time= 135.2 min (861.2 - 726.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	853.00'	0.002 af	5.92'W x 17.00'L x 3.21'H Field A 0.007 af Overall - 0.002 af Embedded = 0.005 af x 40.0% Voids
#2A	853.50'	0.002 af	Cultec R-280HD x 2 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 1 rows
		0.004 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	855.50'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.02 cfs @ 12.07 hrs HW=855.60' (Free Discharge)

↑1=Orifice/Grate (Orifice Controls 0.02 cfs @ 1.06 fps)

DRAINAGE

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Type II 24-hr 50YR Rainfall=8.18"

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Pond 4P: SW SYSTEM - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)

Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf

Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap

Row Length Adjustment= +1.00' x 6.07 sf x 1 rows

2 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 15.00' Row Length +12.0" End Stone x 2 = 17.00' Base Length

1 Rows x 47.0" Wide + 12.0" Side Stone x 2 = 5.92' Base Width

6.0" Stone Base + 26.5" Chamber Height + 6.0" Stone Cover = 3.21' Field Height

2 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 1 Rows = 91.1 cf Chamber Storage

322.7 cf Field - 91.1 cf Chambers = 231.6 cf Stone x 40.0% Voids = 92.7 cf Stone Storage

Chamber Storage + Stone Storage = 183.7 cf = 0.004 af

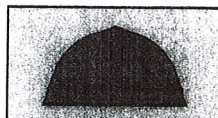
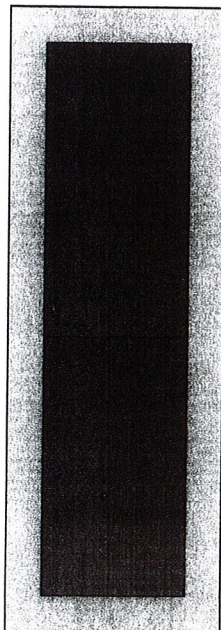
Overall Storage Efficiency = 56.9%

Overall System Size = 17.00' x 5.92' x 3.21'

2 Chambers

12.0 cy Field

8.6 cy Stone



DRAINAGE

Prepared by {enter your company name here}

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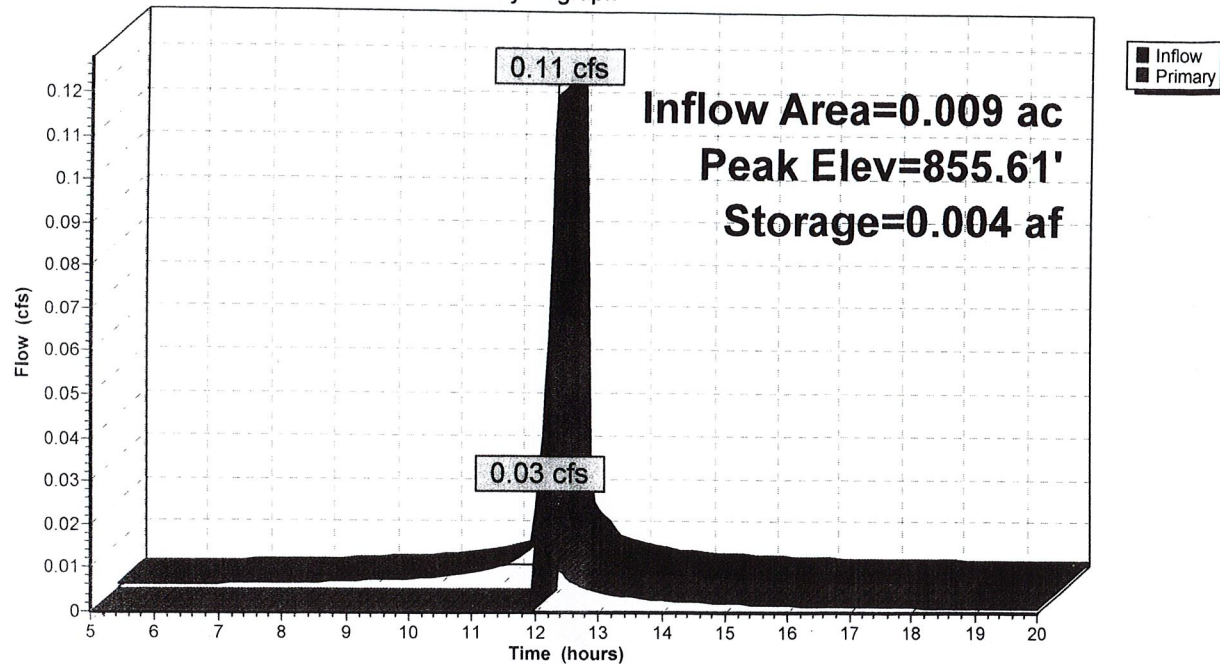
Type II 24-hr 50YR Rainfall=8.18"

Printed 12/30/2025

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Pond 4P: SW SYSTEM

Hydrograph



Application 2056 Ambler Rd. & Grassy Rd.

For Office Use Only

APPLICATION NO. 2056

DATE FILED: 09-10-2025

DECISION DATE: _____

DECISION: _____

Name: H & T Holdings, LLC Signature:

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

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

Name: same Signature:

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

Telephone No.: ☐ home ☐ work Email:

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

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

NO Wetlands ARE TO DISTURBED
NO Wetlands Located on the property

two lot residential use

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

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

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

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

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

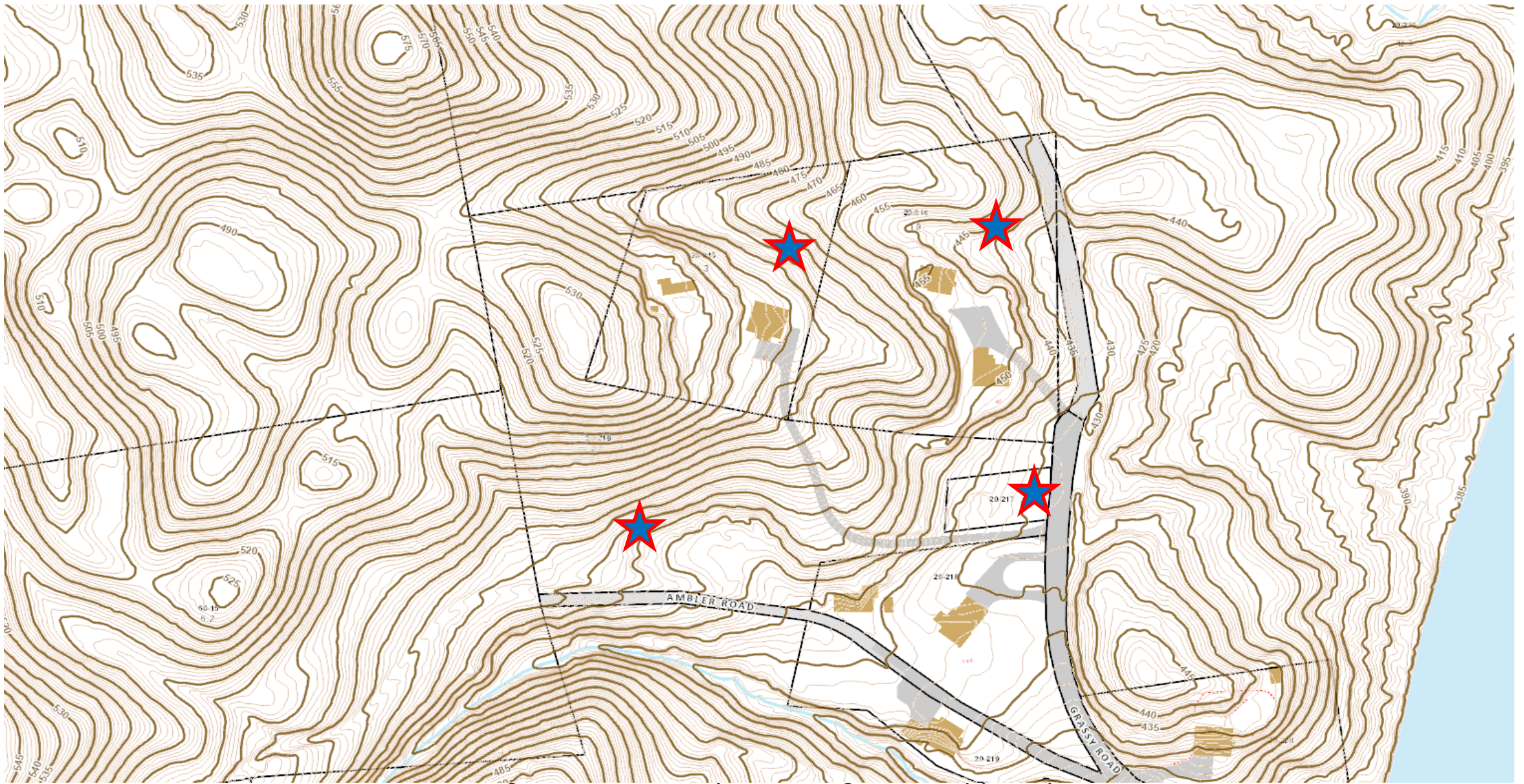
Mapping: Floodplain, Wetlands, Topo and Aerial



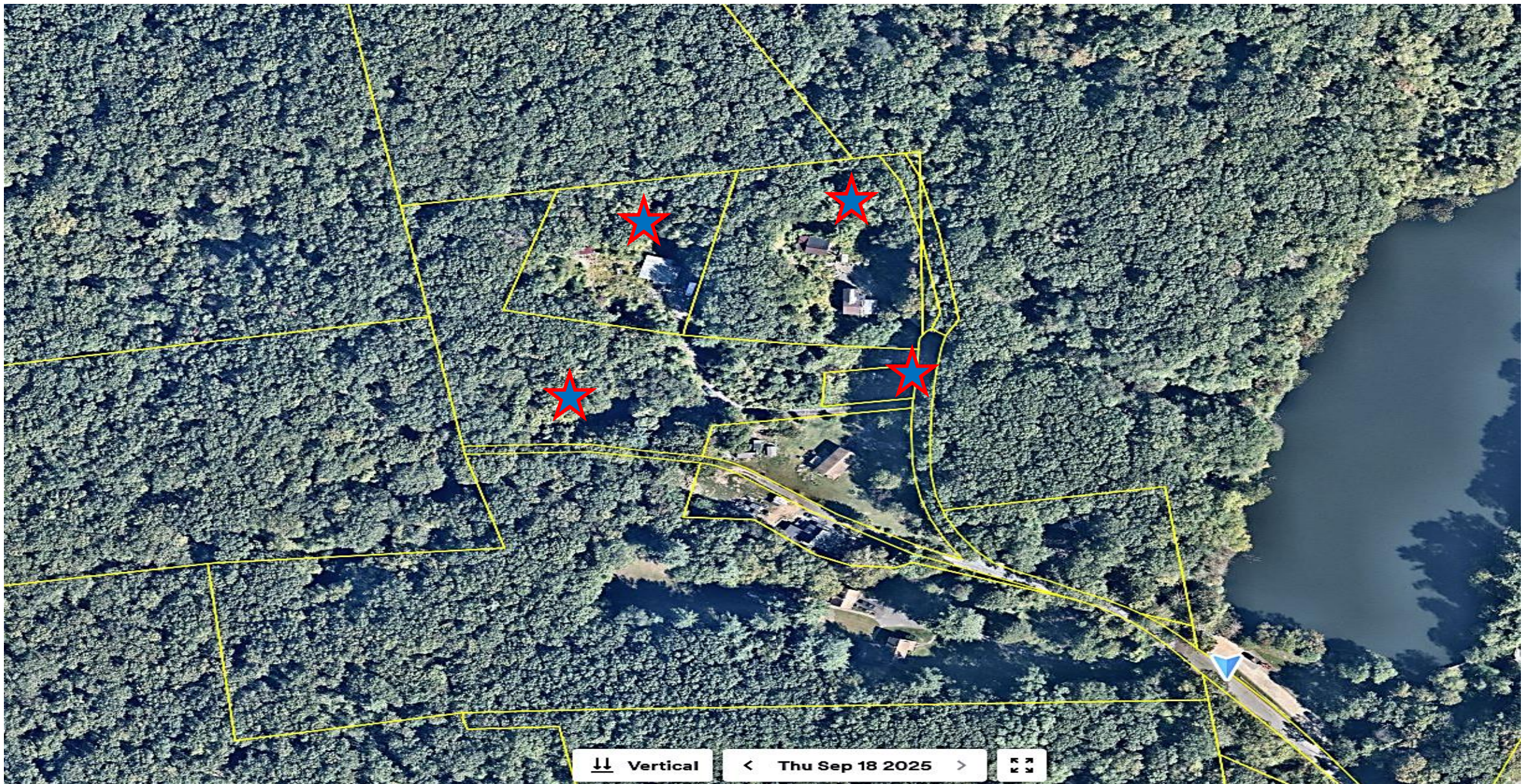
45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd – Floodplain
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217



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



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



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

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

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

I. State of Connecticut Definition

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

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

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

Qualification Standard for Soil Scientist:

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

OR

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

II. Professional Soil Science Organizations

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

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

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

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

AND

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

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

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

- ii. *Professional Member* status requires the qualifications of Basic Member, plus three years (full-time equivalent) experience in soil science, subject to approval of the Board of Directors. M.S. and Ph.D. degrees in soil science each count as one year of experience. Applicants must provide information detailing types and amount of soil science experience along with letters from two qualified soil scientists attesting to the applicant's qualifications and work experience.

- iii. *For Further Information:* <http://nesoil.com/ssssne/> OR Society of Soil Scientists of Southern New England, PO Box 258, Storrs, CT 06268

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

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

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

In general, eligibility requirements are:

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

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

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

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

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

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

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

III. Important:

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

Applicant Review of Soil Scientist Qualifications

**Received:
1/5/2026**

MEMO

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

Name Reviewed: *Aleksandra Moch*

Prepared For: City of Bristol Inlands Wetlands commission

Prepared By: James Ziogas, Jr. Attorney at law

Date: December 24, 2025

I. Purpose of Review

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

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

A. Petitioner’s name address and telephone number

b. the address of the land affected by Petition.

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

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

e. the reasons for the request.

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

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

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

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

II. Applicable Legal Standard

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

Under Connecticut law:

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

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

Federal OPM Qualification Standard

The OPM Soil Scientist standard requires:

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

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

Important Clarifications

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

III. Summary of Credentials Provided

Based on the résumé submitted:

Degrees

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

Relevant Coursework

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

Professional Certifications & Memberships

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

Professional Experience

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

IV. Evaluation Against OPM Standard

Evidence Required

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

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

Findings

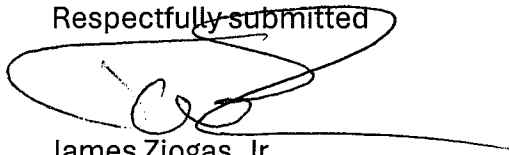
- The résumé **does not list a degree in soil science.**
- The résumé **does not document 15 semester hours of soil science coursework.**
- No transcript or equivalent documentation was provided.
- No SSSA CPSS/CPSC certification is listed, which might otherwise indicate OPM compliance.
- SSSNE registration,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

Conclusion

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

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

Respectfully submitted



James Ziogas, Jr.

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

SECTION 15 – AMENDMENTS

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 16 – APPEALS

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

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

SECTION 17 – CONFLICT AND SEVERANCE

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

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

SECTION 18 – OTHER PERMITS

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

SECTION 19 - FEE SCHEDULE



23 Horseshoe Ridge Road
Newtown, CT 06482

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

January 2, 2026

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

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

JMM Job # 25-3843-BRI-3

Dear Mr. Hummel:

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

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

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

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

Mr. Jason Hummel
Ambler Street & Grassy Road, Bristol, CT
January 2, 2026
Page 2



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

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

Respectfully submitted,

JMM WETLAND CONSULTING SERVICES, LLC

A handwritten signature in black ink, appearing to read "James M. McManus". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

Attachments: Photos 1-2



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



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

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

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

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

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

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

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

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

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

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

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033				CLIENT TABACCO CONSTRUCTION, INC.		PROJECT NAME PROPOSED SAND AND GRAVEL PIT LOCATION AMBLER ROAD & GRASSY ROAD, BRISTOL, CT	
DEPTH	SAMPLE			A		STRATUM DESCRIPTION + REMARKS	ELEV.
	NO.	BLOWS/6"	DEPTH				
40	4	10-12-12	40.0'-41.5'			BR.FINE SAND, SOME SILT	40.0
45							
50	5	12-16-28	50.0'-51.5'				
55							
60							
65							
70							
75							
LEGEND: COL. A: SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%						DRILLER: T. CZMYR INSPECTOR:	
						SHEET 2 OF 2	HOLE NO. B-2

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033				CLIENT TABACCO CONSTRUCTION, INC.			PROJECT NAME PROPOSED SAND AND GRAVEL PIT LOCATION AMBLER ROAD & GRASSY ROAD, BRISTOL, CT			
		AUGER	CASING	SAMPLER	CORE BAR.	OFFSET	SURFACE ELEV.		HOLE NO. B-3	
TYPE		HSA		SS		LINE & STA.	GROUND WATER OBSERVATIONS		START DATE 12/17/25	
SIZE I.D.		3.75"		1.375"		LONGITUDE	AT 45.0 FT. AFTER 0 HOURS			
HAMMER WT.				140lbs		LATITUDE	AT FT. AFTER HOURS		FINISH DATE 12/18/25	
HAMMER FALL				30"						
DEPTH	SAMPLE			A	STRATUM DESCRIPTION + REMARKS					ELEV.
	NO.	BLOWS/6"	DEPTH							
0					LIGHT BR.FINE-CRS.SAND, TRACE SILT					
5										
10	1	21-13-15	10.0'-11.5'							
15					LIGHT BR.FINE SAND, TRACE SILT					15.0
20	2	11-15-19	20.0'-21.5'							
25					BR.FINE-CRS.SAND, TRACE SILT & GRAVEL					25.0
30	3	22-22-25	30.0'-31.5'		LIGHT BR.FINE SAND, LITTLE TO SOME SILT, TRACE GRAVEL					30.0
35										

LEGEND: COL. A:

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

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

DRILLER: T. CZMYR

INSPECTOR:

SHEET 1 OF 2

HOLE NO. **B-3**

CLARENCE WELTI ASSOC., INC. P.O. BOX 397 GLASTONBURY, CONN 06033				CLIENT TABACCO CONSTRUCTION, INC.		PROJECT NAME PROPOSED SAND AND GRAVEL PIT LOCATION AMBLER ROAD & GRASSY ROAD, BRISTOL, CT	
DEPTH	SAMPLE			A	STRATUM DESCRIPTION + REMARKS		ELEV.
	NO.	BLOWS/6"	DEPTH				
40	4	25-38-45	40.0'-41.5'				
45					BR.FINE-MED.SAND, LITTLE SILT		45.0
50	5	6-13-27	50.0'-51.5'				
					BOTTOM OF BORING @ 51.5'		51.5
55							
60							
65							
70							
75							

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

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

LEGEND: COL. A:

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

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

DRILLER: T. CZMYR

INSPECTOR:

SHEET 1 OF 2

HOLE NO. **B-4**

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

LEGEND: COL. A:
 SAMPLE TYPE: D=DRY A=AUGER C=CORE U=UNDISTURBED PISTON S=SPLIT SPOON
 PROPORTIONS USED: TRACE=0-10% LITTLE=10-20% SOME=20-35% AND=35-50%

DRILLER: T. CZMYR
 INSPECTOR:
 SHEET 2 OF 2 HOLE NO. **B-4**



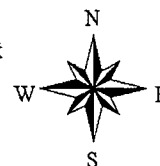
Date Printed: 1/5/2026



MAP DISCLAIMER - NOTICE OF LIABILITY

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

Approximate Scale: 1 inch = 100 feet



Hoppers Email_ Soils Scientist_NA

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

Robert,

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

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

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

Robert,

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

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

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

Please advise.

Thank you,
Michelle Rudy
Friends of the Hoppers

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

ALEKSANDRA MOCH

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



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

From: Aleksandra Moch, Environmental Consultant

Date: December 28, 2025

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

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

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



ALEKSANDRA MOCH

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

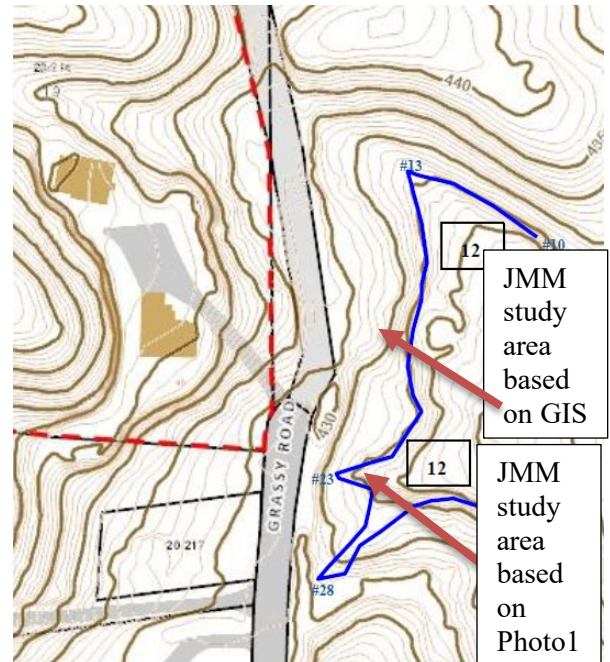


Photo 1. JMM photo taken 11/14/25, facing northerly. (photo copied from the report p. 45 [of the agenda packet])

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



Location of JMM study shown on GIS.



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

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

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



ALEKSANDRA MOCH

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



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

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

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

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

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



ALEKSANDRA MOCH

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



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

Sincerely,



Aleksandra Moch
Wetland and Soil Scientist



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

WETLAND DELINEATION

FOR THE PROPERTY LOCATED AT

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



REPORT PREPARED BY

ALEKSANDRA MOCH

SOIL & WETLAND SCIENTIST
LANDSCAPE DESIGNER, CPESC
GEOLOGIST/HYDROGEOLOGIST

November 20, 2025

revised December 11, 2025

SITE DESCRIPTION

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

METHODS

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

WETLANDS/WATERCOURSES REGULATORY DEFINITION

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

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

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

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

WETLAND/WATERCOURSE DESCRIPTION

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

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

WETLAND SOILS

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

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

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

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

UPLAND SOILS

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

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

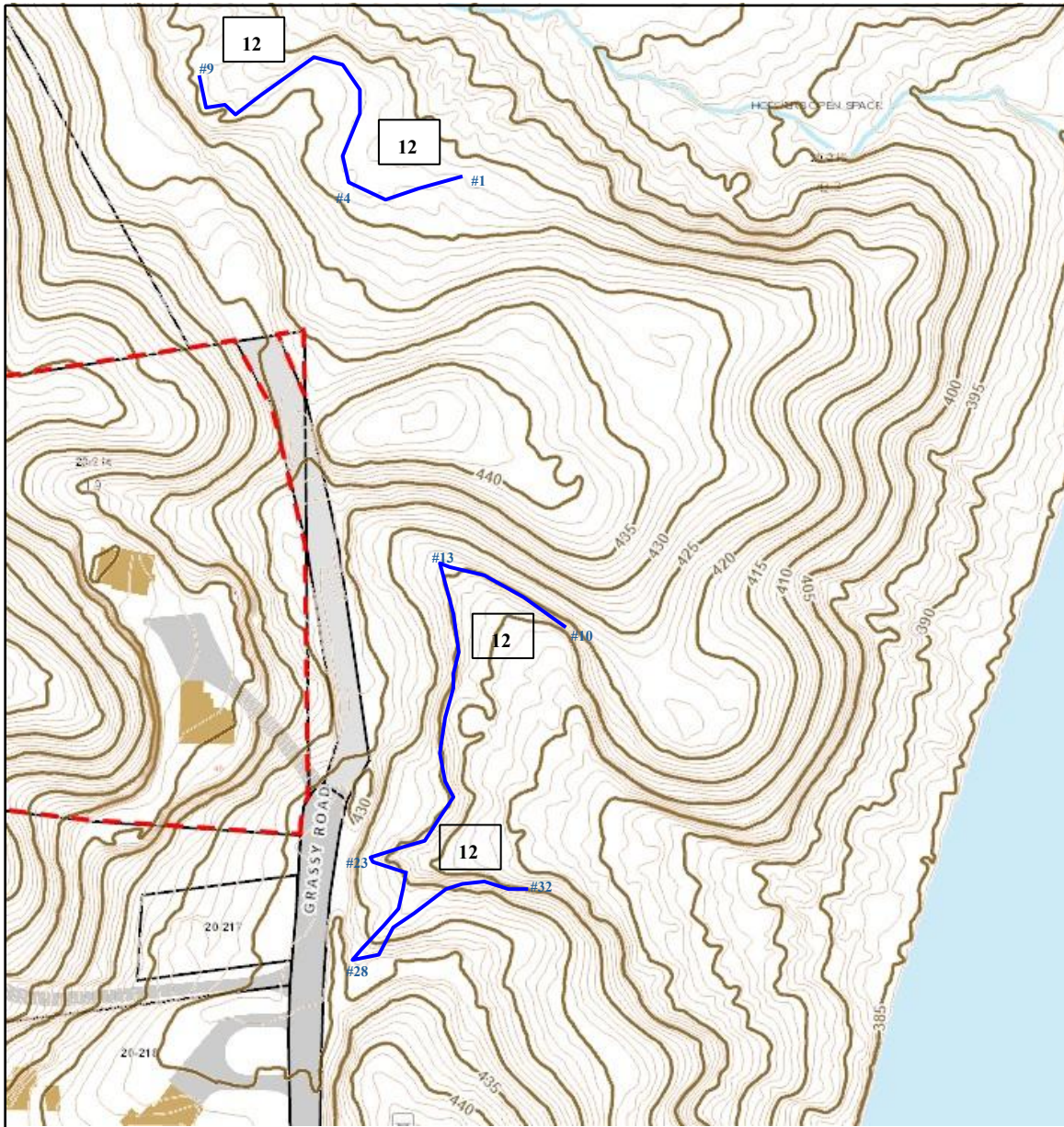
Typical profile

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

Certified by:



Aleksandra Moch
Wetland & Soil Scientist



Original Wetlands Intervention Soils Report

BRISTOL INLAND WETLANDS AGENCY

BRISTOL, CONNECTICUT

October 19, 2025

REVISED November 28, 2025

In the matter of:

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

Application for a Wetlands Permit No. 2056

VERIFIED PETITION TO INTERVENE UNDER CGS §22a-19

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

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

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

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

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

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

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

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

- a. any activity involving deposition or removal of material which will or may have a substantial effect or significant impact on the regulated area or on another part of the inland wetland or watercourse system, or
- b. any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to support desirable fisheries, wildlife, or other biological life, prevent flooding, supply water, assimilate waste, facilitate drainage, provide recreation or open space or other functions, or
- c. any activity which causes substantial turbidity, siltation or sedimentation in a wetland or watercourse, or
- d. any activity which causes a substantial diminution of flow of a natural watercourse, or groundwater levels of the regulated area, or
- e. any activity which causes or has the potential to cause pollution of groundwater, a wetland or watercourse, or
- f. any activity which destroys a wetland or watercourse.

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

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

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

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

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

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

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

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

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

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

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

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

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



Michelle Rudy, President

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

STATE OF CONNECTICUT
COUNTY OF HARTFORD
CITY OF BRISTOL

Attachments

Attachment A: Locations of Perennial Springs

Attachment B: Wetland Soil Report

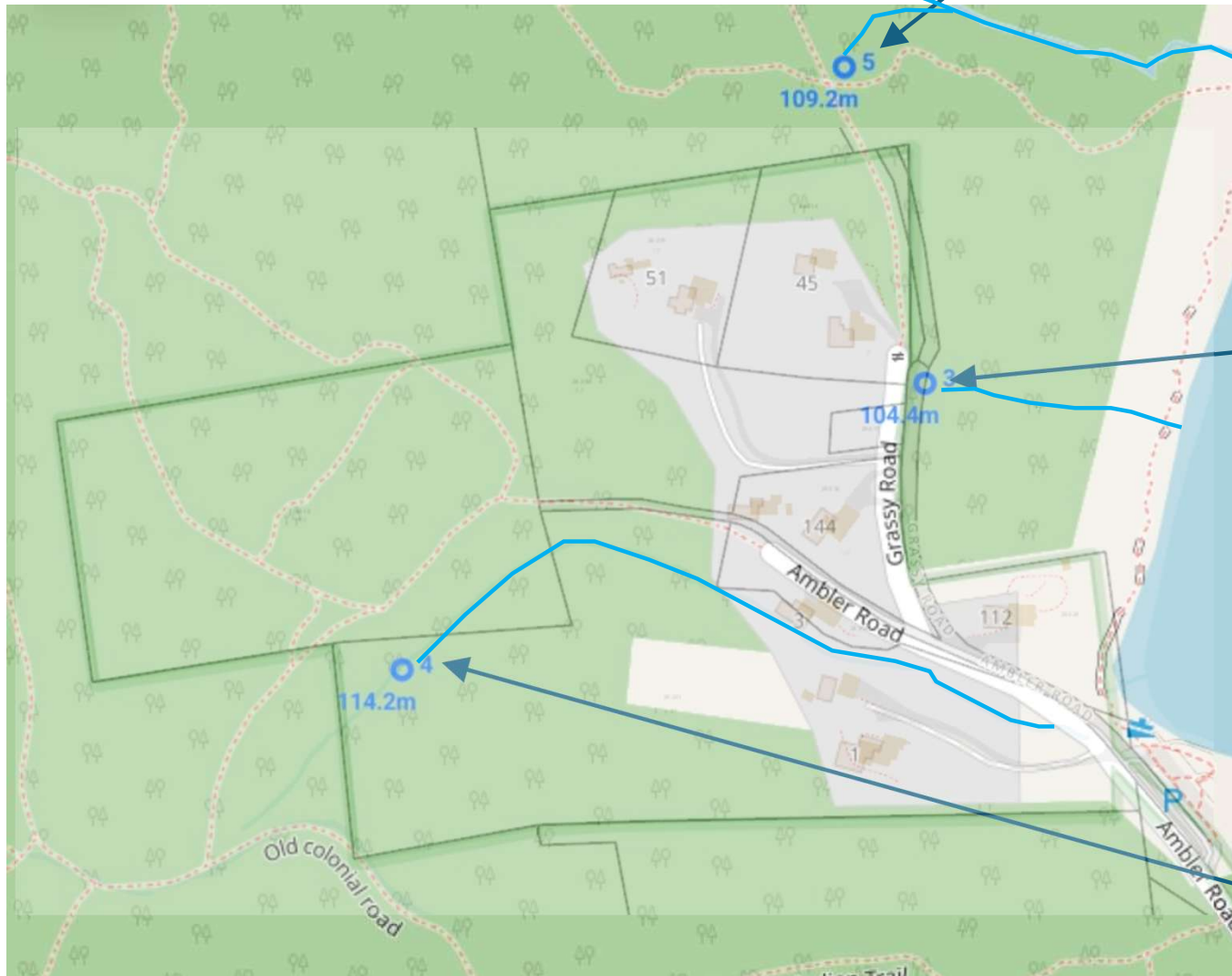
Attachment C: Hydrology Report

Figure 1 - Perennial Springs

Erik's Spring

Lat: 41.691002950 N

Lon: 72.952130417 W



Madsen Spring

Lat: 41.689717933 N

Lon: 72.951689300 W



Carter's Spring

Lat: 41.688557217 N

Lon: 72.954529533 W

WETLAND DELINEATION

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



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

November 20, 2025

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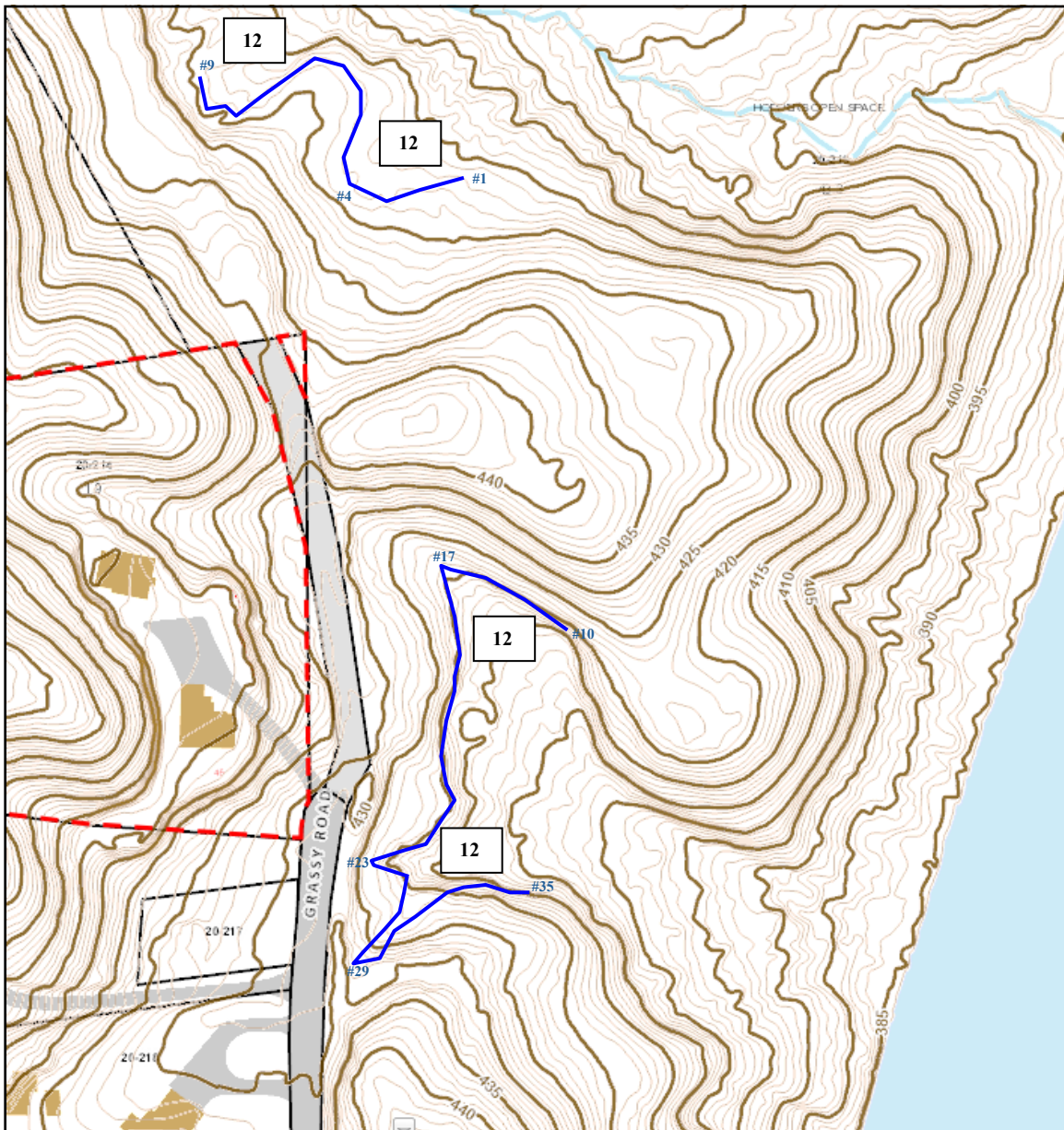
Typical profile

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Certified by:



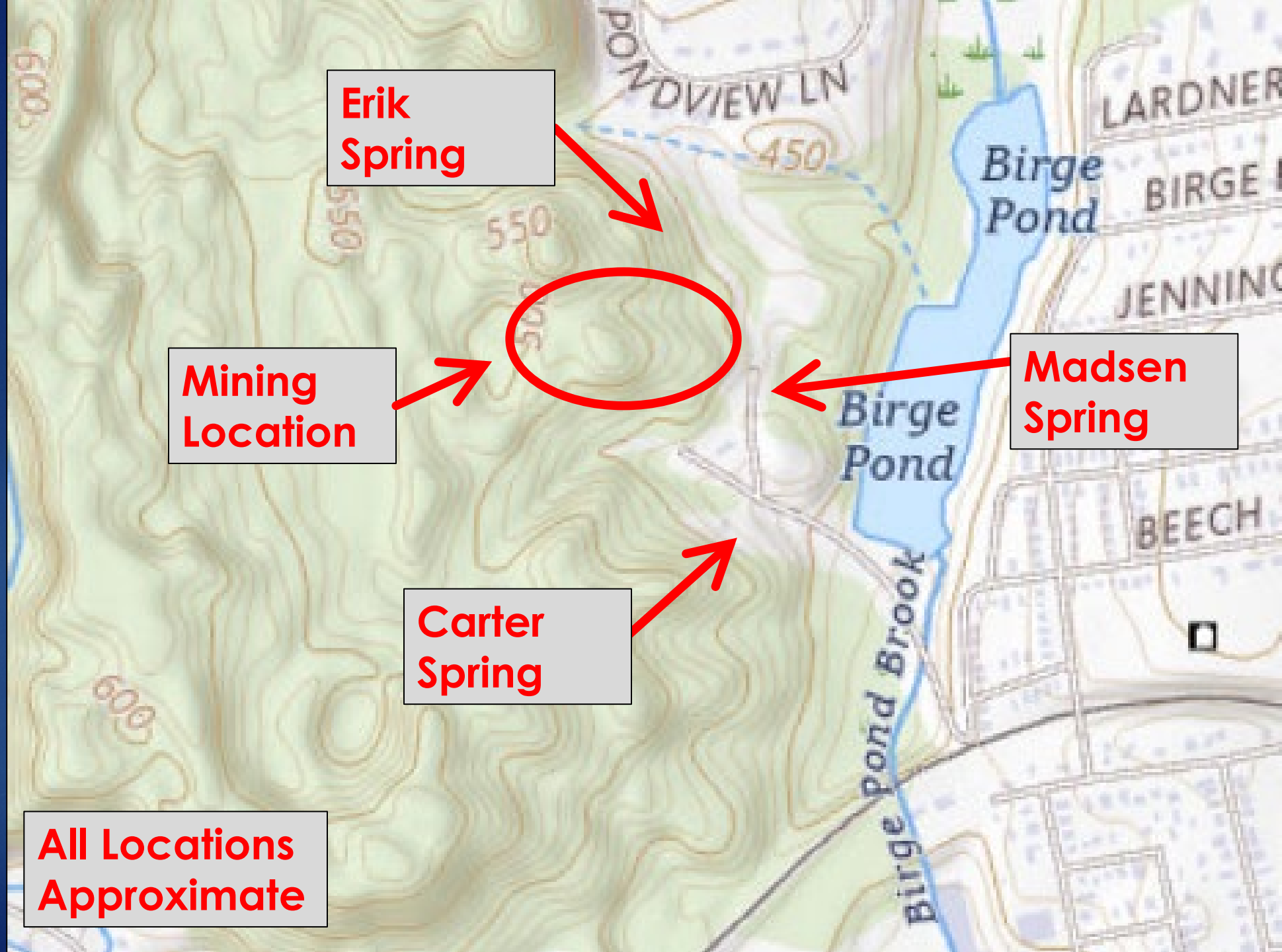
Aleksandra Moch
Wetland & Soil Scientist



Hydrologic Effects of Proposed Mining Near Birge Pond, CT

Brian Neff, PhD
bpnHydro Consulting
bneff@uwaterloo.ca



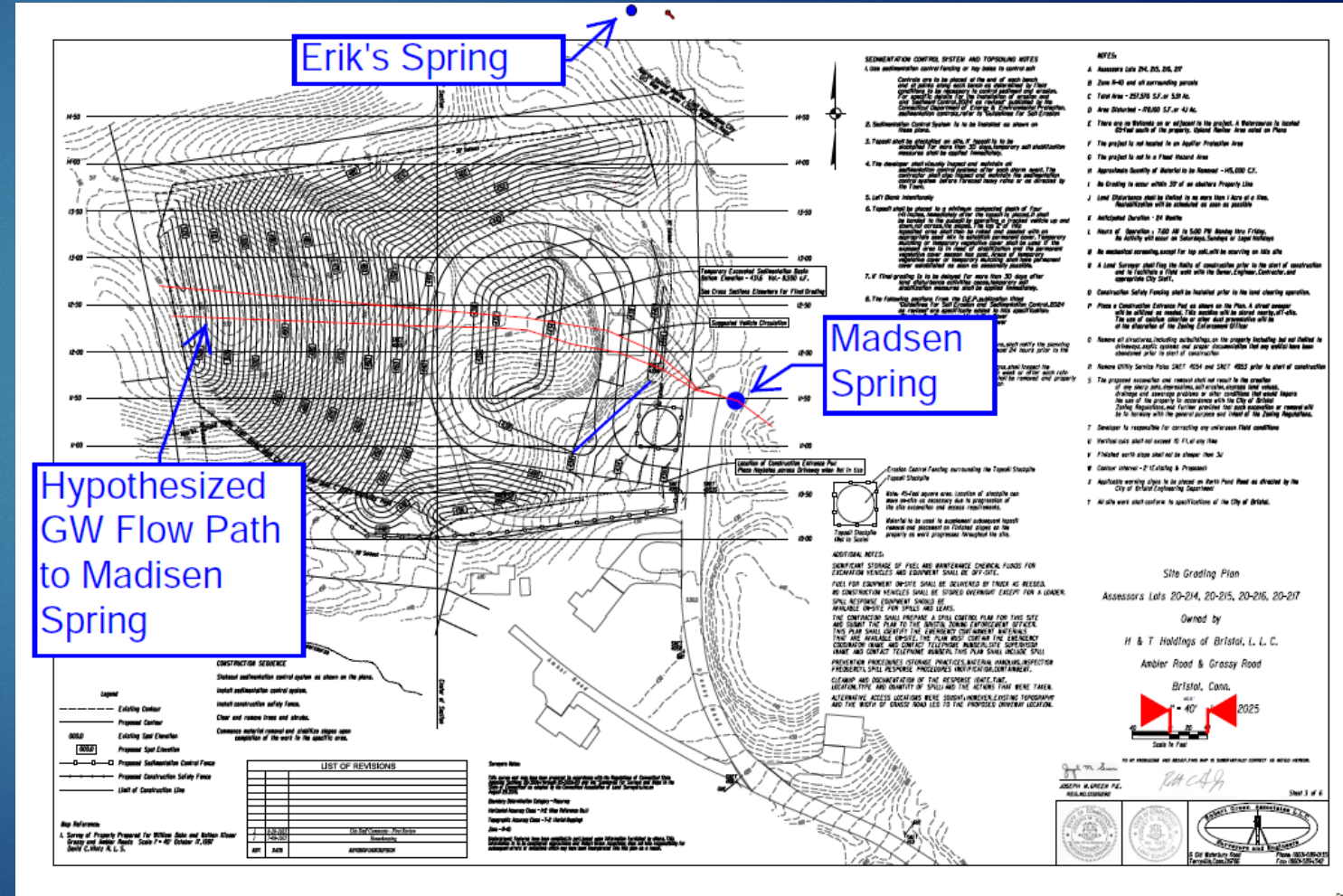
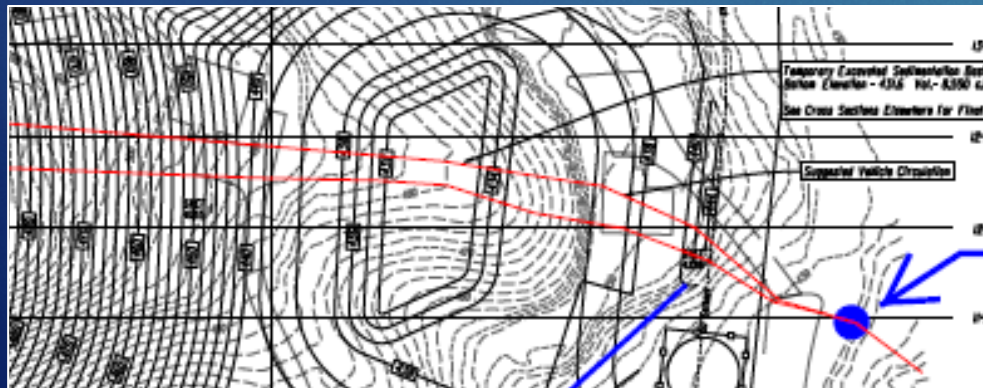


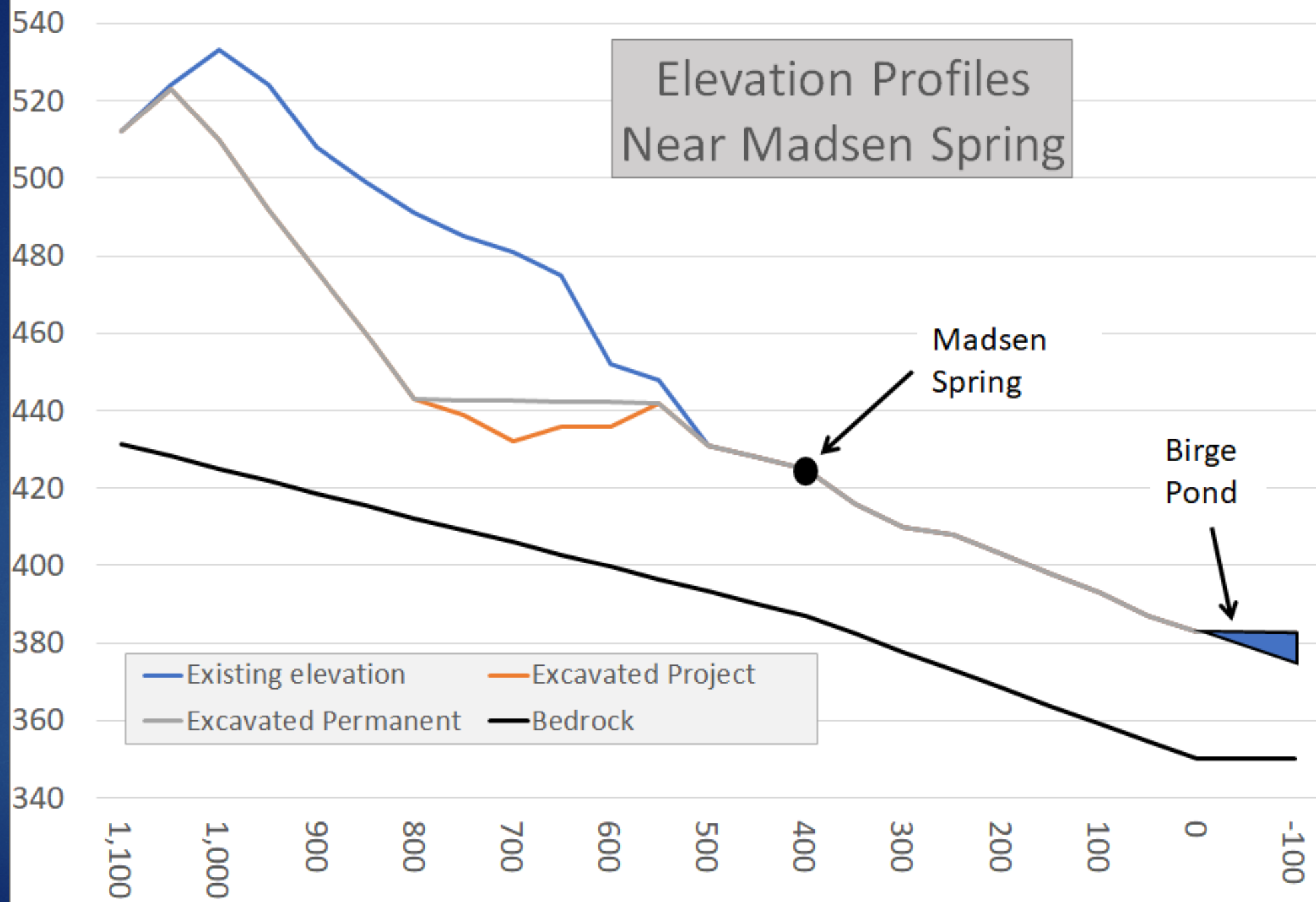
Physical Observations & Documented Attributes of Study Area

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

Hypothesized Groundwater Path to Madsen Spring

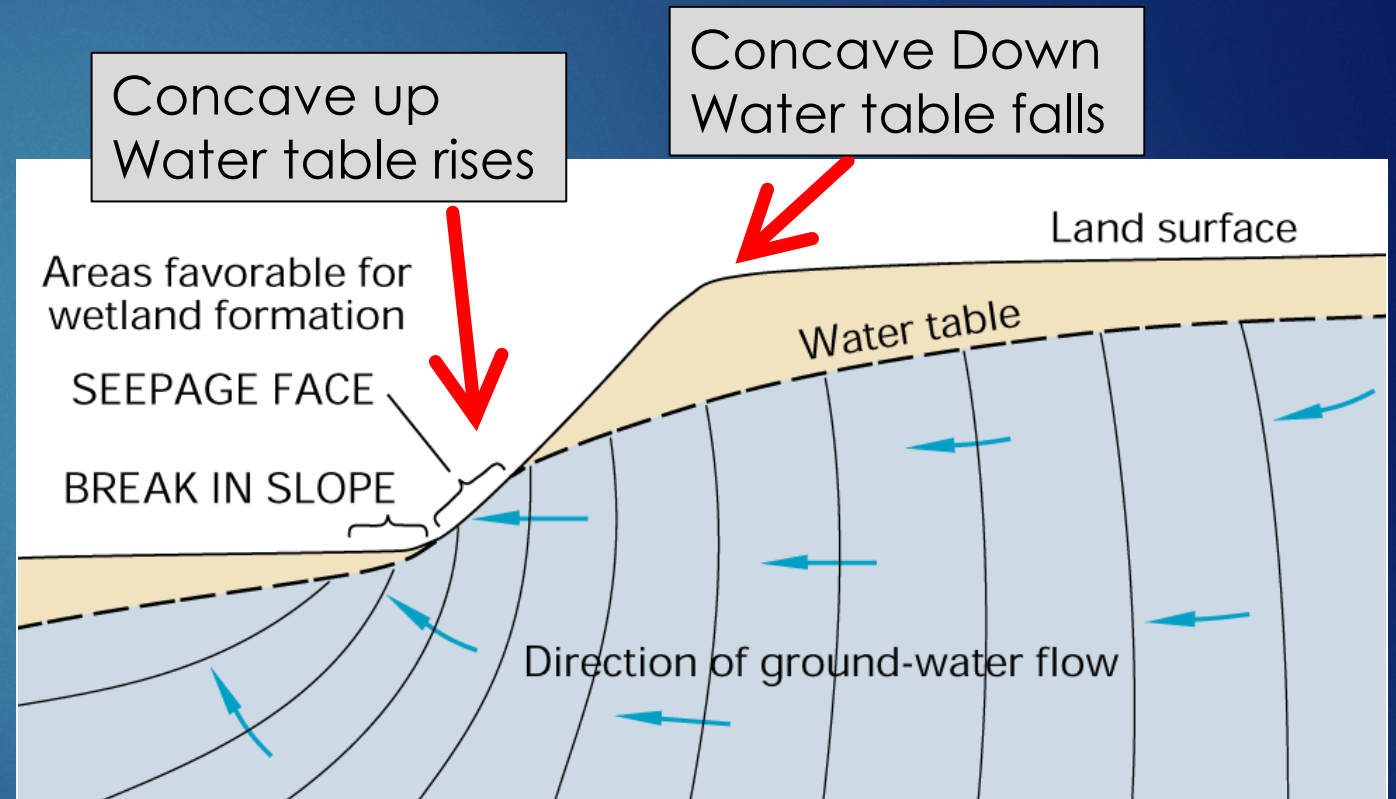
- ▶ Based on descriptions in LaSala (1964)
- ▶ Fairly straight forward





Key aspect of hydrologic theory

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



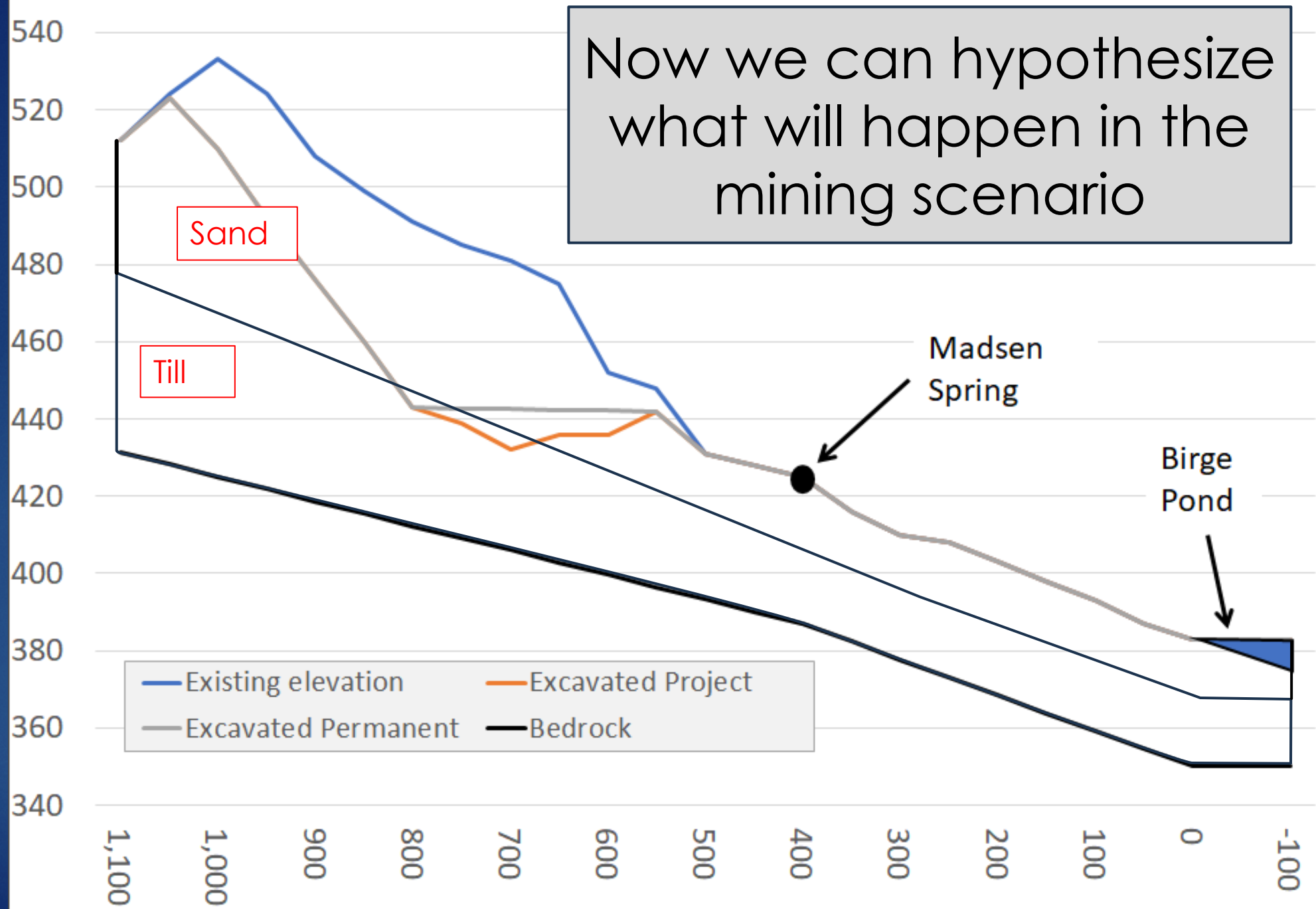
Geology effect on groundwater flow

Coarse geology (sand)

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

Fine geology (till)

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



The Model

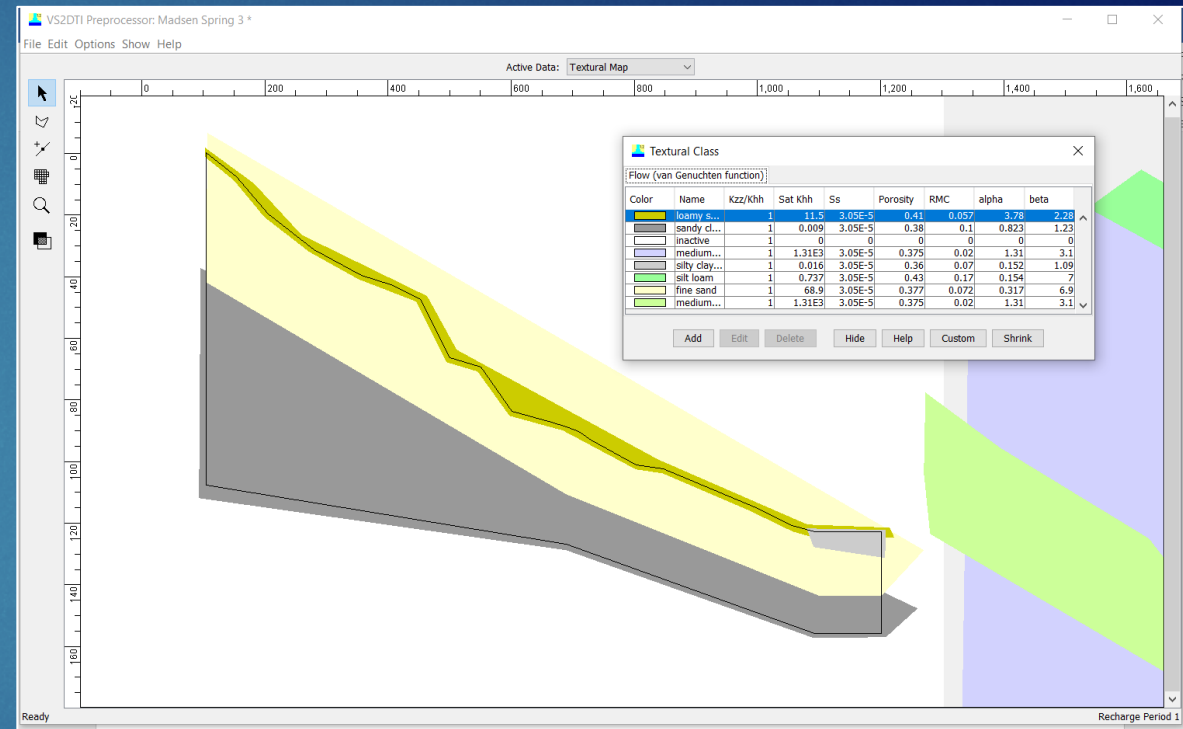
VS2DI

- Variably Saturated 2-Dimensional

Good for simulating

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

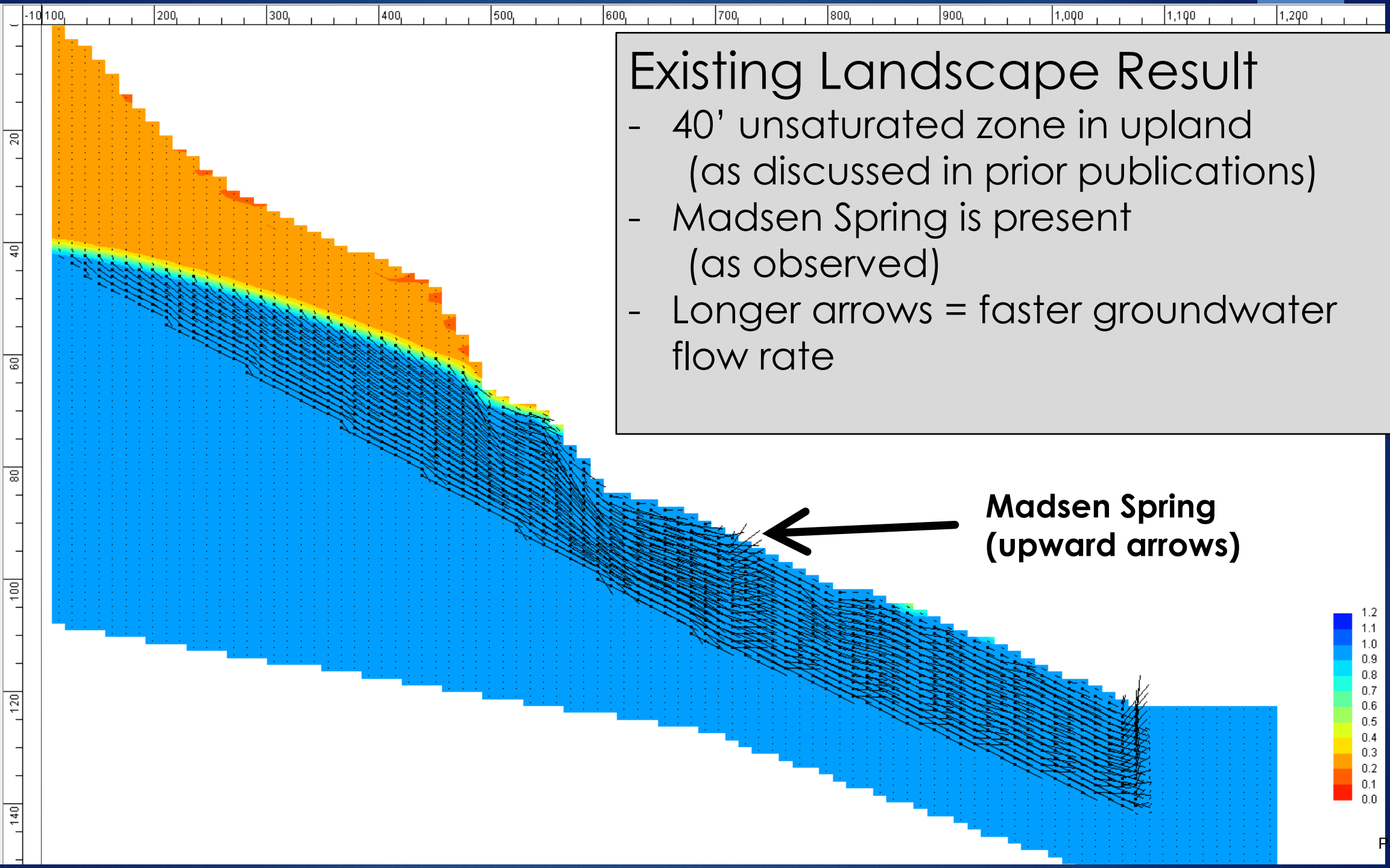
Well-established method

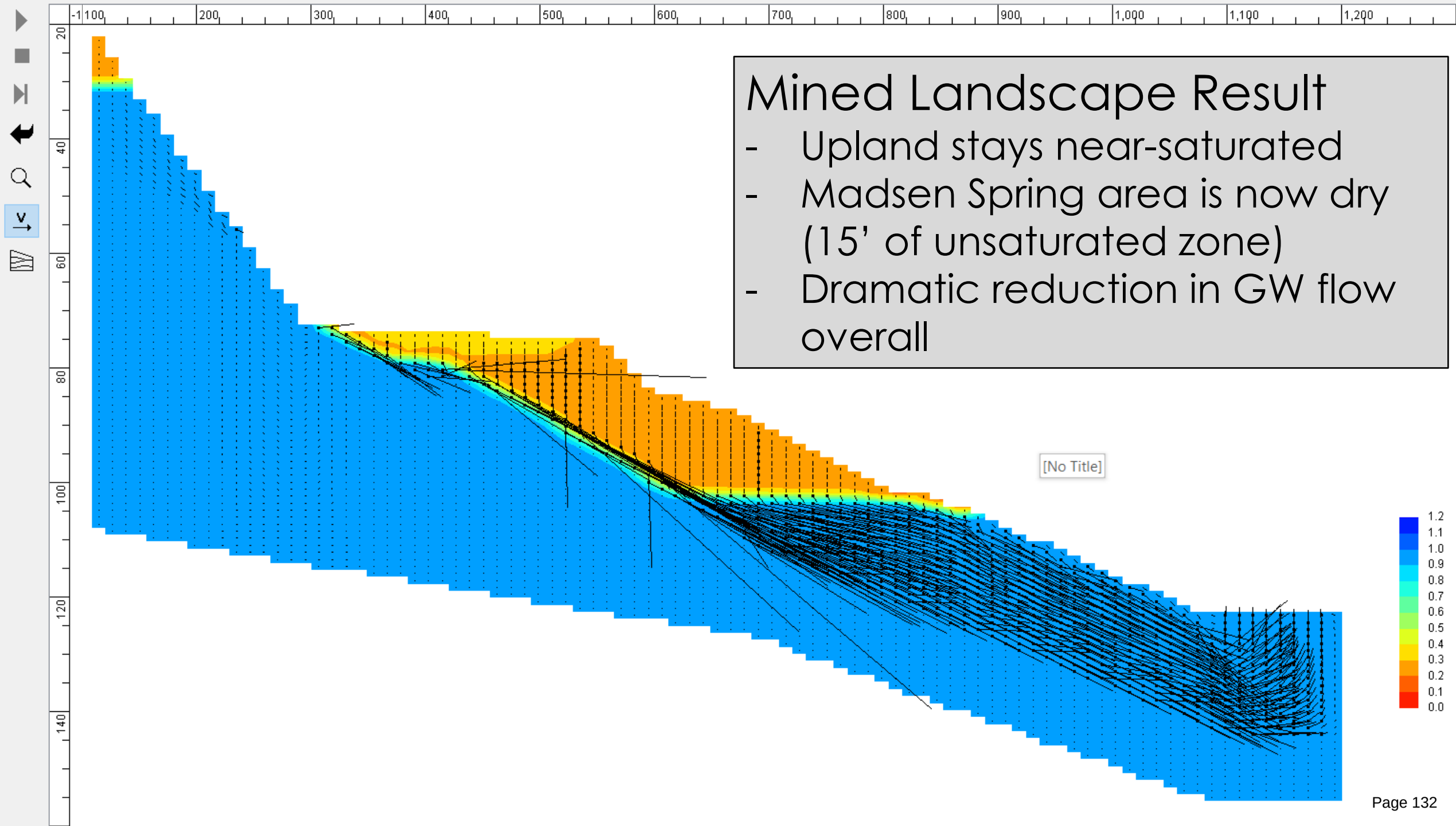


Existing Landscape Result

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

**Madsen Spring
(upward arrows)**





Conclusions

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

Implications

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

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

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

Implications (continued)

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

Brian Neff, PhD
bpnHydro Consulting
bneff@uwaterloo.ca

The logo for bpnHydro Consulting features the text "bpnHydro Consulting" in a sans-serif font. "bpn" is in black, "Hydro" is in blue, and "Consulting" is in black. The text is positioned above a decorative graphic consisting of two rows of overlapping semi-circles, with the top row in white and the bottom row in blue.

bpnHydro Consulting

Geology of Study Site

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

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

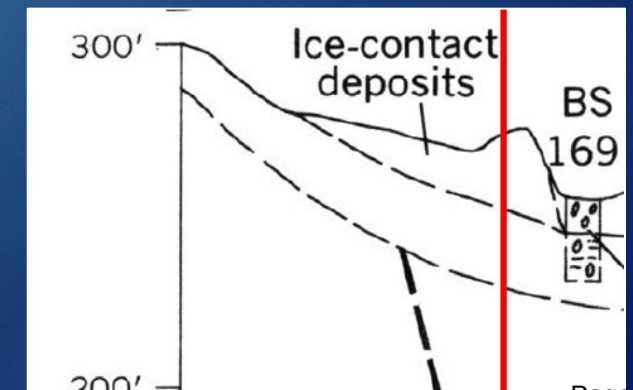
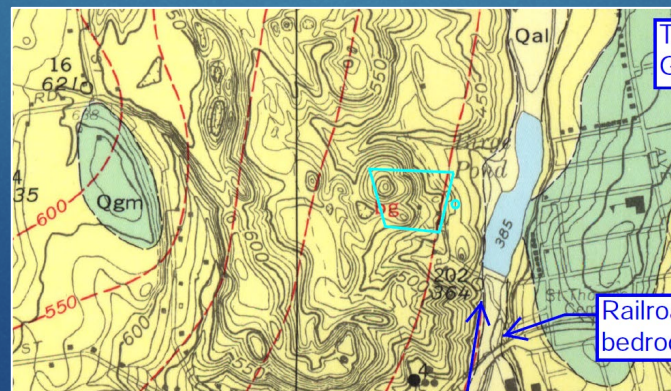
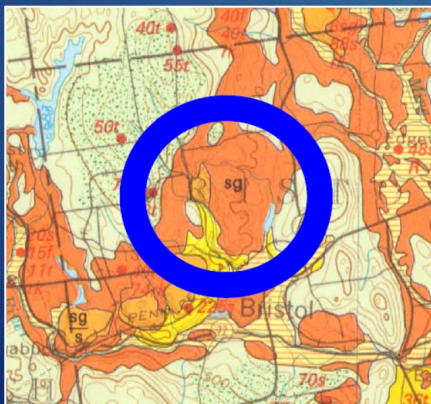
By A. M. LA SALA, Jr.

GEOLOGICAL SURVEY WATER-SUPPLY PAPER 1578

Prepared in cooperation with the
Connecticut Water Resources Commission



UNITED STATES GOVERNMENT PRINTING OFFICE, WASHINGTON : 1964



Links to Materials
Submitted on
12/01/2025

Links to New Materials Submitted 12/1/25

First IWWA Presentation:

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

Second IWWA Presentation:

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

Verified Petition to Intervene:

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

Resume

Aleksandra Moch

Aleksandra Moch

95 Halpin Avenue

Stamford, CT 06905

Tel: (203) 550-9373

Email: aleksandra_moch@yahoo.com

Education

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

Professional certifications

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

Self-employment

Green Roof Concepts, LLC – Roof Garden Design and Installation

9/12-Present

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

Environmental Consultant

8/02-Present

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

Consulting for the Village of Briarcliff Manor, NY

10/19-Present

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

Employment

Environmental Analyst

10/00-4/24

Town of Greenwich

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

Wetlands Assistant Compliance Officer

11/98-10/00

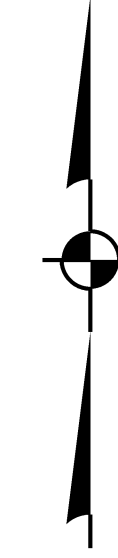
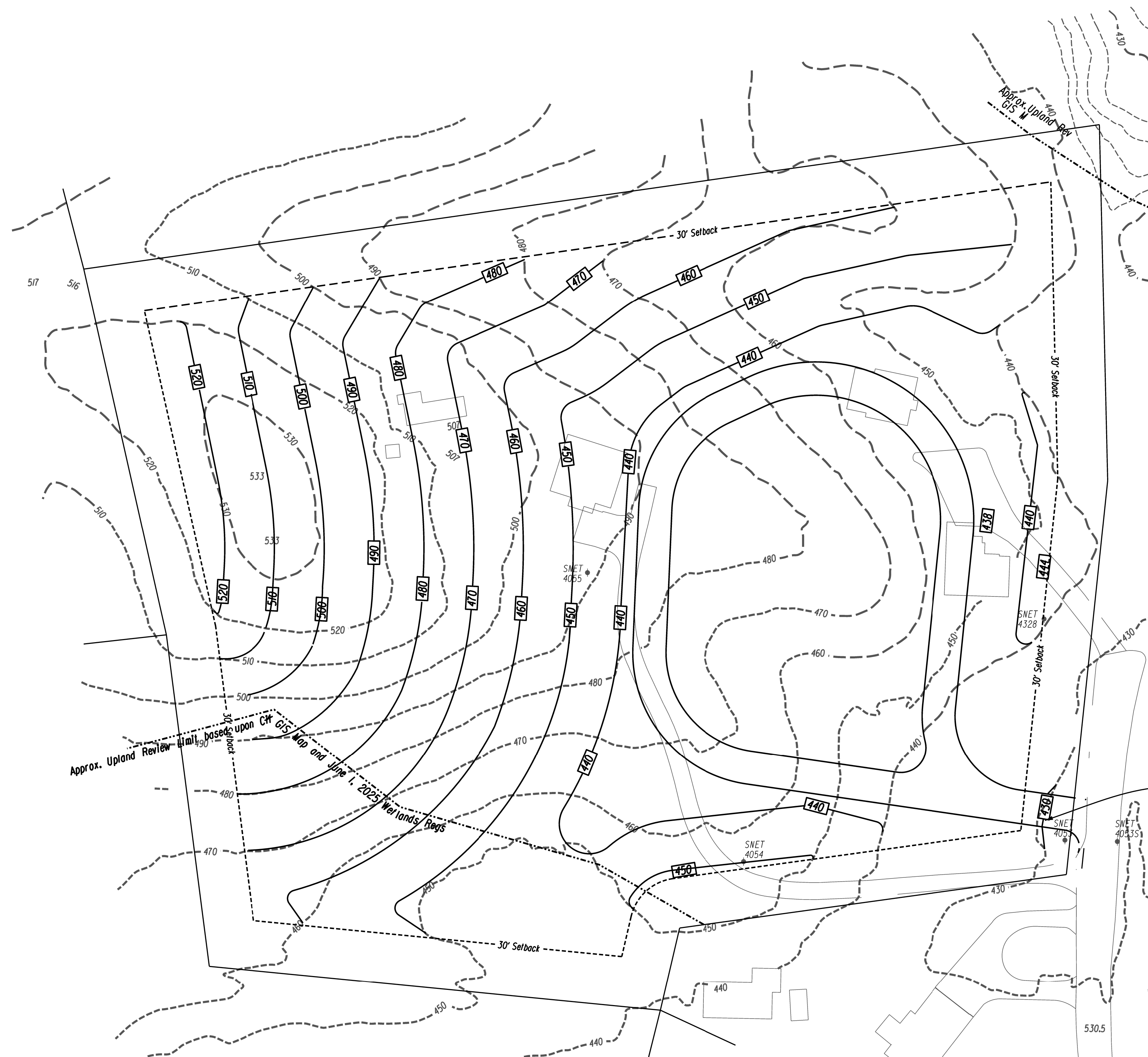
Town of Greenwich

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

Related experience

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

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



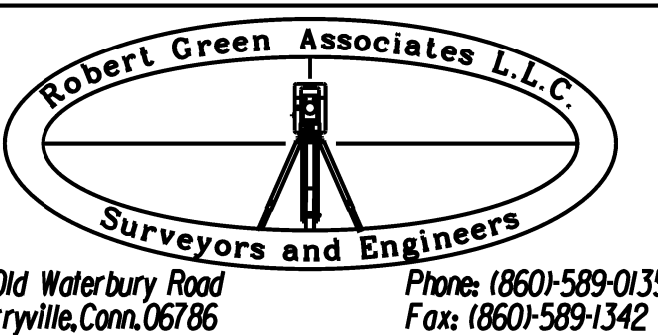
SCENARIO No.1
FULL UTILIZATION OF PROPERTY TO 30' SETBACK

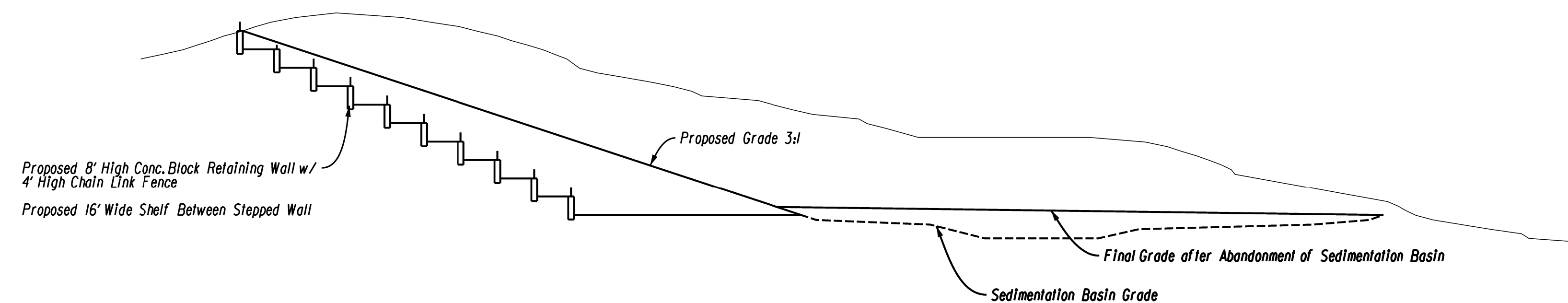
Assessors Lots 20-214, 20-215, 20-216, 20-217

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

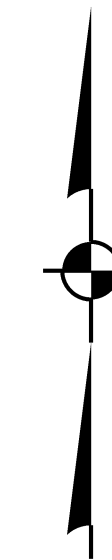
Scale 1" = 40' or as Noted July 1, 2025

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





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



SCENARIO No. 2

STEPPED RETAINING WALL AT Sta. 12+00

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

Owned by

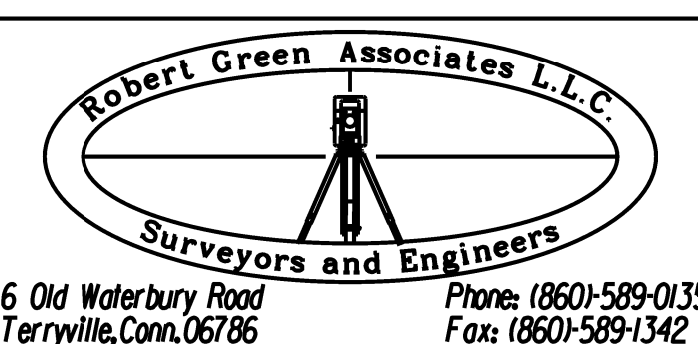
H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

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

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



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

November 24, 2025

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

Scenario No. 1 – Full Utilization of Site

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

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

Scenario No. 2 Stepped Retaining Walls

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

Scenario No. 3 Site Grading with limited impact.

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

THIS IS PREFERRED

Applicant's Soils Report



23 Horseshoe Ridge Road
Newtown, CT 06482

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

November 17, 2025

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

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

Dear Mr. Hummel:

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

1. Purpose of Investigation

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

2. Site Description

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

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

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

3. Methodology

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

4. Findings

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

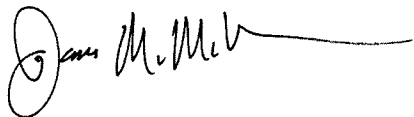
5. Conclusion

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

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

Respectfully submitted,

JMM WETLAND CONSULTING SERVICES, LLC



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

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

City of Bristol

Geographic Information System (GIS)



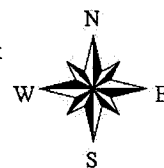
Date Printed: 11/17/2025



MAP DISCLAIMER - NOTICE OF LIABILITY

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

Approximate Scale: 1 inch = 150 feet



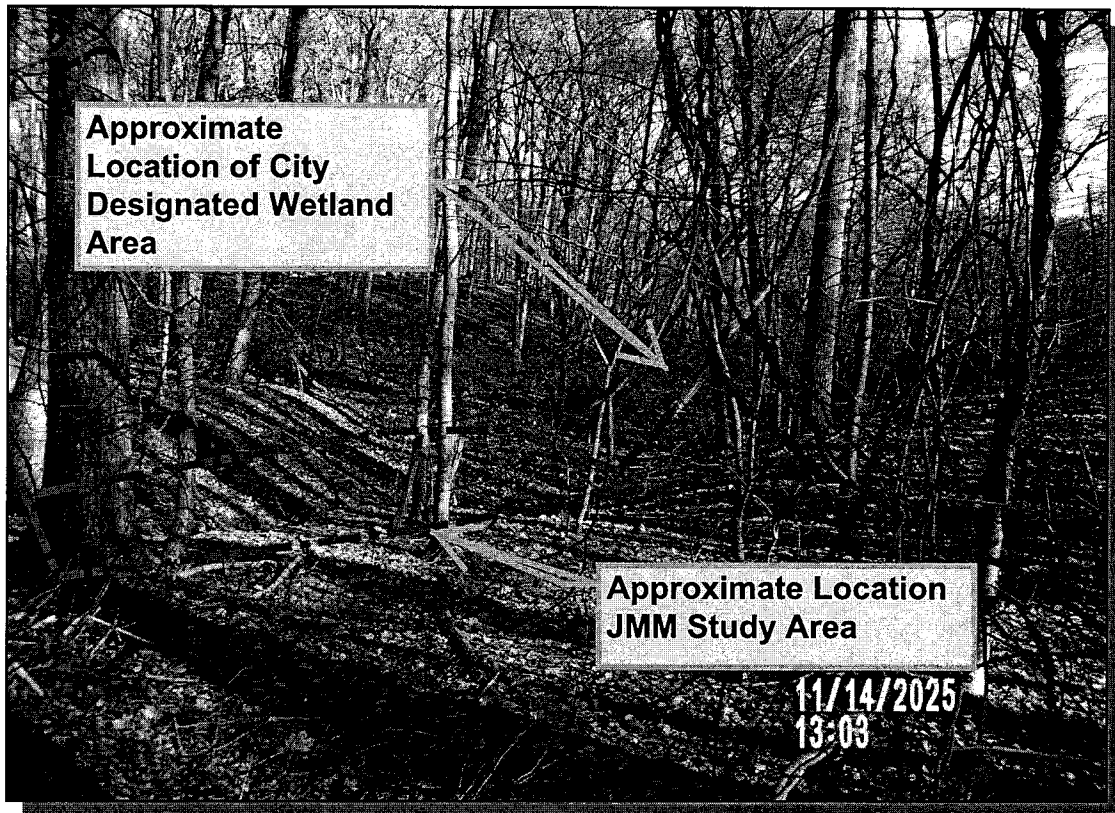


Photo 1: View of Study Area & down-gradient wetland on City Property (JMM photo taken 11/14/2025); facing northeasterly

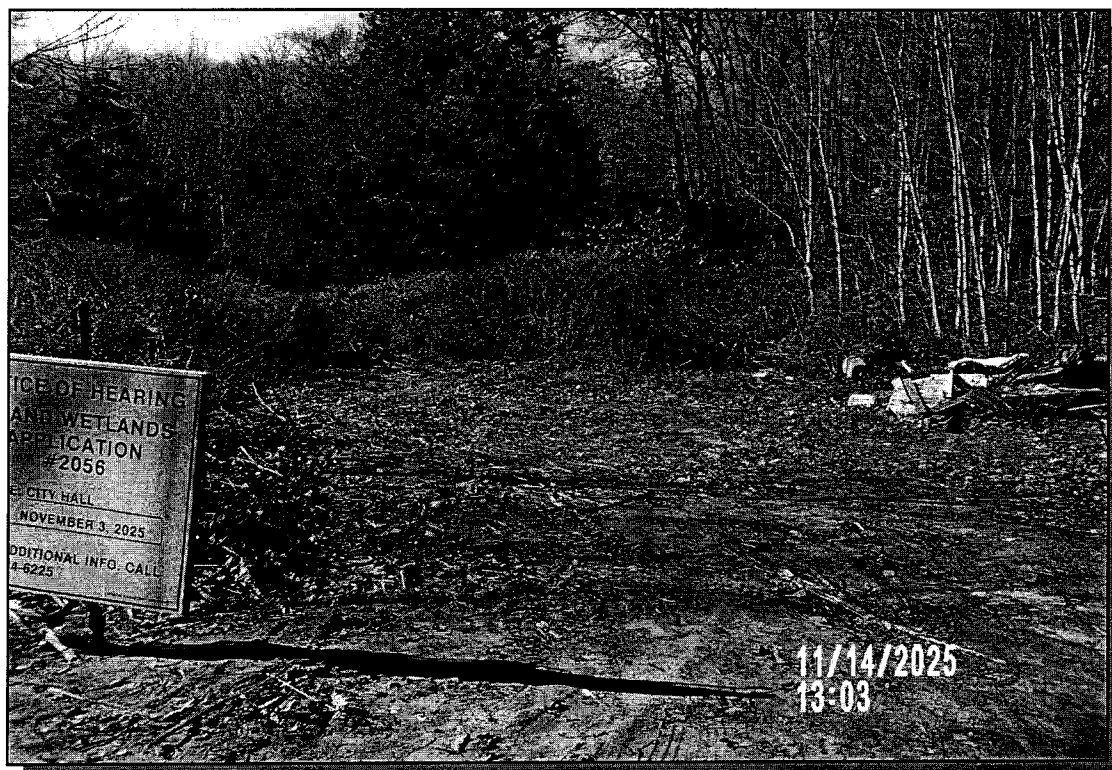
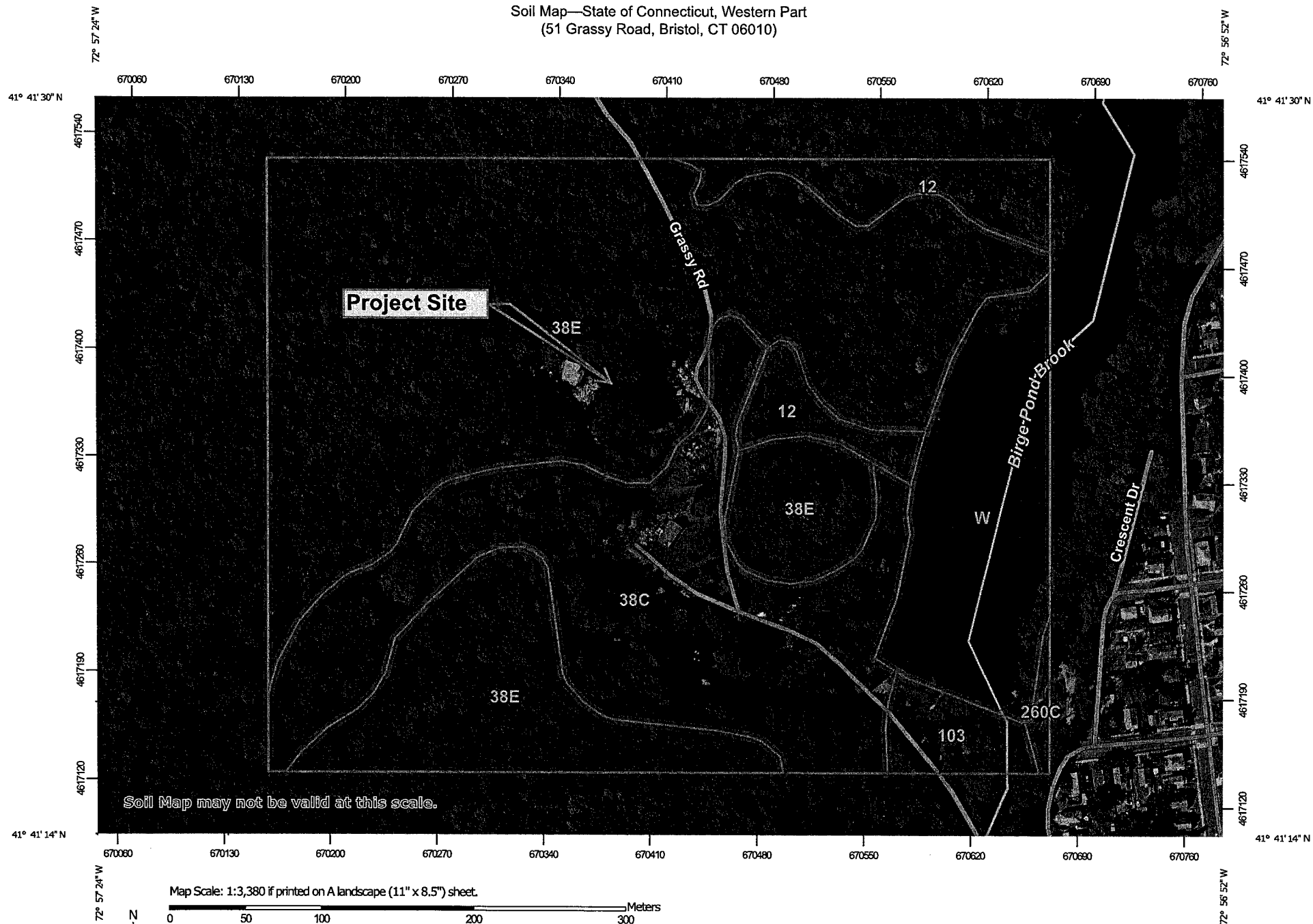


Photo 2: View of Subject Site adjacent to the Study Area (JMM photo taken 11/14/2025); facing northwesterly

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



Soil Map may not be valid at this scale.

Map Scale: 1:3,380 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 150 300 600 900 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: State of Connecticut, Western Part

Survey Area Data: Version 6, Sep 16, 2025

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

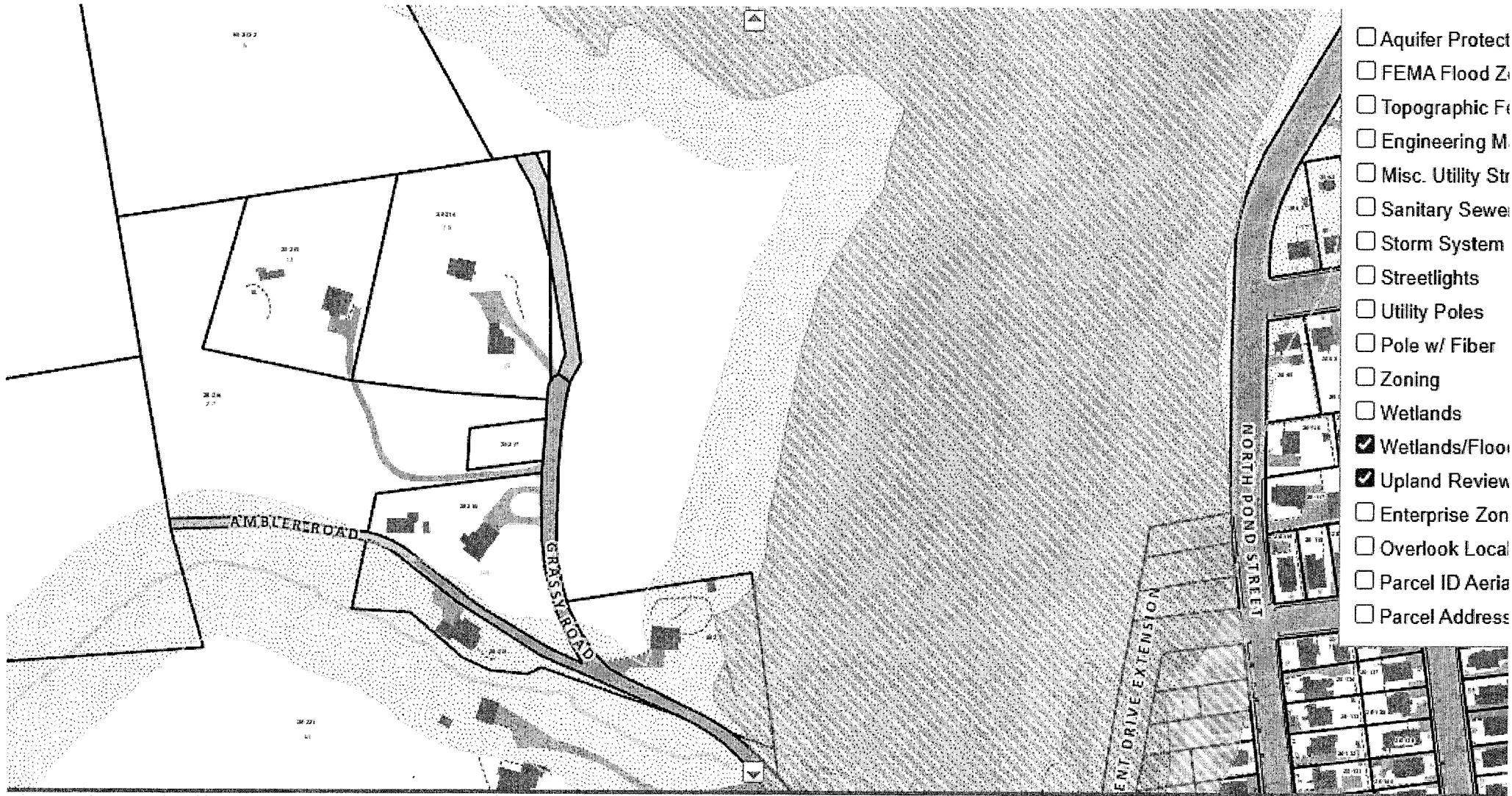
Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

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

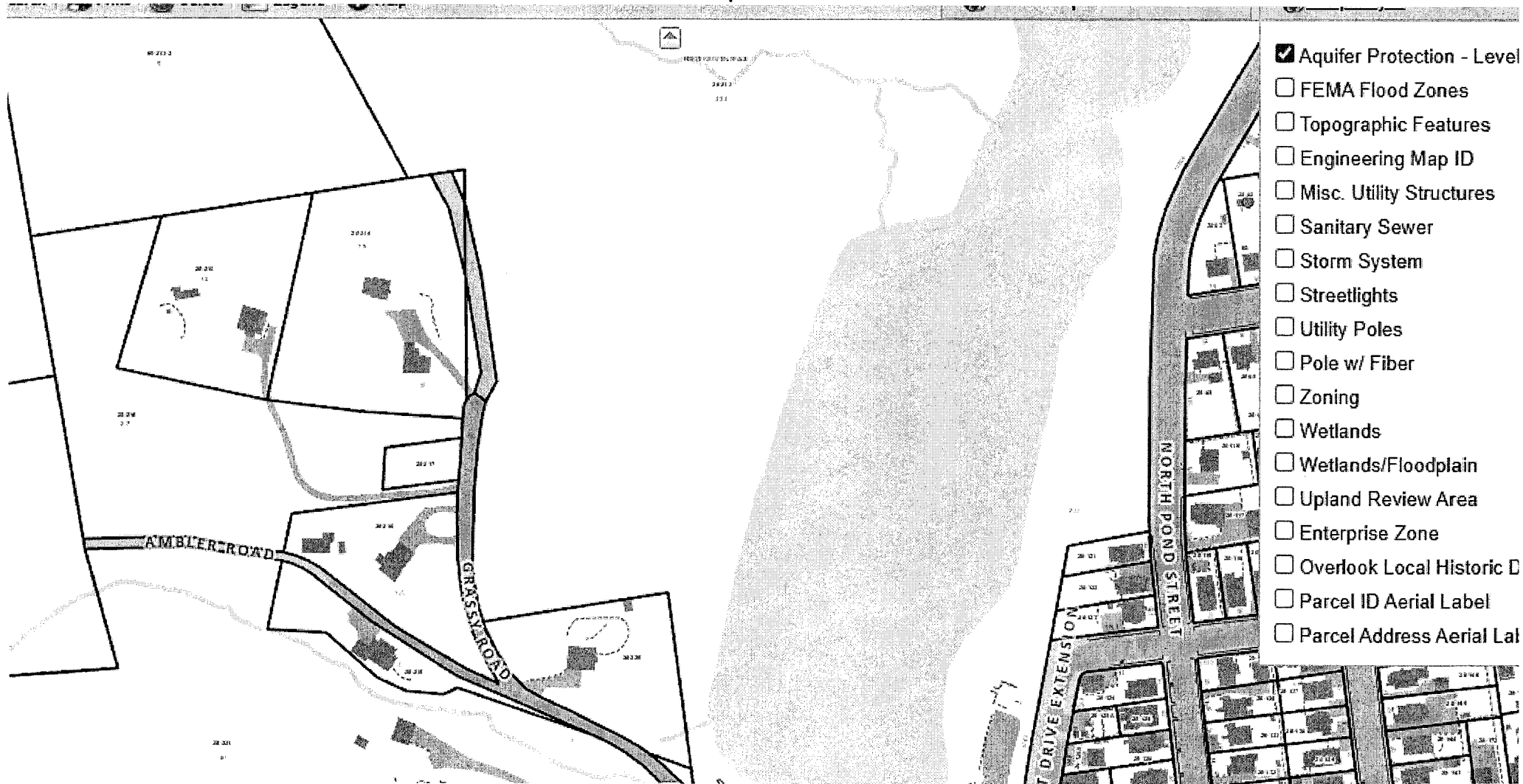
Map Unit Legend

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

Wetlands & Upland Review Area



Aquifer Protection



Hyperlink:

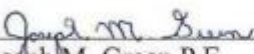
[https://www.bristolct.gov/DocumentCenter/View/50071/2025 09 02 Report](https://www.bristolct.gov/DocumentCenter/View/50071/2025%2009%20Report)

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

September 2, 2025



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


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

JMM Company

Info 2025

JMM Wetland Consulting Services, LLC

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



COMPANY OVERVIEW

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

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

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

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

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

JMM supports the following primary areas of expertise:

Soil Resource Management

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

Wetland Resources Management

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

PROFESSIONAL RESUME

James M. McManus, MS, CPSS

Principal Soil Scientist



EDUCATION:

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

CERTIFICATIONS:

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

EXPERIENCE:

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

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

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

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

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

Professional Resume: *(continued)*

James M. McManus, M.S., CPSS

Principal Soil Scientist

PROFESSIONAL AFFILIATIONS:

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

WORKSHOPS & CONFERENCES:

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

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

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

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

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

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

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

PUBLICATIONS:

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

Professional Resume: *(continued)*

James M. McManus, M.S., CPSS

Principal Soil Scientist

WORK HISTORY:

2000 to present

JMM Wetland Consulting Services, LLC Principal Soil Scientist, Owner

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

1994 to 2000

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

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

Professional Resume: *(continued)*

James M. McManus, MS, CPSS

Principal Soil Scientist

WORK HISTORY *(continued)*:

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

Professional Resume: *(continued)*

James M. McManus, MS

Principal Soil Scientist

WORK HISTORY *(continued)*:

1987 to 1988

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

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

Representative Project Experience

James M. McManus, MS, CPSS

Certified Professional Soil Scientist

Registered Professional Soil Scientist

Linear Right of Way Projects

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

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

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

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

Constitution Natural Gas Pipeline, PA/NY.

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

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

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

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

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

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

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

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

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

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

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

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

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

NSTAR, Proposed Overhead Powerline Project, Canton, MA.

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

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

Gulfstream Natural Gas Pipeline, Lakeland Florida.

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

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

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

Hydric Soil Determination, North Alabama.

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

Viking Voyageur Natural Gas Pipeline, Wetland Survey, Minnesota.

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

Invasive Species Identification , Iroquois Gas Transmission Line, CT.

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

Related Services Projects

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

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

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

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

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

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

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

Wetland Delineation Boundary Review, Spencer, MA.

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

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

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

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

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

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

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

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

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

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

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

Wetland Boundary Investigation, Aurora, MN.

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

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

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

Wetland Delineation, Soil Investigations, MA, CT.

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

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

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

Wetland Delineation, Oxford, Connecticut.

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

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

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

Specialized Services Projects

Pond Maintenance/Rehabilitation, Newtown, CT.

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

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

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

Vegetative Monitoring, The Stanwich Club, Greenwich, CT.

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

68 Birch Lane, Greenwich, CT.

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

Construction Monitoring and Sediment Erosion Inspections, Greenwich, CT.

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

Construction Monitoring and Sediment Erosion Inspections, CT, MA.

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

Reservoir No. 1 Bypass, Bristol, CT.

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

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

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

Wetland Mitigation Plan, Somers, CT.

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

Soil Science Instructor, Massachusetts.

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

Soil Science Instructor, Connecticut.

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

Soil Science Instructor, Connecticut.

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

Data Collection, Massachusetts.

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

Ground Water Sampling, Harrison, New York.

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

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

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

Surface Water Sampling, MA, CT.

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

Representative Client List

James M. McManus, MS, CPSS

Certified Professional Soil Scientist

Registered Professional Soil Scientist

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

RE: Undocumented Wetlands in the Hoppers

Raymond Rogozinski

Tue 11/18/2025 12:58 PM

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

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

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

From: Joshua Medeiros <JoshMedeiros@bristolct.gov>

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

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

Cc: Jeffrey Steeg <JeffreySteeg@bristolct.gov>

Subject: RE: Undocumented Wetlands in the Hoppers

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

-Josh

From: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>

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

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

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

Subject: Undocumented Wetlands in the Hoppers

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

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

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

Available to discuss

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

See below.

Available for a staff discussion in person.

Thanks.

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

Mr. Flanagan,

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

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

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

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

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

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

Thank you,
Michelle Rudy
Friends of the Hoppers

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

BRISTOL INLAND WETLANDS COMMISSION

BRISTOL, CONNECTICUT

October 19, 2025

In the matter of:

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

Application for a Wetlands Permit No. 2056

VERIFIED PETITION TO INTERVENE UNDER CGS §22a-19

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

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

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

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

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

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

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

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

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

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

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

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

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

f. any activity which destroys a wetland or watercourse.

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

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

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

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

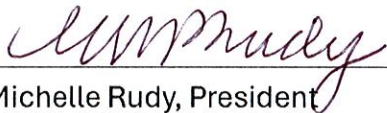
8. The Applicant has failed to establish that there are no feasible and prudent alternatives to the proposed activities.

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

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

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

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



Michelle Rudy, President

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

STATE OF CONNECTICUT
COUNTY OF HARTFORD
CITY OF BRISTOL

Attachment:

Figure 1 – Perennial Springs

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



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

Figure 1 - Perennial Springs

Erik's Spring

Lat: 41.691002950 N

Lon: 72.952130417 W



Madsen Spring

Lat: 41.689717933 N

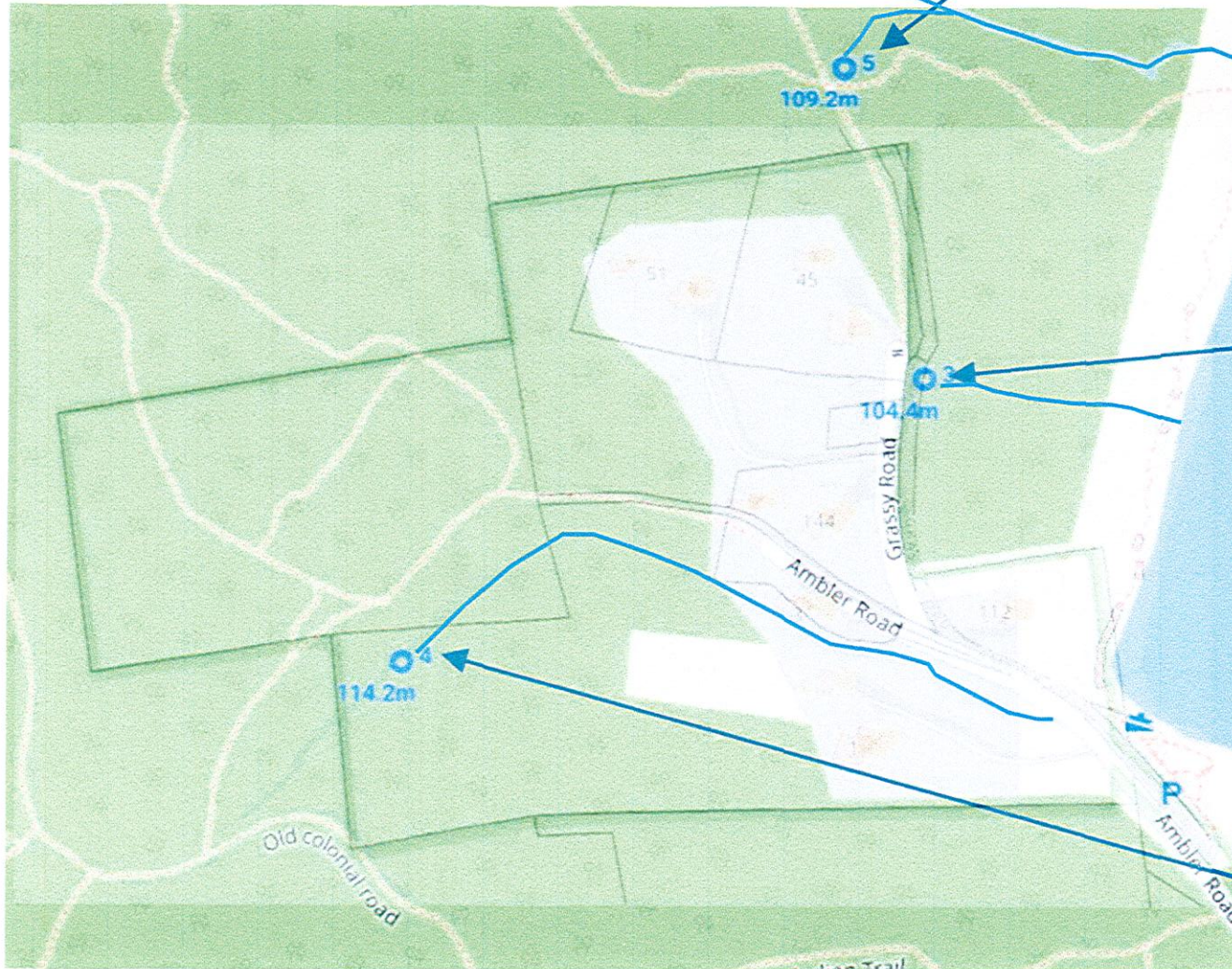
Lon: 72.951689300 W



Carter's Spring

Lat: 41.688557217 N

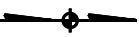
Lon: 72.954529533 W

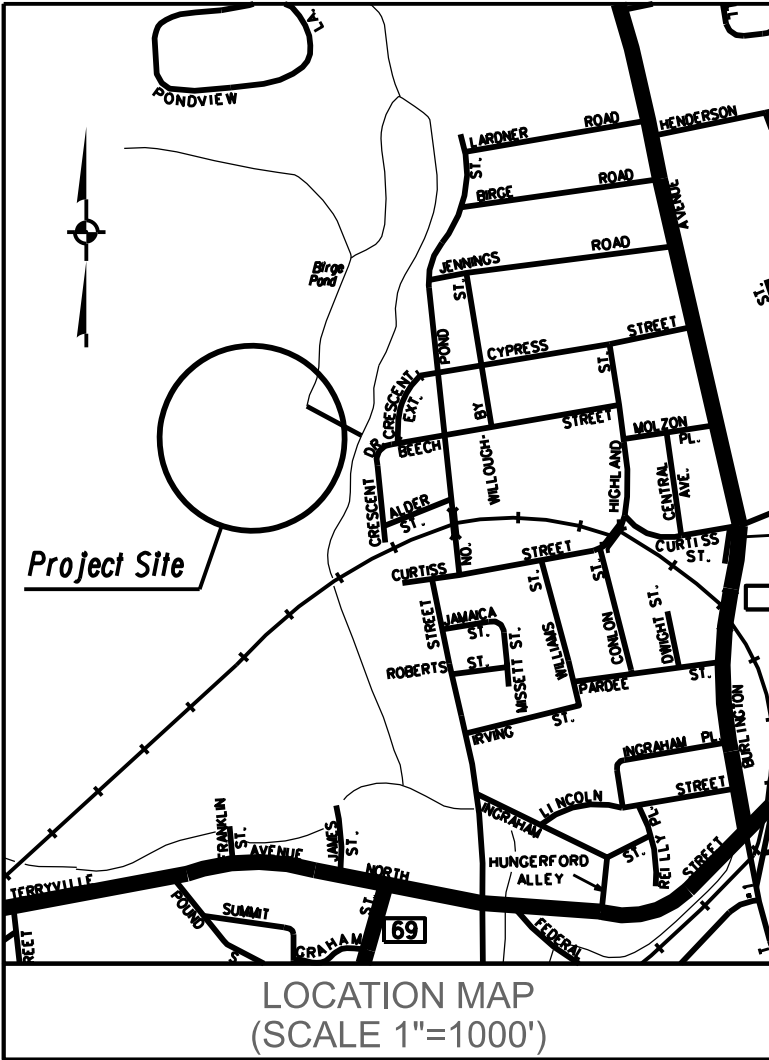


SPECIAL PERMIT FOR EARTH REMOVAL
ASSESSORS LOT 20-214, 20-215, 20-216, 20-217
AMBLER STREET & GRASSY ROAD
BRISTOL, CONN.

JULY 1, 2025

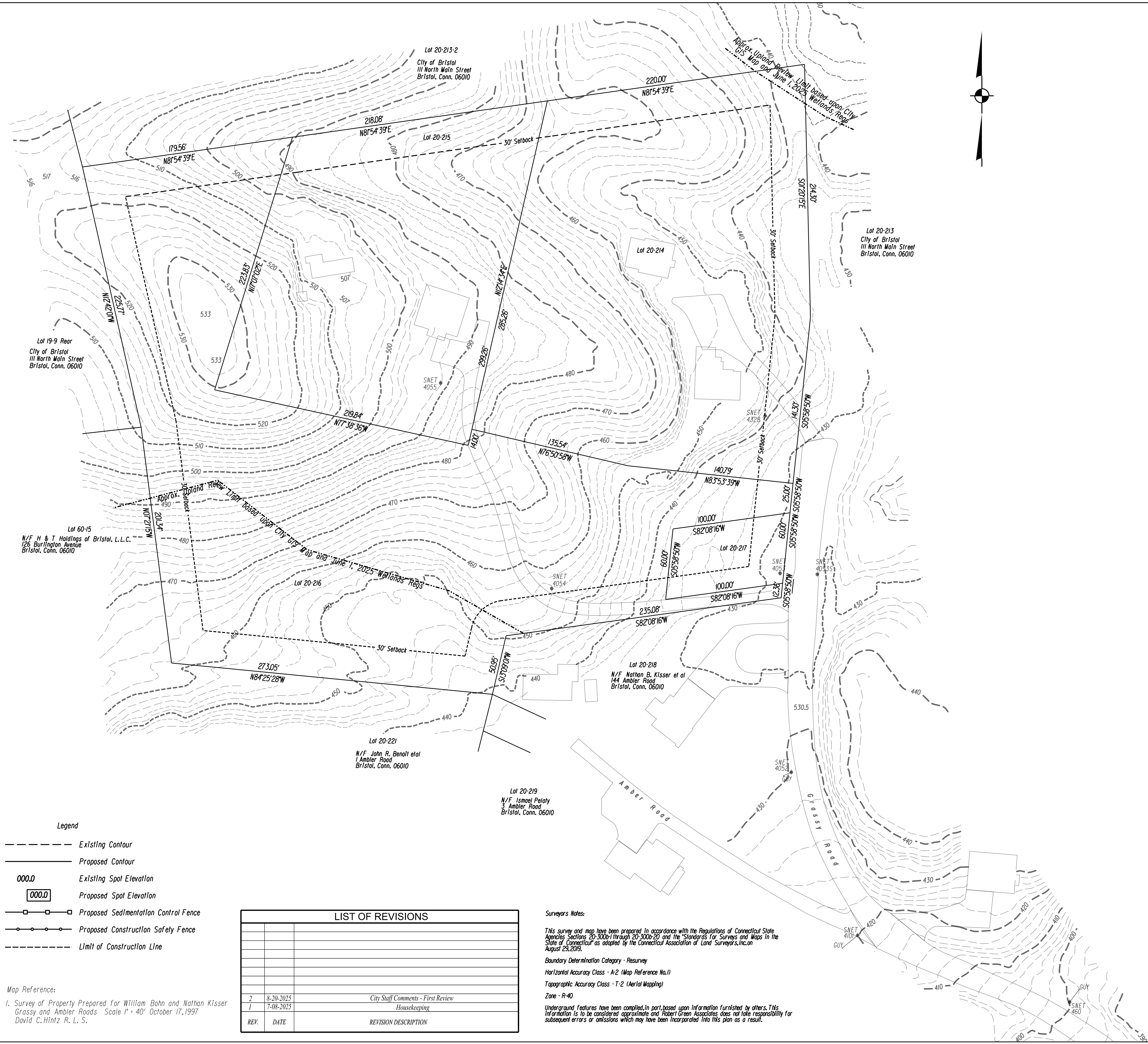
LIST OF REVISIONS		
2	8-20-2025	City Staff Comments - First Review
1	7-08-2025	Housekeeping
REV.	DATE	REVISION DESCRIPTION

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



Applicant:
H & T HOLDINGS of BRISTOL, L. L. C.
c/o ROBERT TABACCO
(860)-250-6160

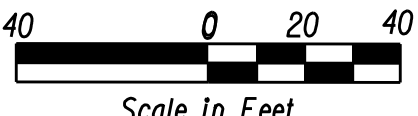
Surveyor/Civil Engineer:
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135



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

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

Scale 1" = 40' July 1, 2025



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

Signature

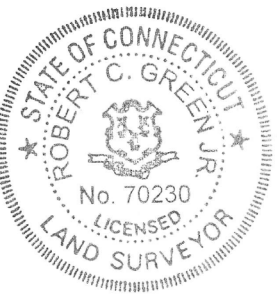
Sheet 2 of 6

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

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

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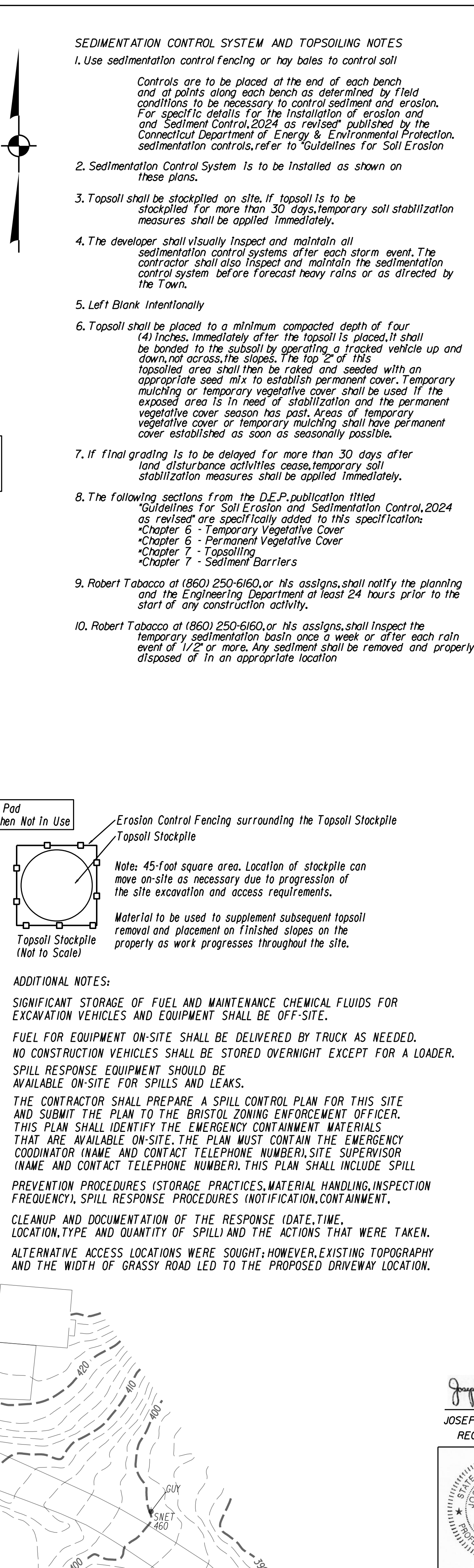
Surveyors Notes:
This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300a through 20-300c-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29,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



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



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



Site Grading Plan

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

Owned by

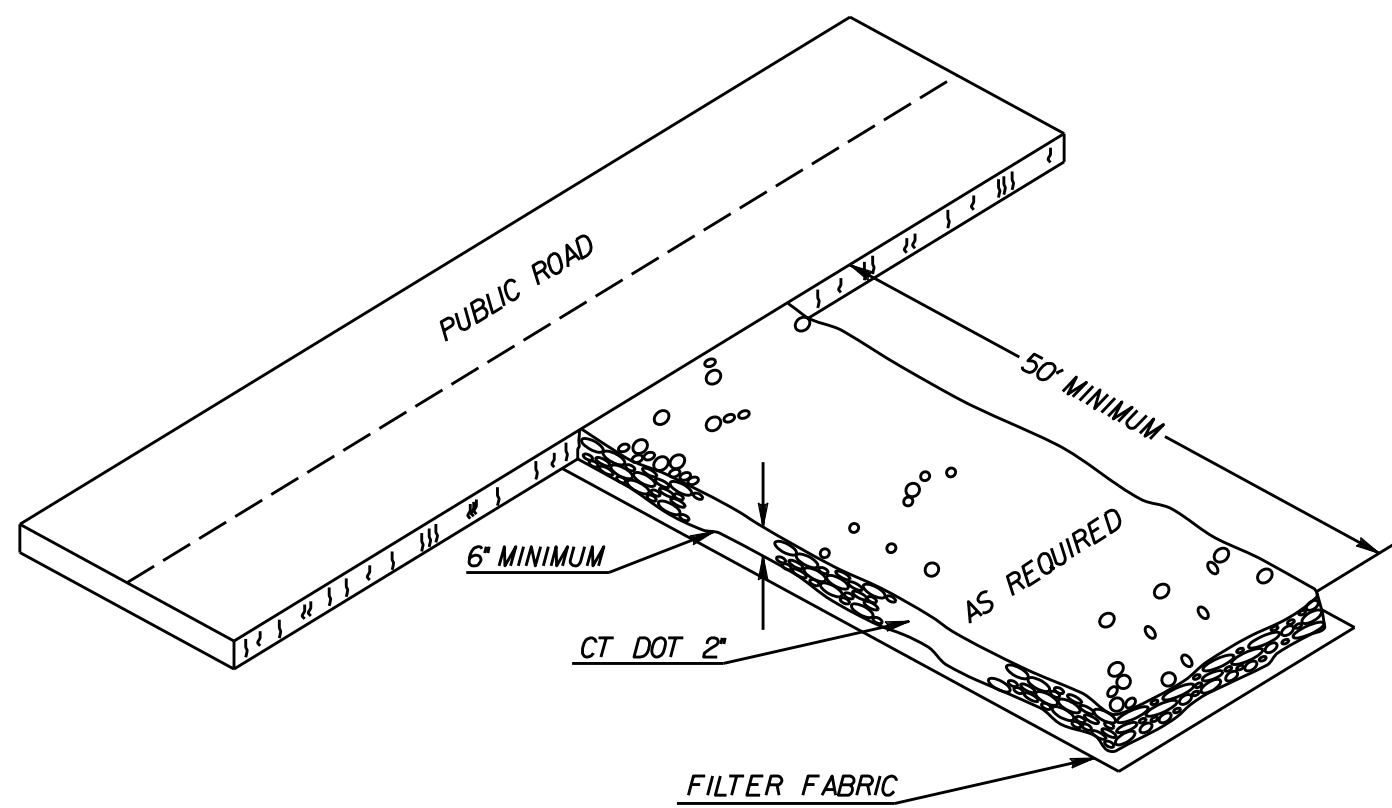
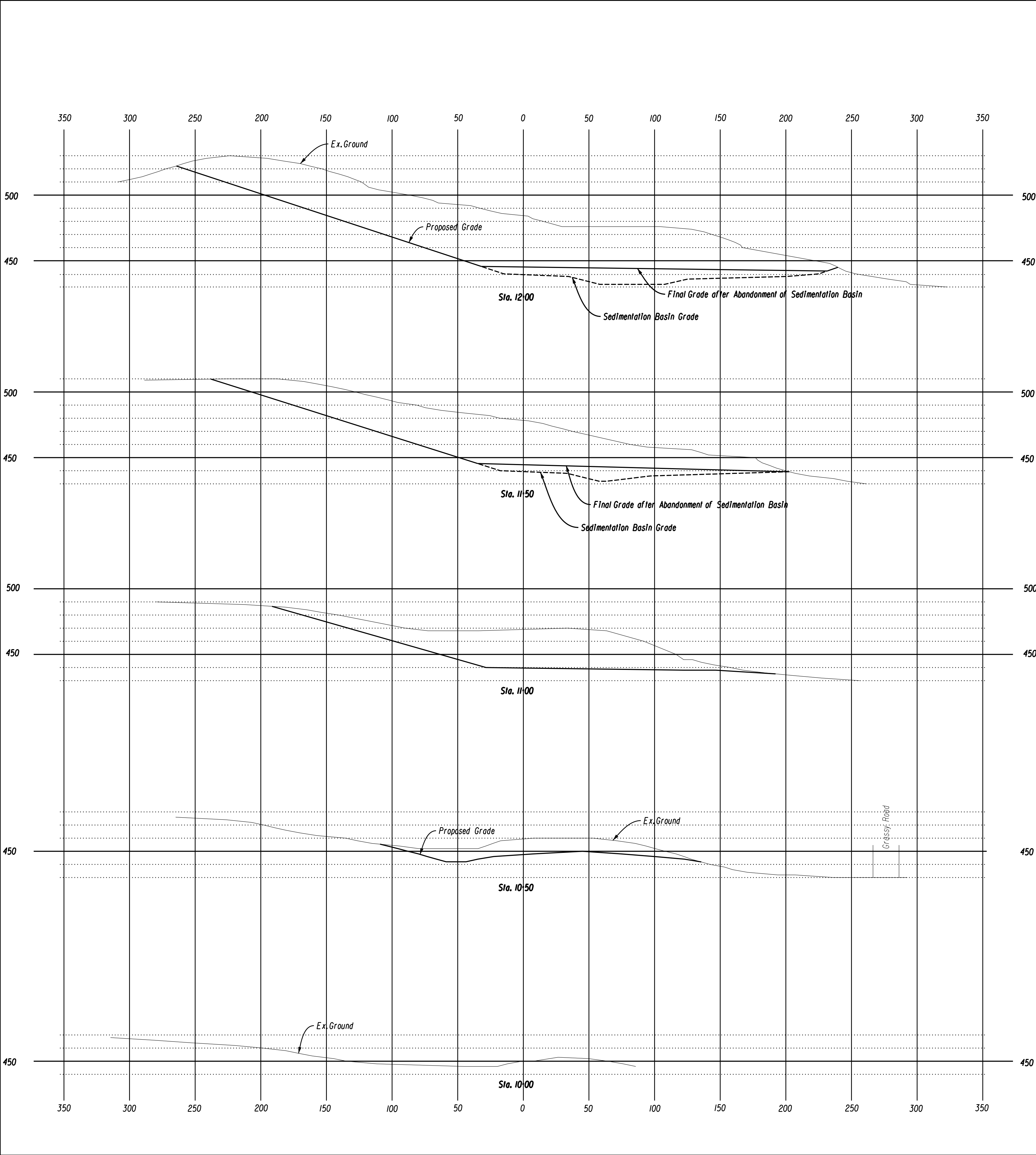
H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

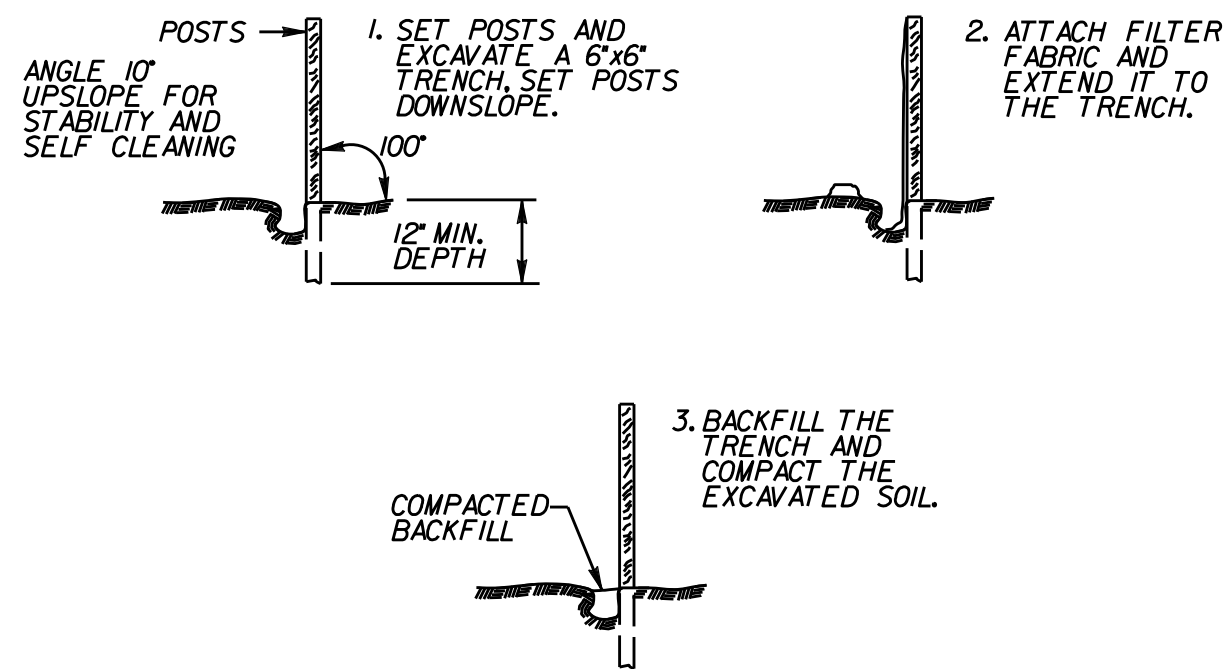
Bristol, Conn.

Scale 1" = 40' July 1, 2025


Scale in Feet



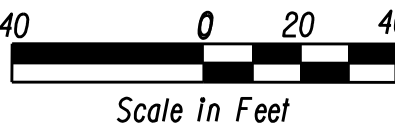
CONSTRUCTION ENTRANCE
N. T. S.



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

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

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



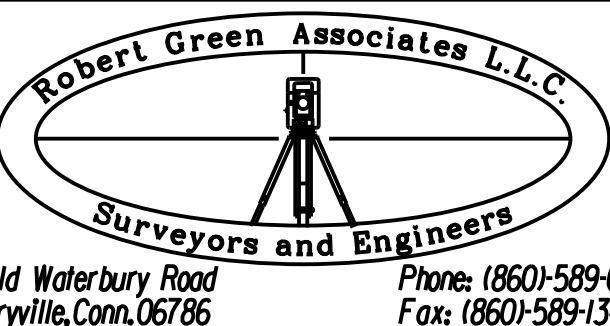
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REV.	DATE	REVISION DESCRIPTION
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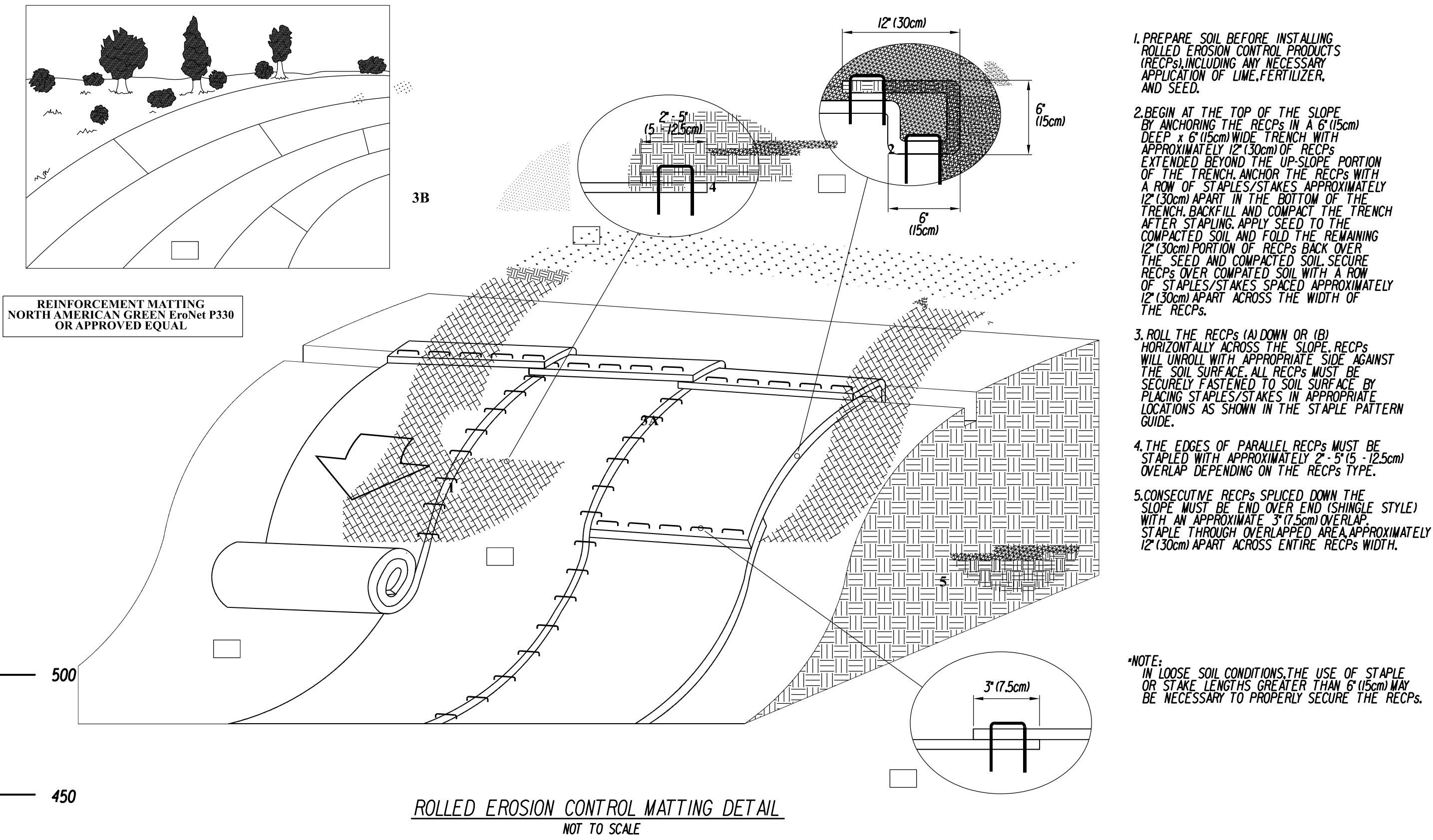
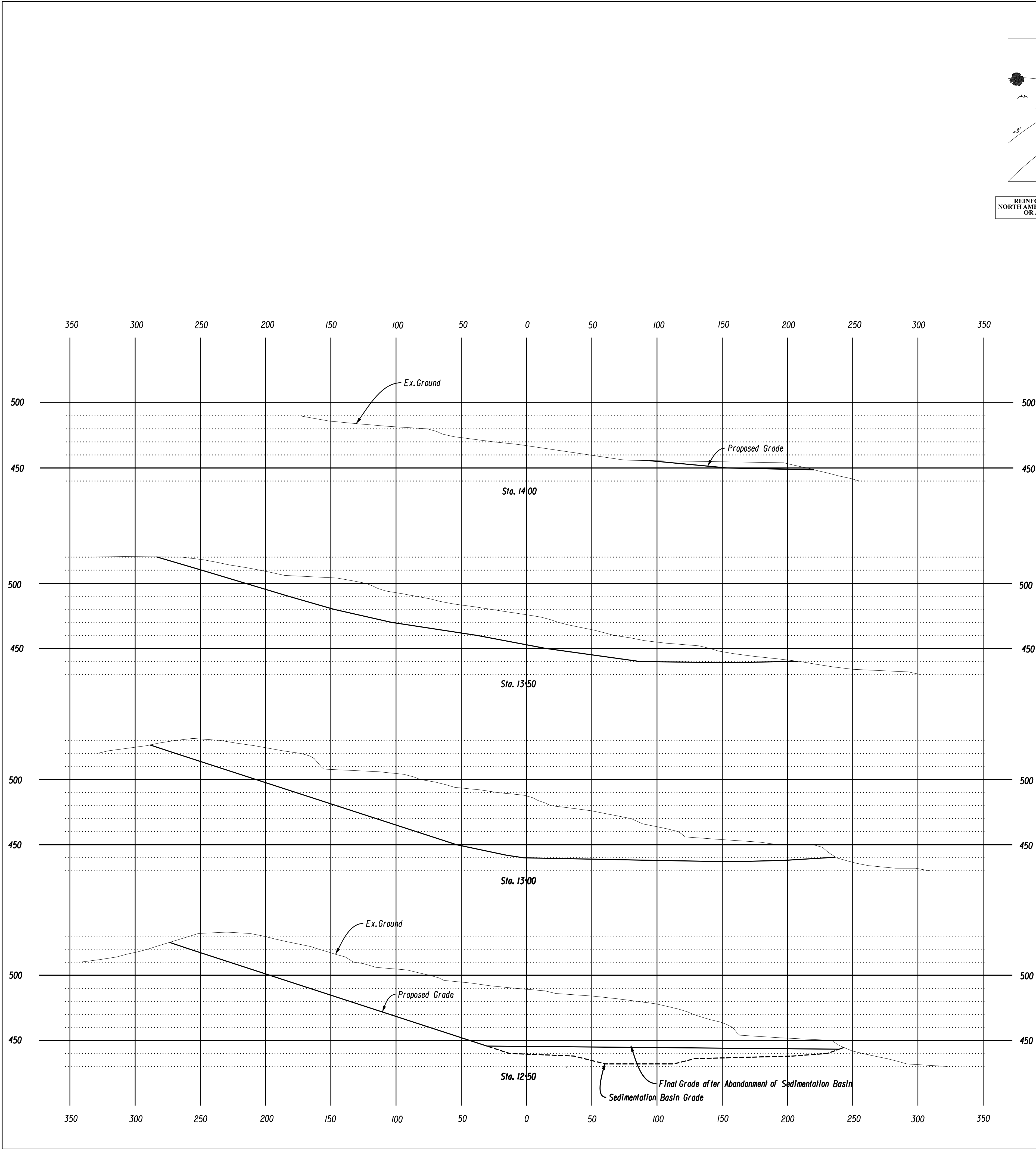
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Joseph M. Green

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

Sheet 4 of 6





Miscellaneous Notes and Details

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

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

40 0 20 40
Scale In Feet

LIST OF REVISIONS		
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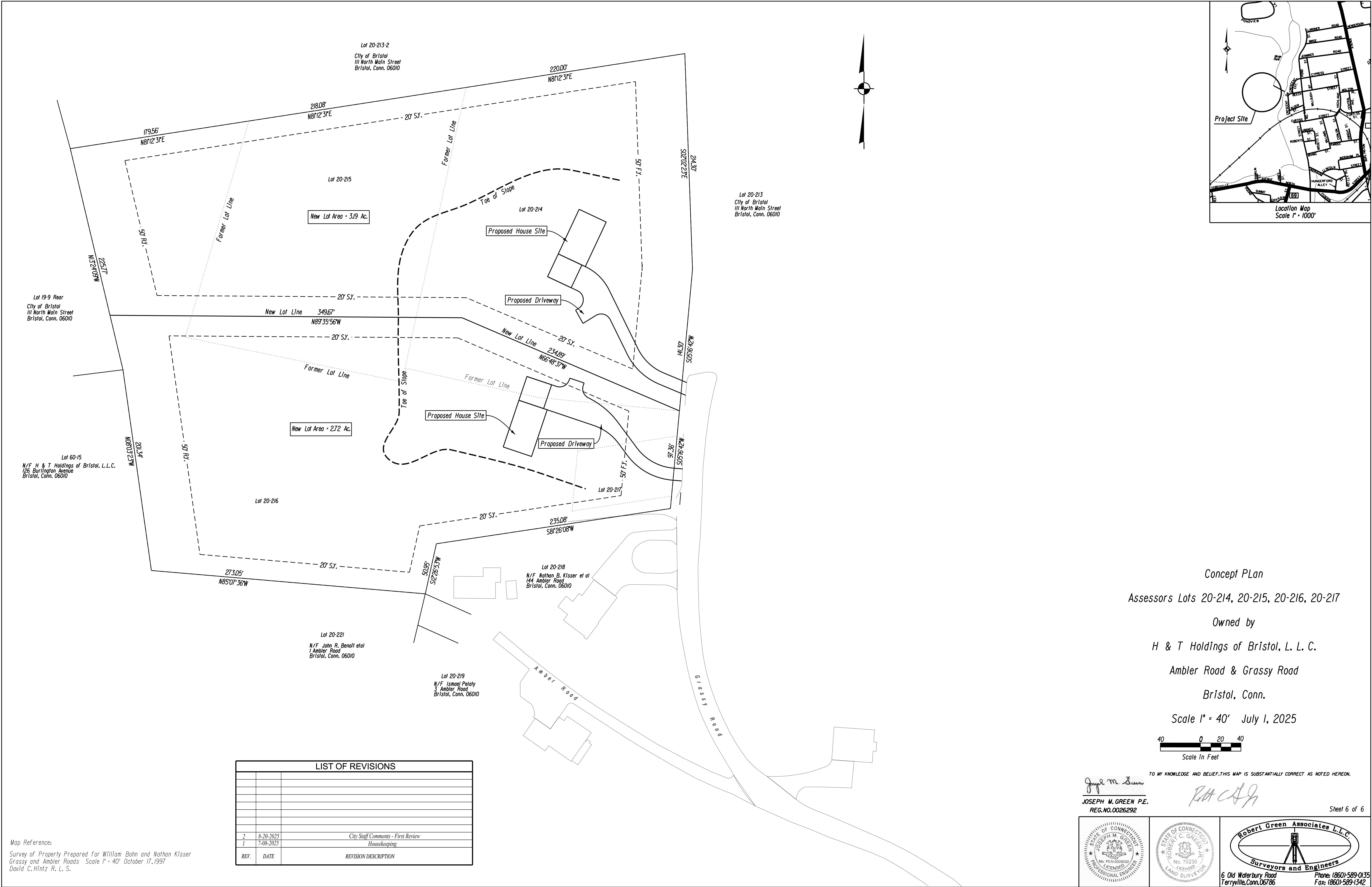
Joseph M. Green

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

Sheet 5 of 6

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

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



Site Plan, dated 07-01-2025

For Office Use Only

APPLICATION NO. 2056

DATE FILED: 09-10-2025

DECISION DATE: _____

DECISION: _____

Name: H & T Holdings, LLC Signature:

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

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

Name: same Signature:

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

Telephone No.: ☐ home ☐ work Email:

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

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

NO Wetlands ARE TO DISTURBED
NO Wetlands Located on the property

two lot residential use

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

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

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

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

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

Hyperlink:

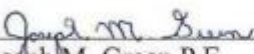
[https://www.bristolct.gov/DocumentCenter/View/50071/2025 09 02 Report](https://www.bristolct.gov/DocumentCenter/View/50071/2025%2009%20Report)

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

September 2, 2025



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

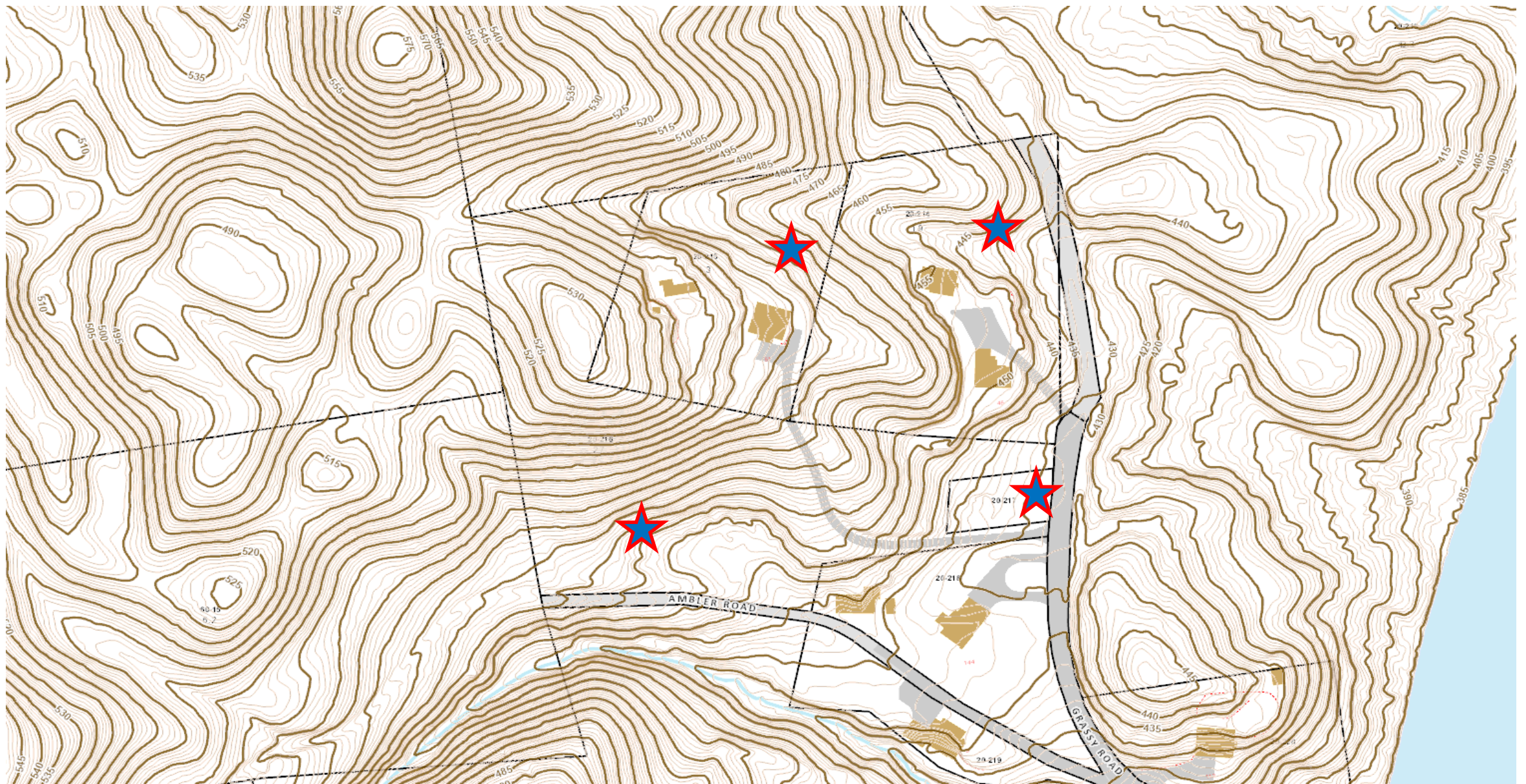

Joseph M. Green P.E.
Reg. No. 0026292



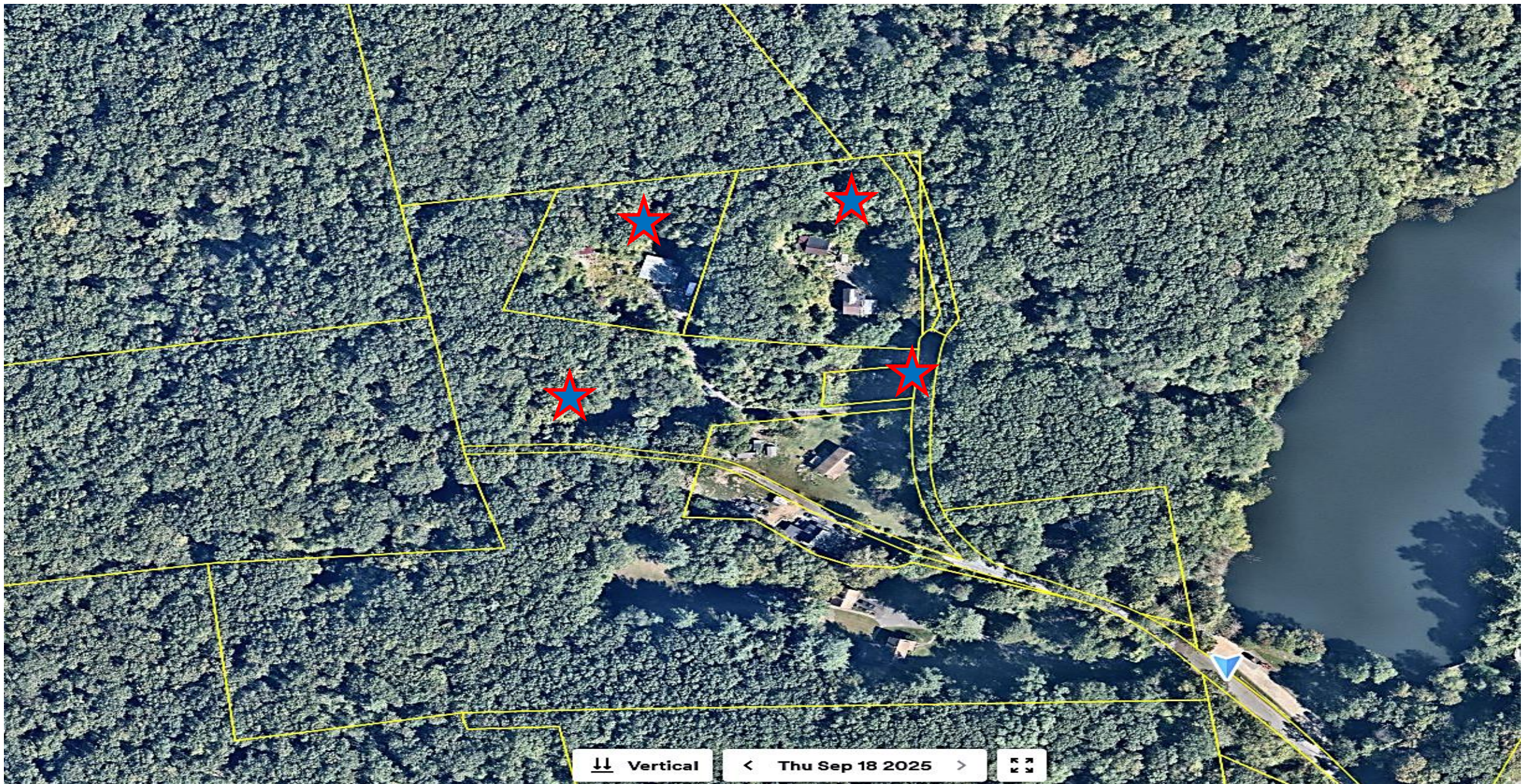
45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd – Floodplain
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217



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



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



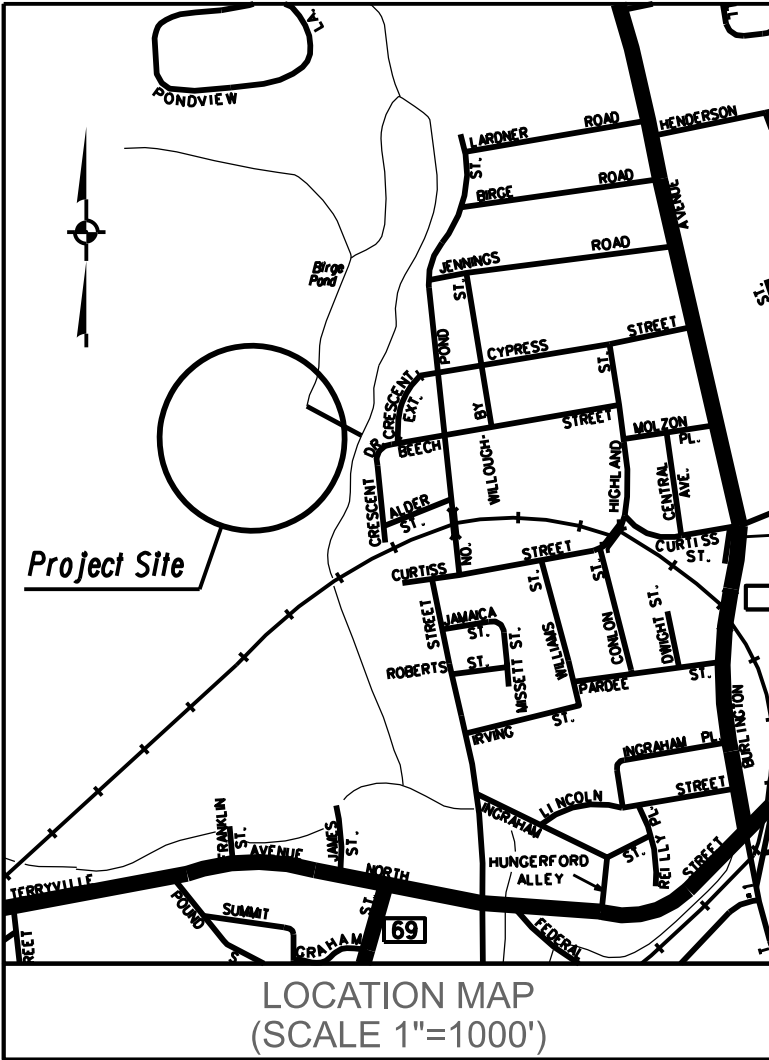
45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd
Current Aerial
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217

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

JULY 1, 2025

LIST OF REVISIONS		
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REV.	DATE	REVISION DESCRIPTION

LEGEND	
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	UTILITY POLE W/ LUMINAIRE
	MANHOLE
	CATCH BASIN
	SIGN
	GATE VALVE (TYPE AS NOTED)
	HYDRANT
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUB / BUSH
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	CURBING (TYPE AS NOTED)
	CHAIN LINK FENCE
	ZONING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROX. LOCATION EXISTING SEWER MAIN
	APPROX. LOCATION EXISTING WATER MAIN
	APPROX. LOCATION EXISTING GAS MAIN

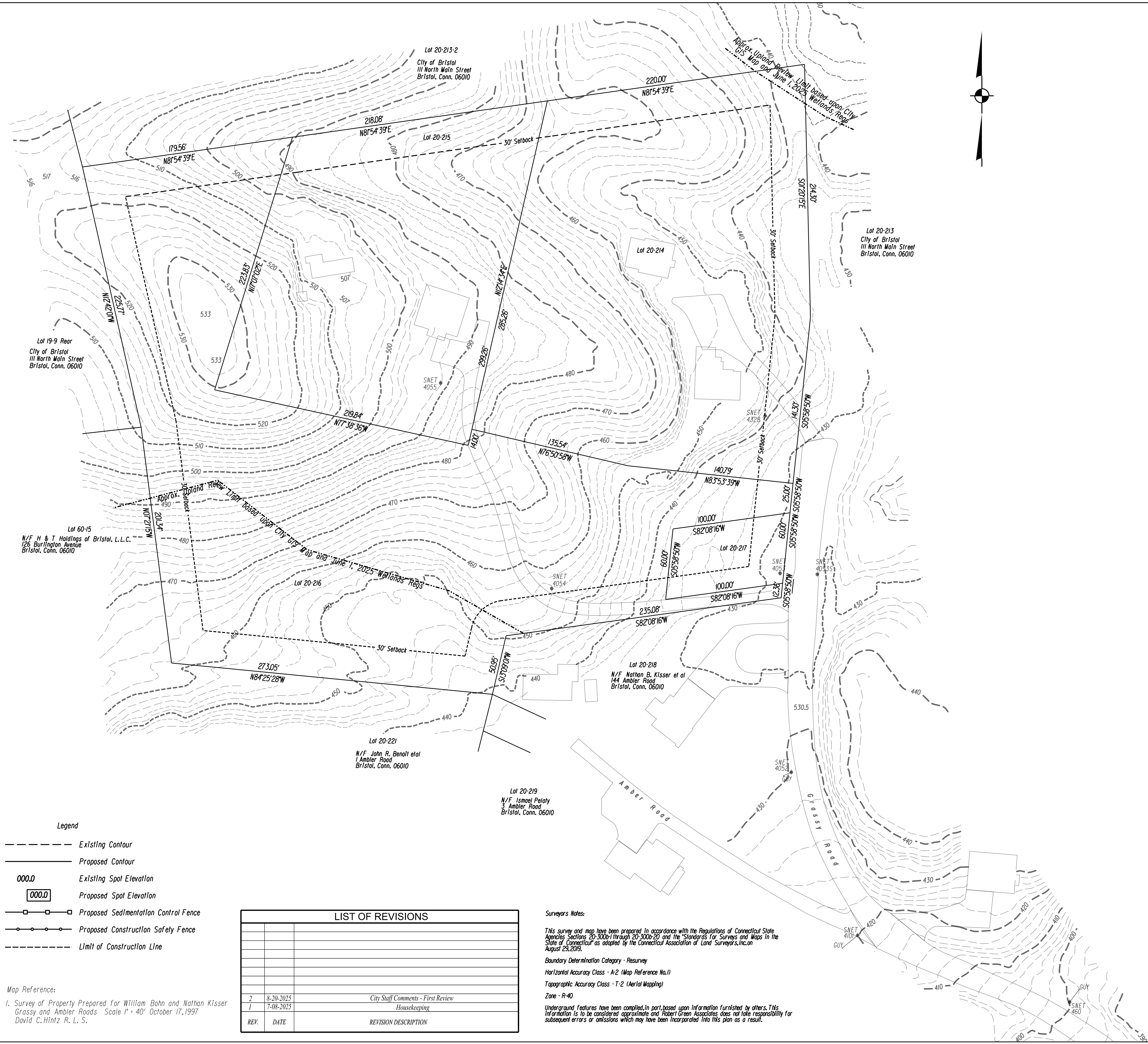


Applicant:
H & T HOLDINGS of BRISTOL, L. L. C.

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

Surveyor/Civil Engineer:

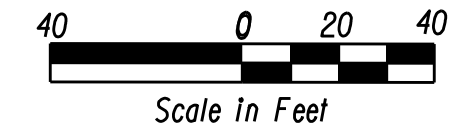
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135



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

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

Scale 1" = 40' July 1, 2025



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

Robert Green Associates L.L.C.

Sheet 2 of 6



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

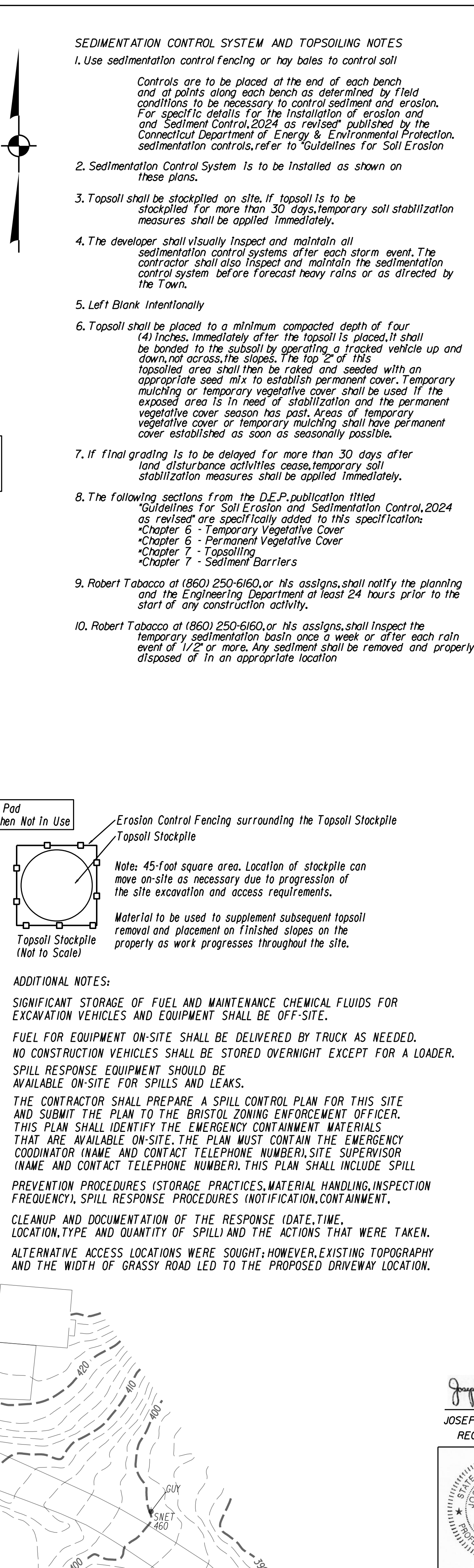


Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860) 589-0135
Fax: (860) 589-1342

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.

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Surveyor's Notes:
This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300a through 20-300c-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.
Boundary Determination Category - Resurvey
Horizontal Accuracy Class - A-2 (Map Reference No. 11)
Topographic Accuracy Class - T-2 (Aerial Mapping)
Zone - R-40
Underground Features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.



Site Grading Plan

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

Owned by

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

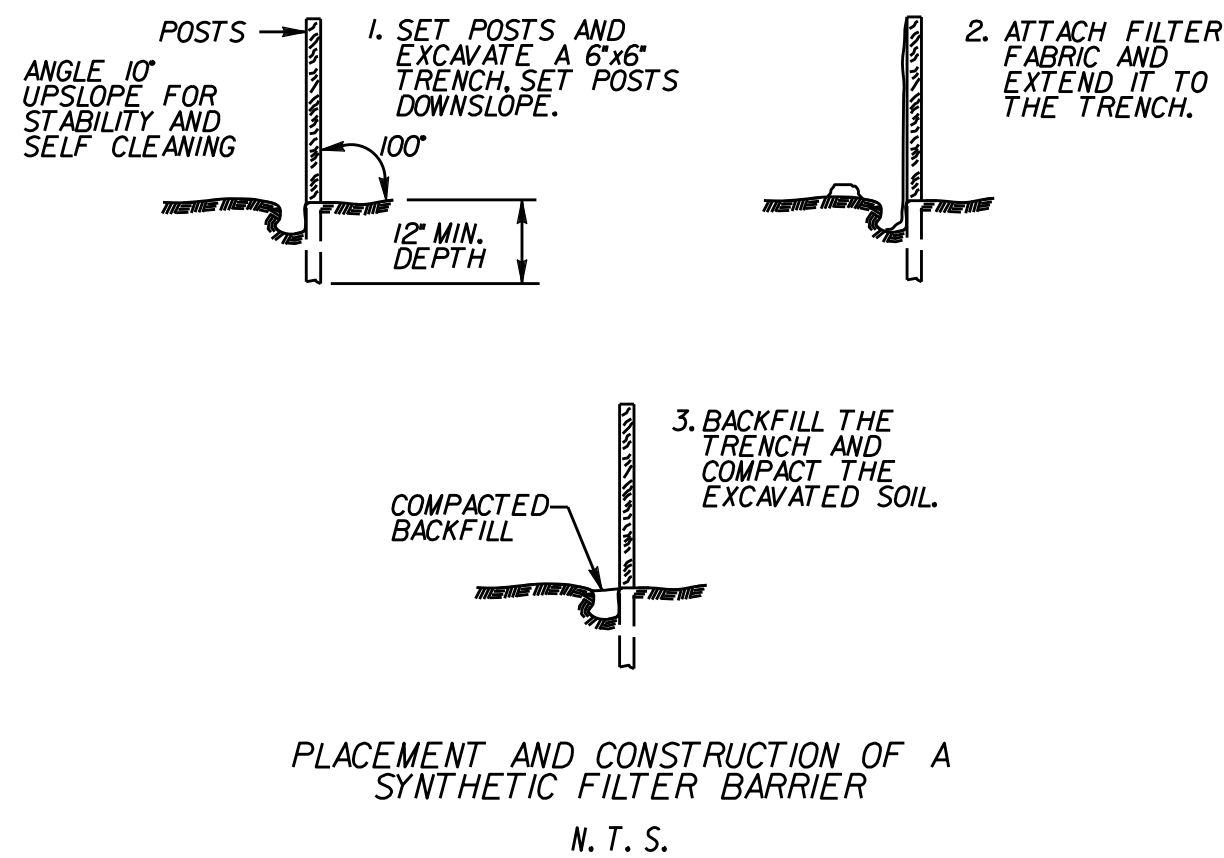
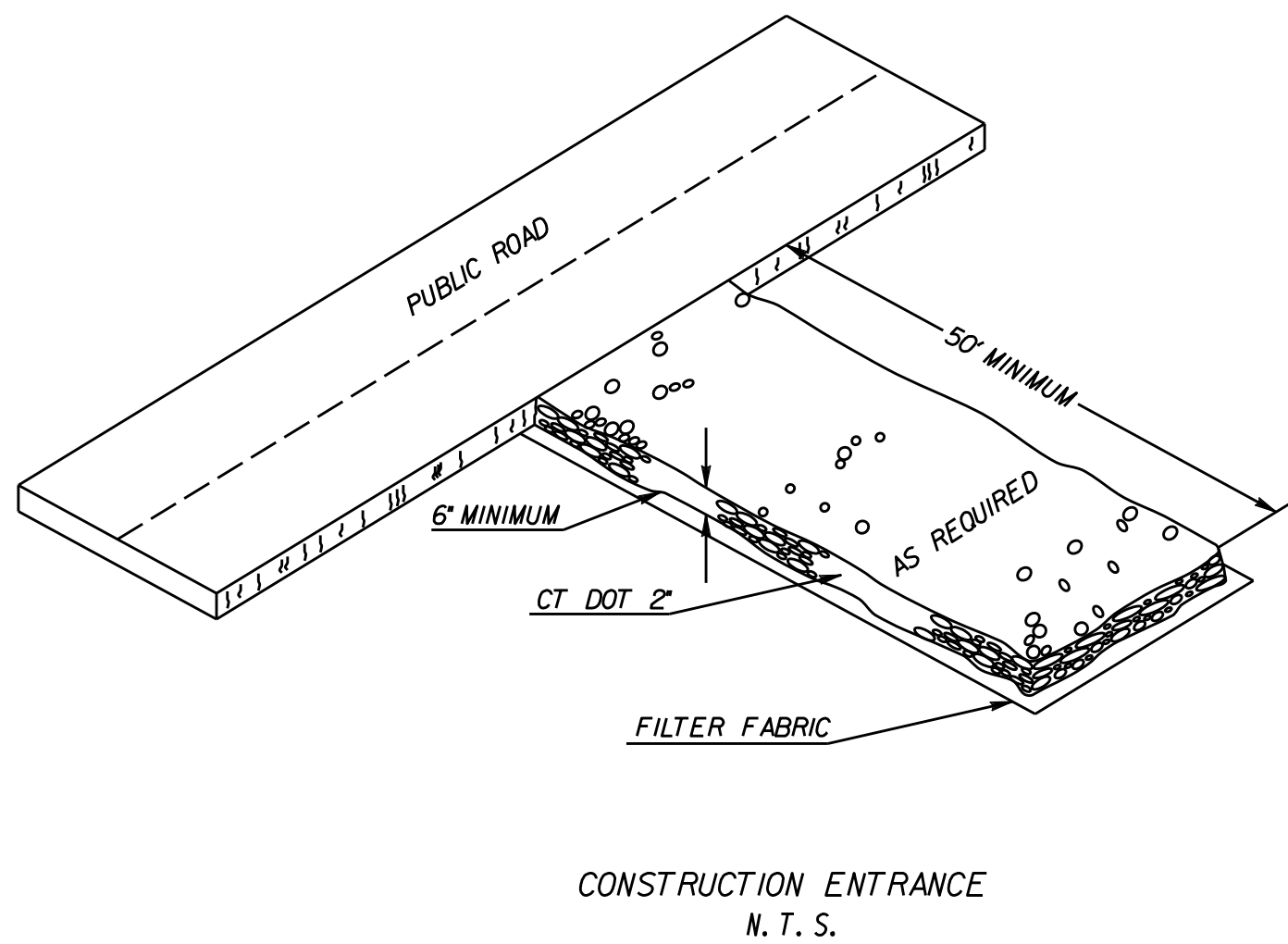
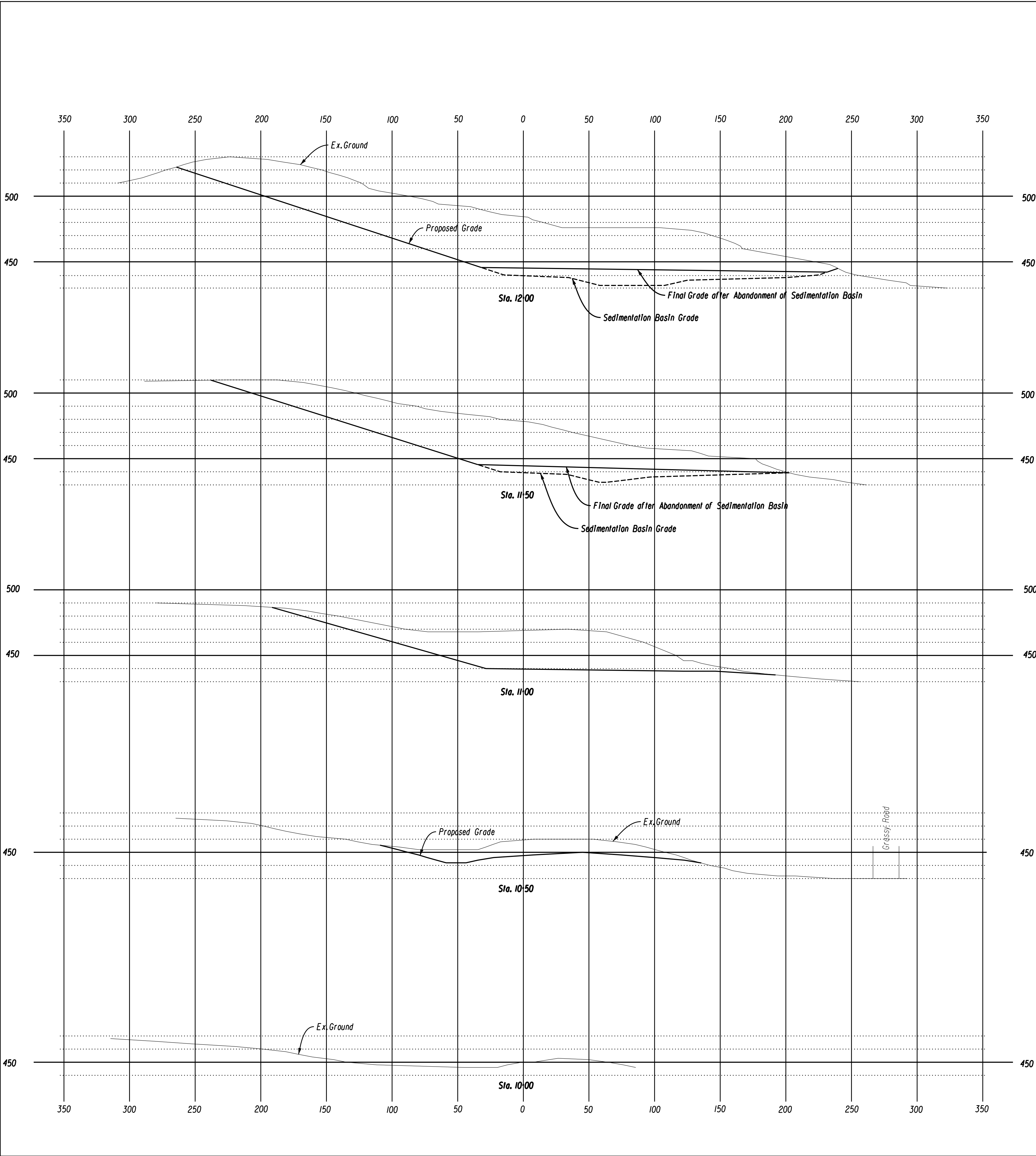
Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

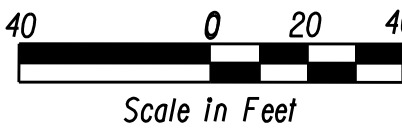
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Scale in Feet



Miscellaneous Notes and Details
Assessors Lots 20-214, 20-215, 20-216, 20-217
Owned by
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Bristol, Conn.

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



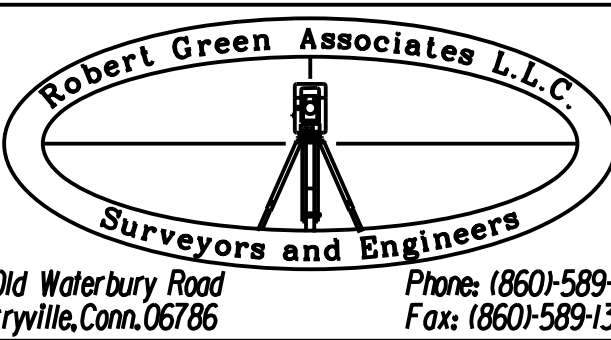
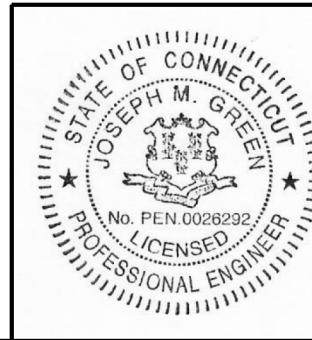
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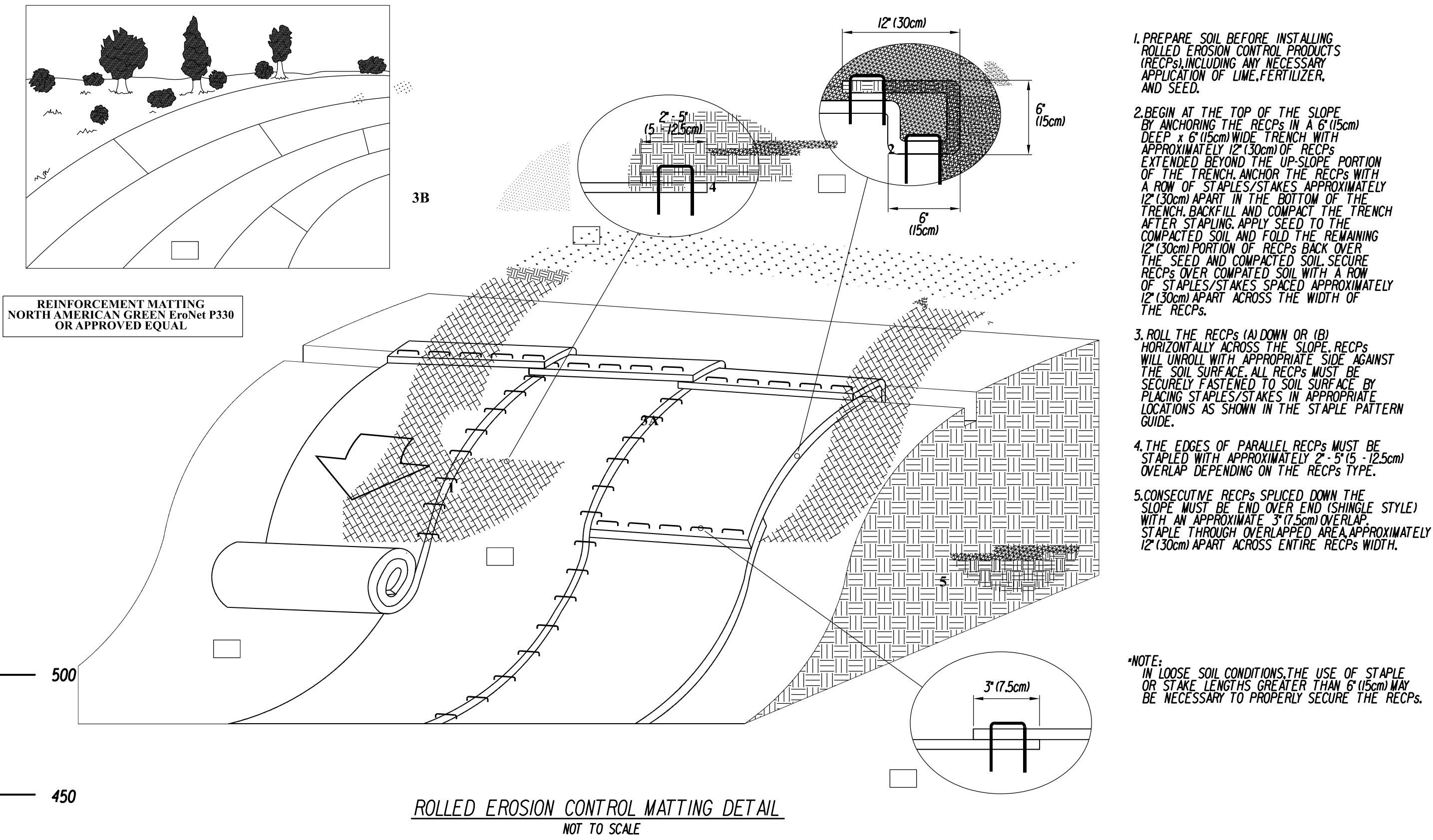
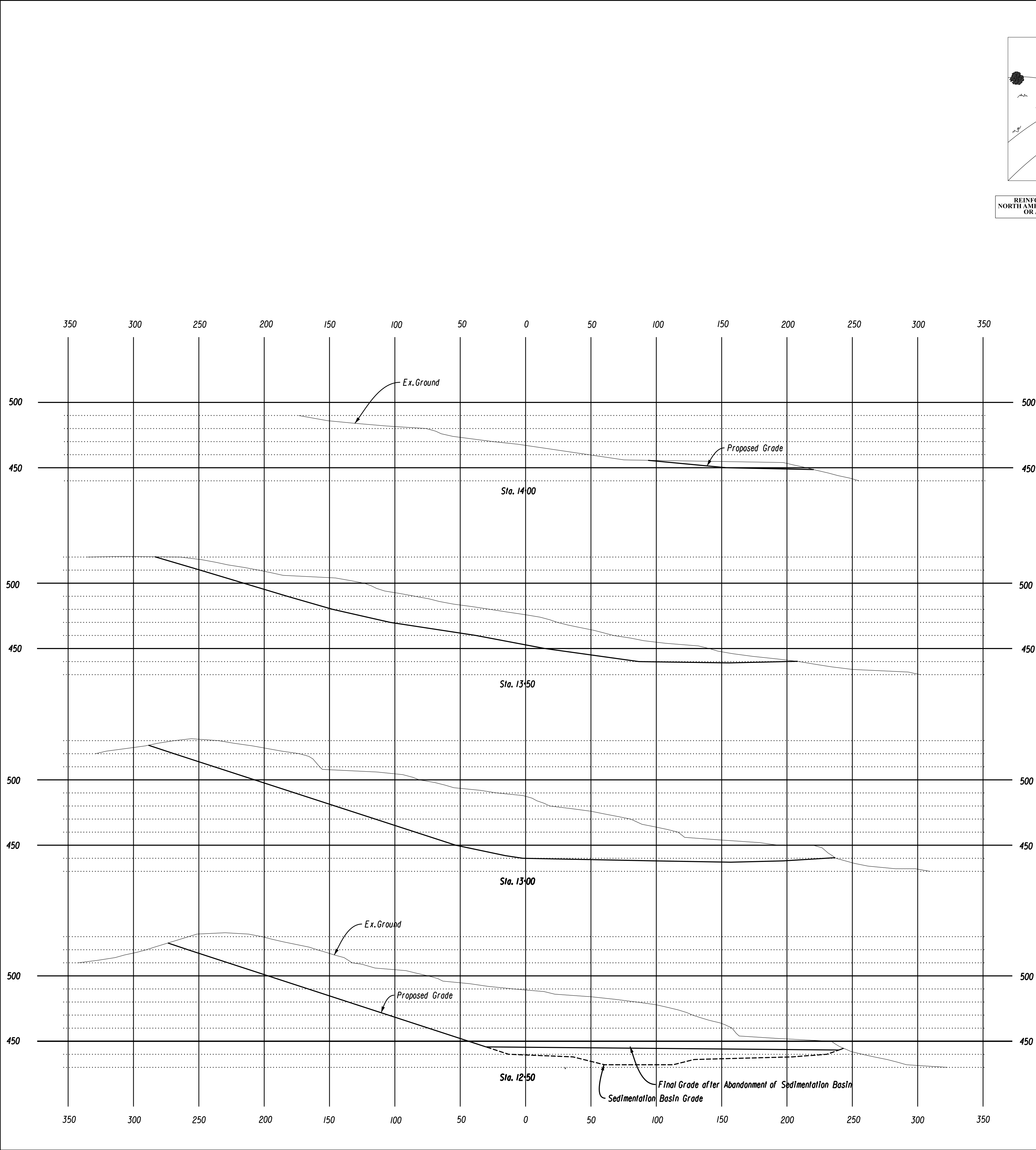
JOSEPH M. GREEN P.E.

REG. NO. 0026292

Sheet 4 of 6

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





Miscellaneous Notes and Details

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

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Ambler Road & Grassy Road

Bristol, Conn.

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40 0 20 40

Scale In Feet

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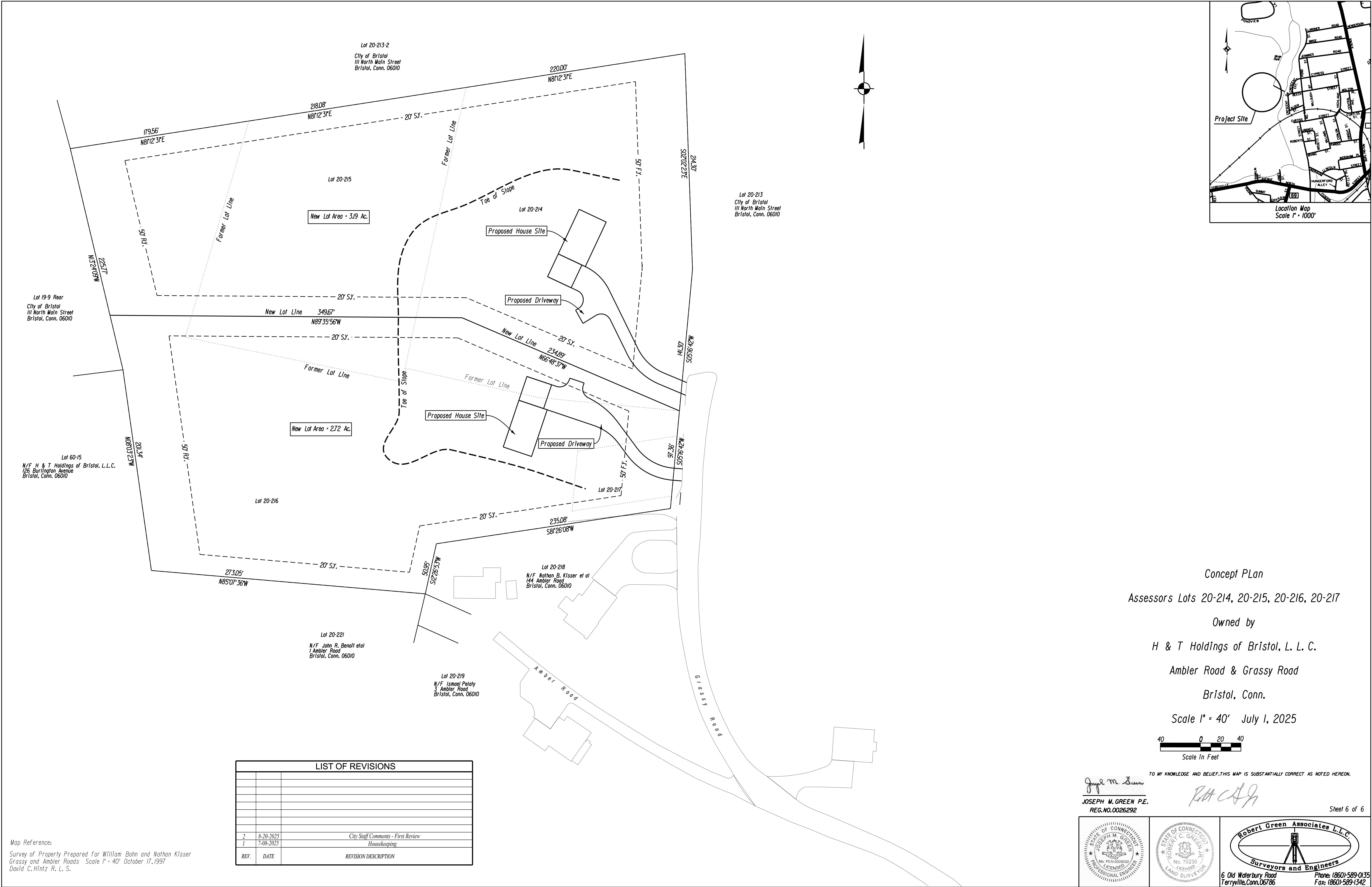
Joseph M. Green

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

Sheet 5 of 6

STATE OF CONNECTICUT
JOSEPH M. GREEN
REGISTERED PROFESSIONAL ENGINEER

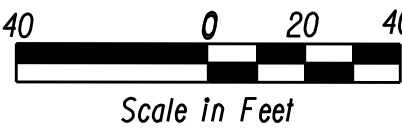
Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860) 589-0135
Fax: (860) 589-1342



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



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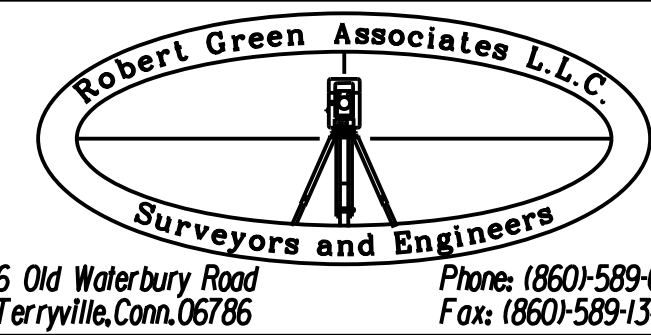
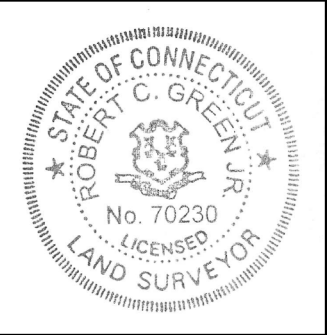
Joseph M. Green
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Robert Green Associates L.L.C.

Sheet 6 of 6

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

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



City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

DATE: December 16, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: Referrals from the Zoning Commission for the review of the 2018 Plan of Conservation and Development (POCD): 1. Section 6.1.5 Scenic Resources and 2. the Community Character Map depicting scenic hillsides on Lots 214 and 215 for: Applications 2547 & 2548: Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

The Bristol Planning Commission, at its meeting of December 15, 2025, approved the following motion with respect to the above captioned items:

"Make a motion to send a negative referral to the Zoning Commission for Applications #2547 & #2548. The Planning Commission finds that the Special Permit and Site Plan applications for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant as presented, is generally not consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

For questions or additional information, please contact:

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

Photographs























City of Bristol
DEPARTMENT OF PUBLIC WORKS
BRISTOL, CONNECTICUT 06010

Inland Wetlands
Environmental Protection Technician
Monthly Report

January 28, 2026

Approved Applications Inspections

No.	Location	Description	Inspection Dates	Status
#1593	Cedar Hill Lots 12-42	Open space subdivision - Residential building lots (Exp. 20270519)	1/7, 1/14, 1/21	Act
#1567	Allentown Road (Wood shire)	Wetland crossing with residential community (Exp. 20260919)	1/8, 1/15, 1/22	Inact
#1819	Allentown Road (Saddlebrook)	Grading and water lateral installation (Exp. 20270417)	1/8, 1/15, 1/22	Inact
#1827	894 Middle Street	Environmental remediation (Exp. 20270717)	1/7, 1/14, 1/21	Inact
#1890	20 Beechwood Street	Construct addition, pool, and infiltration system (20250205)	1/8, 1/15, 1/22	Expired
#1891	Barnum Road	Clean detention ponds and existing debris piles (20250205)	1/8, 1/15, 1/22	Expired
#1896	50 Terryville Avenue	Construct Gas Station (20250506)	1/8, 1/15, 1/22	Complete
#1897	7 Royal Drive	Install shed, basketball court, above ground pool (20251007)	1/7, 1/14, 1/21	Expired
#1898	132 Marcia Drive	Grade, install patio, and fence (20250506)	1/7, 1/14, 1/21	Expired
#1902	44 Nelson Farm Road	Addition 22x12 w/ Bioswale (20250805)	1/7, 1/14, 1/21	Expired
#1903	16 Great Pyrenees Way	Construct in ground pool (20250805)	1/7, 1/14, 1/21	Expired

No.	Location	Description	Inspection Dates	Status
#1904	Huntington Woods	Replace 60" CMP with HDPE (20250805)	1/8, 1/15, 1/22	Act
#1907	115 Lakewood	Construct 20x40 addition (20251007)	1/8, 1/15, 1/22	Expired
#1908	351 Minor Street	Construct Oil/Propane facility (20251202)	1/7, 1/14, 1/21	Act
#1915	505-545 Redstone Hill Road	18 Lot Subdivision (20260505)	1/7, 1/14, 1/21	Inact
#1919	258 Brook Street	Demo existing garage, replace with 3 car garage (20260407)	1/7, 1/14, 1/21	Inact
#1922	71 Horizon Drive	Parking lot construction. Modification of #1848 (20260505)	1/7, 1/14, 1/21	Inact
#1925	66 Vermont Avenue	Removal of smaller trees and grading (20260505)	1/7, 1/14, 1/21	Inact
#1933	Lot 2 Business Park Drive	Filling & grading for parking area to new building (20260707)	1/7, 1/14, 1/21	Inact
#1934	Glenn Street	Harding a section to allow passage of woodland machinery (20260707)	1/7, 1/14, 1/21	Inact
#1936	52 Shelia Court	Construct 20 new spaces with related storm water management (20260707)	1/7, 1/14, 1/21	Inact
#1937	Lot 18 Donovan Court	Construct new house (20260901)	1/8, 1/15, 1/22	Inact
#1945	Lake Avenue Bridge 017005	Bridge replacement (20261006)	1/7, 1/14, 1/21	Act
#1946	175 Century Drive	28,875 SF addition to existing facility (20261006)	1/7, 1/14, 1/21	Inact
#1949	23 Columbus Avenue	Install in-ground pool (20261103)	1/8, 1/15, 1/22	Inact
#1950	801 Burlington Avenue	Construct single family home (20261103)	1/7, 1/14, 1/21	Inact
#1951	Lot 7B 1-2 Marsh Road	Construct single family home (20261103)	1/7, 1/14, 1/21	Inact
#1966	183 Foxden Road	Extend sanitary sewer to service two lots (20270202)	1/7, 1/14, 1/21	Inact
#1968	175 Shrub Road	One mile Hiking Trail elevated boardwalks (20270202)	1/7, 1/14, 1/21	Inact
#1970	16 Andrews Street	paved parking lot and area of grading (20270406)	1/7, 1/14, 1/21	Inact
#1972	34 Climbing Street	New deck and in-ground swimming pool (20270406)	1/7, 1/14, 1/21	Inact
#1974	Memorial Blvd	Removal of tennis courts and planting of a new urban garden(20270406)	1/7, 1/14, 1/21	Complete
#1977	Wolcott Street	installation of temporary bypass pipe in culvert for repairs (20270406)	1/8, 1/15, 1/22	Inact

No.	Location	Description	Inspection Dates	Status
#1983	243 Jacobs Street	Regrade River at Rockwell Park (20270801)	1/8, 1/15, 1/22	Inact
#1984	Jerome Ave Bridge	Replace Pedestrian Bridge (20270711)	1/7, 1/14, 1/21	Complete
#1986	85 Buckley Ave	Construct Garage Addition (20270711)	1/8, 1/15, 1/22	Inact
#1988	Lot# 7-1 Terryville Road	Commercial Building (20270801)	1/8, 1/15, 1/22	Inact
#1989	177 Corbin Ridge	Retaining Wall, Above Ground Pool, And Deck (20270711)	1/8, 1/15, 1/22	Inact
#1990	29 Woodside Way	Inground Pool (20270711)	1/7, 1/14, 1/21	Inact
#1991	62 Litchfield Lane	Inground Pool (20270711)	1/7, 1/14, 1/21	Inact
#1993	21 Royal Drive	Grading and Drainage in Rear Yard (20270801)	1/7, 1/14, 1/21	Inact
#1998	76 Mountain View Ave	Inground Pool (20270912)	1/7, 1/14, 1/21	Inact
#2000	Shrub Rd/ Jerome Ave	Sidewalk Improvement, and pedestrian Bridge (20280109)	1/7, 1/14, 1/21	Inact
#2002	1261 & 1265 Farmington Ave	Construct Medical Office, Restaurant, and Car Wash (20280109)	1/7, 1/14, 1/21	Act
#2003	50 Terryville Rd	Pond Maintenance (20280109)	1/8, 1/15, 1/22	Inact
#2004	Mellen Street Bridge	Bridge replacement (20280206)	1/7, 1/14, 1/21	Complete
#2005	71 Minnesota Lane	Construct a 20x30 Garage (20280306)	1/8, 1/15, 1/22	Inact
#2007	109 Moody Street	Construction Of A Plate Arch Spanning The Watercourse (20280501)	1/7, 1/14, 1/21	Inact
#2008	205 Pennwood Place	Install 20x40 Inground Pool (20280501)	1/8, 1/15, 1/22	Inact
#2010	Clark Ave Lot 271-1A	Mixed use development (20280710)	1/8, 1/15, 1/22	Inact
#2012	812 Redstone Hill Road	New In-Ground Pool (20280710)	1/7, 1/14, 1/21	Inact
#2013	54 Merrill Court	Repair of Septic System (20280710)	1/8, 1/15, 1/22	Inact
#2015	Page Park	Park Renovations and Improvements (20281205)	1/8, 1/15, 1/22	Act
#2016	Downs Street Bridge	Replacement of Bridge (20281205)	1/7, 1/14, 1/21	Inact
#2018	East Street Bridge	Replacement of Bridge	1/7, 1/14, 1/21	Act

No.	Location	Description	Inspection Dates	Status
#2033	1001 Stafford Ave	Top Soil And Seed Existing Field	1/7, 1/14, 1/21	Inact
#2020	Maltby Street	Restoration of Whitebridge Waterworks Facility (10/7/2029)	1/7, 1/14, 1/21	Inact
#2022	120 Perkins Street	Piping of Existing Channel (10/7/2029)	1/8, 1/15, 1/22	Inact
#2027	300 Broad Street	Restoration of Rip Rap Along Channel Bed (10/7/2029)	1/7, 1/14, 1/21	Inact
#2029	315-350 Divinity	Replacement of Culvert (10/7/2029)	1/8, 1/15, 1/22	Inact
#2032	Minor Street at Hill	Reconstruction of Minor Street (10/7/2029)	1/7, 1/14, 1/21	Inact
#2036	236 Robertson Street	Construction of Garage (10/7/2029)	1/8, 1/15, 1/22	Inact
#2037	Old Wolcott Road	Construct single family home (10/7/2029)	1/8, 1/15, 1/22	Act
#2038	632 Village Street	Pool (10/7/2029)	1/7, 1/14, 1/21	Inact
#2039	36 Anthony Drive	Remove Deck / New Addition (10/7/2029)	1/8, 1/15, 1/22	Inact
#2040	37 Main Street	Construct Commercial Development (10/7/2029)	1/7, 1/14, 1/21	Inact
#1948	225/247 Park Street	Install pavilion, sidewalks, retaining walls, watercourse stabile (20261006)	1/8, 1/15, 1/22	Act
#2042	Memorial Blvd	Construct 5 Ft ADA Sidewalks	1/7, 1/14, 1/21	Inact
#1947	165 Warner Street	Construct single family home (20211006)	1/8, 1/15, 1/22	Act
#2043	Rockwell Park	Construct 5 Ft ADA Sidewalks	1/8, 1/15, 1/22	Inact
#2044	Davis Drive	Rehab of Road, Sidewalks, and Buildings	1/7, 1/14, 1/21	Inact
#2051	714 Stevens Street	Demo Existing Structure and remove trees (8/25/2030)	1/7, 1/14, 1/21	Inact
#2049	225 East Main	Demo Existing Structure and remove trees (8/25/2030)	1/7, 1/14, 1/21	Act
#2052	Lots 10 & 11 Business Park Dr	Construct Industrial Building And Parking (8/25/2030)	1/7, 1/14, 1/21	Inact
#2053	275 Silo Road	Construct New House (8/25/2030)	1/7, 1/14, 1/21	Inact

SPECIAL INSPECTION:

871 Farmington Ave- 20251209- An inspection was conducted of 871 Farmington Ave due to complaints of shopping carts in the river. Upon inspection it was discovered that there were 7 shopping carts that have been thrown into the river- **Notice.** 20251216- Property owner contacted EPT and stated that he has hired a landscape company to remove the shopping carts, they are scheduled to be removed on 1/5/2026. 1/9/2026- The shopping carts have been removed from the river- **Complete.**

C. O. INSPECTIONS:

101 Corbin Ridge

575 Willis Street

683 Pine Street

NOTICE AND NOTICE OF VIOLATION LETTERS: