



Public Works | 860-584-6125

## Memorandum

Date: July 14, 2020

To: Mayor Ellen Zoppo-Sassu  
From: Raymond A Rogozinski, P.E., Director of Public Works

Re: **Request to Remove Concrete Sidewalk and Install Bituminous Driveway  
28 Session Street**

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The Department of Public Works has received a request from the property owner of 29 Session Street to remove the existing sidewalk and construct a bituminous asphalt drive. The purpose of the request is to transition the driveway apron to Session Street. Due to the grade difference of the roadway gutter and existing back of walk vehicles currently scrape when utilizing the driveway.

Based on a review of the area, similar request have been approved along Session Street (17 Session St & 368 Main St), therefore the Department of Public Works recommends the following Board of Public Works action:

**Approve the request of the property owner at 29 Session Street to remove the concrete sidewalk and install a bituminous asphalt driveway to accommodate grade change.**

Copy of request attached.

Please feel free to contact me with any questions/concerns at 860-584-6113.

July 9, 2020

City of Bristol  
Board of Public Works  
Attn: Mayor Ellen Zoppo-Sassu  
111 North Main St  
Bristol, CT 06010

RE: 29 Session Street – Waiver Request for Sidewalk/Driveway Apron

Dear Mayor,

My company WCTD Investments, LLC, has several multi-family properties in the City (14 Dwight Street, 48 Kelly Street, and this 29 Session Street), and I'm a majority owner of Firefly Hollow Brewing Company on Center Street. We are invested in the community. I'm writing to you to request a waiver of the requirement to have the sidewalk run through our driveway at 29 Session Street until the City can replace the sidewalk on our (North) side of the street. Here's why:

Overall, there is an 18" vertical grade change from the sidewalk closest to the roadway to the edge of pavement 4 feet away, and the sidewalk cross pitch is incorrect, as it pitches away from the road. It is not a functional situation. Typical standard of change from roadway edge of pavement to the sidewalk is curb height of 6" and they are supposed to pitch  $\frac{1}{4}$ " towards the road. With the 18" vertical grade change over 4 feet, no vehicle can safely get up it without bottoming out or getting stuck on the curb as one of our workers has already done. They literally had to have someone hold down the passenger side of the car to get the wheels back on the ground to get out. It is unsafe as is.



(Photo shows 18" grade change from edge of roadway to edge of sidewalk)

Our property was built in 1870, long before any paved roadways or sidewalks were constructed. Also, long before the automobile was even thought of. When the sidewalks were installed, sometime

between 1870 and now, they didn't really take into account the vehicles of today for our property. The sidewalk may have worked for a horse, but not an automobile.

We purchased this dilapidated 4 family property 2 years ago and have been diligently rehabilitating this blighted property to today's standards and aesthetics that the City strives for. We are hopefully a few weeks away from putting these rental units back online and need make the driveway functional as there is limited parking on the street, and we want to utilize our property for the 4 units we are putting online.

We have been trying to get contractors in to fix the situation since October when we first met with the City to discuss the issue, and no one wants to touch it. No contractor wants to touch this, because they know there is no easy solution, as it would require regrading through the neighboring property and reconstruction of their driveway too. Also, the sidewalk is so shoddy along this side of the street that they don't want to be near it, for fear of it getting worse.

The current sidewalk on our side (North) is in deplorable condition and failing throughout the majority of the length of the road. On neighboring properties the sidewalk is missing in some areas, cracked beyond repair, and spalling to where you can only see aggregate in other sections. Of the 4 driveways on our side of the street, 2 have already eliminated their sidewalk through the driveways, as we are requesting, and our driveway to roadway elevational change is twice as bad. We need a safe driveway for our 4 rental units to safely enter and exit the property, similar to our neighbors multi-family driveways shown below.



Neighboring Property that we access our site from at times, where they paved through the sidewalk, as we hope to do. Note the condition of the sidewalk.



Photo from next door neighbors, showing the condition of the sidewalk along the rest of the roadway on our side, and the adjacent property that also paved through the sidewalk. Note the missing section of sidewalk not even in a driveway, and the 2<sup>nd</sup> driveway paved through the sidewalk.



South side of Session Street sidewalk, directly across from our property. Note, that it is new, and the grade change is 6" vertical change.

The curb currently runs partially into our driveway opening, and our driveway directly abuts a neighboring property. There is no way to depress the sidewalk within our property limits to meet sidewalk requirements as the taper would take us through the neighbor's driveway too.



Our current driveway and sidewalk interface. Note the 20" vertical change on right and the curb extends into the driveway, the close proximity to the property line, and the deplorable condition.

We understand that the City isn't like to reconstruct the sidewalk on the north side of Session Street this summer because the City already has a nice new sidewalk on the business side (South) of the road, and they currently have no plans out for bid on this project. We respectfully request a waiver to match the neighboring driveways to the west of us, whereby we pave through the dilapidated sidewalk to match the other 2 multi-family driveways on our street.

We appreciate your help with this matter. As an owner of several businesses in Bristol, we strive to make this a City a better place. We hope you can help us with this waiver request. Please feel free to contact me by phone: 860 538 0080 or email [Tom@LLSLight.com](mailto:Tom@LLSLight.com). I am a registered Professional Engineer, and would be happy to discuss this with your engineering staff to come to a resolution.

Sincerely,

*Thomas DeSantos*

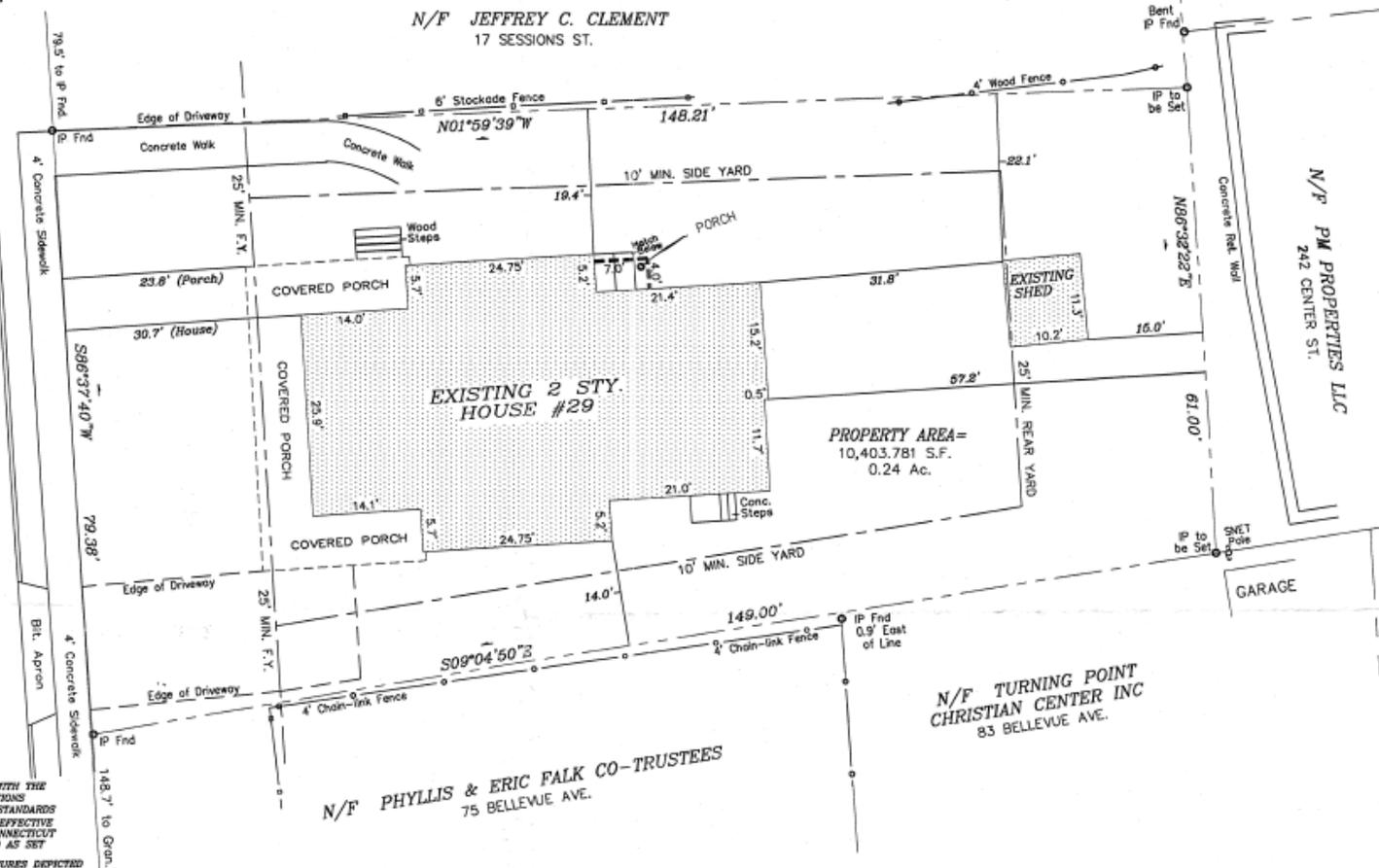
Thomas DeSantos, P.E.  
Owner- WCTD Investments, LLC

**MAP REFERENCES:**

1). MAP OF SESSIONS STREET BRISTOL, CONN. APRIL 1904.  
SCALE 80 FEET TO AN INCH. A. WILLIAM SPERRY C.E.

SESSIONS STREET

N/F JEFFREY C. CLEMENT  
17 SESSIONS ST.



PROPERTY AREA=  
10,403.781 S.F.  
0.24 Ac.

**SURVEY NOTES:**

1). BEARINGS ARE ON ASSUMED DATUM.

**CERTIFICATION:**

1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-3005-1 THRU 20-3008-80, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 28, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS:  
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A IMPROVEMENT LOCATION SURVEY.

PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.

2). THIS MAP AND SURVEY WERE PREPARED FOR WCTD INVESTMENTS LLC TO BE USED IN MATTERS THAT RELATE TO EXISTING CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.

3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURES 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.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER D. FLYNN CT.L.L.S. #0792 DATE  
KENNETH R. CYR CT.L.L.S. #70116  
NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED

FLYNN & CYR LAND SURVEYING, LLC  
1804 FARMINGTON AVE. 860-829-7889  
MERIDEN, CONNECTICUT 06037

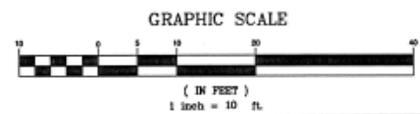
INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.  
THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OWNERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

REGULATIONS FOR R-15 ZONE		
ITEM	REQUIRED	EXISTING
MIN. LOT AREA	15,000 S.F.	*10,403.8 S.F.
MIN. LOT FRONTAGE	100'	*79.38'
MIN. FRONT YARD	25'	30.7' HOUSE *23.8' PORCH
MIN. REAR YARD	25'	57.2'
MIN. SIDE YARD (EACH)	10'	14.0'
MAX. BLDG. HEIGHT	35'	35'
MAX. COVERAGE	30%	18.0 %

\*CONDITION EXISTED BEFORE PRESENT ZONING

N/F TURNING POINT  
CHRISTIAN CENTER INC  
83 BELLEVUE AVE.

IMPROVEMENT LOCATION MAP  
SHOWING PROPOSED PORCH  
PROPERTY OF  
WCTD INVESTMENTS LLC  
#29 SESSIONS STREET  
BRISTOL, CONNECTICUT  
SCALE 1"=10' OCT. 18, 2018



# 29 SESSIONS ST

**Location** 29 SESSIONS ST

**Mblu** 26 / 251 /

**Acct#** 0086827

**Owner** WCTD INVESTMENTS LLC

**Assessment** \$53,060

**Appraisal** \$75,800

**PID** 9976

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$52,300	\$23,500	\$75,800

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$36,610	\$16,450	\$53,060

## Owner of Record

**Owner** WCTD INVESTMENTS LLC  
**Co-Owner**  
**Address** 16 FERNWOOD DR  
ROCKY HILL, CT 06067

**Sale Price** \$71,500  
**Certificate**  
**Book & Page** 2054/1271  
**Sale Date** 06/19/2017  
**Instrument** 35

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WCTD INVESTMENTS LLC	\$71,500		2054/1271	35	06/19/2017
JPMORGAN CHASE BANK NA	\$0		2047/1194	34	03/27/2017
YARD KEVIN C+ KRISTINA J	\$200,000	1	0963/0069	00	06/27/1989

## Building Information

### Building 1 : Section 1

**Year Built:** 1870  
**Living Area:** 3,358  
**Replacement Cost:** \$258,025  
**Building Percent Good:** 20

### Building Photo

 Building Photo

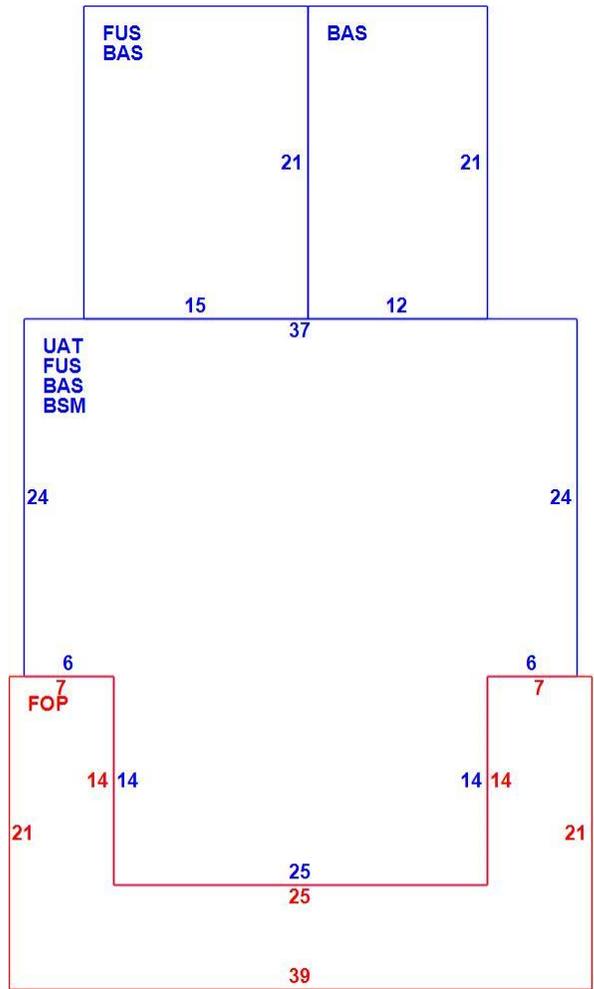
([http://images.vgsi.com/photos2/BristolCTPhotos//0052/9976\\_9976\\_1\\_1.JF](http://images.vgsi.com/photos2/BristolCTPhotos//0052/9976_9976_1_1.JF))

**Replacement Cost  
Less Depreciation:**

\$51,600

Building Attributes	
Field	Description
Style	Multi-Family
Model	Multi-Family
Stories:	2
Occupancy	4
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Plaster
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	15
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Attic	Unfin
Bsmt	Full
Bsmt Gar	None
Fireplaces	1
Fin Bsmt	
Fin Bsmt Qual	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
MHP	

**Building Layout**



(ParcelSketch.ashx?pid=9976&bid=9976)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,805	1,805
FUS	Upper Story, Finished	1,553	1,553
BSM	Basement	1,238	0
FOP	Porch, Open	469	0
UAT	Attic, Unfinished	1,238	0
		6,303	3,358

**Extra Features**

Extra Features	<u>Legend</u>
No Data for Extra Features	

## Land

### Land Use

**Use Code** 104  
**Description** 4 Family  
**Zone** R-15  
**Neighborhood** 10  
**Alt Land Appr Category** No

### Land Line Valuation

**Size (Acres)** 0.23  
**Frontage** 80  
**Depth**  
**Assessed Value** \$16,450  
**Appraised Value** \$23,500

## Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	FR	Frame	120.00 S.F.	\$700	1

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$52,300	\$23,500	\$75,800
19	\$140,800	\$23,500	\$164,300
2018	\$140,800	\$23,500	\$164,300

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$36,610	\$16,450	\$53,060
19	\$98,560	\$16,450	\$115,010
2018	\$98,560	\$16,450	\$115,010