City of Bristol
Zoning Commission

REGULAR MEETING — MONDAY, FEBRUARY 9, 2026
CITY HALL — COUNCIL CHAMBERS — FIRST FLOOR
111 NORTH MAIN STREET
6:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:
Zoom Meeting link:
https://bristolct-gov.zoom.us/j/89864128771?pwd=GoCFN6ED7FhMfNbSCqAOgTEG6CFOrA.1

Meeting ID:
898 6412 8771
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of Minutes

   a. Regular Meeting — January 12, 2026

4. Receipt of New Applications

   a. Application #2554 — Special Permit for motor vehicle sales at 16 Andrews Street; Assessor's Map 38, Lot 61/5; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

   b. Application #2555 - Change of Zone from IP-3 (Industrial Park)zone to A (Multi-Family Residential) zone at 625 Clark Avenue; Assessor's Map 66, Lot 264; Chippens Hill Office Park, LLC, owner/applicant.

   c. Application #2556 — Site Plan for recycling center (addition of loading docks) at 95 Wooster Court; Assessor's Map 42, Lot 4; I (General Industrial) zone; Wooster Court Realty, LLC, owner; Shahil Kantesaria, applicant.

5. Public Hearings

    a. Application 2547 — Special Permit for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CONTINUED FROM JANUARY 12, 2026.

    b. Application 2548 — Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant - PUBLIC HEARING CONTINUED FROM JANUARY 12, 2026.

    c. Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone; north of Matthews Street, west of Clark Avenue and south of Minor Street; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant – PUBLIC HEARING POSTPONED FROM JANUARY 12, 2026.

6. Old Business

    a. Application #2507 - 2025 Annual Report for Special Permit for earth removal and processing of earth materials between south of Barnum Road, north of Farrell Avenue and east of Arcadia Rd. ; Assessor’s Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant - ITEM CONTINUED FROM JANUARY 12, 2026; ANNUAL REPORT IS PAST DUE.

7. New Business

8. Staff Reports

    a. January 2026 - ZEO Report

    b. New Commissioner Appointment: M. Patton

    c. New Commissioner Appointment: J. Hayden

9. Adjournment

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

MINUTES
REGULAR MEETING OF MONDAY JANUARY 12, 2026

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

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chair)	X	
	Richard Harlow	X	
	Richard Goodwin (Vice Chair)	X	
	John LaFreniere (Secretary)	X	
	Sara Mangiafico	X	
ALTERNATE MEMBERS:	Peter Caruso	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Brandon Peate, Zoning Enforcement Officer	X	

1. Call to Order

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

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, February 9, 2026.

2. Approval of Minutes

a. Regular Meeting — December 8, 2025

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on the December 8, 2025, regular minutes.

MOTION: Move to approve the minutes of the December 8, 2025, regular meeting.

By: Harlow Seconded: Mangiafico.

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

3. Receipt of New Applications

a. Application #2552 — Special Permit for a motor vehicle repair or service facility at 16 Andrews Street; Assessor's Map 38, Lots 62 & 84; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

b. Application #2553 — Site Plan for a motor vehicle repair or service facility at 16 Andrews Street; Assessor's Map 38, Lots 62 & 84; I (General Industrial) zone; 16 Andrews Street, LLC, applicant.

MOTION: Move the Receipt of New Applications Numbers 3a and 3b to after #6 New Business on this Meeting Agenda.

By: Goodwin Seconded: Harlow.

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

The Receipt of New Applications is moved to after New Business for this evening.

4. Public Hearings

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

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

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained the property had a Zoning violation for overparking of vehicles. Attorney Furey emphasized the overparking was carried over by the previous property owner. The attorney noted the applicant hired a professional engineer to develop this plan. Attorney Furey noted the applicant addressed the comments. The attorney made clear the removed curbing would be replaced with curbing. Attorney Furey said some reduced landscaping would be installed for the property at the request of the Inland Wetlands Agency. The attorney requested approval of the plan.

Staff reviewed the documents for the Application #2546.

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

The hearing is closed.

By: Goodwin Seconded: Mangiafico.

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

MOTION: Move to approve Special Permit Application #2546 with the following stipulations:

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

2. This Special Permit shall authorize the use of the property located at 237 East Main Street, Map 41, Lot 20 as for:

    a. Motor Vehicle Repair or Service Facility and
    b. Motor Vehicle Sales
    c. To allow 22 vehicles displayed for sale
    d. To allow 8 spaces for customers and employees

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

4. The Zoning Commission shall conduct a review of the Special Permit within 1 year from the date of approval.

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

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

By: Goodwin Seconded: Mangiafico.

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

The application is approved with stipulations.

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

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

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

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

Staff explained an intervenor letter that was received from the Friends of the Hoppers (FOH) and was in the packet. Staff reviewed the on-site meeting at the properties with all of the Commissioners and himself from November 11, 2025 to November 15, 2025 with exception of Commissioner LaFreniere.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, informed the Commission the plan had four incompliant lots. The attorney overviewed the allowed 6 lot cuts for the site under the Subdivision Regulations that would have septic and well systems. Attorney Ziogas stated the applicant had the right to subdivide, construct houses, regrade and cut trees to make the lots accessible. The attorney indicated the site had extensive difficulties to make it developable. Attorney Ziogas noted up to 400,000 cu. yds. of material would be removed and up to 5 building lots would be developed possibly with the slopes. Attorney Ziogas concluded these were the reasons for the Special Permit and Site Plan. The attorney stated 149,000 cu. yds. would be removed from the property.

Attorney Ziogas noted the applicant was waiting to finalize the truck traffic report until the Inland Wetlands Agency application was finalized. As such, the Zoning applications had to be continued to next month. The attorney noted the detention basin would be near Grassy Rd. Attorney Ziogas explained the existing houses need to be demolished and the site had to be improved. The attorney reported the business hours of Monday to Friday 8:00 A.M. to 5:00 P.M. with no holiday and no weekends. Attorney Ziogas said the truck entrance would be near the detention basin.

Staff agreed the Zoning applications had to be continued because the Inland Wetlands Agency has not voted on the Inland Wetlands applications for this property.

Robert Green, P.E., of Robert Green Associates, 6 Old Waterbury Rd., representing the applicant, reviewed the design of the sedimentation control basin. Mr. Green added if necessary, the adjoining lots would be protected with silt fences and hay bales.

Mr. Green mentioned there is a construction fence and a siltation fence around the perimeter of the property. The engineer verified the drainage goes in towards the property. Mr. Green described the maintenance plan.

Mr. Green communicated when the detention basin goes away that area would become a level area. The engineer indicated the truck traffic for the area would be discussed at a later meeting.

Staff verified the request was to reduce the buffer from 100 ft. to 30 ft.

The attorney reviewed details from the Inland Wetlands Agency meeting. Attorney Ziogas noted there was no Aquifer Protection Areas on the property. The attorney's view was the Friends of the Hoppers (FOH) should have had the property remediated or complained about the conditions of the property. Attorney Ziogas said the FOH preferred looking at the existing property versus the proposed plan to improve the property.

No one else spoke in favor of the applications.

The following persons spoke against the applications: Michael Panet, 327 Perkins St., (member FOH), speaking as a resident; Heather Torre, 98 Fox Glen Rd. (member FOH) speaking as a resident; Evan Berube, 90 Cypress St.; John Border, 100 Oakland St. (represented Emily Reisner , a woman unable to attend meeting); Victor Recinos, 82 Jennings Rd.; Faith Campbell, 167 Morningside Dr. West; Thomas Doyle, 181 Sherwood Rd.; Michael Simmons, 36 Judson Ave.; Julie McNeill, 4 Westside Blvd., Burlington, Ann Mione, 162 Brunswick Ave., West Hartford; Janet Mellon, 20 High St., West Hartford; Matthew Biadun, 53 Buff Rd.; Ingrid Nelson, 37 Porter Court; Susan McCullough, 375 Brewster Rd.; John Benoit, 1 Ambler Rd.; 1 Ambler Rd.; and Erica Pierce, 36 Alto Rd., Burlington.

The following person did not speak in favor or against the application at this time: Michelle Rudy of Friends of the Hoppers would like to review their presentation next month after everyone has spoken this evening.

Mr. Panet presented his concerns with a PowerPoint presentation, regarding the importance of preserving this nature preserve. The resident reminded the Commission of a prior application for the nature preserve. Mr. Panet noted the City and the nature preserve received a previous grant to preserve this area, but now there is an additional application. The citizen had concerns of truck traffic and emergency services on deteriorated narrow streets. Mr. Panet wanted the site cleaned up but the FOH had limits to tell people to clean up properties. The resident read into the record letters from neighbors with dust problems with an ongoing construction that would be similar to this plan.

Ms. Torre had apprehensions of adding taxes for new roads and emergency services. The resident reviewed the services provided to the City by the FOH through the previous grant to preserve properties. The citizen highlighted the studies done by the FOH that lowered storm water treatment plants required by the City. Ms. Torre said the studies showed investments in land preserves are positive in generating tourism economic dollars. The resident was concerned the plans are for tax-based income.

Mr. Berube stressed the negative effects if the applications were approved because a lot of people that use this area for recreation, particularly for children since playscapes were removed from Jennings school. The resident's view was the streets would be more dangerous with the mining with no sidewalks. Mr. Berube thought the wildlife and pond would be at risk in the area. The citizen pointed out there was a native American trail that would become inaccessible with the plan. Mr. Berube was concerned of more houses being built if approval was granted for this plan.

Mr. Border read into the record the letter from Emily Reisner that was unable to attend the meeting.

Mr. Recinos expressed his appreciation for this nature preserve and for Birge Pond. The resident noted he and residents foraged for food in the area and does not want to get sick.

Ms. Campbell pointed out the importance of more green space. The citizen called attention to preserve the Hoppers Birge Pond Nature Preserve for one of Bristol's assets because it would be destroyed. Ms. Campbell's view was the 149,000 cu. yds. mining would fragment the forest and disrupt the inland wetlands.

Mr. Doyle's viewpoint was the City needed the trees in this area to produce oxygen and to store carbon. The resident thought more trees should be planted not cut down. The resident noted this area promoted people to have a better quality of life that resulted into economic benefits. The citizen claimed open space was now only considered for financial profit but only for a few people. Mr. Doyle requested to save the Hoppers Birge Pond Nature Preserve.

Mr. Simmons stated the mining and tree removal was not necessary to destroy the scenic beauty because the Planning Commission did not recommend approval in accordance with the POCD. The resident requested the houses be constructed but not remove the trees.

Ms. McNeill inquired why the geological kames and the kettles were being allowed to be removed and not being discussed this evening. The resident inquired if the Commission considered the views of the persons speaking as part of the decisions. Ms. McNeill requested the developer consider donating the land.

Ms. Mione knew there was a lot at stake for Bristol for this area. Ms. Mione informed the Commission a lot of people all over the State go hiking in this area. Ms. Mione felt it would be a mistake to destroy this area.

Ms. Mellon requested the Commission to considerer the area and how for a few houses would change the area.

Mr. Biadun had concerns 100's of developers work within the environmental concerns. The resident's view was there was no justification for the mining but to work around the hardship limits.

Ms. Nelson commented on how her health improved by walking the area. The citizen said the homes would be high end for a few people that would ruin the area.

Ms. McCullough wanted to know about the well water reports for health reasons because it may have drained into fertilizer and gone into the pond. The resident requested the reports for the community not just the applicant/owners. Ms. McCullough inquired how the plan would benefit the community.

Mr. Benoit pointed out the map shown was too small to show the impact the mining would have on the entire area. The resident noted the Hoppers start at Farmington Ave. and go to Chippens Hill that was a massive sand area. Mr. Benoit noted there were pipes indicating an aquifer on the site to prevent a prior golf course being constructed. The citizen lived 100 yds away and had concerns of the truck traffic and existing trash in the area.

Ms. Pierce inquired if there would be any pollution or if the applications would cause anything detrimental to affect the area. The resident requested the Commission to consider all the comments this evening.

Michelle Rudy of Friends of the Hoppers said their representatives would like to make their presentation after everyone has commented.

Chairman White declared a recess at 7:36 P.M.; the meeting resumed at 7:41 P.M.

The following persons spoke against the applications: Nathan Kramer, 40 Crescent Dr.; Robert Stone, 42 Crescent Dr.; Philip Ellenbogen, 55 Birge Rd.; Nancy Minacci, 285 High St.; Tammy Jennings, 38 Jennings Rd. (inaudible) and Emily Hayes, 50 Orleans Dr.

Mr. Kramer was disappointed the well-kept neighbors' houses were not shown by the applicant's representative.

Mr. Stone inquired of the justification to disrupt the neighborhood. The resident had concern of his narrow driveway and the on-street parking during construction. Mr. Stone was in favor of keeping the land in its natural state.

Mr. Ellenbogen inquired if any studies were done for the vibration from the truck traffic for the sewer lines, water lines, streets and houses. The resident inquired who would be responsible for damages from the vibration from the truck traffic. The citizen was concerned about the sand and gravel that would be sold from the site.

Ms. Minacci inquired of the effects of the children at the Chippens Hill Middle School with the dust from construction. The resident had concerns there were no sidewalks for the Chippens Hill Middle School.

Ms. Jennings' view was this was not the right area for these high-end houses.

Ms. Hayes thought this plan had no regard for the wildlife, streets or the children in the area.

The Chairman thanked the public audience for their comments.

MOTION: Move to continue the Public Hearing for Application #2547 and Application #2548 until the next Regular Meeting of the Zoning Commission on Monday, February 9, 2026, at 6:00 PM.

By: Goodwin Seconded: Harlow.

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

The applications #2547 and #2548 are continued.

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

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Application #2549.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, verified that the applicant had incorrect posting information and signs were posted on Matthew St. and Minor St., and only one sign on Clark were three were required, and Minor required 2 signs. Attorney Ziogas said the public hearing signage needed to be reposted so the application will not be heard this evening.

MOTION: Move to postpone the Public Hearing for Application #2549 until the next Regular Meeting of the Zoning Commission on Monday, February 9, 2026, at 6:00 PM.

By: Goodwin Seconded: Harlow.

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

The application is postponed.

5. Old Business

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

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

The City Planner said the applicant did not submit a report but a letter was received from Mr. Schultz's stating a new surveyor was hired for the report to be submitted next month.

Commission inquiries: Staff stated that the bond may be pulled for non-conformance but the applicant had the ability to submit the report. The City Planner would invite the applicant and the applicant's attorney to the February meeting for a status update and a review of the report.

No vote was taken for Application #2507.
There was no old business.

6. New Business

There was no new business.

Receipt of New Applications, Item 3.a. and 3.b. were resumed at this time.

7. Receipt of New Applications

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

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

Chairman White designated regular Commissioners Mangiafico, Goodwin, Harlow, LaFreniere and White to vote on Applications #2552 and #2553.

The City Planner went over the comments for the applications. Staff pointed out there was never any Special Permit for the property. The City Planner noted one of the corrections for Applications #2552 and #2553 should be that the Lots 62 & 84 should be Lot 61/5.

MOTION: Move that Application #2552 and Application #2553 be accepted and scheduled for a Public Hearing for the March 9, 2026, Regular meeting of the Zoning Commission.

By: Goodwin Seconded: Mangiafico.

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

The applications #2552 and #2553 are scheduled for public hearing.

Item #7, Communications was taken out of order.

8. Election of Officers

a. Election of Officers

Motion was made by Commissioner White to re-elect the current slate of officers for the 2026 calendar year with the nomination of Commissioner LaFreniere as Secretary.

David White as Chairman; Richard Goodwin as Vice Chairman; and John LaFreniere as Secretary.

MOTION: move to elect the current slate of officers for the Zoning Commission.

By: White Seconded: LaFreniere.

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

MOTION: Move to add the ZEO Report Under #7 – Communications.

Item #7 was resumed at this time.

DRAFT

9. Communications

The Zoning Officer reviewed the report for January 2026.
Commission Goodwin noted the carport was removed from Glendale Dr. property.

By: Goodwin Seconded: Mangiafico.

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

Item

10. Adjournment

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

MOTION: Move to adjourn at 8:10 P.M.

By: Goodwin Seconded: Mangiafico.

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

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman Richard Goodwin, Secretary

DRAFT

Application #2554

For Office Use Only	
APPLICATION NO.	2554
DATE FILED:	1-15-26
DECISION DATE:	
DECISION:	

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

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

Address or Location of the Property: 16 Andrews Street

Assessor's Map No.: 38 Assessor's Lot No.(s): 61/5

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

Reason for the Special Permit: To expand the existing use for repair and service of motor vehicles.

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

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

Other comments: This site has been an exisiting sales facility for many years and the applicant has added a parcel of land to the site and is seeking to incorpate it into the use. See wetlands approval letter dated April 14,2022

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

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

Name: 16 Andrews Street LLC

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

Telephone No.: 203 819-9892 E-Mail: _____

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

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

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

Name: Same

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

Telephone No.: _____ E-Mail: _____

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

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

BZC – 08/17

Applicant's Narrative

Project Overview

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

The site currently consists of a motor vehicle repair, service and sales facility that has existed for many years. However, the expansion of the use on additional land and the construction of a small addition necessitates the requirement for a special permit and associated site plan.

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

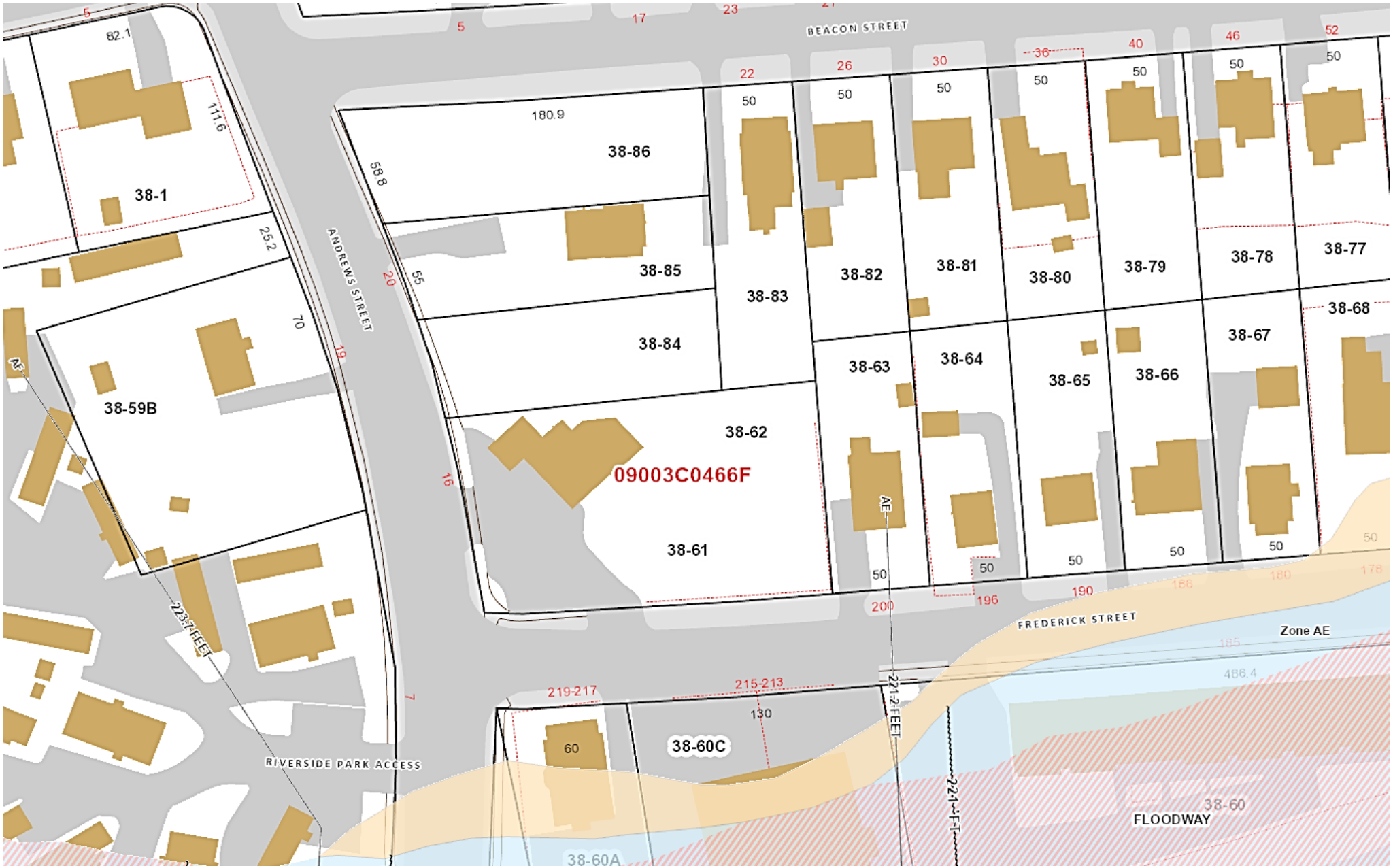
c: Deputy Commissioner Heather Aaron, MPH, LNHA, Department of Public Health

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

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

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

Various GIS Maps



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



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



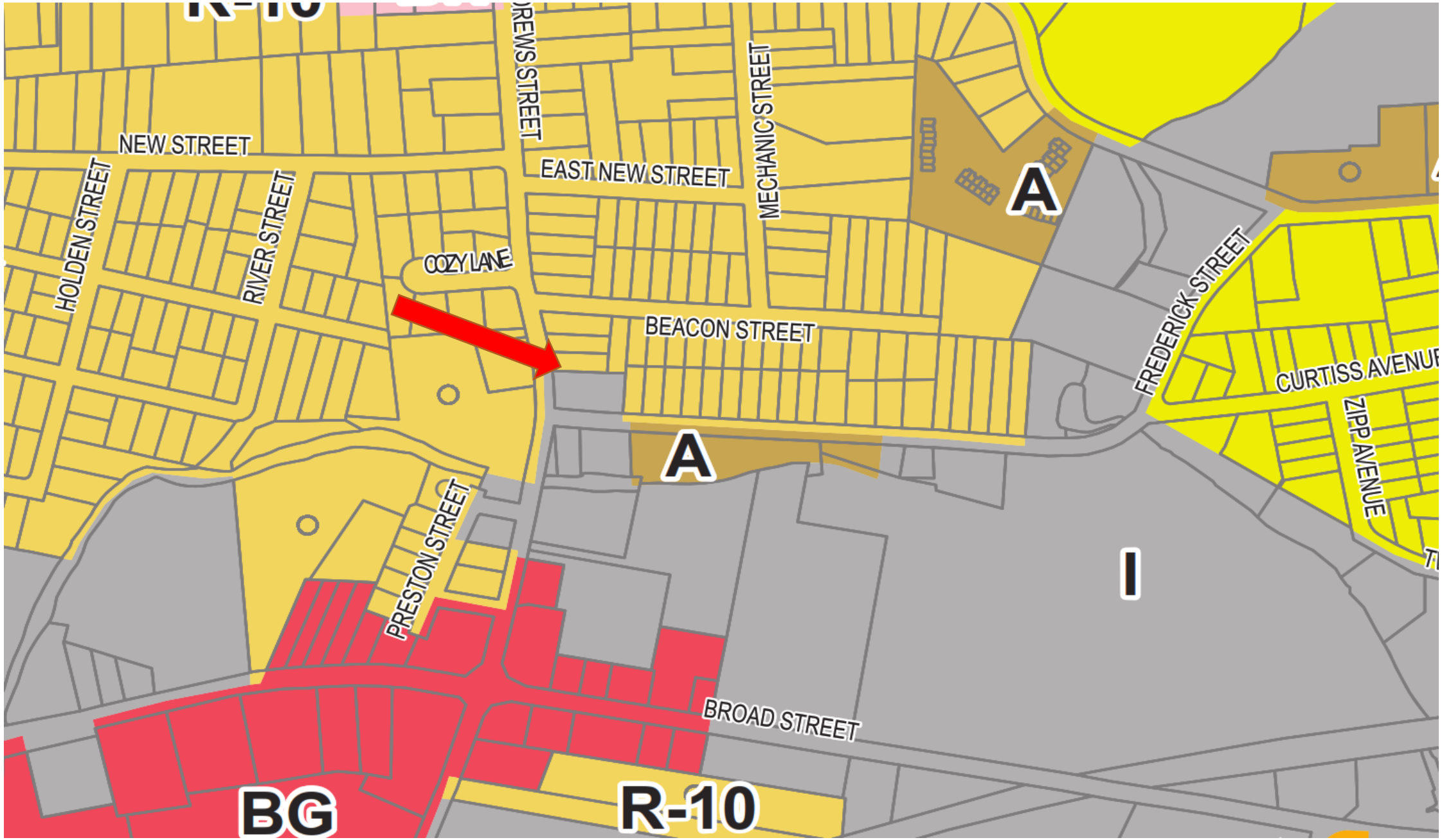
16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Topography



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



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

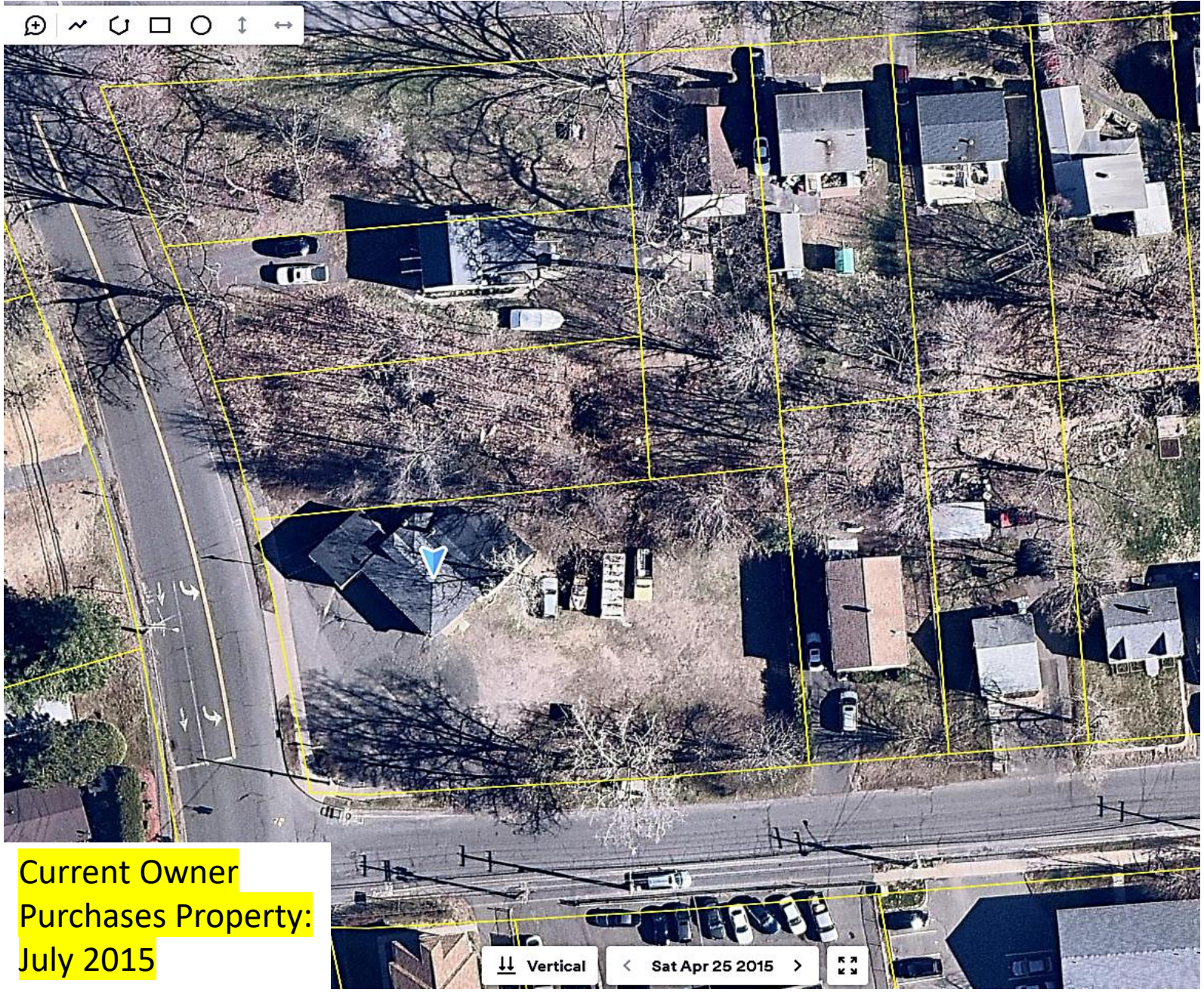


16 Andrews Street – Map 38 Lots 61/5 & 38/84/3
Zoning



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

2010 – 3 Vehicles On Site



Current Owner Purchases Property: July 2015

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

April 2015 – 4 Vehicles On Site



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

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

Site Plan Comments 1/29/26

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS - #2553

SITE PLAN: 16 Andrews St. – Site Plan for Vehicle Repair/Service and Sales *Plans Dated: November 24, 2025. Date of Committee Reviews: January 29, 2026 (first review)*

ENGINEERING/PUBLIC WORKS (William Stango):

1. The applicant shall complete all required documentation to properly abandon the portion of the City right-of-way (ROW) located in the southwest corner of the lot.

2. The applicant shall show the current City-mapped wetlands linework on all existing conditions plans. Refer to the 2025 Wetlands Regulations.

3. Provide a general narrative describing the proposed water quality structures, including how they will be maintained and the proposed maintenance schedule.

CITY PLANNER (Robert Flanagan):

1. Obtain formal wetlands determination from City Engineer.

2. Two Special Permits are required: one for vehicle repair/service and one for vehicles for sale.

3. The applications list lot numbers for two properties when only one is required (due to lot merger). Indicate the proper map and lot number for the property on the application forms.

4. Indicate on the cover sheet of the Plan Set the application numbers, approval dates, and nature of all Special Permits, Site Plans, Zone Change and Variance applications associated with this property.

5. A revised narrative that provides an explanation of the unregulated expansion of the non-conforming uses on-site, is requested.

6. The Zoning Data table provided is incomplete; applicant should add missing zoning standards applicable to this property to the table. See the Zoning Regulations as a guide.

7. How many vehicles are proposed for repair?

8. How many vehicles are proposed for sale?

9. How many vehicles are proposed for visitor/clients?

10. How many accessible spaces are proposed?

11. How many employee spaces are proposed?

12. Provide landscaping, buffers and screening.

13. Required buffer to single-family residential not met to surrounding properties located at: 20 Andrews Street, 22 Beacon Street & 200 Fredrick Street. Landscaping and screening are required within the buffer for Residential zones; no structures or paving is allowed.

14. Provide spot elevations on plan.

15. Provide traffic directional arrows.

16. Provide dimensions of all driveways at street opening.

17. Provide separation distance between existing and proposed driveways on the same lot. 100 feet is required.

18. Provide hours of operation.

19. Label building's primary entrance/exit door(s) on Site Plan.

20. New building addition constructed within the minimum rear yard (no land use approvals/building permits have been issued.) All work done on the building addition was done without approval.

21. Parking shown for display/sale within minimum front yard and within existing driveway/curb cut on Fredrick Street.

22. 24 vehicle parking spaces for sale within minimum front yard and a portion of the minimum rear yard on Fredrick Street.

23. 15 vehicle parking spaces for sale within the minimum side yard abutting 16 Andrews Street.

24. 2 vehicle parking spaces for sale within the minimum rear yard at 16 Andrews Street.

25. 8 parking spaces for sale within required sight visibility triangle at the intersection of Fredrick and Andrews Street(s).

26. Parking spaces for sale in front of building entryway requires 6 feet separation distance.

27. Provide parking calculation for both motor vehicle sales and service and show conformance to required parking.

28. Parking space width shown as 8' should be 9' for all spaces.

29. Provide photometric diagram for exterior lighting. A luminaire schedule along with pole heights should be included with this information. Additionally, a note should be added that all lights will be properly shielded with full cutoffs to prevent light trespass onto adjoining properties.

30. What safety measures/best management practices are being proposed that prevent environmental contamination from spills on site? The applicant should provide documentation with respect to the protocols and site design features that will assist in mitigating any potential damage caused by the spillage of fluids and add the applicable notes and details to the plan.

31. Will all vehicles on-site be in working and running condition? Will there be any non-operable motor vehicles on-site?

32. Provide dumpster enclosure and appropriate landscape screening. How is refuse currently being handled?

33. What are the applicants plans to manage waste or scrap materials, debris, discarded or used materials, non-registered or non-operable motor vehicles or parts, or other unsightly material on site? Will there be outside storage of these items? If not, the applicant should place a note on the plan indicating that none of the items above will be stored outside.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. This appears to require a variance.

2. Has the deed been filed to merge the properties?

3. Has the Zone Change been finalized on the second parcel?

4. Section 11.1.4.1: "A landscaped buffer shall be provided for any use in a business or industrial zone which is adjacent to or across the street from a Residential zone, for any multi-family use, or for any non-residential use in a Residential zone." The arborvitaes provided might need to be double stacked.

5. Cars should be parked in approved locations according to the Site Plan. I will inspect the property prior to the hearing.

6. Section 13.7.5.B.2: "Parking areas containing between 20 and 99 parking spaces shall contain a minimum of 15 square feet of interior landscaping area per parking space, distributed among the end islands, interior islands and planting strips."

7. It looks like there are parking spots right along a concrete walk near Andrews and Frederick Street.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

The Police Department Traffic Division has no comments at this time.

FIRE MARSHAL (Kristopher Lambert):

No comments at this time.

WATER DEPARTMENT (Paul Keegan/Sean Hennessey/Rob Longo)

I do not see any change in water or sewer for this project so we would have no comment.
If there is a change, please let me know.

BRISTOL/BURLINGTON HEALTH DISTRICT (Marco Palmieri/Eric Mikulak)

Since this motor vehicle repair or service facility is and will continue to be served by a community water supply and public sewers (both from Bristol), BBHD does not have any oversite, but BBHD would like to confirm the following:

1. That the storage and management of new/used motor vehicle oils, fluids and/or tires are not creating a nuisance or hazard.
2. If any below grade sumps for hydraulic fluid car lift exist, assure they have leak prevention or spill containment measures in place.

Both of the above are requirements of either DEEP, DMV or both. Unfortunately, we are learning that there may not be any follow-up from either agency, so now is the time to make sure these measures are in place.

The proper storage of tires and/or hazardous chemicals are issues that I could enforce under my authority, if need be.

Zoning Violation
11/24/20

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

BRISTOL CONNECTICUT

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

NOTICE OF VIOLATION & REQUEST FOR VOLUNTARY COMPLIANCE

November 24, 2020

Zoning Violation 11/24/20

16 Andrews Street LLC
16 Andrews Street
Bristol CT 06010

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

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

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

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

There are no City records of approval for this work.

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

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

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

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

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

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

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

Best regards,

E. Spyros

Edward Spyros
Zoning Enforcement Officer

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

ZBA Variance

App. 3766

6/1/2021

Hyperlink:

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

Zone Change App. 2406 7/15/2021

Hyperlink:

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

IWWA

App. 1970

4/14/2022

Hyperlink:

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

Zone Change App. 2476 10/16/2023

Hyperlink:

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



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

August 2023 – 55 Vehicles On Site

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



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

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

Illegal expansion into a Residential zone from an Industrial zone.



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

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

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



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

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

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

Zoning Violation
10/29/25

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

BRISTOL CONNECTICUT

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

CITATION NOTICE

October 29, 2025

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

vsadriu@gmail.com
jziogas@ziogaslaw.com

Zoning Violation 10/29/25

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

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

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

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

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

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

Regards,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer

Lienholder
Thomaston Savings Bank
203 Main Street
Thomaston, CT 06787

No. 253142 **City of Bristol**

VIOLATION CITATION

Date: 10/29/25

Name: 16 Andews St LLC
Vlaznim Sadriu

Address: 16 Andews St
Bristol CT 06010

Violation Location: 16 Andews ST
Bristol, CT 06010

City of Bristol Code of Ordinance

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

Total Payment Due: $ 756

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

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

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

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

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

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

Citation Officer Signature:



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

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



Current Owner Purchases Property: July 2015

16 Andrews Street

April 2015 – 4 Vehicles On-Site



16 Andrews Street

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

Drainage Calculations

Drainage Calculations

Quick Auto Sales & Repair

16 Andrews Street – North Parking Lot

Bristol, CT 06010

November 24, 2025

Hyperlink for Full Report:

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

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



Site Plan

SITE IMPROVEMENTS

AT

16 ANDREWS STREET

IN THE CITY OF

BRISTOL, CONNECTICUT

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

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

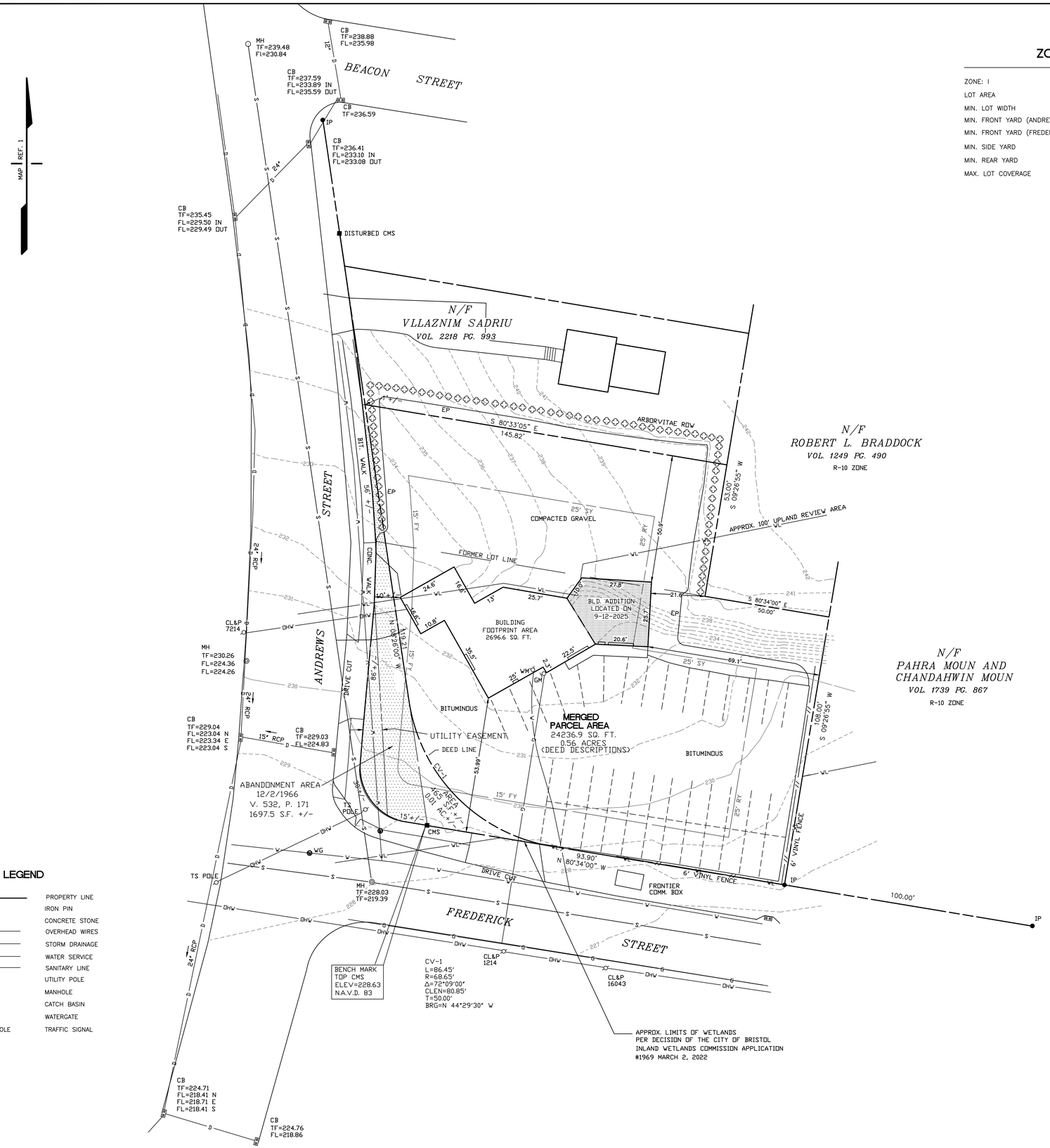
TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

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

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

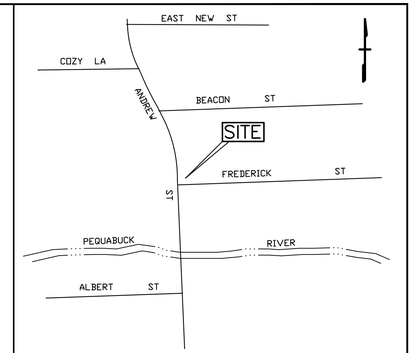
TITLE SHEET

SHEET NO.
T-1



ZONING DATA

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



VICINITY MAP

NOT TO SCALE

FLOOD NOTE

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

FLOOD ZONE "X" : AREAS OF MINIMAL FLOOD HAZARD

GENERAL NOTES:

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

MAP REFERENCES:

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

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

NOTES AND DECLARATIONS:

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

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

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

ROBERT DAHN, L.L.S. 14651

0' 20' 40' 60'

SCALE: 1" = 20'

LEGEND

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

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

SEAL & SIGNATURE:

NOTE:

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

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

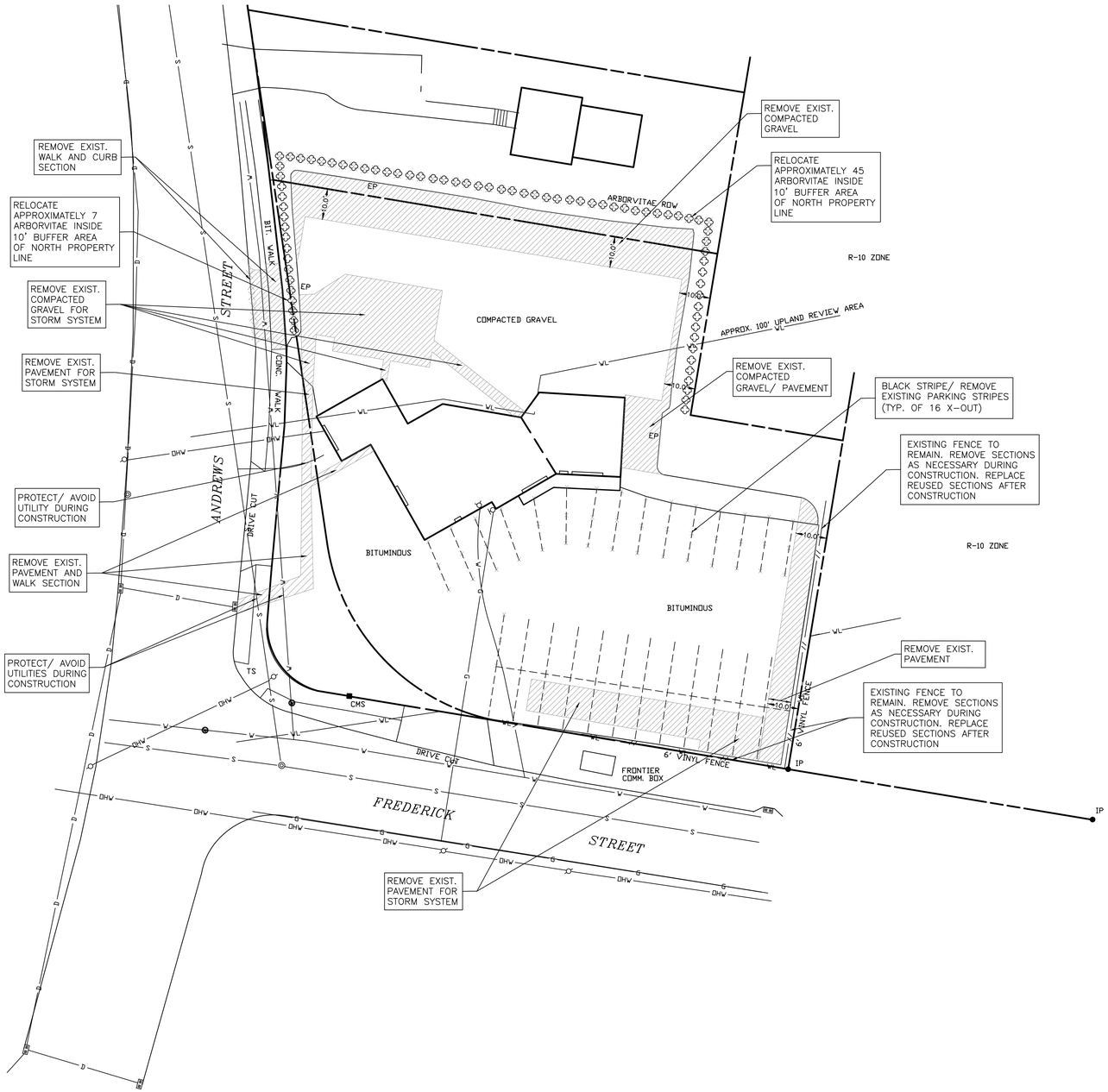
PLAN PREPARED FOR

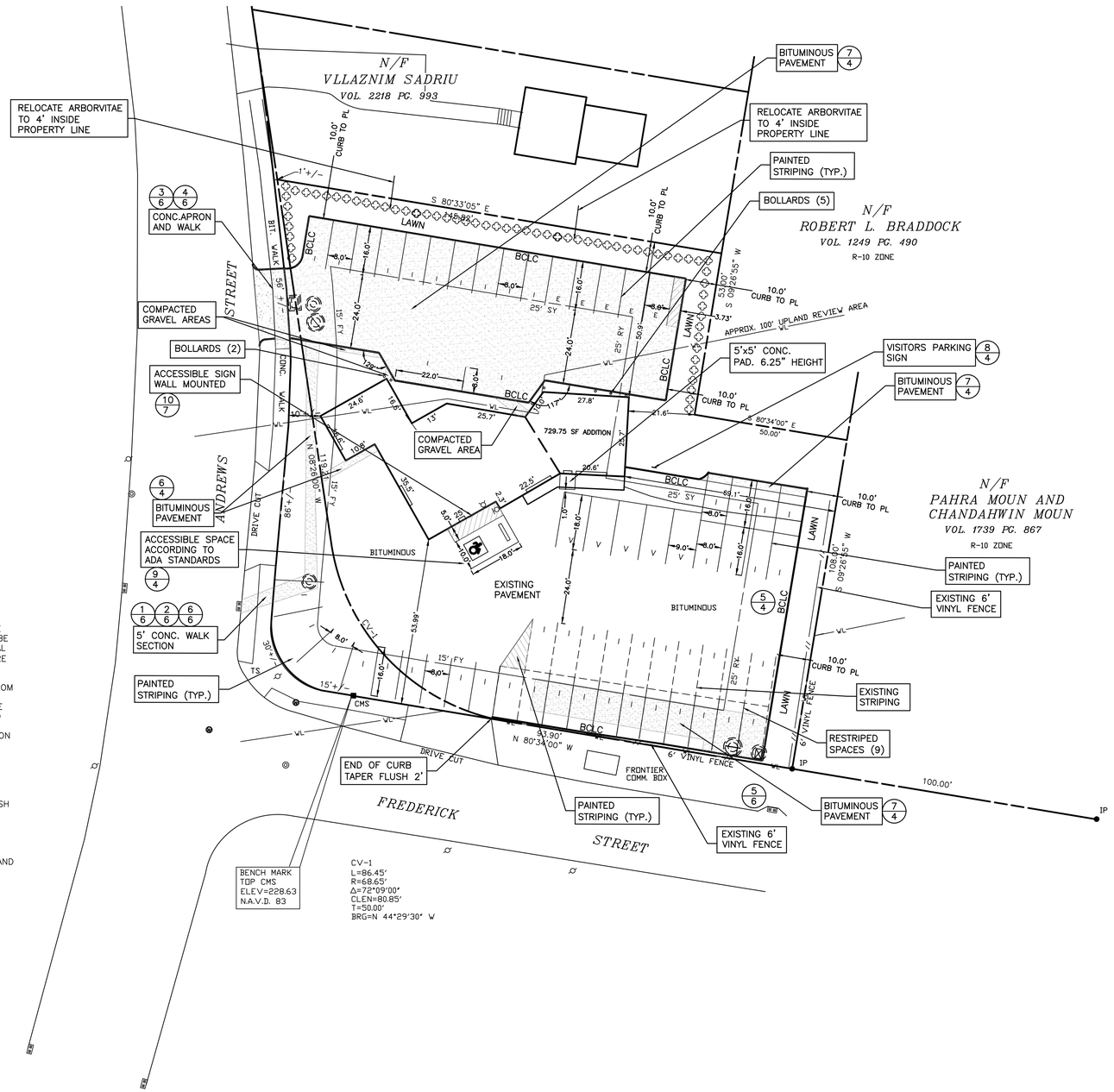
16 ANDREWS STREET, LLC

16 ANDREWS STREET BRISTOL, CONN.

IMPROVEMENT LOCATION SURVEY
PROPERTY/BOUNDARY SURVEY

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


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

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

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

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

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

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

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

PARKING

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

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

ZONING DATA

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

(* DENOTES EXISTING NON-CONFORMING CONDITION)

LEGEND

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

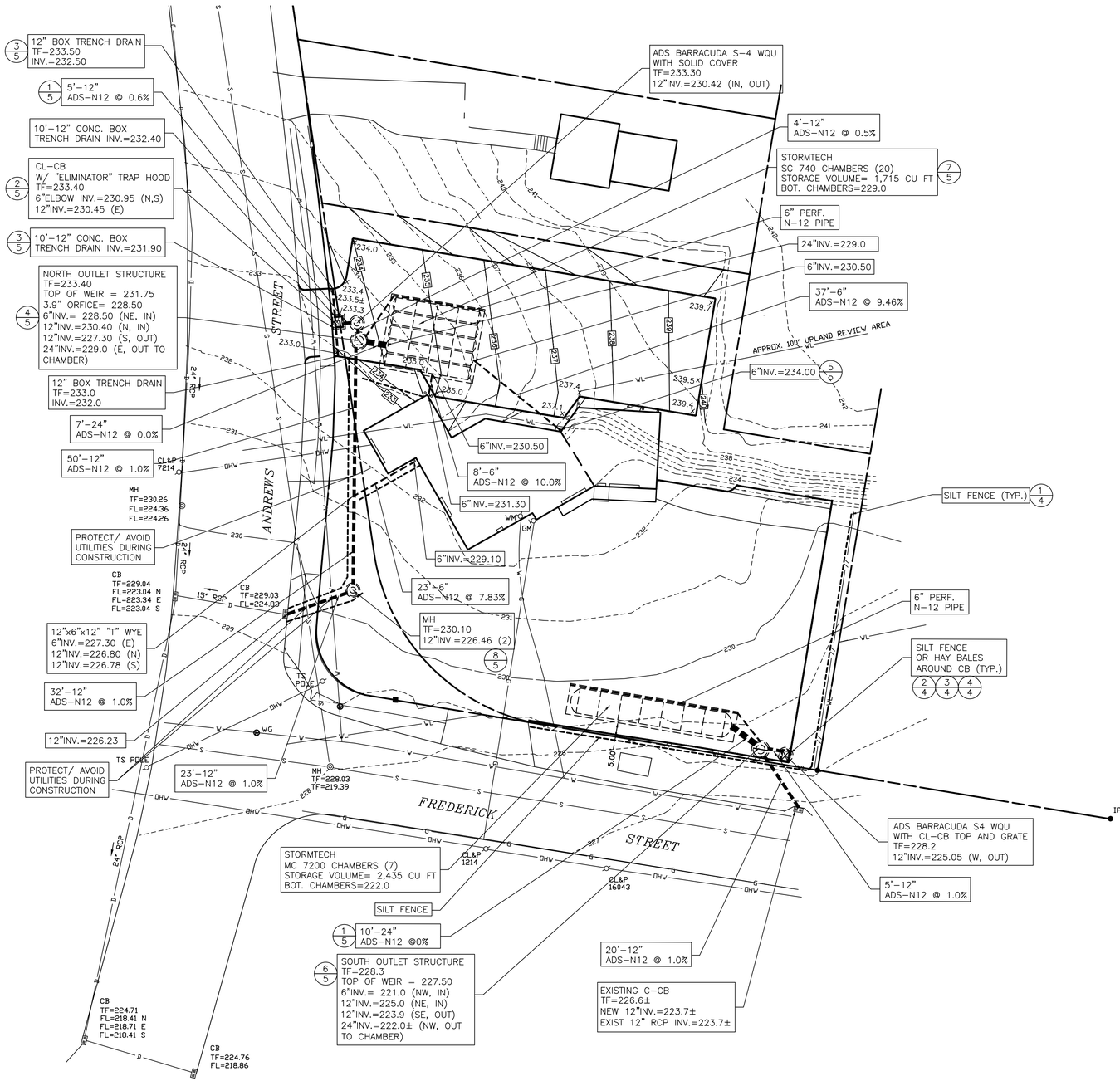
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

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

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

LAYOUT PLAN

SHEET NO.
C-2



SEQUENCE OF SITE DEVELOPMENT AND INSTALLATION OF EROSION CONTROL MEASURES:

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

GENERAL UTILITY NOTES

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

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- EXISTING EDGE OF PAVEMENT
- CUT AND MATCH PAVEMENT
- PROPOSED CURB
- PROPOSED STORM PIPE
- PROPOSED STORM MH/YD/DB
- PROPOSED STORM CATCH BASIN
- TF TOP OF FRAME
- INV. INVERT
- CONC. CONCRETE
- EXIST. EXISTING
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- HAY BALES OR SILT FENCE AROUND CB'S AND YD'S
- SILT FENCE
- DETAIL NUMBER/ SHEET
- DEMOLITION HATCHING
- NEW BITUMINOUS PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Scale: 1" = 20' D.T.
Checked:
Date:

Date: NOV. 24, 2025 D.T.
Drawn:
Revision

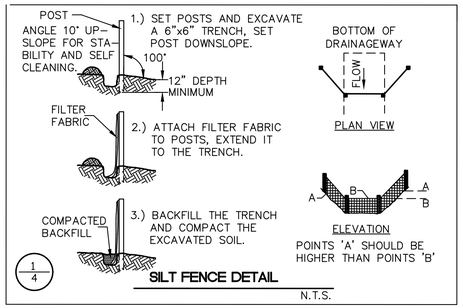
TORRES ENGINEERING, INC.
63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT · RAYMOND D. TORRES · No. 18800 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

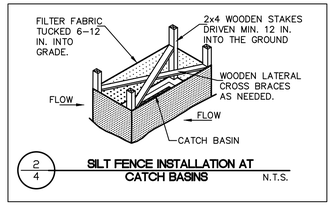
GRADING, UTILITIES, AND EROSION CONTROL PLAN

SHEET NO.
C-3



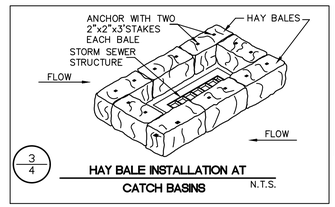
1/4 **SILT FENCE DETAIL**

N.T.S.



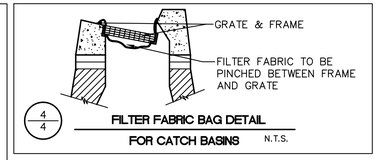
2/4 **SILT FENCE INSTALLATION AT CATCH BASINS**

N.T.S.



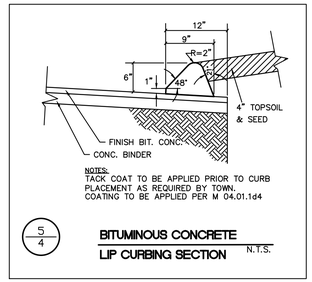
3/4 **HAY BALE INSTALLATION AT CATCH BASINS**

N.T.S.



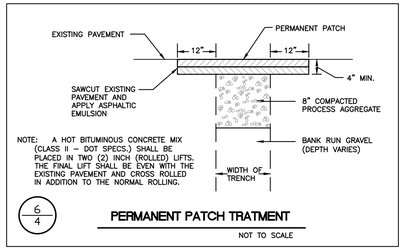
4/4 **FILTER FABRIC BAG DETAIL FOR CATCH BASINS**

N.T.S.



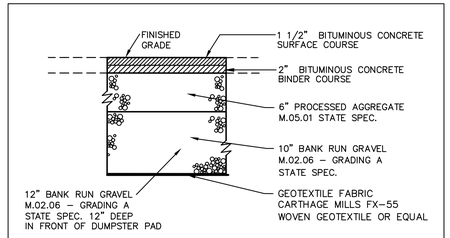
5/4 **BITUMINOUS CONCRETE LIP CURBING SECTION**

N.T.S.



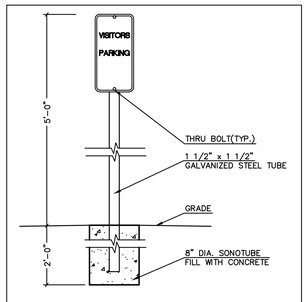
6/4 **PERMANENT PATCH TRATMENT**

NOT TO SCALE



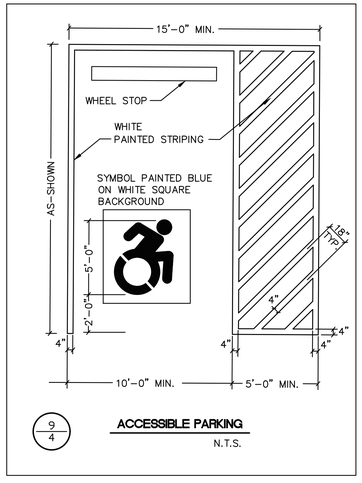
7/4 **BITUMINOUS CONCRETE PAVEMENT**

N.T.S.



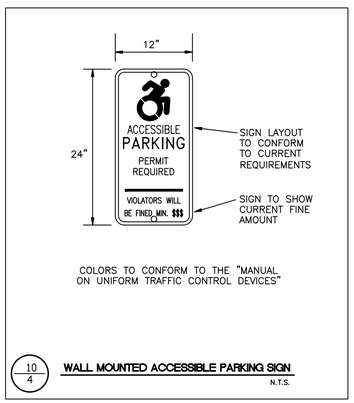
8/4 **VISITORS PARKING SIGN POLE**

N.T.S.



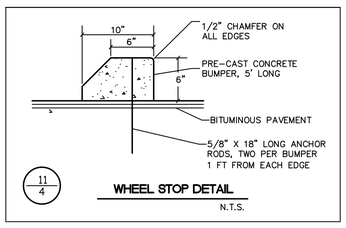
9/4 **ACCESSIBLE PARKING**

N.T.S.



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

N.T.S.



11/4 **WHEEL STOP DETAIL**

N.T.S.

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

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63 REED DRIVE
WETHERSFIELD, CT 06109
(860) 232-9833

STATE OF CONNECTICUT
DONALD T. TORRES
No. 11808
REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS

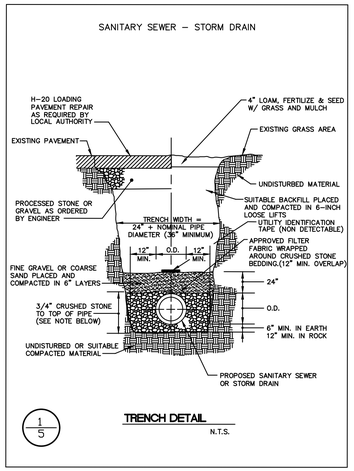
16 ANDREWS STREET

BRISTOL, CONNECTICUT

DETAILS

SHEET NO.

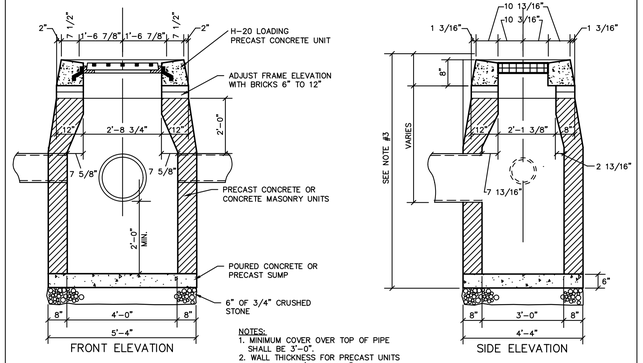
C-4



1/5

TRENCH DETAIL

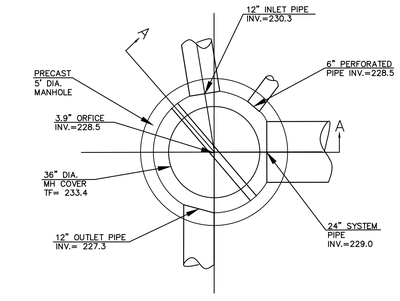
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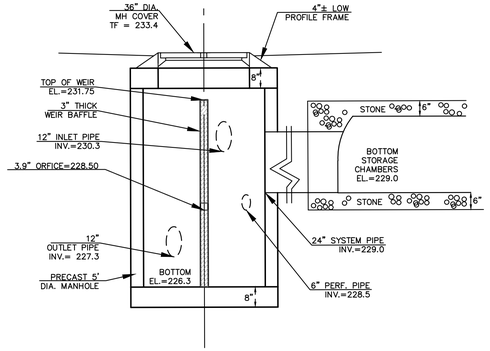
2/5

TYPE 'C-L' CATCH BASIN FRAME AND GRATE

N.T.S.



PLAN VIEW

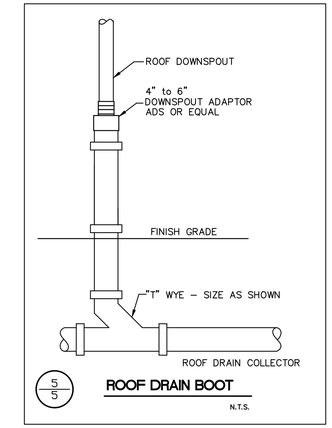


SECTION A-A

4/5

NORTH OUTLET STRUCTURE DETAIL

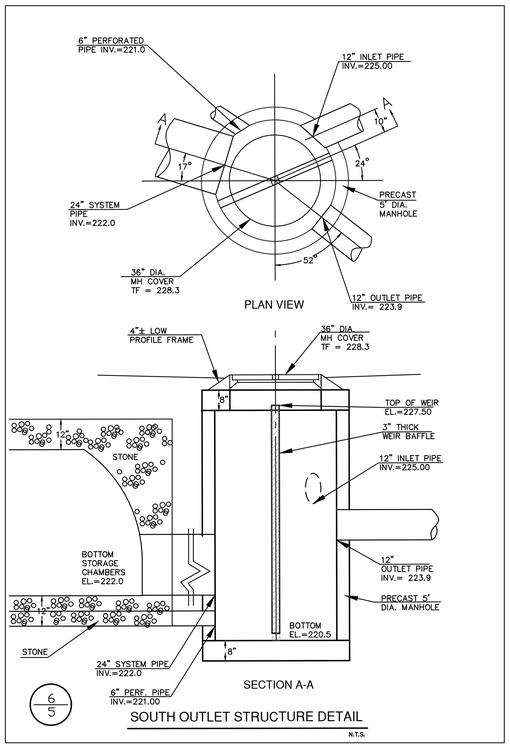
N.T.S.



5/5

ROOF DRAIN BOOT

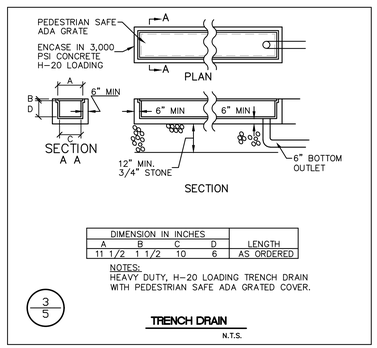
N.T.S.



6/5

SOUTH OUTLET STRUCTURE DETAIL

N.T.S.



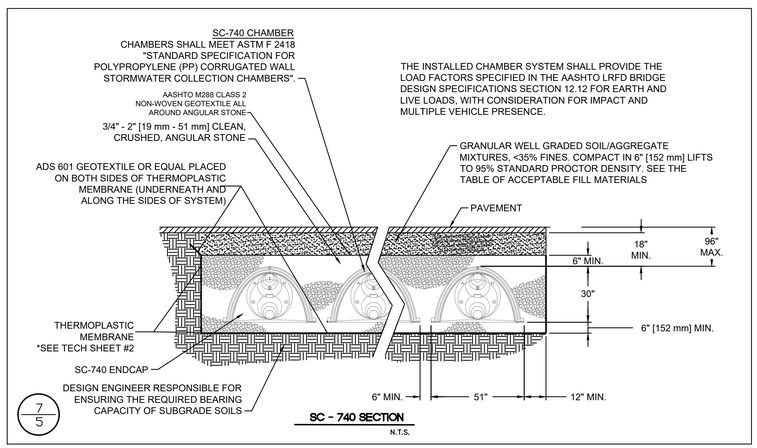
DIMENSION IN INCHES				
A	B	C	D	LENGTH
11 1/2	1 1/2	10	6	AS ORDERED

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

3/5

TRENCH DRAIN

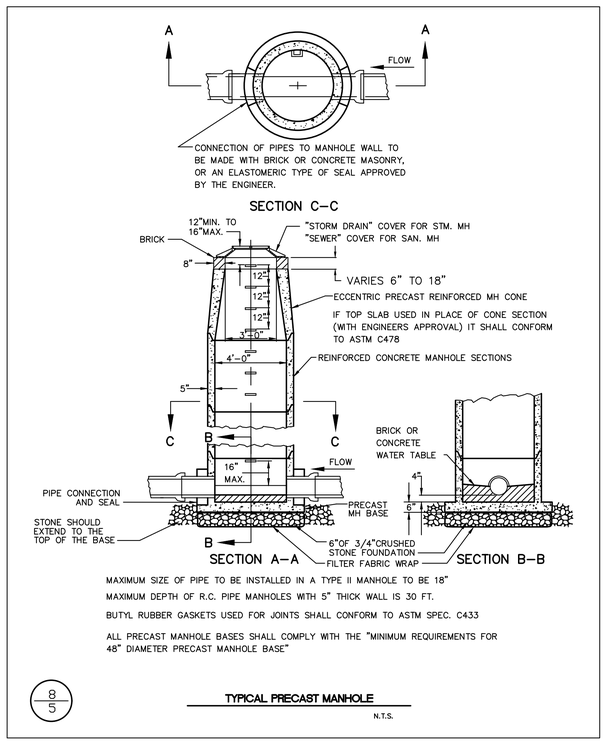
N.T.S.



7/5

SC - 740 SECTION

N.T.S.



8/5

TYPICAL PRECAST MANHOLE

N.T.S.

Scale: 1" = 20'
Checked: D.T.
Date:
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TORRES ENGINEERING, INC.
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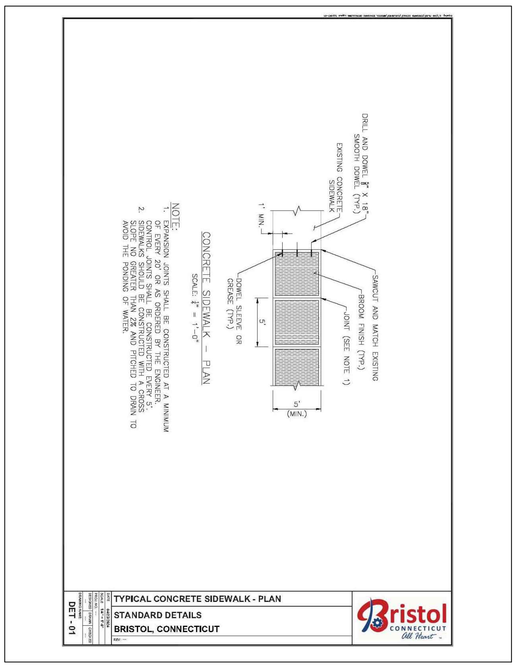
STATE OF CONNECTICUT · DONALD D. TORRES · No. 13808 · REGISTERED PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
16 ANDREWS STREET
BRISTOL, CONNECTICUT

DETAILS

SHEET NO.
C-5

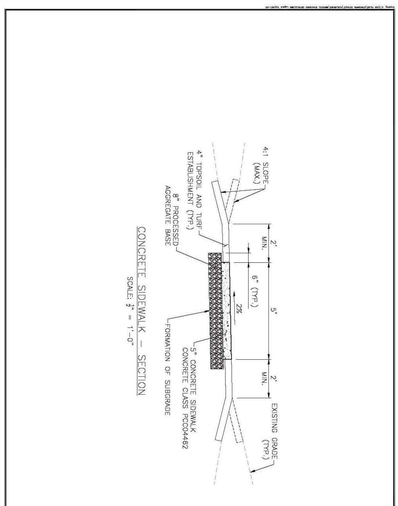
1/6



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

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

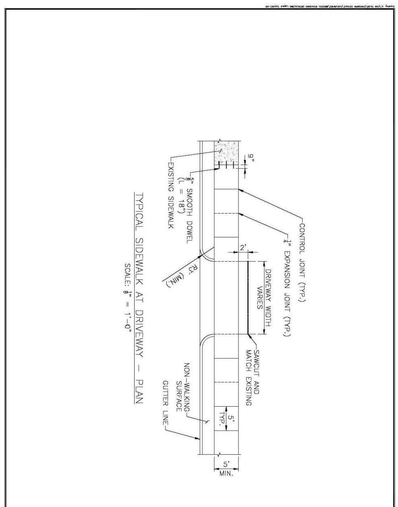
2/6



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

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

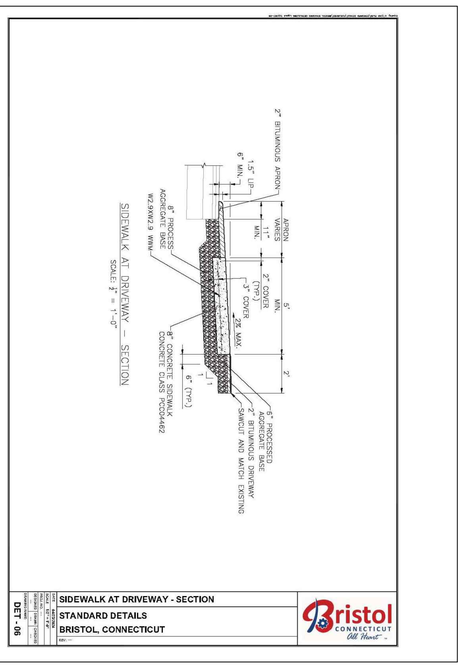
3/6



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

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

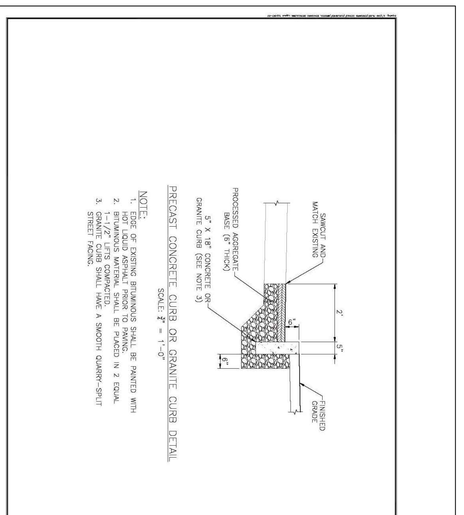
4/6



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

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

5/6

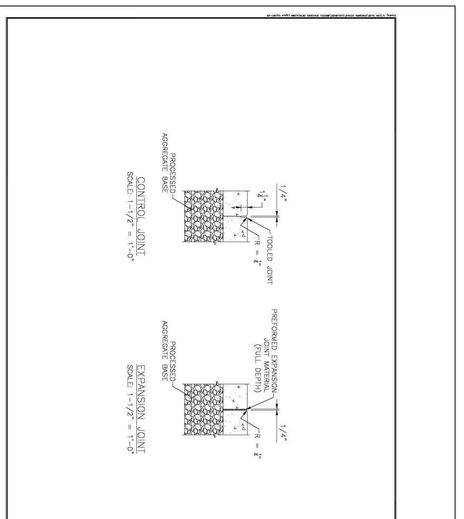


PRECAST CONCRETE CURB OR GRANITE CURB DETAIL
SCALE: 1" = 1'-0"

NOTE:
1. EDGE OF EXISTING BITUMINOUS SHALL BE PAINTED WITH BITUMINOUS MATERIAL PRIOR TO PAVING.
2. BITUMINOUS MATERIAL SHALL BE PLACED IN 2 EQUAL LIFTS.
3. GRANITE CURB SHALL HAVE A SMOOTH QUARRY SPLIT FACING.

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

6/6



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

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

TYPICAL SIDEWALK JOINTS
STANDARD DETAILS
BRISTOL, CONNECTICUT
DET - 08

SHEET NO.
C-6

DETAILS

SITE IMPROVEMENTS

16 ANDREWS STREET

BRISTOL, CONNECTICUT

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

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

Revision	Date:

Application #2555

For Office Use Only	
APPLICATION NO.	2555
DATE FILED:	1/15/26
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CHANGE OF ZONE

The undersigned Applicant hereby petitions the Bristol Zoning Commission to hold a public hearing to hear and consider the proposed zone change requested herein for the Property described below.

Present zone of the Property: IP-3 Proposed zone of the Property: A

Address or Location of the Property: 625 Clark Avenue

Assessor's Map No.: 66 Assessor's Lot No.(s): 264

Size of the Property (in acres or square feet): 3.3 Extension of a like zone? [✓] yes [ ] no

Minimum lot area requirement of the proposed zone: 2 acres

Reason for the proposed zone change:
current use of the property are doctors offices have all been moved to the Pro Health building on Farmington Ave.
This request is an adaptive re use of the propertyfor residential units within the existing building and also to additional units to be built to the rear of the property.

Other comments:

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

Name: Chippen's Hill Office Park LLC

Address: 234 Middle Street City: Middletown State: CT Zip: 06457

Telephone No.: 860 346 1923 E-Mail:

Signature: Jerry Martorelli Signature – (Printed/Typed) Jerry Martorelli

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

*not applicable for zone changes initiated by the Zoning Commission itself

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

BZC – 08/17

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

For Office Use Only
APPLICATION NO. 2555

Address or location of property: 625 Clark Avenue

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: James Hoggs

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

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Applicant Narrative

NARRATIVE

To: Bristol Zoning Commission

From: James Ziogas, Jr.

Date: January 12, 2026

Subject: Narrative for Zone Change from I-3 Industrial to an A zone for Property located at (Lot #264) 625 Clark Avenue

1. Introduction and Property Description

This narrative accompanies an application for a zone change for the property located at 625 (lot 264) Clark Ave. currently classified within the I-3 Industrial zoning district. The applicant seeks to reclassify the property to the Residential A zoning district. The property consists of 3.28 acres and currently features a vacant office building, which is no longer viable for an industrial use or the existing office use in the current market conditions.

2. Justification for Zone Change

The proposed zone change is necessary and appropriate for the following reasons:

- Consistency with the Plan of Conservation and Development (POCD): The existing I-3 zoning is inconsistent with the evolving land use patterns and goals for this specific area as articulated in the City of Bristol's POCD. The surrounding neighborhood has seen a transition toward mixed-use, residential development, making a residential A zone a more suitable and integrated use. This property borders an existing A zone across the street on Clark Ave.
- The current office space has been vacant due to the recent development of Pro Health Physicians currently located on Farmington Ave., in Bristol. There is a lack of demand for office space in the community. Re-purposing the site for residential use would prevent the building from falling into disrepair and contribute to the tax base and housing stock of the community.
- Compatibility with Surrounding Area: A residential zone would be compatible with adjacent properties located on Calrk Avenue and on Matthews Street.
- Public Need and Welfare: The development of the property for residential purposes addresses a demonstrated need for housing in Bristol and promotes the public welfare by optimizing the use of existing infrastructure (water, sewer, utilities). The proposed use does not create a nuisance and aligns with the public health, safety, and property values of the surrounding area.

3. Impact Statement

The proposed zone change to an A zone is anticipated to have a positive impact:

- Traffic: Residential use is expected to generate less intensive, more predictable traffic patterns compared to potential heavy industrial uses, particularly during off-peak hours.
- Environment: The change from industrial to residential use will improve the environmental profile of the area, with appropriate landscaping and site features to enhance aesthetic considerations.
- Infrastructure: The proposed development will utilize existing public water and sewer facilities effectively.

4. Conclusion

The applicant respectfully requests that the Bristol Zoning Commission approve the proposed zone change. This change represents a logical and beneficial transition for the property, aligning with the community's evolving needs and the City's long-term planning objectives.

Referrals

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

Referral to Planning

DATE: February 9, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, and Section XII.E.3.a. of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Map is hereby referred to the Planning Commission for a report:

Application #2555

Proposal: Change of Zone from IP-3 (Industrial Park) zone to A (Multi- Family Residential) zone at 625 Clark Avenue; Assessor's Map 66, Lot 264; Chippens Hill Office Park, LLC, owner/applicant.

Initiated by: Chippens Hill Office Park, LLC,

Tentative Hearing Date: April 13, 2026

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

Enclosure

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

Referral to Town and City Clerk

DATE: February 9, 2026

TO: Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #2555

Proposal: Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone; north of Matthews Street, west of Clark Avenue and south of Minor Street; Map 66, Lot 261A-1 & 261A-2.

Initiated by: Stephen O. Allaire, Trustee

Tentative Hearing Date: April 13, 2026

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

Enclosure

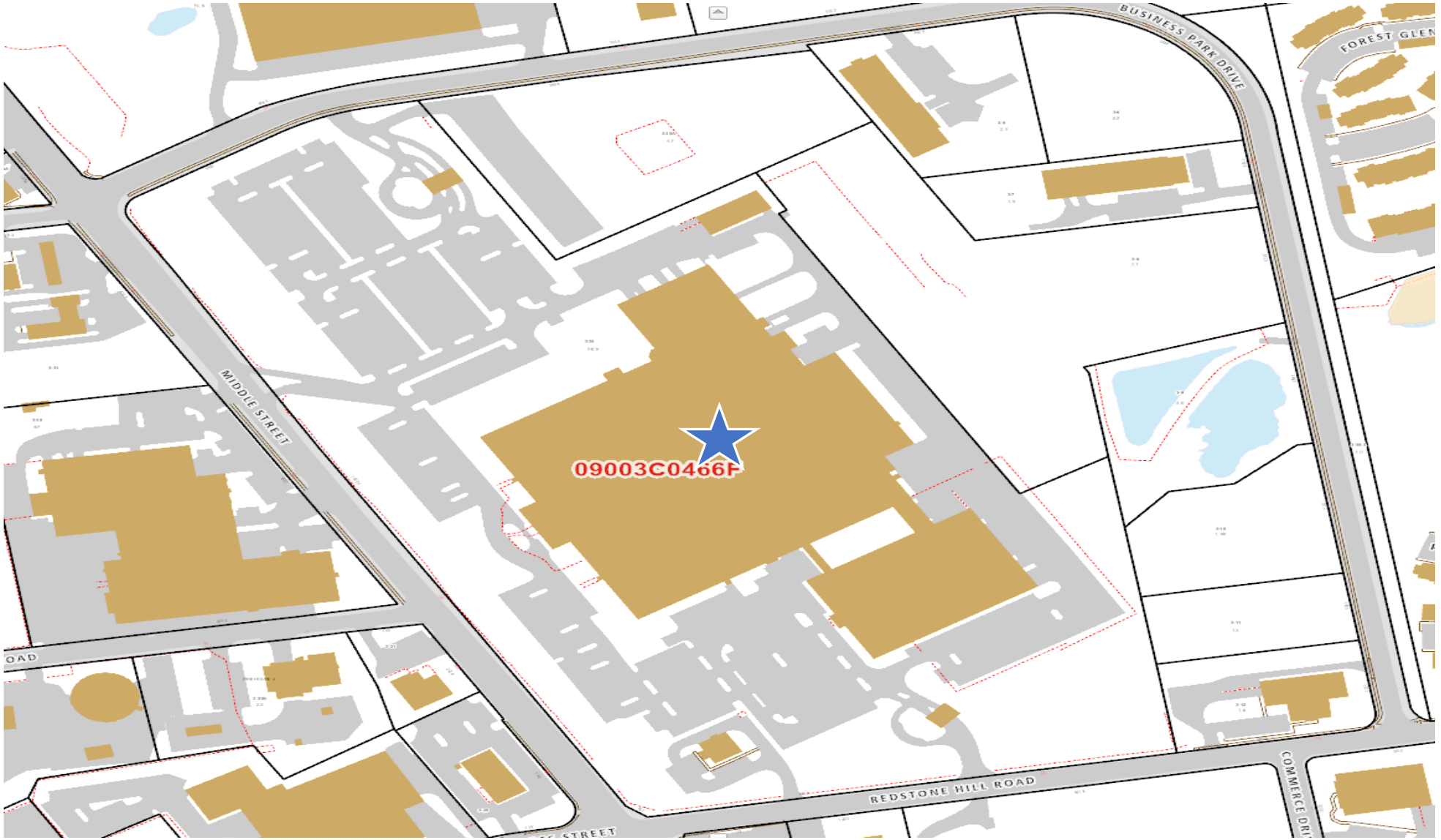
Various GIS Maps

and

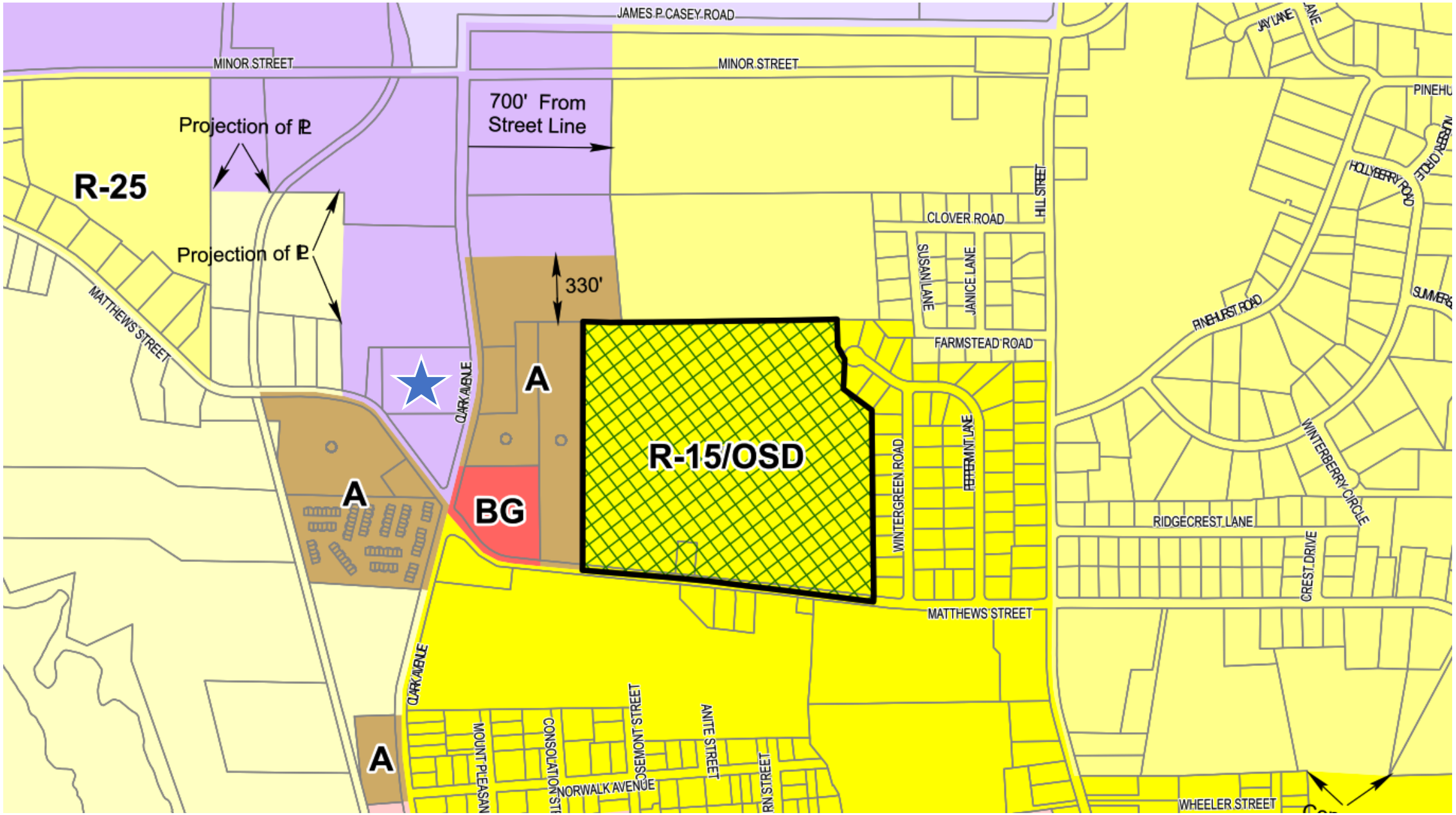
Google Aerials



625 Clark Avenue – Location
Map 66, Lot 264



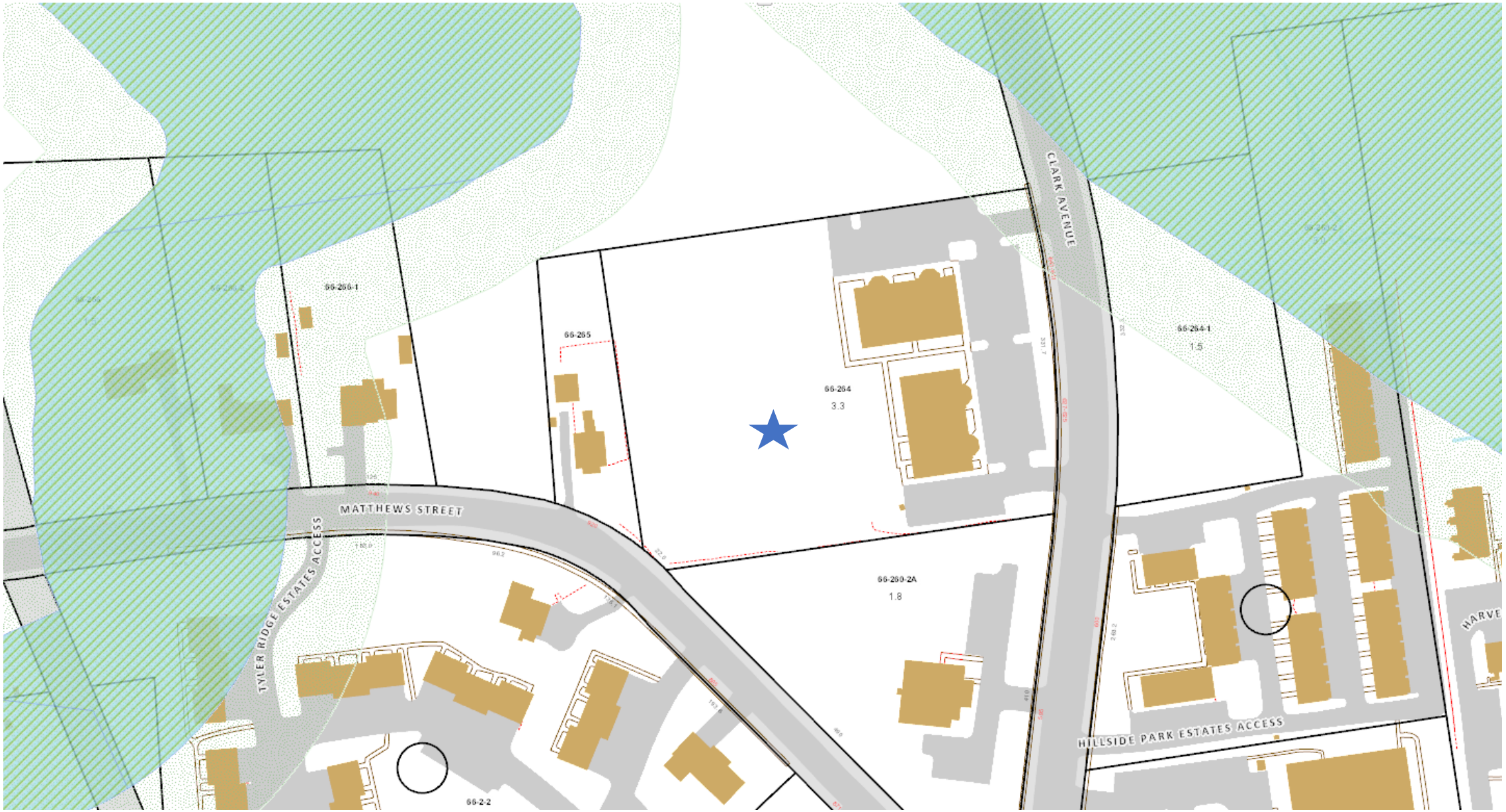
625 Clark Avenue – Floodplain
Map 66, Lot 264



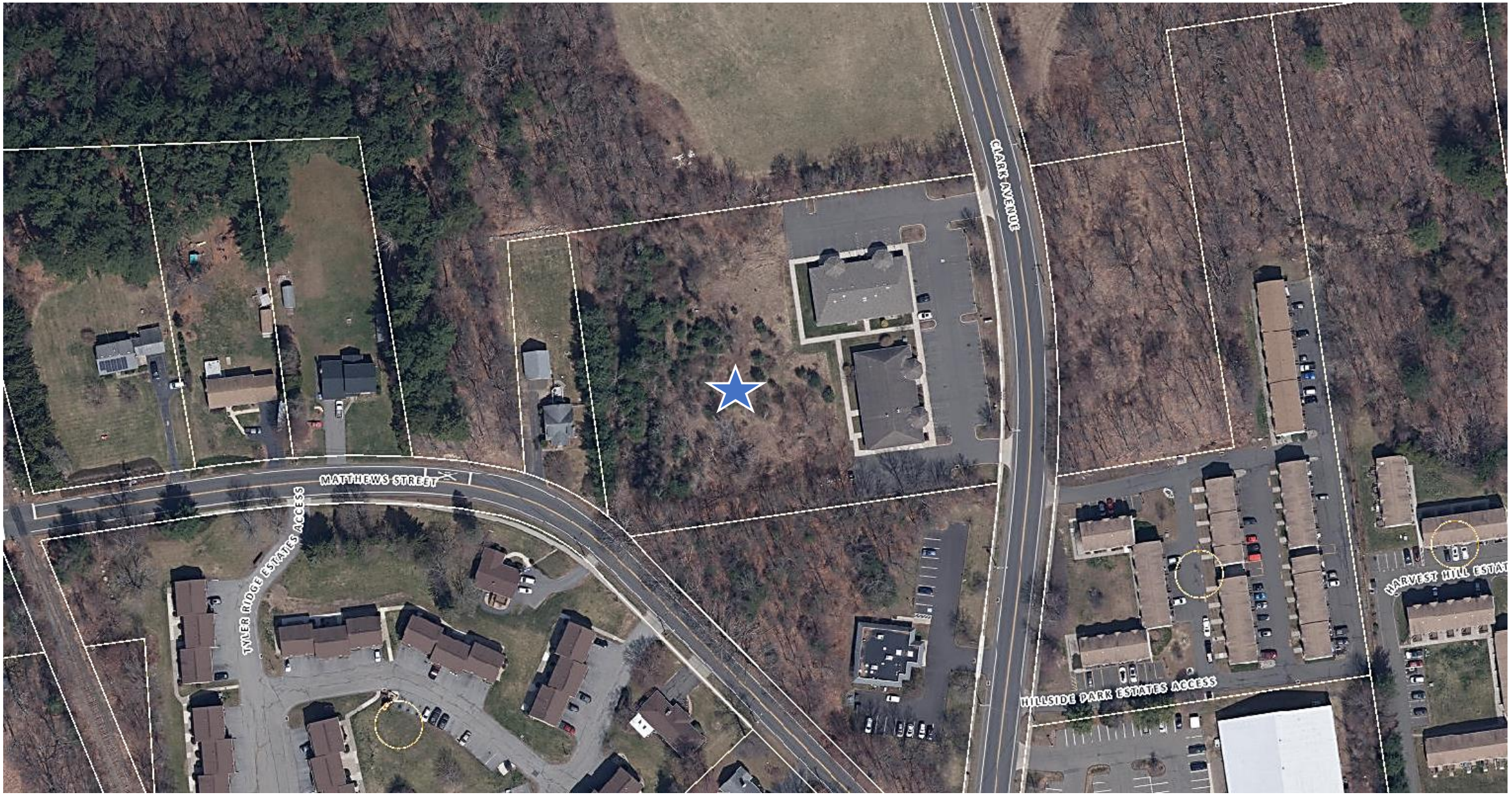
625 Clark Avenue – Location
Map 66, Lot 264



625 Clark Avenue – Topography
Map 66, Lot 264



625 Clark Avenue – Inland Wetlands and Upland Review
Map 66, Lot 264



625 Clark Avenue – Aerial
Map 66, Lot 264



625 Clark Avenue – Google Aerial
Map 66, Lot 264

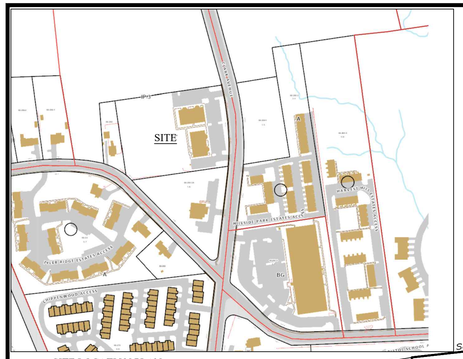


625 Clark Avenue – Google Aerial
Map 66, Lot 264



625 Clark Avenue – Google Aerial
Map 66, Lot 264

Zone Change Map



SITE LOCATION PLAN
SCALE: 1" = 600'±

SURVEY NOTES:

1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20–300b–1 through 20–300b–20 and the "Standards for Surveys and Maps in the State of Connecticut " as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26,1996.
2. The type of survey performed is a Zone Change Map.
3. The map conforms to the Horizontal Accuracy of a Class 'D' Map.
4. Basis for North is Map Reference No. 1.

MAP REFERENCE:

1. "Improvement Location Survey, Existing Site Conditions, On Land n/f Landon Morris Sahlin, To Be Conveyed to Chippin's Hill Office Park, LLC, Located at #851 Matthews Street, Bristol, Connecticut, Scale 1"=40', Date: March 5, 2002." Prepared by Rosalind C. Page LS, Winterbourne Land Services.

N/F
STEPHAN ALLAIRE
LOT 261A-1 & 261A-2
CLARK AVENUE
ZONE IP-3

N/F
JON SAHLIN & HALLEY ALLAIRE
(CO-TRUSTEES)
LOT 261A CLARK AVENUE
ZONE A

N/F
JON SAHLIN & HALLEY ALLAIRE
(CO-TRUSTEES)
LOT 264-1 CLARK AVENUE
ZONE A

N/F
SHANE BAILLARGEON &
EMILY SHAPCOTT
#920 MATTHEWS STREET
ZONE IP-3

N/F
CHIPPEN'S HILL OFFICE PARK LLC
EXISTING ZONE IP-3
PROPOSED TO BE CHANGED
TO ZONE A
LOT AREA = 142,815 S.F.
(3.28 ACRES)

N/F
LINNETZ REALTY LLC
#595 CLARK AVENUE
ZONE IP-3

N/F
JANETTE MOLIER
#600 CLARK AVENUE
ZONE A

N/F
THE SIDOTI IRREVOCABLE
TRUST
"TYLER RIDGE CONDOMINIUMS"
#895 MATTHEWS STREET
ZONE A

EXISTING BUILDING
#641 CLARK AVE.

EXISTING BUILDING
#625 CLARK AVE.

CLARK AVENUE

MATTHEWS ST.

N83°53'13"E 114.00'
N81°14'36"E 126.33'
N80°19'55"E 68.42'
N81°39'09"E 96.56'
S83°38'06"W 29.78'
S09°09'00"E 310.24'
S82°01'09"W 399.01'
N38°12'20"W 22.85'

25' BL
60' BL
25' BL
60' BL
25' BL

GRAPHIC SCALE
20 10 0 20 40
1 Inch = 20 Feet

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS "D" SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA – L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL

PREPARED FOR:
Chippen's Hill Office Park LLC
234 Middle Street
Middletown, CT 06457

R. R. HILTBRAND Engineers and Surveyors

ZONE CHANGE MAP
Lot #264
Clark Avenue
Bristol, Connecticut
November 12, 2025

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

Application #2556

For Office Use Only
APPLICATION NO. 2556
DATE FILED: 1/28/26
DECISION DATE _____
DECISION _____

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

Recycling Facility, a [ ] permitted use [✓] Special Permit use

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

Address or Location of the Property: 95 Wooster Court

Assessor's Map No.: 42 Assessor's Lot No.(s): 4

Zone of the Property: I - Gen. Industrial Size of the Property (in acres or square feet): 2.99 acres

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

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

Other comments: Special Permit #2487 was approved on February 12, 2024.

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

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

Name: Shahil Kantesaria

Address: 95 Wooster Court City: Bristol State: CT Zip: 06010

Telephone No.: 860-463-2619 E-Mail: _____

Signature: Shahil Kantesaria *Signature – (Printed/Typed)* Shahil Kantesaria

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

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

Name: Wooster Court Realty, LLC

Address: 425 Brushy Ridge Road City: New Cannan State: CT Zip: 06840

Telephone No.: 203 829-3212 E-Mail: _____

Signature: Eleanor Underhill *Signature – (Printed/Typed)* Eleanor Underhill

The following shall be included as part of this application:

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

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

LUO – 01/24

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

For Office Use Only
APPLICATION NO. 2556

Address or location of property: 95 Wooster Court

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: PMPCA, LLC (c/o C. Sheehan, Principal

Address: 44 Cove Road City: Stonington State: CT Zip: 06378

Telephone No.: _____ E-Mail: _____

1/24 - LUO

Applicant Narrative

Proposed Additions and Alterations
95 Wooster Court
Bristol, CT
Narrative Accompanying Application

The applicant currently occupies 32,520 square feet of a 53,572 square foot (61%) Industrial facility located at 95 Wooster Court in Bristol, CT. The occupancy was granted a Special Permit (No. 2487) on February 12, 2024. The project Site is comprised of 2.99 Acres of General Industrial Zoned Land. The land is moderately sloped from North to South. No regrading or filling of the site is required to complete the proposed Additions and/or Site Alterations. The site is not located within a Regulated Inland Wetland, Wetland Buffer Zone or a Designated FEMA 1% Flood Hazard Area.

The occupant's space is currently served by two Loading Docks situated on the North Side of the Building. In order to facilitate processing, the applicant desires to add four additional loading docks to the North Side of the Building. Both the existing and proposed loading docks are clearly depicted on the project plans that accompany this submission.

In addition to the proposed Loading Docks described above, the applicant also proposes to make the following site improvements under this application:

1. Modify the onsite Parking Layout/Striping as shown on the project plans.
2. Modify Site Vehicle Circulation and Accompanying Signage as shown on the attached plans.

The proposed Site Plan and Building modifications will not increase the Impervious Area of this site. Additionally, the proposed site and Building will remain in full compliance with the town's zoning regulations.

The drawings submitted herewith are referred to for a more particular description of the proposed Activities.

Notification to Plainville

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

CERTIFIED MAIL

DATE: February 4, 2026

TO: Town Clerk - Plainville

FROM: Bristol Zoning Commission

Re: Referral of Proposed Site Plan Application

Pursuant to Section 8-3f (1) of the Connecticut General Statutes, as amended, the following Site Plan application is hereby referred to your agency:

Application #2556

Description of proposal:
Site Plan for recycling center (addition of loading docks) at 95 Wooster Court; Assessor's Map 42, Lot 4; I (General Industrial) zone; Wooster Court Realty, LLC, owner; Shahil Kantesaria, applicant.
(There is no Public Hearing associated with this application)

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

Site Plan Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS

MODIFICATION TO SITE PLAN: Modification of an existing Site Plan to allow for four (4) new loading docks at 95 Wooster Court; *Plans Dated: August 29, 2025; Date of Committee Review: October 9, 2025 (first review) January 30, 2026 (Second Review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

1. No plans are signed and s stamped/sealed.

12/31/25 Applicant Response: Resubmitted Plans are stamped by PE/LS/Arch

1/30/26 City Response: No further comment.

2. Any new traffic patterns need appropriate signing and pavement markings. Discontinued need to be removed.

12/31/25 Applicant Response: Traffic Pattern/Pavement Markings and Signage have been added to the plans and the detail sheets submitted.

1/30/26 City Response: No further comment.

3. Add Details for signing and markings.

12/31/25 Applicant Response: Details have been added

1/30/26 City Response: No further comment.

4. The curb cuts that are being used as truck routes should have city standard driveway aprons installed.

12/31/25 Applicant Response: The proposed traffic pattern utilizes only one curb cut for trucks entering. Signage and pavement markings have been added to that entrance.

1/30/26 City Response: No further comment.

5. Is the loading dock on the south side of the building being used? If it is being used, how will it be utilized with the new traffic pattern.

12/31/25 Applicant Response: Recyclx does not use that loading dock

1/30/26 City Response: No further comment.

6. Verify that the illumination meets zoning regulations requirements, also take into consideration the blocking of tractor trailer trucks when utilizing lighting from the building.

12/31/25 Applicant Response: Illumination plans are being prepared and will be submitted within a few days. All fixtures are dark sky compliant and will not shed light outside of the boundary line foot print of the site. Update: Illumination Plans have been provided to the town.

1/30/26 City Response: Details and locations of proposed lights to be provided on architectural plans. Please identify total number of lights to be installed, lighting type/specification, elevation. In addition, the submitted Illumination Plan is unreadable as it is in bright yellow. Please resubmit with all lights and photometric labels clearly shown.

7. No grades are provided.

12/31/25 Applicant Response: 1 ft contours have been added to the Civil Plans.

1/30/26 City Response: No further comment.

8. Is the site accessible? Hard to tell without grades.

12/31/25 Applicant Response: Topography has been added to the plans which demonstrates that existing grades meet accessibility criteria. New striping/signage are proposed on plans and detail sheet.

1/30/26 City Response: No further comment.

9. The westernmost loading docks travel patterns seem to show the need to pull forward and back in from the street/curb cut, verify whether that is happening.

12/31/25 Applicant Response: We have provided turning radius info to show truck parking track. No encroachment over the street line is required.

1/30/26 City Response: No further comment.

10. How will employees/customers parked on the northside of the building safely cross the loading and through vehicles to enter the building?

12/31/25 Applicant Response: The parking aisle on the west side of the site has been widened to 24 ft and curbed/painted islands have been added to increase the safety for both vehicles and pedestrians requiring safer access in these areas. Additionally, the parking aisle along the west side of the property is restricted to one-way movements by passenger vehicles only.

1/30/26 City Response: No further comment.

11. The accessible space shown does not seem to meet proper standards, provide detail for it. With 43 spaces total a minimum of 2 need to be provided.

12/31/25 Applicant Response: 2 Accessible spaces with appropriate details have been added to the plans.

1/30/26 City Response: No further comment.

12. There is one space shown at the north east corner that is difficult to pull in and out from.

12/31/25 Applicant Response: This space has been eliminated in the new Layout

1/30/26 City Response: No further comment.

13. Aisle widths are not provided on plans.

12/31/25 Applicant Response: Aisle widths have been added where needed.

1/30/26 City Response: No further comment.

14. Other comments may follow once comments are responded to.

12/31/25 Applicant Response: Acknowledged.

1/30/26 City Response: No further comment.

New Comment – 1/30/26

15. The applicant should be advised that the North side of the existing parking lot has a history of flooding mostly due to insufficient storm drainage. It is strongly advised that flood waters are considered and appropriate mitigation is implemented.

CITY PLANNER (Robert Flanagan):

1. Provide a cover sheet including the future approval date, nature of the project, owner, applicant and engineer information.

12/31/25 Applicant Response: Cover sheet has been added to plans

1/30/26 City Response: Comment addressed.

2. Show/label on Site Plan the location of all proposed building entrances and exits.

12/31/25 Applicant Response: Signage and Directional Arrows added

1/30/26 City Response: Comment addressed.

3. Site plan is missing: City boundary line, setbacks, dimensions, existing signage conditions.

12/31/25 Applicant Response: Setbacks and City Boundary Added

1/30/26 City Response: Comment addressed.

4. Provide a zoning compliance table showing how the proposed project meets each of the requirements. Please include parking calculation in the table (see below).

12/31/25 Applicant Response: Zoning Compliance Table Added

1/30/26 City Response: Comment addressed.

5. Provide a table listing each use and tenant in the building and how the overall property as a whole meets the proposed parking requirements after the reduction of parking spaces on-site.

12/31/25 Applicant Response: Parking Calculations have been added with Tenant Breakdown

1/30/26 City Response: Comment addressed.

6. The site plan shows traffic flow but does not appear to show lane markings, stop bars or traffic arrows.

12/31/25 Applicant Response: Signage and pavement markings have been added>

1/30/26 City Response: Comment addressed.

7. Are the lanes and markings shown proposed as physical pavement markings?

12/31/25 Applicant Response: Pavement markings have been added to the plans and details where appropriate/required.

1/30/26 City Response: Comment addressed.

8. Provide details of "proposed landscape area".

12/31/25 Applicant Response: The make-up Landscape area will be covered by vehicle overhangs and therefore, can only be landscaped with turf.

1/30/26 City Response: Comment addressed.

9. The portion of parking spaces shown against the property line can be considered existing and approved under the previous plan. A recent review shows the parking lanes are no longer visible and the plan should reflect them as being "re-striped".

12/31/25 Applicant Response: Will add a note to the new site plan stating all striping is proposed

1/30/26 City Response: Comment addressed.

10. The site plan shows a "proposed building" is this accurate?

12/31/25 Applicant Response: The PMPCA Survey Site Plan shows the building as "existing"

1/30/26 City Response: Comment addressed.

11. "New" employee parking spaces and new curb shown are outside of the City of Bristol limits and jurisdiction.

12/31/25 Applicant Response: This has been changed on the new site plan.

1/30/26 City Response: Comment addressed.

12. How will semi-trucks park in the new loading areas coming from the opposite direction? It appears they will have to backup or turn around near the parking area or within the travel lane for parking. Provide explanation and detail. Per Section 13.10.D – No loading space, access drive or maneuvering area shall be arranged in such a manner as to block the use of parking spaces or traffic circulation within parking areas when such loading space is in use.

12/31/25 Applicant Response: We have provided Maps with Turning Radius Templates for the Trucks Utilized. All Movements can be made on site without any encroachments over the boundary

1/30/26 City Response: Comment addressed.

13. Provide width of proposed walkway.

12/31/25 Applicant Response: Shown on New Site Plan

1/30/26 City Response: Comment addressed.

14. There appears to be various areas of broken and deteriorated curbing which should be replaced.

12/31/25 Applicant Response: Will add a note to the drawing

1/30/26 City Response: Comment addressed.

15. Provide wheel stops for parking areas against building or if the walkway has curbing, provide details or indicate on plans.

12/31/25 Applicant Response: Former Head in Parking is now Parallel Parking.

1/30/26 City Response: Comment addressed.

16. Provide dimension of handicap parking space to landscape island. The handicap parking space proposed appears to block the travel lane. How do vehicles for employees and visitors (not semi-trucks) enter and exit the site near the "existing drive"?

12/31/25 Applicant Response: Refer to New Site Plan and Details.

1/30/26 City Response: Comment addressed.

17. Provide signage that prevents vehicles from entering the travel lanes for semi-trucks.

12/31/25 Applicant Response: Signage Has been added to new Plan.

1/30/26 City Response: Comment addressed.

18. Provide hours of operation.

12/31/25 Applicant Response: Will consult with Owner.

1/30/26 City Response: Comment addressed.

19. Minimum width for loading zones is 10 feet.

12/31/25 Applicant Response: Please see New Layout.

1/30/26 City Response: Comment addressed.

20. Loading spaces require an unobstructed height of 14 feet.

12/31/25 Applicant Response: Refer to Building Plans and Sections

1/30/26 City Response: Comment addressed.

21. Final as-built survey required prior to Certificate of Occupancy.

12/31/25 Applicant Response: Owner Agrees to provide Certified As-Built.

1/30/26 City Response: Comment addressed.

BUILDING/ZONING ENFORCEMENT (Richard Brown/ Brandon Peate)

1. (ZEO) Ensure a waste management plan is in place. Recent site visits indicate bottles and garbage across the existing loading docks and property. Provide assurance that this will be cleaned up and not increased with 4 additional loading docks proposed.

12/31/25 Applicant Response: Owner will Provide Waste Management Plan.

1/30/26 City Response: OK

2. (Building) No comment.

POLICE DEPARTMENT (Lt. Berube/Sgt. Ouellette)

1. No comments at this time.

FIRE MARSHAL (Kristopher Lambert):

1. No comments received.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

12/31/25 Applicant Statement: The Project contemplates several new sprinkler heads at each loading dock. Construction documents will conform to Bristol Water Specifications.

The following shall be listed on the site plans:

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

12/31/25 Applicant Response: Acknowledged.

1/30/26 City Response: Plans show no change to water and sewer. No Comment

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

12/31/25 Applicant Response: Acknowledged.

1/30/26 City Response: Plans show no change to water and sewer. No Comment

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

12/31/25 Applicant Response: Acknowledged.

1/30/26 City Response: Plans show no change to water and sewer. No Comment

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

12/31/25 Applicant Response: Acknowledged.

1/30/26 City Response: Plans show no change to water and sewer. No Comment

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

backfill.

12/31/25 Applicant Response: Acknowledged.

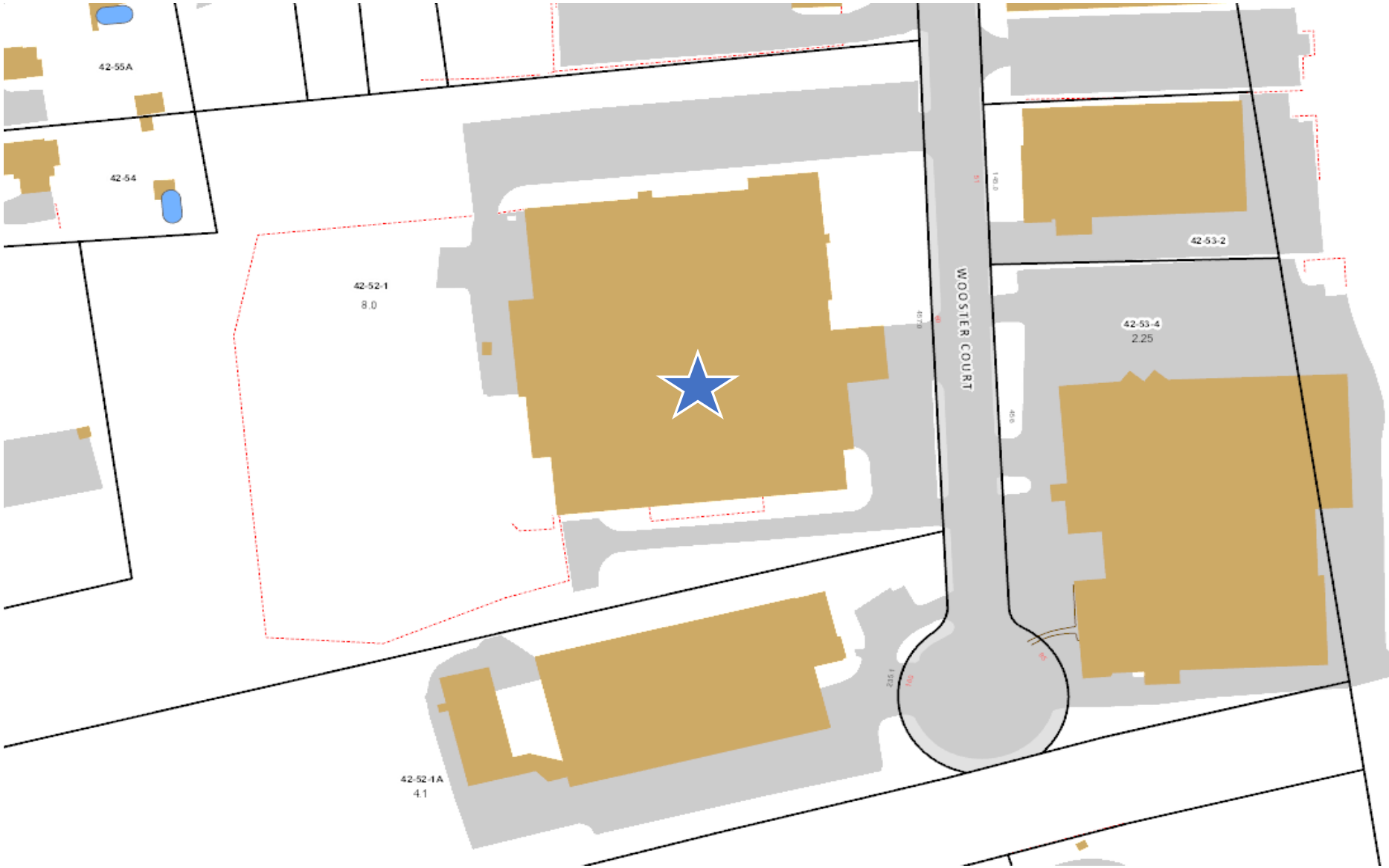
1/30/26 City Response: Plans show no change to water and sewer. No Comment

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

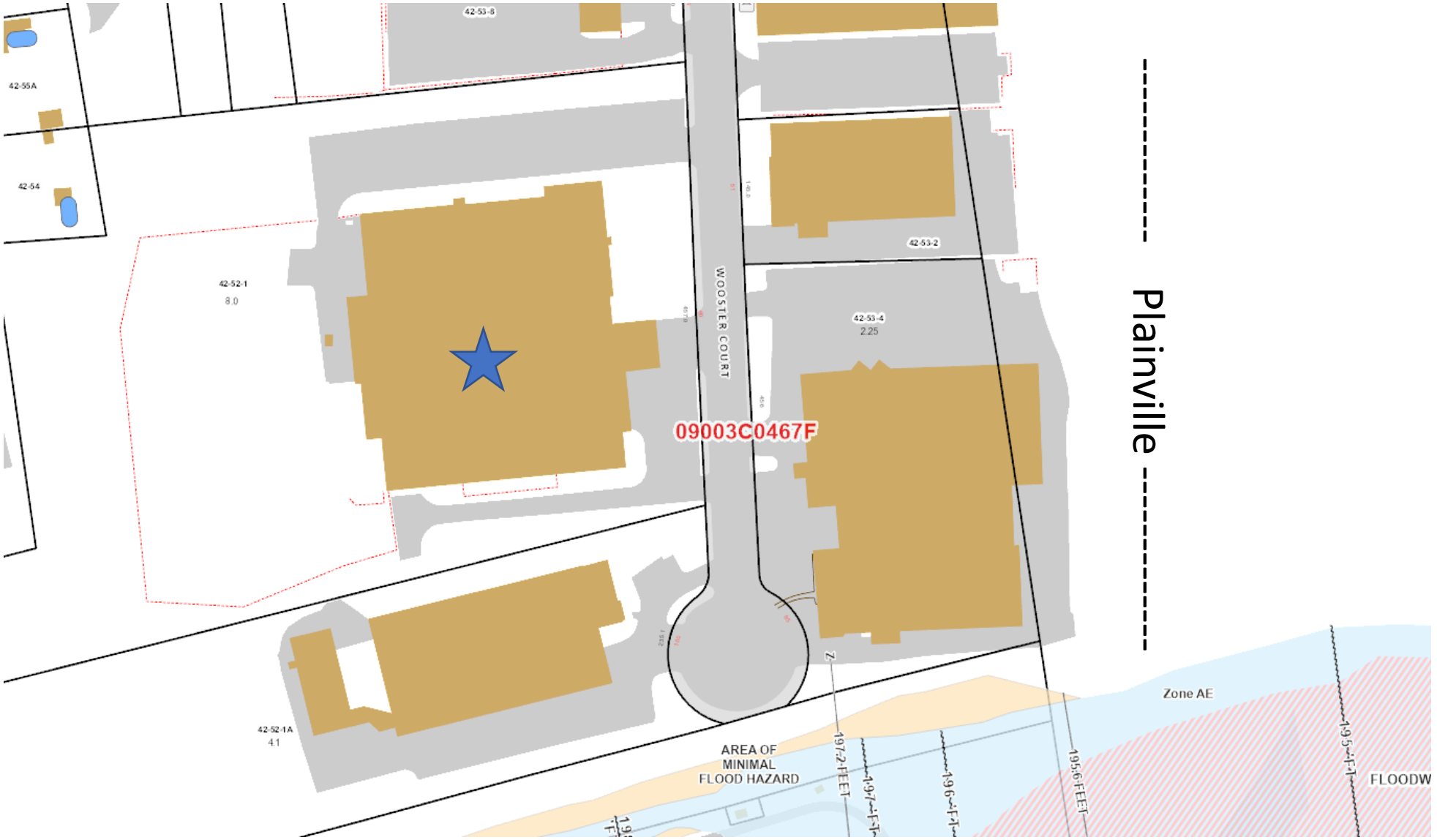
12/31/25 Applicant Response: Acknowledged.

1/30/26 City Response: Plans show no change to water and sewer. No Comment

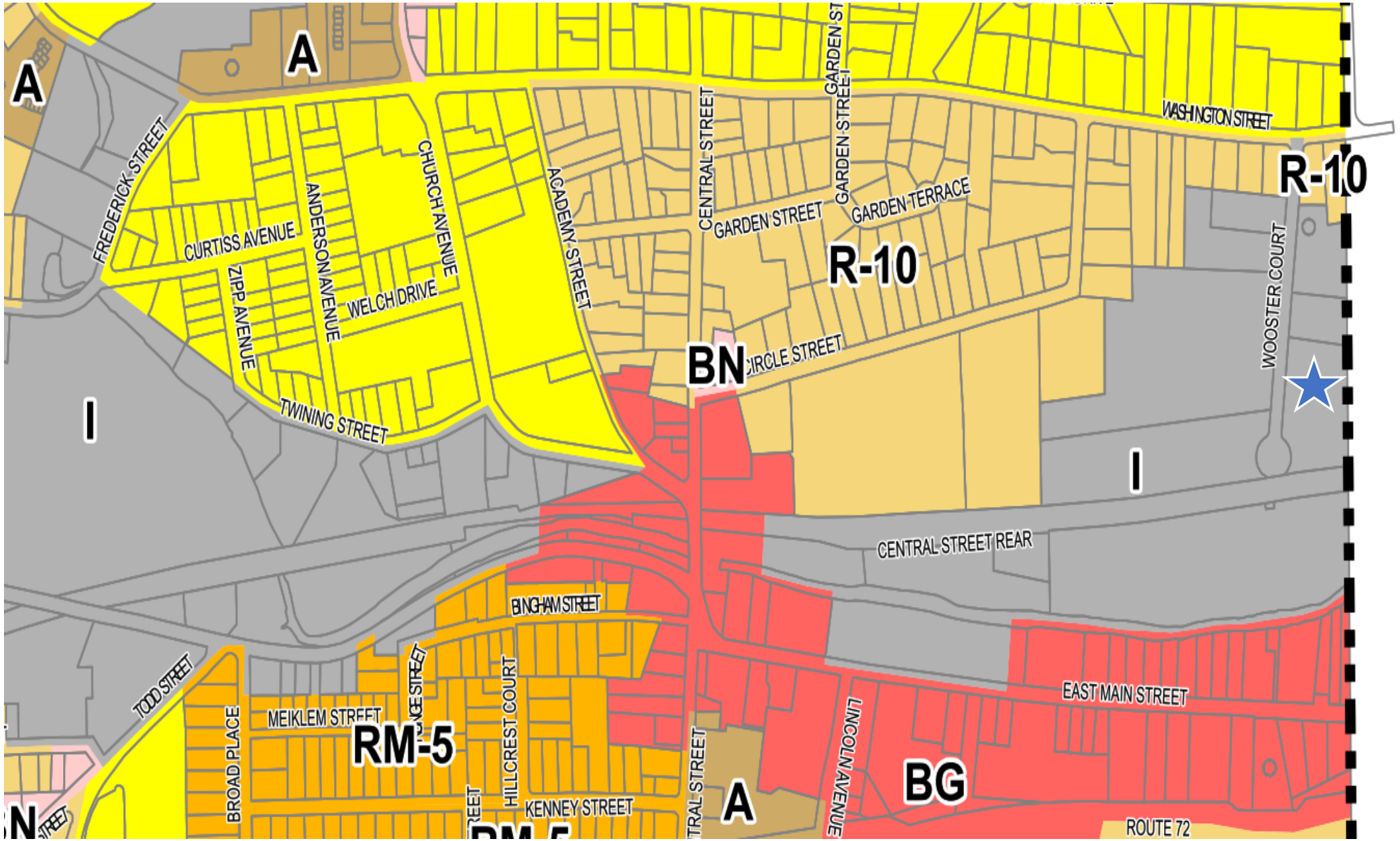
Various GIS Maps and Google Aerial



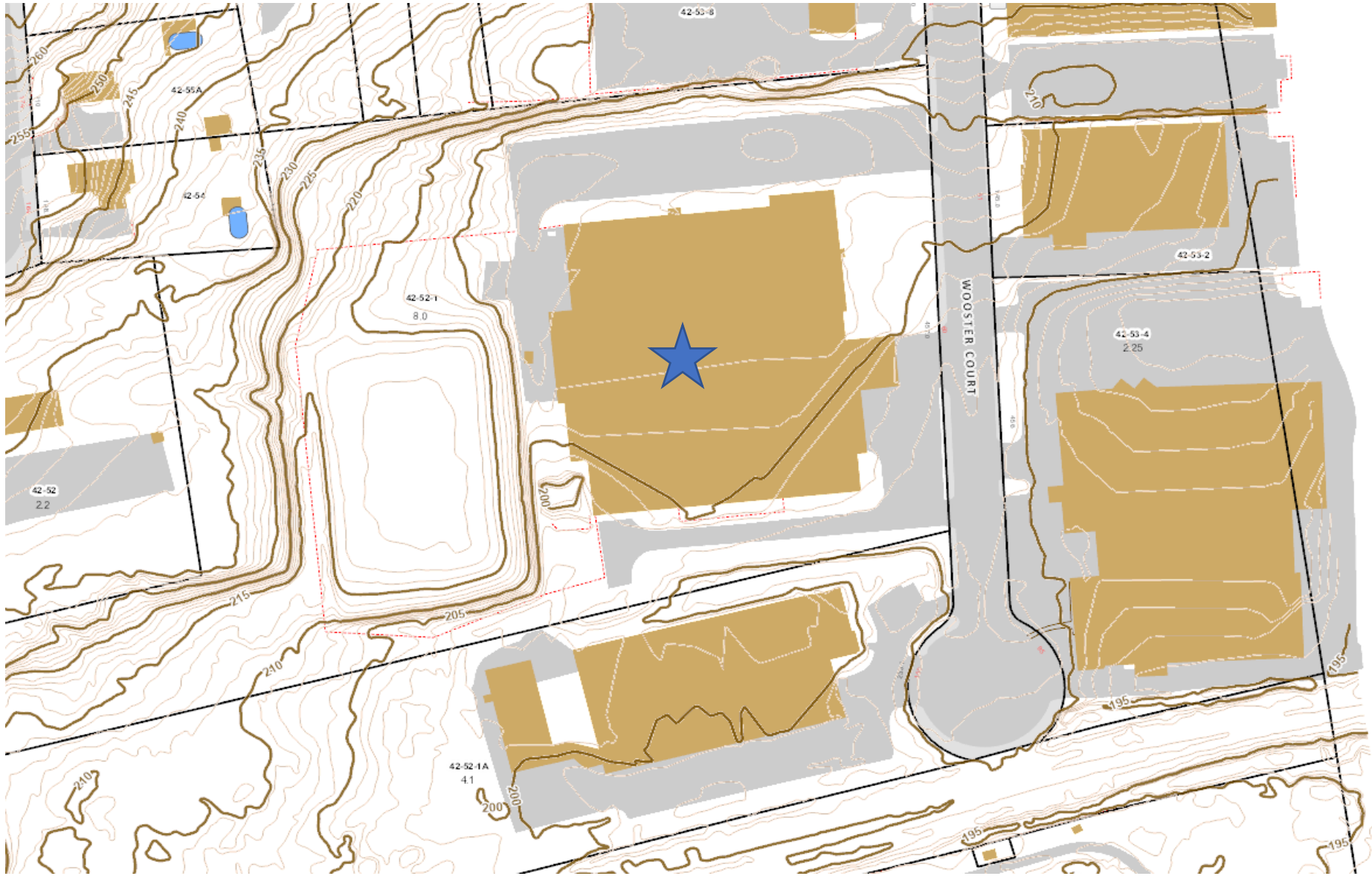
95 Wooster Court – Location
Map 42, Lot 4



95 Wooster Court – Floodplain
Map 42, Lot 4



95 Wooster Court – Zoning
Map 42, Lot 4



Plainville

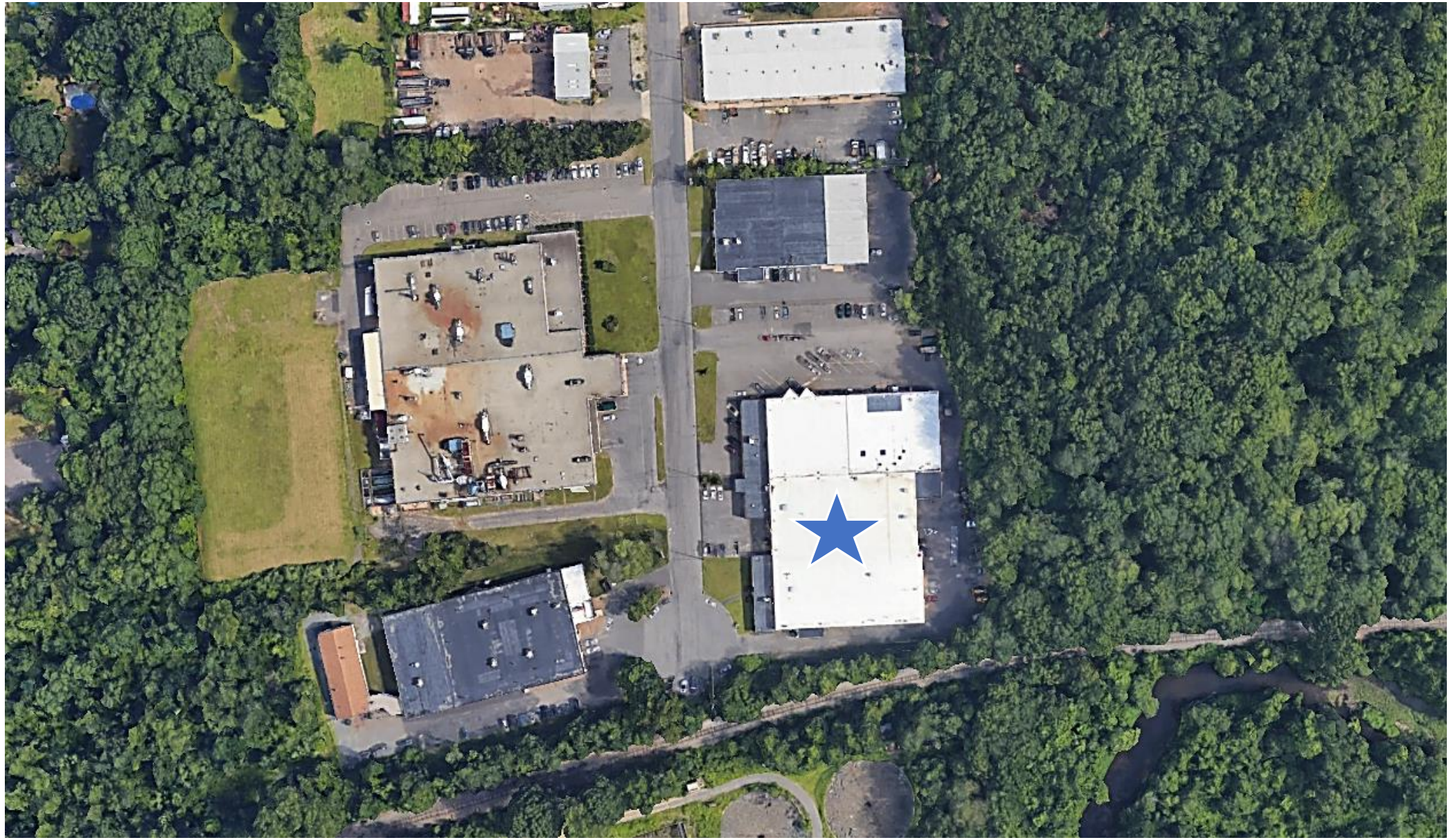
95 Wooster Court – Topography
Map 42, Lot 4



95 Wooster Court – Inland Wetlands and Upland Review
Map 42, Lot 4



95 Wooster Court – Aerial
Map 42, Lot 4



95 Wooster Court – Google Aerial
Map 42, Lot 4



95 Wooster Court – Aerial
Map 42, Lot 4



625 Clark Avenue – Google Aerial
Map 66, Lot 264



625 Clark Avenue – Near Map
Map 66, Lot 264

Plan Set

Copyright © 2025 Capital Studio Architects, LLC

LOADING DOCK EXPANSION FOR RECYCLX

95 WOOSTER COURT, BRISTOL, CONNECTICUT

FOR REVIEW

DECEMBER 30, 2025

csa project 25-34

Drawing List

LAND SURVEYING:

EXISTING CONDITIONS PLAN
PERMIT PLAN
SIGNAGE AND STRIPING PLAN
DETAILS PLAN

STRUCTURAL:

S-1.0 FOUNDATION PLAN
S-2.0 SECTIONS AND DETAILS

ARCHITECTURAL

SP-1.0 SITE PLAN
SP-1.1 RENDERED SITE PLAN

A-1.0 FLOOR PLANS AND ELEVATION
A-2.0 SECTION AND DETAILS
A-2.1 SECTION AND DETAILS
RENDERINGS

LIGHTING

L-1.0 PHOTOMETRIC DRAWING



Location Plan

ARCHITECT:

Capital Studio Architects, LLC
1379 Main Street
East Hartford, Connecticut 06108
tel: 860.289.3262 fax: 860.289.3163

STRUCTURAL ENGINEER:

William M. Lapoint PE, LLC
1379 Main Street
East Hartford, Connecticut 06108
tel: 860.794.8585

12/30/2025 4:18 PM
P:\Project_Files\Proje_Files\2025 Projects\25-34 95 Wooster Street, Bristol Loading Dock Expansion\25-34_Drawings\25-34_CAD\25-34_Cvr Title Sheet.dwg

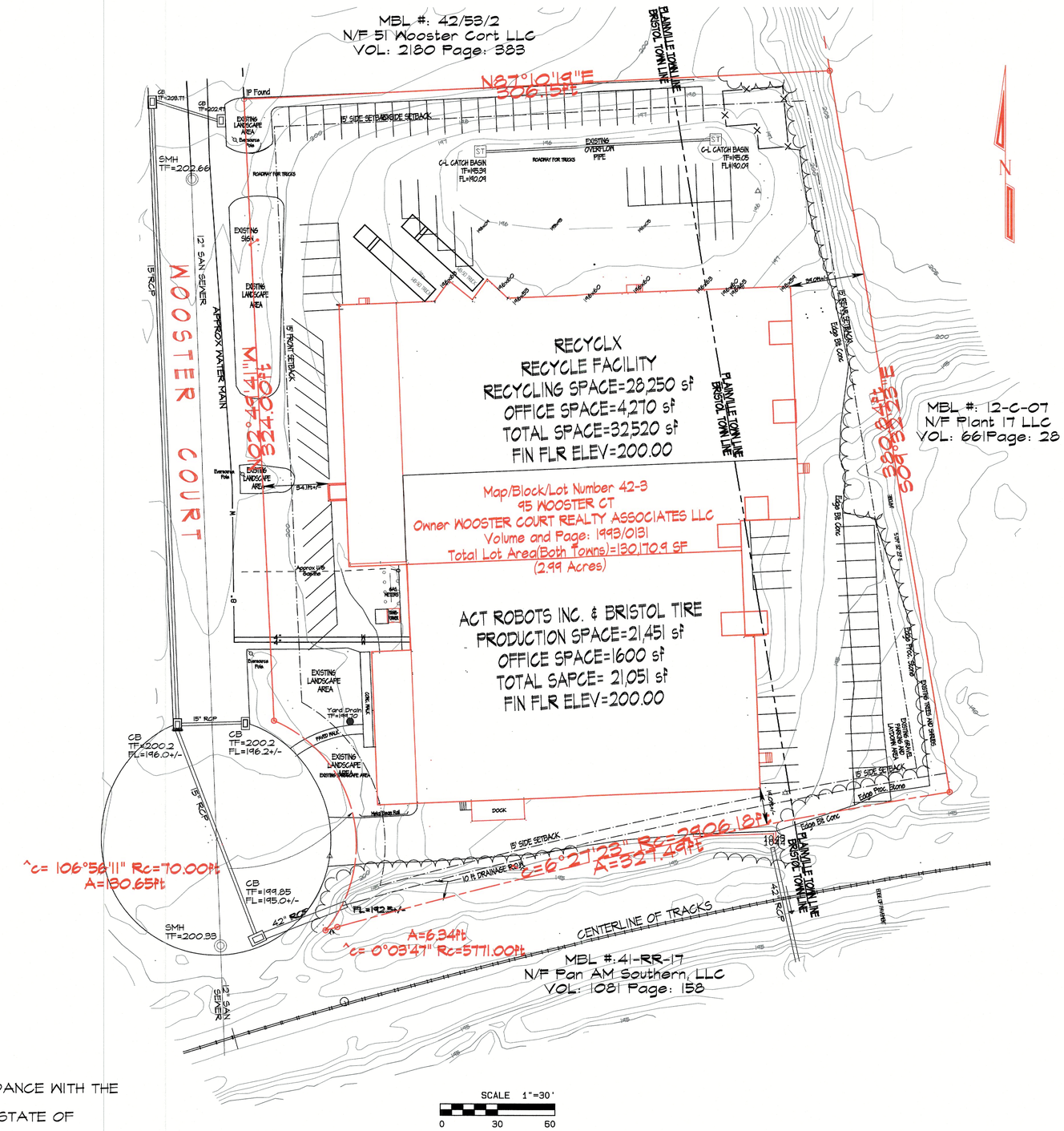
GENERAL NOTES

1. Elevations Shown hereon are referred to NGVD Datum of 1988.
2. Bearings Shown hereon are referenced NAVD Datum of 1983.
3. Building on this parcel is Located in FEMA Zone X as derived from Published Flood Map by FEMA
   a. The flood map for the selected area is FEMA Map Number: 09003C0467F, effective on 9/26/2008
4. There are no Inland Wetlands or Regulated Water Courses on this property pursuant to the Bristol GIS Wetlands Mapping Layer (As shown on VGSI/ESRI Maps) available on line as of the date of this survey.
   a. There are also no Wetlands Upland Review Areas situated on this parcel.
5. Underground Utility , Structure and Facility locations depicted and noted hereon have been compiled in part from record mapping supplied by the respective utility company and or governmental agencies, from parole testimony and other sources. Thes locations must be considered as approximate in nature. Additionally, other such features and utilities may exist on site , the existence of which are unknown to FMPCA, LLC. The location and existence of all such feature must be field determined and verified by the appropriate utility authorities prior to construction. Call before you Dig 1-800-922-4455.
6. MAP REFERENCES:

a. Map of Proposed Lot Revision Portion of Irving Sherman, Wooster Court , Bristol, CT, Scale:1A=50., Sept 1970, by Francis J. Crowley, PE&LS, Reg No. 847
b: Map of Portion of Land of Stanley Plating Co, Showing Proposed Building Located on Wooster Court, Bristol, CT Scale: 1A=50. September 1968, by M.C. Lefevre, CE.
C: Map Showing Land Owned by J&S Metals, Inc, Wooster Court Bristol, CT, Scale:1.=30., October 1984, Prepared by Neriani Surveying, Simsbury, CT.

LEGEND

- EXISTING FIELD TOPOGRAPHIC SURVEY CONTOUR —— 196 ——
- EXISTING FIELD TOPOGRAPHIC SURVEY ELEVATION 196X2
- EXISTING TREELINE
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE SNET 1842
- EXISTING CHAIN LINK FENCE
- EXISTING IRON PIN
- EXISTING MONUMENT
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MAIN



CERTIFICATION

THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, "MIMIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THE TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY.
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY.
HORIZONTAL ACCURACY: CONFORMS TO CLASS A-2.
TOPOGRAPHIC SURVEY INFORMATION: CONFORMS TO CLASS T.2.
VERTICAL ACCURACY: CONFORMS TO CLASS V-2.

STATE OF CONNECTICUT — CHARLES P. SHEEHAN — No. 10840 — LICENSED LAND SURVEYOR

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBTANTIALLY CORRECT AS NOTED HEREON:

Charles P. Sheehan LS No.10840
Charles P, Sheehan, PLS No.10840

REVISIONS

NO	DESCRIPTION	BY	DT

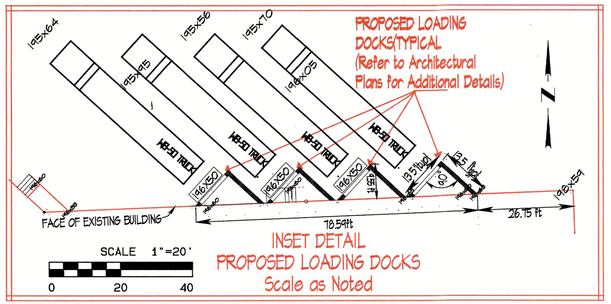
Property of
WOOSTER COURT REALTY ASSOC.,LLC

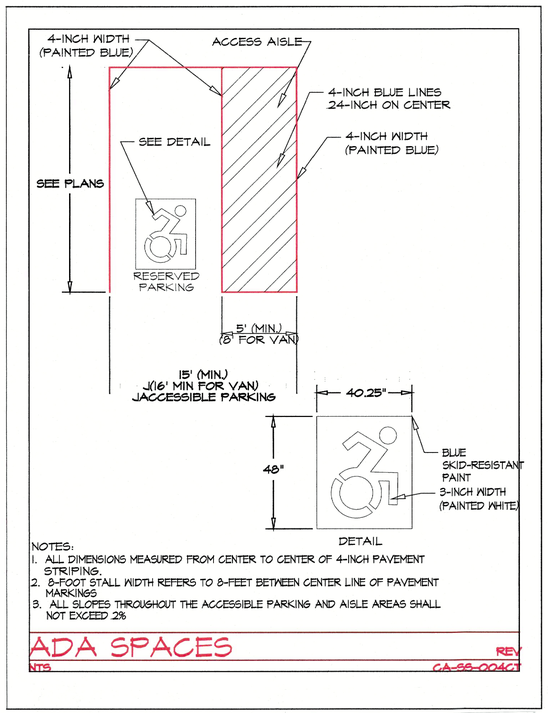
95 WOOSTER COURT
BRISTOL, CT

Existing Conditions Plan

Designed By:		Project No: N/A
Drawn By: CPS		Sheet No: One
Checked By: DS	PMPCA, LLC. 44 Cora Road Simsbury,CT 860-658-2380	Scale: As Noted
Approved By: CPS		Date: 11-16-25

GENERAL NOTES





NOTES:
1. ALL DIMENSIONS MEASURED FROM CENTER TO CENTER OF 4-INCH PAVEMENT STRIPING.
2. 8-FOOT STALL WIDTH REFERS TO 8-FEET BETWEEN CENTER LINE OF PAVEMENT MARKINGS
3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 2%

ADA SPACES

NTS | REV CA-SE-004CT

CERTIFICATION

Certified Substantially Correct.

Dawei Shi, Professional Engineer

STATE OF CONNECTICUT · DAWEI SHI · No. 28947 · LICENSED PROFESSIONAL ENGINEER

CERTIFICATION

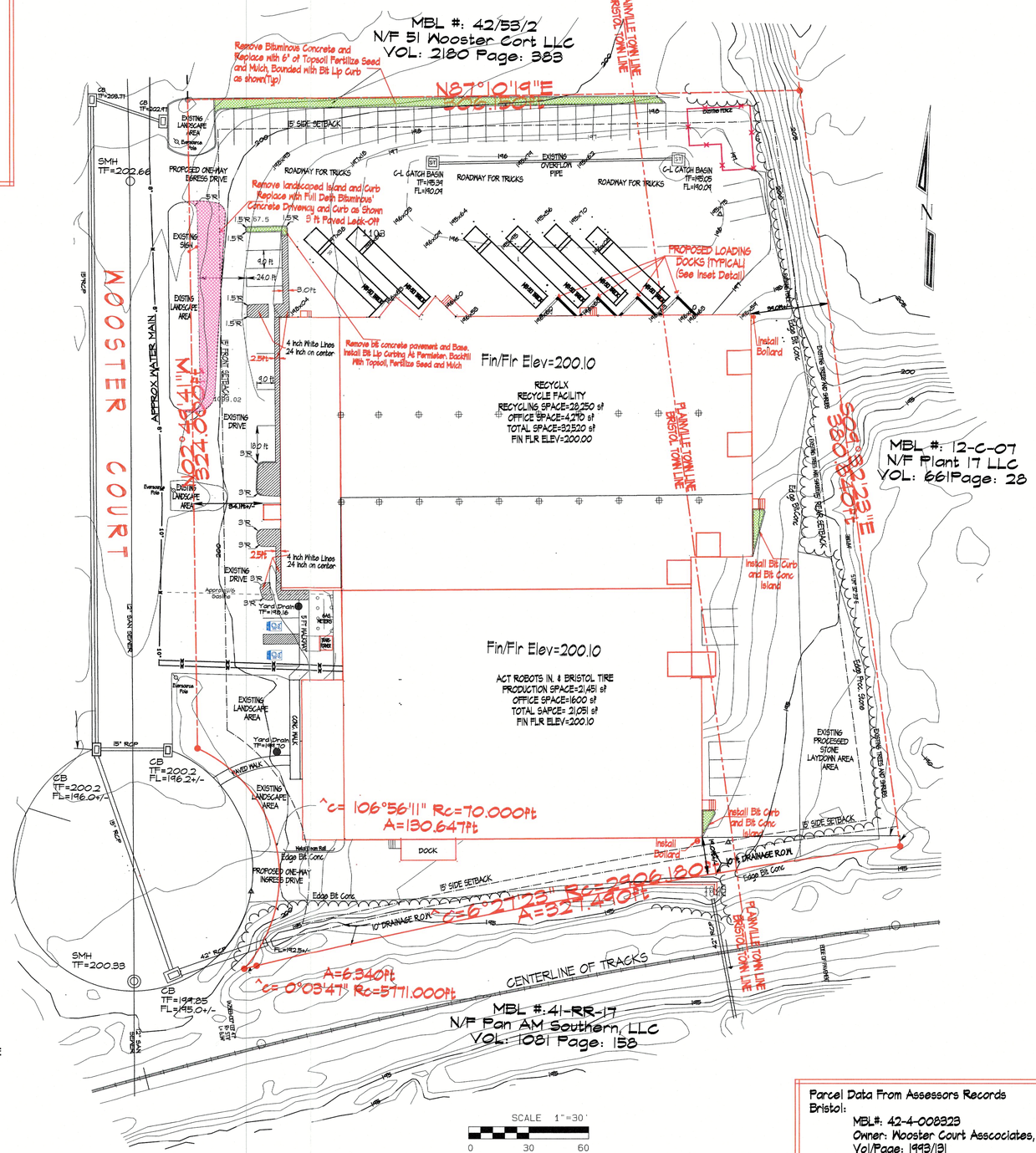
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STATE OF CONNECTICUT · CHARLES P. SHEEHAN · No. 10840 · LICENSED LAND SURVEYOR

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBTANTIALLY CORRECT AS NOTED HEREON:

Charles P. Sheehan LS No.10840



PARKING CALCULATIONS

RECYCX SPACE OFFICE SPACE: 4,270 SF PARKING RATIO:(2)+3 SPACES PER 1000 sf 4270/1000=(4.27IX3)=15 SPACES REQ.	ACT ROBOTS & BRISTOL TIRE SPACE OFFICE SPACE: 1,600 SF PARKING RATIO:3 SPACES PER 1000 SF 1600/1000=1.6X3= 5PARKING SPACES REQ.
	WAREHOUSE SPACE WAREHOUSE SPACE:21,451 SF 21451/1000=21.451X1=22 PARKING SPACES REQ.
15 PARKING SPACES REQ..	27 PARKING SPACES REQ..
TOTAL: 42 PARKING SPACES REQUIRED, INCLUDING 2 DESIGNATED ADA PARKING SPACES	

ZONING TABLE

Zoning Classification:Industrial-General Institution Zone

Item	Required	Existing	Proposed
Minimum Lot Area (SF)	25,000	130,170.9	130,170.9
Minimu Lot Area in Acres	N/A	2.99	2.99
Minimum Lot Width(ft)	100	454.65	454.65
Minimum Front Yard On A State Hwy(ft)	50	N/A	N/A
Minimum Front Yard On A City Street(ft)	15	34.1	34.1
Min. Front Yard On A City St Opposite a Residential Zone(ft)	15	N/A	N/A
Minimum Side Yard (ft)	15	19.0	19.0
Minimum Side Yard Abutting A Residential Zone (ft)	25	N/A	N/A
Minimum Rear Yard(ft)	15	39.0	39.0
Minimum Rear Yard Abutting A Residential Zone (ft)	25	N/A	N/A
Maximum Building Height(ft)	50	20+/-	20+/-
Maximum Building Coverage(%)	50	42.7	43.0
Maximum Impervious Coverage(%)	90	82	82
Required Parking Spaces	42	88	44

LEGEND

- EXISTING FIELD TOPOGRAPHIC SURVEY CONTOUR — 196 —
- EXISTING FIELD TOPOGRAPHIC SURVEY ELEVATION 196X2
- EXISTING TREELINE
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE SNET 1842
- EXISTING CHAIN LINK FENCE
- EXISTING IRON PIN
- EXISTING MONUMENT
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MAIN

Parcel Data From Assessors Records
Bristol:
MBL#: 42-4-008323
Owner: Wooster Court Asscociates, LLC
Vol/Page: 1993/131
Plainville:
MBL#: 12-C-01.2
Owner: Wooster Court Associates, LLC
Vol/Page: 578/465
Overall Site Area:
130,170.95F
2.99 Acres

REVISIONS

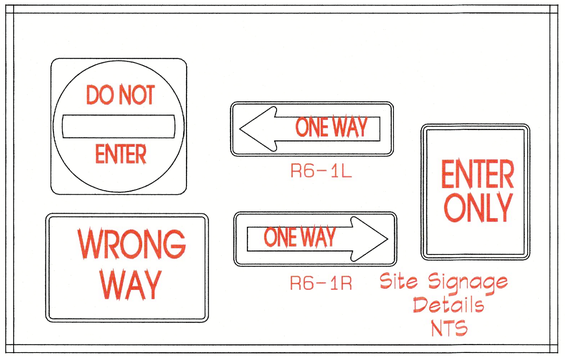
NO	DESCRIPTION	BY	DT

Property of
WOOSTER COURT REALTY ASSOC.,LLC

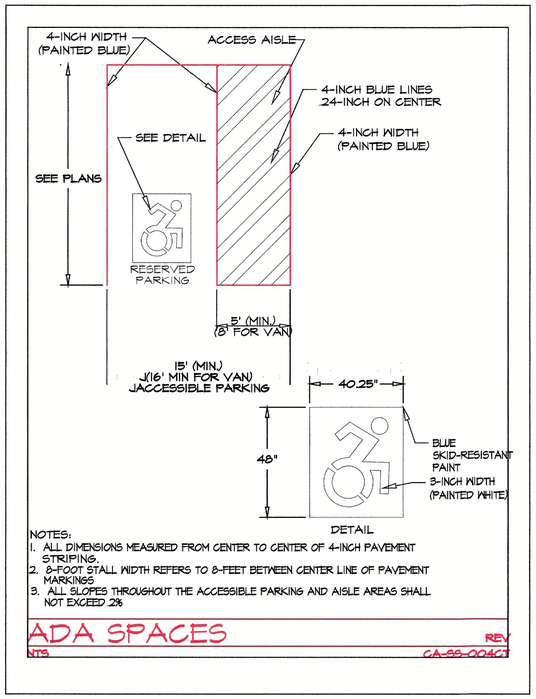
95 WOOSTER COURT
BRISTOL, CT

Permit Plan

Designed By:		Project No: N/A
Drawn By: CPS		Sheet No: One
Checked By: DS	PMPCA, LLC. 44 Cove Road Stonington,CT 860-885-2580	Scale: As Noted
Approved By: CPS		Date: 11-16-25



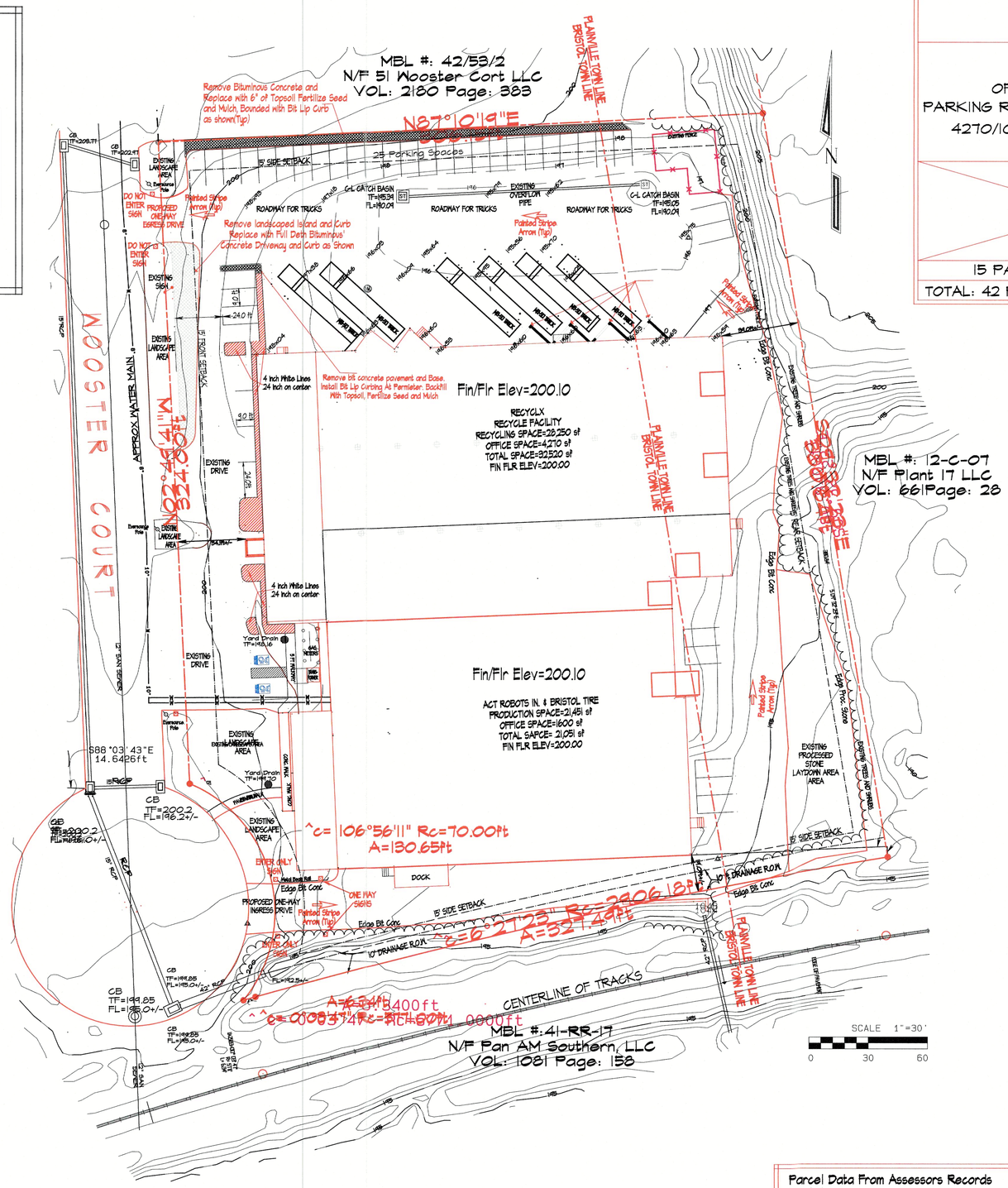
Site Signage Details NTS



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ADA SPACES

NTS REV CA-SS-00407



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- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MAIN

CERTIFICATION

Certified Sustantially Correct.

Daniel Shi, Professional Engineer

STATE OF CONNECTICUT DANIEL SHI No. 25947 LICENSED PROFESSIONAL ENGINEER

CERTIFICATION

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Charles P. Sheehan LS No.10840

CHARLES P. SHEEHAN No. 10840 LICENSED LAND SURVEYOR

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Owner: Wooster Court Associates, LLC
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Overall Site Area:
130,170.95F
2.99 Acres

REVISIONS

NO	DESCRIPTION	BY	DT

Property of
WOOSTER COURT REALTY ASSOC.,LLC

95 WOOSTER COURT
BRISTOL, CT

Signage/Striping Plan

Designed By:
Drawn By: CPS
Checked By: DS
Approved By: CPS

PMPCA, LLC.
44 Cerro Road
Bloomfield, CT
860-658-2880

Project No: N/A
Sheet No: One
Scale: As Noted
Date: 11-16-23

DIRECTION OF PEDESTRIAN/BICYCLE TRAFFIC

DESIGN BY: CELEY FLETCHER

POST

BASE ASSEMBLY

FINISHED GRADE

CHAIN

CONCRETE FOOTING w/ COMMERCIAL CONCRETE

PIPE DRAIN ~ 3/4" I.D. 1' LONG

GRANULAR FREE DRAINING MATERIAL

REAL FIELD

SECTION (A)

1' - 3 1/2" DIAM.

ROUND FOOTING

SQUARE FOOTING

PLAN VIEW

STEEL CAP PLATE

LCP-REFLECTIVE TAPE (TYP.)

STEEL PIPE ~ ASTM A 53, NPS 3 (3" NOM.) SCHEDULE 80

POST

PAINT ASSEMBLY WITH A "HIGHLY VISIBLE" COLOR (SAFETY YELLOW IS ACCEPTABLE)

CAP

1/4" CHAIN ~ GRADE 3, 6" LONG

1/8" x 7 7/8" SQUARE PLATE

POST SLEEVE

BASE PLATE

BASE ASSEMBLY

COVER PLATE

TOP PLATE

ALL 4

NOTE

This bollard does not have an effective breakaway design feature and cannot be installed within the Design Clear Zone.

1/8" PLATE — 4 3/4" DIAM.

COVER PLATE

1/8" PLATE — 5 15/16" DIAM.

TOP PLATE

STEEL PIPE ~ ASTM A 53, NPS 4 (4" NOM.) SCHEDULE 40 ~ WELD TO TOP PLATE

POST SLEEVE

3/4" DIAM. DRAIN HOLE

1/2" CHAMFER (TYP.)

BASE PLATE

1 1/4" - 2" FULL SURFACE HEAVY DUTY, WELD-ON HINGE

1/8" - 4 1/2" DIAM. STEEL PLATE

CAP AND HINGE

BOLLARD TYPE I

SHEET 1 OF 1 SHEET

07-23-99

6201

DESIGN BY: CELEY FLETCHER

SYMBOL 6' LANE

SYMBOL 8' LANE

SYMBOL 6' LANE

NOTE

Use the dimensions shown on this plan for each type of Traffic Arrow being placed on roadways with a posted speed limit of 45 mph or higher and on all on-ramps and off-ramps.

MARKING AREA 17.44 SQ.FT.

TYPE 1 TRAFFIC ARROW

MARKING AREA 29.14 SQ.FT.

TYPE B TRAFFIC ARROW

ELLIPSE "A"

ELLIPSE "B"

GRID IS 4" SQUARES

1'-4" = ELLIPSE "B" AXIS

2'-8" = ELLIPSE "A" AXIS

MARKING AREA 17.93 SQ.FT.

TYPE 2A (LEFT) TRAFFIC ARROW

MARKING AREA 17.93 SQ.FT.

TYPE 2B (RIGHT) TRAFFIC ARROW

SYMBOL MARKINGS ~ TRAFFIC ARROWS FOR HIGH-SPEED ROADWAYS

SHEET 1 OF 3 SHEETS

4/20/15

CONCRETE SIDEWALK

CONSTRUCTION JOINT; 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT SEALANT

TOOLED JOINT (1" DEEP)

CONSTRUCTION JOINT; 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT SEALANT

PLAN

WIDTH W	A	B
4'	4'	28°
5'	5'	30°

1-1/2" CLEAR

6" CONCRETE SIDEWALK

6 x 6 - W2.4 x W2.4 WELDED WIRE FABRIC

COMPACTED SUBGRADE

PROCESSED GRAVEL BASE 1½" MAX. STONE SIZE

SECTION

NOTES:
1. SIDEWALK SLOPE SHALL BE A MIN. OF 1% AND A MAX. OF 12%.
2. CONCRETE SHALL BE MIN. 4,000 P.S.I., TYPE II.
3. BROOM FINISH PERPENDICULAR TO CURB OR TRAFFIC PATH.
4. PROVIDE A 1/2" WIDE EXPANSION JOINT WHERE SIDEWALK MEETS WALL(S), FACE-OF-BUILDING OR OTHER FIXED OBJECT.

CONCRETE SIDEWALK

NTS

REV CA-RD-008

FACE OF CURB

5"

4"

2" R.

BITUMINOUS CONCRETE LIP CURB

FINISH GRADE

PAVEMENT STRUCTURE

6"

2%

28°

TACK COAT

BITUMINOUS CONCRETE LIP CURB

NTS

REV CA-RD-009

1.5" BITUMINOUS SURFACE COURSE

1.5" BITUMINOUS DENSE BASE COURSE

6" COMPACTED PROCESS GRAVEL

COMPACTED SUB GRADE

STANDARD DUTY PAVEMENT

NTS

REV CA-RD-001

DESIGN BY: CELEY FLETCHER

NOTES

1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected materi
4.

DRAINAGE GRATE

GRATE FRAME

SEDIMENT AND DEBRIS

8" MAX.

TRIM

OVERFLOW BYPASS

BELOW INLET GRATE DEVICE

FILTERED WATER

SECTION VIEW NOT TO SCALE

DRAINAGE GRATE ~ RECTANGULAR GRATE SHOWN

RETRIEVAL SYSTEM (TYP.)

BELOW INLET GRATE DEVICE

OVERFLOW BYPASS (TYP.)

ISOMETRIC VIEW

STORM DRAIN INLET PROTECTION

SHEET 1 OF 1 SHEET

04-20-07

REVISIONS

NO	DESCRIPTION	BY	DT

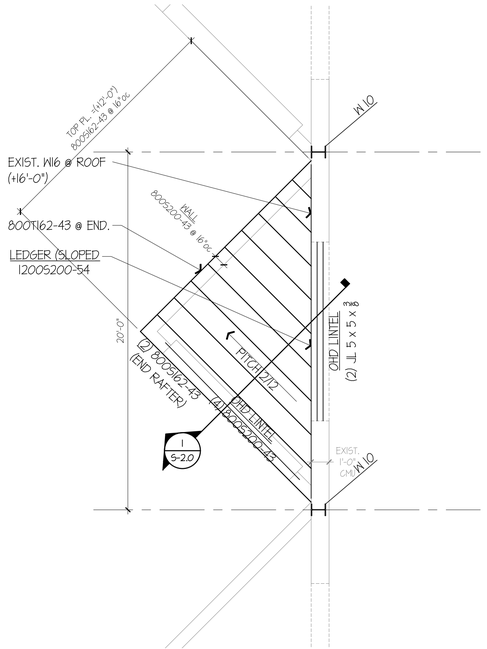
Property of
WOOSTER COURT REALTY ASSOC.,LLC

95 WOOSTER COURT
BRISTOL, CT

Details Plan

Designed By:	
Drawn By: CPS	
Checked By: DS	
Approved By: CPS	
Project No: N/A	
Sheet No: One	
Scale: As Noted	
Date: 11-16-23	

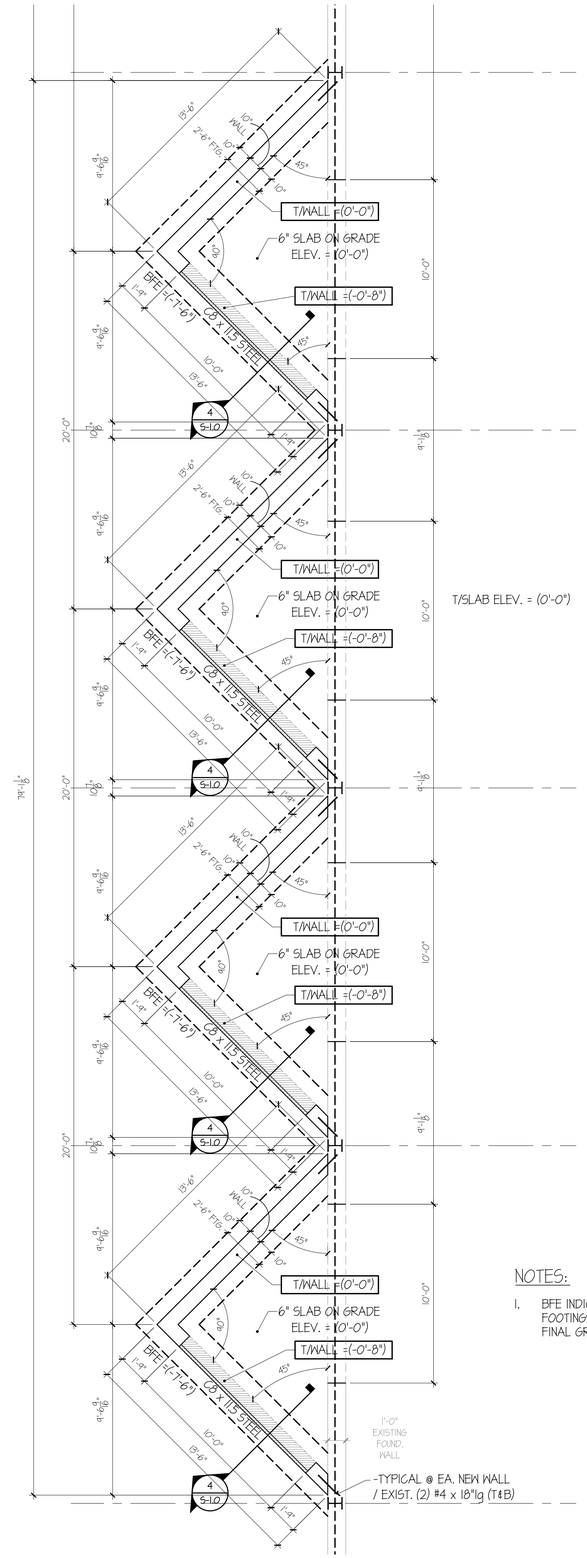
PMPCA, LLC.
44 Cove Road
Stonington, CT
860-883-2380



3 S-1.0 TYP. DOCK ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

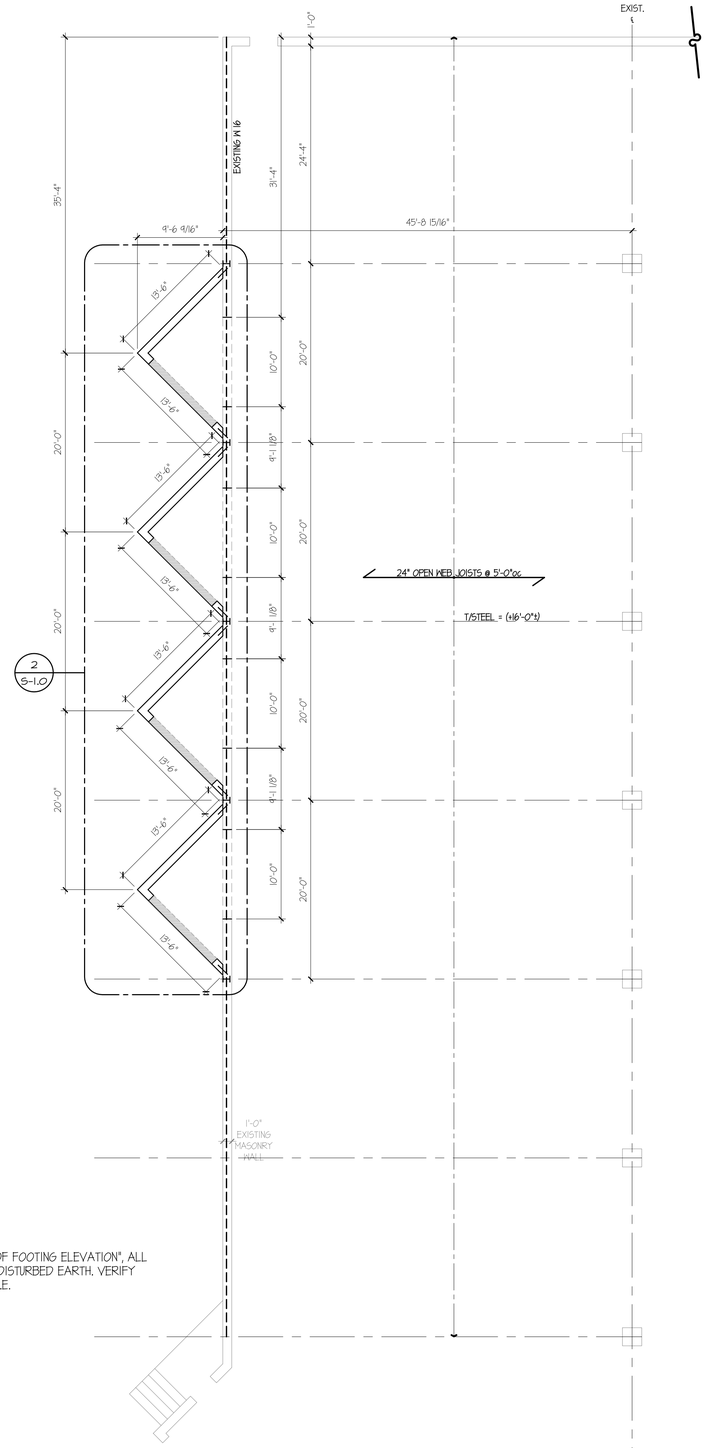
NORTH



2 S-1.0 FOUNDATION PLAN

SCALE: 1/4"=1'-0"

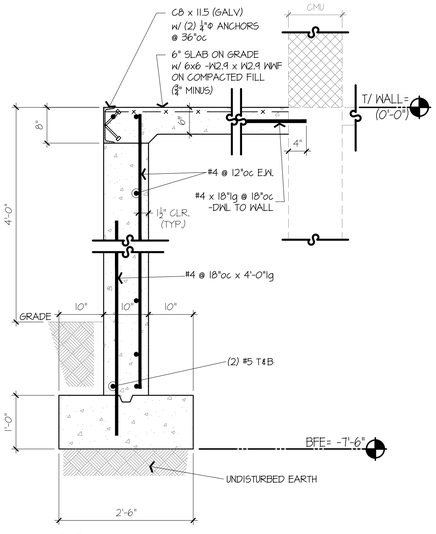
NORTH



1 S-1.0 OVERALL PLAN FNDN / ROOF FRAMING

SCALE: 1/8"=1'-0"

NORTH



4 S-1.0 SECTION @ LOADING DOCK

SCALE: 3/4"=1'-0"

NOTES:

1. BFE INDICATES "BOTTOM OF FOOTING ELEVATION", ALL FOOTINGS TO BEAR ON UNDISTURBED EARTH. VERIFY FINAL GRADES TO SET B.F.E.

PERMIT 12-08-25

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1379 MAIN STREET EAST HARTFORD CT. 06108
office: 860.289.3262 capitalstudio.net

Loading Dock Expansion for

RecyclX

95 Wooster Court, Bristol, CT

date	description	no.

revisions

WILLIAM M. LAPOINT, PE
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voice: 860.794.8585
email: wmlpengineer@gmail.com

FOUNDATION PLAN

S-1.0

date	NOV 4, 2025
drawn	JB
scale	AS NOTED
checked	WML
project no.	25-34

STRUCTURAL NOTES:

A. GENERAL

1. ALL WORK SHALL CONFORM TO THE CT BUILDING CODES: IBC 2021, & 2022 CONNECTICUT CODE
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF EXISTING DURING CONSTRUCTION.
3. IF REQ'D BY BLFG DEPT ALL FIELD TESTING SHALL PERFORMED BY AN ACCREDITED TESTING LABORATORY.

B. FOUNDATION

4. ALL FOUNDATIONS SHALL BEAR ON VIRGIN or COMPACTED STRUCTURAL FILL. ANY UNSUITABLE SOIL CONDITION UNDER SLAB SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/ARCHITECT/ENGINEER.
5. SUB-GRADE SHALL BE COMPACTED USING A VIBRATORY TAMPER OR JUMPING SOIL RAMMER AFTER THE STRUCTURAL BACKFILL HAS BEEN APPROVED.
6. PROVIDE BACKFILL MATERIAL (Submit for Approval) BELOW SLAB-ON-GRADE & SHALL BE PLACED IN LAYERS NOT TO EXCEED 12".
7. WHERE BOTT/FOOTINGS ARE BELOW THE GROUNDWATER ELEVATION, PLACE FILTER FABRIC & 8" OF 3/8" CRUSHED STONE.

C. CONCRETE (All materials to be submitted for Review before start of work)

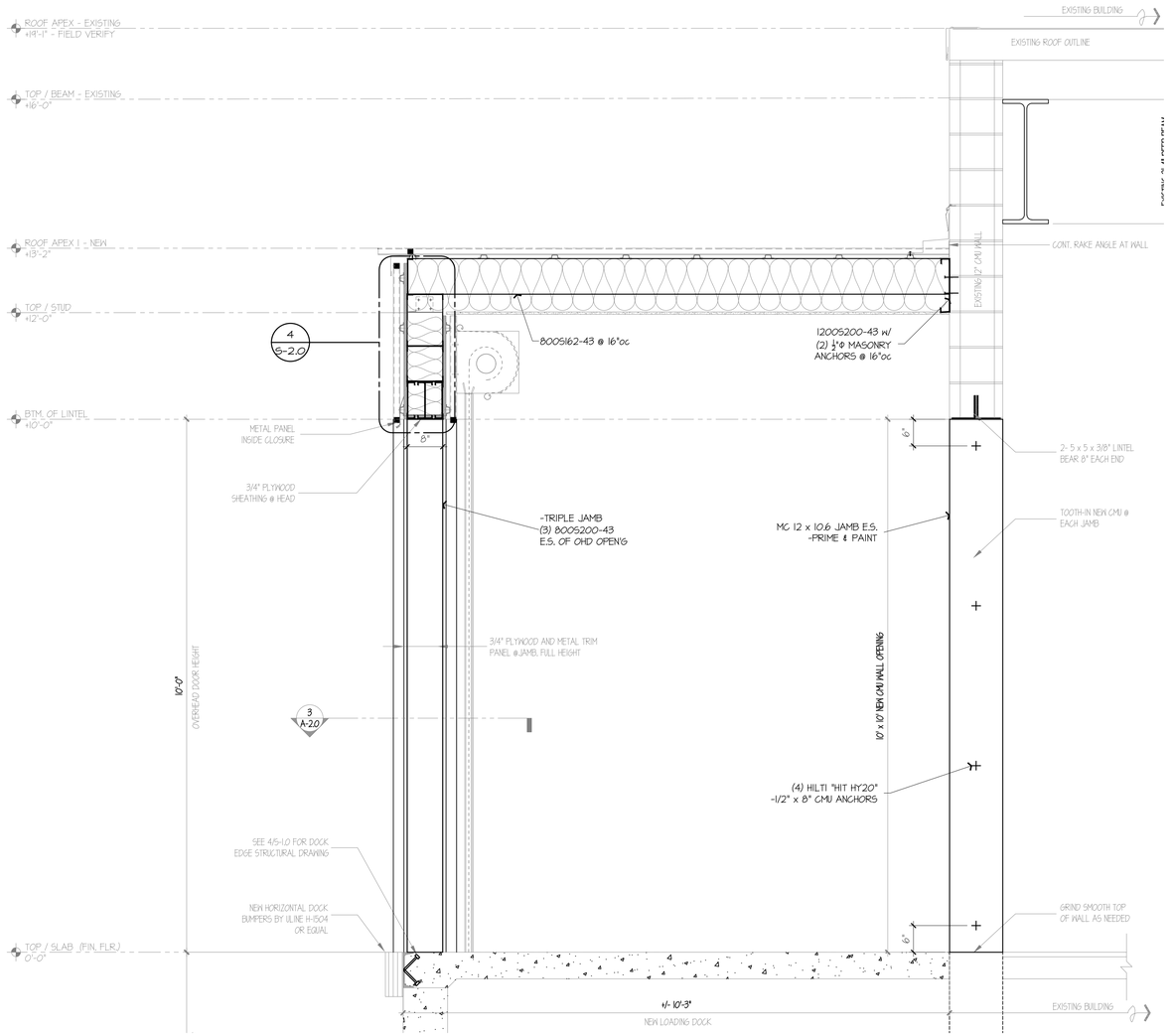
8. CONCRETE MATERIALS ARE AS FOLLOWS: 3000 psi at WALLS, FOOTINGS, & SLAB-ON-GRADE.
9. REINFORCEMENT: ASTM A615, Fy = 60 ksi.
10. CONCRETE WORK SHALL CONFORM TO ACI 301-03 & ACI 318-03.
11. MINIMUM COVER FOR REBAR:
    1 CONCRETE AGAINST EARTH.....3"
    2 CONCRETE EXPOSED TO WEATHER.....2"
    3 CONCRETE AT INTERIOR SLABS.....1"
12. LOADING DOCK FLOOR
    BASEMENT SLAB SHALL HAVE A STEEL TROWEL FINISH. PITCH TO EXTERIOR.
    EXTERIOR SLABS SHALL RECEIVE A COURSE BROOM FINISH. VERIFY WITH OWNER ON SLAB TREATMENT BEFORE PRECEEDING.
13. APPLY CURING COMPOUND TO SLABS IMMEDIATELY FOLLOWING TROWELING, Kure-N-Seal #830 or EQUAL.
14. GROUT & RUB ALL EXPOSED SURFACES OF PIERS & WALLS WITHIN 48 HOURS OF POUR.

D. COLD FORMED METAL (All materials to be submitted for Review before start of work)

15. MATERIALS: (All exposed steel shall be galvanized)
    ASTM A1003, Structural Type H
    18-20 gauge.....Fy = 33 ksi.
    12-16 gauge.....Fy = 50 ksi.
    ASTM C1513.....Self Tapping Fasteners
    No. 10 Screw.....d = 0.190 in
    STEEL: Anchor Bolts, A307, Galvanized
    MISC: A36

E. DESIGN CRITERIA (BRISTOL, CT)

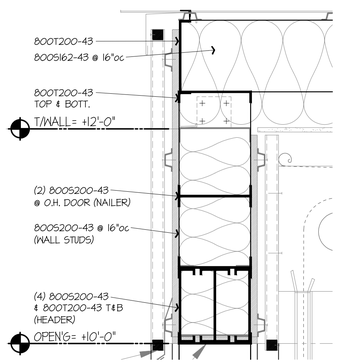
ROOF LIVE LOAD = 35 psf
WIND LOAD .....120 mph, Exp B
PRESUMPTIVE SOIL BEARING PRESSURE.....1.5 ton/sq ft



1 S-2.0 **SECTION @ LOADING DOCK**

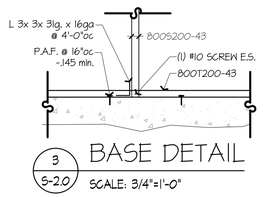
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REF: CSA- 1/A-2.0



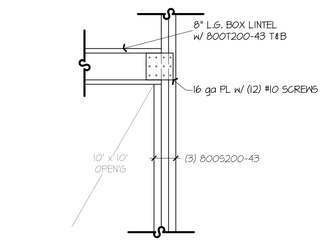
4 S-2.0 **SECTION / DETAIL**

SCALE: 3"=1'-0"



3 S-2.0 **BASE DETAIL**

SCALE: 3/4"=1'-0"



2 S-2.0 **SECTION @ DOOR OPEN'G**

SCALE: 3/4"=1'-0"

PERMIT 12-08-25

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Loading Dock Expansion for

RecyclX

95 Wooster Court, Bristol, CT

date	description	no.

revisions

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SECTIONS & DETAILS

S-2.0

date	NOV 4, 2025
drawn	JB
scale	AS NOTED
checked	WML
project no.	25-34

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ZONING TABLE

ZONING CLASSIFICATION: INDUSTRIAL - GENERAL INSTITUTION ZONE

ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SF)	25,000	130,169	130,169
MINIMUM LOT FRONTAGE (ACRES)	N/A	2.988 ACRES	2.988 ACRES
MINIMUM LOT WIDTH (FT)	100	454.65	454.65
MINIMUM FRONT YARD ON A STATE HIGHWAY (FT)	50	454.65	454.65
MINIMUM FRONT YARD ON A CITY STREET (FT)	15	N/A	N/A
MINIMUM FRONT YARD ON A CITY STREET OPPOSITE A RESIDENTIAL ZONE (FT)	15	15	15
MINIMUM SIDE YARD (FT)	15	N/A	N/A
MINIMUM SIDE YARD ABUTTING A RESIDENTIAL ZONE (FT)	25	N/A	N/A
MINIMUM REAR YARD (FT)	15	15	15
MINIMUM REAR YARD ABUTTING A RESIDENTIAL ZONE (FT)	25	N/A	N/A
MAXIMUM BUILDING HEIGHT (FT)	50	± 20	± 20
MAXIMUM BUILDING COVERAGE (%)	50	42.7	43
MAXIMUM IMPERVIOUS COVERAGE (%)	90	41.82	42.06
PARKING SPACES	42	88	48

1. AREAS AND DIMENSIONS STANDARDS LISTED ABOVE ARE ACCORDING TO THE TOWN OF BRISTOL.

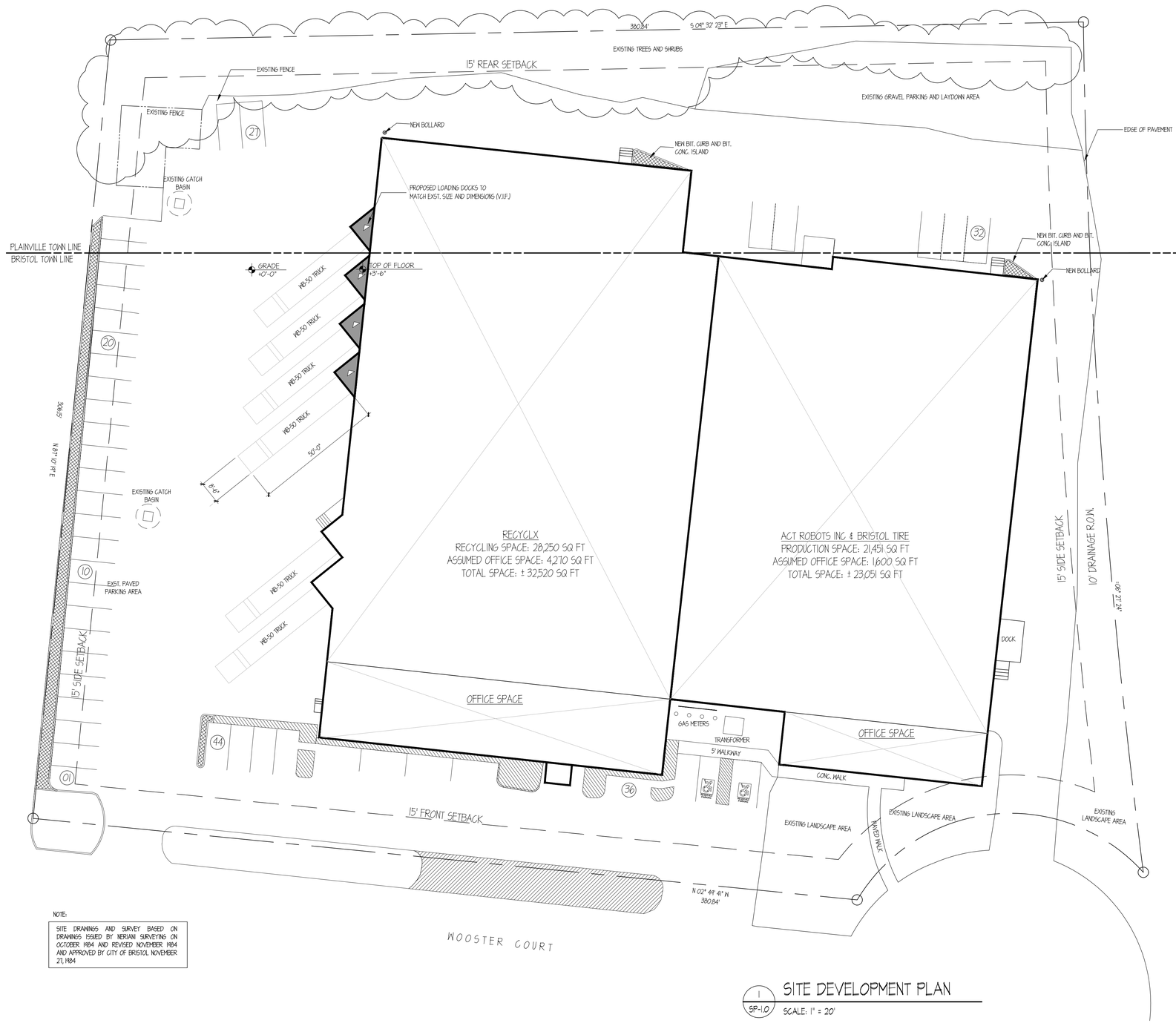
PARKING CALCULATIONS

RECYCLX SPACE	ACT ROBOTS & BRISTOL TIRE SPACE
ASSUMED OFFICE SPACE: 4,270 SQ. FT. PARKING RATIO: (2) + 3 SPACES PER 1000 SQ. FT. $\frac{4,270}{1000}$ = (4.271 X 3) + 2 ≈ 15 PARKING SPACES	ASSUMED OFFICE SPACE: 1,600 SQ. FT. PARKING RATIO: 3 SPACES PER 1000 SQ. FT. $\frac{1,600}{1000}$ = 1.6 X 3 ≈ 5 PARKING SPACES
	WAREHOUSE SPACE: 21,451 SQ. FT. PARKING RATIO: 1 SPACES PER 1000 SQ. FT. $\frac{21,451}{1000}$ = 21.451 X 1 ≈ 22 PARKING SPACES
15 PARKING SPACES	27 PARKING SPACES
TOTAL: 42 PARKING SPACES REQUIRED, INCLUDING 2 DESIGNATED ADA PARKING SPACES.	

NOTE: ALL NUMERICAL VALUES SHOWN IN THIS DRAWING COMPLY WITH THE APPLICABLE STANDARDS AND REQUIREMENTS SPECIFIED IN THE CITY OF BRISTOL ZONING REGULATIONS, ARTICLE 3, SECTION 13.2 - OFF-STREET PARKING, AND THE 2021 INTERNATIONAL BUILDING CODE, VOLUME 1, CHAPTER 2: ACCESSIBILITY, SECTION 1106, TABLE 1106.2.

REFERENCING THE ORIGINAL SURVEY

PRELIMINARY PROPERTY SURVEY PROVIDED BY NERANI SURVEYING AT SIMSBURY, CONNECTICUT. THE SURVEY WAS PREPARED FOR J.I.S METALS INC. AT 95 WOOSTER COURT, BRISTOL, CONNECTICUT. DATE OF SURVEY: NOVEMBER 27, 1984.



NOTE:

SITE DRAWINGS AND SURVEY BASED ON DRAWINGS ISSUED BY NERANI SURVEYING ON OCTOBER 1984 AND REVISED NOVEMBER 1984 AND APPROVED BY CITY OF BRISTOL NOVEMBER 27, 1984

1 SP-1.0 SITE DEVELOPMENT PLAN

SCALE: 1" = 20'

CAPITAL STUDIO
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office: 860.289.3262 capitalstudio.net

Loading Dock Expansion for

RecyclX

95 Wooster Court, Bristol, CT

date	description	no.

revisions

SITE PLANS

SP-1.0

date	DEC 16, 2025
drawn	JG
scale	AS NOTED
checked	DH
project no.	25-34

Loading Dock Expansion at RecyclX, Bristol, CT | CSA Project 25-34 - sheet 25-34_Cd Plans

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ZONING TABLE

ZONING CLASSIFICATION: INDUSTRIAL - GENERAL INSTITUTION ZONE			
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MINIMUM SIDE YARD ABUTTING A RESIDENTIAL ZONE (FT)	25	N/A	N/A
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MINIMUM REAR YARD ABUTTING A RESIDENTIAL ZONE (FT)	25	N/A	N/A
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MAXIMUM BUILDING COVERAGE (%)	50	42.7	43
MAXIMUM IMPERVIOUS COVERAGE (%)	90	41.82	42.06
PARKING SPACES	42	88	48

1. AREAS AND DIMENSIONS STANDARDS LISTED ABOVE ARE ACCORDING TO THE TOWN OF BRISTOL

PARKING CALCULATIONS

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ASSUMED OFFICE SPACE: 4,270 SQ. FT. PARKING RATIO: (2) + 3 SPACES PER 1000 SQ. FT. $\frac{4,270}{1000}$ = (4.271 X 3) + 2 ≈ 15 PARKING SPACES	ASSUMED OFFICE SPACE: 1,600 SQ. FT. PARKING RATIO: 3 SPACES PER 1000 SQ. FT. $\frac{1,600}{1000}$ = 1.6 X 3 ≈ 5 PARKING SPACES
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NOTE: ALL NUMERICAL VALUES SHOWN IN THIS DRAWING COMPLY WITH THE APPLICABLE STANDARDS AND REQUIREMENTS SPECIFIED IN THE CITY OF BRISTOL ZONING REGULATIONS, ARTICLE 3, SECTION 13.2 -OFF-STREET PARKING, AND THE 2021 INTERNATIONAL BUILDING CODE, VOLUME 1, CHAPTER 2: ACCESSIBILITY, SECTION 1106, TABLE 1106.2.

REFERENCING THE ORIGINAL SURVEY

PRELIMINARY PROPERTY SURVEY PROVIDED BY NERANI SURVEYING AT SIMSBURY, CONNECTICUT. THE SURVEY WAS PREPARED FOR J45 METALS INC. AT 95 WOOSTER COURT, BRISTOL, CONNECTICUT. DATE OF SURVEY: NOVEMBER 27, 1984.



NOTE:
SITE DRAWINGS AND SURVEY BASED ON DRAWINGS ISSUED BY NERANI SURVEYING ON OCTOBER 1984 AND REVISED NOVEMBER 1984 AND APPROVED BY CITY OF BRISTOL NOVEMBER 27, 1984

1 / SP-1.0 SITE DEVELOPMENT PLAN
SCALE: 1" = 20'

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Loading Dock Expansion for
RecyclX
95 Wooster Court, Bristol, CT

date	description	no.

revisions

NORTH

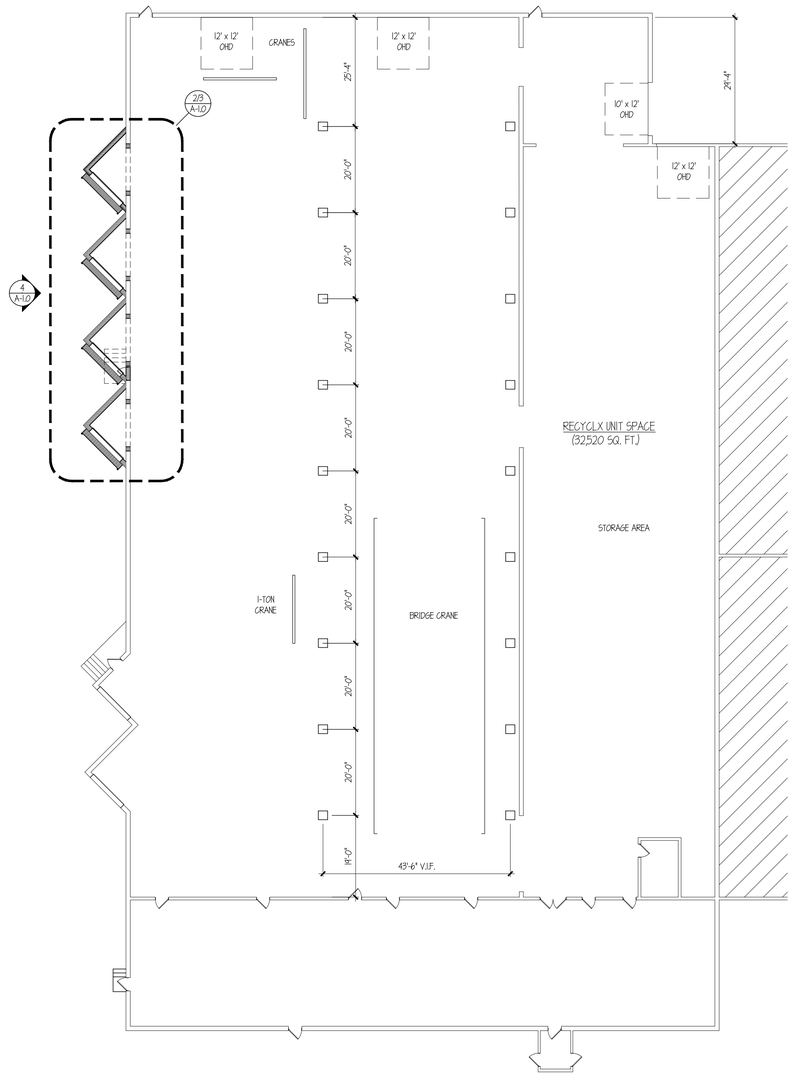
SITE PLANS

SP-1.1

date	DEC 16, 2025
drawn	JG
scale	AS NOTED
checked	DH
project no.	25-34

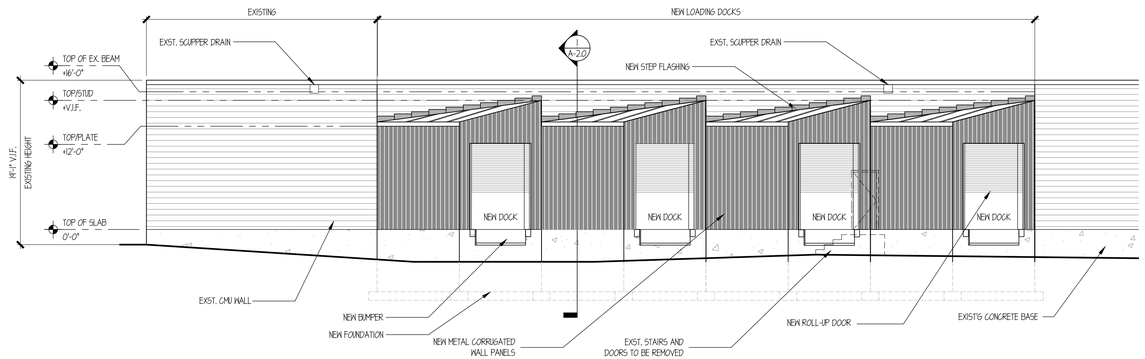
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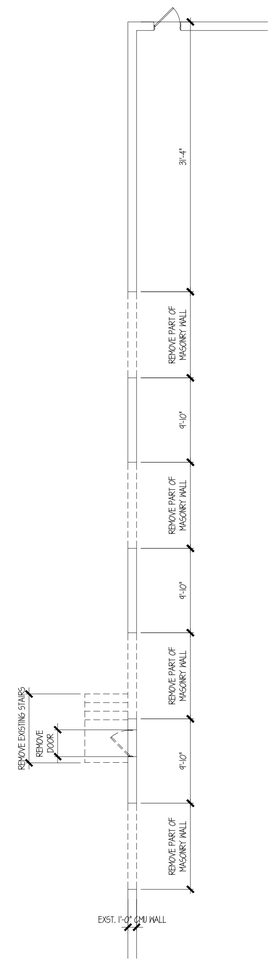
1 A-1.0 OVERALL PLAN

SCALE: 1/16" = 1'-0"



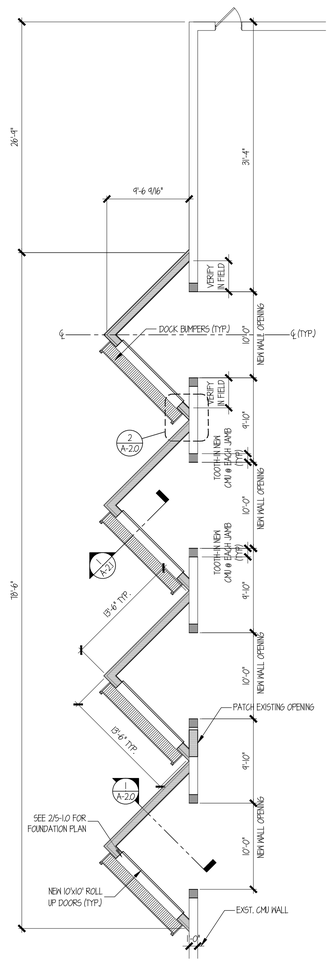
4 A-1.0 NEW DOCKS ELEVATION

SCALE: 1/8" = 1'-0"



2 A-1.0 PARTIAL PLAN - DEMO

SCALE: 1/8" = 1'-0"



3 A-1.0 PARTIAL PLAN - NEW CONSTRUCTION

SCALE: 1/8" = 1'-0"

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Loading Dock Expansion for

RecyclX

95 Wooster Court, Bristol, CT

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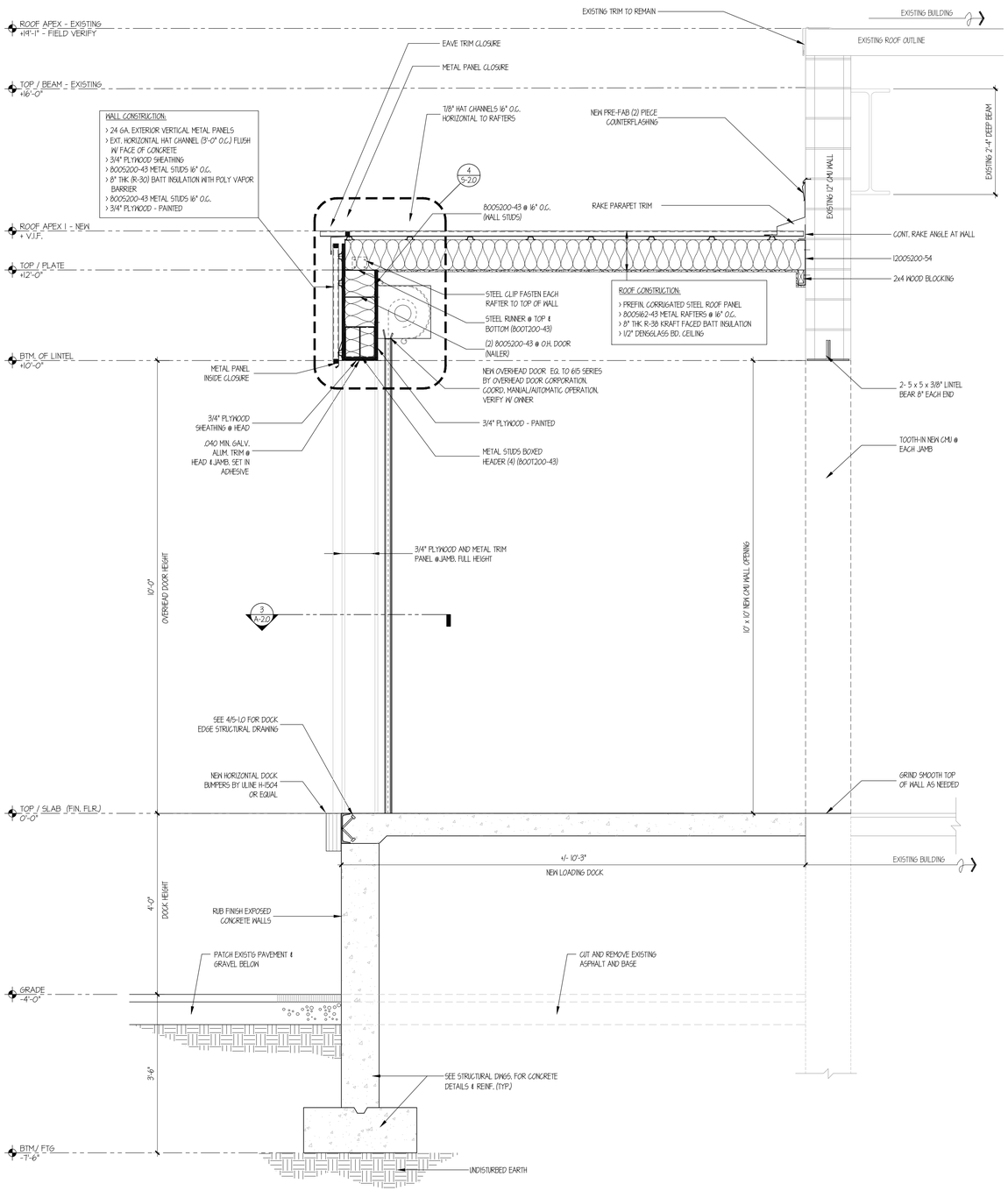
date	description	no.
revisions		

FLOOR PLANS AND ELEVATION

A-1.0

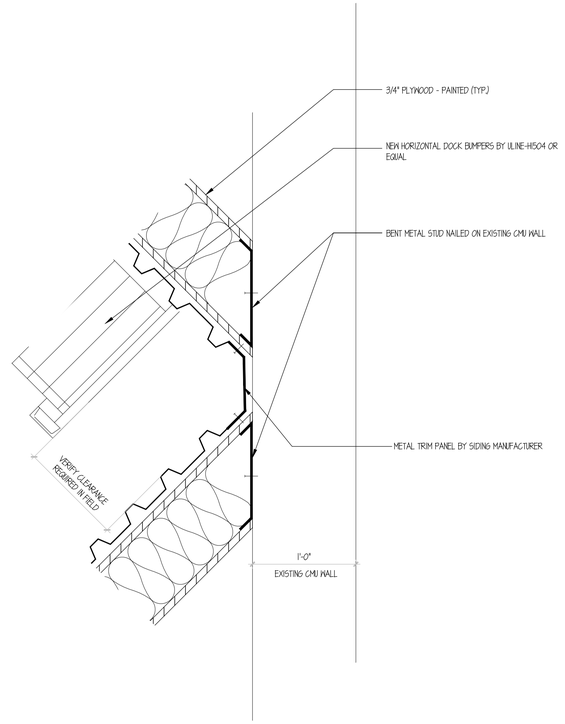
date	DEC 16, 2025
drawn	JG
scale	AS NOTED
checked	DH
project no.	25-34

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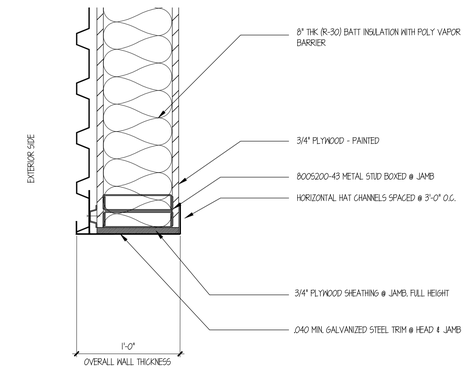
1 A-2.0 SECTION THRU NEW DOCK

SCALE: 3/4" = 1'-0"



2 A-2.0 NEW WALL CONNECTION TO EXST. CMU WALL

SCALE: 3/4" = 1'-0"



3 A-2.0 DOOR JAMB DETAIL

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

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Loading Dock Expansion for

RecyclX

95 Wooster Court, Bristol, CT

date	description	no.

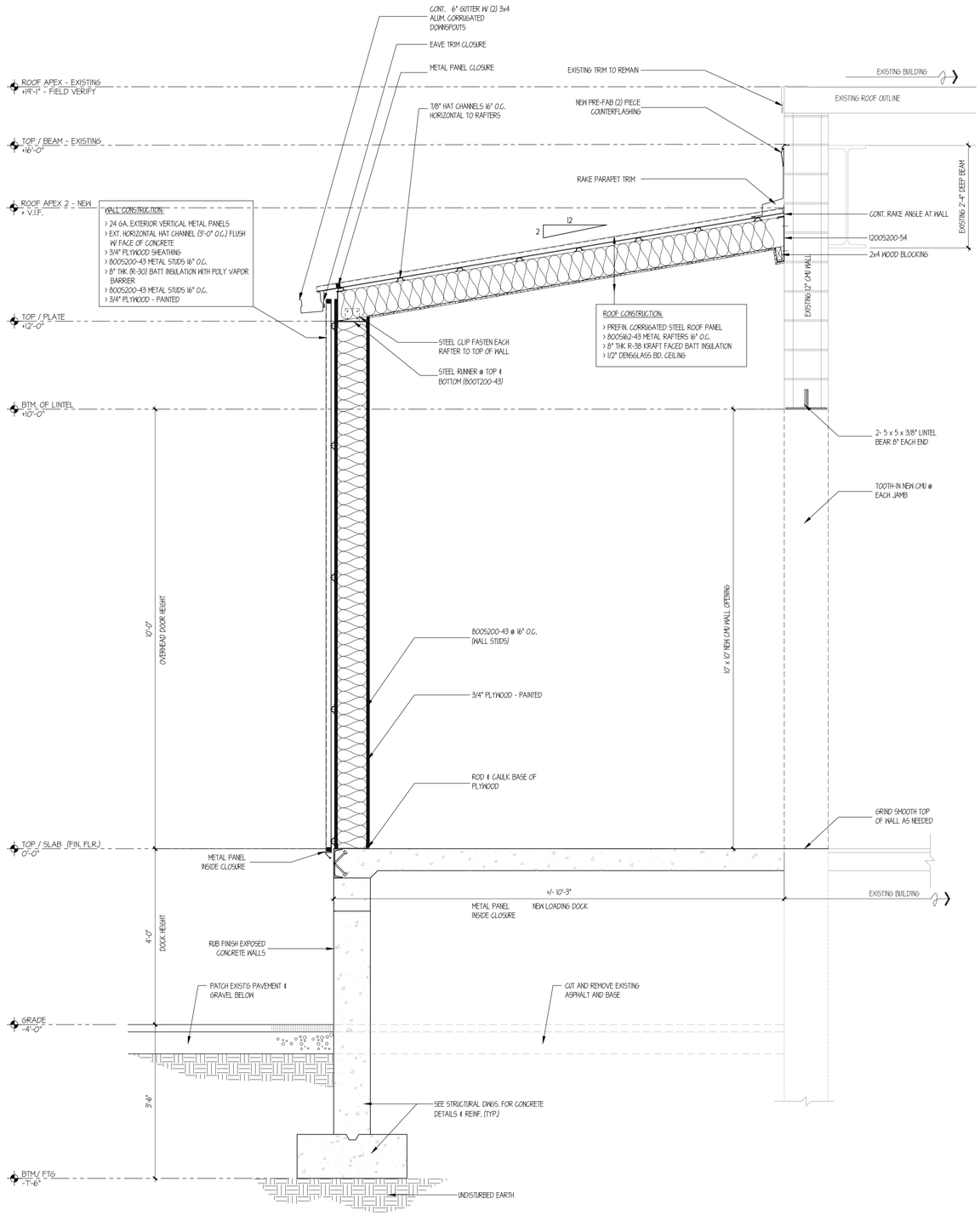
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SECTIONS & DETAILS

A-2.0

date	DEC 16, 2025
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1 / A-2.1 SECTION THRU NEW DOCK

SCALE: 3/4" = 1'-0"

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Loading Dock Expansion for RecyclX

95 Wooster Court, Bristol, CT

Loading Dock Expansion at RecyclX, Bristol, CT | CSA Project 25-34 - sheet 25-34_Cd Plans

date	description	no.

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SECTIONS & DETAILS

A-2.1

date	DEC 16, 2025
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project no.	25-34

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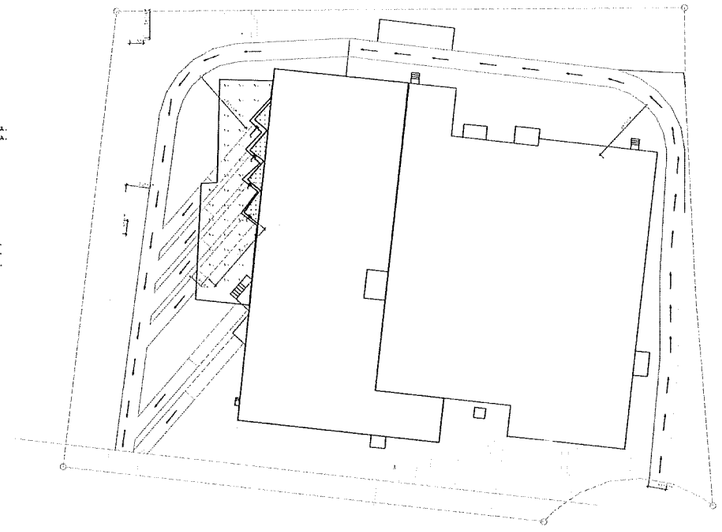
RECYCLEX LOADING DOCK CALCULATIONS
CREATED FOR CAPITAL STUDIO ARCHITECTS
BY WATTSAVER LIGHTING PRODUCTS, INC

DOCK AREA

Illuminance (Fc)
Average = 3.69
Maximum = 5.6
Minimum = 2.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

AREA AROUND DOCKS

Illuminance (Fc)
Average = 1.67
Maximum = 5.3
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
	4	A	Single	WPOP33U-CS_33W_4000K	0.857	5315	34	14

CAPITAL STUDIO
architects LLC
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office: 860.289.2062 capitalstudio.net

Loading Dock
Expansion for
RecyclX
95 Wooster Court,
Bristol, CT

date	description	no.

revisions

PHOTOMETRIC DRAWING

L-1.0

date	DEC 30, 2025
drawn	JG
scale	AS NOTED
checked	DH
project no.	25-34

Loading Dock Expansion at RecyclX, Bristol, CT | CSA Project 25-34 - sheet 25-34_Cd Plans.dwg

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RECYCLEX LOADING DOCK CALCULATIONS
CREATED FOR CAPITAL STUDIO ARCHITECTS
BY WATTSAVER LIGHTING PRODUCTS, INC

DOCK AREA

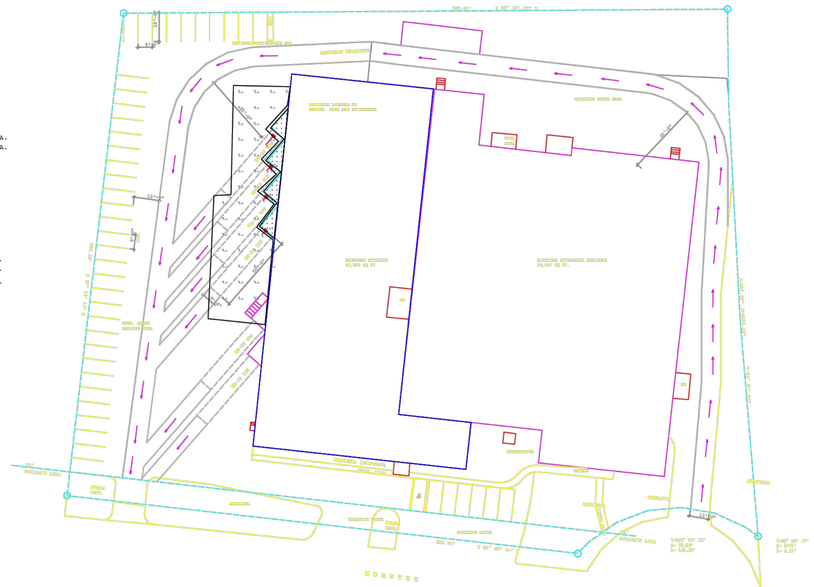
Illuminance (Fc)
Average = 1.60
Maximum = 3.6
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

DOCK AREA CALCS TAKEN AT 3.5'
NUMBERS ARE IN BLACK

AREA AROUND DOCKS

Illuminance (Fc)
Average = 1.67
Maximum = 5.3
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

AREA AROUND DOCKS CALCS TAKEN AT 0'
NUMBERS ARE IN BLUE



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
⊡	4	A	Single	WPOP33U-CS_33W_4000K	0.857	5315	34	14

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Loading Dock Expansion for

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95 Wooster Court, Bristol, CT

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date	DEC 30, 2025
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RECYCLEX LOADING DOCK CALCULATIONS
CREATED FOR CAPITAL STUDIO ARCHITECTS
BY WATTSAVER LIGHTING PRODUCTS, INC

DOCK AREA

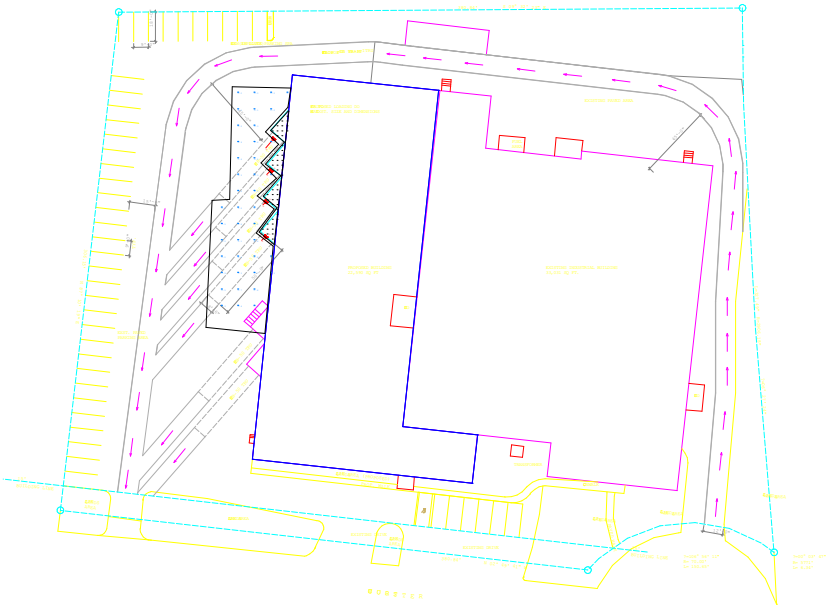
Illuminance (Fc)
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Maximum = 3.6
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

DOCK AREA CALCS TAKEN AT 3.5' HEIGHT AND IN PLAN

AREA AROUND DOCKS

Illuminance (Fc)
Average = 1.67
Maximum = 5.3
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

AREA AROUND DOCKS CALCS TAKEN AT 0' HEIGHT AND IN PLAN



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
⊡	4	A	Single	WPOP33U-CS_33W_4000K	0.857	5315	34	14

Elevation Renderings

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PERSPECTIVE 1



PERSPECTIVE 2



AERIAL VIEW

CONCEPTUAL DESIGN - OPTION 1

LOADING DOCK EXPANSION FOR RECYCLX

December 16, 2025

csa project 25-34

95 WOOSTER CT
BRISTOL, CONNECTICUT

CAPITAL STUDIO architects, LLC
1379 MAIN STREET • EAST HARTFORD CT. 06108

0 1' 2' 4' 8' 16'

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12/16/2025 9:27 AM I:\Project_Files\Project_Files\2025 Projects\25-34_95 Wooster Street, Bristol Loading Dock Expansion\25-34_Drawings\25-34_CAD\25-34_ CD Renders.dwg

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PERSPECTIVE 1



PERSPECTIVE 2



AERIAL VIEW

CONCEPTUAL DESIGN - OPTION 2

LOADING DOCK EXPANSION FOR RECYCLX

December 16, 2025

csa project 25-34

95 WOOSTER CT
BRISTOL, CONNECTICUT

CAPITAL STUDIO architects, LLC
1379 MAIN STREET • EAST HARTFORD CT. 06108

0 1' 2' 4' 8' 16'

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12/16/2025 9:27 AM I:\Project_Files\Project_Files\2025 Projects\25-34_95 Wooster Street, Bristol Loading Dock Expansion\25-34_Drawings\25-34_CAD\25-34_ CD Renders.dwg

Applicants Extension Request

Application Extended to March 9, 2026

From: James Ziogas <jziogas@ziogaslaw.com>
Sent: Tuesday, February 10, 2026 8:05 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: H & T Holdings

Robert:

To confirm we have granted an extension for the continuance of the public hearing in this matter. I believe 21 days was necessary.

Thank you.

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

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App. 2547

Earth Removal Special Permit Application

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

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

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

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

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

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

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

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

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

Other comments:

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

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

Name: H & T Holdings of Bristol, LLC

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

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

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

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

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

BZC – 08/17

For Office Use Only
APPLICATION NO. 2547

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney James Ziogas

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

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

08/17 - LUO

For Office Use Only
APPLICATION NO. 2547

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Robert Green Associates

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

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

08/17 - LUO

Applicant's Narrative

NARRATIVE FOR AMBLER ROAD AND GRASSY ROAD

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

Intervenor Petition

Friends of the Hoppers

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

BRISTOL ZONING COMMISSION
Bristol, CT

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

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

VERIFIED PETITION TO INTERVENE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    iii. "Encourage Community Character" through efforts that:

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

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

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

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

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

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

5. The Connecticut Environmental Protection Act of 1971 provides, in part, that any person may intervene as of right in any administrative proceeding upon the filing of a verified pleading asserting that the proceeding "involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the State". C.G.S. Section 22a-19(a).

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

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

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

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

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

Applicable Law:

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

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

> "[in] any administrative, licensing or other proceeding, and in any judicial review thereof made available by law, ...any person ...or other legal entity may intervene as a party on the filing of a verified pleading asserting that the proceeding or action for judicial review involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the state." §22a-19 (truncation added)

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

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

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

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

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

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

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

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

Respectfully,

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

INTERVENTION VERIFICATION

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

STATE OF CONNECTICUT :

: ss: Bristol

COUNTY OF HARTFORD :

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

Jennifer Keen

Notary Public/Commissioner of the Superior Court

My Commission Expires: 4/30/2028

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

Applicant 30-day Extension to Open Public Hearing

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

Robert:

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

Thank you.

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

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

Hi Jim:

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

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

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

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

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

Thanks.

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

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

Applicant's Traffic Statement



Traffic Evaluation

Earth Removal at Ambler Road and Grassy Road

Bristol, Connecticut

Prepared for:

H&T Holdings of Bristol, LLC



Prepared by:

KWH Enterprise, LLC

October 2025

Hyperlink for Full Report:

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

Peer Review Estimate of Traffic Evaluation BL Companies

October 23, 2025

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

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

Dear Mr. Flanagan:

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

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

I. PROJECT UNDERSTANDING

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

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

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

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

II. CLIENT RESPONSIBILITIES

A. Information And Access Provided By Client

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

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

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

B. Making an Informed Decision on Retaining Legal Counsel

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

III. SCOPE OF SERVICES

A. Basic Services

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

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

1. Peer Review

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

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

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

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

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

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

B. Exclusions And Additional Services

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

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

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

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

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

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

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

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

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

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

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

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

IV. SCHEDULE

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

V. FEES AND EXPENSES

A. Fees For Basic Services

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

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

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

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

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

B. Fees for Additional Services

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

C. Reimbursable Expenses

1. Expenses included as overhead:

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

2. Expenses reimbursable to Consultant:

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

D. Hourly Billing Rates

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

Hourly Billing Rates
January 1, 2025

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

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

E. Fee Protection

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

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

F. Billing

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

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

Send remittances to:

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

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

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

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

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

G. Retainer

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

VI. TERMS & CONDITIONS

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

VII. CLOSING STATEMENT

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

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

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

Very truly yours,

BL COMPANIES, INC.

By: 

Michael Dion, PE, PTOE
Principal Engineer

[Execution signatures on following page]

Applicant's Stormwater Report

Stormwater Permit Information for Developers and Contractors

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

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

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

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

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

Revised March 23, 2017

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

SUPPORTING DOCUMENTS FOR

SPECIAL PERMIT FOR EARTH REMOVAL

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

AMBLER STREET AND GRASSY ROAD

BRISTOL, CONNECTICUT

September 2, 2025



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

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

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Keeping Connecticut Healthy
DPH
Connecticut Department of Public Health

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

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

2018 POCD

Scenic Resources

Code Enforcement

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

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

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

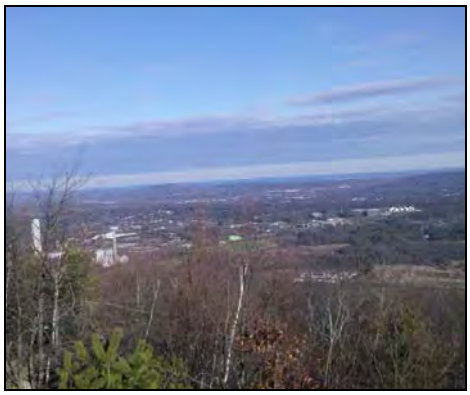
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators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

6.1.5. Scenic Resources

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

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

Scenic View From South Mountain



6.1.6. Property Maintenance

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

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

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

6.1.7. Community Design

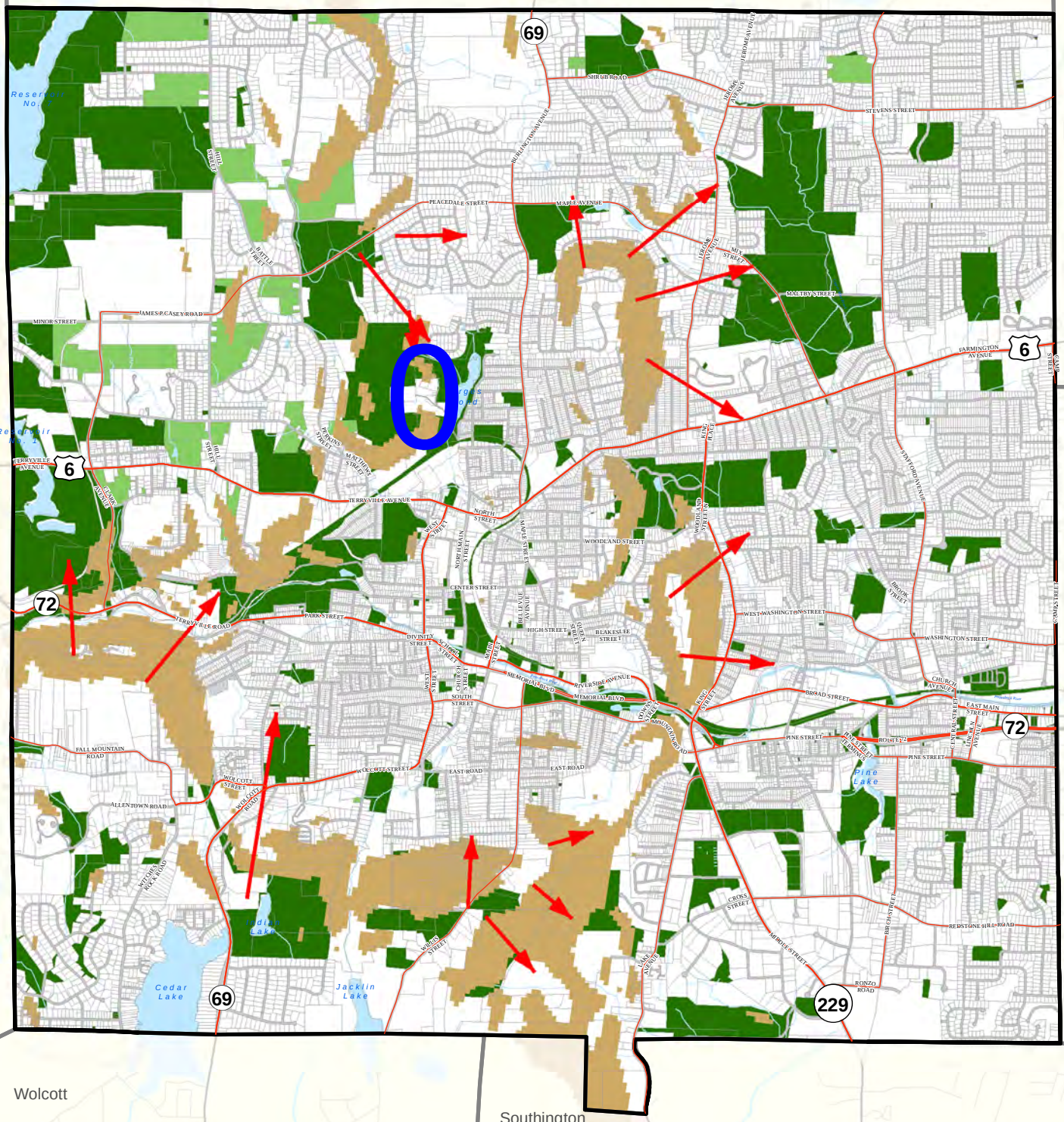
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

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

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

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

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

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

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

App. 2547

Zoning Commission Referral

Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 21, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2547 & 2548

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

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

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

****

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

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

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

Public Hearing Date: December 8, 2025

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

App. 2547

Planning Commission Response to Zoning Commission Referral

City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

Planning Commission Response

DATE: December 16, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: Referrals from the Zoning Commission for the review of the 2018 Plan of Conservation and Development (POCD): 1. Section 6.1.5 Scenic Resources and 2. the Community Character Map depicting scenic hillsides on Lots 214 and 215 for: Applications 2547 & 2548: Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

The Bristol Planning Commission, at its meeting of December 15, 2025, approved the following motion with respect to the above captioned items:

"Make a motion to send a negative referral to the Zoning Commission for Applications #2547 & #2548. The Planning Commission finds that the Special Permit and Site Plan applications for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant as presented, is generally not consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

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

Report from DPW Engineering

November 26, 2025

1. Purpose

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

2. Background

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

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

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

3. Existing Site Conditions

3.1 Elevations on the Subject Property

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

3.2 Proposed Final Grades

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

3.3 Adjacent Property Elevations

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

4. Field Observations

4.1 Scenic Views

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

4.2 Visibility of Subject Properties

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

5. Potential Impact Assessment

5.1 Scenic Resource Considerations

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

5.2 Forest and Trail Experience

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

5.3 Uncertainties

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

6. Conclusion

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

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

Ryan J. Heller
Department of Public Works
Surveyor
860.584.6119

Bristol CONNECTICUT Public Works

Friends of the Hoppers

Neff Presentation



Hyperlink:
https://www.bristolct.gov/DocumentCenter/View/50891/Neff-Presentation

Friends of the Hoppers

Projected Environmental Impacts Presentation

Projected Environmental Impacts of a Proposed Development on the Hoppers-Birge Pond Nature Preserve: Land Held in Public Trust

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

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50893/Projected-Environmental-Impacts-of-a-Proposed-Development-on-the-Hoppers-Nature-Preserve---020826

Friends of the Hoppers Scenic Views Statement and Cross Sections

December 16, 2025

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

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

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

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

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

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

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

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

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

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

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

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

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

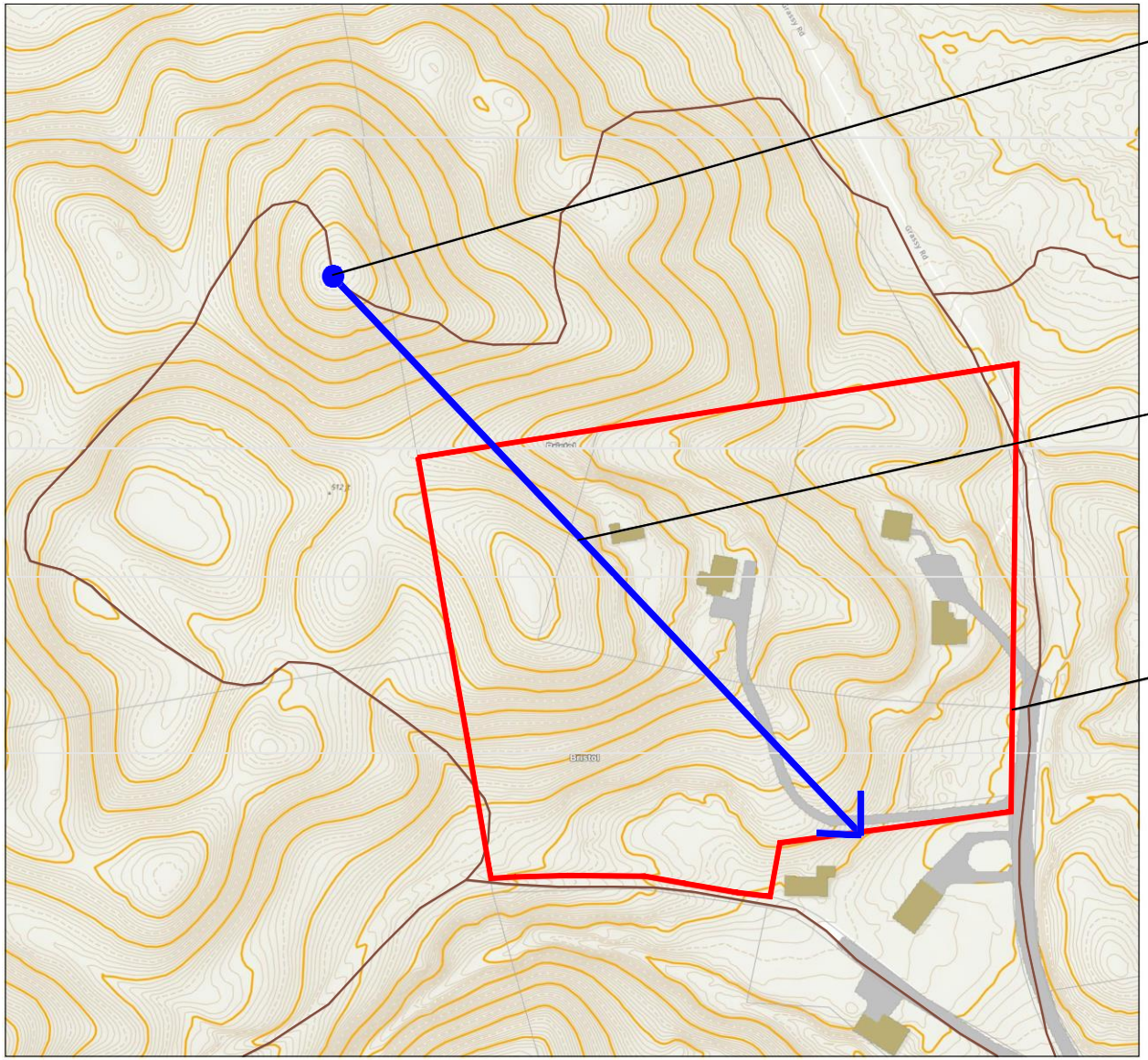
Section 6.2.2 Undeveloped Land...This section encourages the preservation of undeveloped lands within residentially zoned areas.

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

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

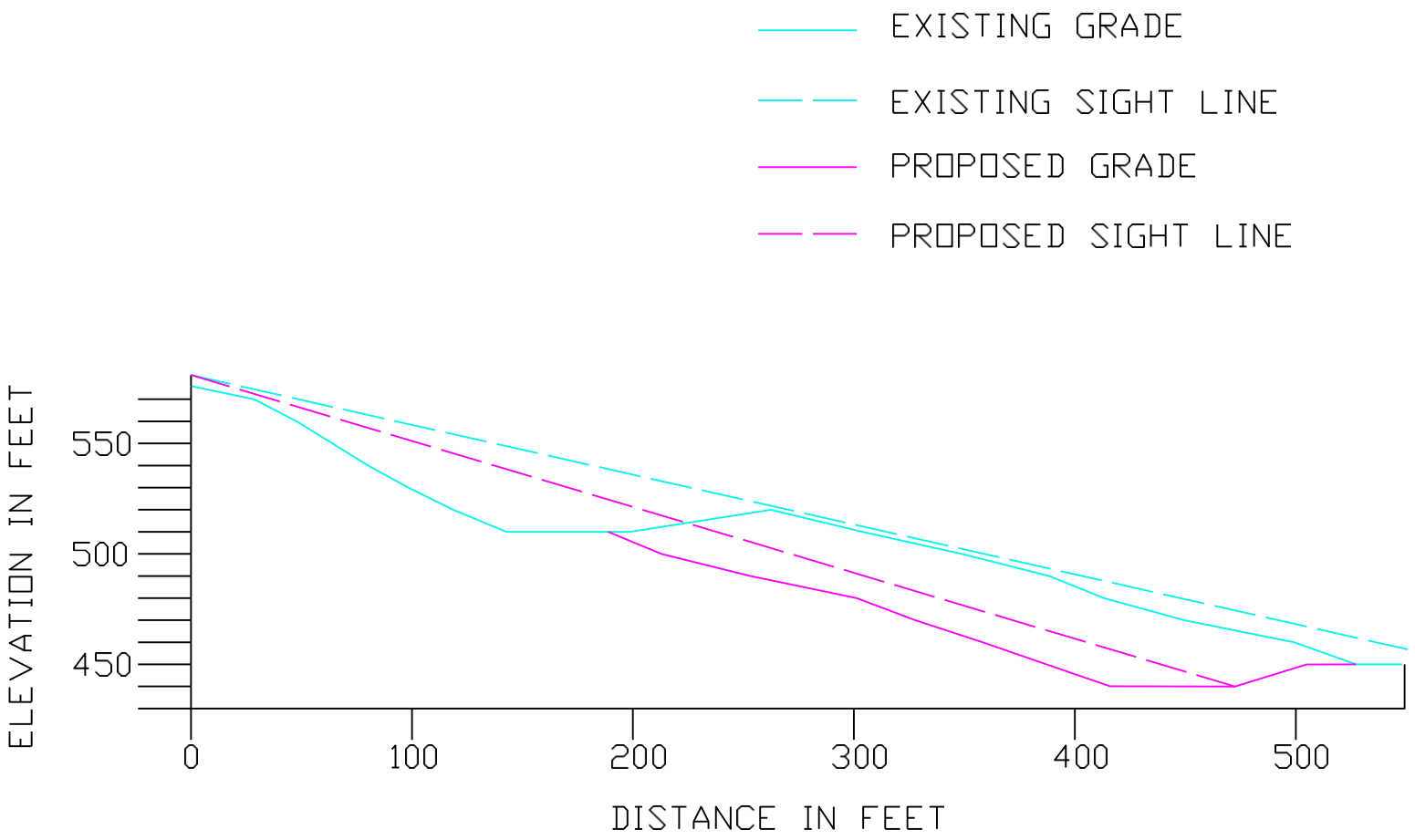
In addition, the City of Bristol Zoning Regulations Section 15.2.5(E)(1) states that "the natural topography of the property shall be preserved to the maximum extent possible" and in 15.2.5(E)(3) additionally states that "the proposed excavation shall be certified by the City Engineer as being the minimum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

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



VIEWSHED ANALYSIS

VIEWSHED ANALYSIS



Letters

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

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

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

Mr. Flanagan

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

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

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

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

thank you

Jean Letourneau i

Sent from my iPhone

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

Dear Mr. Flanagan:

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

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

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

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

Sincerely
Diane Barillaro

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

Dear Robert Flanagan,

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

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

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

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

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

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

Thank you for your careful consideration of this critical issue.

Sincerely,

Cathleen Cannon

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

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

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

Dear Robert Flanagan,

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

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

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

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

Thank you.

Sincerely,

Filomena Di Candia
95 Beech St.
Bristol, CT

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

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

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

Tom Doyle, Jr.
128 High Street
Bristol

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

January 10, 2026

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

Dear Commissioners,

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

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

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

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

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

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

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

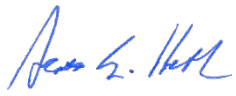
In addition, this project will have a negative effect on reptiles and amphibians. Reptiles and amphibians in general are profoundly affected by habitat loss and degradation. This includes alteration of water levels, pollution, increased road traffic, and siltation, all of which are likely as a result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

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

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

Thank you for allowing me to comment on this issue.

Sincerely,



Scott E. Heth
Executive
Director
Environmental Learning Centers of Connecticut

sheth@elcct.org
(860) 583-1234

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

Mr. Flanagan

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

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

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

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

thank you

Jean Letourneau i

Sent from my iPhone

From: Maria Maccio <cardinal1987@live.com>
Sent: Sunday, January 11, 2026 9:31 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Please save the Hoppers!

Dear Mr. Flanagan:
Please do not grant the builders the special earth removal permit to remove 149,000 cubic yards of sand and gravel from the wilderness at Hoppers – Birge Pond Nature Preserve.
Please keep this area wilderness and keep this home to all the animals that live there.
Please keep this area a nature preserve and do not allow anyone to build here.
Thank you.
Sincerely
Maria Maccio
Bristol, Resident

-----Original Message-----
From: Maureen C. Moriarty <mmmaureenthebean@gmail.com>
Sent: Saturday, January 10, 2026 7:52 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Proposed Development @ The Hoppers/Birge Pond

Dear Mr. Flanagan,

I am currently out-of-state and cannot attend Monday evening's Zoning Commission meeting. I am writing to make my position on the proposed sand & gravel mining operation and housing development in The Hoppers crystal clear: I am ADAMANTLY opposed to the destruction of the natural environment that would result from either or both of these incursions.

I lived on Crescent Drive for 9 years, long enough to know that the neighborhood, Birge Pond, and The Hoppers are all part of an oasis-like area within the City of Bristol. When I think of the number of woodland creature and bird species that would be killed, harmed, or displaced, I'm simultaneously heartbroken and angered. What about the trees and other flora which play a vital role in maintaining a healthy ecosystem? What would the destruction of the waterway do to that same ecosystem? Think about how the truck traffic would adversely affect the quality of life for those living in the neighborhood, some of whom are my friends.

Mr. Flanagan, if the Inland Wetlands Commission fails to protect The Hoppers and Birge Pond, someone has to do it. We citizens are putting our collective foot down. Enough habitat and natural beauty and quality of life have already been sacrificed in the world around us for the sake of money-making operations. I and my fellow citizens (and voters, by the way) say "Not at The Hoppers or Birge Pond, now or in the future."

Thank you for this opportunity to state my position.

Maureen C. Moriarty
90 Woodland St
Bristol, CT
mmmaureenthebean@gmail.com
Sent from my iPhone

From: Steve Oakes <paratroop1973@gmail.com>
Sent: Sunday, January 11, 2026 12:47 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Mining/construction project at Birge Pond/Hoppers

Mr. Flanagan. My name is Steve Oakes and along with my wife Sylvia,have lived here at 65 Lardner Road in Bristol for about 25 years. We have enjoyed living here near Birge Pond and the Hoppers. Throughout the years we have hiked the area and fished the pond and greatly appreciated the beauty of the wilderness that's been put aside for all to enjoy. Our grandchildren first learned to fish there and continue the hobby to this day. We always admired the lucky people who live very close to the pond, so close to unspoiled nature. We feel very disheartened that there may be excavation and mining in that area as that would change the whole chemistry of the area along with the noise, destruction of the natural environment,and the hundreds if not thousands of trucks loads of soil being driven on our neighborhood roads. That alone will cause significant damage to our roads that are already in poor condition along with the noise and dust and mud that will cover our area. We are asking you and the zoning board to please think of the people that live here and seriously consider not allowing that project to move forward. We haven't even mentioned the displacement of all the animals that live in the surrounding area. Also it's not just the people that live here but many many more people that come from all around to enjoy the peace and quiet that that area provides for all. Thank you for your time and consideration. Steve and Sylvia Oakes

From: SL Papa <susanl.papa@gmail.com>
Sent: Friday, January 9, 2026 11:22 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: The Hoppers

Dear Mr. Flanagan,

I grew up in Bristol. For years, driving to and from my after-school and summer job, I made a point of taking as much of North Pond Street as I could, rather than Burlington Avenue, just so I could glimpse the unexpected beauty of Birge Pond and the landscape beyond through the trees. I envied those who lived nearby.

It wasn't until I was an adult living elsewhere in Connecticut that I realized it was public property, and finally visited to walk the trails in fall during Covid. Another Bristol native came down from Massachusetts to meet me there. What a wonderful spot for a hometown reunion and hike!

Bristol is very heavily developed and paved over. The city is not correspondingly rich in public parks, navigable unspoiled green spaces, and opportunities for outdoors solitude. Please do not approve the Grassy Road mining and development operation that targets and will permanently damage this beautiful and rare nature preserve.

Thank you.

Susan Papa

From: Diana Ricciardone <dricciardone@yahoo.com>
Sent: Saturday, January 10, 2026 12:06 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com; Mayor'sOffice <MayorsOffice@bristolct.gov>
Subject: Protect the Hoppers Birge Pond Nature Reserve - No Mining; No Housing

To: Bristol Planning Commission
From: Diana Ricciardone, Concerned Bristol Resident, 23 Cold Springs Road

Dear Members of the Bristol Planning Commission,

I am writing to express my opposition to Special Permit Application #2547 and Site Plan Application #2548 submitted by H&T Holdings of Bristol, LLC, which propose extensive earth removal associated with residential development at 45 and 51 Grassy Road and adjacent parcels.

These applications warrant serious concern because they involve large-scale alteration of land that is explicitly identified in the City of Bristol's **2018 Plan of Conservation and Development** as a **scenic hillside resource**. Section 6.1.5 of the Plan, along with the Community Character Map, makes clear that such landscapes are to be protected from development practices that permanently alter their natural form. The proposed removal of 149.000 cubic yards (around 12,000 truckloads) of soil is fundamentally incompatible with that goal.

The scope of excavation proposed goes beyond what could reasonably be considered minimal or sensitive site development. Approval would result in the irreversible loss of a scenic hillside, fundamentally changing the character of the area and undermining the intent of the City's adopted conservation policies. Once these natural features are removed, they cannot be replaced or mitigated through landscaping or design measures.

Equally concerning is the precedent that approval would set. Allowing substantial earth removal on designated scenic hillsides weakens the effectiveness of the Plan of Conservation and Development and invites future applications that erode Bristol's remaining natural and scenic resources incrementally but permanently. The Plan exists to guide land-use decisions precisely in situations like this.

While residential development has an important role in Bristol's future, it must be appropriate to the land and consistent with adopted planning principles. In this case, the proposed development relies on altering the land to fit the project, rather than designing the project to respect the land. That approach conflicts with both the letter and the spirit of the City's conservation objectives.

For these reasons, I respectfully urge the Planning Commission to find that Applications #2547 and #2548 are inconsistent with the 2018 Plan of Conservation and Development and to recommend denial of both applications.

On a personal note, my family and I are former residents of 93 Beech Street, which is in walking distance of the Hoppers Birge Pond Nature Reserve. Birge Pond was a lifeline for us, especially during the Covid pandemic. My family and I would walk the trail around Birge Pond almost daily. It was thrilling for my children to see herons and baby ducklings and to witness the change in seasons. It is wrong to develop that area. It should be preserved for future generations. It is sad to see the overdevelopment of our last remaining forests in Bristol. I hope that the Bristol Planning Commission will protect our natural resources. It is clear that this plan will have negative impacts on the surrounding nature preserve and neighborhoods. It will create noise and pollution for at least 2 years and change the landscape permanently.

Thank you for your careful consideration and for your continued commitment to thoughtful and responsible land-use planning in the City of Bristol.

Sincerely,
Diana Ricciardone
Concerned Bristol Resident
23 Cold Springs Rd.
Bristol, Connecticut

From: ANTHONY SHETENSKY <tony.shetensky@comcast.net>
Sent: Saturday, January 10, 2026 10:47 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Birge Pond Hoppers

Just weighing in on the proposed plans for the Hoppers. I am opposed. That is a beautiful area of the city - one of the few remaining places in our entire state where one can walk through nature and not hear the sounds or see the sights of civilization.

I grew up in Bristol (Jennings Road - lived there myself for 28 years and my family lived in the North Pond Street neighborhood since 1920). I now live in East Haddam. Somehow East Haddam/Moodus has figured out how to save open space and also allow progress, including housing. There are ways to have both without destroying irreplaceable natural resources. Once they are gone, they cannot be replaced and along with them a bit of Native American and colonial history is also destroyed.

Lorraine (Ticehurst) Shetensky
East Haddam, CT

From: Jessica Somers <jessomers@snet.net>
Sent: Sunday, January 11, 2026 10:30 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Opposition to Proposed Mining Adjacent to Hoppers-Birge Pond Preserve

Dear Mr. Flanagan,

I am writing to formally oppose the proposed mining activity in the area adjacent to the Hoppers-Birge Pond preserve. Preserved outdoor spaces that are open to the public in Connecticut are especially rare and deeply valuable. Unlike larger cities in larger states, in Bristol and the surrounding towns, we have limited access to expansive natural areas where residents can hike, walk their dogs, observe wildlife, and experience a sense of quiet immersion in nature. This Hoppers-Birge Pond area provides an essential refuge for community members. It has been especially beneficial for my family. We use this area daily to hike our dog and to quiet our minds after a long day of work. Our dog Grover, who is now a senior dog, would not have his health, strength, and vitality without access to such a safe and open space to keep his mind and body active. My husband and I also reap the physical and mental benefits of these daily hikes that contribute to our quality of life and a meaningful connection to the natural world that cannot easily be replaced once it is lost.

Mining in such close proximity to the preserve would irreversibly undermine these benefits. The operation would introduce light and noise pollution that would disrupt both human visitors and wildlife, fragment valuable habitat, and erode the deep-woods experience that makes this place special. Increased disturbance and access would also invite invasive species, further degrading the ecological integrity of the area. Once these impacts occur, they cannot simply be mitigated or undone. I urge the city to protect this rare and irreplaceable public resource by rejecting mining activities that would compromise the preserve and the community's long-term environmental and quality-of-life interests.

Sincerely,
Jessica Somers

446 Stafford Avenue
Bristol, CT 06010

December 1, 2025

Bristol Zoning
Commission Bristol City
Hall
111 North Main Street
Bristol, CT 06010

Dear Zoning Board Members,

I am the owner of 46-48 Crescent Drive and I am very familiar with the area. Although it is tenant occupied presently, I did live there for many years. I am giving this written testimony to let you know my opposition to the earth removal proposed to take place on Grassy Road. I am a strong believer in private
property rights. If the developer wants to build a home or homes there with the present topography, I do feel that would be acceptable. The removal of earth material is what I find objectionable. I do not see how this removal would not adversely affect the area surrounding these lots that is owned by the city.
These glacial kettles or hoppers are a fairly unique feature on the earth and from what I understand college geology students have even come to Bristol to study them. I have seen too many places where promises have been made that nearby parcels would not be affected by activity on another, only later to find that changes in the water table, rain runoff, etc. did indeed affect nearby parcels. There is too much of a risk.

A second matter that concerns me is the punishment the nearby roads will most likely take. Studies have found that the traffic of heavy trucks is what does the most damage. The roads in the area are already tired. I fear these roads traveled by both visitors to Hopper/Birge Pond, and my tenants, will take significant damage from this activity.

I appreciate your taking the time to understand my opposition to this permit.

Sincerely,



Steve Vastola

From: Catherine O'Neil <cathyoneil07@icloud.com>
Sent: Monday, January 12, 2026 10:12 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Fwd: Hoppers Birge Pond Nature Preserve

Sent from my iPhone

From: Cathy O'Neil
Date: January 12, 2026
Subject: Hoppers

Dear Mr. Flanagan:

Re: Hoppers-Birge Pond Nature Preserve

I am writing to voice my opposition to the proposed development of the property located in the Hoppers- Birge Pond Nature Preserve. I believe that the best interests of the people of Bristol as a whole should be considered when reviewing the developer's proposal. Countless people enjoy the use of this property for natural purposes.

The delicate ecosystem of this area is a unique to Bristol and should be preserved and marketed as a show piece for Bristol. Instead of destroying this amazing asset, Bristol should show the State of Connecticut that we value the natural history and legacy of Bristol.

The proposal not only seeks to develop and build a few houses on the land, but also to basically strip mine the area, causing massively greater destruction to the natural habitat, and plants and animals that inhabit this area.

In addition, this action will cause immeasurable disturbance and cause loss of peace and enjoyment for many, many neighbors long term. It will also negatively impact the surrounding infrastructure, causing additional cost and maintenance that the City was will have bear the burden for. This in turn will also negatively affect all residents of Bristol.

Therefore, I believe that the needs and enjoyment of many should be considered as the greater good instead of the wants of one developer. Thank you.

Very truly yours,

Catherine O'Neil

Cc: Friends of the Hoppers

From: Brood <thewildbrood@gmail.com>
Sent: Monday, January 12, 2026 10:37 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Birge Pond

Hello, we are writing to you with regard to the Birge Pond Hoppers mining / development project. We are a local music act and have personal interest in the area. Two of our members grew up in the neighborhood, and it has been a seminal area in their early lives.
It has influenced our personal upbringing so much so that we were driven to express the beauty of this natural reserve in the form of music. Birge Pond was the catalyst for our musical group, where we first shared our language of music to the world. We urge you to consider what it means for others in the area, and for the city of Bristol as a whole. It is an area of refuge for wildlife, in which people can remove themselves from the modern world and connect with the natural beauty of the local landscape.
Attached below is a link to our YouTube page, where you can view our song entitled Birge Pond.
We hope you can recognize the value of this land, and urge you to do right on its behalf.

https://youtu.be/zejtW4e5a1M?si=FsoVjt7P5k6ganto

Thank you for your time,
The Brood Team

From: Emily Hayes <kittyemily1201@gmail.com>
Sent: Monday, January 12, 2026 6:43 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject:

Dear Robert Flanagan,
I am Emily Hayes (50 Orleans Drive, Bristol ct 06010) and a Bristol citizen.
Hi, I do not think that you should grant a special earth removal permit to excavate 145,000 cubic yards of sand and soil from the middle of the nature preserve. This mining and development project would fragment and destroy the core forest of the Hoppers. A forest rich with vegetation that supports countless species of wildlife. Wildlife that would almost certainly be driven away into the surrounding neighborhoods by the noise pollution generated by this development and its fragmentation of the forest. I am also concerned that the noise pollution would destroy the peaceful feeling you get when exploring the hoppers. I am extremely concerned about this developments potential to drain the wetlands and completely alter the preserve forever.
Finally, I am sick of these beautiful places being destroyed by greedy people who only think about money. We should be focused on preserving this land for the wildlife and our future generations to enjoy. Some things are more important than money.

From: Emily Reisner <emily.reisner@gmail.com>
Sent: Monday, January 12, 2026 4:25 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Friends Pond <friendsofthehoppers@gmail.com>
Subject: Protect Hoppers Preserve

Dear Mr. Flanagan,

I'm writing you to urge you to protect the Hoppers Preserve in Bristol, Ct.

I grew up in Bristol, Ct, on federal hill, left Ct for over a decade, and returned to my hometown to live.

3 years ago, I discovered that one of the best hidden gems to exist in Bristol is the dog park and trails off of Perkins street that wraps around the hoppers.

The hoppers have been like a church for me. I hike this sacred land an hour each day, 300 something days a year, and it keeps me grounded, happy, and smiling. I take my dog, Eva, and my mom's dog, Darcy, and it's the best part of our day! We walk through snow, rain, and hot sun.

We see deer prancing through the forest, beers climbing the trees, and owls hooting at us. These animals inhabit the hoppers very happily. They don't understand the idea of development, or why trees would come down, and where they would go when pushed out.

In addition, the hoppers bring together community. I see many of the same people almost daily and the small conversations matter - especially when that might be the only person you talked to in real life that day! I know more dog's names than people's names, but it feels like people

are looking out for you! When people in the community pass, there are trees planted in their honor.

Bristol would not be the same if we could no longer walk the hoppers freely, and instead we saw bulldozers tearing apart this sacred space.

Please, Mr. Flanagan, help us protect this land, so that humans and animals can enjoy it for a long time to come!

Sincerely,
Emily Reisner

From: Theresa Shustock <followthestars93@yahoo.com>
Sent: Monday, January 12, 2026 5:43 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Protect Hoppers!! Please read for zoning commission meeting

Dear Mr. Flanagan,

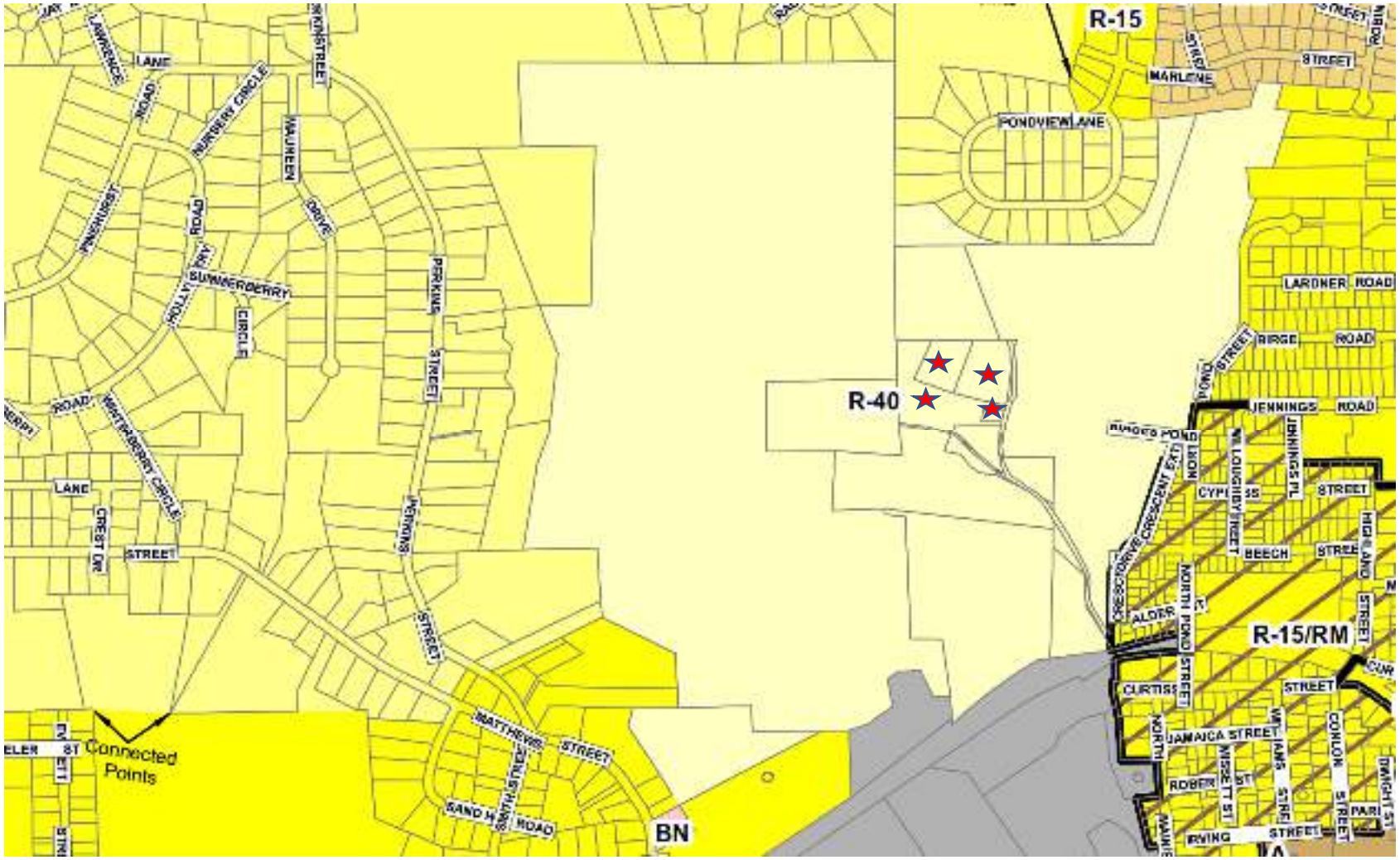
My name is Theresa Shustock and as a Bristol resident and someone who used to reside by the pond, I strongly disagree with this plan and the impact it will have on our city and the environment. I'd like to take a moment to share my appreciation for the Hoppers and Birge Pond Nature Preserve area. I was so sad to hear about this new zoning plan to destroy an important and special part of Bristol. This woodland area is home to many living creatures and is enjoyed by us outdoor enthusiasts who appreciate the forest and what it provides for us. My dear friend and I have many memories of nature walks and hikes throughout this forest seeing plenty of smiling faces on the way. I've seen people in the neighborhood and participated in picking up trash to keep this area clean and respected for the greater good. This investment will cause large amounts of pollution to our air, water and soil as well as taking away what habitat is left for woodland species to reside in. Has anyone noticed over the past 5 years how much more traffic and residents are in Bristol? We don't need more people! We need people to take care of what goodness is LEFT here in our city. Thank you for your time.

Various Maps:

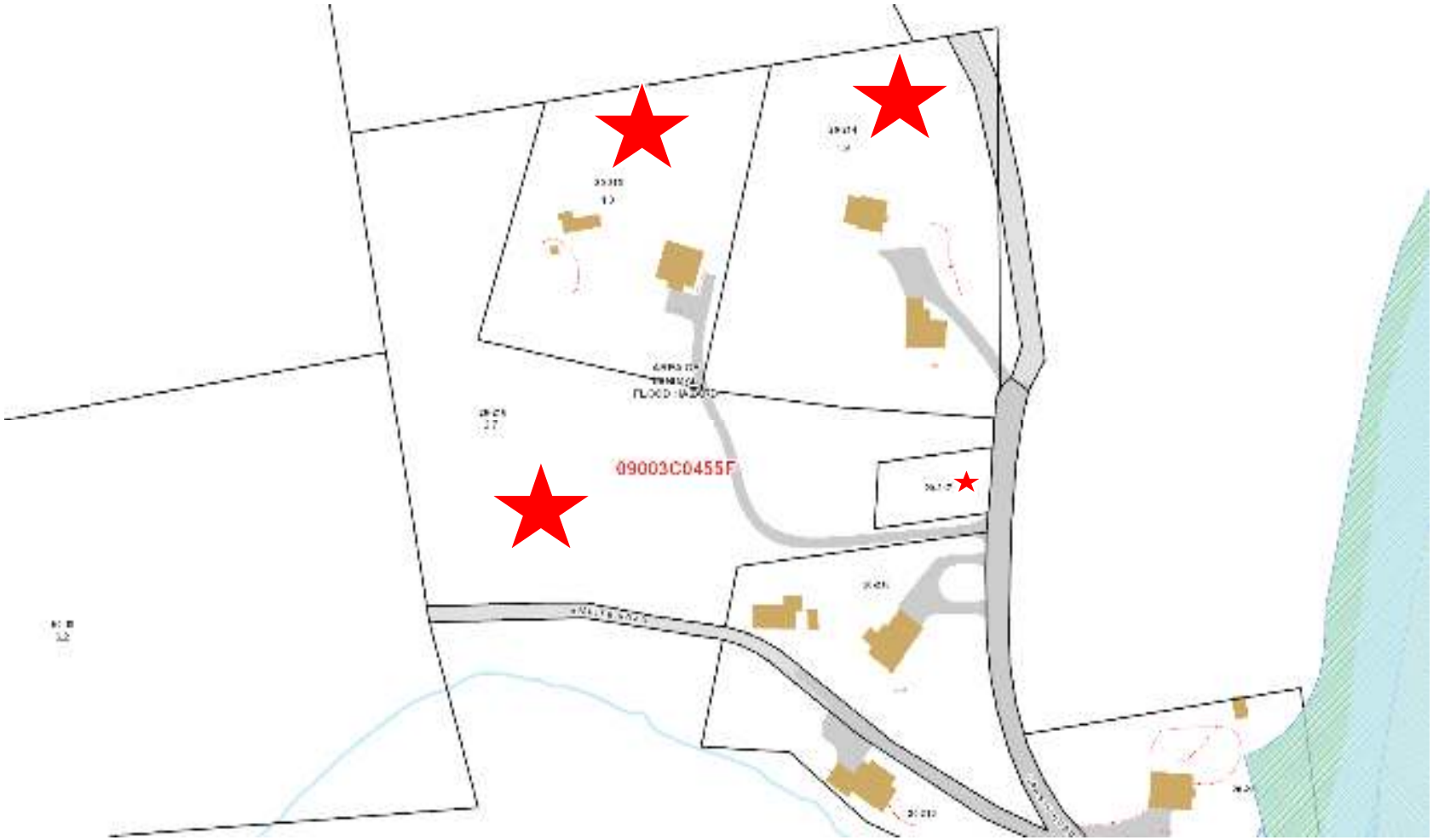
GIS
and
Google



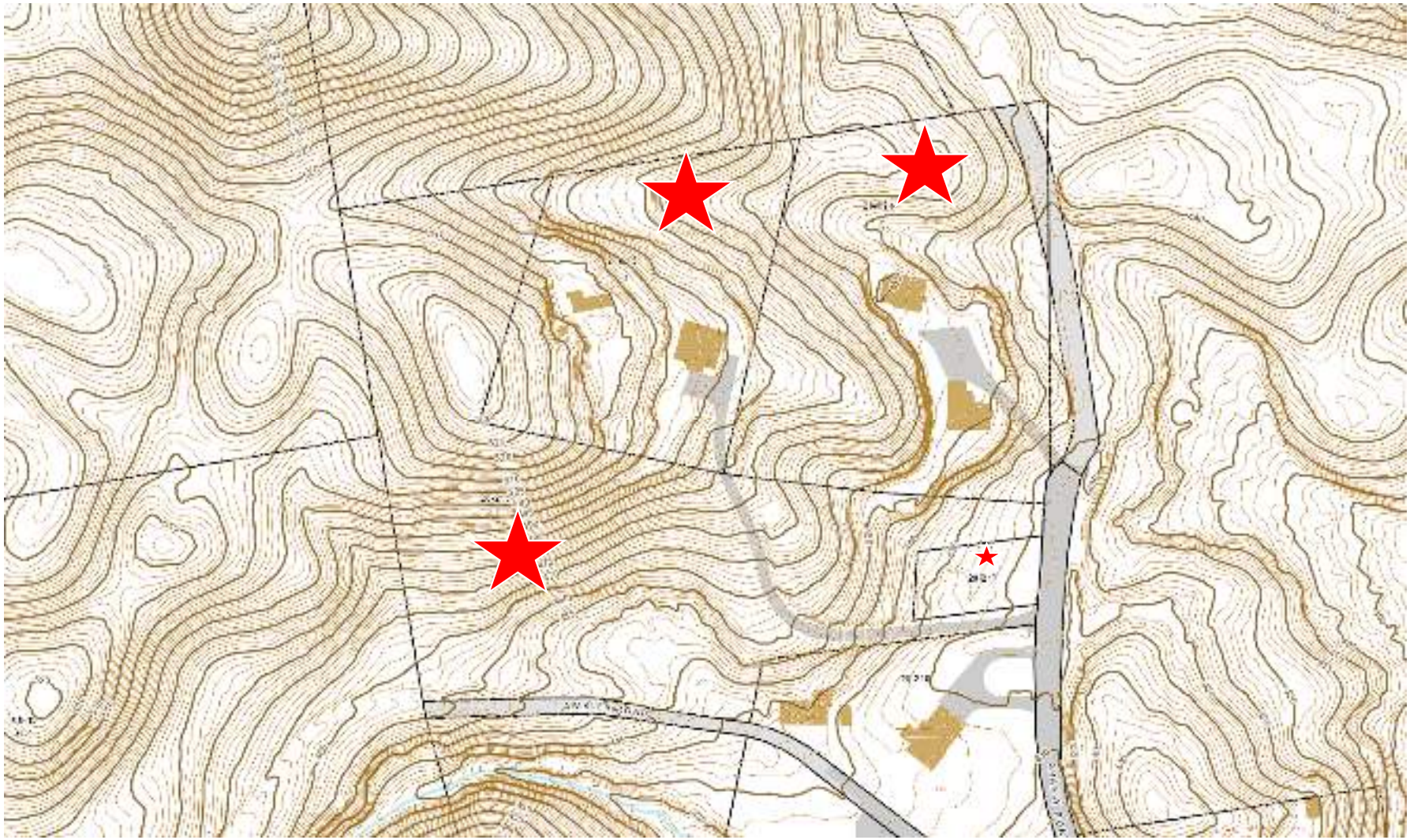
App. 2547 & 2548 - Location
Special Permit & Site Plan – Earth Removal



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



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



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



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



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

Applicant Submitted Photos








CHEV

Site Plan Review Comments

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

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

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY PLANNER (Andrew Armstrong):

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

2. Provide phasing plan.

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

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

5. Will vehicles be parked on the property overnight?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BUILDING/ZONING ENFORCEMENT (Richard Brown/Brandon Peate)

1. (Building) No comments at this time.

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

POLICE DEPARTMENT (Ulric Berube/Sgt. Ouellette)

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

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

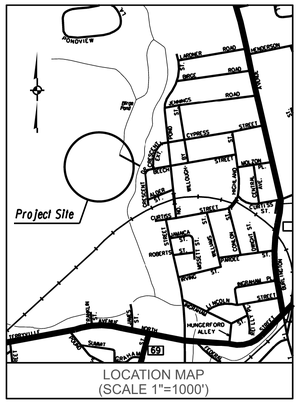
1. There is no water or sewer in the area.

Plan Set

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

JULY 1, 2025

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



LEGEND

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

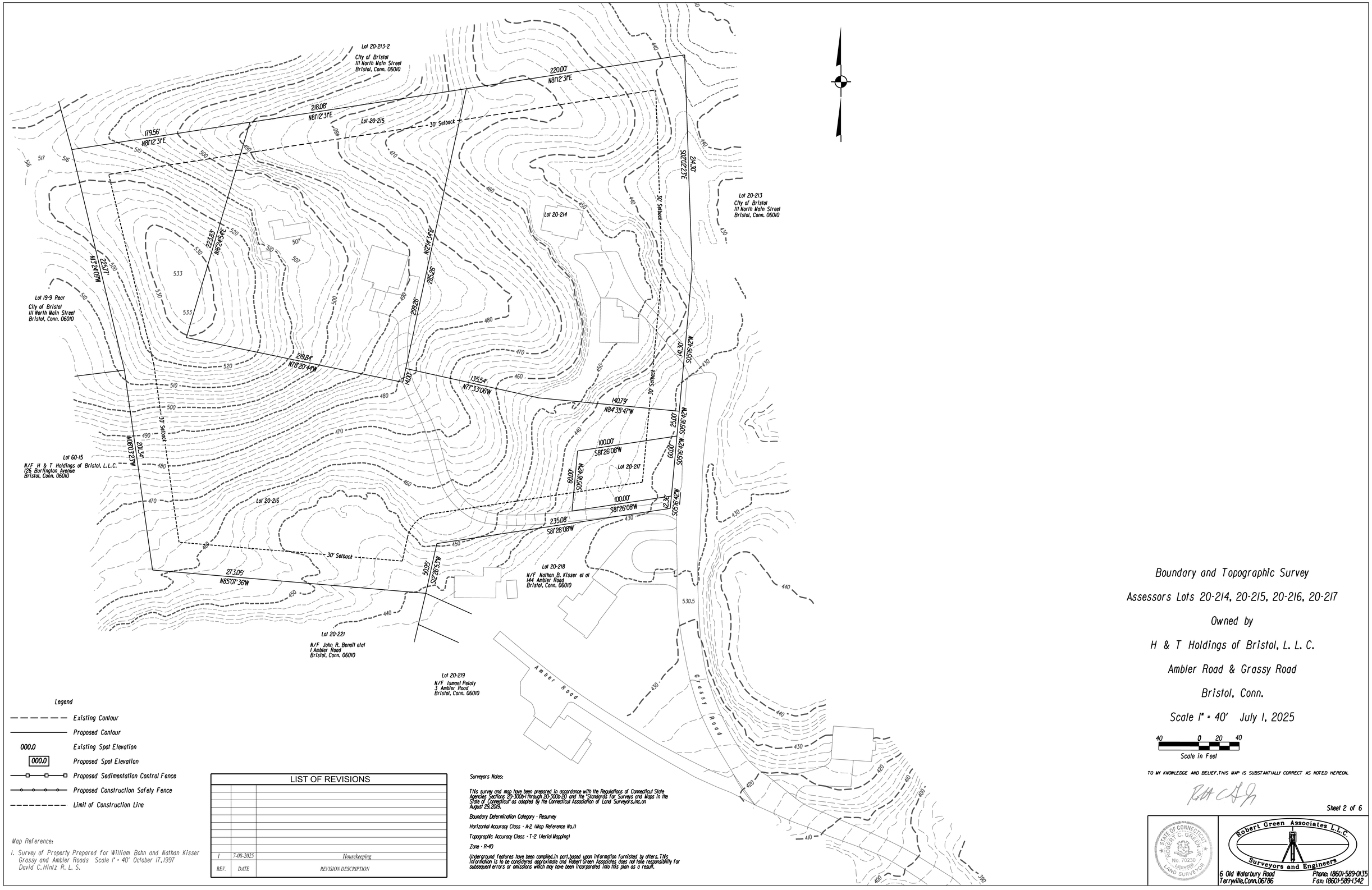
Applicant:

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

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

Surveyor/Civil Engineer:

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



Legend

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

Map Reference:

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

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

Surveyors Notes:

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

Boundary Determination Category - Resurvey

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

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Boundary and Topographic Survey

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40

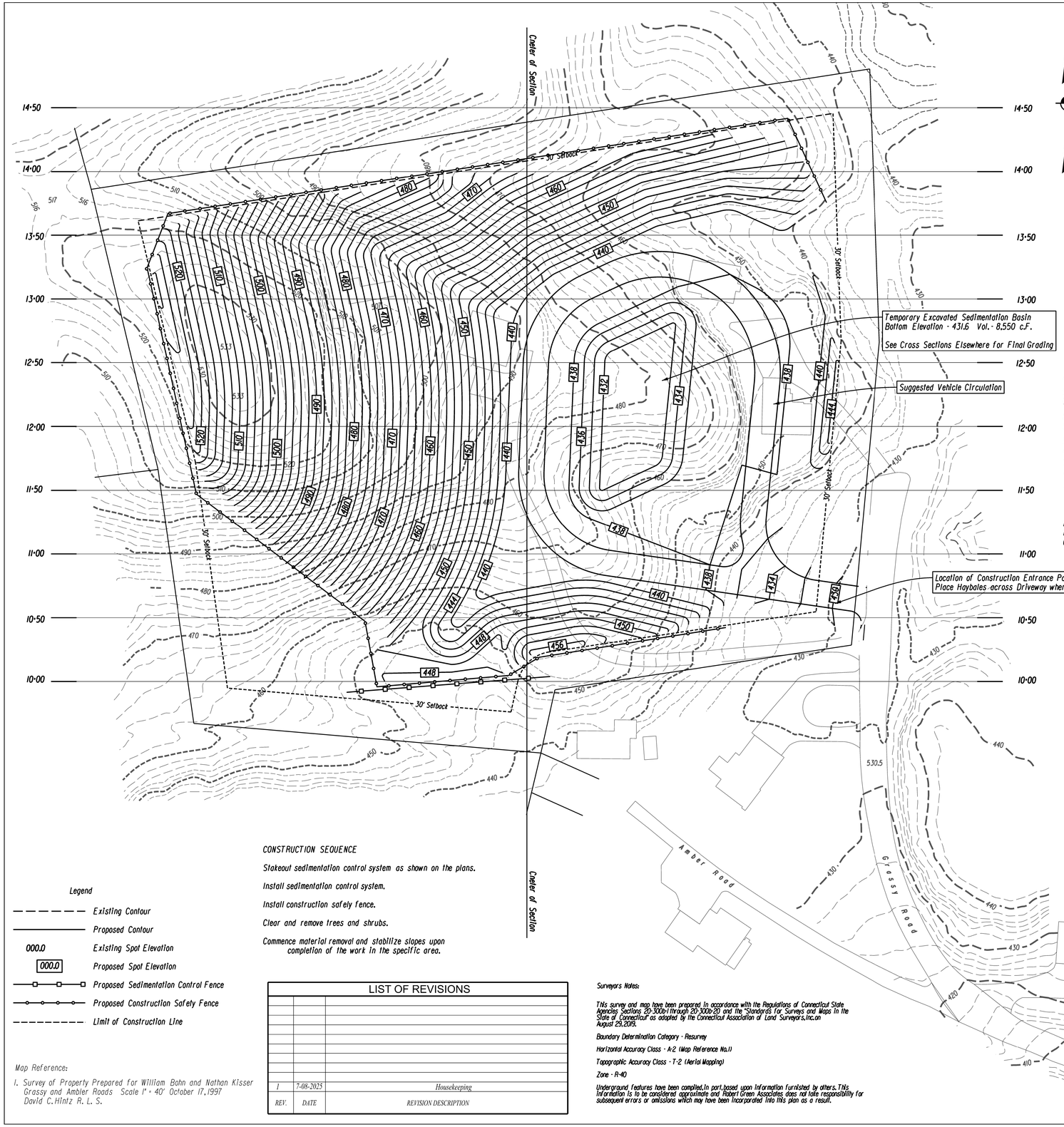
Scale In Feet

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

Sheet 2 of 6

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

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



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

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

ADDITIONAL NOTES:

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

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

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

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

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

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

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

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

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

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

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

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

Place a Construction Entrance Pad as shown on the Plan

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

Anticipated Duration - 24 Months

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

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

No Grading to occur within 30' of a Property Line

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

Developer is responsible for correcting any unforseen field conditions

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

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

Legend

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

Map Reference:

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

LIST OF REVISIONS

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

Surveyors Notes:

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

Boundary Determination Category - Resurvey

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

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

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

Site Grading Plan

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

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

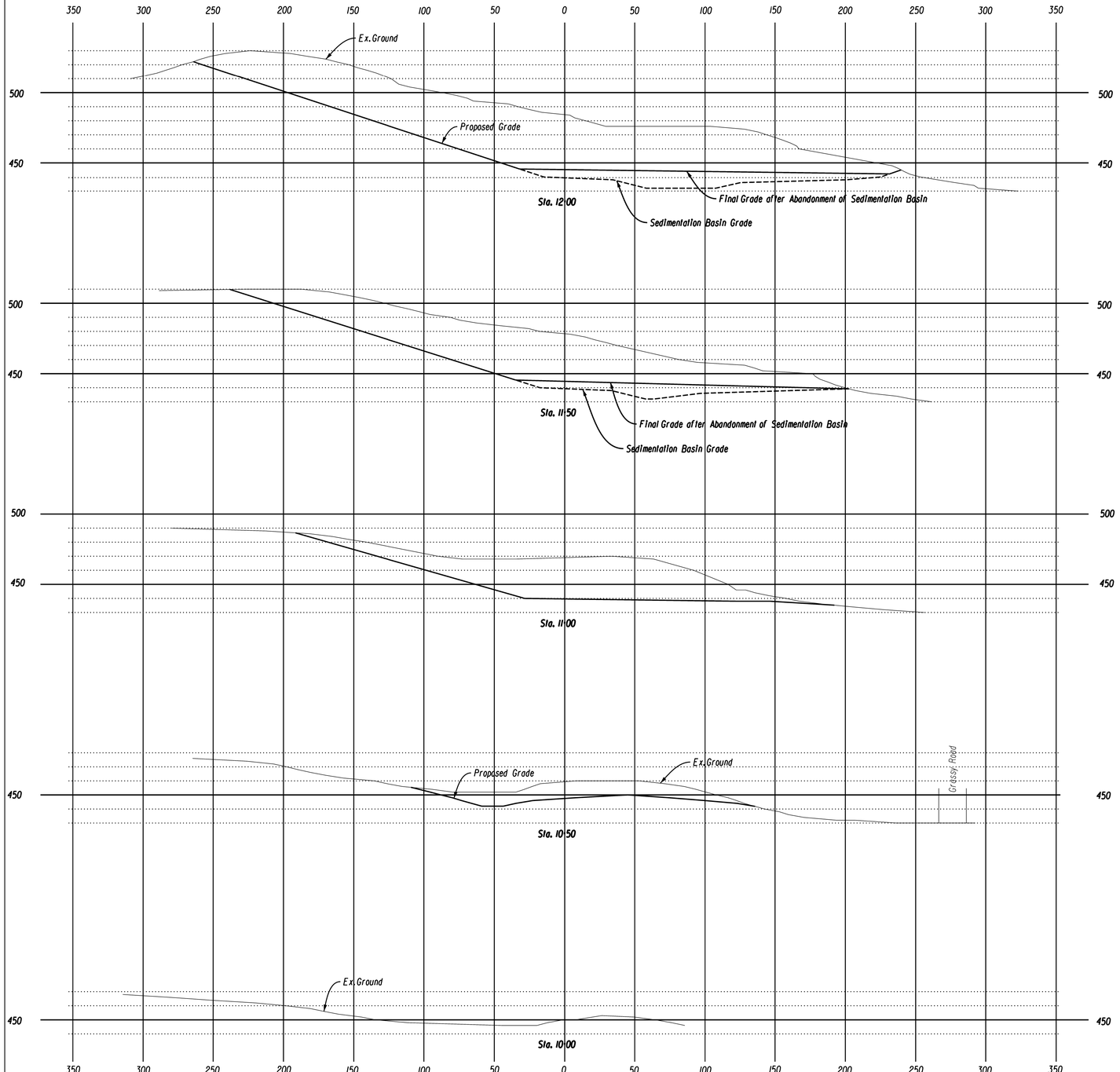
JOSEPH M. GREEN P.E.
REG.NO.0026292

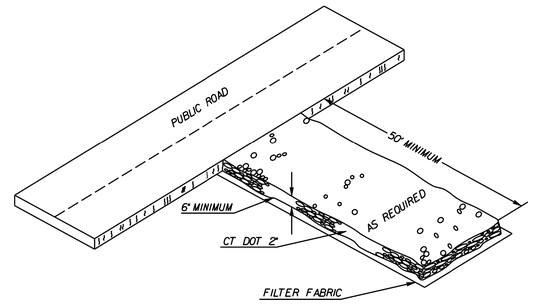
Sheet 3 of 6

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

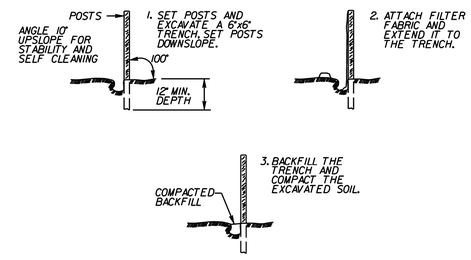
STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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





CONSTRUCTION ENTRANCE
N. T. S.



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

Miscellaneous Notes and Details

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

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

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

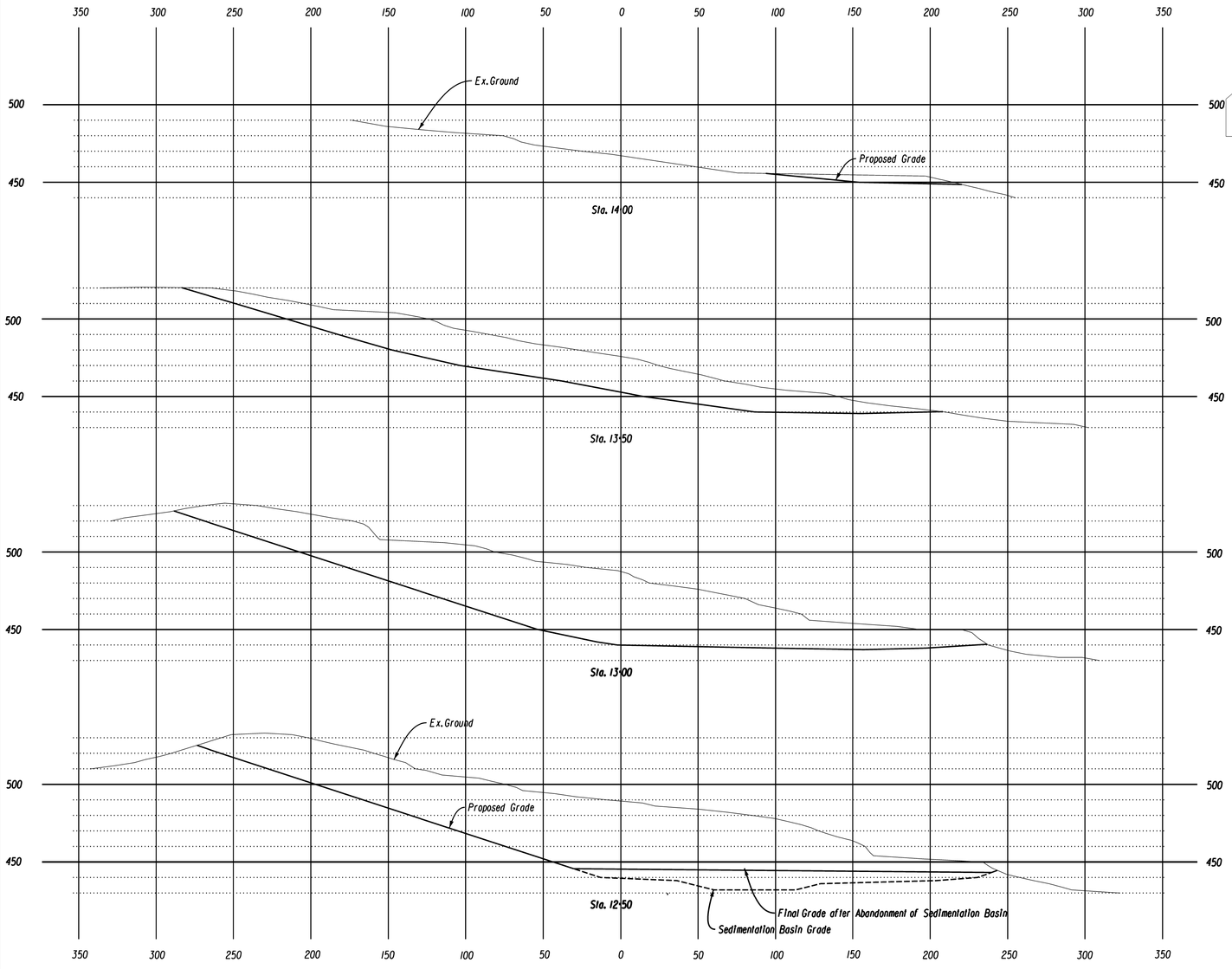
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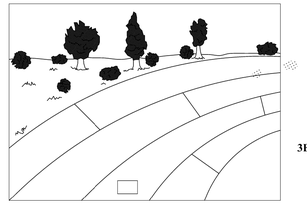
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 4 of 6

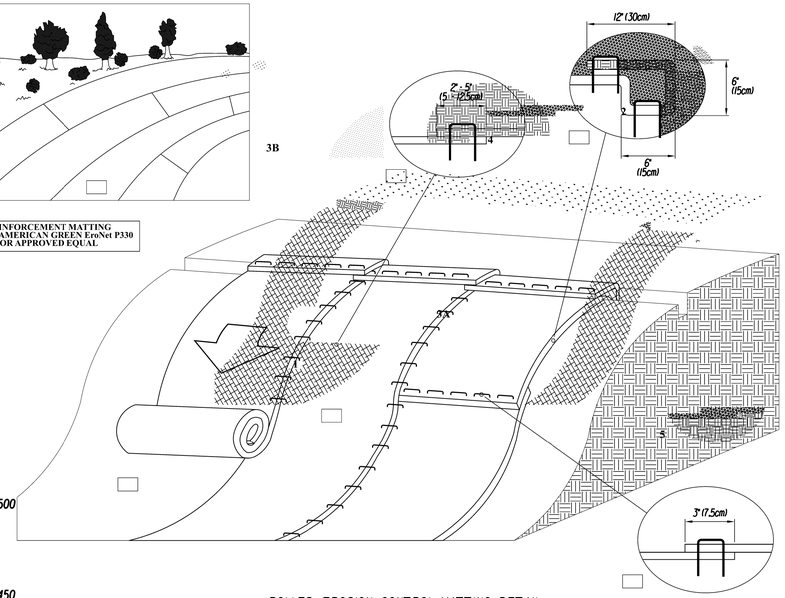
STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

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Phone: (860)-589-0135
Fax: (860)-589-1342





REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL



ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

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

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

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

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

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

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

Miscellaneous Notes and Details

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

Owned by

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

Ambler Road & Grassy Road

Bristol, Conn.

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LIST OF REVISIONS

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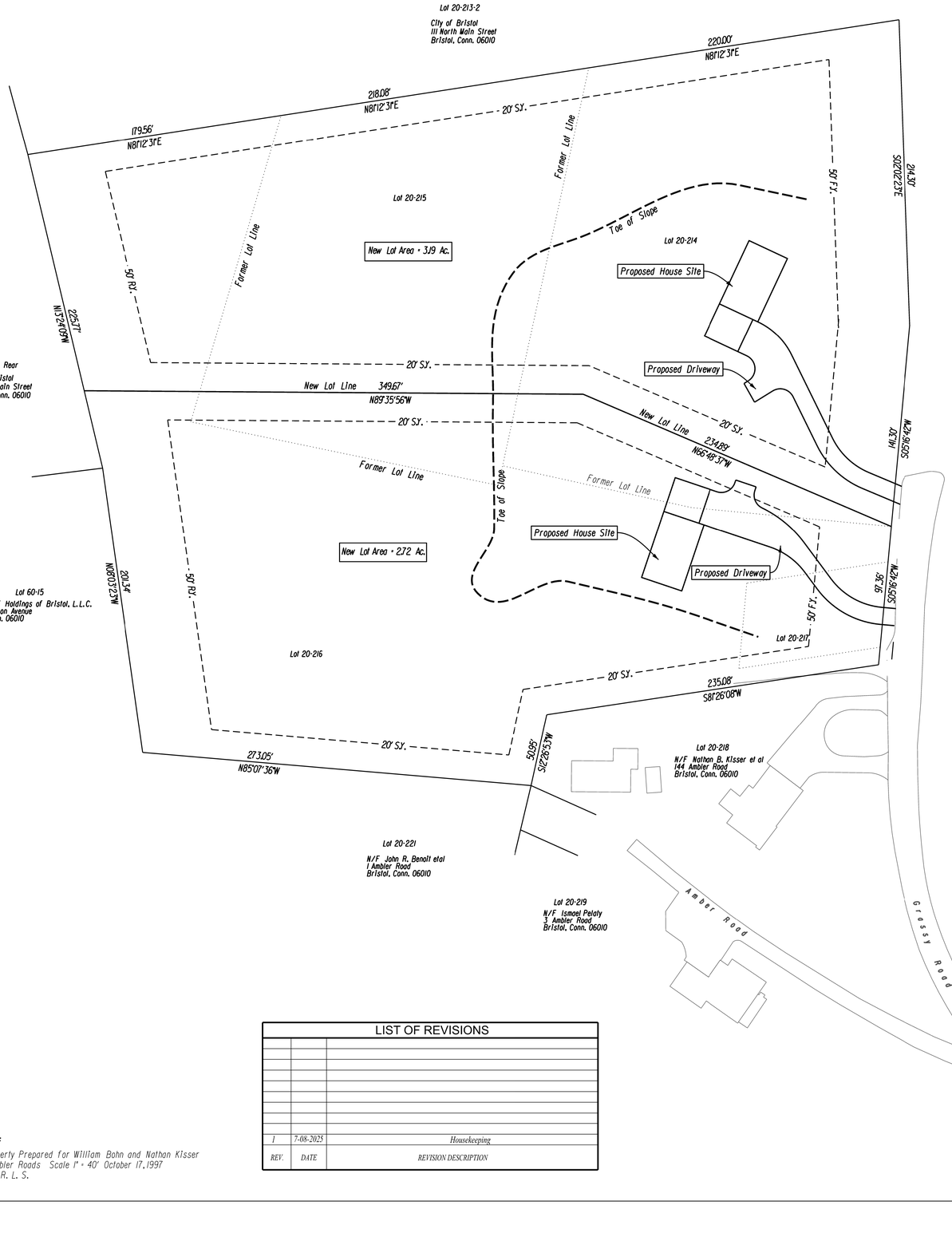
Sheet 5 of 6

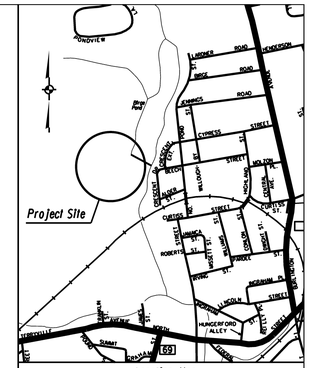
STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

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

Map Reference:

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

Concept PLan

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

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Joseph M. Green

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

Sheet 6 of 6

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

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

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Terryville,Conn.06786
Phone: (860)-589-0135
Fax: (860)-589-1342

Applicants Extension Request

Application Extended to March 9, 2026

From: James Ziogas <jziogas@ziogaslaw.com>
Sent: Tuesday, February 10, 2026 8:05 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: H & T Holdings

Robert:

To confirm we have granted an extension for the continuance of the public hearing in this matter. I believe 21 days was necessary.

Thank you.

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

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

App. 2548

Earth Removal Site Plan Application

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

CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SITE PLAN APPROVAL

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

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

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

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

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

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

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

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

Other comments: residential construction on-site.

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

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

Name: H & T Holdings of Bristol, LLC

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

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

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

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

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

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

The following shall be included as part of this application:

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

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

LUO – 01/24

For Office Use Only
APPLICATION NO. 2548

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Attorney James Ziogas

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

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

08/17 - LUO

For Office Use Only
APPLICATION NO. 2548

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

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

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

ADDITIONAL APPLICANT

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

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

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

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: Robert Green Associates

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

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

08/17 - LUO

Applicant's Narrative

NARRATIVE FOR AMBLER ROAD AND GRASSY ROAD

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

Intervenor Petition

Friends of the Hoppers

RECEIVED

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

BRISTOL ZONING COMMISSION
Bristol, CT

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

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

VERIFIED PETITION TO INTERVENE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    iii. "Encourage Community Character" through efforts that:

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

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

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

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

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

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

5. The Connecticut Environmental Protection Act of 1971 provides, in part, that any person may intervene as of right in any administrative proceeding upon the filing of a verified pleading asserting that the proceeding "involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the State". C.G.S. Section 22a-19(a).

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

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

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

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

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

Applicable Law:

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

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

> "[in] any administrative, licensing or other proceeding, and in any judicial review thereof made available by law, ...any person ...or other legal entity may intervene as a party on the filing of a verified pleading asserting that the proceeding or action for judicial review involves conduct which has, or which is reasonably likely to have, the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resources of the state." §22a-19 (truncation added)

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

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

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

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

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

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

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

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

Respectfully,

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

INTERVENTION VERIFICATION

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

STATE OF CONNECTICUT :

: ss: Bristol

COUNTY OF HARTFORD :

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

Jennifer Keen

Notary Public/Commissioner of the Superior Court

My Commission Expires: 4/30/2028

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

Applicant 30-day Extension to Open Public Hearing

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

Robert:

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

Thank you.

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

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

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

Hi Jim:

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

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

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

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

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

Thanks.

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

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

Applicant's Traffic Statement



Traffic Evaluation

Earth Removal at Ambler Road and Grassy Road

Bristol, Connecticut

Prepared for:

H&T Holdings of Bristol, LLC



Prepared by:

KWH Enterprise, LLC

October 2025

Hyperlink for Full Report:

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

Peer Review Estimate of Traffic Evaluation BL Companies

October 23, 2025

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

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

Dear Mr. Flanagan:

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

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

I. PROJECT UNDERSTANDING

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

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

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

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

II. CLIENT RESPONSIBILITIES

A. Information And Access Provided By Client

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

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

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

B. Making an Informed Decision on Retaining Legal Counsel

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

III. SCOPE OF SERVICES

A. Basic Services

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

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

1. Peer Review

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

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

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

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

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

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

B. Exclusions And Additional Services

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

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

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

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

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

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

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

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

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

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

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

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

IV. SCHEDULE

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

V. FEES AND EXPENSES

A. Fees For Basic Services

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

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

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

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

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

B. Fees for Additional Services

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

C. Reimbursable Expenses

1. Expenses included as overhead:

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

2. Expenses reimbursable to Consultant:

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

D. Hourly Billing Rates

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

Hourly Billing Rates
January 1, 2025

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

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

E. Fee Protection

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

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

F. Billing

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

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

Send remittances to:

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

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

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

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

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

G. Retainer

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

VI. TERMS & CONDITIONS

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

VII. CLOSING STATEMENT

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

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

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

Very truly yours,

BL COMPANIES, INC.

By: _____
Michael Dion, PE, PTOE
Principal Engineer

[Execution signatures on following page]

Applicant's Stormwater Report

Stormwater Permit Information for Developers and Contractors

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

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

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

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

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

Revised March 23, 2017

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

SUPPORTING DOCUMENTS FOR

SPECIAL PERMIT FOR EARTH REMOVAL

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

AMBLER STREET AND GRASSY ROAD

BRISTOL, CONNECTICUT

September 2, 2025



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

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

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner

Ned Lamont
Governor

Susan Bysiewicz
Lt. Governor

Environmental Health & Drinking Water Branch

DWS Circular Letter #2021-86

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

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

DATE: October 14, 2021

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

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

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

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

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

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

Connecticut Department of Public Health

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

2018
POCD

Scenic Resources

Code Enforcement

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

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

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

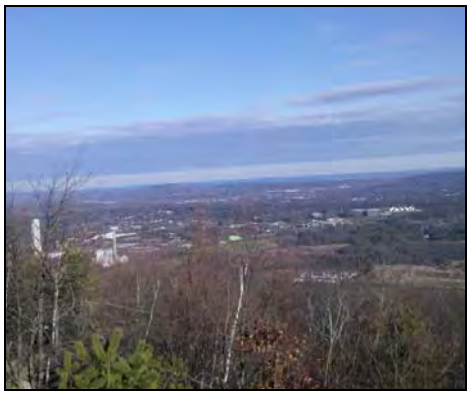
- educating the public on the benefit of property maintenance,
- establishing minimum standards for the maintenance, appearance and condition of residential and non-residential properties,
- seeking voluntary compliance from owners, operators, and occupants,
- communicating with the owners, operators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

6.1.5. Scenic Resources

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

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

Scenic View From South Mountain



6.1.6. Property Maintenance

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

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

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

6.1.7. Community Design

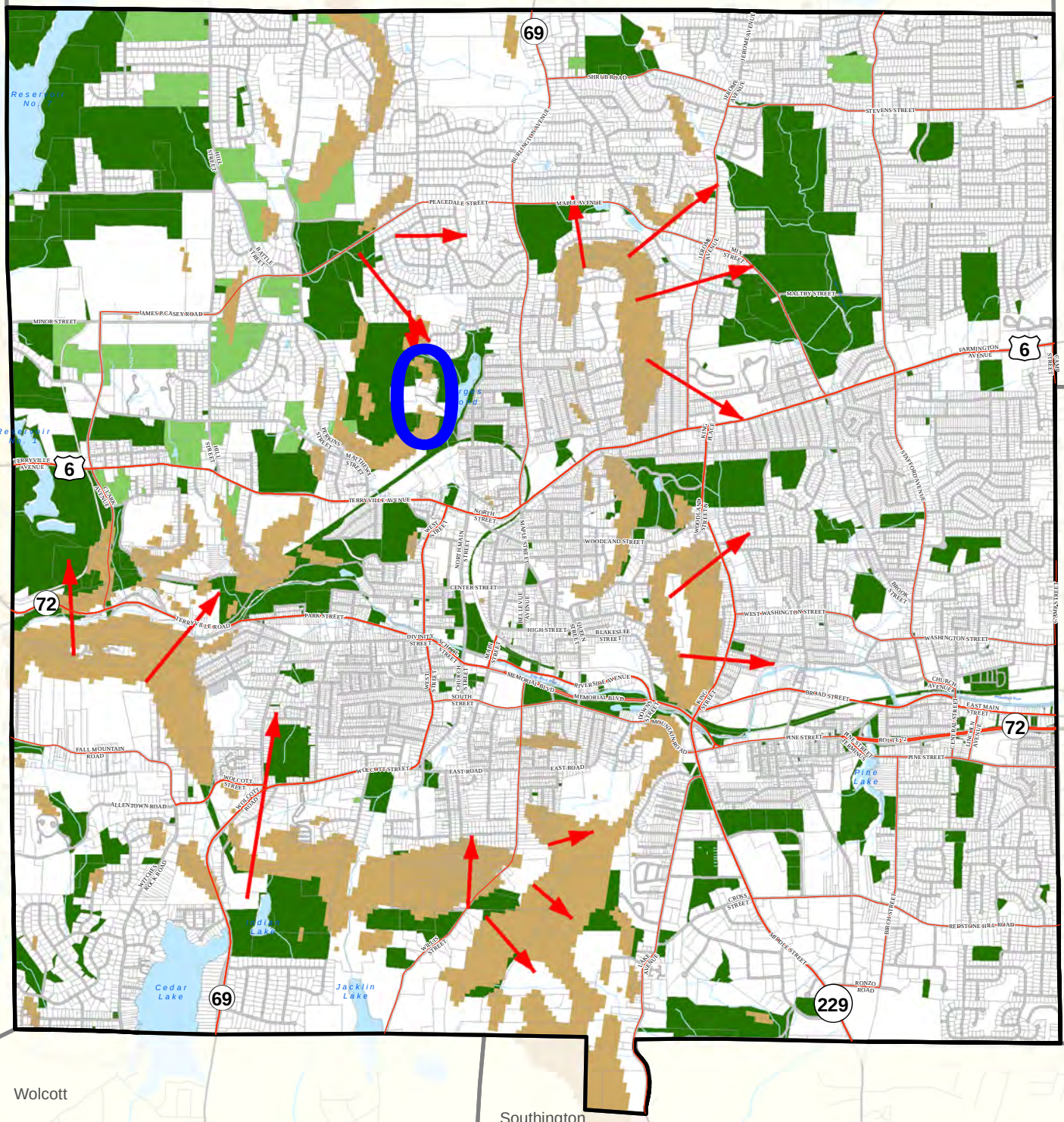
While Bristol residents care about the appearance of new buildings within the community, widespread support for establishing a city-wide design review process for new commercial, multi-family, or institutional development does not currently exist.

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

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

Community Character

Bristol, CT



6.2. Overall Goals

6.2.1. Farms And Farming

Support farms and farming.

6.2.2. Undeveloped Land

Encourage the preservation of undeveloped lands within residentially zoned areas.

6.2.3. Historic Resources

Support the preservation of historic resources.

6.2.4. Community / Cultural Resources

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

6.2.5. Scenic Resources

Preserve and enhance scenic views and scenic resources in Bristol.

6.2.6. Community Design

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

App. 2548

Zoning Commission Referral

Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Zoning Commission

DATE: October 21, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Applications 2547 & 2548

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

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

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

****

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

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

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

Public Hearing Date: December 8, 2025

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

App. 2548

Planning Commission Response to Zoning Commission Referral

City of Bristol

BRISTOL, CONNECTICUT 06010

Planning Commission

Planning Commission Response

DATE: December 16, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: Referrals from the Zoning Commission for the review of the 2018 Plan of Conservation and Development (POCD): 1. Section 6.1.5 Scenic Resources and 2. the Community Character Map depicting scenic hillsides on Lots 214 and 215 for: Applications 2547 & 2548: Special Permit and Site Plan for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant.

The Bristol Planning Commission, at its meeting of December 15, 2025, approved the following motion with respect to the above captioned items:

"Make a motion to send a negative referral to the Zoning Commission for Applications #2547 & #2548. The Planning Commission finds that the Special Permit and Site Plan applications for Earth Removal in excess of 400 cubic yards associated with the development of two residential dwelling units at 45 Grassy Rd. (Lot 214); 51 Grassy Rd. (Lot 215); Lot 217 Grassy Rd. and Lot 216 Ambler Rd.; Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential) zone; H&T Holdings of Bristol, LLC, applicant as presented, is generally not consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

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

Report from DPW Engineering

November 26, 2025

1. Purpose

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

2. Background

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

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

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

3. Existing Site Conditions

3.1 Elevations on the Subject Property

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

3.2 Proposed Final Grades

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

3.3 Adjacent Property Elevations

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

4. Field Observations

4.1 Scenic Views

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

4.2 Visibility of Subject Properties

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

5. Potential Impact Assessment

5.1 Scenic Resource Considerations

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

5.2 Forest and Trail Experience

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

5.3 Uncertainties

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

6. Conclusion

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

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

Ryan J. Heller
Department of Public Works
Surveyor
860.584.6119

Bristol CONNECTICUT Public Works

Friends of the Hoppers

Neff Presentation



Hyperlink:
https://www.bristolct.gov/DocumentCenter/View/50891/Neff-Presentation

Friends of the Hoppers

Projected Environmental Impacts Presentation

Projected Environmental Impacts of a Proposed Development on the Hoppers-Birge Pond Nature Preserve: Land Held in Public Trust

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

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/50893/Projected-Environmental-Impacts-of-a-Proposed-Development-on-the-Hoppers-Nature-Preserve---020826

Friends of the Hoppers Scenic Views Statement and Cross Sections

December 16, 2025

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

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

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

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

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

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

Second, the surveyor's report asserts that there probably won't be a line of site from the trails to the proposed site elevations. However, the surveyor also claims that a final analysis of the viewsheds will be difficult to determine without 3D modeling. From the report, it is apparent that he "eyeballed" his assertions rather than justifying them with empirical data.

So this led me to perform a viewshed anslysis with the aid of AutoCAD. I drew a cross section of the land from the top of a kame where there is an existing trail to the bottom of the subject property. On the cross section is drawn the sight lines for both the existing grade and the proposed grade. You can see quite clearly that from the top of the kame, you can barely see to the edge of the property as it exists now. If the earth removal were to occur, there would be a clear line of sight all the way over to the property edge. I only had time to draw one section, but we suspect that the whole trail east of the kame down to Grassy Road will have an open view of the excavation. We would like to do

more modeling to investigate further. We also would like to invite you on a guided tour of the trails so you can see our concerns for yourselves.

Finally, we would like to highlight some snippets from the City's Plan of Conservation and Development and the zoning regulations that we feel are pertinent to this discussion.

In Section 4.1 of the Plan of Conservation and Development, the "Hoppers" are specifically mentioned as a key area in which to promote conservation.

In Section 4.3.2 Land Resource Protection, the plan seeks to "discourage development on steep slopes and ridgelines"

In Section 6.1.5 Scenic Resources, the plan states that "There are a number of scenic areas within Bristol and states that these scenic resources should be preserved to the extent feasible, and preservation of these scenic assets should be considered as part of the review of any application submitted to a local board or commission."

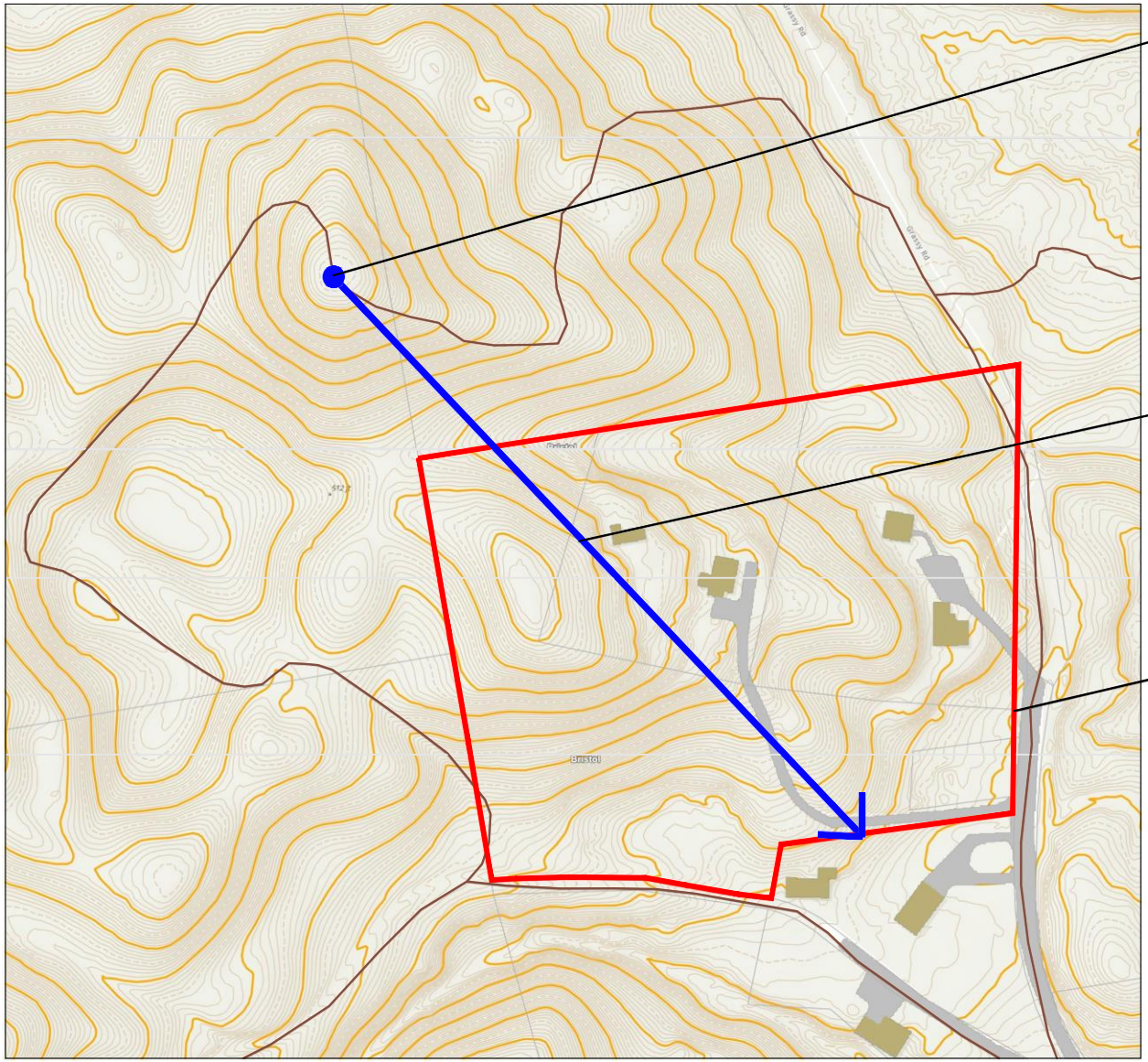
Section 6.2.2 Undeveloped Land...This section encourages the preservation of undeveloped lands within residentially zoned areas.

Section 6.2.3 Historic Resources ……This section supports the preservation of historic resources which we believe applies to the geological formations at the Hoppers.

Section 6.2.4 Supports community resources which enhance the quality of life within Bristol.

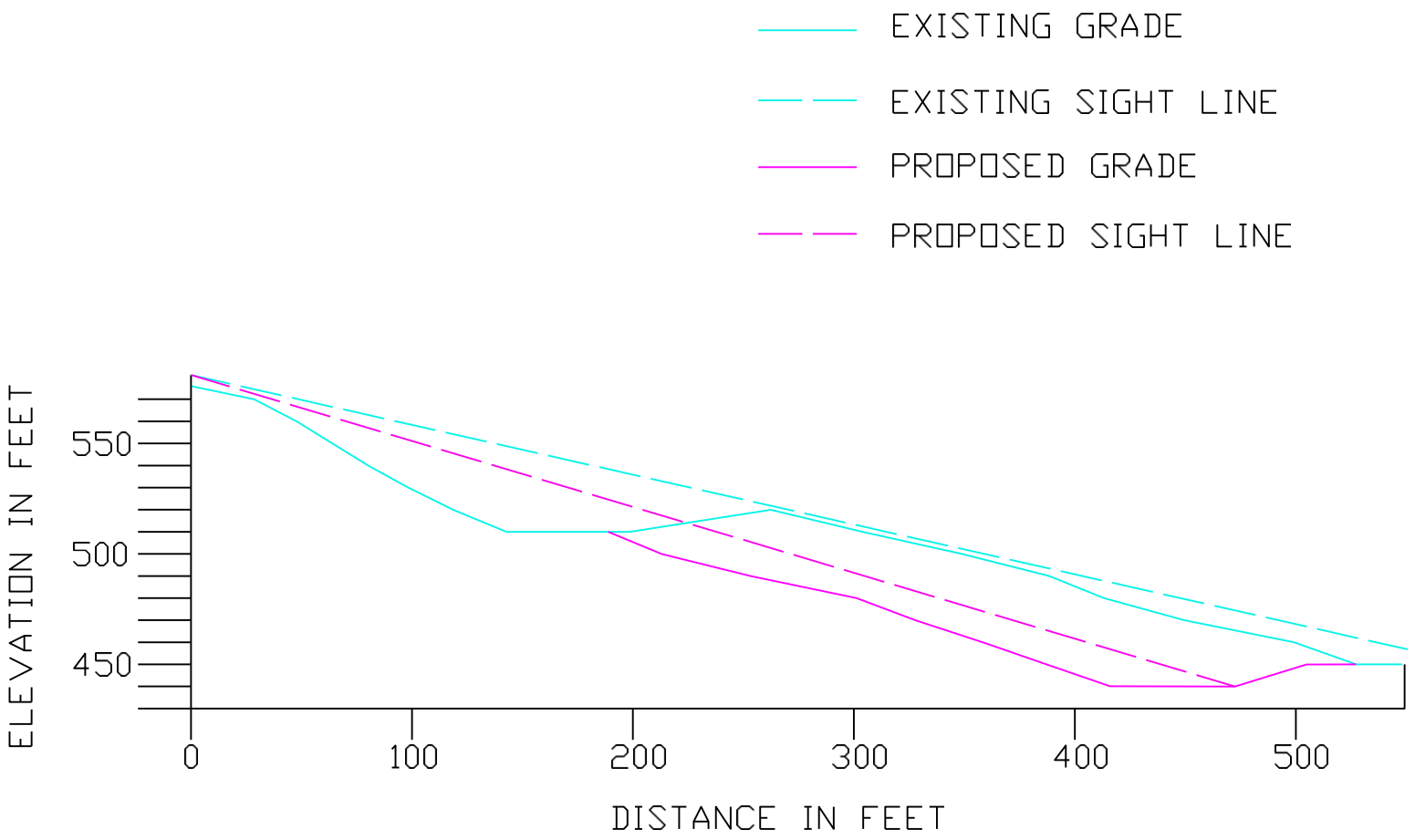
In addition, the City of Bristol Zoning Regulations Section 15.2.5(E)(1) states that "the natural topography of the property shall be preserved to the maximum extent possible" and in 15.2.5(E)(3) additionally states that "the proposed excavation shall be certified by the City Engineer as being the minimum depth of excavation necessary to accomplish the proposed project". It is clearly not the case that 145,000 cubic yards of excavation, including the destruction of a rare geological formation, is needed to site two homes on the property.

So, in conclusion we reiterate that we see the scenic views as the kame formations themselves rather than overarching vistas that are seen from atop. Also we reiterate that the site section we drew up supports our assertion that the site will be fully visible from multiple sections of the trails, particularly the trail atop the largest kame. This will irreparably damage the deep woods experience that can now be had, miraculously, in the middle of suburban Bristol.



VIEWSHED ANALYSIS

VIEWSHED ANALYSIS



Letters

From: Judith Centurelli <judycenturelli@att.net>
Sent: Thursday, January 8, 2026 1:21 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: The Hoppers

I am writing in support of preserving The Hoppers in its present state. This is one of the few natural areas left in Bristol where its residents can have a unique experience with different land formations, water courses, and the flora and fauna of Bristol. Allowing a mining operation and housing construction to occur in the middle of The Hoppers will destroy what is there and will never be recovered. The habitats of animals will be destroyed and those animals will die off as will the various plants that are found in the area. The peace and tranquillity of the area will certainly be destroyed. Bristol needs to make greater efforts to maintain and preserve what little natural land, flora and fauna we have left.
I hope you, and whoever else is involved in making the decision, will decide in favor of The Hoppers.
Sincerely,
Judy Centurelli

-----Original Message-----
From: Jean Letourneau <hoppersdude@att.net>
Sent: Wednesday, January 7, 2026 7:29 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Hoppers Nature Preserve

Mr. Flanagan

My name is Jean Letourneau, former Bristol resident.and Hoppers activist. While i understand that the Tabacco property is private however allowing any mining there is not only against the 1988 referendum which protects the water under the Hoppers which yielded over a million galllons in tests performed by the Bristol Water Department in 1991.

My second point is that trucking 5000 trucks would require transporting through a residential neighborhood with narrow streets,no sidewalks, the road is not made for heavy traffic not to mention the kids running around.

My third and final point is that this property is near many natural springs which means that any mining will affect these springs which feed into Birge Pond.

I understand that when I left Bristol I no longer have voting rights, however my lifetime commitment to this area gives me the right to voice my concerns.

thank you

Jean Letourneau i

Sent from my iPhone

From: Diane Barillaro <nanni9498@live.com>
Sent: Sunday, January 11, 2026 1:11 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Please save the Hoppers!

Dear Mr. Flanagan:

My name is Diane Barillaro, my family lives at 25 Orleans Drive. I am writing to you to explain that twice my family experienced changes to wildlife due to development.

My first experience was in Southington. There was a small pond a little way from my house and each spring we looked forward to hearing the peeper frogs. That stopped when a house was built close to the pond.

Upon moving to Orleans Drive, the area was very nice, there was woods and no houses, to my delight a Great Horned Owl built a nest and to my surprise there was a chick. To my further delight, there also was a Barn Owl, it was great! Then it happened again, the land below my house was sold and houses were built and became Sturbridge Court. One by one the trees were cut down. To make matters worse I was told more trees were cut down that should not have been cut down. I need not have to tell you the owls left and did not come back. A short time later signs/posts were put in the sparse wooded area stating no more trees could be cut down, The damage was already done, who did these people think they were fooling? Where were they when the project started, knowing it involved a wooded area?

We have lost so much already in Connecticut. Please do not let this happen at the Hoppers Birge Pond Nature Preserve!! This is what happens when greed takes over!

Sincerely
Diane Barillaro

From: Cmariecannon <cmariecannon@aol.com>
Sent: Sunday, January 11, 2026 6:13 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Opposition to Proposed Sand and Gravel Mining Operation in the Hoppers-Birge Pond Nature Preserve

Dear Robert Flanagan,

I am writing as a concerned Bristol resident to express my opposition to the proposal to remove approximately **145,000 cubic yards of sand and gravel** from land located within a residential zone and in the heart of our community's **Hoppers-Birge Pond Nature Preserve**. This massive excavation project would have devastating environmental, ecological and community impacts that are completely incompatible with the purpose and protections of this area.

This comparison alone puts the scope of the proposed operation into perspective. Removing nearly **375 times the normal limit** of soil is not routine development, it is large-scale mining. The ecological cost would be staggering.

- **Loss of Trees and Habitat:** Thousands of mature trees would likely be destroyed, removing vital carbon sinks and habitat for countless species.
- **Groundwater and Wetlands Threats:** Mining on this scale would lower the local groundwater table, depriving wetlands of the moisture they need to sustain plant and animal life.
- **Wildlife Hazards:** Sensitive species, such as box turtles, salamanders, and other small animals would be endangered not only by habitat loss but also by the estimated **48 truck trips a day** that would rumble through the site.
- **Wildlife Encroachment:** Disrupting and encroaching upon wildlife habitats can lead to an increase in human-wildlife conflicts, impacting both communities and animals. As more animals enter human areas in search of food or shelter, there is a greater likelihood of property damage and an elevated risk of disease transmission.

- **Community Impact:** The dust, noise, and heavy truck traffic in a residential zone would severely degrade nearby residents' quality of life. Furthermore, the development results in the loss of a peaceful natural area in the heart of suburban Bristol, diminishing the natural scenic views from the trails and impacting the experience of the surrounding woodland.

This proposal contradicts the purpose of zoning laws designed to **protect residential areas and natural environments from industrial-scale disturbance**. It also undermines the community's long-term efforts to preserve open space and biodiversity.

I respectfully urge the City Planning Department to **reject this proposal** and uphold both the spirit and the letter of our local environmental and land-use protections. Our community's health, natural heritage, and the irreplaceable ecosystems of the Hoppers-Birge Pond Nature Preserve depend on it.

Thank you for your careful consideration of this critical issue.

Sincerely,

Cathleen Cannon

From: Judith Centurelli <judycenturelli@att.net>
Sent: Thursday, January 8, 2026 1:21 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: The Hoppers

I am writing in support of preserving The Hoppers in its present state. This is one of the few natural areas left in Bristol where its residents can have a unique experience with different land formations, water courses, and the flora and fauna of Bristol. Allowing a mining operation and housing construction to occur in the middle of The Hoppers will destroy what is there and will never be recovered. The habitats of animals will be destroyed and those animals will die off as will the various plants that are found in the area. The peace and tranquillity of the area will certainly be destroyed. Bristol needs to make greater efforts to maintain and preserve what little natural land, flora and fauna we have left.
I hope you, and whoever else is involved in making the decision, will decide in favor of The Hoppers.
Sincerely,
Judy Centurelli

From: Filomena DiCandia <filomenadicandia@gmail.com>
Sent: Sunday, January 11, 2026 1:50 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Request to Oppose Mining Permit near Hoppers Birge Nature Preserve

Dear Robert Flanagan,

I am a long-time resident of 95 Beech St, in Bristol. I have asthma, and I am against a mining project at Grassy Road. Grassy Road is a half mile down the road from my home. I have done research and know that a long-term mining project will worsen my asthma. Mining will create higher amounts of particulate matter. I expect there will also be higher amounts of diesel exhaust from trucks going in and out all day. The longer the mining project lasts, the worse my condition will become. For people like me with asthma, fine particles in the air can trigger wheezing, shortness of breath, increased medication use, and even asthma attacks that require medical care.

This project will create at least 2 years of noise and pollution. What is the benefit for the residents of my neighborhood? Trucks will be coming in and out all day long for two years. Think about how bad this will be for people like me. Think about the negative impact this will have on the developing lungs of children who live and play in the neighborhood.

My grandson developed asthma as a child because he was living in a city with bad air quality. My daughter brought him out of that polluted city and into an apartment on Beech Street so that he could recover. Growing up in a neighborhood with clean air helped him to heal. His walks around Birge Pond were wonderful for his health. My grandson no longer has asthma and is now a Varsity runner in high school.

Please find a way to protect Bristol residents from unnecessary pollution. Let us enjoy a quiet and peaceful neighborhood and clean air so that we can stay healthy.

Thank you.

Sincerely,

Filomena Di Candia
95 Beech St.
Bristol, CT

From: Tom Doyle <tomdoyle1@yahoo.com>
Sent: Sunday, January 11, 2026 11:51 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: SAVE THE HOPPERS!

I have a statement to submit for the Zoning Commision public hearing on Monday, Jan 12 regarding the development plan for the Hoppers preserve:

SAVE THE HOPPERS! That's what the town *overwhelmingly* voted for in a referendum 4 decades ago. I remember - do you? I have no doubt we would get the exact same result today. We have drastically less open space in town now, which magnifies this project immensely. A developer wants to remove 149,000 cubic feet of material? You might say, "No big deal, it's only a small section in the middle". Well, how would you feel if someone were to approach you, knife in hand, and say "No big deal, I'm only going to cut out a small section from your middle"? This will completely destroy the integrity of the entire preserve. Stop this ridiculous plan now. The whole town is watching! Vote down this proposal. SAVE THE HOPPERS!

Tom Doyle, Jr.
128 High Street
Bristol

Environmental
Learning Centers
of Connecticut, Inc.
501 Wolcott Road ▪ Bristol, CT 06010

January 10, 2026

For the Public Hearing of Applications #2547 and #2548
Submitted via email to City Planner Rober Flanagan, robertflanagan@bristolct.gov

Dear Commissioners,

I am submitting this letter to voice my concern over the proposed clearing, excavation, and development in the heart of the Hoppers Birge Pond Preserve relative to the biodiversity of this important community resource.

In terms of my background, I hold a degree in Forestry from the University of Vermont School of Natural Resources and have been the Executive Director of the Environmental Learning Centers of Connecticut, here in Bristol, for the past 13 years. Prior to arriving in Bristol, I worked for the National Audubon Society for 30 years, the last 15 of which as the Director of Audubon Sharon where I oversaw the management of 2,700 acres of land, primarily forests.

While with Audubon, one of my responsibilities was conducting forest habitat assessments for landowners owning large tracts of forest land. The goal of these assessments was to evaluate the quality of the forest habitat and to identify "core forests", large unfragmented forests that support a unique set of flora and fauna. Core forests and the species they support are declining in New England as a result of fragmentation from roads, mining, development, etc.

The way we identified a healthy core forest was through the identification of a suite of eight indicator bird species. The list we used included Eastern Wood-Pewee, Wood Thrush, Ovenbird, Scarlet Tanager, Red-eyed Vireo, Veery, Black and White Warbler, and to a lesser extent, Hairy Woodpecker, if accompanied by other birds on the list. Not all the birds on the list needed to be present to classify a woodland as core forest, but the higher the number, the higher the value of the forest in terms of habitat.

It is important to note that *all eight species* have been observed in the past year at the Hoppers/Birge Pond Preserve indicating a healthy core forest that supports a unique assemblage of interior forest birds. These birds are not the only species that rely on unfragmented forests. Healthy core forests support a wide variety of plants and animals.

I believe the proposed activity will significantly harm the biodiversity of the Hoppers/Birge Pond Preserve and reduce its ecological value because of the habitat fragmentation it will cause. As a result of deforestation, mining, and development, the core forest, by definition, will cease to exist

along with the flora and fauna it supports, particularly the bird species that are reliant on large intact forests.

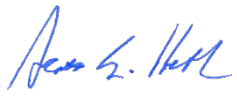
In addition, this project will have a negative effect on reptiles and amphibians. Reptiles and amphibians in general are profoundly affected by habitat loss and degradation. This includes alteration of water levels, pollution, increased road traffic, and siltation, all of which are likely as a result of this project. More specifically, the Eastern Box Turtle, a State Species of Special Concern, relies on mature core forests and has been observed in the preserve. Some turtles may be directly killed by construction and mining activities, but loss of habitat, particularly nesting habitat, is the cause for their decline. Box Turtles lay eggs in loose sandy soil.

The Hoppers Birge Pond Preserve is an important community resource, an island of wildlife habitat in the middle of a highly developed area. It is centrally located, and a favorite place for hikers, birders, and nature enthusiasts. The city has an obligation to protect it for the benefit of all its citizens. I strongly encourage the city to negotiate alternatives with the developers. Such alternatives could include a reduction in the intensity of the activity, but most desirable would be to abandon the project altogether and add the properties as part of the preserve for the benefit of biological diversity and the residents of Bristol. There are State of Connecticut grants for open space available as we know. The city was successful in securing such a grant to protect another parcel inside the preserve from development and further protection of the Hoppers/Birge Pond Preserve should garner support.

Finally, there is a misconception that all people who believe in the importance of open space are against development. This of course is not true. I am certainly not against development, but in this case, clearing trees, removing 145,000 yards of material, and building houses in the middle of a unique community resource just doesn't make sense. Bristol's Plan of Conservation and Development clearly states Bristol's desire to "Protect Bristol's natural resources through land development controls, acquisition, and other preservation techniques" and to "Carefully control development which could result in damage to the land and environment". This project goes against both recommendations.

Thank you for allowing me to comment on this issue.

Sincerely,



Scott E. Heth
Executive
Director
Environmental Learning Centers of Connecticut

sheth@elcct.org
(860) 583-1234

-----Original Message-----
From: Jean Letourneau <hoppersdude@att.net>
Sent: Wednesday, January 7, 2026 7:29 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Hoppers Nature Preserve

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My second point is that trucking 5000 trucks would require transporting through a residential neighborhood with narrow streets,no sidewalks, the road is not made for heavy traffic not to mention the kids running around.

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I understand that when I left Bristol I no longer have voting rights, however my lifetime commitment to this area gives me the right to voice my concerns.

thank you

Jean Letourneau i

Sent from my iPhone

From: Maria Maccio <cardinal1987@live.com>
Sent: Sunday, January 11, 2026 9:31 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Please save the Hoppers!

Dear Mr. Flanagan:
Please do not grant the builders the special earth removal permit to remove 149,000 cubic yards of sand and gravel from the wilderness at Hoppers – Birge Pond Nature Preserve.
Please keep this area wilderness and keep this home to all the animals that live there.
Please keep this area a nature preserve and do not allow anyone to build here.
Thank you.
Sincerely
Maria Maccio
Bristol, Resident

-----Original Message-----
From: Maureen C. Moriarty <mmmaureenthebean@gmail.com>
Sent: Saturday, January 10, 2026 7:52 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Proposed Development @ The Hoppers/Birge Pond

Dear Mr. Flanagan,

I am currently out-of-state and cannot attend Monday evening's Zoning Commission meeting. I am writing to make my position on the proposed sand & gravel mining operation and housing development in The Hoppers crystal clear: I am ADAMANTLY opposed to the destruction of the natural environment that would result from either or both of these incursions.

I lived on Crescent Drive for 9 years, long enough to know that the neighborhood, Birge Pond, and The Hoppers are all part of an oasis-like area within the City of Bristol. When I think of the number of woodland creature and bird species that would be killed, harmed, or displaced, I'm simultaneously heartbroken and angered. What about the trees and other flora which play a vital role in maintaining a healthy ecosystem? What would the destruction of the waterway do to that same ecosystem? Think about how the truck traffic would adversely affect the quality of life for those living in the neighborhood, some of whom are my friends.

Mr. Flanagan, if the Inland Wetlands Commission fails to protect The Hoppers and Birge Pond, someone has to do it. We citizens are putting our collective foot down. Enough habitat and natural beauty and quality of life have already been sacrificed in the world around us for the sake of money-making operations. I and my fellow citizens (and voters, by the way) say "Not at The Hoppers or Birge Pond, now or in the future."

Thank you for this opportunity to state my position.

Maureen C. Moriarty
90 Woodland St
Bristol, CT
mmmaureenthebean@gmail.com
Sent from my iPhone

From: Steve Oakes <paratroop1973@gmail.com>
Sent: Sunday, January 11, 2026 12:47 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Mining/construction project at Birge Pond/Hoppers

Mr. Flanagan. My name is Steve Oakes and along with my wife Sylvia,have lived here at 65 Lardner Road in Bristol for about 25 years. We have enjoyed living here near Birge Pond and the Hoppers. Throughout the years we have hiked the area and fished the pond and greatly appreciated the beauty of the wilderness that's been put aside for all to enjoy. Our grandchildren first learned to fish there and continue the hobby to this day. We always admired the lucky people who live very close to the pond, so close to unspoiled nature. We feel very disheartened that there may be excavation and mining in that area as that would change the whole chemistry of the area along with the noise, destruction of the natural environment,and the hundreds if not thousands of trucks loads of soil being driven on our neighborhood roads. That alone will cause significant damage to our roads that are already in poor condition along with the noise and dust and mud that will cover our area. We are asking you and the zoning board to please think of the people that live here and seriously consider not allowing that project to move forward. We haven't even mentioned the displacement of all the animals that live in the surrounding area. Also it's not just the people that live here but many many more people that come from all around to enjoy the peace and quiet that that area provides for all. Thank you for your time and consideration. Steve and Sylvia Oakes

From: SL Papa <susanl.papa@gmail.com>
Sent: Friday, January 9, 2026 11:22 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: The Hoppers

Dear Mr. Flanagan,

I grew up in Bristol. For years, driving to and from my after-school and summer job, I made a point of taking as much of North Pond Street as I could, rather than Burlington Avenue, just so I could glimpse the unexpected beauty of Birge Pond and the landscape beyond through the trees. I envied those who lived nearby.

It wasn't until I was an adult living elsewhere in Connecticut that I realized it was public property, and finally visited to walk the trails in fall during Covid. Another Bristol native came down from Massachusetts to meet me there. What a wonderful spot for a hometown reunion and hike!

Bristol is very heavily developed and paved over. The city is not correspondingly rich in public parks, navigable unspoiled green spaces, and opportunities for outdoors solitude. Please do not approve the Grassy Road mining and development operation that targets and will permanently damage this beautiful and rare nature preserve.

Thank you.

Susan Papa

From: Diana Ricciardone <dricciardone@yahoo.com>
Sent: Saturday, January 10, 2026 12:06 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com; Mayor'sOffice <MayorsOffice@bristolct.gov>
Subject: Protect the Hoppers Birge Pond Nature Reserve - No Mining; No Housing

To: Bristol Planning Commission
From: Diana Ricciardone, Concerned Bristol Resident, 23 Cold Springs Road

Dear Members of the Bristol Planning Commission,

I am writing to express my opposition to Special Permit Application #2547 and Site Plan Application #2548 submitted by H&T Holdings of Bristol, LLC, which propose extensive earth removal associated with residential development at 45 and 51 Grassy Road and adjacent parcels.

These applications warrant serious concern because they involve large-scale alteration of land that is explicitly identified in the City of Bristol's **2018 Plan of Conservation and Development** as a **scenic hillside resource**. Section 6.1.5 of the Plan, along with the Community Character Map, makes clear that such landscapes are to be protected from development practices that permanently alter their natural form. The proposed removal of 149.000 cubic yards (around 12,000 truckloads) of soil is fundamentally incompatible with that goal.

The scope of excavation proposed goes beyond what could reasonably be considered minimal or sensitive site development. Approval would result in the irreversible loss of a scenic hillside, fundamentally changing the character of the area and undermining the intent of the City's adopted conservation policies. Once these natural features are removed, they cannot be replaced or mitigated through landscaping or design measures.

Equally concerning is the precedent that approval would set. Allowing substantial earth removal on designated scenic hillsides weakens the effectiveness of the Plan of Conservation and Development and invites future applications that erode Bristol's remaining natural and scenic resources incrementally but permanently. The Plan exists to guide land-use decisions precisely in situations like this.

While residential development has an important role in Bristol's future, it must be appropriate to the land and consistent with adopted planning principles. In this case, the proposed development relies on altering the land to fit the project, rather than designing the project to respect the land. That approach conflicts with both the letter and the spirit of the City's conservation objectives.

For these reasons, I respectfully urge the Planning Commission to find that Applications #2547 and #2548 are inconsistent with the 2018 Plan of Conservation and Development and to recommend denial of both applications.

On a personal note, my family and I are former residents of 93 Beech Street, which is in walking distance of the Hoppers Birge Pond Nature Reserve. Birge Pond was a lifeline for us, especially during the Covid pandemic. My family and I would walk the trail around Birge Pond almost daily. It was thrilling for my children to see herons and baby ducklings and to witness the change in seasons. It is wrong to develop that area. It should be preserved for future generations. It is sad to see the overdevelopment of our last remaining forests in Bristol. I hope that the Bristol Planning Commission will protect our natural resources. It is clear that this plan will have negative impacts on the surrounding nature preserve and neighborhoods. It will create noise and pollution for at least 2 years and change the landscape permanently.

Thank you for your careful consideration and for your continued commitment to thoughtful and responsible land-use planning in the City of Bristol.

Sincerely,
Diana Ricciardone
Concerned Bristol Resident
23 Cold Springs Rd.
Bristol, Connecticut

From: ANTHONY SHETENSKY <tony.shetensky@comcast.net>
Sent: Saturday, January 10, 2026 10:47 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Birge Pond Hoppers

Just weighing in on the proposed plans for the Hoppers. I am opposed. That is a beautiful area of the city - one of the few remaining places in our entire state where one can walk through nature and not hear the sounds or see the sights of civilization.

I grew up in Bristol (Jennings Road - lived there myself for 28 years and my family lived in the North Pond Street neighborhood since 1920). I now live in East Haddam. Somehow East Haddam/Moodus has figured out how to save open space and also allow progress, including housing. There are ways to have both without destroying irreplaceable natural resources. Once they are gone, they cannot be replaced and along with them a bit of Native American and colonial history is also destroyed.

Lorraine (Ticehurst) Shetensky
East Haddam, CT

From: Jessica Somers <jessomers@snet.net>
Sent: Sunday, January 11, 2026 10:30 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Opposition to Proposed Mining Adjacent to Hoppers-Birge Pond Preserve

Dear Mr. Flanagan,

I am writing to formally oppose the proposed mining activity in the area adjacent to the Hoppers-Birge Pond preserve. Preserved outdoor spaces that are open to the public in Connecticut are especially rare and deeply valuable. Unlike larger cities in larger states, in Bristol and the surrounding towns, we have limited access to expansive natural areas where residents can hike, walk their dogs, observe wildlife, and experience a sense of quiet immersion in nature. This Hoppers-Birge Pond area provides an essential refuge for community members. It has been especially beneficial for my family. We use this area daily to hike our dog and to quiet our minds after a long day of work. Our dog Grover, who is now a senior dog, would not have his health, strength, and vitality without access to such a safe and open space to keep his mind and body active. My husband and I also reap the physical and mental benefits of these daily hikes that contribute to our quality of life and a meaningful connection to the natural world that cannot easily be replaced once it is lost.

Mining in such close proximity to the preserve would irreversibly undermine these benefits. The operation would introduce light and noise pollution that would disrupt both human visitors and wildlife, fragment valuable habitat, and erode the deep-woods experience that makes this place special. Increased disturbance and access would also invite invasive species, further degrading the ecological integrity of the area. Once these impacts occur, they cannot simply be mitigated or undone. I urge the city to protect this rare and irreplaceable public resource by rejecting mining activities that would compromise the preserve and the community's long-term environmental and quality-of-life interests.

Sincerely,
Jessica Somers

446 Stafford Avenue
Bristol, CT 06010

December 1, 2025

Bristol Zoning
Commission Bristol City
Hall
111 North Main Street
Bristol, CT 06010

Dear Zoning Board Members,

I am the owner of 46-48 Crescent Drive and I am very familiar with the area. Although it is tenant occupied presently, I did live there for many years. I am giving this written testimony to let you know my opposition to the earth removal proposed to take place on Grassy Road. I am a strong believer in private
property rights. If the developer wants to build a home or homes there with the present topography, I do feel that would be acceptable. The removal of earth material is what I find objectionable. I do not see how this removal would not adversely affect the area surrounding these lots that is owned by the city.
These glacial kettles or hoppers are a fairly unique feature on the earth and from what I understand college geology students have even come to Bristol to study them. I have seen too many places where promises have been made that nearby parcels would not be affected by activity on another, only later to find that changes in the water table, rain runoff, etc. did indeed affect nearby parcels. There is too much of a risk.

A second matter that concerns me is the punishment the nearby roads will most likely take. Studies have found that the traffic of heavy trucks is what does the most damage. The roads in the area are already tired. I fear these roads traveled by both visitors to Hopper/Birge Pond, and my tenants, will take significant damage from this activity.

I appreciate your taking the time to understand my opposition to this permit.

Sincerely,



Steve Vastola

From: Catherine O'Neil <cathyoneil07@icloud.com>
Sent: Monday, January 12, 2026 10:12 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Fwd: Hoppers Birge Pond Nature Preserve

Sent from my iPhone

From: Cathy O'Neil
Date: January 12, 2026
Subject: Hoppers

Dear Mr. Flanagan:

Re: Hoppers-Birge Pond Nature Preserve

I am writing to voice my opposition to the proposed development of the property located in the Hoppers- Birge Pond Nature Preserve. I believe that the best interests of the people of Bristol as a whole should be considered when reviewing the developer's proposal. Countless people enjoy the use of this property for natural purposes.

The delicate ecosystem of this area is a unique to Bristol and should be preserved and marketed as a show piece for Bristol. Instead of destroying this amazing asset, Bristol should show the State of Connecticut that we value the natural history and legacy of Bristol.

The proposal not only seeks to develop and build a few houses on the land, but also to basically strip mine the area, causing massively greater destruction to the natural habitat, and plants and animals that inhabit this area.

In addition, this action will cause immeasurable disturbance and cause loss of peace and enjoyment for many, many neighbors long term. It will also negatively impact the surrounding infrastructure, causing additional cost and maintenance that the City was will have bear the burden for. This in turn will also negatively affect all residents of Bristol.

Therefore, I believe that the needs and enjoyment of many should be considered as the greater good instead of the wants of one developer. Thank you.

Very truly yours,

Catherine O'Neil

Cc: Friends of the Hoppers

From: jay manewitz <manewitzjay@gmail.com>
Sent: Monday, January 12, 2026 2:51 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: The Hoppers

Mr. Flanagan:

Bristolites have appreciated the Hoppers, as a gift from nature, for generations. In the past, developers have threatened its existence. We can enjoy hiking through the Hoppers today, because previously concerned citizens were vigilant against the encroachment of developers. Let's preserve the Hoppers for ourselves and for the future.

Jay Manewitz

From: Brood <thewildbrood@gmail.com>
Sent: Monday, January 12, 2026 10:37 AM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject: Birge Pond

Hello, we are writing to you with regard to the Birge Pond Hoppers mining / development project. We are a local music act and have personal interest in the area. Two of our members grew up in the neighborhood, and it has been a seminal area in their early lives.
It has influenced our personal upbringing so much so that we were driven to express the beauty of this natural reserve in the form of music. Birge Pond was the catalyst for our musical group, where we first shared our language of music to the world. We urge you to consider what it means for others in the area, and for the city of Bristol as a whole. It is an area of refuge for wildlife, in which people can remove themselves from the modern world and connect with the natural beauty of the local landscape.
Attached below is a link to our YouTube page, where you can view our song entitled Birge Pond.
We hope you can recognize the value of this land, and urge you to do right on its behalf.

https://youtu.be/zejtW4e5a1M?si=FsoVjt7P5k6ganto

Thank you for your time,
The Brood Team

From: Emily Hayes <kittyemily1201@gmail.com>
Sent: Monday, January 12, 2026 6:43 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: friendsofthehoppers@gmail.com
Subject:

Dear Robert Flanagan,
I am Emily Hayes (50 Orleans Drive, Bristol ct 06010) and a Bristol citizen.
Hi, I do not think that you should grant a special earth removal permit to excavate 145,000 cubic yards of sand and soil from the middle of the nature preserve. This mining and development project would fragment and destroy the core forest of the Hoppers. A forest rich with vegetation that supports countless species of wildlife. Wildlife that would almost certainly be driven away into the surrounding neighborhoods by the noise pollution generated by this development and its fragmentation of the forest. I am also concerned that the noise pollution would destroy the peaceful feeling you get when exploring the hoppers. I am extremely concerned about this developments potential to drain the wetlands and completely alter the preserve forever.
Finally, I am sick of these beautiful places being destroyed by greedy people who only think about money. We should be focused on preserving this land for the wildlife and our future generations to enjoy. Some things are more important than money.

From: Emily Reisner <emily.reisner@gmail.com>
Sent: Monday, January 12, 2026 4:25 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Cc: Friends Pond <friendsofthehoppers@gmail.com>
Subject: Protect Hoppers Preserve

Dear Mr. Flanagan,

I'm writing you to urge you to protect the Hoppers Preserve in Bristol, Ct.

I grew up in Bristol, Ct, on federal hill, left Ct for over a decade, and returned to my hometown to live.

3 years ago, I discovered that one of the best hidden gems to exist in Bristol is the dog park and trails off of Perkins street that wraps around the hoppers.

The hoppers have been like a church for me. I hike this sacred land an hour each day, 300 something days a year, and it keeps me grounded, happy, and smiling. I take my dog, Eva, and my mom's dog, Darcy, and it's the best part of our day! We walk through snow, rain, and hot sun.

We see deer prancing through the forest, beers climbing the trees, and owls hooting at us. These animals inhabit the hoppers very happily. They don't understand the idea of development, or why trees would come down, and where they would go when pushed out.

In addition, the hoppers bring together community. I see many of the same people almost daily and the small conversations matter - especially when that might be the only person you talked to in real life that day! I know more dog's names than people's names, but it feels like people

are looking out for you! When people in the community pass, there are trees planted in their honor.

Bristol would not be the same if we could no longer walk the hoppers freely, and instead we saw bulldozers tearing apart this sacred space.

Please, Mr. Flanagan, help us protect this land, so that humans and animals can enjoy it for a long time to come!

Sincerely,
Emily Reisner

From: Theresa Shustock <followthestars93@yahoo.com>
Sent: Monday, January 12, 2026 5:43 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>; friendsofthehoppers@gmail.com
Subject: Protect Hoppers!! Please read for zoning commission meeting

Dear Mr. Flanagan,

My name is Theresa Shustock and as a Bristol resident and someone who used to reside by the pond, I strongly disagree with this plan and the impact it will have on our city and the environment. I'd like to take a moment to share my appreciation for the Hoppers and Birge Pond Nature Preserve area. I was so sad to hear about this new zoning plan to destroy an important and special part of Bristol. This woodland area is home to many living creatures and is enjoyed by us outdoor enthusiasts who appreciate the forest and what it provides for us. My dear friend and I have many memories of nature walks and hikes throughout this forest seeing plenty of smiling faces on the way. I've seen people in the neighborhood and participated in picking up trash to keep this area clean and respected for the greater good. This investment will cause large amounts of pollution to our air, water and soil as well as taking away what habitat is left for woodland species to reside in. Has anyone noticed over the past 5 years how much more traffic and residents are in Bristol? We don't need more people! We need people to take care of what goodness is LEFT here in our city. Thank you for your time.

From: Michelle Rudy <mirwater@yahoo.com>
Sent: Sunday, February 8, 2026 6:33 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Hoopers Zoning Presentation

Hopefully you will receive this Monday morning so good morning,

I am attaching the long version of our presentation to the zoning commission to enter into the record. We have decided not to give this version of the presentation at the meeting because we timed it and it was about an hour and a half. Lol. So instead we wish to give a much shorter introduction to our concerns with a little bit of expert testimony sprinkled in. I told the experts 3 minutes maximum. Hopefully that is acceptable to the commission and sufficient for CEPA.

I am also attaching some materials from our wetland soil scientist and our hydrologist that we refer to in our presentation. We also refer to the letters from Mr. Scott Heth of the ELCCT and Mr. John Correia of the PRWA. You already have those letters so there is no need to send them again.

Thank you and have a nice day,
Michelle Rudy

From: Jackie <irishffkcm@comcast.net>
Sent: Monday, February 9, 2026 4:08 PM
To: Robert Flanagan <RobertFlanagan@bristolct.gov>
Subject: Hoppers propert

I was contacted by Jan Gatzuras regarding the hoppers and some information that I had passed along to her.

I happen to be at a meeting where friends of the hoppers were also attending. After the meeting, I approached her and said that I knew the person that had sold her mother's land located in the hoppers to the Tabascos and that she had approached then Mayor Caggiano first to see if the city was interested in purchasing the property. The land had been owned by Carol Kowalczyk. Her daughter, Karen, sold the land for her mother.

Mayor Caggiano said that the City would not be interested, but if she wanted to donate the property, they would certainly take it. He did not mention to her about the friends of the hoppers having an interest in any private properties that came up for sale in the hoppers.

I let Jan know this after the meeting and she was saddened to hear that the property had been offered to the city, and they had turned it down. Jan was also was disappointed that Mayor Caggiano had not let her know there was an organization that would have purchased the land.

If you have any questions regarding this conversation I had with Karen Kowalczyk, please do not hesitate to contact me. Thank you very much.

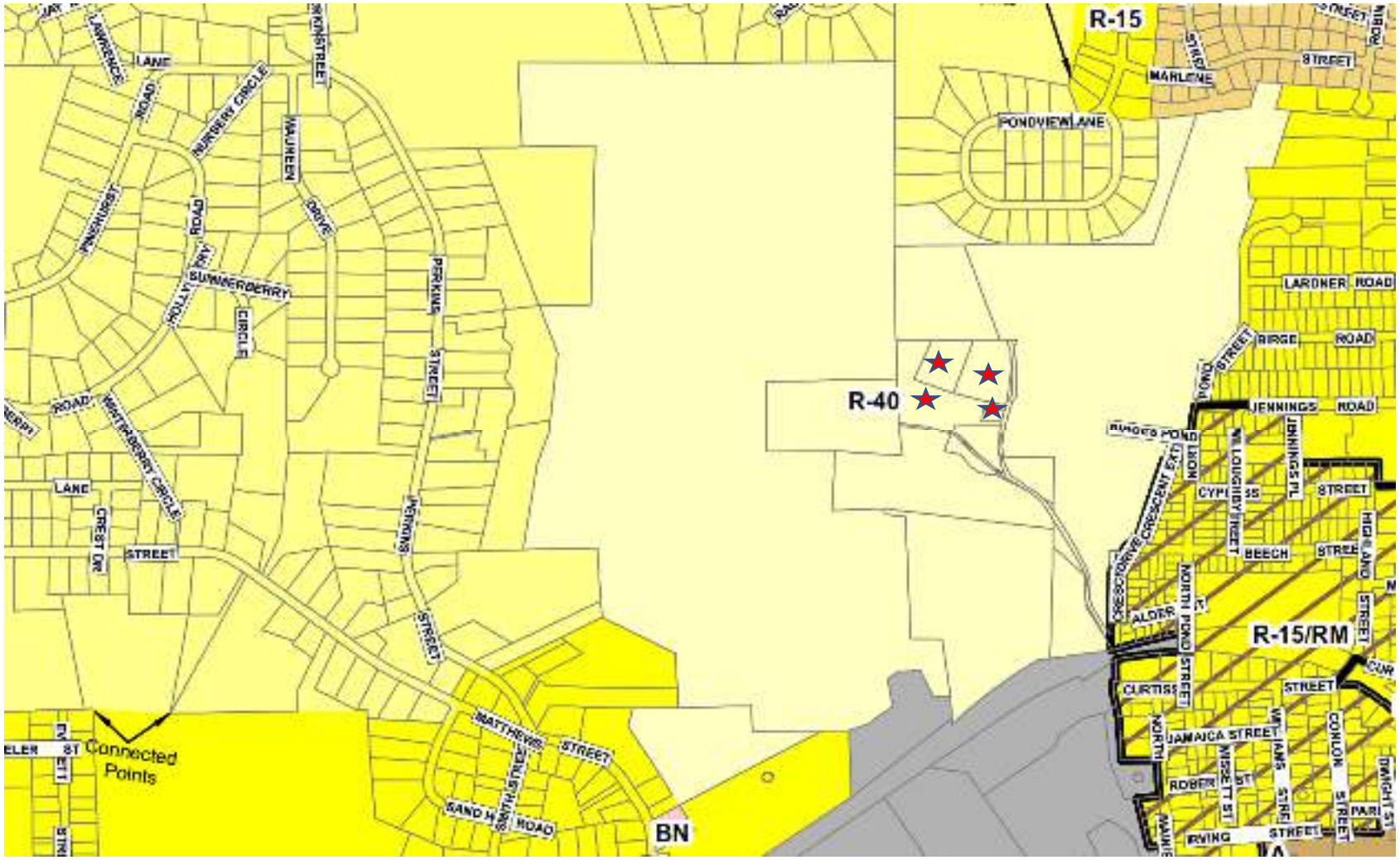
Jackie McCauley
869-637-6340

Various Maps:

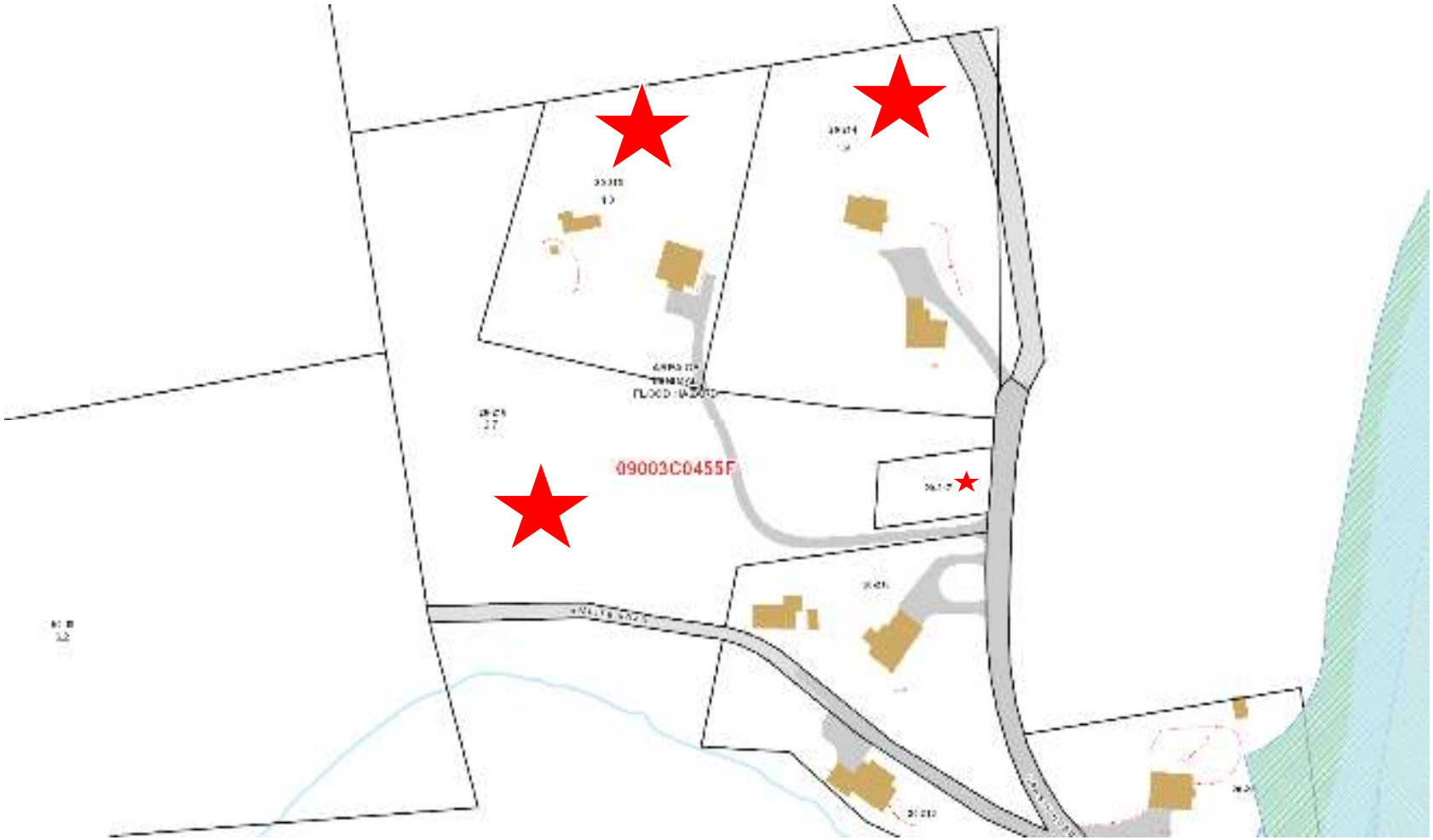
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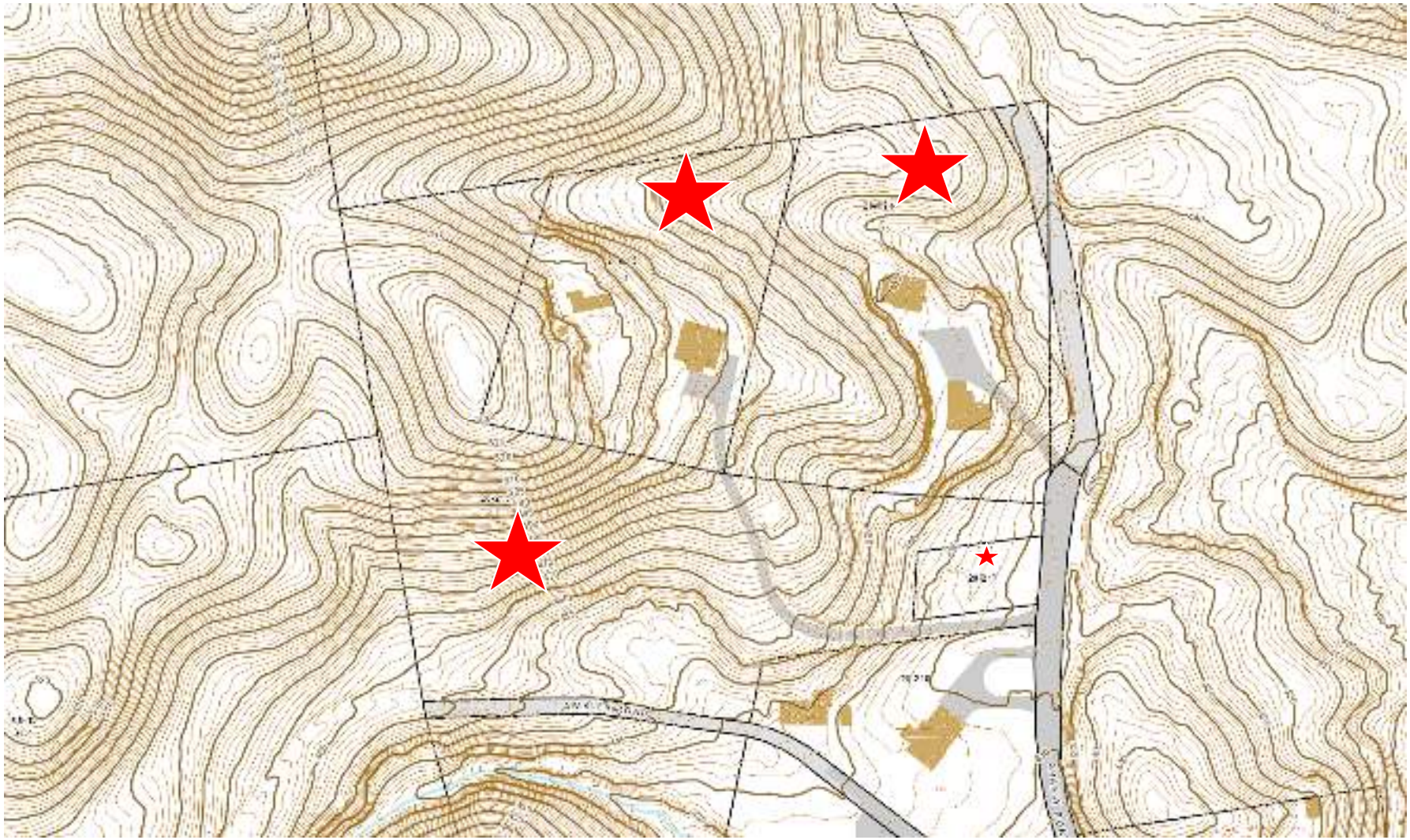
App. 2547 & 2548 - Location
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548– Zoning – R-40
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Inland Wetlands/Floodplain
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 - Existing Topography
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Aerial
Special Permit & Site Plan – Earth Removal



App. 2547 & 2548 – Aerial
Special Permit & Site Plan – Earth Removal

Applicant Submitted Photos








CHEV

Site Plan Review Comments

CITY OF BRISTOL
SITE PLAN REVIEW COMMITTEE
STAFF COMMENTS – 2547 & 2548

SITE PLAN: Site Plan for earth removal and construction of two new single-family homes at Ambler Street & Grassy Road, Assessor's Map 20, Lots 214, 215, 216 & 217; R-40 (Single-Family Residential zone; H&T Holdings of Bristol LLC, applicant. *Plans Dated: July 8, 2025; Date of Committee Review: November 20, 2025 (first review)*

ENGINEERING/PUBLIC WORKS (Anthony Lorenzetti):

These comments address both Conservation and Inland Wetlands on Zoning items:

Grassy Road and Ambler Road are unaccepted city streets, the Public Works Department requires that the plans and road conditions be addressed in compliance with City Code of Ordinances 21-140 and 21-141. Individual site plans would be required at the permitting phase that would include final improvements including erosion control measures and stormwater management.

1. The proposed plans show a 30-foot yard setback for excavation, the regulations require 100, this reduction would have to be approved by the Zoning Commission.

2. There will be demolition of buildings that should be shown on the plans.

3. There is a section 6.1.5 in the Plan of Conservation and Development that identifies scenic resources such as Scenic Hillsides, there are some identified on the northern and southern edge of the property. These should be identified on the plans.

4. A bond will be required that would be developed by the applicants engineer and approved by the city.

5. There are notes that refer to a 2.5 to one slope and a 3 to one slope, in review of the final sections it appears that they would be at 3 to one, however the city still recommends reverse benches along with appropriate drainage be installed in the embankments.

6. Based upon the amount of material that is being proposed to be removed (145,000 CY), we recommend that the project be phased and that sections be stabilized topsoiled and seeded every 120 days due to dust control concerns and the proximity to existing homes and watercourses. Provide a design report with hydraulic calculations that size and temporary or semi-permanent (over 120 days) drainage structures and features. Temporary topsoil storage and imported topsoil as needed should be identified.

7. Due to the narrow nature of the existing access roads, provide a report summarizing how many vehicles are entering and existing the site, and how access will be maintained for the existing homes on Grassy and Ambler Road.

8. Show any other utilities including septic systems and wells on adjoining properties if known, also show significant trees to remain.

9. These are comments on the Traffic Evaluation: Explain the background for the 48 truck trips per day, hours of work should be shown, peak traffic should be discussed. Discuss how the truck traffic will affect access to the existing home/properties on Grassy Road. Will two trucks be able to pass one another or other vehicles to reach the excavation site? Were any sightlines evaluated or was this just a capacity review? The crash evaluation states that there were no crashes on the segment of North Pond Street, however evaluation of the CT crash site, shows crashes on that street beyond the projected truck route. How were the three streets shown Cyprus Street, Jennings Road and North Main Street chosen for vehicles to pass? Are these the recommended routes? There are other travel choices. If these are the chosen routes how will trucks be confined to them? How are the truck trips distributed by route in the evaluation?

Crashes should also have been evaluated where the connecting streets meet Burlington Avenue (SR 69). The study utilized state traffic counts North of Pardee Street rather than counts North of Lewis. The counts north of Lewis are significantly higher on SR 69. Was any queuing evaluation conducted to determine changes in delay during peak hours?

10. We reserve the right to make additional comments based upon these comments.

CITY PLANNER (Andrew Armstrong):

1. Provide a timeline and estimated completion date for the project.

2. Provide phasing plan.

3. Are there any proposed processing operations on-site?

4. Indicate location of any on-site fuel storage tanks.

5. Will vehicles be parked on the property overnight?

6. The applicant is requesting a waiver of the 100-foot buffer area pursuant to Article III, Section 15.2.5.3. The submission of plan documents indicates a proposed 30-foot buffer area requested. The applicant should offer comment on the differences between the 30-foot buffer and the 100-foot buffer in terms of:
    a. The total amount of material to be removed.
    b. The total number of trucks per day and the total number trucks for the project.
    c. A comparison of the timelines and estimated completion dates.

7. Indicate limits of clearing and show on the plan. The limits of clearing shall be field located by a licensed surveyor and inspected by staff prior to operations commencing. A pre-construction meeting will also be required.

8. How will property lines be delineated in the field? Applicant should present a plan sheet for delineation in the field of all property lines. Applicant should also provide permanent property markers (provide a graphic example) to ensure that excavation does not extend onto adjacent properties during earth removal operations.

9. The plan indicates that grading will cross several property lines owned by the applicant; a grading agreement should be memorialized for each lot and then recorded on the land records conveying authorization to alter grades. Note: A lot consolidation plan could be effectuated prior to construction which would reduce the number of easements required.

10. A Traffic Evaluation was provided with the application; an estimate for a Peer Review of the Traffic Evaluation by BL Companies has been provided to the applicant and staff is currently awaiting a deposit of funds so the Peer Review can commence. This comment will remain open until the Peer Review has been completed.

11. Stormwater Report has been provided and is under review.

12. Provide a proposed bond amount (with supporting documentation) for review per Article III, Section 15.2.6

13. It does not appear that there are E&S controls to protect the property located at 144 Ambler Road have been provided. Provide details.

14. What considerations are being made to protect the safety of the general public from the large trucks traversing through the Hoppers-Birge Pond Nature Preserve parking area over an extended period of time?

15. What will be the final condition of all disturbed areas?

16. What will the warning signs proposed on North Pond Street consist of?

17. The 2018 Bristol Plan of Conservation and Development (POCD) indicates approximately half of the property located at 51 Grassy Road (Lot 215) and the general vicinity of this the project are considered scenic views. The POCD urges caution for any land use development in the area. The applicant is encouraged to submit information into the record with respect to this matter as none was submitted with the application documents and plans.

18. The applicant should offer comments and a schedule for clean-up/sweeping protocols for the truck entrance and exit area and surrounding streets used for access for earth removal.

19. We reserve the right to make additional comments based upon the comments above.

BUILDING/ZONING ENFORCEMENT (Richard Brown/Brandon Peate)

1. (Building) No comments at this time.

2. (ZEO) The property should be completely free of debris with a site inspection scheduled with the ZEO prior to any approvals.

POLICE DEPARTMENT (Ulric Berube/Sgt. Ouellette)

1. Truck trips will not negatively impact traffic based on the submitted “traffic evaluation”.

FIRE MARSHAL (Kristopher Lambert):

1. No comments at this time.

WATER DEPARTMENT (Paul Keegan/Rob Longo)

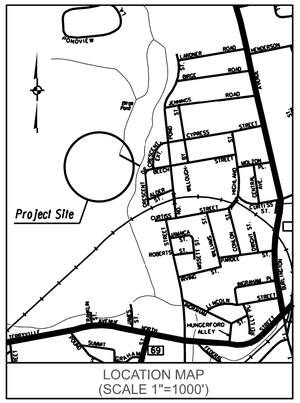
1. There is no water or sewer in the area.

Plan Set

SPECIAL PERMIT FOR EARTH REMOVAL
ASSESSORS LOT 20-214, 20-215, 20-216, 20-217
AMBLER STREET & GRASSY ROAD
BRISTOL, CONN.

JULY 1, 2025

LIST OF REVISIONS		
1	7-08-2025	Housekeeping
REV.	DATE	REVISION DESCRIPTION



LEGEND

- NORTH ARROW
- UTILITY POLE
- UTILITY POLE W/ LUMINAIRE
- MANHOLE
- CATCH BASIN
- SIGN
- GATE VALVE (TYPE AS NOTED)
- HYDRANT
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB / BUSH
- +000.0 EXISTING SPOT ELEVATION
- 000.0 PROPOSED SPOT ELEVATION
- CURBING (TYPE AS NOTED)
- CHAIN LINK FENCE
- ZONING SETBACK LINE
- 000 EXISTING CONTOUR
- 000 PROPOSED CONTOUR
- S APPROX. LOCATION EXISTING SEWER MAIN
- W APPROX. LOCATION EXISTING WATER MAIN
- G APPROX. LOCATION EXISTING GAS MAIN
- F PROPOSED 6" FOUNDATION DRAIN
- S PROPOSED 6" PVC (SDR-35) SEWER LATERAL
- W PROPOSED 1" DOMESTIC WATER SERVICE
- E PROPOSED ELECTRIC SERVICE
- RL PROPOSED ROOF LEADER CONNECTION
- SEDIMENTATION AND EROSION CONTROL FENCE
- WETLAND LIMIT
- TREELINE

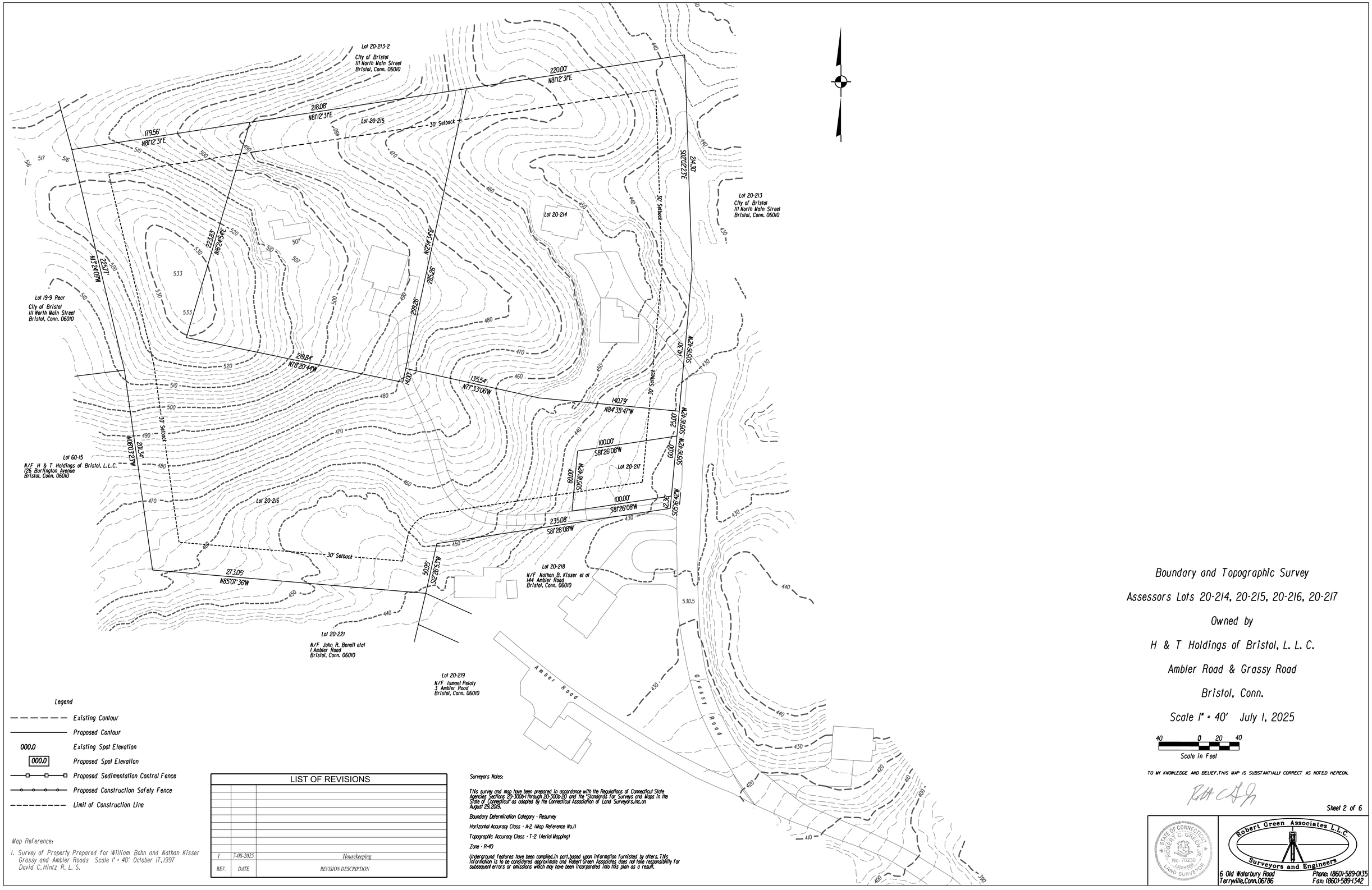
Applicant:

H & T HOLDINGS of BRISTOL, L. L. C.

c/o ROBERT TABACCO
(860)-250-6160

Surveyor/Civil Engineer:

Robert Green Associates LLC
6 Old Waterbury Road
Terryville, CT 06786
(860) 589-0135



Legend

- Existing Contour
- Proposed Contour
- 000.0 Existing Spot Elevation
- 000.0 Proposed Spot Elevation
- Proposed Sedimentation Control Fence
- Proposed Construction Safety Fence
- Limit of Construction Line

Map Reference:

1. Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17, 1997 David C. Hintz R. L. S.

LIST OF REVISIONS

REV.	DATE	REVISION DESCRIPTION
1	7-08-2025	Housekeeping

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019.

Boundary Determination Category - Resurvey

Horizontal Accuracy Class - A-2 (Map Reference No.1)

Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

Boundary and Topographic Survey

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40

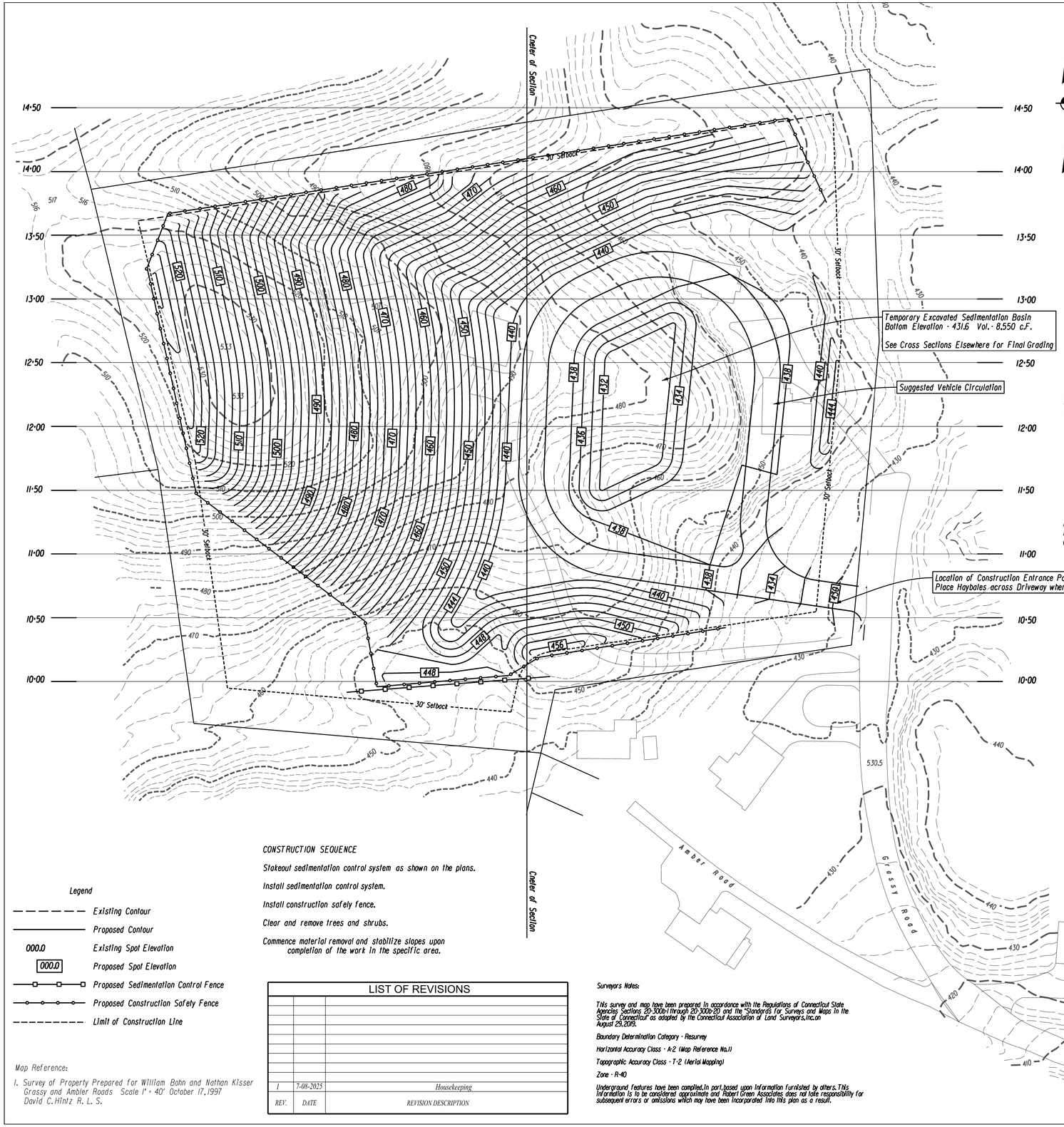
Scale In Feet

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Sheet 2 of 6

STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

Robert Green Associates L.L.C.
Surveyors and Engineers
6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860)-589-0135
Fax: (860)-589-1342



SEDIMENTATION CONTROL SYSTEM AND TOPSOILING NOTES

1. Use sedimentation control fencing or hay bales to control soil erosion and to control sediment in the reverse bench swales. Controls are to be placed at the end of each bench and at points along each bench as determined by field conditions to be necessary to control sediment and erosion. For specific details for the instgllation of erosion and sedimentation controls refer to "guidelines for Soil Erosion and Sediment Control,2002 as revised" published by the Connecticut Department of Energy & Environmental Protection.
2. Sedimentation Control system is to be installed as shown on these plans.
3. Topsoil shall be stockpiled on site. If topsoil is to be stockpiled for more than 30 days,temporary soil stabilization measures shall be applied immediately.
4. The developer shall visually inspect and maintain all sedimentation control systems after each storm event. The contractor shall also inspect and maintain the sedimentation control system before forecast heavy rains or as directed by the Town.
5. Left Blank Intentionally
6. Topsoil shall be placed to a minimum compacted depth of four (4) inches. Immediately after the topsoil is placed,it shall be bonded to the subsoil by operating a tracked vehicle up and down,not across,the slope. The top 2" of this topsoiled area shall then be raked and seeded with an appropriate seed mix to establish permanent cover. Temporary mulching or temporary vegetative cover shall be used if the exposed area is in need of stabilization and the permanent vegetative cover season has past. Areas of temporary vegetative cover or temporary mulching shall have permanent cover established as soon as seasonably possible.
7. If final grading is to be delayed for more than 30 days after land disturbance activities cease,temporary soil stabilization measures shall be applied immediately.
8. The following sections from the D.E.P. publication titled "Guidelines for Soil Erosion and Sedimentation Control,2002 as revised" are specifically added to this specification:
   - *Chapter 6 - Temporary Vegetative Cover
   - *Chapter 6 - Permanent Vegetative Cover
   - *Chapter 7 - Topsoiling
   - *Chapter 9 - Sediment Barriers
9. Robert Tabacco at (860) 250-6160,or his assigns,shall notify the planning and the Engineering Department at least 24 hours prior to the start of any construction activity.
10. Robert Tabacco at (860) 250-6160,or his assigns,shall inspect the temporary sedimentation basin once a week or after each rain event of 1/2 or more. Any sediment shall be removed and properly disposed of in an appropriate location

ADDITIONAL NOTES:

SIGNIFICANT STORAGE OF FUEL AND MAINTENANCE CHEMICAL FLUIDS FOR EXCAVATION VEHICLES AND EQUIPMENT SHOULD BE OFF-SITE. IF POSSIBLE.

MOVABLE FUEL STORAGE TANKS SHOULD BE STORED ON AN IMPERVIOUS SURFACE. IF POSSIBLE,THEY SHOULD BE STORED IN A SECURE AREA.

SPILL RESPONSE EQUIPMENT SHOULD BE AVAILABLE ON-SITE FOR SPILLS AND LEAKS.

THE CONTRACTOR SHALL PREPARE A SPILL CONTROL PLAN FOR THIS SITE AND SUBMIT THE PLAN TO THE BRISTOL ZONING ENFORCEMENT OFFICER. THIS PLAN SHALL IDENTIFY THE EMERGENCY CONTAINMENT MATERIALS THAT ARE AVAILABLE ON-SITE.THE PLAN MUST CONTAIN THE EMERGENCY COODINATOR (NAME AND CONTACT TELEPHONE NUMBER), SITE SUPERVISOR (NAME AND CONTACT TELEPHONE NUMBER). THIS PLAN SHALL INCLUDE SPILL

PREVENTION PROCEDURES (STORAGE PRACTICES,MATERIAL HANDLING,INSPECTION FREQUENCY), SPILL RESPONSE PROCEDURES (NOTIFICATION,CONTAINMENT, CLEANUP AND DOCUMENTATION OF THE RESPONSE (DATE,TIME, LOCATION,TYPE AND QUANTITY OF SPILL) AND THE ACTIONS THAT WERE TAKEN.

NOTES:

Assessors Lots 214, 215, 216, 217

Zone R-40 and all surrounding parcels

Total Area - 257,576 S.F.or 5.91 Ac.
Area Disturbed - 178,100 S.F.or 4.1 Ac.

There are no Wetlands on or adjacent to the project.

The project is not located in an Aquifer Protection Area

The project is not in a Flood Hazard Area

Approximate Quantity of Material to be Removed - 145,000 C.Y.

Land Disturbance shall be limited to no more than 1 Acre at a time. Restabilization will be scheduled as soon as possible

Removal all structures on the property prior to start of construction

Vertical cuts shall not exceed 10 Ft.at any time

Finished slope shall not exceed 3:1

Contour Interval - 2' (Existing & Proposed)

Safety Fence shall be installed along to perimeter of the site excavation

Place a Construction Entrance Pad as shown on the Plan

Hours of Operation : 7:00 AM to 5:00 PM Monday thru Friday,and Saturday from 8:00 AM to 12:00 Noon.. No Activity will occur on Sundays or Legal Holidays.

Anticipated Duration - 24 Months

Applicable warning signs to be placed on North Pond Road as directed by the City of Bristol Engineering Department

The proposed excavation and removal shall not result in the creation of any sharp pits,depressions, soil erosion,depress land values, drainage and sewerage problems or other conditions that would impare the use of the property in accordance with the City of Bristol Zoning Regulations,and further provided that such excavation or removal will be in harmony with the general purpose and intent of the Zoning Regulations.

No Grading to occur within 30' of a Property Line

All site work shall conform to specifications of the City of Bristol

Developer is responsible for correcting any unforseen field conditions

CONSTRUCTION SEQUENCE

Stakeout sedimentation control system as shown on the plans.

Install sedimentation control system.

Install construction safety fence.

Clear and remove trees and shrubs.

Commence material removal and stabilize slopes upon completion of the work in the specific area.

Legend

- *Existing Contour*
- *Proposed Contour*
- *000.0 Existing Spot Elevation*
- *000.0 Proposed Spot Elevation*
- *Proposed Sedimentation Control Fence*
- *Proposed Construction Safety Fence*
- *Limit of Construction Line*

Map Reference:

1. *Survey of Property Prepared for William Bohn and Nathan Kisser Grassy and Ambler Roads Scale 1" = 40' October 17,1997 David C.Hintz R. L. S.*

LIST OF REVISIONS

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1	7-08-2025	Housekeeping

Surveyors Notes:

This survey and map have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors,Inc.on August 29,2019.

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Topographic Accuracy Class - T-2 (Aerial Mapping)

Zone - R-40

Underground features have been compiled,in part,based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for subsequent errors or omissions which may have been incorporated into this plan as a result.

Site Grading Plan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' July 1, 2025

40 0 20 40
Scale In Feet

TO MY KNOWLEDGE AND BELIEF,THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOSEPH M. GREEN P.E.
REG.NO.0026292

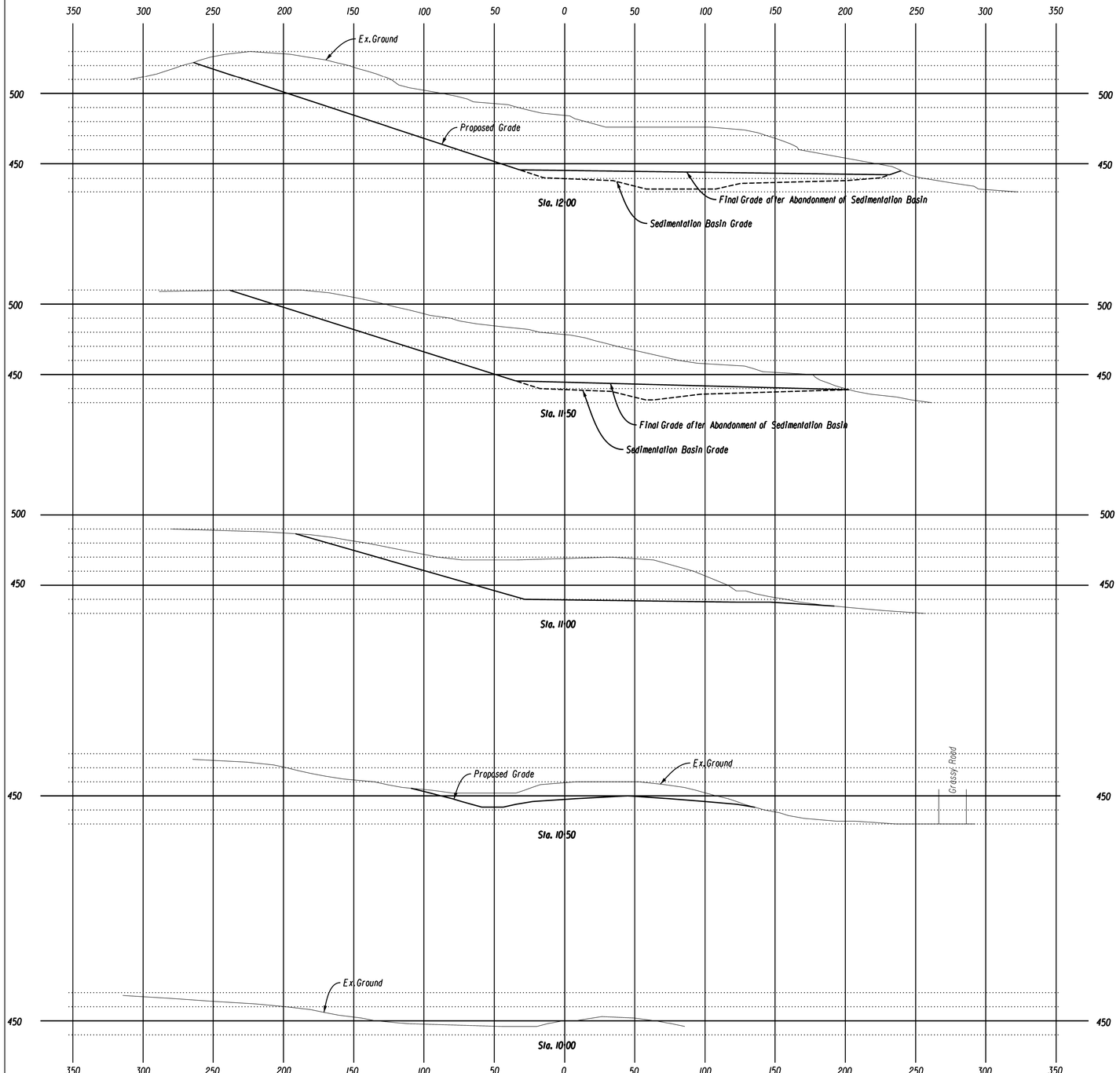
Sheet 3 of 6

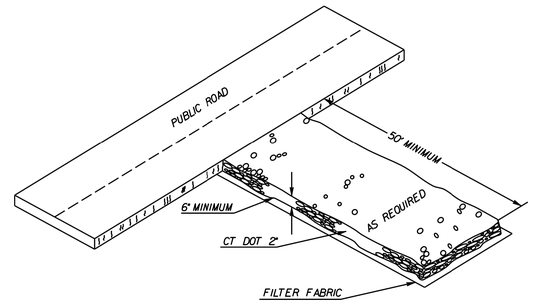
STATE OF CONNECTICUT JOSEPH M. GREEN No. PE.0026292 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

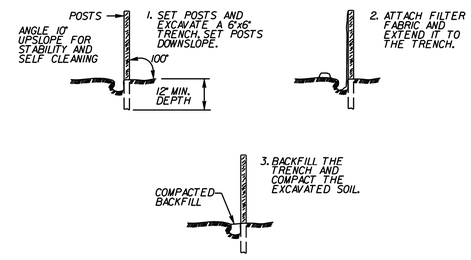
Robert Green Associates L.L.C.
Surveyors and Engineers

6 Old Waterbury Road
Terryville,Conn.06786
Phone: (860)-589-0135
Fax: (860)-589-1342





CONSTRUCTION ENTRANCE
N. T. S.



PLACEMENT AND CONSTRUCTION OF A
SYNTHETIC FILTER BARRIER
N. T. S.

Miscellaneous Notes and Details

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' or as Noted July 1, 2025

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Scale In Feet

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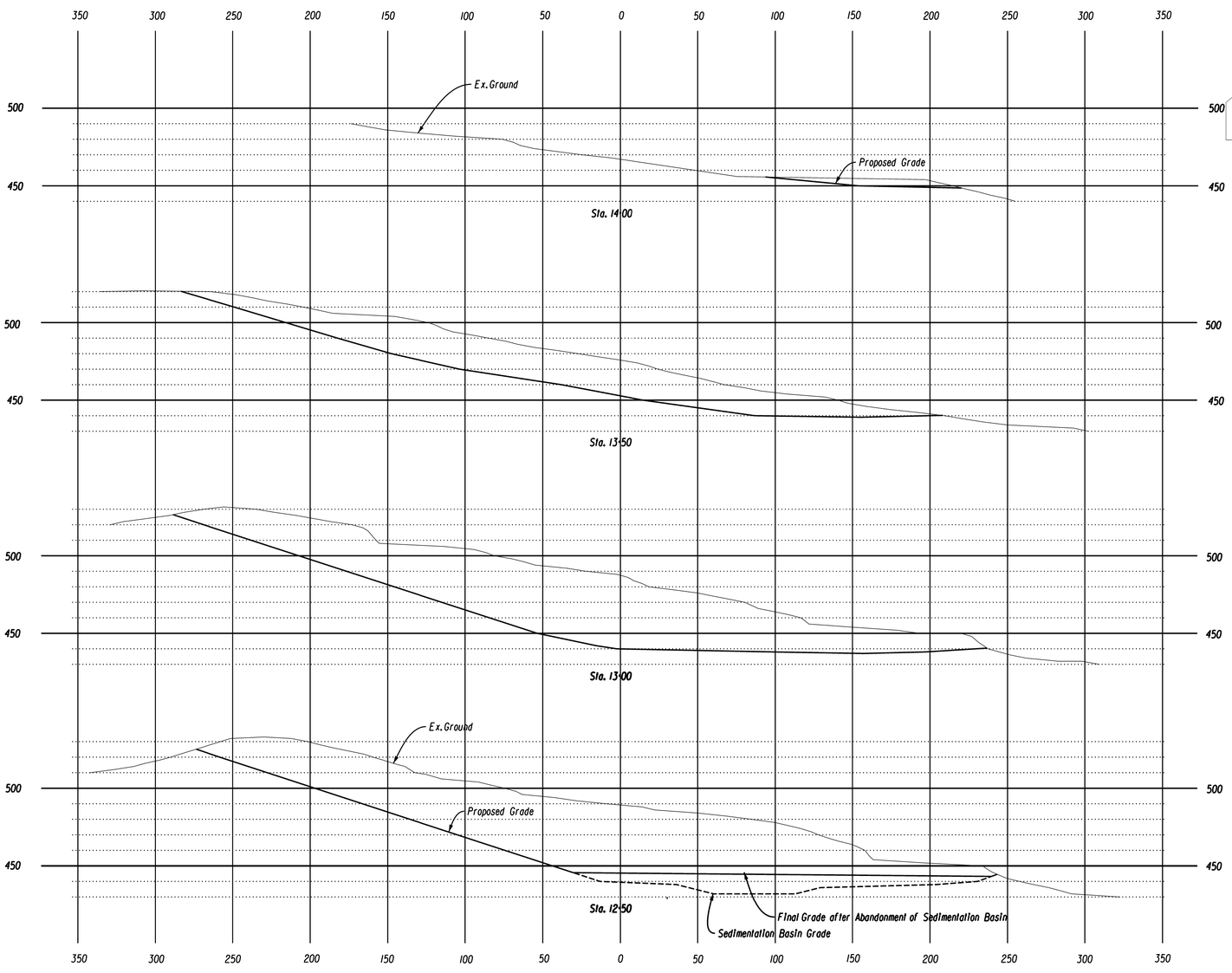
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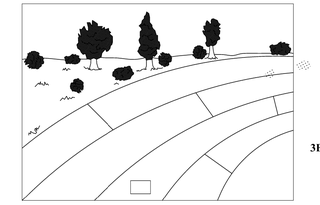
JOSEPH M. GREEN P.E.
REG. NO. 0026292

Sheet 4 of 6

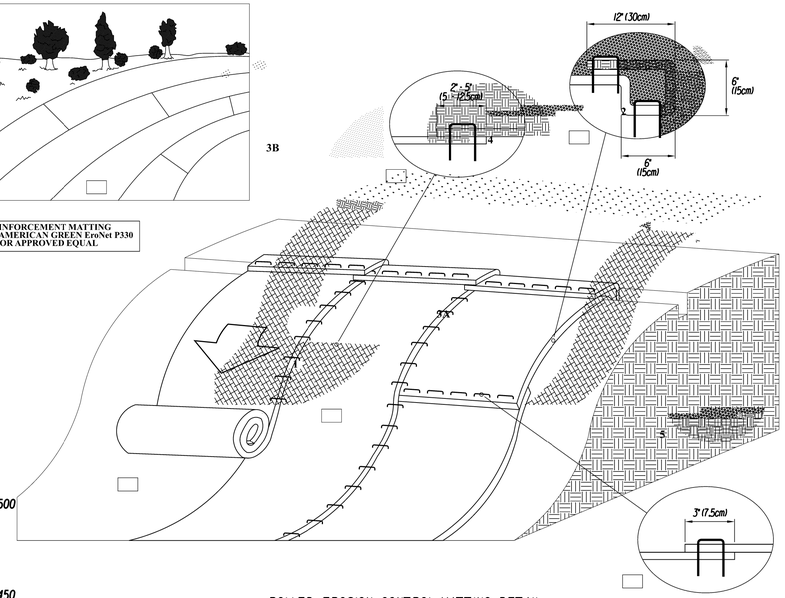
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6 Old Waterbury Road
Terryville, Conn. 06786
Phone: (860)-589-0135
Fax: (860)-589-1342





REINFORCEMENT MATTING
NORTH AMERICAN GREEN EroNet P330
OR APPROVED EQUAL



ROLLED EROSION CONTROL MATTING DETAIL
NOT TO SCALE

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS) INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS IN A 6" (15cm) DEEP x 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECPS EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" (30cm) PORTION OF RECPS BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE RECPS.

3. ROLL THE RECPS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.

4. THE EDGES OF PARALLEL RECPS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 - 12.5cm) OVERLAP DEPENDING ON THE RECPS TYPE.

5. CONSECUTIVE RECPS SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE RECPS WIDTH.

*NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE RECPS.

Miscellaneous Notes and Details

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

Scale 1" = 40' or as Noted July 1, 2025

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Scale In Feet

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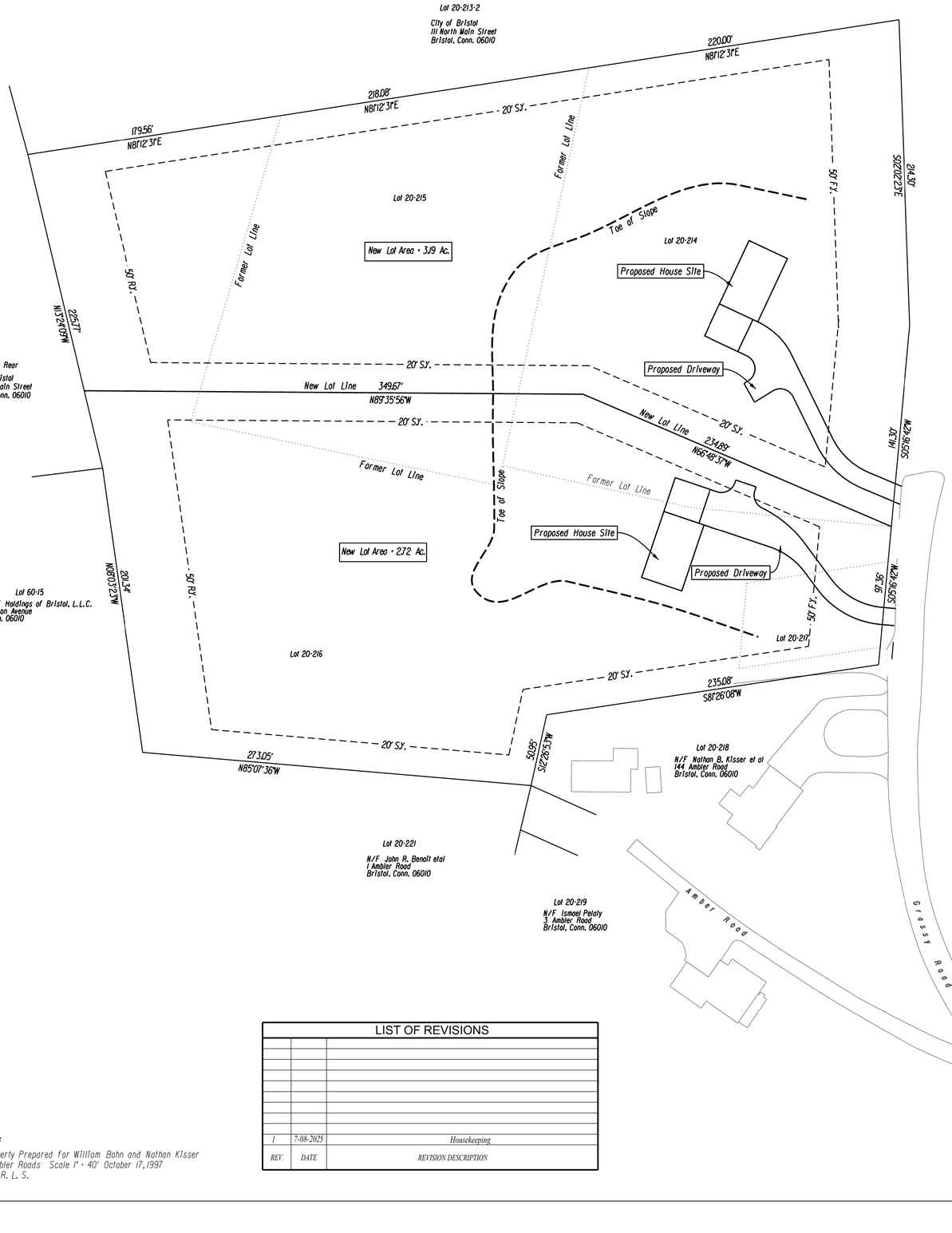
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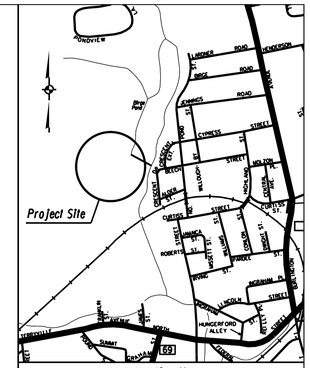
STATE OF CONNECTICUT · JOSEPH M. GREEN · No. PEN.0026292 · LICENSED PROFESSIONAL ENGINEER

Robert Green Associates L.L.C.
Surveyors and Engineers

6 Old Waterbury Road
Terryville, Conn. 06786

Phone: (860)-589-0135
Fax: (860)-589-1342





Concept PLan

Assessors Lots 20-214, 20-215, 20-216, 20-217

Owned by

H & T Holdings of Bristol, L. L. C.

Ambler Road & Grassy Road

Bristol, Conn.

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Scale In Feet

LIST OF REVISIONS		
1	7-08-2025	Housekeeping
REV.	DATE	REVISION DESCRIPTION

Map Reference:

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David C.Hintz R. L. S.

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JOSEPH M. GREEN P.E.
REG.NO.0026292

Sheet 6 of 6

STATE OF CONNECTICUT JOSEPH M. GREEN No. PEN.0026292 LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT ROBERT C. GREEN JR. No. 70230 LICENSED LAND SURVEYOR

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Fax: (860)-589-1342

Application #2549 Zone Change

From: R-40 Residential

To: IP-3 Industrial Park Zone

For Office Use Only	
APPLICATION NO.	2549
DATE FILED:	10/29/25
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CHANGE OF ZONE

The undersigned Applicant hereby petitions the Bristol Zoning Commission to hold a public hearing to hear and consider the proposed zone change requested herein for the Property described below.

Present zone of the Property: IP-3 & R-40 Proposed zone of the Property: IP-3

Address or Location of the Property: CLARK AVENUE

Assessor's Map No.: 66 Assessor's Lot No.(s): LOTS 261 A-1 + 261 A-2

Size of the Property (in acres or square feet): 21.07 Extension of a like zone? [X] yes [ ] no

Minimum lot area requirement of the proposed zone: 3 ACRES

Reason for the proposed zone change:

PROPERTY HAS TWO ZONING DISTRICTS. THE IP ZONES HAVE FRONTAGE ON CLARK AVENUE AND MINOR ROAD, THE R-40 SECTION DOES NOT HAVE FROTNAGE AND IS BISECTED BY RAIL ROAD TRACKS..

Other comments:

APPLICANT (If more than one, list on Page 2)

Name: Stephen O Allaire, Trustee

Address: 271 Farmington Ave. City: Bristol State: CT Zip: 06010

Telephone No.: 860584 2384 E-Mail:

Signature: Stephen O Allaire Signature – (Printed/Typed) Stephen O. Allaire

CHECK ONE: [ ] owner [ ] other (specify):

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name: same

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature – (Printed/Typed)

*not applicable for zone changes initiated by the Zoning Commission itself

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

For Office Use Only
APPLICATION NO. 2549

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: _____

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

08/17 - LUO

Applicants Narrative

Zone Change Narrative: R-40 to IP-3

1. Introduction

The applicant respectfully requests a zone change from R-40 to IP-3 for the above-referenced parcel. This change is proposed to facilitate future industrial development consistent with the City of Bristol's economic development goals and land use planning objectives.

2. Existing Conditions

The subject parcel is currently zoned a combination of IP-3 and R-40, which permits low-density single-family residential development with a minimum lot size of 40,000 square feet. The property is presently vacant and is located in proximity to existing industrial uses.

The portion of the property that is zoned IP-3 consists of 12.47 acres and the R- 40 is 8.6 acres.

While the IP-3 parcels have direct access to Minor Rd and Clark Avenue, the R-40 parcel has no access to a city street. In addition, the R-40 parcel is bisected by a railroad that would better serve an Industrial use rather than crate a noise nuisance for residential uses.

3. Proposed Use and Justification

The proposed IP-3 zoning will allow for light industrial, warehousing, office, and research uses, which are appropriate given the site's location, infrastructure, and surrounding land use context.

This zone change will:

- Promote economic development by enabling new industrial space.
- Support job creation and expand the city's industrial tax base.
- Utilize existing infrastructure efficiently.
- Reduce land use conflicts by aligning zoning with adjacent industrial uses.

4. Consistency with the Plan of Conservation and Development (POCD)

The Bristol POCD identifies industrial development as a priority in designated growth areas. The subject parcel lies within or adjacent to a targeted industrial corridor. The proposed zone change aligns with the POCD's goals to:

- Encourage industrial development in appropriate areas.
- Promote land use transitions that support economic vitality.

- Preserve residential neighborhoods by concentrating industrial uses in designated zones.

5. Public Interest

This zone change serves the public interest by:

- Advancing Bristol's economic development strategy.
- Supporting land use efficiency and infrastructure investment.
- Enhancing the city's ability to attract and retain industrial tenants.

7. Conclusion

The applicant respectfully requests approval of the proposed zone change from R-40 to IP-3. This change is consistent with Bristol's zoning framework, POCD, and long-term development goals. We welcome the opportunity to present this application and address any questions from the Commission or the public.

Sign Posting

BRISTOL ZONING COMMISSION

MEETING DATE: **February 9, 2026**
SIGN(S) MUST BE POSTED NO LATER THAN: **January 27, 2026**

Application No.	Applicant	Location of Property/Purpose of Application	Date Sign(s) Checked
2549	Stephen O. Allaire, Trustee,	North of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2 4 x 4 Signs Required 1 sign on Matthews St.; 2 signs on Minor St.; 3 signs on Clark Ave.	**OK 1/27/26**

Referral to Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: November 12, 2025

TO: Bristol Planning Commission

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3a of the Connecticut General Statutes, as amended, and Article IV, Section 17.1.4.C.1.of the Bristol Zoning Regulations, the following proposed amendment to the Zoning Map is hereby referred to the Planning Commission for a report:

Application #2549

Proposal: Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2.

Initiated by: Stephen O. Allaire, Trustee, applicant.

Tentative Hearing Date: January 12, 2026

City Planner – Robert Flanagan – City of Bristol Land Use Office at 860-584-6225.

Enclosure

Response from Planning Commission

City of Bristol

BRISTOL, CONNECTICUT 06010
Planning Commission

DATE: December 16, 2025

TO: Bristol Zoning Commission

FROM: Bristol Planning Commission

RE: Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2; Stephen O. Allaire, Trustee, applicant

The Bristol Planning Commission, at its meeting of December 15, 2025, approved the following motion with respect to the above captioned item:

"Make a motion to send a positive referral to the Zoning Commission for Applications #2549.
The Planning Commission finds that the Zoning Commission referral, as presented, is generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

For questions or additional information, please contact:
City Planner – Robert M. Flanagan, AICP – City of Bristol Land Use Office at 860-584-6225.

Letters

January 28, 2026

Mr. Robert Flanagan, City Planner
City of Bristol, Zoning Commission
Bristol, CT 06010

RE: Application #2549 Zone change from R-40 Residential to IP-3 Industrial Park

Dear Mr. Flanagan,

Our names are Paul and Cheri Duquette, we have lived at 2014 Matthews Street, Bristol, CT for 40 years. We have seen may changes to this area, some benefiting it and some not. When we purchased our home in 1985 there were families with horses, a dairy farm, and much beautiful open space. Over the years, we have had 7 homes built in the western section of Matthews Street area that switches from Bristol to Terryville, CT; the building of Tyler Ridge Condos; two manufacturing buildings on Clark Avenue, an public school; and most recently a fuel transfer station on Minor Road. Additionally, we have observed the removal of trees from the state-owned reservoir property.

We oppose this Zoning change for several reasons:

- Enough manufacturing has taken place on Clark Avenue with the AG Russell building and the McInter not to mention the old New Departure building on James P. Casey
- Matthews Street from Clark Avenue to Terryville is a residential neighborhood and needs to stay as such
- An increase of traffic has occurred especially tractor trailers, on both Clark Avenue and Matthews Street, this has created an increased risk to the local neighbors who walk the area for exercise. We do not have sidewalks to keep pedestrians safe when on Matthews Street
- We have an elementary school just down the street from this site, increased traffic equals increased danger to our children of Bristol
- A fully blind homeowner, who is in the process of obtaining a guide dog, has been told that the busyness of the street and lack of sidewalks is of great concern to the guide dog organization when determining getting the dog
- Three of the homes on Matthews Street have their property butting up to this land, which currently is a buffer. Should a manufacturing company be built, it will be right in their backyards. We know how this can be a disturbance for currently we are affected by the Bristol Technical School on Minor Road. We can hear the daily noise, including the loudspeaker, drivers racing in the parking lots and seeing the parking lot lights on at night
- At the December 15, 2025, Planning Commission meeting, this issue was passed with a 3-2 vote to be given a positive referral to the Zoning Commission, there wasn't much

support from the Planning Commission when discussing this application, and we'd like to ask that be of some weight in your decision.

At this time, we are not aware of any traffic studies or water table studies having been done. Has anyone looked to see if this land is in wetlands?

Of most importance is the ecology impact this will have. There is a lot of wildlife that calls this land its home, with the recent tree clearing for the fuel transfer station we have all seen an increase in deer, fox, and bear, wild turkeys, rabbits and birds of prey in our yards, some of this wildlife causing property damage. Developing this land will only exacerbate this issue and **MUST be considered**.

Plain and simple, another manufacturing building is not what we want nor need in our residential neighborhood.

We urge you to not approval this change in zoning,
Paul and Cheri Duquette

January 29, 2026

Mr. Robert Flanagan, City Planner
City of Bristol, Zoning Commission
Bristol, CT 06010
RE: Application #2549 Zone change from R-40 Residential to IP-3 Industrial Park

Dear Mr. Flanagan and Zoning Committee,

Bristol's representation of character as defined by the Bristol City website, is a small town vibe with a big heart, an "all heart city." The maps of the area you are interested in rezoning, the part that currently defines our area as residential zone is the heart that Bristol recognizes as its foundation. The people that make up the neighborhood in this community.

Planning to rezone an area from a residential zone to an industrial zone goes against protecting the heart of the city, the elderly, the children, and families that live here. The current residential zoning is in place to protect this community. It is clear what you are asking is to revoke protections to support an industrial project and steps that have already been carried into motion within the last two years to provide more land for this private industry. Plans that have already begun impacting the people who live here.

You have the power to now provide them with more access to our backyards, our roads, and opportunity to increase the difficulties neighbors already have with a high water table.

Though you also have the power to protect us; the residents, the people, the elderly, the children, the teachers, the walkers and the runners who are already impacted by the increase of commercial traffic by the current industrial construction.

You have the power to keep our residential zoning in place to protect the children who attend the nearby school, and the people who gather at the health facility in our area.

You have the power to protect the wetlands which historically have been in this area for generations, and you have the power to preserve the land and its history rooted in farmland.

You have the power to show up for us as our neighbor.

My family moved here in 2021 during the pandemic so our children could experience access to fresh air, be closer to farmland and small town communities. I am asking on behalf of my family, and our neighbors to protect our residential zoning, and deny access to plans that would increase this industrial project and harm our community.

We request a denial for a zoning change
Rosario and Jonathan Soriano

Referrals

City of Bristol

BRISTOL, CONNECTICUT 06010

Zoning Commission

DATE: December 11, 2025

TO: Town and City Clerk - Bristol

FROM: Bristol Zoning Commission

Re: Referral of Proposed Map Amendment

Pursuant to Section 8-3(d) of the Connecticut General Statutes, as amended, the following proposed amendment to the Zoning Map is hereby referred to your office:

Application #2549

Proposal: Application #2549 – Change of Zone from R-40 (Single-Family Residential) zone to IP-3 (Industrial Park) zone north of Matthews Street, west of Clark Avenue; Map 66, Lot 261A-1 & 261A-2.

Initiated by: Stephen O. Allaire, Trustee, applicant.

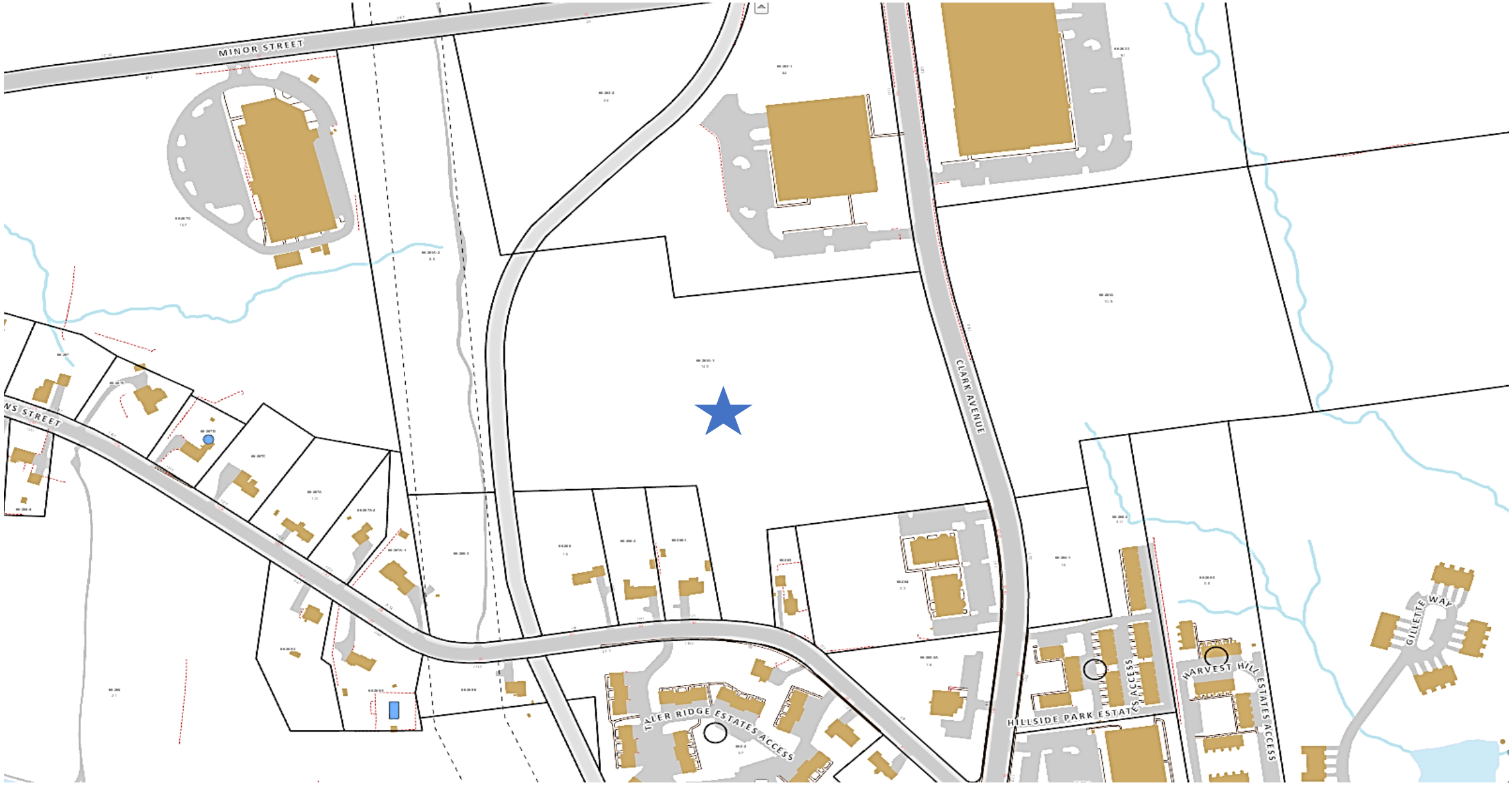
Tentative Hearing Date: January 12, 2026

City Planner – Robert Flanagan – City of Bristol Land Use Office at 860-584-6225.

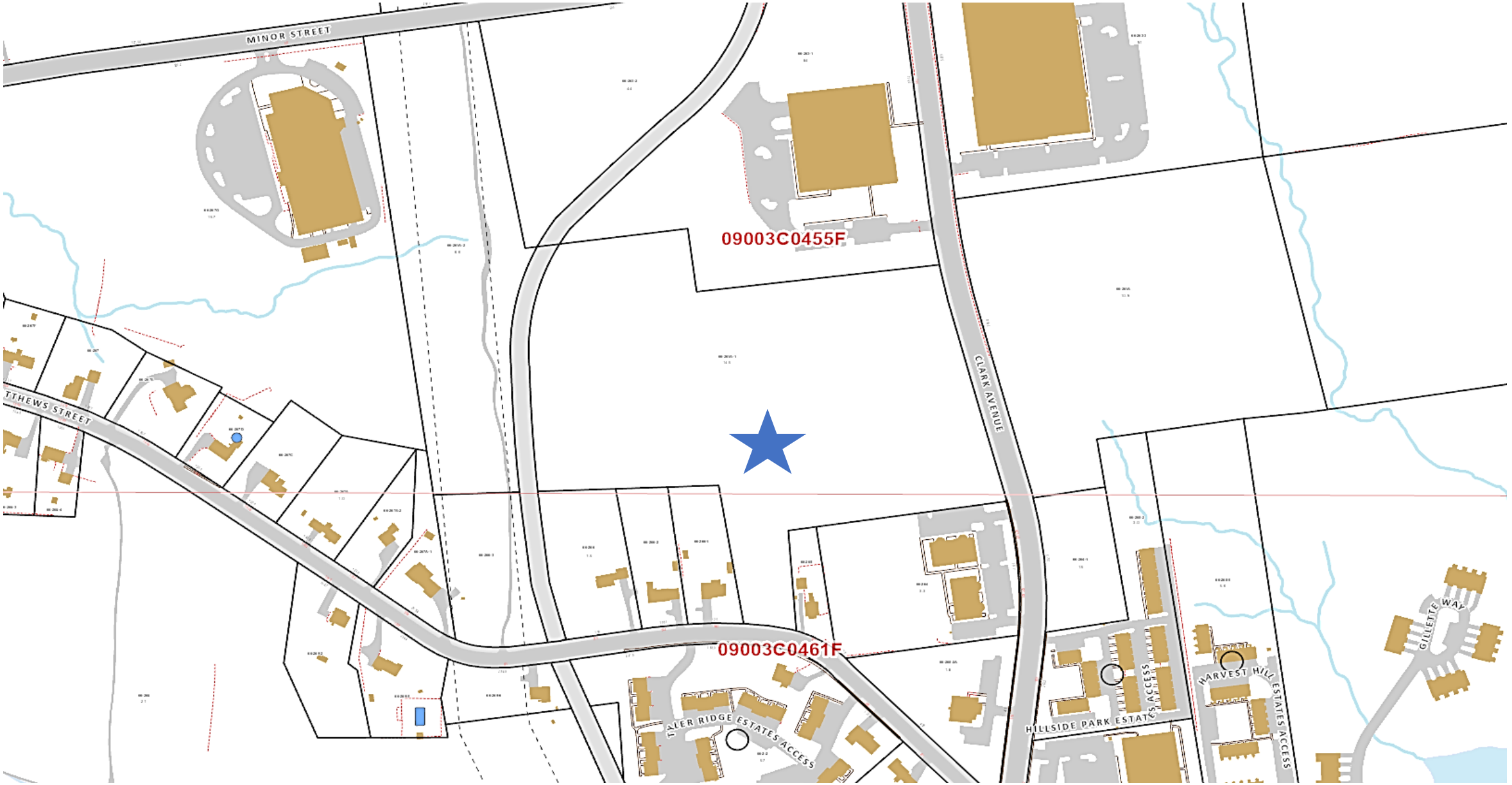
Enclosure

Various
GIS and Aerial Maps

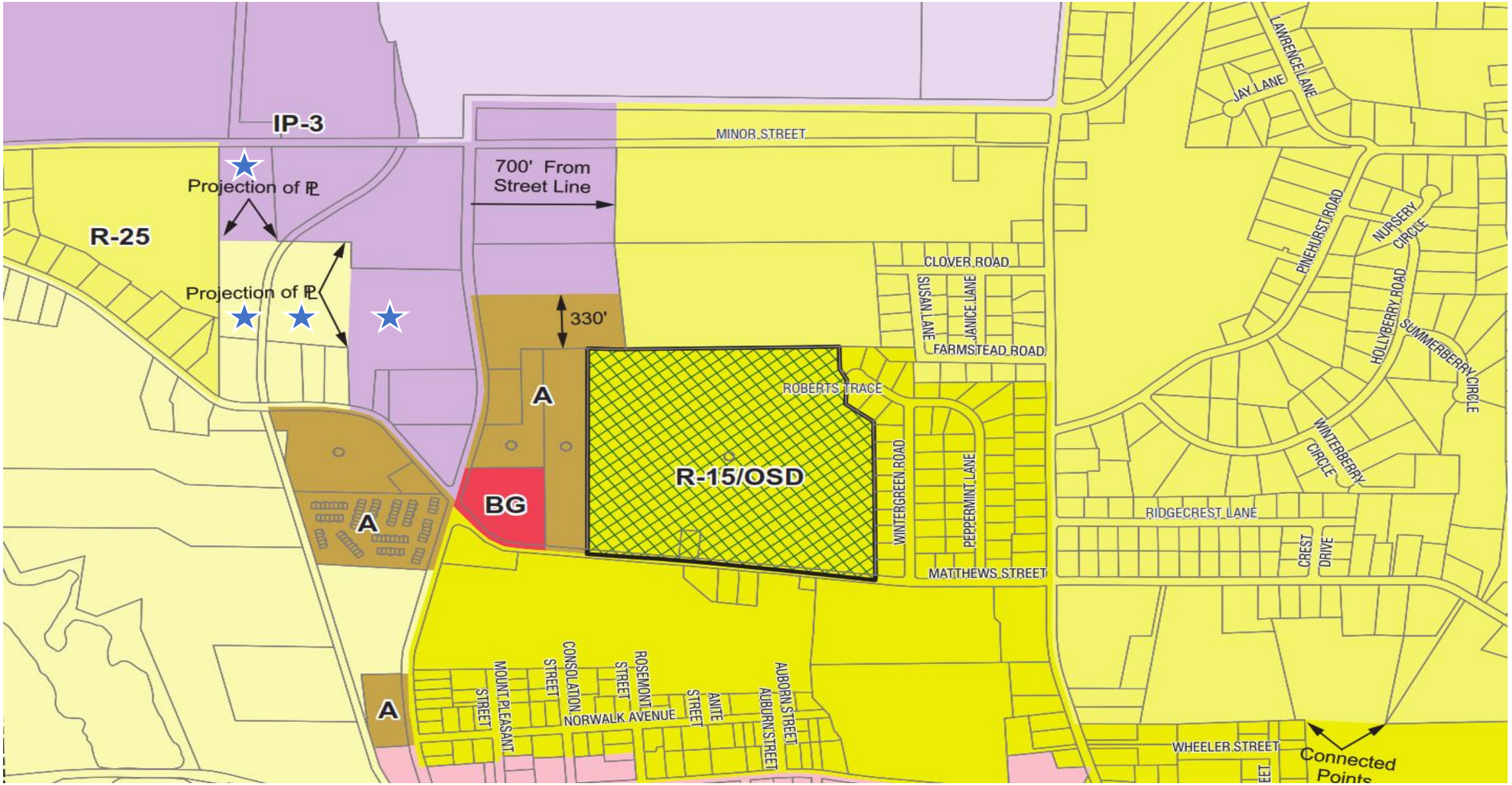
Matthews Street
and
Clark Avenue



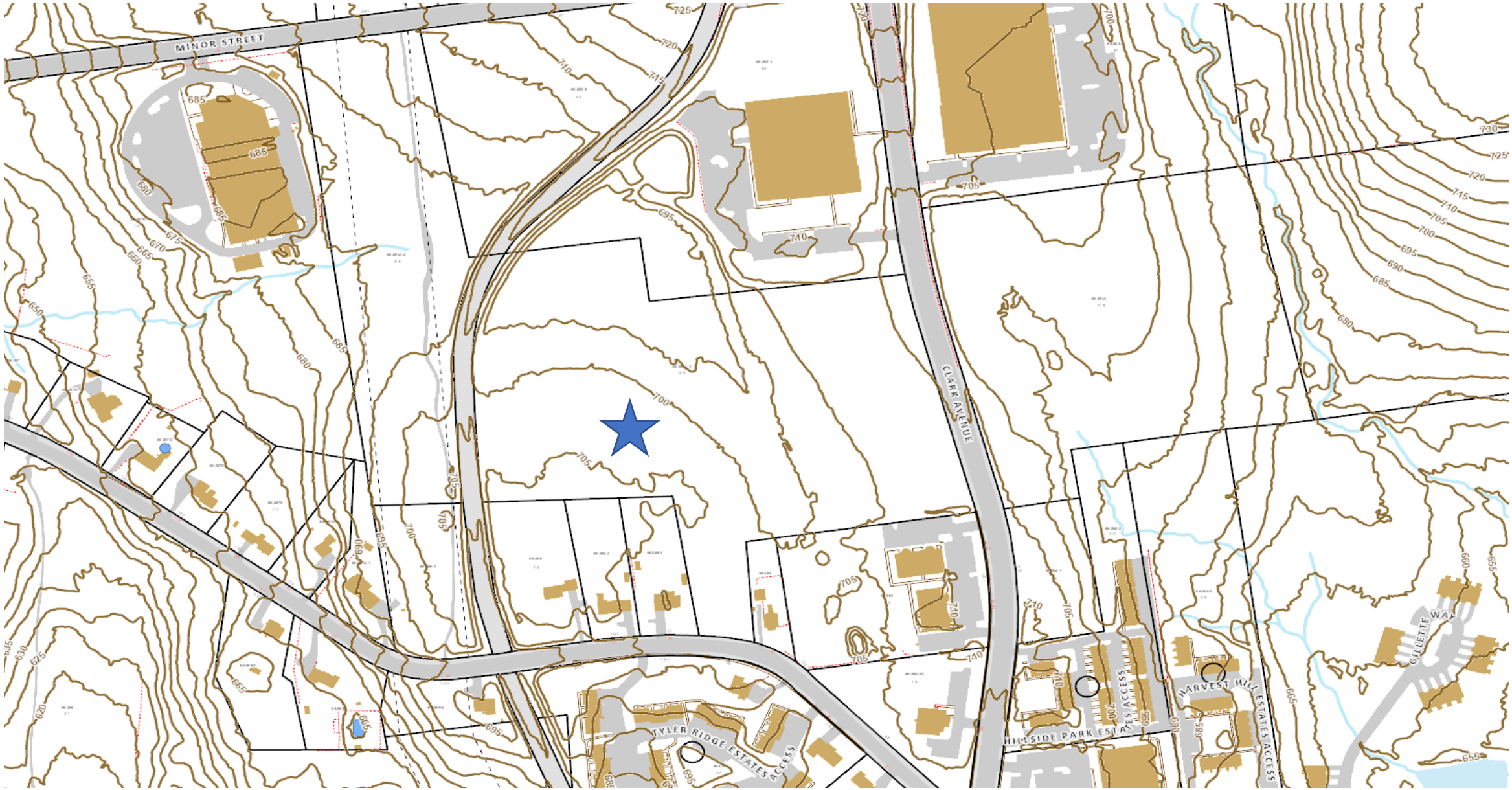
Matthews Street and Clark Avenue – Location
Map 66 Lot 261A-1 & 261A-2



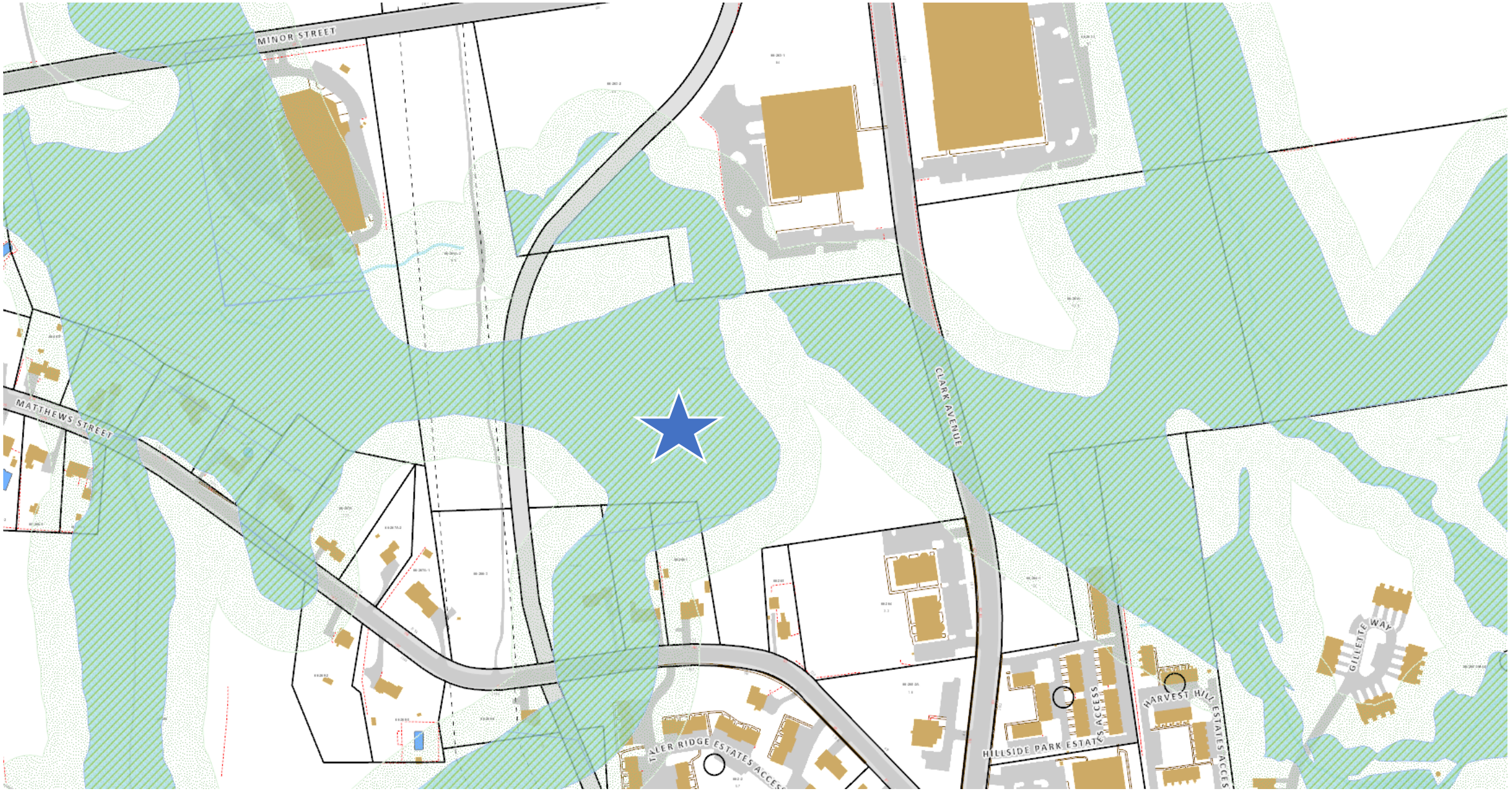
Matthews Street and Clark Avenue – Floodplain
Map 66 Lot 261A-1 & 261A-2



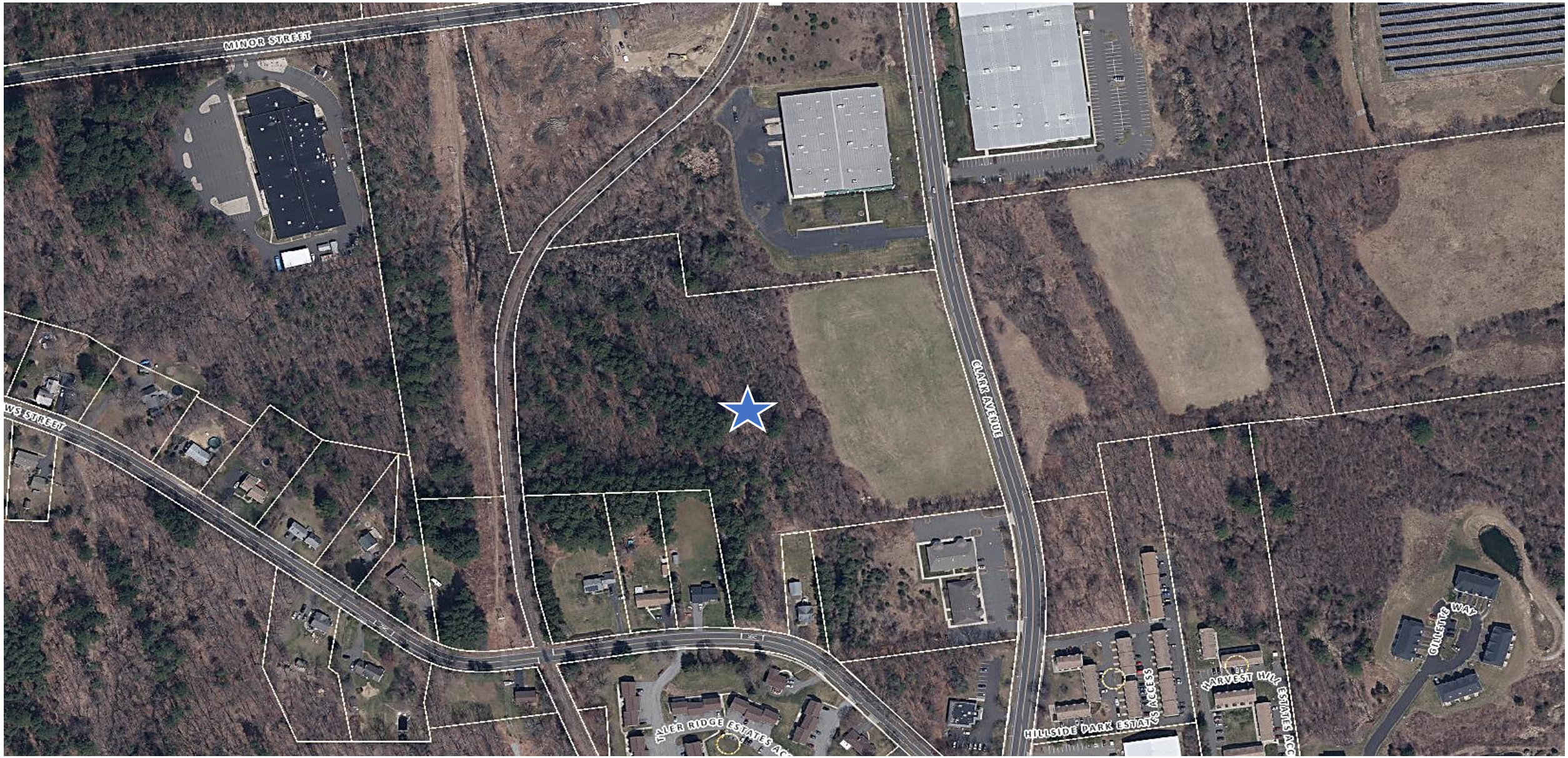
Matthews Street and Clark Avenue – Zoning
Map 66 Lot 261A-1 & 261A-2



Matthews Street and Clark Avenue – Topography
Map 66 Lot 261A-1 & 261A-2



Matthews Street and Clark Avenue – Wetlands & Upland Review Area
Map 66 Lot 261A-1 & 261A-2



Matthews Street and Clark Avenue – Aerial 2023
Map 66 Lot 261A-1 & 261A-2



Matthews Street and Clark Avenue – Streetside on Clark
Map 66 Lot 261A-1 & 261A-2

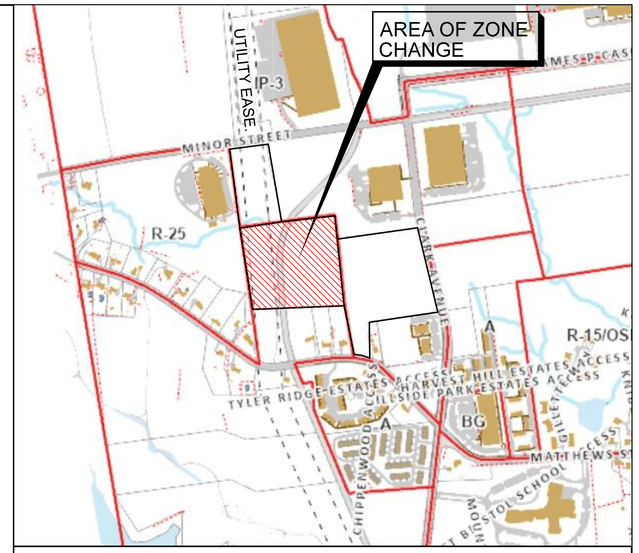


Matthews Street and Clark Avenue – Streetside on Matthews
Map 66 Lot 261A-1 & 261A-2

Zone Map

Proposed Zone Change

N/F SUNNYCREST ASSOCIATES
IP-3
N/F BRAVERMAN BRISTOL LLC
IP-3
N/F BRAVERMAN BRISTOL LLC
IP-5
MINOR STREET
ZONE LINE
R 25
ZONE LINE
IP-3
(3.5± ACRES)
N/F STEPHEN O. ALLAIRE, ESQUIRE
1803/137
5th PARCEL
N/F CHRISTOPHER ARMSTRONG
2113/912
IP-3
RAILROAD
IP-3
N/F THE ARTHUR G RUSSELL CO INC
IP-3
ASSUMED
N/F MCINTIRE CO
1255/122
IP-3
N/F JON SAHLIN + HALLEY C ALLAIRE CO-TRUSTEES
ZONE LINE
A
N/F JON SAHLIN + HALLEY C ALLAIRE CO-TRUSTEES
A
CLARK AVENUE
ZONE LINE
N/F STATE OF CONNECTICUT 685/946
R 25
ZONE LINE
N/F CITY OF BRISTOL
ZONE LINE
R 40
AREA OF PROPOSED ZONE CHANGE FROM R-40 TO IP-3
8.6± ACRES
(INCLUDING RAILROAD)
R 40
ZONE LINE
IP-3
(8.6± ACRES)
N/F STEPHEN O. ALLAIRE, ESQUIRE
1803/137
5th PARCEL
N/F CITY OF BRISTOL 1413/1034
N/F JONATHAN SORIANO + ROSARIO SORIANO 2179/404
R 40
N/F CRAIG FLETCHER 2315/682
N/F JAMES H HACKBARTH 1981/116
N/F EMILE + JOANNE M GUIMOND 1323/36
R 25
ZONE LINE
R 40
R 40
ZONE LINE
MATTHEWS STREET
A
A
N/F SHANE BAILLARGEON + EMILY SHARCOTT 2235/203
IP-3
N/F CHIPPEN'S HILL OFFICE PARK LLC 1417/944
IP-3
A
ZONE LINE



LOCATION MAP
SCALE: 1" = 500'

"THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

TYPE OF SURVEY: COMPILATION
BOUNDARY DETERMINATION CATEGORY: N/A
CLASS OF ACCURACY: D*

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH "THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019.

WILLIAM T. CLARK L.S. #70080

STATE OF CONNECTICUT WILLIAM T. CLARK #70080 LICENSED LAND SURVEYOR

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

ZONE CHANGE MAP
MBL : 66-261A-1--261A-2
PROPERTY OF
STEPHAN O. ALLAIRE, ESQUIRE
BRISTOL, CONNECTICUT

CLARK LAND SURVEYING, LLC
126 TUNXIS ROAD
BRISTOL, CONN. 06010
(860)-967-8590
TODD@CLARKLS.BIZ

DATE: 10-27-2025	SCALE: 1" = 100'	MAP NO. 2025-94

App.
#2507

For Office Use Only	
APPLICATION NO.	2507
DATE FILED:	9-4-2024
DECISION DATE:	
DECISION:	

BRISTOL ZONING COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR SPECIAL PERMIT

The undersigned Applicant hereby applies to the Bristol Zoning Commission for approval under Section(s) Article III Section 15.2.4 of the Bristol Zoning Regulations for the following Special Permit use: EARTH REMOVAL AND PROCESSING OF EARTH MATERIALS

Address or Location of the Property: South of Barnum Road, North of Farrell Ave, East of Arcadia

Assessor's Map No.: 67 Assessor's Lot No.(s): 78,57, and 43

Zone of the Property: R-15 Size of the Property (in acres or square feet): 46.65 acres

Reason for the Special Permit: Special Permit for Earth Removal; Special Permit for processing of earth material

Does this application involve an activity regulated by the Inland Wetlands Agency? ☑ yes [ ] no

If yes, has an application for a permit been submitted to the Inland Wetlands Agency? ☑ yes, on 2-5-2020 [ ] no

Other comments: Area of active earth removal continues to be 11.79 acres with approximately 52,551.72 c.y. of material to be removed

NOTE: Section 8-3c(a) of the Connecticut General Statutes requires that, if an application for a Special Permit involves an activity regulated under the Inland Wetlands and Watercourses provisions of the statutes, the applicant shall submit an application for a wetlands permit to the local Inland Wetlands Agency no later than the day the Special Permit application is filed.

APPLICANT (If more than one, list on Page 2)

Name: Willow Materials, LLC

Address: 101 North Riverside Ave City: Terryville State: CT Zip: 06786

Telephone No.: 860-302-3261 E-Mail:

Signature: *Bill Schultz* *Signature – (Printed/Typed)* Bill Schultz

CHECK ONE: ☑ owner [ ] other (specify):

OWNER(S) OF RECORD (If other than Applicant; if more than one, list on Page 2)

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: *Signature – (Printed/Typed)*

THIS APPLICATION MUST BE FILED IN PERSON NO LATER THAN 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BZC – 08/17

For Office Use Only
APPLICATION NO. 2507

CITY OF BRISTOL, CONNECTICUT
SUPPLEMENTARY INFORMATION

Address or location of property: South of Barnum Road, North of Farrell Ave, East of Arcadia

ADDITIONAL INFORMATION/COMMENTS (click inside the box below and begin typing)

ADDITIONAL APPLICANT

Name: _____ CHECK ONE: [ ] owner [ ] other: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

ADDITIONAL OWNER(S) OF RECORD

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Telephone No.: _____ E-Mail: _____

Signature: _____ Signature – (Printed/Typed) _____

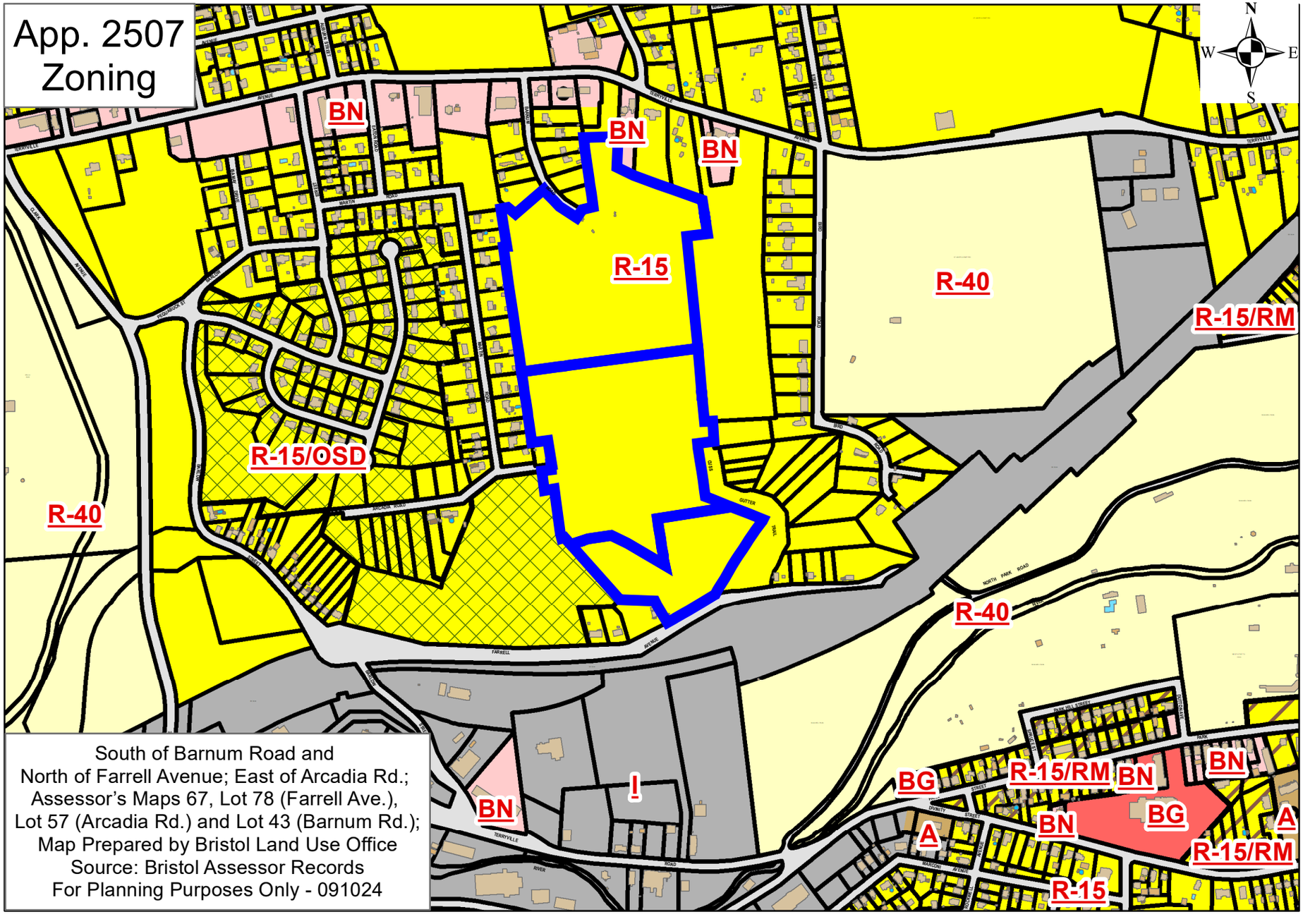
(OPTIONAL) SEND COPIES OF ALL CORRESPONDENCE TO:

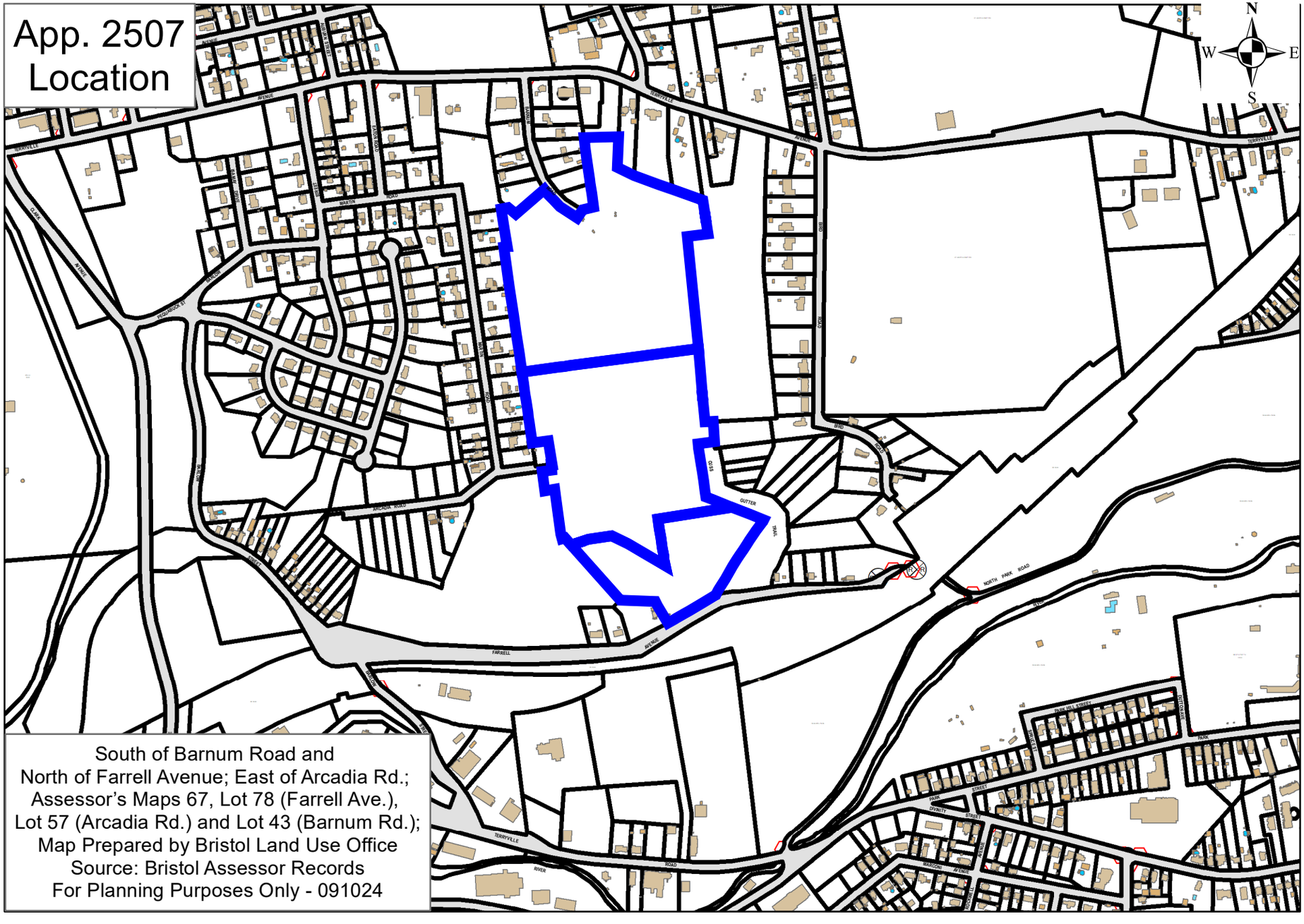
Name: Mark Ziogas

Address: 88 Valley St City: Bristol State: CT Zip: 06010

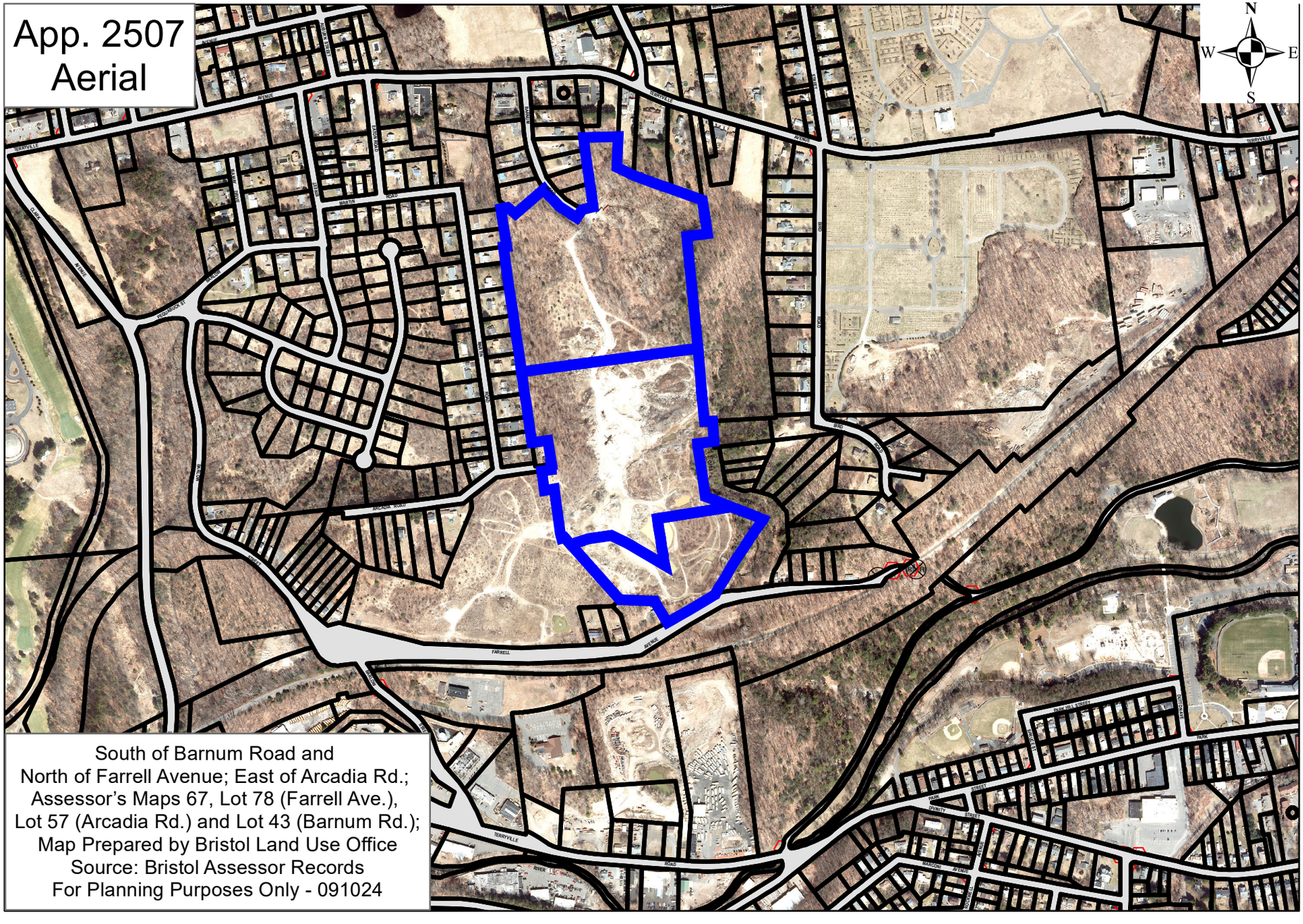
Telephone No.: 860-589-4121 E-Mail: _____

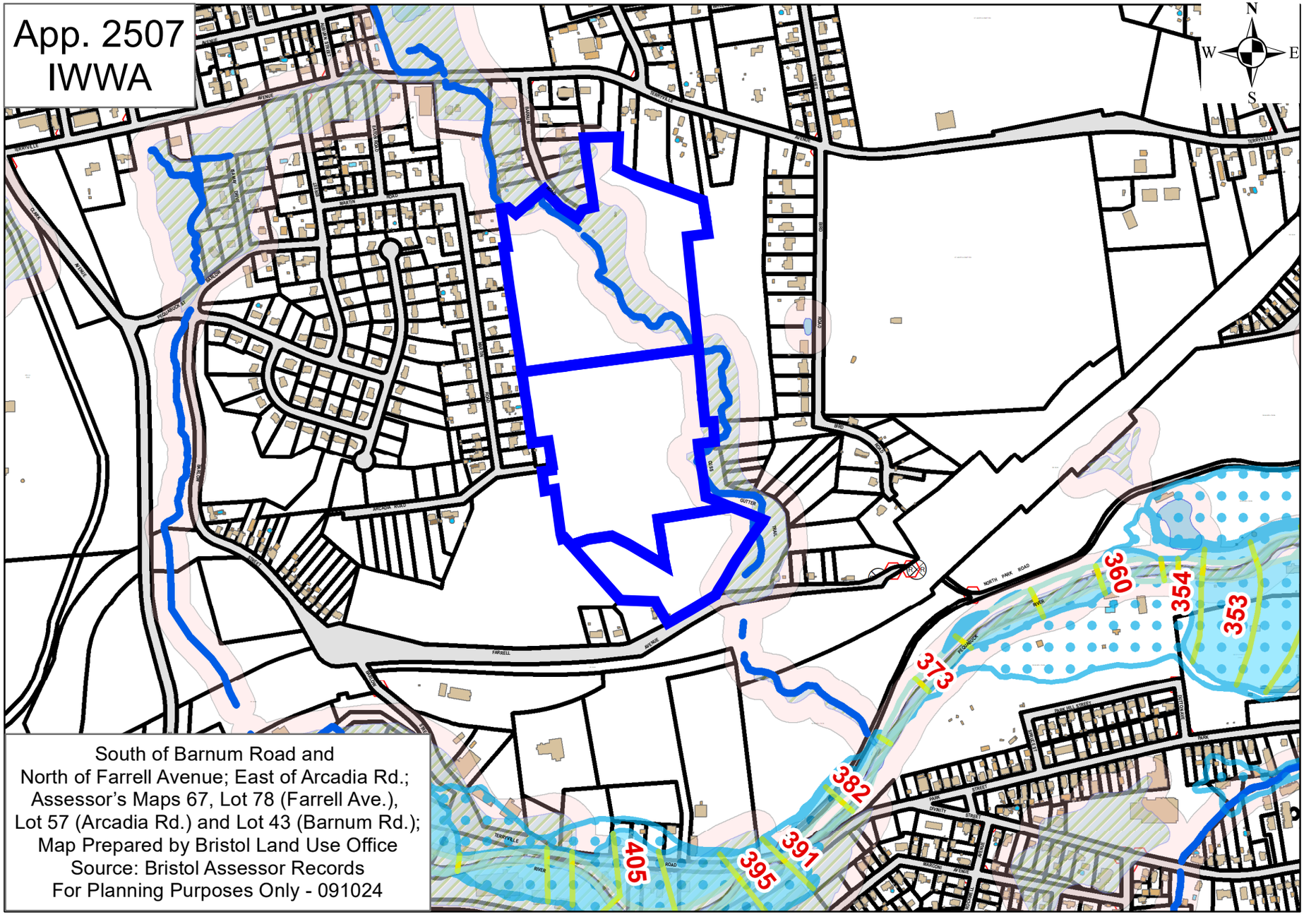
08/17 - LUO


App. 2507
Zoning
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BN
BN
R-15
R-40
R-15/RM
R-15/OSD
R-40
R-40
I
BN
BG
R-15/RM
BN
BN
BG
A
BN
A
R-15/RM
R-15
South of Barnum Road and
North of Farrell Avenue; East of Arcadia Rd.;
Assessor's Maps 67, Lot 78 (Farrell Ave.),
Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.);
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091024


App. 2507
Location
N
W
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South of Barnum Road and
North of Farrell Avenue; East of Arcadia Rd.;
Assessor's Maps 67, Lot 78 (Farrell Ave.),
Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.);
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091024

App. 2507
Aerial


N
W
E
S
FARRELL AVENUE
ARCADIA ROAD
TERRYVILLE ROAD
BARNUM AVENUE
MARTIN ROAD
EDGEWOOD ST
MAPLE AVE
MAIN ST
RIVER ST
PARK ST
MAYSON ST
PARK PLACE
PARK AVENUE
PARK TERRACE
BRIDGE ST
BRIDGE ST
BRIDGE ST


App. 2507
IWWA
N
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E
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360
354
353
373
382
391
395
405
South of Barnum Road and
North of Farrell Avenue; East of Arcadia Rd.;
Assessor's Maps 67, Lot 78 (Farrell Ave.),
Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.);
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 091024

App. 2507 Approved Plan Link:

https://www.bristolct.gov/DocumentCenter/View/50861/App-2507_Approved-Plan

Previous Approvals

2022 Signed Earth Removal -- Approved on October 17, 2022:

Application #2445 - Special Permit for removal and processing of earth materials between south of Barnum Road and north of Farrell Avenue; Assessor's Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Road) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant:

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/47454/App-2445_2022Renewal_Barnum-Rd_Farrell-Ave-Earth-Removal---Approved-Plan-Set

****

2020 IWWA Application – Approved on February 5, 2020:

Application #1891 – Wetlands Application to clean up piles left by previous owner and clean out the detention ponds; Barnum Rd. and Farrell Ave., Lots 54, 56, 57, 58, 65, 67, 69, 72, 73, 74, 75, 76, 77 and 78; Assessor's Map 50, Lots 134; Willow Industries, applicant.

Hyperlink:

https://www.bristolct.gov/DocumentCenter/View/47455/IWWA_2020-Approval_App-1891_Combined

City of Bristol
BRISTOL, CONNECTICUT 06010
Zoning Commission

January 2026 Meeting

January 13, 2026

Willow Materials, LLC
101 North Riverside Avenue
Terryville, CT 06786

Re: Application #2507 - 2025 Annual Report for Special Permit for earth removal and processing of earth materials between south of Barnum Road, north of Farrell Avenue and east of Arcadia Rd. ; Assessor's Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone; Willow Materials, LLC, applicant.

Dear Applicant:

This is to inform you that at its meeting of January 12, 2026, the Bristol Zoning Commission voted to continue agenda item for the above referenced application to the next Regular Meeting of the Commission on Monday, February 9, 2026, at the Bristol City Hall at 6:00 PM.

The Commission requested the attendance of the applicant and the applicant's attorney at the February 9, 2026, Regular Meeting.

Should you have any questions, please call me at 860-584-6225.

Very truly yours,

Robert M. Flanagan

Robert M. Flanagan, AICP
City Planner

Cc: Attorney Mark Ziogas (via e-mail)
William Schultz (via e-mail)

Schultz Corporation General Contractor

January 7, 2026

Re: Willow Materials

Subject: Barnum Road Property Topography Map

Willow Materials has hired a new surveyor to do a topography survey map of the Willow Materials Barnum Rd Property.

Due to the change in surveyor this is taking a little longer than expected but we hope to have the map done by the next planning and zoning meeting in February.

Respectfully,

Schultz Corporation

Kyle Schultz

Project Manager

101 North Riverside Avenue – Terryville, Ct 06786 –Tel (860) 584-2596 –Fax (860) 584-5132 –An EEO

City of Bristol
BRISTOL, CONNECTICUT 06010
Zoning Commission

December 2025 Meeting

December 9, 2025

William Schultz
Willow Materials, LLC
101 North Riverside Avenue
Terryville, CT 06786

Re: Application #2507 - 2025 Annual Report for Special Permit for earth removal and processing of earth materials between south of Barnum Road, north of Farrell Avenue and east of Arcadia Rd.; Assessor's Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone.

Dear Applicant:

This is to inform you that at its meeting of December 8, 2025, the Bristol Zoning Commission voted to continue this agenda item to the Regular Meeting of the Commission on Monday, January 12, 2026, at the Bristol City Hall at 6:00 PM. as the report has not yet been received.

Should you have any questions, please call me at 860-584-6225.

Very truly yours,

Robert M. Flanagan

Robert M. Flanagan, AICP
City Planner

cc: Attorney Mark Ziogas (via e-mail)

City of Bristol
BRISTOL, CONNECTICUT 06010
Zoning Commission

November 2025 Meeting

November 11, 2025

William Schultz
Willow Materials, LLC
101 North Riverside Avenue
Terryville, CT 06786

Re: Application #2507 - 2025 Annual Report for Special Permit for earth removal and processing of earth materials between south of Barnum Road, north of Farrell Avenue and east of Arcadia Rd.; Assessor's Maps 67, Lot 78 (Farrell Ave.), Lot 57 (Arcadia Rd.) and Lot 43 (Barnum Rd.); R-15 (Single-Family Residential) zone.

Dear Applicant:

This is to inform you that at its meeting of November 10, 2025, the Bristol Zoning Commission voted to continue this agenda item to the December 8, 2025, regular meeting as the report has not yet been received.

Should you have any questions, please call me at 860-584-6225.

Very truly yours,

Robert M. Flanagan

Robert M. Flanagan, AICP
City Planner

cc: Attorney Mark Ziogas (via e-mail)

2025 Annual Report

Schultz Corporation General Contractor

February 4, 2026

Re: Willow Materials

Subject: February Zoning Meeting

Willow Materials has provided the council with a contour map of our Barnum road property showing the contours of the property as of 1/27/2026. This work was done by aerial topography and graphed by a licensed surveyor.

The survey work took longer than normal because we have switched surveying firms to take care of the Barnum Road property. Moving forward we will be able to access information like this at a much more reasonable time frame.

Willow Materials has removed 34,400.57 cubic yards of material from this site since renewing our permit in September of 2024. The materials that have been removed include sand, gravel, stone, and topsoil.

The plan also shows a fill of 3,904.55 cubic yards of material. This is material that has been moved from its original location and processed through our screening equipment. The material that has been processed is then stockpiled and ready to be removed from the site. This is what the 3,904.55 of fill represents.

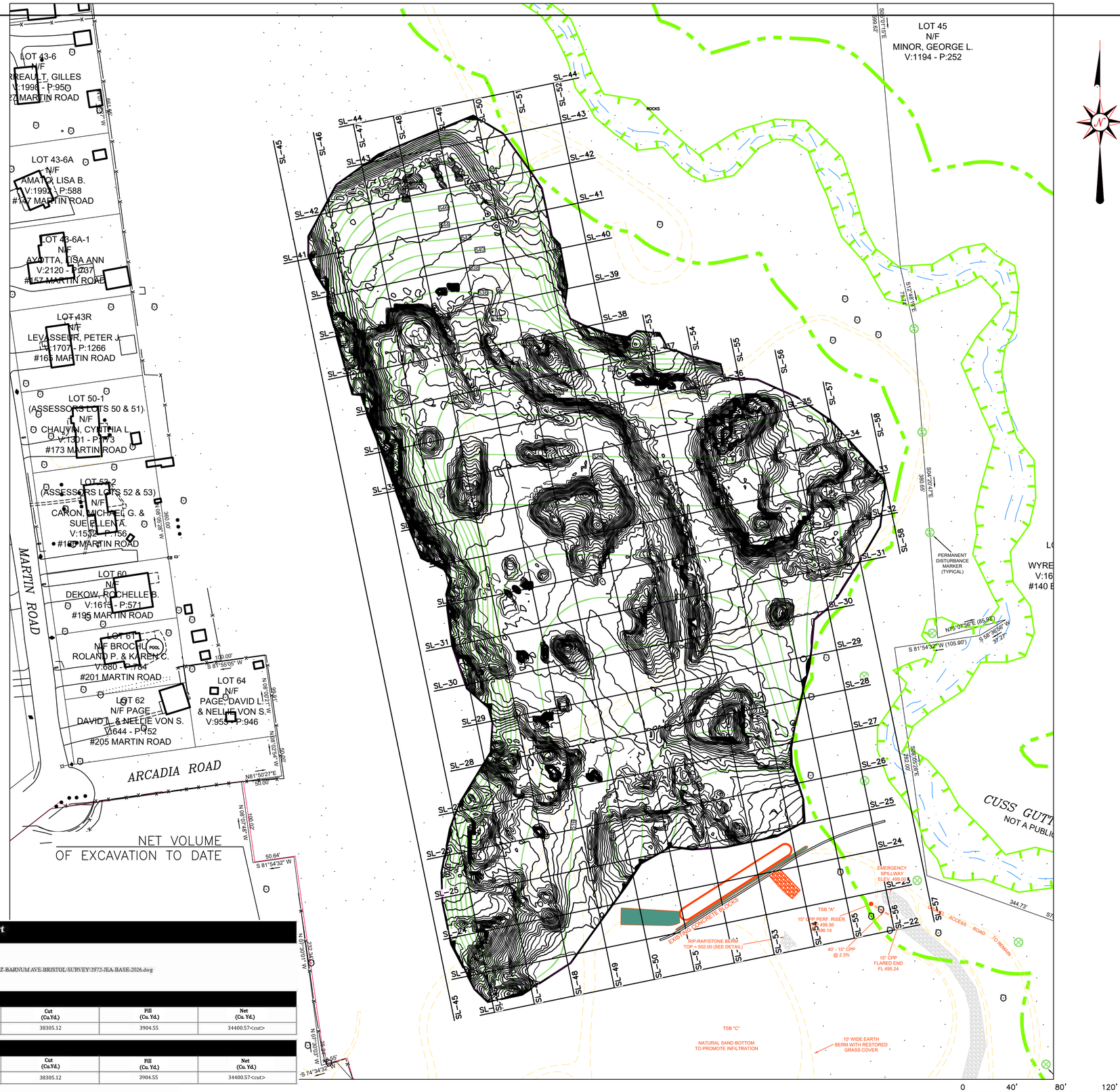
Respectfully,

Willow Materials

Kyle Schultz

Project Manager

101 North Riverside Avenue – Terryville, Ct 06786 –Tel (860) 584-2596 –Fax (860) 584-5132 –An EEO



Cut/Fill Report

Generated: 2026-02-02 09:16:13
By user: jason.edwards
Drawing: K:\PROJECTS\2972-SCHULTZ-BARNUM AVE-BRISTOL\SURVEY\K:\PROJECTS\2972-SCHULTZ-BARNUM AVE-BRISTOL\SURVEY\2972-JEA-BASE-2026.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq.Ft.)	Cut (Cu.Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total Ex. 2026	full	1.000	1.00	397011.50	38305.12	3904.55	34400.57<cut>

Totals

	2d Area (Sq.Ft.)	Cut (Cu.Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	397011.50	38305.12	3904.55	34400.57<cut>

J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING
227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	01.27.26	UPDATE SITE TOPO

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=50'

TITLE

EXCAVATION ANALYSIS

SHEET NUMBER

1

FILE NO. XXXXX

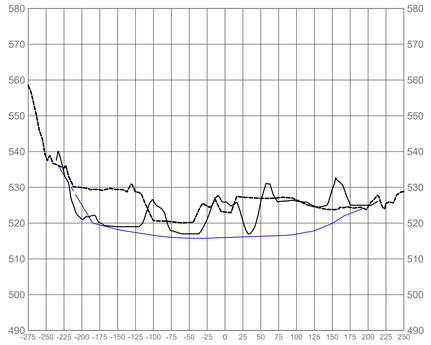
SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
SOUTH TO NORTH
SCALE: 1"=100' HOR.
1"=20' VERT.

ORIGINAL GRADE

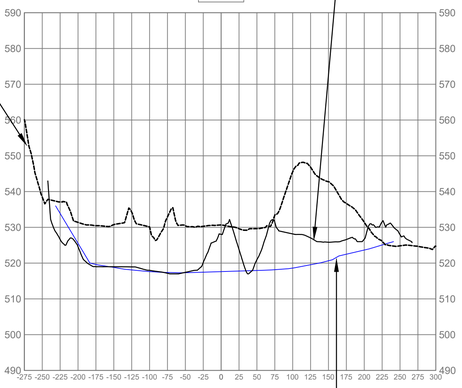
GRADE PER 2026 SURVEY

PROPOSED GRADE PER APPROVED PLANS

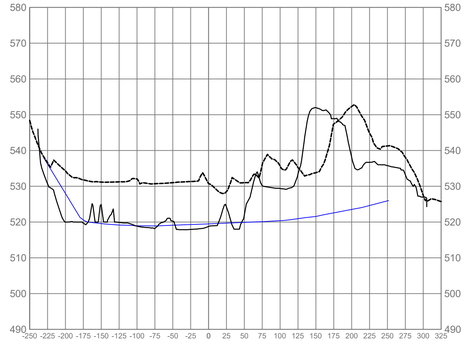
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SL-30



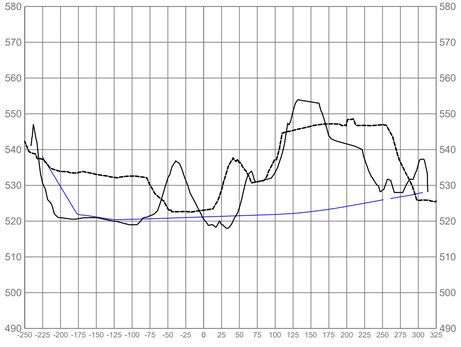
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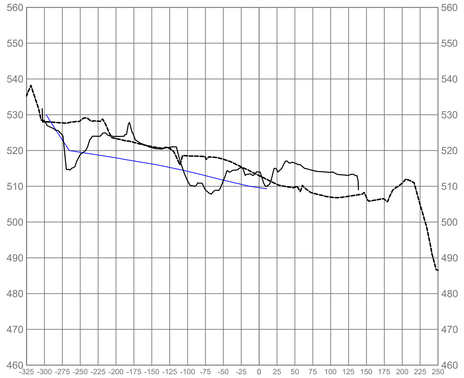
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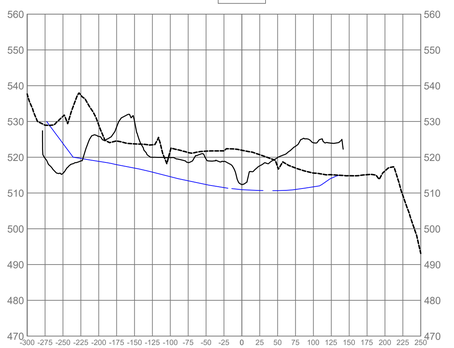
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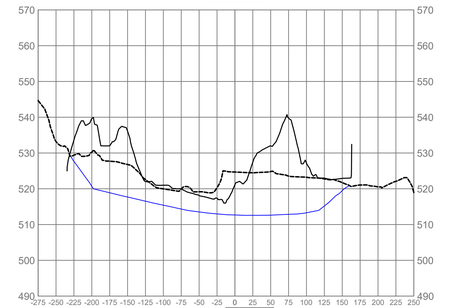
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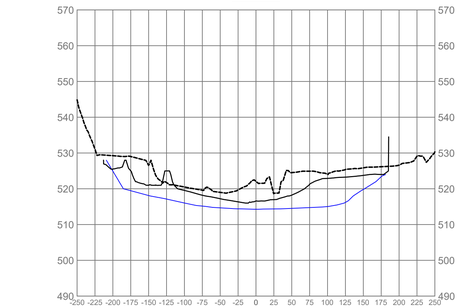
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SL-27



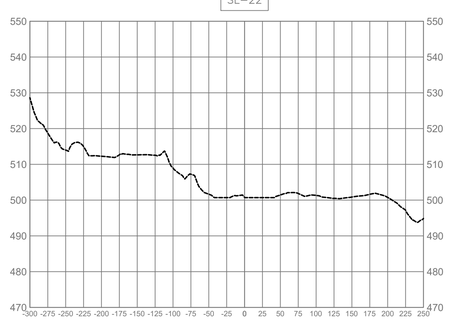
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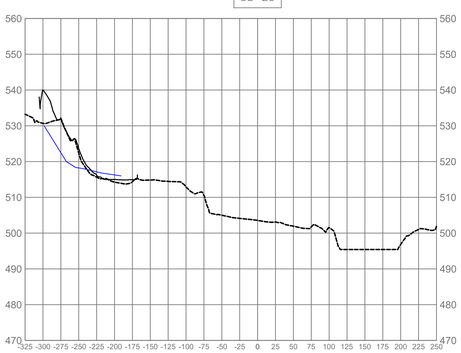
3+50
SL-29



0+00
SL-22



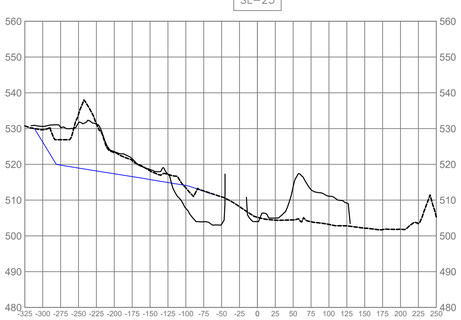
0+50
SL-23



1+00
SL-24



1+50
SL-25



J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone:203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

WILLOW INDUSTRIES
BARNUM ROAD
BRISTOL, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	01.27.26	UPDATE SITE TOPO

DATE: AUGUST 13, 2024
PROJECT #: 2972
DRAWING FILE: 2972-BASE
DRAWN BY: JSE
SCALE: 1"=100'

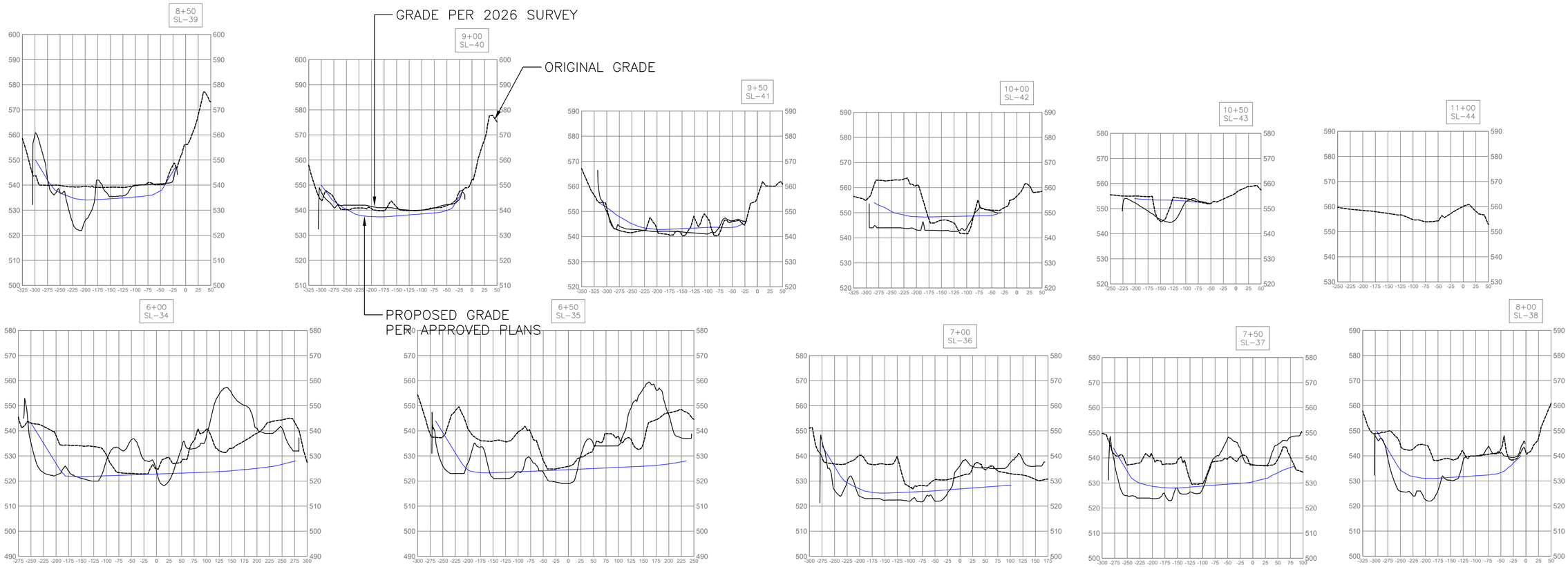
TITLE

CROSS SECTIONS

SHEET NUMBER

2

SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
SOUTH TO NORTH
SCALE: 1"=100' HOR.
1"=20' VERT.



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TITLE

CROSS SECTIONS

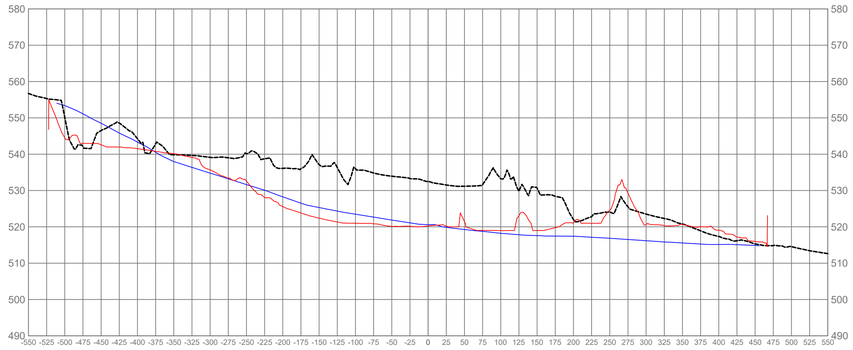
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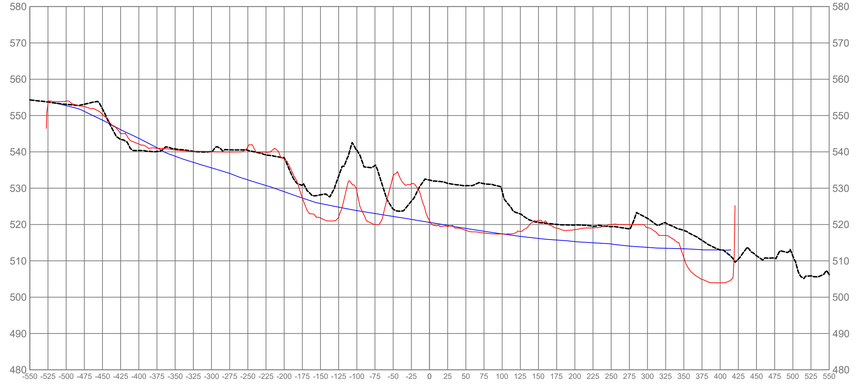
FILE NO. XXXXX

SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
WEST TO EAST
SCALE: 1"=100' HOR.
1"=20' VERT.

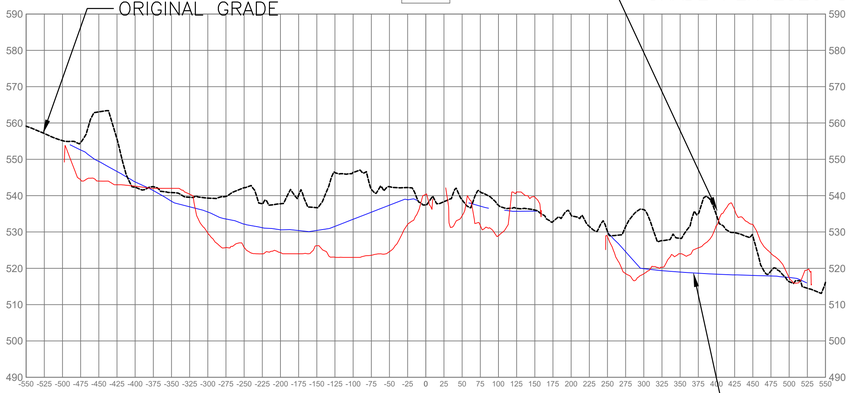
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SL-49



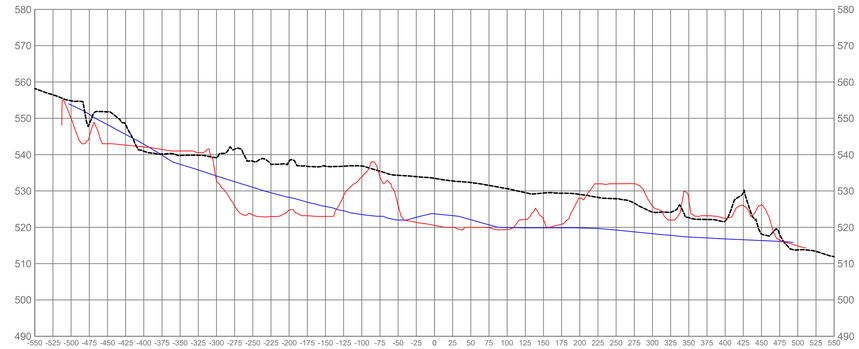
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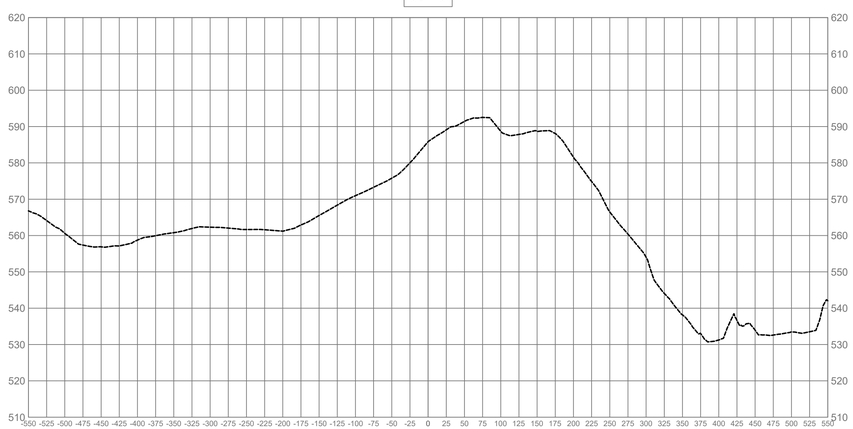
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SL-47



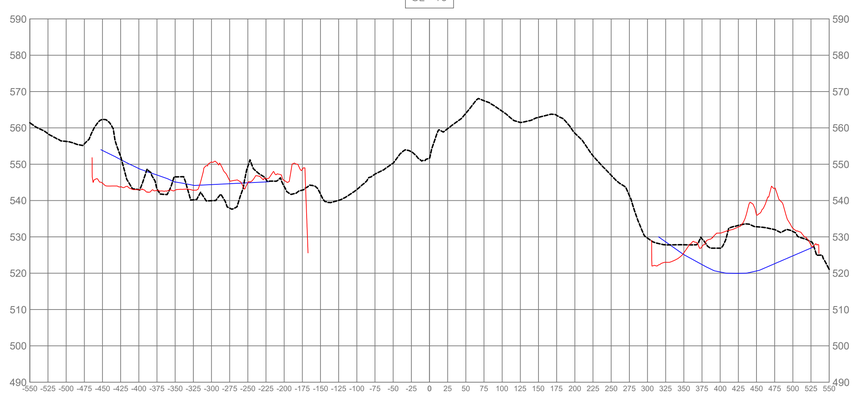
1+50
SL-48



0+00
SL-45



0+50
SL-46



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DRAWN BY: JSE
SCALE: 1"=100'

TITLE

CROSS SECTIONS

SHEET NUMBER

4

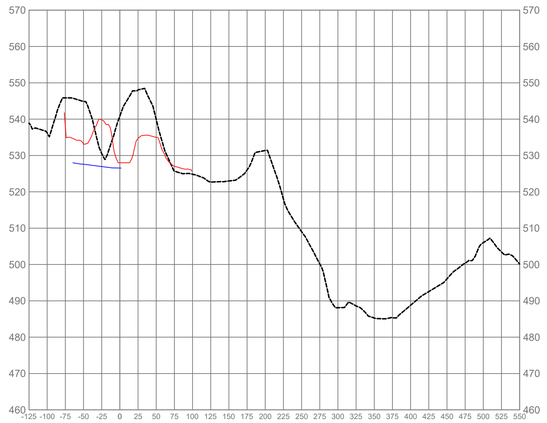
FILE NO. XXXXX

SECTIONS
EXISTING vs. PROPOSED vs. ORIGINAL
WEST TO EAST
SCALE: 1"=100' HOR.
1"=20' VERT.

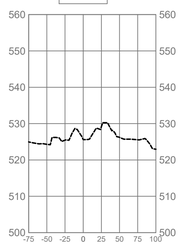
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SL-56



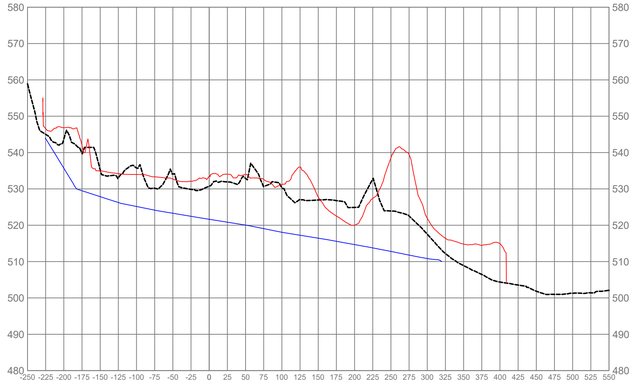
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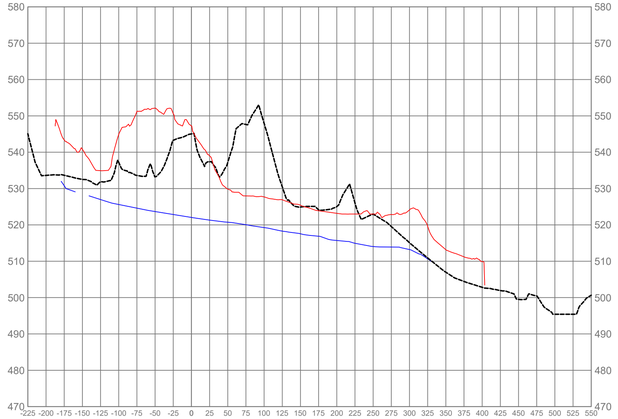
6+50
SL-58



4+00
SL-53



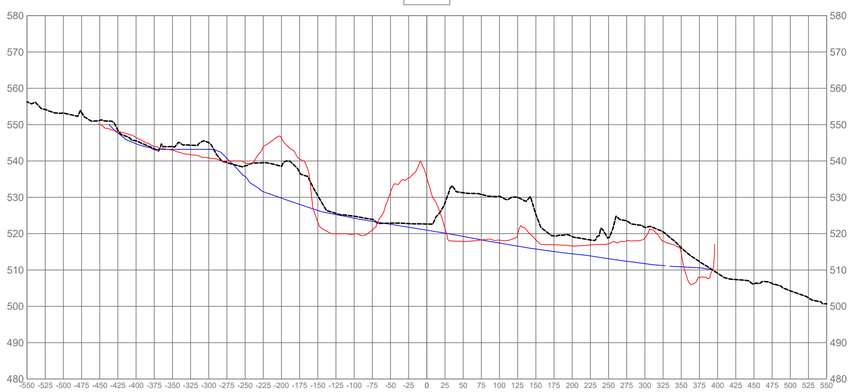
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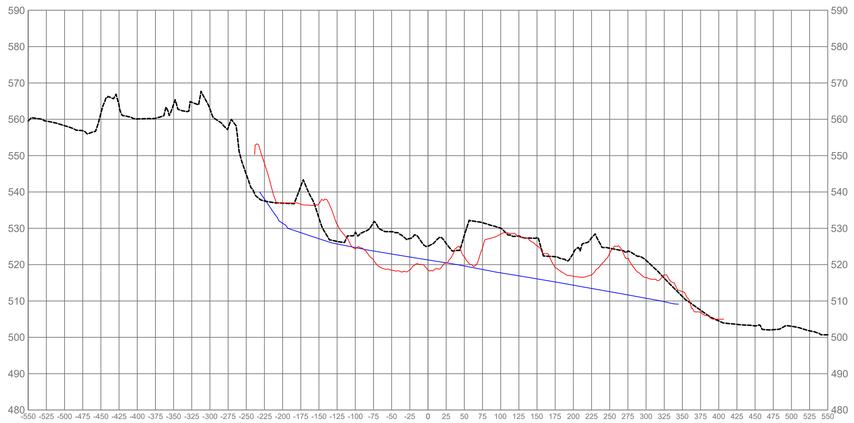
5+00
SL-55



3+00
SL-51



3+50
SL-52



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TITLE

CROSS SECTIONS

SHEET NUMBER

5

FILE NO. XXXXX

Google Earth


66'-7 3/4"
43'-9"
42'-10 1/2"
256'-9 1/2"
95'-5 1/2"
212'-11"
39'-7 1/2"
86'-6"
Vertical
Mon Apr 22 2024


Vertical
Mon Apr 22 2024


Vertical
Mon Apr 22 2024


66'-7 3/4"
43'-9"
42'-10 1/2"
256'-9 1/2"
95'-5 1/2"
212'-11"
39'-7 1/2"
86'-6"
Vertical
Mon Apr 22 2024




Pond At


Layers
2D

2026 ZONING ENFORCEMENT REPORT

The following complaints were investigated by the Zoning Enforcement Officer. This report also includes the number of abatements, citations, and permits issued by the Bristol Building Department for the current month. For comparison, data from the previous year is also listed for each complaint type and category.

COMPLAINT TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Motor Vehicle:	**0**												**0**
Year (24):	3	8	4	13	13	5	14	13	7	8	3	8	99
Illegal Business:	**1**												**1**
Year (24):	2	1	5	3	1	1	2	5	4	1	5	3	33
Lack of Permit:	**7**												**7**
Year (24):	11	4	14	17	12	18	7	15	12	7	9	11	137
Accessory Structure:	**1**												**1**
Year (24):	0	2	0	4	4	3	2	0	3	1	2	4	25
Illegal Fence:	**1**												**1**
Year (24):	1	0	6	7	0	2	2	8	4	5	1	2	38
Illegal Sign:	**0**												**0**
Year (24):	2	2	11	10	7	3	2	3	3	2	2	3	50
Fowl:	**0**												**0**
Year (24):	0	0	2	2	2	0	1	6	0	2	1	0	16
Blight:	**8**												**8**
Year (24):	6	10	14	19	14	40	32	15	22	7	4	16	199
Lighting:	**0**												**0**
Year (24):	0	0	0	0	1	0	0	0	0	0	2	0	3
Site Plan:	**1**												**1**
Year (24):	2	1	2	1	0	1	1	2	1	2	1	1	15
Illegal Rentals:	**2**												**2**
Year (24):	2	1	4	1	10	3	2	3	1	2	1	2	32
Miscellaneous:	**1**												**1**
Year (24):	2	0	2	5	5	7	11	4	5	1	3	1	46
2025 TOTAL:	**22**												**22**
Year (24):	31	29	64	82	69	83	76	74	62	30	34	51	685
ABATEMENTS:	**0**												**0**
Year (24):	0	1	0	0	0	0	0	1	0	0	0	0	2
CITATIONS:	**12**												**12**
Year (24):	15	12	10	2	11	35	20	10	32	13	13	12	185
PERMITS ISSUED:	**242**												**242**
Year (24):	240	215	297	320	389	359	377	361	404	427	298	345	4032

Respectfully submitted,

Brandon Peate

Brandon Peate
Zoning Enforcement Officer
February 4th, 2026

City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860)584-6200 ext. 0

January 15, 2026

Morris Patton
49 Field St.
Bristol, Connecticut 06010

Dear Mr. Patton:

This is to officially notify you that at a meeting of the City Council on January 13, 2026 you were appointed as an alternate member to the Zoning Commission for a term to December, 2028.

It is necessary to take your oath of office when you are appointed. At your earliest convenience, kindly stop by the Town Clerk's Office to take your oath.

I have enclosed copies of Section 2-9 of the Bristol Code of Ordinances regarding attendance at meetings, a listing of members, Calendar and a copy of the Ethics Ordinance. You should read the Ethics Ordinance carefully since it pertains to board members. Enclosed is also the Conflict-of Interest Acknowledgement form that must be filled out and handed in at the time of your oath.

Should your address or political affiliation change, or you resign from this appointment, you must notify the Town Clerk's Office.

Congratulations!

Very truly yours,

Erica Cabiya

Erica L.N. Cabiya, CCTC
Town and City Clerk

EC/cmoc

Enclosures

cc: Robert Flanagan

City of Bristol
Office of Town and City Clerk
111 North Main Street
Bristol, Connecticut 06010
(860)584-6200 ext. 0

January 15, 2026

Jeffrey Hayden
50 Melinda Lane
Bristol, Connecticut 06010

Dear Mr. Hayden:

This is to officially notify you that at a meeting of the City Council on January 13, 2026 you were appointed as an alternate member to the Zoning Commission for a term to December, 2028.

It is necessary to take your oath of office when you are appointed. At your earliest convenience, kindly stop by the Town Clerk's Office to take your oath.

I have enclosed copies of Section 2-9 of the Bristol Code of Ordinances regarding attendance at meetings, a listing of members, Calendar and a copy of the Ethics Ordinance. You should read the Ethics Ordinance carefully since it pertains to board members. Enclosed is also the Conflict-of Interest Acknowledgement form that must be filled out and handed in at the time of your oath.

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Congratulations!

Very truly yours,

Erica Cabiya

Erica L.N. Cabiya, CCTC
Town and City Clerk

EC/cmoc

Enclosures

cc: Robert Flanagan