



City of Bristol
Conservation Commission/ Inland Wetlands and Watercourses Agency

SPECIAL MEETING — THURSDAY, FEBRUARY 5, 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/88272772025?pwd=CjC0YkmlDRiKpsy8gi9ZwrPPCPHQ1d.](https://bristolct-gov.zoom.us/j/88272772025?pwd=CjC0YkmlDRiKpsy8gi9ZwrPPCPHQ1d.1)

1

Meeting ID:

882 7277 2025

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. 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 CONTINUED FROM FEBRUARY 2, 2026.
4. Staff Reports
5. Adjournment

REMINDER: The next Regular Meeting of the Inland Wetlands and Watercourses Agency is Monday, March 2, 2026

Application 2056 Ambler Rd. & Grassy Rd.

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

For Office Use Only
APPLICATION NO. 2056
DATE FILED: 09-10-2025
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: H & T Holdings, LLC Signature: [Signature]
Address: 145 Burlington Ave. City: Bristol State: _____ Zip: _____
Telephone No.: 860 250-6160 ☐ home ☐ work Email: _____

2. PROPERTY OWNER(S):

Name: same Signature: _____
Address: _____ City: _____ State: _____ Zip: 06417
Telephone No.: _____ ☐ home ☐ work Email: _____

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 45 & 51 Grassy Road and Ambler Road
Assessor's Map No.: 20 Assessor's Lot No.(s): 214-217

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

NO Wetlands ARE TO DISTURBED
NO Wetlands located on the property

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

two lot residential use

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>0</u> SF (_____ 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.

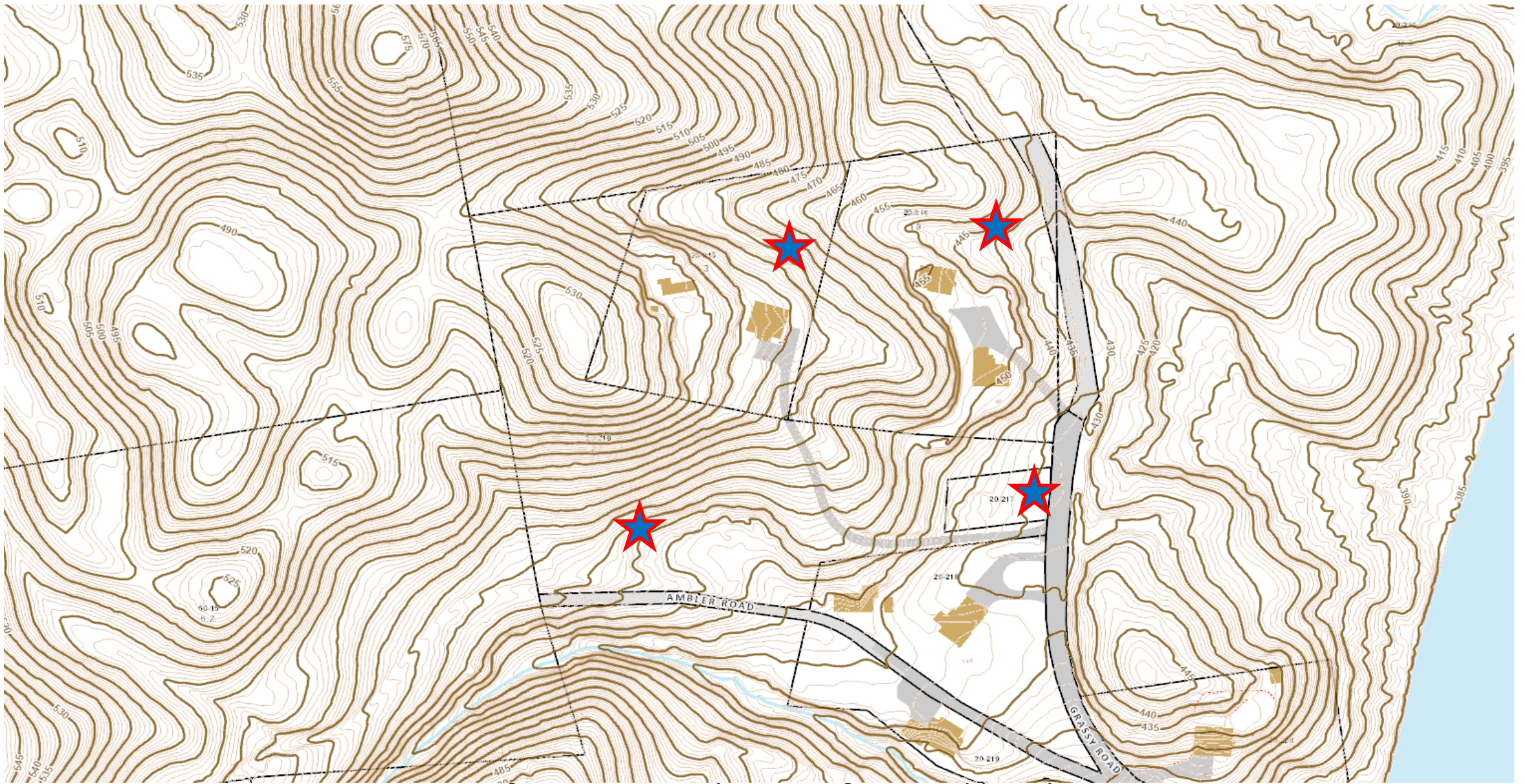
Mapping: Floodplain, Wetlands, Topo and Aerial



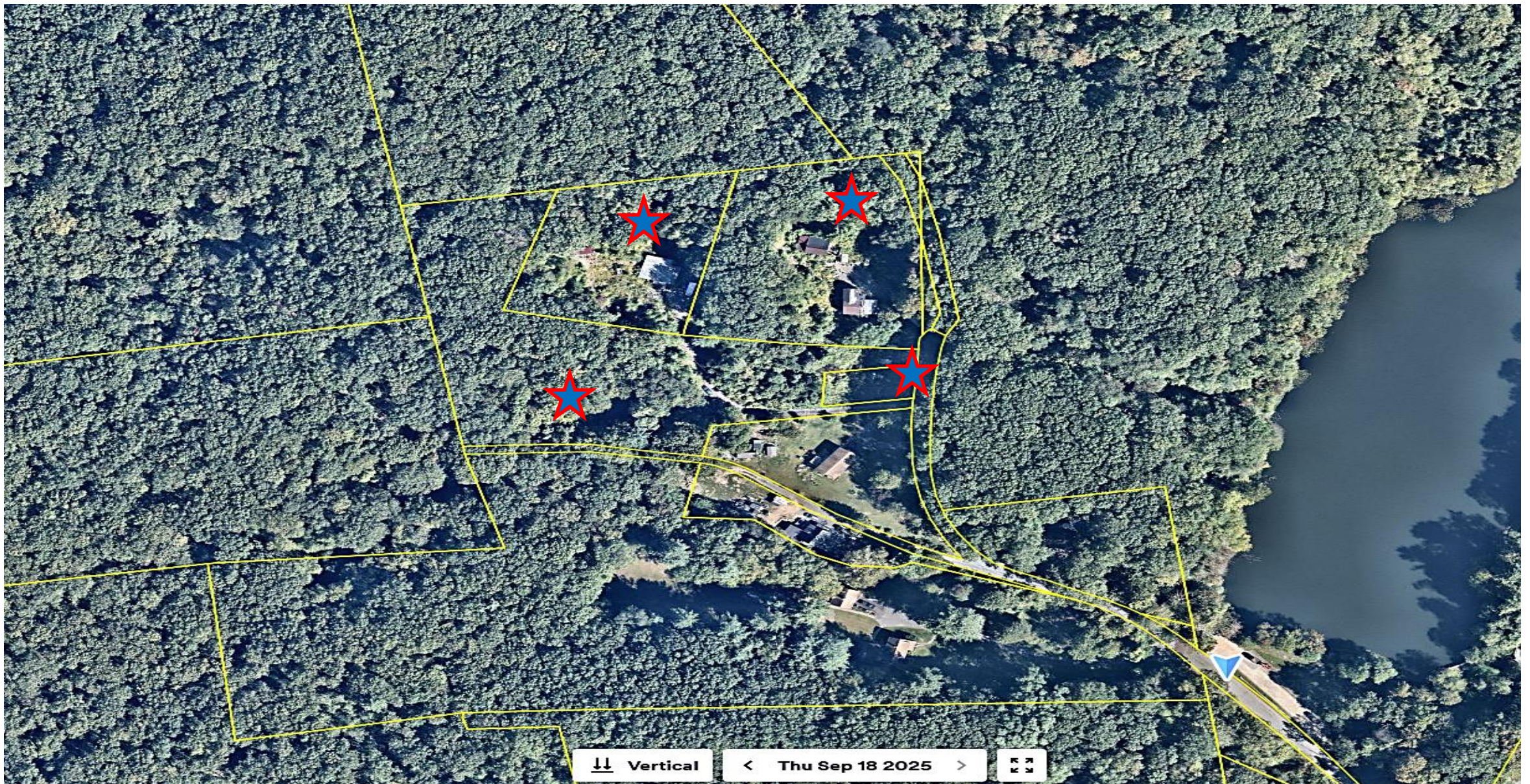
45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd – Floodplain
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217



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



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



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

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

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

I. State of Connecticut Definition

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

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

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

Qualification Standard for Soil Scientist:

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

OR

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

II. Professional Soil Science Organizations

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

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

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

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

AND

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

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

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

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

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

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

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

In general, eligibility requirements are:

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

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

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

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

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

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

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

III. Important:

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

Applicant Review of Soil Scientist Qualifications

**Received:
1/5/2026**

MEMO

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

Name Reviewed: *Aleksandra Moch*

Prepared For: City of Bristol Inlands Wetlands commission

Prepared By: James Ziogas, Jr. Attorney at law

Date: December 24, 2025

I. Purpose of Review

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

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

A. Petitioner’s name address and telephone number

b. the address of the land affected by Petition.

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

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

e. the reasons for the request.

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

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

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

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

II. Applicable Legal Standard

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

Under Connecticut law:

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

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

Federal OPM Qualification Standard

The OPM Soil Scientist standard requires:

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

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

Important Clarifications

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

III. Summary of Credentials Provided

Based on the résumé submitted:

Degrees

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

Relevant Coursework

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

Professional Certifications & Memberships

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

Professional Experience

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

IV. Evaluation Against OPM Standard

Evidence Required

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

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

Findings

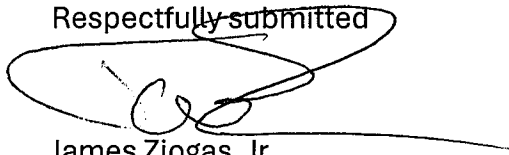
- The résumé **does not list a degree in soil science.**
- The résumé **does not document 15 semester hours of soil science coursework.**
- No transcript or equivalent documentation was provided.
- No SSSA CPSS/CPSC certification is listed, which might otherwise indicate OPM compliance.
- SSSNE registration,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

Conclusion

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

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

Respectfully submitted



James Ziogas, Jr.

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

SECTION 15 – AMENDMENTS

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 16 – APPEALS

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

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

SECTION 17 – CONFLICT AND SEVERANCE

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

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

SECTION 18 – OTHER PERMITS

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

SECTION 19 - FEE SCHEDULE



23 Horseshoe Ridge Road
Newtown, CT 06482

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

January 2, 2026

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

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

JMM Job # 25-3843-BRI-3

Dear Mr. Hummel:

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

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

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

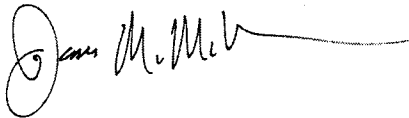
Boundary discrepancies were noted between JMM and the third-party team within the mutually agreed upon wetland area. JMM concluded that the wetland boundary should extend further downslope (east) than the wetland boundary established in the field by the 3rd party reviewers.

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

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

Respectfully submitted,

JMM WETLAND CONSULTING SERVICES, LLC



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

Attachments: Photos 1-2



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



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

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

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

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

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

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

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

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

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

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

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



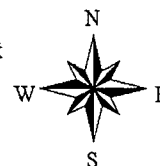
Date Printed: 1/5/2026



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

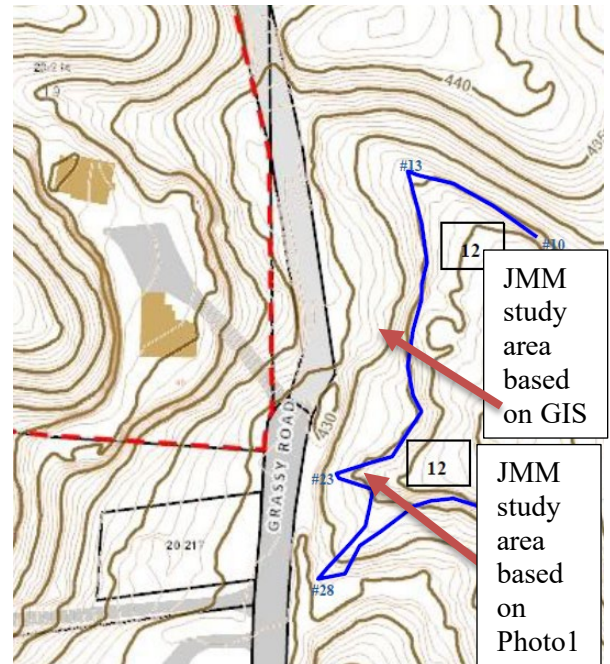


Photo 1. JMM photo taken 11/14/25, facing northerly. (photo copied from the report p. 45 [of the agenda packet])

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.

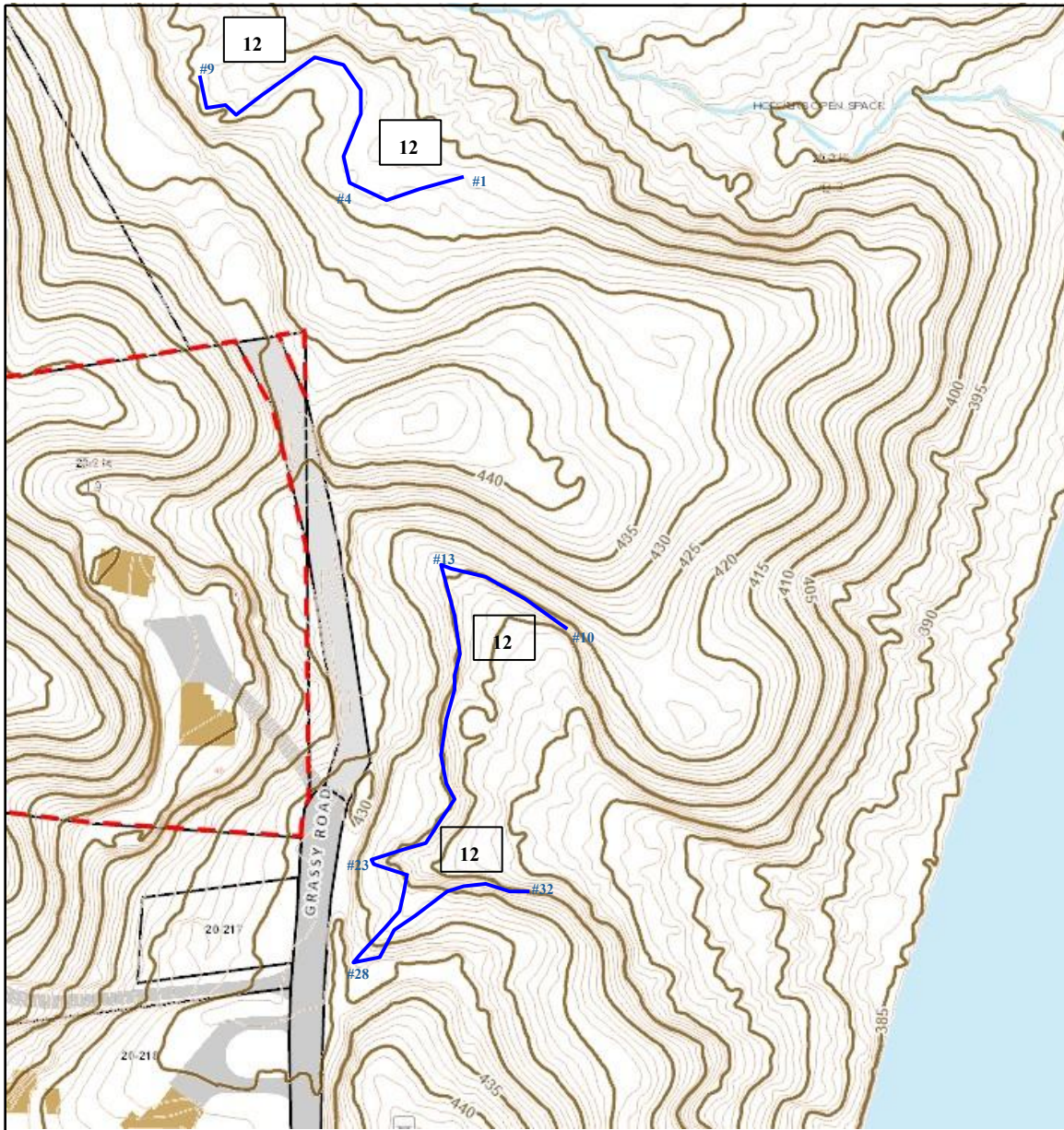
Typical profile

- 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

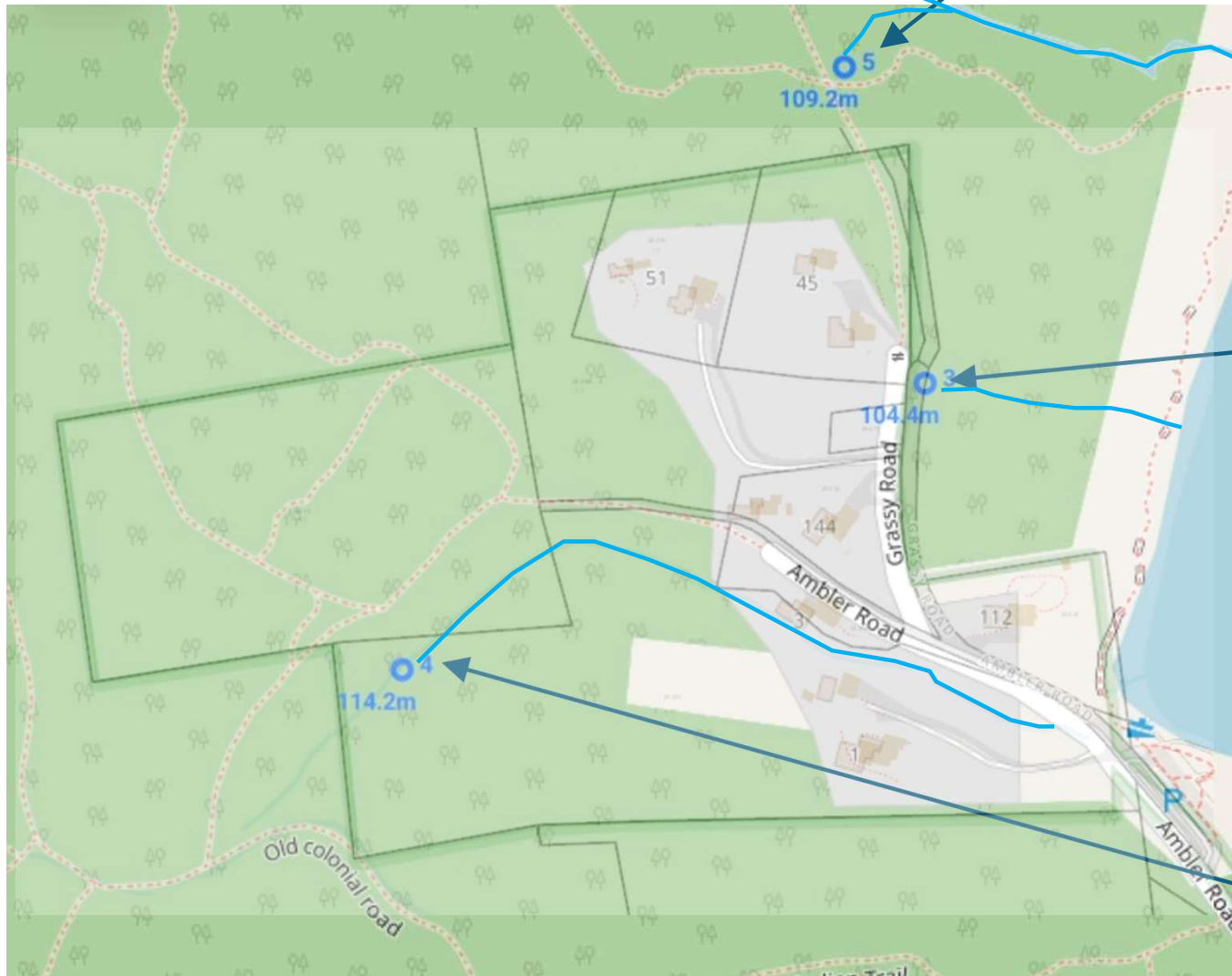
Attachment C: Hydrology Report

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

SITE DESCRIPTION

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

METHODS

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

WETLANDS/WATERCOURSES REGULATORY DEFINITION

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

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

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

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

WETLAND/WATERCOURSE DESCRIPTION

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.

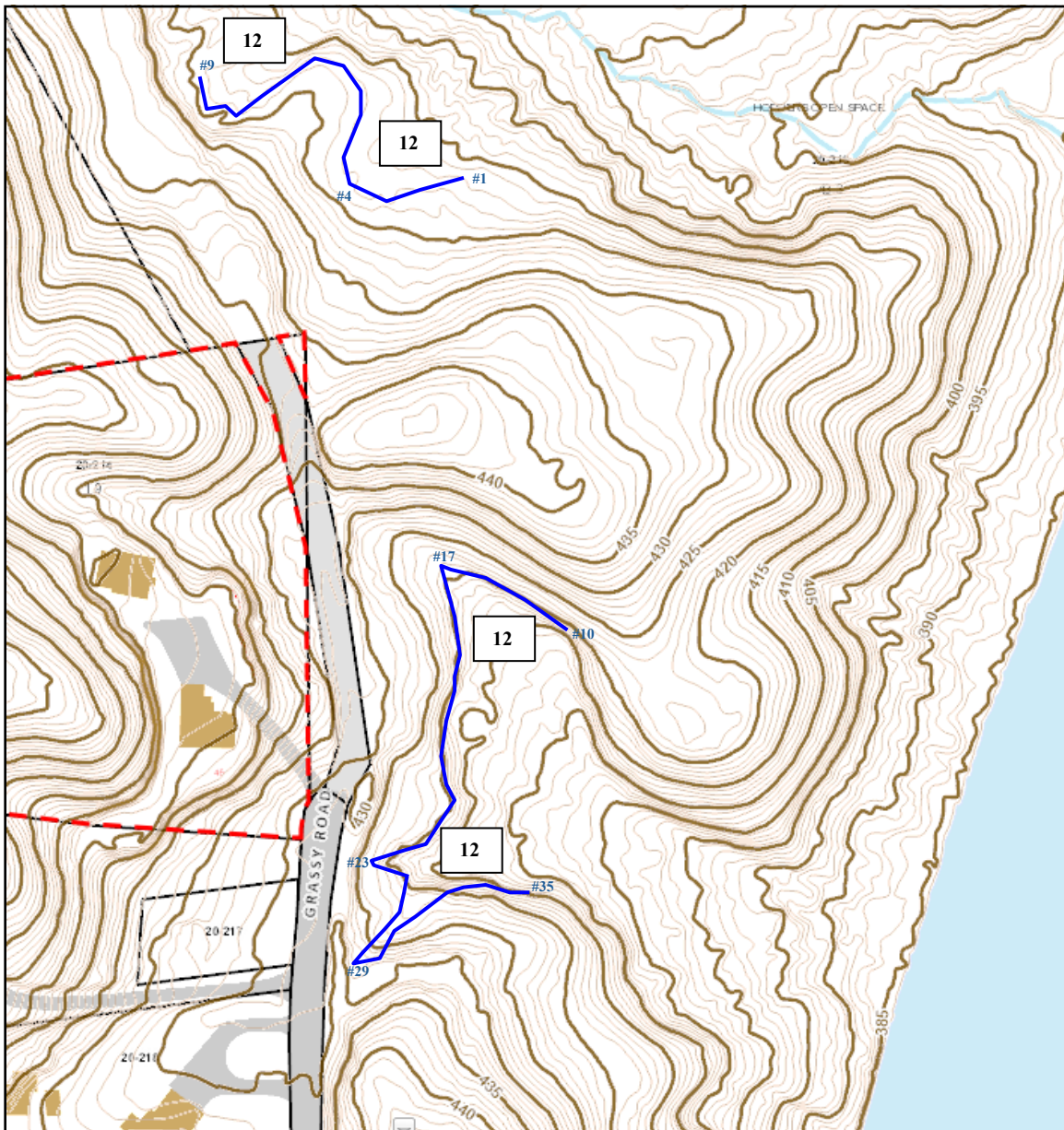
Typical profile

- 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:



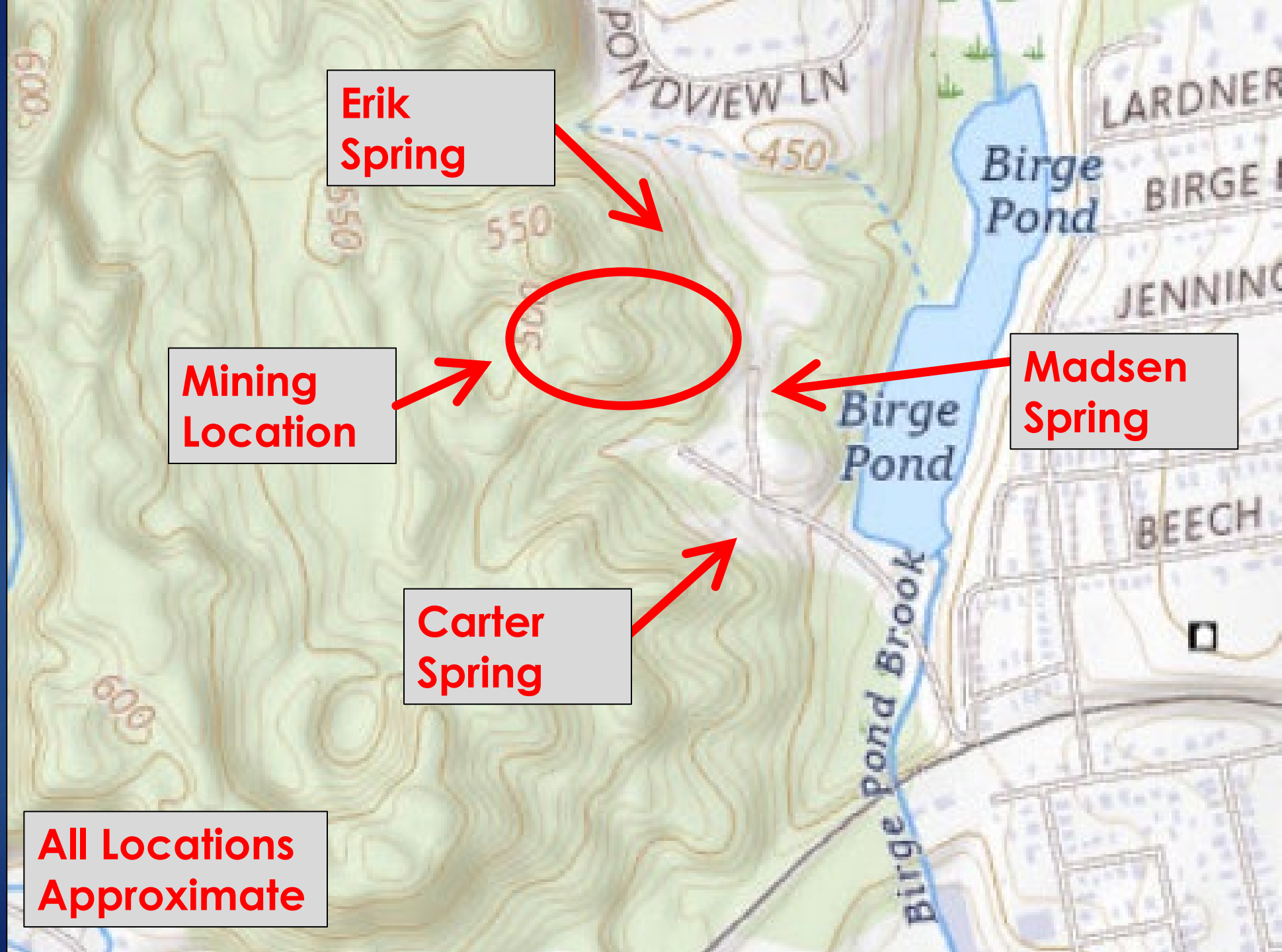
Aleksandra Moch
Wetland & Soil Scientist



Hydrologic Effects of Proposed Mining Near Birge Pond, CT

Brian Neff, PhD
bpnHydro Consulting
bneff@uwaterloo.ca

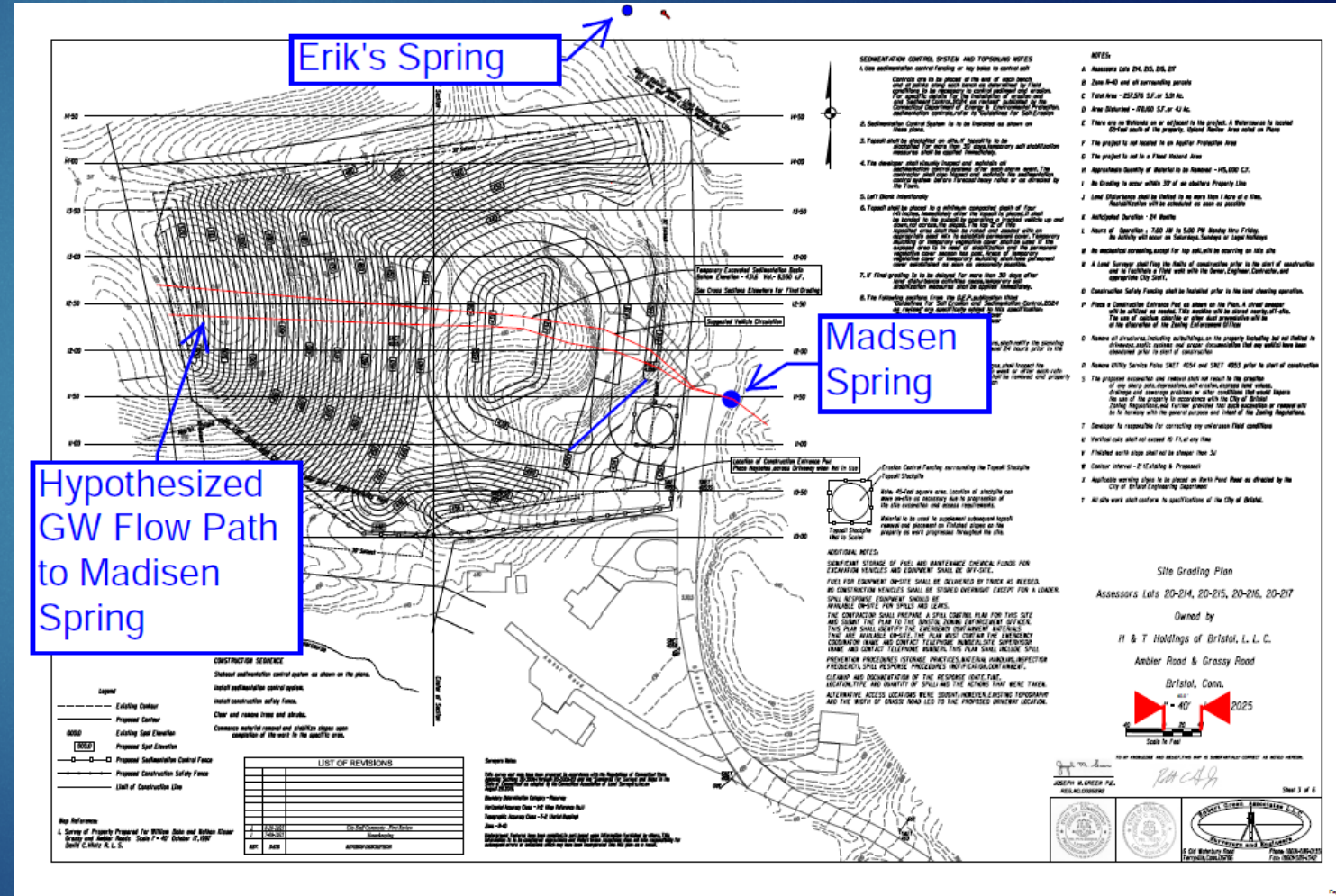


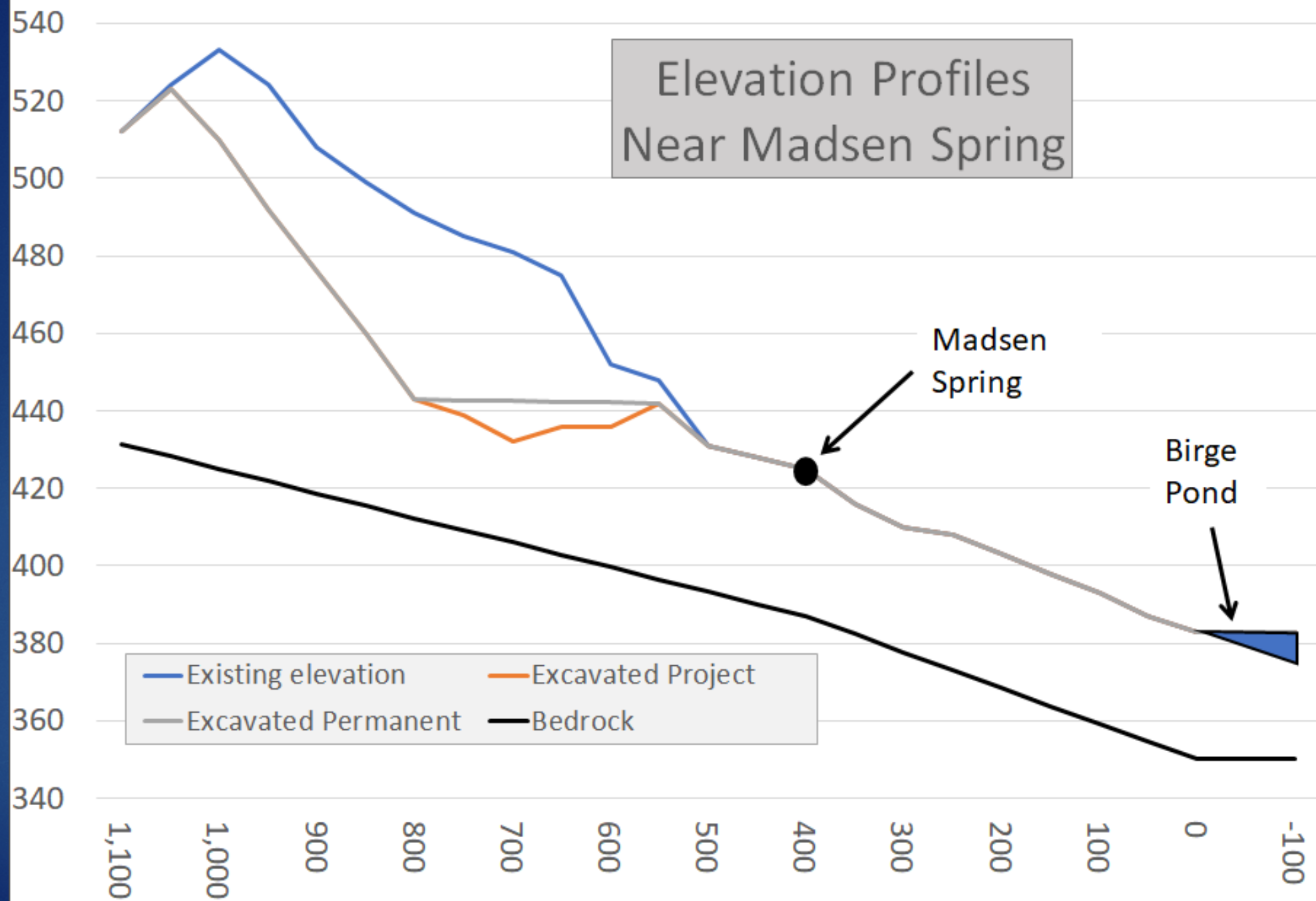


Physical Observations & Documented Attributes of Study Area

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

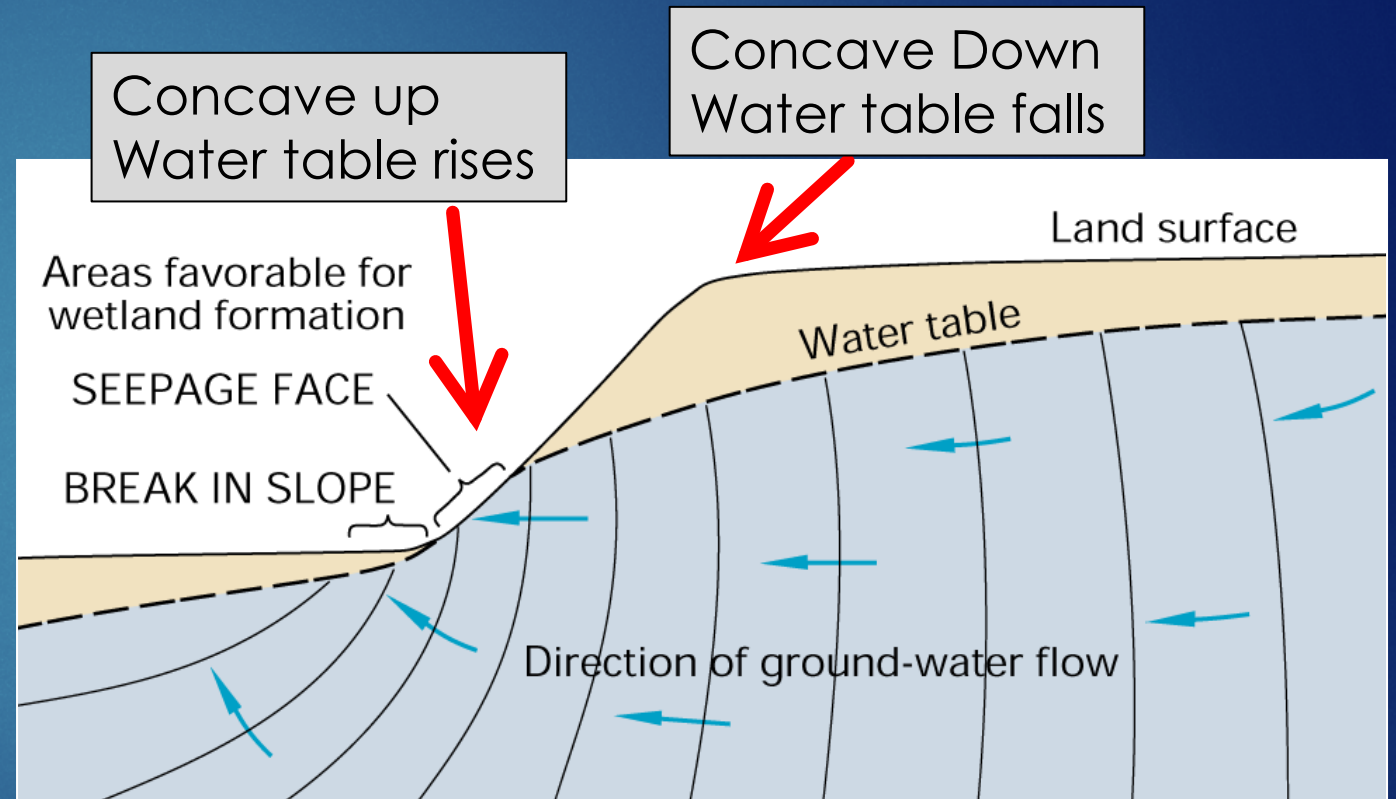
- ▶ Based on descriptions in LaSala (1964)
- ▶ Fairly straight forward





Key aspect of hydrologic theory

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



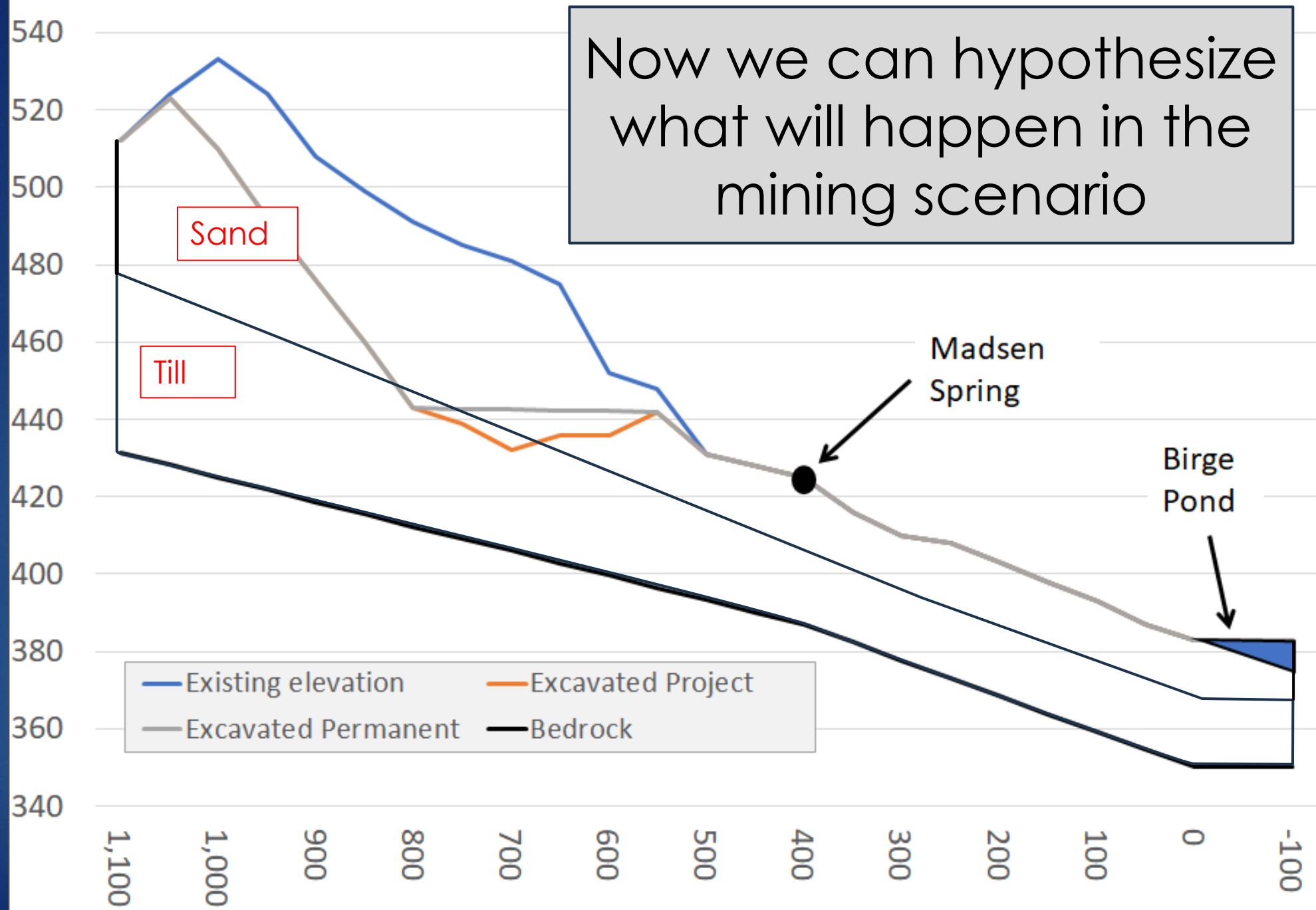
Geology effect on groundwater flow

Coarse geology (sand)

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

Fine geology (till)

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



The Model

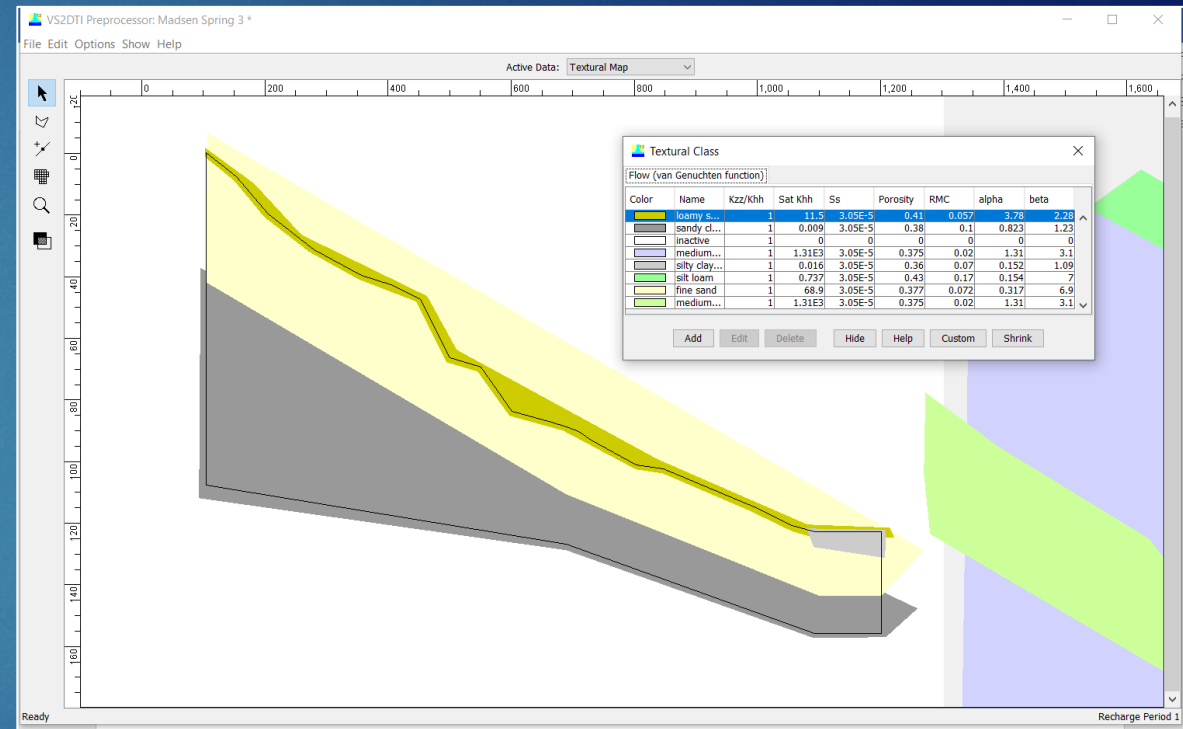
VS2DI

- Variably Saturated 2-Dimensional

Good for simulating

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

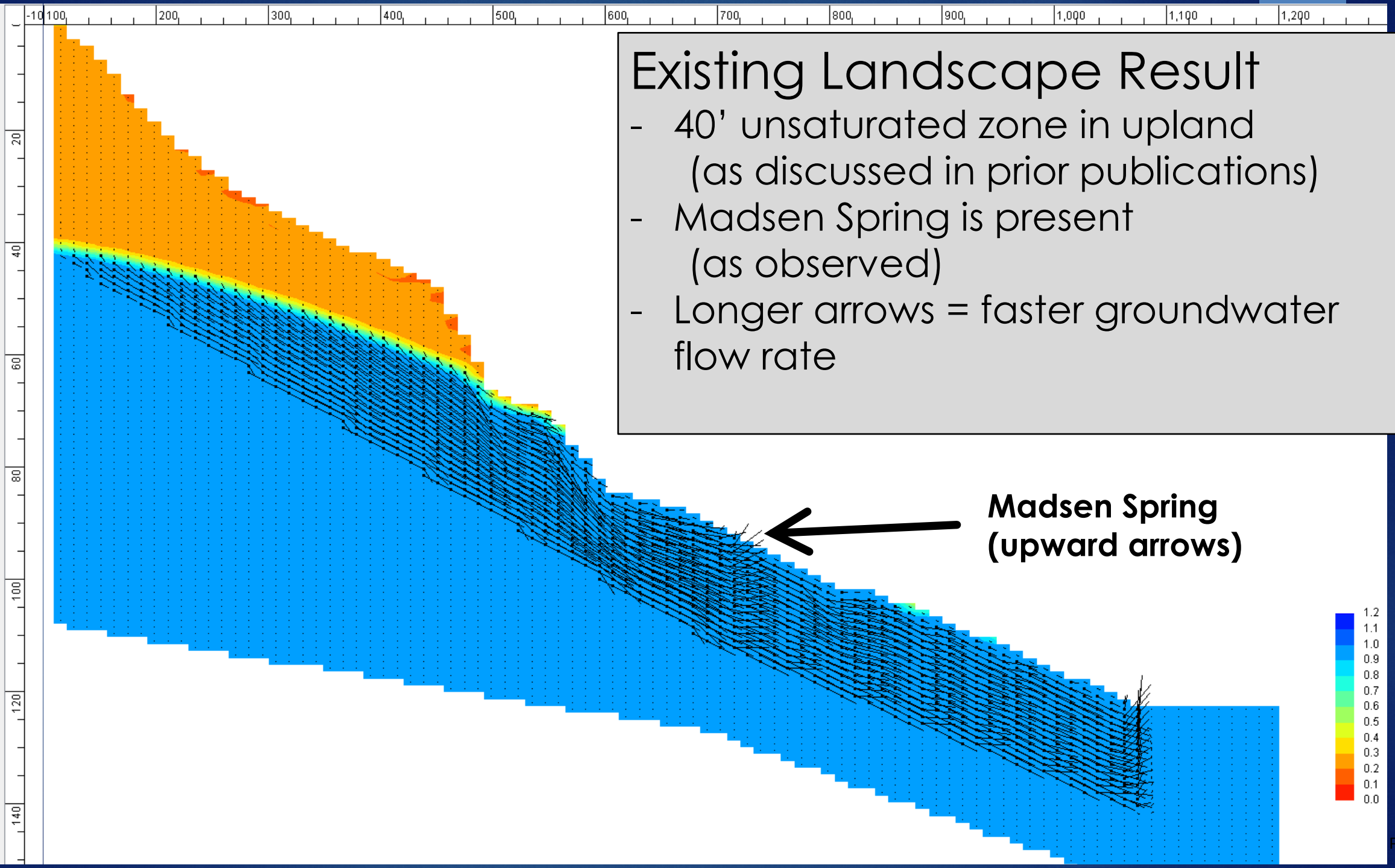
Well-established method

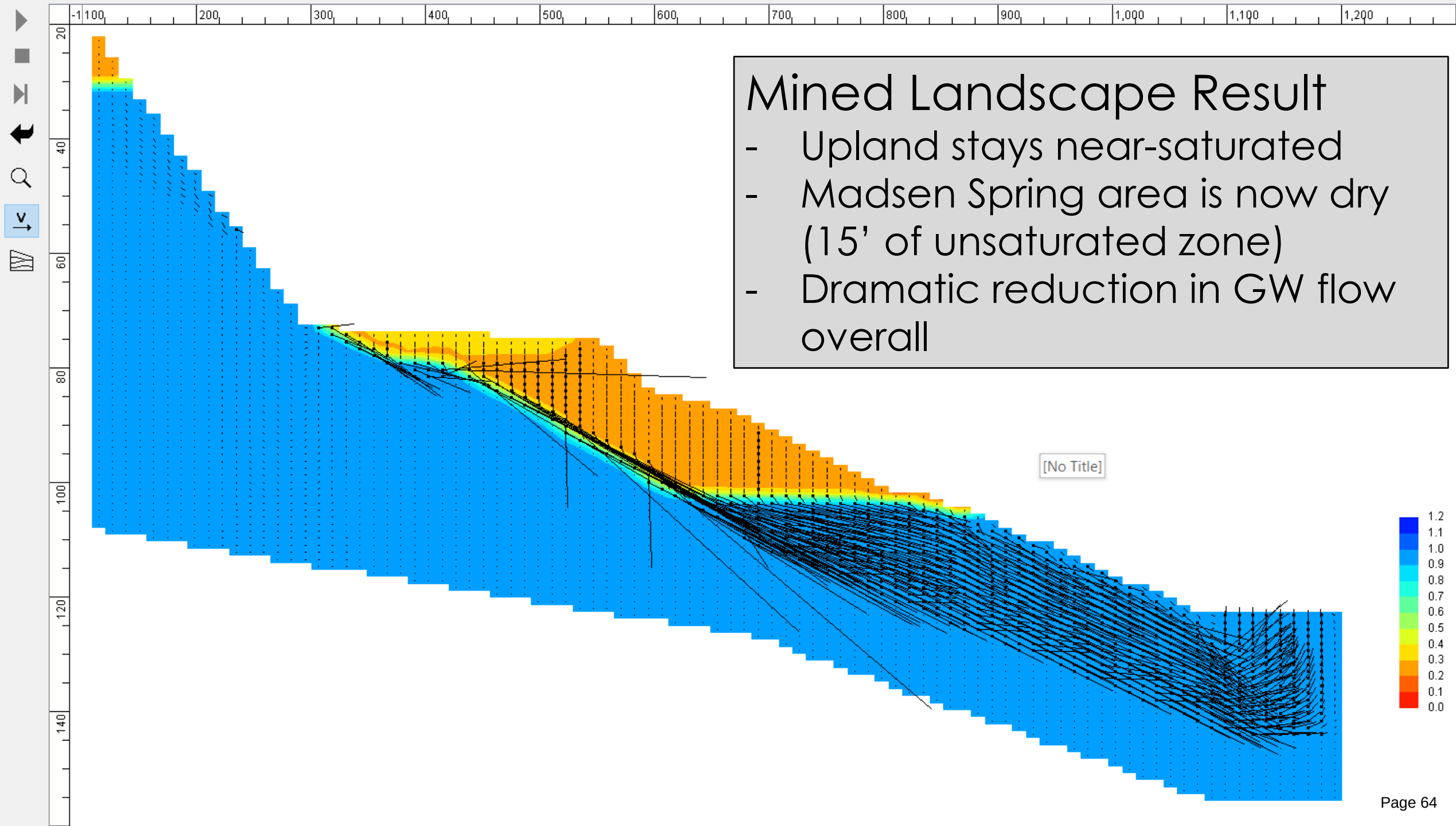


Existing Landscape Result

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

**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

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

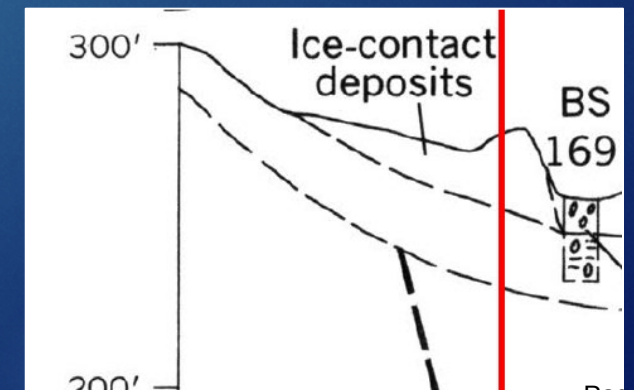
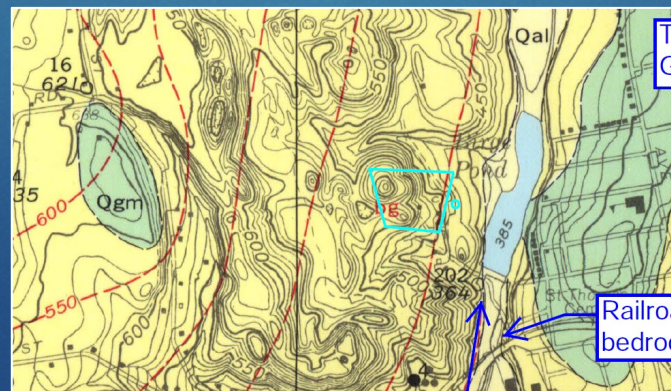
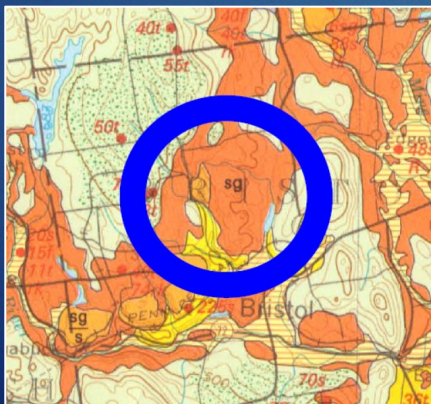
By A. M. LA SALA, Jr.

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

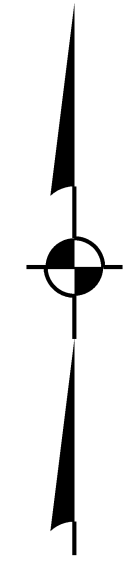
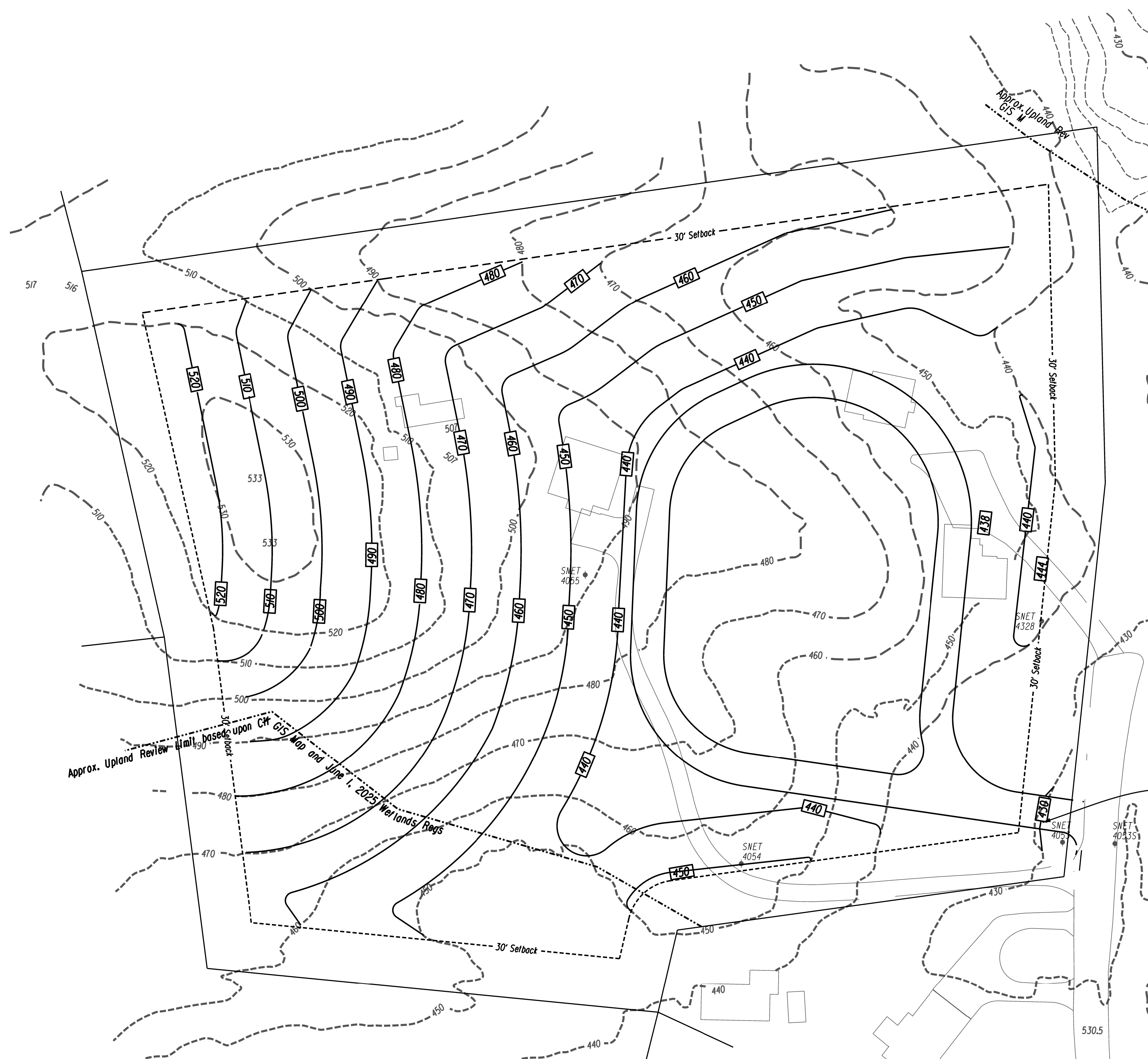
Town of Greenwich

- 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

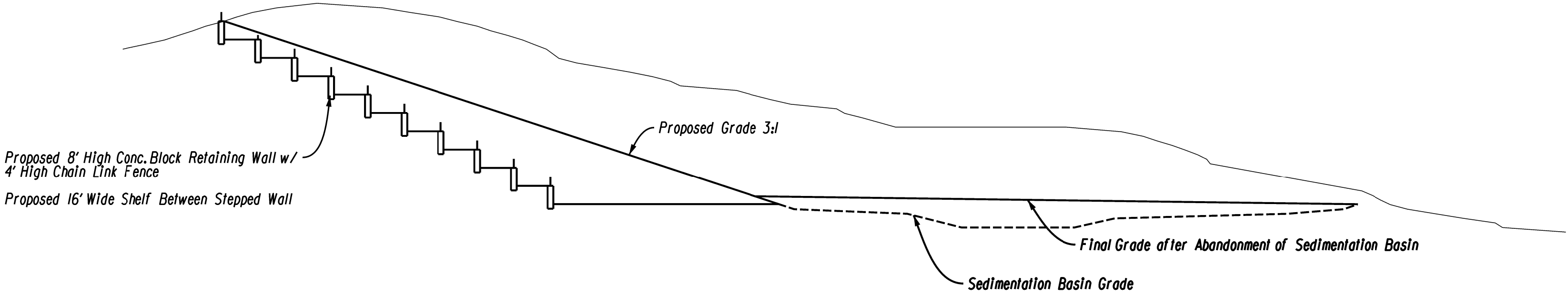
Assessors Lots 20-214, 20-215, 20-216, 20-217

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.

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



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

SCENARIO No. 2

STEPPED RETAINING WALL AT Sta. 12+00

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

Owned by

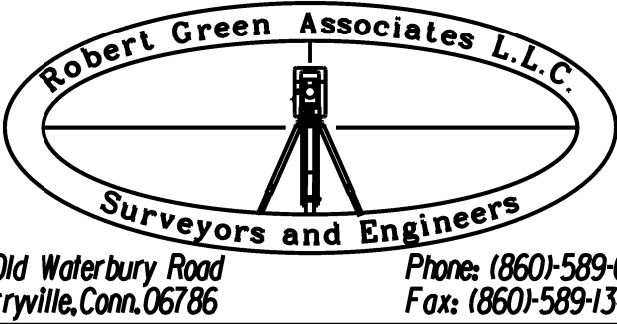
H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

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

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



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

November 24, 2025

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

Scenario No. 1 – Full Utilization of Site

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

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

Scenario No. 2 Stepped Retaining Walls

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

Scenario No. 3 Site Grading with limited impact.

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

THIS IS PREFERRED

Applicant's Soils Report



23 Horseshoe Ridge Road
Newtown, CT 06482

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

November 17, 2025

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

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

Dear Mr. Hummel:

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

1. Purpose of Investigation

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

2. Site Description

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

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

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

3. Methodology

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

4. Findings

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

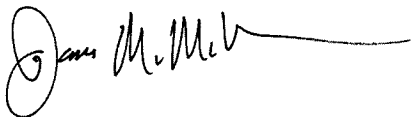
5. Conclusion

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

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

Respectfully submitted,

JMM WETLAND CONSULTING SERVICES, LLC



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

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

City of Bristol

Geographic Information System (GIS)



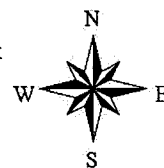
Date Printed: 11/17/2025



MAP DISCLAIMER - NOTICE OF LIABILITY

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

Approximate Scale: 1 inch = 150 feet



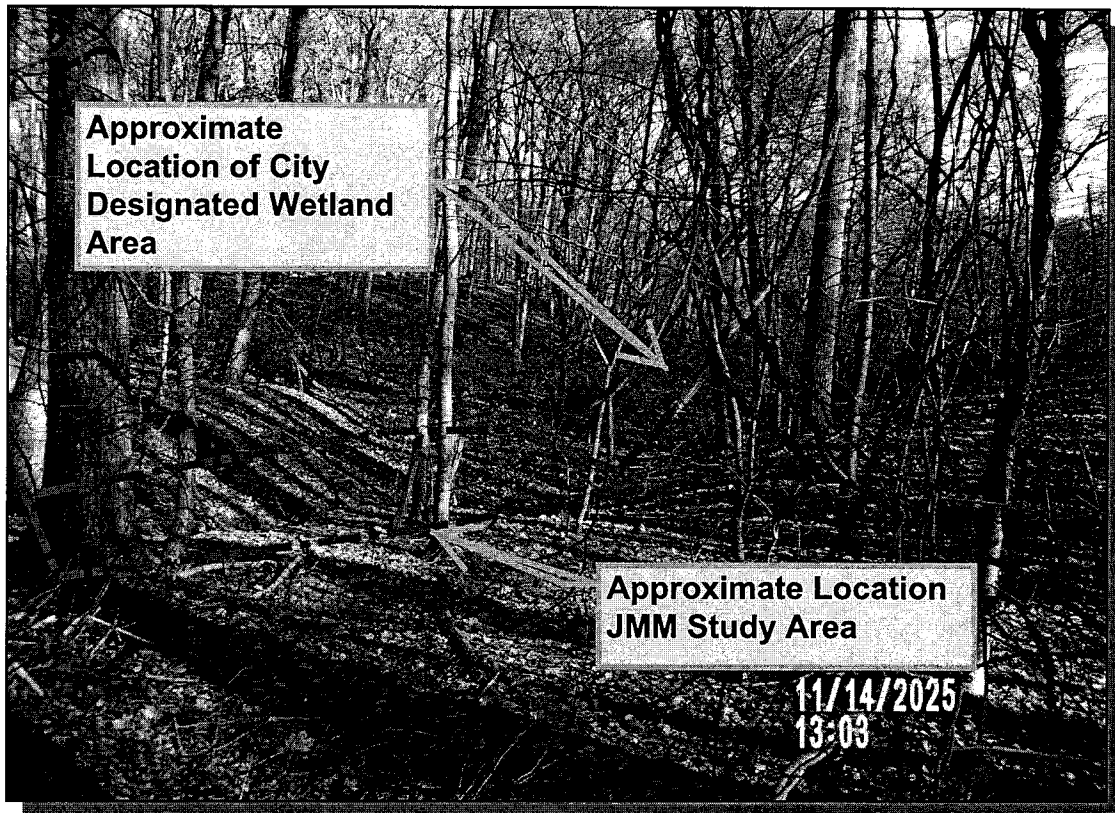


Photo 1: View of Study Area & down-gradient wetland on City Property (JMM photo taken 11/14/2025); facing northeasterly

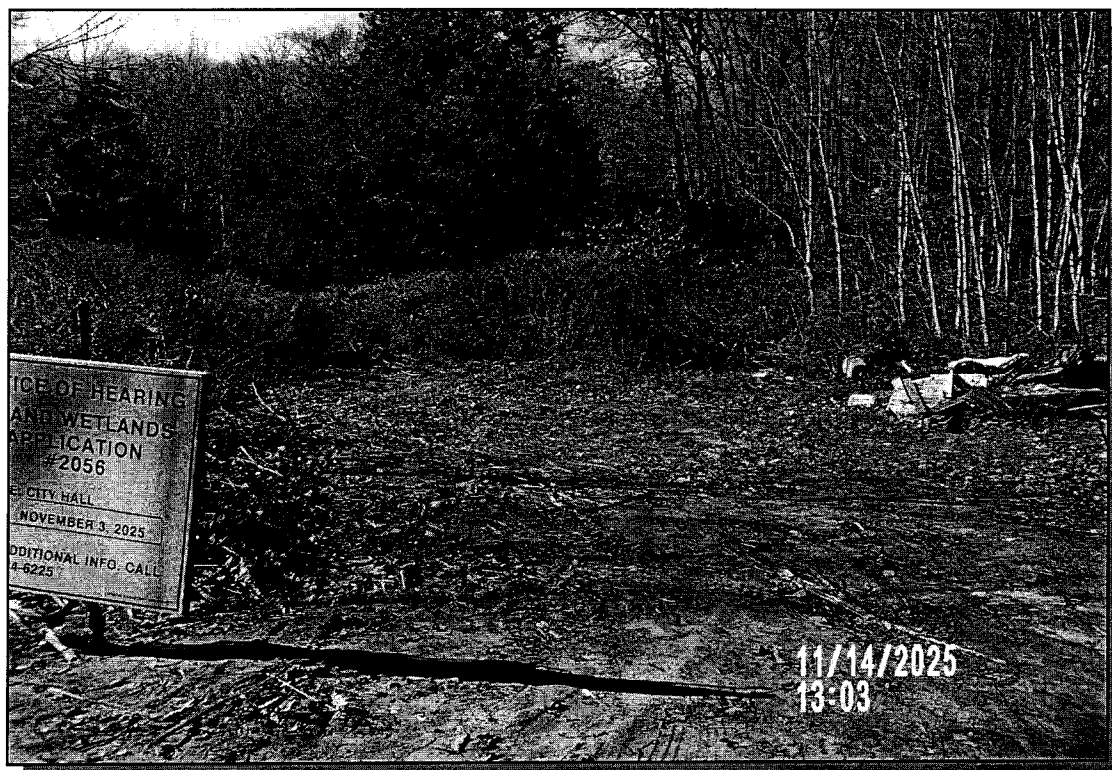
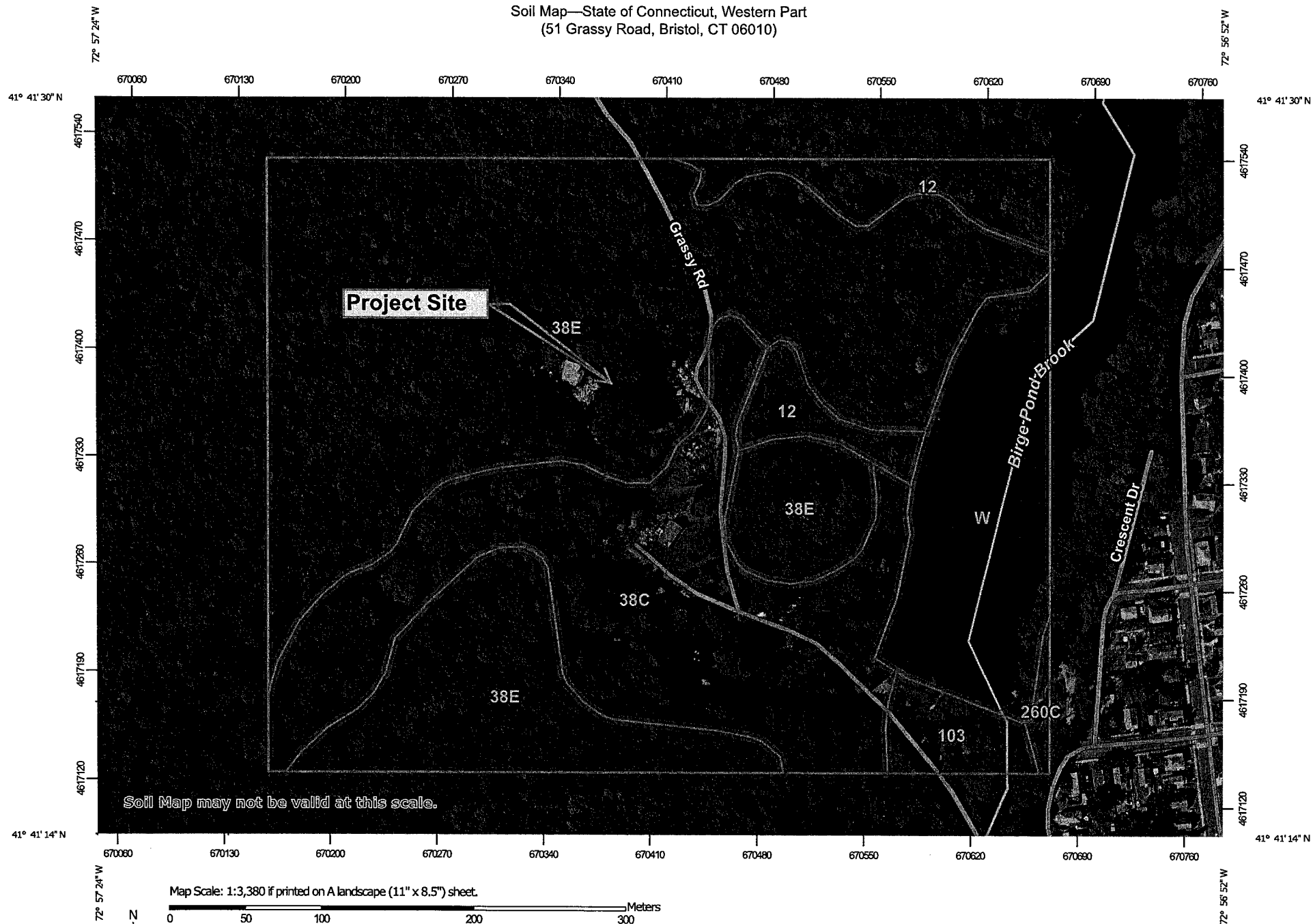


Photo 2: View of Subject Site adjacent to the Study Area (JMM photo taken 11/14/2025); facing northwesterly

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



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: State of Connecticut, Western Part

Survey Area Data: Version 6, Sep 16, 2025

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

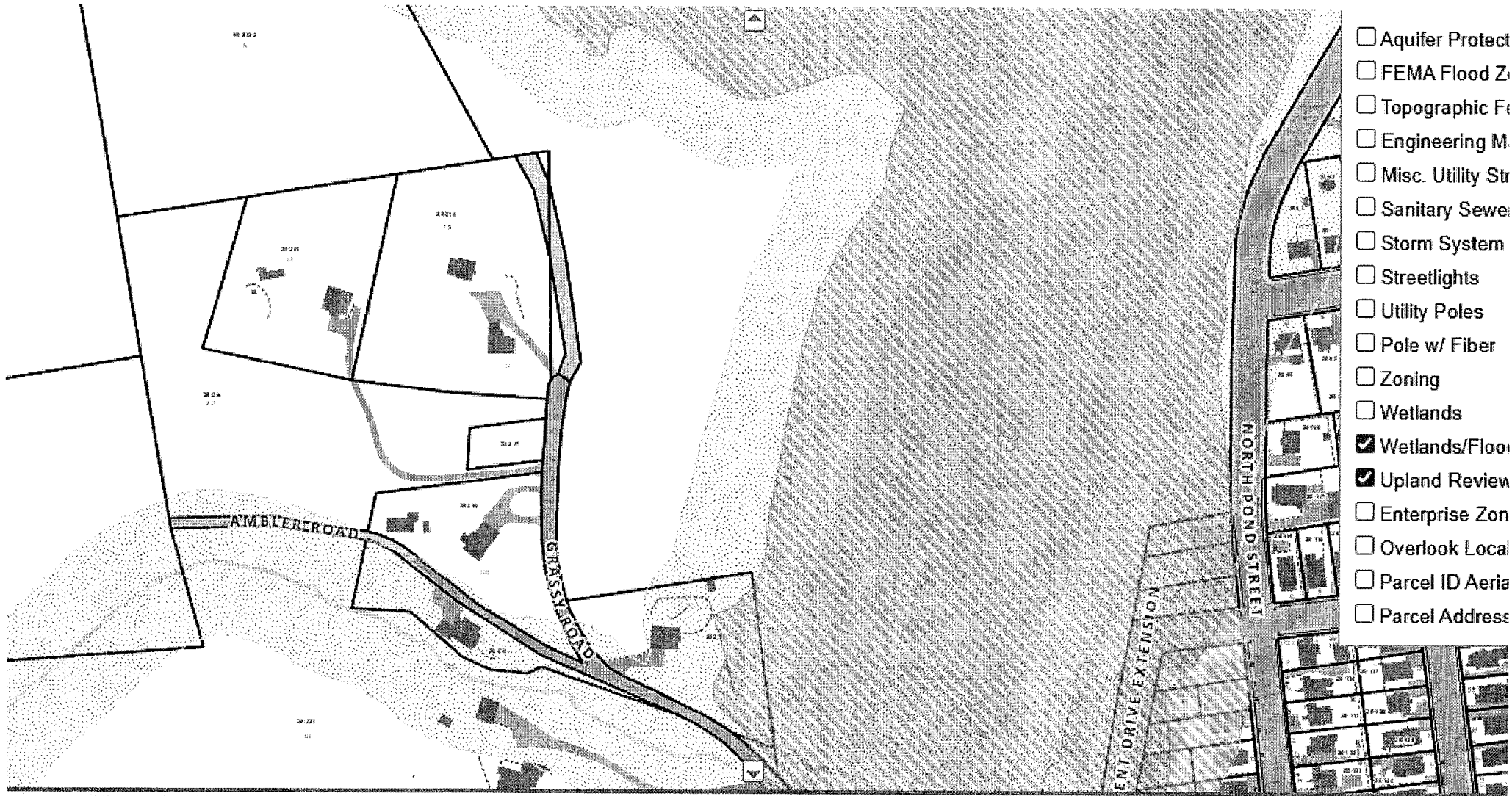
Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

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

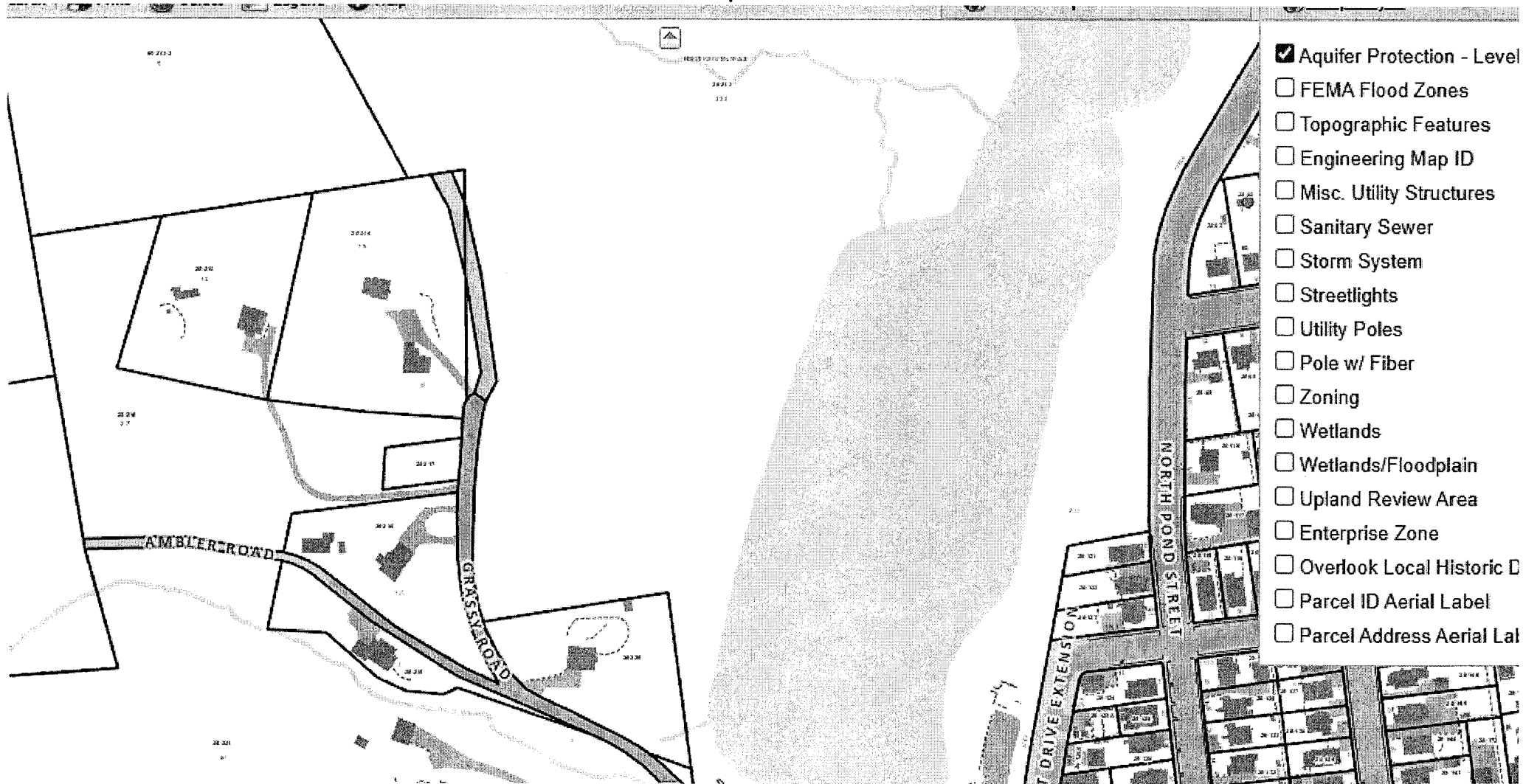
Map Unit Legend

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

Wetlands & Upland Review Area



Aquifer Protection



Hyperlink:

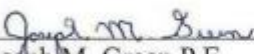
[https://www.bristolct.gov/DocumentCenter/View/50071/2025 09 02 Report](https://www.bristolct.gov/DocumentCenter/View/50071/2025%2009%20Report)

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

September 2, 2025



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


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

JMM Company

Info 2025

JMM Wetland Consulting Services, LLC

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



COMPANY OVERVIEW

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

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

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

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

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

JMM supports the following primary areas of expertise:

Soil Resource Management

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

Wetland Resources Management

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

PROFESSIONAL RESUME

James M. McManus, MS, CPSS

Principal Soil Scientist



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

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

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

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

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

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

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

Professional Resume: *(continued)*

James M. McManus, M.S., CPSS

Principal Soil Scientist

PROFESSIONAL AFFILIATIONS:

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

WORKSHOPS & CONFERENCES:

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

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

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

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

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

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

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

PUBLICATIONS:

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

Professional Resume: *(continued)*

James M. McManus, M.S., CPSS

Principal Soil Scientist

WORK HISTORY:

2000 to present

JMM Wetland Consulting Services, LLC Principal Soil Scientist, Owner

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

1994 to 2000

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

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

Professional Resume: *(continued)*

James M. McManus, MS, CPSS

Principal Soil Scientist

WORK HISTORY *(continued)*:

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

Professional Resume: *(continued)*

James M. McManus, MS

Principal Soil Scientist

WORK HISTORY *(continued)*:

1987 to 1988

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

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

Representative Project Experience

James M. McManus, MS, CPSS

Certified Professional Soil Scientist

Registered Professional Soil Scientist

Linear Right of Way Projects

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

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

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

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

Constitution Natural Gas Pipeline, PA/NY.

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

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

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

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

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

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

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

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

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

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

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

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

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

NSTAR, Proposed Overhead Powerline Project, Canton, MA.

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

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

Gulfstream Natural Gas Pipeline, Lakeland Florida.

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

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

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

Hydric Soil Determination, North Alabama.

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

Viking Voyageur Natural Gas Pipeline, Wetland Survey, Minnesota.

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

Invasive Species Identification , Iroquois Gas Transmission Line, CT.

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

Related Services Projects

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

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

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

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

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

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

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

Wetland Delineation Boundary Review, Spencer, MA.

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

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

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

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

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

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

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

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

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

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

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

Wetland Boundary Investigation, Aurora, MN.

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

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

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

Wetland Delineation, Soil Investigations, MA, CT.

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

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

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

Wetland Delineation, Oxford, Connecticut.

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

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

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

Specialized Services Projects

Pond Maintenance/Rehabilitation, Newtown, CT.

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

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

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

Vegetative Monitoring, The Stanwich Club, Greenwich, CT.

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

68 Birch Lane, Greenwich, CT.

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

Construction Monitoring and Sediment Erosion Inspections, Greenwich, CT.

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

Construction Monitoring and Sediment Erosion Inspections, CT, MA.

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

Reservoir No. 1 Bypass, Bristol, CT.

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

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

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

Wetland Mitigation Plan, Somers, CT.

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

Soil Science Instructor, Massachusetts.

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

Soil Science Instructor, Connecticut.

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

Soil Science Instructor, Connecticut.

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

Data Collection, Massachusetts.

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

Ground Water Sampling, Harrison, New York.

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

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

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

Surface Water Sampling, MA, CT.

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

Representative Client List

James M. McManus, MS, CPSS

Certified Professional Soil Scientist

Registered Professional Soil Scientist

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

RE: Undocumented Wetlands in the Hoppers

Raymond Rogozinski

Tue 11/18/2025 12:58 PM

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

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

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

From: Joshua Medeiros <JoshMedeiros@bristolct.gov>

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

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

Cc: Jeffrey Steeg <JeffreySteeg@bristolct.gov>

Subject: RE: Undocumented Wetlands in the Hoppers

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

-Josh

From: Raymond Rogozinski <RaymondRogozinski@bristolct.gov>

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

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

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

Subject: Undocumented Wetlands in the Hoppers

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

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

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

Available to discuss

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

See below.

Available for a staff discussion in person.
Thanks.

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

Mr. Flanagan,

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

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

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

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

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

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

Thank you,
Michelle Rudy
Friends of the Hoppers

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

BRISTOL INLAND WETLANDS COMMISSION

BRISTOL, CONNECTICUT

October 19, 2025

In the matter of:

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

Application for a Wetlands Permit No. 2056

VERIFIED PETITION TO INTERVENE UNDER CGS §22a-19

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

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

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

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

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

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

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

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

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

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

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

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

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

f. any activity which destroys a wetland or watercourse.

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

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

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

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

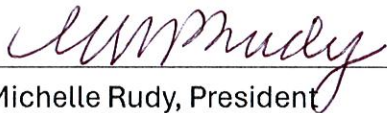
8. The Applicant has failed to establish that there are no feasible and prudent alternatives to the proposed activities.

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

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

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

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



Michelle Rudy, President

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

STATE OF CONNECTICUT
COUNTY OF HARTFORD
CITY OF BRISTOL

Attachment:

Figure 1 – Perennial Springs

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



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

Figure 1 - Perennial Springs

Erik's Spring

Lat: 41.691002950 N

Lon: 72.952130417 W



Madsen Spring

Lat: 41.689717933 N

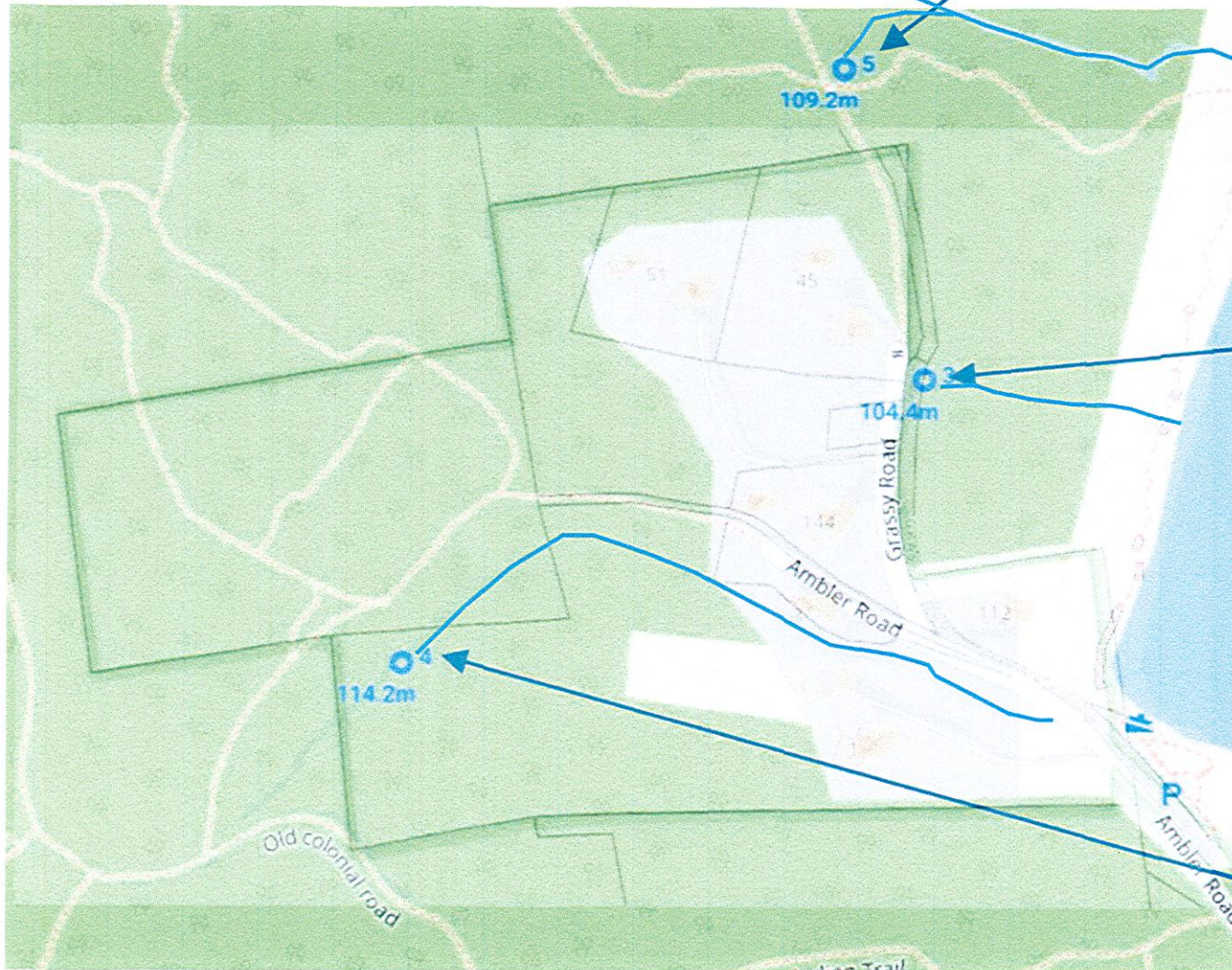
Lon: 72.951689300 W



Carter's Spring

Lat: 41.688557217 N

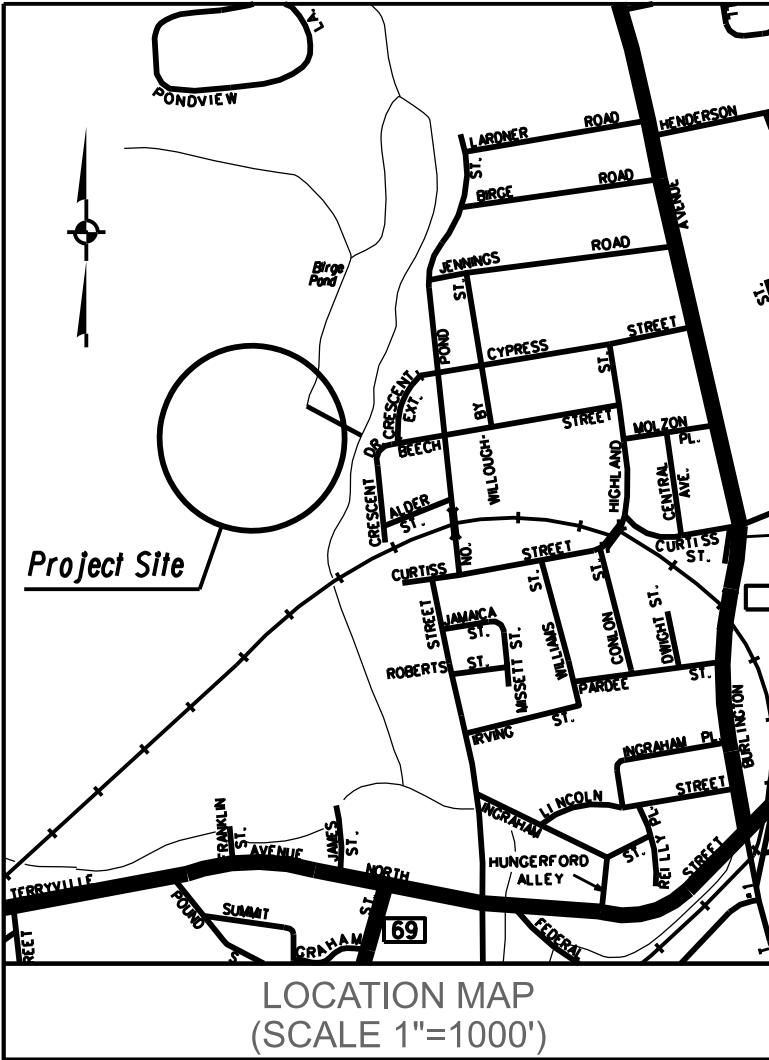
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SPECIAL PERMIT FOR EARTH REMOVAL
ASSESSORS LOT 20-214, 20-215, 20-216, 20-217
AMBLER STREET & GRASSY ROAD
BRISTOL, CONN.

JULY 1, 2025

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



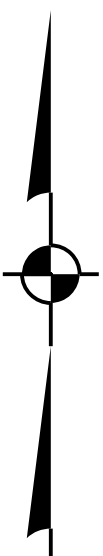
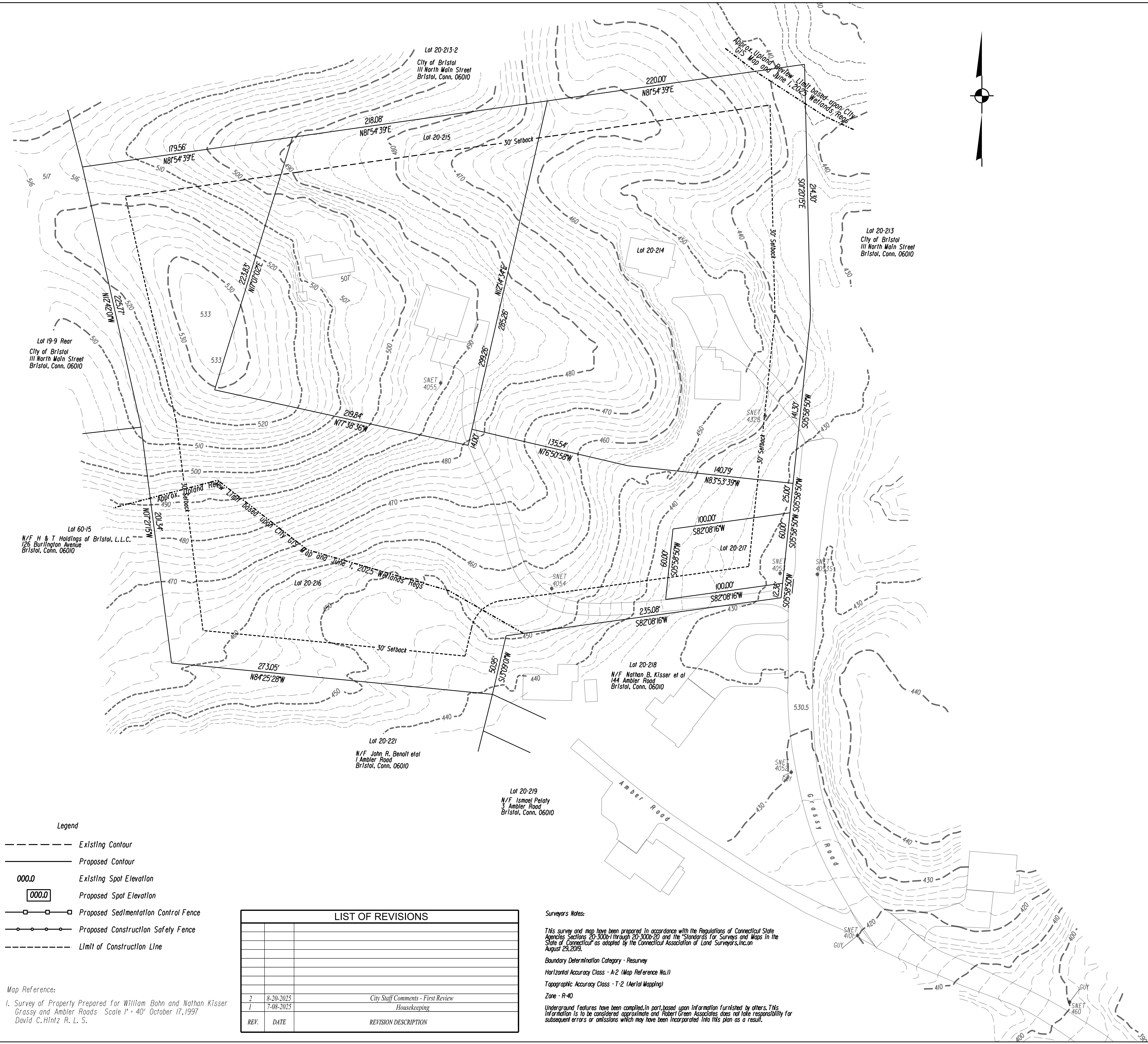
LEGEND	
	NORTH ARROW
	UTILITY POLE
	UTILITY POLE W/ LUMINAIRE
	MANHOLE
	CATCH BASIN
	SIGN
	GATE VALVE (TYPE AS NOTED)
	HYDRANT
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUB / BUSH
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	CURBING (TYPE AS NOTED)
	CHAIN LINK FENCE
	ZONING SETBACK LINE
	EXISTING CONTOUR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

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

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

Surveyor/Civil Engineer:

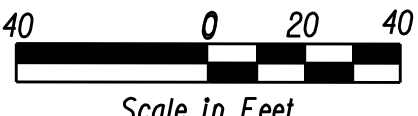
Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135



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

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

Scale 1" = 40' July 1, 2025



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

Robert Green Associates L.L.C.

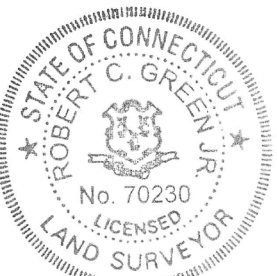
Sheet 2 of 6

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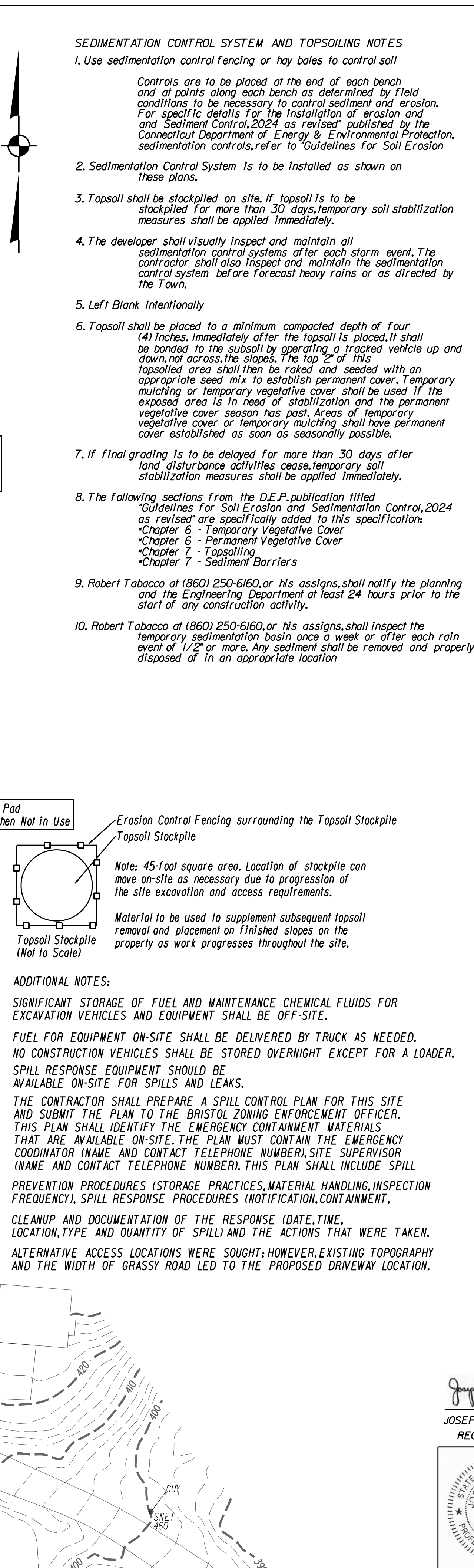
Surveyors Notes:
This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300a through 20-300c-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29,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



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



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



Site Grading Plan

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

Owned by

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

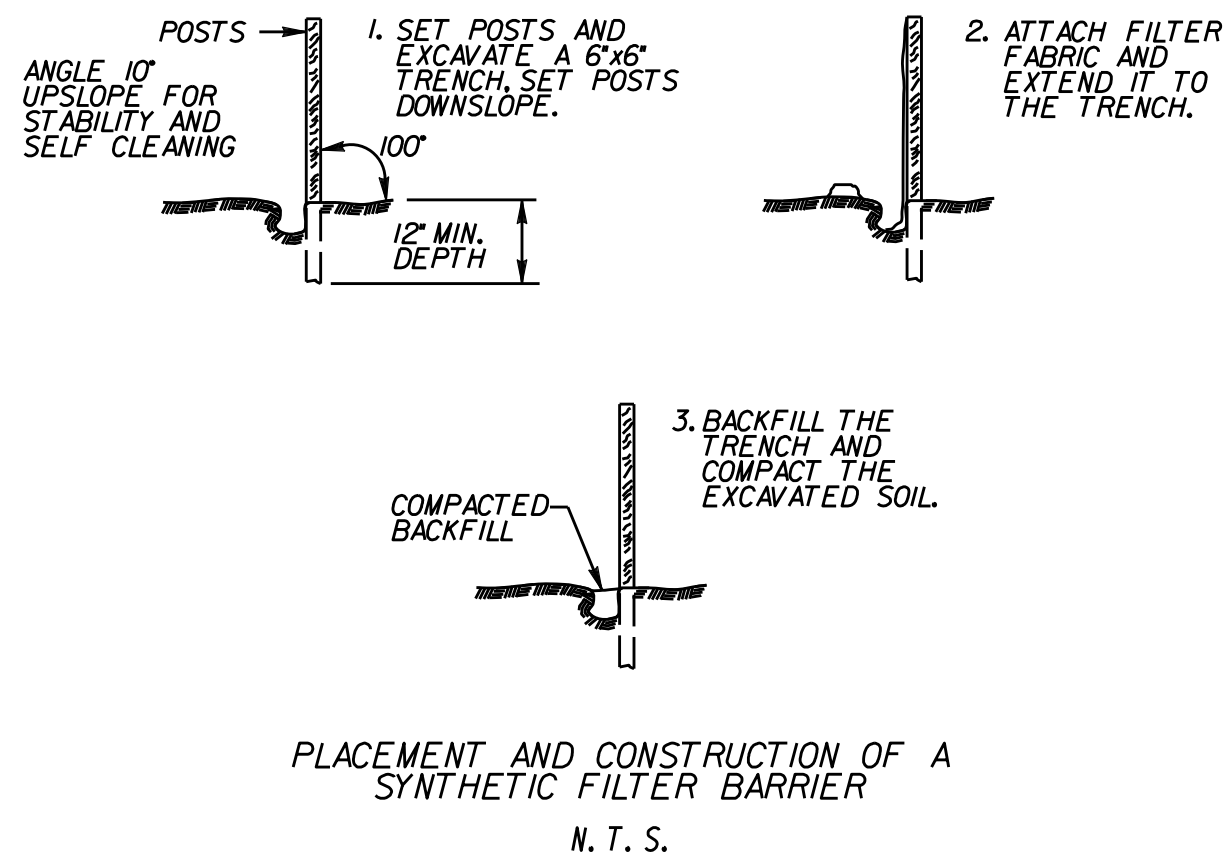
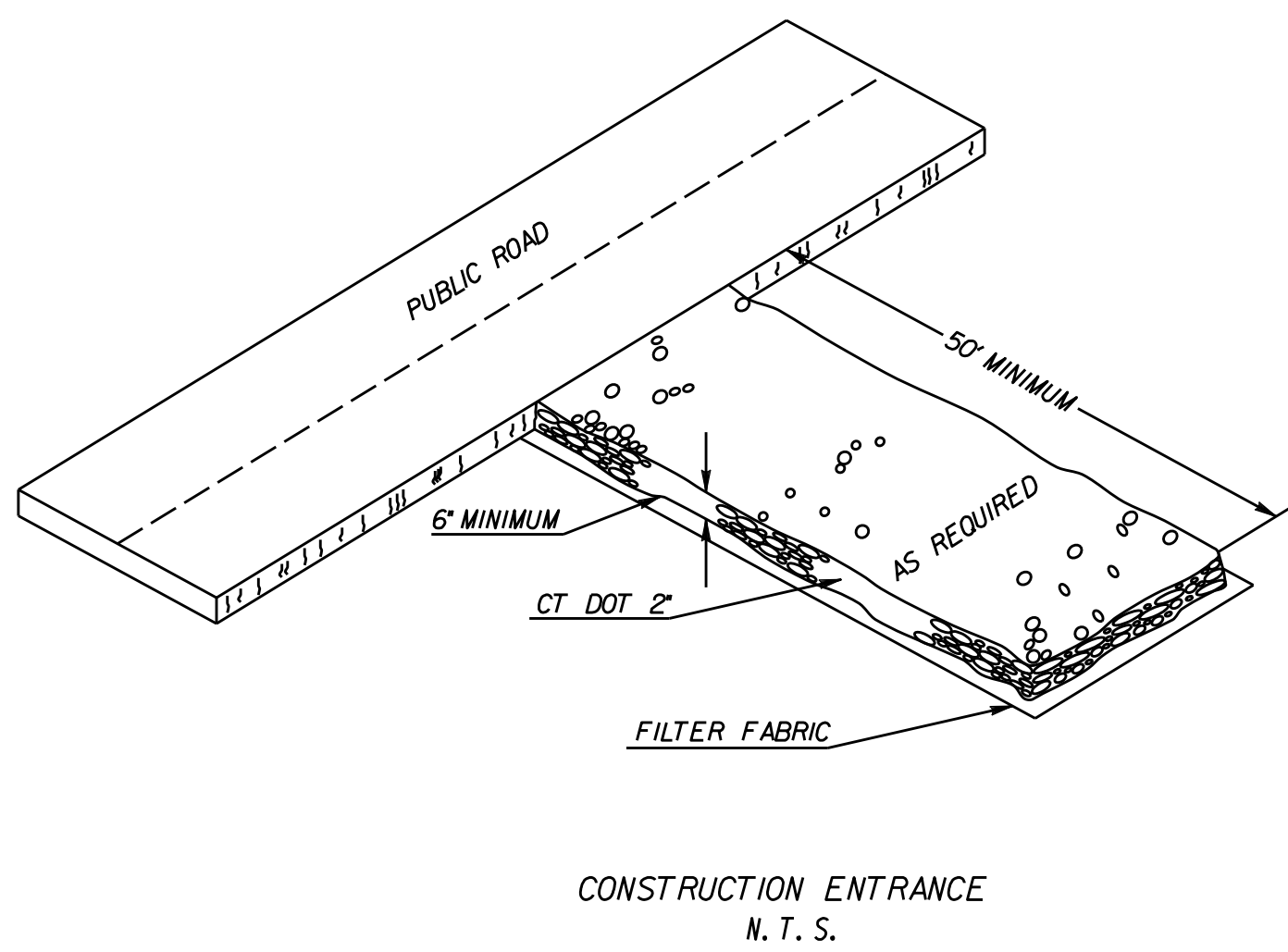
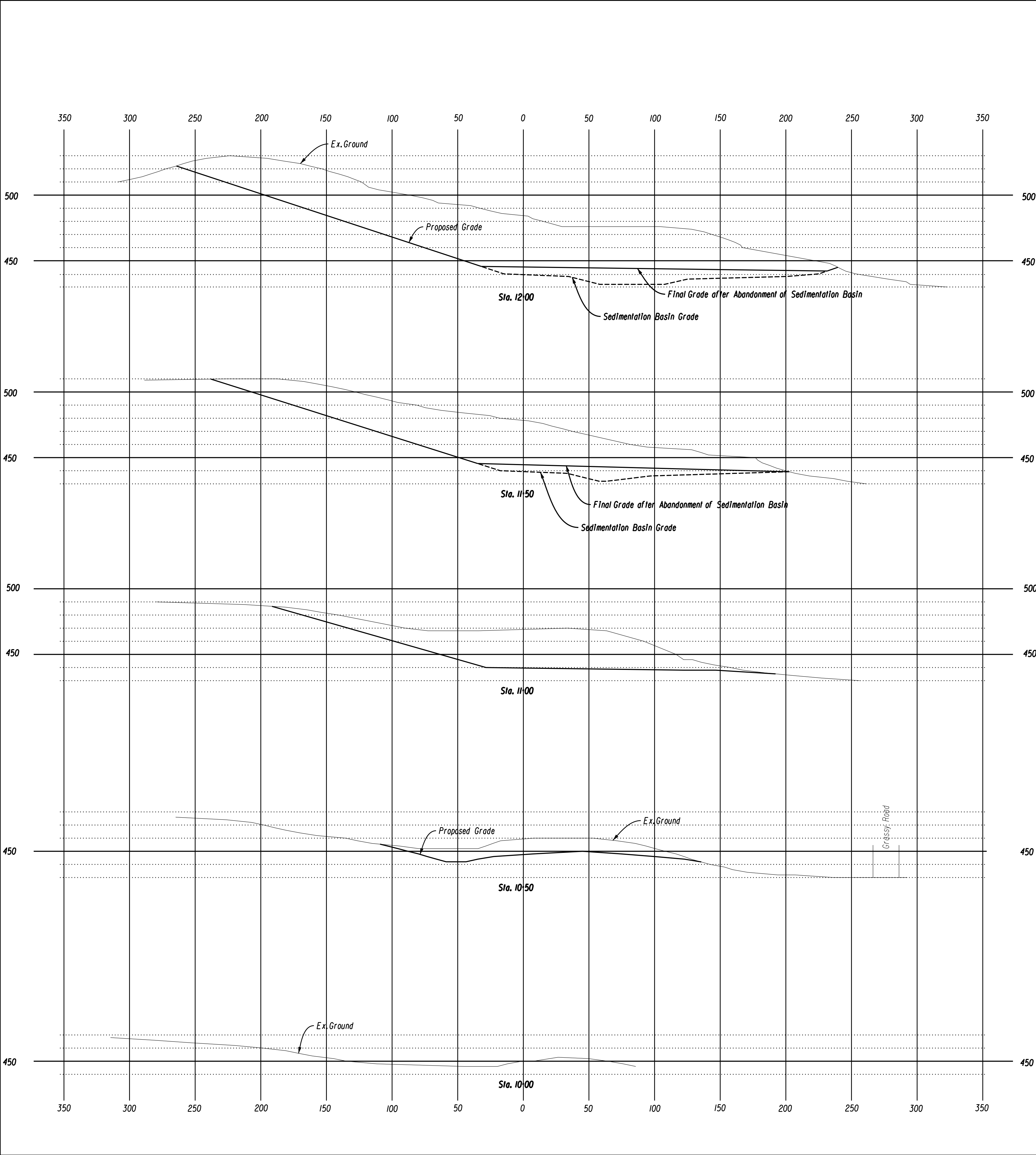
Ambler Road & Grassy Road

Bristol, Conn.

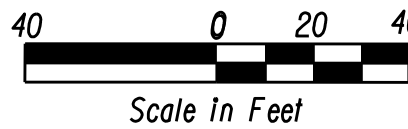
Scale 1" = 40' July 1, 2025



A graphic scale bar with a black and white checkered pattern. It is marked with the numbers 0, 20, and 40. Below the bar, the text "Scale in Feet" is written.



Miscellaneous Notes and Details
Assessors Lots 20-214, 20-215, 20-216, 20-217
Owned by
H & T Holdings of Bristol, L. L. C.
Ambler Road & Grassy Road
Bristol, Conn.
Scale 1" = 40' or as Noted July 1, 2025

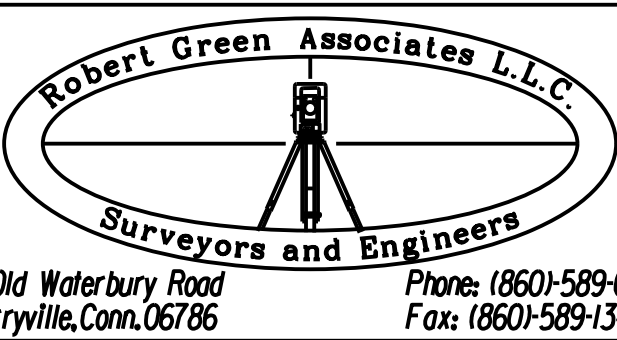
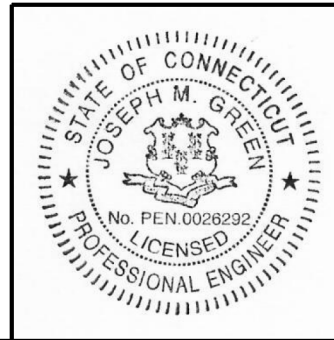


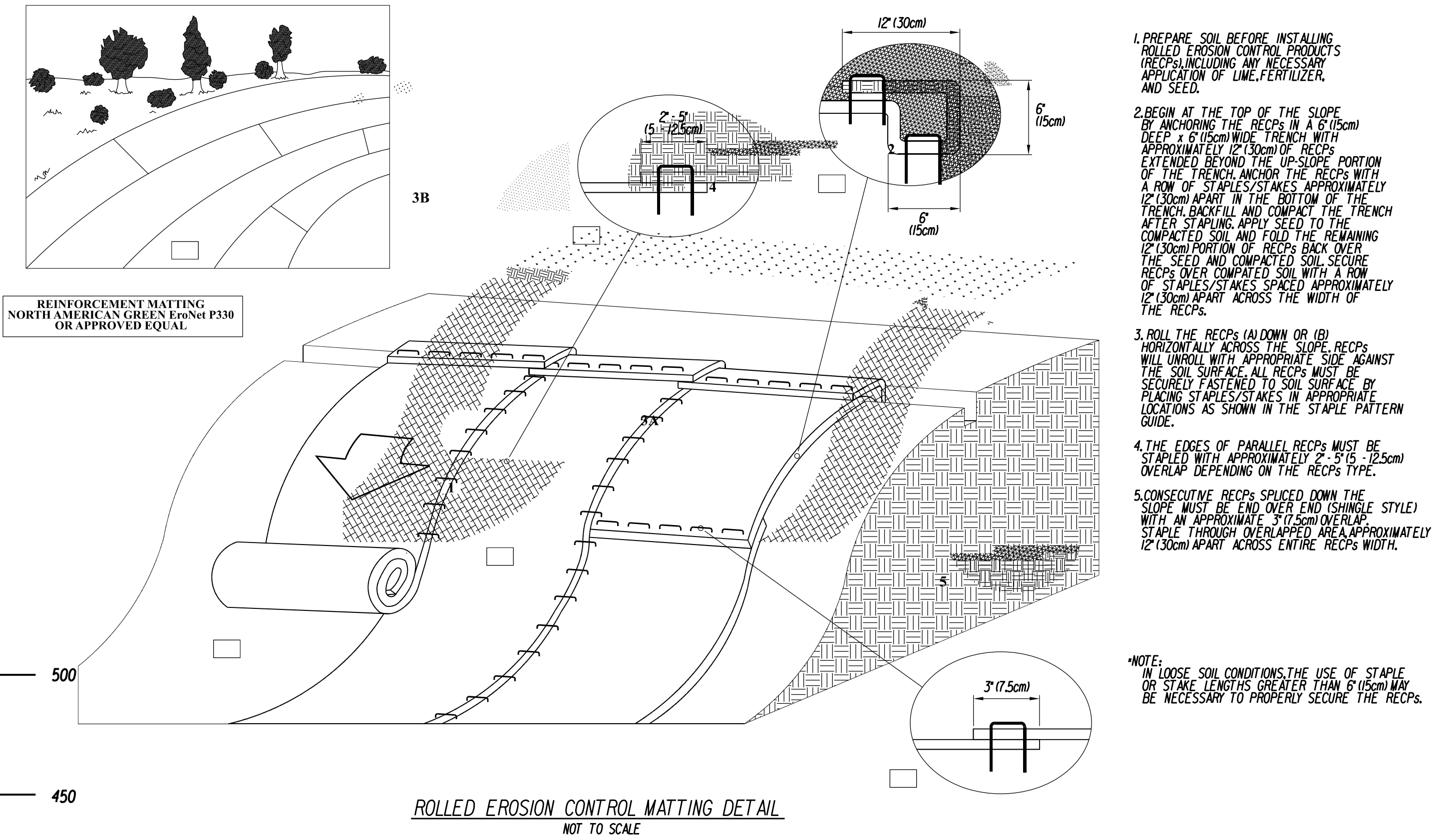
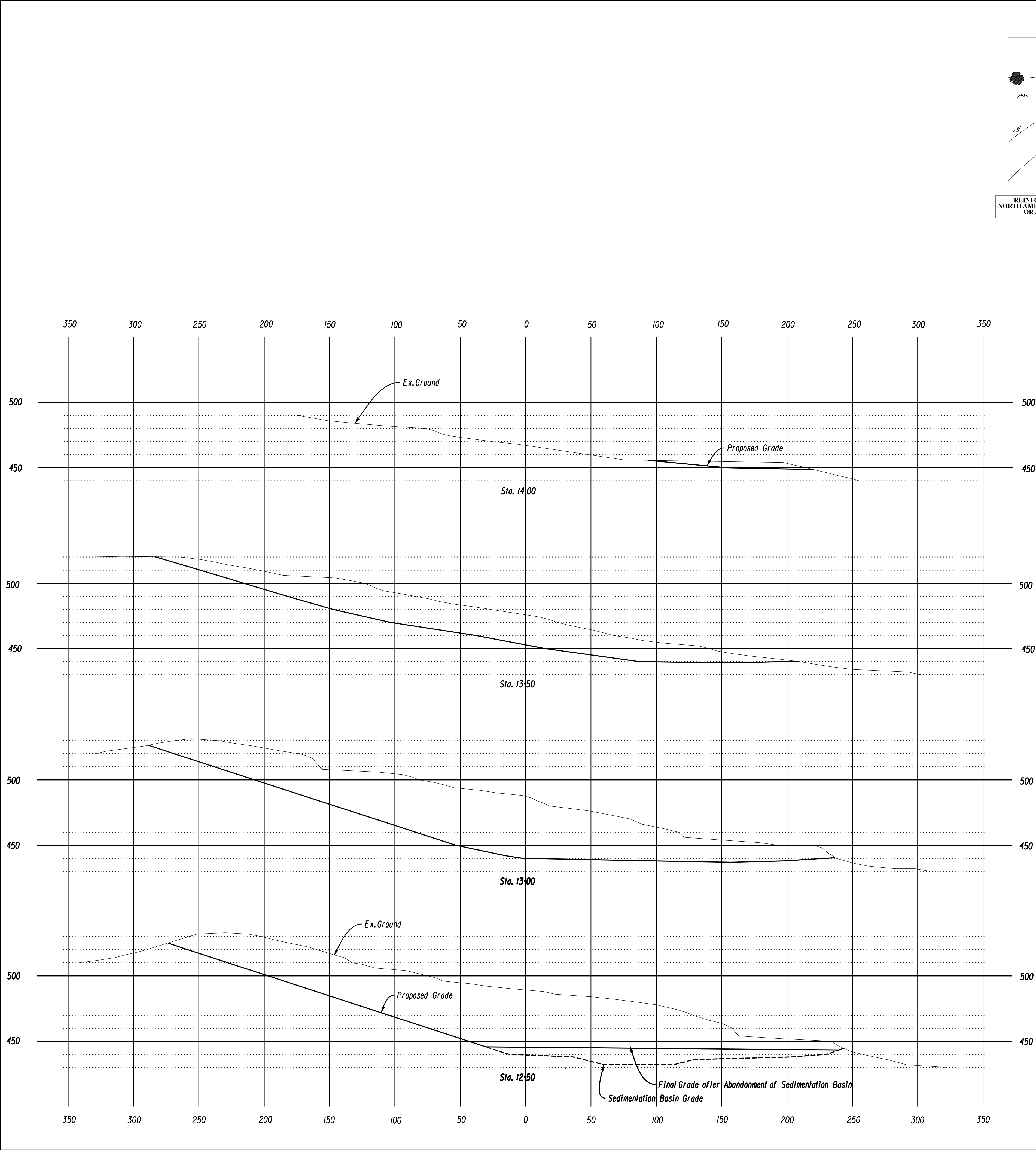
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

Sheet 4 of 6

LIST OF REVISIONS		
REV.	DATE	REVISION DESCRIPTION
2	8-20-2025	City Staff Comments - First Review
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1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs) INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" (15cm) DEEP x 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" (30cm) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SUE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2' - 5' (6 - 125cm) OVERLAP DEPENDING ON THE RECPs TYPE.
5. CONSECUTIVE RECPs SPICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3' (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE RECPs WIDTH.

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

ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

Miscellaneous Notes and Details

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

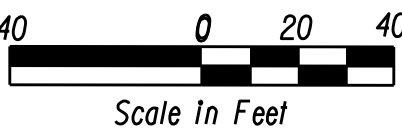
Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

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



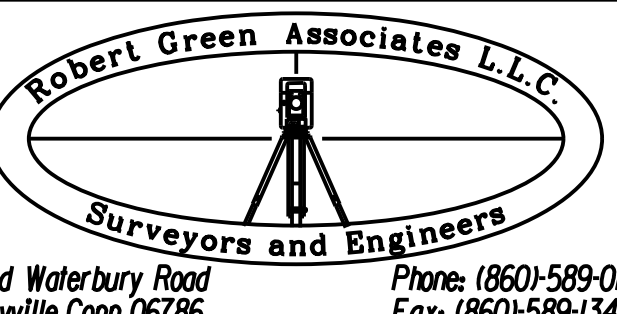
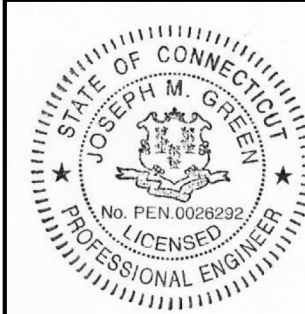
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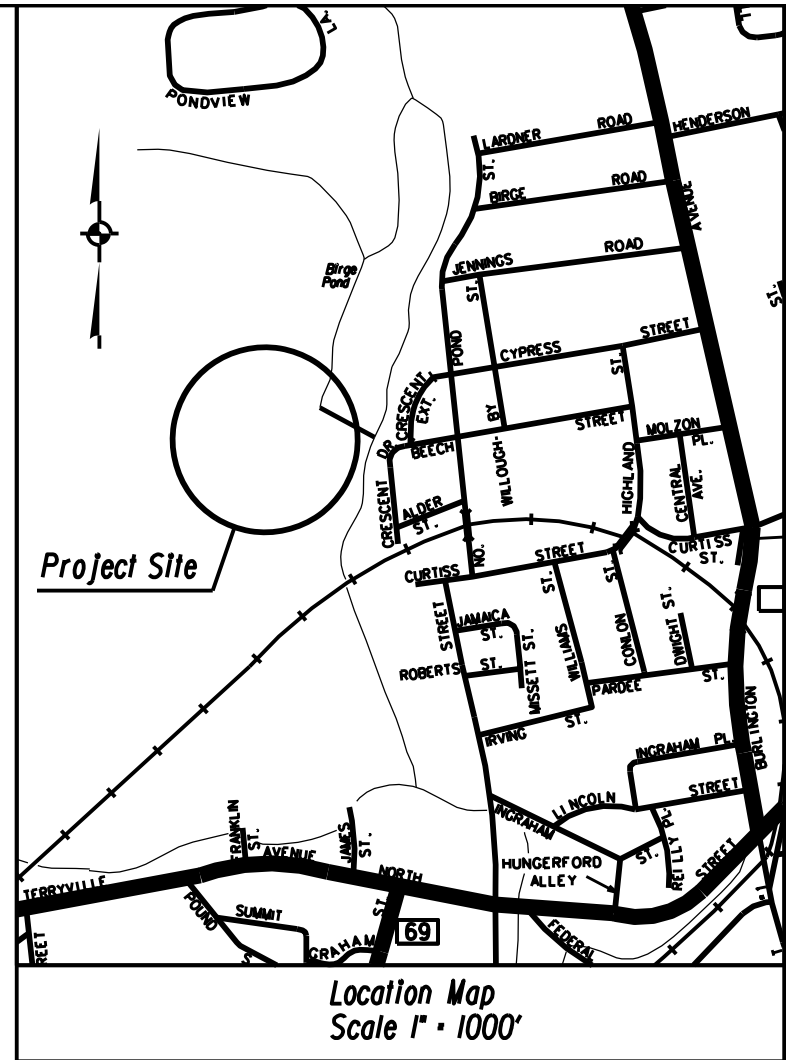
JOSEPH M. GREEN P.E.

REG. NO. 0026292

Sheet 5 of 6

LIST OF REVISIONS		
REV.	DATE	REVISION DESCRIPTION
2	8-20-2025	City Staff Comments - First Review
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Robert Green Associates L.L.C.
Surveyors and Engineers

Old Waterbury Road
Middletown, Conn. 06786

Phone: (860)-589-4900
Fax: (860)-589-1313

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

Site Plan, dated 07-01-2025

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

For Office Use Only
APPLICATION NO. 2056
DATE FILED: 09-10-2025
DECISION DATE: _____
DECISION: _____

1. APPLICANT:

Name: H & T Holdings, LLC Signature: [Signature]
Address: 145 Burlington Ave. City: Bristol State: _____ Zip: _____
Telephone No.: 860 250-6160 ☐ home ☐ work Email: Bob@tabaccobrothers.com

2. PROPERTY OWNER(S):

Name: same Signature: [Signature]
Address: _____ City: _____ State: _____ Zip: 06417
Telephone No.: [Redacted] ☐ home ☐ work Email: [Redacted]

3. DESCRIBE THE SUBJECT PROPERTY:

Address or Location: 45 & 51 Grassy Road and Ambler Road
Assessor's Map No.: 20 Assessor's Lot No.(s): 214-217

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

NO Wetlands ARE TO DISTURBED
NO Wetlands located on the property

4. DESCRIBE THE PROPOSED ACTIVITY AND ITS PURPOSE:

two lot residential use

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: <u>_____</u> SF <u>_____</u> acres) |
| ☒ within 100 feet of a wetlands or watercourse; | area of impact: <u>0</u> SF <u>_____</u> acres) |
| ☐ beyond 100 feet of a wetlands or watercourse; | area of impact: <u>_____</u> SF <u>_____</u> acres) |

6. FLOW CALCULATIONS:

Does a watercourse flow through the subject property?

☐ yes ☐ no

If "yes", see instructions for submission requirements.

Hyperlink:

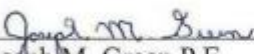
[https://www.bristolct.gov/DocumentCenter/View/50071/2025 09 02 Report](https://www.bristolct.gov/DocumentCenter/View/50071/2025%2009%20Report)

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

September 2, 2025



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

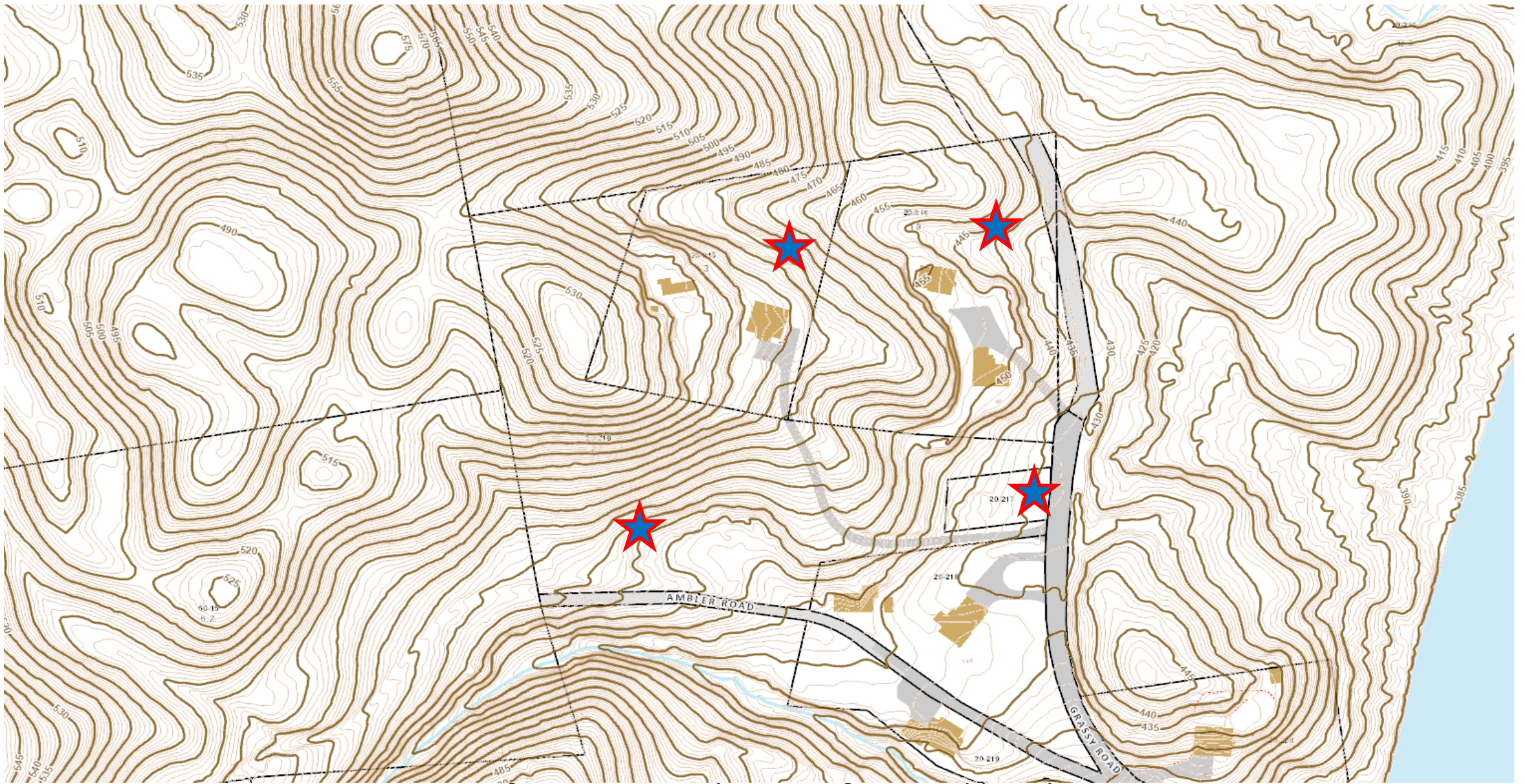

Joseph M. Green P.E.
Reg. No. 0026292



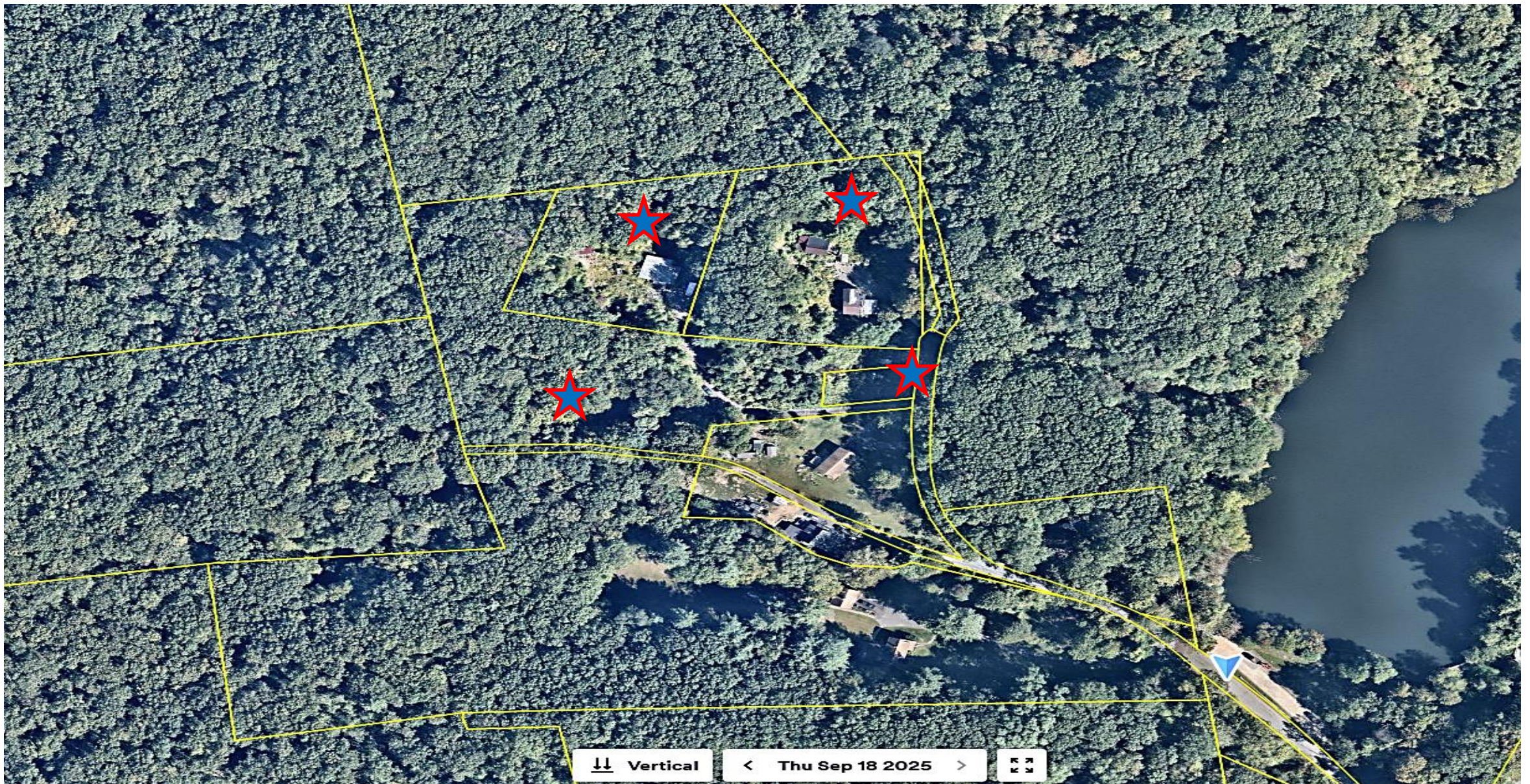
45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd – Floodplain
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217



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



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

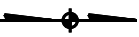


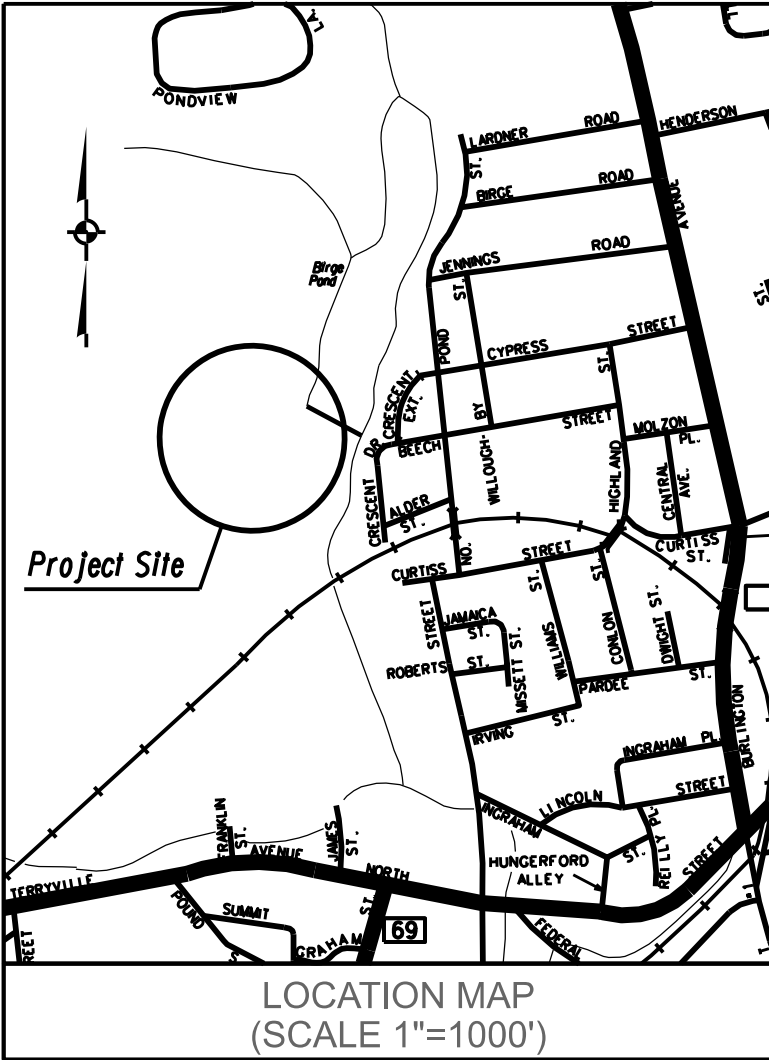
45 & 51 Grassy Road; Lot 216 & 217 Ambler Rd
Current Aerial
Map 20, Lot 214 & 215 & Map 20, Lot 216 & 217

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

JULY 1, 2025

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

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

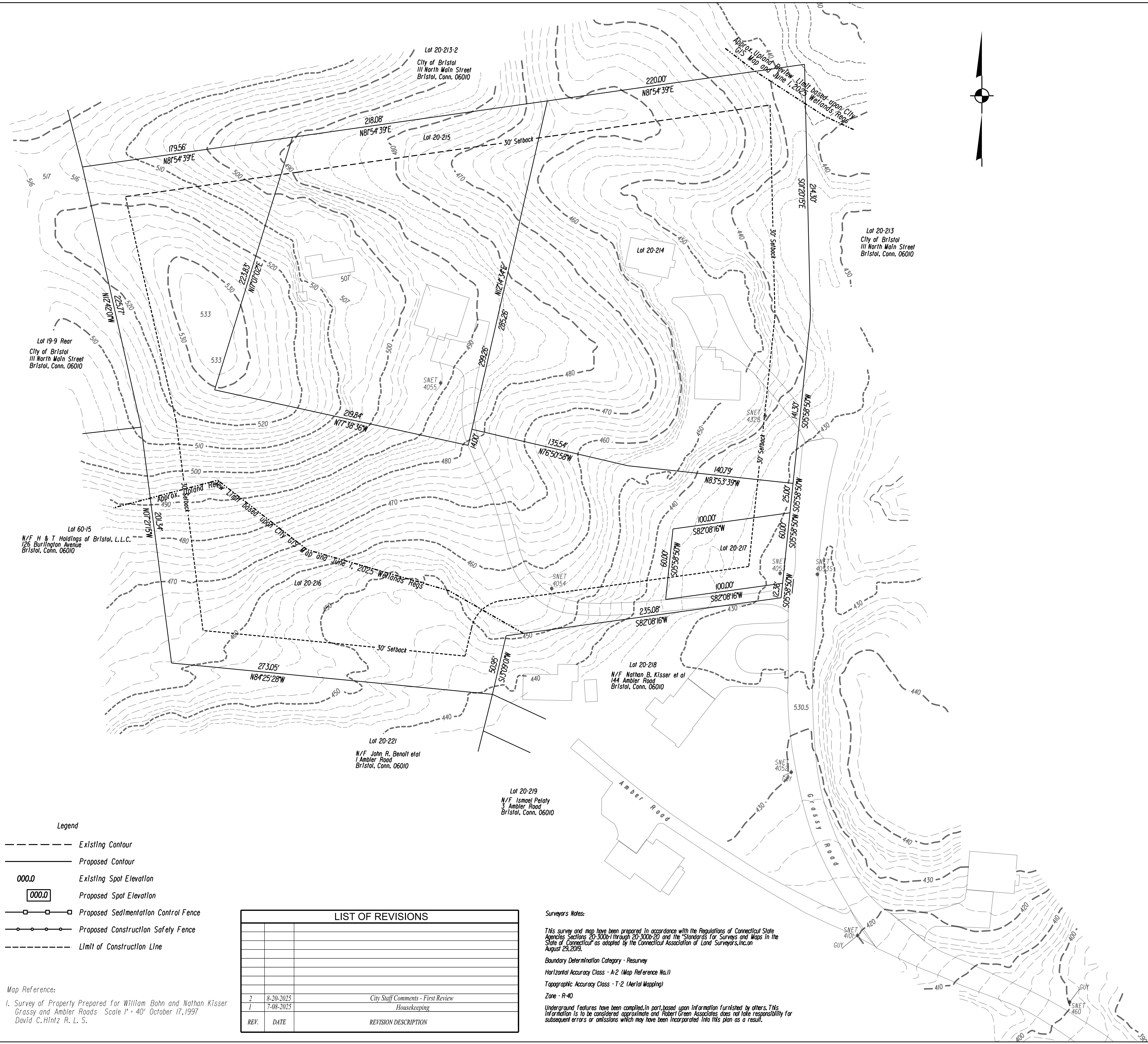


Applicant:
H & T HOLDINGS of BRISTOL, L. L. C.

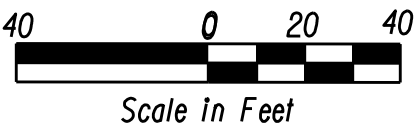
c/o ROBERT TABACCO
(860)-250-6160

Surveyor/Civil Engineer:

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



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



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

Signature

Sheet 2 of 6

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

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

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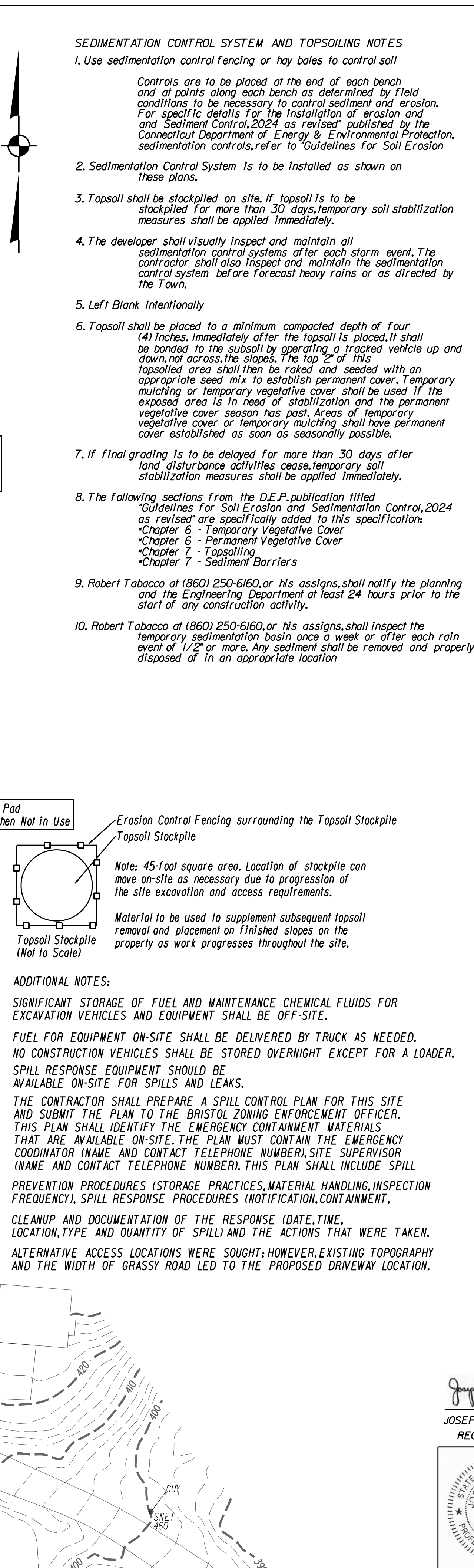
Surveyors Notes:
This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300a through 20-300c-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29,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



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



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



Site Grading Plan

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

Owned by

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

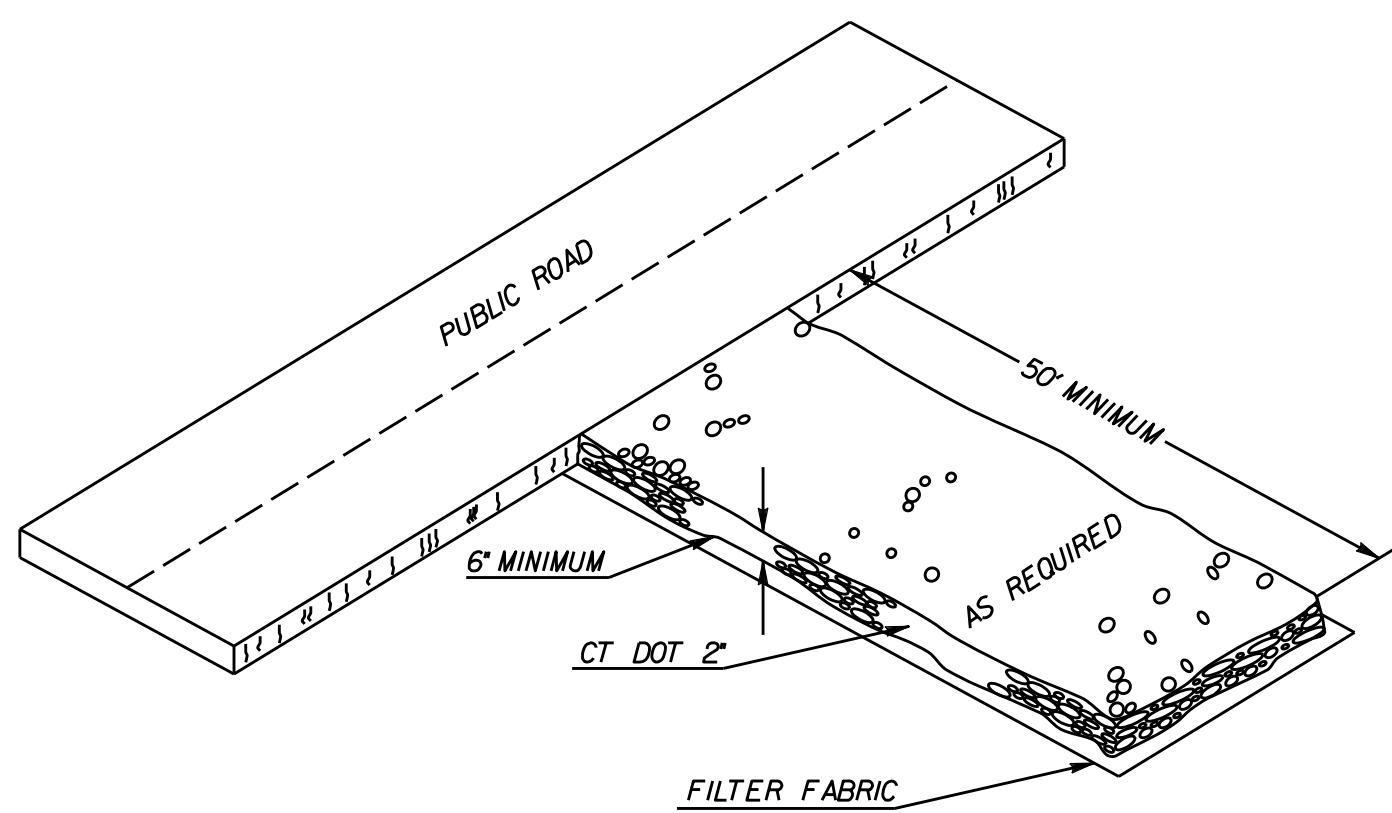
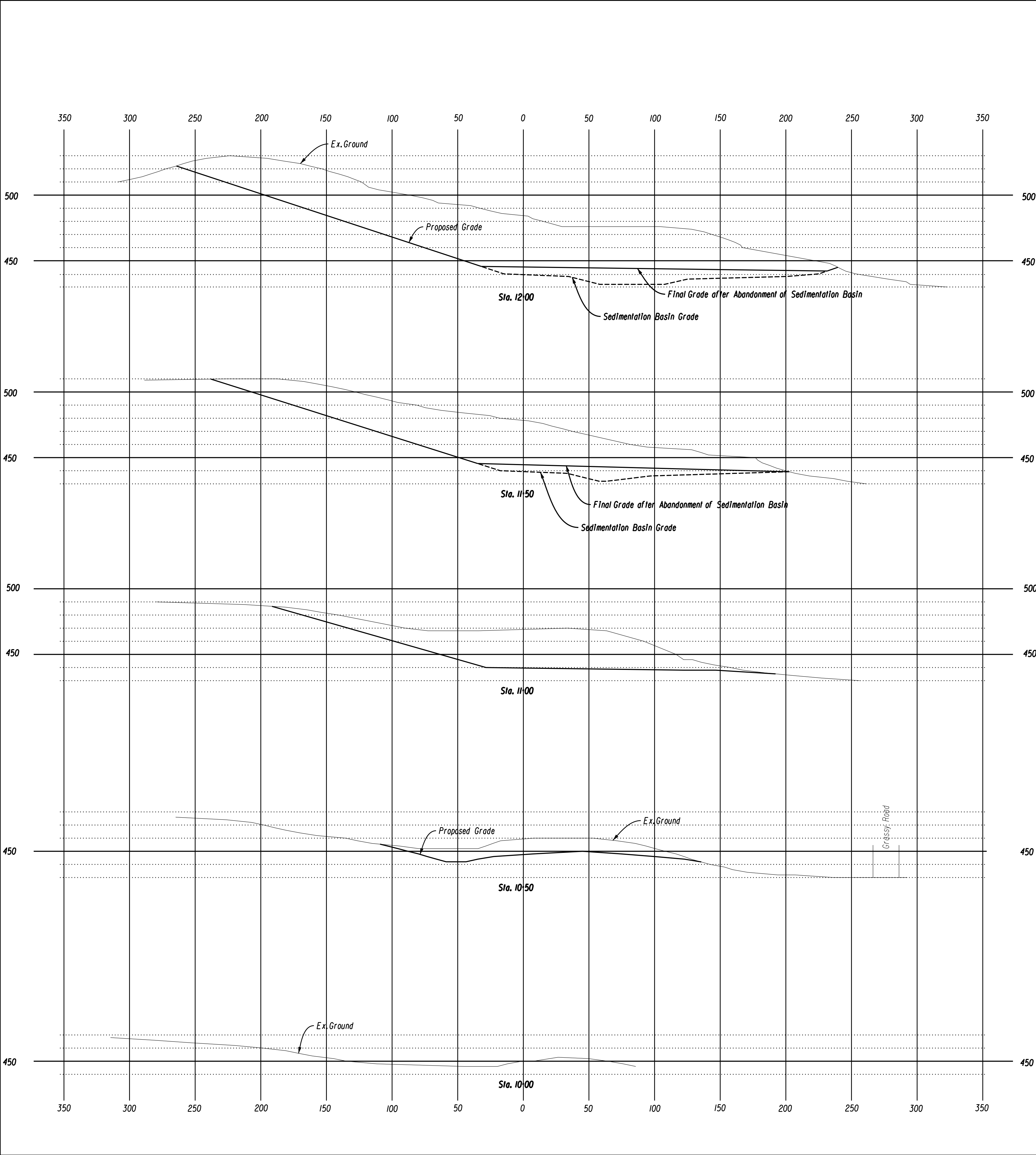
Ambler Road & Grassy Road

Bristol, Conn.

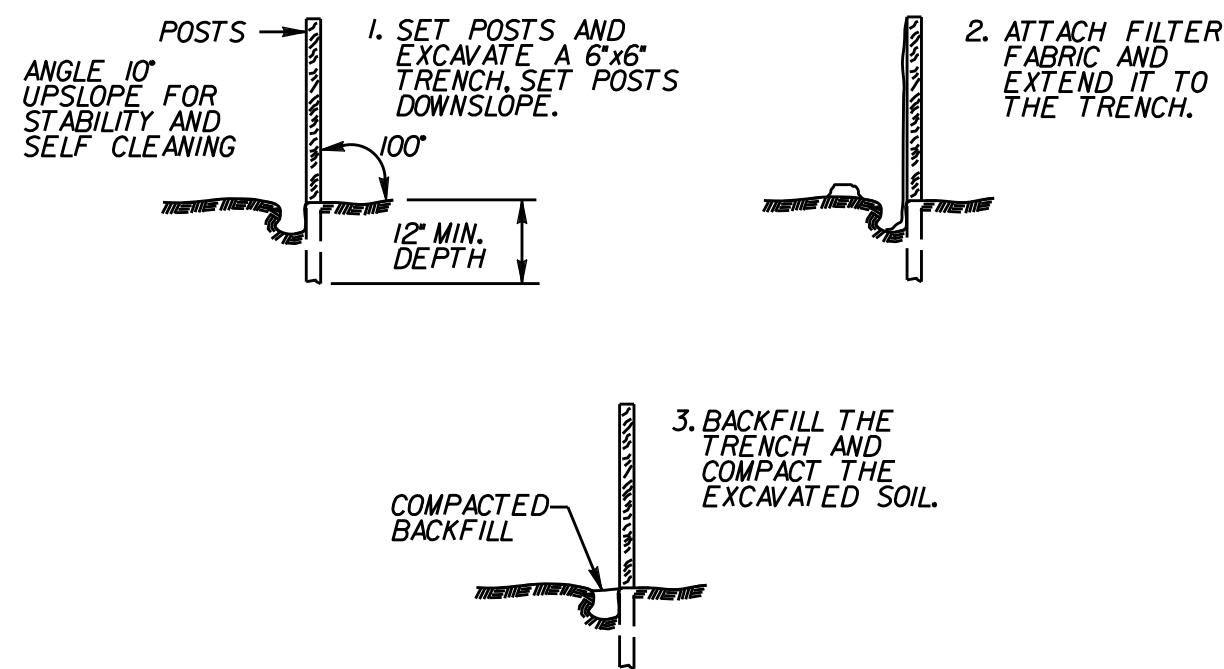
Scale 1" = 40' July 1, 2025

40 0 20 40

Scale in Feet



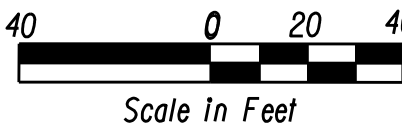
CONSTRUCTION ENTRANCE
N. T. S.



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



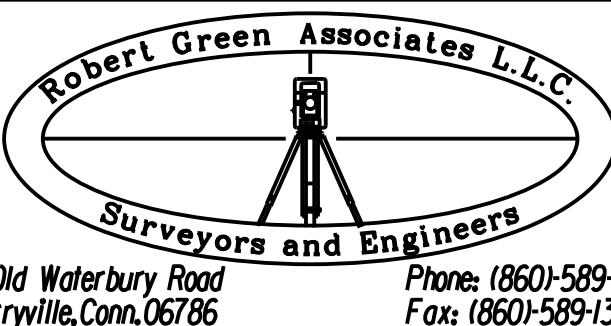
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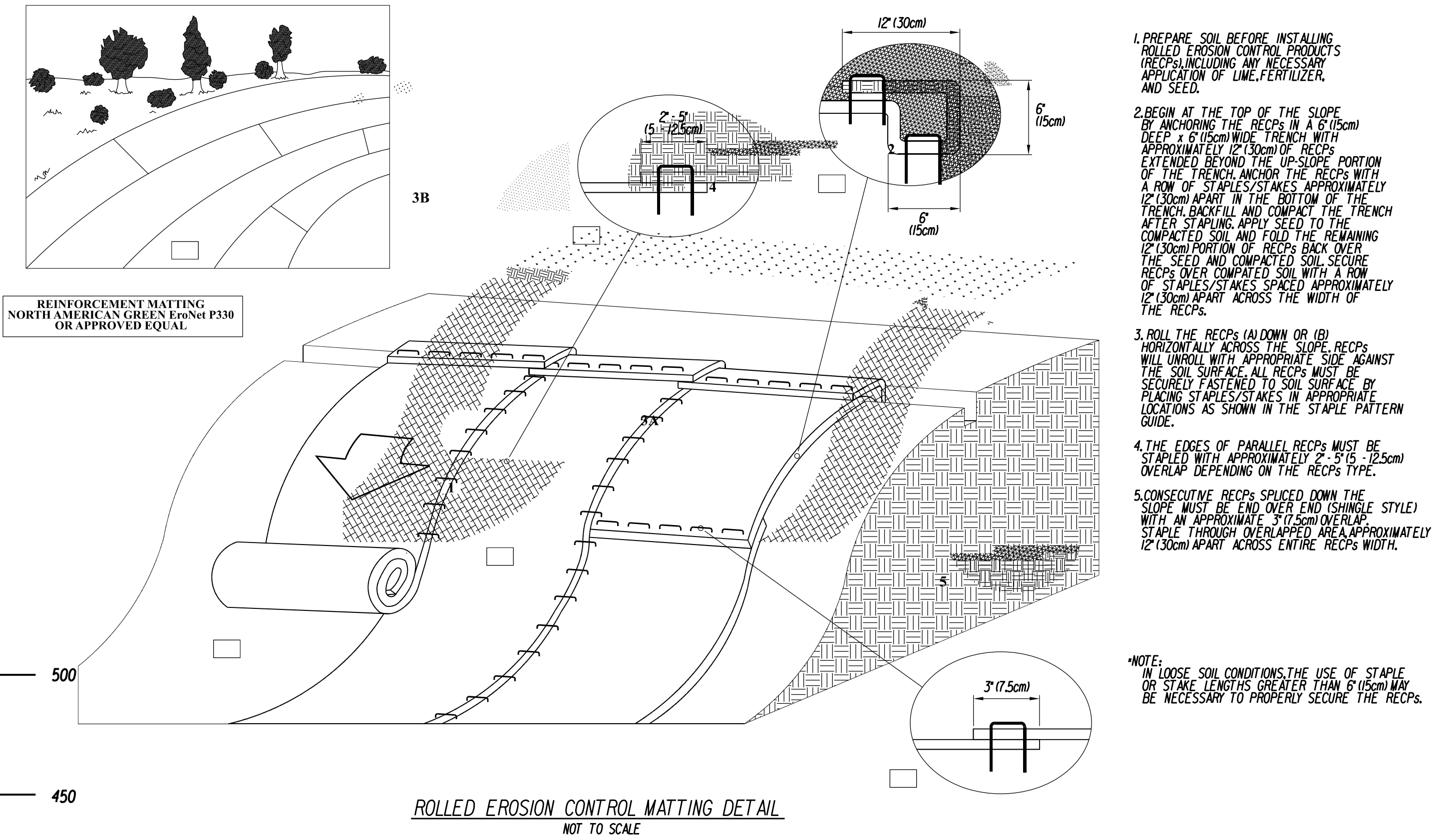
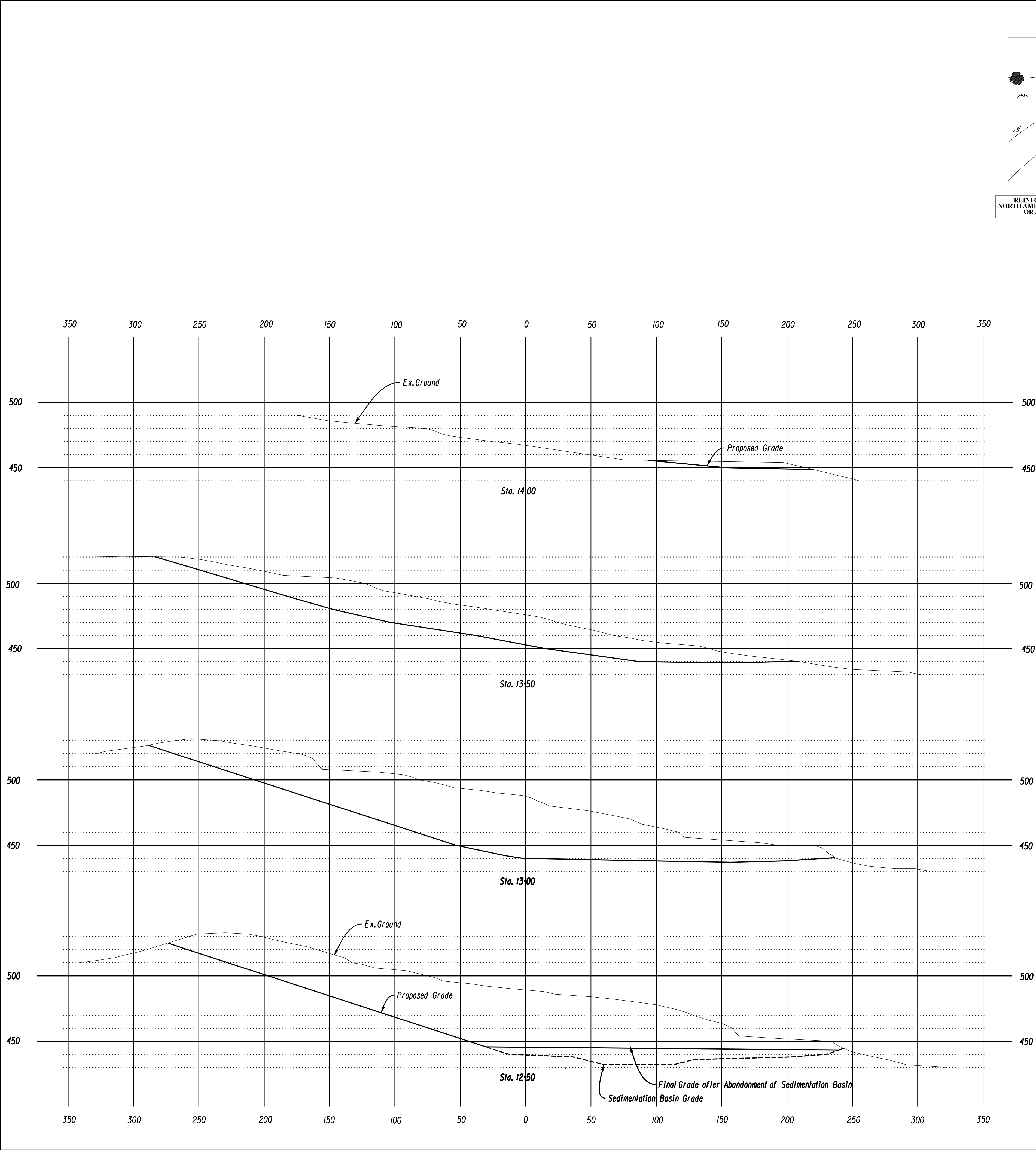
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

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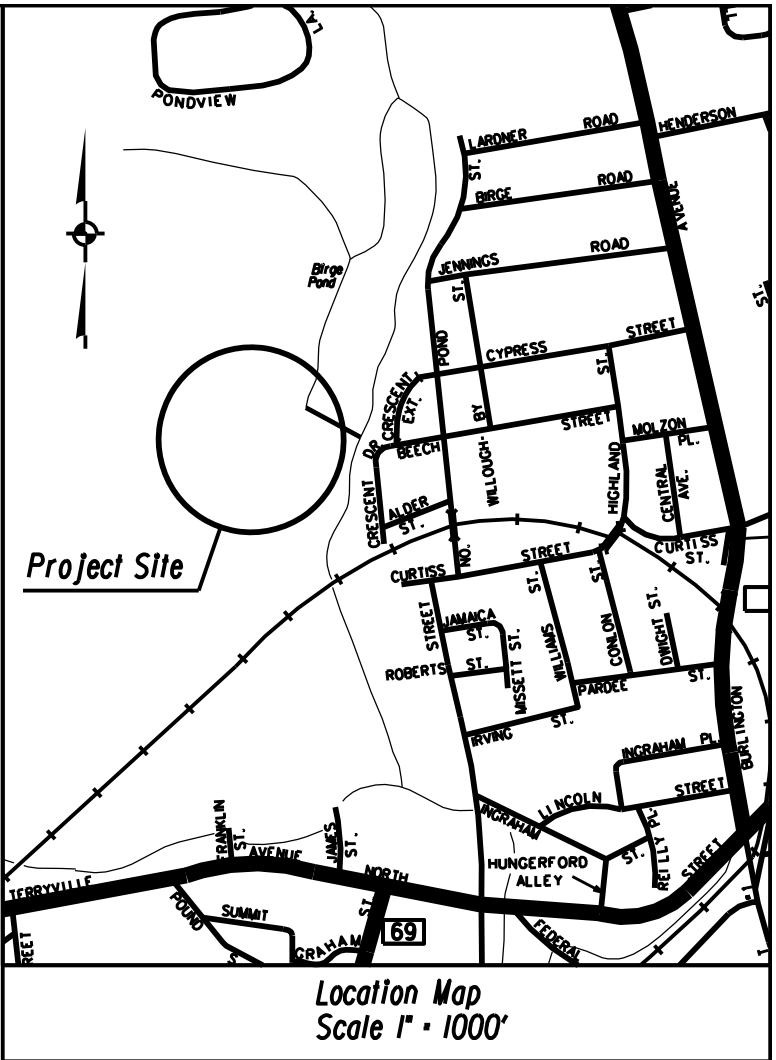
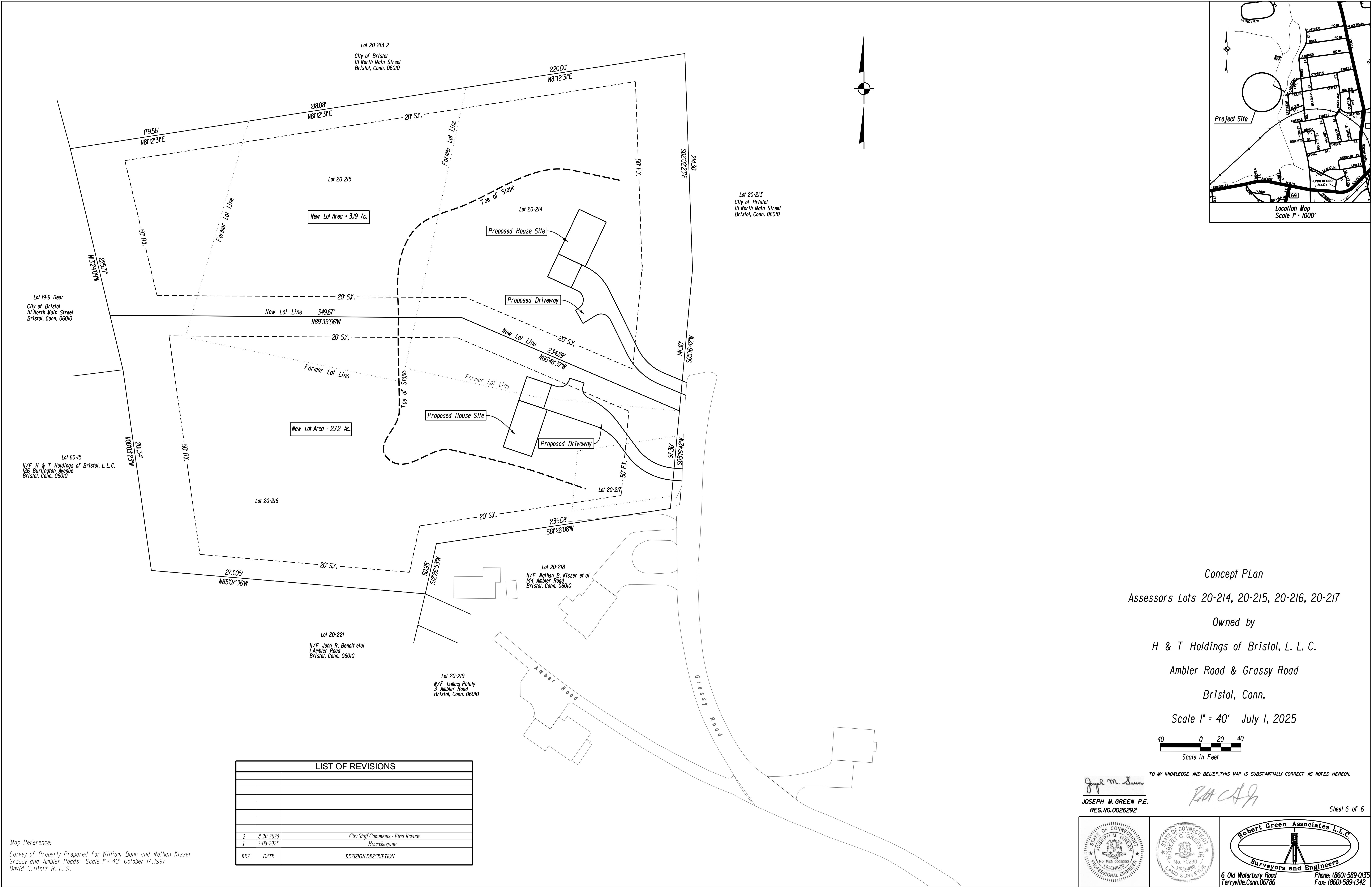
Joseph M. Green

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

Sheet 5 of 6

STATE OF CONNECTICUT
JOSEPH M. GREEN
REGISTERED PROFESSIONAL ENGINEER
(LICENSE NO. 0026292)

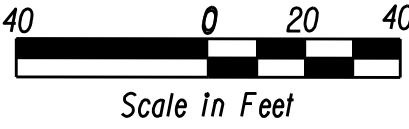
Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860) 589-0135
Fax: (860) 589-1342



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

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Ambler Road & Grassy Road
Bristol, Conn.

Scale 1" = 40' July 1, 2025



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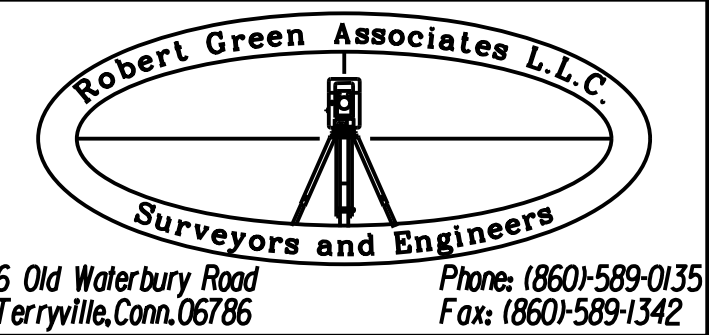
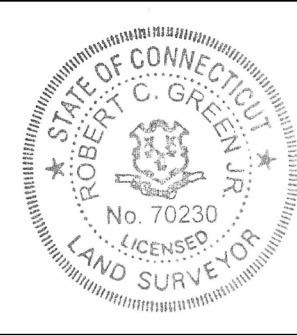
Joseph M. Green
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Robert Green Associates L.L.C.

Sheet 6 of 6

Map Reference:
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Grassy and Ambler Roads Scale 1" = 40' October 17, 1997
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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





















