#### CITY OF BRIDGEPORT

File No. \_\_\_\_\_



## PLANNING & ZONING COMMISSION APPLICATION

1.	NAME OF APPLICANT: Damien Breier			
2.	Is the Applicant's name Trustee of Record? Yes No X			
ı	If yes, a sworn statement disclosing the Beneficiary shall accompany this applica	ition up	on fi	iling.
3. /	Address of Property: 39 Penfield Place, Bridgeport, CT 06605			
	(number) (street) (state)			(zip code)
4. /	Assessor's Map Information: Block No. 5/116 Lot No	11		
5. <i>A</i>	Amendments to Zoning Regulations: (indicate) Article: N/A	_Section	on: _	
100	(Attach copies of Amendment)			
S. [	Description of Property (Metes & Bounds): 76.00' x 185.08' x 92.19' x 155.98'			
- '. E	Existing Zone Classification: N3			
	Existing Zone Classification: N3  Zone Classification requested: N3			-
	Describe Proposed Development of Property: Applicant requests rehearing on	an ap	olica	ation for coastal
	site plan review and site plan review for improvements to a single-family dw			
Δ	Approval(s) requested: Request for Rehearing			
,	approvai(s) requested.			
S	Signature:	Date:	;03 <i>/</i> 2	21/2022
	Print Name:			
	4		//	6
lf	f signed by Agent, state capacity (Lawyer, Developer, etc.) <b>Signature:</b>		1	
	Print Name: Chris Buses & Birris LLC 40 Second Hill Bul Fairfal			
	Mailing Address: Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Rd, Fairfield		1082	24
	Phone: 203-528-0590 Cell: 203-520-4603	Fax:		
E	-mail Address: Chris@russorizio.com			
\$	Fee received Date: Clerk:			
Ψ	Fee received Date: Clerk:			
	THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH O	OMPL	FTF	D CHECKLIST
8		JOINI L	<u>-                                    </u>	Building Floor Plans
				Building Elevations
	Written Statement of Development and Use   Property Owner's List	st		Fee
_	Cert. of Incorporation & Organization and First Report (Corporations & LLC's)		_	. 55
_	Control in the organization and the troport (corporations & 220 s)			
	PROPERTY OWNER'S ENDORSEMENT OF APP	ΙΙζΔΤΙ	ON	
Da	Pamien Breier	LIVAII		/21/2021
	Print Owner's Name			Date
_	Print Owner's Name Owner's Signature		_	Date

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February 23, 2022

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- \* Also Admitted in NY \* Also Admitted in VT
- + Of Counsel

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
HAND-DELIVERED

Re: Request for rehearing at 39 Penfield Place

Dear Mr. Buckley:

The Petitioner recently hired our firm after the decision of the Bridgeport Planning and Zoning Commission. We have reviewed the plans and wish the opportunity to better state why the application conforms to the standards of the Bridgeport Zoning Regulations.

Please accept the following narrative and enclosed application materials as part of a request for a rehearing on an application to the Bridgeport Planning and Zoning Commission ("P&Z") for the property located at 39 Penfield Place (the "Site"):

#### Request for Rehearing

The Petitioner requests a rehearing on an application proposing to install a proposed pool and construct an addition to the principal structure and garage as well as an accessory boathouse, dock, and repair the existing seawall. The Site was originally located in the R-AA zone, but, since the adoption of the Zone Bridgeport Code, it is now located N3 Zone. The Site is also located in a coastal area and currently contains a single-family dwelling.

We would like the opportunity to review and properly state the standards of review for the Petition as well as to clarify the components of the Petition requiring approval under the coastal site plan standards of Sec. 11.80 of the Zone Bridgeport Regulations. Under Sec. 11.80.3.A(2) of the Zone Bridgeport Regulations, the proposed pool, dock and deck as well as accessory boat house are exempt from the requirement for coastal site plan review. In addition, under Sec. 11.80.3.A(1) of the Zone Bridgeport Regulations, minor additions to existing

principal and accessory buildings are also exempt. We request the opportunity to state clearly for the record how the Petition satisfies the standards of Sec. 11.80 of the Zone Bridgeport Regulations.

The original application was neither approved nor denied. Rather, a motion to approve the application failed to pass. During the Commission's discussion and in a decision letter dated February 1, 2022, it was indicated that impacts from flooding, the amount of impervious area and proposed construction were reasons for denial. We request an opportunity to address those specific reasons, provide additional information and submit a revised plan to address those concerns. In addition, the Commission considered the preference of the neighborhood towards the Application. The Applicant has reached out to abutting neighbors of the Site and obtained support from a number of them. The Applicant requests an opportunity to submit that evidence in support of the Application.

For the reasons stated above, the Petitioner respectfully requests a rehearing on the application as described and modified.

Sincerely,

Christopher Russo

Attorney for Owner



# City of Bridgeport Zoning Department PLANNING AND ECONOMIC DEVELOPMENT

45 Lyon Terrace • Bridgeport, Connecticut 06604 Telephone (203) 576-7217 Fax (203) 576-7213

February 1, 2022

**LANDTECH** 

C/O TOM RYDER 518 RIVERSIDE AVENUE WESTPORT, CT 06880

FILE: 22-01

**RE:** 39 PENFIELD PLACE – Seeking site plan review, and coastal site plan review to construct a boathouse, pool, dock, repair and replace the existing seawall and additions to the existing 1-family dwelling in the estates N3 zone and coastal area.

#### Dear Tom Ryder:

At a public hearing held on January 31, 2022, the Planning and Zoning Commission decided the following regarding the above referenced matter:

**DECISION: DENIED**. Motion to approve failed to pass.

#### **REASONS TO APPROVE:**

- 1. The proposed development will have no adverse impact on the Long Island Sound ecosystem.
- 2. The proposed development meets the City of Bridgeport's on-site rain-storm water retention requirements.
- 3. The State of Connecticut Department of Energy and Environmental Protection reviewed the proposed development and issued a statement that they had no comment/issues for the Planning and Zoning Commission's consideration regarding the site improvements.

#### **REASONS FOR DENIAL:**

- 1. The area along the shore can be impacted by coastal storm surges.
- 2. The proposed development of the property is too intense for the neighborhood.
- 3. The proposed development increases the impervious area of the site.
- 4. The proposed development will adversely impact the integrity of the neighborhood.

If you have any questions regarding the above matter, please call the Zoning Office at 203-576-7217.

Cordially-

Paul Boucher, Zoning Official

PB/gb

# ENDOR PRINCIPAL OF THE PRINCIPAL OF THE

#### CITY OF BRIDGEPORT

File	No.			

### PLANNING & ZONING COMMISSION APPLICATION

. N	AME OF APPLICANT: MAT Con	struction LLC						
. Is	the Applicant's name Trustee of R	ecord? Yes	S		No X	<u>.</u>		
	yes, a sworn statement disclosing				applicatio	n upon 1	filing.	
. А	ddress of Property: 88-92 Howard	Avenue, Brido	geport, C	T 06605				
	(number)	(str	reet)		(state)		(zip	code)
Α	ssessor's Map Information: Block I	No. <u>13/319</u>			Lot No1			
Α	mendments to Zoning Regulations:	(indicate) Artic	le: <u>N/A</u>		s	ection:		
(/	Attach copies of Amendment)							
D	escription of Property (Metes & Boo	<sub>Inds):</sub> <u>517.43</u>	' x 177' )	x 239.96' >	(540.46	j' 		
E	kisting Zone Classification: I Indus	strial						
Z	one Classification requested: N/A							
D	escribe Proposed Development of	Property: Cons	struction o	of one-story	addition	to the e	existing buil	ding in
С	onnection with the existing mode	rate-impact ma	anufacturi	ing use with	outdoor	storage	•	
Δ	oproval(s) requested: Special Peri	mit, coastal site	e plan rev	iew and sit	e plan re	view		
A	oprovai(s) requested		•					
-	gnature:					ate: 04	/26/2022	
		21					12	
-								7
lf	signed by Agent, state capacity (La	wyer, Develope	er, etc.) S	ignature:	_/_	44		
				nt Name:	1//	///		
	ailing Address: Chris Russo, Rus				d, Fairfie	ld, CT 0	6824	
Pl	none: 203-528-0590	OCII	3-520-46	03	F	ax: _2	203-255-66	18
E-	mail Address: <u>chris@russorizi</u>	o.com						
\$.	Fee received	Date:			Clerk: _			
	THIS APPLICATION MUST	BE SUBMITTE	ED IN PEI	RSON AND	WITH CC	MPLET	ED CHECK	LIST
	Completed & Signed Application	Form		A-2 Site Sur	vey		Building	Floor Plans
	Completed Site / Landscape Plan	1	<b>a</b> (	Orainage Pla	an	ē	Building	Elevations
	Written Statement of Developmen	nt and Use	Ē F	Property Ow	ner's List		Fee	
ā	Cert. of Incorporation & Organiza	tion and First R	Report (Co	rporations &	k LLC's)			
			1	1.1	7			
	<u>PROPI</u>	ERTY OWNER	'S ENDO	RSEMENT	OF APPL	ICATIO	<u>v</u>	
M	AC Construction, LLC	1	///	11//			4/26/2022	
	Print Owner's Name	Øw	mer's Sign	ature			Date	
_	Print Owner's Name	Ow	ner's Siar	nature		_	Date	

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\* Also Admitted in NY

Also Admitted in VT

+ Of Counsel

April 28, 2022

Dennis Buckley Zoning Administrator Zoning Department 45 Lyon Terrace Bridgeport, CT 06604

Re: Application for Special Permit, Site Plan and Coastal Site Plan Review – 88-92 Howard Avenue

Dear Mr. Buckley:

Please accept this Application to the Bridgeport Planning and Zoning Commission for site plan and coastal site plan review on behalf of my client, MAC Construction, LLC, for the property located at 88-92 Howard Avenue (the "Site") in the I Zone.

#### Proposed Development & Use

The Petitioner proposes to construct a one-story addition on the Site with associated Site improvements. The Site is located entirely within the I Zone and the coastal boundary. It only has frontage at the very end of Howard Avenue. It is bordered on its east and south by Cedar Creek Harbor. Wheelabrator, Inc. is located directly to the west of the Site and a predominantly vacant industrial lot lies to its north. The Site currently contains a longstanding industrial building as well as a wood and sheet metal seawall along the shoreline, which is proposed to be replaced.

The Applicant currently operates a moderate-impact manufacturing use for metal and metals products manufacturing, which is a permitted use under the Workshop Building type within the I Zone. The Site currently contains a U-shaped building with frontage on Howard Avenue. The "open" part of the U-shaped building faces the rear of the Site towards Cedar Creek Harbor. The Applicant proposes to "fill in" the U-shaped building with the proposed addition. So, Three (3) sides of the proposed addition are located where walls of the current building exist. The proposed addition will be one-story, as is typical in industrial buildings, at

Twenty-four feet (24') in height. There will be a large door opening on the eastern side of the addition facing the rear of the Site. The proposed façade materials will be consistent with the existing building. The Applicant has also proposed an outdoor storage area where products will be stored and screened by an opaque fence that is Six feet (6') in height. This storage area will be located directly behind the building. It will not contain volatile materials. The Site can not be viewed from a neighborhood zone.

With regards to the seawall, the Applicant has detailed the proposed work in the submitted CAM Application. In brief, the Applicant proposes to replace the existing steel and timber bulkhead, which is significantly deteriorated, with vertical steel sheeting along the entire 540' long shoreline with a return along the northeastern corner and ground anchors. It will completely resolve a longstanding issue at the Site.

The proposed development and use are fully conforming to the Regulations. The Applicant has already tremendously improved the condition of the Site. For the above-stated reasons, the Applicant respectfully requests approval of this Application.

Sincerely,

Christopher Russo

# LIST OF PROPERTIES WITHIN 100' OF 88-92 HOWARD AVENUE

152 HOWARD AV PARK CITY DE	220 HANCOCK AV WHEELABRAT	88-92 HOWARD AV MAT CONSTRUCTION LLC	95 HOWARD AV WHEELABRATOR BPT LP	PROPERTY ADDRESS OWNER
PARK CITY DEVELOPMENT LLC	WHEELABRATOR CEDAR CREEK INC	UCTION LLC	OR BPT LP	
299 TERMINAL LN	100 ARBORETUM DR STE 310	8 WRIGHT ST	100 ARBORETUM DR STE 310	MAILING ADDRESS
NEW HAVEN	PORTSMOUTH	WESTPORT	PORTSMOUTH	CITY
CT	N	CT	Z	STATE
06519	03801	06880	03801	ZIP CODE

#### **Application Form** Municipal Coastal Site Plan Review For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions and submit it with the appropriate plans to appropriate municipal agency.

#### Section I: Applicant Identification

Applicant: Mat Construction, LLC  Address: 88 Howard Avenue, Bridgeport, CT 06855	Date: April 26, 2022 Phone: 203-504-2226		
Project Address or Location: 92 Howard Ave, Bridgeport, CT			
Interest in Property: fee simple option lessee easement			
other (specify) Owner			
List primary contact for correspondence if other than applicant:			
Name: Christopher B. Russo, Esq. Russo & Rizio, LLC			
Address: 10 Sasco Hill Road			
City/Town: Fairfield State: CT	Zip Code: 06824		
Business Phone: 203255-9928			
e-mail: chris@russorizio.com			

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:  Project location  Existing and proposed conditions, including buildings and grading  Coastal resources on and contiguous to the site  High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)  Soil erosion and sediment controls  Stormwater treatment practices  Ownership and type of use on adjacent properties  Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)	Section II: Project Site Plans
Existing and proposed conditions, including buildings and grading  Coastal resources on and contiguous to the site  High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)  Soil erosion and sediment controls  Stormwater treatment practices  Ownership and type of use on adjacent properties	
	Existing and proposed conditions, including buildings and grading  Coastal resources on and contiguous to the site  High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)  Soil erosion and sediment controls  Stormwater treatment practices

#### Section III: Written Project Information

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site
Plan Review:
Site Plan for Zoning Compliance
Subdivision or Resubdivision
Special Permit or Special Exception
Variance
Municipal Project (CGS Section 8-24)

#### Part I: Site Information

1.	Street Add	ress or Ge	eographical Description: 92 Ho	oward Ave.		
	City or Tow	-				
2.	Is project o	r activity p	proposed at a waterfront site (in	cludes tidal wetla	nds frontage)? YES NO	
3.	Name of or Cedar Cre		acent or downstream coastal, tid	dal or navigable w	aters, if applicable:	
4.			the existing land use on and ac zoning classification, significan			
	The proper	rty is in a I	LI zone. It contains a level grav	el base with a two	buildings and a stone, wood	
	and sheet	metal se	awall along the shoreline which	ch needs to be re	eplaced.	
		_				
5.	Indicate the	area of the	he project site: 2.5±	(8	acres or square feet (circle one)	
6.	Check the	appropriat	e box below to indicate total lan	d area of disturba	ance of the project or activity	
	(please also	o see Parl	t II.B. regarding proposed storm	water best-mana	gement practices):	
		Project o	or activity will disturb 5 or more t	otal acres of land	area on the site. It may be	
		eligible fo	or registration for the Departme	nt of Environmen	tal Protection's (DEP) General	
		Permit fo	or the Discharge of Stormwater	and Dewatering V	Vastewaters Associated with	
		Construc	ction Activities			
Project or activity will disturb one or more total acres but less than 5 total acres of lan area. A soil erosion and sedimentation control plan must be submitted to the municipal control plan must be submitted to the munic						
	controls may be required as part of the coastal site plan review.					
7.	Does the pr	oject inclu	ide a shoreline flood and erosio	n control structure	e as defined in CGS section	
	22a-109(d)	■ Yes	□ No			

#### Part II.A.: Description of Proposed Project or Activity

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

This application is to replace a seawall and construct an addition on the large building in the northwestern corner of the property. Specifically, this application is to: 1) replace the existing steel and timber bulkhead with vertical steel sheeting along the entire 540± long shore line with a return along the northeastern corner by driving the sheet piles into the sediment down below the U.S. Army Corps of Engineer dredged depth using vibratory hammers on excavators situated landward of the bulkhead. Next the soil landward of the bulkhead will be excavated to create trenches every 10 feet along the length of the bulkhead. The ground anchors will be attached to the steel piles by wales. After the entire ground anchors are installed, the trenches will be backfilled and the stockpiled soil will be placed over he stabilized slope to achieve previous level grades. DEEP permit 20112645-COP was recently issued to repair the 540±l linear foot bulkhead. 2) construct an addition on the larger building in the northwest corner of the property. The building addition will be constructed in a previous disturbed area and machinery will be accessed from land. The entire property is developed so the proposed activities will not increase the impervious area. The bulkhead is expected to take about 6 month to complete while the building addition is expected to take 9 to 12 months to complete.

#### Part II.B.: Description of Proposed Stormwater Best Management Practices

Describe the stormwater best management practices that will be utilized to ensure that the volume of
runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater
discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations
that prevent such retention and identify how stormwater will be treated before it is discharged from the
site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80
percent on an average annual basis, and that post-development stormwater runoff rates and volumes will
not exceed pre-development runoff rates and volumes (attach additional pages if necessary):
The work is limit to repairing an existing authorized bulkhead by driving steel piles which has a minimal
area of disturbance and the construction of an addition on to an existing building. There will be no change to
the amount of water entering or leaving the property. There are no tidal wetlands in the vicinity of the property.

#### Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	х	х	х	
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				X
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	X			
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)		X		
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	X			
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				X
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				X
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)		,		Х
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)				Х

<sup>\*</sup> General Coastal Resource policy is applicable to all proposed activities

#### Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and
standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary):  See attached sheet

#### Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the						
proposed project or activity:						
X General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)						
₩ater-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);						
Definition CGS Section 22a-93(16)						
Ports and Harbors - CGS Section 22a-92(b)(1)(C)						
Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)						
Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)						
Boating - CGS Section 22a-92(b)(1)(G)						
Fisheries - CGS Section 22a-92(c)(1)(I)						
Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)						
Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)						
Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and						
22a-92(c)(1)(A)						
Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and						
22a-92(c)(1)(H)						
Solid Waste - CGS Section 22a-92(a)(2)						
Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)						
Cultural Resources - CGS Section 22a-92(b)(1)(J)						
Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)						

<sup>\*</sup> General Development policies are applicable to all proposed activities

\*\* Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

#### Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. For projects proposed at waterfront sites (including those with tidal wetlands frontage), particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

The proposed activity is compliant with applicable policies (CGS 92a-92(b)1(D)) (coastal structures) as it maintains the existing coastal resources

and does not alter circulation, sedimentation patterns or water quality of Cedar Creek. The property supports water dependent uses as it contains

a multi-slip dock which will be maintained. The water dependent use will be improved through the replacement of the bulkhead which provides stability

to the shoreline and safer conditions to the boaters.

#### Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects.

Identify the adverse impact categories below that apply to the proposed project or activity. The Aapplicable≅ column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)		X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)		Х
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)		Х
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)		Х
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		Х
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		X
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		X
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		Х

#### Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections only if the project or activity is proposed at a waterfront site:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The Aapplicable≅ column must be checked if the proposed activity has the potential to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)	Applicable	Not Applicable
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		Х
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		Х

2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access
(e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.)*:
The project provides safer access conditions for the boaters utilizing the multi-slip dock which improves
the water dependent features of the site.

<sup>\*</sup>If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

#### Part VIII: Mitigation of Potential Adverse Impacts

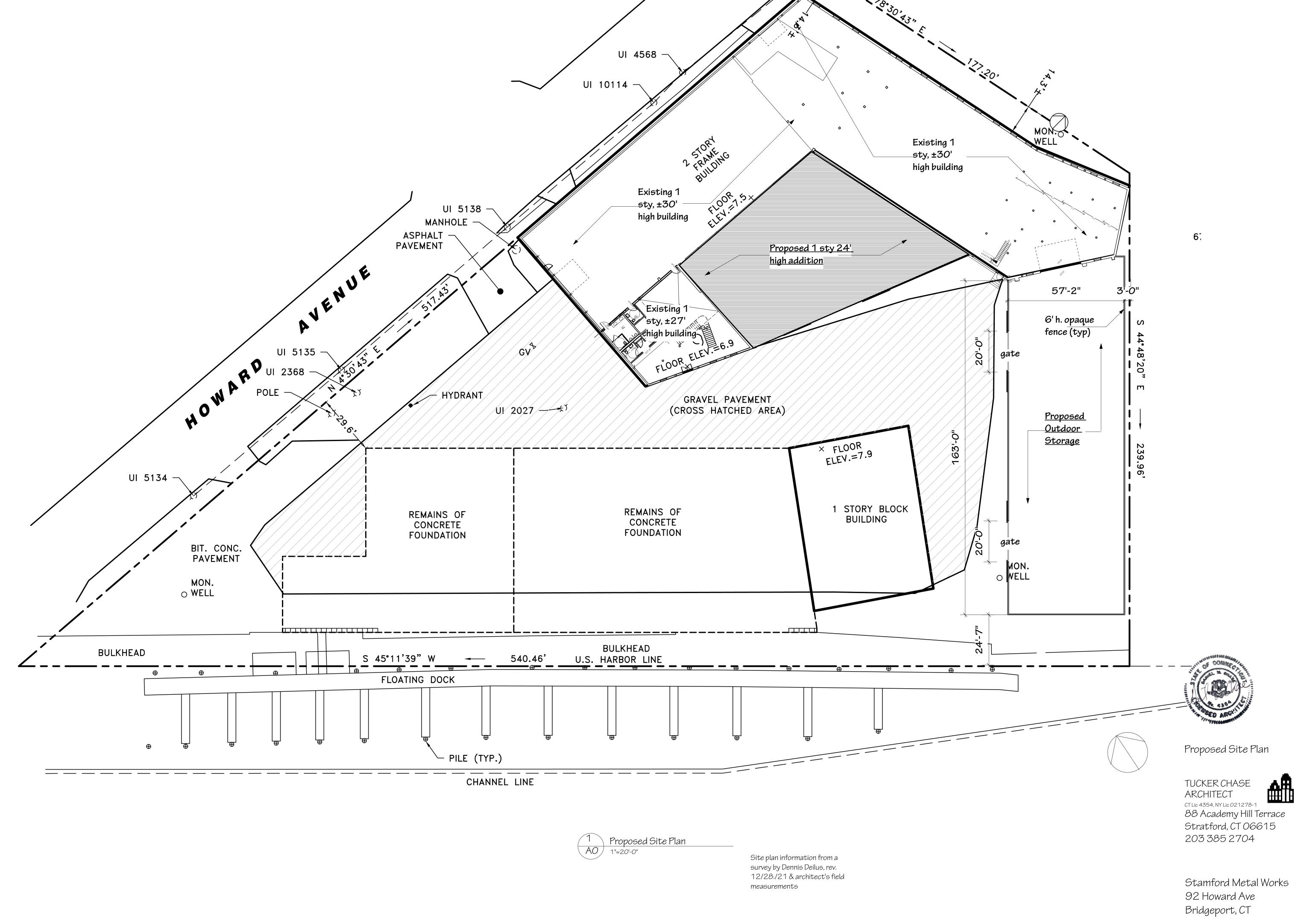
Explain how all pot	ential adverse impacts on coastal resources and/or future water-dependent
	rtunities and activities identified in Part VII have been avoided, eliminated, or
minimized (attach ad	ditional pages if necessary):
	s on coastal resources or to future water-dependent opportunities have been identified.
Future water depen	dent opportunities are improved through the replacement of the bulkhead which provides
a stable shoreline an	nd safe access to the docks.
	And Notice and Application of the Control of the Co
·	
Part IX: Remain	ing Adverse Impacts
Explain why any rei	maining adverse impacts resulting from the proposed activity or use have not been
	the project as proposed is consistent with the Connecticut Coastal Management Act
(attach additional pages	
No adverse impa	
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,	

92 Howard Ave., Bridgeport, CT - Coastal Site Plan Review Part IV Text

**Coastal Hazard Area** – This property is within an AE 12 zone (Firmette 09001CO437G). The entire property is located below elevation 12 and is therefore within the Coastal Hazard Area. The project is limited to replacing the existing bulkhead and constructing an addition on to a building within a previously disturbed area. The project is consistent with applicable policies as no new structural solutions are proposed.

Estuarine Embayments - An estuarine embayment is a body of water that is protected from large wave forces but still has an open connection to the Sound. Estuarine embayments also have diluted salinity due to the presence of freshwater sources. The property abuts Cedar Creek which is an estuarine embayment. The project is consistent with applicable policies as it does not impact sustained biological productivity and marine populations. It does not alter circulation patterns within the river nor does it introduce additional potential sources of pollution [CGS section 22a-92(c)(2)(A) and [CGS section 22a-422, as referenced by CGS section 22a-92(a)(2)]. The project does not incur adverse impact to this coastal resource as it does not degrade water quality. This project is a continuation of property redevelopment which previously involved the removal of fill from the creek which removed sources of suspended solids and contaminants.

**Developed Shorefront** – Developed shorefronts are intensely developed harbor areas. The proposed project is consistent with applicable policies as is restores the bulkhead allowing safe access to the shoreline and to the dock and maintains any future marine use on the property [CGS section 22a-92(b)(2)(G)].



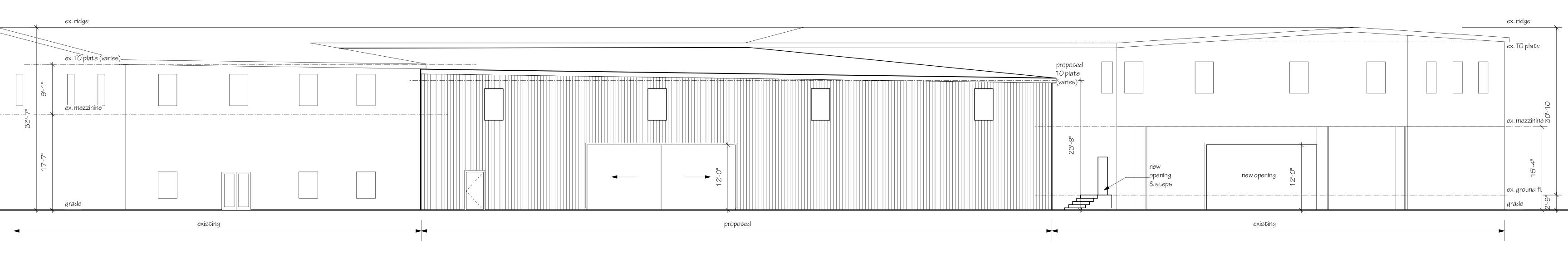
Scale: noted

April 27, 2022



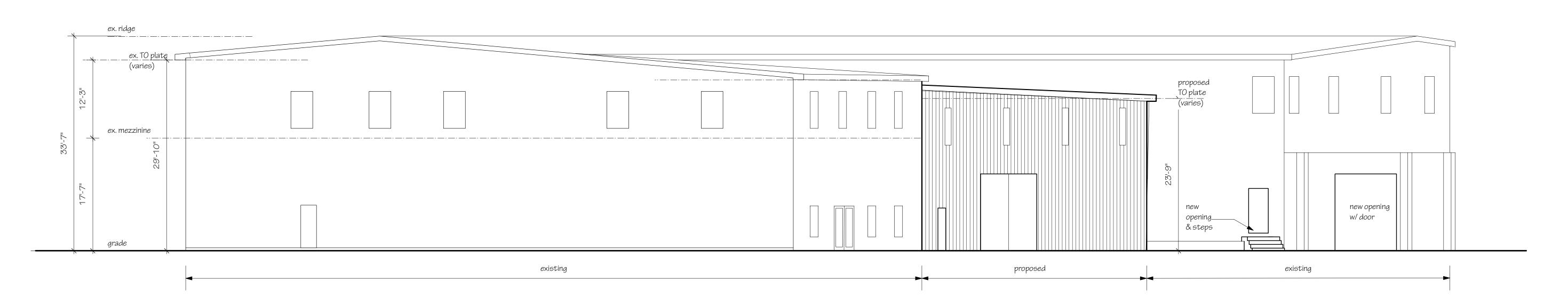






Proposed Rear (East) Elevation

1/8" = 1'-0"



Proposed Side (South) Elevation

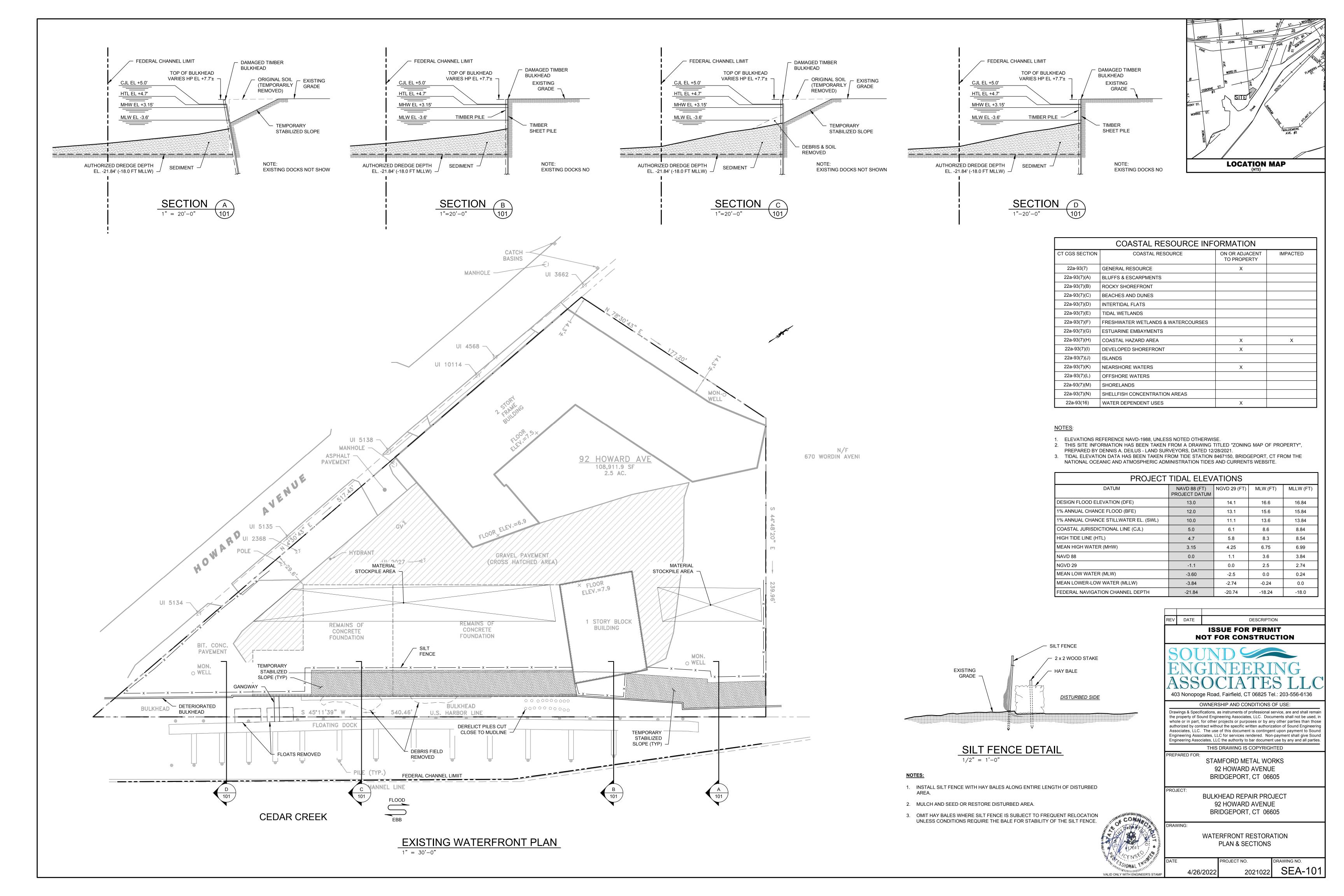
1/8" = 1'-0"

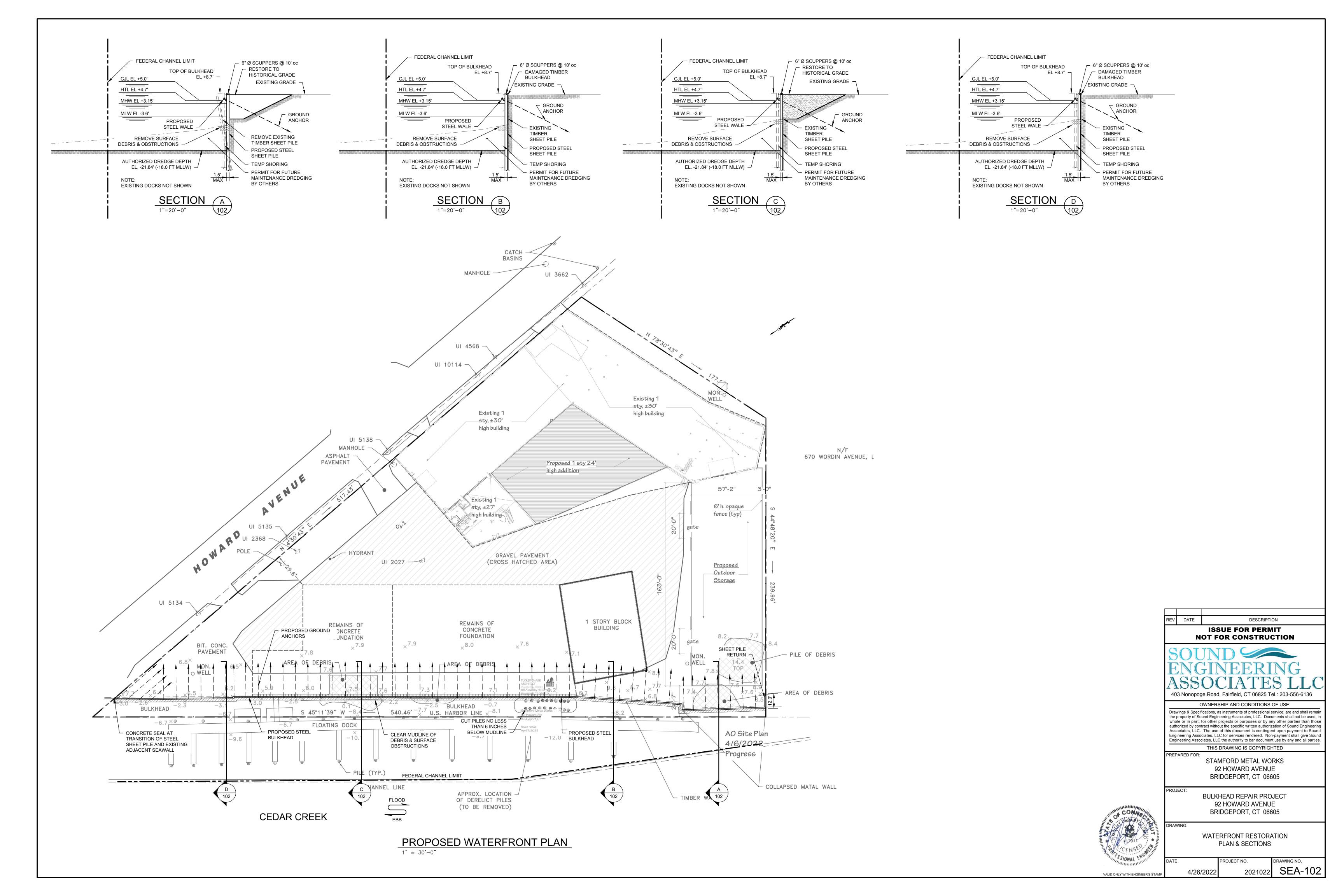


Proposed Elevations

TUCKER CHASE ARCHITECT CT Lic 4354, NY Lic 021278-1 88 Academy Hill Terrace Stratford, CT 06615 203 385 2704

Stamford Metal Works
92 Howard Ave
Fridgeport, CT
Elevations
Scale: noted
April 27, 2022







May 20, 2022

Melville T. Riley, Jr., Chair Planning & Zoning Commission Bridgeport City Hall 45 Lyon Terrace, Room 210 Bridgeport, CT 06604 VIA FEDEX & EMAIL

RE: Municipal Coastal Site Plan Review

Singer Substation, 100 Henry Street

Dear Mr. Riley:

On behalf of The United Illuminating Company, Fuss & O'Neill is pleased to submit ten (10) copies of the attached courtesy briefing application for Municipal Coastal Site Plan Review for the proposed improvements of a new electrical transmission substation (new Pequonnock Substation) to be located at 100 Henry Street.

Should you have any comments or questions, please do not hesitate to contact me directly at (860) 646-2469x5303.

Sincerely,

Joshua H. Wilson, PWS

John Wilson

Project Manager

146 Hartford Road Manchester, CT 06040 † 860.646.2469 800.286.2469

Enclosures: Municipal Coastal Site Plan Review Application

c: Todd Berman, United Illuminating

www.fando.com

f 860.533.5143

Connecticut

Maine

California

Massachusetts

New Hampshire

Rhode Island

Vermont

Corres.



#### CITY OF BRIDGEPORT

Application Form

# Municipal Coastal Site Plan Review For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to the Zoning office.

#### **Section I: Applicant Identification**

Applicant: The United Illuminating Company (UI)  Date: _March 8, 2022				
Address: 100 Marsh Hill Road, Orange, CT 06477 Phone: (203) 499-3545				
Project Address or Location: Singer Substation 100 Henry Street, Bridgeport, CT 06604				
Interest in Property: ☐ fee simple ☐ option ☐ lessee ☐ easement				
List primary contact for correspondence if other than applicant:				
Name: Todd Berman, Manager of Environmental Programs & Projects				
Address: 100 Marsh Hill Road				
City/Town: Orange State: CT Zip Code: 06477				
Business Phone: (203) 499-3545 / (860) 395-8297				
e-mail: Todd.Berman@uinet.com				

#### Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and che	eck
the appropriate boxes to indicate that the plans are included in this application:	

- □ Coastal resources on and contiguous to the site
- ☐ High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- Soil erosion and sediment controls

- ☐ Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

#### **Section III: Written Project Information**

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site				
Plan Review:				
☐ Site Plan for Zoning Compliance				
☐ Subdivision or Resubdivision				
☑ Special Permit or Special Exception				
☐ Variance				
☐ Municipal Project (CGS Section 8-24)				

#### Part I: Site Information

1.	Street Address or Geographical Description: Singer Substation, 100 Henry Street				
	City or Town: Bridgeport				
2.	Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? ⊠ YES □ NO				
3.	Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:				
	Pequonnock River, Bridgeport Harbor				
4.	. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:				
	The proposed	d barrier floodwall system will be used to protect critical infrastructure located within the substation during			
	major storm	events. The project site consists of a developed parcel utilized by United Illuminating for their electrical			
	substation. A	djacent properties consist of developed commercial, industrial, and residential properties.			
_	L. P. G. de				
5.		e area of the project site: 2.8 (acres) or square feet (circle one)			
6.	Check the	appropriate box below to indicate total land area of disturbance of the project or activity			
	(please als	o see Part II.B. regarding proposed stormwater best management practices):			
	☐ Project or activity will disturb 5 or more total acres of land area on the site. It may be				
	eligible for registration for the Department of Environmental Protection's (DEP) General				
	Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with				
	Construction Activities				
	$\boxtimes$	Project or activity will disturb one or more total acres but less than 5 total acres of land			
		area. A soil erosion and sedimentation control plan must be submitted to the municipal			
		land use agency reviewing this application.			
		Project or activity will not disturb 1 acre total of land area. Stormwater management			
		controls may be required as part of the coastal site plan review.			
7.	Does the pr	roject include a shoreline flood and erosion control structure as defined in CGS section			
	22a-109(d)	☑ Yes □ No			

#### Part II.A.: Description of Proposed Project or Activity

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing, and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

UI proposes to construct a floodwall system along the approximate perimeter of Singer Substation. This effort is part of UI's efforts to protect the local and regional electric grid from outages due to coastal flooding and storm damage, and to implement upgrades to the bulk electric system in general. The proposed project is currently under review by the Connecticut Siting Council.

The proposed work at the Singer Substation involves the construction of a floodwall between the existing building and the street on the north, south, and west sides, and will follow the existing fence line on the east side of the substation perimeter, and all associated above-grade and below-grade preparation, improvement, and restoration work. The floodwall will require four floodgates; two for access to the eastern, outside maintenance area, and two to access the GIS building overhead rolling doors.

UI estimates the floodwall requires a sheet pile depth of 25 feet, and a driven pile depth of 40 feet. Installation of the flood barrier system will require jet grouting along portions of the perimeter of the substation site to create a watertight, structurally stable, below-grade flood wall transition in areas where underground obstructions are encountered. A jet grout mixture will be injected below grade to prevent floodwater from entering between the sheet pile gaps in instances where the sheet pile cannot be driven to adequate depth due to a transmission line duct bank and other underground utilities. Jet grouting is a ground improvement method which uses a high-pressure grout slurry to mix and replace the existing soils with a cement grout. The purpose of the jet grouting is to install an underground hydraulic barrier wall around the perimeter of the site to mitigate groundwater infiltration and pumping capacity into the site during a flood event. A majority of the hydraulic barrier wall will be constructed using sheet piles; however, jet grouting is necessary where sheet piles cannot be installed (e.g., where existing underground utilities penetrate the wall). The general Construction Sequencing for construction activities shall proceed as follows:

- Install temporary construction fencing to provide security, and establish a safe-zone for construction access, and storage/staging areas.
- Perform necessary demolition and/or site preparation work.
- Perform necessary excavation and construct below-grade improvements; Install storm drainage system, including catch basins, manholes, infiltration system, piping, and lift station.
- Construct floodwall and other above-grade improvements.
- A jet grout mixture will be injected below grade to prevent floodwater from entering between the sheet pile gaps in
  instances where the sheet pile cannot be driven to adequate depth due to a transmission line duct bank and other
  underground utilities.
- Perform final site work including final grading, crushed stone placement, and stabilization of disturbed soil surfaces.
- Remove all temporary control measures and clean all drainage structures once final site stabilization has been achieved.

The Contractor shall be aware that demolition, stripping, excavation, and associated earthwork operations all have significant potential to cause erosion and sedimentation until complete stabilization of the site has occurred.

#### Part II.B.: Description of Proposed Stormwater Best Management Practices

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary):

A Stormwater Pollution Control Plan (SPCP) will be prepared and will adhere to the 2002 Connecticut Guidelines for Sedimentation and Erosion Control, which are designed to minimize or eliminate potential adverse environmental effects that may result from construction activities. Detailed erosion and sedimentation controls in accordance with the Guidelines have been proposed for this site. This system will protect areas downgradient of the work site during and after construction until the site is stabilized. The water quality of runoff from the stabilized, developed site will be similar to or better than that of the existing runoff.

After construction, stormwater runoff will be collected and managed by a new drainage system consisting of catch basins, drywells, manholes, piping, and an infiltration system. A lift station will also be incorporated into the proposed stormwater management system. Aside from the concrete sidewalks within the City ROW around the substation perimeter and concrete driveway aprons, all proposed site cover will consist of non-compacted crushed stone surfacing. As a result of the proposed stone surfacing will promote surface infiltration, and runoff generated across the site will be minimized. Any runoff that is generated around the site perimeter will continue to sheet flow towards the City streets as it does in the existing condition.

Any runoff generated within the substation/floodwall limits will be collected by the new on-site catch basins and drywells.

Once the drywell structures become filled, excess runoff collected by the drainage system will be conveyed to a large subsurface infiltration system, which will be located beneath the existing paved area within the adjacent property. In the event that the infiltration system is filled to capacity during an extreme storm or flooding event, excess water will then be conveyed to the on-site lift station via piped connections. The lift station will discharge the stormwater over the floodwall in order to protect the substation equipment from flooding. Water discharged by the lift station will ultimately sheet flow towards the existing City drainage system.

The proposed stormwater management system will collect and attenuate stormwater runoff and reduce the amount of stormwater discharged from the site to the existing City storm sewer system. During normal storm events, the proposed drainage system and subsurface infiltration chambers are expected to store all runoff on-site and prevent any discharge to the City storm sewer system. The volume of the infiltration system is slightly greater than the calculated 100-year storm runoff volume, and therefore provides ample storage for full Water Quality Volume of runoff generated on-site. The construction of the floodwall system at Singer Substation will conform to applicable stormwater quality and quantity requirements.

#### Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X	X	x	
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				х
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	х	x		
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)				X
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)		x	x	
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				x
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				х
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				x
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				x
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				х
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				х
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)				х

<sup>\*</sup> General Coastal Resource policy is applicable to all proposed activities

#### Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary):

The entire project area is within a designated FEMA floodplain and Coastal Boundary Area. The floodwall is being constructed in order to minimize flood hazard impacts to this facility. The proposed floodwall will be situated within an upland, industrial/commercial area; thus, the project is not expected to conflict with any other coastal resource policies.

Given the importance of this substation to the overall electrical supply network and existing adjacent land use, the project is consistent with applicable coastal management policies.

#### Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

lde	Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the					
pro	proposed project or activity:					
$\boxtimes$	General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)					
	Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);					
	Definition CGS Section 22a-93(16)					
	Ports and Harbors - CGS Section 22a-92(b)(1)(C)					
$\boxtimes$	Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)					
	Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)					
	Boating - CGS Section 22a-92(b)(1)(G)					
	Fisheries - CGS Section 22a-92(c)(1)(I)					
	Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)					
	Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)					
	Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and					
	22a-92(c)(1)(A)					
	Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and					
	22a-92(c)(1)(H)					
	Solid Waste - CGS Section 22a-92(a)(2)					
	Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)					
	Cultural Resources - CGS Section 22a-92(b)(1)(J)					
	Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)					

<sup>\*</sup> General Development policies are applicable to all proposed activities

<sup>\*\*</sup> Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

#### Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. For projects proposed at waterfront sites (including those with tidal wetlands frontage), particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

Proposed project activities are not considered water-dependent uses, nor are they expected to impact or further restrict any future water-dependent uses on the site. All construction activities will occur on land and will not impact coastal waters or further restrict public access to coastal waters.

#### Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects.

Identify the adverse impact categories below that apply to the proposed project or activity. The Aapplicable≅ column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)		x
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)		Х
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)		x
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)		Х
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		Х
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		Х
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		X
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		X

Rev. 2/05

#### Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections only if the project or activity is proposed at a waterfront site:

Identify the adverse impact categories below that apply to the proposed project or activity. The
Applicable≅ column must be checked if the proposed activity has the potential to generate any adverse
impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed
project or activity, use Part VIII to describe what project design features may be used to eliminate,
minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)		x
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		х
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		Х

#### 2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.)\*:

The proposed floodwall at Singer Substation does not contain features or characteristics that qualify as water-dependent uses. Construction activities will not further restrict public access to coastal waters, as public access through the site is restricted for safety purposes. Therefore, the project is not appropriate for development of a water-dependent use.

<sup>\*</sup>If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

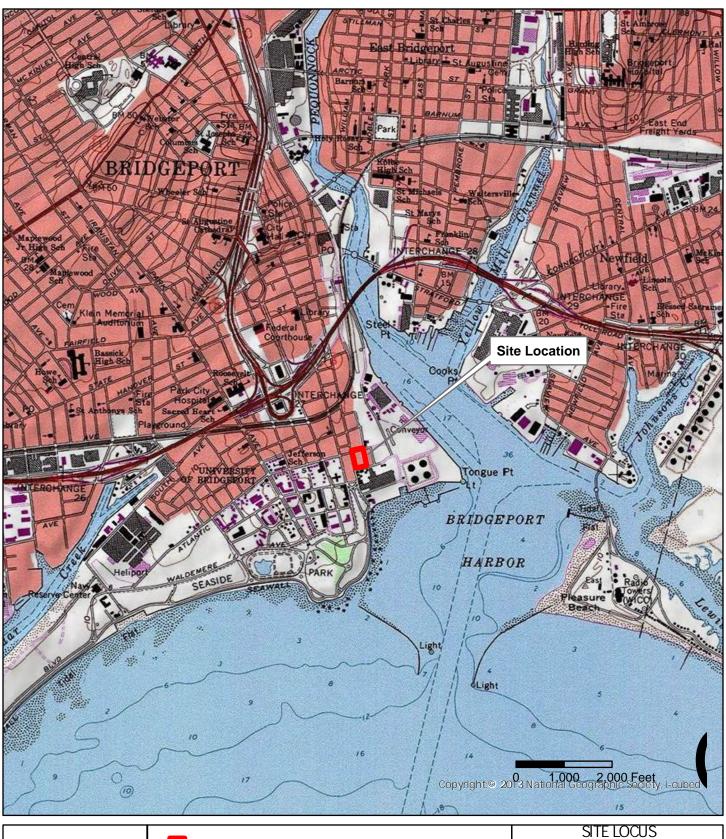
#### **Part VIII: Mitigation of Potential Adverse Impacts**

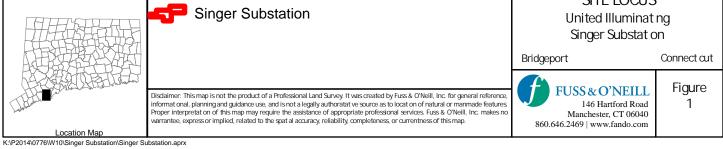
Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

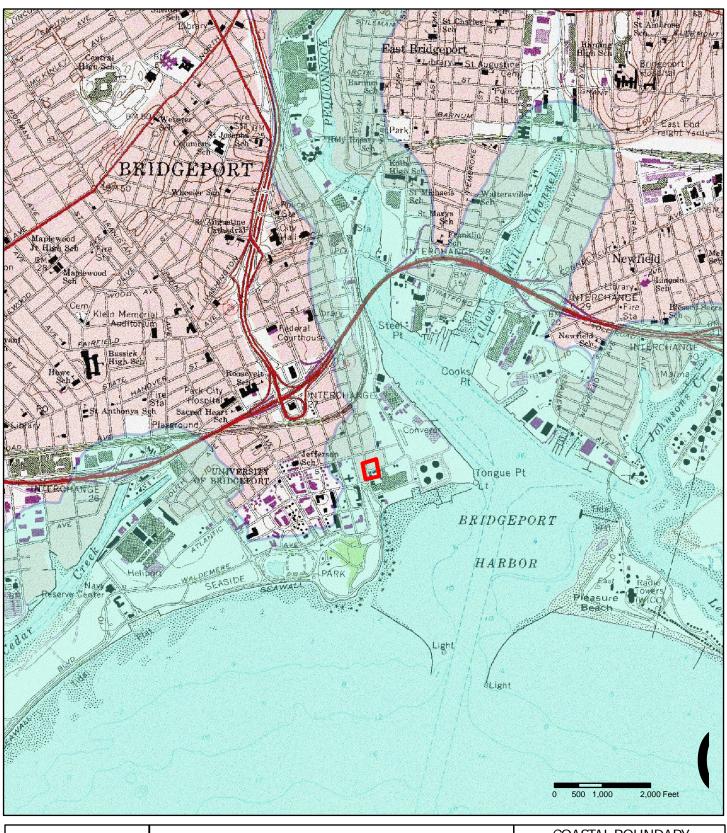
No potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities were identified on the site.

#### Part IX: Remaining Adverse Impacts

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act
(attach additional pages if necessary):
N/A









### National Flood Hazard Layer FIRMette

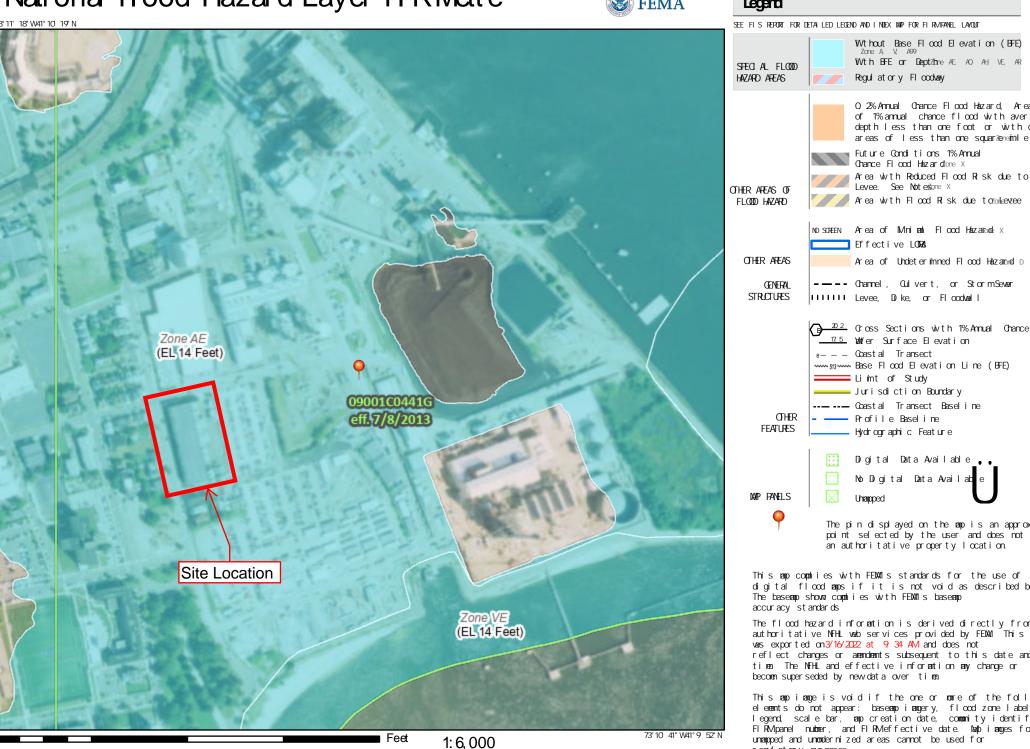
500

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Basenano: USCS National Nano: Orthoinangery: Data refreshed October,

Legend

Without Base Flood Elevation (BFE) With BFE or DeptZhne AE, AQ AH, VE, AR Regulatory Floodway

> areas of less than one squarzeneimle Future Conditions 1% Annual Chance Flood Hazardtone X Area with Reduced Flood Risk due to

Area with Flood Risk due to⊻onLeevuee

NO SCREEN Area of Miniman Flood Hazarood X

---- Channel, Culvert, or StormSewer

(n<del>g) 202</del> Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation www.513 www Base Flood Elevation Line (BFE)

— Jurisdiction Boundary

Hydrographic Feature

Digital Data Available . No Digital Data Availab e

The pin displayed on the amp is an approx point selected by the user and does not

This map compolies with FEDMIs standards for the use of digital flood anos if it is not void as described b The basemap shown complies with FEMMs basemap

The flood hazard information is derived directly from authoritative NFHL web services provided by FEMM This was exported on 3/16/2022 at 9.34 AM and does not reflect changes or anemodements subsequent to this date and time. The NFHL and effective information many change or

This map image is void if the one or more of the foll elements do not appear: basemapinangery, flood zone label legend, scale bar, and creation date, community identif FIRMpanel number, and FIRMeffective date. Nano images fo unanopped and unoordernized areas cannot be used for regulatory purposes.

41°15′

BRIDGEPORT

HARBOR Apprx. Site Location

CONNECTICUT

QUADRANGLE LOCATION

O N GI S L/A N DO U N

470 000 FEET 12'30" SCALE 1:24 000 7000 FEET CONTOUR INTERVAL 10 FEET DATUM IS MEAN SEA LEVEL DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER THE MEAN RANGE OF TIDE IS APPROXIMATELY 6.8 FEET UTM GRID AND 1970 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

ROAD CLASSIFICATION Primai'y highway, Light-duty road, hard or hard surface... \_\_\_ improved surface \_\_\_\_ hard surface ..... Unimproved road. Interstate Route U. S. Route State Route

> BRIDGEPORT, CONN. N4107.5-W7307.5/7.5

1970 AMS 6366 II NW-SERIES V816

Base Map U.S.G.S. 7½ minute quadrangle

110 000

73°15′

COASTAL RESOURCES

1979. Prepared by Coastal Area Management Program, Connecticut Department of Environmental Protection. LEGEND

COASTAL LAND RESOURCES

COASTAL BLUFFS AND ESCARPMENTS: Steep, seaward sloping marine cliffs or escarpments composed of unconsolidated bouldery to stony or sandy to gravelly soils. The slopes are active and the shores retreating(eroding). The slopes may be mantled with a sparse shrub or herb cover of salt spray tolerant plants.

(Sources: 1.2)

modified BLUFFS AND ESCARPMENTS: Bluffs and escarpments which have been temporarily stabilized by erosion control structures (revetment, bulkhead or seawall) positioned seaward of the marine cliff or escarpment. (Source: 1)

BEACHES AND DUNES: Moderately sloping shores composed of water worked sand, gravel or cobble deposits(beach) and when present, wind deposited sands(dunes or sand flats). The beach (proper) is positioned between mean low water and coastal bluffs/escarpments or dunes or vegetation. The map designations include all areas of sandy beach fill. Dunes and sand flats positioned landward and elevated above the beach, support coastal grasslands dominated by beach grass (Ammophila breviligulata). (Sources: 1,2,3,4) (Sources: 1,2,3,4)

modified BEACHES AND DUNES: Beach systems temporarily stabilized by an erosion control structure (revetment, seawall or bulkhead) positioned between the dune ridge and the beach.

ROCKY SHOREFRONTS: Shorefront composed of bedrock or armored with a dense aggregate of boulder and stone. Includes rugged nearly vertical rock cliffs or gently seaward sloping rock and bouldery lands. (Source: 1) COASTAL 'FLOOD' HAZARD AREA: 100 year coastal flood hazard area as identified by the Federal Emergency Management Agency (FEMA). On those coastal islands currently unmapped by FEMA, the flood hazard area is conservatively approximated by the 10' contour interval. (Sources: 2,5)

FRESHWATER WETLANDS AND UNDESIGNATED TIDAL WETLANDS: Area's defined in Section 22a-38 of the Connecticut General Statutes as "land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35('Tidal' Wetlands and Watercourses Act), inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial and floodplain...(Inland Wetlands and Watercourses Act)." Includes all freshwater wetland soils and any poorly to very poorly drained soils of the Pawcatuck and Westbrook series (tidal wetland soils) that are unmapped and unregulated by the state tidal wetland program. (Sources: 1,5) by the state tidal wetland program. ISLANDS: A land mass of bedrock or till encircled by coastal waters. (Note: All critical coastal resource components of the island such as bluffs and escarpments, beaches and dunes, rocky shorefront and wetlands should be managed accordingly whether or not these are displayed on this map)

(Sources: 1.2)

SHORELANDS: Upland areas at elevations in excess of the 100 year still water flood level and located within the coastal boundary. (Sources: 2,5) DEVELOPED SHOREFRONT: Port and harbor areas which have been highly engineered and developed resulting in the functional impairment or substantial alteration of their natural physiographic features or systems. (Sources: 1,3,4,7)

WATER: Open water bodies such as but not limited to lakes and ponds subject to regulation under Sections 22a-36 to 22a-45 of the Connecticut General Statutes. (Source: 2)

INTERTIDAL RESOURCES

REGULATED TIDAL WETLANDS: Official state designated and regulated tidal wetlands located within the coastal boundary. The areas depicted on this map shall in no way supersede the official state regulated tidal wetland maps at the scale of 1:2400. (Source: 6)

INTERTIDAL FLATS: Level to gently sloping areas subjected to alternating periods of tidal inundation and exposure.

Sediment is variable ranging from mud to sand. (Source: 2)

COASTAL WATERS

ESTUARINE EMBAYMENTS: Protected coastal water bodies with an open connection to the Sound including tidal rivers, bays, coves and lagoons. (Source: 2) MEARSHORE WATERS: Those waters and submerged lands between mean low water and a depth approximated by the 10 meter

bathymetric contour.

OFFSHORE WATERS: Those waters and submerged lands seaward of a depth approximated by the 10 meter bathymetric contour. (Source: 2) 

COASTAL BOUNDARY: As defined in Section 22a-94 of the Connecticut General Statutes as amended by Public Act 79-535. (Lands and waters seaward of the inside edge of this line are subject to the provisions of the Connecticut Coastal Management Act)

SOURCES:

OURCES:

1. False Color Infrared Aerial Photographs (1:12000), 1974
2. U.S.G.S. 7½ Minute Quadrangle
3. Surficial Geology Maps (U.S.G.S. or Connecticut Geological and Natural History Survey)
4. Soil Conservation Service, Coastal Soil Maps (1:24000), 1979
5. Flood Insurance Maps Prepared by the Federal Emergency Management Agency (hazard boundary maps, preliminary flood insurance rate maps or final flood insurance rate maps, whichever ones were most current at this printing)
6. State Regulated Tidal Wetland Maps (1:2400)
7. Coastal Area Management, Land Use Overlays (1:24000)

This map is intended as a guide to identify the approximate locations of coastal resources. Map designations conform to the resource definitions in Section 22a-93 of the Connecticut General Statutes as amended by Public Act 79-535. Boundary lines are as precise as this map and source information permit. This map shall not supersede any existing and more precise official tidal wetland map, state or municipal inland wetlands map or FEMA flood insurance map. Specific questions or comments relating to the map units or the application of this map, should be directed to the Connecticut Coastal Area Management Program.

LICENSE # 70224

GRAPHIC SCALE

MICHAEL L EARLEY PE LS

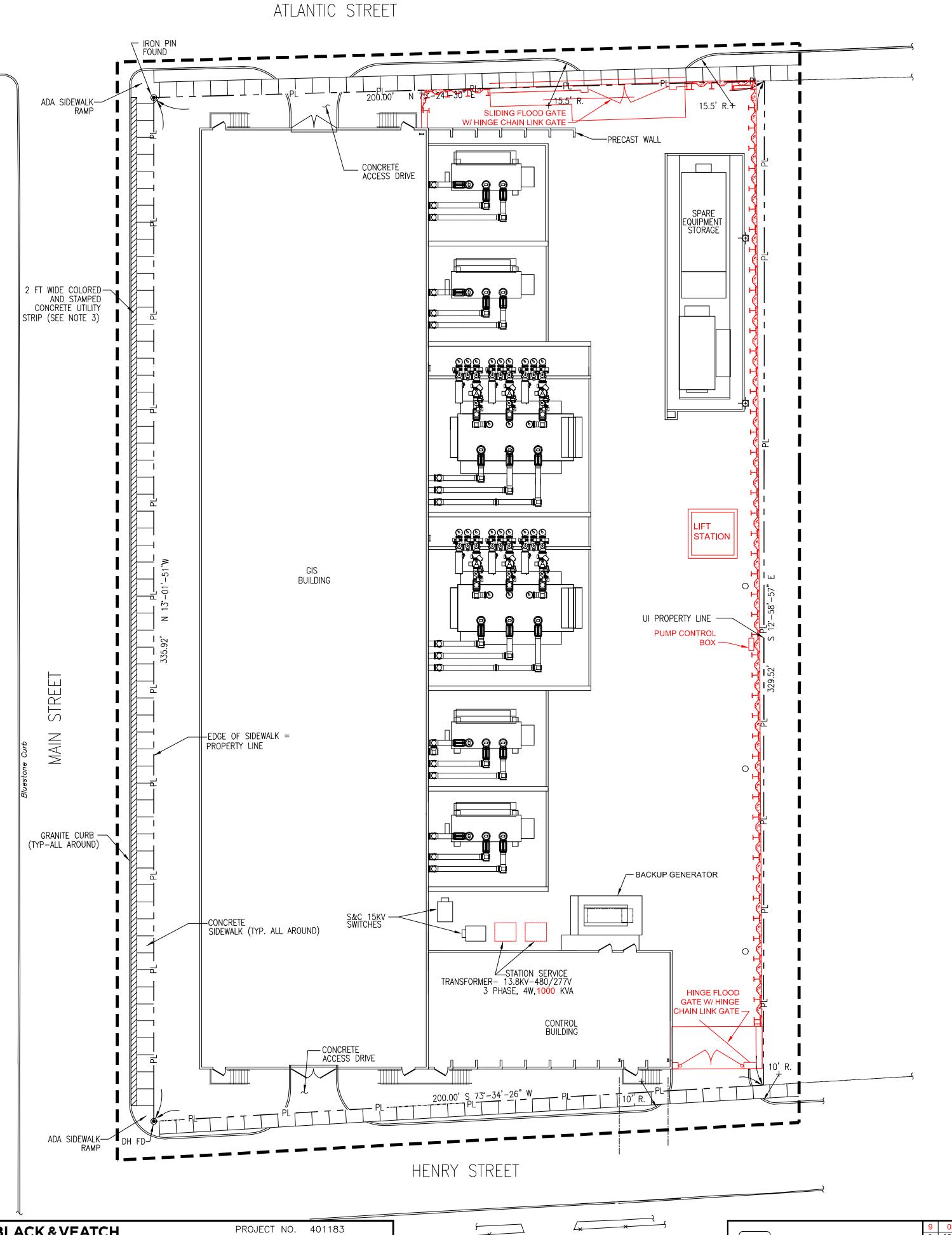
DESCRIPTION

DESIGNER REVIEWER

DATE

860.646.2469 www.fando.com

100 & 120 HENRY STREET BRIDGEPORT, CONNECTICUT





FLOOD WALL

INDICATES LIMITS OF NEW CONSTRUCTION.

EXISTING IRON PINS (FOUND).

2 FT WIDE COLORED AND STAMPED CONCRETE UTILITY STRIP.

— - - PL — - - — PROPERTY LINE.

1. PROPERTY LINE BEARING AND DISTANCE INFORMATION SHOWN ON THIS DRAWING HAVE BEEN SURVEYED BY: CLARENCE BLAIR ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 85 WILLOW STREET NEW HAVEN, CT 06511

SEE REFERENCE DRAWING SHT NO. X-01, REV 3

- 2. CONSTRUCTION OF NEW SIDEWALK, UTILITY STRIP, AND STREET CURBS MEET ALL CITY OF BRIDGEPORT CODES AND REGULATIONS.
- 3. AT LOCATIONS OF EXISTING DISTRIBUTION POLES, THE 2FT WIDE UTILITY STRIP.

# REFERENCE DRAWINGS

DRAWING TITLE

CHAIN LINK SECURITY FENCE DETAILS SUBSTATION GRADING PLAN YARD GROUNDING PLAN YARD RACEWAY PLAN FLOOD WALL PLAN
SUBSTATION ARRANGEMENT PLAN
LAND OF PSEG POWER- PARCEL 1
FLETCHER THOMPSON-LANDSCAPE PLAN

25251-004 25251-400 25251-409 25251-411 25251-430 25251-500 SHT X-01 C101

DRAWING NUMBER

### **CONSTRUCTION NOTES**

1. CONTRACTOR IS TO REPLACE THE (2) 13.8KV-480/277, 500KVA STATION SERVICE TRANSFORMERS WITH (2) 13.8KV-480/277, 1000KVA STATION SERVICE TRANSFORMERS.

THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.



Design Engr. RSA Design Supv. GGD

SITE	PLAN

_						
	B <sub>®</sub> Bu	LACK & VEATCH ilding a world of difference.	ROJECT NO	401	183	
0	03/22/2022	ISSUED FOR CONSTRUCTION - PROJ. #401183	SLC	ACF	RGK	BRH
D	02/01/2021	ISSUED FOR BID - PROJ. #401183	ADL	ACF	RGK	BRH
С	08/28/2020	ISSUED FOR 90% REVIEW - PROJ. #401183	SLG	ACF	RGK	BRH
В	03/06/2020	ISSUED FOR 70% REVIEW - PROJ. #401183	SLG	ACF	RGK	BRH
Α	08/09/2019	ISSUED FOR UI 30% REVIEW - PROJECT 401183 - CSFM SINGEF	R SLC	ACF	RGK	MJS
No	Date	Revision	Ву	Chkd	Engr.	Supr.

	9	03/2022	CSFM SINGER FLOOD WALL PROJECT	SLC	ACF	RGK	BRH	Γ
BLACK & VEATCH	8	05/01/09	CONFORMED TO CONSTRUCTION RECORD	MJZ	-	JBS	DWK	İ
black & VEATOR	7	05/22/07	REVISED FOR ECN 76.1000-002, 004	MJ	ACM	JAE	JDG	ĺ
	6	02/28/07	REVISED FOR CONSTRUCTION	MJ	JDG	ACM	DJK	ĺ
PROJECT NO. 136745	5	10/16/06	RE-ISSUED FOR CONSTRUCTION	JDB	ALS	ACM	DJK	
DRAWN CC	4	08/25/06	CONSTRUCTION ISSUED MJ	ALS	ACM	DJK	DJK	ĺ
DRAWN CC	3	07/28/06	PERMIT ISSUE - REVISED CONTOURS	MJ		JDG		ĺ
DESIGNED ACM	2	07/07/06	PROCUREMENT ISSUE	MJ		JDG		L
APPROVED DJK	1	06/15/06	PERMIT ISSUE	MJ		JDG		

No Date

CHECKED ALS

1"=20'-0"

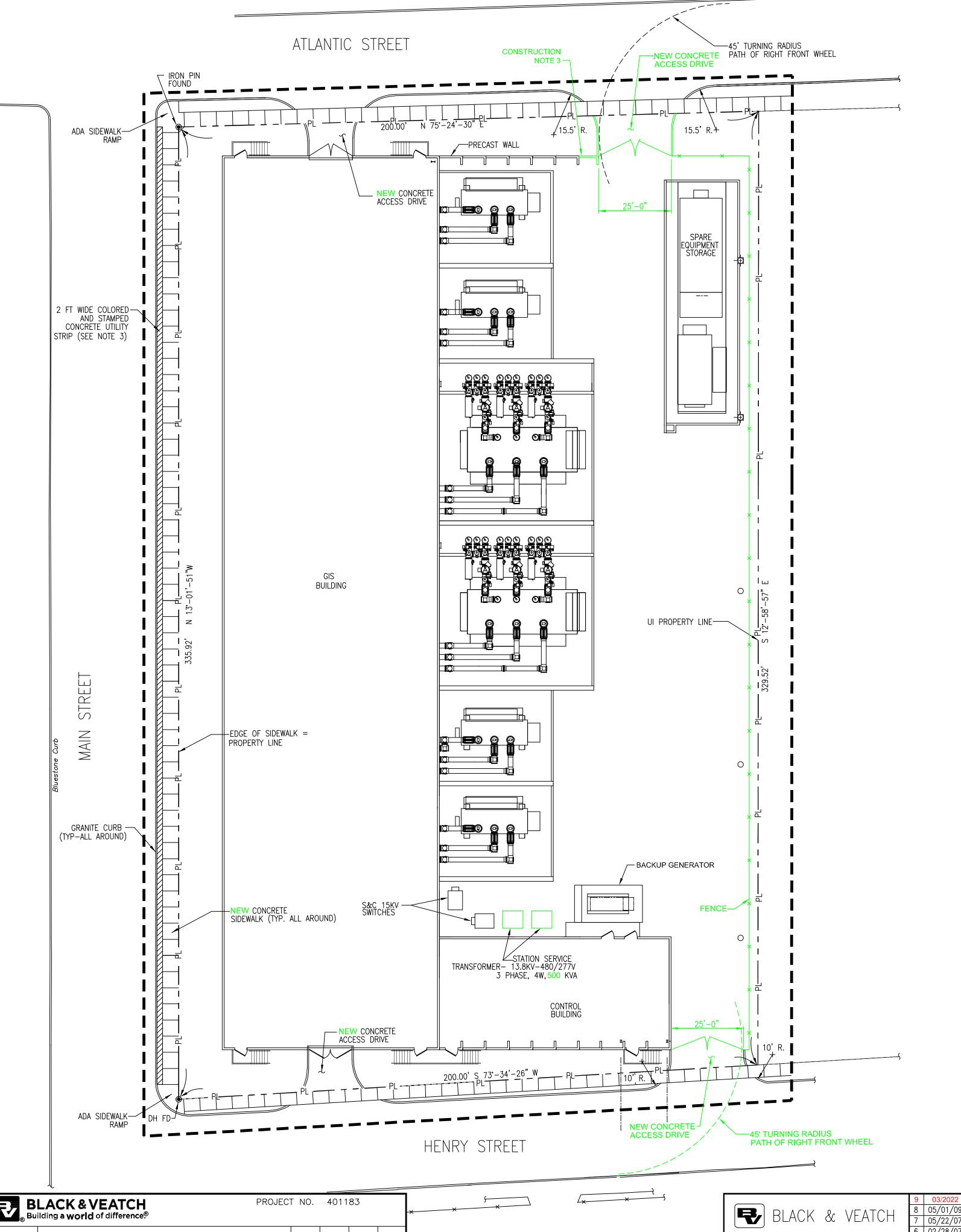
Revision

By Chkd. Engr. Supv. Chkd.

	The	Unite	d Il	luminating	Com	pany
wn			Date	09/16/2005	Scale:	1" - 20'

SINGER SUBSTATION

CAD FILE NAME SEQUENCE No. DRAWING NUMBER 064788 25251-001



DOES NOT CONTAIN CRITICAL ENERGY INFRASTRUCTURE INFORMATION

DATE OF REVIEW 10/26/2011 BY JLR

CHECKED ALS

<u>LEGEND</u>

NEW CHAIN LINK FENCE.

INDICATES LIMITS OF NEW CONSTRUCTION.

EXISTING IRON PINS (FOUND).

2 FT WIDE COLORED AND STAMPED CONCRETE UTILITY STRIP.

PROPERTY LINE. — - - — PL — - - —

CLARENCE BLAIR ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 85 WILLOW STREET

NEW HAVEN, CT 06511 SEE REFERENCE DRAWING SHT NO. X-01, REV 3

2. CONSTRUCTION OF NEW SIDEWALK, UTILITY STRIP, AND STREET CURBS MEET ALL CITY OF BRIDGEPORT CODES AND REGULATIONS.

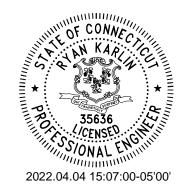
3. AT LOCATIONS OF EXISTING DISTRIBUTION POLES, THE 2FT WIDE UTILITY STRIP.

DRAWING TITLE SUBSTATION GRADING PLAN SUBSTATION ARRANGEMENT PLAN LAND OF PSEG POWER— PARCEL 1 FLETCHER THOMPSON—LANDSCAPE PLAN DRAWING NUMBER

### **CONSTRUCTION NOTES**

- 1. CONTRACTOR TO REMOVE THE EXISTING CHAIN LINK FENCE FOR THE CONSTRUCTION OF THE FLOOD WALL. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER SECURITY DURING CONSTRUCTION AND TEMPORARY SECURITY FENCES AS NEEDED.
- 2. CONTRACTOR IS TO REMOVE AND REPLACE THE (2) EXISTING STATION SERVICE TRANSFORMERS.
- 3. CONTRACTOR IS TO REMOVE FIRST PANEL, AS WELL AS CHIP OUT PART OF THE STRIP FOOTING FOUNDATION, OF THE PRECAST FLOOD WALL, SEE DRAWING 25251-410 & 415SH1 FOR ADDITIONAL INFORMATION.

THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.



By Chkd. Engr. Supv. Chkd.

PLAN NORTH

SITE PLAN

		<b>√</b>					
	B <sub>® Bu</sub>	LACK & VEATCH PROJECT III III PROJECT III III III III III III III III III I	Γ NO.	4011	83		×
							l
0	03/22/2022	ISSUED FOR CONSTRUCTION - PROJ. #401183	SLC	ACF	RGK	BRH	l
D	02/01/2021	ISSUED FOR BID - PROJ. #401183	ADL	ACF	RGK	BRH	
С	08/28/2020	ISSUED FOR 90% REVIEW - PROJ. #401183	SLG	ACF	RGK	BRH	1
В	03/06/2020	ISSUED FOR 70% REVIEW - PROJ. #401183	SLG	ACF	RGK	BRH	1
Α	08/09/2019	ISSUED FOR UI 30% REVIEW - PROJECT 401183 - CSFM SINGER	SLC	ACF	RGK	MJS	1
No	Date	Revision	Ву	Chkd.	Engr.	Supr.	

	9	03/2022	CSFM SINGER FLOOD WALL PROJECT	SLC	ACF	RGK	BRH
BLACK & VEATCH	8	05/01/09	CONFORMED TO CONSTRUCTION RECORD	MJZ	_	JBS	DWK
TO DLACK & VEATOR	7	05/22/07	REVISED FOR ECN 76.1000-002, 004	MJ	ACM	JAE	JDG
	6	02/28/07	REVISED FOR CONSTRUCTION	MJ	JDG	ACM	DJK
PROJECT NO. 136745	5	10/16/06	RE-ISSUED FOR CONSTRUCTION	JDB	ALS	ACM	DJK
DRAWN CC	4	08/25/06	CONSTRUCTION ISSUED MJ	ALS	ACM	DJK	DJK
DRAWN CC	. 3	07/28/06	PERMIT ISSUE - REVISED CONTOURS	MJ		JDG	
DESIGNED ACM	2	07/07/06	PROCUREMENT ISSUE	MJ		JDG	
APPROVED DJK	1	06/15/06	PERMIT ISSUE	MJ		JDG	

No Date

1"=20'-0"

Revision

The United Illuminating Company Date <u>09/16/2005</u> Scale: 1" - 20'

Design Engr. RSA Design Supv. GGD

SINGER SUBSTATION

CAD FILE NAME SEQUENCE No. DRAWING NUMBER 064788 25251-001

# AVANGRID - UNITED ILLUMINATING SINGER SUBSTATION FLOODWALL

Bridgeport, Connecticut

LEGEND

INDICATES LIMITS OF NEW CONSTRUCTION EXISTING IRON PINS (FOUND) 2 FT WIDE COLORED AND STAMPED CONCRETE UTILITY STRIP PROPERTY LINE — - - —PL — - - — TO BE REMOVED )))))))))))) **EARTHEN BERM NEW FLOOD WALL NEW TRENCH DRAIN NEW STORMWATER SYSTEM** SILT FENCE FLOW ARROWS **CONCRETE WASHOUT** SUBGRADE CONCRETE AGGREGATE DRAINAGE ROCK STORM WATER STORAGE TRENCH **ROOF AREA** SPARE EQUIPMENT STORAGE AREA TRANSFORMER/REACTOR PIT GRAVEL AND LANDSCAPED AREA STATION SERVICE EQUIPMENT AREA DOOR STOOP AREA

GENERAL NOTES

FOR THE ENTIRETY OF THIS PROJECT'S CONSTRUCTION DRAWING PACKAGE, WHERE APPLICABLE, THERE IS AN INSTALL & A REMOVAL DRAWING. THE CATEGORIZATION CAN BE FOUND BY A STAMP IN THE BOTTOM RIGHT OF THE DRAWING. FOR ALL INSTALL DRAWINGS, ANY CONTENTS OR NOTES ADDED TO THE DRAWING IN RED INDICATE NEW CONSTRUCTION. FOR REMOVAL DRAWINGS, ANY CONTENTS OR NOTES ON THE DRAWING INDICATE DEMOLITION/REMOVAL SCOPE. PAY ATTENTION TO CONSTRUCTION NOTES ON BOTH THE INSTALL AND REMOVAL DRAWINGS FOR ADDITIONAL INFORMATION PROVIDED TO THE CONTRACTOR. CONSTRUCTION NOTES WILL BE GREEN ON REMOVAL DRAWINGS AND RED ON INSTALL DRAWINGS.

LOCATION OF UTILITIES SHOWN ARE APPROXIMATE BASED ON FIELD LOCATION OF UTILITY COMPANY PROVIDED MARKINGS AND VISIBLE SURFACE FEATURES. CONTRACTOR TO VERIFY PHYSICAL LOCATION OF UNDERGROUND UTILITIES.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD CONDITION DURING CONSTRUCTION. ONCE ALL CONSTRUCTION IS COMPLETED AND DISTURBED AREAS ARE STABILIZED, CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO ALL FEDERAL, STATE, AND LOCAL RULES, REGULATIONS AND CODES. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO THESE CODES.

THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR MUST WORK WITH OWNER'S ENGINEER AND OWNER ON THE DEVELOPMENT OF PERMITTING MATERIALS.

IF AT ANY TIME, THE CONTRACTOR ENCOUNTERS ANY CONDITIONS IN THE FIELD THAT DO NOT AGREE WITH THE PLANS AND SPECIFICATIONS, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER AND THE ENGINEER IMMEDIATELY TO DETERMINE AN APPROPRIATE COURSE OF ACTION. ANY CONFLICTS BETWEEN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE OWNER AND THE ENGINEER IN ORDER TO PROVIDE A TIMELY RESOLUTION. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER MEASUREMENTS, PHOTOGRAPHS, SKETCHES, AND DRAWINGS SUFFICIENT TO CONVEY THE EXACT NATURE OF THE UNEXPECTED CONDITION OR CONFLICT.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE CONSTRUCTION SITE. ALL WORK MEANS AND METHODS SHALL COMPLY WITH OSHA, AVANGRID SAFETY GUIDELINES, AND APPLICABLE STANDARDS AND REGULATIONS GOVERNING WORK IN AND AROUND ELECTRICAL SUBSTATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN SITE. ALL EXCESS MATERIALS AND WASTES SHALL BE PICKED UP AND PROPERLY DISPOSED.

THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE OWNER AND APPROPRIATE REGULATORY AUTHORITIES ANY DISCHARGES ON TO THE GROUND OF HAZARDOUS MATERIALS, SUCH AS BUT NOT LIMITED TO OILS OR CHEMICALS.

SUBSURFACE INFORMATION IS AVAILABLE IN THE HALEY & ALDRICH GEOREPORT - GEOTECHNICAL ENGINEERING REPORT.

ATLANTIC ATLANTIC

— BRIDGEPORT HARBOR

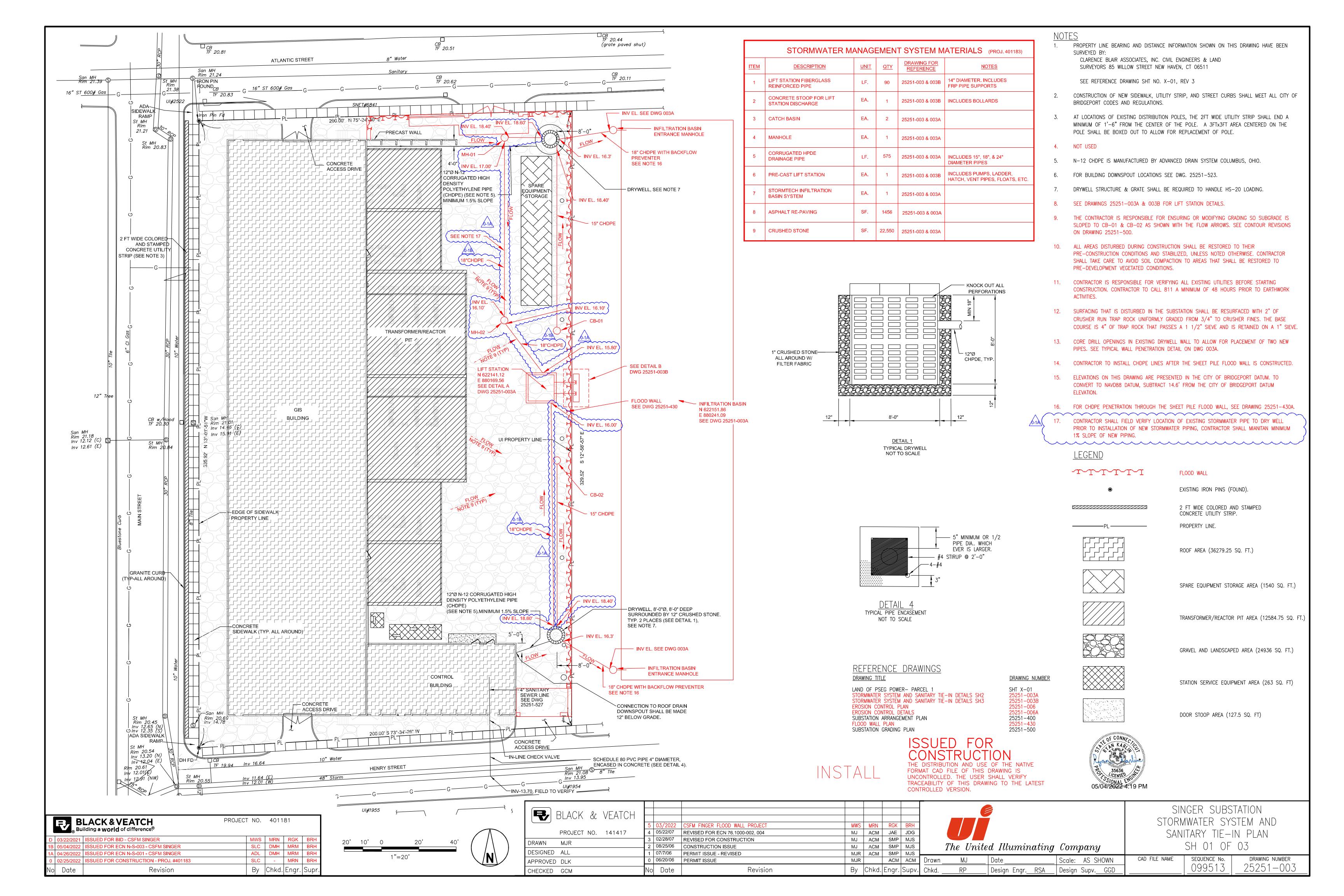
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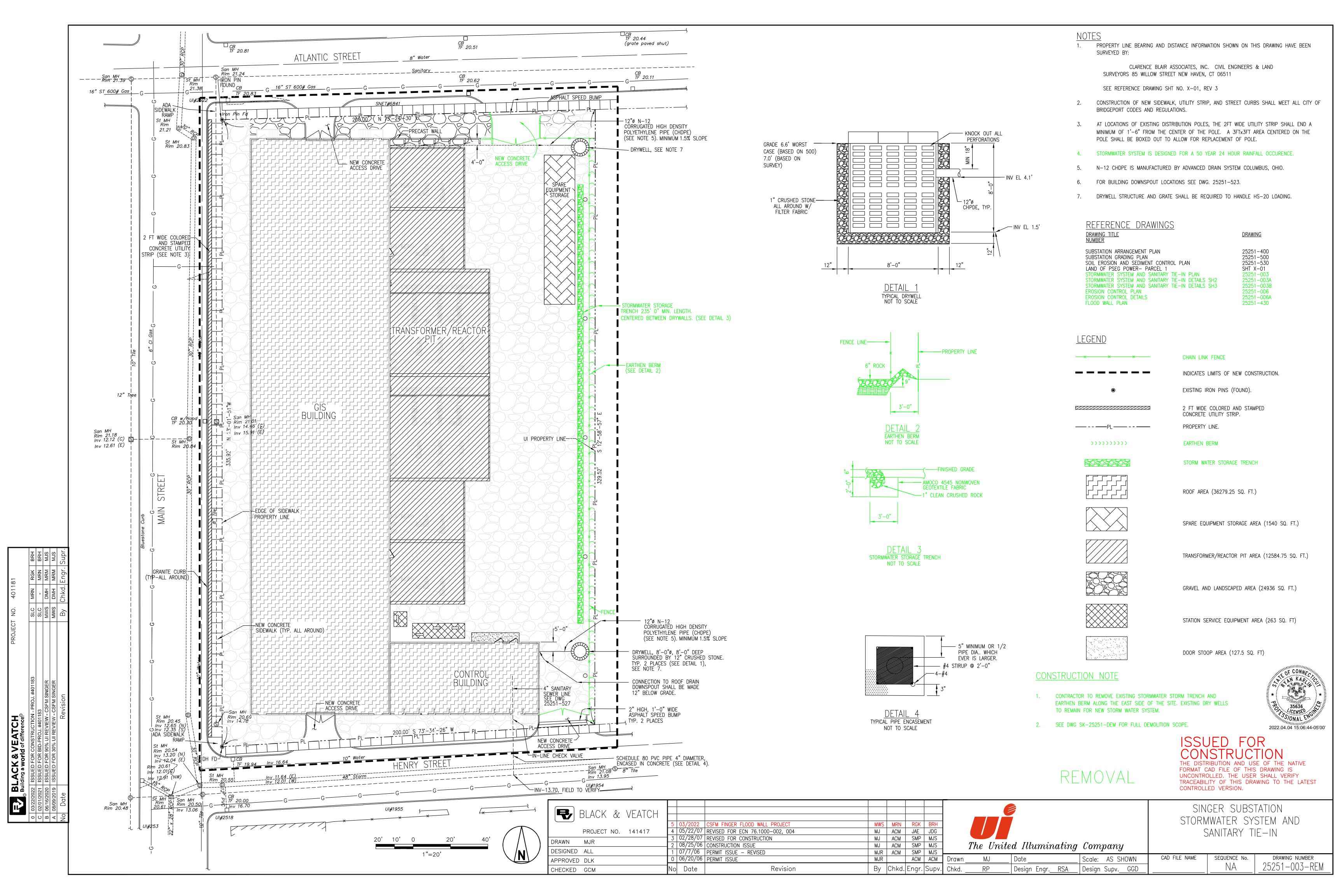
#### ABBREVIATIONS

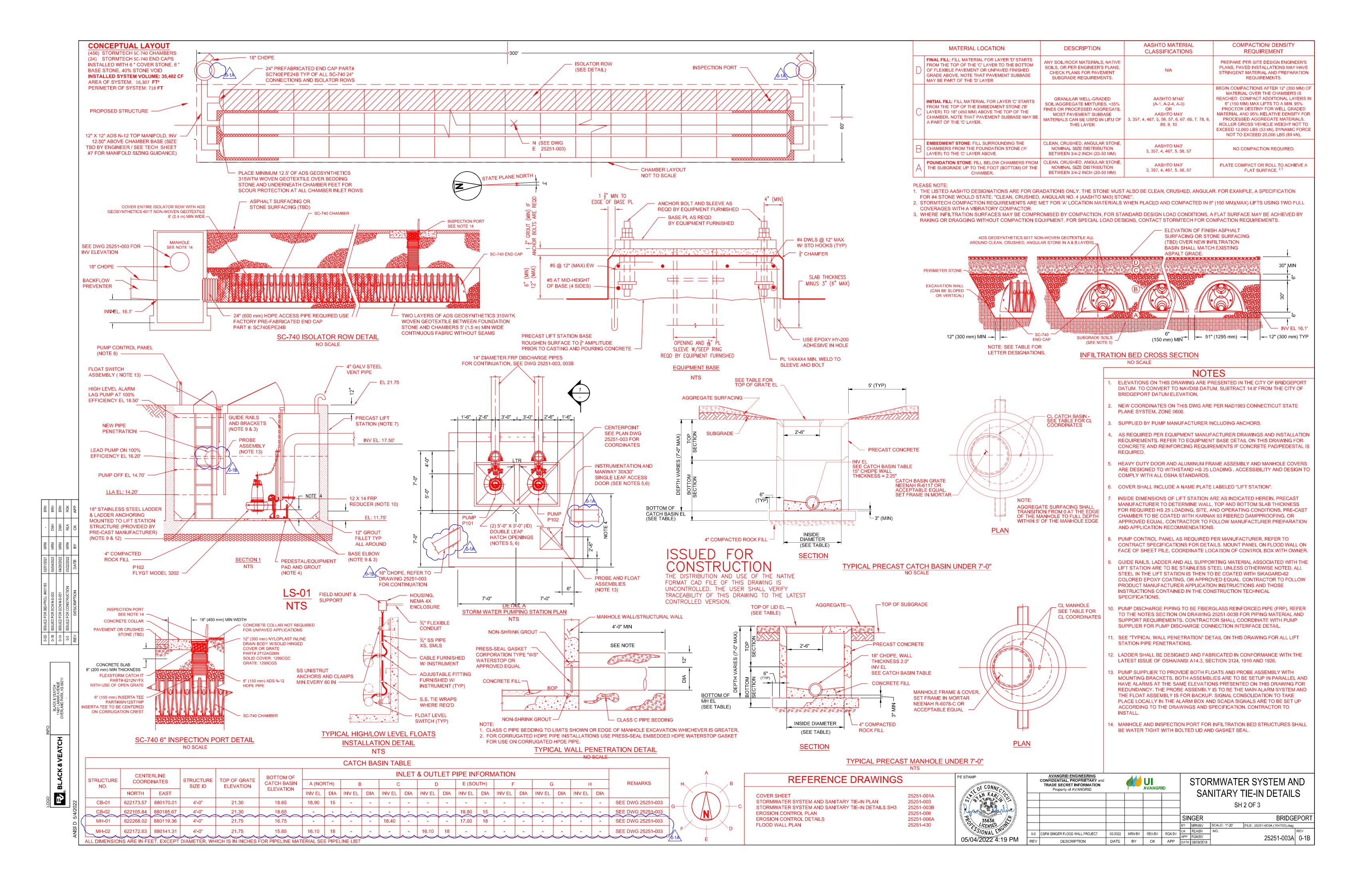
0	AT	EL EXIST	ELEVATION EXISTING	N.T.S.	NOT TO SCALE
APPROX	APPROXIMATE			RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECTURE	FFE	FINISH FLOOR ELEVATION	REF.	REFERENCE
		FT	FOOT	REQ'D	REQUIRED
BLDG	BUILDING				
		INV	INVERT	STD	STANDARD
CB C/O CONC	CATCH BASIN CLEANOUT CONCRETE	LB or LBS LM	POUND LINEAR METER	TBM TEMP	TEMPORARY BENCH MARK TEMPORARY
		MAX	MAXIMUM	TYP	TYPICAL
DIA, Ø	DIAMETER	MH	MANHOLE		
DMH	DRAIN MANHOLE	MIN	MINIMUM	W/	WITH
DWG	DRAWING				
DWGS	DRAWINGS				

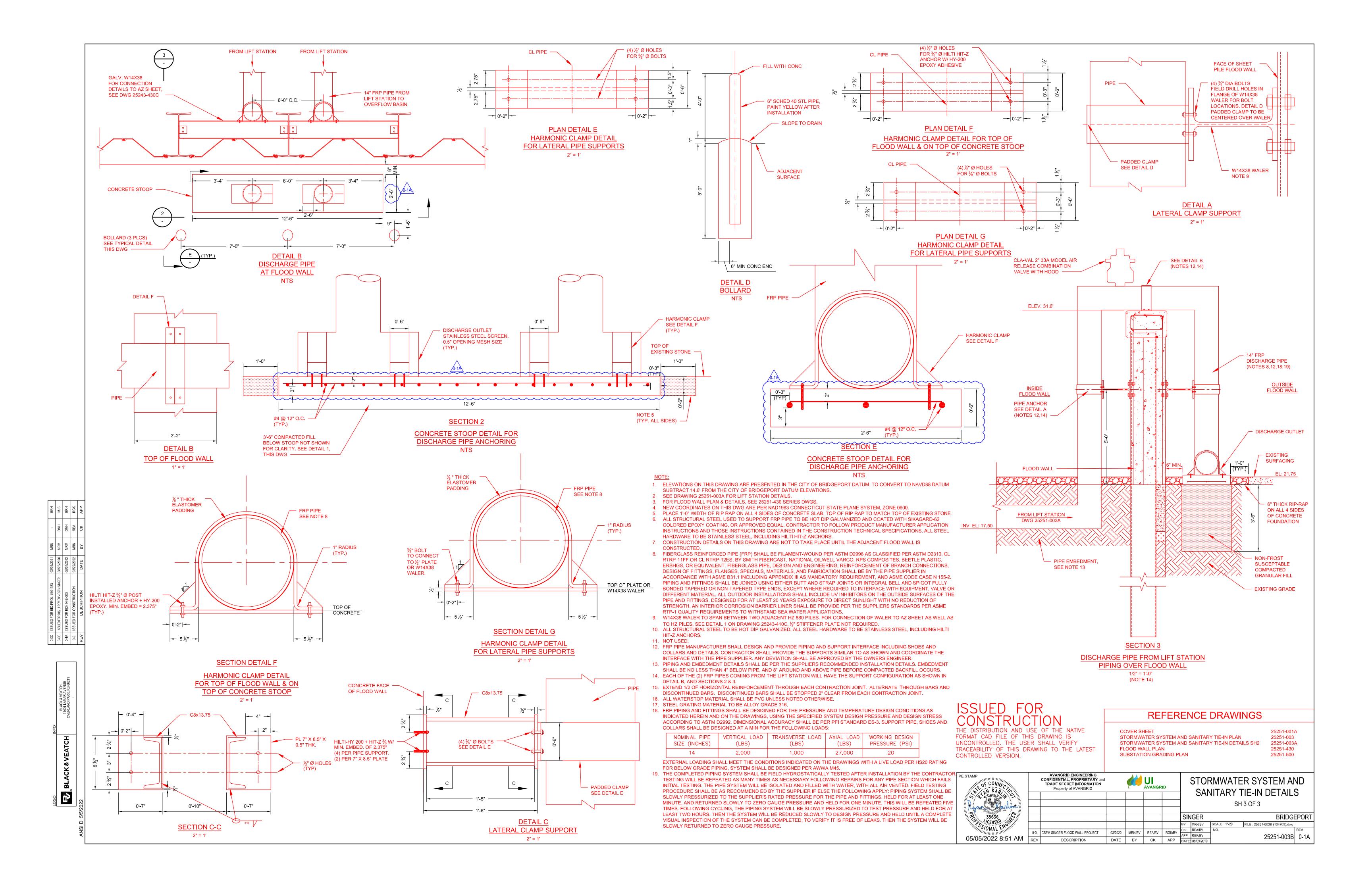
ISSUED FOR CONSTRUCTION
THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.

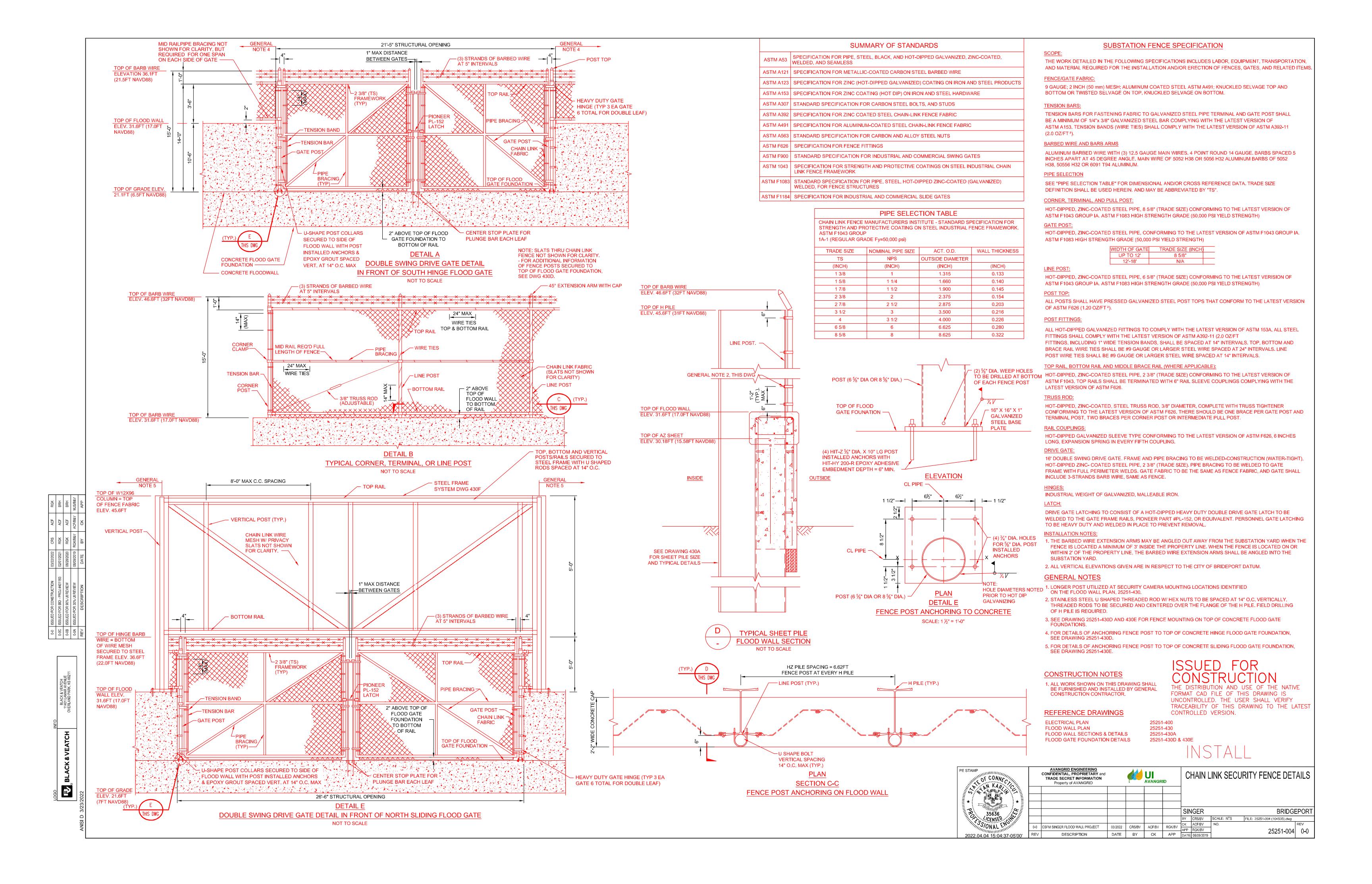
PE	STAMP OF CONNECTION KAR		AVANGRID ENGINEERING CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of AVANGRID			<b>UI</b> AVANGR	ID	F	LOOE		ΓΙΟΝ PROJ. 401 R SHEET	118
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	CENSE							BY	MRN/BV	SCALE: NONE	FILE: 25251-001A (104702).dwg	
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	2022.04.04 15:07:35-05'00'	REV	DESCRIPTION	DATE	BY	СК	APP		08/09/2019		25251-001A	. 0-

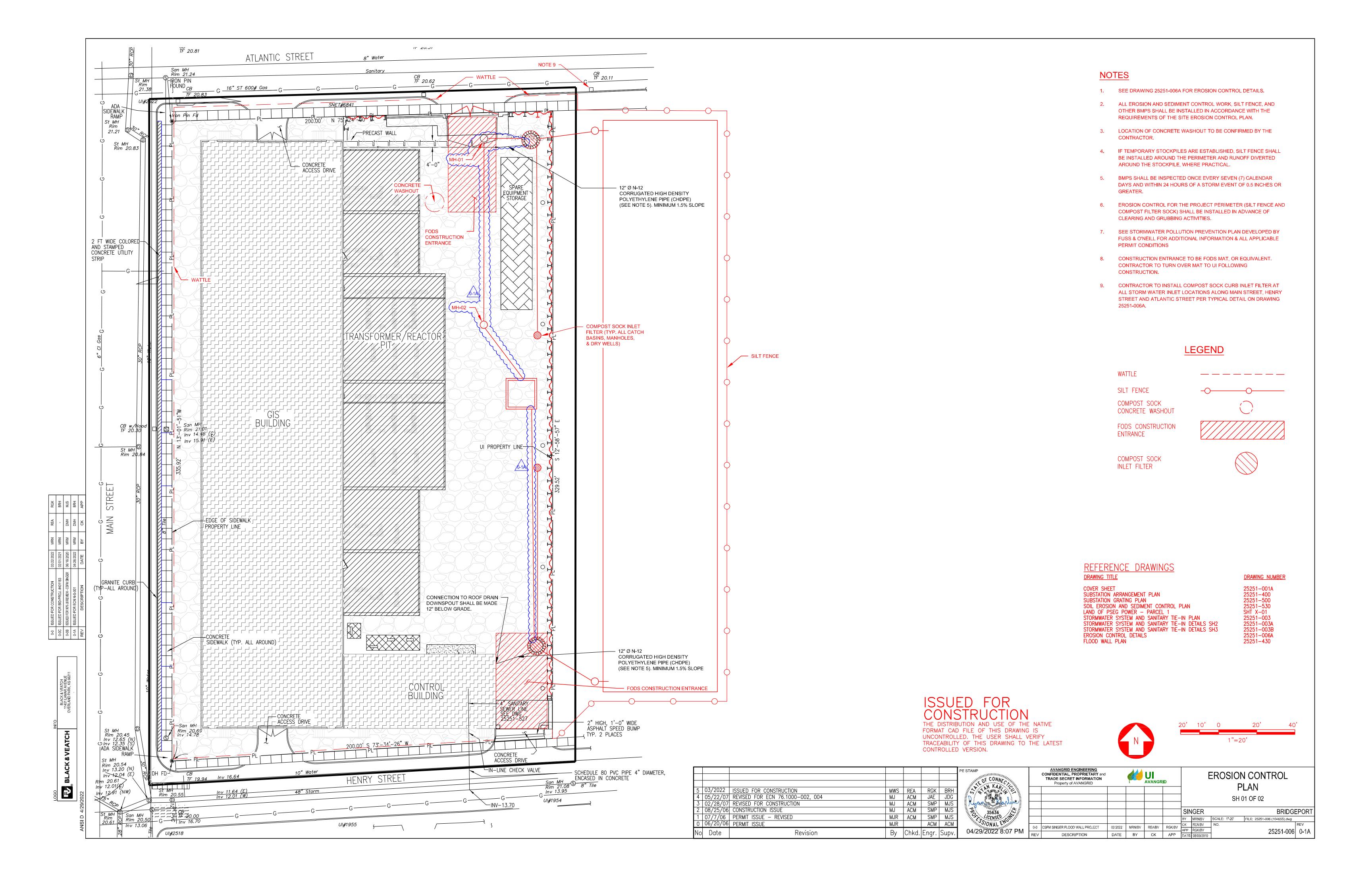


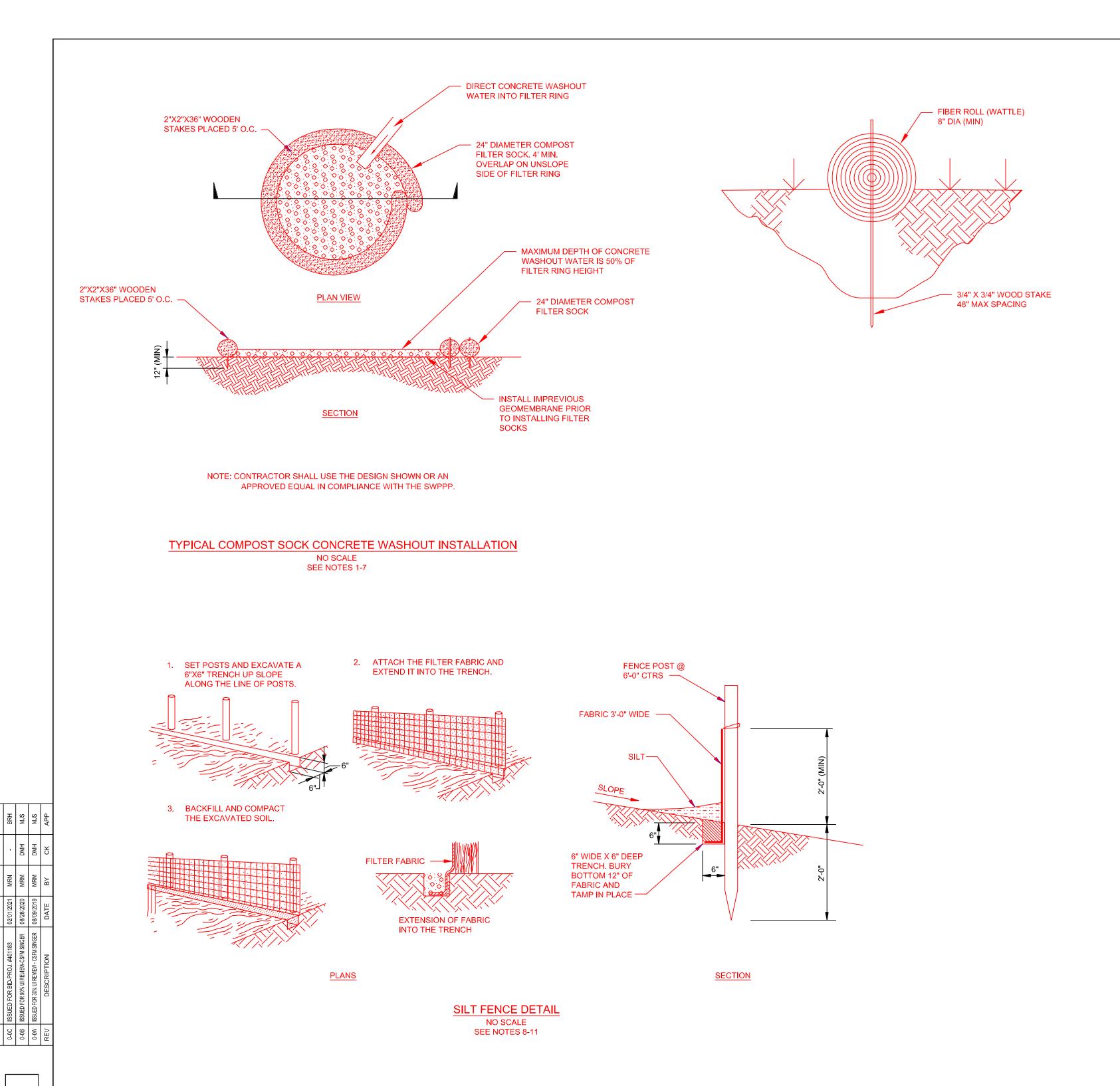


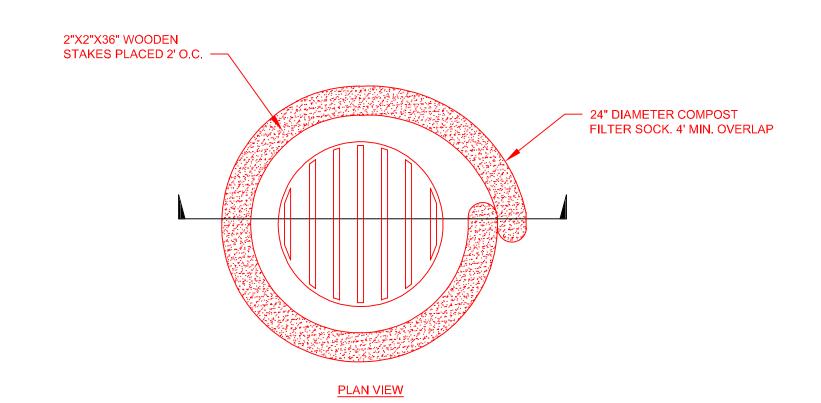


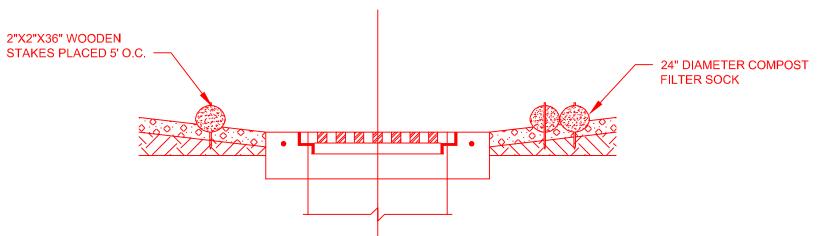










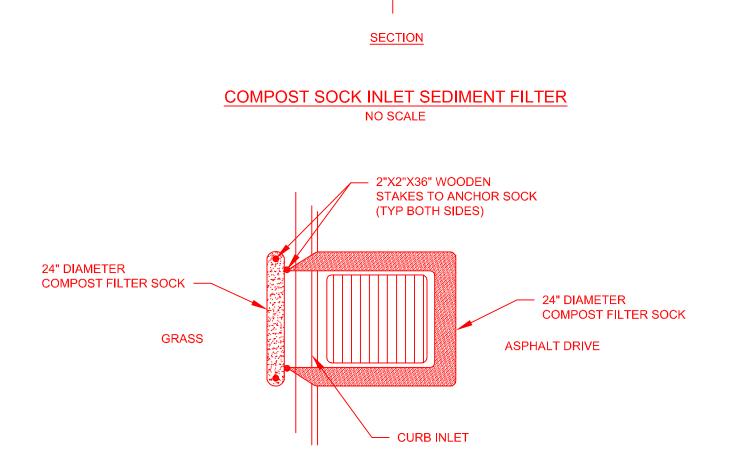


#### COMPOST SOCK CONCRETE WASHOUT:

- 1. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
- 2. INSTALL CONCRETE WASHOUT ON FLAT GRADE FOR OPTIMAL PERFORMANCE.
- 3. CONCRETE WASHOUT FACILITY SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
- 4. REMOVE AND DISPOSE OF SEDIMENT FROM WASHOUT FACILITY WHEN ACCUMULATED MATERIALS REACH 50% OF THE FACILITY'S CAPACITY.
- 5. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER
- 6. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

#### SILT FENCE:

- 7. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
- 8. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN IT REACHES ONE-HALF THE HEIGHT OF FENCE OR FABRIC STARTS TO BULGE AND IN ACCORDANCE TO
- 9. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED AND IN ACCORDANCE TO SWPPP.
- 10. TURN END OF SILT FENCE UP SLOPE TO PREVENT BYPASS FLOW AND ALLOW FOR PONDING AND IN ACCORDANCE TO SWPPP.



COMPOST SOCK CURB INLET SEDIMENT FILTER

PLAN VIEW NO SCALE

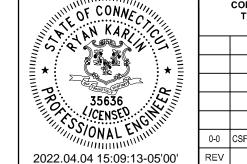
	EROSION CONTROL MATERIALS										
<u>TEM</u>	DESCRIPTION	<u>UNIT</u>	<u>QTY</u>	DRAWING FOR REFERENCE	<u>NOTES</u>						
1	FODS CONSTRUCTION ENTRANCE	EA.	2	25251-006 & 006A							
2	WATTLE	LF.	725	25251-006 & 006A							
3	CONCRETE WASHOUT	EA.	1	25251-006 & 006A							
4	COMPOST SOCK INLET SEDIMENT FILTER	EA.	5	25251-006 & 006A							
5	SILT FENCE	LF.	640	25251-006 & 006A							
6	COMPOST SOCK STORM WATER CURB FILTER	EA.	12	25251-006 & 006A							

THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY

## REFERENCE DRAWINGS

COVER SHEET DEMOLITION PLAN STORMWATER SYSTEM AND SANITARY TIE-IN PLAN EROSION CONTROL PLAN

25251-001A SK25251-005-DEM 25251-003 STORMWATER SYSTEM AND SANITARY TIE-IN DETAILS SH2 25251-003A STORMWATER SYSTEM AND SANITARY TIE-IN DETAILS SH3 25251-003B 25251-006

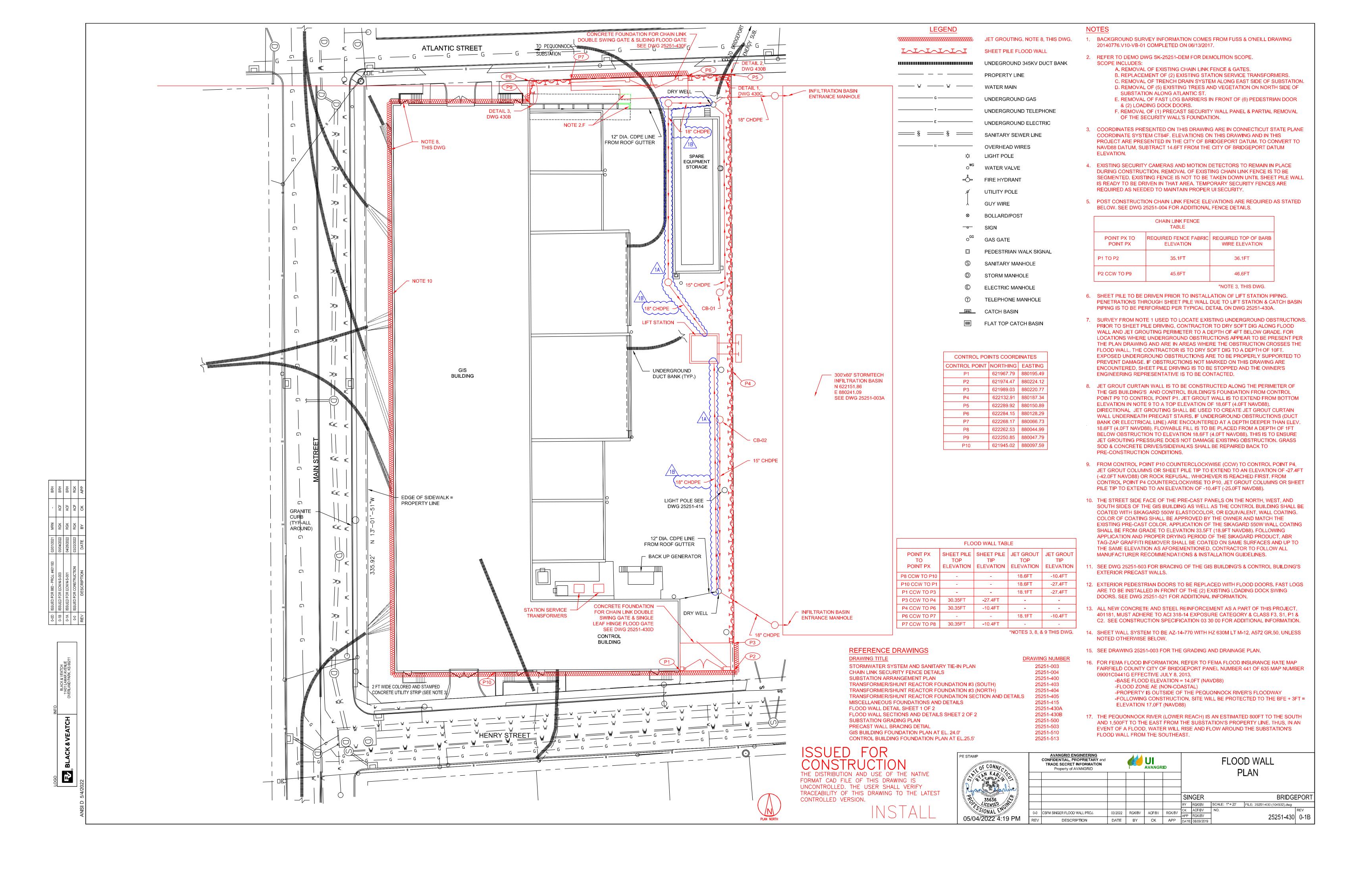


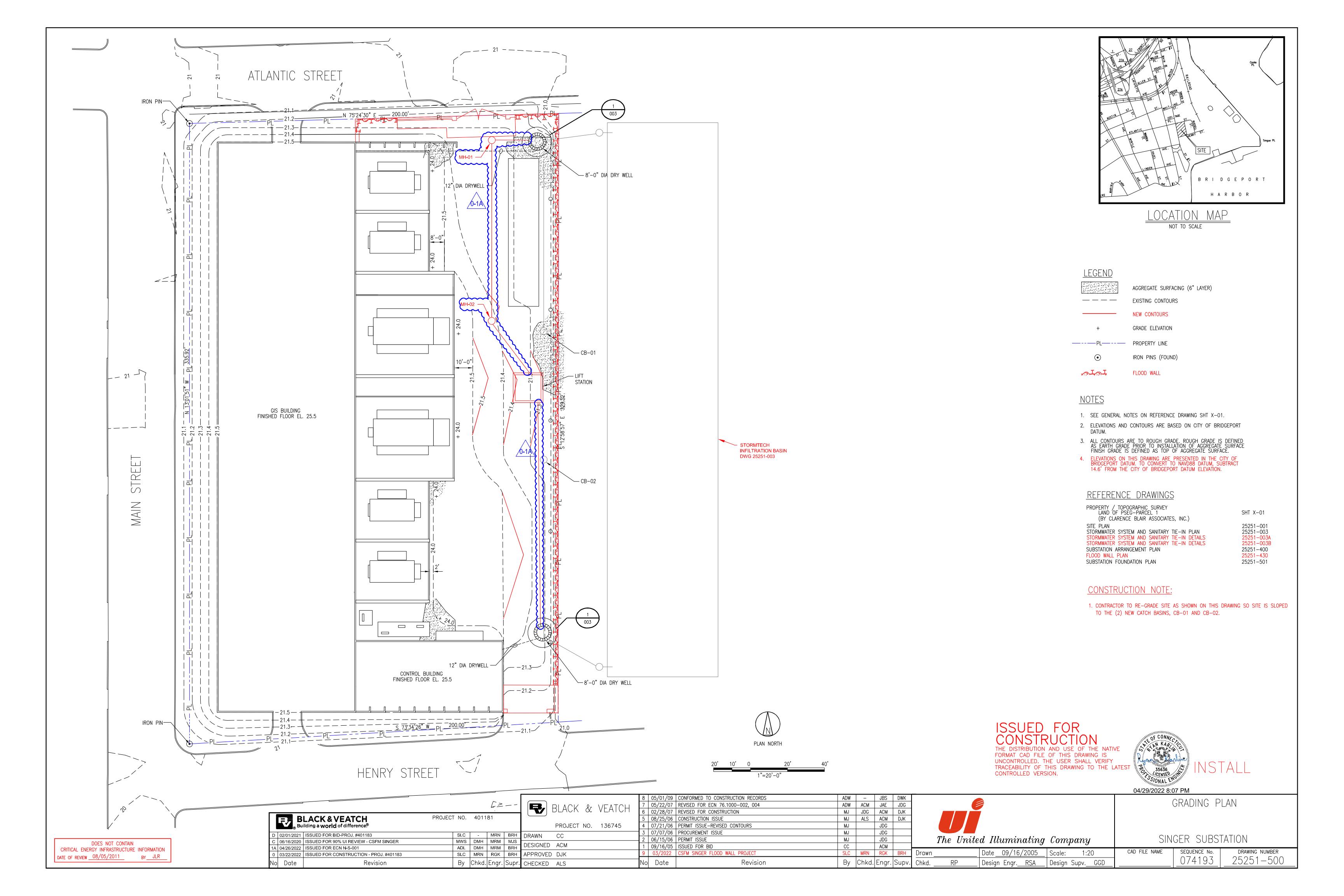
	AVANGRID ENGINEERING CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION Property of AVANGRID			<b>UI</b> AVANGR	ID
0-0	CSFM SINGER FLOOD WALL PROJECT	03/2022	MRN/BV	REA/BV	RG

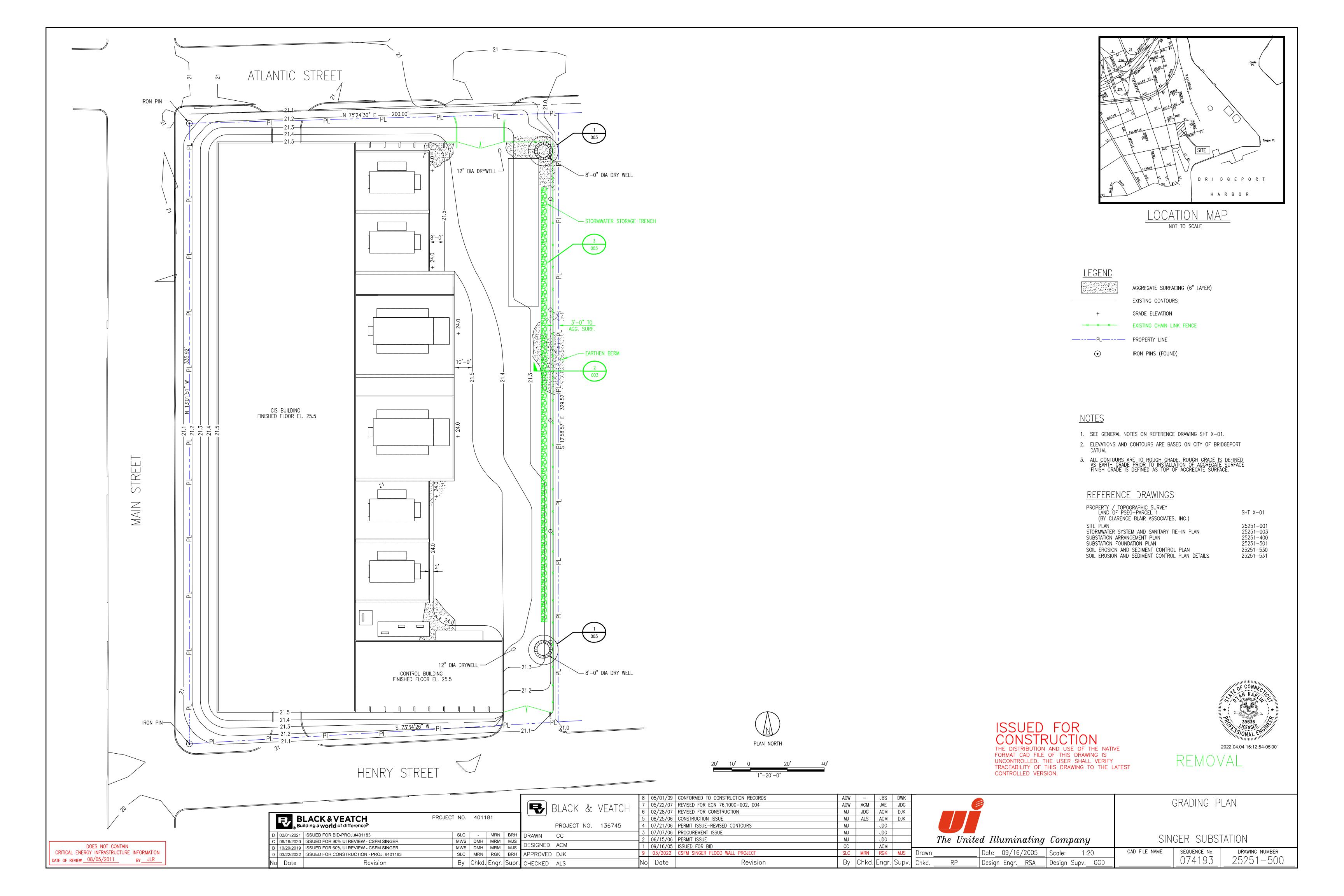


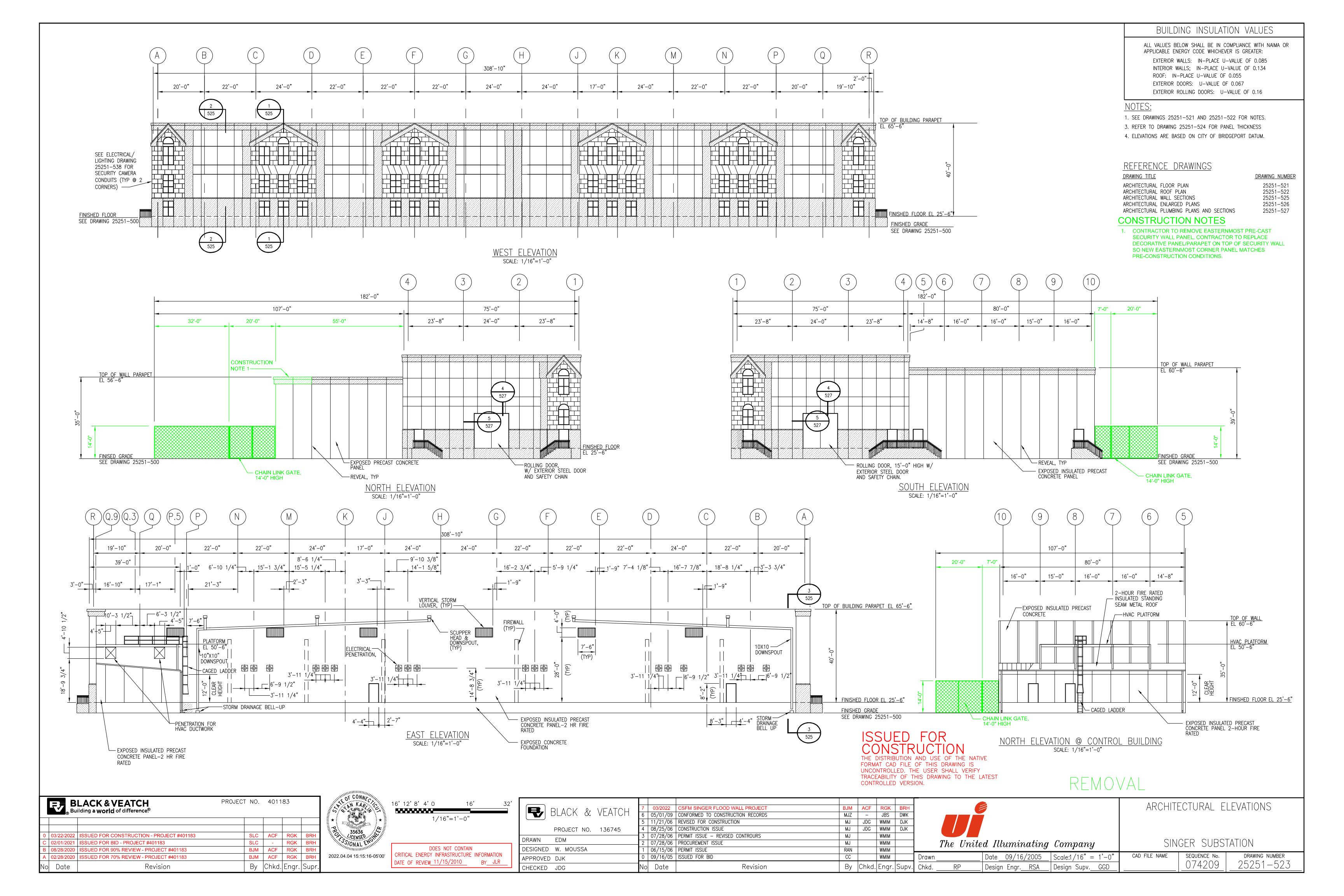
TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.

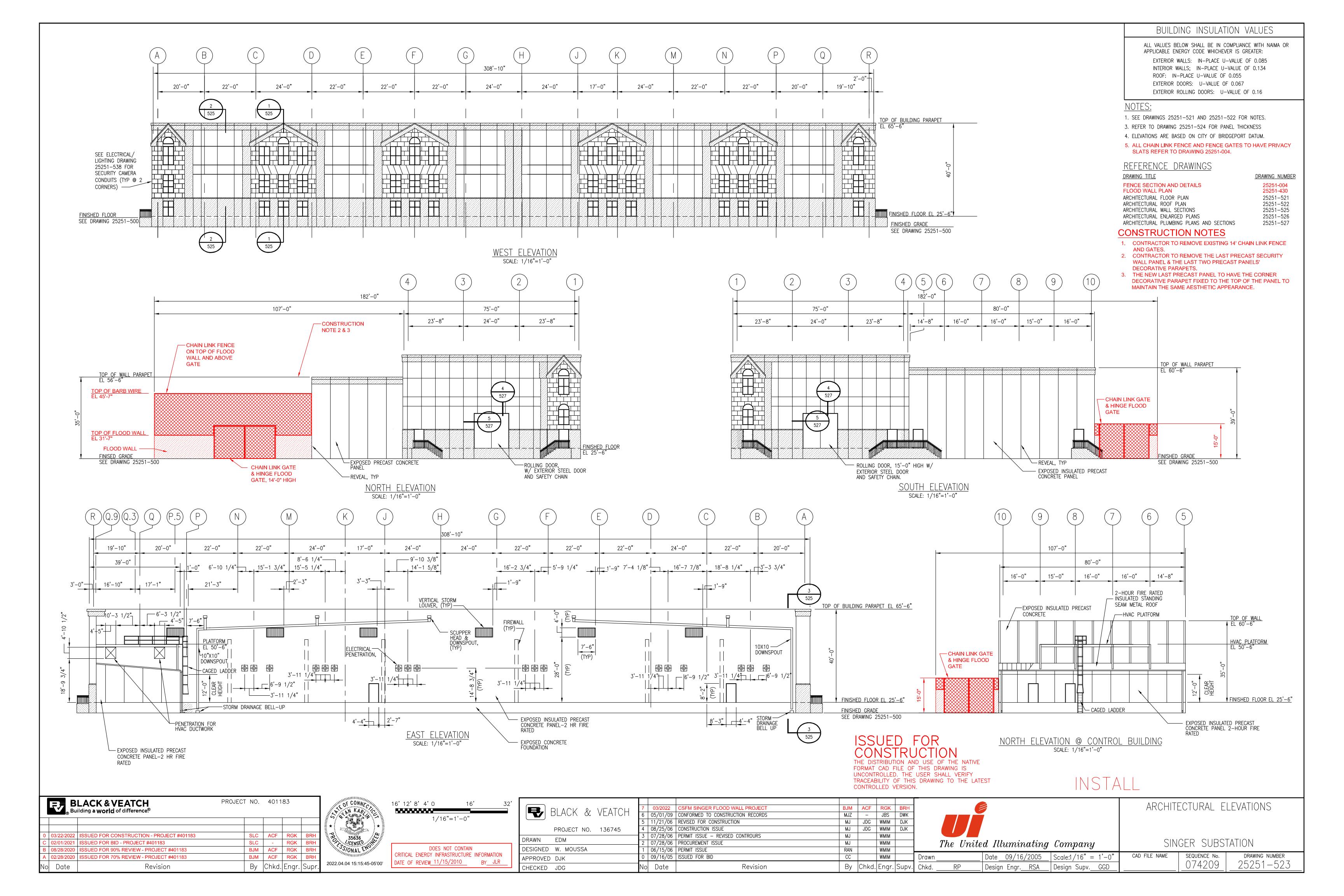
DESCRIPTION











# or muther Politics

#### CITY OF BRIDGEPORT

File No	

# PLANNING & ZONING COMMISSION APPLICATION

NAME OF APPLIC	CANT: 141 N F	AVE LLC					
Is the Applicant's r	name Trustee of F	Record? Yes	s	No X		_	
				ompany this applicat			
Address of Proper	ty: 141 North A	Avenue and 1	96, 218	3, 226 & 234 Isla	nd Bro	ook	Avenue
	(number)	(st	reet)	(state)			(zip code)
Assessor's Map In	formation: Block	No. 60/1535		Lot No.			
Amendments to Zo	oning Regulations	: (indicate) Artic	le: N/A		Section	n:	
(Attach copies of	Amendment)						
Description of Pro 50.00' x 150.0	perty (Metes & Bo 0' x 50.00' x 1	ounds): 193.98' 50.00' x 150.0	x 128.33 00' x 15	3' x 87.40' x 283.13 60.00' x 120.90' x	62.00	.02' )' x	x 50.00' x 250.00' x 131.96'
Existing Zone Clas	ssification: CX a	and I					
Zone Classification	n requested: CX	and I					
Describe Propose	d Development of	Property: Con	vert int	erior of two (2) e	xisting	rea	ar buildings to a
cannabis cultiv							
Approval(s) reque	sted: Certificate	e of Location					
	00	10					
Signature:	- Han All	line			Date:	3	118hz
Print Name:	ROIDA	16 NECA	MAI		<b>D</b> uito	1	
				int Name: LLC, 850 Main S			geport, CT 06604
Phone: 203-330	The second secon	Cell:		-	Fax:	20	3-576-8888
E-mail Address:	bmccann@pu	llcom.com					
\$Fe	ee received	Date:		Clerk:			
					-		
THIS API	PLICATION MUS	T BE SUBMITT	ED IN PE	ERSON AND WITH O	COMPL	ETE	D CHECKLIST
	Signed Application			A-2 Site Survey			Building Floor Plans
	e / Landscape Pla		0	Drainage Plan		0	Building Elevations
	nent of Developm			Property Owner's Li	nt.		Fee
							ree
Cert. of Incorp	oration & Organiz	zation and First I	Report (C	Corporations & LLC's	)		
				2			
1/1 N Ava I I C	The second secon	PERTY OWNER	Y'S ENDO	RSEMENT OF APP	RAST RAST	PH.	
141 N Ave LLC	er's Name	140	vner's Sig	11/2 0000	nger	_	Date
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# PULLMAN &COMLEY

Brian L. McCann 850 Main Street P.O. Box 7006 Bridgeport, CT 06601-7006 p 203 330 2127 f 203 576 8888 bmccann@pullcom.com www.pullcom.com

March 30, 2022

Dennis Buckley Zoning Administrator Zoning Department 45 Lyon Terrace, Room 210 Bridgeport, CT 06604

Re: Application for Certificate of Location Approval — 141 North Avenue and 196, 218, 226 and 234 Island Brook Avenue

Dear Mr. Buckley:

Please accept this letter on behalf of our client for an application for a Certificate of Location Approval to convert the interior of the two (2) existing industrial buildings located at 141 North Avenue and 196, 218, 226 and 234 Island Brook Avenue (the "Site") into a cannabis cultivation and production facility operated by Nautilus Botanicals (Exhibit A). The existing two-story office building facing North Avenue is not part of this application.

The Site is split between the CX and I Zones with frontage on both North Avenue and Island Brook Avenue (Exhibit B). Prior to the new Zoning Regulations adopted in November 2021, the Site was zoned Light Industrial. The property known as 141 North Avenue is located in the CX Zone and the Island Brook Avenue properties are located in the I Zone. The Site will easily accommodate the conversion of use to a cannabis cultivation and production facility and is a great reuse of these two (2) existing buildings at the rear of the Site. The Site was previously occupied by DRS Consolidated Controls, a military defense contractor that built power systems such as generators. The main building is an approximately 88,000 square foot industrial/warehouse building and is marked as "Two Story Building" on the property survey (Exhibit C). The other building is approximately 7,750 square feet and is marked as "One Story Metal Building" on the property survey. Together, these two buildings will contain the cannabis cultivation and production facility proposed in this application. One wing of the "Two Story Building" is located

pullcom.com Bridgeport Hartford Springfield Stamford Waterbury Westport White Plains

# PULLMAN & COMLEY

#### Page 2

in the I Zone, and all other building area is located in the CX Zone. There is an existing 'dry storage' tenant on the first floor of this wing (on 196 Island Brook Avenue), all other portions of the buildings have been vacant since early 2020. This existing tenant will be blocked off from any access to the cannabis cultivation and production facility.

Cannabis cultivation and production are permitted under the General Building and Workshop Building Types and are permitted in both the CX and I Zones – subject to the Certificate of Location Approval review and approval criteria<sup>1</sup>. The "Two Story Office Building" will remain as office use for future redevelopment consistent with the uses along the North Avenue corridor.

The Site can be accessed from both North Avenue and Island Brook Avenue (Exhibit D). The parking area off Island Brook Avenue also serves as access to four (4) loading dock doors used for loading/unloading into and from the 88,000 square foot Two Story Building (Exhibit E). Island Brook Avenue is zoned for and contains mainly industrial uses, as such, any loading and unloading using cargo and Sprinter vans should not disrupt adjacent properties. All deliveries from the Site will be in connection with a wholesale transaction and will be performed by a Department of Consumer Protection licensed cannabis transporter. When fully operational the proposed cannabis cultivation and production facility is expected to use 40-50 parking spaces on the Site. Both the access from Island Brook Avenue and North Avenue are gated and controlled electronically, that, in combination with a security system which includes cameras will ensure that the Site has adequate security.

The buildings will be split into rooms to facilitate the stages of cannabis production – these include cultivation, fertilizer/irrigation, processing, drying, extraction, curing, trimming, packaging and vault storage. These areas are shown on the submitted floor plans (Exhibit F). The cultivation area will occupy the largest portion of the Two Story Building. In addition, there will be an employee locker room, restrooms, and break room. Tenant improvements will include installing prefabricated room panels, constructing a small corridor connecting the two buildings, closing off exterior windows and doors, and minor cosmetic and maintenance repairs to the

<sup>&</sup>lt;sup>1</sup> Section 11.120(A)(1) of the Zoning Regulations state that a Certificate of Location Approval is only required for Cannabis Dispensaries, however, Sections 3.50.9 and 3.130.9 state that a Certificate of Location Approval is required for Cannabis Sales, Cultivation and Production.

### PULLMAN & COMLEY

Page 3

buildings. A more detailed description of Nautilus Botanicals and its proposed operation is attached as Exhibit G.

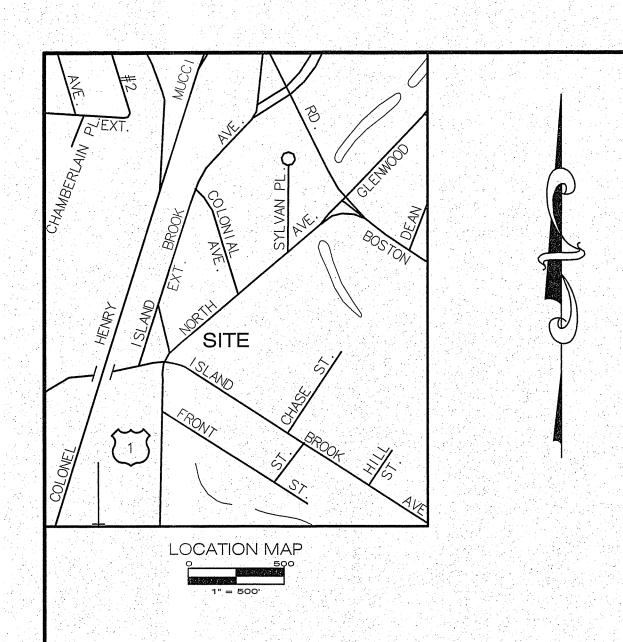
The application satisfies all Certificate of Location Approval standards under Sec. 11.120.2 of the Regulations – as detailed in this report and its attached exhibits, including but not limited to - the Nautilus Botanicals Operational Narrative, and the reports of our experts, certified planner Michael D'Amato, AICP, of Tyche Planning and Policy Group (Exhibit H) and licensed professional appraiser David Herbst, MAI, of Kerin and Fazio, LLC (Exhibit I). Furthermore, the proposed facility is not located within 500' of any school (as defined in the Regulations) (Exhibit J).

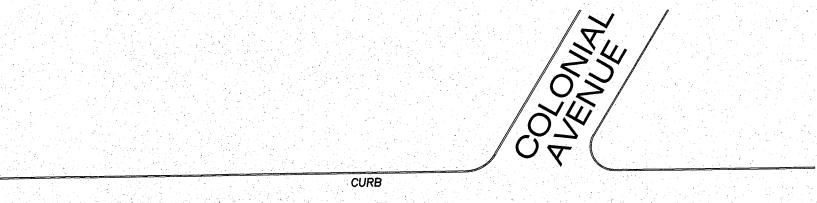
For the above-stated reasons, the applicant respectfully requests approval of this application for Certificate of Location Approval.

Very truly yours,

Brian L. McCann

BLM:ach





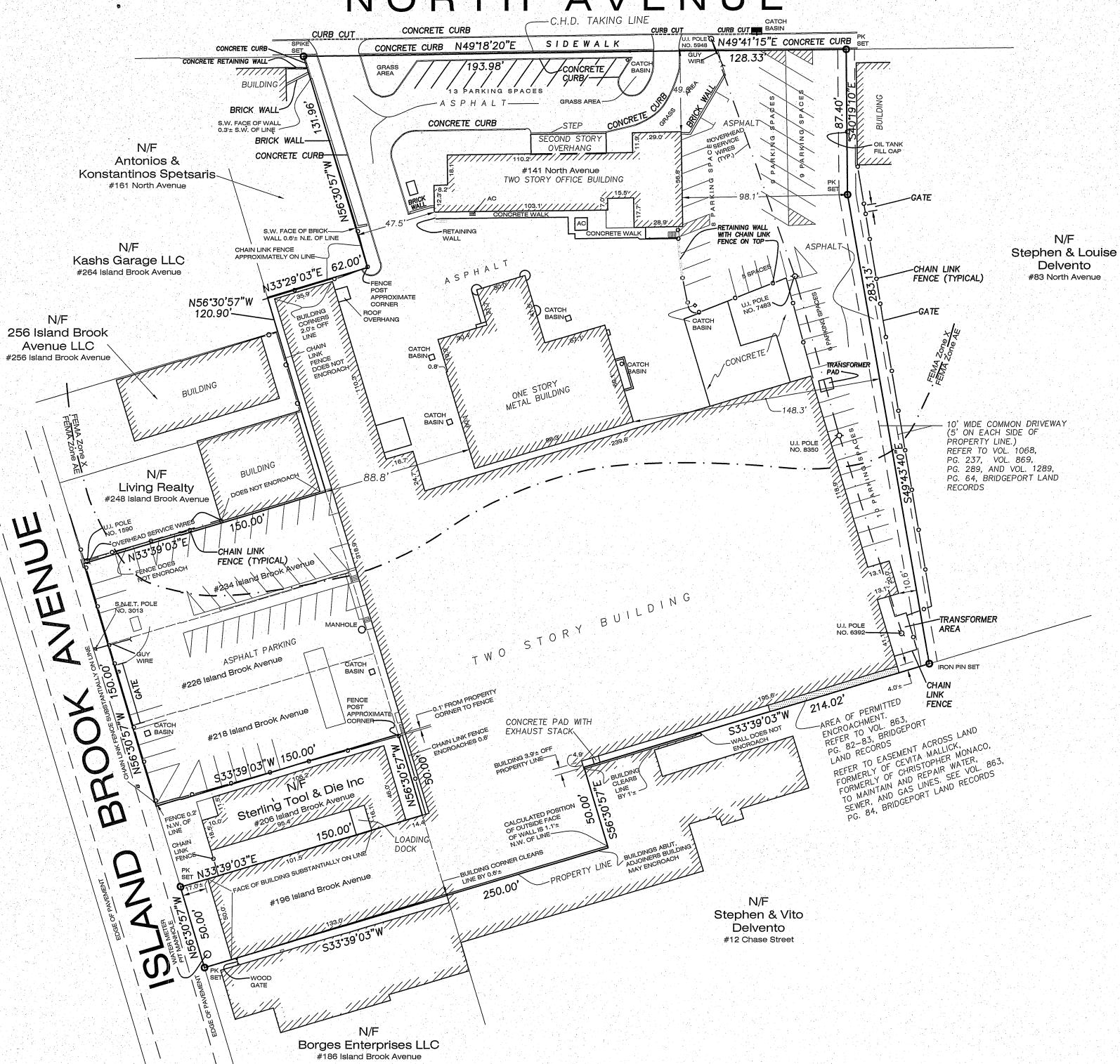
NORTH AVENUE

(WIDTH VARIES)

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED

WITH THE LIVE STAMP OF THE SIGNATORY

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS



PREPARED FOR 141 N AVE LLC

#141 NORTH AVENUE & 196, 218, 226 & 234 ISLAND BROOK AVENUE

Consulting Engineers & Surveyors 303 Linwood Avenue, Fairfield, CT 203.259.1091

8-4916A

PROJECT #

PROPERTY SURVEY

BRIDGEPORT, CONNECTICUT

12-21-20 1"=40' 1 3-31-22 Add Note 8 NO. DATE DESCRIPTION

REVISIONS

NOTES:

Horizontal Accuracy Class A-2.

State File 15-06

2. Reference is made to the following documents titled:

Revised Dec. 1971 and April 1973

of any excavation, Dial 811 or 1-800-922-4455.

7. The property area is 3.884 acres more or less.

1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of

Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Data Accumulation Plan based upon a Resurvey and conforms to

A. "Map of Property, Dynamics Corporation of America, Bridgeport, Conn., Scale: 1"=40', Dec. 13, 1979", Prepared by Thomas J. Hardiman B. "State of Connecticut Department of Transportation Right of Way Map,

Town of Bridgeport, Colonel Henry Mucci Highway from Lindley Street

Northerly to the Trumbull Town Line" Date: 3/94, Sheets 1 and 2 of 5,

E. "Town of Bridgeport, Map Showing Land To Be Acquired From The Frouge Corp. by The State of Connecticut, Relocation of Routes 25 & 8, Scale 1"=40"

Jan. 1967", Project No. 15-53, Sheet 1 of 1 (Recorded Map Vol. 34 Pg. 40) F. "Map of Property of The Frouge Corporation, Bridgeport, Connecticut for Title

Guarantee Company and The Equitable Life Assurance Society of The United

States, New York, New York and the State National Bank of Connecticut",

G. "Survey of Joseph Bacchiocchi Property, Bridgeport, CT, Oct. 23, 1945",

abandoned. The surveyor further does not warrant that the underground utilities

the underground utilities, unless specifically noted as such. It is the Contractor's

responsibility to contact CALL BEFORE YOU DIG (CBYD) prior to commencement

shown are in the exact location indicated. The surveyor has not physically located

Prepared by T. Risberg (Recorded Map Vol. 869 Pg. 291)

3. The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantees that the underground

utilities shown comprise all such utilities in the area either in service or

4. Property is located in FEMA Zone X & AE Per Flood Insurance Rate Map

#09001C0429G, Effective Date: July 8, 2013; Panel 429 of 626.

is located within a 500-foot radius of the subject property.

5. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.

6. It is the owner's and/or contractor's responsibility to obtain any and all required

permits and/or variances that may be required prior to any construction activity.

8. It has been verified that no school (as defined by Section 4.60.2 of the regulations)

C. "Relocation Connecticut Route 25, Construction and Drainage Details"

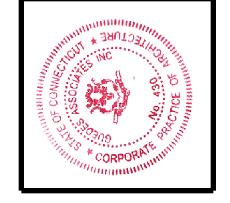
D. "Relocation Route 8 & 25" Project N. 15-45, Sheet 38, Dated 1969,

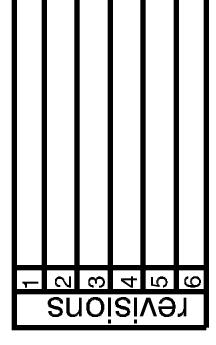
Project No. 15-53, Sheets 25 and 27, Dated 1969

Dated March 26, 1965, Revised June 22, 1965

# NAUTILUS BOTANICALS

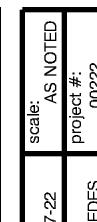
# 141 NORTH AVENUE - BRIDGEPORT - CT















VIEW "B"



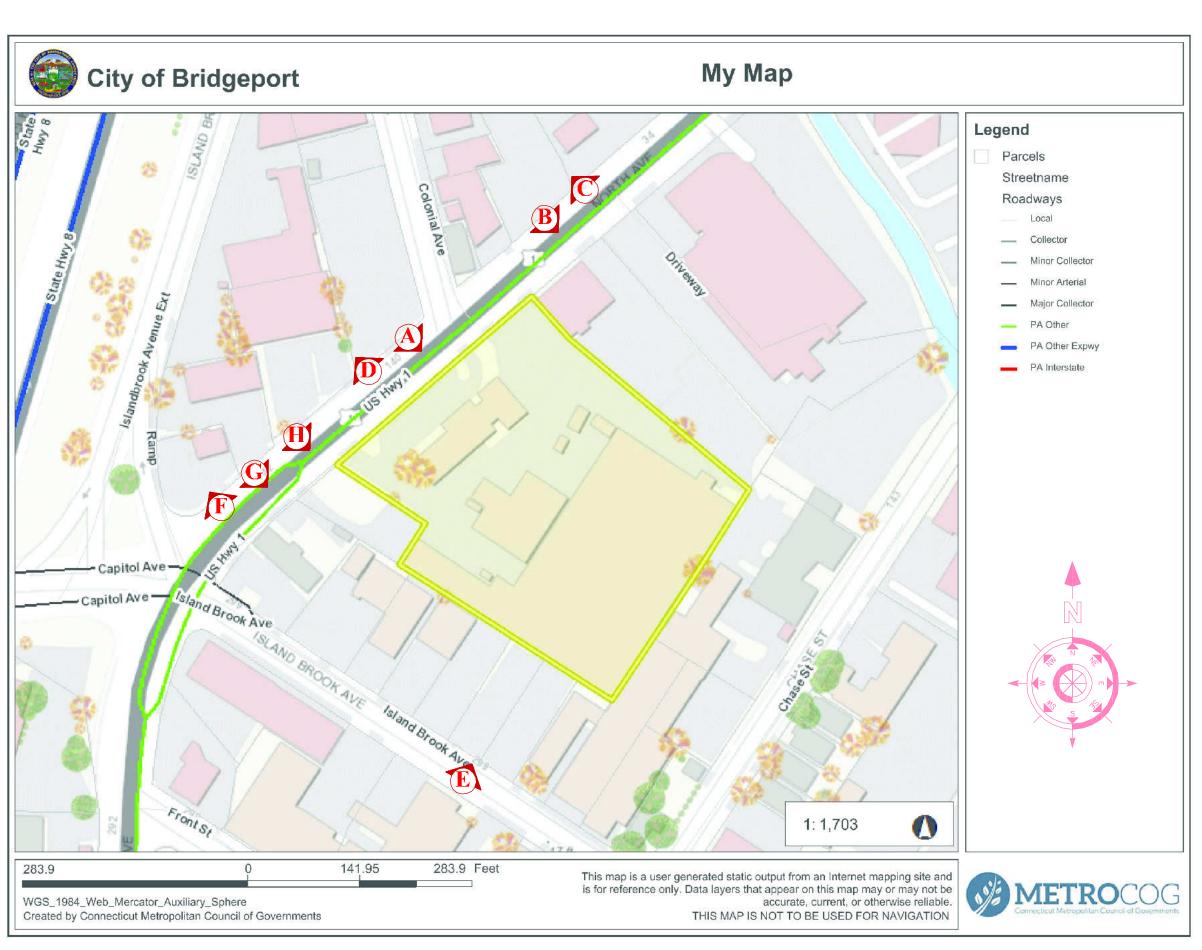
VIEW "C"



VIEW "D"



VIEW "A"





VIEW "E"



VIEW "F"

VIEW "H"

VIEW "G"

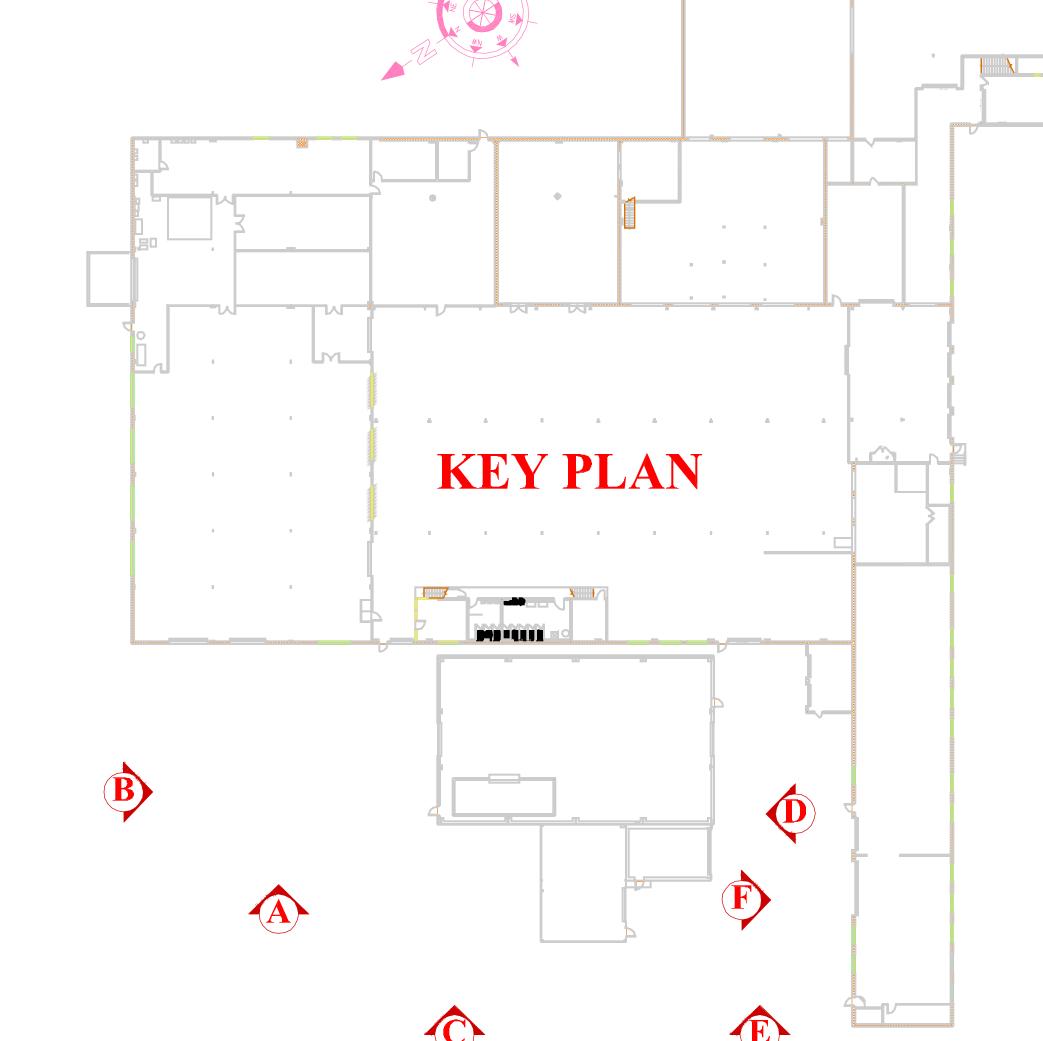


# NAUTILUS BOTANICALS

# 141 NORTH AVENUE - BRIDGEPORT - CT



**A EXISTING EXTERIOR FACADE** 



© EXISTING EXTERIOR FACADE



**F** EXISTING EXTERIOR FACADE



**B** EXISTING EXTERIOR FACADE

© EXISTING EXTERIOR FACADE



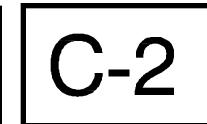
**D** EXISTING EXTERIOR FACADE



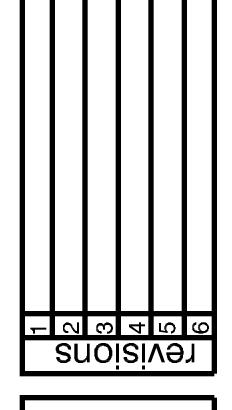
**E** EXISTING EXTERIOR FACADE



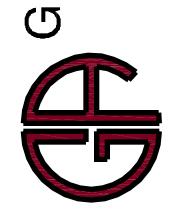
This drawing is the property of the architect, it has been prepared specifically for the owner of this project at this site and is not to be used for any other purpose, location, or owner without written consent of the architect. Method of construction shown on this drawing should be followed exactly. Any deviation without architect's consent or supervision, the architect will not be held responsible for damages.

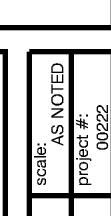






EDES ASSOCIATES, INdesigners, Architects & Project Managers
1425 Noble Avenue, Bpt., CT. 06610
Tel. 203-367-5180 Fax. 203-367-4961

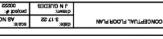




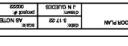
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JES #2 date:

OGEPORT, CT LDING FACADES #2



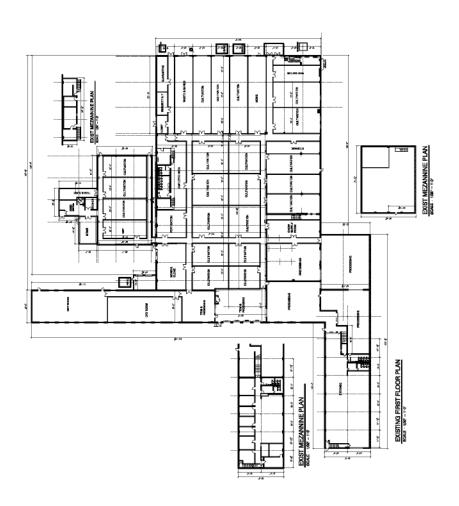








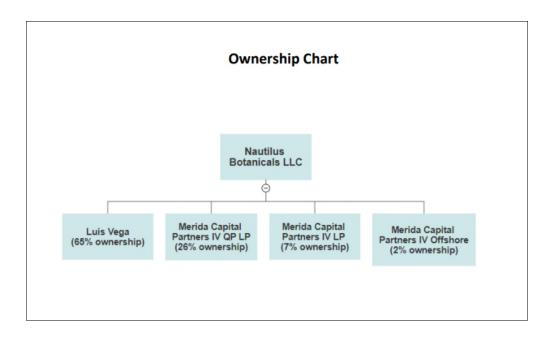




Designers , Architects & Project Managers 1426 Noble Avenue, Bpt., CT. 06610 Tel. 203-367-6180 Fax. 203-367-4961

GUEDES ASSOCIATES, INC.

# Nautilus Botanicals Operation Narrative



#### I. About Us

Nautilus Botanicals is applying for a Section 149 (Disproportionately Impacted Area) cannabis cultivation and production license in Connecticut. Our facility will be based at 141 North Avenue in Bridgeport. Nautilus Botanicals is comprised of Luis Vega (65% owner) and Merida Capital Fund IV and its affiliates (35% owner).

Luis Vega, the CEO of Nautilus Botanicals, is a Connecticut resident who currently lives in North Haven but, as a Puerto Rican, has significant ties with the Bridgeport community via Puerto Rican cultural events, his fraternity and Masonic Lodge and his community service and social events. He plans to move to Bridgeport once the facility is operational.

Luis Vega is also the founder and CEO of WEPA! Farms and Vega Holdings LLC. After the passage of the Farm Bill in 2018, Luis established Vega Holdings LLC and was the first Latino farmer to be awarded a hemp license as part of Connecticut's pilot program. He then went on to obtain a hemp manufacturing license and built an extraction lab in North Haven. This led to the founding of WEPA! Farms, which produces and sells CBD and hemp products. WEPA's products may be found on the company's website as well as at Sweet Heal CBD in Meriden. https://www.wepafarms.com/

Merida Capital is the financial backer of Nautilus Botanicals. Merida Capital Partners Fund IV and its affiliates is the fund which will be used to deploy capital related to this operation. Merida has over \$500M in assets. As a well-renowned firm in the cannabis space, Merida has developed expertise in the industry via its direct license operations and its portfolio companies, as well as the industry experience of its partners. The company has direct license operations in seven other states, and its partners have been involved in the industry since 2012. There are over 70 portfolio companies in the various funds.

We will operate our facility in strict compliance with the rules and regulations from our regulator, the Connecticut Department of Consumer Protection (the "DCP"). More importantly, we selected Bridgeport as we wish to be a strong corporate partner and community member. We strongly believe we will bring economic uplift and opportunities to the immediate area surrounding our facility as well as the city of Bridgeport.

Once fully operational, we expect to employ 75-100 people, working in rotating eight-hour shifts. There is a large, adjacent parking lot on Island Brook Avenue, which will have close to 100 parking spaces. We do not plan to have more than 50 people in the facility during each shift so the parking lot should be more than sufficient for our needs. In addition, since we are only selling our products on a wholesale basis (ie to cannabis dispensaries), there will be no retail/customer-related traffic. We are required to contract with a Connecticut DCP-licensed transportation company to carry our products from our facility to dispensaries throughout the state. We expect to transport our products once or twice a week in unmarked Sprinter vans (or comparable vehicles), not via tractor trailer or semi-trailer trucks.

#### **II.** Odor Mitigation Plans

Our facility will include a tri-phase carbon filter-based odor reduction system, positive air pressure exhaust system, and ONA Gel odor-absorbing canisters. We will organize our facility into a series of separate, properly insulated and sealed areas, including cultivation, drying/curing, processing (extraction), storage and common areas.

#### Air Filters

Each area will feature a predetermined number of both standard air filters and carbon filters to circulate and scrub the air in the area at least every 15 minutes. These filters will be checked regularly, per manufacturer's specifications, to ensure they are operating optimally. We will also these carbon filters into a positive air pressure exhaust system. Exhaust from each area will pass through activated carbon filters before entering a sealed ducting system. These filters use activated carbon to trap and remove odors and other particles from the air, leaving the air clean and odor free. We will install these filters into the building's ventilation system at intake, in-line, and at exhaust for complete tri-phasic filtration. Our employees will replace these filters according to manufacturer's specifications to maintain odor control at all times.

After passing through the air filters, the air will then be transferred to a centralized air bank with a second set of carbon filters installed in-line. All exhaust will be filtered a third time through a series of activated carbon filtration screens before it finally exits the building through a stack system. We will seal and insulate each room in the facility to limit air intake and maintain positive pressure. Finally, staff will also place ONA Gel odorabsorbing canisters throughout all areas of our facility in order to further minimize odor within the facility. These techniques are in addition to our remote monitoring capability which will allow us to minimize room entry.

#### Negative Air Pressure System

In addition to the carbon filters described above, we will augment the building's ventilation system to create negative air pressure throughout the building to prevent air and odors from escaping outward when exterior doors are opened. We will achieve this by installing in-line air scrubbers to ventilation ducting. Our preferred selections currently are Aeroclean 2000 "ECONO," or similar, air machines to create negative air pressure within the building. We will work with vendors to calculate the number of air machines necessary to turn over all air within the facility every 15 minutes to effectively remove all odor. The air machines contain supplemental air filters, which our staff will replace according to manufacturer's specifications as well.

#### **ONA Gel Canisters**

We will place ONA Gel odor-absorbing canisters throughout the building. These canisters use specialized formulations to effectively remove odors from the air through both chemical and physical means using terpenes. ONA Gel compounds bind to odor molecules in the air, changing their chemical composition to neutralize the smell. This will help ensure that areas further away from air intakes or with minimal ventilation are also odorless.

#### III. Security Plan

The cannabis industry is highly regulated and thus has specific security requirements, as detailed by our regulator, the Connecticut Department of Consumer Protection (the "DCP"). We will focus on security in and around our property 24-hours per day and 7-days per week, including security guards and a high-tech video surveillance system. We will also have strict guidelines around visitors (none allowed other than the DCP, law enforcement or the landlord).

To deter and prevent unauthorized access of the property around our facility, we will utilize the heavy electric gate at the front entrance and the electric gate on the side parking lot to control traffic entering and exiting the facility. We will also fortify the existing exterior fence. In addition, we will carefully plan our exterior landscaping and lighting to maintain the area around the facility in ideal conditions for video and visual surveillance. Our facility will be enclosed and locked at all times, with tinted shatterproof films to prevent unlawful entry through windows. To control and limit access within the facility, we will designate portions of the facility as public areas, but it will largely consist of restricted areas, which will utilize an electronic keycard access system that records all access attempts.

We will employ security officers to provide on-site security 24-hours per day, 7-days per week. Each morning, the security guards, accompanied by a manager, will perform walkthrough of the exterior and the interior to look for signs of trespassing or anything out of the ordinary. Once these inspections are complete, a security officer will be stationed at the employee entrance to greet and check-in employees and any visitors.

To prevent unauthorized access, we plan to implement a state-of-the-art video monitoring security surveillance system ("SSS") and intrusion detection monitoring alarm system, which will be running 24-hours-per-day, 7 days-per-week. Our video surveillance system will maintain constant video recording of all activities in and around the facility. Regular maintenance, inspections, and backup power systems will ensure that all security equipment remains in good condition and operational without interruption.



#### **MEMORANDUM**

TO: City of Bridgeport Planning & Zoning Commission

FROM: Michael D'Amato, AICP, CZEO

John Guszkowski, AICP, ENV-SP, LEED AP

DATE: March 29, 2022

SUBJECT: **Technical and Regulatory Compliance Review:** 141 North Ave LLC

Parcel Address:	141 North Ave and 196, 218, 226 and 234 Island Brook Avenue
Zone(s):	North Ave: Heavy Commercial- Wholesale (CX)
	Island Brook Ave: Industrial (I)
Requested Use:	Cannabis Cultivation and Production Facility per § 4.40.12
	Bridgeport Zoning Code
	Bridgeport Master Plan of Conservation and Development (2019)
	Property Survey: Prepared for 141 North Ave LLC by The Huntington
Materials	Company. Sheet 1 of 1. Dated 12-21-20
Reviewed:	Building Plans: Prepared for Nautilus Botanicals by Guedes Associates Inc.
	Sheets 1 – 4. Dated 3-17-22
	Background and Operational Narrative Statement: Prepared by Attorney
	Brian L. McCann
	Neighborhood Impact Study: Kerin & Fazio, LLC

#### **Review Summary and Scope**

The applicant for the petition currently before the Bridgeport Planning & Zoning Commission has retained the Tyche Planning & Policy Group for the purposes of performing a technical and regulatory compliance review for the above referenced application. The Tyche Planning & Policy Group ("Tyche") is a Connecticut based planning firm with nearly forty years of combined experience working with Connecticut communities, private developers, and non-profit organizations. Our staff holds credentials from the American Institute of Certified Planners (AICP), the United States Green Building Council (LEED AP), The Institute for Sustainable Infrastructure (ENV-SP) and the Connecticut Association of Zoning Enforcement Officials (CZEO) and operate within the ethical standards outlined by these Organizations to maintain these professional certifications.

The purpose of this review is to perform a technical evaluation of the application's compliance with the City's Zoning Regulations ("Regulations") and to assess the overall compatibility of this project with the neighborhood.

#### **Application Summary:**

As you are well aware, this application seeks Certificate of Location Approval for a Cannabis Cultivation and Production Facility as required by §4.40.12 of the Regulations. In addition to the 500ft buffer for schools, §11.120, outlines six standards which must be satisfied before a Certificate of Location may be issued. Each of the criteria has been outlined below with a compliance statement based upon Tyche's review of the proposed operation.

#### 1. §4.40.12(a): Separating Distance:

Requires that any cannabis sales, cultivation, or production use be not less than 500ft from the nearest school as defined by §4.60.4

#### **Comment:**

The applicant has included with the application materials a buffer map and an associated property list to demonstrate that no school exists within 500ft of the proposed operation.

#### 2. §11.120(2)(a) Compatibility with MPOCD:

Requires the proposed use to be compatible with and implement the objectives of the MPOCD.

#### **Comment:**

Bridgeport's 2019 Master Plan of Conservation and Development (MPOCD) is a visionary document which establishes very clear goals for what the City should focus on for the duration of the ten-year Plan. After a review of these priorities, this proposal aligns with the vision of this plan as follows:

Goal 2.1: Reduce the tax burden on residents by growing the grand list, attracting new businesses, growing existing businesses and encouraging corporate leadership.

This project proposes to renovate existing and vacant industrial spaces, the largest of which is approximately 88,000sf. Beyond the increase to tax revenue based upon the renovation of these buildings, once operational, this facility is expected to create 75-100 new jobs. Furthermore, allowing these buildings to be adapted and utilized in other manners will diversify corporate occupancy and increase the City's grand list, thus reducing the tax burden on residents while improving Bridgeport's economic vitality.

#### Goal 2.5: Encourage development of brownfields and other underutilized or vacant properties.

The proposed use will serve to occupy buildings which are currently not well positioned for today's real estate market. The recent paradigm shift allowing many employees to work remotely, coupled with the increasing demand for industrial warehouses in excess of 1MM square feet, has significantly reduced the number of potential users for buildings of this size and type. Providing the opportunity for uses such as the one proposed for 141 North Ave will continue to encourage the occupancy of underutilized buildings.

#### Goal 2.9.2: Promote infill redevelopment by new manufacturing businesses.

As mentioned above, this project would facilitate the reuse of multiple underutilized buildings, which would include all of the components of traditional manufacturing. Per the submitted "Warehouse Building Plans," cannabis would be produced, processed, and packaged on the premises.

#### **3.** §11.120(2)(b): Future Development:

Involves the PZC making a determination that the proposed use will not impair future development in this area.

#### **Comment:**

Per the Regulations, the CX Zone is deemed an appropriate location for "heavy commercial," "low-impact production and manufacturing," and "warehouses". The proposed use is in keeping with the historic use of the existing warehouse since it was originally built in 1965, and the existing office building will remain unchanged. Further, nothing within the State's requirements for cannabis establishments of the Regulations would limit any use near this facility.

#### 4. §11.120(2)(c) Adequate safeguards:

Necessitates the application to include adequate safeguards to protect adjacent properties and the surrounding neighborhood.

Three of the most prominent concerns typically raised associated with cannabis establishments are typically related to odor mitigation, security, and parking/traffic.

**Odor:** The applicant has provided information as part of their operational narrative to demonstrate that high-pressure fogging systems, carbon filtering, and ONA gel canisters will neutralize and substantially eliminate odors from the air before they are vented from the building. Further, building vents will not direct air toward adjacent properties.

**Security:** The proposed facility will be fully gated so that access to the building by the general public will not be permitted. The applicant is not proposing a signage plan for the property or to advertise in any way to the public the location or use of the facility. In addition, the applicant's operational statement proposes a security plan which meets the criteria as established by the CT Department of Consumer Protection's Policies and Procedures (effective Jan 26, 2022). They plan to employ the use of 24/7 redundant video and security monitoring, the facility will only be accessible to authorized personnel, and all access will be logged. In addition, there will be no outdoor operations.

**Parking/Traffic:** While the proposed use is changing per the Regulations, there will be no change to the operation of this site. The office building along the frontage of North Ave is not proposed to change, and the rear building(s) will continue to be used for (cannabis) cultivation and processing. The operation is expected to employ between 75 and 100 employees, who will work at the facility divided between three shifts. The existing parking lot on 218/226/234 Island Avenue provides 44 parking spaces which will be re-striped by the applicant per the submitted site plan and utilized for employee parking. There are an additional 60 parking spaces provided by the site access on North Avenue. Many of the existing and previously utilized loading bays/garage doors will be removed and no longer generate truck traffic associated with delivery and pickup operations.

#### 5. §11.120(2)(d): Relationship to Residential Uses:

Calls for review for congruence with residential uses for parcels in the N or NX Zones

#### **Comment:**

This criterion is not applicable as there are no adjacent parcels with an N or NX zoning designation.

#### **6.** §11.120(2)(e): Adverse Impacts:

Involves a review to ensure the proposed use will not adversely affect property values

#### **Comment:**

As described, the proposed use will occupy an existing industrial warehouse which was originally constructed in 1965. The proposed use will not alter the building façade or historic use of the site. In addition, unlike many of the uses in this area, the proposed use will involve no outdoor operations or storage of any kind. To adjacent uses and passersby, there will be no exterior indication as to what the use of the building will be and further, the warehouse is set over 200ft back from North Avenue and substantially buffered by the existing 2-story office building. This is further supported by the submitted Neighborhood Impact Study prepared by Kerin & Fazio, LLC.

#### 7. §11.120(2)(f): Conflict with Existing Uses:

Calls for a review of the surrounding uses to ensure the proposed use will not be in conflict.

#### **Comment:**

The 500ft radius map provided with the application materials outlines that the neighborhood surrounding this facility is predominantly existing commercial/industrial uses and automotive retail and repair. There are no schools, places of worship, day cares or other similar places of assembly which are generally considered to be incompatible with manufacturing and processing uses.

#### **Professional Conclusion**

After a review of the submitted application materials and the criteria established by §4.40.12 and §11.120 of the Bridgeport Zoning Regulations, it is the professional opinion of the Tyche Planning & Policy Group that the Bridgeport Planning & Zoning Commission should act favorably on this application. As outlined above, the application meets or exceeds all the minimum criteria for approval.

Should the Commission feel more comfortable with issuing a conditional approval, Tyche would recommend consideration of the following conditions:

- 1. Prior to commencement of the operation, the applicant shall submit documentation confirming that the proposed HVAC and air filtration systems have been installed as indicated within the application materials.
- 2. For any portions of the building that will use artificial light during non-daylight hours, the applicant shall provide adequate shading or glazing on any windows so as to prevent objectionable glare to adjacent properties.
- 3. The exterior of the building, loading docks and parking areas shall be adequately lit with full cutoff fixtures.
- 4. Loading docks shall not be utilized before 6am or after 10pm.
- 5. Any increase to the total area to be used for cultivation shall require approval from the Commission.
- 6. A copy of this Certificate of Location Approval shall be filed in the Town Clerk's Office along with a copy of the State issued cannabis establishment license within 90 days of the issuance of a final license from the CT Department of Consumer Protection. If such documentation is not filed, this Certification of Location approval shall be void.

Beyond a mere finding of regulatory compliance, approval of this application will result in the reinvestment of a vacant industrial building and the creation of many living-wage jobs. Job creation is important to the city, but it is also important to area businesses. These 75-100 additional employees will very likely also become customers for area businesses. They will make use of the nearby automotive repair facilities, buy gas at the intersection of North Ave and Island Brook Ave, or visit the multiple restaurants within walking distance of this property.

While there will be a clear and measurable positive impact to the City's grand list, the potential impact to the surrounding neighborhood following the addition of 75-100 new jobs in this neighborhood is likely to be just as, if not more, impactful.





Kerin & Fazio, LLC 23 Sherman Street Fairfield, CT 06824 Tel: (203) 259-9500 Fax: (203) 259-9501

www.kfvg.com

#### **Neighborhood Impact Study**

Proposed Cannabis Cultivation and Production Facility at: 141 North Avenue, et al Bridgeport, Connecticut 06606

#### **Prepared for:**

141 N Ave, LLC c/o
Brian McCann, Esquire
Pullman & Comley
850 Main Street
Bridgeport, Connecticut 06604

#### Prepared by:

David Herbst, MAI





March 28, 2022

141 N Ave, LLC c/o
Brian McCann, Esquire
Pullman & Comley
850 Main Street
Bridgeport, Connecticut 06604

Re: Neighborhood Impact Study of Proposed Cannabis Cultivation and Production at: 141 North Avenue, Bridgeport, Connecticut 06606

Dear Attorney McCann:

At your request, I have performed an analysis related to the proposed Cannabis Cultivation and Production use in an existing industrial property at 141 North Avenue, Bridgeport, CT. The purpose of my analysis is to render opinions with respect to its probable impact, if any, on the market value of neighboring properties.

The subject property is comprised of five parcels with frontage on North Avenue and Island Brook Avenue. The improvements are located on 141 North Avenue, a 3.16 acre site with frontage on North Avenue. There is a 13,848 square foot office building facing North Avenue, which will not be utilized by the proposed facility. The proposed use includes three buildings: two rear industrial buildings at 141 North Avenue with a total of 77,548 square feet, and an attached building at 196 Island Brook Avenue with a total of 18,800 square feet, on a 0.287 acre site. There are three additional 50'x150' parcels with frontage on Island Brook Avenue that serve as parking and loading docks for the industrial buildings. The three parcels, which total 0.51 acres, are known as 218, 226, and 234 Island Brook Avenue.

The proposed use of the subject property is for a Cannabis Cultivation and Production facility, defined by the State of Connecticut as follows:

**Cultivation** - "A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than 15,000 square feet of grow space."

**Production** – "A licensed product manufacturer may perform cannabis extractions, chemical synthesis, and all other manufacturing activities. A product manufacturer may sell, transfer, or transport its own products to a cannabis establishment, laboratory, or research program, provided such transportation is performed by utilizing its own employees or a transporter. **A product** 

manufacturer may not deliver any cannabis to a consumer, qualifying patient, or caregiver directly or through a delivery service."

Effective January 26, 2022 the State of Connecticut Department of Consumer Protection propagated the policies and procedures that outline the parameters of operation for licensees. These procedures include, among other things, provisions for record keeping, minimum security standards, employee training, transportation, and disposal.

Based on my analysis, which is summarized in the accompanying report, it is my opinion that the proposed use of the subject as a Cannabis Cultivation and Production facility will have no negative impact on the market value of neighboring properties, and will not change the character of the subject's neighborhood.

Based on my review of planning documents (listed in Scope of Work), a site and neighborhood inspection, and an analysis of sales, leases, and market data in areas proximate to existing Cannabis Cultivation and Production in Connecticut, the major findings of my analysis are summarized as follows:

- 1. The surrounding property use is primarily industrial and heavy commercial
- 2. No retail sales of cannabis products are permitted under cultivation and production licenses
- 3. The proposed use is relatively low impact with approximately one employee per 1,925 square feet of building area working during rotating shifts
- 4. Truck traffic is minimal with one to two deliveries from the site per week in unmarked vans
- 5. Odor will be mitigated through the use of high-pressure fogging systems, HEPA and carbon filters, a negative air pressure system, and ONA Gel odor-absorbing canisters
- 6. Security is highly regulated by the State of Connecticut and consists of perimeter fencing, lighting, controlled access to the buildings, shatterproof windows, 24-7 security officers, video-monitoring, intrusion detection, and strict procedures for screening visitors
- 7. An analysis of lease, sale, and market data within Connecticut gives no indication of a negative impact to property values due to existing production or cultivation facilities

You will find the data, analyses, and conclusions in support of this opinion in the following report. It has been a pleasure to assist you in this assignment. If you have any questions, or if we can be of further service, please feel free to contact us.

Respectfully submitted, Kerin & Fazio, LLC

David Herbst, MAI

State Certified General Appraiser,

Connecticut No. RCG.1252

04-30-2022

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#### Introduction

141 N Ave, LLC c/o
Brian McCann, Esquire
Pullman & Comley
141 N Ave, LLC
141 N Ave, LLC
To assist the Client and intended users in determining whether the
use of the subject for Cannabis Cultivation and Production has an
impact on the market value of surrounding properties.
The intended users of this report are the client, the Bridgeport
Planning and Zoning Commission, and other stakeholders in the
proposed application.

#### Scope of Work

#### **Elements of Assignment**

The scope of work relates to the type and extent of research and analysis applied in an assignment, based upon the following elements:

- Client and intended users
- Subject property characteristics

- Intended use
- Assignment conditions

#### **Summary of Assignment**

The purpose of this analysis is to make a reasonable judgment as to what effect (if any) the proposed use of the subject property as a Cannabis Cultivation and Production facility will have on surrounding property values.

#### Type and Extent of Research

The following sources are researched to develop the analysis:

- Physical inspections of the subject property and surrounding neighborhood
- 2. GIS Maps and the Zoning Map of the city of Bridgeport showing the subject site and surrounding properties
- 3. The Zoning Code of the City of Bridgeport, adopted November 29, 2021
- 4. Field Cards from the Bridgeport Assessor's Office
- 5. "Background and Operations Narrative" for Nautical Botanicals
- 6. Cultivation plan developed by Guedes Associates, Inc.
- 7. Technical and Regulatory Compliance Review by Tyche Planning & Policy Group



- 8. State of Connecticut Senate Bill No. 1201
- 9. CT Department of Consumer Protection Regulation of Adult Use Cannabis effective January 26, 2022

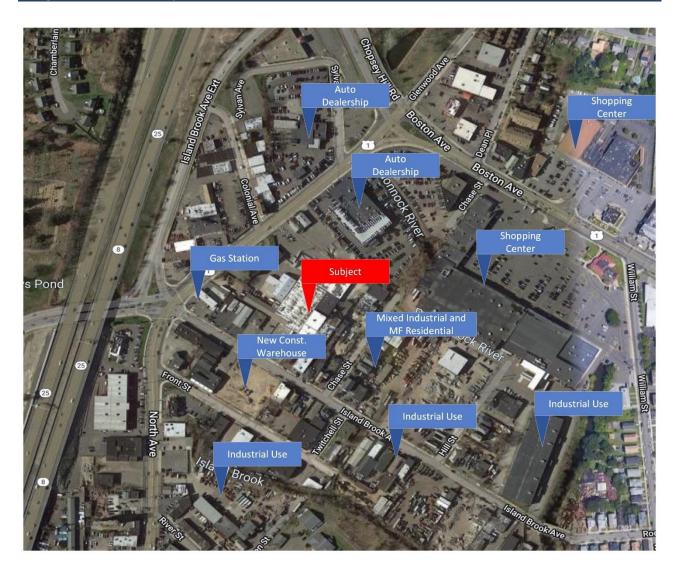
#### Type and Extent of Analysis

An analysis of the site characteristics before and after the proposed use is developed. The analysis considers potential impacts to the surrounding area arising from traffic, security, and/or odors, giving consideration to the site and neighborhood characteristics, the intensity of the proposed use, and proposed mitigation strategies. An analysis of market sale and rental data is developed to estimate the impact of the proposed use at the subject facility on the market value of the neighboring properties. Market data from three out of four existing facilities in Connecticut is analyzed. The fourth facility is located in an area with a relatively low density of development and is excluded due to the lack of data.

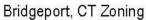


# **Neighborhood Analysis**

# Neighborhood Aerial Map



#### Zoning Map





#### Description of Neighborhood

The subject property is split between the CX (Heavy Commercial) and I (Industrial) Zones. The entire property was formerly located in the I-L (Light Industrial) Zone prior to the updated Zoning Regulations adopted in November 2021. The surrounding property use is primarily industrial along Island Brook Avenue, with a mix of commercial and industrial uses along North Avenue, and retail use along Boston Avenue. Industrial uses in the immediate area include several contractor's storage yards, light industrial uses, scrap yards, and a new construction warehouse building on the south side of Island Brook Avenue. The neighborhood is at the northern end of an industrial corridor that is bounded by Route 8 to the west, the Pequonnock River to the east, and Downtown Bridgeport to the south.

Descriptions of the neighboring properties are presented as follows:

North - The proposed use is located in a rear building at 141 North Avenue. Immediately

to the northwest is a 13,848 square foot office building on the subject site, fronting on North Avenue, which will not be utilized for cannabis cultivation or production. Across North Avenue is a cluster of automotive related uses including auto body

and repair shops, used vehicle storage, and a new car dealership. Abutting the

subject to the northeast is a new car dealership.

East - Property use to the east is primarily industrial along Island Brook Avenue, with

scattered mixed-use and multi-family dwellings. Industrial uses include scrap yards, contractor's yards, light industrial use, warehouse, and auto-related uses.

There are mixed industrial and multi-family residential uses located along Chase

Street to the east of the subject.

South - Property use to the south is primarily industrial including a new construction

warehouse across from the subject on Island Brook Avenue. Industrial use

continues to the south approximately one mile to East Washington Avenue.

West - To the west of the subject is an auto repair shop and a high-volume gas station at

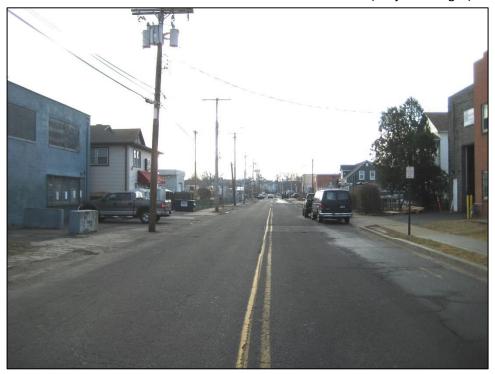
the corner of North Avenue, and Island Brook Avenue. There are quick-serve restaurants at the northwest and southwest corners of North Avenue and Capitol

Avenue. Farther to the west is the Route 8 overpass and the Park Cemetery.

#### Neighborhood Photos



View west on Island Brook Avenue towards North Avenue (subject on right)



View east on Island Brook Avenue



Abutting property to east on Island Brook Avenue



Northwest corner of Twitchell Street and Island Brook Avenue



North side of Island Brook Avenue towards Chase Street



New Construction Warehouse across Island Brook Avenue from subject



Contractor's yard on Chase Street



Multi-family properties on Chase Street (across from contractor's yard)



View south on North Avenue



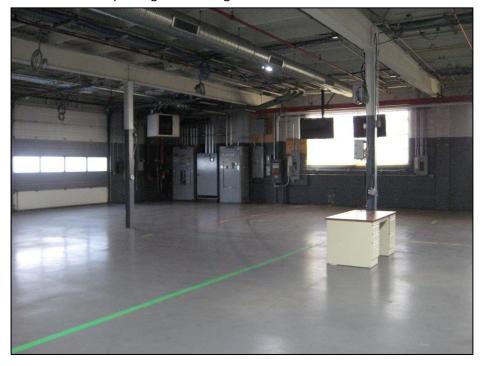
View north on North Avenue

# **Property Analysis**

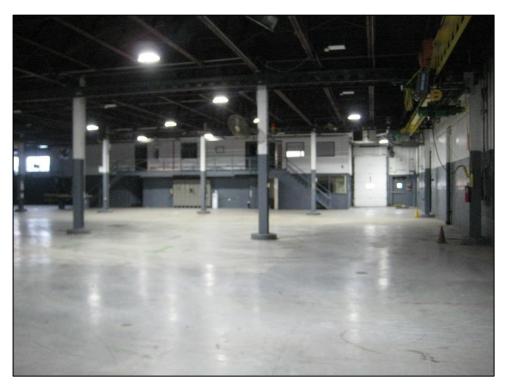
#### **Photos of Subject Property**



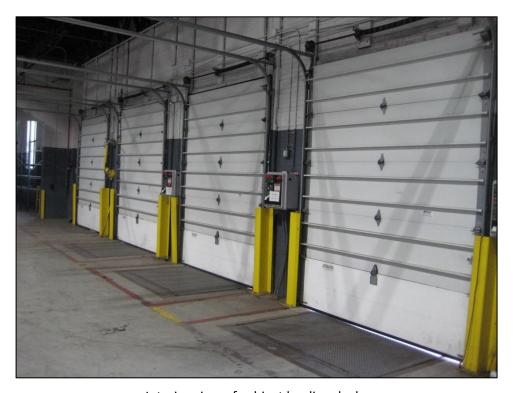
View of parking and loading area from Island Brook Avenue



Interior view of subject



Interior view of subject



Interior view of subject loading docks

# GIS Map of Site



#### Aerial View of Site



#### **Site Description**

Address: 141 North Avenue

196 Island Brook Avenue 218 Island Brook Avenue 226 Island Brook Avenue 234 Island Brook Avenue Bridgeport, Connecticut

Assessor's MBLU: Map 60 Block 1535 Lots 4B, 12, 13, 14, and 15

Property Owner: 141 N Ave, LLC

Zoning: 141 North Avenue has CX (Heavy Commercial) Zoning and 196-234 Island

Brook Avenue have I (Industrial) Zoning

Gross Land Area: The site is comprised of a total of 3.957 acres

Frontage: 324.54 linear feet on North Avenue

200.00 linear feet on Island Brook Avenue (non-contiguous)

Utilities to Site: All public utilities are available

#### Improvement Description

The primary parcel is 141 North Avenue, which is 3.16 acres improved with three buildings. There is a 13,848 square foot office building fronting on North Avenue, which is not part of the application. Subject to this application are two rear industrial buildings; a 70,908 square foot building, and a 6,640 square foot preengineered steel warehouse building. There is an attached building at 196 Island Brook Avenue with a total of 18,800 square feet. The total GBA of the property, excluding the 13,848 square foot office building is 96,348 square feet.



# **Description of Proposed Use**

The subject property is a former manufacturing and warehouse facility. The proposed use of the subject property is for a Cannabis Cultivation and Production facility. There are currently four licensed cultivation and production facilities in Connecticut that have been associated with medical cannabis production. The state is currently accepting applications to expand the current cultivation capacity since the legalization of adult-use in July 2021.

The proposed use of the subject property is for a Cannabis Cultivation and Production facility, defined by the State of Connecticut as follows:

**Cultivation** - "A person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than 15,000 square feet of grow space."

**Production** – "A licensed product manufacturer may perform cannabis extractions, chemical synthesis, and all other manufacturing activities. A product manufacturer may sell, transfer, or transport its own products to a cannabis establishment, laboratory, or research program, provided such transportation is performed by utilizing its own employees or a transporter. **A product manufacturer may not deliver any cannabis to a consumer, qualifying patient, or caregiver directly or through a delivery service."** 

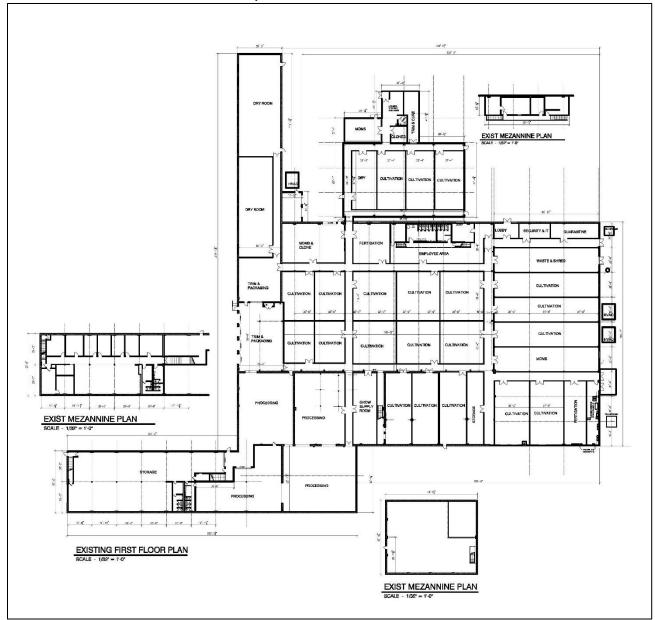
Effective January 26, 2022 the State of Connecticut Department of Consumer Protection (DCP) propagated the policies and procedures that outline the parameters of operation for licensees. These procedures include, among other things, provisions for record keeping, minimum security standards, employee training, transportation, and disposal. A cultivation license does not permit retail sales direct to consumers. The policy also limits the size of a cultivation facility to a maximum of 250,000 square feet of aggregate space.

#### Cultivation and Production at the Subject Property

All cultivation and production will take place within the buildings (see floor plan on following page). The majority of floor area is comprised of partitioned cultivation space, with separate areas for production and storage. The main access to the facility will be via Island Brook Avenue, which will include the main employee parking and shipping docks. There will be approximately 75-100 employees working in rotating shifts, with an estimated maximum of 50 employees per shift. Product transportation from the site will consist of one to two deliveries per week in unmarked vans by DCP licensed transportation contractors.



#### **Proposed Use Floor Plan Detail**



#### Traffic

Traffic to the subject facility is limited to employees and product transportation. No retail sales of cannabis products are permitted under cultivation and production licenses. Given the size of the improvements, which total 96,348 square feet, there are minimal traffic impacts to the surrounding area. Based on a projected level of 50 employees per shift at the facility, there is a density of approximately 0.52 employee per 1,000 square foot of building area or one employee per 1,925 square feet of building area. The subject employee density is compared to alternate uses based on data from the U.S. Department of Energy's Commercial Building Energy Consumption Survey, summarized in the following table:

#### Median Square Feet per Employee

Property Use	SF Per Employee
Subject Property	1,925
Warehouse and storage	1,500
Buildings with manufacturing	1,167
Office	600

The number of square feet per employees is below the warehouse and storage category. In addition, product transportation from the site is expected to occur by van one to two times per week, which is far less intense than typical distribution warehouse uses.

#### **Odor Mitigation**

The cultivation and production processes are highly controlled and regulated for quality control and to minimize potential impacts to surrounding properties. As stated previously, all cultivation and production will take place within the buildings. The majority of floor area is comprised of partitioned cultivation space, with separate areas for production and storage. Odor mitigation is achieved through the use of filtration, negative air pressure systems, and ONA Gel odor-absorbing canisters.

#### Security

The property was formerly utilized by a military contractor and there is perimeter fencing with heavy duty gates and barbed wire surrounding the facility. Access to the subject facility will be highly controlled and is regulated by the DCP. The security plan consists of perimeter fencing, site lighting, controlled access to the buildings, shatterproof windows, 24-7 security officers, video-monitoring, intrusion detection, and strict procedures for screening visitors. The facility will not be open to the public. Visitors are limited to maintenance contractors, business guests, or other visitors with prior approval from the DCP and the Connecticut Bureau of Investigations.

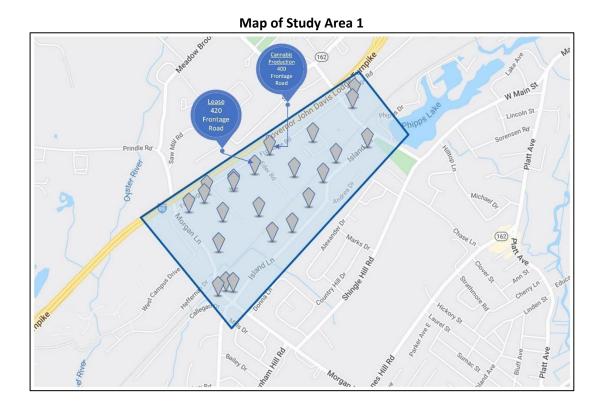


# **Neighborhood Impact Analysis**

#### Neighborhood Study Area 1 – Frontage Road, West Haven

Study Area 1 is the area surrounding the current location of Advanced Grow Labs, an existing cannabis cultivation and production facility in West Haven, CT. The facility opened at 400 Frontage Road in West Haven in 2014, and has since expanded twice within the 62,000 square foot building. The area is an industrial neighborhood bounded by Interstate 95 to the north, the Metro North Rail line to the south, Morgan Lane to the west, and Allings Crossing Road to the east.

Leases from Study Area 1 are compared to leases within similar facilities located with the wider market area to determine the impact, if any, of cannabis cultivation and production at 400 Frontage Road. In addition, the overall market performance within Study Area 1 is compared with the overall market performance in the area to determine if there has been any measurable impact to property values since 2014, when cannabis cultivation and production commenced at 400 Frontage Road. The following map shows the boundaries of Study Area 1 including the location of the cannabis facility (400 Frontage Road) and comparable leases in the building at 420 Frontage Road.



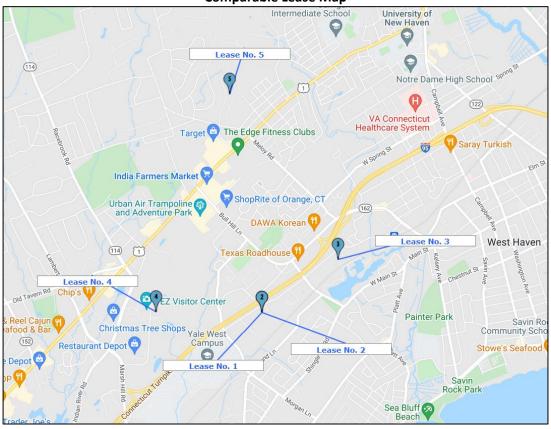
#### Comparable Lease Analysis

There were two leases at 420 Frontage Road in 2019, which are compared to three leases outside of Study Area 1, located within West Haven and Orange. The leases are summarized in the following table.

**Summary of Comparable Leases** 

7					
Property	1	2	3	5	6
	Study	Area 1	Control Group		
Address	420 Frontage Road	420 Frontage Road	190 Frontage Road	235 Edison Road	281-283 Dogburn Road
City/Municipality	West Haven	West Haven	West Haven	Orange	West Haven
Property Type	Industrial, Warehouse	Industrial, Warehouse	Industrial, Warehouse	Manufacturing, Light Industrial	Manufacturing, Light Industrial
GBA	64,000	64,000	128,846	118,160	181,000
Year Built	1970	1970	1967	1997	1977
Ceiling Height	22.00	22.00	24.00	18.00	22.00
Leased Area (SF)	32,000	22,880	113,850	58,600	6,400
Tenant	Nations Roof	Hope Kitchens and	American Freight	Nutmeg Machining	MY PSM
		Cabinets		Techniques, Inc.	
Lease Date	8/1/2019	9/1/2019	12/1/2019	9/1/2020	5/2/2018
Reimbursement Type	NNN	NNN	NNN	NNN	NNN
Lease Rate per SF	\$5.50	\$5.25	\$5.50	\$6.00	\$5.00

#### **Comparable Lease Map**

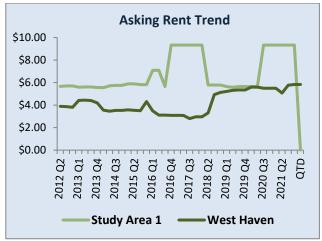


Leases #1 and #2, located on the abutting property as the cannabis production facility, leased at \$5.50 per square foot and \$5.25 per square foot in the 3<sup>rd</sup> and 4<sup>th</sup> Quarter of 2019. The three comparable leases outside of Study Area 1 leased between \$5.00 per square foot and \$6.00 per square foot, with the leases executed between May 2018 and September 2020. The lower end of the comparable range is for a facility with an inferior location farther from Interstate 95. The upper end of the range is a relatively newer building (1997 vs. 1970) and has a superior location in Orange, Connecticut. Overall, the comparable leases are within a similar range and there is no evidence that proximity to an existing cannabis cultivation and production facility had an impact on market lease rates at 420 Frontage Road.

#### Comparison of Overall Market Performance

There are approximately 1,120,000 square feet of industrial inventory within Study Area 1, compared to approximately 6,825,000 square feet within the entire West Haven market. The vacancy rate and asking rent trends from within Study Area 1 and the entire West Haven market are summarized in the following tables.





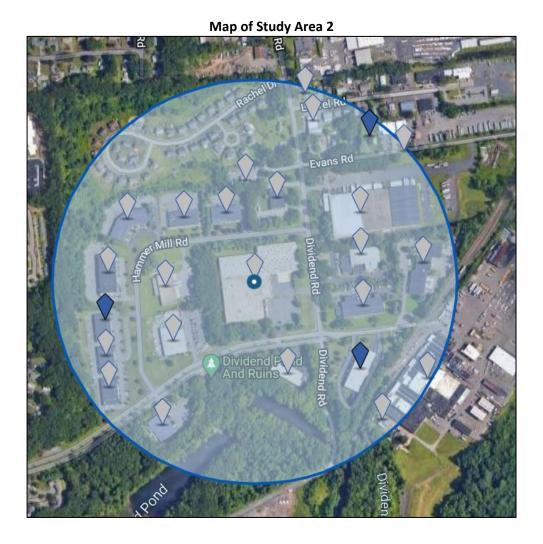
Source: CoStar

The data indicates that vacancy rates within Study Area 1 were approximately 15% before cannabis cultivation and production began at 400 Frontage Road in 2014. Vacancy rates declined sharply through 2016, with no vacant space reported in the study area since the 4<sup>th</sup> Quarter 2018. The vacancy rate in the entire West Haven market has been between 0.3% and 2.9% since the 4<sup>th</sup> Quarter 2018. Average asking rental rates have generally remained above the West Haven market as a whole, with some variability due to the relatively low levels of space available.

Based on the vacancy rate and rental rate trends summarized above, there is no evidence that the overall market performance within Study Area 1 has been negatively impacted by cannabis cultivation and production.

#### Neighborhood Study Area 2 – Dividend Road, Rocky Hill

Study Area 2 is defined as a 0.25 mile radius from the 216,500 square foot cultivation and production facility, located at 280 Dividend Road in Rocky Hill, CT, operated by CTPharma. The facility was purchased by CTPharma in February 2020, after they received a Special Permit from the Rocky Hill Planning and Zoning Commission in the Summer of 2019. CTPharma is expanding from an existing 15,000 square foot facility located in Portland, CT. The immediate area surrounding the facility has industrial property use. The closest residential use is located approximately 500 feet to the north on Rachel Drive.



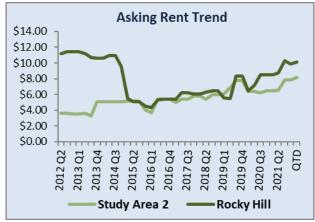
#### Comparison of Overall Industrial Market Performance

The overall market performance of industrial properties within 0.25 mile of the cannabis production facility at 280 Dividend Road, and sales trends within the Rachel Drive subdivision (located approximately 500 feet from the facility) are analyzed.

There are approximately 1,000,000 square feet of industrial inventory within the 0.25 mile radius study area, compared to approximately 3,300,000 within the entire Rocky Hill industrial market. The vacancy rate and asking rent trends from within Study Area 2 and the entire Rocky Hill industrial market are summarized in the following tables.

#### **Vacancy Rate Trend** 16.0% 14.0% 12.0% 10.0% 8.0% 6.0% 4.0% 2.0% 0.0% 2019 Q4 2020 Q3 2016 Q1 2015 Q2 03 2018 Q2 2019 Q1 2016 Q4 02 Q1 Q4 Q3 Rocky Hill Study Area 2





Source: CoStar

The data indicates that vacancy rates within Study Area 2 were between 3% and 4% prior to the approval of cannabis cultivation and production at 280 Dividend Road in 2019. Vacancy rates have remained within a similar range in 2020 through the first quarter of 2022, between a low of 1.7% and a high of 4.3%. The vacancy rate in the entire Rocky Hill market is significantly higher than Study Area 2, between 9.8% and 11.4% between 2019 and 2022. The vacancy rate within Rocky Hill has exhibited a flat to slight upward trend since 2019, while vacancy rates within Study Area 2 have exhibited a flat to slightly downward trend. Average asking rents within Study Area 2 and Rocky Hill have followed a similar upward trend since 2019.

Based on the vacancy rate and rental rate trends summarized above, there is no evidence that the overall industrial market performance within Study Area 2 has been negatively impacted by cannabis cultivation and production.

A comparison of the trend of median sale price per square foot for residential properties proximate to the cannabis production facility is developed. The Rachel Drive subdivision is a 42 lot residential development built in the mid-2000s on lots less than 0.20 acres. The south facing lots back up to the industrial property use along Hammer Mill Road (see map on page 27). The analysis is based on the annual change in median sale price per square foot between 2018 (prior to zoning approval) and 2021, for sales within the Rachel Drive subdivision compared to the Rocky Hill market as a whole.

#### **Median Sale Price Per Square Foot**

Year	Rachel Drive	All Rocky Hill
2018	\$157	\$161
2021	\$203	\$189
Annual % Change	9%	8%

#### **Median Sale Price**

Year	Rachel Drive	All Rocky Hill
2018	\$355,000	\$209,250
2021	\$441,000	\$255,000
Annual % Change	7%	7%

Source: CMLS

The data indicates that the annual change for the Rachel Drive subdivision is similar to the Rocky Hill market as a whole. The aggregate data does not indicate an adverse impact as a result of proximity to a cannabis production facility.

#### Neighborhood Study Area 3 – Hopmeadow Street, Simsbury, CT

Study Area 3 is the area surrounding an existing cultivation and production facility, located at 34 Hopmeadow Street, operated by Curaleaf. Curaleaf operated a smaller facility in Simsbury beginning in 2014, and moved into the current location after receiving approvals in 2018. In the summer of 2021, an expansion of the Hopmeadow Street facility was approved by the Simsbury Planning and Zoning Commission, increasing the size of the building from approximately 60,000 square feet to 106,000 square feet. No members of the public commented on the application during the public hearing.

The immediate area has low density mixed commercial and residential uses. Abutting property use includes Aspen Green, a 181 unit apartment development constructed in 2017, and an approved self-storage facility.

An analysis of rental rates at the neighboring Aspen Green development and similar properties in Simsbury is developed. The analysis includes a comparison of the current average rent per square foot for two-bedroom units at Aspen Green and three new-construction apartment development is Simsbury, along with the trend in rental rates per square foot between 2018 and 2022.





Map of Study Area 3

Rental Rate Survey – Simsbury Apartments Constructed After 2015

Property	Study Area 3	Control #1	Control #2	Control #3
Property Name	Aspen Green	Highcroft Apartments	The Pointe at Dorsett	The Ridge at Talcott
			Crossing	Mountain
Address	20 Hopmeadow Street	1100 Highcroft Place	281-283 Dogburn	200 Hopmeadow
			Road	Street
City/Municipality	Simsbury, CT	Simsbury, CT	Simsbury, CT	Simsbury, CT
Building Type	Apartments	Apartments	Apartments	Apartments
Year Built	2017	2016	2015	2019
GBA	181,000	315,540	185,813	224,000
Number of Units	181	272	168	135
Number of Beds/Baths	2 Bedroom	2 Bedroom	2 Bedroom	2 Bedroom
Units Size	1,193	1,367	1,250	1,289
Survey Date	3/25/2022	3/25/2022	3/25/2022	3/25/2022
Monthly Rent	\$2,550	\$2,677	\$2,098	\$2,454
Rent/SF/Month	\$2.14	\$1.96	\$1.68	\$1.90

#### **Effective Rent/SF Trend – Simsbury New Construction Apartments**

Period	Control Group	Aspen Green
1st Quarter 2018	\$1.68	\$1.60
1st Quarter 2022	\$1.92	\$2.09
Annual Rate of Change	3.4%	6.9%

The data indicates that Aspen Green has the highest rent per square foot of comparable properties, and the rent growth has outpaced the market as a whole. Based on the preceding data, there is no evidence that the overall market performance within Study Area 3 has been negatively impacted by cannabis cultivation and production.

#### Conclusion

Market data from three out of four existing Cannabis Production facilities in Connecticut is analyzed as summarized in the previous sections. An analysis of the fourth facility is excluded due to its location in a low density industrial area with a total of 340,000 square feet of inventory in a ¼ mile radius. Although a detailed analysis is not developed, there is no indication that the facility impacted property values, with no vacancy within the immediate area since 2016.

Based on the preceding analysis, it is my opinion that the proposed use of the subject property for Cannabis Cultivation and Production will have no negative impact on the market value of neighboring properties and will not negatively change the character of the subject's neighborhood.



#### **Certification of Value**

I certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results. Furthermore, our engagement was not conditioned upon the appraisal producing a specific value, a value within a given range or the approval of a loan.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute as well as the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- No one provided significant professional assistance to the person signing this report.
- David Herbst, MAI did personally inspect the subject property.
- As of the date of this report, David Herbst, MAI has completed the requirements of the continuing education program of the Appraisal Institute.
- I have not appraised or provided valuation consulting related to the subject property in the threeyear period immediately preceding the acceptance of this assignment.

David Herbst, MAI

State Certified General Appraiser,

Connecticut No. RCG.1252

04-30-2022

#### **Addenda**

#### David J. Herbst, MAI - Outline of Qualifications, Education, and Experience

#### **Biographical Data**

David has a diverse real estate background that includes commercial leasing and sales, construction management, and appraisal. A graduate of the University of Michigan, David holds a bachelor's degree in Economics. He has earned the Appraisal Institute's distinguished MAI membership designation, indicating an advanced level of expertise in the valuation of commercial, industrial, and other property types.

#### **Professional Affiliations**

Appraisal Institute – MAI Designation, Certificate #497388

Certified General Real Estate Appraiser, State of Connecticut # RCG.1252

Certified General Real Estate Appraiser, State of New York # 46000050523

#### **Education and Training**

Graduate, University of Michigan, Ann Arbor, MI – Earned BA in Economics

Completed courses and seminars offered by the University of Michigan, the Appraisal Institute, as well as other real estate institutions, including the following:

- Appraisal I
- Real Estate Economics
- International Finance
- General Appraiser Income Approach II
- Advanced Applications
- Tenant Credit Analysis
- Separating Real Property, Personal Property, and Intangible Business Assets
- Analyzing Distressed Real Estate
- Appraisal of Medical Office Buildings

- Appraisal II
- Money & Banking
- International Trade Theory
- Real Estate Finance and Statistics
- Market Analysis and Highest & Best Use
- Advanced Income Capitalization
- Advanced Sales Comparison and Cost Approach
- Report Writing and Valuation Analysis
- Appraising Convenience Stores

#### **Representative Property Types**

Office, retail centers, industrial, multi-family, single-family residential/subdivisions, commercial land, nursing homes, assisted living facilities, condominium developments, easements, golf courses, marinas, auto dealerships, and hospitality



#### **Expert Witness Background**

Qualified as expert witness in State of Connecticut Superior Courts

#### **Recent Employment**

1/1/2014-present: Partner of Kerin & Fazio, LLC, Fairfield, CT

1/2007-12/13/2013: Commercial Appraiser - Kerin & Fazio, LLC, Fairfield, CT

9/2005-12/2006: Commercial Real Estate Agent / Appraiser – John D. Hastings, Inc. Westport, CT

#### **Connecticut License**

#### STATE OF CONNECTICUT \* DEPARTMENT OF CONSUMER PROTECTION

Be it Known That

### DAVID J HERBST

has been certified by the Department of Consumer Protection as a licensed

CERTIFIED GENERAL REAL ESTATE APPRAISER

License #: RCG.0001252

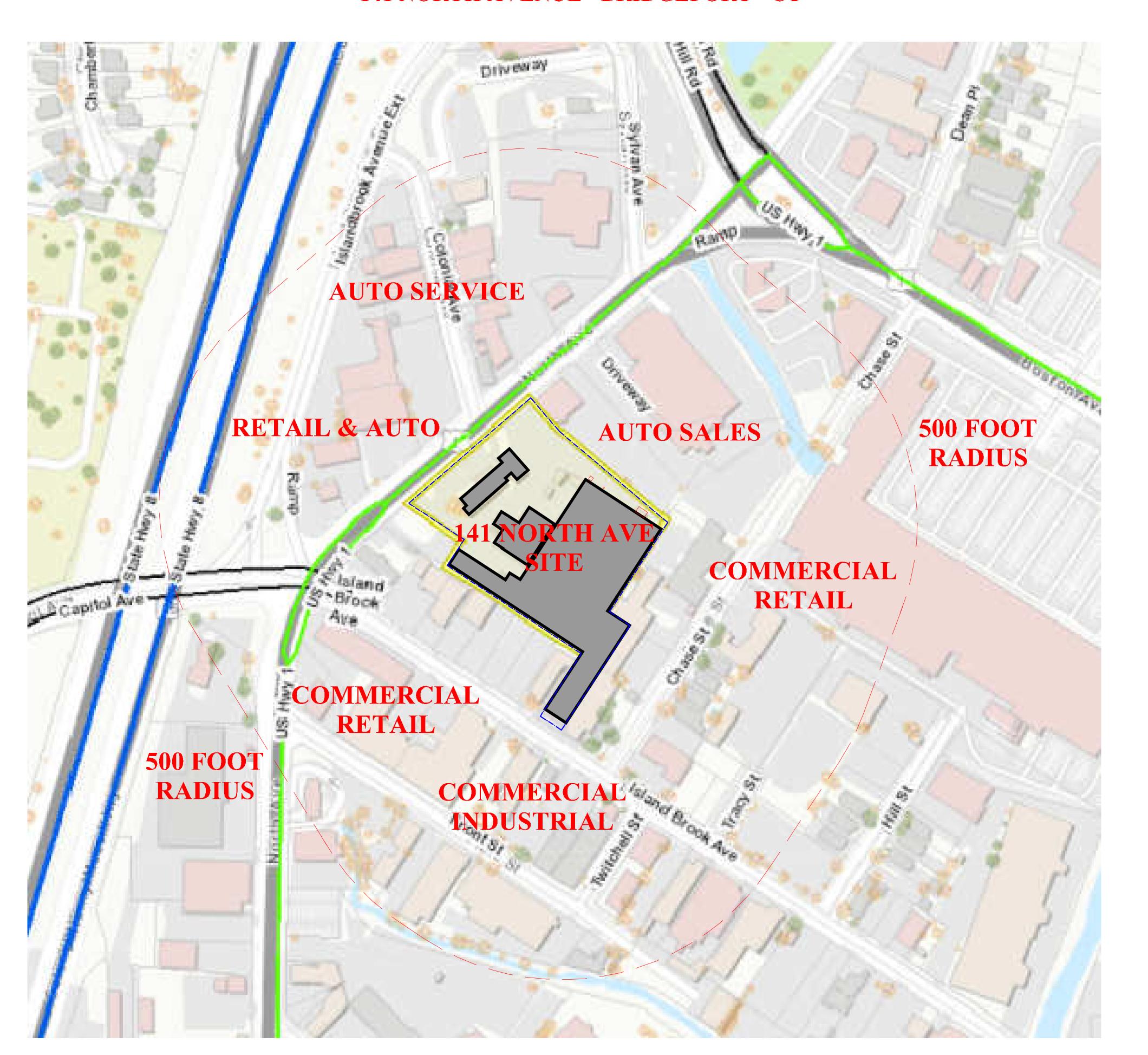
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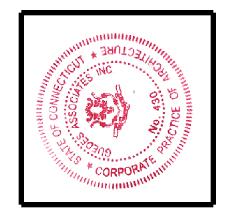
Expiration Date: 04/30/2022

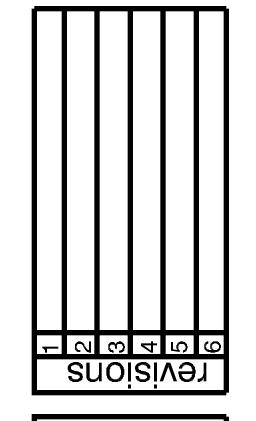
Michelle Segull Michelle Seagull, Commissioner

# NAUTILUS BOTANICALS

141 NORTH AVENUE - BRIDGEPORT - CT







DES ASSOCIATES, IN gners, Architects & Project Managers



scale: AS NOTED project #: 00222

date:
3-17-22
drawn:
proje

TILUS BOTANICALS NORTH AVE GEPORT, CT

This drawing is the property of the architect, it has been prepared specifically for the owner of this project at this site and is not to be used for any other purpose, location, or owner without written consent of the architect. Method of construction shown on this drawing should be followed exactly. Any deviation without architect's consent or supervision, the architect will not be held responsible for damages.

C O M P A N I E S





Country:

# SECRETARY OF THE STATE OF CONNECTICUT

CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY - DOMESTIC

LIMITED	LIABILITY	COMPANY -	DOMESTIC					
FILING P	ARTY(CON	FIRMATION W	VILL BE SENT TO THIS	S ADDRESS)				
Name:	INCORP SE	ERVICES, INC						
Mailing 3773 HOWARD HUGHES PARKWAY				DI	TING #00	006004506	DC 1 OF 2	
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1. NAME	OF LIMITE	D LIABILITY	COMPANY - REQU	IRED: (MUST	INCLUDE E	SUSINESS DI	SIGNATION LE	LLC, L.L.C
ETC.)								
141 N A	VE LLC			4	7.5			
2. LLC'S	PRINCIPAL	OFFICE AD	DRESS - REQUIRE	D:(NO P.O. BO	X) PROVID	E FULL ADD	RESS.	
Street:		1862 EAST						
City:		BRIDGEPO	RT					
State:		СТ			Zip:	06610		
Country:					1.5			
2 MAII II	NG ADDRE	ee DEOIIID	ED - PROVIDE FULL A	ADDRESS (DO	BOY IS AC	CEDTARIE)		
Street:	NG ADDRE	PO BOX 40		DDRESS, IF.O.	BUA IS AC	CEFTABLE		
City:		MIAMI BEA						
State:		FL IVII AIVII BEA	СП		Zip:	33140		
Country:		A second			Zip.	33140		
4. NAICS	CODE			NAICS SI NONE	JB CODE			
NONE				NONE				
5. APPO	INTMENT O	F REGISTER	RED AGENT - REQU	JIRED: (COMP	LETE A OR	B NOT BOT	<u>H)</u>	
A. IF A	GENT IS A	N INDIVIDUA	L.					
PRINT (	OR TYPE F	ULL LEGAL	NAME:	*	8			
CT BUSI	NESS ADD	RESS		CONNEC	TICUT RE	SIDENCE	ADDRESS (RE	QUIRED
			MUST STATE "NONE"		OT ACCEPTA			
Street:	NONE			Street:	NONE			
City:				City:				
State:			Zip:	State:			Zip:	
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City:								
State:					Zip:			

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SECRETARY OF THE STATE OF CONNECTICUT

SIGNATURE ACCEPTING APPOINTMENT: [This document has been executed and filed electronically]

B. IF AGENT IS A BUSINESS:

PRINT OR TYPE NAME OF BUSINESS AS IT APPEARS ON OUR RECORDS:

INCORP SERVICES, INC.

CT BUSINESS ADDRESS (P.O. BOX NOT ACCEPTABLE)

CT MAILING ADDRESS (P.O. BOX ACCEPTABLE)

6 LANDMARK SQ, 4TH FLOOR

6 LANDMARK SQ, 4TH FLOOR Street:

Street: City:

STAMFORD

City:

STAMFORD

State:

CT

Zip: 06901 - 2704

CT

Zip: 06901 - 2704

Country:

State: Country:

SIGNATURE ACCEPTING APPOINTMENT ON BEHALF OF AGENT: [This document has been executed and filed electronically]

ISABEL BURGOS ON BEHALF OF INCORP SERVICES, INC.

PRINT NAME & TITLE OF PERSON SIGNING:

ISABEL BURGOS ON BEHALF OF INCORP SERVICES,

INC. & SECRETARY

6. MANAGER OR MEMBER INFORMATION - REQUIRED: (MUST LIST ATLEAST ONE MANAGER OR MEMBER OF THE LLC.)

NAME / TITLE: ROJA LLC / MANAGER

**BUSINESS ADDRESS** 

RESIDENCE ADDRESS

Street:

4775 COLLINS AVE UNIT 2504

Street:

NONE

City:

MIAMI BEACH

City:

State:

FL

Zip: 33140

State:

Zip:

Country:

Country:

7. ENTITY EMAIL ADDRESS-REQUIRED: (IF NONE, MUST STATE "NONE.")

MANAGEDREPORTS@INCORP.COM

8 . EXECUTION - REQUIRED: (SUBJECT TO PENALTY OF FALSE STATEMENT) [This document has been executed and filed electronically]

Date: (MM/DD/YYYY) 09/29/2020

NAME OF ORGANIZER (print/type)	SIGNATURE (required)	
LORIE CUNI	LORIE CUNI	

#### 141 N AVE LLC ACTIVE

1862 EAST MAIN, BRIDGEPORT, CT, 06610, United States

**BUSINESS DETAILS Business Details** General Information **Business Name** 141 N AVE LLC Business status ACTIVE Citizenship/place of formation Domestic/Connecticut Business address 1862 EAST MAIN, BRIDGEPORT, CT, 06610, United States Annual report due 3/31/2023 NAICS code Lessors of Other Real Estate Property (531190) **Business ALEI** 1361061 Date formed 9/29/2020 Business type LLC Mailing address 4775 COLLINS AVENUE SUITE 2504, MIAMI BEACH, FL, 33140, United States Last report filed 2022 NAICS sub code **Principal Details** Principal Name **ROJA LLC** Principal Title MANAGER Principal Business address 4775 COLLINS AVE UNIT 2504, MIAMI BEACH, FL, 33140, United States

# Agent details Agent name INCORP SERVICES, INC. Agent Business address 6 LANDMARK SQ, 4TH FLOOR, STAMFORD, CT, 06901-2704, United States Agent Mailing address 6 LANDMARK SQ, 4TH FLOOR, STAMFORD, CT, 06901-2704, United States **Filing History** (https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022iwr/zF8KXhK0WifqIK6rCpDbUFmQeJOrv3SeaBmtURDKoKw) Volume Type Volume 97 Start page 919 Pages Date generated 9/29/2020 Digital copy View as PDF (https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000022iwr/zF8KXhK0WifqIK6rCpDbUFmQeJOrv3SeaBmtURDKoKw) (https://ctds.my.salesforce.com/sfc/p/t000000PNLu/a/t00000022UDM/.q32AucPrBal\_VBzzRT2k4ol8LesAa0XP\_AxLWpxMqw) Volume Type Volume 731 Start page 908 Pages

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#### ROJA LLC ACTIVE

4775 COLLINS AVE, 2504, MIAMI BEACH, FL, 33140, United States

#### **BUSINESS DETAILS**

#### **Business Details**

General Information

**Business Name** 

**ROJA LLC** 

**Business status** 

ACTIVE

Citizenship/place of formation

Domestic/Connecticut

**Business address** 

4775 COLLINS AVE, 2504, MIAMI BEACH, FL, 33140, United States

Annual report due

3/31/2023

NAICS code

Lessors of Other Real Estate Property (531190)

**Business ALEI** 

1361132

Date formed

9/30/2020

Business type

LLC

Mailing address

4775 COLLINS AVE, 2504, MIAMI BEACH, FL, 33140, United States

Last report filed

2022

NAICS sub code

#### **Principal Details**

Principal Name

ROBERT HERSKOWITZ

Principal Title

MANAGER

Principal Business address

4779 COLLINS AVENUE, SUITE 604, MIAMI BEACH, FL, 33140, United States

Principal Residence address

4775 COLLINS AVE UNIT 2504, MIAMI BEACH, FL, 33140, United States Principal Name JACOB HERSKOWITZ Principal Title MANAGER Principal Business address 275 WEST 96TH APT 25A, MANHATTAN, NY, 10025, United States Principal Residence address 275 WEST 96TH APT 25A, MANHATTAN, NY, 10025, United States Agent details Agent name INCORP SERVICES, INC. Agent Business address 6 LANDMARK SQ, 4TH FLOOR, STAMFORD, CT, 06901-2704, United States Agent Mailing address 6 LANDMARK SQ, 4TH FLOOR, STAMFORD, CT, 06901-2704, United States **Filing History** (https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000010k8S/00N3qdntpQn5SJbM3PZn3J0nAJ36EJtMRsDDMIh1SFE) Volume Type Volume 97 Start page 1121 **Pages** 3 Date generated 9/30/2020 Digital copy View as PDF (https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000010k8S/00N3qdntpQn5SJbM3PZn3JOnAJ36EJtMRsDDMih1SFE) (https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t0000002347t/0Af6m3xDrcM7lko5sTjfioJbhPPXNAuVZ9WYRsDSYZ8)

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#### 141 NORTH AVE AND 196, 218, 226, & 234 ISLAND BROOK AVE 100' NEIGHBORS LIST

<u>LOCATION</u>	<u>OWNER</u>	MAILING ADDRESS	CITY	<b>STATE</b>	ZIP
141 NORTH AV	141 N AVE LLC	1862 EAST MAIN ST	BRIDGEPORT	CT	06610
218 ISLAND BROOK AV	141 N AVE LLC	1862 EAST MAIN ST	BRIDGEPORT	CT	06610
75 CHASE ST	DEL VENTO ARLENE A	385 STEPNEY RD	EASTON	CT	06612
234 ISLAND BROOK AV	141 N AVE LLC	1862 EAST MAIN ST	BRIDGEPORT	CT	06610
	SYLVAN AVENUE ASSOCIATES (LIMITED				
66 NORTH AV	PARTNERSHIP)	60 NORTH AVE	BRIDGEPORT	CT	06606
	DSCW LLC TRUSTEE OF THE 246-248				
248 ISLAND BROOK AV	ISLAND BROOK TRUST	30 ISLAND BROOK AVE	BRIDGEPORT	СТ	06602
118 NORTH AV	SAMUEL M RIZZITELLI JR TRUSTEE	26 PRINDLE AVE	DERBY	СТ	06418
90 NORTH AV	SAMUEL M RIZZITELLI JR TRUSTEE	26 PRINDLE AVE	DERBY	CT	06418
125 CHASE ST	125 CHASE STREET LLC	385 STEPNEY RD	EASTON	CT	06612
164 NORTH AV	BATRA ARVINDER	80 SALEM ROAD	TRUMBULL	СТ	06611
83 NORTH AV	83 NORTH AVENUE LLC	43 NORTH AVE	BRIDGEPORT	СТ	06606
161 NORTH AV	SPETSARIS ANTONIOS & KONSTANTINOS	91 STRAWBERRY HILL APT 1030	STAMFORD	СТ	06902
12 CHASE ST	DELVENTO ARLENE A ET AL	385 STEPNEY RD	EASTON	CT	06612
140 NORTH AV #154	140 NORTH AVENUE REALTY LLC	9 JACKSON ST	HIGHLAND MILLS	NY	10930
186 ISLAND BROOK AV	BORGES ENTERPRISES LLC	12 JARVIS STREET	NORWALK	СТ	06851
	HESS RETAIL STORES LLC C/O PROPERTY				
193 NORTH AV	TAX DEPARTMENT	539 SOUTH MAIN STREET	FINDLAY	ОН	45840
274 ISLAND BROOK AV #276	KASHS GARAGE LLC	264 ISLAND BROOK AVE	BRIDGEPORT	СТ	06606
264 ISLAND BROOK AV	VOIGHT LLC	264 ISLAND BROOK AVE	BRIDGEPORT	CT	06606
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94 NORTH AV #96 61 NORTH AV	92-94 NORTH AVENUE LLC 61 NORTH AVENUE LLC	750 DANIELS FARM ROAD 43 NORTH AVE	TRUMBULL BRIDGEPORT	CT CT	06611 06606
256 ISLAND BROOK AV	256 ISLAND BROOK AVENUE LLC C/O DAVID SHAPIRO	480 OLD OAKS ROAD	FAIRFIELD	СТ	06825
226 ISLAND BROOK AV	141 N AVE LLC	1862 EAST MAIN ST	BRIDGEPORT	СТ	06610
196 ISLAND BROOK AV 206 ISLAND BROOK AV	141 N AVE LLC SINGZ CORP	1862 EAST MAIN ST 206 ISLAND BROOK AVE	BRIDGEPORT BRIDGEPORT	CT CT	06610 06606-5118
178 ISLAND BROOK AV 175 ISLAND BROOK AV	PARKER ENOCH CGM REALTY LLC	178 ISLANE BROOK AVE 195 ISLAND BROOK AVE	BRIDGEPORT BRIDGEPORT	CT CT	06604 06604
185 ISLAND BROOK AV	NUNEZ FRANCISCO	185 ISLAND BROOK AVE	BRIDGEPORT	СТ	06606
195 ISLAND BROOK AV	CGM REALTY LLC	195 ISLAND BROOK AVE	BRIDGEPORT	СТ	06604
211 ISLAND BROOK AV	255 ISLAND BROOK LLC C/O PETER DINARDO ENTERPRISES	323 NORTH AVENUE	BRIDGEPORT	СТ	06606
255 ISLAND BROOK AVE	255 ISLAND BROOK LLC C/O PETER DINARDO ENTERPRISES	323 NORTH AVENUE	BRIDGEPORT	СТ	06606
233 NORTH AV	PROSPECT REALTY DEVELOPMENT LLC	PO BOX 295	BOGOTA	NJ	07603
169 ISLAND BROOK AV 158 FRONT ST	WADE ENTERPRISES LLC CANDLE LITE PIX LLC	25 ISLAND BROOK AVENUE 660 OLD TOWN RD	BRIDGEPORT TRUMBULL	CT CT	06606 06611



Leon Bailey, Chair Joseph M. Carbone, President & CEO 1000 Lafayette Blvd. Suite 501 Bridgepert, CT 06604

Phone: (203) 610-8500 Fax: (203) 610-8501 www.workplace.org

March 11, 2022

#### To Whom It May Concern:

It is our pleasure to write a Letter of Support for Nautilus Botanicals in its efforts to establish a cultivation and production facility at 141 North Ave in Bridgeport, Connecticut. As President and CEO at The WorkPlace, we believe Nautilus Botanicals has the industry experience and expertise to own and operate such a facility. We are highly supportive of the economic development and the creation of job training and career opportunities that they will bring to Bridgeport.

We have received and reviewed the Workforce Development Plan from Nautical Botanicals. We have also spoken with Luis Vega, Chief Executive Officer, and Connie DeBoever, Head of Diversity and Community Relations, of Nautilus Botanicals. Based on our discussion, we have full confidence that Nautilus Botanicals will become a great community partner and have a positive economic impact on the residents of Bridgeport. We welcome Nautilus Botanicals and its principals as part of our community and have full faith that they will provide access to safe, high-quality cannabis for the residents of Bridgeport and the state of Connecticut.

We look forward to the investments being made by Nautilus Botanicals, especially in terms of hiring, worker training and community outreach. This facility will be a welcome addition to our community. We support and believe in their commitment and dedication to being a good community partner while operating a safe, secure, and compliant cultivation and production facility.

On behalf of The WorkPlace, we thank you for your consideration.

Regards,

Joseph Carbone President & CFO

#### To Whom It May Concern:

It is our pleasure to write a Letter of Support for Nautilus Botanicals in its efforts to establish a cultivation and production facility at 141 North Avenue and 196 Island Brook Avenue in Bridgeport, Connecticut. As a co-located tenant at 196 Island Brook Avenue, we are supportive of Nautilus Botanicals' cannabis facility and are not concerned about any noise, traffic or odor issues that may accompany their facility. Furthermore, we are excited about their occupancy of a previously vacant building, including the high security provisions they will implement.

We look forward to the investments being made by Nautilus Botanicals, both in terms of construction and security, and believe they are committed to being a good co-tenant and neighbor. We support and believe in their commitment and dedication to being a good community partner while operating a safe, secure and compliant cultivation and production facility.

On behalf of Park City Liquidators, thank you for your consideration.

Signed,	1	
Auc	2	
Name:Victor Nimba		
Company:Park City Liqu	idators	
Title /Position: President		

### Section 21a-XXX-7. Cannabis Establishment Minimum Security Systems and Equipment Requirements.

- (a) All cannabis establishments shall have a security system to prevent and detect diversion, theft and loss of cannabis utilizing commercial grade equipment, which shall, at a minimum, include:
  - (1) A perimeter alarm;
  - (2) A motion detector, or multiple motion detectors, as necessary to adequately detect unauthorized presence in the establishment;
  - (3) Video surveillance cameras recording at all times and in all areas that may contain cannabis and at all points of entry and exit, which shall be appropriate for the normal lighting conditions of the area under surveillance. The cannabis establishment shall direct cameras at all approved safes, approved vaults, dispensing and sale areas, and any other area where there is cannabis. At entry and exit points, the cannabis establishment shall angle cameras so as to allow for the capture of clear and certain identification of any person entering or exiting the establishment and areas where cannabis is stored. Additional video surveillance requirements include:
    - (i) Video surveillance recordings shall be made available for immediate viewing at the direction of the department and shall be retained for at least thirty days. If a cannabis establishment is aware of a pending criminal, civil or administrative investigation or legal proceeding for which a recording may contain relevant information, the cannabis establishment shall retain an unaltered copy of the recording until the investigation or proceeding is closed or the entity conducting the investigation or proceeding notifies the cannabis establishment that it is not necessary to retain the recording; and
    - (ii) All video surveillance recording shall (1) be equipped with the ability to immediately produce a clear color still image that is a minimum of 9600 dpi from any camera image (live or recorded) with the date and timestamp, synchronized and set correctly, embedded on all recordings in such a way as to not materially obscure the picture, and (2) allow for the exportation of still images in an industry standard image format, which may include .png, .jpg, .bmp, and .gif. Exported video shall have the ability to be saved in an industry standard file format that can be played on a standard computer operating system, and archived in a proprietary

format that ensures authentication of the video and guarantees that no alteration of the recorded image has taken place. A cannabis establishment shall erase all recordings prior to disposal or sale of the establishment except for any recording retained in accordance with subsection (a)(3)(i).

- (4) A duress alarm, which for purposes of this subsection means a silent security alarm system signal generated by the entry of a designated code into an arming station in order to signal that the alarm user is being forced to turn off the system;
- (5) A panic alarm, which for purposes of this subsection means an audible security alarm system signal generated by the manual activation of a device intended to signal a life threatening or emergency situation requiring a law enforcement response;
- (6) A holdup alarm, which for purposes of this subsection means a silent alarm signal generated by the manual activation of a device intended to signal a robbery in progress;
- (7) An automatic voice dialer, which for purposes of this subsection means any electrical, electronic, mechanical, or other device capable of being programmed to send a prerecorded voice message, when activated, over a telephone line, radio or other communication system, to a law enforcement, public safety or emergency services agency requesting dispatch;
- (8) A failure notification system that provides an audible, text or visual notification of any failure in the security system. The failure notification system shall provide an alert to the cannabis establishment, and at least one key employee thereof, within five minutes of the failure, either by telephone, email, or text message;
- (9) The ability to remain operational during a power outage; and
- (10) A back-up alarm system that shall detect unauthorized entry during times when no employees are present at the establishment and that shall be provided by a company supplying commercial grade equipment, other than the company supplying the primary security system.
- (b) A cannabis establishment shall keep all security equipment in good-working order and test such equipment no less than two times per year. A cannabis establishment shall maintain a log of all equipment testing and the dates thereof.
- (c) A cannabis establishment shall maintain all security system equipment and recordings in a secure location so as to prevent theft, loss, destruction and alteration, and limit access to persons that are essential to surveillance operations, law enforcement agencies, security system service employees, the department and others approved by the commissioner. A cannabis establishment shall maintain a current list of authorized employees and service personnel that have access to the surveillance room. A cannabis establishment shall keep all on-site surveillance rooms locked and shall not use such rooms for any other function.

(d) A cannabis establishment shall keep the outside perimeter of the cannabis establishment premises well-lit at all times.

#### Section 21a-XXX-8. Cannabis Establishment Minimum Security Procedures.

- (a) A cannabis establishment shall:
  - (1) Not produce, manufacture or maintain cannabis in excess of the quantity required for normal, efficient operation;
  - (2) Store all cannabis in an approved safe or approved vault, and in such a manner as to prevent diversion, theft, loss, adulteration or access by unauthorized persons, provided that a hybrid retailer, retailer or dispensary facility may store a reasonable daily amount of cannabis in a securely locked cabinet or drawer during hours of operation;
  - (3) Securely lock any cannabis undergoing a production or manufacturing process that cannot be completed before the end of a business day, inside an area that affords adequate security, provided that if a delivery service or transporter is unable to deliver cannabis, the delivery service or transporter shall return the cannabis in accordance with section 21a-XXX-39(j).
  - (4) Maintain all cannabis in a secure area or location within the establishment accessible only to specifically authorized employees, which shall include only the minimum number of employees essential for efficient operation;
  - (5) Keep all approved safes, approved vaults, cabinets and drawers, or any other approved equipment or areas used for the production, cultivation, harvesting, processing, manufacturing or storage of cannabis, securely locked or protected from entry, except for the actual time required to remove or replace cannabis;
  - (6) Keep all locks and security equipment in good working order;
  - (7) Provide keys, including electronic keys and key cards, or assign unique security measures, such as combination numbers, passwords or electronic or biometric security systems only to specifically authorized employees as necessary for normal, efficient operation, and maintain a log of all key holders, as well as the security measures and the assigned employee;
  - (8) Collect keys from and deactivate unique security measures assigned to an employee at the time such employee ceases to be an employee of the licensee, is suspended, or ceases to have authorization to possess such keys or unique security measures.
  - (9) Not allow keys, or other security measures to be accessible to persons other than the specifically authorized employee to which they are assigned; and
  - (10) Post a sign at all points of access to any area containing cannabis, including a room with an approved safe or approved vault, which sign shall be a minimum of twelve inches in

- height and twelve inches in width which shall state: "Do Not Enter Access Limited to Authorized Employees Only" in lettering no smaller than one inch in height.
- (11) Maintain a secure cannabis return location for undeliverable cannabis that (i) is accessible from the exterior of the establishment in a manner that secures the cannabis inside of the establishment in a locked container located in a restricted area once deposited, (ii) is accessible for the deposit of undeliverable cannabis at all times, (iii) is only accessible from the interior of the establishment by key employees, and (iv) safeguards its contents and the quality thereof.
- (b) A producer, cultivator, micro-cultivator, product manufacturer, food and beverage manufacturer and packager shall maintain a log of each instance of an employee accessing a restricted area in which unpackaged cannabis is stored.
- (c) A cannabis establishment shall keep its establishment securely locked and protected from entry by unauthorized persons at all times.
- (d) The department may require additional safeguards, including, but not limited to, a supervised watchperson service, if an establishment presents special security issues, such as an inventory of cannabis materially exceeding that permitted under subsection (a)(1) of this section, exposed handling or unusual vulnerability to diversion, theft or loss, or reasonable suspicion of criminal activity on or around the establishment or premises.
- (e) If diversion, theft or loss of cannabis has occurred from an establishment, the commissioner may require additional storage and security safeguards to ensure the security of the cannabis and protect public health and safety.
- (f) Any cannabis stored not in compliance with the act and sections 21a-XXX-1 to 21a-XXX-40, inclusive, of these Policies and Procedures, or at a location other than the establishment for which the license was issued, shall be subject to embargo or seizure by the department in accordance with section 21a-96 of the Connecticut General Statutes.
- (g) The commissioner may waive a specific security requirement set forth in this section if a cannabis establishment proposes in advance other safeguards determined by the department to be an adequate substitute.
- (h) Except as provided in section 21a-XXX-9 of these Policies and Procedures, no person shall be allowed access to any restricted area within an establishment containing cannabis, other than members of the department and law enforcement in performance of governmental duties, and laboratory employees and employees of the establishment whose responsibilities necessitate access to the area containing cannabis, and then for only as long as necessary to perform the such duties and responsibilities.

#### Section 21a-XXX-34. Cannabis Delivery and Transportation General Requirements

- (a) Prior to offering cannabis delivery or transportation services, a cannabis establishment shall submit to the department the following items:
  - (1) A list of the employees authorized to conduct cannabis delivery or transportation, along with a copy of each authorized employee's valid driver license; and
  - (2) For each transport vehicle:
    - (A) License plate number, vehicle identification number, make and model;
    - (B) An attestation that the vehicle is properly registered and insured;
    - (C) A description of the locked, safe and secure storage compartment(s);

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- (D) A description of the security system, form of secure communication, global positioning system (GPS) monitoring device, and any other equipment or system required pursuant to section 21a-XXX-35 of these Policies and Procedures; and
- (E) A certificate of satisfactory inspection, if required by the department, pursuant to subsection (f) of section 21a-XXX-35 of these Policies and Procedures.
- (b) A cannabis establishment shall provide written notice to the department, along with the documentation required in subsection (a) of this section, in the event of the addition or the removal of a transport vehicle or a transporting agent.
- (c) No cannabis establishment shall advertise, offer or commence delivery or transportation operations prior to receiving written approval from the department.
- (d) A transport vehicle shall only transport cannabis and cannabis paraphernalia.

#### Section 21a-XXX-35. Vehicle Security.

- (a) All transport vehicles shall be properly registered with the state, be insured in the State of Connecticut, and have received a satisfactory inspection from the department, if inspected pursuant to subsection (f) of this section. Records documenting the same shall be maintained and made available to the department and law enforcement officials upon request.
- (b) A transport vehicle shall bear no marking or outward appearance, including brand or company names, that would indicate to a reasonable person that the vehicle is used to transport cannabis.
- (c) At all times during the transportation of cannabis, a transport vehicle shall be equipped with the following functioning features:
  - Heating and air conditioning systems sufficient for maintaining appropriate temperatures
    for the storage of cannabis during transport in accordance with recommendations
    provided by the originating establishment to protect the quality and integrity of the
    cannabis;
  - (2) A locked, safe and secure storage compartment where cannabis will be stored during transport that is (A) a secured part of the vehicle, not easily removed and (B) not visible from the outside of the vehicle. If a delivery service is transporting cannabis from multiple originating establishments, a separate designated storage compartment meeting the requirements of this section shall be used for the cannabis from each originating establishment;
  - (3) A GPS monitoring device that is secured to the vehicle in a manner not easily removed, and able to remain powered on when the transport vehicle is not running, the information from which shall be maintained in accordance with subsection (i) of section 21a-XXX-37 of these Policies and Procedures;

- (4) A secure form of communication between the transporting agent and the transporting establishment, and any originating establishment if required by subsection (g) of section 21a-XXX-37 of these Policies and Procedures, at all times during the transportation of cannabis. Secure forms of communication shall include a two-way digital or analog radio, cellular phone, and satellite phone, taking into consideration the functionality of the communication device within the geographic area of the transport; and
- (5) An adequate vehicle security system to prevent adulteration, diversion, theft and loss of cannabis, including, but not limited to, an audible alarm system.
- (d) In addition to the requirements set forth in subsection (a) above, all vehicles transporting more than two pounds of cannabis plant material or the equivalent thereof, as set forth in section 3 of the act, shall be equipped with the following functioning features:
  - (1) An automatic voice dialer, which for purposes of this subsection means any electrical, electronic, mechanical, or other device capable of being programmed to send a prerecorded voice message, when activated, over a telephone line, radio or other communication system, to a law enforcement, public safety or emergency services agency requesting dispatch;
  - (2) A holdup alarm, which for purposes of this subsection means a silent alarm signal generated by the manual activation of a device intended to signal a robbery in progress; and
  - (3) A failure notification system that provides an audible, text or visual notification of any failure in the vehicle security system. The failure notification system shall provide an alert to the transporting establishment and the transporting agents within five minutes of the failure, either by telephone, email, text message or other means approved by the department.
- (e) Access to transport vehicle security equipment and records shall be limited to persons that are (1) licensed or registered pursuant to the act and essential to security operations, (2) law enforcement agencies, (3) security system service employees, (4) the department, and (5) other persons approved by the commissioner. A transporting establishment shall maintain a current list of all individuals that have access to any transport vehicle security equipment and records.
- (f) The commissioner may inspect a transport vehicle, as well as its equipment, including, but not limited to, security systems, forms of secure communication, and GPS monitoring devices at any time without prior notice. If the commissioner determines that the transport vehicle does not satisfy the requirements of this section, or that such transport vehicle requires additional security measures in order to address public health and safety concerns, such transport vehicle shall not be used to transport cannabis until such time as it receives a satisfactory inspection from the department.

#### Section 21a-XXX-36. Manifests.

- (a) Prior to the delivery or transportation of cannabis:
  - (1) The originating establishment shall prepare a shipping manifest in the Cannabis Analytic Tracking System on a form and in a manner prescribed by the commissioner, itemizing all cannabis to be transported. A separate copy of the shipping manifest shall be provided to the transporting agent to accompany the itemized cannabis at all times during transport.
  - (2) If cannabis is being transported from an originating establishment to a receiving establishment, the originating establishment shall securely transmit to the receiving establishment, a copy of the shipping manifest at least twenty-four hours prior to transport.
  - (3) A transporting agent shall review the shipping manifest prepared by the originating establishment and confirm that it accurately describes the type and quantity of cannabis in the transport vehicle to be transported by the transporting agent, in the aggregate and for each delivery.
  - (4) If cannabis is being transported directly to a qualifying patient, caregiver or consumer, the transporting agent shall review the shipping manifest prepared by the originating establishment and confirm that it includes sufficient identifying information for each patient, caregiver, or consumer, including name, day and month of birth, and, if applicable, patient or caregiver identification number.
  - (5) Prior to the transporting agent's departure, any deficiencies or inaccuracies contained in the shipping manifest shall be rectified by the originating establishment and a copy of the corrected shipping manifest shall be provided to the transporting agent, and securely submitted to all receiving establishments.
- (b) A transport vehicle shall not contain any cannabis for which a manifest has not been provided, and all cannabis shall be packaged in sealed, labeled, and tamper-proof packaging at all times.

#### Section 21a-XXX-37. Transporting Agents; Transportation of Cannabis

(a) There shall be a minimum of two transporting agents per transport vehicle containing more than two pounds of cannabis plant material or the equivalent thereof, as set forth in section 3 of the act. A transporting agent shall remain with the transport vehicle at all times that the vehicle contains cannabis, provided that if there is only one transporting agent, the transporting agent may leave the vehicle, which shall be securely locked, only for the

- purpose of transferring the cannabis to a consumer, qualifying patient, caregiver or cannabis establishment to complete a delivery.
- (b) A transporting agent shall carry transportation credentials at all times during the transportation of cannabis and display such credentials to the appropriate persons at the originating establishment prior to each instance of transportation of cannabis, and to any law enforcement official or authorized department representative upon request. For purposes of this section, "transportation credentials" shall mean the transporting agent's valid driver's license and employee license or registration, a copy of the transporting establishment license, and all shipping manifests for cannabis contained in the transport vehicle.
- (c) A transporting establishment shall inspect and test all security systems, secure communications, and GPS monitoring devices of each transport vehicle at least once per day of use, prior to the transport vehicle's first departure. The individual conducting the inspection on behalf of the transporting establishment shall certify in writing (1) the printed name of such individual, (2) the vehicle identification number of the transport vehicle, (3) the date of inspection, and (4) the status of all inspected systems, equipment, and devices. The individual conducting the inspection shall sign the certification, which signature may be electronic, and the transporting establishment shall maintain a log of all inspection certifications.
- (d) A transport vehicle shall not transport cannabis unless every security system, form of secure communication, and GPS monitoring device is in good working order and functioning properly.
- (e) If any security system, form of secure communication, or GPS monitoring device fails during the transportation of cannabis, the transporting agents shall immediately notify the transporting establishment and all impacted originating establishments of the specific failure and return directly to the transporting establishment or originating establishment. Such transport vehicle shall not resume transportation of cannabis until all systems resume full functioning capacity.
- (f) The transporting establishment shall ensure that all delivery times and routes are varied in a randomized manner. The transporting establishment shall create a confidential delivery schedule within twenty-four hours of the transport and only provide the transporting agents with a copy of such confidential delivery schedule immediately prior to departure.
- (g) A transporting agent shall verbally communicate with the transporting establishment upon arriving at and departing from each scheduled delivery location, and at least every thirty (30) minutes during the transportation of cannabis. The transporting establishment shall maintain a log of each and every communication.
- (h) A transporting agent shall strictly adhere to the delivery schedule provided by the transporting establishment and not make any unscheduled stops. In the case of an emergency unscheduled stop, the transport vehicle shall remain securely locked, and the transporting

agent shall verbally communicate with the transporting establishment, describing the reason for the emergency unscheduled stop, the location and the duration of the emergency unscheduled stop, as well as any activities of the transporting agent, and the identities and activities of any persons interacting with the transport vehicle or the transporting agent. The transporting establishment shall maintain a log of each and every communication.

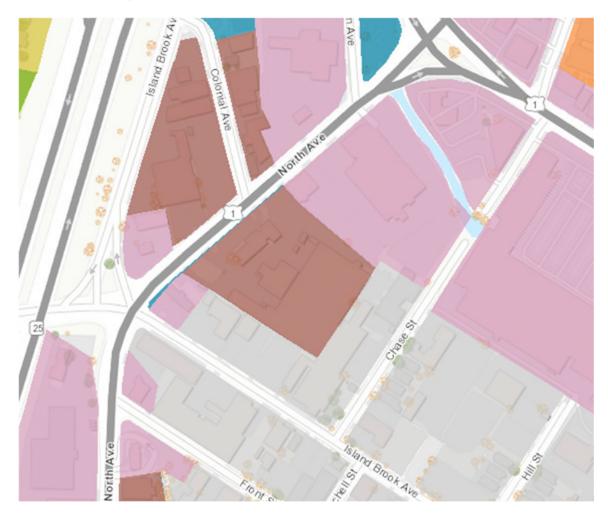
- (i) For a period of not less than one year, a transporting establishment shall maintain a record of the GPS information of each of its transport vehicles for the entire duration of any transportation of cannabis, and make such information available to the department upon request. A transporting establishment may contract with the GPS provider or similar service provider to conduct GPS monitoring, provided that any such third-party GPS monitor shall comply with all applicable state and federal laws regarding patient confidentiality.
- (j) A transporting agent shall return any undeliverable cannabis to the respective originating establishment's secure cannabis return location, as set forth in section 21a-XXX-8 of these Policies and Procedures, not later than directly after the last scheduled delivery.
- (k) No cannabis shall be stored in a transport vehicle or the establishment of a delivery service or transporter after the establishment's hours of operation, and in no event longer than twentyfour hours.
- (1) A transporting establishment, jointly with any impacted originating establishment, shall report to the department and local law enforcement any transport vehicle accidents, transport vehicle theft, cannabis diversion, loss, or adulteration, and any other event deemed by the commissioner to be a reportable event in connection with the transportation of cannabis within twenty-four hours of such event being discovered.

#### **EXHIBIT LIST**

<u>EXHIBIT</u>	TITLE
A	Zoning Commission Application
В	Zoning District Map
С	Survey by Huntington Company
D	Building Facades Plan #1
Е	Building Facades Plan #2
F	Conceptual Floor Plan
G	Operation Narrative
Н	Tyche Technical Review
Ι	Neighborhood Impact Study
J	500 Foot Perimeter Use Plan
K	Certificate of Organization
L	List of Abutters
M	Letters of Support
N	CT DCP Adult Use Cannabis Regulations

# MAP OF ZONING DISTRICTS – 141 North Avenue and 196, 218, 226 & 234 Island Brook Avenue

CX - Heavy Commercial-Wholesale (red) I – Industrial (grey)



#### CITY OF BRIDGEPORT

File No. \_\_\_\_\_



## PLANNING & ZONING COMMISSION APPLICATION

1.	NAME OF APPLICANT: TONIN KIM	CA		
2.			No	
	If yes, a sworn statement disclosing t	he Beneficiary shall	accompany this application u	ipon filing.
3.	Address of Property: 150 WASHINGT	ON TERRACE, BRIDG	GEPORT CT 06604	
		(street)		(zip code)
4.	Assessor's Map Information: Block N	lo	Lot No	
5.	Amendments to Zoning Regulations:	(indicate) Article: 3.0	SITE & BUILDING TYPES Sec	tion: 3.80.9
	(Attach copies of Amendment)			
6.	Description of Property (Metes & Bou	nds):		
7.	Existing Zone Classification: NX1			
В.	Zone Classification requested: N/A			
9.	Describe Proposed Development of P	roperty: 6-FAMILY [	OOUBLE A HOUSE	
	Approval(s) requested:			
	Signature:		Date	):
	Signature:			
	Fillit Name.			
	If signed by Agent, state capacity (Lav	vyer, Developer, etc	.) Signature:	
			Print Name:	
	Mailing Address:			
	Phone:	Cell:	Fax:	
1	E-mail Address:			
,	\$Fee received	Date:	Clerk:	
	THIS APPLICATION MUST E	E SUBMITTED IN	PERSON AND WITH COMP	PLETED CHECKLIST
ě	Completed & Signed Application Fe	orm =	A-2 Site Survey	Building Floor Plans
ē	Completed Site / Landscape Plan		Drainage Plan	Building Elevations
	Written Statement of Development	and Use	Property Owner's List	<b>■</b> Fee
_	□ Cert. of Incorporation & Organization		(Corporations & LLC's)	
L	T Colf of Higothereness a cigarinada		•	
	PROPFI	RTY OWNER'S ENL	OORSEMENT OF APPLICA	TION
	TONIN KINCOA	1 sule	Con Contraction of the Contracti	
_	Print Owner's Name	Owner's S	Signature	Date 05/28/202
	Klevis Kinca	Melle		05/28/201
7	Print Owner's Name	Owner's S	Signature	Date

Tonin Kimca Klevis Kimca 617 Douglas Drive Orange ct 06477

203-913-4588

E- Mail: Toninkimca@Gmail.com

To the planning and zoning City of Bridgeport Connecticut

Permission to build a six family house 2150 Washington Terrace, Bridgeport, CT

We are asking for the permission from the planning and zoning commission of city of Bridgeport to give us to build a six family house to the 150 Washington Terrace, Bridgeport, CT

All this area is surrounded with three floor buildings and many big buildings in the front and in the back.

Buy thank you for changing the zone to build more we are asking you for a permission to build a brand new building in this area.

We talking for 6- Family Double A House.

We are part of the Bridgeport community since 1998 with investing and helping many tenants to have a better living .

Tonin Kimca Fundame 5/28/2022
Klevis Kimca Klur/lim 5/28/2027

5/28/2022

Tonin Kimca Klevis Kimca 617 Douglas Drive Orange ct 06477

203-913-4588

E- Mail: Toninkimca@Gmail.com

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Tonin Kimca Fundame 5/28/2022
Klevis Kimca Klur/lim 5/28/2027

5/28/2022

List of the all properties with the addresses close to 150 Washington Terrace #115 Washington Avenue

Owner	WH BRIDGEPORT LLC
Co- Owner	ATTN: JAMES CARMICHAEL
Address	795 RIDGE LAKE BLVD SUITE 300 MEMPHIS, TN 38120

#### #135 Washington Terrace

Owner	135 WASHINGTON AVE BPT LLC
Co- Owner	
Address	81 SUNSET HILL REDDING, CT 06896

#### #170 Washington Terrace

Owner	MARCHESE ALBERTO
Co-	
Owner	
Address	170 WASHINGTON TER BRIDGEPORT, CT 06604

#### #175 Washington ave

Owner	FLEETWOOD APTS LLC
Co- Owner	
Address	1274 49TH ST STE 256 BROOKLYN , NY 11219

#### #76 Washington ter

Owner	ANDERSON CASSANDRA
Co- Owner	
Address	76 WASHINGTON TR #78 BRIDGEPORT, CT 06604

#### #84 Washington ter

Owner	ANDERSON
	CASSANDRA

Co- Owner	
Address	76 WASHINGTON TR #78 BRIDGEPORT, CT 06604
#96 Washin	gton Terrace
Owner	EAI LL LLC
Co-	
Owner	
Address	96 WASHINGTON TR #98
	BRIDGEPORT, CT 06604-3418
100 Washin	gton Terrace

Owner	MCBEAN CARL A JR
Co-	
Owner	
Address	173 CANFIELD AVE
	BRIDGEPORT, CT
	06605

#126 Washington Terrace

Owner	MAXWELL PATRICIA	
Co-		
Owner		

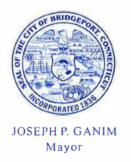
Address	126 WASHINGTON TR	
	BRIDGEPORT, CT	
	06604-3439	

136 Washington Terrace

Owner	BECKFORD PETE J
Co-	
Owner	
Address	136 WASHINGTON TR #140
:	BRIDGEPORT, CT
;	06604-3439

# 129 Washington Terrace

Owner	MCREYNOLDS NORDIA K A/K/
:	Α
Co-	NORDIA BLACK
Owner	
Address	129 WASHINGTON TER
	BRIDGEPORT, CT 06604



## City of Bridgeport OFFICE OF PLANNING & ECONOMIC DEVELOPMENT

Margaret E. Morton Government Center 999 Broad Street, Bridgeport, Connecticut 06604

> THOMAS F. GILL Director

WILLIAM J. COLEMAN Deputy Director

TO: polymarchitects@gmail.com

Tokilil@aol.com

COPY: Lynn Haig, Director of Planning; <a href="mailto:lynn.haig@bridgeportct.gov">lynn.haig@bridgeportct.gov</a>; 203-576-7317

Paul Boucher, Assistant Zoning Official; <a href="mailto:paul.boucher@bridgeportct.gov">paul.boucher@bridgeportct.gov</a>; 203-576-7217

Bill Coleman, Deputy Director, OPED; william.coleman@bridgeportct.gov; 203-576-7221

FROM: Jackson Strong, Design Review Coordinator; <u>Jackson.Strong@bridgeportct.gov</u>; 203-576-7306

DATE: 5/2/2022

Re: Concept Review of a proposed 6 family Double House A type building at 150 Washington Terrace

Thank you for the submission of your proposal to construct a 6 unit residential structure at 150 Washington Terrace. Please review a summary of the discussion of our concept review meeting on Thursday, May 12<sup>th</sup> 2022:

- 1. An overview of the proposed building was provided by the architect. A 6 family, Double House A type structure is proposed, with each unit containing a 1 bedroom apartment. The building will have two means of egress accessible from each apartment. Given the limited size of the lot, no parking is proposed as part of this development. The architectural elements are intended to mimic some of the existing architectural details found on other buildings in the area.
- 2. Staff inquired about the setback distances of the neighboring properties. For a Double House A type house in the NX1 zoning district, the prevailing setbacks apply which may reduce the distance of the proposed setback of 15' (§3.80.4(6); §14.20.6.F) given the apparent distance of the neighboring properties whose primary facades face Washington Terrace. It is noted by staff that the applicant shall identify the setback distances of the neighboring properties in accordance with §14.30.6.F.1.
- 3. It was noted by staff that the building will require a special permit if the applicant seeks to construct 6 units in accordance with **§3.80.9**. The architect stated that the applicant is aware of this requirement and will petition the Planning and Zoning Commission for a special permit to construct 6 residential dwelling units in an NX1 zone in accordance with **§11.50**.

- 4. It was recommended by staff that the proposed stoop design be modified to better reflect the existing architectural features found in Double House A building typologies within the neighborhood. The architect stated that modifications to the design would be made to incorporate these changes.
- 5. The façade and overall design approach was discussed. Staff highlighted the provisions in §3.80.8 which require horizontal & vertical divisions with shadow lines. The architect shall incorporate these elements and reflect the changes to the proposed front elevation drawings to better comply with the design provisions relating to Double House A building types.
- 6. It was inquired whether the owner owns other properties within the city. The architect stated that to the best of his knowledge, the owner owns only one other property and that this is the first time they have constructed a new building.
- 7. It was inquired whether the proposed design entails the provision of sprinklers. The architect stated that the current proposal does not entail new sprinklers. It was noted by staff that the livable area of the building may be increased by providing a sprinkler system, thus necessitating only a single means of egress given the size and number of floors proposed.
- 8. It was inquired whether a particular market segment is targeted for prospective renters given the lack of on-site parking. The architect stated that no particular market has been identified. It was noted by staff that bus service is provided nearby on Washington Avenue. It was also suggested by staff that secured bicycle parking be provided on site to provide additional mobility options for prospective residents.
- 9. It was pointed out by staff that the provisions of **Chapter 7 Landscape & Site Design** apply to this development as it is a newly constructed building (§**7.10.2.A**). The site plan shall be amended to reflect the required elements, including landscaping and lot coverage.
- 10. It was recommended by staff that the applicant provide a street-level rendering along with their planned submission to the Planning & Zoning Commission as to better illustrate the overall aesthetic of the proposed structure.
- 11. It was recommended by staff that the applicant contact the president of The Hollow NRZ and the City Council representatives of that district to inform them of the planned development. Their contact information is below:

#### **Tyler Mack**

Cell: (475) 422-3487

Tyler.Mack@Bridgeportct.gov

Jorge Cruz, Sr.

Cell: (203) 690-2400

Jorge.Cruz@bridgeportct.gov

**Sonia Moncrieffe** 

Hollow NRZ President symoncrieffe@gmail.com



#### 150 Washington Terrace Concept Review Summary

Strong, Jackson < Jackson. Strong@bridgeportct.gov> To: Polymorphous Architects <polymarchitects@gmail.com> Cc: "Tokilil@aol.com" <Tokilil@aol.com>, "Coleman, William" <William.Coleman@bridgeportct.gov>, "Haig, Lynn"

Tue, Jul 5, 2022 at 4:59 PM

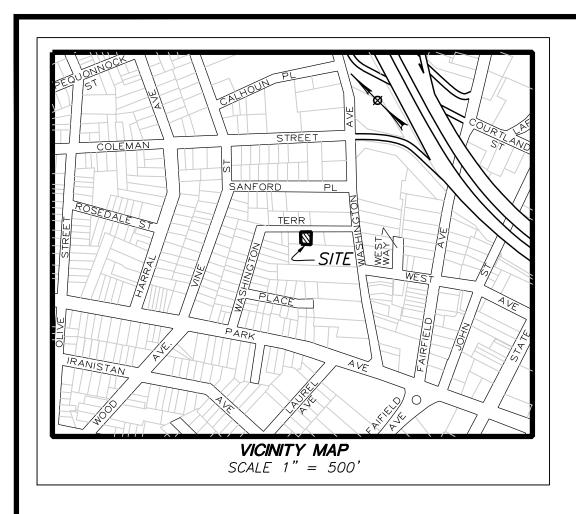
<Lynn.Haig@bridgeportct.gov>, "Boucher, Paul" <Paul.Boucher@bridgeportct.gov>

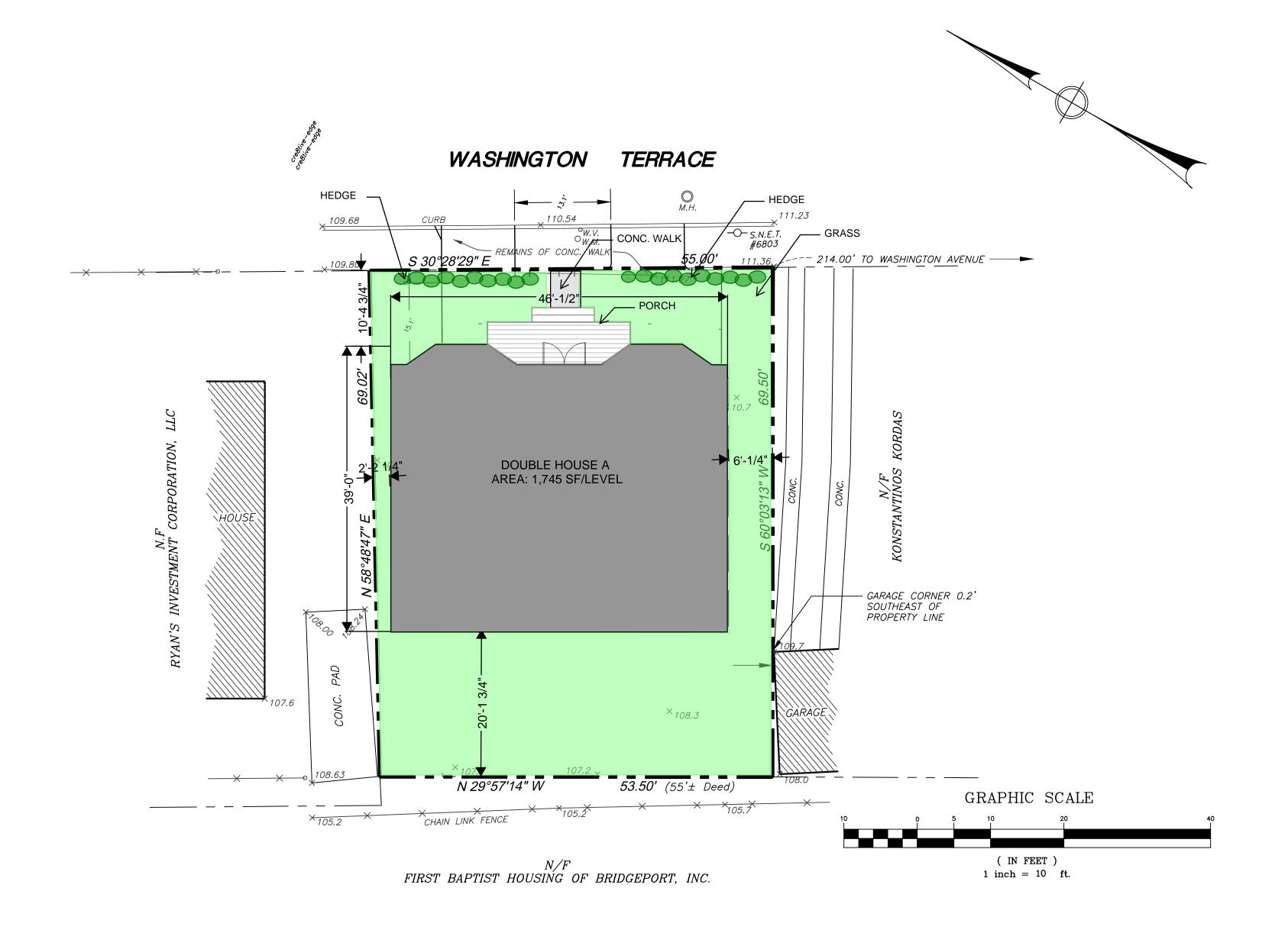
Hi Altin,

Thank you for submitting the revised design. We have reviewed the changes and find that the proposed design complies with the applicable zoning provisions. Please submit your revisions for the Planning and Zoning Commission to the zoning office at your earliest convenience.

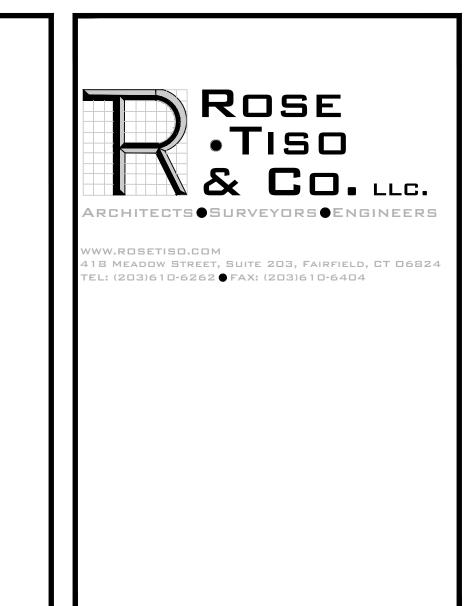
Thank you,

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RESIDENTIAL ZONE NX1	STANDARDS	PROPOSED
Minimum Lot Area		
Porch Setback	7 ft.	7 ft.
Min. Principal Building Setbacks:  • Front Lot Line	15 ft.	15.1 ft.
•Side Lot Line	2 ft., 8 ft. Min. Total Both Sides	2 ft., 8 ft. Min. Total Both Sides
◆Rear Lot Line	20 ft.	20 ft.
•Rear Yard/Corner Lots <sup>1</sup>	2 1/2 Stories I	Max
Minimum Frontage	50 ft.	55 ft. *
Maximum Building Coverage		29.8% (1,120sf)
Maximum Site Coverage	80% (3,767 sf)	72% (2,721 sf
Minimum Landscaped Area		
Max. Height — Principal Bldg.	2 1/2 Stories Max.	2 1/2 Stories
Story Height	9 ft. min., 10 max.	10 ft.
Height to Eaves	20 ft.	20 ft.
Drive—Through Facilities	Not Allowed	NONE
Outdoor Display	Not Allowed	NONE
Outdoor Storage Permitted	Not Allowed	NONE
Trucks and Equipment Permitted	Light Only, No advertising	Light Only, No advertising



REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED
MULTIFAMILY
PROPERTY
150 WASHINGTON TERR
BRIDGEPORT, CT

PREPARED FOR:

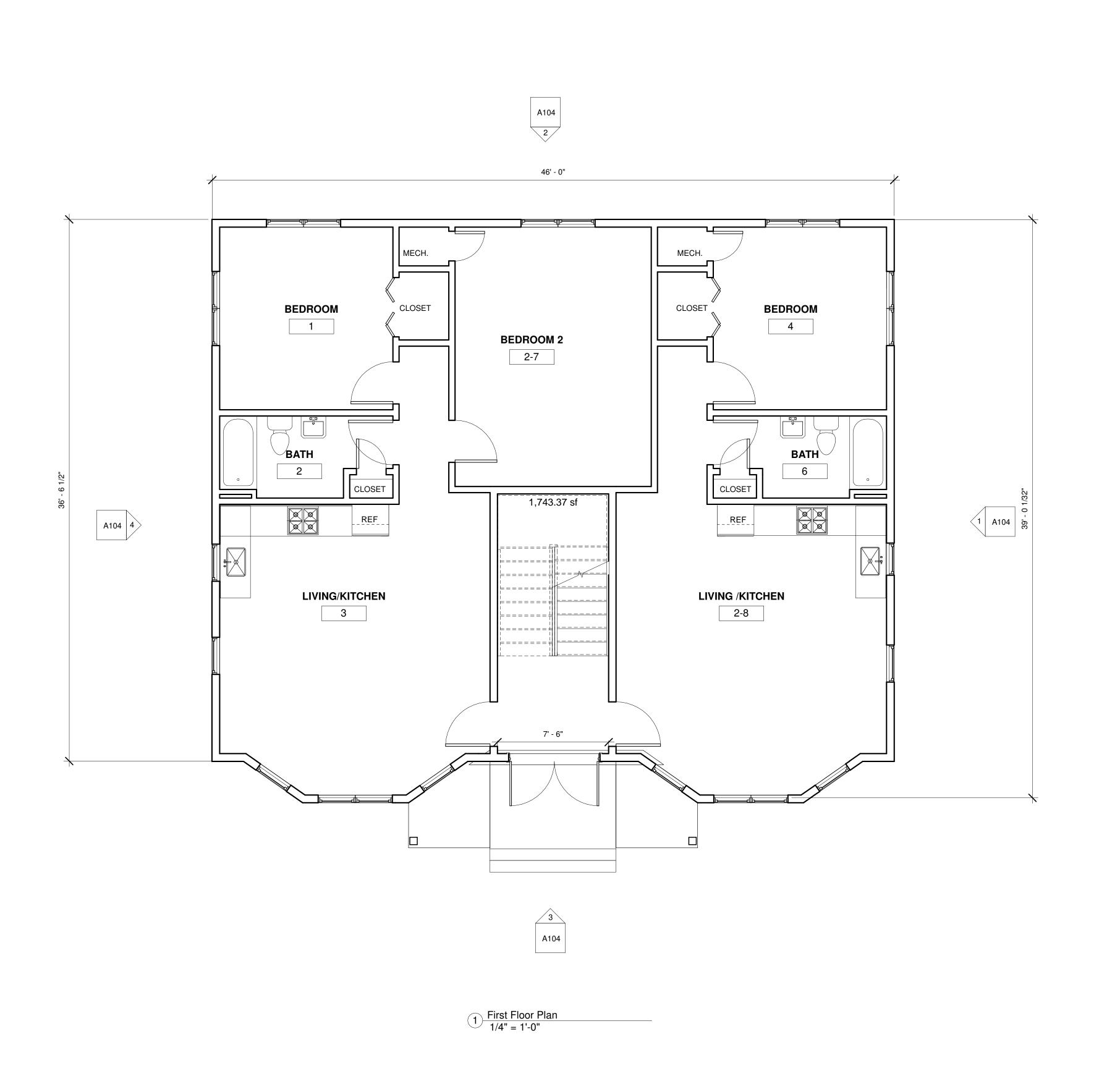
THOMAS J. LANESE STRATFORD, CT

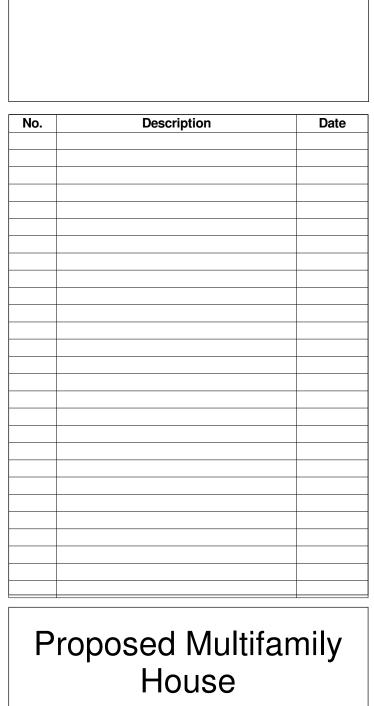
SHEET TITLE

SITE PLAN

DESIGNED BY: MJS	SCALE: 1'=10'
DRAWN BY: MJS	DATE: 10-31-08
CHECKED BY: MJS	PROJECT NUMBER: 0632
CAD FILE: 0632	

SEAL	SHEET NUMBER
	SP-1





150 Washington Terrace Bridgeport, CT

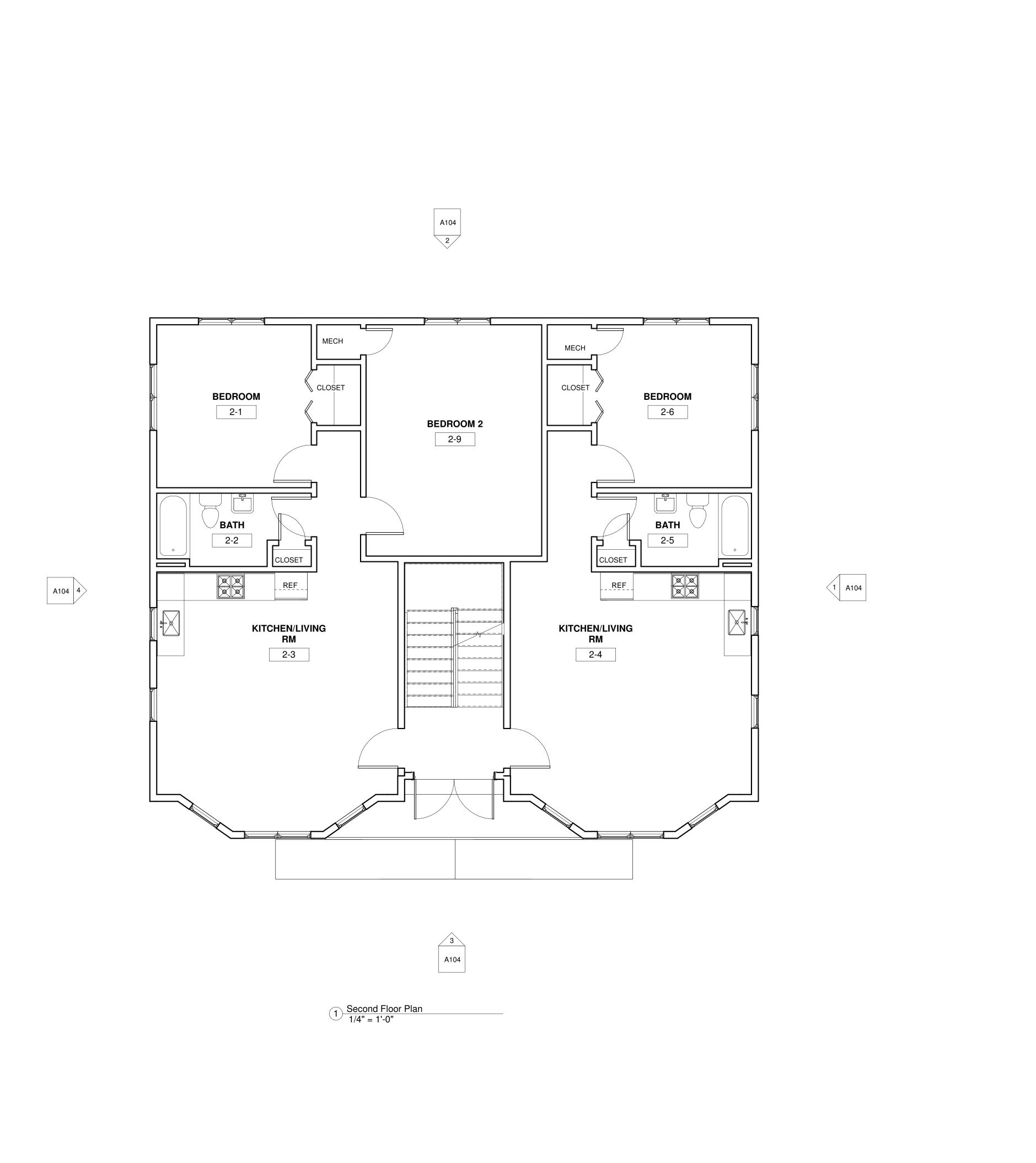
First Floor Plan

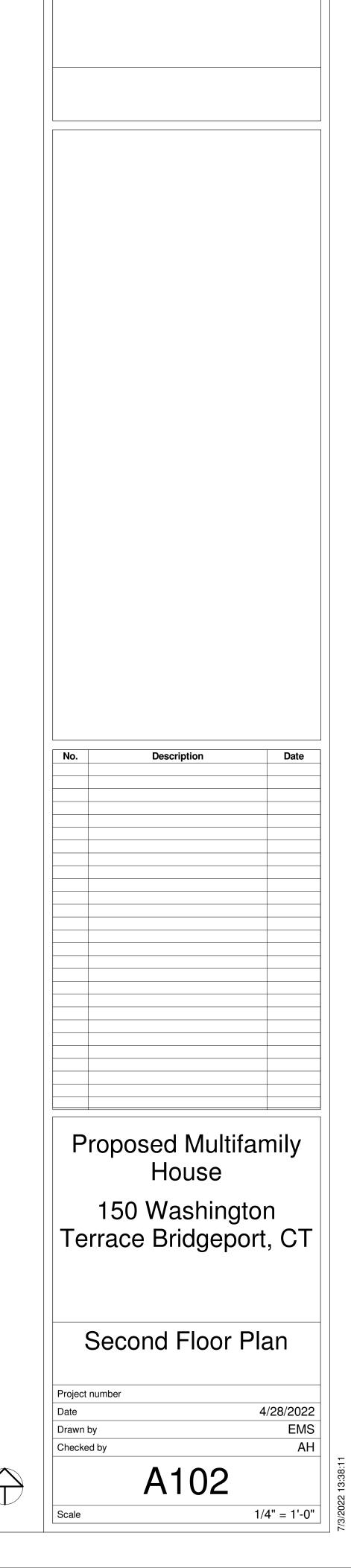
Project number 4/28/2022 EMS Drawn by Checked by

A101

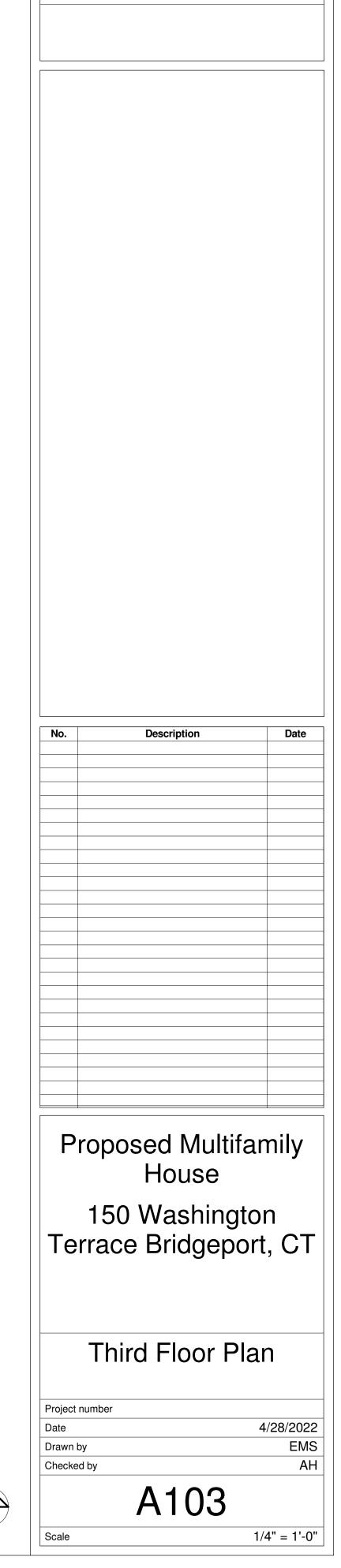
1/4" = 1'-0"















# ENDORPORATED BUS

#### CITY OF BRIDGEPORT

File No.	

## PLANNING & ZONING COMMISSION APPLICATION

. NAN	ME OF APPLICANT: Glacobbe	Construction,	LLC				
. Is the	e <b>Applicant</b> 's name Trustee of Re	ecord? Yes	s	X			
	f yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.						
. Addr	ress of Property: 155 Pond Stre	et #Rear Lots	C, D, E &	F			
	(number)	(sti	reet)	(state)		(zip code)	
Asse	essor's Map Information: Block N	lo. <u>67/2444</u>		Lot No.	9/Z		
Ame	dments to Zoning Regulations: (indicate) Article:Se				_Section: _		
	ach copies of Amendment)						
	Description of Property (Metes & Bounds): 147.78' x 100.02' x 187.65' x 25.90' x 65.43' x 47.13' x 131.38' x 58.02' x 120.35' x 9.00' x 48.56' x 113.20' x 111.00'						
Exist	ting Zone Classification: N2						
Zone	e Classification requested: N/A						
Desc	Describe Proposed Development of Property: Proposed construction of two-family dwellings on each lot						
	in approved 6-lot subdivision						
Appr	oval(s) requested: Special Perr	nit and Site Pla	an Review			F	
, , , ,	eval(e) requested.		The state of the second			9	
Sign	ature:				Date:		
Print	t Name:			-			
16 -:	and the Asset state asset 100	5				1/1/	
ii sig	ned by Agent, state capacity (La	wyer, Develope					
Maili	ng Address: Chris Russo, Russ	so & Rizio II (		t Name:	ield CT 0	6824	
	ne: 203-528-0590		3-520-460			03-255-6618	
	ail Address: Chris@russorizio.	OCII	0 020 100		Fax: 2	.03-233-0010	
E-1116	all Address.						
\$	Fee received	Date:		Clark			
Ψ	r ce received	Date.		Cierk.			
	THIS APPLICATION MUST	RE SURMITTE	EN IN PERS	SON AND WITH (	OMDI ET	ED CHECKLIST	
<b>A</b> C	Completed & Signed Application			2 Site Survey			
	Completed Site / Landscape Plan			-			
	· · · · · · · · · · · · · · · · · · ·			rainage Plan		Building Elevations	
	Vritten Statement of Developmer			operty Owner's Li		Fee	
	Cert. of Incorporation & Organiza	tion and First R	eport (Cor	porations & LLC's)	l.		
				10			
Gion		RTY OWNER	'S ENDOR	SEMENT OF APP		<b>-</b>	
Giacobbe Construction, LLC  Print Owner's Name			Owner's Signature			6/30/2022	
	Thin Owner 3 Hairie	Jy	ile de signe	il Cit		Date	
	Print Owner's Name	Ow	ner's Signa	iture	-	Date	

sa S. Broder\* roder@russorizio.com

lin B. Connor lin@russorizio.com

illiam J. Fitzpatrick, III ?itzpatrick@russorizio.com

ıvid K. Kurata Curata@russorizio.com

inton H. Lesser+ inton@russorizio.com

therine M. Macol thy@russorizio.com

ctoria L. Miller toria@russorizio.com

thony J. Novella\* ovella@russorizio.com



10 Sasco Hill Road Fairfield, CT 06824 Tel 203-254-7579 or 203-255-9928 Fax 203-576-6626

5 Brook St., Suite 2B Darien, CT 06820 Tel 203-309-5500

299 Broadway, Suite 708 New York, NY 10007 Tel 646-357-3527

www.russorizio.com

110 Merchants Row, Suite 3 Rutland, VT 05702 Tel 802-251-6556

Leah M. Par. Leah@russorizio.cc William M. Petrocci WPetro@russorizio.cc Raymond Rizi

Ray@russorizio.cc Christopher B. Rus

Chris@russorizio.cc Robert D. Russ

Rob@russorizio.cc John J. Ryai John@russorizio.cc

Jane Ford Sha Jane@russorizio.cc

Vanessa R. Wambo Vanessa@russorizio.cc

- \* Also Admitted in I
- Also Admitted in \
- + Of Counsel

June 30, 2022

Dennis Buckley Zoning Administrator Zoning Department 45 Lyon Terrace, Room 210 Bridgeport, CT 06604

Petition for Special Permit - 155 Pond St #Rear, Lots C, D, E & F Re:

Dear Mr. Buckley:

Please accept the following narrative and enclosed application materials as part of an application for the properties located at 155 Pond St #Rear Lots C, D, E & F (the "Site") for a Special Permit to construct a two-family dwelling on each lot with associated site improvements on currently vacant land in the N2 Zone.

#### Narrative

The Petitioner requests a Special Permit under Section 11.50 of the Zoning Regulations of the City of Bridgeport (the "Regulations") of the Site to construct two-family dwellings on each lot in the N2 Zone. The Site is located in a neighborhood with a mix of multi-family dwellings. The Site itself was a vacant lot that is significantly oversized with significant buffering. It contains 67,563 SF of lot area. It was an extremely large Site that was recently approved for a subdivision. The Site is located off the main roads, Pond St. and Summit St., but it has access at the end of Infield Street and Slawson Street. The Site has plenty of area for buffering neighboring properties. To its immediate south lies the Ukranian Orthodox Church and then Park Cemetery. Infield Street lies to its west, and Slawson Street and Island Brook borders its eastern property line. So, in addition to the significant buffering available on the Site, the Site is also buffered around its borders.

The Petitioner proposes to significantly enhance the Site with landscaping, new construction two-family dwellings and drainage systems built to current standards. The N2 Zone permits the House B Building Type. The House B Building Type permits two-family dwellings

with a Special Permit. Access to the Site will be via a drive off Infield Street as originally approved under the Subdivision Approval. As shown on the submitted plan, the Petition is fully compliant with the standards under the Regulations for the N2 Zone and House B Building Type.

The Petition satisfies the intent of the Regulations and Master Plan of Conservation and Development by developing a vacant and overgrown lot while creating new housing stock to an area that has an extensive aging housing stock with a use that is permitted under the Regulations. The Petition complies with all standards under the Regulations. The Petition will not impair the future development of the area. It is adding a minimal number of units in an area with a mix of multi-family dwellings. The approved subdivision will now have a mixture of single- and two-family dwellings. The proposed development will not be detrimental to existing development as the Petition is proposed in full conformity with the Regulations with the appropriate setbacks and buffering. The proposed dwellings will also be required to comply with current engineering and drainage standards to ensure that surrounding properties are not impacted. The new construction housing will only increase surrounding property values. The Petition will obviously not impact the Long Island Sound.

For the reasons stated above, the Petition satisfies the review standards for a Special Permit under Sec. 11.50.6 of the Regulations and the Petitioner respectfully requests approval of the application for Special Permit.

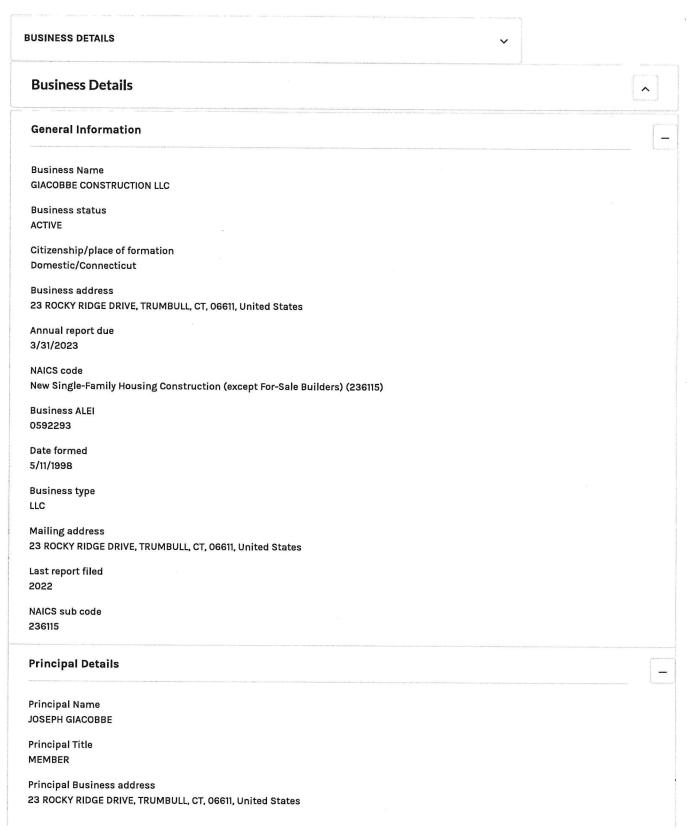
Sincerely,

Christopher Russo

Christopher BRuss

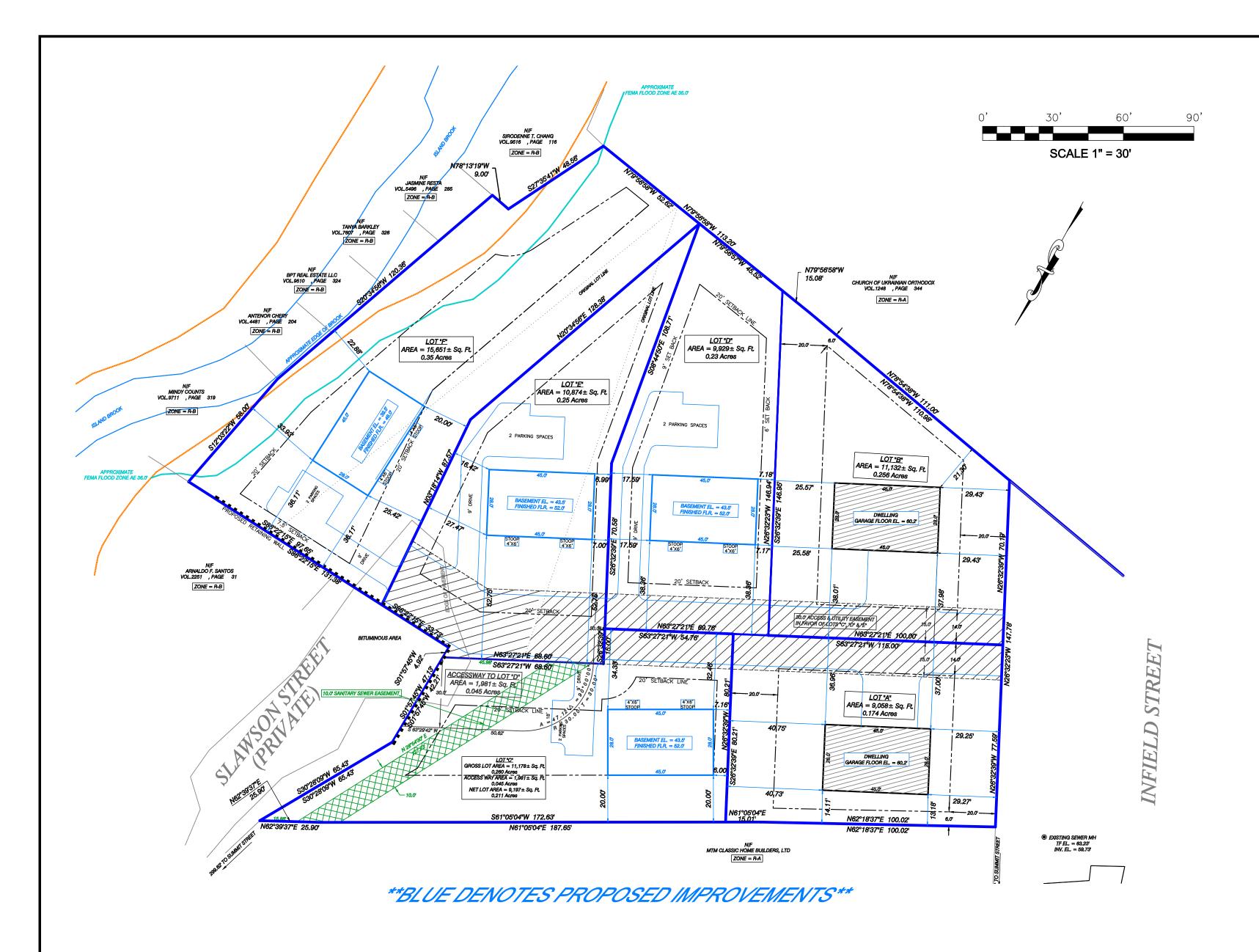
#### GIACOBBE CONSTRUCTION LLC ACTIVE

23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, United States

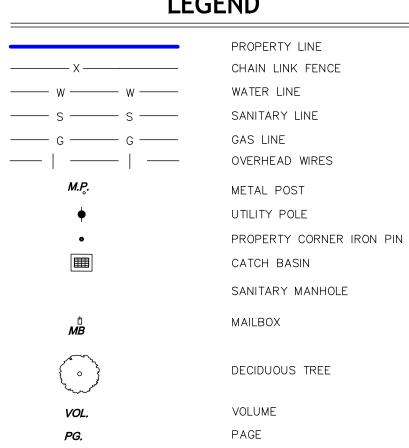


Principal Residence address 23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, United States Agent details Agent name JOSEPH GIACOBBE Agent Business address 23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, United States Agent Mailing address 23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, United States Agent Residence addresss 23 ROCKY RIDGE DRIVE, TRUMBULL, CT, 06611, United States Filing History **Business Formation - Certificate of Organization** 0001841544 Filing date: 5/11/1998 Filing time: Volume Type Volume 191 Start page 2155 **Pages** Date generated 5/11/1998 Annual Report(1999) 0001976085 Filing date: 5/13/1999 Filing time: Volume Type Volume 265 Start page 2893 Pages Date generated 5/13/1999 Annual Report(2000)

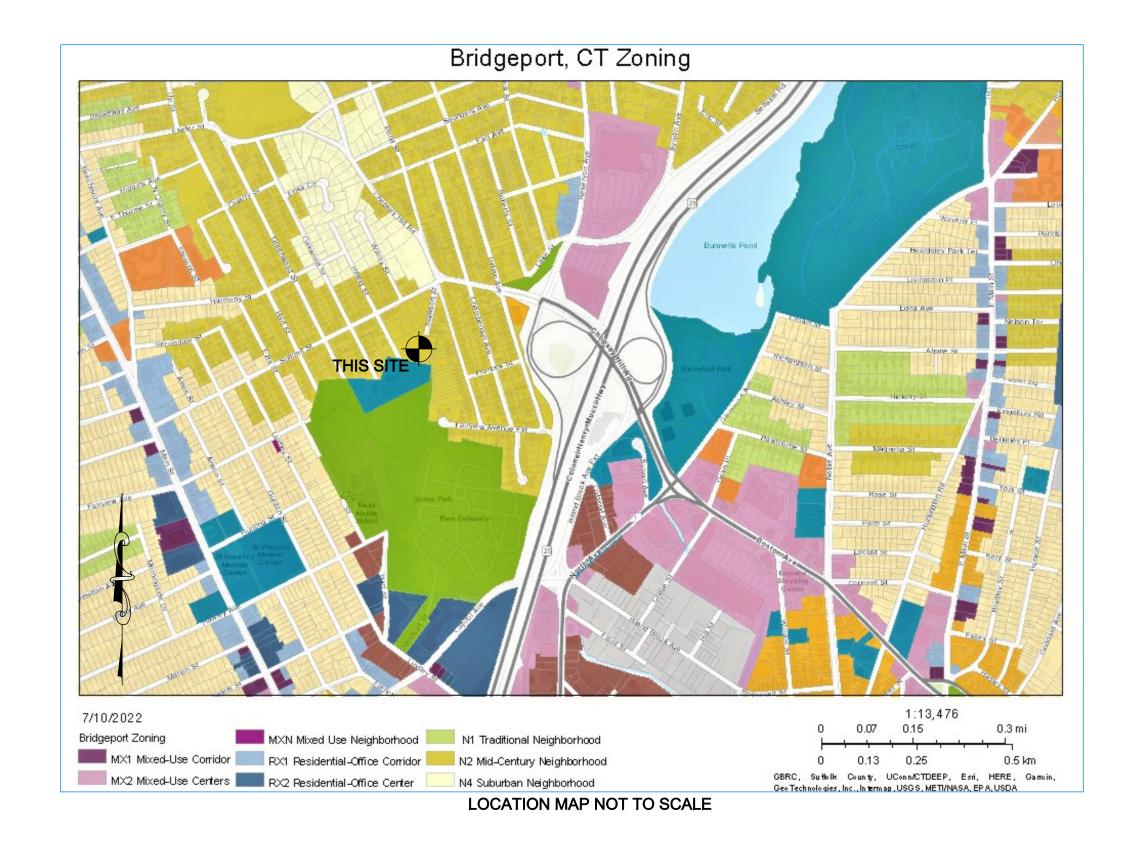
Abutters for 155 Pond Street					
Property Address	Property Owner	Owner Address	City	State	Zip
135 POND ST	<b>RESTO MARIE L &amp; JASMINE RESTO</b>	135 POND ST	BRIDGEPORT	b	90990
128 POND ST	MEDINA ANTONY	128 POND ST	BRIDGEPORT	<del>ا</del>	06606-4833
137 POND ST	BARKLEY TANYA	137 POND ST	BRIDGEPORT	b	90990
145 POND ST	BRIDGEPORT REAL ESTATE LLC	122 ASYLUM ST	BRIDGEPORT	b	06610
138 POND ST	<b>DUVELSON FLEURY JR</b>	138 POND STREET	BRIDGEPORT	b	90990
147 POND ST	CHERY MIRELLE & ANTENOR	147 POND ST	BRIDGEPORT	b	06604
150 POND ST	REID-SADLER LISA J & RODNEY B	150 POND ST	BRIDGEPORT	ر ا	90990
155 POND ST	COUNTS MINDY	155 POND ST	BRIDGEPORT	5	90990
160 POND ST	SNIPES COREY	160 POND ST	BRIDGEPORT	b	90990
64 SLAWSON ST #66	SANTOS ARNALDO F	64 SLAWSON ST	BRIDGEPORT	Ե	90990
175 POND ST	SIMPLICE DJENANN	175 POND ST	BRIDGEPORT	Ե	90990
170 POND ST	<b>BIGGER JANET G &amp; STEPHEN</b>	170 POND	BRIDGEPORT	ت ا	90990
177 POND ST	BEAUVAIS RACHELLE	177 POND ST	BRIDGEPORT	b	90990
155 POND ST #REAR	GIACOBBE CONSTRUCTION LLC	90 ARDEN ROAD	TRUMBULL	<del>ل</del>	06611
180 POND ST	ANDERSON NATALIE	180 POND ST	BRIDGEPORT	ט	90990
195 POND ST	BROWN IVA L	195 POND ST	BRIDGEPORT	CT	90990



### LEGEND



	ONING DATA TAB MID CENTURY HO				
STANDARDS	REQUIRED	LOT C	LOT D	LOT E	LOT F
LOT					
Lot area minimum	NA	NA	NA	NA	NA NA
Lot width per building	45 ft	123.6 ft	69.76 ft	102.3 ft	115.95 1
Depth minimum	n/a	n/a	n/a	n/a	n/a
Site Coverage Maximum	65%	n/a	n/a	n/a	n/a
PRINCIPAL BUILDING SETBACK		·			
Minimum from front line	20 ft	32.5 ft	38.4 ft	52.8 ft	20.0 ft
Maximum from street line	30 ft	n/a	n/a	n/a	n/a
Minimum from side line	6 ft	6.0 ft	7.0 ft	7.0 ft	36.0 ft
Both sides shal add up to	15 ft	88.0 ft	24.5 ft	23.4 ft	172.0 f
Rear lot line	20 ft	20.0 ft	68.5 ft	111.0 ft	23.0 ft
ACCESSORY STRUCTURE					
Setback minimum					
Front lot line	n/a	_	_	_	_
Side lot line	3 ft	-	-	-	_
Rear lot line	3 ft	_	_	_	_
Corner lot	Note 2	-	-	-	_
COVERAGE					
Building coverage maximum	40%	11.3%	12.7%	11.6%	8.1%
Site coverage maximum	65%	16.1%	34.1%	31.6%	13.5%
LANDSCAPED AREA					
Minimum	40%	>40%	>40%	>40%	>40%
HEIGHT					
1 story minimum	n/a	n/a	n/a	n/a	n/a
2 stories maximum	2 stories	2 stories	2 stories	2 stories	2 storie
Story Height min./max.	8/9	9 ft	9 ft	9 ft	9 ft
Eave Height maximum	16 ft	18 ft	18 ft	18 ft	18 ft
					I



#### **GENERAL NOTES:**

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 28, 1998.
- 2. This Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- 4. Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on State Plane Coordinates (NAD 83.)
- 6. This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- 7. This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- 8. Property Lines Established According to Record Deeds
- 9. Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under
- consideration to establish current deed lines.

  10. Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility

from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.

11. Lot served by town sewer system and public water supply.

12. Subject Property in Flood Zone AE (EL. 36.0') as per Flood Insurance Rate Map # 09001C0429G Panel 429 of 626 Dated July 8, 2013.

13. Elevations based on N.A.V.D. 1988.

14. Bench Mark Provided by The Bridgeport Engineering Department.

#### **MAP REFERENCES:**

1. SUBDIVISION MAP OF PROPERTY LOCATED AT 48 INFIELD STREET BRIDGEPORT, CONNECTICUT PREPARED FOR MTM CLASSIC HOME BUILDERS, LTD PREPARED BY PEREIRA ENGINEERING, LLC DATED JANUARY 26, 2018. SCALE 1"=30"
2. PIN SHEETS 6488, 6584, 24-10,2435, 2436,2437,2438
3. VOL. 50 PG. 212

LOT LINE ADJUSTMENT  LOTS C, D, E \$  OPEN SPACE PARCEL  SCALE I" = 20'  PREPARED FOR  GIACOBBE CONSTRUCTION, LLC  23 ROCKY HILL DR.

INFIELD LOT A SITE PLAN
TITLE:

CONSTRUCTION
PLAN

A1397 6/19/2022

SHEET NUMBER:

DATE:

CAD FILE:

1 of 4



Elevation 1



Elevation 2

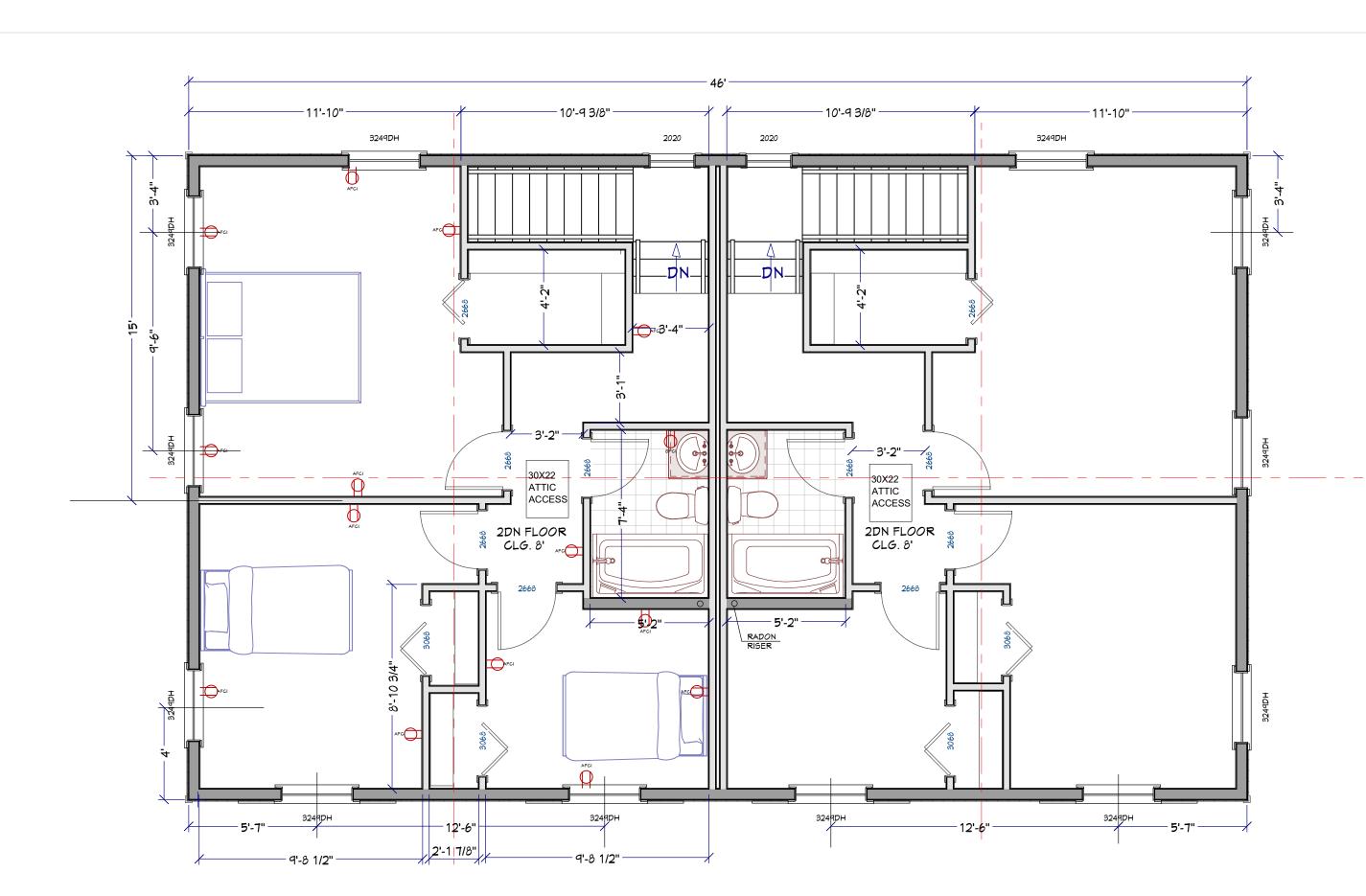


Elevation 3

Elevation 4

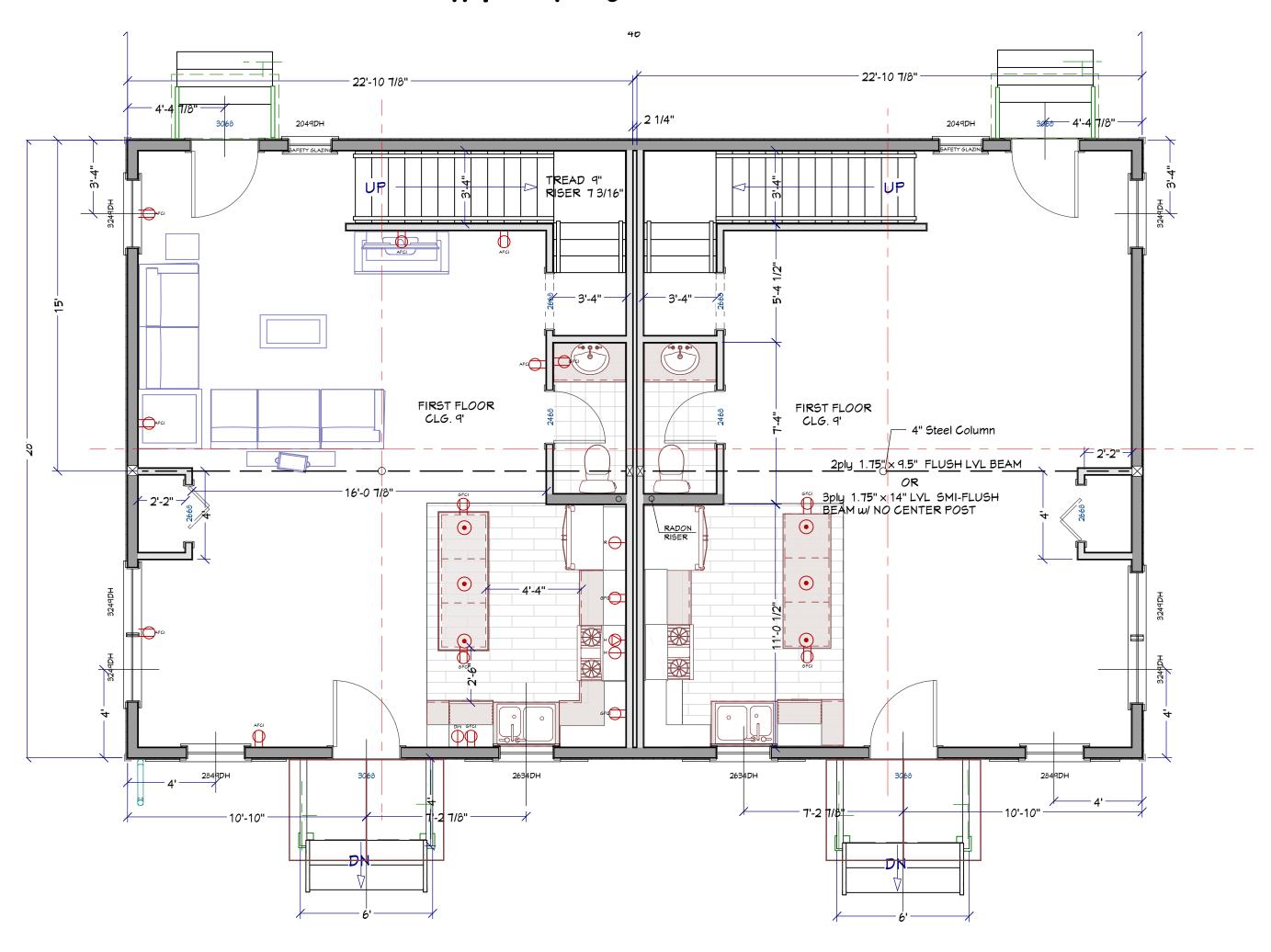
# ELEVATIONS

3/16" = 1' - 0"



# SECOND FLOOR PLAN

1/4" = 1' - 0"



# FIRST FLOOR PLAN

1/4" = 1' - 0"

# OF BRIDGE FOIL COLOR

#### CITY OF BRIDGEPORT

File No.	

# PLANNING & ZONING COMMISSION APPLICATION

l. I	NAME OF APPLICANT: Myung Jin, Inc.	
	s the Applicant's name Trustee of Record? Yes No X	
1	f yes, a sworn statement disclosing the Beneficiary shall accompany this application up	on filing.
B. /	Address of Property: 335, 355, 363 & 387 Warren St.	
	(number) (street) (state)	(zip code)
l. /	Assessor's Map Information: Block No. 28/503 Lot No. 9A, 1	0A & 11A
5. <i>F</i>	Amendments to Zoning Regulations: (indicate) Article:Section	on:
(	Attach copies of Amendment)	
i. [	Description of Property (Metes & Bounds): 55.46' x 65.21' x 32.14' x 22.74' x 205.86' x	114.16' x 83.07' x 158.66'
. E	Existing Zone Classification: RX2	
	Zone Classification requested: N/A	
. [	Describe Proposed Development of Property: Proposed conversion of existing outdo	or advertising sign to
	an electronic message display in existing location	
A	Approval(s) requested: Special Permit and Site Plan Review for modification of exis	ting outdoor advertising
8	sign	
S	Signature: Date:	06/27/2022
P	Print Name:	
lf	signed by Agent, state capacity (Lawyer, Developer, etc.) Signature:	
	Print Name:	160
M	failing Address: c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield	CT 06824
Ρ	Phone: 203-528-0590 Cell: 203-520-4603 Fax:	203-255-6618
E	-mail Address: Chris@russorizio.com	
\$	Fee received	
	THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPL	ETED CHECKLIST
	Completed & Signed Application Form A-2 Site Survey	□ Building Floor Plans
	Completed Site / Landscape Plan    Drainage Plan	Building Elevations
	Written Statement of Development and Use Property Owner's List	□ Fee
	Cert. of Incorporation & Organization and First Report (Corporations & LLC's)	
	PROPERTY OWNER'S ENDORSEMENT OF APPLICAT	ION
M	lyung Jin, Inc., Bruce Barrett - Pres.	06/27/2022
	Print Owner's Name Owner's Signature	Date
_	Print Owner's Name Owner's Signature	Date



Colin B. Connor David K. Kurata Katherine M. Macol Leah M. Parisi William M. Petroccio\* Raymond Rizio\* Christopher B. Russo Robert D. Russo John J. Ryan Vanessa R. Wambolt (\*Also Admitted in NY)

June 27, 2022

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
HAND-DELIVERED

Re: Application for Special Permit and Site Plan Review - 335, 355, 363 & 387 Warren St.

Dear Mr. Buckley:

Please accept, on behalf of **Myung Jin, Inc.** (the "Applicant"), the following narrative and enclosed application materials as part of an application for Special Permit and Site Plan Review of the Bridgeport Zoning Regulations (the "Regulations") for the property located at 335, 355, 363 & 387 Warren Street (the "Site") to convert an existing outdoor advertising sign to an electronic message display in the RX2 Zone.

#### Narrative

The Applicant requests the above-stated approvals under the Regulations to convert the existing outdoor advertising sign to an electronic message display on both faces in the same location as the existing sign along the South Frontage Road street frontage of the Site in the middle of the Exit 27A Connector. The Site is entirely surrounded by the Exit 27A Connector. In addition, the Site contains street frontages along South Frontage Road and Warren Street. The Site is in the RX2 Zone and is in the vicinity of top attractions in the City of Bridgeport – The Arena at Harbor Yard and the Amphitheater. The Site is also location of the popular Brewport brewpub. The Site is buffered by a number of large public transportation structures – I-95 to its north, the Route 8/25 connector on all sides, and the railroad tracks to its south. The Site has been the location of an existing outdoor advertising sign for decades.

The Applicant proposes to convert an existing outdoor advertising sign to an electronic message display in the same existing location along the South Frontage Road side of the Site. The sign will be oriented to be seen by persons traveling by vehicle from both the northbound and southbound lanes of I-95. It will not face any residential neighborhoods. The sign face will be an electronic message display. In 2000, the Applicant obtained the necessary variances and zoning approvals to construct the existing outdoor advertising sign. Said approval is enclosed with this Application. The pending Application merely requests to convert said sign to an electronic message display, which is permitted under the Regulations.

10 Sasco Hill Road Fairfield, CT 06824

Tel 203-255-9928 Fax 203-255-6618

#### Special Permit and Site Plan Review

The Application satisfies all Special Permit and Site Plan Review standards under Sections 11.50 and 11.70 of the Regulations. Electronic message displays on outdoor advertising signs are permitted in the RX2 Zone under Sections 9.70(2) and 9.80.1.A of the Regulations. The Site is not within 200' of an N or NX Zone. That 200' buffer mostly contains abutting public streets, I-95 and the Connector. The Application satisfies the objectives and policies of the POCD as the proposed use is permitted in the Zone under the Regulations. The proposed electronic message display will not impair future development of the surrounding area as it is merely the conversion of an existing sign. It will not be detrimental to the nearby surrounding area as the sign is strictly oriented towards I-95 and the N or NX Zones are not within 200' of the Site. The Site is surrounded by highway. The proposed sign location will not eliminate or reduce by more than 25% the view of significant natural or local features as shown on the submitted plans in accordance with Sec. 9.80.B of the Regulations. Again, the electronic message display is merely converting the format of display for an existing outdoor advertising sign. Finally, the sign will obviously not have any impact on the Long Island Sound.

For the reasons stated above, the Application satisfies the Special Permit review standards of Sec. 11.50 and it is fully compliant with the Site Plan Review standards under Sec. 11.70 of the Regulations. The existing outdoor advertising sign received all necessary approvals for its location when it was originally approved in 2000. For these reasons, we respectfully request the Commission grant a Special Permit to convert the existing outdoor advertising sign to an electronic message display.

Sincerely,

#### BRIDGEPORT ZONING BOARD OF APPEALS

Room 206 --- 45 Lyon Terrace --- Bridgeport, Connecticut 06604

At a meeting held in City Hall on Tuesday, May 9, 2000

#### RE: 335, 363 & 387 Warren Street S/W corner South Frontage Road

Petition of Barrett Outdoor Communications Inc., and Warren Street, LLC for a variance of the Minimum Landscaping Requirements of Sec. 6-4-3; waive Sec. 11-9-1d and Waive the maximum height limitations for a pole sign to permit the installation of an 80 foot high outdoor advertising sign in an Office Retail-General Zone within 1,000 feet of other outdoor advertising signs.

PUBLIC HEARING: Tuesday, May 9, 2000 to permit the installation of an 80 foot high outdoor advertising sign in an OR-G Zone within 1,000 feet of other outdoor advertising signs

#### GRANTED CONDITIONALLY, Subject to the following condition(s):

- 1. All walls and sign structures existing on the subject premises are to be removed prior to the certification of an Application for a Certificate of Zoning Compliance sought in the process of obtaining a Sign Permit from the Bridgeport Building Department.
- 2. The subject site is to be landscaped in accordance with the plans submitted to and approved by this "Board" prior to the issuance of a Certificate of Zoning Compliance.

#### The "Board" assigned the following reason(s) for its action:

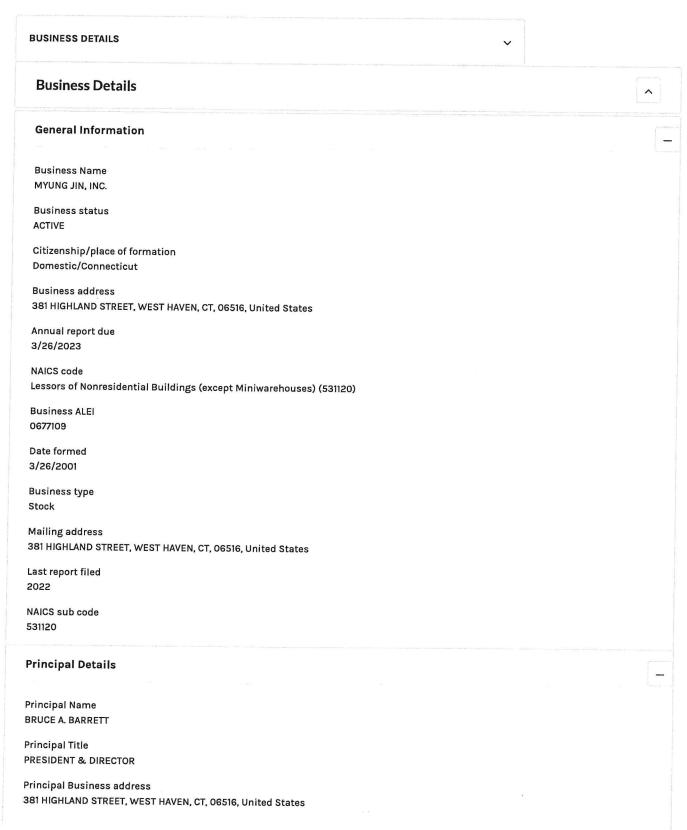
The granting of this petition, as conditioned, will serve to upgrade and improve the appearance of the subject site.

NOTE: Unless acted upon within six months, this grant becomes void. Your fallure to comply with any conditions applicable to this action will also void the rights and privileges granted hereby. This is not a Building Permit and any structure or building contemplated by this action can only be started after proper application to and issuance of such permit by the Building Official. Other approvals or permits, required by law, should be sought from the proper authorities before exercising any part of this grant.

\_Clerk

#### MYUNG JIN, INC. ACTIVE

381 HIGHLAND STREET, WEST HAVEN, CT, 06516, United States



# LIST OF PROPERTIES WITHIN 100' OF 355 WARREN STREET

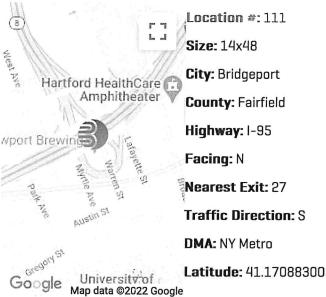
ZIP		06516
STATE		WEST HAVEN CT
CITY		WEST HA
<b>MAILING ADDRESS</b>		381 HIGHLAND ST
OWNER	MYUNG JIN LLC C/O	CONN PROPERTIES
PROPERTY ADDRESS OWNER		355 WARREN ST

### **BRIDGEPORT, CT: LOCATION 111**

#### VIEW ARTWORK ON THIS SIGN

#### PRINT RIDESHEET





Geopath ID#: 498116

18+ Impressions: 498,824

Barrett Outdoor

Communications

381 Highland Street

West Haven, CT

(203) 932-4601

(203) 932-2736 (Fax)

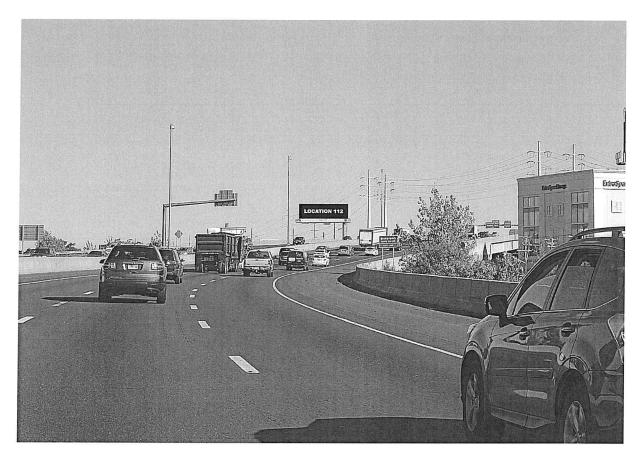
www.BarrettOutdoor.com

sales@BarrettOutdoor.com

## BRIDGEPORT, CT: DIGITAL LOCATION 112

#### VIEW ARTWORK ON THIS SIGN

#### PRINT RIDESHEET





Geopath ID#: 592531

18+ Impressions: 491,913

6 Flips @ 10 Seconds

**Barrett Outdoor** 

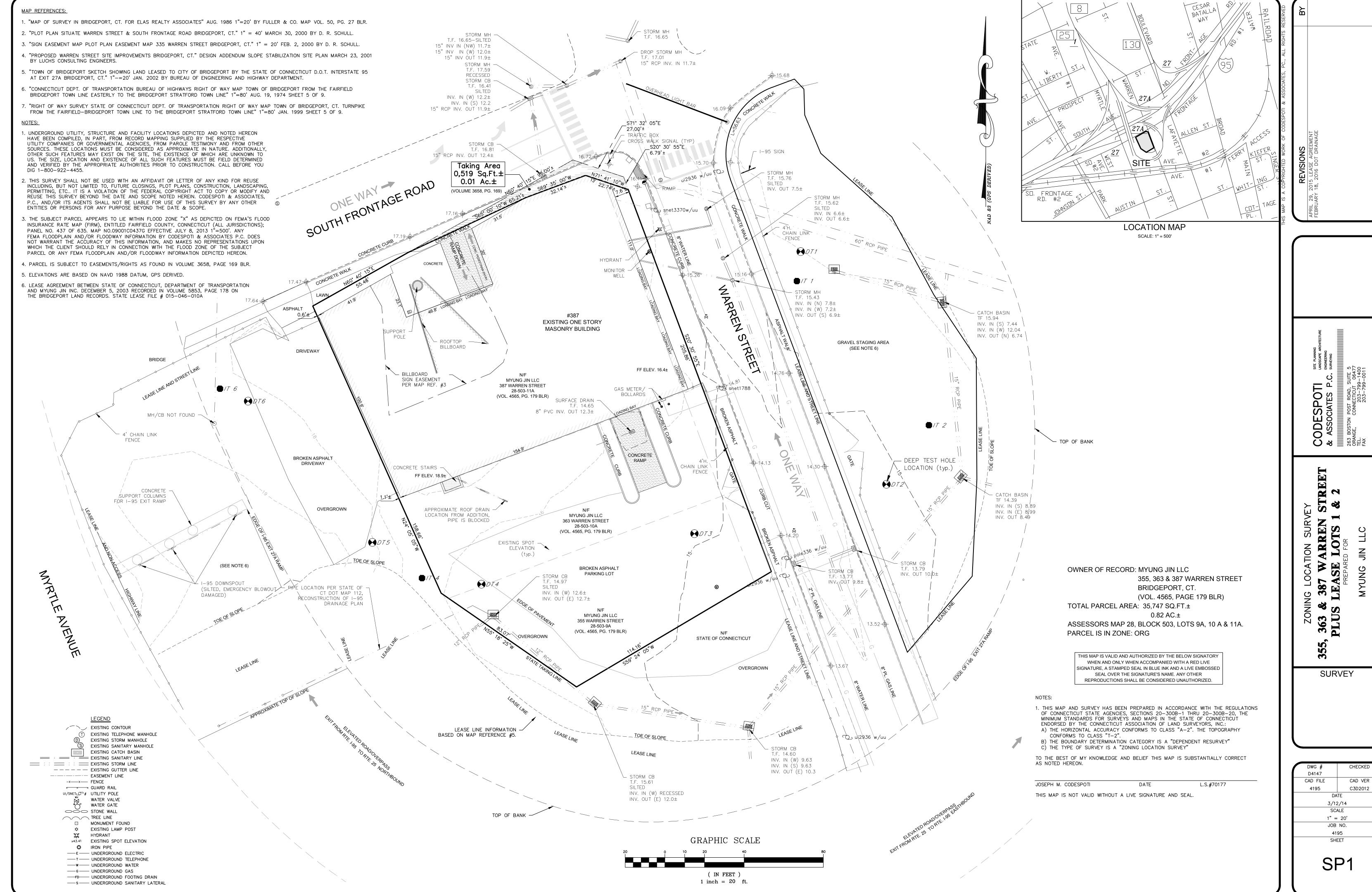
**Communications** 

381 Highland Street

West Haven, CT

[203] 932-4601

[203] 932-2736 [Fax]



CAD VER

# MUNICIPAL COASTAL SITE PLAN REVIEW APPLICATION: BARNUM LANDING SHORELINE REMEDIATION BRIDGEPORT, CONNECTICUT

BARNUM LANDING, LLC & BARNUM LANDING II, LLC APPLICATION MAY 2022

WWW.RAMBOLL.COM

Ramboll - Municipal Coastal Site Plan Review Application: Barnum Landing Shoreline Remediation Bridgeport, Connecticut

Project name Barnum Landing Shoreline Remediation Project
Client name Barnum Landing, LLC & Barnum Landing II, LLC

Type of document Application
Date 05/13/2022

Ramboll 101 Carnegie Center Suite 200 Princeton, NJ 08540 USA

T +1 609 452 9000 F +1 609 452 0284 https://ramboll.com

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#### **CONTENTS**

- 1. Checklist
- 2. Application Form
- 3. Other Approvals
- 4. Photographic Log
- 5. Figure 1 Site Location Map
- 6. Figure 2 Coastal Resources
- 7. A-2 Survey
- 8. Neighboring Property Owners
- 9. Project Plans Western Shoreline Remediation
- 10.Certificate of Corporation and Organization and First Report

#### 1. CHECKLIST

#### **CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION**

#### **CHECKLIST**

FOR PUBLIC HEARING APPLICATIONS

NOTE THIS PROJECT WAS APPROVED BY PLANNING AND ZONIING ON APRIL 26, 2021. SUBSEQUENT MINOR CHANGES TO FINAL ELEVATION OF REMEDIATED SHORELINE DICTATE NEED FOR NEW APPOVAL. I. REQUIRED INFORMATION (except for Fee & USB submit an original & 16 copies of all below)

□ Completed & Signed Application & Checklist Form

		Fee	
		Written Statement of Development Use (SE	EE DISCUSSION IN APPLICATION FORM)
		Completed Site Plan (SEE ATTACHMENT	TS 9)
		Drainage Plan NOT APPLICABLE	
		Building Floor Plans NOT APPLICABLE	
		Property Owner's List SEE ATTACHMEN	IT 8
		Cert. of Corporation/Org. of First Report	
		A-2 Site Survey SEE ATTCHMENT 7	
		Building Elevations NOT APPLICABLE	
		Other Evidence/Testimonial Information	SEE ATTACHMENTS #3, 4, 5, 6
		1 USB MEMORY FLASH DRIVE STICK	SENT VIA EMAIL ON 5/13/22
	<u>NC</u>	OTE: Please provide 1 USB MEMORY FLASH	DRIVE Stick:
	•	The information on the memory flash drive stick	
		all other hard copy information (landscaping, flo also <b>must be labeled</b> with the property address	
	•	All plans and paper work that is submitt	•
		FOLDED (11x17 or smaller) and Collated into	17 separate packets.
II.	<u>Sl</u>	JPPLEMENTARY INFORMATION (Optiona	<u>D</u>
		Perspective Rendering	
		Building and Site Sections	
		Eight 8 x10 Color or Black/White Photos of	the Current Premises' Condition
		Copies of Zoning Board of Appeals, or History	oric District Commission Decisions
		Drainage Report	
		Traffic Studies	
		Environmental Impact Statement	
		Real Estate Studies	
		Department of Environmental Protection or	Coastal Area Management reports
		Aerial Photographs	
III.	<u>O</u>	PTIONAL EXHIBITS (may be presented at	the public hearing (16 copies not required)
		Color Rendering	
		Models	
		Material Sample	
		Material Sample OTHER:	

#### **CITY OF BRIDGEPORT**

#### **PLANNING & ZONING COMMISSION**

#### **CHECKLIST FOR PUBLIC HEARING APPLICATIONS**

The following requirements shall apply to all applications for public hearings before the Bridgeport Planning & Zoning Commission and for all agenda dates on or after December 23, 2011.

The following are required components for any and all applications for a change of zone; site plan review; motor vehicle; sub-division; special permit; or coastal site plan reviews applications. Except for the Fee & USB, the Petitioner shall submit one (1) original and sixteen (16) copies of all materials described below in sections I & II pertinent to the application. The agenda closing date shall be five (5) weeks prior to the public hearing. No materials submitted by the petitioner after the agenda closing date shall be accepted by the Clerk or by the Commission, unless exempted under Section III below. Failure to provide any of the components listed under Section I below may be deemed by the Commission to be grounds for denial due to incomplete information.

#### (17) REQUIRED INFORMATION

☐ A Complete and signed application form. (The application must be signed by the current property owner)
□ Fee
☐ A written statement, not to exceed one hundred (100) words, describing all proposed uses. SEE APPLICATION FORM
☐ The original plus sixteen (16) copies of a site plan prepared, signed and sealed by an engineer, architect or landscape architect registered and licensed to conduct business in the State of CT. Dated and meeting the following requirements:

- The site plan must be drawn to a scale of 100 feet or less to the inch.
- Proposed and existing structures and amenities, including, but not limited
  to, footprints of foundations, porches, decks, walkways, travel lanes, shall
  be indicated. Dimensions to property lines from structures and overall
  building dimensions shall also be shown. The dimensions of parking lot,
  including isle width and length, and width of parking spaces shall be
  shown.
- All applicable (existing and proposed) Zone Development Standards.
- Existing and proposed grades shall be shown at 2-foot intervals.
- One or more benchmarks that can be used in the field to verify conditions shall be indicated.

	A drainage plan prepared by a professional engineer, showing all provisions for site runoff; on-site retentions; connections to city services; and any other pertinent information, including City Engineer's requirements. NOT APPLICABLE
	Building floor plans (all floors above and below grade) shall be prepared by a licensed architect, showing any and all proposed new construction or additions to existing structures. Additions and alterations shall be clearly delineated from existing work. Minimum scale 1/16" = 1"0. NOT APPLICABLE
	A list of names and addresses of all property owners within 100 feet of all property lines of the subject property shall be provided.
	If the petitioner is a corporation a copy of the "Certificate of Corporation" and "Organization and First Report" as filed with the Office of the Secretary of the State of CT must be filed with the application.
	An A-2 survey.
	For applications involving a building(s), the following shall be submitted:
	<ul> <li>Preliminary architectural plans, sections, and/or elevations at 1/4" or 1/8" = 1' showing exterior wall elevations, roof lines, façade materials or other features of proposed buildings or structures.</li> <li>Drawings prepared by a registered architect, landscape architect or professional engineer licensed in the State of CT, each individually sealed and signed by the design professional, (except seals not required on residential projects of less than 5,000 square feet total).</li> </ul>
	Any other evidence or testimonial information, which will be presented by the petitioner at a public hearing.
with r	the above information shall be submitted at the time of filing. Applications nissing information will be deemed incomplete; will not be processed and e immediately returned to the applicant.
SUPP	LEMENTARY INFORMATION
	Perspective renderings, either in black and white or in color, reproduced either photographically or by diazo print, showing print, showing principal street side view of the proposed development. Minimum size 8"x10" (for photos); Maximum size 30"x42". Color renderings may be presented at the public hearing provided diazo print or photo reproduction has been submitted to the Clerk for distribution before the agenda closing date.
	Building and site section drawings to show relationship of proposed development to existing adjacent streets and buildings. Page $3\ {\rm of}\ 4$

Note:

II.

Not more than eight (8) 8"x10" color or black and white photographs showing existing site conditions or surrounding area. These may be reproduced xerographically for application filing.
Copies of any pertinent actions by the Zoning Board of Appeals or Historic District Commission.
Drainage reports, traffic studies, environmental impact studies and/or real estate studies.
State Department of Environmental Protection (DEP) or Coastal Area Management (CAM) reports.
☐ Aerial photographs of subject parcel and surrounding environment.

#### III. OPTIONAL EXHIBITS

The following items may be presented to the Commission at the time of the public hearing (16 copies not required) without need for filing on or before the agenda closing date:

Color renderings (see Section II item) provided the Commission has received
through the Clerk reduced photographic reproductions, or black and white
versions of the renderings.

 $\square$  Models of proposed building(s).

 $\hfill \square$  Samples of materials and/or colors to be used in the proposed development.

**Note:** Staff reports or departmental correspondence (e.g. City Engineer, W.P.C.A., Fire Marshal, Design Review Coordinator, etc.) shall be received and distributed by the Clerk of the Commission on or before the date of the public hearing. **Whether such reports or correspondence is received before the agenda closing date shall not pose any penalty to the Petitioner and shall be the responsibility of the staff.** 

#### 2. APPLICATION FORM

ile No.			

# PETITION TO THE PLANNING & ZONING COMMISSION CITY OF BRIDGEPORT, CONNECTICUT

	NAME OF PETITIONER: Barnu						
	Is the Petitioner's name Trustee	of Record?	Yes_X	No_	mide.	TO THE REAL PROPERTY.	
	If yes, a sworn statement disclos	ing the Benefic	ciary shall ac	company this appl	lication upon	filing.	
	Address of Property: 451-589 a	nd 567	Seaview A	venue Bridg	eport CT	06604	
	(number	)	(street)	(stat	e)	(zip code)	
	Assessor's Map Information: Blo	ck No. 664		Lot N	No. <u>5A</u>		
4	Amendments to Zoning Regulation	ons: (indicate)	Article: NA		Section:	NA	
(	(Attach copies of Amendment)	The a	nnrovimately 1	8 acre parcel located	south of the Wa	iter Pollution Control Auth	
	The approximately 18 acre parcel located south of the Water Pollution Control Autho Description of Property (Metes & Bounds): bordered on northeast by radius of Seaview Avenue bordered on northwest by WPC property and the entirety of Powerhouse Creek. Bordered on the southwest Bridgeport Harbor and southeast by Bridgeport Harbor and Dolphins Cove Restaurant and Marina, the Site is currently developed, paved, and vacant.						
	=			y is pre-existing no	nconforming	)	
Zone Classification requested: Not Applicable  Remediation of western shoreline of the site to address widespread pollu							
	Describe Proposed Development	of Property: f	ill in accordance	ce with CT DEEP app	r the site to ad roved enginee	ring control. This projec	
	previously reviewed and approved; higrade) dictated need for new approv		es to remedia	l design (increase sh	oreline elevat	ion to tie in to propose	
-	pproval(s) requested: Coastal S		lication		WATER SE		
	pprovai(e) requested.	- 1	- IIII		122		
-			Here to the		Hart Elem		
S	ignature: Chris K	//			Date: 5/9	9/22	
P	rint Name: Christopher J. K	Kriegner, Envi	ronmental Co	onstulant			
		Charles !	HATTE HA	01			
lf	signed by Agent, state capacity	(Lawyer, Dev	eloper, etc.)	oignature.	ris Krie		
If			Pi	rint Name: Chri	stopher J. Kr	riegner,	
	signed by Agent, state capacity lailing Address: 17 Battery Pla		Pi	rint Name: Chri		riegner,	
N	47 Pottony Plo		Pi	rint Name: Chri	stopher J. Kr	riegner,	
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N P	lailing Address: 17 Battery Pla	ce, Suite 1200	Po New York,	rint Name: Chri	stopher J. Kr rironmental	riegner,	
N P	lailing Address: 17 Battery Planthone: 212-269-3200   -mail Address: jballott@mcallis	ce, Suite 1200 Cell: tertowing.com	Po New York,	rint Name: Chri	stopher J. Kr rironmental Fax:	riegner,	
N P E	lailing Address: 17 Battery Plan hone: 212-269-3200 -mail Address: jballott@mcallis	ce, Suite 1200	New York,	rint Name: Chri	stopher J. Kr rironmental Fax:	riegner,	
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N P E Sec	lailing Address: 17 Battery Planthone: 212-269-3200 -mail Address: ballott@mcallis 305.00 Fee received k No 1668420516  THIS PETITION MU	ce, Suite 1200  Cell: tertowing.com  Date: _	9 New York, 5/13/22	rint Name: New York  Clerk	stopher J. Krironmental  Fax:  H COMPLET	iegner, Consultant	
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N P E \$ 00 0 0	lailing Address: 17 Battery Planthone: 212-269-3200 -mail Address: jballott@mcallis  305.00 Fee received kNo 1668420516  THIS PETITION MU  K Completed & Signed Application X Completed Site / Landscape F	ce, Suite 1200  Cell: tertowing.com  Date: _  JST BE SUBM  ion Form	New York,  5/13/22	rint Name: New York  Clerk  ERSON AND WITH  A-2 Site Survey  Drainage Plan	stopher J. Krironmental  Fax:  H COMPLET	Tegner, Consultant  ED CHECKLIST  Building Floor Plan Building Elevations	
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#### CITY OF BRIDGEPORT

**Application Form** 

# Municipal Coastal Site Plan Review For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to the Zoning office.

#### Section I: Applicant Identification

Applicant: Barnum Landing, LLC and Barnum Landing II, LLC

Date: 5/13/22

Address: <u>17 Battery Place, Suite 1200</u>

Phone: 212-269-3200

Project Address or Location: 451-589 and 567 Seaview Ave

eaview Ave

Interest in Property:  $\Gamma$  fee simple  $\Gamma$  option

tion  $\Gamma$  lessee  $\Gamma$  easement

X other: Owner

List primary contact for correspondence if other than applicant:

Name: Bridgeport and Port Jefferson Steamboat Company; c/o Justin Ballotte

Address: 330 Water Street

City/Town: Bridgeport State: CT Zip Code: 06604

Business Phone: 203-993-4269

e-mail: <u>JBallott@McAllisterTowing.com</u>

#### Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:

#### NOTE THIS PROJECT WAS APPROVED BY PLANNING AND ZONING ON APRIL 26, 2021.

SUBSEQUENT MINOR CHANGES TO FINAL ELEVATION OF REMEDIATED SHORELINE AND DESIRE TO RETAIN EXISTING OUTFALLS HAVE DICTATED THE NEED FOR NEW APPROVAL.

- X Project location
- X Existing and proposed conditions, including buildings and grading
- X Coastal resources on and contiguous to the site
- X High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- X Soil erosion and sediment controls
  - Stormwater treatment practices NO CHANGE TO CURRENT STORMWATER MGT
- X Ownership and type of use on adjacent properties
- X Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

#### **Section III: Written Project Information**

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- X Site Plan for Zoning Compliance
- $\Gamma$  Subdivision or Resubdivision
- $\Gamma$  Special Permit or Special Exception
- Γ Variance
- Γ Municipal Project (CGS Section 8-24)

#### Part I: Site Information

- 1. Street Address or Geographical Description: 451-589 and 567 Seaview Ave
  - City or Town: Bridgeport, CT
- 2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? X YES  $\Gamma$  NO
- 3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable: Powerhouse Creek and Bridgeport Harbor
- 4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:

The site is located in the southeast portion of Bridgeport, Connecticut, and is a waterfront property along Bridgeport Harbor. The site is located in a mixed use/light industrial use area. Neighboring property uses include Bridgeport Water Pollution Control Authority sewage treatment facility to the north and a restaurant/marina to the southeast. A residential neighborhood is located across the street along Seaview Avenue.

The Site is currently vacant and previously developed. Although multiple buildings formerly occupied the site, only a portion of one building is currently present (currently used for covered storage). The Site is fenced and has 24/7 monitored and controlled access in accordance with a facility security plan approved by the US Coast Guard and required in accordance with the Maritime Transportation Security Act. The majority of the Site is comprised of impervious surfaces such as bituminous asphalt in various condition, concrete, and former building foundations. The disturbed shorelines of the property are improved and generally linear, forming the shape of a three-sided square. A bulkhead is located along the southwestern property line for the mooring of ships from Bridgeport Harbor. The shorelines are hardened with a variety of substrates including placed rip-rap, stone, concrete, rubble, armoring, sheet piling, bulkheads, derelict cribbing, pilings and other debris. The topographic gradient of the Site and surrounding area is relatively flat with a gentle slope toward the Bridgeport Harbor which forms the southwest property line.

- 5. Indicate the area of the project site: The contiguous area of the property is approximately 18 acres. This project entails shoreline improvements along the property line at Powerhouse Creek of less than 0.5 acres.
- 6. Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Part II.B. regarding proposed stormwater best management practices):
  - Project or activity will disturb 5 or more total acres of land area on the site. It may be eligible for registration for the Department of Environmental Protection's (DEP) General

Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities

Project or activity will disturb one or more total acres but less than 5 total acres of land area. A soil erosion and sedimentation control plan must be submitted to the municipal land use agency reviewing this application.

X Project or activity will not disturb 1-acre total of land area. Stormwater management controls may be required as part of the coastal site plan review.

7. Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d) 

Yes □ No

#### Part II.A.: Description of Proposed Project or Activity

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

Historical development of the property in the early-mid 1900s involved the build out of the site from Seaview Avenue and introduction of widespread polluted fill across the entire site and subsequent industrial use of the property created several additional areas of further impacted soil. The purpose of this project is to remediate certain areas of elevated concentrations through limited excavation and backfill of soil and to physically isolate all remaining soils lying within the site property lines. Activities are being conducted in accordance with the requirements of Connecticut Department of Energy and Environmental Protection (DEEP) Remediation Standard Regulations (RSR) under the Department of Economic Development's (DECD) Brownfield Remediation and Revitalization Program (BRRP). This remediation project will not change the existing use, require clearing (site is already paved) or increase the impervious cover at the site. In addition to DEEP's approval of a SDF permit for the eastern and southern shoreline work and a COP for the western shoreline work, a coastal site plan approval for these three related activities was granted by the City of Bridgeport on April 26, 2021

Maturation of the engineering design for the western shoreline of the site (Powerhouse Creek) has occurred since the Coastal Site Plan Approval of April 2021. The updated design was submitted to CT-DEEP in accordance with the Certificate of Permission's permit conditions that a written Construction Methodology Plan be approved prior to the start of work along Powerhouse Creek. Note that no changes to the site-wide cap or the shoreline work along southern or eastern property boundary are proposed. Upon CT-DEEP's review of the final design, minor changes to the proposed elevation of the remediated shoreline (combination of riprap solution and sheetpile wall) negated the western shoreline project's eligibility under a Certificate of Permission. Instead, the CT-DEEP indicated that a new Structures, Dredging, and Fill permit would be required for the western shoreline

work. This application is being submitted in concert with the SDF permit to obtain P&Z approval of the minor changes associated with the final design of the shoreline remediation activities along Powerhouse Creek. Two changes to the final design have triggered the need for a new SDF permit: 1. An increase in the proposed final shoreline elevation of the remedial solution; and, 2. Retaining existing stormwater outfalls not shown in the previously-approved drawings (but depicted in existing condition sheets).

The proposed shoreline elevation in the final design is necessary to accommodate final grade of the previously approved site-wide cap, which adds approximately 1-2 feet of elevation to the site along the western shoreline. The capping of widespread polluted fill must occur to the property boundary, which is defined as the elevation of mean high water, or 3.14 ft. Therefore, shoreline remedial measures are planned to the 3.14 ft elevation to render the shoreline soil inaccessible, through the placement of a rip-rap stone cover and a segment of sheet pile wall along the shoreline of Powerhouse Creek. The shoreline remedy will need to be of a stable slope that achieves the remedial protection desired and ultimately ties into final grade planned at the site. Therefore, the final elevation of the proposed rip rap cover and sheetpile bulkhead along Powerhouse Creek is 10.25 feet.

As indicated previously in the approved Coastal Site Plan Approval (April 2021), work activities along the shoreline will include mobilization and site preparation, staging of equipment and materials, and incremental removal of existing shoreline structures, fill, armoring, and debris. Limited dewatering of the work area may be required depending on tidal stage, presence of groundwater, and extent of existing structures. If work cannot be completed 'in the wet', dewatering will be facilitated by the use of temporary sheet pile and pumps to direct water outside of the work area under applicable DEEP permits.

Sequencing will then witness repair, maintenance, and improvement of the shoreline through installation of an engineered shoreline solution consisting likely of a combination of sheet pile wall and rip-rap. The work will be completed primarily from land-based equipment, but could include water-based support; however, work is primarily focused on the shoreline itself as remedial obligations under the BRRP do not extend beyond the property boundary at elevation 3.14. Applicable and appropriate construction best management practices will be incorporated into project documentation governing the activities and include erosion and sediment control measures per an approved plan developed by the construction contractor awarded the implementation work.

The second item triggering the need for an SDF permit is the desire to retain the <u>existing</u> stormwater outfalls and infrastructure along the shoreline at Powerhouse Creek. Currently, two outfalls are present that protrude through the shoreline and are of 30" and 18" diameter, respectively. Each of these outfalls collect localized stormwater from the site through a catch basin in proximity to the shoreline. Note that these features no longer convey roof drainage as the associated building has been demolished.

These existing outfalls were not included in the previously approved COP, however there is a desire to retain these outfalls in their present location along the shoreline. No change to the function or drainage area of these features is proposed, nor are any changes proposed to the diameter of the

pipes. Minor adjustments to the alignment of the outfalls is being proposed to integrate with the new shoreline features and materials (sheetpile, riprap, site-wide cap). All project activities described above are anticipated to begin in July 2022 and continue for approximately 6 months.

#### Part II.B.: Description of Proposed Stormwater Best Management Practices

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary):

Nearly all of the site is currently covered with impervious surfaces such as bituminous asphalt, concrete, current and former buildings/foundations, riprap, rubble, and bulkhead. The proposed project is being undertaken for remediation purposes only and does not entail development or improvement of the site. No increase in impervious surface will occur with this soil remedy nor will there be any change to the onsite drainage patterns at the property. The capping of the site with clean fill will be done using pervious materials such as soil or gravel, placed over a high-visibility non-woven geotextile fabric to serve as a demarcation layer. Prior to placement of the fabric and pervious clean fill, paved surfaces will be punctured or ripped to facilitate percolation. Therefore, the management of stormwater at the site will likely be improved relative to current conditions. No increase in stormwater runoff rates and volumes will occur because no impervious surface or slope change is proposed and percolation potential will be improved through the application of porous surface following removal or perforation of existing asphalt. Although porous pavement is considered a stormwater BMP, no formal stormwater BMP is planned for this project.

The project will have net benefits by improving the water quality of runoff discharged to Bridgeport Harbor and Long Island Sound. This will be accomplished by the addition of a clean fill cap over affected soil at the site including its shorelines and minimize the potential for erosion of material. In addition, existing stormwater outfalls will be retained so that the management of stormwater can be continued. Contributions to the existing catch basins for these outfalls have been reduced (e.g., roof drainage). Filter inserts may be placed into the existing catch basins to further improve water quality. The work will be completed following construction BMPs, industry standard of care, and an approved erosion and sediment control plan.

#### Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	х	Х	Х	
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				x
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				x
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	X			
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)	X			
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	X			
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				x
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				x
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				x
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)	x			
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)		x		
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				х
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)				x

<sup>\*</sup> General Coastal Resource policy is applicable to all proposed activities

#### Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary):

The site is being considered under the coastal site plan review processes due to its proximity to tidal waters and the definition of coastal resources as 'coastal waters including adjacent shorelands, both developed and undeveloped'. Therefore, the site constitutes a general coastal resources as defined in CGS Section 22a-93(7). The quality of this developed and former industrial facility as a general coastal resource is considered low. The project is located at a previously developed but currently vacant site along Bridgeport Harbor. No natural resources, ecological habitat, or sensitive areas exists on the property. The project will improve the condition of the site by addressing widespread polluted fill. Therefore, the project is consistent with the legislative goal to enhance coastal resources.

Coastal hazard areas are those lands inundated by coastal storms or subject to erosion during these events, including flood hazard areas as defined by FEMA. The proposed project will not change the flood storage capacity or change vulnerability of coastal resources. Erosion will be limited by the planned shoreline improvements. This project is consistent with policy CGS Section 22a-92(a)(5), given there will be no impacts from a rise in sea level, coastal flooding and erosion patterns nor an increase public expenditure or publicly funded coastal protection measures. In accordance with CGS Section 22a-92(b)(2)(F) and Section 22a-92(b)(2)(J), this project will manage coastal hazard areas so as to ensure that development proceeds in such a manner that hazards to life and property are minimized. Non-structural solutions are deemed not appropriate for this project however adverse environmental impacts will be minimized, including impacts on erosion and sedimentation on coastal landforms. No change in deposition is expected and the erosion potential of the shoreline is expected to decrease with this project. Pursuant to CGS Section 22a-92(c)(2)(B), no change in water circulation, water exchange, drainage, or flood control relative to existing conditions is anticipated with this project.

A small portion of the project is located within coastal and near waters, as defined in CGS Section 22a-93(5) 93(7)(K), based on the need to remediate to the property boundary which is located at mean high water. Working to this limit will require *de minimis* temporary disturbance below mean high water. No adverse effects to coastal or nearshore waters is anticipated. Further, the project will not impact sustained biological productivity or interfere with healthy marine populations in any way.

The site constitutes a developed shorefront, as defined in CGS Section 22a-93(7)(i). The proposed project will not change the site from meeting this definition. The proposed project will facilitate future use of the property and thus is consistent with policy CGS 22a-92(b)(2)(G) which promotes the use of existing developed shorefront for marine use.

Non-bulkhead shorelines at the site meet the definition of rocky shorelines that are resistant to erosion. Given the project is improving the shoreline armoring through the placement of rip rap for the purposes of rendering the soil inaccessible to the property line, no adverse effects to rocky shoreline are anticipated. The project is consistent with the associated policy (CGS Section 22a-92(b(2)(B)) as the shoreline improvements will not impact the shorefront's ability to support an intertidal biological community. Rather, this capability will be improved and will serve as substrate for biota and wildlife. The shoreline will be able to absorb storm and wave energies.

Shellfish concentration areas are actual or potential areas where shellfish aggregate and these areas are identified as potentially present within Bridgeport Harbor. Given the project work along the shoreline of the harbor, the potential for impacts to adjacent areas has been considered. No adverse effects to shellfish concentration areas are anticipated with this project. Further, consultation with Bureau of Aquaculture have verified this conclusion. As such, the project is consistent with policies related to the management of these and other fisheries.

#### Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- X General Development\* CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- X Water-Dependent Uses\*\* CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);

Definition CGS Section 22a-93(16)

Ports and Harbors - CGS Section 22a-92(b)(1)(C)

X Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)

Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)

Boating - CGS Section 22a-92(b)(1)(G)

Fisheries - CGS Section 22a-92(c)(1)(I)

Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)

Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)

X Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)

Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)

X Solid Waste - CGS Section 22a-92(a)(2)

Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)

Cultural Resources - CGS Section 22a-92(b)(1)(J)

Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)

<sup>\*</sup> General Development policies are applicable to all proposed activities

<sup>\*\*</sup> Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

#### Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. For projects proposed at waterfront sites (including those with tidal wetlands frontage), particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

The project is proposed in a manner that is consistent with the capability of the land and water resources to support development, preservation and use without significantly disrupting the natural environment or sound economic growth. Given this project is privately undertaken, being implemented to meet DEEP RSR requirements and BRRP deadlines, and will serve to facilitate future use of the property, the project is consistent with CGS Section 22a-92(a)(1) regarding the rights of the property owner, capability of the land and water resources, use of the site and support to economic growth without disrupting natural resources. Per CGS Section 22a-92(a)(2), the project will preserve coastal resources as no development will occur with this project. In accordance with CGS Section 22a-92(a)(9), this project is being coordinated with public agencies at all levels of government to ensure maximum protection of coastal resources while minimizing conflicts and disruption of economic development.

The project is considered water dependent due to its fundamental purpose and location. Therefore, this project should be awarded high priority and preference given its proximity to marine waters. Although no development is proposed, this project will manage use in the coastal boundary through close coordination with regulatory authorities such as the City of Bridgeport and CT DEEP. Therefore, this project is consistent with CGS Section 22a-92(b)(1)(A). This project is consistent with CGS Section 22a-92(b)(1)(C) through its facilitation of use of a marine facility.

In accordance with CGS Section 22a-92(b)(1)(D), structures have been designed and will be constructed and maintained to minimize adverse impacts on coastal resources, circulation and sedimentation patterns, water quality, and flooding and erosion. The use of fill is the minimum amount necessary to meet remedial needs and address regulatory requirements and will not induce conflicts with the riparian rights of adjacent landowners.

In accordance with CGS Section 22a-92(b)(1)(C), this project will promote, through existing state and local planning, development, promotional and regulatory authorities, the development, reuse or redevelopment of existing ports and boating use. This project does not unreasonably congest navigation channels, or unreasonably preclude boating support facilities elsewhere in a port or harbor and will not contribute to the risk of oil and chemical spills at port facilities. This project involves addressing soil with elevated concentrations by removing 'hot spots' and rendering the remaining polluted fill inaccessible to direct contact. Contaminated soils will be appropriately managed and reused on site with DEEP approval or transported under manifest for disposal off site at licensed facilities. Given no new tank farms, fuel or chemical storage is proposed for this project, the planned work is being conducted in accordance with CGS Section 22a-92(b)(1)(E). In accordance with CGS Section 22a-92(c)(1)(A), this project will minimize the risk of spillage of petroleum products and hazardous substances, provide effective containment and cleanup facilities for accidental spills.

#### Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects.

Identify the adverse impact categories below that apply to the proposed project or activity. The Aapplicable≅ column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)		х
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)		x
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)		х
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)		x
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		x
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		x
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		х
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		х

#### Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections only if the project or activity is proposed at a waterfront site:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column must be checked if the proposed activity has the potential to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)		х
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		Х
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		х

#### 2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.)\*:

The proposed activity is a remedial project necessary to render the affected soil at the site inaccessible for the protection of human health and the environment. The project Site is privately owned and has been developed and improved as an industrial site. While the property is a waterfront location and, therefore, considered water-dependent by definition, no net change to property condition or public access is proposed.

<sup>\*</sup>If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

#### Part VIII: Mitigation of Potential Adverse Impacts

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

The project activities proposed along the shoreline and elsewhere onsite within the coastal boundary will eliminate exposure to affected soil through limited excavation and site-wide capping to render the soil inaccessible. Given the site is completely developed and nearly entirely covered in impervious surface, the site has limited value to biological resources. No adverse effects on biological resources are anticipated and improvements along the shoreline are expected to improve the shoreline condition for colonization by marine organisms. Abiotic features associated with the site, such as nearshore waters, developed shorefront and rocky shoreline will improve through implementation of this project. No change to the vulnerability of the site to coastal storms or hazards are anticipated.

The site has significant coastal resource value in terms of economic and water-dependent use of the facility. The performance of this project will create opportunities for site redevelopment and activities such as using the facility as a port. Therefore, no adverse impacts on coastal resources and water-dependent development opportunities and activities are expected.

#### Part IX: Remaining Adverse Impacts

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

Not Applicable. The project will not result in adverse effects.

# 3. OTHER APPROVALS



### **Other Approvals**

The proposed remediation project is the subject of other state and federal approvals that are currently in various states of review. The approvals are summarized in Table 1, below.

Table 1. Issued Permits for Barnum Landing Site Remediation Project.

Agency	Permit	Project Element	Status
City of Bridgeport – Planning and Zoning	Coastal Site Plan Review	Site-wide remediation including shorelines	Approved (April 26, 2021)
CT DEEP	Certificate of Permission	Remediation along western boundary (shoreline of Powerhouse Creek)	Approved (COP- 2021103351_
CT DEEP	Structures, Dredging, and Fill Permit	Remediation along bulkhead notch and eastern shoreline	Approved (201815160-SDF- WQC)
USACE	General Permit – 13 (Cleanup of Hazardous and Toxic Waste)	Remediation of all shorelines	Approved (NAE-2020- 02066)

# 4. PHOTOGRAPHIC LOG



# PHOTO LOG

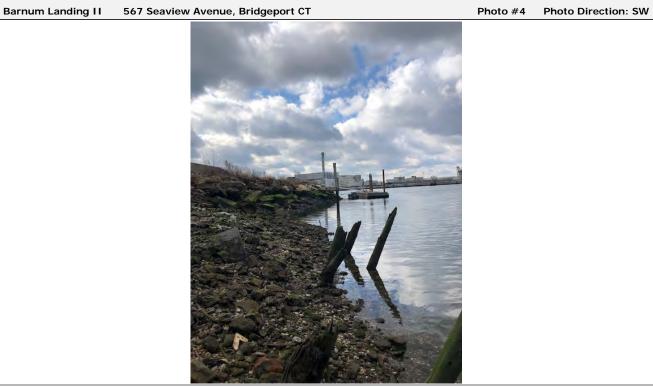
Attachment 10 Barnum Landing Shoreline Remediation





# RAMBOLL











# RAMBOLL

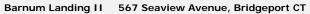


Photo #7 Photo Direction: SW

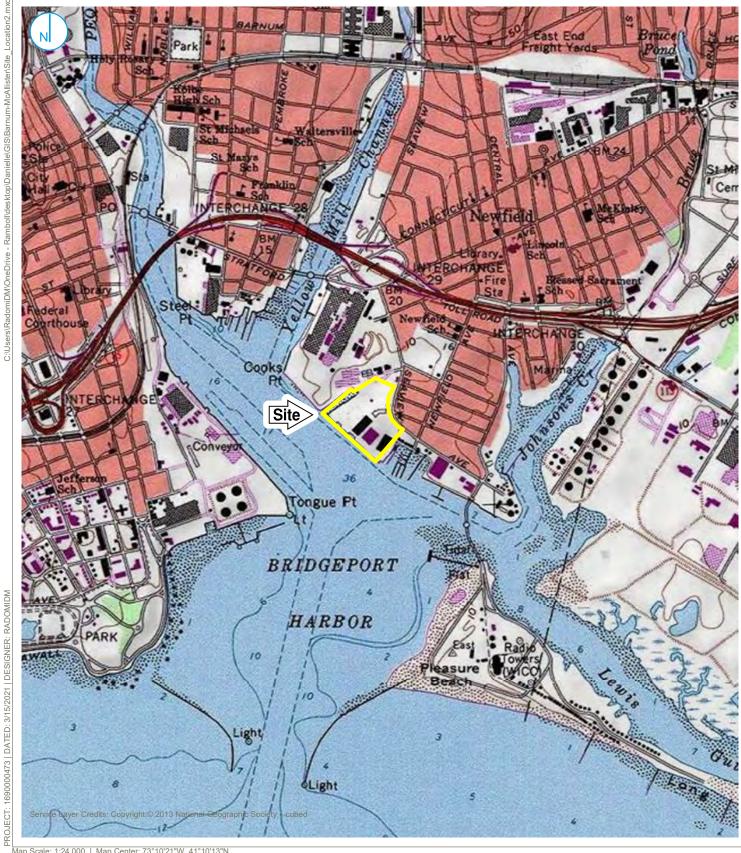


Barnum Landing II 567 Seaview Avenue, Bridgeport CT

Photo #8 Photo Direction: NE



# 5. FIGURE 1 - SITE LOCATION MAP



Map Scale: 1:24,000 | Map Center: 73°10'21"W 41°10'13"N

KEY MAP

### **BARNUM LANDING SHORELINE REMEDIATION PROJECT**

### BARNUM LANDING, LLC. AND BARNUM LANDING II, LLC.

1,000 2,000 \_ Feet

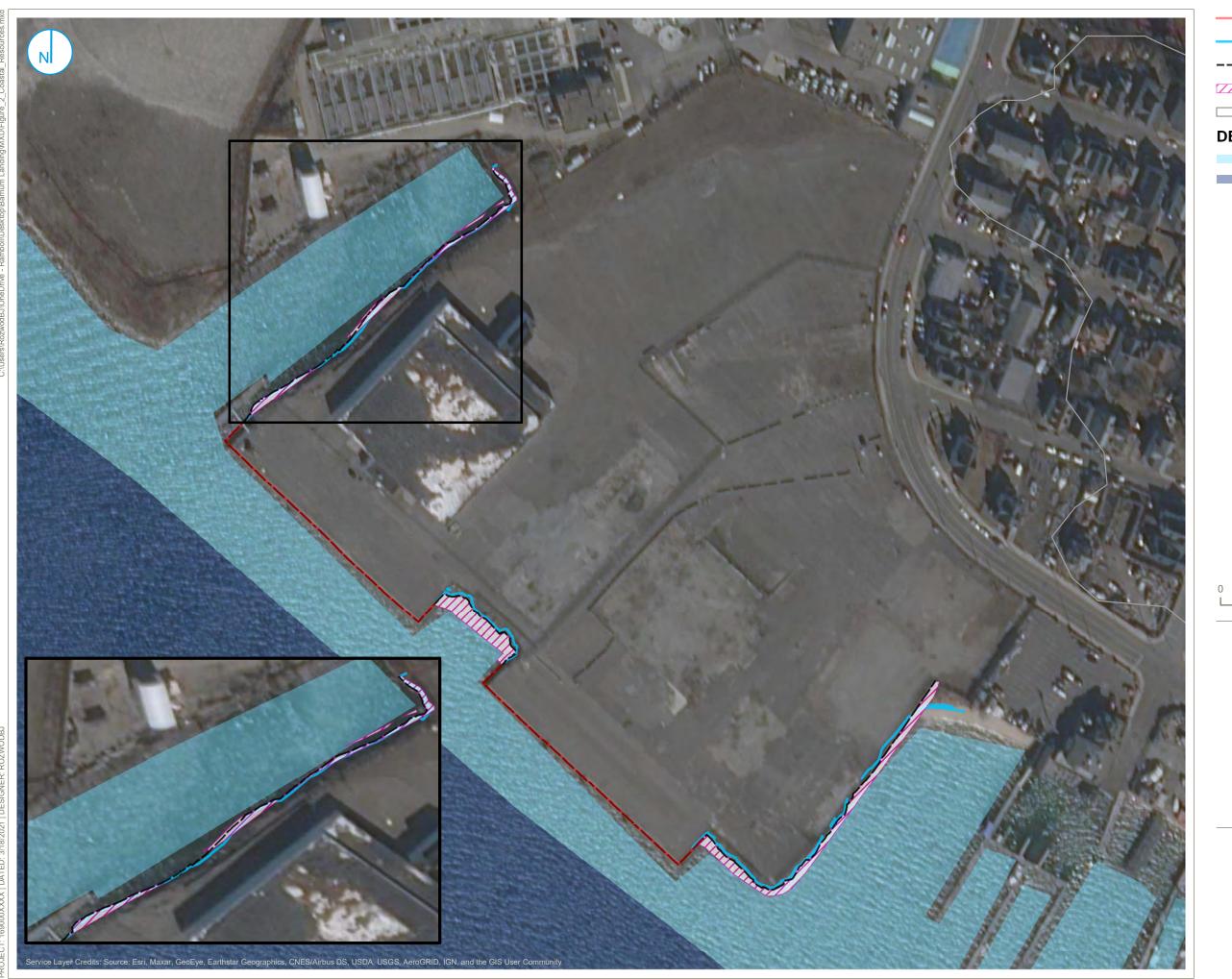
451-589 AND 567 SEAVIEW AVENUE BRIDGEPORT, CT

### FIGURE 1-SITE **LOCATION**

RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC. A RAMBOLL COMPANY



# 6. FIGURE 2 - COASTAL RESOURCES



— DEVELOPED SHOREFRONT (BULKHEAD)

— HIGH TIDE LINE

-- MEAN HIGH WATER

∠ ROCKY SHOREFRONT (RIPRAP)

☐ FEMA FLOOD HAZARD AREA

### **DEPTH**

NEARSHORE (< 10 M)

OFFSHORE (> 10 M)

**COASTAL RESOURCES ON AND CONTIGUOUS TO SITE BARNUM LANDING** SHORELINE **REMEDIATION PROJECT** 

Barnum Landing, LLC & Barnum Landing II, LLC Brigdeport, CT

### FIGURE 02

RAMBOLL US CORPORATION A RAMBOLL COMPANY



# **7. A-2 SURVEY**

# 8. NEIGHORING PROPERTY OWNERS



### Neighboring Property Owners within 100':

City of Bridgeport Water Pollution Control Authority 695 Seaview Avenue Bridgeport, CT 06604

Bridgeport Port Authority, 330 Water Street Bridgeport, CT 06604

Gary Matias 24 Mitchel Road Trumbull, CT 06611

Earnest and Vera Howard 614 Seaview Avenue Bridgeport, CT 06604

Mary Goggi 580 Seaview Avenue Bridgeport, CT 06604

Aida Jimenez 562 Seaview Avenue Bridgeport, CT 06604

Joan Stewart 546 Seaview Avenue Bridgeport, CT 06604

Marjolle and Gladys Tulloch 540 Seaview Avenue Bridgeport, CT 06604

Antonio Goncalves 454 Seaview Avenue Bridgeport, CT 06604

Mortimer and Etal Wolffkelly 500 Seaview Avenue #502 Bridgeport, CT 06604

Sidney Winter 220 Fairmount Terrace Farifield, CT 06430

# RAMBOLL

Gladys Munford 478 Seaview Avenue Bridgeport, CT 06604

Coastline Terminals of CT 100 Waterfront Street New Haven, CT 06512

### 9. PROJECT PLANS - WESTERN SHORELINE REMEDIATION

# BARNUM LANDING-WESTERN SHORELINE PROTECTION CONSTRUCTION DOCUMENTS

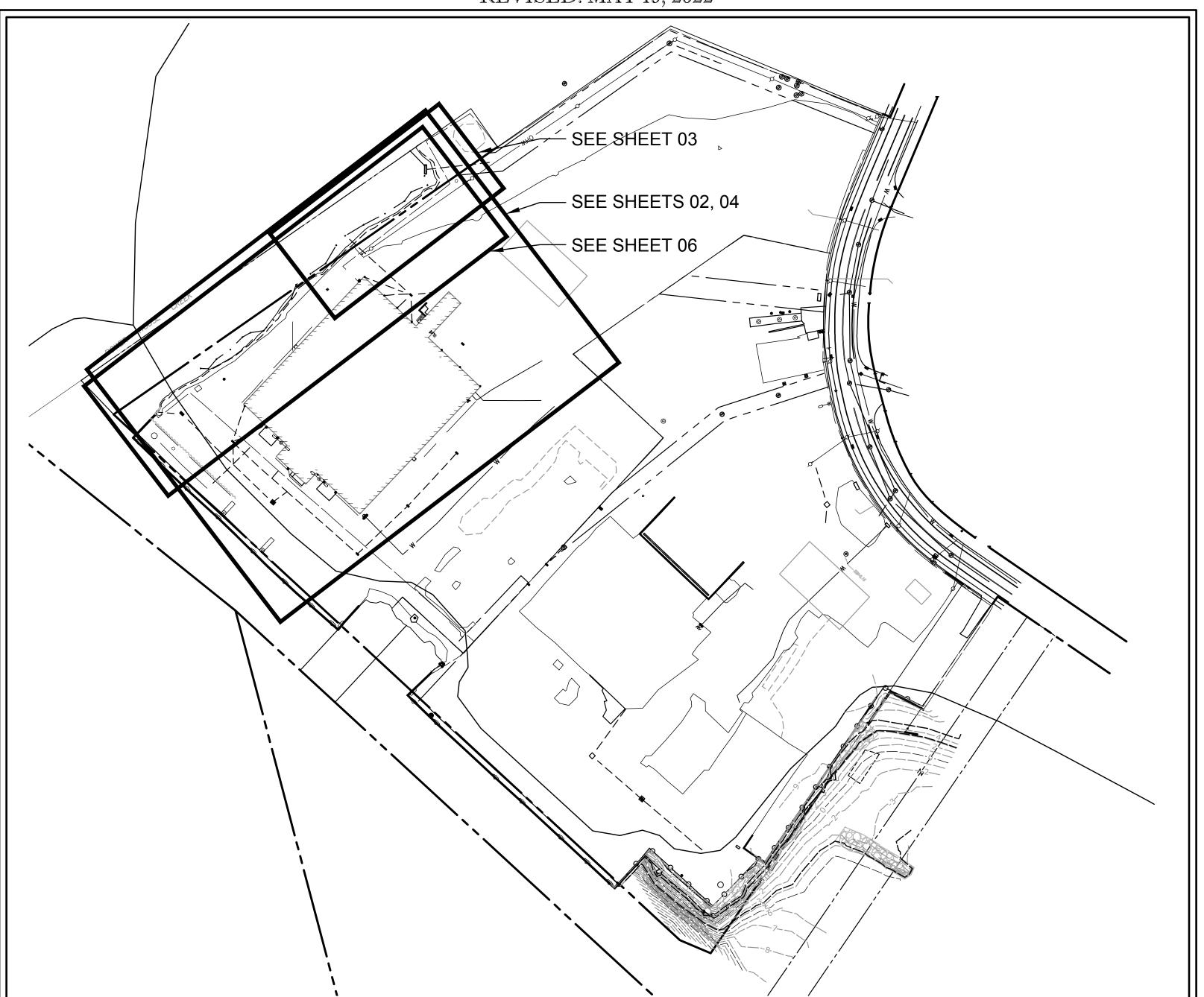
# **GENERAL NOTES**

- BARNUM LANDING, BRIDGEPORT, CONNECTICUT. PROJECT NO. 7660201 AT A SCALE OF 1"=60', DATED: 08/18/2020, REVISED: 02/05/2021, PREPARED BY LANGAN CT, INC." TOPOGRAPHIC INFORMATION SUPPLEMENTED BY MAP ENTITLED: "WATER DEPTH CONTOURS& PROPOSED BERTHING STRUCTURE (2), BRIDGEPORT HARBOR, BRIDGEPORT, CONNECTICUT. DWG NO. BP-A3-320 AT A SCALE OF 1"=30', DATED: 08/13/2019, PREPARED BY HYDRO DATA, INC.
- INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO

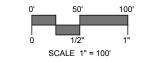
- 6. SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL,
- SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND
- ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE EXECUTION OF WORK. THE OWNER'S REPRESENTATIVE WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- 10. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- 11. CONTRACTOR TO COMPLY WITH THE TERMS AND CONDITIONS WITHIN THE SDF PERMIT
- 12. ALL MATERIAL EXCAVATED FOR THE CONSTRUCTION OF THE WESTERN SHORE RIPRAP SLOPE SHALL BE COORDINATED WITH OWNER'S DESIGNATED ENVIRONMENTAL REPRESENTATIVE FOR PROPER REUSE OR DISPOSAL
- 13. CONTRACTOR TO MAINTAIN E&S CONTROLS UNTIL SUBSTANTIAL COMPLETION OF PROJECT WORK AND PERMANENT STABILIZATION OF
- 14. THE PROPERTY IS DESIGNATED AS ZONE AE AND VE ON THE FEMA FLOOD INSURANCE RATE MAP "FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS)", PANELS 441 OF 626, MAP NUMBER 09001C0441G, EFFECTIVE DATE: JULY 08, 2013.
- 15. DREDGING IS NOT PART OF THIS CONTRACT.

# **GENERAL CONSTRUCTION SEQUENCE**

1. REFER TO SPECIAL PROVISIONS.

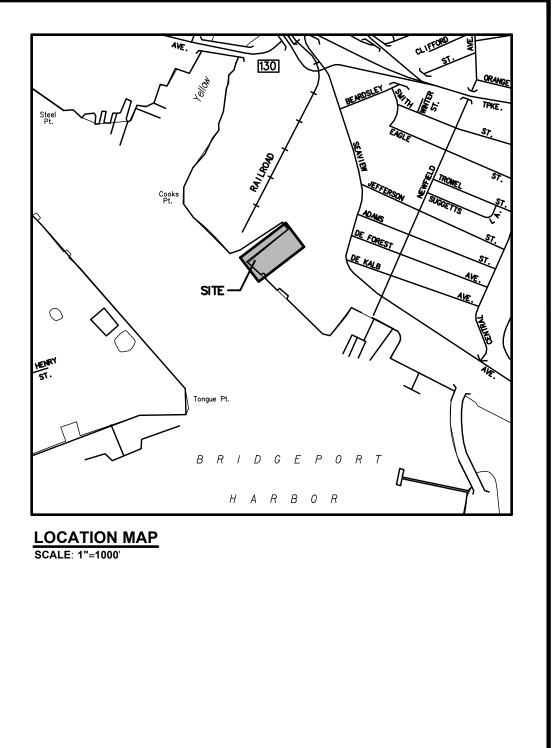






# 567 SEAVIEW AVE BRIDGEPORT, CONNECTICUT

141.16251.00002 AUGUST 19, 2021 REVISED: OCTOBER 26, 2021 **REVISED: MAY 13, 2022** 



# PREPARED BY:



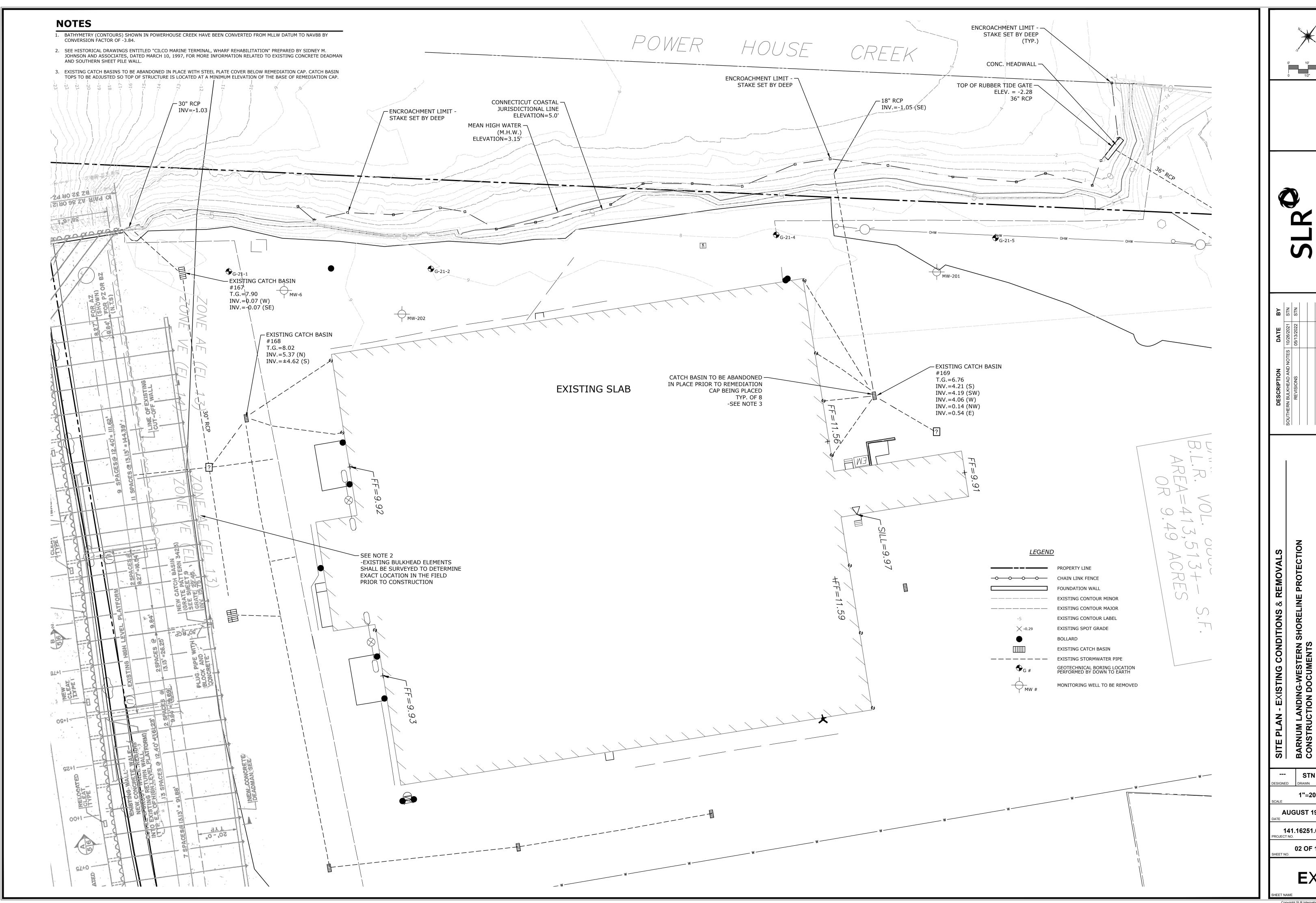
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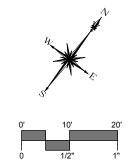
MCALLISTER TOWING & TRANSPORTATION COMPANY 17 BATTERY PLACE NEW YORK, NEW YORK 10004

# SHEET LIST

SHEET NUMBER	SHEET NAME	SHEET TITLE
01		TITLE
02	EX	SITE PLAN - EXISTING CONDITIONS & REMOVALS
03	E&S	EROSION AND SEDIMENTATION CONTROL PLAN
04	SP-1	SITE PLAN - PROPOSED CONDITIONS
05	STR-1	STRUCTURAL & GEOTECHNICAL NOTES
06	STR-2	BULKHEAD LAYOUT
07	STR-3	STRUCTURAL DETAILS - CONCRETE DEADMAN
80	STR-4	STRUCTURAL DETAILS - SHEETING DEADMAN
09	STR-5	STRUCTURAL DETAILS - CONCRETE DEADMAN
10	STR-6	STRUCUTRAL DETAILS - SHEETING DEADMAN
11	STR-7	STRUCTURAL DETAILS - 30 INCH PIPE PENETRATION
12	STR-8	STRUCTURAL DETAILS - 18 INCH PIPE PENETRATION
13	STR-9	STRUCTURAL DETAILS - CONCRETE CLEAT FOUNDATION
14	SD-1	SITE DETAILS



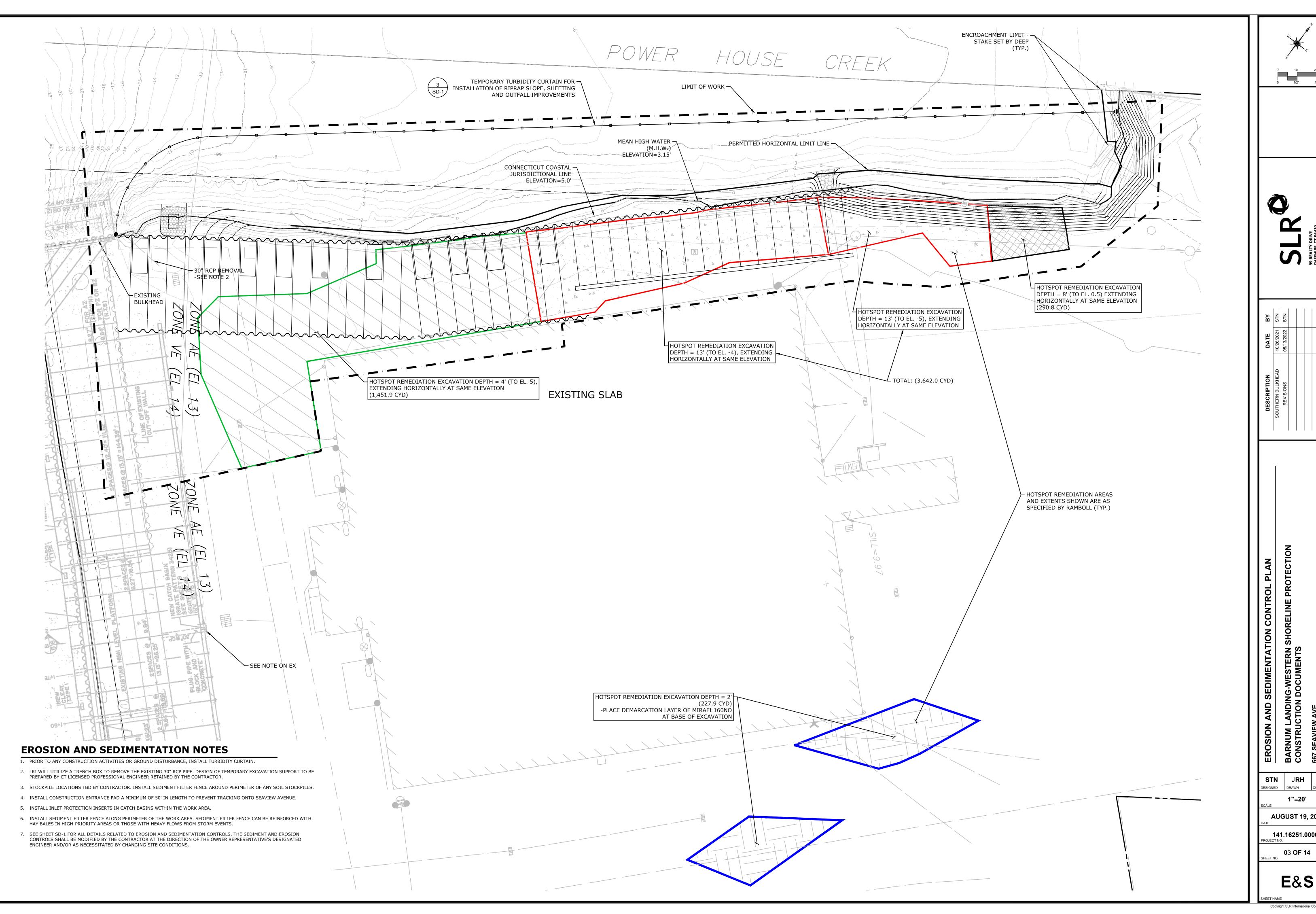






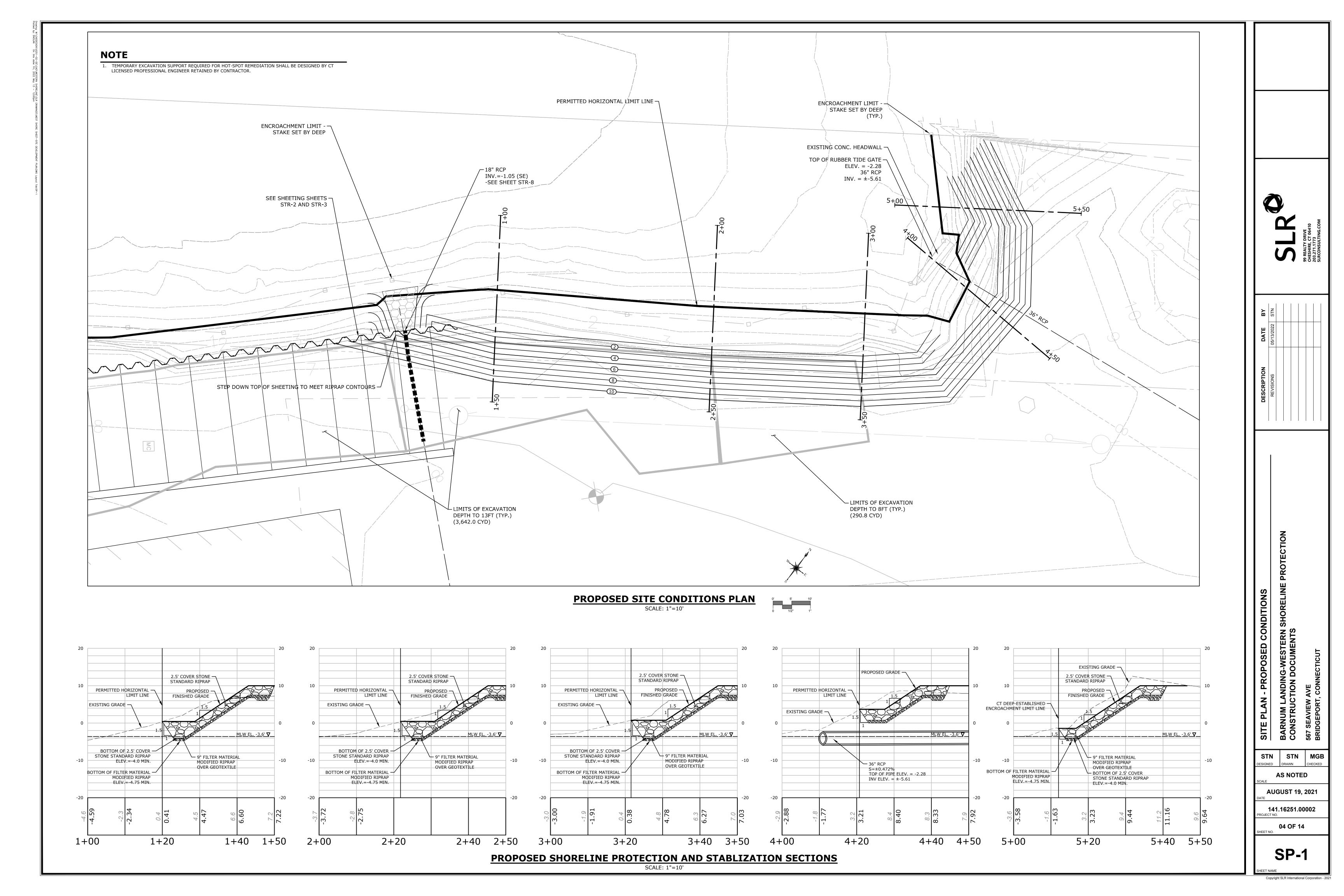
SOUTHERN BULKHEAD AND NOTES 10/26/2021 STN REVISIONS 05/13/2022 STN	DESCRIPTION	DATE	B≺
05/13/2022	SOUTHERN BULKHEAD AND NOTES	10/26/2021	STN
	REVISIONS	05/13/2022	STN

STN MGB 1"=20' **AUGUST 19, 2021** 141.16251.00002 02 OF 14



STN JRH MGB **AUGUST 19, 2021** 

141.16251.00002



# **GENERAL NOTES**

- SPECIFICATIONS: CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 818 (2021), SUPPLEMENTAL SPECIFICATIONS JANUARY 2021, AND SPECIAL PROVISIONS.
- DESIGN SPECIFICATIONS: AASHTO LRFD DESIGN SPECIFICATIONS, 8<sup>TH</sup> EDITION, 2017, AS SUPPLEMENTED BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION BRIDGE DESIGN MANUAL (2003) WITH INTERIM REVISIONS UP TO AND INCLUDING 2011.
- CONTRACTOR SHALL TAKE FIELD MEASUREMENTS NECESSARY TO ASSURE PROPER FIT OF THE FINISHED WORK AND SHALL ASSUME RESPONSIBILITY FOR THEIR ACCURACY.
- CONTRACTOR WILL BE LIABLE FOR ANY DAMAGE TO EXISTING STRUCTURES CAUSED BY HIS OPERATIONS. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING ADJACENT STRUCTURES.
- CONTRACTOR TO SUBMIT CONSTRUCTION SEQUENCE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

# **CAST-IN-PLACE CONCRETE**

- 1. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE CLASS "PCC 04462".
- 2. REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60 AND SHALL BE EPOXY COATED.
- 3. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318.
- 4. LOCATIONS OF ALL CONSTRUCTION JOINTS AND REINFORCING SPLICES SHALL BE APPROVED BY THE OWNER REPRESENTATIVE'S DESIGNATED ENGINEER.
- 5. ALL EXPOSED CORNERS OF CONCRETE SHALL BE BEVELED AS SHOWN.
- 6. THE CONTRACTOR SHALL NOT STRIP ANY FORMS UNTIL CONCRETE HAS REACHED A COMPRESSIVE STRENGTH OF 3,000 PSI.
- 7. REMAIN-IN-PLACE FORMS: THE USE OF REMAIN-IN-PLACE FORMS ON THIS STRUCTURE IS NOT ALLOWED.

### 8. ANCHOR BOLTS:

- 8.1. ANCHOR BOLTS TO CONCRETE SHALL BE ASTM A307.
- 8.2. STEEL TO STEEL CONNECTIONS: ASTM A325.
- 8.3. BOLTS SHALL BE HOT-DIP GALVANIZED UNLESS OTHERWISE NOTED.

# STRUCTURAL STEEL

- 1. DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE "MANUAL OF STEEL CONSTRUCTION - ASD", LATEST EDITION AS ADOPTED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
- WELDING SHALL CONFORM TO THE "STRUCTURAL WELDING CODE FOR STEEL", LATEST EDITION, AS ADOPTED BY THE AMERICAN WELDING SOCIETY (AWS). WELDING SHALL BE PERFORMED BY A WELDER CERTIFIED IN ACCORDANCE WITH AWS STANDARDS.

# MATERIALS:

- 3.1. SHAPES AND PLATES (EXCEPT WALE SECTION): 3.2. WALE SECTIONS:
- ANCHOR AND CARRIAGE BOLTS: 3.3.
- 3.4. HIGH STRENGTH STRUCTURAL BOLTS:
- 3.5. NUTS:
- 3.6. WASHERS: 3.7. THREADED BAR:
- 3.9. PIPE SLEEVE
- 3.8. CASING PIPE FOR TIE-BACK:

CONFORMING TO ASTM A-153.

A325, WITH HEX. HEADS ASTM A563 ASTM F436

ASTM A307, GRADE A

ASTM A36

ASTM A615, GRADE 75 OR 80 PVC SCHEDULE 80 STEEL PIPE SCHEDULE 80

ASTM A572, MIN. Fy=50 KSI

4. TIE-RODS ASSEMBLIES CONSISTING OF TIE-ROD, STEEL COUPLERS, AND NUTS, SHALL BE THREADED BAR REINFORCING SYSTEM AS MANUFACTURED BY DYWIDAG SYSTEMS INTERNATIONAL, USA, INC. TIE ROD ASSEMBLIES SHALL BE FUSION BONDED EPOXY COATED. FUSION BONDED EPOXY COATING SHALL CONFORM TO ASTM A775. WALE TO BE HOT-DIP GALVANIZED AFTER ASSEMBLY AND PREFABRICATION BOLT HOLES HAVE BEEN DRILLED

# **SHEET PILING BULKHEAD NOTES**

- 1. SHEET PILING SHALL BE HOT-ROLLED STEEL SECTIONS CONFORMING TO ASTM A572 (OR EQUIVALENT). MINIMUM YIELD STRENGTH SHALL BE 50,000 PSI. INTERLOCKS SHALL BE FREE SLIDING, PROVIDE A SWING ANGLE SUITABLE FOR THE INTENDED INSTALLATION, AND MAINTAIN CONTINUOUS INTERLOCKING WHEN INSTALLED. SHEET PILING SHALL BE FULL-LENGTH SECTIONS OF THE DIMENSIONS SHOWN ON THE DRAWINGS. SPECIAL FABRICATED SECTIONS SHALL CONFORM TO THE REQUIREMENTS HEREIN AND THE PILING MANUFACTURER'S RECOMMENDATIONS.
- 2. SHEET PILING SHALL BE DRIVEN TO A DEPTH INDICATED ON THE THE DRAWINGS TO WITHIN AN ALLOWABLE TOLERANCE OF 2". TOP OF PILE SHALL BE CUT WITH PLASMA CUTTER WITH A TOLERANCE OF +/- 1" FROM THE ELEVATION INDICATED ON THE DRAWINGS.
- BEFORE PROCEEDING WITH ANY WORK ON SITE, CONTRACTOR SHALL SUBMIT FOR OWNER'S REPRESENTATIVE REVIEW WRITTEN PROCEDURES/DRAWINGS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- 3.1. PILE HANDLING/DRIVING EQUIPMENT AND METHOD OF INSTALLATION.
- 3.2. MANUFACTURER'S MILL CERTIFICATION THAT MEETS OR EXCEEDS SPECIFIED STEEL REQUIREMENTS.
- SHOP DRAWINGS THAT SHALL IDENTIFY PILE SECTION PROPERTIES AND WALL THICKNESS, PILE LENGTH PRIOR TO DRIVING, LOCATIONS AND TYPES OF WELDS, CLOSURE/TIE-IN DETAILS AT EXISTING SHEET PILE WALLS AND CUT-OFF ELEVATIONS.
- 4. THE CONTRACTOR SHALL LOG EACH SHEET PILE AND MAINTAIN A RECORD WITH THE FOLLOWING INFORMATION:
- 4.1. DATE OF INSTALLATION.
- 4.2. LOCATION OF IDENTIFICATION MARKS.
- 4.3. HAMMER EQUIPMENT AND OPERATION.
- 4.4. LENGTH FROM TIP TO CUT-OFF.
- 4.5. CUT-OFF ELEVATION.
- 4.6. PLUMB (DEVIATION FROM VERTICAL, INCHES PER FOOT).
- IF SHEET PILING ARE IMPACT DRIVE TO INDICATED TIP ELEVATION, RECORD BLOW COUNTS PER FOOT FOR THE LENGTH OF PILE DRIVEN.
- 4.8. COMPLETE LOGS AT THE END OF OF EACH DAY'S WORK AND IMMEDIATELY SUBMIT (3) LEGIBLE COPIES SIGNED BY THE CONTRACTOR'S REPRESENTATIVE TO THE OWNER'S REPRESENTATIVE.
- 5. PILE DRIVING HAMMERS: HAMMERS SHALL BE STEAM, AIR, OR DIESEL DROP, SINGLE ACTING, OR VIBRATORY TYPES. THE HAMMER SHALL HAVE A DELIVERED ENERGY SUITABLE FOR THE TOTAL WEIGHT OF THE PILE AND THE CHARACTER OF SUBSURFACE MATERIAL TO BE ENCOUNTERED. IF UNABLE TO REACH PILE TIP ELEVATIONS, NOTIFY THE OWNER REPRESENTATIVE'S DESIGNATED ENGINEER BEFORE PROCEEDING WITH PILE OPERATIONS.
- SHEET PILING SHALL BE DRIVEN WITH THE PROPER SIZE HAMMER AND BY APPROVED METHODS SO AS NOT TO SUBJECT THE PILINGS TO DAMAGE AND TO ENSURE PROPER INTERLOCKING THROUGHOUT THEIR LENGTHS. DRIVING HAMMERS SHALL BE MAINTAINED IN PROPER ALIGNMENT DURING DRIVING OPERATIONS BY USE OF LEADS OR GUIDES ATTACHED TO THE HAMMER. A PROTECTIVE CAP SHALL BE EMPLOYED IN DRIVING WHEN USING IMPACT HAMMERS TO PREVENT DAMAGE TO THE TOPS OF PILINGS.
- PILINGS DAMAGED DURING DRIVING OR DRIVEN OUT OF INTERLOCK SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO OWNER. PILINGS SHALL BE DRIVEN WITHOUT THE AID OF A WATER JET.
- 6. SHEET PILING SHALL BE PROVIDED AS ONE PIECE. NO SPLICES WILL BE ALLOWED.
- 7. SHEET PILES SHALL BE CAREFULLY LOCATED AS SHOWN ON THE DRAWINGS. TEMPORARY WALES, TEMPLATES, OR GUIDE STRUCTURES SHALL BE PROVIDED TO ENSURE THAT THE PILINGS ARE PLACE AND DRIVEN TO THE CORRECT ALIGNMENT.
- 8. WHERE DRIVEN SHEET PILES HAVE EXCEEDED SPECIFIED TOLERANCES, THE CONTRACTOR SHALL REMOVE SUCH PILES AND DRIVE SUBSTITUTE PILES AT NO ADDITIONAL COST TO OWNER. DETAILS OF SUBSTITUTE PILES SHALL BE APPROVED BY THE OWNER REPRESENTATIVE'S DESIGNATED ENGINEER OF RECORD PRIOR TO INSTALLATION.
- 9. ALL SHEET PILE SHALL BE ADVANCED TO THE MINIMUM TIP PENETRATION INDICATED IN THE CONTRACT DRAWINGS. ANY OBSTRUCTIONS ENCOUNTERED (EXISTING PILES, DEBRIS, BOULDERS) SHALL BE EXCAVATED AND REMOVED OR PRE-FORMED BY SPUDDING OR DRILLED THROUGH.
- 10. THE CONTRACTOR SHALL REMOVE ALL SHEET PILE CUT-OFFS AND OTHER DEBRIS FROM THE JOB
- 11. SHEET PILES TO RECEIVE EPOXY COATING FOR A MINIMUM OF 20 TO 30 FEET AT THE TOP OF THE PILE AS INDICATED ON THE DETAILS. SEE 'EPOXY NOTES' ON THIS SHEET.
- 12. WELDING SHALL CONFORM TO THE "STRUCTURAL WELDING CODE FOR STEEL", LATEST EDITION, AS ADOPTED BY THE AMERICAN WELDING SOCIETY (AWS). WELDING SHALL BE PERFORMED BY A WELDER CERTIFIED IN ACCORDANCE WITH AWS STANDARDS.

# **EPOXY NOTES**

# **EPOXY COATING OF PERMANENT SHEET PILES:**

- 1. SHOP COAT STEEL SHEET PILES FOR PERMANENT SHEETING. IMMEDIATELY BEFORE COATING, ABRASIVE-BLAST THE STEEL TO A NEAR-WHITE CONDITION. THE AVERAGE PROFILE DEPTH SHALL BE 1.5 MILS [40 MM] MINIMUM. RE-BLAST PILES NOT COATED IMMEDIATELY FOLLOWING SURFACE PREPARATION TO THE ORIGINAL BLAST STANDARDS BEFORE COATING APPLICATION. ENSURE THAT ALL SURFACES TO BE COATED ARE COMPLETELY DRY AND FREE OF ANY CONTAMINATION AT THE TIME OF COATING. USE SHERWIN WILLIAMS TARGUARD COAL TAR EPOXY COATING OR APPROVED EQUAL.
- APPLY THE EPOXY SYSTEM IN TWO COATS. THE TIME INTERVAL BETWEEN THE FIRST COAT AND THE SECOND COAT SHALL BE IN STRICT ACCORDANCE WITH THE COATING MANUFACTURER'S PUBLISHED SPECIFICATIONS. APPLY THE FIRST COAT TO YIELD A DRY FILM THICKNESS OF 8 TO 10 MILS [200 TO 250 MM]. APPLY THE SECOND COAT SO THAT THE TOTAL DRY FILM THICKNESS OF THE TWO COATS IS BETWEEN 16 AND 20 MILS [400 AND 500 MM].
- GIVE THE INSIDE PORTION OF THE INTERLOCK CLAW AND THE INTERLOCK BALL A SINGLE COAT THAT WILL YIELD A DRY FILM THICKNESS OF 2 TO 4 MILS [50 TO 100 MM]. BUILD UP AND PUDDLING OF THE COATING IN THESE AREAS IS NOT ALLOWED. ENSURE THAT NO PORTION OF THE COATING IS LESS THAN THE SPECIFIED MINIMUM FILM THICKNESSES. THE TOTAL MINIMUM FILM THICKNESS FOR ANY COMBINATION OF COATS SHALL BE THE SUM TOTAL OF THE AVERAGES OF THE SPECIFIED THICKNESS RANGE OF THE INDIVIDUAL COATS.
- ANY EPOXY COATED AREAS DAMAGED DURING STORAGE, HANDLING AND INSTALLATION SHALL RECEIVE A TOUCH-UP EPOXY COATING.

# **GEOTECHNICAL NOTES**

### **GENERAL CONSTRUCTION SEQUENCE:**

- INSTALL PERMANENT AND TEMPORARY SHEET PILES.
- EXCAVATE TO REQUIRED REMEDIATION DEPTHS AND EXTENTS.
- BACKFILL AND MACHINE COMPACT EXCAVATION TO BOTTOM OF DEAD-MAN ELEVATION AND THREADED BAR ELEVATION.
- FORM AND CAST DEAD-MAN.
- INSTALL THREADED BAR, WALER, AND ASSEMBLY. TIGHTEN.
- BACKFILL. USE WALK BEHIND PLATE TO COMPACT FIRST 12-INCHES OF GRANULAR FILL OVER THREADED BAR.
- MACHINE COMPACT REMAINING FILL TO FINAL GRADES.
- REMOVE TEMPORARY SHEET PILES (SEQUENCE UP TO CONTRACTOR).



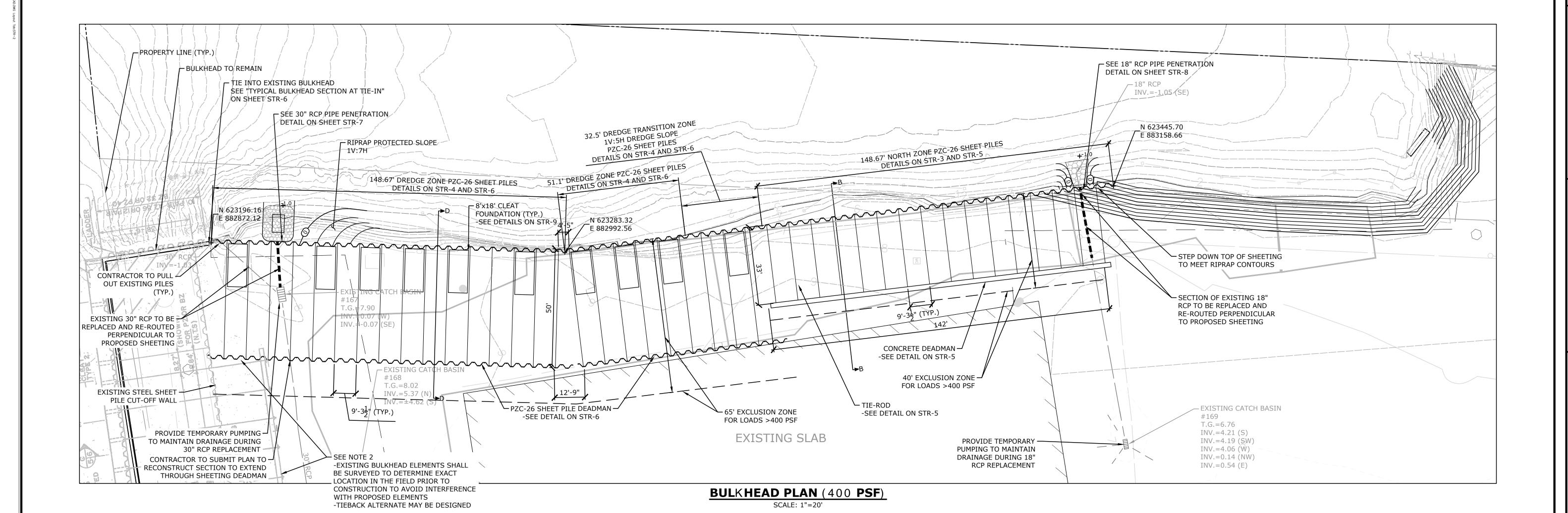
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STN	STN						
10/26/2021	05/13/2022						
REMOVAL OF CASE I NOTES	REVISIONS						
	10/26/2021	10/26/2021	10/26/2021 05/13/2022	10/26/2021	10/26/2021	10/26/2021	10/26/2021

KP/MGB STN KP/MGB **AS NOTED AUGUST 19, 2021** 141.16251.00002 05 OF 14

STR-1

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- 1. CONTRACTOR SHALL SURVEY LOCATION OF DEADMAN AND TIE-BACKS ONCE CONSTRUCTION OF BULKHEAD IS COMPLETED, SO ANY FUTURE CONSTRUCTION IS NOT IN CONFLICT WITH THE BULKHEAD.
- 2. SEE HISTORICAL DRAWINGS ENTITLED "CILCO MARINE TERMINAL, WHARF REHABILITATION" PREPARED BY SIDNEY M. JOHNSON AND ASSOCIATES, DATED MARCH 10, 1997, FOR MORE INFORMATION RELATED TO EXISTING CONCRETE DEADMAN AND SOUTHERN SHEET PILE WALL.



0' 10' 20' 0 1/2" 1"

99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTIONDATEBYSOUTHERN BULKHEAD AND NOTES10/26/2021STNREMOVAL OF CASE I10/26/2021STNADDED CLEAT FOUNDATION10/26/2021STNREVISIONS05/13/2022STN

AYOUT
DING-WESTERN SHORELINE PROTECTION

BARNUM LANDING-WESTERN SHOR
CONSTRUCTION DOCUMENTS
567 SEAVIEW AVE
BRIDGEPORT, CONNECTICUT

RMH STN KP
DESIGNED DRAWN CHECKED

AS NOTED
SCALE

AUGUST 19, 2021
DATE

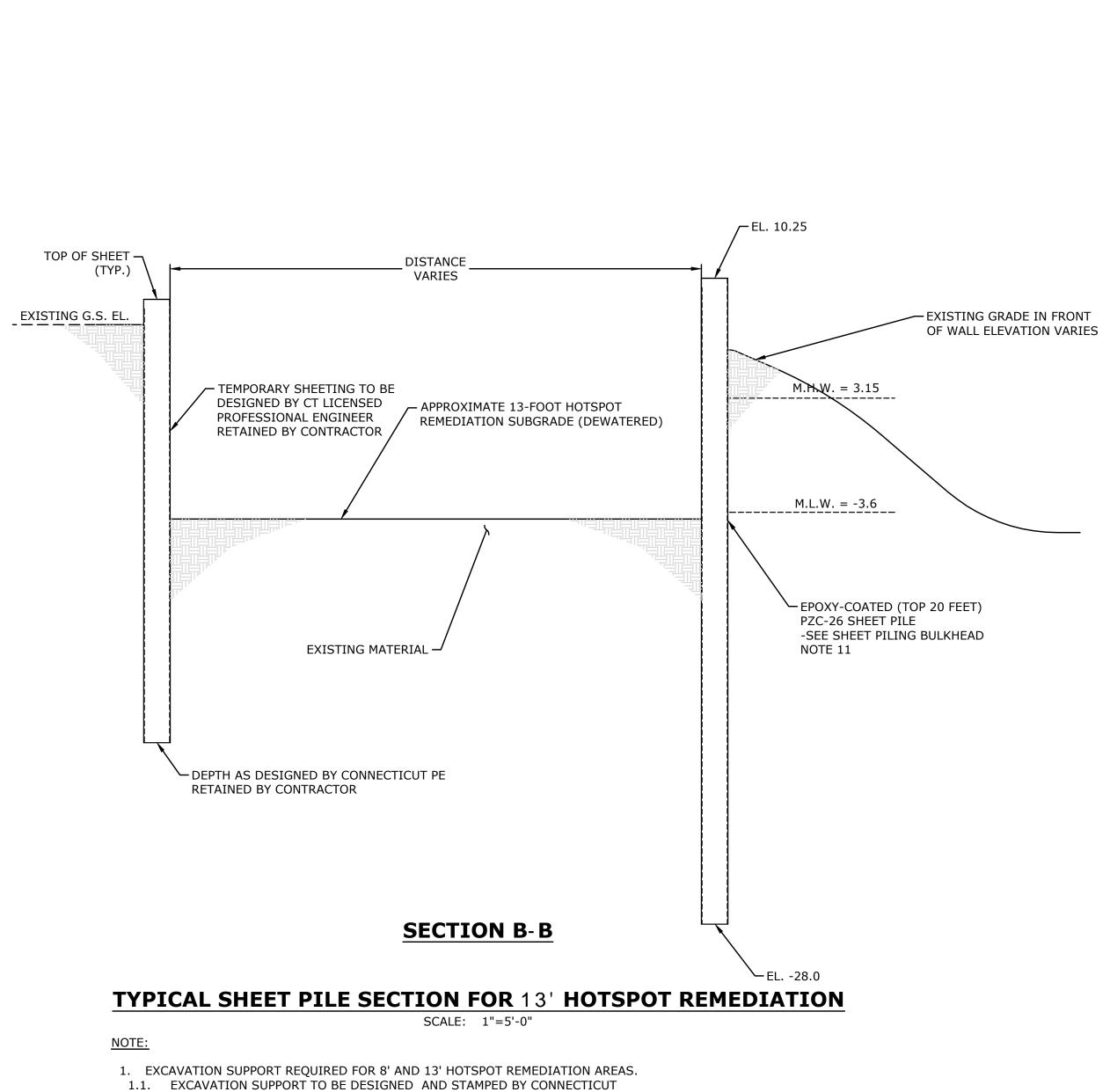
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PROJECT NO.

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06 OF 14

NAME

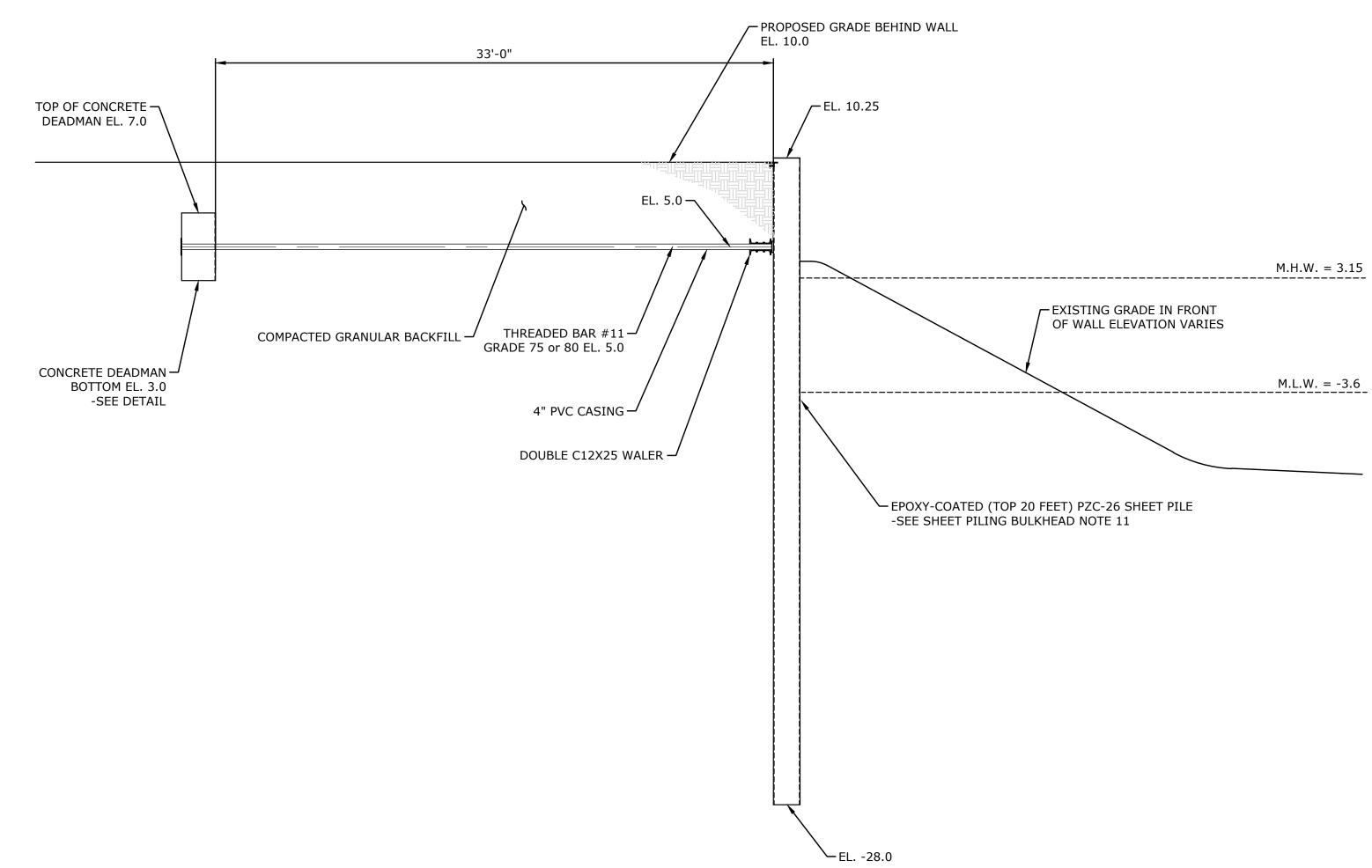
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LICENSED PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR.

2. PERMANENT SHEET PILES USED FOR BULKHEAD TO BE USED IN CANTILEVER

WITHOUT TIEBARS FOR 13' HOTSPOT REMEDIATION.



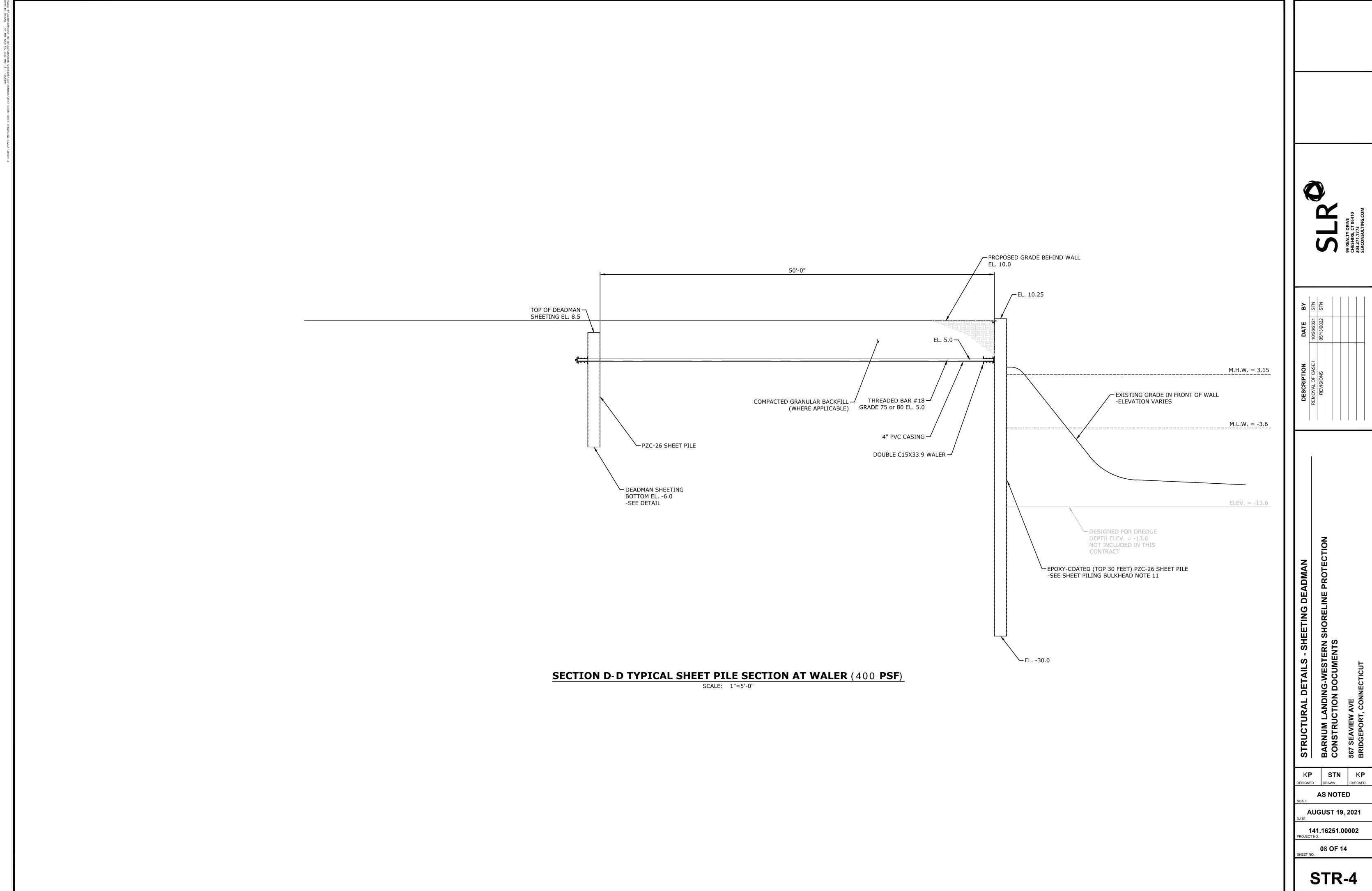
SECTION B-B TYPICAL SHEET PILE SECTION AT WALER (400 PSF) SCALE: 1"=5'-0"

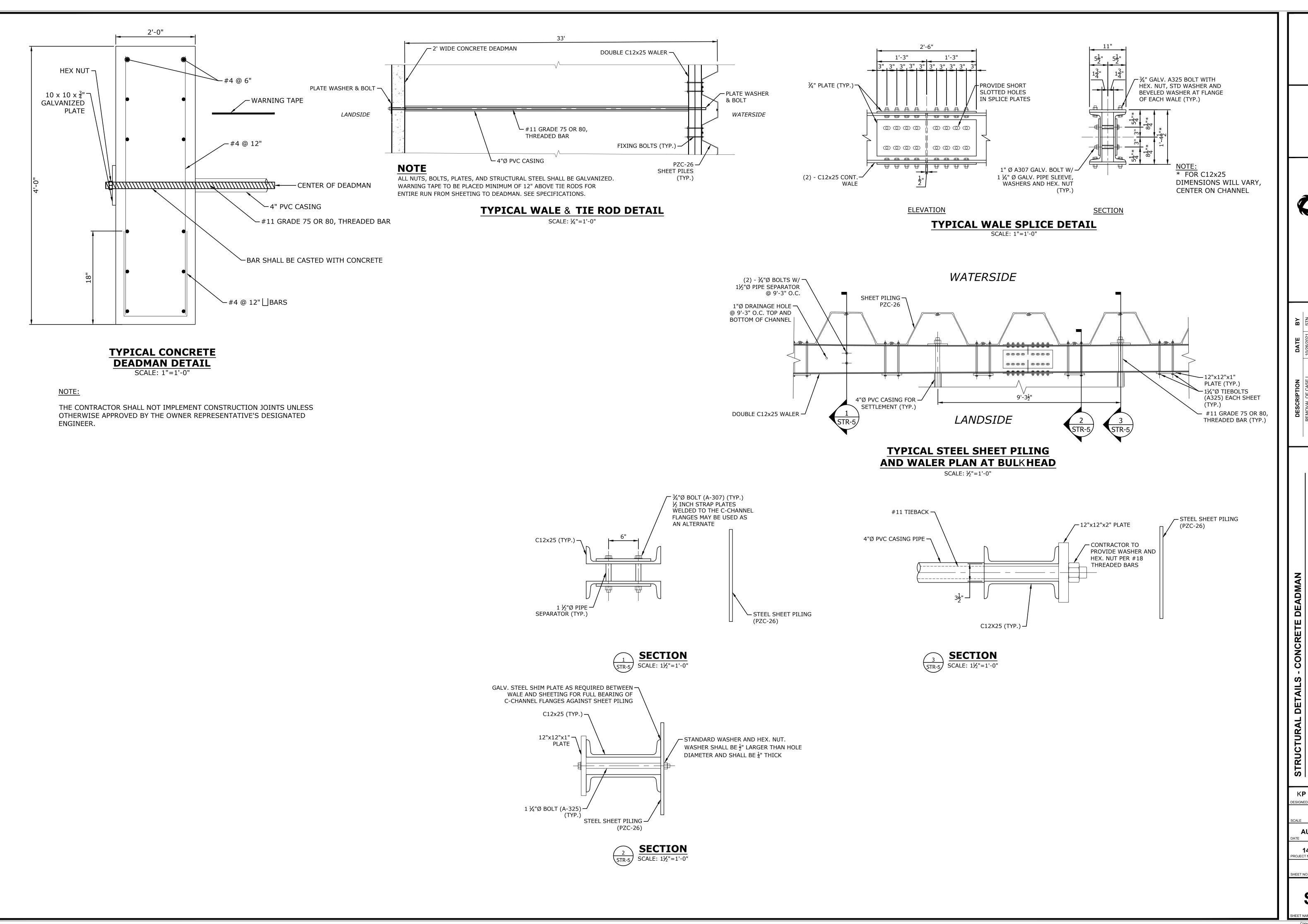
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07 OF 14

**STR-**3





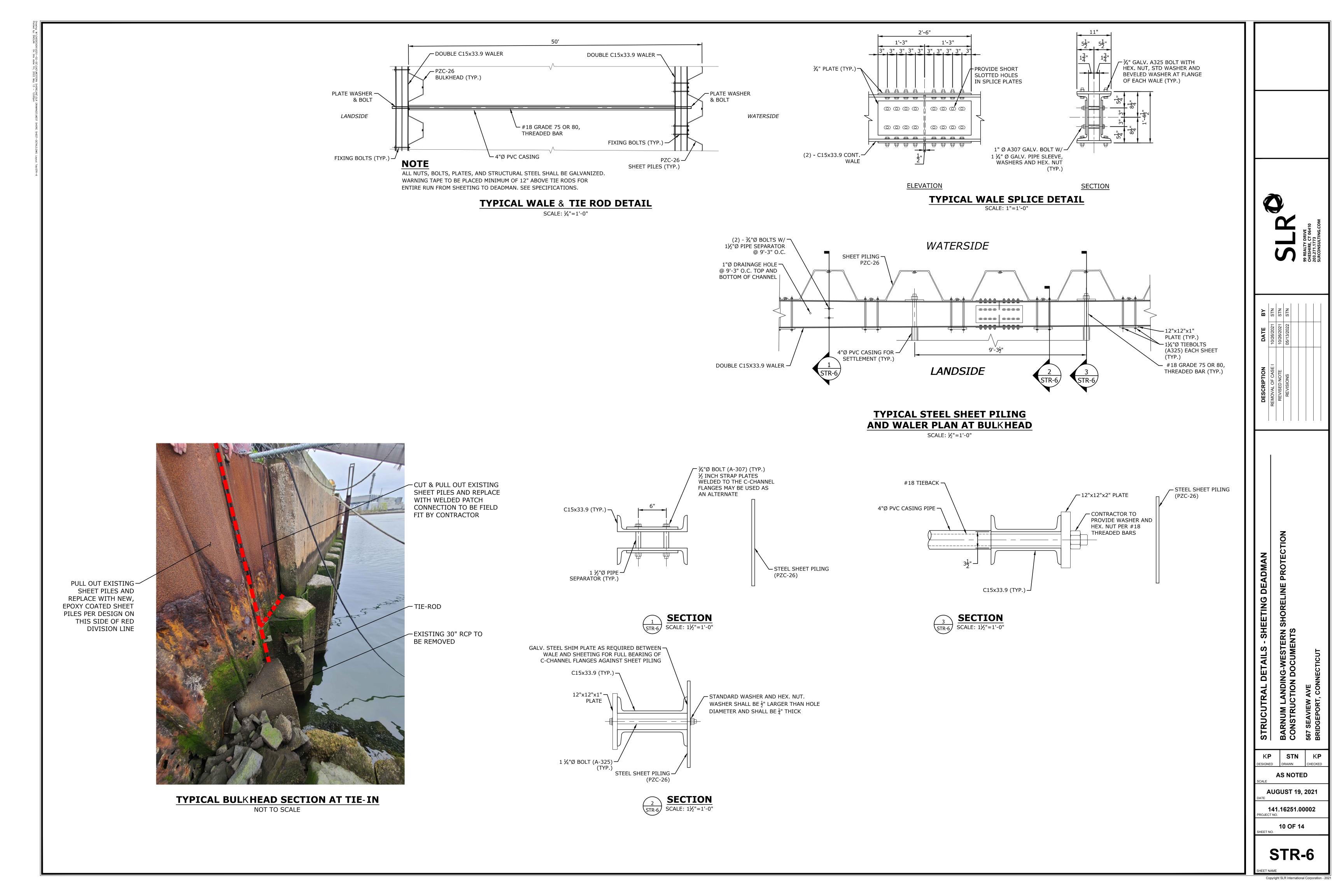
BARNUM LANDING-WESTERN CONSTRUCTION DOCUMENTS

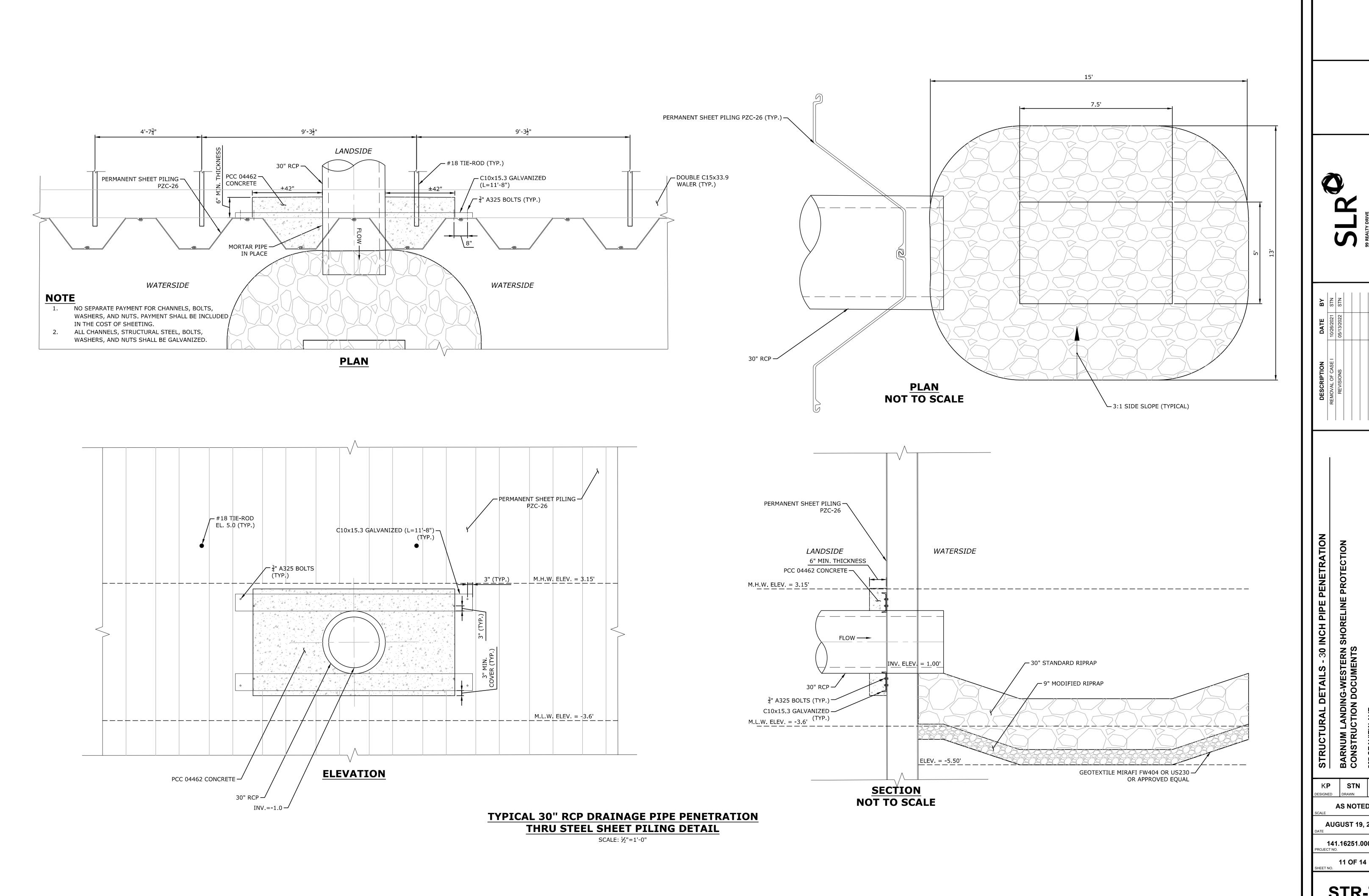
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STR-5



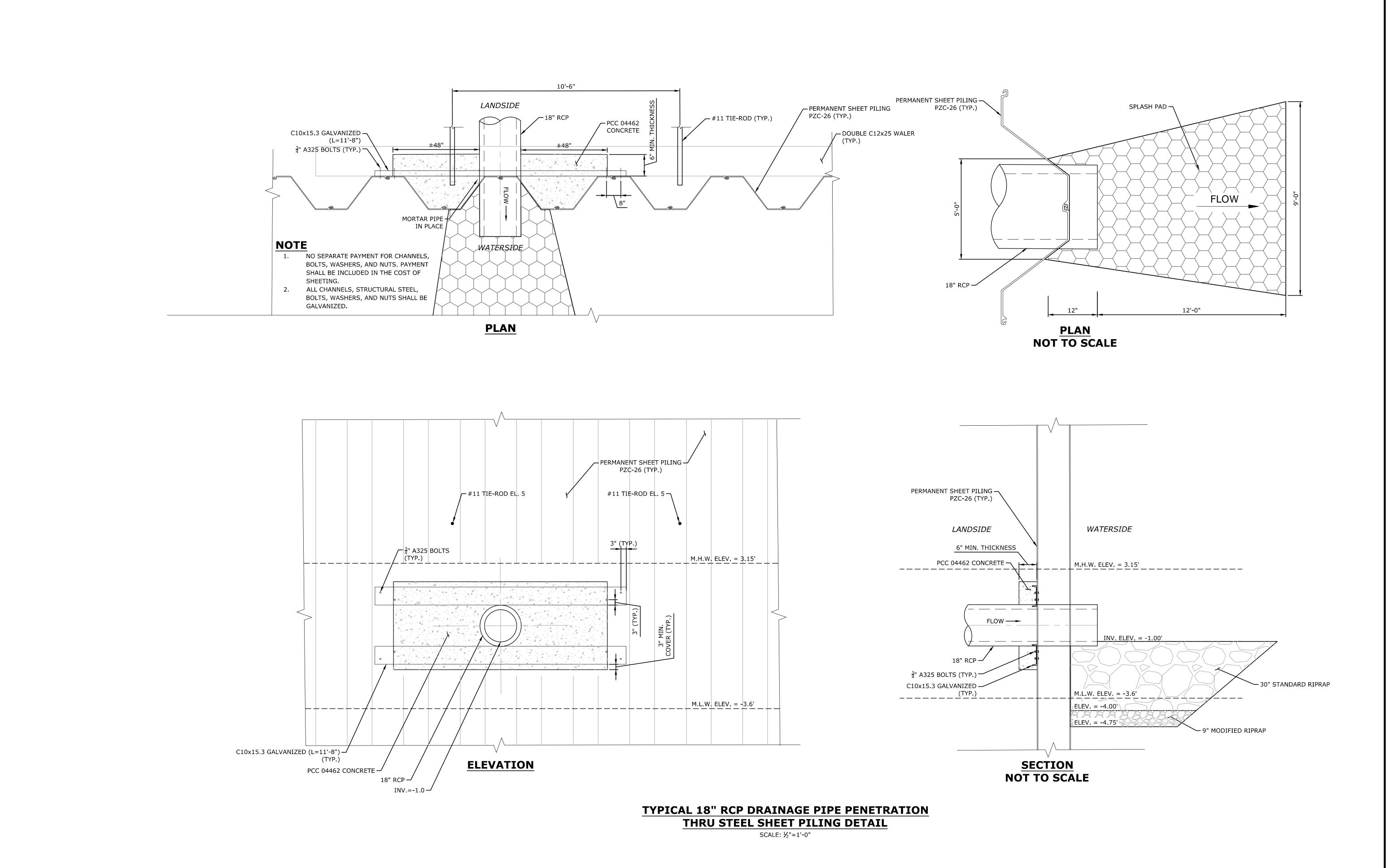


STN **AS NOTED** 

**AUGUST 19, 2021** 

141.16251.00002

STR-7



SEALTY DRIVE CHESHIRE, CT 06410 203.271.1773 SLRCONSULTING.COM

 DESCRIPTION
 DATE
 BY

 REMOVAL OF CASE I
 10/26/2021
 STN

 REVISIONS
 05/13/2022
 STN

TURAL DETAILS - 18 INCH PIPE PENETRATION

M LANDING-WESTERN SHORELINE PROTECTION

RUCTION DOCUMENTS

KP STN KP
DESIGNED DRAWN CHECKED

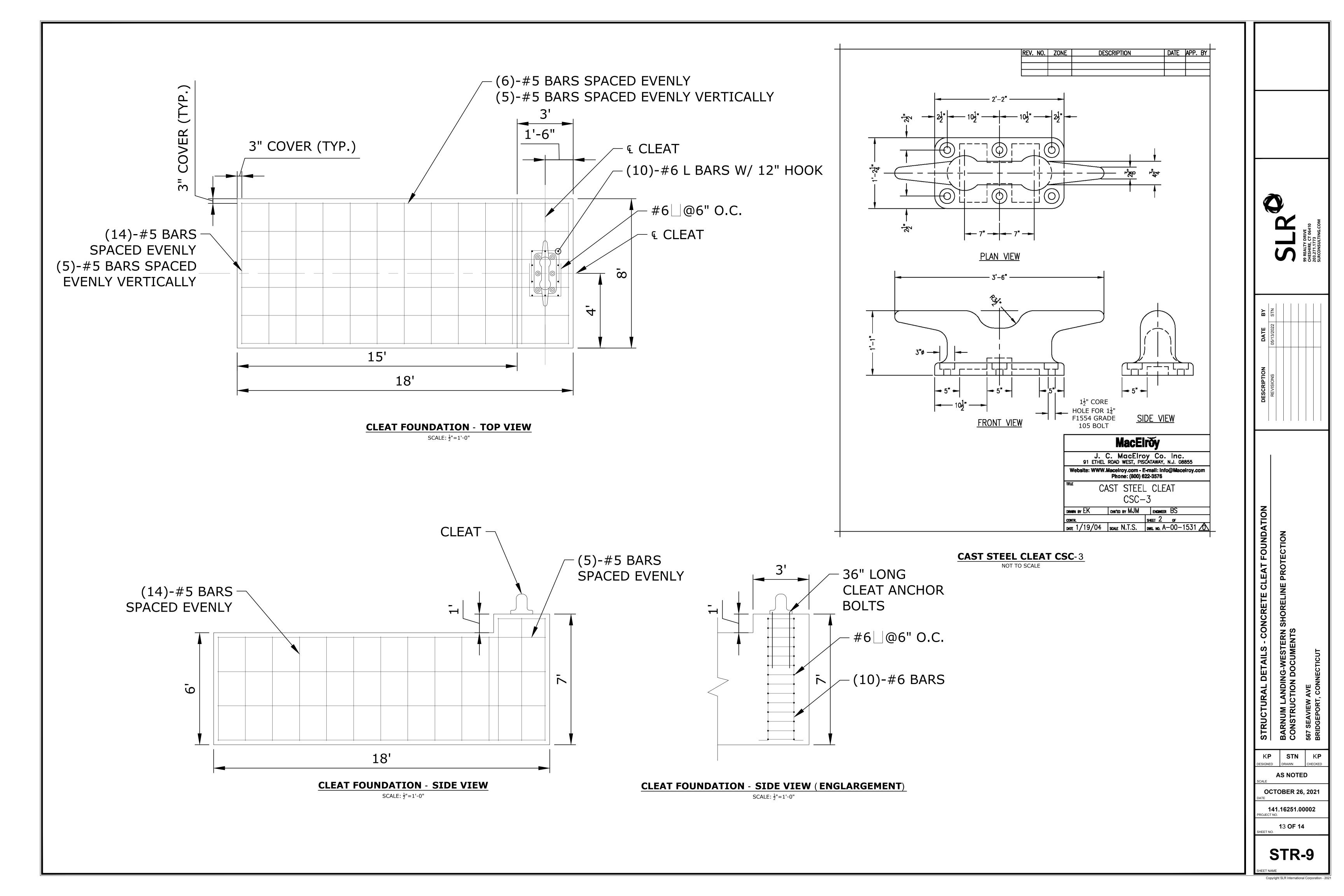
AS NOTED
SCALE

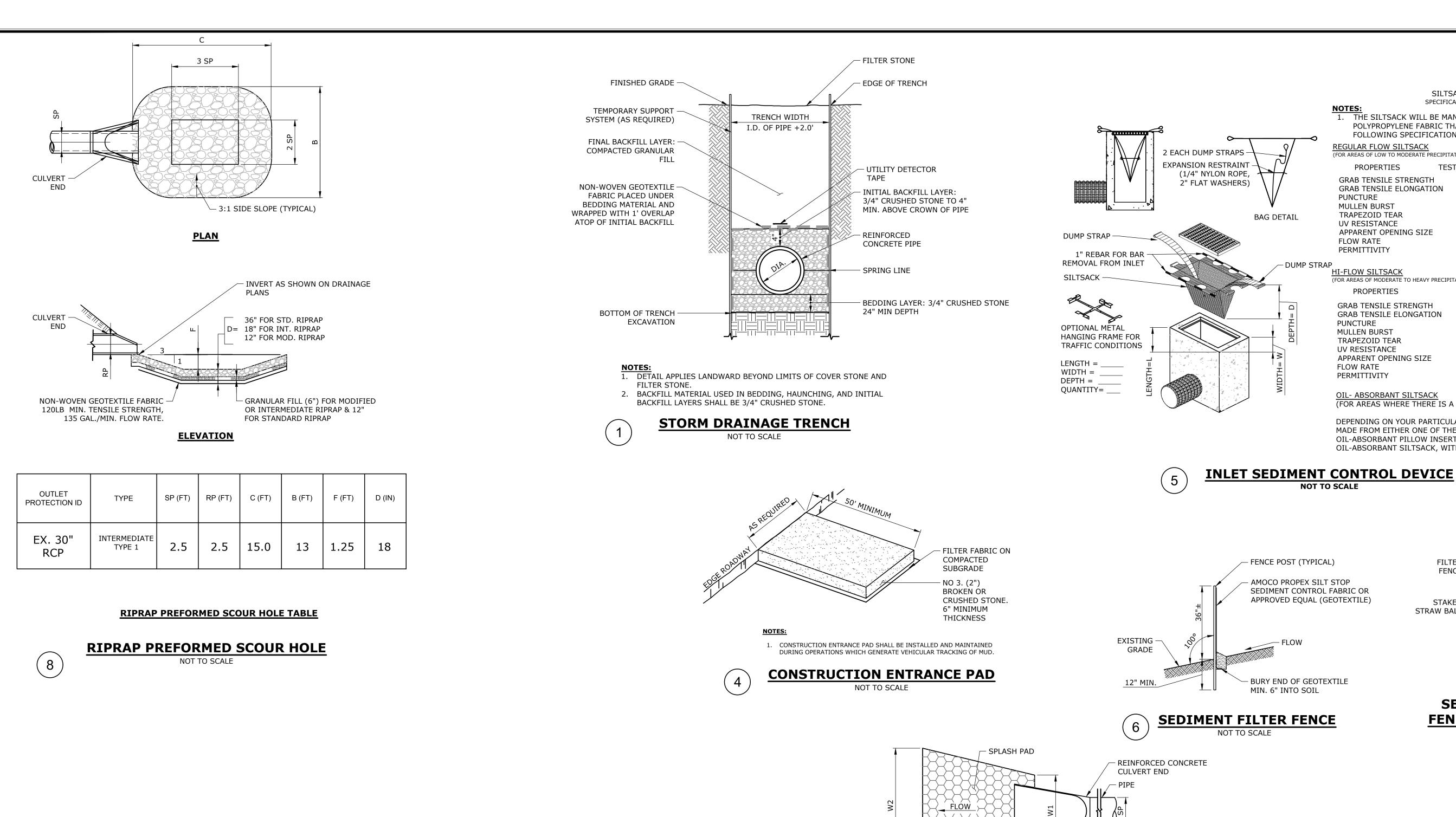
AUGUST 19, 2021

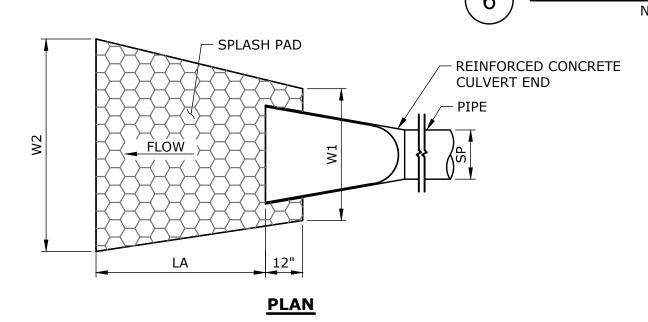
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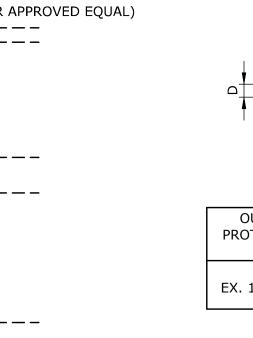
STR-8

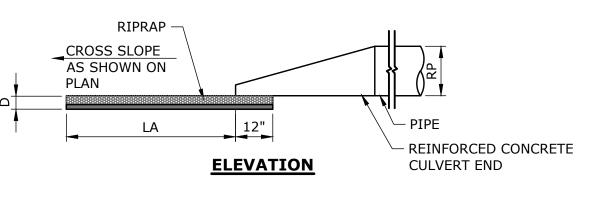
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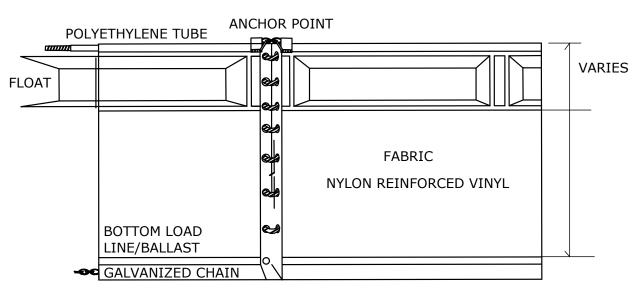






OUTLET PROTECTION ID	TYPE	SP (FT)	RP (FT)	LA (FT)	W1 (FT)	W2 (FT)	D (IN)
EX. 18" RCP	MODIFIED TYPE B	1.50	1.50	12.0	5.0	9.0	12

FLARED END WITH RIP RAP SPLASH PAD



SILTSACK SPECIFICATIONS

1. THE SILTSACK WILL BE MANUFACTURED FROM A WOVEN

FOLLOWING SPECIFICATIONS.

(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

HI-FLOW SILTSACK
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

REGULAR FLOW SILTSACK

GRAB TENSILE STRENGTH

APPARENT OPENING SIZE

GRAB TENSILE ELONGATION

PROPERTIES

**PUNCTURE** 

FLOW RATE

PUNCTURE

FLOW RATE

PERMITTIVITY

MULLEN BURST

UV RESISTANCE

TRAPEZOID TEAR

PERMITTIVITY

MULLEN BURST

TRAPEZOID TEAR

PROPERTIES

GRAB TENSILE STRENGTH

APPARENT OPENING SIZE

GRAB TENSILE ELONGATION

UV RESISTANCE

POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE

TEST METHOD

ASTM D-4632

ASTM D-4632

ASTM D-4833

ASTM D-3786

ASTM D-4533

ASTM D-4355

ASTM D-4751

ASTM D-4491

ASTM D-4491

TEST METHOD

ASTM D-4632

ASTM D-4632

ASTM D-4833

ASTM D-3786

ASTM D-4533

ASTM D-4355

ASTM D-4751

ASTM D-4491

ASTM D-4491

(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK CAN BE

MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AND

OIL-ABSORBANT SILTSACK, WITH A WOVEN PILLOW INSERT.

FILTER -

FENCE

STAKED -

**SEDIMENT FILTER** 

**FENCE AND HAY BALE** 

NOT TO SCALE

STRAW BALE

OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN

UNITS

300 LBS

120 LBS

800 PSI

120 LBS

40 US SIEVE

0.55 SEC-1

UNITS

265 LBS

135 LBS

420 PSI

45 LBS

20 US SIEVE

1.5 SEC-1

200 GAL/MIN/SQ FT

40GAL/MIN/SQ FT

NOTE: TURBIDITY CURTAIN TO BE ELASTEC/ AMERICAN MARINE FASTWATER SCREEN, CLASS-TYPE 3 OR APPROVED EQUAL

**TEMPORARY TURBIDITY CURTAIN** 

STN STN MGB

**AS NOTED AUGUST 19, 2021** 

141.16251.00002 14 OF 14

SD-1

COVER STONE RIPRAP FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) PERMITTED HORIZONTAL LIMIT LINE - KEY TRENCH OR ANCHOR PIN (AS RECOMMENDED BY THE GEOTEXTILE SUPPLIER) GEOTEXTILE (MIRAFI FW404 OR US 230, OR APPROVED EQUAL) **EXISTING GRADE-**MAX DEPTH EL. -4.75 GEOTEXTILE (ANCHOR AS -RECOMMENDED BY THE GEOTEXTILE SUPPLIER) SHORELINE PROTECTION AND STABILIZATION TYPICAL FILTER MATERIAL -

> **SECTION** NOT TO SCALE

MODIFIED RIPRAP

OUTLET PROTECTION ID	TYPE	SP (FT)	RP (FT)	LA (FT)	W1 (FT)	W2 (FT)	D (IN)
EX. 18" RCP	MODIFIED TYPE B	1.50	1.50	12.0	5.0	9.0	12

# 10. CERTIFICATE OF CORPORATION AND ORGANIZATION AND FIRST REPORT

SECRETARY OF THE STATE
30 TRINITY STREET
P.O. BOX 150470
HARTFORD, CT 06115-0470

FEBRUARY 27,2009

CSC THE UNITED STATES CORPORATION 59 DOGWOOD ROAD WETHERSFIELD, CT 06109

RE: Acceptance of Business Filing

This letter is to confirm the acceptance of the following business filing:

Business Name:
BARNUM LANDING, LLC

Work Order Number: 2009046853-001 Business Filing Number: 0003875696

Type of Request: ARTICLES OF ORGANIZATION

File Date/Time: FEB 26 2009 02:00 PM

Effective Date/Time:

Work Order Payment Received: 185.00

Payment Received: 85.00

Business Id: 0964090

MARK MATTIOLI Commercial Recording Division 860-509-6045 WWW.CONCORD.SOTS.CT.GOV

### BUSINESS FILING REPORT

WORK ORDER NUMBER:2009046853-001 BUSINESS FILING NUMBER: 0003875696

BUSINESS NAME:

BARNUM LANDING, LLC

BUSINESS LOCATION:

17 BATTERY PLACE STE 1200 NY,NY 10004

MEMBER INFORMATION FOR ONE MEMBER:

NAME: THE BRIDGEPORT AND PORT JEFFERSON STEAMB TITLE: OAT COMPANY MANAGER

\*\* END OF REPORT \*\*

# **ARTICLES OF ORGANIZATION**

### **FILING FEE: \$60.00**

Make checks payable to

Limited Liability Company-DOMEST C.G.S. §§34-120; 34-121

Website Address: www.concord.sots.ct.gov Telephon Mailing Address: Connecticut Secretary of the State, Co Courier Delivery Address ONLY: (i.e. FedEx, UPS, etc. FILING #0003875696 PG 01 OF 01 VOL B-01256 FILED 02/26/2009 02:00 PM PAGE 01906 SECRETARY OF THE STATE CONNECTICUT SECRETARY OF THE STATE

USE INK. COMPLETE ALL SECTION	ONS. PRINT OR TYPE.	(Attach 8 1/2 x	11 sheet if necessary)	,	
1. Complete name of Limite	d Liability Company-	REOUIRED:	(Must include business design	natio	nie.UC.I.I.C etc)
BARNUM LANDING, L				,,,,,,,,	the state of the s
2. Description of business to	be transacted or pu	rpose to be	promoted-REOUIRED:		
Property Investment	•	,			
<ol><li>LLC's principal office add</li></ol>	ress- <u>REOUIRED</u> : (No	P.O. Box)	4. Mailing address, if diffe	erent	than #3:
17 Battery Place, Suite 1200	NY NY 10004		- 		
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	, 112,111 10004				
			j		
<ol><li>Appointment of statutory</li></ol>	agent for service of	process-REC	UIRED: Complete A or B, no	ot bot	4
EITHER A. If agent is an	individual:				
Print or type full legal name:			Business Address: (No P.O.	Box)	
				•	
6:		·	If none, MUST state "NONE	"	
Signature accepting appointr	nent:	•	CT Residence Address: (No	P.O.	Box)
		Sq.	. ~~		
X		<u> </u>	,		
OR 7B. If agent is a b					
Print or type name of busines	s as it appears on ou	r records:	CT Business Address: (No P	.O. B	ox)
			- Nones		Ť
Corporation Service Compan			50 Weston Street, Hartford	CT	06120-1537
Signature accepting appointm	ent on behalf of ager	rt:	Print name & title:	, ,,	00120-1337
MOUNT NO	200 1111 )		· · ·		
By:	nuy				
* · · · · · · · · · · · · · · · · · · ·	0	_	Dona Niemeyer, Assistant		
<ol><li>Manager or member infor</li></ol>	mation- <u>REOUTRED</u> :	(Must list at	least one manager or membe	er of	he LLC.)
Name	Title	Business A			nce Address: (No P.O. Box)
The Bridgeport and Port	ž.	17 Battery	LE Clare Direction of the Late 1	1.5	
Jefferson Steamboat Company	Manager,	NV NV 10	004	/ Dau FV∴NT	ery Place, Suite 1200 Y 10004
		M: 30 M		10,34	1 10004
		If none, MU	ST state "NONE"		
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				\$ 1 a	
Section 1		If none, MU	ST state *NONE*	J = \$	
, , , unique ment -riace a chie	CK NEXT IN TOO MUNUU	ひけ くたつたびかっちゃ			
8. Execution-REQUIRED: (S	whilet in cenalty com	pany shall be	vested in a manager or mar	nager	5
Print or type name of organize	r: Signature	oise stateme	7		
Corporation Service Company	1			1	Date:
By: Lo Saechao, Assistant Secr		no i	11	_	02/26/2009
An annual report will be due	Manufaction in the community of		No. 2012 18 No. of Street, and Street,		

An annual report will be due yearly in the anniversary month that the LLC was formed/registered and can be easily filed online @ www.concord.sots.ct.dov. If you are no longer transacting business in Connecticut you must file the appropriate document with our office.

Contact your tax advisor or the Taxpayer Service Center at the Department of Revenue Services as to any potential tax liability relating to your business, including questions about the Business Entity Tax.

Taxpayer Service Center: (800) 382-9463 or (860) 297-5962

Revised 11/13/08



RE: BARNUM LANDING, LLC (the "Company")

(a limited liability company formed under the laws of the State of Connecticut)

# STATEMENT OF RESIGNATION AND CONCLUDED PARTICIPATION

The initial manager of the Company is identified as:

The Bridgeport and Port Jefferson Steamboat Company

Solely for your convenience and to expedite the filing of the formation document for the above named Company, Corporation Service Company (CSC) or one of its affiliates has caused the said formation document to be signed by our employee(s). We and our employee(s) do not have, and have never had, any other connection with the said company. The conclusion of our participation in this said company's formation is effective at the moment of the said company's formation. In the event that our signing results in our being regarded as a member and/or manager of the said company, this statement constitutes the resignation of our said employee(s) from those capacities effective at the moment of the said company's formation.

Corporation Service Company, Organizer

Dated: February 26, 2009

Name: Lo Saechao

Title: Assistant Secretary

# American Land Title Association

Owner's Policy

Your Ref:

120900136-535 Seaview Ave, Bridgeport, CT

Policy No:

2942-40058

# OWNER'S POLICY OF TITLE INSURANCE

Issued by

# CHICAGO TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

#### COVERED RISKS .

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation (the Company) insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

- 1. Title being vested other than as stated in Schedule A.
- 2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
  - (a) A defect in the Title caused by
    - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
    - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
    - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
    - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
    - a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
    - (vii) a defective judicial or administrative proceeding.
  - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- 3. Unmarketable Title.
- 4. No right of access to and from the Land.
- 5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (a) the occupancy, use, or enjoyment of the Land;
  - (b) the character, dimensions, or location of any improvement erected on the Land;

# American Land Title Association

Owner's Policy

Your Ref:

120900136-535 Seaview Ave, Bridgeport, CT

Policy No:

2942-40058

- (c) the subdivision of land; or
- (d) environmental protection

if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

- An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
- The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
- Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
- Title being vested other than as stated Schedule A or being defective
  - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
  - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
    - (i) to be timely, or
    - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
- 10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that yests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and scaled by its duly authorized officers.

Issued by: CHICAGO TITLE INSURANCE COMPANY TWO CORPORATE DRIVE #144 SHELTON, CT 06484 Tel (203)324-5767 Fax (203)358-8974

Countersigned

Pro-Forma Policy

Authorized Signatory

CHICAGO TITLE INSURANCE COMPANY

By:

By:

Secretary

ALTA Owner's Policy (6/17/06)

06OCR2 8/08 KMS

11/19/10 11:20:15

# CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY FORM SCHEDULE A

POLICY JACKET NUMBER 294240058

DATE OF POLICY \_\_\_\_\_2011 AMOUNT OF INSURANCE \$4,200,000.00

1. Name of Insured:

Barnum Landing, LLC, a Connecticut limited liability company

2. Your interest in the land which is covered by this policy is:

Fee Simple

Subject to:

and the matters shown in Schedule B.

The land referred to in this policy is located at: 3.

Address:

567-589 Seaview Avenue

City/Town:

Bridgeport

County:

Fairfield

State:

Connecticut

and is described on the description sheet attached hereto.

NOTE: This is a Pro Forma Policy. It does not reflect the present state of the title and is not a commitment to (i) insure the Title or (ii) issue any of the attached edorsements. Any such commitment must be an express written undertaking on appropriate forms of the Company.

This policy valid only if Schedule B is attached.

# CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY FORM SCHEDULE A (LEGAL DESCRIPTION)

Policy Jacket Number:

294240058

PARCEL 1:

# BLOCK 664 LOT 5B

Beginning at a point in the westerly street line of Seaview Avenue, said point being 246 feet ± northwesterly from the intersection of the westerly street line of Seaview Avenue and the northerly street line of Newfield Avenue, and running thence:

Along the lands n/f Coastline Terminals of Connecticut, Inc. identified as Lot B, South 34°19'04" West a distance of 323.34 feet ±, to the mean high water line of Bridgeport Harbor, thence; In a generally westerly direction, along the mean high water line of Bridgeport Harbor, 563 feet, more or less, to a point in the face of the bulkhead, thence; In a generally northwesterly direction, along the face of the bulkhead, 480 feet ±, to the mean high water line, thence; In a generally easterly, northerly and westerly direction, along the mean high water line of Bridgeport Harbor, 113 feet ±, to a point, thence;
In a generally easterly, northerly and westerly direction, along the mean high water line of Bridgeport Harbor, 113 feet ±, to a point, thence;
In a generally easterly, northerly and westerly direction, along the mean high water line of Bridgeport Harbor, 113 feet ±, to a point, thence;
In a generally easterly, northerly and westerly firet to a point, thence;
In a generally easterly and distance of 26 feet ±, to a point, thence;
In a generally easterly beat a distance of 115.37 feet, to a point, thence;
In a point of Seaview a distance of 110.68 feet to a point, thence;
In a point of Seaview Avenue, thence;
In a point of Seaview to the left having an arc distance of 262.14 feet, a radius of 478.48 feet and a central angle of 31'23'26' and being subtended by a chord which bears South 03'42'05' East 258.87 feet to a point, thence Continuing doing the westerly street line of Seaview Avenue along a curve to the left, having an arc distance of 240.38 feet, a radius 380.05 feet and a central angle of 36'14'19' and being subtended by a chord which bears South 37'31'02'' East 236.39 feet to a point, thence;
In a point of Beginning.

Encompassing an area of 12,400 square feet ± or 8.584 acres more or less.

## PARCEL 2:

# BLOCK 664 LOT B

Beginning at a point in the southwesterly street line of Seaview Avenue, said point being distant 196 feet ± northwesterly from the intersection of the southwesterly street line of Seaview Avenue and the westerly street line of Newfield Avenue, and running the following courses and distances:

Along the lands n/f Jaquin Matias & Gary Matias, South 3479'04" West, a distance of 210.01 feet ±, to a point on the mean high water line, thence; In a generally westerly direction, along the mean high water line of Bridgeport Horbor, 150 feet ±, to a point, thence; Along the lands n/f Coastline Terminals of Connecticut, Inc. identified as Lot 5B, North 3479'04" East a distance of 323.34 feet ±, to a point on the aforementioned westerly street line of Seaview Avenue, thence; Along the southwesterly street line of Seaview Avenue South 55'38'11" East a distance of 50.00 feet, to the Point of Beginning.

Encompassing on area of 12,400 square feet  $\pm$  or 0.285 acres, more or less.

These descriptions are prepared in accordance with the drawing titled "Land Division Map", prepared by Langan Engineering & Environmental Services dated 96/15/2010, revised 11/08/10, which map has been or will be filed with the Bridgeport Town Clerk.

Said parcels are transferred together with all littoral rights and riparian rights which appertain to the Property, as more particularly shown on the drawing referenced above.

# CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY FORM SCHEDULE B

Policy Jacket Number:

294240058

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

## STANDARD EXCEPTIONS:

(a) Rights of present tenants, lessees or parties in possession.

(b) Any liability for mechanics' or materialmen's liens.

(c) Discrepancies, conflicts in boundary lines, shortage in area, encroachments, adverse possession and any facts which an accurate survey and inspection of the premises would disclose.

(d) Taxes or special assessments which are not shown as existing liens by the public records.

# Additional Title Exceptions are as follows:

- 1. Taxes to the City/Town of Bridgeport on the Grand List of October 1, 2010 and subsequent lists, however this policy insures that said taxes are current and the next payment is not yet due and payable.
- 2. Rights and Easements in favor of the State of Connecticut set forth in a deed dated April 16, 1998 and recorded in Volume 3915 at Page 311 of the Bridgeport Land Records.
- 3. Any portion of the premises lying below the shoreline, bulkhead lines, or pier lines as shown on maps entitled "New Haven Terminal, Inc., Seaview Avenue and Oekalb Avenue, Bridgeport, Connecticut" dated June 21, 1996 by TPA Design Group, which map is on file in the Bridgeport Land Records.
- 4. Such water rights, wharf rights and riparian rights and privileges of those other than the insured, as may be connected with and appurtenant to the insured premises.
- 5. The rights of the United States Government, the State of Connecticut and the City of Bridgeport or any of their departments or agencies, to regulate and control the use of piers, bulkhead, land under water and land adjacent thereto.
- Sewer Pipe Easement as set forth in Warranty Deed dated April 4, 1929 and recorded in Volume 608 at Page 491 of the Bridgeport Land Records, as the same may be physically located.
- 7. Harbor lines and pier head and bulk head lines as the same may be paid out by the United States Government.

- 8. Easement to the Southern Connecticut Gas Company dated June 16, 1992 and recorded in Volume 3029 at Page 232 of the Bridgeport Land Records, fixed and ascertained and does not interfere with the use of the buildings.
- 9. Survey entitled, "ALTA/ACSM LAND TITLE SURVEY Coastline Terminals of Connecticut, Inc. City of Bridgeport Fairfield County Connecticut", Date: 11/12/2010, Scale 1"=50', prepared by Langan Engineering & Environmental Services 555 Long Wharf Drive, New Haven, CT 06511-6107, Project No. 7660202, reveals the following:

Easterly: hatchway, elevated wooden walk, wooden barge (aground)

Deletion of Standard Exceptions: (If left blank, then no exceptions omitted.)

Standard Exceptions a,b,c & d are hereby omitted from the Owner's Policy.

Countersigned
FOFFOFFOR Policy
Authorized Signatory

# ENDORSEMENT ALTA 17 ACCESS and ENTRY

Attached to Policy No. 294240058
| Issued by
Chicago Title Insurance Company

The Company insures against loss or damage sustained by the insured if, at Date of Policy: (i) the Land does not abut and have both actual vehicular and pedestrian access to and from Seaview Avenue (ii) the Street is not physically open and publicly maintained, or (iii) the insured has no right to use existing curb cuts or entries along that portion of the Street abutting the land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed hereto by its duly authorized officers.

Chicago Title Insurance Company

BY: Pro-Forma Folicy

# Chicago Title Insurance Company

# ALTA 9.2 - Owner's Comprehensive

Attached to and made a part of Chicago Title Insurance Company Owner's Policy No. 294240058

The Company insures the Insured against loss or damage sustained by reason of:

- 1. The existence, at Date of Policy, of any of the following unless expressly excepted in Schedule B:
  - (a) Present violations on the Land of any enforceable covenants, conditions or restrictions, or any existing improvements on the Land which violate any building setback lines shown on a plat of subdivision recorded or filed in the Public Records.
  - (b) Any instrument referred to in Schedule B as containing covenants, conditions or restrictions on the Land which, in addition, (i) establishes an easement on the Land; (ii) provides for an option to purchase, a right of first refusal or the prior approval of a future purchaser or occupant; or (iii) provides a right of reentry, possibility of reverter or right of forfeiture because of violations on the Land of any enforceable covenants, conditions or restrictions.
  - (c) Any encroachment of existing improvements located on the Land onto adjoining Land, or any encroachment onto the Land of existing improvements located on adjoining Land.
  - (d) Any encroachment of existing improvements located on the Land onto that portion of the Land subject to any easement excepted in Schedule B.
  - (e) Any notices of violation of covenants, conditions and restrictions relating to environmental protection recorded or filed in the Public Records.
- Damage to existing buildings:
  - (a) Which are located on or encroach upon that portion of the Land subject to any easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved;
  - (b) Resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of minerals excepted from the description of the Land or excepted in Schedule B.
- 3. Any final court order or judgment requiring the removal from any Land adjoining the Land of any encroachment, other than fences, Landscaping or driveways, excepted in Schedule B.
- 4. Any final court order or judgment denying the right to maintain any existing building on the Land because of any violation of covenants, conditions or restrictions or building setback lines shown on a plat of subdivision recorded or filed in the Public Records.

Whenever in this endorsement the words "covenants, conditions or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants, conditions or limitations contained in an instrument creating a lease.

As used in paragraph 1(a) and 4, the words "covenants, conditions or restrictions" shall not be deemed to refer to or include any covenants, conditions or restrictions relating to environmental protection.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior eridorsements, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an

express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed hereto by its duly authorized officers.

COUNTERSIGNED:

BY: Pro-Forma Policy

**ALTA 9.2** 

# Chicago Title Insurance Company

# CONTIGUITY ENDORSEMENT

Attached to and made a part of Chicago Title Insurance Company Policy No. 294240058

The Company insures the Insured against loss or damage which the Insured may sustain by reason of any inaccuracy in the following assurance:

The land described in the Policy as Parcels 5B and 5 are contiguous to each other along their common boundary lines.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed hereto by its duly authorized officers.

BY: Authorized Signatory

Contiguity Endorsement

# CHICAGO TITLE INSURANCE COMPANY

# SUBDIVISION ENDORSEMENT

Attached to and made a part of Chicago Title Insurance Company Loan Policy No. 294240058.

This Policy insures the Insured against loss or damage sustained in the event that the parcels of land described in Schedule A are not lawfully created subdivided parcels according to local ordinances adopted by Bridgeport.

The total liability of the Company under said policy, binder or commitment and under this and any prior endorsements thereto shall not exceed, in the aggregate, the amount of liability stated on the face of said policy, binder or commitment, as the same may be specifically amended in dollar amount by this or any prior endorsements, and the costs which the Company is obligated to pay under the Conditions and Stipulations of this policy.

This endorsement is made a part of said policy, binder or commitment and is subject to all the terms and provisions thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy, binder or commitment unless otherwise expressly stated.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed hereto by its duly authorized officers.

COUNTERSIGNED:

Authorized Signatory Office

# Chicago Title Insurance Company

# WAIVER OF ARBITRATION ENDORSEMENT

Attached to and made a part of Chicago Title Insurance Company Loan Policy No. 294240058

The Policy is hereby amended by deleting paragraph no. 13 of the Conditions and Stipulations of the Policy, which item is entitled, "Arbitration".

The total liability of the Company under said policy, binder or commitment and under this and any prior endorsements thereto shall not exceed, in the aggregate, the amount of liability stated on the face of said policy, binder or commitment, as the same may be specifically amended in dollar amount by this or any prior endorsements, and the costs which the Company is obligated to pay under the Conditions and Stipulations of this policy.

This endorsement is made a part of said policy, binder or commitment and is subject to all the terms and provisions thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy, binder or commitment unless otherwise expressly stated.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed and sealed as of the date below, to be valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed hereto by its duly authorized officers.

BY: Authorized Signatory

Waiver of Arbitration

# Chicago Title Insurance Company SURVEY ENDORSEMENT

Attached to and made a part of Chicago Title Insurance Company Policy No. 294240058

10. The Company assures the Insured that said land is the same as that Survey entitled, "ALTA/ACSM LAND TITLE SURVEY Coastline Terminals of Connecticut, Inc. City of Bridgeport Fairfield County Connecticut", Date: 11/12/2010, Scale 1"=50", prepared by Langan Engineering & Environmental Services 555 Long Wharf Drive, New Haven, CT 06511-6107, Project No. 7660202, reveals the following:

Easterly: hatchway, elevated wooden walk, wooden barge (aground)

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed hereto by it duly authorized officers.

Survey Endorsement

# CHICAGO TITLE INSURANCE COMPANY

### TAX PARCEL ENDORSEMENT

to be completed

--when new tax id

- number is issued.

Attached to and made a part of Chicago Title Insurance Company Policy No. 294240058.

The Company hereby insures against loss or damage which the Insured may sustain by reason of any inaccuracy in the following assurance:

The Land described in the Policy is assessed under the following Tax I.D. No.: e4-6954929. All of the Insured Land is included within the listed Tax I.D. No. which does not include any additional Land. Any part of the insured Land which is an insured easement is not included in the insurance provided herein.

The total liability of the Company under said policy, binder or commitment and under this and any prior endorsements thereto shall not exceed, in the aggregate, the amount of liability stated on the face of said policy, binder or commitment, as the same may be specifically amended in dollar amount by this or any prior endorsements, and the costs which the Company is obligated to pay under the Conditions of this policy.

This endorsement is made a part of said policy, binder or commitment and is subject to all the terms and provisions thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy, binder or commitment unless otherwise expressly stated.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed hereto by its duly authorized officers.

BY: Authorized Signatory

Tax Parcel Endorsement

# ENDORSEMENT

# Attached to and forming a part of Policy No. Issued by 294240058 CHICAGO TITLE INSURANCE COMPANY

This policy affirmatively insures the insured that the premises described within Schedule A (the "Property") contains riparian and littoral rights in the waters adjoining the Property as more particularly shown in the ALTA Land Title Survey Project No. 7660202 and dated March 20, 2009, last revised October 26, 2010, until the point at which such waters become navigable. Said riparian rights are subject to the following:

1) No title is insured to any land lying in the bed of Long Island Sound its arms, branches, tributaries or lying, now or formerly, below the present or former high water mark.

However, this policy further affirmatively insures the insured against loss or damage sustained by the insured based upon the forced removal of, or the interference with, the buildings and improvements currently located upon the Property based upon a claim that said buildings and improvements were built on land lying below the a former or present high water mark.

2) The rights of the United States Government, the State of Connecticut and the City/Town of Bridgeport, or any of their departments or agencies, to regulate and control the use of piers, bulkheads, land under water and land adjacent thereto; and

This policy further affirmatively insures that said riparian and littoral rights have not been deeded out or otherwise conveyed out to any third party via any instrument recorded on any public records

This endorsement is made a part of the policy or commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy or commitment and prior endorsements, if any, nor does it extend the effective date of the policy or commitment and prior endorsements or increase the face amount thereof.

Pro-Forma Policy

Authorized Signatory

# American Land Title Association

Owner's Policy

Your Ref:

120900136-535 Seaview Ave, Bridgeport, CT

# EXCLUSIONS FROM COVERAGE

Policy No:

294240058

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

(a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

the occupancy, use, or enjoyment of the Land;

the character, dimensions or location of any improvement erected on the Land;

(iii) the subdivision of land; or

(iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

Any governmental police power. This Exclusion does not modify or limit the coverage provided under Covered Risk 6.

Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

Defects, liens, encumbrances, adverse claims, or other matters:

(a) created, suffered, assumed, or agreed to by the Insured Claimant;

not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

resulting in no loss or damage to the Insured Claimant;

(ď) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10);

resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is

a fraudulent conveyance or fraudulent transfer; or

**DEFINITION OF TERMS** 

The following terms when used in this policy

(a) "Amount of Insurance": The amount

It of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership,

other similar legal entity.

kin:

valuable

"Insured":

Schedulc A.

stated in Schedule A, as may be

increased or decreased by endorsement

to this policy, increased by Section 8(b), or decreased by Sections 10 and

trust, limited liability company, or

The term "Insured" also includes

(A) successors to the Title of the

(B) successors to an Insured by

(C) successors to an Insured by

reorganization;

conveying the Title

Insured,

Insured,

OWIIS

Insured by operation of law

purchase, including heirs,

devisees, survivors, personal

representatives, or next of

dissolution, merger, con-solidation, distribution, or

its conversion to another kind of Entity;
(D) a grantee of an Insured

under a deed delivered

without payment of actual

(1) if the stock, shares,

memberships, or other

equity interests of the

grantee are wholiv-

owned by the named

if the grantee wholly

the

consideration

named

from

distinguished

The Insured named in

a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A. 5.

### CONDITIONS

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, pro-vided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity,

or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by Insured named Schedule A for estate

planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured

claiming loss or damage.

"Knowledge" or "Known": knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters

affecting the Title.

"Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law,
- "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a confractual condition requiring the delivery of marketable title.

# CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

DBOEX 8/08 KMS

ALTA Owner's Policy (6/17/06)

Your Ref:

120900136-535 Seaview Ave, Bridgeport, CT

### NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this

policy.
(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently,

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

oronder.

DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

The Company may reasonably require the Insured Claimant to submit to examination under oath by authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, records checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, authorized representative Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental

Policy No:

2942-40058

regulation, shall terminate any liability of the Company under this policy as to that claim.

#### 7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this certical att lightlifter and this tender.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

 To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

> To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay or

obligated to pay; or

ii) To pay or otherwise settle with
the Insured Claimant the loss or
damage provided for under this
policy, together with any costs,
attorneys' fees, and expenses
incurred by the Insured Claimant
that were authorized by the
Company up to the time of
payment and that the Company is
obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed foss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

#### 8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

 The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

the Amount of Insurance; or
 the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

ALTA Owner's Policy (6/17/06)

06OCON1 8/06 KMS

Your Ref: 120900136-535 Scaview Ave, Bridgeport, CT

Policy No:

2942-40058

(b) If the Company pursues its rights 13. RIGHTS OF RECOVERY UPON 15. LIABILITY LIMITED under Section 5 of these Conditions PAYMENT OR SETTLEMENT POLICY; POLICY and is unsuccessful in establishing the Title, as insured.

the Amount of Insurance shall be increased by 10%, and

the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as

insured.

The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of

the Company.
REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

LIABILITY NONCUMULATIVE The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured

under this policy.
PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall

have recovered its loss.

The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies insurance, or bonds, notwithstanding апу terms conditions contained those in instruments that address subrogation rights.

ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent entered in any court of jurisdiction.

THIS TΌ POLICY; CONTRACT ENTIRE

together with This policy endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be

restricted to this policy.

Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule

A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

- CHOICE OF LAW; FORUM
  (a) Choice of Law: T The Insured Company has acknowledges the underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation. rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company

Attn: Claims Department P.O. Box 45023

Jacksonville, FL 32232-5023

ALTA Owner's Policy (6/17/06)

GEOCONZ 8/06 KMS

# CHICAGO TITLE INSURANCE COMPANY

711 Third Avenue, 5th Floor, New York, New York 10017

T: (212) 880-1257; F: (212) 880-9709

Lisa.zicchinella@ctt.com

September 22, 2011

VIA OVERNIGHT MAIL Corey Tarzik Blank Rome LLP The Chrysler Building 405 Lexington Avenue New York, NY 10174-0208

Re: Blank Rome - Seaview Ave, Bridgeport, CT

Our no. 120900136

Dear Corey:

In connection with the above referenced transaction, enclosed please find the following documents:

Original Owner's Policy

If you have any questions or comments on the enclosed, do not hesitate to contact the undersigned.

Lisa Zicchinella

Very truly you

National Underwriter

Enclosures

# American Land Title Association

Owner's Policy

Your Ref:

120900136-Seaview Ave. Bridgeport, Ct

Policy No:

2942-40058

# OWNER'S POLICY OF TITLE INSURANCE

ssued by

# CHICAGO TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

### COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation (the Company) insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

- 1. Title being vested other than as stated in Schedule A.
- Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
  - (a) A defect in the Title caused by
    - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
    - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
    - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
    - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
    - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
    - (vii) a defective judicial or administrative proceeding.
  - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
- 3. Unmarketable Title.
- 4. No right of access to and from the Land.
- 5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (a) the occupancy, use, or enjoyment of the Land;
  - (b) the character, dimensions, or location of any improvement erected on the Land;

# American Land Title Association

Owner's Policy

Your Ref:

120900136-Seaview Ave. Bridgeport, Ct

Policy No:

2942-40058

- (c) the subdivision of land; or
- (d) environmental protection

if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

- 6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
- 7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
- 8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
- 9. Title being vested other than as stated Schedule A or being defective
  - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
  - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
    - (i) to be timely, or
    - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
- 10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Issued by: CHICAGO TITLE INSURANCE COMPANY TWO CORPORATE DRIVE #144 SHELTON, CT 06484

Tel (203)324-5767

Fax (203)358-8974

CHICAGO TITLE INSURANCE COMPANY

CONTORATE

By:

Baymond R. Quirle

President

Countersigned

Authorized Signatory

By:

Secretary

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ALTA Owner's Policy (6/17/06)

060CR2 8/06 KMS

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# CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY FORM SCHEDULE A

POLICY JACKET NUMBER 2942-40058

DATE OF POLICY January 27, 2011

AMOUNT OF INSURANCE \$4,200,000.00

1. Name of Insured:

Barnum Landing, LLC, a Connecticut limited liability company

2. Your interest in the land which is covered by this policy is:

Fee Simple

Subject to:

and the matters shown in Schedule B.

3. The land referred to in this policy is located at:

Address:

567-589 Seaview Avenue

City/Town:

Bridgeport Fairfield

County: State:

Connecticut

and is described on the description sheet attached hereto.

# CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY FORM SCHEDULE A (LEGAL DESCRIPTION)

Policy Jacket Number:

294240058

PARCEL 1:

# BLOCK 664 LOT 5B

Beginning at a point in the westerly street line of Seaview Avenue, said point being 246 feet ± northwesterly from the intersection of the westerly street line of Seaview Avenue and the northerly street line of Newfield Avenue, and running thence:

Along the lands n/f Coastline Terminals of Connecticut, Inc. identified as Lot B, South 3479'04" West a distance of 323.34 feet ±, to the mean high water line of Bridgeport Harbor, thence; In a generally westerly direction, along the mean high water line of Bridgeport Harbor, 563 feet, more or less, to a point in the face of the bulkhead, thence; Ia a generally northwesterly direction, along the face of the bulkhead, 480 feet ±, to the mean high water line, thence;
In a generally easterly, northerly and westerly direction, along the mean high water line of Bridgeport Harbor, 113 feet ±, to a point, thence;
In a generally easterly, northerly and westerly direction, along the mean high water line of Bridgeport Harbor, 113 feet ±, to a point, thence;
In a generally easterly, northerly and westerly direction, along the mean high water line of Bridgeport Harbor, 113 feet ±, to a point, thence;
In a generally easterly easterly and westerly direction, along the mean high water line of Bridgeport Harbor, 113 feet ±, to a point, thence;
In a generally easterly East a distance of 26 feet ±, to a point, thence;
In a generally easterly water a distance of 115.37 feet, to a point, thence;
In a point 4706'49" East a distance of 115.37 feet, to a point, thence;
In a point of East a distance of 171.98 feet to a point, thence;
In a point of East a distance of 171.98 feet to a point, thence;
In a point of East a distance of 171.98 feet to a point, thence;
In a point on the aforementioned westerly street line of Seaview Avenue, Southerly along a curve to the left, having an arc distance of 262.14 feet, a radius of 478.48 feet and a central angle of 3123'26" and being subtended by a chord which bears South 03'42'05' East 258.87 feet to a point, thence Continuing along the westerly street line of Seaview Avenue along a curve to the left, having an arc distance of 240.38 feet, a radius 380.05 feet and a central angle of 36'14'19" and being subtended by a chord which bears South 37'31'02' East 236.39 feet to a point, thence;
In a poi

Encompassing an area of 12,400 square feet ± or 8.584 acres more or less.

# PARCEL 2:

# BLOCK 664 LOT B

Beginning at a point in the southwesterly street line of Seaview Avenue, said point being distant 196 feet ± northwesterly from the intersection of the southwesterly street line of Seaview Avenue and the westerly street line of Newfield Avenue, and running the following courses and distances;

Along the lands n/f Joaquin Matias & Gary Matias, South 3419'04" West, a distance of 210.01 feet ±, to a point on the mean high water line, thence; In a generally westerly direction, along the mean high water line of Bridgeport Harbor, 150 feet ±, to a point, thence; Along the lands n/f Coastline Terminals of Connecticut, Inc. identified as Lat 58, North 3419'04" East a distance of 323.34 feet ±, to a point on the aforementioned westerly street line of Seaview Avenue, thence; Along the southwesterly street line of Seaview Avenue South 55'38'11" East a distance of 50.00 feet, to the Point of Beginning.

Encompassing an area of 12,400 square feet  $\pm$  or 0.285 acres, more or less.

These descriptions are prepared in accordance with the drawing titled "Land Division Map", prepared by Langan Engineering & Environmental Services dated 06/15/2010, revised 11/08/10, which map has been or will be filed with the Bridgeport Town Clerk.

Said parcels are transferred together with all littoral rights and riparian rights which appertain to the Property, as more particularly shown on the drawing referenced above.

# CHICAGO TITLE INSURANCE COMPANY OWNER'S POLICY FORM SCHEDULE B

Policy Jacket Number:

294240058

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

## STANDARD EXCEPTIONS:

(a) Rights of present tenants, lessees or parties in possession.

(b) Any liability for mechanics' or materialmen's liens.

- (c) Discrepancies, conflicts in boundary lines, shortage in area, encroachments, adverse possession and any facts which an accurate survey and inspection of the premises would disclose.
- (d) Taxes or special assessments which are not shown as existing liens by the public records.

# Additional Title Exceptions are as follows:

- Taxes to the City/Town of Bridgeport on the Grand List of October 1, 2010 and subsequent lists, however this policy insures that said taxes are current and the next payment is not yet due and payable.
- 2. Rights and Easements in favor of the State of Connecticut set forth in a deed dated April 16, 1998 and recorded in Volume 3915 at Page 311 of the Bridgeport Land Records.
- 3. Any portion of the premises lying below the shoreline, bulkhead lines, or pier lines as shown on maps entitled "New Haven Terminal, Inc., Seaview Avenue and Oekalb Avenue, Bridgeport, Connecticut" dated June 21, 1996 by TPA Design Group, which map is on file in the Bridgeport Land Records.
- 4. Such water rights, wharf rights and riparian rights and privileges of those other than the insured, as may be connected with and appurtenant to the insured premises.
- 5. The rights of the United States Government, the State of Connecticut and the City of Bridgeport or any of their departments or agencies, to regulate and control the use of piers, bulkhead, land under water and land adjacent thereto.
- 6. Sewer Pipe Easement as set forth in Warranty Deed dated April 4, 1929 and recorded in Volume 608 at Page 491 of the Bridgeport Land Records, as the same may be physically located.
- 7. Harbor lines and pier head and bulk head lines as the same may be paid out by the United States Government.

- 18. Easement to the Southern Connecticut Gas Company dated June 16, 1992 and recorded in Volume 3029 at Page 232 of the Bridgeport Land Records, fixed and ascertained and does not interfere with the use of the buildings.
- 9. Survey entitled, "ALTA/ACSM LAND TITLE SURVEY Coastline Terminals of Connecticut, Inc. City of Bridgeport Fairfield County Connecticut", Date: 11/12/2010, Scale 1"=50', prepared by Langan Engineering & Environmental Services 555 Long Wharf Drive, New Haven, CT 06511-6107, Project No. 7660202, reveals the following:

Easterly: hatchway, elevated wooden walk, wooden barge (aground)

Deletion of Standard Exceptions: (If left blank, then no exceptions omitted.)

Standard Exceptions a,b,c & d are hereby omitted from the Owner's Policy.

Countersigned

Authorized Signatory

# ENDORSEMENT ALTA 17 ACCESS and ENTRY

Attached to Policy No. 294240058 Issued by Chicago Title Insurance Company

The Company insures against loss or damage sustained by the insured if, at Date of Policy: (i) the Land does not abut and have both actual vehicular and pedestrian access to and from Seaview Avenue (ii) the Street is not physically open and publicly maintained, or (iii) the insured has no right to use existing curb cuts or entries along that portion of the Street abutting the land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed hereto by its duly authorized officers.

Chicago Title Insurance Company

BY:

# Chicago Title Insurance Company

# ALTA 9.2 - Owner's Comprehensive

Attached to and made a part of Chicago Title Insurance Company Owner's Policy No. 294240058

The Company insures the Insured against loss or damage sustained by reason of:

- 1. The existence, at Date of Policy, of any of the following unless expressly excepted in Schedule B:
  - (a) Present violations on the Land of any enforceable covenants, conditions or restrictions, or any existing improvements on the Land which violate any building setback lines shown on a plat of subdivision recorded or filed in the Public Records.
  - (b) Any instrument referred to in Schedule B as containing covenants, conditions or restrictions on the Land which, in addition, (i) establishes an easement on the Land; (ii) provides for an option to purchase, a right of first refusal or the prior approval of a future purchaser or occupant; or (iii) provides a right of reentry, possibility of reverter or right of forfeiture because of violations on the Land of any enforceable covenants, conditions or restrictions.
  - (c) Any encroachment of existing improvements located on the Land onto adjoining Land, or any encroachment onto the Land of existing improvements located on adjoining Land.
  - (d) Any encroachment of existing improvements located on the Land onto that portion of the Land subject to any easement excepted in Schedule B.
  - (e) Any notices of violation of covenants, conditions and restrictions relating to environmental protection recorded or filed in the Public Records.
- Damage to existing buildings:
  - (a) Which are located on or encroach upon that portion of the Land subject to any easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved;
  - (b) Resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of minerals excepted from the description of the Land or excepted in Schedule B.
- 3. Any final court order or judgment requiring the removal from any Land adjoining the Land of any encroachment, other than fences, Landscaping or driveways, excepted in Schedule B.
- 4. Any final court order or judgment denying the right to maintain any existing building on the Land because of any violation of covenants, conditions or restrictions or building setback lines shown on a plat of subdivision recorded or filed in the Public Records.

Whenever in this endorsement the words "covenants, conditions or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants, conditions or limitations contained in an instrument creating a lease.

As used in paragraph 1(a) and 4, the words "covenants, conditions or restrictions" shall not be deemed to refer to or include any covenants, conditions or restrictions relating to environmental protection.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an

express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed hereto by its duly authorized officers.

COUNTERSIGNED:

BY:

Authorized Signatory

**ALTA 9.2** 

# Chicago Title Insurance Company

# CONTIGUITY ENDORSEMENT

Attached to and made a part of Chicago Title Insurance Company Policy No. 294240058

The Company insures the Insured against loss or damage which the Insured may sustain by reason of any inaccuracy in the following assurance:

The land described in the Policy as Parcels 5B and 5 are contiguous to each other along their common boundary lines.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed hereto by its duly authorized officers.

COUNTERSIGNED:

Authorized Signatory

Contiguity Endorsement

# CHICAGO TITLE INSURANCE COMPANY

# SUBDIVISION ENDORSEMENT

Attached to and made a part of Chicago Title Insurance Company Loan Policy No. 294240058.

This Policy insures the Insured against loss or damage sustained in the event that the parcels of land described in Schedule A are not lawfully created subdivided parcels according to local ordinances adopted by Bridgeport.

The total liability of the Company under said policy, binder or commitment and under this and any prior endorsements thereto shall not exceed, in the aggregate, the amount of liability stated on the face of said policy, binder or commitment, as the same may be specifically amended in dollar amount by this or any prior endorsements, and the costs which the Company is obligated to pay under the Conditions and Stipulations of this policy.

This endorsement is made a part of said policy, binder or commitment and is subject to all the terms and provisions thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy, binder or commitment unless otherwise expressly stated.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed hereto by its duly authorized officers.

COUNTERSIGNED:

BY: \_\_\_\_\_\_\_ Authorized Signatory

# Chicago Title Insurance Company

# WAIVER OF ARBITRATION ENDORSEMENT

Attached to and made a part of Chicago Title Insurance Company Loan Policy No. 294240058

The Policy is hereby amended by deleting paragraph no. 13 of the Conditions and Stipulations of the Policy, which item is entitled, "Arbitration".

The total liability of the Company under said policy, binder or commitment and under this and any prior endorsements thereto shall not exceed, in the aggregate, the amount of liability stated on the face of said policy, binder or commitment, as the same may be specifically amended in dollar amount by this or any prior endorsements, and the costs which the Company is obligated to pay under the Conditions and Stipulations of this policy.

This endorsement is made a part of said policy, binder or commitment and is subject to all the terms and provisions thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy, binder or commitment unless otherwise expressly stated.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed and sealed as of the date below, to be valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed hereto by its duly authorized officers.

COUNTERSIGNED:

Authorized Signatory

Waiver of Arbitration

# Chicago Title Insurance Company SURVEY ENDORSEMENT

Attached to and made a part of Chicago Title Insurance Company Policy No. 294240058

10. The Company assures the Insured that said land is the same as that Survey entitled, "ALTA/ACSM LAND TITLE SURVEY Coastline Terminals of Connecticut, Inc. City of Bridgeport Fairfield County Connecticut", Date: 11/12/2010, Scale 1"=50', prepared by Langan Engineering & Environmental Services 555 Long Wharf Drive, New Haven, CT 06511-6107, Project No. 7660202, reveals the following:

Easterly: hatchway, elevated wooden walk, wooden barge (aground)

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed hereto by it duly authorized officers.

COUNTERSIGNED:
BY: NIM
Authorized Signatory

Survey Endorsement

# CHICAGO TITLE INSURANCE COMPANY

# TAX PARCEL ENDORSEMENT

Attached to and made a part of Chicago Title Insurance Company Policy No. 294240058.

The Company hereby insures against loss or damage which the Insured may sustain by reason of any inaccuracy in the following assurance:

The Land described in the Policy is assessed under the following Tax I.D. No.: (TO BE COMPLETED WHEN NEW TAX ID NUMBER IS ISSUED). All of the Insured Land is included within the listed Tax I.D. No. which does not include any additional Land. Any part of the Insured Land which is an Insured easement is not included in the insurance provided herein.

The total liability of the Company under said policy, binder or commitment and under this and any prior endorsements thereto shall not exceed, in the aggregate, the amount of liability stated on the face of said policy, binder or commitment, as the same may be specifically amended in dollar amount by this or any prior endorsements, and the costs which the Company is obligated to pay under the Conditions of this policy.

This endorsement is made a part of said policy, binder or commitment and is subject to all the terms and provisions thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy, binder or commitment unless otherwise expressly stated.

IN WITNESS WHEREOF, the Company has caused its corporate name and seal to be affixed hereto by its duly authorized officers.

COUNTERSIGNED:

Authorized Signatory

Tax Parcel Endorsement

# ENDORSEMENT

# Attached to and forming a part of Policy No. Issued by 294240058 CHICAGO TITLE INSURANCE COMPANY

This policy affirmatively insures the insured that the premises described within Schedule A (the "Property") contains riparian and littoral rights in the waters adjoining the Property as more particularly shown in the ALTA Land Title Survey Project No. 7660202 and dated March 20, 2009, last revised October 26, 2010, until the point at which such waters become navigable. Said riparian rights are subject to the following:

1) No title is insured to any land lying in the bed of Long Island Sound its arms, branches, tributaries or lying, now or formerly, below the present or former high water mark.

However, this policy further affirmatively insures the insured against loss or damage sustained by the insured based upon the forced removal of, or the interference with, the buildings and improvements currently located upon the Property based upon a claim that said buildings and improvements were built on land lying below the a former or present high water mark.

2) The rights of the United States Government, the State of Connecticut and the City/Town of Bridgeport, or any of their departments or agencies, to regulate and control the use of piers, bulkheads, land under water and land adjacent thereto; and

This policy further affirmatively insures that said riparian and littoral rights have not been deeded out or otherwise conveyed out to any third party via any instrument recorded on any public records

This endorsement is made a part of the policy or commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy or commitment and prior endorsements, if any, nor does it extend the effective date of the policy or commitment and prior endorsements or increase the face amount thereof.

Authorized Signatory

# American Land Title Association

Owner's Policy

Your Ref:

120900136-Seaview Ave. Bridgeport, Ct

# EXCLUSIONS FROM COVERAGE

Policy No:

294240058

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

 (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

(i) the occupancy, use, or enjoyment of the Land;

(ii) the character, dimensions or location of any improvement erected on the Land;

(iii) the subdivision of land; or

- (iv) environmental protection;
- or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion does not modify or limit the coverage provided under Covered Risk 6.

2. Říghts of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

Defects, liens, encumbrances, adverse claims, or other matters:

- a) created, suffered, assumed, or agreed to by the Insured Claimant;
- (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

(c) resulting in no loss or damage to the Insured Claimant;

(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10);
 or

(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is

(a) a fraudulent conveyance or fraudulent transfer, or

(b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

## CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- d) "Insured": The Insured named in Schedule A.
  - (i) The term "Insured" also includes
    - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin:
    - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
    - successors to an Insured by its conversion to another kind of Entity;
    - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
      - if the stock, shares, memberships, or other equity interests of the grantee are whollyowned by the named Insured,
      - (2) if the grantee wholly owns the named Insured.

- (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
- (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
- (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(c) "Insured Claimant": An Insured claiming loss or damage.

f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

#### 2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

ALTA Owner's Policy (6/17/06)

Your Ref:

120900136-Seaview Ave. Bridgeport, Ct

#### 3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

PROOF OF LOSS
In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this

policy.
(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of Company and to produce the for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for authorized representative of for any the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental

Policy No:

2942-40058

regulation, shall terminate any liability of the Company under this policy as to that claim.

#### OPTIONS TO PAY OR OTHERWISE SEITLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

> (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

> (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is

> obligated to pay.
> Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

#### DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

ALTA Owner's Policy (6/17/06)

Your Ref:

120900136-Seaview Ave. Bridgeport, Ct

Policy No:

2942-40058

- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
  - the Amount of Insurance shall be increased by 10%, and
  - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

#### 9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of ail appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

#### 10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

#### 11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

#### 12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

#### (b) If the Company pursues its rights 13. RIGHTS OF RECOVERY UPON 15. LIABILITY LIMITED under Section 5 of these Conditions PAYMENT OR SETTLEMENT POLICY; POLICY

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to suc, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
  - If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, 'or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

#### 14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"), Except as provided in the Rules, there shall be no joinder or consolidation with claims controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

# 15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

#### 16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

#### 17. CHOICE OF LAW; FORUM

- Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located, Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

#### NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at:

Chicago Title Insurance Company

Attn: Claims Department

P.O. Box 45023

Jacksonville, FL 32232-5023

ALTA Owner's Policy (6/17/06)

#### CHICAGO TITLE INSURANCE COMPANY



601 Riverside Avenue • Building 5, Fourth Floor • Jacksonville, FL 32204 • (888) 453-4095

Cynthia Baines Phone: (904) 854-8104 Facsimile: (904) 633-3060 Cynthia.Baines@fnf.com

August 24, 2017

<u>VIA EMAIL:</u> BuMcAlli@McAllisterTowing.com <u>VIA U.S. MAIL</u>

Mr. Buckley McAllister, President McAllister Towing and Transportation Company, Inc. 17 Battery Place, Suite 1200 New York, NY 10004

RE: Claim Number:

589001

Policy:

2942-40058

Insured:

Barnum Landing, LLC

Property:

567-589 Seaview Ave, Bridgeport, CT

Dear Mr. McAllister:

As you know, I am senior claims counsel for Chicago Title Insurance Company (the "Company") and this claim has been assigned to me for administration. As set forth more fully below, because there is no current challenge to the title as insured, no action is required of the Company at this time.

An owner's policy of title insurance, Policy No. 2942-40058 (the "Policy") with a Policy Date of January 21, 2011 was issued to Barnum Landing, LLC (the "Insured") insuring title to the property commonly referred to as 567-589 Seaview Avenue, Bridgeport, Connecticut 06607 (the "Property"), subject to the terms and conditions of said Policy.

It is my understanding that in the process of redeveloping the Property, the Insured discovered a collapsed sanitary sewer line running across the Property. It is believed that the sewer line is the property of the City of Bridgeport and/or its municipal subdivision, or agent, the Water Pollution Control Authority of the City of Bridgeport. However, the City of Bridgeport has thus far not claimed any easement or other recorded instrument purporting to provide the City any rights in the Insured Property related to the sewer line in question. The Company understands that the Insured is proceeding with development and cleanup of the Property on the basis that any rights of the City of Bridgeport related to the subject sewer line have been abandoned.

<sup>&</sup>lt;sup>1</sup> It is my understanding that McAllister Towing and Transportation Company is the parent company to the Insured.

Mr. Buckley McAllister Claim #589001 August 24, 2017 Page 2 of 3

Coverage under the Policy is based on the Covered Risks, subject to the Exclusions, Exceptions, and Conditions contained therein. Moreover, the Policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by reason of matters insured against by the Policy. (See Conditions, ¶8.)

First, a matter presented on a claim must concern the title to the Property in order to implicate any of the Covered Risks of the Policy. In particular, Covered Risk No. 2(c) states, in relevant part, that the Policy insures against loss or damage by reason of "[a]ny encroachment, encumbrance,...or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land" (Emphasis added). Here, there is no challenge to the title as insured under the Policy, in part, based on a purported easement related to the sewer line in question. Accordingly to the extent the collapsed sewer line does not concern the title but rather constitutes a present trespass and/or nuisance on the Property, it does not implicate any of the Covered Risks of the Policy.<sup>2</sup>

Second, notwithstanding the foregoing, the Policy does not insure matters not resulting in loss or damage to the insured.<sup>3</sup> To the extent the City of Bridgeport either does not claim or has otherwise abandoned any rights or interest in the sewer line in question, the Insured has not incurred loss or damage because of a prior easement on the Property for the same, if any.

While coverage is not afforded based on the claim as presented, should the City of Bridgeport, or any other entity, claim an easement or other record right to the Property, please immediately contact me so that the Company can review and respond to same under the Policy's terms and conditions. Similarly, should anyone else challenge title, as insured (whether asserted in a legal action or not), that could be covered under the Policy, please notify me immediately so that the Company can address any title challenges pursuant to the Policy's terms and conditions.

The Company's position on this claim is based on the current information known to the Company and is not intended to be exclusive. If there are any facts which were unknown to the Company upon making this coverage determination, and which may alter such determination, please provide this information or documentation in writing as soon as possible and your claim will be reevaluated. Further, any reference to any particular provision of the Policy in this letter shall not be construed as a waiver of any other term or provision.

<sup>&</sup>lt;sup>2</sup> Title insurance does not protect against any claim arising from the physical condition concerning the property, including a septic tank underneath the property. See Rood v. Commonwealth Land Title Ins. Co., 936 A.2d 488, 2007 PA Super 315 (2007); also Chicago Title Ins. Co. v Kumar, 24 Mass.App.Ct. 53, 506 N.E.2d 154 (1987) (indicating title insurance companies would otherwise be compelled to perform a physical inspection or survey of the land for buried hazardous material).

<sup>&</sup>lt;sup>3</sup> See Exclusions from Coverage Paragraph No. 3(c) of the Policy.

Mr. Buckley McAllister Claim #589001 August 24, 2017 Page 3 of 3

Please contact me at (904) 854-8104 or cynthia.baines@fnf.com with any questions or concerns.

Very truly yours,

Cynthia Baines VP/SCC

#### Office of the Secretary of the State of Connecticut

I, the Connecticut Secretary of the State, and keeper of the seal thereof, DO HEREBY CERTIFY, that articles of organization for

#### BARNUM LANDING, LLC

a domestic limited liability company, were filed in this office on February 26, 2009. The following is a list of all documents filed in this office:

Filing Type:	File Date/Time:	Effective Date/Time:
	A 10 th to the property of the	= u u = *** + r r - a - a - a - b - x = * a - a - a - b - x = * a - a - a - a - a - a - a - a
ARTICLES OF ORGANIZATION	February 26, 2009 02:00 PM	
REPORT (2010)	November 10, 2010 09:41 AM	
REPORT (2011)	November 02, 2011 08:12 PM	
REPORT (2012)	January 09, 2012 04:21 PM	
REPORT (2013)	February 15, 2013 03:51 PM	
REPORT (2014)	January 17, 2014 01:03 PM	

Articles of dissolution have not been filed, and so far as indicated by the records of this office such limited liability company is in existence.

Secretary of the State

Date Issued: December 04, 2014

Business ID: 0964090 Longform Certificate Number: 2014348147001

Note: To verify this certificate, visit the web site http://www.concord.sots.ct.gov

#### Office of the Secretary of the State of Connecticut

I, the Connecticut Secretary of the State, and keeper of the seal thereof, DO HEREBY CERTIFY, that articles of organization for

#### BARNUM LANDING II, LLC

a domestic limited liability company, were filed in this office on March 07, 2013. The following is a list of all documents filed in this office:

Filing Type: File Date/Time: Effective Date/Time:

ARTICLES OF March 07, 2013 12:00 PM
ORGANIZATION

REPORT (2014)

August 21, 2014 04:53 PM

Articles of dissolution have not been filed, and so far as indicated by the records of this office such limited liability company is in existence.

Secretary of the State

Date Issued: December 04, 2014

Business ID: 1099077 Longform Certificate Number: 2014348150001

Note: To verify this certificate, visit the web site http://www.concord.sots.ct.gov



#### CITY OF BRIDGEPORT

File No.	

# PLANNING & ZONING COMMISSION APPLICATION

1.	NAME OF APPLICANT: 547 Elisworth NavCapiman LLC
2.	Is the Applicant's name Trustee of Record? Yes No X
	If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
3.	Address of Property: 543-545, 547, 549 & 557 Ellsworth Street, Bridgeport, CT 06605
	(number) (street) (state) (zip code)
4.	Assessor's Map Information: Block No. 11/217 Lot No. 17, 18, 19 & 31
5.	Amendments to Zoning Regulations: (indicate) Article: N/A Section:
	(Attach copies of Amendment)
6.	Description of Property (Metes & Bounds): See submitted survey; 56.20' x 110.77' x 59.00' x 103.15' x 50.09' x 42.16' x 251.96' x 206.78'
7.	Existing Zone Classification: R-CC
8.	Zone Classification requested: N/A
9.	Describe Proposed Development of Property: Proposed construction of residential multi-family apartment
	dwelling to contain 123 dwelling units with associated Site improvements
	Approval(s) requested: Coastal Site Plan Review and Site Plan Review
	Approvai(s) requested.
	Signature: Date: 12/23/2021
	Print Name:
	If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature:
	Print Name:
	Mailing Address: _c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824
	Phone: 203-528-0590
	E-mail Address: Chris@russorizio.com
	L man Address.
	\$Fee received
	THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST
	■ Completed & Signed Application Form ■ A-2 Site Survey ■ Building Floor Plans
	<ul> <li>■ Completed Site / Landscape Plan</li> <li>■ Drainage Plan</li> <li>■ Building Elevations</li> </ul>
	·
	■ Cert. of Incorporation & Organization and First Report (Corporations & LLC's)
	PROPERTY OWNER'S ENDORSEMENT OF APPLICATION  12/22/2021
	547 Ellsworth NavCapMan LLC Print Owner's Name  Date  12/23/2021  Date
	Time Owner's Ivalite Owner's Oignature Date
	Print Owner's Name Owner's Signature Date

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- \* Also Admitted in NY Also Admitted in VT
- + Of Counsel

June 17, 2022

Dennis Buckley Zoning Administrator Zoning Department 45 Lyon Terrace Bridgeport, CT 06604

Re: Petition for Site Plan Review and Coastal Site Plan Review – 543-545, 547, 549 & 557 Ellsworth Street

Dear Mr. Buckley:

Please accept this revised narrative in connection with the pending Petition to the Bridgeport Planning and Zoning Commission for Site Plan Review and Coastal Site Plan Review on behalf of my client, 547 Ellsworth NavCapMan LLC, for the properties located at 543-545, 547, 549 & 557 Ellsworth Street (the "Site") in the R-CC Zone.

#### Proposed Development & Use

The Petitioner proposes to construct a single residential multi-family apartment dwelling on the Site with associated Site improvements. The Site is located entirely within the R-CC Zone and the coastal boundary. It only has frontage on Ellsworth Street. The Site currently abuts a large apartment building to its north, a Dunkin Donuts to its south, the Wakeman Boys and Girls Club and Burroughs Community Center across the street, and multi-family dwellings to its rear.

Multi-family dwellings are a permitted use within the R-CC Zone. The Site currently contains a mix of single-family and three-family dwellings. The Petitioner proposes to demolish the existing buildings and structures on the Site. The Petitioner proposes to construct a six-story apartment building containing One hundred and twenty-three (123) residential dwelling units.

The Site will be accessed via Ellsworth Street. The Petition proposes a Two (2) level garage for a total of One hundred and thirty-five (135) off-street parking spaces, which is in compliance with the Regulations. On the submitted revised plan, the Petitioner has lowered the grade of the parking area and the proposed height is fully compliant with the Regulations. A predominant amount of the proposed parking will be located under cover. A number of other amenities are proposed for the Site, including a mail room, deck, gym, office space and community area on the main floor of the proposed building. The residential floors will be accessed via Three (3) stairwells and an elevator. The proposed building will contain Twenty-six (26) studio, Fifty-four (54) one-bedroom and Forty-three (43) two-bedroom dwelling units. A typical studio dwelling unit will contain a full kitchen, living/dining room and open bedroom area, walk-in/storage closet and full bath. A typical one-bedroom dwelling unit will contain a private bedroom with a walk-in closet in addition to the studio unit features. The two-bedroom dwelling units will feature an additional bedroom and full bath.

The submitted elevations show a variety of materials and colors consistent with apartment design found in new construction throughout the City and surrounding area. The addition of stoops create the appearance of separate buildings. The Site will be connected via public sidewalks to the convenient Fairfield Avenue corridor. A significant amount of landscaping will be added to the Site with plantings along the rear property line and street trees along the frontage. Existing structures along the rear property line will also be removed.

In response to comments received, the Petitioner was able to reduce the height of the building above grade by lowering the ground floor parking level further below grade. Even though the elevation plans submitted originally with the Petition, the Petitioner has made this revision to address comments received. The revised elevations are in character with the surrounding neighborhood, which includes another multi-family residential building at a higher grade than the Site, and the large building where the Wakeman Boys & Girls Club is located. The Petitioner also updated the plans to provide more details on the elevations in response to comments received from the Office of Planning and Economic Development. The new construction housing will be a tremendous asset to the neighborhood and Fairfield Avenue corridor.

#### Site Plan Review

The Petition satisfies the Section 14-2-5 Site Plan Review standards of the Regulations. The design of the proposed buildings and landscaping create a harmonious building-street interaction providing a tremendous improvement to the existing streetscape. The scale and proportion of the buildings conform to the R-CC Zone Development Standards as it is fully compliant with the Regulations. The Petition proposes significant landscaping along the rear property line and street frontage. The proposed multi-family residential dwelling use and its density are permitted in the R-CC Zone. The proposed use

and building replace dated dwellings on an underutilized Site. The Site directly abuts another high-density apartment building, so the proposed use will be in conformity with the area.

As stated above, the proposed design of the building and its proximity to the Fairfield Avenue corridor will be a great asset for residents of the neighborhood. The Petition proposes more adequate off-street parking and accessible spaces as required under the Regulations. This parking will mainly be located in a covered garage. The Petition conforms to the permitted standards under the Regulations.

#### Coastal Site Plan Review

The Petition also complies with Section 14-3 of the Regulations regarding coastal site plan review. While the Site is located within the coastal boundary, it is over Nine hundred feet (900') from Ash Creek, which is the nearest coastal resource. Dozens of buildings and multiple streets and blocks exist between the coastal resource and the Site. It has no connection to the coastal resource but for being included within its boundary. There are no natural features associated with the coastal resource on the Site. As stated above, the Petition fully complies with the site plan review standards of the Regulations. The Petition poses no danger or threat to coastal resources and it has no potential adverse impacts. The proposed building and Site improvements will all be constructed in accordance with current codes and regulations, including appropriate stormwater drainage systems. Appropriate sediment and erosion controls, such as silt fencing and anti-tracking aprons, will be utilized during construction and stockpiles will be located at the rear of the Site.

For these reasons, we respectfully request approval of the Petition to construct a multi-family residential apartment dwelling containing One hundred and twenty-three (123) dwelling units with associated Site improvements on the Site in the R-CC Zone.

Sincerely,

Christopher Russo

Christopher BRuss

# LIST OF PROPERTIES WITHIN 100' OF 543-545, 547, 549 & 557 ELLSWORTH ST.

,	138 SCOFIELD AV #140	128 SCOFIELD AVE #130	116 SCOHELD AV #120	575 ELLSWORTH ST	557 ELLSWORTH ST	106 SCOFIELD AV #110	2550 FAIRFIELD AV	68 SCOFIELD AV #70	78 SCOFIELD AV #82	543 ELLSWORTH ST #545	90 SCOFIELD AV #92	547 ELLSWORTH ST	98 SCOFIELD AV #100	549 ELLSWORTH ST	2592 FAIRFIELD AV #2594	58 SCOFIELD AV #60	2578 FAIRFIELD AV #2580	48 SCOFIELD AV	2468 FAIRFIELD AV	PROPERTY ADDRESS
	HOUSING AUTHORITY CITY OF BRIDGEPORT	HOUSING AUTHORITY CITY OF BPT	RAMOS TALI	ROCKRODGE LIVING LLC	547 ELLSWORTH NAVCAPMAN LLC	SYTNYK VICTOR & MARIYA	NKJC, LLC	NESTOR N NKWO	STEVENS DAVID J	547 ELLSWORTH NAVCAPMAN LLC	HABANSKY KATE J	547 ELLSWORTH NAVCAPMAN LLC	SANTOS DAGOBERTO	547 ELLSWORTH NAVCAPMAN LLC	SPEIGEL REAL ESTATE HOLDINGS LLC	TRI-STATE EAST BPT MNGT LLC	COLLINS SAGIO EDMARIE BROWN	PHELAN CHRISTOPHER & GLUNZ LOUIS IV	WAKEMAN BOYS & GIRLS CLUB CORP	OWNER
	150 HIGHLAND AVE	376 EAST WASHINGTON AVE	PO BOX 10970	1 BRADFORD ST	2 ENTERPRISE DR STE 406	20 TIMBER LANE	22 MEADOW BROOK ROAD	68 SCOFIELD AVE # 70	666 COURTLAND AVENUE	2 ENTERPRISE DR STE 406	90 SCOFIELD AVE # 92	2 ENTERPRISE DR STE 406	10 GREENWOOD AVE	2 ENTERPRISE DR STE 406	31 MAPLE LANE	244 BENNETT ST	2578 FAIRFIELD AVE #2580	48 SCOFIELD AVE	385 CENTER STREET	MAILING ADDRESS
	BRIDGEPORT	BRIDGEPORT	STAMFORD	BRISTOL	SHELTON	STAMFORD	NEWTOWN	BRIDGEPORT	BRIDGEPORT	SHELTON	BRIDGEPORT	SHELTON	PORT CHESTER	SHELTON	WESPORT	BRIDGEPORT	BRIDGEPORT	BRIDGEPORT	SOUTHPORT	CITY
	C	CI	Cl	R	CT	CI	CI	C	CI	Cl	C	1	NY	CT	J	Cl	ŋ	CI	Cl	STATE ZIP
	06604	80990	06904	02809	06484	06905	06470	06605	06605	06484	06605	06484	10573	06484	06880	06605	06605	06605	06890	ZIP



#### 54CITY OF BRIDGEPORT

Application Form

# Municipal Coastal Site Plan Review For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to the Zoning office.

#### Section I: Applicant Identification

Applicant: 547 Ellsworth NavCapMan LLC  Address: c/o Russo & Rizio, LLC, 10 Sasco Hill Rd, Fairfield, CT F	Date: 12/23/2021 Phone: 203-528-0590							
Project Address or Location: 543-545, 547, 549 & 557 Ellsworth Street, Bridgeport, CT 06605								
Interest in Property: ⋉fee simple Горtion Гlessee Гeasement								
Γ other (specify)								
List primary contact for correspondence if other than applicant:  Name: Chris Russo, Russo & Rizio, LLC								
Address:_10 Sasco Hill Road								
City/Town: Fairfield State: CT	_ Zip							
Code: 06824								
Business Phone: 203-528-0590								
e-mail: Chris@russorizio.com								

#### Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:

KExisting and proposed conditions, including buildings and grading

KCoastal resources on and contiguous to the site

Γ High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)

XSoil erosion and sediment controls

K Stormwater treatment practices

K Ownership and type of use on adjacent properties

KReference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

#### Section III: Written Project Information

Γ Subdivision or Resubdivision Γ Special Permit or Special Exception Γ Variance Γ Municipal Project (CGS Section 8-24) Part I: Site Information 1. Street Address or Geographical Description: 543-545, 547, 549 & 557 Ellsworth Street City or Town: Bridgeport 2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? Γ YES ΚΝΟ 3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable: Ash Creek is located over 900' from the Site. There is no adjacent water. 4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site: The Site currently contains Three (3) single-family dwellings and a three-family dwelling along with several accessory structures. The Site is located in the R-CC Zone. A multi-family residential apartment building is located to the North of the Site, a drive-through Dunkin Donuts restaurant is to the south, a Wakeman Boys and Girls Club is across the street, and multi-family dwellings are located to the rear of the Site. 5. Indicate the area of the project site: 1.06 acres r square feet (circle one) 6. Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Part II.B. regarding proposed stormwater best management practices): Γ Project or activity will disturb 5 or more total acres of land area on the site. It may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with **Construction Activities** X Project or activity will disturb one or more total acres but less than 5 total acres of land area. A soil erosion and sedimentation control plan must be submitted to the municipal land use agency reviewing this application. Г Project or activity will not disturb 1 acre total of land area. Stormwater management controls may be required as part of the coastal site plan review. 7. Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d) ☑ Yes ☐ No

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site

#### Part II.A.: Description of Proposed Project or Activity

Plan Review:

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):  The Petitioner proposes to demolish the existing buildings on the Site and construct a six-story apartment building containing One hundred and twenty-three (123) residential dwelling units. The Petitioner will construct a two-level garage to provide sufficient parking for the development. The proposed grading is shown on the submitted plan. The proposed building and site coverage is below the maximum standards of the zone under the Zoning Regulations. The development will be completed in one phase in an anticipated Twenty-four (24) months of construction.
Part II.B.: Description of Proposed Stormwater Best Management Practices
Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary):  Storm water run-off from the building and the driveway and parking areas will be treated with a subsurface system. The primary stormwater treatment will be implemented as to Stormwater Best Management Practice.
,

#### Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X	×	×	
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				X
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	,			×
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)				X
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				X
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)		,		X
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)		e e		×
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)		v.		X
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				X
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				X
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)				×

<sup>\*</sup> General Coastal Resource policy is applicable to all proposed activities

#### Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary): Ash Creek, which is the closest coastal resource to the Site, is located over 900' from the Site. The proposed project complies with CGS Sec. 22a-92(a)(1) "...by promoting economic growth without significantly disrupting the environment...", with CGS Sec. 22a-92(b)(2)(F) "...manage coastal hazard areas to minimize hazards to property..." and with CGS Sec. 22a-92(c)(2)(B) "...maintain patterns of water circulation in the placement of drainage control structures..."

#### Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- X General Development\* CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- 9 Water-Dependent Uses\*\* CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A); Definition CGS Section 22a-93(16)
- 9 Ports and Harbors CGS Section 22a-92(b)(1)(C)
- 9 Coastal Structures and Filling CGS Section 22a-92(b)(1)(D)
- 9 Dredging and Navigation CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- 9 Boating CGS Section 22a-92(b)(1)(G)
- 9 Fisheries CGS Section 22a-92(c)(1)(I)
- 9 Coastal Recreation and Access CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- 9 Sewer and Water Lines CGS Section 22a-92(b)(1)(B)
- 9 Fuel, Chemicals and Hazardous Materials CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- 9 Transportation CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- 9 Solid Waste CGS Section 22a-92(a)(2)
- 9 Dams, Dikes and Reservoirs CGS Section 22a-92(a)(2)
- 9 Cultural Resources CGS Section 22a-92(b)(1)(J)
- 9 Open Space and Agricultural Lands CGS Section 22a-92(a)(2)

<sup>\*</sup> General Development policies are applicable to all proposed activities

<sup>\*\*</sup> Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

#### Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. For projects proposed at waterfront sites (including those with tidal wetlands frontage), particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

No adverse impacts were determined on adjacent coastal resources. Stormwater treatment is proposed which will help reduce erosion impacts as well as provide water infiltration. This project will be limited to the confines of the Site and will be completed within Twenty-four (24) months. All disturbed pervious areas will be loamed, seeded and planted upon completion of construction.

#### Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects.

Identify the adverse impact categories below that apply to the proposed project or activity. The Aapplicable≅ column must be checked if the proposed activity has the potential to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

The Alley are the parties of a contract of the		
Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)	as are so v " - Africa s n utta	×
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)		×
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)		×
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)		X
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		×
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)	5	X
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		×

#### Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections only if the project or activity is proposed at a waterfront site:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The Aapplicable≅ column must be checked if the proposed activity has the potential to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)	Applicable	Not Applicable
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		X
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		X

2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-
dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is
provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe
any provisions for parking or other access to the site and proposed amenities associated with the access
(e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.)*: There is no proposed activity that will qualify as a water-dependent use as there is no
adjacent water within 900' of the Site.
,

<sup>\*</sup>If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

#### Part VIII: Mitigation of Potential Adverse Impacts

Explain how all potential	adverse impacts on coastal resources and/or future water-dependent
development opportunitie	es and activities identified in Part VII have been avoided, eliminated, or
minimized (attach additional	pages if necessary): vere determined on adjacent coastal resources. Stormwater treatment
is proposed which will	help reduce erosion impacts as well as provide water infiltration. New
lawn areas will also re	educe erosion and provide storm water infiltration.
-	
art IX: Remaining A	Adverse Impacts
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	Adverse Impacts  ng adverse impacts resulting from the proposed activity or use have not been
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mitigated and why the pro	ng adverse impacts resulting from the proposed activity or use have not been bject as proposed is consistent with the Connecticut Coastal Management Act
Explain why any remainir mitigated and why the pro	ng adverse impacts resulting from the proposed activity or use have not been oject as proposed is consistent with the Connecticut Coastal Management Act

Top of Building Elevation = 107.96 (60.5' above 47.46 FFE at Ellsworth) Average Ground Elevation Around Building = 46.0'(4) Ground = 39.75 (68.21') (5) Ground = 42.96 (65.0')Average Building Height = 61.9' Maximum Allowable Height = 65' (6) Ground = 45.5 (62.46') --(3) Ground =37.6 (70.36') PROPOSED RESIDENTIAL 32,301 S.F. (7) Ground =46.0 (61.96') 63 SPACES PROVIDED -(2) Ground = 45.0 (62.96') GROUND LEVEL FFE: 47.46 LOWER LEVEL FFE: 137.96 (8) Ground = 47.00 (60.96')(9) Ground = 50.25 (57.71') — (1) Ground = 53.46 (54.5')



355 Research Parkway Meriden, CT 06450 (203) 630-1406 (203) 630-2615 Fax

**RES** 543,

Designed 09/23/2022

CAD File: EXH210235704\_BLDG\_ELEV

BUILDING HEIGHT EXHIBIT

EXH-4

#### **ZONING INFORMATION** LOCATION: BRIDGEPORT, FAIRFIELD COUNTY, CONNECTICUT ZONE: R-CC (RESIDENTIAL HIGH DENSITY) USE: MULTI-FAMILY RESIDENTIAL (PERMITTED USE) ITEM # **REQUIREMENTS** VARIANCE 10,000 S.F. NO MINIMUM LOT AREA (1.06 AC.) MINIMUM LOT DEPTH 100 FEET 209 FEET NO MINIMUM LOT FRONTAGE 75 FEET MINIMUM FRONT SETBACK 10 FEET NO MINIMUM SIDE SETBACK 10 FEET MINIMUM REAR SETBACK 10 FEET 10 FEET MAXIMUM BUILDING HEIGHT 65 FEET/ 6 STORIES 6 STORIES NO NO MAXIMUM BUILDING COVERAGE 75 PERCENT 70 PERCENT MAXIMUM IMPERVIOUS COVERAGE 80 PERCENT 79 PERCENT NO

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	32,301 S.F.	NO
2	PARKING REQUIRED	MULTI-FAMILY:  1 SPACE PER DWELLING UNIT PLUS 10% FOR VISITORS (123 UNITS) TOTAL REQUIRED = 135	135 STALLS (SEE PARKING BREAKDOWN TABLE)	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	5 SPACES	5 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET — 2—WAY 11 FEET — 1—WAY	24 FEET — 2—WAY	NO
6	MINIMUM FRONT SETBACK	10 FEET	10 FEET	NO
7	MINIMUM SIDE SETBACK	10 FEET	10 FEET	NO
8	MINIMUM REAR SETBACK	5 FEET	5 FEET	NO
9	MINIMUM INTERIOR LANDSCAPING	SURFACE PARKING AREAS GREATER THAN 2,500 S.F. OR WITH MORE THAN 10 SPACES MUST CONTAIN INTERIOR LANDSCAPING	SURFACE PARKING AREA < 2,500 S.F. < 10 SPACES	NO

PARKING AREA	PROVIDED
UPPER LEVEL	63
LOWER LEVEL	64
OUTSIDE	5
RAMP	3
TOTAL SPACES	135

PARKING BREAKDOWN

355 Research Parkway Meriden, CT 06450 (203) 630-1406 (203) 630-2615 Fax

**RES** 543,

T.R.J. Designed T.R.J. Drawn S.M.K. 1"=20' 2102357

Reviewed Scale Project No. Date 12/23/2021 CAD File: SP210235701

SITE PLAN

SITE	<u>PLAN</u>	LEGEND	

	THOI ENTI LINE
LOD	LIMIT OF DISTURBANCE
x x	CHAIN LINK FENCE
	SAWCUT
	BITUMINOUS CONCRETE, CONCRETE, OR GRANITE CURB
	MODULAR BLOCK RETAINING WALL
	RB-350 METAL BEAM GUIDERAIL
10	BUILDING COLUMN
	STANDARD DUTY PAVEMENT STRUCTURE

REINFORCED CONCRETE SIDEWALK

LANDSCAPED AREA

### SITE PLAN CALL OUT LEGEND

- A LIMIT OF DISTURBANCE IS PROPERTY LINE UNLESS SPECIFIED OTHERWISE
- B PROVIDE AND INSTALL BITUMINOUS CONCRETE CURB C PROVIDE AND INSTALL CONCRETE CURB
- D PROVIDE AND INSTALL BUILDING, SEE PLANS BY OTHERS
- E PROVIDE AND INSTALL STANDARD DUTY PAVEMENT STRUCTURE
- F PROVIDE AND INSTALL CONCRETE SIDEWALK
- G PROVIDE AND INSTALL CONCRETE DRIVEWAY APRON
- H PROVIDE AND INSTALL 4" SWL
- PROVIDE AND INSTALL 4" SWL
- J PROVIDE AND INSTALL 4" SOLID WHITE LINE AT 45" AND SPACED

M PROVIDE AND INSTALL CONNECTICUT ACCESSIBLE SYMBOL PAVEMENT

- K PROVIDE AND INSTALL 12" SOLID WHITE STOP BAR L PROVIDE AND INSTALL DIRECTIONAL ARROWS
- N PROVIDE AND INSTALL SIGN A
- O PROVIDE AND INSTALL SIGN B
- P PROVIDE AND INSTALL SIGNS B AND C
- Q PROVIDE AND INSTALL CONCRETE TRANSITION CURB
- R PROPERTY LINE DIVIDING PARCELS TO BE EXTINGUISHED S PROVIDE AND INSTALL CONCRETE TRANSFORMER PAD PER UTILITY PROVIDER'S REQUIREMENTS
- T RAMP TO LOWER LEVEL
- U RAMP TO STREET LEVEL
- V PROVIDE AND INSTALL RETAINING WALL
- W COLUMN (SEE ARCHITECTURAL PLAN) X SOLID WALL
- Y GARAGE ENTRANCE
- Z PROVIDE AND INSTALL CHAIN LINK FENCE

FOR PERMITTING PURPOSES ONLY

# SIGN LEGEND

SIGN NO	CT-DOT NO. OR MUTCD NO.	LEGEND
A	31-0552	STOP
В	31–0662	WOLATONS WILL SE PROD  HANDICAPPED PARKING STAT KREST SECURED
С	31-0648	VAN ACCESSIBLE

IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.

PARKING INFORMATION

FOR PROPERTY DESCRIPTION 97.60'

POINT OF COMMENCEMENT —

\*DRIVEWAY ENCROACHES OVER PROPERTY LINE

N/F NKJC, LLC 2550 Fairfield Ave.

PROPOSED RESIDENTIAL

32,301 S.F.

63 SPACES

PROVIDED

GROUND LEVEL

FFE: 47.46

LOWER LEVEL

FFE: 37.96

EXTERIOR PARKING LAYOUT

NOT RELEASED FOR CONSTRUCTION

Sheet No.

SAN.O=== M.H. RIM=52.7

GRAPHIC SCALE

SCALE IN FEET

— 525.06' TO CROWTHER AVE.

SP-1



355 Research Parkway Meriden, CT 06450 (203) 630-1406 (203) 630-2615 Fax

RESIDENTIAL DEVELOPMENT 543, 547, 549, 557 ELLSWORTH STREET BRIDGEPORT, CONNECTICUT

T.R.J.

T.R.J.

S.M.K.

1"=20'

2102357

12/23/2021

Designed

Reviewed Scale

Project No. Date

CAD File: SP210235701

SITE PLAN

Sheet No.

SP-2

Drawn

## SITE PLAN LEGEND

	PROPERTY LINE
LOD	LIMIT OF DISTURBANCE
x x	CHAIN LINK FENCE
	SAWCUT
	BITUMINOUS CONCRETE, CONCRETE, OR GRANITE CURB
	MODULAR BLOCK RETAINING WALL
0 0	RB-350 METAL BEAM GUIDERAIL
12	BUILDING COLUMN
	STANDARD DUTY PAVEMENT STRUCTURE

REINFORCED CONCRETE SIDEWALK

LANDSCAPED AREA

# SITE PLAN CALL OUT LEGEND

A LIMIT OF DISTURBANCE IS PROPERTY LINE UNLESS SPECIFIED OTHERWISE B PROVIDE AND INSTALL BITUMINOUS CONCRETE CURB

C PROVIDE AND INSTALL CONCRETE CURB

PROVIDE AND INSTALL BUILDING, SEE PLANS BY OTHERS

E PROVIDE AND INSTALL STANDARD DUTY PAVEMENT STRUCTURE

F PROVIDE AND INSTALL CONCRETE SIDEWALK

G PROVIDE AND INSTALL CONCRETE DRIVEWAY APRON

H PROVIDE AND INSTALL 4" SWL PROVIDE AND INSTALL 4" SWL

J PROVIDE AND INSTALL 4" SOLID WHITE LINE AT 45" AND SPACED

K PROVIDE AND INSTALL 12" SOLID WHITE STOP BAR

L PROVIDE AND INSTALL DIRECTIONAL ARROWS

M PROVIDE AND INSTALL CONNECTICUT ACCESSIBLE SYMBOL PAVEMENT

N PROVIDE AND INSTALL SIGN A

O PROVIDE AND INSTALL SIGN B

P PROVIDE AND INSTALL SIGNS B AND C

Q PROVIDE AND INSTALL CONCRETE TRANSITION CURB

R PROPERTY LINE DIVIDING PARCELS TO BE EXTINGUISHED S PROVIDE AND INSTALL CONCRETE TRANSFORMER PAD PER UTILITY PROVIDER'S REQUIREMENTS

T RAMP TO LOWER LEVEL

U RAMP TO STREET LEVEL

V PROVIDE AND INSTALL RETAINING WALL

W COLUMN (SEE ARCHITECTURAL PLAN)

X SOLID WALL

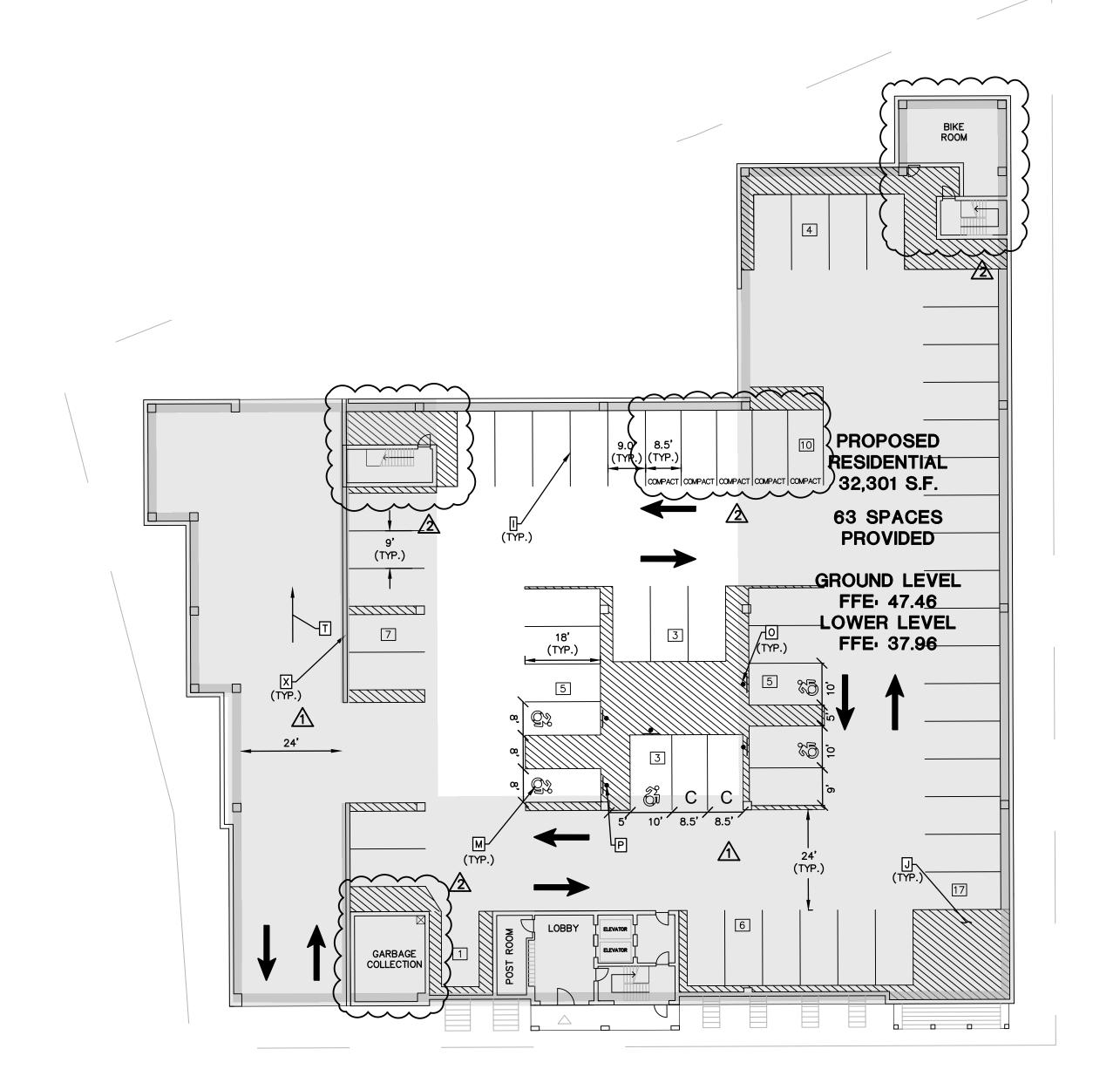
Y GARAGE ENTRANCE

Z PROVIDE AND INSTALL CHAIN LINK FENCE

# SIGN LEGEND

SIGN NO.	CT-DOT NO. OR MUTCD NO.	LEGEND
A	31-0552	STOP
В	31–0662	WOLATORS WAL RE FINED  PARICING  PARICING  STATE FINENT  RECORRESS
С	31-0648	VAN ACCESSIBLE

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST



FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION GRAPHIC SCALE SCALE IN FEET

UPPER LEVEL GARAGE PARKING LAYOUT

# SITE PLAN CALL OUT LEGEND

A LIMIT OF DISTURBANCE IS PROPERTY LINE UNLESS SPECIFIED OTHERWISE

LANDSCAPED AREA

B PROVIDE AND INSTALL BITUMINOUS CONCRETE CURB

C PROVIDE AND INSTALL CONCRETE CURB

PROVIDE AND INSTALL BUILDING, SEE PLANS BY OTHERS

E PROVIDE AND INSTALL STANDARD DUTY PAVEMENT STRUCTURE

F PROVIDE AND INSTALL CONCRETE SIDEWALK

G PROVIDE AND INSTALL CONCRETE DRIVEWAY APRON

H PROVIDE AND INSTALL 4" SWL

PROVIDE AND INSTALL 4" SWL

PROVIDE AND INSTALL 4" SOLID WHITE LINE AT 45° AND SPACED 2' O.C.

K PROVIDE AND INSTALL 12" SOLID WHITE STOP BAR

L PROVIDE AND INSTALL DIRECTIONAL ARROWS

PROVIDE AND INSTALL CONNECTICUT ACCESSIBLE SYMBOL PAVEMENT MARKING

N PROVIDE AND INSTALL SIGN A

O PROVIDE AND INSTALL SIGN B

P PROVIDE AND INSTALL SIGNS B AND C

PROVIDE AND INSTALL CONCRETE TRANSITION CURB

R PROPERTY LINE DIVIDING PARCELS TO BE EXTINGUISHED

S PROVIDE AND INSTALL CONCRETE TRANSFORMER PAD PER UTILITY PROVIDER'S REQUIREMENTS

PROVIDER'S REQUIREMENTS

T RAMP TO LOWER LEVEL

U RAMP TO STREET LEVEL

PROVIDE AND INSTALL RETAINING WALL

W COLUMN (SEE ARCHITECTURAL PLAN)

X SOLID WALL

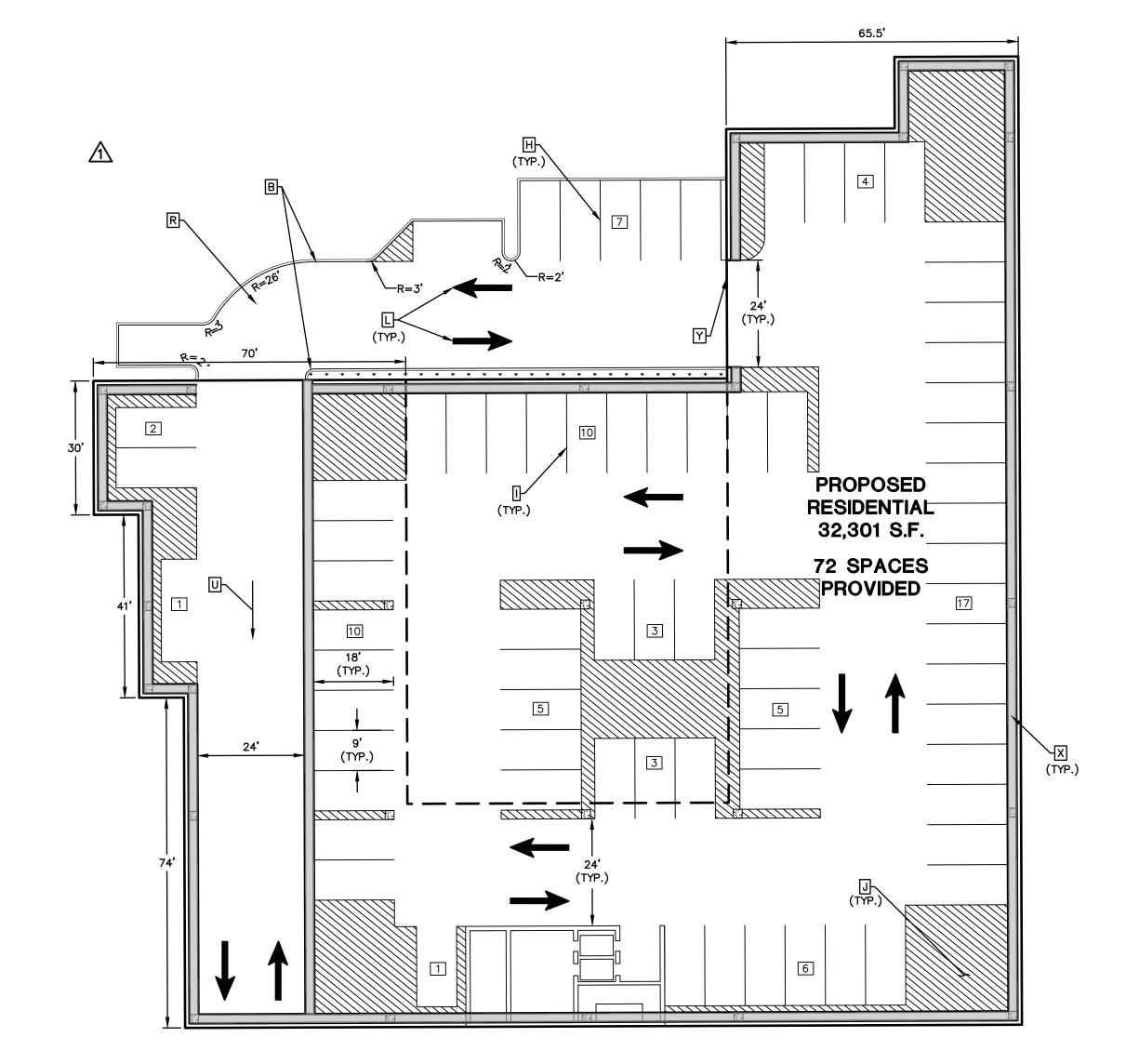
Y GARAGE ENTRANCE

Z PROVIDE AND INSTALL CHAIN LINK FENCE

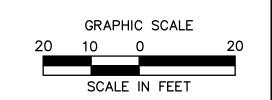
# SIGN LEGEND

SIGN NO.	CT-DOT NO. OR MUTCD NO.	LEGEND
A	31-0552	STOP
В	31-0662	WOLATONS TRAL  OF THE PROPERTY PARKING  STATE PROPERTY PRODUCTS  RECOMES
С	31-0648	VAN ACCESSIBLE

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



355 Research Parkway Meriden, CT 06450 (203) 630-1406 (203) 630-2615 Fax

ENTIAL DEVELOPMENT
7, 549, 557 ELLSWORTH STREET
DGEPORT, CONNECTICUT

**RES** 543,

Desc. REVISION: LOWER PARKING BY 5 FEET REVISION: ADD GARBAGE AND BIKE ROOMS

REVISIONS

REVISIONS

No. Date

1 04/22/2022

2 06/15/2022

 Drawn
 T.R.J.

 Reviewed
 S.M.K.

 Scale
 1"=20"

 Project No.
 2102357

 Date
 12/23/2021

 CAD File:
 SP210235701

T.R.J.

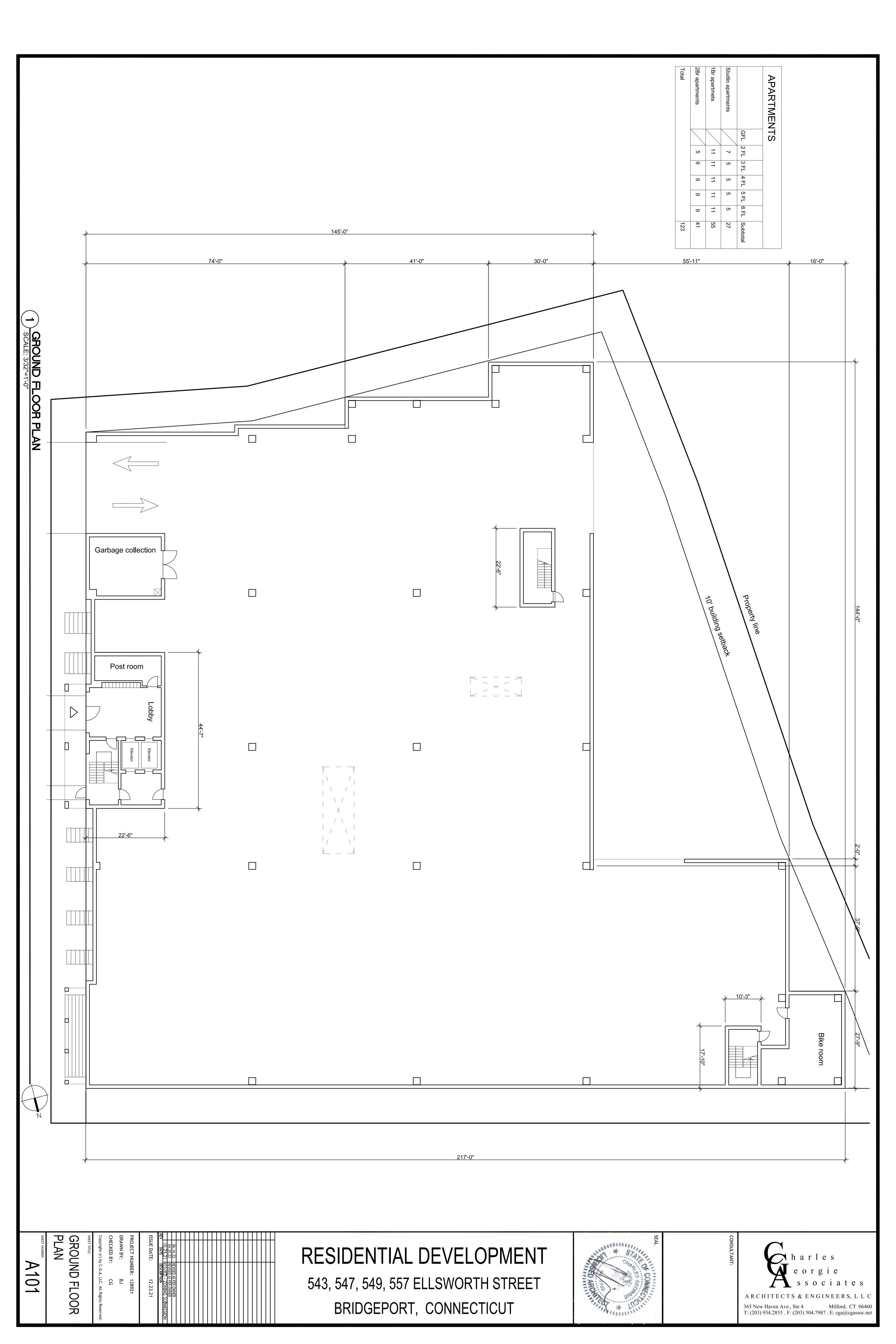
CAD File:
SP210235701

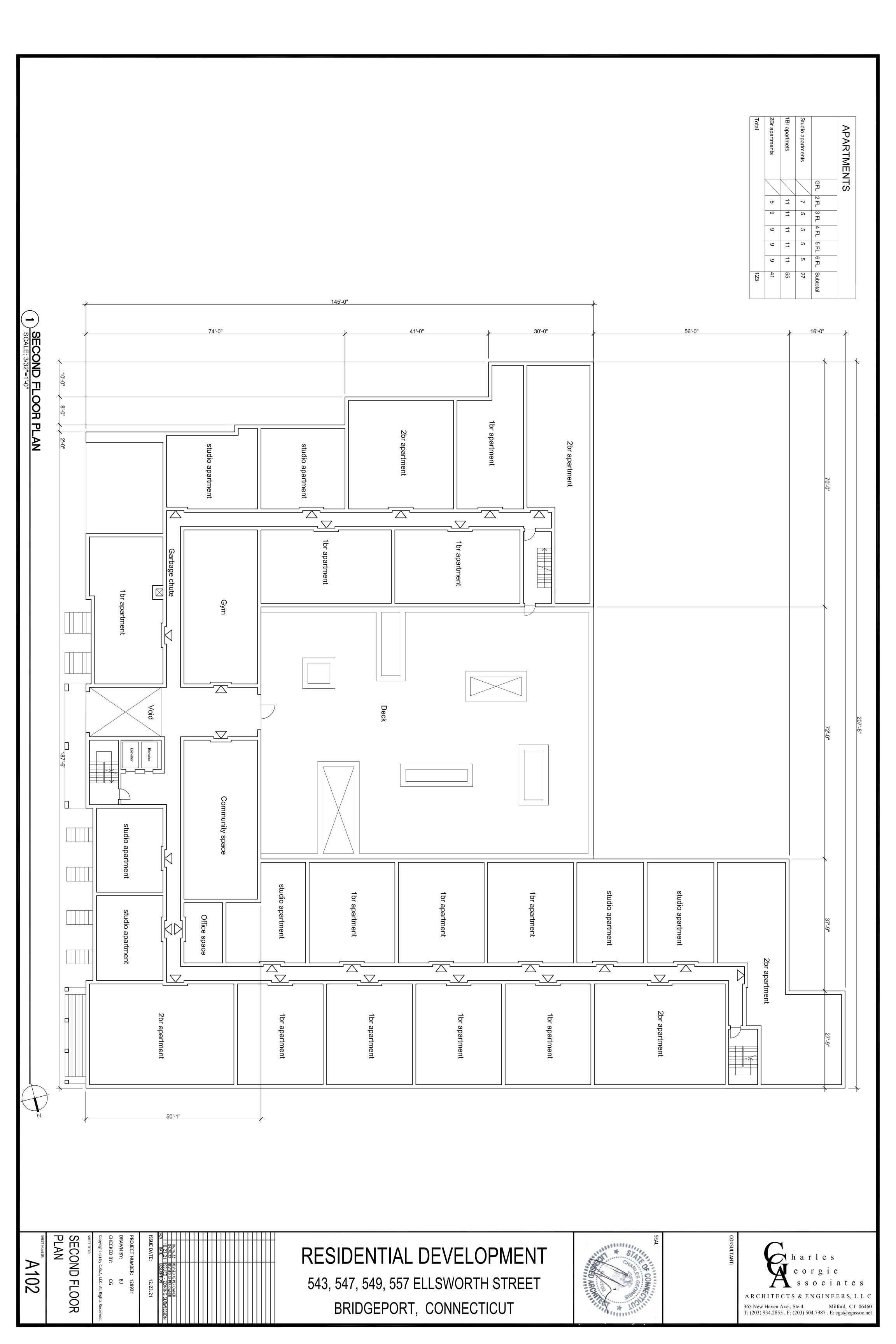
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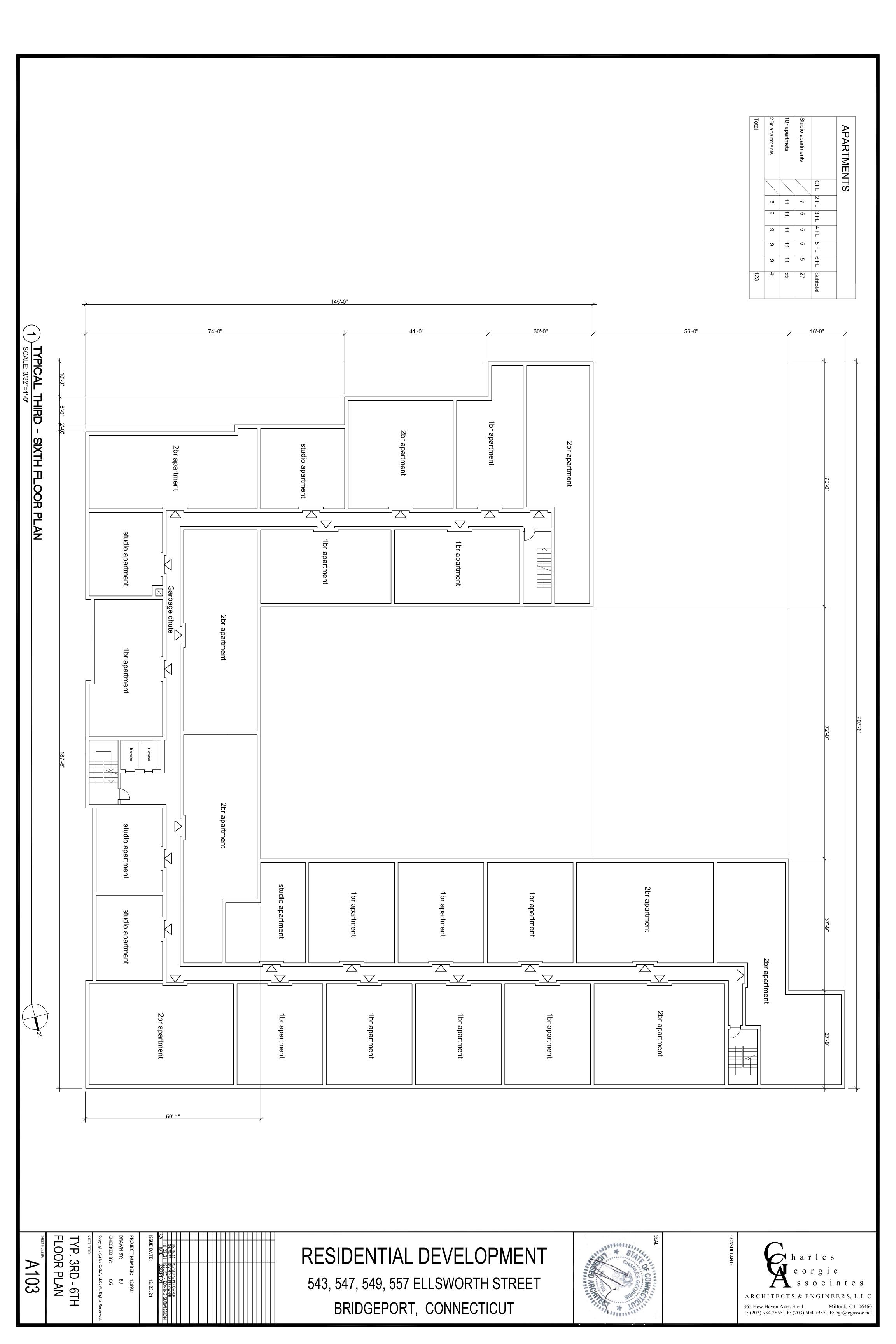
SITE

SITE PLAN

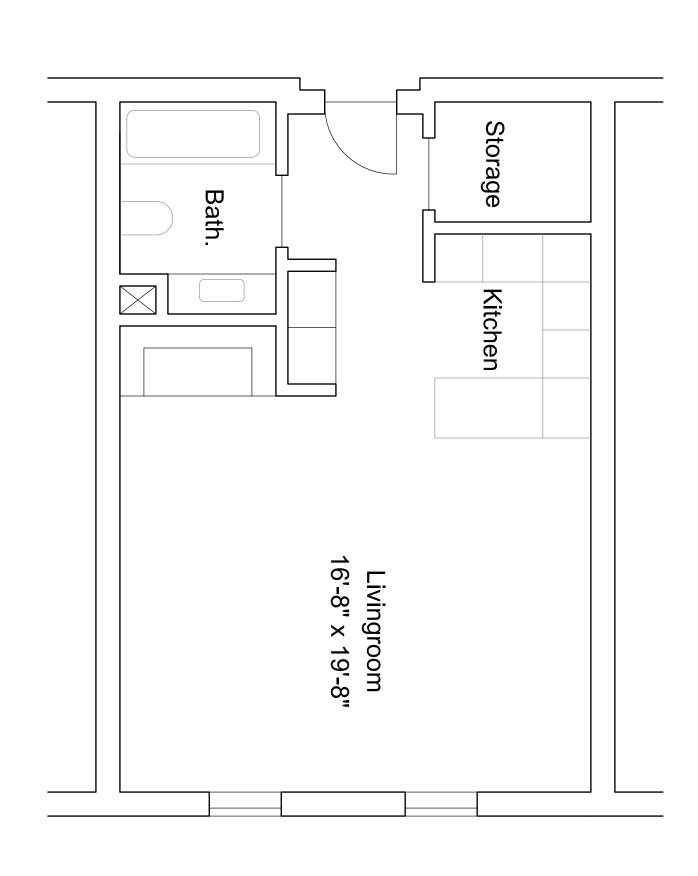
SP-3

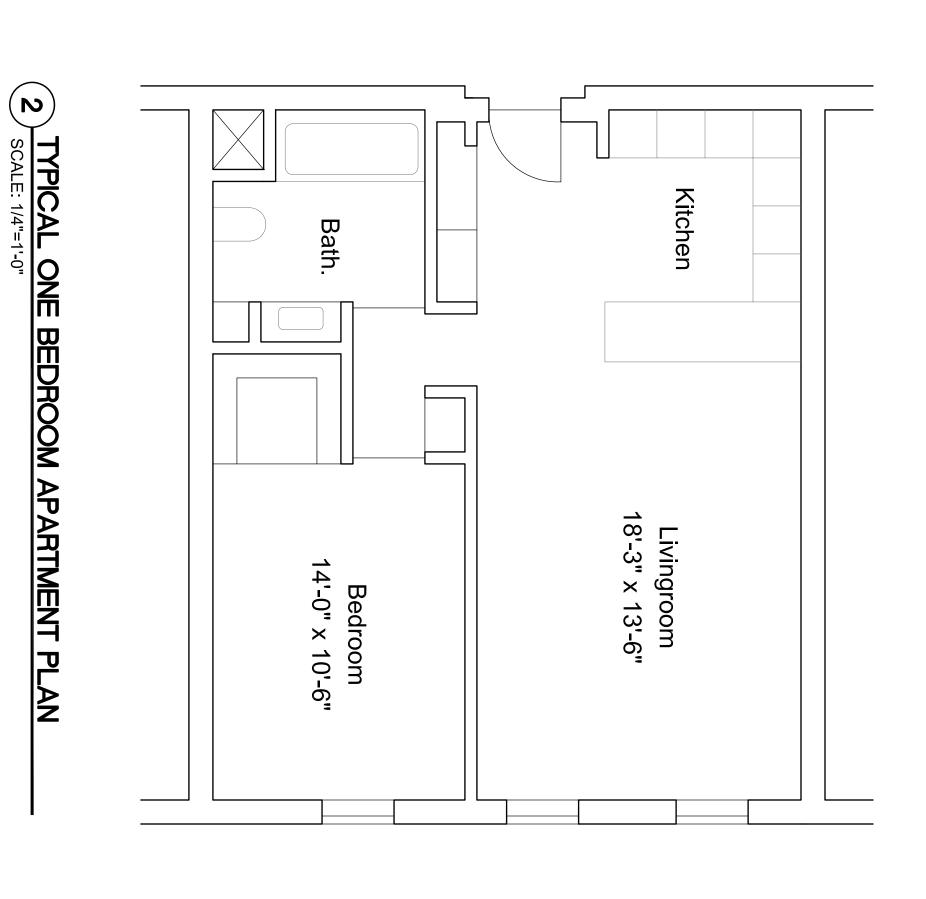


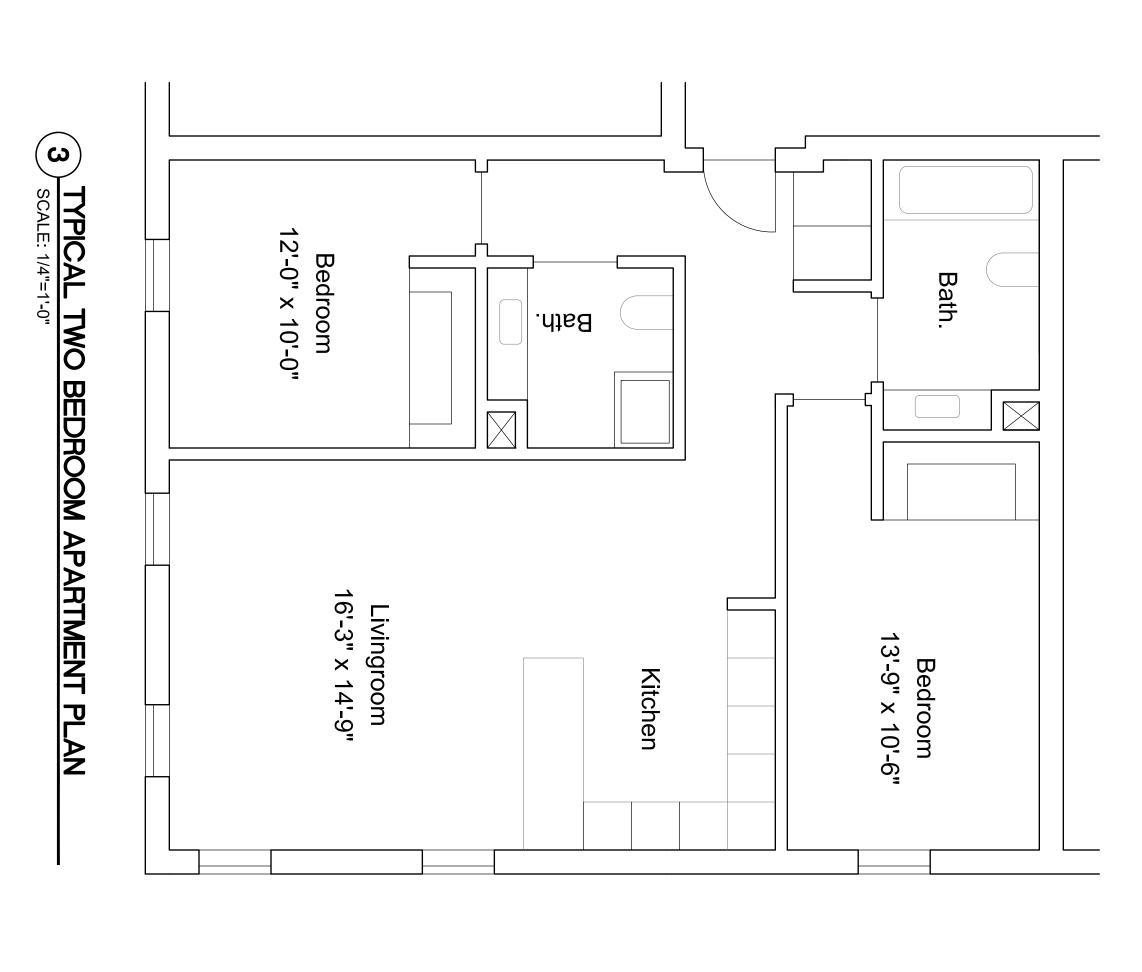








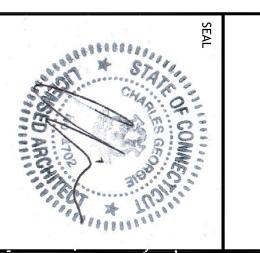




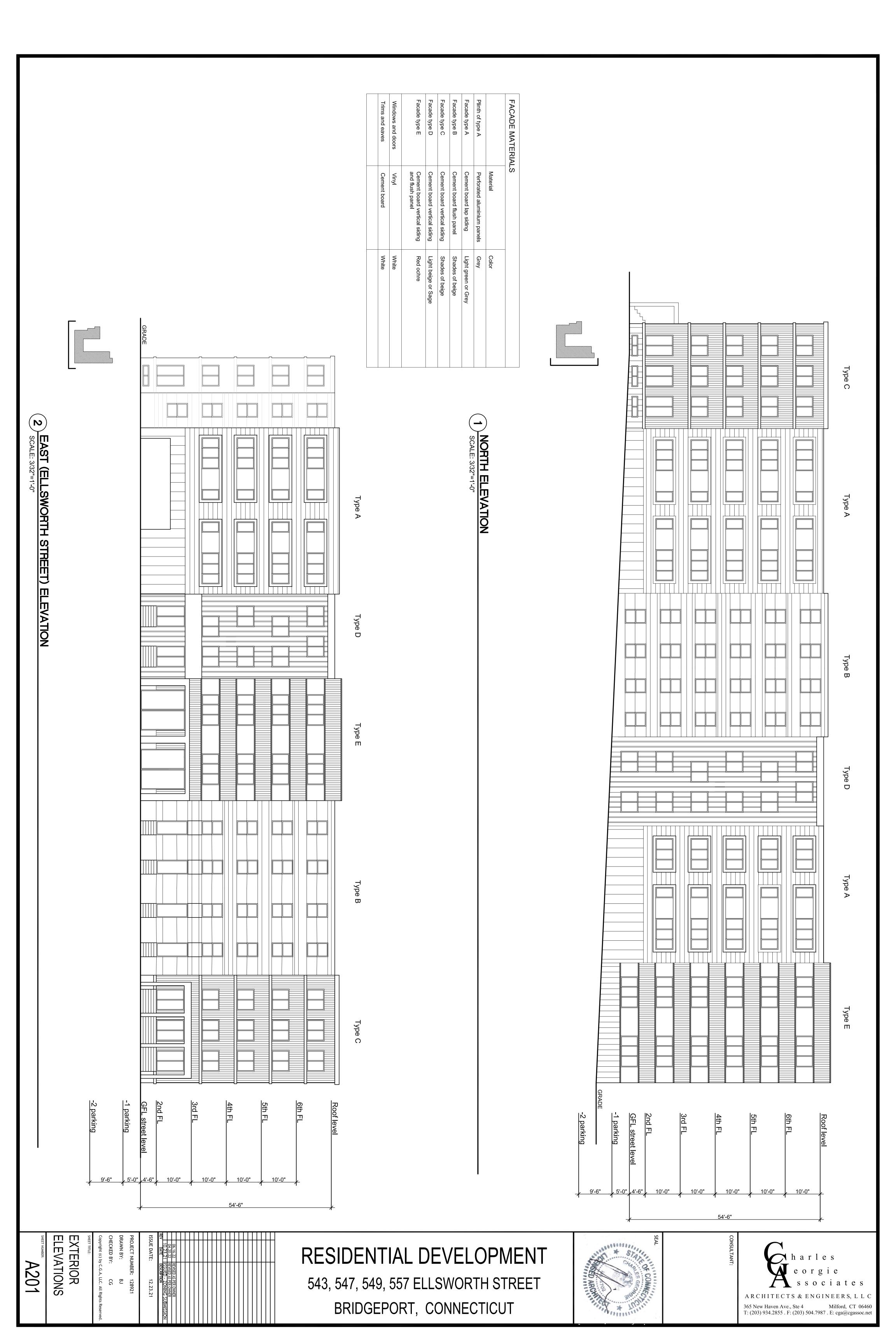
06.16.22 REVISED AS PER OWNER
04.20.22 REVISED AS PER OWNER
04.20.

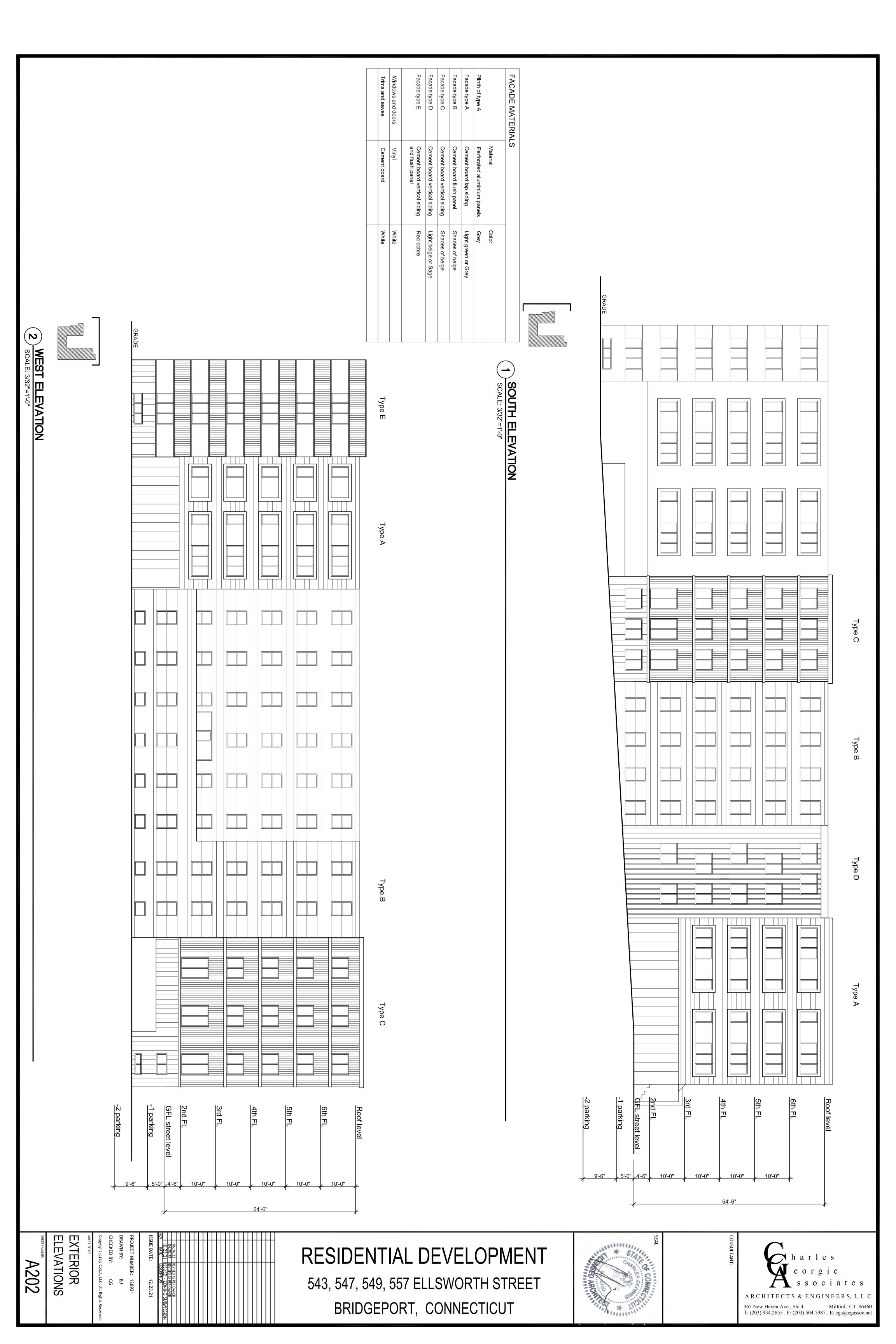
RESIDENTIAL DEVELOPMENT

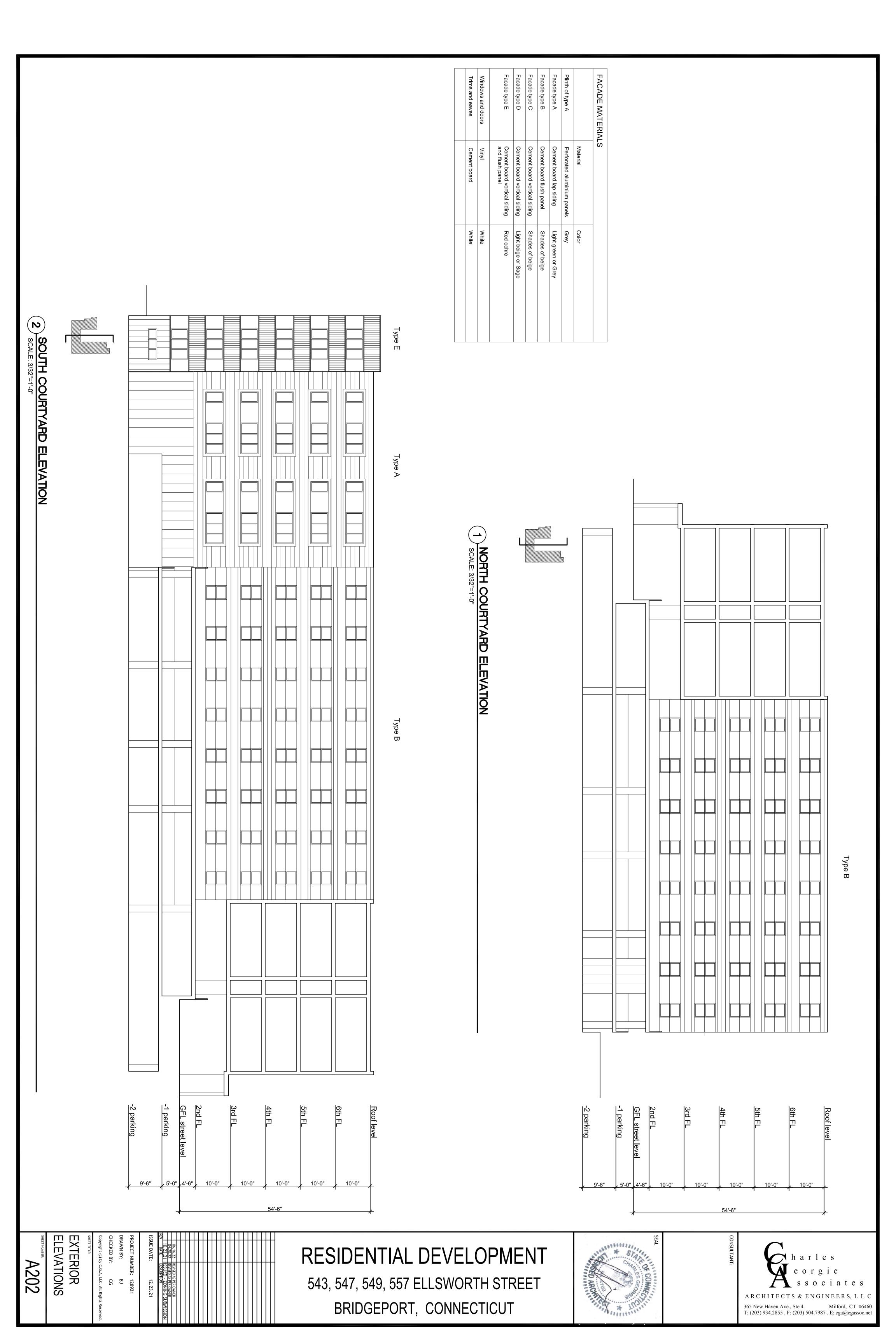
543, 547, 549, 557 ELLSWORTH STREET BRIDGEPORT, CONNECTICUT









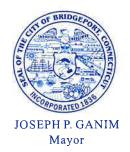


# O THE DOC PORT OF THE PROPERTY 
#### CITY OF BRIDGEPORT

File No.	
----------	--

# PLANNING & ZONING COMMISSION APPLICATION

1.	NAME OF APPLICANT: Berlinetta Brewing Company	
	. Is the Applicant's name Trustee of Record? Yes No X	<b>.</b> a
	If yes, a sworn statement disclosing the Beneficiary shall accompany this application upor	n filing.
3.	Address of Property: 1136 - 1160 Main Street	
	(number) (street) (state)	(zip code)
4.	Assessor's Map Information: Block No. 914 Lot No. 1,2,3,4	1,5
5.	Amendments to Zoning Regulations: (indicate) Article: N/A Section	
	(Attach copies of Amendment)	
6.	Description of Property (Metes & Bounds): See Attached Site Plan	
7.	Existing Zone Classification: DX1	
В,		
9.	Describe Proposed Development of Property: Beer Garden with outdoor seating, liquor s	ervice and bocce courts
	for patrons	
	Approval(s) requested: Certificate of Location Approval: Outdoor Liquor service	
	- Approval(o) roquostosis	
		C . 111 - 2 2
		6-14-22
	Print Name: CHRIS RUGGIERO	
	If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature:	
	D. C. A. Namara	
	Mailing Address:	
	Phone:	
	E-mail Address:	
	2 Mail Add 655.	
	\$Fee received	
	THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLI	ETED CHECKLIST
	■ Completed & Signed Application Form □ A-2 Site Survey	□ Building Floor Plans
	■ Completed Site / Landscape Plan □ Drainage Plan	□ Building Elevations
		<u>-</u>
		□ Fee
	□ Cert. of Incorporation & Organization and First Report (Corporations & LLC's)	
	PROPERTY OWNER'S ENDORSEMENT OF APPLICATION OF ALL SAPORT CONTROL OF ALL SAPORT OF APPLICATION	ON War
	Print Owner's Name Owner's Signature	Date
	Thirt Owner S Harrie	



# City of Bridgeport OFFICE OF PLANNING & ECONOMIC DEVELOPMENT

Margaret E. Morton Government Center 999 Broad Street, Bridgeport, Connecticut 06604

THOMAS GILL Director

Planning & Zoning Commission 45 Lyon Terrace Bridgeport, CT 06604

Re: Petition for Outdoor Liquor Service – 1136 - 1160 Main Street

#### **Approval Requested**

Certificate of Location Approval: Outdoor Liquor Service

#### Proposed Development & Use

The proposed project to be located on a portion of the City-owned block consisting of five parcel addresses at 1136 – 1160 Main Street, also known collectively as Post Office Square, calls for the installation of an on outdoor Beer Garden and Bocce Courts to be used by patrons of Berlinetta Brewing located at 90 Golden Hill Street. The Proposed plans will allow for the activation of this new open space and will advance the City's broader efforts to enliven the restaurant experience downtown.

Post Office Square fell into City ownership after a series of failed private development proposals. The City demolished the blighted buildings to make way for greenspace. The City's intention is to find and support community-led and business-led activation ideas that will make good use of the space until a more formal development proposal may be executed. These temporary uses will also likely include public mural art or sculpture and other horizontal activation ideas, such as temporary flea markets, or recreational activities. The idea is to create an active public square.

In accordance with *Plan Bridgeport's* vision of a Livable city, the proposed use aligns with the following goal and strategy:

Goal 1.7: Continue improvements aimed at revitalizing the Downtown

<u>Strategy 1.7.6</u>: Encourage and support retail and services that support the growing residential base Downtown.

In accordance with *Plan Bridgeport's* vision of a Robust Economy for the city, the proposed use aligns with the following goal and strategies:

<u>Goal 2.2</u>: Continue the redevelopment of Bridgeport's Downtown as a transit-oriented hub for commercial, retail, and entertainment activity to supplement a growing high-density residential neighborhood.

<u>Strategy 2.2.1</u>: Continue to focus on redevelopment efforts to activate vacant buildings and parcels throughout Downtown.

<u>Strategy 2.2.5</u>: Revise Regulations to allow temporary and alternative uses on the ground floor

This use will not impair future development of the surrounding area because of its temporary nature as an activation of an otherwise vacant parcel of City-owned property; no permanent physical improvements or alterations are proposed as part of this application. This use will encourage the development and improvement of the Downtown area by further establishing a supportive and vibrant environment conducive of commercial and residential activity. A Beer garden such as this does not exist in Bridgeport and requires residents to travel to cities like Norwalk, Stratford or Derby for a similar experience. Allowing Bridgeport's Berlinetta to establish a beer garden will help not only this business but Downtown Bridgeport as a whole, be competitive with other localities. Not only would the Beer garden allow expanded sales and patronage at the brewery, it would also bolster the customer base for the food truck vendors and brick and mortar establishments, making their presence more economically sustainable. This complementary activation approach will continue to guide the manner in which the City's decides on other public space activations in the Downtown area.

To mitigate any potential disruption and impacts on adjacent properties, Berlinetta Brewing will employ waitstaff specifically for the Beer Garden who will transport alcohol across Golden Hill Street (approximately 30') from the brewery to the Beer Garden area. As seen on the site plan, the Beer Garden will maintain a rope barrier, in the same manner as Berlinetta's sidewalk café on Middle Street, except for an entrance where patrons will be met with the server's podium. There are no sensitive uses within 750 feet of the proposed beer garden entrance.

Attached to this Application, you will also find the following:

- 1. Abutting Property Owners list
- 2. GIS Map of the Post Office Square parcels
- 3. GIS Map of a 750' Buffer for sensitive uses
- 4. Visual design references of similar spaces
- 5. Site Plan of the proposed space
- 6. Berlinetta Brewing Company's Manufacturer Beer Liquor Permit

Show I Siel Dikkeron, aphis

7. CT Liquor Control Division's Extension of Use Application

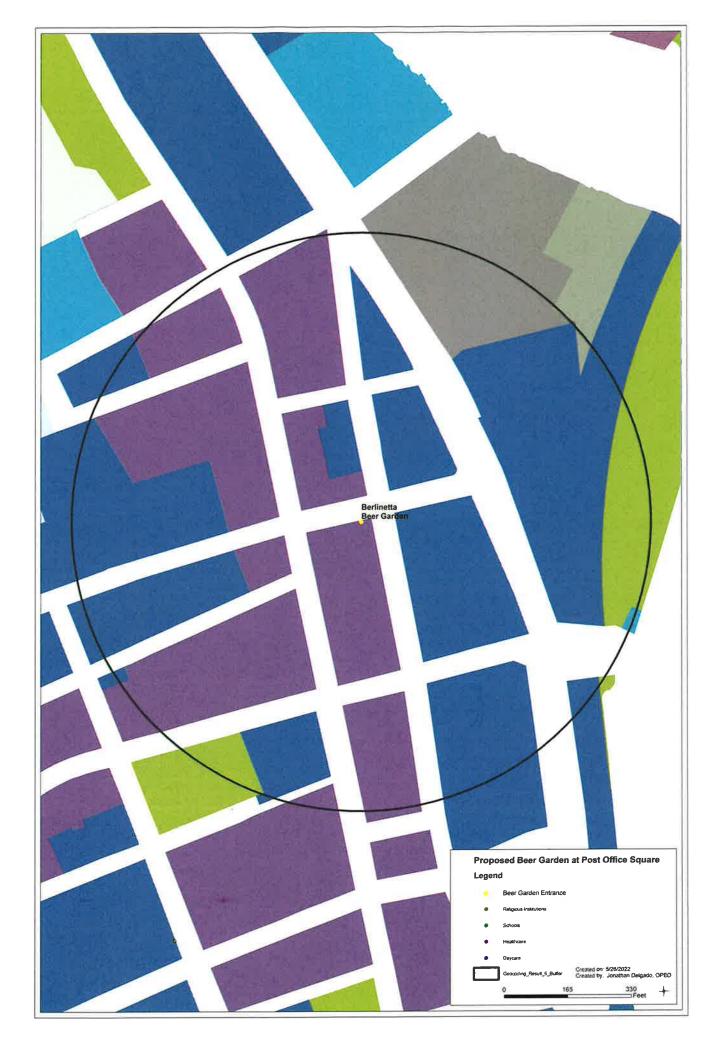
For the reasons stated above, the Office of Planning and Economic Development requests the approval of this application for Certificate of Location Approval.

Sincerely,

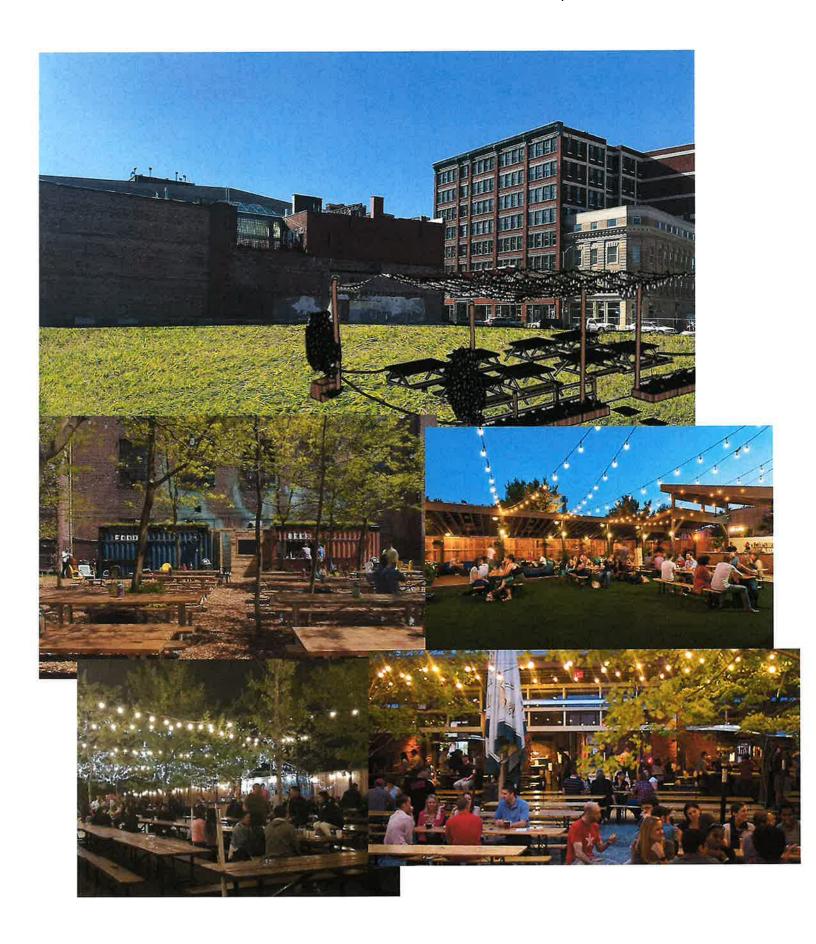
Abutters	Owner Name	Street	City	State	Zip
Location					
1148 MAIN ST	BRIDGEPORT CITY OF	999 BROAD	BRIDGEPORT	CT	06604
#1150		STREET			
1154 MAIN ST	BRIDGEPORT CITY OF	999 BROAD	BRIDGEPORT	CT	06604
#1156		STREET			
1163 MAIN ST	TIP TOES RAL ESTATE LLC	747 BARNUM	BRIDGEPORT	СТ	06608
		AVENUE			
1144 MAIN ST	BRIDGEPORT CITY OF	999 BROAD	BRIDGEPORT	CT	06604
		STREET			
1160 MAIN ST	BRIDGEPORT CITY OF	999 BROAD	BRIDGEPORT	СТ	06604
#1162		STREET			
120 MIDDLE	UNITED STATES OF AMERICA	120 MIDDLE ST	BRIDGEPORT	СТ	06604
ST					
54 GOLDEN	BRIDGEPORT REDEVELOPMENT	45 LYON TER	BRIDGEPORT	СТ	06604
HILL ST #60					
144 GOLDEN	TRANSMARK DB LLC TRANSMARK DB	55 FIFTH AVE	NEW YORK	NY	10003
HILL ST	LLC CCBP II DB LLC	15TH FL			
1184 MAIN ST	BLOCK 912 JV LLC	708 THIRD	NEW YORK	NY	10017
#1186		AVENUE 6TH FL			

#### METROCOG CX, Heavy Commercial-Wholesale P5, Detention-Correction Facilities RX1, Residential-Office Corridor P4, Utility-Energy Infrastructure MXN, Mixed-Use Neighborhood N2, Mid-Century Neighborhood RX2, Residential-Office Center N1, Traditional Neighborhood N4, Suburban Neighborhood IX, Office-Industrial Centers P1, Parks and Open Space PDD, Legacy PDD/MU-W NX1, Neighborhood Mix 1 NX2, Neighborhood Mix 2 NX4, Mixed Residential 2 P2, Civic and Institutional NX3, Mixed Residential 1 MX1, Mixed-Use Corridor MX2, Mixed-Use Centers DX2, Downtown Edge DX1, Downtown Care Major Collector Minor Collector Minor Arterial PA Other Streetname Collector Roadways Local Parcels Ī This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable, THIS MAP IS NOT TO BE USED FOR NAVIGATION ₽ 69,55 Golden Hill St DX2 DX2 120 17/17 1:852 DX2 120 DX2 25 122 50.81 Middle St 1,215 111 11 1144 100 85.21 DX1 1120 1126 08.11 1136 DX2 141.9 Feet 21.0 79.811 179 44 50 +1-1160 -Golden Hill St 1184 DX1 82.78 1148 92.86 1154 1194 70.97 1192 87 24 1200 DX1 WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere Created by Connecticut Metropolitan Council of Governments City of Bridgeport 1115 DX1 Elm St 1163 **\$** DX1 DX2 150 8 141.9 157

Proposed Beer Garden at Post Office Square



### Visual References - not to be taken as plans



## STATE OF CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION

Attached is your Liquor Permit authorizing you to sell such alcoholic liquor as is provided by law under your permit number. You must take this permit to the Town Clerk in the town of address to be filed and stamped as authorized for business. This permit is not in effect until filed with the Town Clerk. This permit is not transferable. Questions regarding this permit can be emailed to <a href="mailto:dep.liquorcontrol@ct.gov">dep.liquorcontrol@ct.gov</a>.

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. You can access your account at <a href="www.elicense.ct.gov">www.elicense.ct.gov</a> to verify, add or change your email address. Current email address on file: CHRIS@BERLINETTABREWING.COM

BERLINETTA BREWING COMPANY BERLINETTA BREWING COMPANY LLC 65 NEWTOWN TPKE WESTON, CT 06883-2110

STATE OF CONNECTICUT → DEPARTMENT OF CONSUMER PROTECTION

This permit is not in effect until filed with the Town Clerk CGS Section 30-53

## LIQUOR PERMIT

This certifies that

RICHARD S RUGGIERO 1184 MAIN ST BRIDGEPORT, CT 06604-4015

is authorized to sell such alcoholic liquor as is provided by law under permit number

#### MANUFACTURER BEER

ENTERTAINMENT: No Live Entertainment

**PERMIT #: LMB.0001634** 

Trade Name: BERLINETTA BREWING COMPANY
Backer: BERLINETTA BREWING COMPANY LLC

Effective Date: 05/24/2022 Expiration Date: 05/23/2023

Muhille Dozell

Michelle Seagull, Commissioner

#### STATE OF CONNECTICUT

#### DEPARTMENT OF CONSUMER PROTECTION

Liquor Control Division
Telephone: (860) 713-6210
Email: dcp.liquorcontrol@ct.gov

Web Site: www.ct.gov/dcp/liquorcontrol



For Official Use Only	

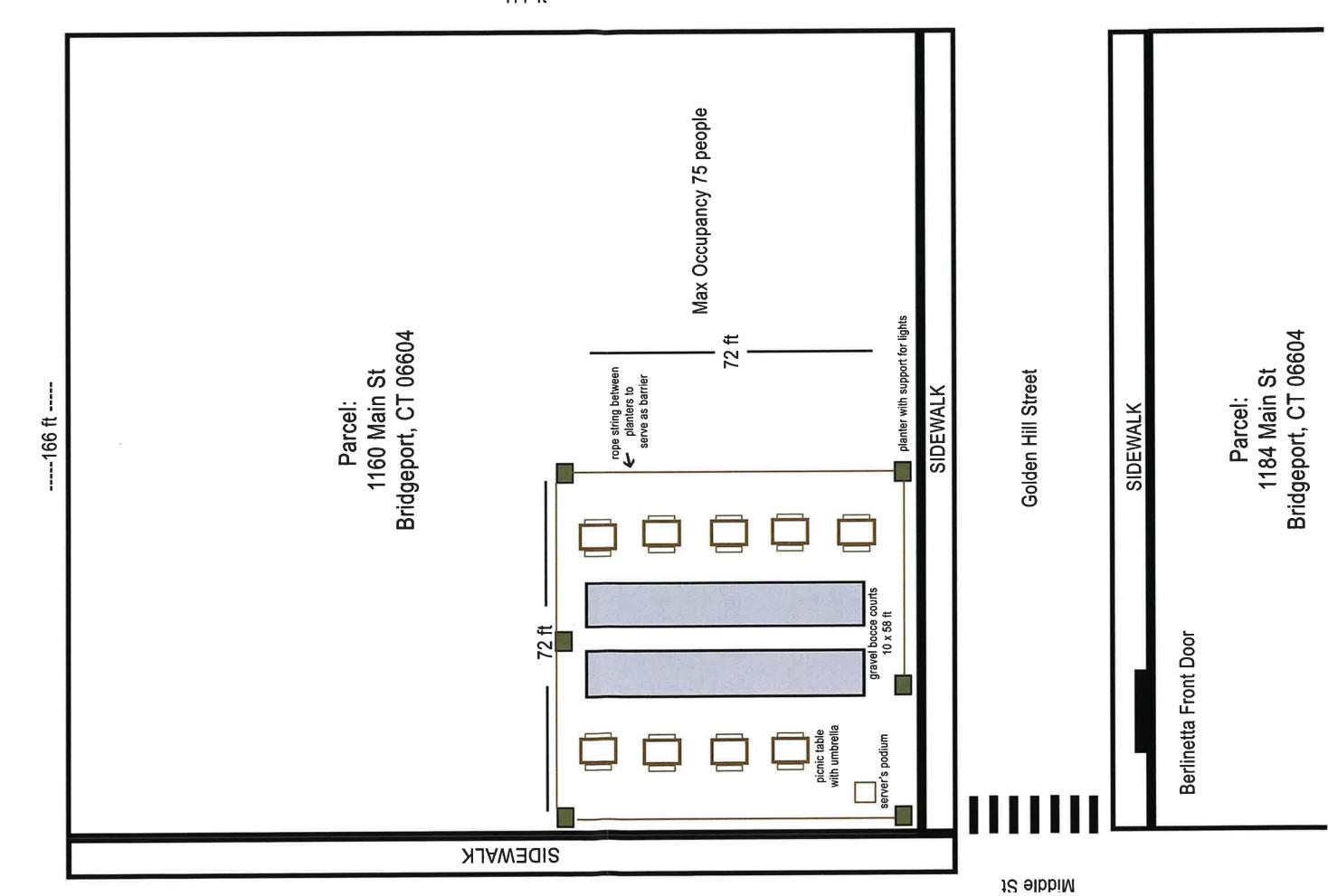
1

#### APPLICATION FOR PATIO, EXTENSION OF USE and/or ADDITIONAL CONSUMER BAR

PATIO (Restaurants & Cafes ONLY)		SION OF USE permit types)	# of .	<b>dditional C</b> ACB's: E: \$190.00 e	onsumer Bar)				
	Section A: BUSIN	ESS INFORMATIO	N						
Trade Name (DBA Name) Berlinetta Brewing Company			2. Permit Numb LMB.000163						
3. Permittee Name (First, Middle, Last) Richard Scott Ruggiero									
<ol> <li>Backer Name (Corporation, LLC, Par Berlinetta Brewing Company LL</li> </ol>		ip, etc.)							
5. Business Address 1184 Main St  City Bridgeport  State CT  Zip Code 06604									
6. Business Telephone Number 7. Business Fax Number 8. Business Email Address rich@berlinettabrewing.com									
9. Type of Request?  Permanent	ked, List Specific D	ates Below:							
Section B:	APPROVAL/CERTIF	ICATION OF LOC	AL OFFICIAI	LS					
10. Zoning Authority Approval: I certify on the sketch provided with this application identified in this application.  Signature of Zoning Official X	n, they do not prohibit the sa	ale of alcoholic beverage	vlaws of the city/to s under the type of	f liquor permi	t/establishment				
Title of Official									
11. Fire Marshal's Approval: I certify the request.									
Signature of Fire Marshal X		Print Name							
Title of Official			Date _	/					
12. Local Health Approval: (Patio Requapplication meets local health approval.	ests ONLY) I certify that th	e Patio at the premises io	lentified in Section	n A and on the	e sketch of this				
Signature of Health Official X		Print Name							
Title of Official			Date		/				
Section C: CERTIFICATI		AUTHORIZED RE	PRESENTAT	IVE OF BA	CKER				
13. Backer Certification (To be signed by or the authorized representative of the backet		Authorized Representative	ve of Backer		Date:				
I certify that the information provided is application is true to the best of my knowled	Richard Rug	giero			5/24/2022				
that the permittee applicant identified in "S		er or Representative		Title of Ba	201				
A" of this application is designated as my pri representative on the premises for which application is being submitted.	Richard Ruggi	ero		Representa Owner	tive				

<sup>\*</sup>Attach a Sketch of the current premises, identifying the proposed Patio, Extension of Use area and/or ACB\*

Berlinetta Beer Garden Proposal Rev 5/5/22





#### CITY OF BRIDGEPORT

## PLANNING & ZONING COMMISSION APPLICATION

1.	NAME OF APPLICANT: St. Ambrose Corporation
2.	Is the Applicant's name Trustee of Record? Yes No X
	If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
3.	Address of Property: 1596 Boston Avenue, 450 & 491 Mill Hill Avenue and 423 Ridgefield Avenue
	(number) (street) (state) (zip code)
4.	Assessor's Map Information: Block No. 49 & 50/1814 & 1819 Lot No. 1, 2/A, 12, 14
5.	Amendments to Zoning Regulations: (indicate) Article:Section:
	(Attach copies of Amendment)
6.	Description of Property (Metes & Bounds): See Attached Plan
7.	Existing Zone Classification: NX1, RX1 and RX2
8.	Zone Classification requested: P2
9.	Describe Proposed Development of Property: Proposed zone change to P2
	Approval(s) requested: Zone Map Change
	5 6 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	Signature: Date: Date: Date:
	Print Name:
	If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature:
	Print Name:
	Mailing Address: Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824
	Phone: 203-528-0590 Cell: 203-528-0590 Fax: 203-255-6618
	E-mail Address: Chris@russorizio.com
	\$ Fee received
	THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST
	■ Completed & Signed Application Form □ A-2 Site Survey □ Building Floor Plans
	■ Completed Site / Landscape Plan □ Drainage Plan □ Building Elevations
	■ Written Statement of Development and Use ■ Property Owner's List □ Fee
	■ Cert. of Incorporation & Organization and First Report (Corporations & LLC's)
	PROPERTY OWNER'S ENDORSEMENT OF APPLICATION
	St. Ambrose Corporation
•	Print Owner's Name Øwner's Signature Date
-	
	Print Owner's Name Owner's Signature Date

sa S. Broder\*
roder@russorizio.com

lin B. Connor lin@russorizio.com

illiam J. Fitzpatrick, III ?itzpatrick@russorizio.com

ıvid K. Kurata Turata@russorizio.com

anton H. Lesser+ unton@russorizio.com

therine M. Macol thy@russorizio.com

ctoria L. Miller \* toria@russorizio.com

ıthony J. Novella\* ovella@russorizio.com



10 Sasco Hill Road Fairfield, CT 06824 Tel 203-254-7579 or 203-255-9928 Fax 203-576-6626

5 Brook St., Suite 2B Darien, CT 06820 Tel 203-309-5500

299 Broadway, Suite 708 New York, NY 10007 Tel 646-357-3527

www.russorizio.com

110 Merchants Row, Suite 3 Rutland, VT 05702 Tel 802-251-6556 Chris@russorizio.cc Robert D. Russ Rob@russorizio.cc John J. Rya John@russorizio.cc Jane Ford Sha Jane@russorizio.cc

Leah M. Par.

Leah@russorizio.cc

Raymond Rizi

Ray@russorizio.cc

William M. Petrocci

WPetro@russorizio.cc

Christopher B. Rus

Vanessa@russorizio.cc \* Also Admitted in I

Vanessa R. Wambe

Also Admitted in V

+ Of Counsel

June 30, 2022

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
HAND-DELIVERED

Re: Zone Change – 450 & 491 Mill Hill Ave., 1596 Boston Ave. & 423 Ridgefield Ave.

Dear Mr. Buckley:

Please accept, on behalf of my client, St. Ambrose Corporation (the "Petitioner"), the following narrative and enclosed application materials as part of an application for a zone change for the properties located at 450 & 491 Mill Hill Ave., 1596 Boston Ave. & 423 Ridgefield Ave. (the "Site") in the NX1, RX1 and RX2 Zones to the proposed P2 Zone.

#### Narrative

The Petitioner requests a zone change under Section 11.40 of the Zoning Code of the City of Bridgeport (the "Regulations") for the Site to the proposed P2 Zone. The Site is spread across several abutting properties that contain the St. Ambrose School and Church campus. This Site includes the school building located on 491 Mill Hill Ave. and the church building located on 1596 Boston Ave. along with the rectory and other associated church buildings. There are a total of Six (6) buildings of various sizes spread across the Site. The buildings and use on the Site clearly have a long history, almost a century old, of civic uses. Under the Regulations, the Civic Building type most clearly fits the uses on the Site. Unfortunately, none of the zones in which the Site is currently located – NX1, RX1 and RX2 – permit the Civic Building type. However, the P2 Zone is utilized for properties with similar civic buildings and uses in the immediate vicinity of the Site, including the new Harding High School, Edison School, Hall School, Luis Munoz Marin School, Summerfield United Methodist Church, Calvary New Testament Church of God, St. John the Baptist Carpatho-Russian Orthodox Church and Rainbow Temple Church. The Site is one of the

few churches and schools in the area to not be designated within the P2 Zone. The P2 Zone permits the uses and buildings on the Site. Currently, the Site would is pre-existing nonconforming under the Regulations. The Petition will appropriately zone the Site.

The Petition satisfies the review and approval criteria for a zoning map amendment under Section 11.40.7 of the Regulations. The Petition is in conformity with the comprehensive plan as the Petition appropriately designates the Site within the Building Type to which it conforms under the Regulations. It will eliminate nonconformities, which is a goal of the comprehensive plan. As stated above, the P2 Zone encompasses almost all the schools and churches in the surrounding neighborhood to the Site. The P2 Zone permits the Civic Building Type, which is the appropriate Building Type for the Site's use and building. In conformity with Sec. 11.40.7.B of the Regulations, the Petition corrects an error and inconsistency by removing the Site from its existing zones that do not permit the Civic Building Type. The Petition will also place the various properties within the Site, which are affiliated and utilized together, within the same zone rather than having the Site split between a multitude of zones as it is now.

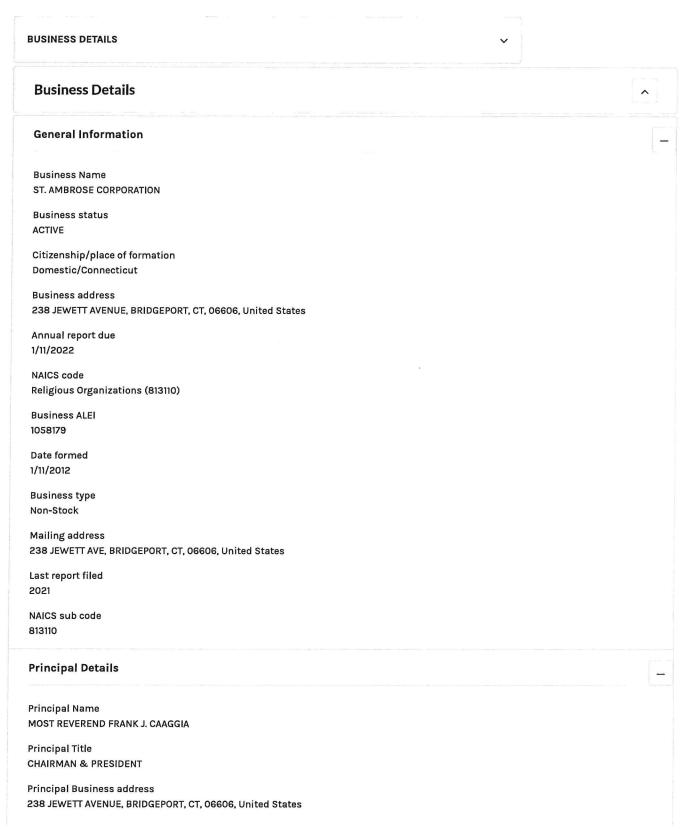
For the reasons stated above, the Petitioner respectfully requests approval of a zone change of the Site from the NX1, RX1 and RX2 Zones to the P2 Zone.

Sincerely,

Raymond Rizio

#### ST. AMBROSE CORPORATION ACTIVI

238 JEWETT AVENUE, BRIDGEPORT, CT, 06606, United States



Principal Residence address 279 VANSICKLEN STREET, BROOKLYN, NY, 11223, United States

Principal Name

ANNE O. MCCRORY

**Principal Title** 

**SECRETARY** 

Principal Business address

238 JEWETT AVENUE, BRIDGEPORT, CT, 06606, United States

Principal Residence address

200 SOMERSET AVENUE, FAIRFIELD, CT, 06824, United States

Principal Name

MSGR. THOMAS W. POWERS

**Principal Title** 

VICE PRESIDENT

Principal Business address

CATHOLIC CENTER, 238 JEWETT AVENUE, BRIDGEPORT, CT, 06606, United States

Principal Residence address

894 NEWFIELD AVENUE, STAMFORD, CT, 06905, United States

Principal Name

MICHAEL HANLON

Principal Title

**CHIEF FINANCIAL OFFICER** 

Principal Business address

CATHOLIC CENTER, 238 JEWETT AVENUE, BRIDGEPORT, CT, 06606, United States

Principal Residence address

211 KINGS HIGHWAY, NORTH HAVEN, CT, 06473, United States

#### Agent details

Agent name

R. SCOTT BEACH ESQ.

Agent Business address

C/O DAY PITNEY LLP, ONE EAST PUTNAM AVE, GREENWICH, CT, 06830, United States

Agent Residence addresss

11 GALLOWS HILL RD , REDDING, CT, 06896, United States

#### Filing History

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Name Reservation - Reservation of Name

0004501115

Filing date: 1/5/2012

Filing time:

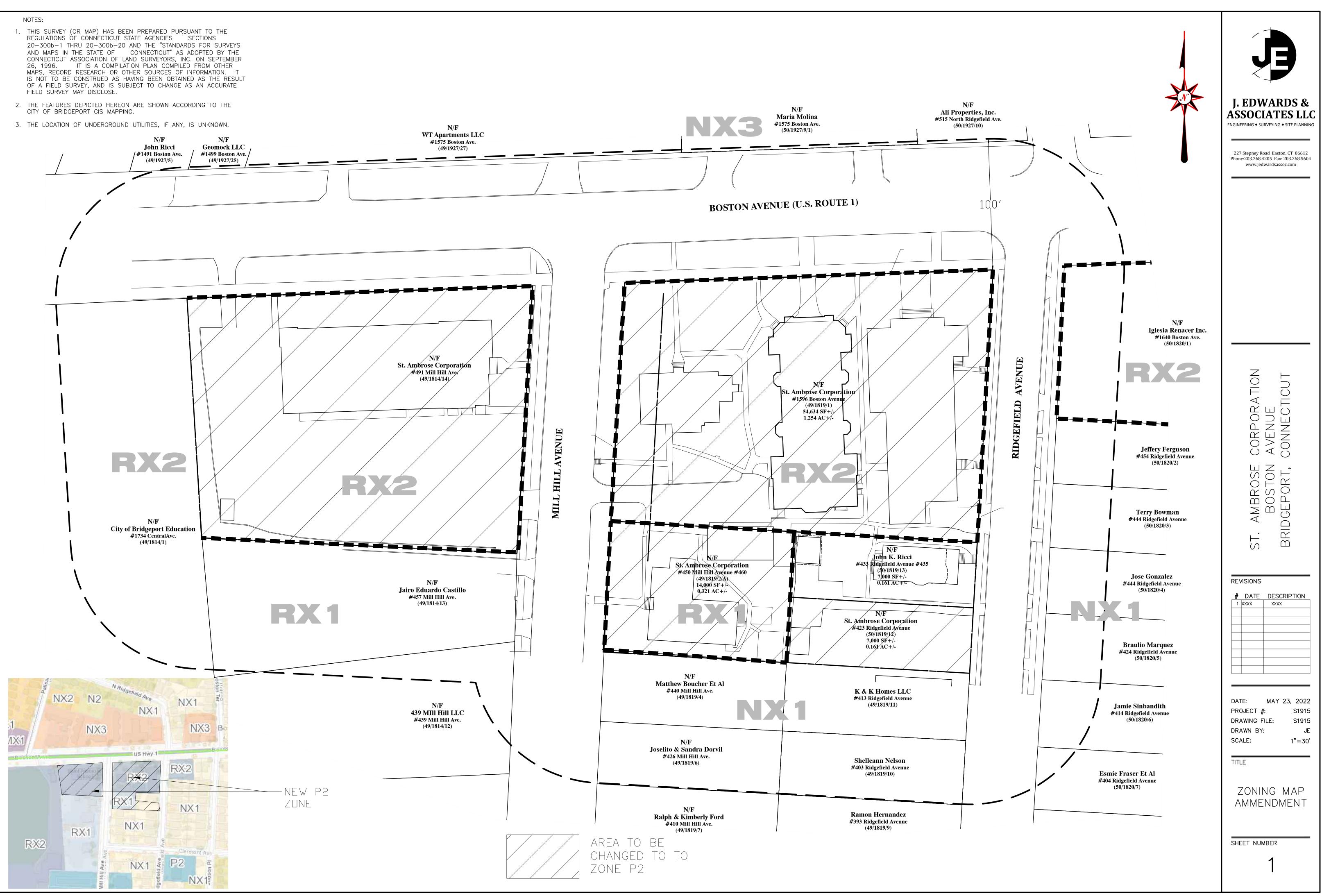
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<b>BOWMAN TERRY</b>	RY	132 DECALB AVENUE	BRIDGEPORT	ر ا	06607
<b>FERGUSON JEFFERY</b>	FERY	454 RIDGEFIELD AVE	BRIDGEPORT	5	06610
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KEVIN HERNANDEZ RAMON	NON	2751 YATES AVE 393 RIDGEFIELD AVE	BRONX BRIDGEPORT	ž b	10469 06610





445 Hamilton Avenue, 14th Floor White Plains, New York 10601 τ 914 761 1300 F 914 761 5372 cuddyfeder.com

Anthony B. Gioffre III agioffre@cuddyfeder.com

May 26, 2022

#### BY HAND DELIVERY

Chair Melville T. Riley, Jr And Members of the Planning & Zoning Commission City of Bridgeport City Hall 45 Lyon Terrace Bridgeport, CT 06604

Re:

Safeguard Properties II, LLC c/o Safeguard Storage Properties, LLC

Zone Change Application

Premises: 2668 North Avenue, Bridgeport, Connecticut

(MBLU No. 33/1301/2)

Dear Chair Riley and Members of the Planning and Zoning Commission:

This letter and enclosed materials are respectfully submitted on behalf of Safeguard Properties II, LLC ("Safeguard" or the "Petitioner"), in support of its Petition to amend the Official Zoning Map of the City of Bridgeport (the "Zoning Map").

Safeguard is contract vendee of the captioned Parcel and respectfully requests the Zoning Map amendment in furtherance of its proposal to construct a new self-storage building with three street-level and pedestrian oriented retail tenant spaces on the Premises located at 2710, 2720 and 2668 North Avenue. The Petitioner is a wholly owned entity of Safeguard Storage Properties, LLC ("Safeguard").

In support of this application, enclosed please find seventeen (17) copies of this letter and the following materials:

Exhibit A: Application for Zone Change;

Exhibit B: Petition in support of the Zoning Map Amendment;

Exhibit C: June 25, 2018 Zoning Map;

Exhibit D: Property Assessment Cards for 2710, 2720 and 2668 North Avenue; and

Exhibit E: 100' Radius Property Owner's List.

Also enclosed please find seventeen (17) size sets of the following drawings:

• Site Plans prepared by VHB, Inc., dated April 28, 2022; and

• Architectural Plans prepared by SGW Architecture & Design, Ltd., dated January 28, 2022 and revised through April 27, 2022.

We respectfully request that this matter be placed on the Planning and Zoning Commissions' June 27<sup>th</sup> meeting agenda for discussion. Should the Commission or City Staff have any questions or

WESTCHESTER | NEW YORK CITY | HUDSON VALLEY | CONNECTICUT



May 26, 2022 Page -2-

comments in the interim, please do not hesitate to contact me. Thank you for your continued consideration in this matter.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

#### **Enclosures**

cc:

Dennis Buckley, Zoning Administrator Paul Boucher, Assistant Zoning Official

William Coleman, Deputy Director of Planning and Economic Development

Safeguard Storage Properties, LLC

VHB, Inc.

SGW Architecture & Design, Ltd.

Kristen Motel, Esq.

## **Exhibit A**

# TO DEPORATE DAY

#### CITY OF BRIDGEPORT

File No.	
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## PLANNING & ZONING COMMISSION APPLICATION

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	the Applicant's nam			}	***************************************	No X		
	yes, a sworn statem					application up	on fili	ng.
Ac	Idress of Property:	2668 North Ave	enue, Bridgep	ort, CT	06604			
		(number)	(str	reet)		(state)		(zip code)
As	sessor's Map Infor	mation: Block N	o. <u>33/1301/2</u>			_Lot No		
Ar	nendments to Zonir	ng Regulations: (	(indicate) Articl	e: Non	e	Section	on:	
(A	ttach copies of An	nendment)						
De	escription of Proper	ty (Metes & Bour	nds): See atta	iched s	urvey			
Ex	isting Zone Classifi	cation: NX-3						
	ne Classification re			***************************************			***************************************	
De	scribe Proposed D	evelopment of P	roperty. Chan	ge of zo	ning classific	cation requeste	d. Se	ee attached narrative
		*						
Δn	proval(s) requested	Requesting to	o change the	zoning	classification	n of the parcel	loca	ted at
	688 North Avenue (					-	***************************************	
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	ngriod by rigorii, oto	no oupdony (Eur	ryor, Borolope		rint Name:	Kristen Motel,	Esq.	., Cuddy & Feder LLP
Ma	iling Address: 445	Hamilton Ave.,	14th Floor, W			 601		
	one: 914-761-130					_	91	4-761-5372
	mail Address: km						-	
-	nan Addiess.							
\$_	Fee re	eceived	Date:			Clerk:		Manager and the second
	THIS APPLIC	CATION MUST I	BE SUBMITTE	D IN P	ERSON AND	WITH COMPL	LETE	D CHECKLIST
	Completed & Sign	ed Application F	orm		A-2 Site Su	rvey		Building Floor Plans
	Completed Site / L	andscape Plan			Drainage Pl	an		<b>Building Elevations</b>
	Written Statement	of Developmen	t and Use		Property Ov	vner's List		Fee
	Cert. of Incorporat	tion & Organizati	ion and First R	eport (0	Corporations	& LLC's)		
		PROPE	RTY OWNER	S END	ORSEMENT	OF APPLICAT	ΓΙΟΝ	
Se	e Attached LOA							
-	Print Owner's	Name	Ow	ner's Si	gnature			Date
	Print Owner's	Name	Owi	ner's Si	gnature			Date

#### **LETTER OF AUTHORIZATION**

This Letter of Authorization, dated this 25 day of April, 2022, provides written authorization for SAFEGUARD PROPERTIES II, LLC and its affiliates, its agents or representatives, to apply for and execute any necessary State and City of Bridgeport petitions, applications, permits or any other approvals, including, but not limited to, the filing of applications for re-zoning, lot merger, inland wetlands permit, site plan and special exception approvals, all of which are necessary for purposes of constructing, operating and maintaining a self-storage facility at the real property with addresses of 2710/2720/2688 North Avenue, Bridgeport, Connecticut 06604 (MBLU: 32/1301/1/A; 32/1301/1/B; 33/1301/2) and owned by 2710 North Associates ("Owner").

A copy of this letter shall be regarded as having the same effect as the original.

OWNER: 2710 North Associates

By: Daid Palace

NAME:

TITLE: duly 96 Corizad a

Gen Parlaer

## **Exhibit B**

## CITY OF BRIDGEPORT: PLANNING & ZONING COMMISSION COUNTY OF FAIRFIELD: STATE OF CONNECTICUT

-----X

In the Matter of the Application of

#### Safeguard Properties II, LLC

PETITION

Petition to Amend the Zoning Map of the City of Bridgeport For Real Property Located at 2668 North Avenue Designated on the Tax Map of the City of Bridgeport as MBLU No. 33/1301/2 From NX-3 to the MX-2 Zoning District

TO CHAIR RILEY AND MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRIDGEPORT:

The Petition of Safeguard Properties II, LLC (the "Petitioner" or "Safeguard") respectfully shows and alleges in support of Petitioner's request:

1. <u>PETITIONER</u>: Safeguard Properties II, LLC is a limited liability company under the laws of the State of Delaware and the contract vendee of the property located at 2710/2720/2668 North Avenue in the City of Bridgeport, Connecticut (all three lots collectively referred to as the "Premises"), in support of its Petition to amend the Official Zoning Map of the City of Bridgeport (the "Zoning Map").

The Petitioner is a wholly owned entity of Safeguard Storage Properties, LLC ("Safeguard"), a national company with over 80 existing storage facilities, many of which are along the east coast, including multiple locations in nearby Westchester County, New York.

The Petitioner seeks to rezone a portion of the Premises, identified on the City of Bridgeport Tax Map as 2668 North Avenue (MBLU No. 33/1301/2) (the "Parcel) to the MX-2 (Mixed Use Centers) Zoning District in furtherance of its proposed construction of a new self-storage building with three retail tenant spaces on the Premises.

2. <u>The Premises</u>: The Premises in total encompasses approximately 2.66 acres and is located on the northern side of North Avenue near the Fairfield town line. It is situated between a gas station and a condominium development and located across the street from a garden cemetery. The Rooster River is located immediately north of the Premises.

The subject Premises is currently classified in two separate Zoning Districts. The 2710 and 2720 North Avenue parcels are classified within the MX-2 Zoning District. However, the Premises also contains a narrow strip of land that is approximately 0.49-acres in size that runs along the eastern boundary of the Premises. The Parcel itself is currently classified within the NX-3 (Mixed Residential) Zoning District. Upon information and belief, the

prior zoning classification for all three parcels was the OR-G Zoning District. See **Exhibit B**- June 25, 2018 City of Bridgeport Zoning Map.

It is the Petitioner's understanding that the different zoning classifications of the parcels comprising the Premises resulted from the 2021 Zone Bridgeport amendments. Despite these different classifications, the Parcel has historically been used and developed jointly with the parcels at 2710 and 2720 North Avenue. In fact, all 3 parcels have been held in common ownership since 1994 and were previously improved together as one lot. See **Exhibit C**- Property Cards.

Currently, the Premises is collectively improved with four brick/masonry buildings with associated parking lots. The 2-story primary building that is used primarily as office space, a daycare center and contractor and construction storage. There are also three smaller accessory buildings used for contractor and construction storage. Several tenants utilize portions of the existing paved parking area for outdoor storage of construction vehicles and equipment.

Portions of two of the accessory buildings are located on the Parcel, which is almost entirely paved and currently used for construction and contractor storage and parking.

3. THE PROPOSED REDEVELOPMENT OF THE PREMISES: The Petitioner ultimately seeks to merge all 3 parcels that comprise the Premises into 1 lot<sup>1</sup> in furtherance of its proposal to construct a new 3-story self-service indoor storage facility<sup>2</sup> with three (3) retail tenant spaces along the North Avenue façade (the "Project").<sup>3</sup> The footprint of the proposed building is approximately 39,604 square feet.

As will be detailed further in the forthcoming special permit application and demonstrated on the enclosed Site Drawings prepared by VHB, Inc., dated April 28, 2022, the proposed redevelopment also proposes new stormwater management infrastructure and the installation of new trees and landscaping in areas currently paved and utilized as parking spaces.

A significant reduction (1.96 acres) in impervious surface is proposed. The proposed stormwater infrastructure will treat stormwater runoff of pollutants prior to being discharged into the Rooster River and restore trees and landscaping along the riparian edge of the river waterfront. No portion of the proposed building will lie within the Parcel, which will contain a vegetative buffer along the eastern lot line given the transition in zoning districts from the neighboring parcel.

4. The Proposed Rezoning Will Support Redevelopment of The Premises In A Manner Consistent With The Objectives For The MX-2 Zone: The City of Bridgeport Master Plan identifies the goal of updating the zoning regulations to allow for a greater mix of uses

<sup>&</sup>lt;sup>1</sup> Section 1.20.3 of the Zoning code prohibits the combination of multiple parcels that would result in a split-zoned parcel.

<sup>&</sup>lt;sup>2</sup> Section 3.30.9 of Zone Bridgeport permits indoor self-service storage facilities as a special permit use in Commercial Center buildings within the MX-2 Zoning District, in accordance with the provisions of Section 11.50.

<sup>&</sup>lt;sup>3</sup> In the event this Petition for the zoning change is granted, the Petitioner will submit a special permit application to the Planning and Zoning Commission for the proposed redevelopment.

in more areas of the City.<sup>4</sup> The Master Plan also supports amending zoning to allow for a redevelopment of underutilized properties to bring economic development, employment opportunities and additional resources to the residents of Bridgeport and surrounding communities.<sup>5</sup> Additionally, the Master Plan encourages street level retail to promote pedestrian-oriented design.<sup>6</sup>

Accordingly, Section 2.10.2.D of the newly adopted Zoning Code provides that the MX-2 zone is intended for mixed-use development in areas where residents and visitors may access multiple uses. In comparison, the NX-3 is a neighborhood zone and is intended for mixed residential areas that include a wide mix of housing types. Commercial building types with mixed uses, including retail and indoor self-storage, are not permitted within the NX-3 zone.

The Petitioner is requesting this zone change to establish uniform zoning for the Premise consistent with its historic use and to allow for redevelopment of the Premises that will include a mix of indoor self-storage and three retail uses to serve the adjacent residential populations. It is respectfully submitted that the proposed mixed-use redevelopment will allow for a variety of complimentary uses to serve the surrounding area and support the economy, which would not otherwise be permitted on the Parcel.

The proposed Zoning Map amendment will not have a detrimental impact to the surrounding area. The Parcel is currently utilized for both indoor and outdoor storage of construction and contractor vehicles and equipment. Notably, both indoor and outdoor storage areas, including warehousing, are not permitted under the existing NX-3 zoning classification of the Parcel. The MX-2 Zoning District does not permit outdoor storage and accordingly, the Petitioner's proposed redevelopment proposes no outdoor storage. As such, the proposed zone change will support an improvement in the visual appearance of the Premises by removing outdoor storage of construction equipment.

Further, the Parcel consists almost entirely of impervious area with minimal landscaping. The proposed zone change will allow for redevelopment that incorporates a vegetative landscaped buffer along the eastern boundary of the Premises. As previously discussed herein, the redevelopment permitted under the MX-2 zoning classification will incorporate street-level retail to serve the residential population adjacent to the Premises, where no retail establishments exist today. The Premises is already fully developed, and the proposed zone change will allow a redevelopment with fewer buildings, decreased impervious area, additional landscaping and plantings and street-level retail amenities. Thus, the proposed rezoning will not have a substantial impact on the character of the neighborhood.

The Master Plan also encourages the restoration and protection of waterfront areas along the Rooster River.<sup>9</sup> The proposed Zoning Map amendment will permit a redevelopment

<sup>&</sup>lt;sup>4</sup> City of Bridgeport Master Plan (2019), p.17 (hereinafter "Master Plan").

<sup>&</sup>lt;sup>5</sup> Master Plan, p.9, 17 & 23.

<sup>&</sup>lt;sup>6</sup> Master Plan, p.19.

<sup>&</sup>lt;sup>7</sup> Zoning Code Section 2.20.2.G.

<sup>&</sup>lt;sup>8</sup> Zoning Code Table 2-2.

<sup>9</sup> Master Plan, p.52-53.

that substantially reduces impervious surface onsite by approximately 1.96 acres, incorporates new stormwater management infrastructure, and new plantings along the riparian edge of the Rooster River.

Notably and as stated above, the prior zoning classification for all three parcels was the OR-G Zoning District and we suggest that the exclusion of the Parcel from the MX-2 Zone may have been the result of a mere scrivener's error. See **Exhibit B** - June 25, 2018 City of Bridgeport Zoning Map. Thus, the proposed zone change would revise this misclassification and allow for the historic collective use of the Premises to continue.

It is respectfully submitted that the uses permitted in the MX-2 district more accurately reflect both the current uses of the Premises and future needs of the surrounding area. The zone change will allow for a marked improvement in both environmental conditions and the visual appearance of the Premises. The granting of the zone change will support a greater mix of uses on the Parcel than the current NX-3 zoning permits and will allow for economic development, employment opportunities and additional resources to the residents of Bridgeport.

WHEREFORE, the Petitioner respectfully requests that this Petition be granted in its entirety thereby amending the Official Zoning Map of the City of Bridgeport and rezoning the Parcel located at 2668 North Avenue from the NX-3 Zoning District to the MX-2 Zoning District.

Dated: May 26, 2022 White Plains, New York

Respectfully submitted,

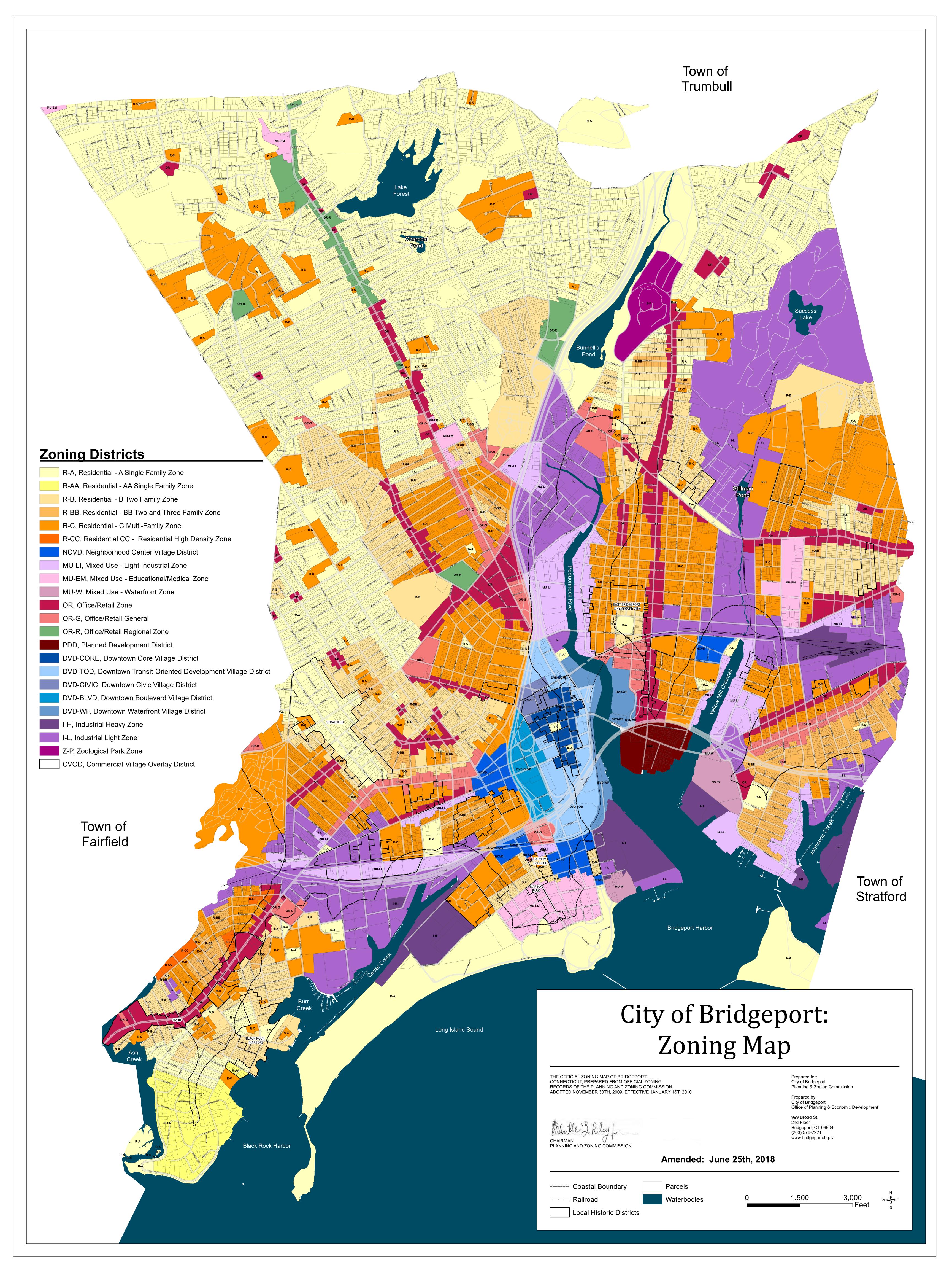
Anthony B. Gioffre III

Anthony B. Gioffre III **Cuddy & Feder LLP**Attorneys for Petitioner

445 Hamilton Avenue, 14<sup>th</sup> Floor

White Plains, New York 10601

# **Exhibit C**





## **Exhibit D**

2710 NORTH AV Property Location 32/1301/1/B/ Bldg Name State Use 218 Map ID Vision ID 10268 Account # R--0118246 Blda # 1 Sec # 1 of 1 Card # 1 of 3 Print Date 6/3/2021 7:04:11 PM **CURRENT ASSESSMENT CURRENT OWNER TOPO** UTILITIES STRT/ROAD LOCATION Appraised Description Code Assessed 2710 NORTH ASSOCIATES 6015 Com Land 2-1 483.000 338,100 Com Blda 2-2 1.237.130 865.990 SUPPLEMENTAL DATA BRIDGEPORT, CT 2710 NORTH AVE Com Outbl 2-5 39.410 27.590 Alt Prcl ID 1301--01B-----Ind Bldg 3-2 122,860 86,000 Census Tr CEN721 Heart **BRIDGEPORT** CT 06604 300:300 Abstract VISION Special Dis Freeze GIS ID 1301-1B Assoc Pid# 1.317.680 Total 1.882.400 RECORD OF OWNERSHIP BK-VOL/PAGE SALE DATE Q/U V/I SALE PRICE VC PREVIOUS ASSESSMENTS (HISTORY) Code Code Assessed Code Assessed Year Assessed Year Year 3280 0222 U 2710 NORTH ASSOCIATES 06-29-1994 0 V 2-1 338,100 2019 2-1 338.100 2-1 338.100 P B REAL ESTATE INC 2922 0254 07-26-1991 U 2020 2018 865,990 26,820 26,820 2-2 2-5 2-5 2-5 27,590 3-2 752,644 3-2 752,644 3-2 86.000 Total 1317680 Total 1117564 Total 1117564 **EXEMPTIONS** OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor Year Code Description Amount Code Description Number Amount Comm Int APPRAISED VALUE SUMMARY 1.275.160 Appraised Bldg. Value (Card) Total 0.00 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) 84.830 Nbhd Name Nbhd В Tracing Batch 39.410 Appraised Ob (B) Value (Bldg) N1 483.000 Appraised Land Value (Bldg) **NOTES** E = MKT/INC ADJ Special Land Value **SLATE ROOF 25%** Total Appraised Parcel Value 1.882.400 9 UNITS Valuation Method ELV2=2500 LB CAP REDUCED PER STIP JUDGMENT DATED 9/15/17 HHB-CV-16-6034394-S (POOR L/B SITE SIZE RATIO) Total Appraised Parcel Value 1.882.400 **BUILDING PERMIT RECORD** VISIT / CHANGE HISTORY Purpost/Result Permit Id Issue Date Type Description Amount Insp Date % Comp Date Comp Comments Date Id Type Is Cd -362930 03-11-2020 TO Other 0 USE CHANGE 10-01-2020 MVS 01 6 33 DataMailer - Drive By revie 5809 03-23-2015 TF Tennant Fit Up 10.000 05-27-2015 100 05-11-2015 C/O #5421 HAIR SALON 01-21-2016 **MJF** 40 Hearing Change Ρ Permit Activity 05-27-2015 RK 02 01-13-2009 RT Hearing No Cng 41 RT 91 Com Field Review 06-19-2008 03-06-2008 JB 00 Measured & Listed 06-30-1999 DM Α Inside Inspection LAND LINE VALUATION SECTION В Use Code Unit Price I. Factor Site Index Adi Unit Pric Description Zone Land Type Land Units Cond. Nbhd. Nhbd Adj Location Adjustment Land Value Notes 218 ORG 1.610 AC 250.000 1.00000  $\overline{c}$ 1.50 0.800 ALL SITE IU Office N1 300.000 483.000 483.000 Total Card Land Units Parcel Total Land Area: 1.6100 Total Land Value 1.610 AC

 Property Location Vision ID
 2710 NORTH AV Vision ID
 Map ID
 32/ 1301/ 1/B / Bldg # 1
 Bldg Name Sec # 1 of 1
 Card # 1 of 3
 State Use 218 Print Date 6/3/2021 7:04:13 PM

FBM (6,515 sf)

VISIOIT ID 102	.00	ACCOUNT # N0		blug # 1					
C	ONSTRU	CTION DETAIL	CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Elem	ent	Cd	Desc	cription		
Style:	18	Office Bldg							
Model	94	Comm/Ind							
Grade:	10	Ave/Gd							
Stories:	2								
Occupancy:	9.00			,		D USE			
Exterior Wall 1:	20	Brick	Code		Descrip	otion	Percentage		
Exterior Wall 2:			218	Office			100		
Roof Struct:	03	Gable					0		
Roof Cover:	03	Asphalt Shingl					0		
Interior Wall 1:	05	Drywall		COS	I/MARK	ET VALUATI	ON		
Interior Wall 2:									
Interior Floor 1:	14	Carpet	RCN			3,292,29	4		
Interior Floor 2:	05	Vinyl/Asphalt							
Heating Fuel:	03	Oil				4007	1937 A		
Heating Type:	04	Forced Air	Year Built	-		1937			
AC Type:	03	Central	Effective						
Bldg Use:	218	Office	Depreciat		9	l <sup>A</sup>			
Ttl Rooms:			Remodel Year Rem						
Ttl Bedrms:	00		Depreciat			40			
Ttl Baths:	0		Functiona			40			
Ttl Half Baths:	0		External (		conco	25			
Ttl Xtra Fix:	4		Trend Fa		belice	1.000			
Heat/AC:	01	Heat/Ac Pkgs	Condition			1.000			
Frame Type:	03	Masonry	Condition						
Baths/Plumbing	02	Average	Percent C			35			
Ceiling/Wall:	05	Sus-Ceil & WI	RCNLD	J00u		1,152,30	0		
Rooms/Prtns:	02	Average	Dep % O	vr		1,102,00	•		
Wall Height:	10.00		Dep Ovr		nt				
% Comn Wall:			Misc Imp						
1st Floor Use:			Misc Imp		nment				
			Cost to C						
					Comment				
0	B - OUTE	BUILDING & YARD ITEMS(L)				EATURES(B			

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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
ELV2	Pass	В	3	52000.00	1977		35		0.00	54,600
SPR1	Sprinklers-Wet	В	30,843	2.80	1977		35		0.00	30,230
PAV1	Paving Asph	L	22,000	3.10	1993		50		0.00	34,100
LT	Light	L	3	3540.00	1993		50		0.00	5,310

	^	BU	JILDING SUE	3-AREA	SUN	MAR	Y SEC	CTION					
Code	)	Description		Living /	Area	Floor	Area	Eff Area	a L	Jnit Cost	Undeprec Value		
BAS	First Floor			First Floor		16	,498	1	6,498	16,49	8	117.63	1,940,628
FBM	Finished Basen	4	,886		6,515	3,90	9	70.58	459,808				
FEP	Enclosed Porch	า		0		143	6	4	52.64	7,528			
FOP	Open Porch			0		243	6	1	29.53	7,175			
FUS	Finished Upper	Story	7	,830		7,830	7,43	9	111.75	875,035			
PTO	Patio						353	1	8	6.00	2,117		
		Ttl Onco I in	. / 1	00	044		4 500	07.00	+		2 202 204		
1		TITUTOSS LIV	//Lease Area	1 79	.2141		1.582	27.98	91		3.292.291		



2710 NORTH AV Property Location 32/1301/1/B/ Bldg Name State Use 218 Vision ID 10268 Account # R--0118246 Blda# 2 Sec # 1 of 1 Card # 2 of 3 Print Date 6/3/2021 7:04:14 PM **CURRENT ASSESSMENT CURRENT OWNER** TOPO UTILITIES STRT/ROAD LOCATION Appraised Description Code Assessed 2710 NORTH ASSOCIATES 6015 Com Land 2-1 483.000 338,100 Com Blda 2-2 1.237.130 865.990 SUPPLEMENTAL DATA BRIDGEPORT, CT 2710 NORTH AVE Com Outbl 2-5 39.410 27.590 Alt Prcl ID 1301--01B-----Ind Bldg 3-2 122,860 86,000 Census Tr CEN721 Heart **BRIDGEPORT** CT 06604 300:300 Abstract **VISION** Freeze Special Dis GIS ID 1301-1B Assoc Pid# 1.317.680 Total 1.882.400 RECORD OF OWNERSHIP BK-VOL/PAGE SALE DATE Q/U V/I SALE PRICE VC PREVIOUS ASSESSMENTS (HISTORY) Code Code Assessed Code Assessed Year Assessed Year Year 3280 0222 U 2710 NORTH ASSOCIATES 06-29-1994 0 07-26-1991 V 2-1 338,100 2019 338,100 2-1 338.100 P B REAL ESTATE INC 2922 0254 U 0 2020 2-1 2018 865,990 26,820 26,820 2-2 2-5 2-5 2-5 27,590 3-2 752,644 3-2 752,644 3-2 86.000 Total 1317680 Total 1117564 Total 1117564 **EXEMPTIONS** OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor Year Code Description Amount Code Description Number Amount Comm Int APPRAISED VALUE SUMMARY 1.275.160 Appraised Bldg. Value (Card) Total 0.00 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) 84.830 Nbhd Name Nbhd В Tracing Batch 39.410 Appraised Ob (B) Value (Bldg) N1 483.000 Appraised Land Value (Bldg) NOTES 18 UNIT STORAGE Special Land Value Total Appraised Parcel Value 1,882,400 Valuation Method -24915 Total Appraised Parcel Value 1,882,400 **BUILDING PERMIT RECORD** VISIT / CHANGE HISTORY Issue Date Date Comp Permit Id Type Description Amount Insp Date % Comp Comments Date Id Type Is Cd Purpost/Result 10-01-2020 MVS 6 33 DataMailer - Drive By revie 01 LAND LINE VALUATION SECTION В Use Code Land Units Unit Price I. Factor Site Index Nbhd. Adi Unit Pric Description Zone Land Type Cond. Nhbd Adi Notes Location Adjustment Land Value 2 340 0 SF 0 1.00000 1.000 Ind/Whs Mdl 96 0 1.00 0 483.000 **Total Card Land Units** 0.000 AC Parcel Total Land Area: 1.6100 Total Land Value

2710 NORTH AV Property Location 32/ 1301/ 1/B / Bldg Name State Use 218 Vision ID 10268 Account # R--0118246 Blda#2 Sec # 1 of 1 Card # 2 of 3 Print Date 6/3/2021 7:04:15 PM **CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)** Element Description Element Cd Description Style: 48 Warehouse Model 96 Ind/Comm Grade: 07 C-Stories: MIXED USE Occupancy: 18.00 Code Description Exterior Wall 1: 15 Concr/CinderBI Percentage 340 Ind/Whs Mdl 96 100 Exterior Wall 2: 0 Roof Struct: 03 Gable 0 Roof Cover: 03 Asphalt Shingl BAS COST/MARKET VALUATION Interior Wall 1: 01 Minim/Masonry Interior Wall 2: **RCN** 234,615 Interior Floor 1: 03 Concr-Finished Interior Floor 2: Heating Fuel: 01 None Year Built 1960 Heating Type: 01 None Effective Year Built AC Type: 01 None **Depreciation Code** Bldg Use: 340 Ind/Whs Mdl 96 Remodel Rating Ttl Rooms: Year Remodeled Ttl Bedrms: 00 Depreciation % 40 Ttl Baths: 0 lo Functional Obsol Ttl Half Baths: lo. 25 External Obsolescence Ttl Xtra Fix: lo. 1.000 Trend Factor 00 Heat/AC: None Condition Frame Type: 03 Masonry Condition % Baths/Plumbing 02 Average 35 Percent Good Ceiling/Wall: 00 None RCNLD 82.120 Rooms/Prtns: 02 Average Dep % Ovr Wall Height: 10.00 Dep Ovr Comment % Comn Wall: Misc Imp Ovr 1st Floor Use: Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) Code Description L/B Units Unit Price Yr Blt Cond. Cd % Good Grade Grade Adj Appr. Value **BUILDING SUB-AREA SUMMARY SECTION** Code Description Living Area Floor Area Eff Area Unit Cost Undeprec Value BAS 234,615 First Floor 5.544 5.544 42.32

234,615

Ttl Gross Liv / Lease Area

5,544

5,544

5,544

2710 NORTH AV Property Location 32/1301/1/B/ Bldg Name State Use 218 Vision ID 10268 Account # R--0118246 Blda# 3 Sec # 1 of 1 Card # 3 of 3 Print Date 6/3/2021 7:04:15 PM **CURRENT ASSESSMENT CURRENT OWNER** TOPO UTILITIES STRT/ROAD LOCATION Appraised Description Code Assessed 2710 NORTH ASSOCIATES 6015 Com Land 2-1 483.000 338,100 Com Blda 2-2 1.237.130 865.990 SUPPLEMENTAL DATA BRIDGEPORT, CT 2710 NORTH AVE Com Outbl 2-5 39.410 27.590 Alt Prcl ID 1301--01B-----Ind Bldg 3-2 122,860 86,000 Census Tr CEN721 Heart **BRIDGEPORT** CT 06604 300:300 Abstract **VISION** Freeze Special Dis GIS ID 1301-1B Assoc Pid# 1.317.680 Total 1.882.400 RECORD OF OWNERSHIP BK-VOL/PAGE SALE DATE Q/U V/I SALE PRICE VC PREVIOUS ASSESSMENTS (HISTORY) Code Code Assessed Code Assessed Year Assessed Year Year 3280 0222 U 2710 NORTH ASSOCIATES 06-29-1994 0 07-26-1991 V 2-1 338,100 2019 338,100 2-1 338.100 P B REAL ESTATE INC 2922 0254 U 0 2020 2-1 2018 865,990 26,820 26,820 2-2 2-5 2-5 2-5 27,590 3-2 752,644 3-2 752,644 3-2 86.000 Total 1317680 Total 1117564 Total 1117564 **EXEMPTIONS** OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor Year Code Description Amount Code Description Number Amount Comm Int APPRAISED VALUE SUMMARY 1.275.160 Appraised Bldg. Value (Card) Total 0.00 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) 84.830 Nbhd Name Nbhd В Tracing Batch 39.410 Appraised Ob (B) Value (Bldg) N1 483.000 Appraised Land Value (Bldg) NOTES Special Land Value Total Appraised Parcel Value 1,882,400 Valuation Method -24915 Total Appraised Parcel Value 1,882,400 **BUILDING PERMIT RECORD** VISIT / CHANGE HISTORY Issue Date Date Comp Permit Id Type Description Amount Insp Date % Comp Comments Date Id Type Is Cd Purpost/Result 10-01-2020 MVS 6 33 DataMailer - Drive By revie 01 LAND LINE VALUATION SECTION В Use Code Land Units Unit Price I. Factor Site Index Nbhd. Adi Unit Pric Description Zone Land Type Cond. Nhbd Adi Notes Location Adjustment Land Value 3 340 0 SF 0 1.00000 1.000 Ind/Whs Mdl 96 0 1.00 0 483.000 **Total Card Land Units** 0.000 AC Parcel Total Land Area: 1.6100 Total Land Value

2710 NORTH AV State Use 218 Property Location 32/ 1301/ 1/B / Bldg Name 10268 Sec # 1 of 1 Vision ID Account # R--0118246 Blda# 3 Card # 3 of 3 Print Date 6/3/2021 7:04:16 PM **CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)** Element Description Element Cd Description 58 Style: 48 Warehouse BAS Model 96 Ind/Comm Grade: 07 Stories: MIXED USE Occupancy: 1.00 Code Description Percentage Exterior Wall 1: 15 Concr/CinderBI 340 Ind/Whs Mdl 96 100 Exterior Wall 2: 0 Roof Struct: 03 Gable 0 Roof Cover: 03 Asphalt Shingl COST/MARKET VALUATION 41 Interior Wall 1: 01 Minim/Masonry Interior Wall 2: **RCN** 116,393 Interior Floor 1: 03 Concr-Finished Interior Floor 2: Heating Fuel: 01 None Year Built 1960 01 Heating Type: None Effective Year Built AC Type: 01 None **Depreciation Code** Bldg Use: 340 Ind/Whs Mdl 96 Remodel Rating Ttl Rooms: Year Remodeled Ttl Bedrms: 00 58 Depreciation % 40 Ttl Baths: 0 lo Functional Obsol Ttl Half Baths: lo. External Obsolescence 25 lo Ttl Xtra Fix: Trend Factor 1.000 00 Heat/AC: None Condition Frame Type: 03 Masonry Condition % Baths/Plumbing 02 Average 35 Percent Good 00 Ceiling/Wall: None RCNLD 40.740 Rooms/Prtns: 02 Average Dep % Ovr Wall Height: 12.00 Dep Ovr Comment % Comn Wall: Misc Imp Ovr 1st Floor Use: Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) Code Description L/B Units Unit Price Yr Blt Cond. Cd % Good Grade Grade Adj Appr. Value Wildwood **BUILDING SUB-AREA SUMMARY SECTION** Code Description Living Area | Floor Area | Eff Area Unit Cost Undeprec Value BAS First Floor 2,378 2,378 48.95 116.393

116,393

2,378

2,378

Ttl Gross Liv / Lease Area

2,378

2720 NORTH AV Property Location 32/1301/1/A/ Bldg Name State Use 200 Map ID Vision ID 10267 Account # R--0118250 Blda # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 6/3/2021 7:04:02 PM **CURRENT ASSESSMENT CURRENT OWNER TOPO** UTILITIES STRT/ROAD LOCATION Appraised Description Code Assessed 2710 NORTH ASSOCIATES 6015 Com Land 2-1 169.790 118.850 Com Blda 2-2 138,430 96.900 SUPPLEMENTAL DATA BRIDGEPORT, CT 2710 NORTH AVE Com Outbl 2-5 6.820 4.770 Alt Prcl ID 1301--01A-----Census Tr CEN721 Heart **BRIDGEPORT** CT 06604 200:200 Abstract VISION Special Dis Freeze lgis id 1301-1A Assoc Pid# 220.520 Total 315.040 RECORD OF OWNERSHIP BK-VOL/PAGE SALE DATE Q/U V/I SALE PRICE VC PREVIOUS ASSESSMENTS (HISTORY) Code Assessed Code Assessed Code Assessed Year Year Year 3280 0222 U 2710 NORTH ASSOCIATES 06-29-1994 0 V 2-1 118.850 2019 97.410 2-1 97.410 P B REAL ESTATE INC 2922 0254 07-26-1991 U 0 2020 2-1 2018 79,970 79,970 2-2 96,900 2-2 2-2 2-5 2-5 4,770 2-5 4,620 4,620 Total 220520 Total 182000 Total 182000 **EXEMPTIONS** OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor Year Code Description Amount Code Description Number Amount Comm Int APPRAISED VALUE SUMMARY 138.430 Appraised Bldg. Value (Card) Total 0.00 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) Nbhd Name Nbhd В Tracing Batch 6.820 Appraised Ob (B) Value (Bldg) N1 169.790 Appraised Land Value (Bldg) **NOTES** Special Land Value E=MKT Total Appraised Parcel Value 315.040 2 UNITS Valuation Method REDUCED PER STIP JUDGMENT DATED 9/15/17 HHB-CV-16-6034394-S Total Appraised Parcel Value 315,040 **BUILDING PERMIT RECORD** VISIT / CHANGE HISTORY Purpost/Result Permit Id Issue Date Type Description Amount Insp Date % Comp Date Comp Comments Date ld Type Is Cd 3573 07-15-2011 OT Other 2.400 10-13-2011 100 12-01-2011 C/O 3 15160 CHANGE USE F 10-01-2020 MVS 01 6 33 DataMailer - Drive By revie 01-21-2016 **MJF** 41 Hearing No Cng Ρ Permit Activity 10-13-2011 RK 02 01-13-2009 RT Hearing No Cng 41 RT 91 Com Field Review 06-19-2008 03-07-2008 JB 00 Measured & Listed 04-06-1999 RK Α Inside Inspection LAND LINE VALUATION SECTION В Use Code I. Factor Adi Unit Pric Description Zone Land Type Land Units Unit Price Site Index Cond. Nbhd. Nhbd Adi Notes Location Adjustment Land Value 200 ORG 21.525 SF 9.86 1.00000  $\overline{c}$ 0.800 Com Mld 94 1.00 N1 7.89 169.790 169.790 **Total Card Land Units** Parcel Total Land Area: 0.4941 Total Land Value 0.494 AC

 Property Location
 2720 NORTH AV
 Map ID
 32/ 1301/ 1/A /
 Bldg Name
 State Use 200

 Vision ID
 10267
 Account # R--0118250
 Bldg # 1
 Sec # 1 of 1
 Card # 1 of 1
 Print Date 6/3/2021 7:04:03 PM

 CONSTRUCTION DETAIL
 CONSTRUCTION DETAIL (CONTINUED)

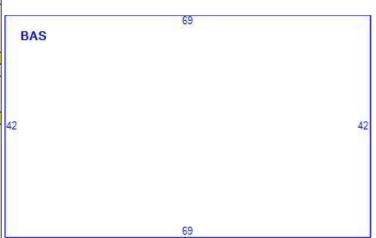
CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)								
Ele	ement	Cd		D	escription		1	Eleme	ent	C	d	De	Description		
Style: Model Grade: Stories:		12 94 10 1	C	ommercia omm/Ind ve/Gd	I										
Occupa		2.00									MIXE	D USE			
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	Floor 1:	05	١,/:	nul/Aanha	J4		RCN					307,623	3		
	Floor 2:		VI	nyl/Aspha	iil										
Heating	Fuel:	03	il			V	D:I4				1056				
Heating Type: 04				orced Air			Year		/oor Dui	14		1956			
AC Type: 03				entral			Effective Year Built Depreciation Code					G			
Bldg Use: 200				om Mld 94	4		Remodel Rating					ا			
Ttl Rooms:						Remodel Rating Year Remodeled									
Ttl Bedrms: 00							Depreciation %					35			
Ttl Baths: 0							Functional Obsol					0			
Ttl Half		0							bsolesc	cence		20			
Ttl Xtra		0		Llast/As Dissa				Trend Factor							
Heat/A0		01	- 1	eat/Ac Pk	gs		Conc					1.000			
Frame 7		03		Masonry			Conc		%						
	Plumbing	02	Average Percent Good RCNLD						45						
Ceiling/		05							138,430	J					
Rooms		02 Average Dep % Ovr													
Wall He		14.00					Dep Ovr Comment								
% Com							Misc								
1st Floo	or Use:								Ovr Con	nment	t				
							Cost to Cure Ovr Cost to Cure Ovr Comment								
					V4.55.4T5	-140//						TATUBEO/	<b>5</b> )		
Code	Descri		L/B	Units	Unit Price						<del>RA FI</del> Grade	Grade Adj			
	Paving As		L/B	4,400	3.10	1993	Con	J. Cu	50		Jiaue	0.00	6,820		
FAVI	r avilly As	phi		4,400	3.10	1993			30			0.00	0,020		
				BUII	DING SUE	3-AREA	SUN	IMAI	RY SEC	CTION	V				
Code		[	Desci	ription		Living			r Area	Eff A		Unit Cost	Undeprec Value		
BAS	First FI			•			2,898		2,898		,898	106.15			
	1									1			4		

2,898

2,898

2,898

Ttl Gross Liv / Lease Area





2668 NORTH AV Property Location 33/1301/2// Bldg Name State Use 299 Map ID Vision ID 10269 Account # R--0118245 Blda # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 6/3/2021 7:04:26 PM **CURRENT ASSESSMENT CURRENT OWNER TOPO** UTILITIES STRT/ROAD LOCATION Description Code Appraised Assessed 2710 NORTH ASSOCIATES 6015 Com Outbl 2-5 5,160 3,610 Vac Cm Ld 5-2 98.730 69.110 SUPPLEMENTAL DATA BRIDGEPORT, CT 2710 NORTH AVE Alt Prcl ID 1301--02-----Census Tr CEN721 Heart **BRIDGEPORT** CT 06604 500:500 Abstract VISION Special Dis Freeze GIS ID 1301-2 Assoc Pid# 72.720 Total 103.890 RECORD OF OWNERSHIP BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE VC PREVIOUS ASSESSMENTS (HISTORY) Code Assessed Year Code Assessed V Year Code Assessed Year 3280 U 2710 NORTH ASSOCIATES 0222 06-29-1994 0 07-26-1991 V 2-5 3.610 2019 2-5 3.530 2-5 3.530 P B REAL ESTATE INC 2922 0254 U 0 2020 2018 66,470 5-2 69,110 5-2 66,470 5-2 Total 72720 Total 70000 Total 70000 **EXEMPTIONS** OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor Year Code Description Amount Code Description Number Amount Comm Int APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) C Total 0.00 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) C Nbhd Name Nbhd В Tracing Batch 5.160 Appraised Ob (B) Value (Bldg) N1 98,730 Appraised Land Value (Bldg) NOTES REDUCED PER STIP JUDGMENT DATED 9/15/17 Special Land Value Total Appraised Parcel Value 103,890 HHB-CV-16-6034394-S С Valuation Method Total Appraised Parcel Value 103.890 **BUILDING PERMIT RECORD VISIT/CHANGE HISTORY** Issue Date Date Comp Purpost/Result Permit Id Type Description Amount Insp Date % Comp Comments Date ld Type Is Cd 10-01-2020 MVS 01 6 33 DataMailer - Drive By revie 01-21-2016 **MJF** 40 Hearing Change 41 Hearing No Cng 01-13-2009 RT 06-19-2008 RT 91 Com Field Review JB Measured & Listed 03-06-2008 00 07-02-1991 KC Inside Inspection Α LAND LINE VALUATION SECTION В Use Code **Unit Price** Size Adi Adi Unit P Land Value Description Zone Land Type Land Units Site Index Cond. Nbhd. Nbhd. Adi Notes Location Adjustment 299 ORG 21,500 SF 0.800 W/1B 4.59 Vac Comm Lnd 5.74 1.00000 0 1.00 N1 1.0000 98.730 Total Card Land Units 21,500 SF Parcel Total Land Area 0.4936 Total Land Value 98,730

2668 NORTH AV State Use 299 Property Location 33/ 1301/ 2/ / Bldg Name Vision ID 10269 Account # R--0118245 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 Print Date **CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)** Element Description Element Cd Description Style: 94 Outbuildings Model 00 Vacant Grade: Stories: CONDO DATA Occupancy: Parcel Id C Owne Exterior Wall 1: ISI Exterior Wall 2: Factor% Adjust Type Code Description Roof Structure: Condo Flr Roof Cover: Condo Unit Interior Wall 1: COST / MARKET VALUATION Interior Wall 2: Interior Flr 1: **Building Value New** Interior Flr 2 Heat Fuel: No Sketch Heat Type: Year Built AC Type: Effective Year Built Total Bedrooms Depreciation Code Total Full Baths Remodel Rating Total Half Baths Year Remodeled Total Xtra Fixtrs Depreciation % Total Rooms Functional Obsol Bath Style: External Obsolescence Kitchen Style: Trend Factor 1.000 Fireplaces Condition Fin Bsmt Area Condition % Fin Bsmt Qualit Percent Good Bsmt Garages RCNLD Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment XF - BUILDING EXTRA FEATURES(B) OB - OUTBUILDING & YARD ITEMS(L) Description Code L/B Units Unit Price Yr Blt Cond. Cd % Gd Grade Grade Adj. Appr. Value PAV1 Paving Asph L 4,000 3.10 1993 30 0.00 3,720 0.00 1,440 FN1 Fence, Chain L 342 14.00 1993 30 **BUILDING SUB-AREA SUMMARY SECTION** Code Description Living Area Floor Area Eff Area Unit Cost Undeprec Value

Ttl Gross Liv / Lease Area

0

ol

0

# **Exhibit E**

MBLU	SITE ADDRESS	OWNER	CO OWNER	MAILING ADDRES	CITY	STATE	ZIP
32/ 1301/ 1/B	2710 NORTH AV	2710 NORTH ASSOCIATES		2710 NORTH AVE	BRIDGEPORT	b	06604
33/1301/2	2668 NORTH AV	2710 NORTH ASSOCIATES		2710 NORTH AVE	BRIDGEPORT	ნ	06604
25/1244/13	2535 NORTH AV	MT GROVE CEMETERY ASSOCIATION		2675 NORTH AVE	BRIDGEPORT	5	06604
33/1301/3/K 101	2660 NORTH AV #101	POINDEXTER RAMEL		2660 NORTH AV101	BRIDGEPORT	Ⴆ	06604
33/1301/3/K102	2660 NORTH AV #102	PHILLIPS DESMOND		2660 NORTH AVE UNIT 102	BRIDGEPORT	ե	06604
33/1301/3/K103	2660 NORTH AV #103	ROSSO JENNIFER		2660 NORTH AVE # 103	BRIDGEPORT	Ե	06604
33/1301/3/K104	2660 NORTH AV #104	QUINN BETH		100 HOYT STREET #3D	STAMFORD	Ե	06905
33/1301/3/K 105	2660 NORTH AV #105	JURADO RAULA C		2660 NORTH AV #105	BRIDGEPORT	<u>ნ</u>	06604-2355
33/1301/3/K106	2660 NORTH AV #106	GAINES TAKEEMA		2660 NORTH AVE #106	BRIDGEPORT	ט	06604
33/1301/3/K107	2660 NORTH AV #107	SINGLETON CANDA		2660 NORTH ST UNIT 107	BRIDGEPORT	ט	06605
33/1301/3/K 108	2660 NORTH AV #108	CRUZ ANGEL		1083 WINDSWEPT COURT	OCOEE	교	34761
33/1301/3/K109	2660 NORTH AV #109	EDWARDS LOUISA		2660 NORTH AV #109	BRIDGEPORT	ნ	06604
33/1301/3/K110	2660 NORTH AV #110	DEVEAUX TANEKA		2660 NORTH AVENUE UNIT 110	BRIDGEPORT	ָל	06604
33/1301/3/K111	2660 NORTH AV #111	ACOSTA GINA MARIA		2660 NORTH AVE UNIT 111	BRIDGPEPORT	๖	06610-1433
33/1301/3/K112	2660 NORTH AV #112	MORVAY KRISTIN A		2660 NORTH AV #112	BRIDGEPORT	ธ	06604
33/1301/3/K113	2660 NORTH AV #113	RUMERY DONALD S & MARLENE M	(SURV OF THEM)	190 CUTLERS FARM RD	MONROE	כל	06468
33/1301/3/K114	2660 NORTH AV #114	GOOD FOR THREE LLC		105 TECHNOLOGY DRIVE STE 1A	TRUMBULL	CL	06611
33/1301/3/K115	2660 NORTH AV #115	ROPER TASHA R	ROVITTA PAUL	2660 NORTH # 115	BRIDGEPORT	CT	06604
33/1301/3/K116	2660 NORTH AV #116	RIVERWALK II LLC		65 HAMMERTOWN RD	MONROE	C	06468
33/1301/3/K117	2660 NORTH AV #117		LOAIZA EDNA	24 MERRIMAC DR	TRUMBULL	ט	06611
33/1301/3/K118	2660 NORTH AV #118	RUMERY DONALD & MARLENE		190 CUTLERS FARM RD	MONROE	ט	06468
33/1301/3/K 201	2660 NORTH AV #201	GALEANO FABIAN		2660 NORTH AVE #201	BRIDGEPORT	ธ	06604
33/ 1301/ 3/K 202	2660 NORTH AV #202	LI CHUN ET AL		149-13 BARCLAY AVE #2A	FLUSHING	λ	11355
33/1301/3/K 203	2660 NORTH AV #203			2660 NORTH AVE #203	BRIDGEPORT	ל	06604
33/1301/3/K 204	2660 NORTH AV #204	BROWN GLENNARD & MALIKA		2660 NORTH AV #204	BRIDGEPORT	ט	06604-2355
33/ 1301/ 3/K 205	2660 NORTH AV #205	GEONEY CLARE		2660 NORTH AVENUE UNITE 205	BRIDGEPORT	ט	90990
33/1301/3/K 206	2660 NORTH AV #206	HERRERA ISBEL	EZEQUIEL MITRE GARCIA	2660 NORTH AV #206	BRIDGEPORT	ט	06604-2355
33/1301/3/K 207	2660 NORTH AV #207	LAKE MARK A JR		2660 NORTH AV #207	BRIDGEPORT	ט	06604-2355
33/1301/3/K 208	2660 NORTH AV #208	LUNGO CHRISTOPHER		2660 NORTH AVE #208	BRIDGEPORT	ָל	06604
33/1301/3/K 209	2660 NORTH AV #209	MILLER MEGAN		2660 NORTH AVENUE #209	BRIDGEPORT	ט	06604
33/1301/3/K210	2660 NORTH AV #210	ROGERS SHAQUISHA		36 CLOVER STREET	STAMFORD	ָל	06615
33/1301/3/K211	2660 NORTH AV #211	RIVERA VERONICA		2660 NORTH AVE UNIT #211	BRIDGEPORT	ט	06604-2355
33/1301/3/K 212	2660 NORTH AV #212	SALDANA ANTHONY		2660 NORTH AVE #212	BRIDGEPORT	ט	06604
33/1301/3/K 213	2660 NORTH AV #213	SMITH KENNETH & JOYCE		2660 NORTH AV #213	BRIDGEPORT	Ե	06604-2355
33/1301/3/K214	2660 NORTH AV #214	HUDSON LAURA & ALANA		2660 NORTH AV #214	BRIDGEPORT	ט	06604-2355
33/1301/3/K 215	2660 NORTH AV #215	EASTMOND STEPHANY		2660 NORTH AV #215	BRIDGEPORT	ט	06604
33/1301/3/K 216	2660 NORTH AV #216	ALFARO MARVIN		2660 NORTH AVE #216	BRIDGEPORT	ರ	06604
33/1301/3/K 217	2660 NORTH AV #217	FAIRCLOTH RUSSELL TYLER		2660 NORTH ave UNIT 217	BRIDGEPORT	ხ	06604
33/1301/3/K 218	2660 NORTH AV #218	STANROD SHIRLEY		2660 NORTH AV218	BRIDGEPORT	ט	06604
33/1301/3/K 219	2660 NORTH AV #219	MCFADDEN SHARON		2660 NORTH AVE #219	BRIDGEPORT	ט	06604-2341
33/1301/3/K 220	2660 NORTH AV #220	HUSSEY KAREN E & JOSEPH E JR		2660 NORTH AV220	BRIDGEPORT	Ե	06604
33/1301/3/K 221	2660 NORTH AV #221	ZONDORAK SERENA ET AL	(SURVIVOR OF THEM)	2660 NORTH AVENUE UNIT 221	BRIDGEPORT	ט	06604
33/1301/3/K 222	2660 NORTH AV #222	WALKER JASON		2660 NORTH AV #222	BRIDGEPORT	Ե	06610-1433
33/1301/3/K 223	2660 NORTH AV #223	STOKES-BURDEN IRIS & TYRIS BURDEN SR	<u> </u>	2660 NORTH AV #223	Tangangal	Ę	0660A_2255

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33/1301/3/K 224	2660 NORTH AV #224 KIM GUNSOO	KIM GUNSOO	SEUNGMIN CHEON	2660 NORTH AV #224	BRIDGEPORT	ט	06604-2355
33/1301/3/K 225	2660 NORTH AV #225	BOVELL TRISHA	JOHN B HILTON	1001 HARTMAN LN 2	ROCKAWAY	Ž	11691
33/1301/3/K 226	2660 NORTH AV #226	2660 NORTH AV #226 BANKS DEAZ L & JACQUELINE C		2660 NORTH AVE #226	BRIDGEPORT	ט	06604
33/1301/3/K 227	2660 NORTH AV #227	RIVERWALK II LLC		65 HAMMERTOWN RD	MONROE	し し	06468
33/1301/3/K 228	2660 NORTH AV #228	ROCHELEAU TASHA		2660 NORTH AV #228	BRIDGEPORT	ט	06604
33/1301/3/K 229	2660 NORTH AV #229	RIVERWALK II LLC		65 HAMMERTOWN RD	MONROE	ט	6468
33/1301/3/K 230	2660 NORTH AV #230 HARRINGTON RICHAL	HARRINGTON RICHARD A ET AL		2660 NORTH AVE #230	BRIDGEPORT	ט	06604
33/1301/3/K 231	2660 NORTH AV #231	2660 NORTH AV #231   DICKERSON ANTHONY E		2660 NORTH AV #231	BRIDGEPORT	ნ	06604-2355
33/1301/3/K 232	2660 NORTH AV #232 PETERSON CARRIE R	PETERSON CARRIE R		2660 NORTH AV #232	BRIDGEPORT	ե	06604
33/1301/3/K 233	2660 NORTH AV #233	HENRY MICHELLE C M		2660 NORTH AVE #233	BRIDGEPORT	ט	06604
33/1301/3/K 234	2660 NORTH AV #234	RIVERWALK II LLC		65 HAMMERTOWN RD	MONROE	ธ	06468
33/1301/3/K 235	2660 NORTH AV #235 PHILP L CASSANDRA	PHILP L CASSANDRA		2660 NORTH # 235	BRIDGEPORT	ט	06604
33/1301/3/K 236	2660 NORTH AV #236 PENA ANA D	PENA ANA D		1160 W RIVER ST	MILFORD	<sub>Ե</sub>	06461-1956
33/1301/3/K 237	2660 NORTH AV #237 SMALL TRUMAN D JR	SMALL TRUMAN D JR		2660 NORTH AVE #237	BRIDGEPORT	ь	06604
33/1301/3/K 238	2660 NORTH AV #238	RIVERWALK II LLC		65 HAMMERTOWN RD	MONROE	5	06468
33/1301/3/K 239	2660 NORTH AV #239	SINGH AKSHDEEP		2660 NORTH AV #239	BRIDGEPORT	ט	06610-1433
33/1301/3/K 240	2660 NORTH AV #240 SMITH CIARA DANIEL	SMITH CIARA DANIELLE		2660 NORTH AV #240	BRIDGEPORT	ָל	06604







8 2765 NORTH AVE

7 2750 NORTH AVE

6 2660 NORTH AVE

TO RIGHT

2612 NORTH AVE
SCALE: NTS

TO LEFT



(4)

2710 NORTH AVE - PROJECT SITE

SCALE: NTS

ACROSS STREET







2766 NORTH AVE
SCALE: NTS



2765 NORTH AVE
SCALE: NTS

2710 NORTH AVENUE BRIDGEPORT, CT 06604





# Zoning Data

2710 North Ave, Bridgeport CT 06604 3/2/2022

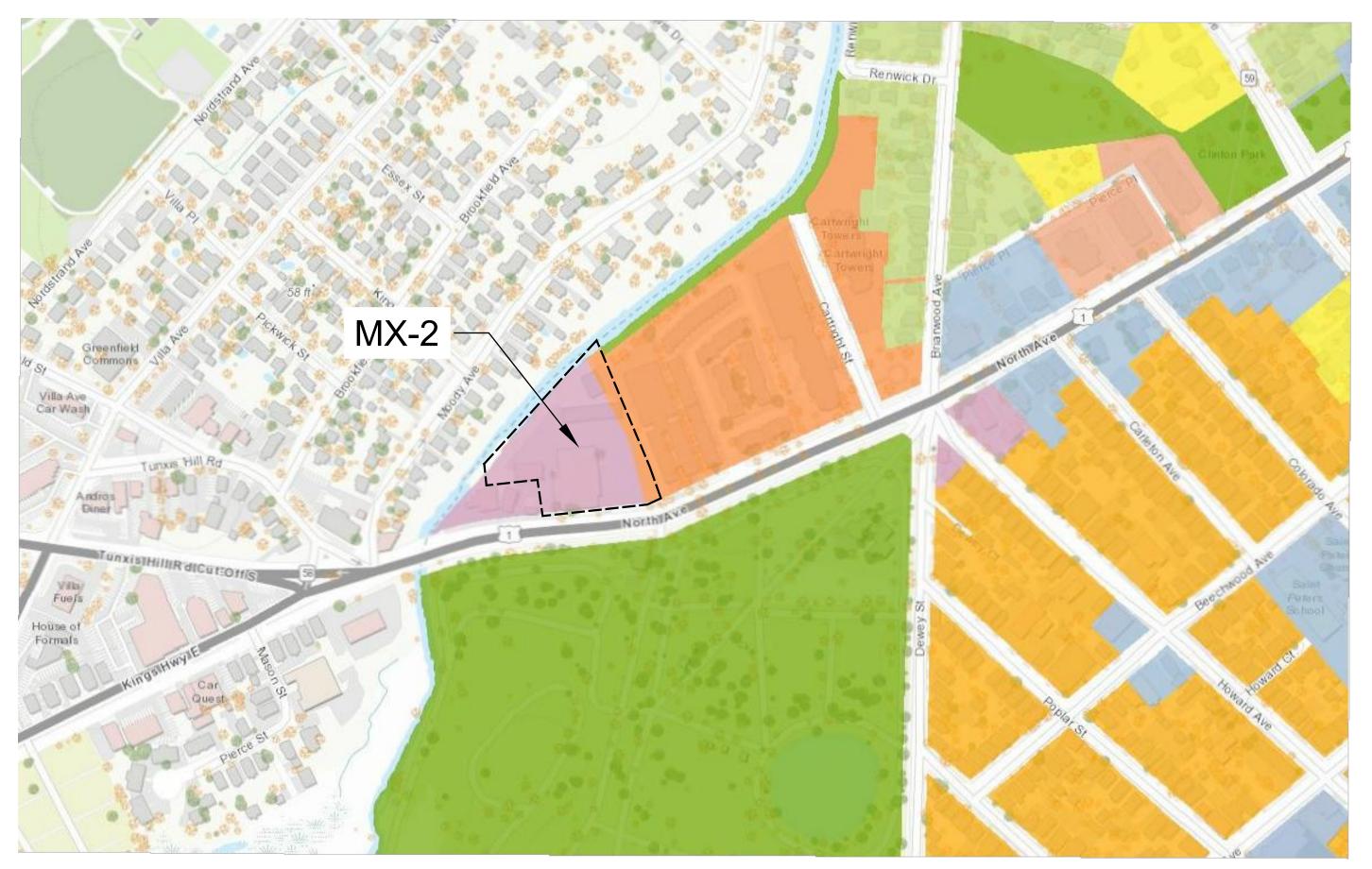
		City of 1	Bridgeport Zoning (	Ordinance
BULK & DENSITY	EXISTING ZONING	VARIANCES	PROPOSED PRO SCHEME B	
Lot Area [SF]	21,019		21,019	
Zoning District	NX-3		NX-3	
Maximum Lot Coverage [%]	80%		Actual Lot Coverage[%]	43%
Maximum Lot Coverage [SF]	16,815.2		Actual Lot Coverage[SF]	9,111.0



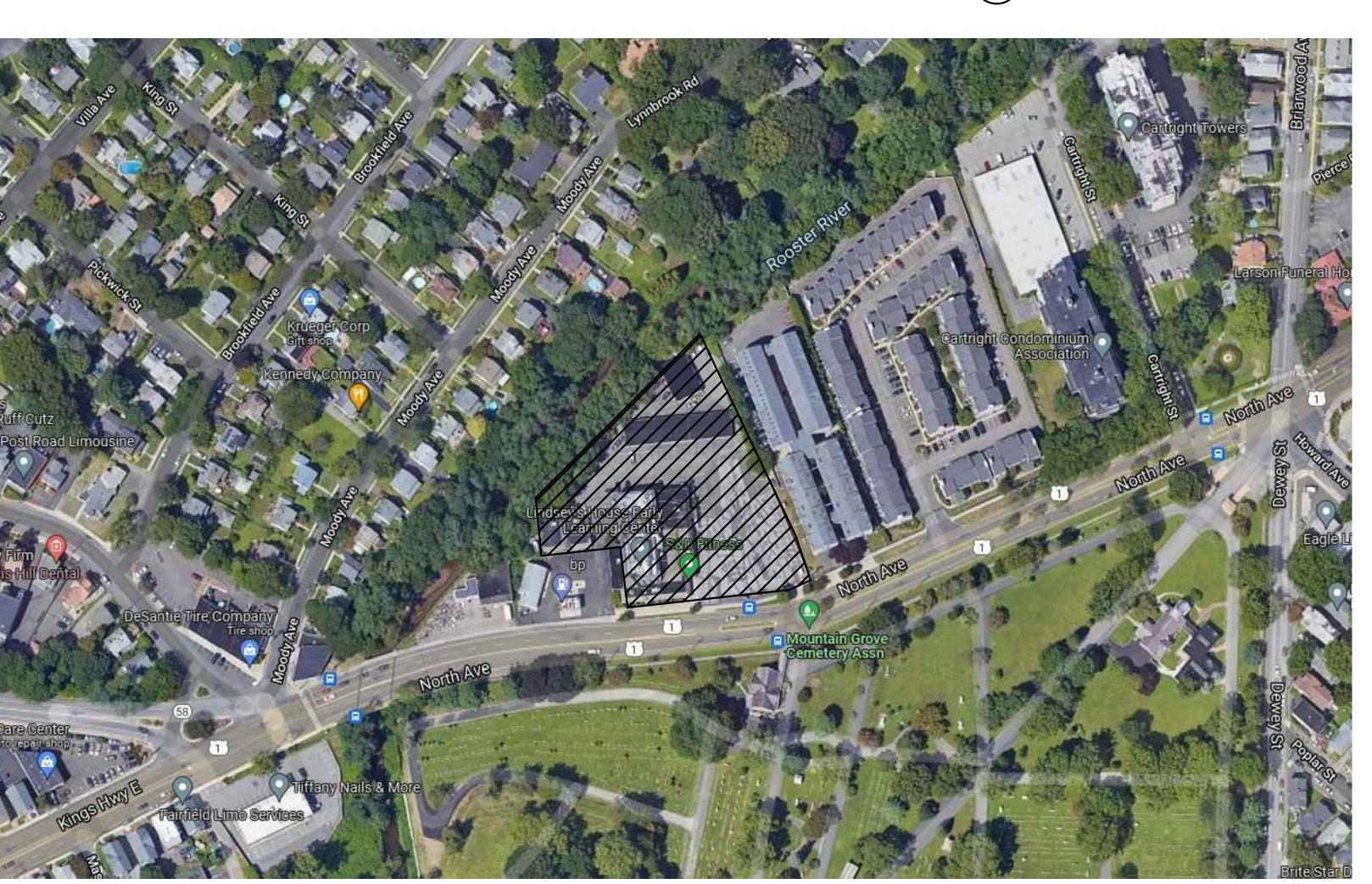
# Zoning Data

2710 North Ave, Bridgeport CT 06604 3/2/2022

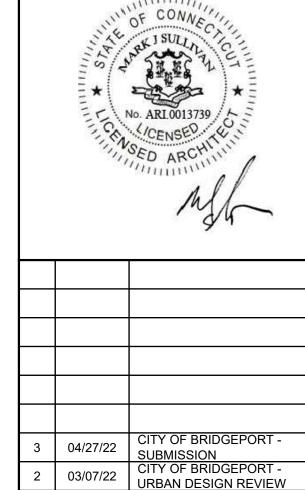
			City or .	Bridgeport Zoning	
BULK & DENSITY		EXISTING ZONING	VARIANCES	PROPOSED PR SCHEME	
Lot Area [SF]		91,476		91,476	
Zoning District		MX-2		MX-2	
		Mixed-Use Centers		Mixed-Use Cen	
Use Group		General services	Special Permit	Self-service Storage	e, indoor
Maximum Lot Coverage [%]		80%		Actual Lot Coverage[%]	70%
Maximum Lot Coverage [SF]		73,180.8		Actual Lot Coverage[SF]	64,159.0
Lot Frontage		304.79		Lot Frontage	304.79
YARDS/HEIGHT					
Required Yards [ft]	Front	5'-0" Min.		Proposed	5'-0"
Required raids [it]		20'-0" Max.		· ·	
	Side [Minimum One Side]	5'-0"		Proposed	50'-11"
	Rear	5'-0" Min. 15'-0 Min. @N-zone		Proposed	64'-7"
Maximum Building Height [ft]		3 Stories		Proposed	3 Stories
COMMERCIAL PARKING	C/LOADING	3 Stories	_	гторозец	3 Stories
		N. M.		D	
Required Off Street Parking (Se	if Storage)	No Minimum		Proposed	34 Stalls
Required Off Street Parking (Re	etail Sales)	4.5 per 1,000 sf 19 Required		Proposed	54 Stalls
Required Accessible Parking Sp	aces	1 per 25 spaces		Proposed	2.0
Required Off Street Loading		1 - 15,000 sf 2- 50,000 sf		Proposed	2.0
Required Bicycle Parking		N/A		Proposed	N/A
Required Site Access		1 Access per 120 ft frontage		Proposed	2.0
LANDSCAPING					
Site Landscape	Grass	All Unpaved Areas		Proposed	See plan
	Plant Beds	Required for areas over 2,000sf		Proposed	See plan
Tree Requirements		1 per 40' of street frontage		Proposed	7.0
The second secon	Site	Parking Islands		Proposed	3.0
Signs		Not to exceed 60'-0" SF		11000000	TBD
oigns	Size	N/A			TBD
	Quantity				
	Location	Side or rear wall			TBD
	Height	N/A			TBD
OTHER STANDARDS					
Commercial Building Design		C00/		Durananad	
Primary Street(s)	(Primary)	60% min. applicable 75% min.		Proposed Proposed	
Ground Story Transparency Transparency (Primary)	(Fillialy)	75% min. 18% min.		Proposed Proposed	
Transparency (Non-Primary)	<i>(</i> )	15% min.		Proposed	
Building Entrance(s)	,	1 per 60ft of primary and		Proposed	6.0
		main parking lot facades			











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SULLIVAN GOULETTE & WILSON, LTD.

NO DATE

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

ISSUE DESCRIPTION

ARCHITECTURE & DESIGN

444 N MICHIGAN AVE SUITE 1850 CHICAGO, IL 60611

Ph 312.988.7412 Fx 312.988.7409 www.sgwarch.com

PROFESSIONAL DESIGN FIRM License Number: 184-001505 Expiration Date: April 30, 2023 2710 NORTH AVENUE

BRIDGEPORT, CONNECTICUT

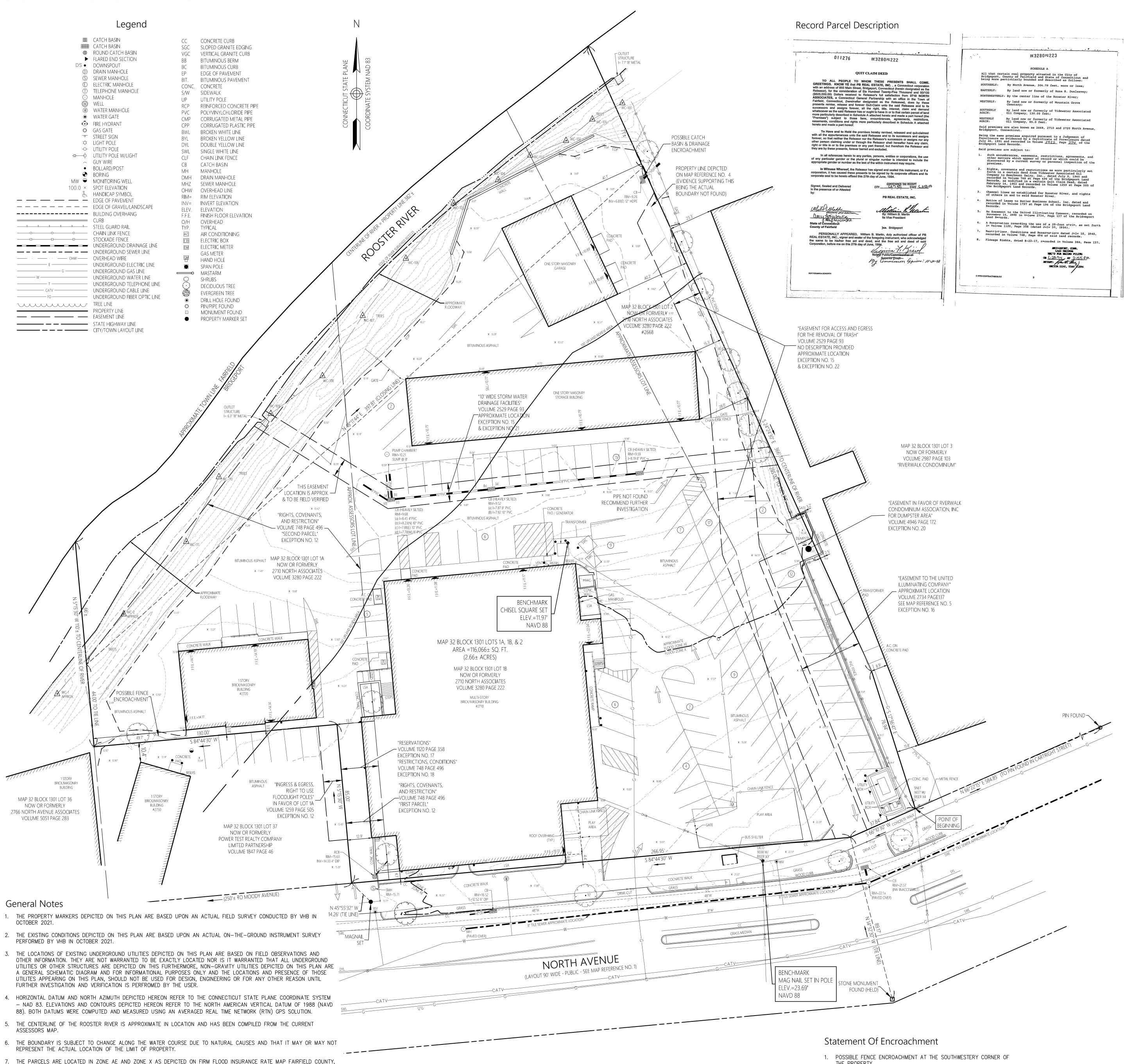
ZONING CODE MATRIX & AREA SITE PLAN



G0-01

CONNECTICUT (ALL JURISDICTIONS) PANEL 436 OF 626 MAP NUMBER 09001C0436G MAP REVISED JULY 8, 2013.

8. WETLAND FLAGS WERE LOCATED USING MAPPING GRADE GPS AND EXPECTED HORIZONTAL ACCURACIES ARE 1-4 METERS.



SCALE IN FEET

# Survey Parcel Description

BEGINNING AT A POINT ON THE NORTH SIDE OF NORTH AVENUE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF RIVERWALK CONDOMNIUM AND THE SOUTHEASTERLY CORNER OF LAND NOW OF FORMERLY 2710 NORTH ASSOCIATES.

THENCE S 66° 10' 30" W ALONG THE NORTHERLY SIDE OF NORTH AVENUE A DISTANCE OF 37.84' TO A POINT;

THENCE S 84° 44' 30" W ALONG THE NORTHERLY SIDE OF NORTH AVENUE A DISTANCE OF 266.95' TO A POINT;

THENCE N 5° 15' 30" W BOUNDED WESTERLY BY LAND NOW OR FORMERLY POWER TEST REALTY COMPANY LIMITED PARTNERSHIP A DISTANCE OF 85.00' TO

THENCE S 84° 44' 30" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY POWER TEST REALTY COMPANY LIMITED PARTNERSHIP A DISTANCE OF 130.00'

THENCE N 5° 15' 30" W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF 2766 NORTH AVENUE ASSOCIATES A DISTANCE OF 44.00' TO A TIE LINE POINT; THENCE N 5° 15' 30" W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF 2766 NORTH AVENUE ASSOCIATES A DISTANCE OF 66 MORE OR LESS TO A POINT IN THE CENTER LINE OF ROOSTER RIVER;

THENCE GENERALLY NORTHEASTERLY ALONG THE CENTER LINE OF ROOSTER RIVER A DISTANCE OF 382' MORE OR LESS TO A POINT;

THENCE S 24° 24' 30" E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF "RIVERWALK CONDOMINIUM" A DISTANCE OF 71' MORE OR LESS TO A TIE LINE POINT, SAID POINT ALSO BEING LOCATED N 48° 11' 44" E FROM THE FIRST DESCRIBED TIE LINE POINT;

THENCE S 24° 24' 30" E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF "RIVERWALK CONDOMINIUM" A DISTANCE OF 295.00' TO A POINT;

THENCE S 17° 36' 41" E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF "RIVERWALK CONDOMINIUM" A DISTANCE OF 76.94' TO THE POINT OF BEGINING.

CONTAINING APPROXIMATELY 2.66 ACRES.

# Map References

1. PIN MAP NUMBER 1301-1302 SCALE 1"=100' CITY OF BRIDGEPORT, CONNECTICUT

2. MAP TITLED "PLAN OF SURVEY OF PROPERTY IN BRIDGEPORT, CONN. PREPARED FOR CONNECTICUT COMMERCIAL INVESTORS", SCALE 1"=30' DATED AUGUST 18, 1988 FILED IN THE CITY OF BRIDGEPORT CLERKS OFFICE VOLUME 50 PAGE 295.

3. MAP TITLED "SURVEY FOR SCHEDULE A2 TO THE DECLARATION OF RIVERWALK CONDOMINIUM A RESIDENTIAL CONDOMINIUM IN BRIDGEPORT, CT DECLARED BY MDA FAIRFIELD ASSOCIATES LIMITED PARTNERSHIP" SCALE 1"=20' DATED APRIL 28, 1992 FILED IN THE CITY OF BRIDGEPORT CLERKS OFFICE VOLUME 52 PAGE 31.

4. MAP TITLED "IMPROVEMENT LOCATION SURVEY RIVERWALK CONDOMINIUM PROPERTY LOCATED AT 2660 NORTH AVENUE BRIDGEPORT, CONNECTICUT PREPARED FOR RIVERWALK II LLC" SCALE 1"=20' DATED MARCH 15, 2010 REVISED TO 11-04-10 FILED IN THE CITY OF BRIDGEPORT CLERKS OFFICE VOLUME 54 PAGE 225.

5. MAP TITLED "UNITED ILLUMINATING BEECHMONT CRESENT 2660 NORTH AVE. BRIDGEPORT DRAWING NO. 26107A-191E" FILED IN THE CITY OF BRIDGEPORT CLERKS OFFICE VOLUME 21 PAGE 335.

6. MAP TITLED "PLOT PLAN OF PROPERTY LOCATED ON NORTH AVENUE BRIDGEPORT, CONNECTICUT PREPARED FOR CONNECTICUT COMMERCIAL INVESTORS" SCALE 1"=20' DATED JAN. 15, 1985 FILED IN THE CITY OF BRIDGEPORT CLERKS OFFICE VOLUME 49 PAGE 376.

# Title Reference

REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER CT-5483252.

COMMITMENT DATE: JULY 8, 2021.

SCHEDULE B PART 2 EXCEPTIONS

1-2. NOT SURVEY RELATED.

3. EASEMENTS DEPICTED ON THE SURVEY. 4-11. NOT SURVEY RELATED.

12. "RIGHTS, COVENANTS AND RESTRICTIONS" VOLUME 748 PAGE 496 (FOR A PERIOD OF 50 YEARS) AFFECTED AREA IS DEPICTED ON THE SURVEY AND VOLUME 1259 PAGE 505 DEPICTED ON THE SURVEY.

13. "CHANNEL LINES AS ESTABLISHED FOR ROOSTER RIVER" ARE NO LONGER STATUTORY IN EFFECT

14. NOT SURVEY RELATED.

15. "EASEMENT" VOLUME 2529 PAGE 93 DEPICTED ON THE SURVEY. 16. "EASEMENT TO UNITED ILLUMINATING" VOLUME 2734 PAGE 137 APPROXIMATE LOCATION DEPICTED ON THE SURVEY.

17. "RESERVATIONS" VOLUME 1120 PAGE 358 DEPICTED ON THE SURVEY. 18. "RESTRICTIONS" VOLUME 748 PAGE 496 DEPICTED ON THE SURVEY.

19. "FLOWAGE RIGHTS" VOLUME 366 PAGE 137 NO DESCRIPTION, UNABLE TO BE PLOTTED. 20. "EASEMENT IN FAVOR OF RIVERWALK CONDOMINIUM" VOLUME 4946

21. "10' STORM SEWER EASEMENT AS SHOWN ON ASSESSORS MAP" DEPICTED ON THE SURVEY.

22. "20' ACCESS EASEMENT AS SHOWN ON ASSESSORS MAP" DEPICTED ON THE SURVEY.

23. "CHAIN OF TITLE" NOT SURVEY RELATED.

PAGE 172 DEPICTED ON THE SURVEY.

TO: 2710 NORTH ASSOCIATES AND FIRST AMERICAN TITLE INSURANCE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 7(a), 7(b)(1), 8-9, 11, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS CONDUCTED IN OCTOBER, 2021.

DATE OF MAP: OCTOBER 27, 2021.

THIS SURVEY AND 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. AMENDED OCTOBER 26, 2018.

THIS IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL CLASS A-2 ACCURACY AND A TOPOGRAPHIC SURVEY CONFORMING TO A TOPOGRAPHICAL ACCURACY STANDARD CLASS T-2. THE BOUNDARY DETERMINATION IS A DEPENDANT RESURVEY.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

10/27/2021

CHRISTOPHER C. DANFORTH, L.S. #70118

2. POSSIBLE CATCH BASIN AND DRAINAGE ENCROACHMENT AT THE

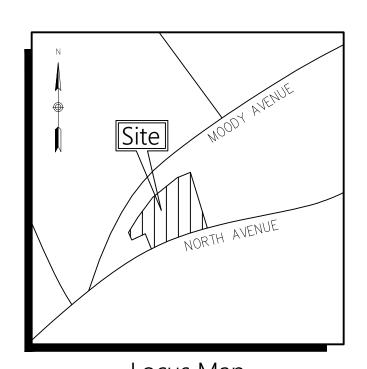
NORTHEASTERLY CORNER OF THE PROPERTY.

DATE



Wethersfield, CT 06109

860.807.4300



Locus Map (NOT TO SCALE)

# **Zoning Summary Chart**

Office/Retail General Existing Zoning District:

Zoning Regulation Requirements 10,000 SF LOT AREA 60 FT MINIMUM LOT WIDTH

0 FT / 10 FT MAX FRONT YARD SETBACK 0 FT OR 5 FT IF SIDE YARD IS SIDE YARD SETBACK 0 FT OR 20 FT IF FLOOR CONTAINS REAR YARD SETBACK LOT COVERAGE

ZONING DEVELOPMENT STANDARDS FOR DOWNTOWN VILLAGE DISTRICTS, NCVD, OR, OR-G TABLE 4.B ZONING DATA MAP, 2710 NORTH AVE, BRIDGEPORT, CT, NOVEMBER 12, 2021,

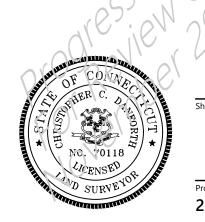
P.1, SULLIVAN GOULETTE & WILSON, LTD. \* MAX 1 FT FOR EACH FLOOR OF BUILDING HEIGHT NOT TO EXCEED 14 FT.

> Map 32 Block 1301 Lots 1A, 1B & 2

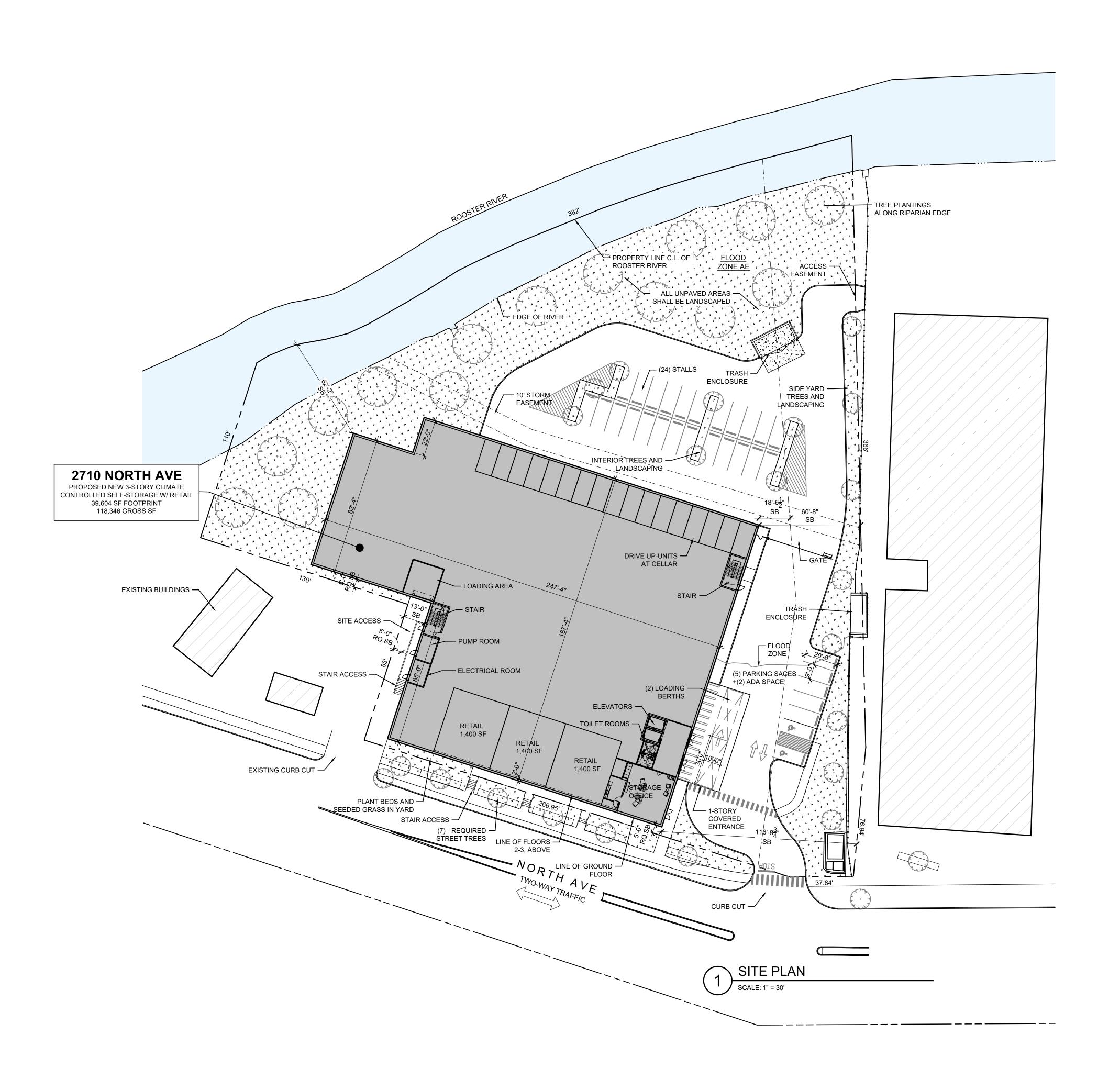
2668, 2710 & 2720 North Avenue **Bridgeport, Connecticut** 

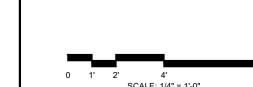
October 27, 2021 Review

**ALTA/NSPS** Land Title Survey roperty Survey



20804.00







3	04/27/22	CITY OF BRIDGEPORT - SUBMISSION
2	03/07/22	CITY OF BRIDGEPORT - URBAN DESIGN REVIEW
1	01/28/22	CITY OF BRIDGEPORT - URBAN DESIGN REVIEW

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NO DATE ISSUE DESCRIPTION

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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

PRINCIPAL: XX DRAWN XX
QC BY: XX BY: XX



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www.sgwarch.com

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Expiration Date: April 30, 2023

2710 NORTH AVENUE

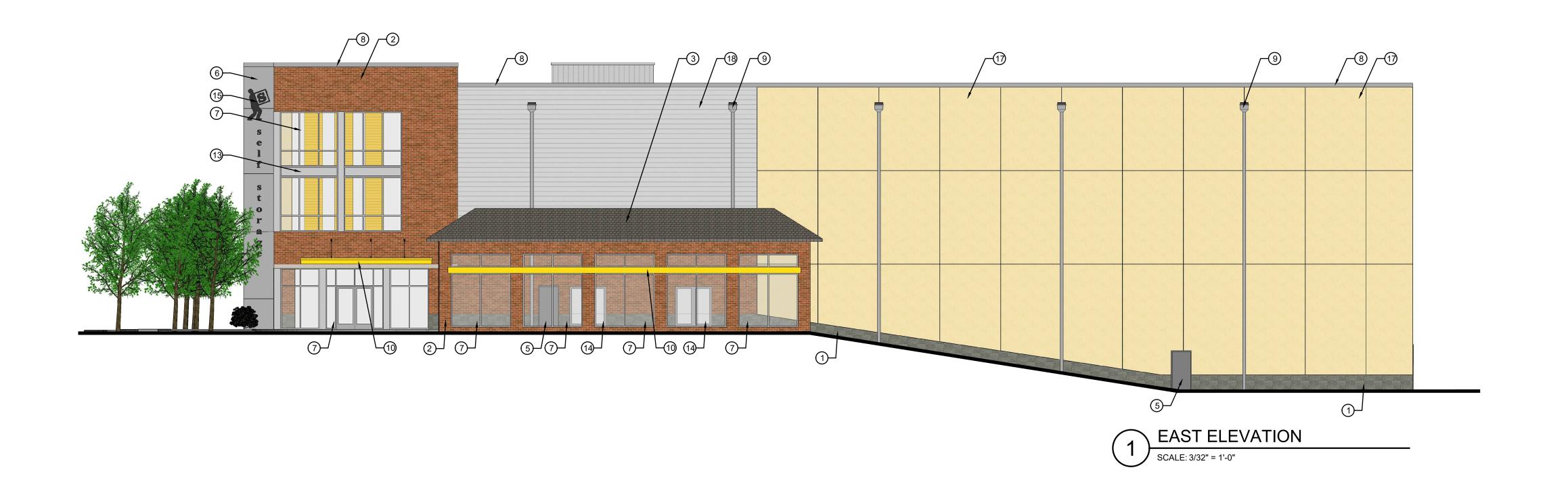
BRIDGEPORT, CONNECTICUT

SITE PLAN



A0-01





KEY NOTE MATERIAL LEGEND NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET

- RENAISSANCE STONE BASE
- 2 UTILITY BRICK - COLOR: GLEN GERY WALNUT VELOUR
- 3 SHINGLES- COLOR: ENGLISH GRAY
- 4 RENAISSANCE STONE BAND
- 5 METAL DOOR AND FRAME - COLOR TO MATCH BENJAMIN MOORE 'GULL WING GRAY', #2314-50
- 6 ARCHITECTURAL SMOOTH METAL PANEL - COLOR: SILVER METALLIC
- (7) STOREFRONT WINDOW SYSTEM - COLOR: CLEAR ANODIZED FINISH
- PRE-FINISHED ALUMINUM COPINGCOLOR TO MATCH SHERWIN WILLIAMS 'PAVESTONE', SW 7642
- PRE-FINISHED ALUMINUM DOWNSPOUTS - COLOR TO MATCH SHERWIN WILLIAMS 'PAVESTONE', SW 7642
- 10 PAINTED METAL CANOPY - COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
- 1) ROLL UP DOORS - COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911
- 12 METAL TRIM - COLOR TO MATCH SHERWIN WILLIAMS 'PAVESTONE', SW 7642
- (3) BRAKE METAL SPANDREL - COLOR TO MATCH STOREFRONT
- 14) STANLEY SLIDING DOOR - COLOR: CLEAR ANODIZED FINISH
- 15 SIGNAGE
  - COLOR TO MATCH SHERWIN WILLIAMS 'LANTERN LIGHT', SW 6687
- (7) EFIS 310 ESSENCE FINE SAND - COLOR TO MATCH SHERWIN WILLIAMS 'LANTERN LIGHT', SW 6687
- (18) SIDING - COLOR TO MATCH SHERWIN WILLIAMS 'PAVESTONE', SW 7642

## COLOR LEGEND

PAVESTONE SHERWIN WILLIAMS SW 7642

UTILITY BRICK GLEN-GARY WALNUT VELOUR

> **GULL WING GRAY** BENJAMIN MOORE 2314-50

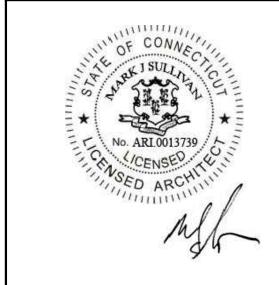
> > LANTERN LIGHT

CLEAR ANODIZED FINISH

CONFIDENT YELLOW SHERWIN WILLIAMS SW 6911

SHERWIN WILLIAMS SW 6687

0 4' 8' SCALE: 3/32" = 1'-0"



3	04/27/22	CITY OF BRIDGEPORT - SUBMISSION
2	03/07/22	CITY OF BRIDGEPORT - URBAN DESIGN REVIEW
1	01/28/22	CITY OF BRIDGEPORT - URBAN DESIGN REVIEW
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DIFFERENTLY THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

P.M.: DRAWN XX BY: XX

ARCHITECTURE & DESIGN



QC BY: XX

CHICAGO, IL 60611 Ph 312.988.7412 Fx 312.988.7409 www.sgwarch.com

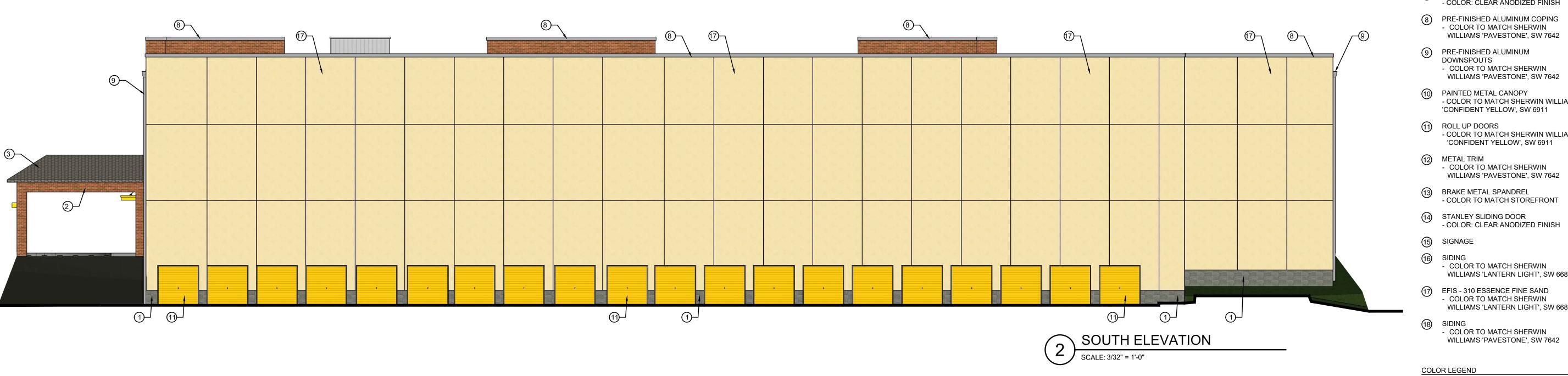
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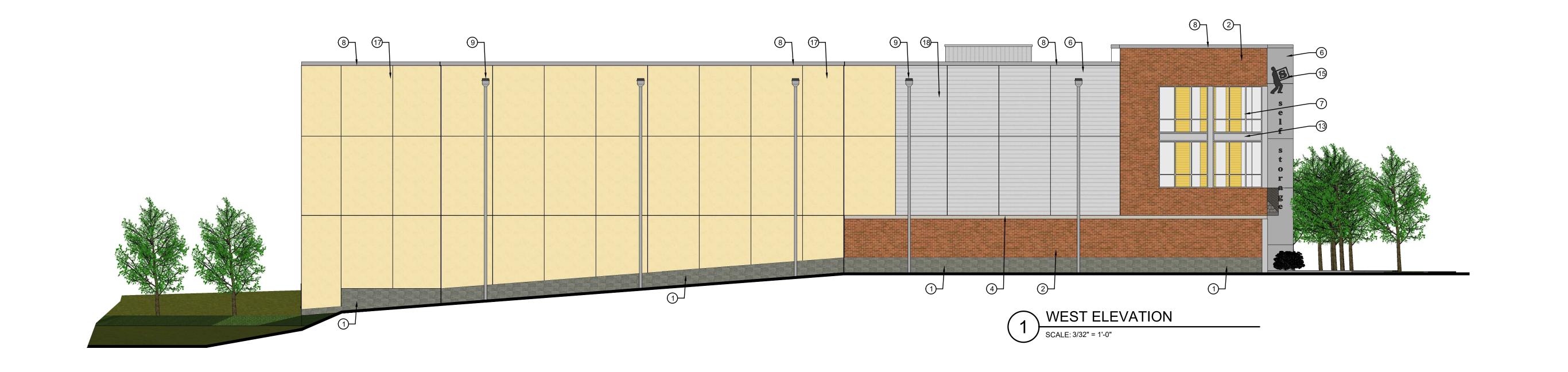
2710 NORTH AVENUE

BRIDGEPORT, CONNECTICUT

ELEVATIONS

A2-01





KEY NOTE MATERIAL LEGEND NOTE: KEYED NOTES BELOW APPLY TO MULTIPLE SHEETS AND MAY NOT BE APPLICABLE TO THIS SHEET RENAISSANCE STONE BASE ② UTILITY BRICK
- COLOR: GLEN GERY WALNUT VELOUR 3 SHINGLES- COLOR: ENGLISH GRAY 4 RENAISSANCE STONE BAND 5 METAL DOOR AND FRAME - COLOR TO MATCH BENJAMIN MOORE 'GULL WING GRAY', #2314-50 6 ARCHITECTURAL SMOOTH METAL PANEL - COLOR: SILVER METALLIC 7 STOREFRONT WINDOW SYSTEM - COLOR: CLEAR ANODIZED FINISH PRE-FINISHED ALUMINUM COPINGCOLOR TO MATCH SHERWIN WILLIAMS 'PAVESTONE', SW 7642 0 4' 8' 16' SCALE: 3/32" = 1'-0" PRE-FINISHED ALUMINUM
 POWNISPOLITE DOWNSPOUTS - COLOR TO MATCH SHERWIN WILLIAMS 'PAVESTONE', SW 7642 PAINTED METAL CANOPY
 COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911 ROLL UP DOORS
- COLOR TO MATCH SHERWIN WILLIAMS 'CONFIDENT YELLOW', SW 6911 12 METAL TRIM - COLOR TO MATCH SHERWIN WILLIAMS 'PAVESTONE', SW 7642 (13) BRAKE METAL SPANDREL - COLOR TO MATCH STOREFRONT

- COLOR TO MATCH SHERWIN

- COLOR TO MATCH SHERWIN

- COLOR TO MATCH SHERWIN

SHERWIN WILLIAMS SW 7642

GLEN-GARY WALNUT VELOUR

CLEAR ANODIZED FINISH

SHERWIN WILLIAMS SW 6687

CONFIDENT YELLOW SHERWIN WILLIAMS SW 6911

LANTERN LIGHT

PAVESTONE

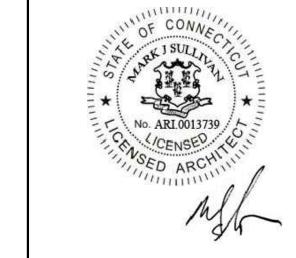
UTILITY BRICK

**GULL WING GRAY** BENJAMIN MOORE 2314-50

WILLIAMS 'PAVESTONE', SW 7642

WILLIAMS 'LANTERN LIGHT', SW 6687

WILLIAMS 'LANTERN LIGHT', SW 6687



CITY OF BRIDGEPORT -

3 04/27/22 2 03/07/22 CITY OF BRIDGEPORT - URBAN DESIGN REVIEW

1 01/28/22 CITY OF BRIDGEPORT - URBAN DESIGN REVIEW URBAN DESIGN REVIEW NO DATE ISSUE DESCRIPTION

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2710 NORTH AVENUE

BRIDGEPORT, CONNECTICUT

ELEVATIONS

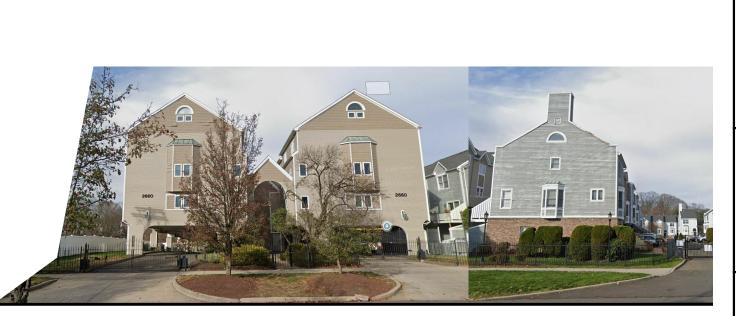
A2-02



3 LOOKING EAST ON NORTH AVENUE SCALE: N.T.S.



2 LOOKING WEST ON NORTH AVENUE SCALE: N.T.S.



STREET ELEVATIONS

SCALE: N.T.S.



3 04/27/22 CITY OF BRIDGEPORT SUBMISSION
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 PRINCIPAL:
 XX
 DRAWN
 XX

 QC BY:
 XX
 BY:
 XX



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2710 NORTH AVENUE

BRIDGEPORT, CONNECTICUT

ELEVATIONS

A2-03



April 28, 2022

Latest Issue

2710 North Avenue Bridgeport, Connecticut

# Owner

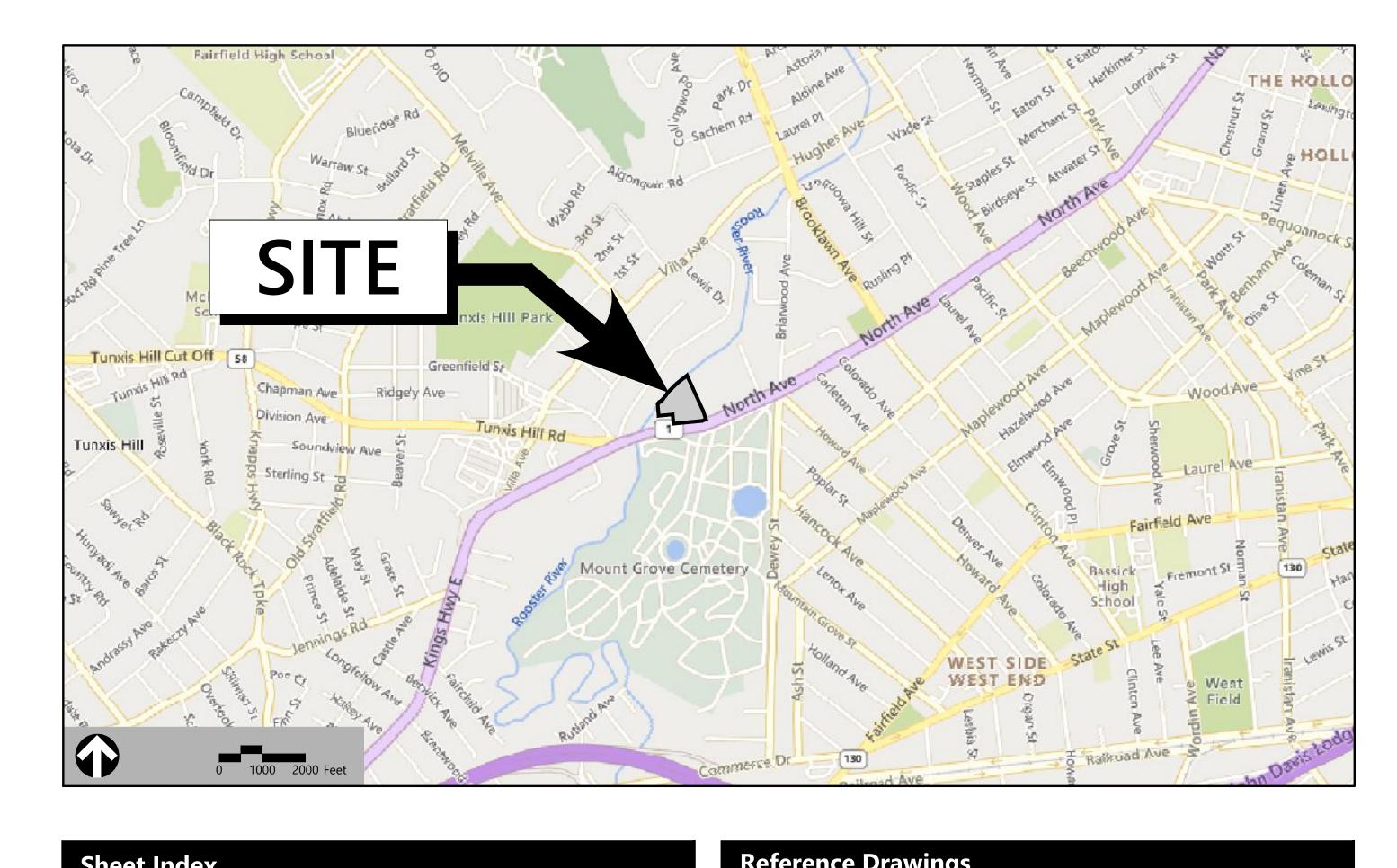
2710 North Associates 2710 North Avenue Bridgeport, CT 06604

# **Applicant**

Safeguard Properties II, LLC 1522 Old Country Road Plainview, NY 11803

# Assessor's Map:

Map 32 Block 1301 Lots 1A, 1B, & 2



Shee	Sheet Index				
No.	Drawing Title	Latest Issue			
C1.01	Legend and General Notes	April 28, 2022			
C2.01	Layout and Materials Plan	April 28, 2022			
C3.01	Grading and Drainage Plan	April 28, 2022			
C4.01	Utility Plan	April 28, 2022			
C5.01	Erosion and Sediment Control Plan	April 28, 2022			
C6.01	Site Details 1	April 28, 2022			
C6.02	Site Details 2	April 28, 2022			
C6.03	Site Details 3	April 28, 2022			
L1.01	Planting Plan	April 28, 2022			
L2.01	Planting Details	April 28, 2022			

Neie	Reference Drawings		
No.	Drawing Title	Latest Issue	
Sv-1	ALTA/NSPS, Land Title Survey, Property Survey & Topographic Survey	October 27, 2021	



Engineering, Surveying, Landscape Architecture and Geology, PC 50 Main Street Suite 360 White Plains, NY 10606 914.467.6600

## Architect

SGW Architecture & Design 79 Madison Avenue 8th Floor New York, NY 10016 312.758.0360



Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE		The second of th	CONCRETE
		PROJECT LIMIT LINE	4.2.4.4.		HEAVY DUTY PAVEMENT
					BUILDINGS
		RIGHT-OF-WAY/PROPERTY LINE	R6-08-86		
		EASEMENT			RIPRAP
		BUILDING SETBACK		2/2/2	CONSTRUCTION EXIT
10 1 00	10 + 00	PARKING SETBACK	27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
10+00	10+00	BASELINE	26.85 BC×	26.85 BC×	
		CONSTRUCTION LAYOUT	20.03 BCX	20.03 BCX	BOTTOM OF CURB ELEVATION
		ZONING LINE	132.75 ×	132.75 ×	SPOT ELEVATION
		TOWN LINE	45.0 TW × 38.5 BW	45.0 TW 38.5 BW	TOP & BOTTOM OF WALL ELEVATIO
			-	lacktriangle	BORING LOCATION
		LIMIT OF DISTURBANCE	E-8		TEST PIT LOCATION
<u>&amp;</u>		WETLAND LINE WITH FLAG	→ MW	→ MW	MONITORING WELL
		FLOODPLAIN			
			——UD ——	——UD ——	UNDERDRAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING	12"D	12″D—►	DRAIN
BZ		WETLAND BUFFER ZONE	6"RD	<u>6</u> ″RD— <u>►</u>	ROOF DRAIN
NDZ		NO DISTURB ZONE	12"S	12 <b>"</b> S	SEWER
000/04			FM	FM	FORCE MAIN
200′RA-		200' RIVERFRONT AREA	- OHW	OHW	
		GRAVEL ROAD	—— OHW ——	OHW	OVERHEAD WIRE
EOP	— — — — EOP		6"W	6"W	WATER
BB	BB	EDGE OF PAVEMENT	4"FP	——4 <b>"</b> FP——	FIRE PROTECTION
		BITUMINOUS BERM		2"DW	DOMESTIC WATER
BC	BC	BITUMINOUS CURB	3"G	———G——	GAS
CC	CC	CONCRETE CURB	——Е——	——Е—	ELECTRIC
	CG	CURB AND GUTTER	STM	——STM——	STEAM
CC	ECC	EXTRUDED CONCRETE CURB	T	—_т—	TELEPHONE
CC	MCC	MONOLITHIC CONCRETE CURB	FA	——FA——	FIRE ALARM
CC	PCC	PRECAST CONC. CURB		—— CATV——	
SGE	SGE		CATV	——CATV——	CABLE TV
VGC		SLOPED GRAN. EDGING			CATCH BASIN CONCENTRIC
VGC	VGC	VERT. GRAN. CURB			CATCH BASIN ECCENTRIC
		LIMIT OF CURB TYPE			
		SAWCUT			DOUBLE CATCH BASIN CONCENTRIC
Y/			_		DOUBLE CATCH BASIN ECCENTRIC
(1//////		BUILDING	<b>===</b>	<b>=</b>	GUTTER INLET
	<b>]</b> ⊲en	BUILDING ENTRANCE	<b>(D)</b>	•	DRAIN MANHOLE CONCENTRIC
	<b>]</b> √⊔	LOADING DOCK	(1)		DRAIN MANHOLE ECCENTRIC
		BOLLARD	=TD $=$		TRENCH DRAIN
•	•		Ι	ŗ	PLUG OR CAP
D	D	DUMPSTER PAD	CO	co	CLEANOUT
0	•	SIGN	•	•	FLARED END SECTION
	■=	DOUBLE SIGN			
					HEADWALL
T T	TT	STEEL GUARDRAIL	(\$)	lacksquare	SEWER MANHOLE CONCENTRIC
		WOOD GUARDRAIL	<u>s</u>	$\odot$	SEWER MANHOLE ECCENTRIC
			CS	cs	
	====	PATH		•	CURB STOP & BOX
		TREE LINE	₩V	₩V <b>●</b>	WATER VALVE & BOX
· "	<del>-xx-</del>	WIRE FENCE	TSV	TSV	TAPPING SLEEVE, VALVE & BOX
	^—	FENCE	44	<b>→</b>	FIRE DEPARTMENT CONNECTION
· · · · · · · · · · · · · · · · · · ·			HYD	HYD <b>⊙</b>	FIRE HYDRANT
<del></del>	-	STOCKADE FENCE	WM	WM	
)	•	STONE WALL	□ PIV	⊡ PIV	WATER METER
		RETAINING WALL	•	•	POST INDICATOR VALVE
	<del></del>	STREAM / POND / WATER COURSE	(1)	<b>(</b>	WATER WELL
		DETENTION BASIN	GG	GG <b>O</b>	GAS GATE
0 0 0 0 0 0 0 0 0 0		HAY BALES	GM GM	GM GM	GAS METER
-××-	—××-	SILT FENCE			
C::::::> ·	· c:::::> ·	SILT SOCK / STRAW WATTLE	E .	● <sup>EMH</sup>	ELECTRIC MANHOLE
		S.E. SOSK, SHOW WATER	EM ⊡	EM ⊡	ELECTRIC METER
4	<del></del> 4 <del></del>	MINOR CONTOUR	<b>\$</b>	*	LIGHT POLE
20	20	MAJOR CONTOUR		•тмн	
	$\overline{}$		_	•	TELEPHONE MANHOLE
(10)	<u>(10)</u>	PARKING COUNT	T	T	TRANSFORMER PAD
	©10)	COMPACT PARKING STALLS	-0-	_	LITH ITV DOLF
DYL	DYL	DOUBLE YELLOW LINE	-0-	•	UTILITY POLE
SL	SL		0-	<b>•</b> -	GUY POLE
11111111111		STOP LINE	<u></u>	<u> </u>	GUY WIRE & ANCHOR
		CROSSWALK	HH ⊡	HH ⊡	HAND HOLE
		ACCESSIBLE CURB RAMP	PB ⊡	PB ⊡	PULL BOX
Ė	Ł	ACCESSIBLE PARKING			
5	_				
Č. VAN	گر VAN	VAN-ACCESSIBLE PARKING	<u> </u>	h Line	

Ab	brevia	ations
	General	
	ABAN	ABANDON
	ACR	ACCESSIBLE CURB RAMP
	ADJ	ADJUST
	APPROX	APPROXIMATE
	BIT	BITUMINOUS
	BS	BOTTOM OF SLOPE
	BWLL	BROKEN WHITE LANE LINE
	CONC	CONCRETE
	DYCL	DOUBLE YELLOW CENTER LINE
	EL	ELEVATION
	ELEV	ELEVATION
	EX	EXISTING
	FDN	FOUNDATION
	FFE	FIRST FLOOR ELEVATION
	GRAN	GRANITE
	GTD	GRADE TO DRAIN
	LA	LANDSCAPE AREA
	LOD	LIMIT OF DISTURBANCE
	MAX	MAXIMUM
	MIN	MINIMUM
	NIC	NOT IN CONTRACT
	NTS	NOT TO SCALE
	PERF	PERFORATED
	PROP	PROPOSED
	REM	REMOVE
	RET	RETAIN
	R&D	REMOVE AND DISPOSE
	R&R	REMOVE AND RESET
	SWEL	SOLID WHITE EDGE LINE
	SWLL	SOLID WHITE LANE LINE
	TS	TOP OF SLOPE
	TYP	TYPICAL
		TITICAL
	Utility	
	СВ	CATCH BASIN
	CMP	CORRUGATED METAL PIPE
	CO	CLEANOUT
	DCB	DOUBLE CATCH BASIN
	DMH	DRAIN MANHOLE
	CIP	CAST IRON PIPE
	COND	CONDUIT
	DIP	DUCTILE IRON PIPE
	FES	FLARED END SECTION
	FM	FORCE MAIN
	F&G	FRAME AND GRATE
	F&C	FRAME AND COVER
	Gl	GUTTER INLET
	GT	GREASE TRAP
	HDPE	HIGH DENSITY POLYETHYLENE PIPE
	НН	HANDHOLE
	HW	HEADWALL
	HYD	HYDRANT
	INV	INVERT ELEVATION
	I=	INVERT ELEVATION
	LP	LIGHT POLE
	MES	METAL END SECTION
	PIV	POST INDICATOR VALVE
	PWW	PAVED WATER WAY
	PVC	POLYVINYLCHLORIDE PIPE
	RCP	REINFORCED CONCRETE PIPE
	R=	RIM ELEVATION
	RIM=	RIM ELEVATION
	SMH	SEWER MANHOLE

TAPPING SLEEVE, VALVE AND BOX

**UNDERGROUND** 

**UTILITY POLE** 

## Notes

## General

- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG, INC." (811 OR 1-800-922-4455) AT LEAST 72 HOURS BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- 4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- 6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- 7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT
- 8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S
- 10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- 11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- 12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- 13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- 14. THIS PROJECT DOES NOT DISTURB MORE THAN FIVE ACRES OF LAND AND THEREFORE DOES NOT REQUIRE A CTDEEP PERMIT FOR THE GENERAL PERMIT OF DISCHARGE OF STORMWATER AND DEWATERING WASTEWATER FROM CONSTRUCTION ACTIVITIES.

## Utilities

- 1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED. THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- 3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- 4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
  - A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
  - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
  - C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- 5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- 7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
- A. WATER PIPES SHALL BE DUCTILE IRON, CLASS 52, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH AWWA C151, AWWA C111, AWWA C104, AND AWWA C600, LATEST REVISIONS FOR GREATER THAN 2 INCH DIAMETER AND TYPE K COPPER MANUFACTURED AND INSTALLED IN CONFORMANCE WITH ASTM 888, IN ACCORDANCE WITH AWWA C800, LATEST REVISION FOR 2 INCH DIAMETER AND LESS.
- B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 SEWER PIPE
- C. STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) SMOOTH INTERIOR.
- D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- 10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

## **Layout and Materials**

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
- 3. CURBING SHALL BE CONCRETE CURB (CC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE
- 4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- 5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- 6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

## Demolition

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- 4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

## **Erosion Control**

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

## **Existing Conditions Information**

- 1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, AND FROM PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VHB, DURING OCTOBER 2021.
- 2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD88.
- 3. GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM TBD.

## **Document Use**

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT

# Landscape Architecture and Geology, PC 50 Main Street Suite 360

White Plains, NY 10606

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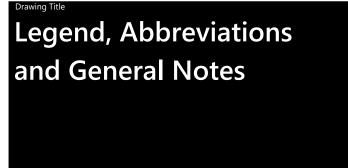
# New Safeguard **Self Storage**

2710 North Avenue **Bridgeport, Connecticut** 

Designed by	Checked by

Designed by JML	Checked by PNO
Issued for	Date
<b>Wetlands Permit</b>	April 28, 2022

Not Approved for Construction





20804.00

# **Zoning Summary Chart**

Existing Zoning District(S):	Mixed-Use Cent Neighborhood I	` ,.
Proposed Zoning District(S):	Mixed-Use Cent	ers (MX2) <sup>1</sup>
Proposed Building Type(S):	Storefront	
Proposed Use(S):	Retail, Self-Servi	ce Storage <sup>2</sup>
Zoning Regulation Requirements	Required*	Provided
LOT AREA	-	2.66 Acres
PRIMARY STREETWALL	75% Min.	TBD
PRIMARY STREET BUILD-TO ZONE	0 Min. / 15 Feet Max.	TBD
SIDE SETBACK	5 Feet Min. <sup>3</sup>	60.61 Feet
REAR SETBACK	15 Feet Min.	58.39 Feet
SITE COVERAGE	95% Max.	63.4%
DRIVEWAY ACCESS WIDTH	22 Feet <sup>4</sup>	TBD
SURFACE PARKING LOCATION	Rear Yard, Limited Side Yard	Rear Yard, Limited Side Yard
PARKING SIDE/REAR SETBACK	3 Feet Min.	7.98 Feet
HEIGHT	2 Story Min. / 3 Story Max.	TBD

\* Zoning regulation requirements as specified in 'Bridgeport Zoning Regulations' dated November 29, 2021.

12 Feet Min. /

14 Feet Max. 9 Feet Min. /

14 Feet Max.

MAP 32 BLOCK 1301 LOT 36 NOW OR FORMERLY

VOLUME 5051 PAGE 283

<sup>1</sup> LOT 2 IS CURRENTLY ZONED NEIGHBORHOOD MIX 2 (NX2) AND IS PROPOSED TO BE CHANGED TO MIXED-USE CENTERS (MX2).

<sup>2</sup> SPECIAL PERMIT REQUIRED FOR SELF-SERVICE STORAGE FACILITY USE.

<sup>3</sup> 5 FEET MIN. WHEN ADJACENT TO OTHER BUILDING TYPE.

<sup>4</sup> 22 FEET MAX DRIVEWAY WIDTH MEASURED AT SIDEWALK.

# Sign Summary

**GROUND STORY HEIGHT** 

UPPER STORY HEIGHT

_				
	M.U.T.C.D. Number	Specif Width	ication Height	Desc.
-	R1-1	30"	30"	STOP
	R7-1	12"	18"	NO PARKING ANY TIME
	R7-8	12"	18"	RESERVED PARKING

**Parking Summary Chart** 

	Size		Spaces	
Description	Required	Provided	Required	Provided
STANDARD SPACES	9 x 20	9 x 20	-	29
STANDARD ACCESSIBLE SPACES *	8 x 20	8 x 20	-	2
TOTAL SPACES			-	31

MAX PARKING ALLOWED = 142 SPACES

(250'± TO MOODY AVENUE)

14.26' (TIE LINE) -

\* PER CONNECTICUT STATE BUILDING CODE, A MINIMUM OF 2 ACCESSIBLE SPACES ARE TO BE

\*\* PER SECTION 8.20.1 OF THE 'BRIDGEPORT ZONING REGULATIONS', THERE IS NO ESTABLISHED

PROVIDED WHEN 26 TO 50 STANDARD SPACES ARE PROVIDED.

MINIMUM OFF-STREET PARKING REQUIREMENTS. **Maximum Parking Requirements:** 

			•				
RETAIL	4,200 SF	х	4 SPACES	/	1,000	=	17 SPACES
CONSUMER SERVICE	35,800 SF	x	3.5 SPACES	/	1,000	=	125 SPACES

EMERGENCY ACCESS POINT TRASH<sup>GA</sup> ENCLOSURE -∠ BITUMINOUS PAVEMENT (TYP) — STOP (TYP)

POSSIBLE CATCH BASIN & DRAINAGE

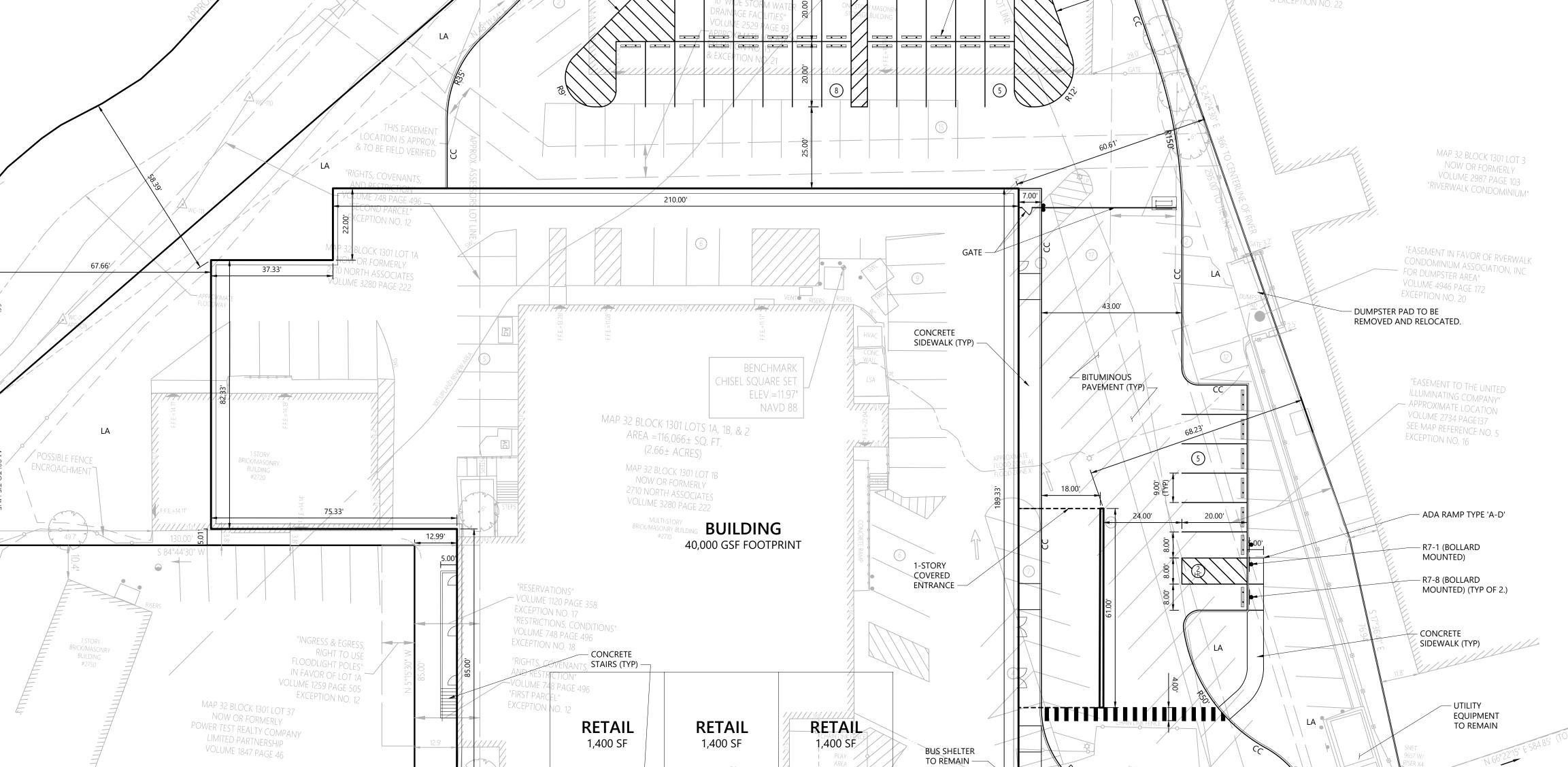
ON MAP REFERENCE NO. 4

\_(EVIDENCE SUPPORTING THIS

VOLUME 2529 PAGE 93 NO DESCRIPTION PROVIDED

EXCEPTION NO. 15

BEING THE ACTUAL



35.00'

35.00'

**North Avenue**(Layout 90' Wide - Public - See Map Reference No. 1)

35.00'

38.50'

— EXISTING CURB CUT TO BE CLOSED

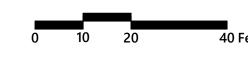
R1-1 —



Engineering, Surveying, Landscape Architecture and Geology, PC 50 Main Street Suite 360 White Plains, NY 10606

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# **New Safeguard** Self Storage

2710 North Avenue Bridgeport, Connecticut

Designed by JML April 28, 2022 **Wetlands Permit** 

Not Approved for Construction

**Layout and Material Plan** 



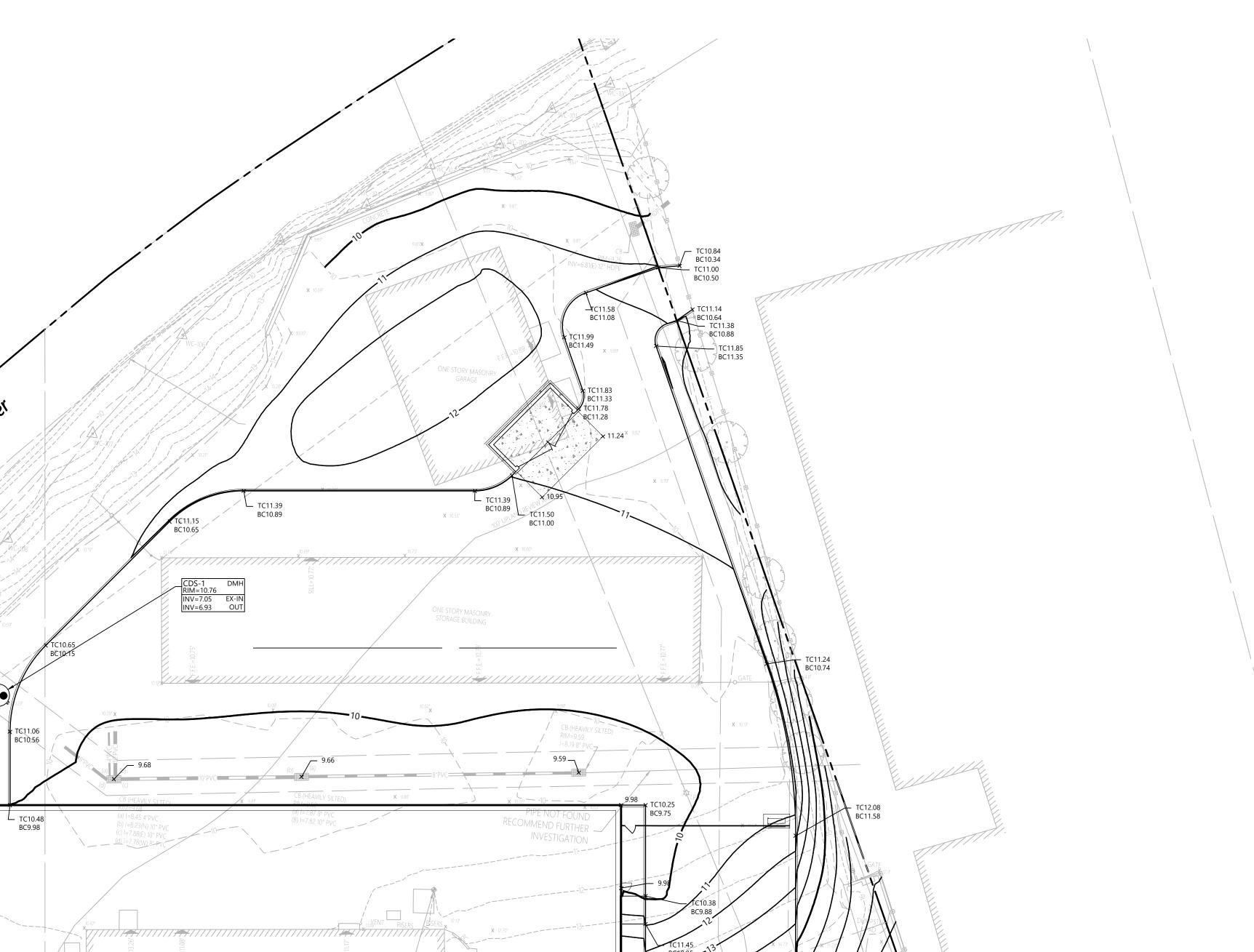


Project Number 20804.00

ELEVATIONS ARE BASED ON NAVD88

- 2. THE CONTRACTOR SHALL MEET ALL LINES AND GRADES DEPICTED ON THIS PLAN OR AS DIRECTED BY
- 3. GRADES IN ALONG ADA WALKWAYS SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL AND 2%
- 4. ALL ADA ACCESS AISLES AND PARKING SPACES SHALL BE AT THE SAME LEVEL, WITH MAXIMUM SLOPES NOT GREATER THAN 2% IN ANY DIRECTION.
- CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE ADA ACCESS ASISLES/PARKING SPACES AND THE EXISTING PAVEMENT AT THE WORK LIMITS.
- GRADES IN LANDSCAPED AREAS SHALL NOT EXCEED A SLOPE OF 3H:1V UNLESS OTHERWISE NOTED ON THE PLANS.
- 7. IN AREAS OF FILL OR BACKFILL, THE CONTRACTOR SHALL PLACE SUITABLE FILL MATERIAL AS DETERMINED BY THE ENGINEER IN 6-INCH LIFTS. EACH LIFT SHALL BE COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR DENSITY. NATIVE SOIL MAY BE USED AS BACKFILL IF IT IS DEEMED SUITABLE BY THE ENGINEER.
- 8. GRADES TO PITCH AWAY FROM BUILDING FOUNDATIONS.
- 9. CONTRACTOR RESPONSIBLE TO PROVIDE POSITIVE DRAINAGE FLOW OVER THE SITE. BIRD BATHS AND PONDING AREAS (OTHER THAN AS DESIGNED) ARE NOT PERMITTED.

CDS UNIT TO BE INSTALLED ON EXISTING 8" PVC DRAINAGE PIPE. EXISTING INVERTS TO REMAIN —



TC20.22 BC19.72

21.29

TC21.79 BC21.29

> EX TC21.57 EX BC21.07



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White Plains, NY 10606 914.467.6600





# New Safeguard Self Storage

2710 North Avenue Bridgeport, Connecticut

Issued for Date
Wetlands Permit April 28, 2022

Not Approved for Construction

Grading and
Drainage Plan



C3.01

Project Number 20804.00

Saved Wednesday, April 27, 2022 4:10:24 PM JLEGOFF Plotted Wednesday, April 27, 2022 8:56:55 PM Julien Le G

**North Avenue**(Layout 90' Wide - Public - See Map Reference No. 1)

RETAIL

FFE = 21.0 €

BENCHMARK CHISEL SQUARE SET ELEV.=11.97' NAVD 88

**BUILDING** 

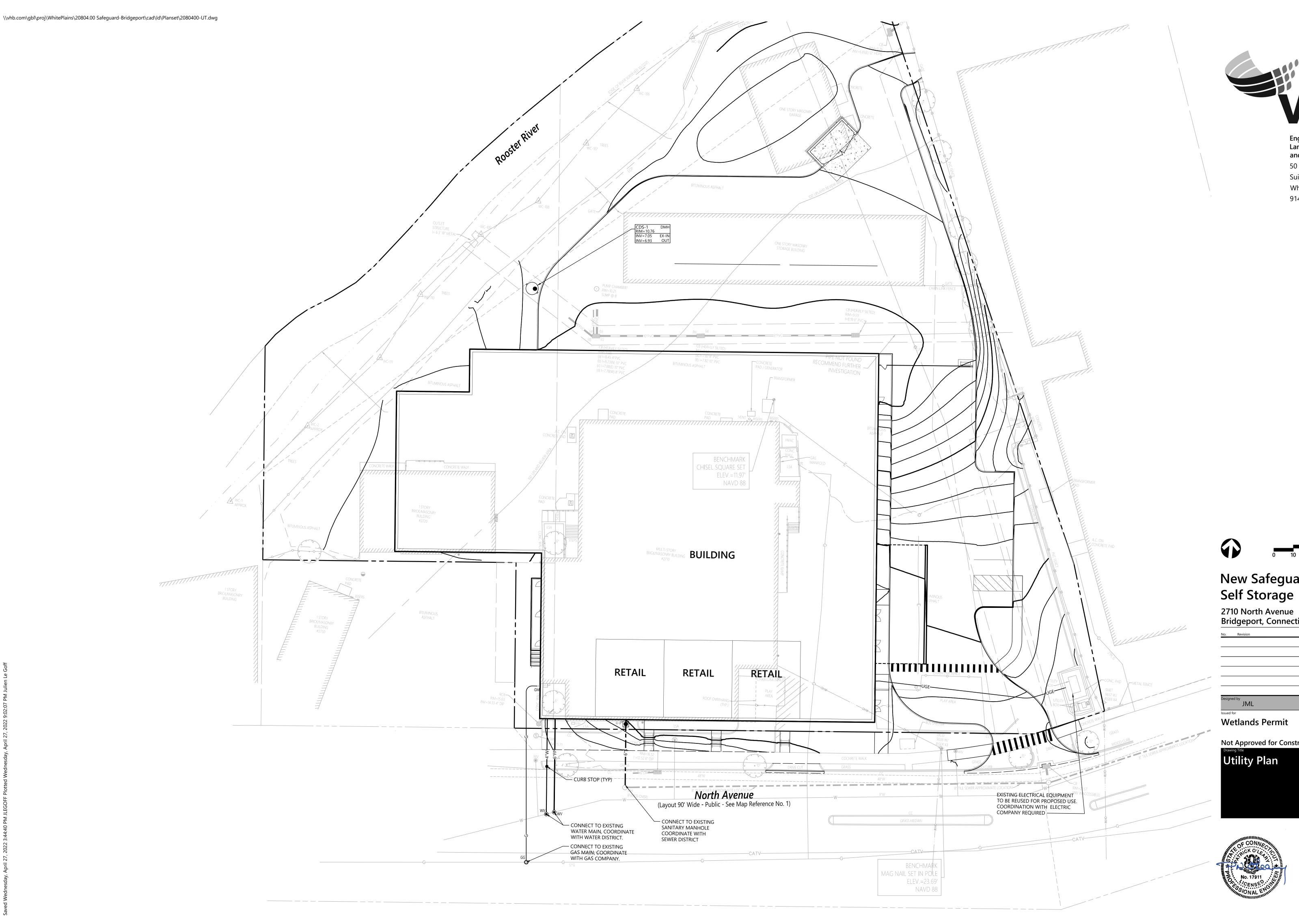
UFE = 21.0 LFE = 10.0

**RETAIL** 

FFE = 21.0

**RETAIL** 

FFE = 21.0





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**New Safeguard** 

2710 North Avenue Bridgeport, Connecticut

**Wetlands Permit** April 28, 2022

Not Approved for Construction





Project Number 20804.00

## Temporary Erosion and Sedimentation Control Maintenańce (throughout construction):

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.

PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, IN AREAS WHERE HIGH RUNOFF VELOCITIES OR HIGH SEDIMENT LOADS ARE AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.

THE SITE CONTRACTOR WILL INSPECT ALL SEDIMENT AND EROSION CONTROL PROVIDE ADDITIONAL PROTECTION. THE SILT FENCES AND STRAW BALE STRUCTURES AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF A RAINFALL BARRIER WILL BE REPLACED AS DETERMINED BY PERIODIC FIELD INSPECTIONS. EVENT TO DETERMINE THE CONDITIONS OF THE BASINS DURING CONSTRUCTION, IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). CLEAN OUT SEDIMENT BASINS WHEN ACCUMULATION REACHES 12". SEDIMENT LEVELS SHALL BE MARKED WITHIN THE SEDIMENT STORAGE AREA BY STAKES. DO NOT ALLOW ACCUMULATED SEDIMENTS TO FLUSH INTO WETLAND AREAS.

SILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6-INCHES CATCH BASIN PROTECTION DEEP OR AS NEEDED.

DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.

THE EARTH AND RESET AS NECESSARY.

SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.

EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SECURELY STABILIZED. AFTER REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE REGRADED AND STABILIZED AS SOON AS PRACTICAL.

MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.

CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.

## Site Sediment and Erosion Narrative:

THE PROPOSED PROJECT CONSISTS OF CONSTRUCTING 4 RESIDENTIAL BUILDINGS AND A CLUBHOUSE, WITH ASSOCIATED PARKING, AMENITIES, DRIVEWAYS AND UNDERGROUND UTILITIES.

THE APPROXIMATELY ±8.4 ACRE SITE WILL BE DEVELOPED IN A SINGLE PHASE PROJECT. APPROXIMATELY ±7.1 ACRES WILL BE DISTURBED DURING CONSTRUCTION.

TO CONTROL SEDIMENT EROSION DURING EARTH FILLING OPERATIONS, THE CONTRACTOR SHALL EMPLOY TECHNIQUES OUTLINED IN THE CONSTRUCTION SEQUENCE AND EROSION CONTROL NOTES TO ENSURE THAT EROSION DOES NOT OCCUR AND THAT SEDIMENT IS NOT TRANSPORTED OFF.

THE EARTHWORK IS PLANNED TO START MAY 2023 AND ANTICIPATED TO BE COMPLETED SEPTEMBER 2025.

THE EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EARTHWORK AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND DRAINAGE/STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION.

## Construction Sequence:

1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE CITY OF SHELTON WITH THE NAME FOR THE 24 HOUR CONTACT.

2. CONTRACTOR SHALL ADHERE TO CONNECTICUT GUIDELINES FOR

EROSION AND SEDIMENT CONTROL. 3. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE

PRE-CONSTRUCTION MEETING. 4. HOLD PRE-CONSTRUCTION MEETING. (REMEMBER TO CALL "CALL BEFORE

YOU DIG, INC.' 1-800-922-4455 OR 811). 5. NOTIFY THE CITY OF SHELTON AGENT, ZONING ENFORCEMENT OFFICER

AND ENGINEERING DEPARTMENT, 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.

6. INSTALL STABILIZED VEHICLE CONSTRUCTION EXIT. INSTALL AND STABILIZE SPINE ROAD FOR USE DURING CONSTRUCTION. PRIOR TO INSTALLING SURFACE WATER CONTROLS, SUCH AS TEMPORARY DIVERSION SWALES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE CONDITIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE LOCATIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING SURFACE

WATER CONTROLS. 9. INSTALL EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE E&S PLAN FOR THE SITE INCLUDING SILT FENCE BARRIERS AND SILT

10. COMPLETE DEMOLITION, CLEARING AND GRUBBING. 11. WORK ALONG THE WETLAND EDGES SHALL BE COMPLETED DURING DRY

PERIODS OF THE YEAR. 12. ESTABLISH ROUGH GRADE ON THE SITE.

13. CONSTRUCT BUILDING AND UNDERGROUND UTILITIES. INSTALL SILT SACK SEDIMENT TRAPS IN ALL NEW CATCH BASINS.

14. INSTALL PAVEMENT BASE & FIRST COURSE OF BITUMINOUS CONCRETE

20. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND

## Erosion & Sediment Control Techniques:

THE FOLLOWING EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EARTHWORK AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

EXPECTED, STRAW BALE BARRIERS WILL BE BACKED UP WITH SILT FENCING. THIS SEMI-PERMEABLE BARRIER MADE OF A SYNTHETIC POROUS FABRIC WILL

STRAW BALE BARRIERS STRAW BALE BARRIERS WILL BE PLACED TO TRAP SEDIMENT TRANSPORTED BY RUNOFF BEFORE IT REACHES THE DRAINAGE SYSTEM OR LEAVES THE CONSTRUCTION SITE. BALES WILL BE SET AT LEAST FOUR INCHES INTO THE EXISTING GROUND TO MINIMIZE UNDERCUTTING BY RUNOFF.

NEWLY CONSTRUCTED AND EXISTING CATCH BASINS WILL BE PROTECTED WITH SILT SACKS THROUGHOUT CONSTRUCTION.

## GRAVEL AND CONSTRUCTION ENTRANCE/EXIT

THE UNDERSIDE OF STRAW BALES SHOULD BE KEPT IN CLOSE CONTACT WITH A TEMPORARY CRUSHED-STONE CONSTRUCTION ENTRANCE/EXIT WILL BE CONSTRUCTED. A CROSS SLOPE WILL BE PLACED IN THE ENTRANCE TO DIRECT RUNOFF TO THE SEDIMENT TRAP.

## **VEGETATIVE SLOPE STABILIZATION**

STABILIZATION OF OPEN SOIL SURFACES WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE CEASED, UNLESS THERE IS SUFFICIENT SNOW COVER TO PROHIBIT IMPLEMENTATION. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION OF SLOPES OF 3:1 OR FLATTER. ANNUAL GRASSES, SUCH AS ANNUAL RYE, WILL BE USED TO ENSURE RAPID GERMINATION AND PRODUCTION OF ROOTMASS. PERMANENT STABILIZATION WILL BE COMPLETED WITH THE PLANTING OF PERENNIAL GRASSES OR LEGUMES. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO-SEEDING OR SODDING. A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIME, FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.

STOCKPILE MANAGEMENT SIDESLOPES OF STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES NOT USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE. STRAW BALES AND SILT FENCE ARE TO BE PLACED AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE TOW OF SLOPE.

SILT FENCE/STRAW

PERIODICALLY MOISTEN EXPOSED SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP AND REDUCE DUST.

CONCRETE TRUCK WASHOUT CONCRETE WASHOUT SHALL BE LOCATED A MINIMUM OF 50 FT FROM ANY DRAINAGE INLET OR CONCENTRATED ONCE CONCRETE WASTE HAS BEEN WASHED IN THE WASHOUT AREA AND ALLOWED TO HARDEN, THE CONCRETE SHALL BE BROKEN UP AND REMOVED FROM THE SITE. THE CONTRACTOR SHALL REMOVE WASHED OUT CONCRETE ON A REGULAR BASIS. PLASTIC LINING SHALL BE A MINIMUM OF 10 MIL, POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES AND TEARS AND CLEANED OUT ONCE 75% CAPACITY IS REACHED. STRAW BALES MAY BE SUBSTITUTED WITH ALTERNATE SECURING MEASURE SUCH AS CONCRETE BLOCKS

THIS PLAN PROVIDES GENERAL GUIDANCE FOR THE CONSTRUCTION ACTIVITIES THAT MAY OCCUR. THE CONTRACTOR IS FULLY RESPONSIBLE TO PROVIDE AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES PER THE CONNECTICUT GUIDELINES FOR SOIL AND EROSION AND SEDIMENT CONTROL. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED THROUGHOUT CONSTRUCTION BY THE CITY, ENGINEER, OWNER OR OWNER'S REPRESENTATIVE, OR OTHER INSPECTIONS.

- EROSION CONTROL

– SILT FENCE (TYP)

— CONSTRUCTION FENCE (TYP)

BLANKET (TYP)



Landscape Architecture and Geology, PC 50 Main Street

White Plains, NY 10606 914.467.6600

Suite 360



# **New Safeguard Self Storage**

2710 North Avenue **Bridgeport, Connecticut** 

JML	Checked by PNO
suad for	Data

**Not Approved for Construction** 

**Wetlands Permit** 

**Erosion and Sediment Control Plan** 



April 28, 2022

20804.00

CONTRACTOR TO PROVIDE STREET SWEEPING, AS NEEDED, IF SILT/SEDIMENT IS TRACKED ONTO ROADWAY (TYP). -

BUILDING × × × × × × × 

CONSTRUCTION FENCE (TYP) —

SILT FENCE (TYP) -

15. INSTALL LANDSCAPING & LOAM AND SEED ALL DISTURBED AREAS.

**RETAIL** 

final commence of the second o

STOCKPILE MANAGEMENT AREA

THROUGHOUT CONSTRUCTION. -

SILT SACK (TYP)

**RETAIL** 

CONTRACTOR TO RELOCATE OR REPOSITION

STOCKPILE MANAGEMENT AREA AS NEEDED

CONCRETE TRUCK WASHOUT, LOCATE A MINIMUM OF 50'

WETLAND, STORM DRAINS,

RESOURCE (TYP), SEE DETAIL.

RELOCATE AS NECESSARY.

FROM ANY STREAM,

OR OTHER SENSITIVE

STABILIZED CONSTRUCTION ENTRANCE. REFRESH AS REQUIRED THROUGHOUT CONSTRUCTION IF STONE GETS

CLOGGED OR CAKED WITH SILT/SEDIMENT. DO NOT

RETAIL

ALLOW SILT/SEDIMENT TO BE TRACKED ONTO ROADWAY.

North Avenue

(Layout 90' Wide - Public - See Map Reference No. 1)

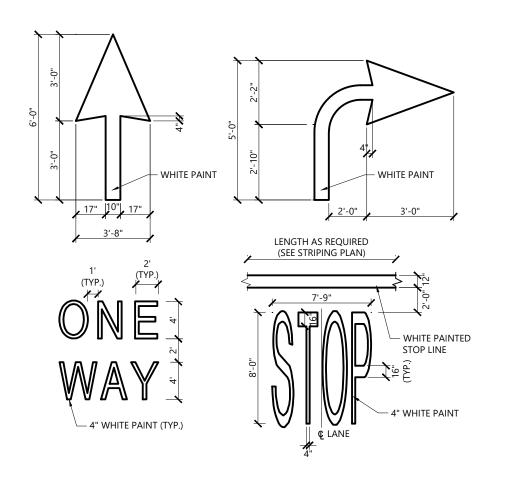
16. AFTER SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT 17. LOAM AND SEED ALL DISTURBED AREAS. 18. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.

19. INSTALL FINAL COURSE OF PAVEMENT.

DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

- 1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
- 2. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
- 3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE
- AREAS SHALL NOT EXCEED 1.5%. 4. THE ACCESSIBLE SYMBOL DEPICTED ABOVE DOES NOT COMPLY
- WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND IS SHOWN FOR COMPLIANCE WITH STATE AND LOCAL REGULATIONS ONLY.

Accessible Parking Space		12/19
N.T.S.	Source: VHB	LD_552D

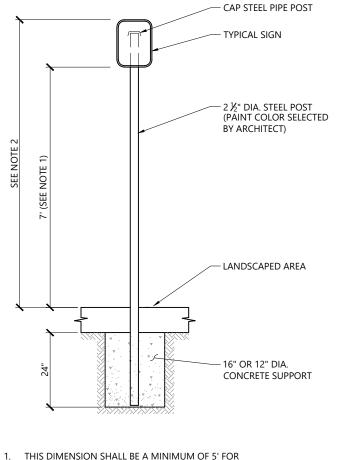


1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Source: VHB

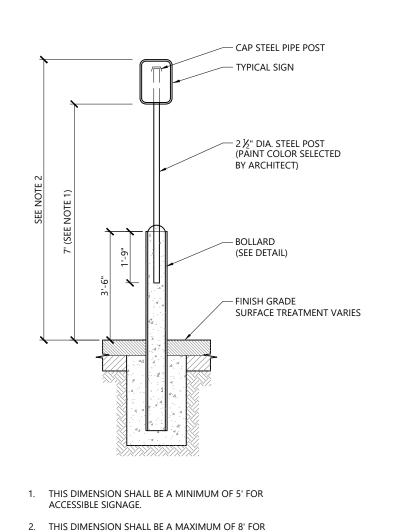
**Painted Pavement Markings - On Site** 

N.T.S.



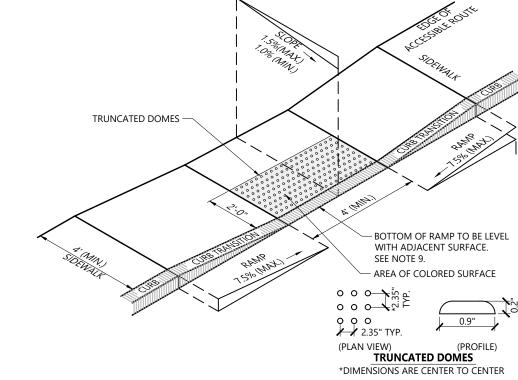
1. THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE. 2. THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE





**Bollard Mounted Sign** Source: VHB

ACCESSIBLE SIGNAGE



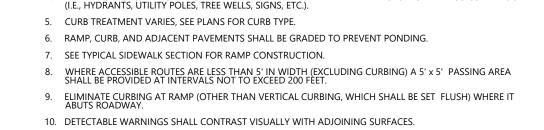
2/20

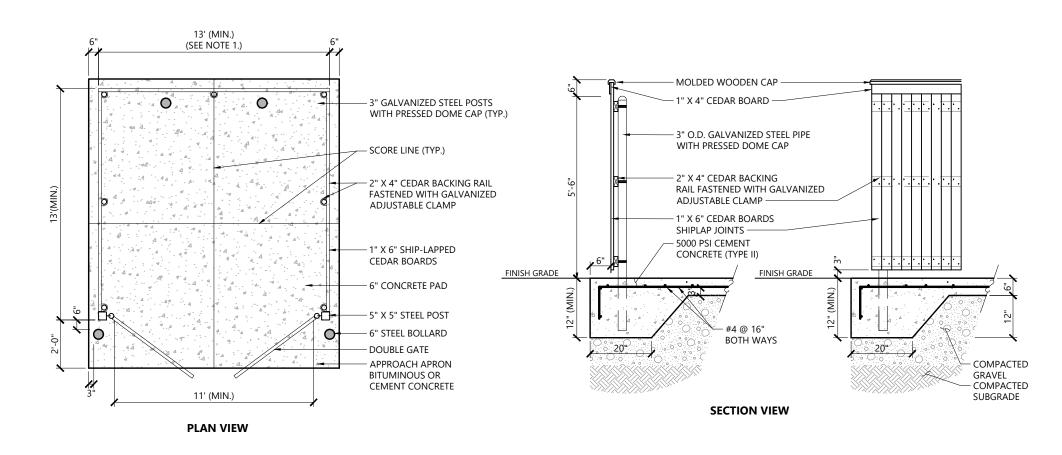
LD\_703

- 1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
- 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%. 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
- 4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).

11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'A-D' 12/20 N.T.S. LD\_500 Source: VHB

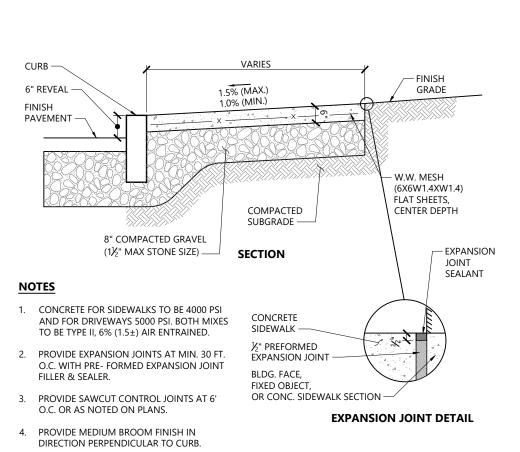




LD\_554

- 1. DUMPSTER PAD DIMENSIONS SHOWN AS MINIMUM. REFER TO PLAN FOR ACTUAL DIMENSION.
- 2. PAD DESIGNED FOR 6 YARD DUMPSTER.

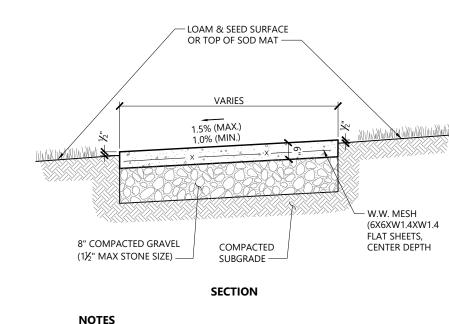
Dumpster Pad w/ Enclosure		1/20	
N.T.S.	Source: VHB	LD 713	



**Concrete Sidewalk** LD\_420

5. ALL EXPOSED CONCRETE SURFACES SHALL

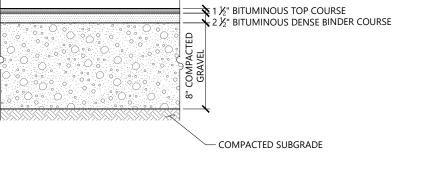
BE SEALED WITH A SILANE-SILOXANE



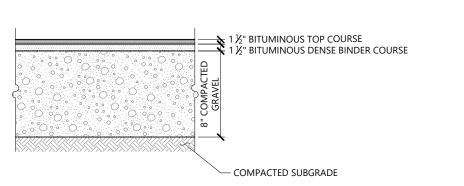
- 1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI. BOTH MIXES TO BE TYPE II, 6% (1.5±) AIR ENTRAINED.
- 2. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE- FORMED EXPANSION JOINT FILLER & SEALER.
- 3. PROVIDE SAWCUT CONTROL JOINTS AT 6' O.C. OR AS NOTED ON
- 4. PROVIDE MEDIUM BROOM FINISH IN DIRECTION PERPENDICULAR TO

5. ALL EXPOSED CONCRETE SURFACES SHALL BE SEALED WITH A SILANE-SILOXANE PRODUCT.

**Concrete Sidewalk in Landscape Area** LD\_426 N.T.S.



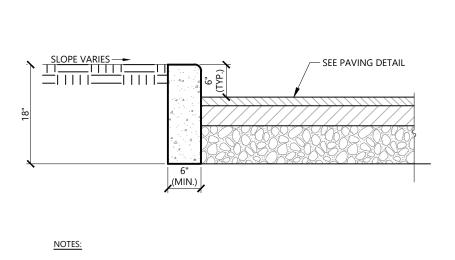
## **HEAVY DUTY FLEXIBLE PAVEMENT - TO BE USED FOR MAIN ENTRY AND TRUCK ACCESS**



## STANDARD DUTY FLEXIBLE PAVEMENT - TO BE USED FOR PASSENGER CAR PARKING AREAS

REFER TO THE 'PRELIMINARY GEOTECHNICAL STUDY FOR PROPOSED APARTMENT BUILDINGS, RIVER ROAD (ROUTE 110), SHELTON, CT' PREPARED BY WELTI GEOTECHNICAL, P.C., DATED JANUARY 24, 2022, FOR ADDITIONAL INFORMATION REGARDING PAVEMENT SECTIONS. PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

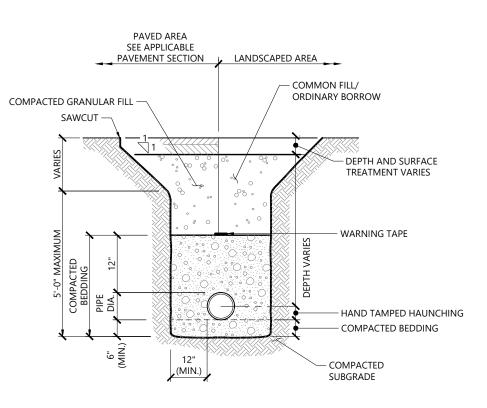
<b>Bituminous</b>	Concrete Pavement Sections	11/19
N.T.S.	Source: VHB	LD_430



1. THE CONCRETE PLACED UNDER THIS ITEM FOR CONVENTIONALLY FORMED CURB SHALL BE CLASS A

2. THE CONCRETE CURB SHALL BE CAST IN PLACE IN SECTIONS
APPROXIMATELY 20 FEET LONG AND PROVISION MADE AT EACH JOINT FOR
EXPANSION OF 1/4 INCH. EXPANSION JOINTS 1/2 INCH IN THICKNESS SHALL BE INSTALLED IN THE CURB AT THE SIDE OF DRAINAGE STRUCTURES OR CASTINGS, AT EACH SIDE OF DRIVEWAY CURB CUTS AND BETWEEN SIDEWALK OR OTHER ABUTTING STRUCTURES.

**Concrete Curb Detail (On-Site)** 1/16



- WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH
   DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS,
   PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
- 2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES. 3. COMPACTED GRANULAR FILL MAY CONSIST OF GRAVEL, CRUSHED STONE, SAND, OR OTHER MATERIAL AS APPROVED BY

**Utility Trench** 11/19 N.T.S. Source: VHB LD\_300

# **New Safeguard Self Storage**

2710 North Avenue Bridgeport, Connecticut

Designed by	Checked by

**Engineering, Surveying,** 

**Landscape Architecture** 

White Plains, NY 10606

and Geology, PC

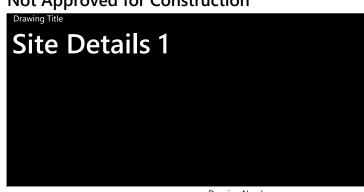
50 Main Street

914.467.6600

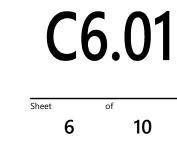
Suite 360

April 28, 2022 **Wetlands Permit** 

Not Approved for Construction



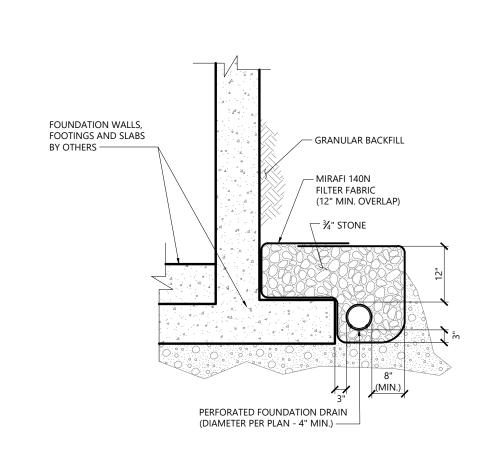




Project Number

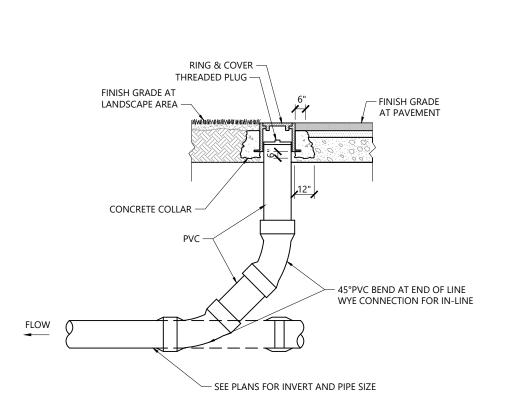
20804.00

LD\_163

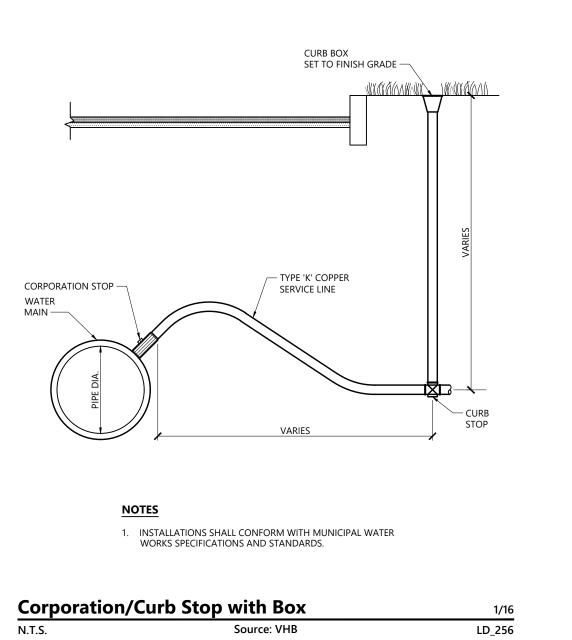




Engineering, Surveying, Landscape Architecture and Geology, PC 50 Main Street Suite 360 White Plains, NY 10606 914.467.6600

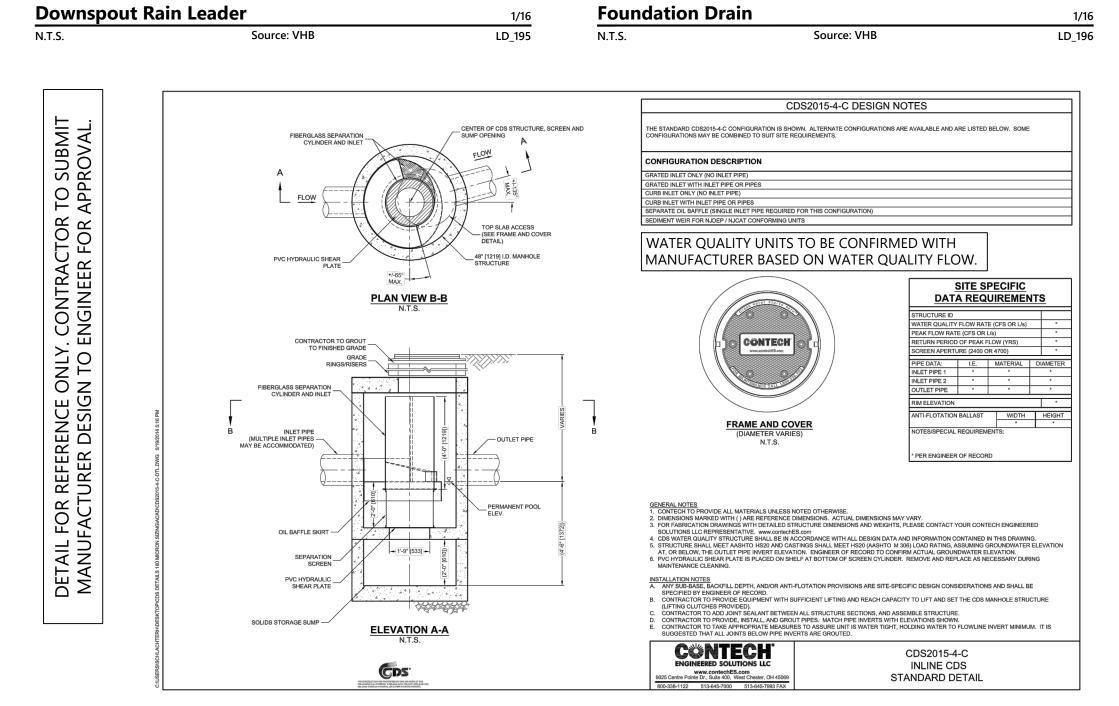


Cleanout (CO) 12/19 LD\_303 Source: VHB



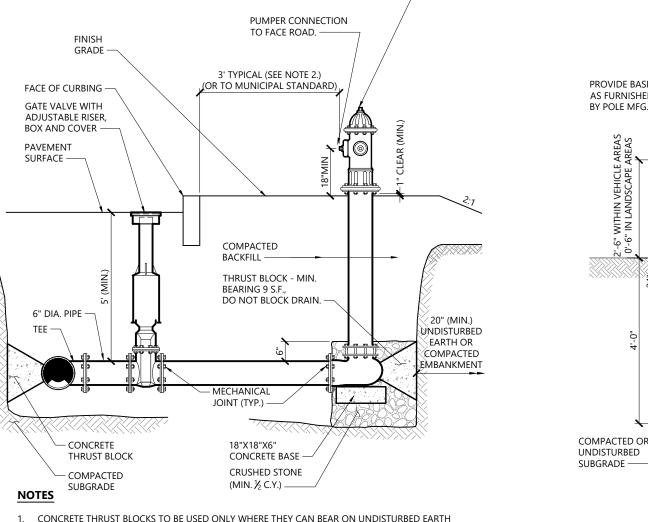
LD\_256

N.T.S.



CDS2015-4-C N.T.S. Source: Contech

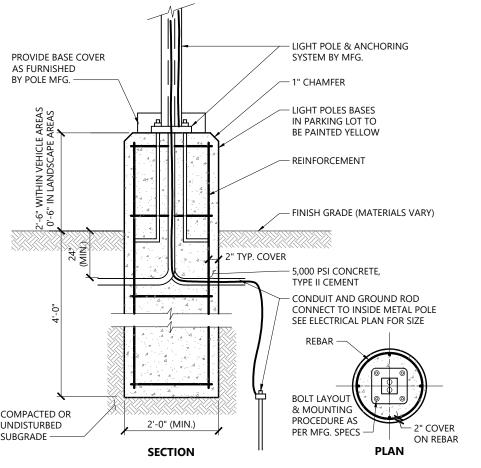
MUNICIPAL STANDARD HYDRANT —



1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.

3. A 36-INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT UNLESS OTHERWISE APPROVED BY AUTHORITY HAVING JURISDICTION.

 HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT. **Hydrant Construction** 12/19 LD\_250



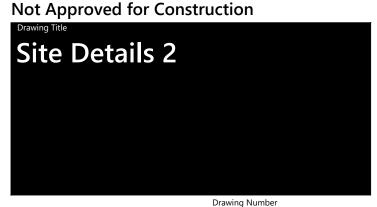
DETAIL PROVIDED FOR GENERAL INFORMATION ONLY. CONTRACTOR TO PROVIDE STAMPED FINAL DESIGN OF LIGHT POLE FOUNDATION BASED ON RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER.

**Light Pole Foundation Detail (Up to 15' Pole)** 12/19 LD\_310A N.T.S.

# **New Safeguard Self Storage**

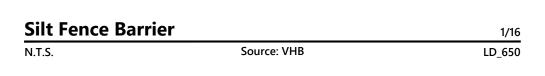
2710 North Avenue Bridgeport, Connecticut

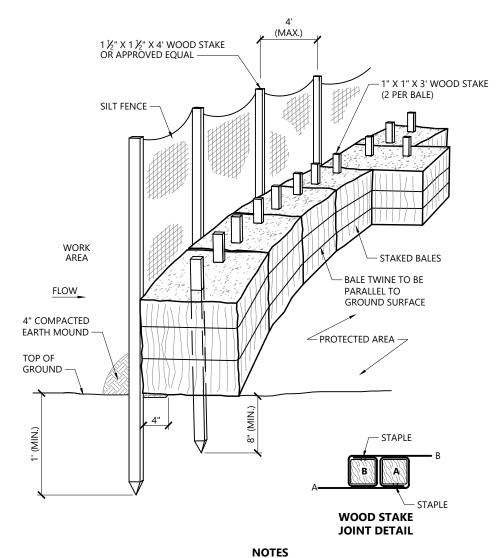
Designed by	Checked by
ssued for	Date
Wetlands Permit	April 28, 202
Wetlands Permit	A
	April 20, 20





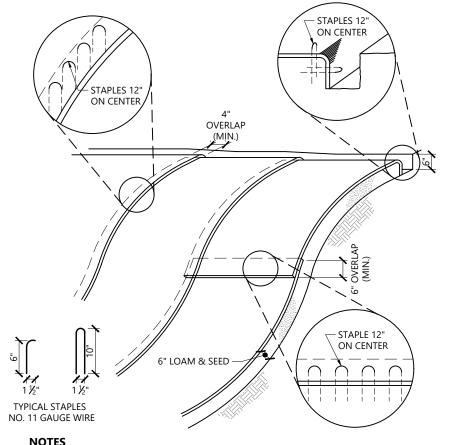
Project Number 20804.00





PLACE ONE BALE PERPENDICULAR ALONG BALE BARRIER (100' O.C.).

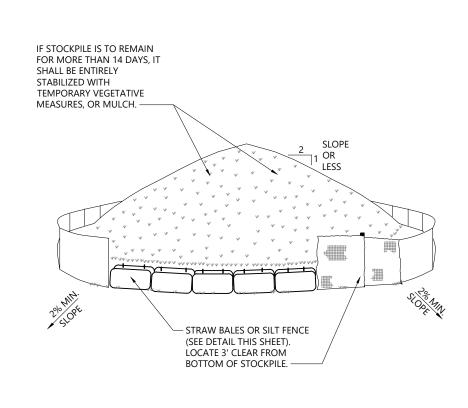
Silt Fence /	Straw Bale Barrier	1/16
N.T.S.	Source: VHB	LD_655



1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.

- 2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
- 3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
- 4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
- 5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
- 6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

rosion Control	10/20	
.T.S.	Source: VHB	LD_680



1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND

- 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES.
- 4. CONTRACTOR SHALL INSPECT INSTALLATIONS EVERY 7 DAYS MINIMUM AND/OR AS REQUIRED AND AFTER ANY RAINFALL EVENT OF 1/2" OR GREATER AND MAKE NECESSARY REPAIRS AS NEEDED.

## Material Stockpile Area Detail

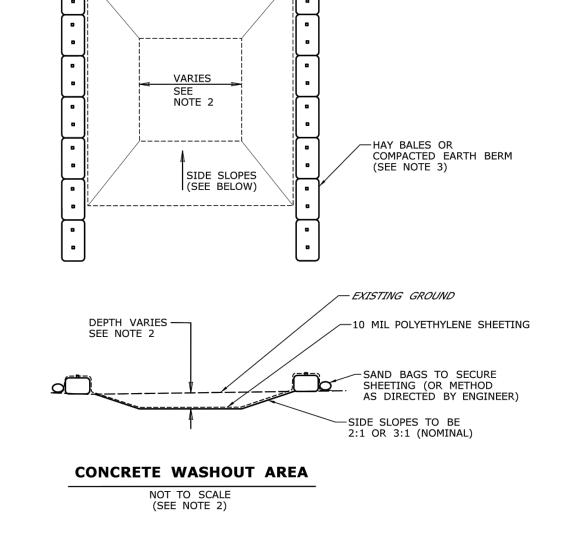
|--|--|--|--|--**NOTES** 1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY 2. THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER. LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF NOTE 2 THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN. -HAY BALES OR SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR. 3. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT. 4. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE

STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. (AS REQUIRED BY THE CONSTRUCTION SITE ENVIRONMENTAL INSPECTION REPORT) WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS. 6. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.

TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.

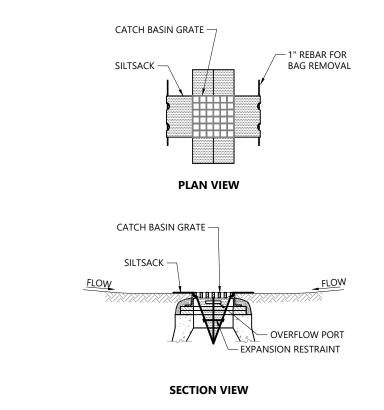
5. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR

7. PAYMENT FOR THIS ITEM IS TO BE INCLUDED UNDER THE GENERAL COST OF THE WORK FOR THE PROJECT, INCLUDING SITE RESTORATION.



**Concrete Washout Area** 

Source: CTDOT

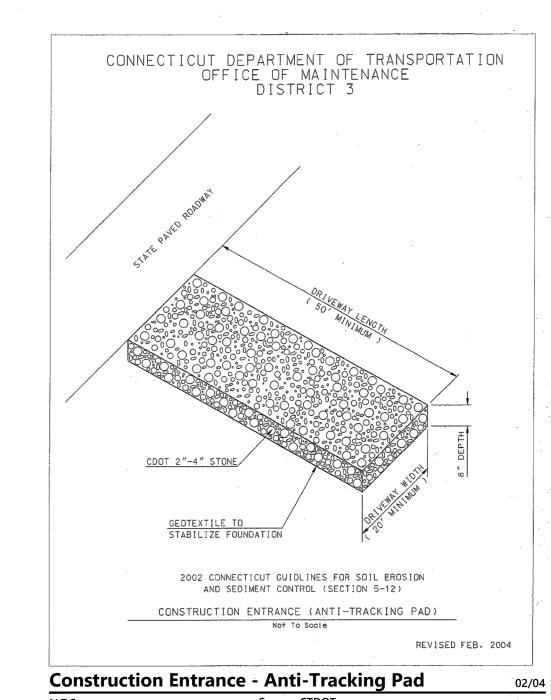


1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.

LD\_674

- 2. GRATE TO BE PLACED OVER SILTSACK.
- SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

Itsack Sediment Trap	
LS.	Source: VHB



# **New Safeguard Self Storage**

2710 North Avenue Bridgeport, Connecticut

Designed by	Checked by
Issued for	Date
Wetlands Permit	April 28, 2022

Engineering, Surveying, Landscape Architecture

White Plains, NY 10606

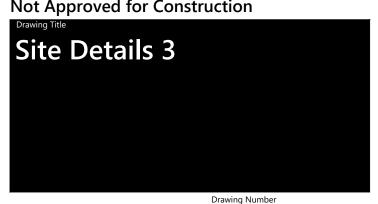
and Geology, PC

50 Main Street

914.467.6600

Suite 360

**Not Approved for Construction** 



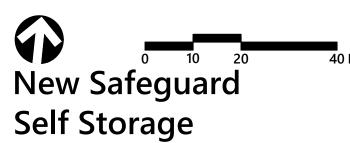


Project Number 20804.00

**North Avenue**(Layout 90' Wide - Public - See Map Reference No. 1)



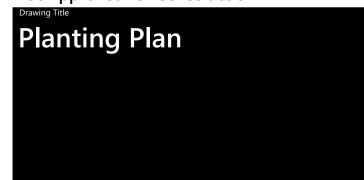
Engineering, Surveying, Landscape Architecture and Geology, PC 50 Main Street Suite 360 White Plains, NY 10606 914.467.6600



2710 North Avenue Bridgeport, Connecticut

April 28, 2022 **Wetlands Permit** 

Not Approved for Construction





Project Number 20804.00

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Tree Planting (For Trees Under 4" Caliper)

9/21 LD\_602

## **Planting Notes**

- 1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- 3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- 4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- 5. ALL PLANTING BACKFILL SOILS SHALL RECEIVE CERTIFIED WEED-FREE FULLY COMPOSTED LEAF MOLD SOIL AMENDMENT AT A RATE OF 33% (1 PART COMPOST TO 2 PARTS PLANTING SOIL). SUBMIT COMPOST CERTIFICATION & PRODUCT DATA PRIOR TO ORDERING FOR APPROVAL.
- 6. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- 7. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- 8. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- 9. ALL PLANT MATERIALS INSTALLED SHALL MEET THE LATEST SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY AMERICAN HORT AND CONTRACT DOCUMENTS.
- 10. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR TWO YEARS FOLLOWING DATE OF FINAL ACCEPTANCE. DEAD PLANTS, AND PLANTS LESS THAN 75% ALIVE SHALL BE REPLACED.
- 11. AREAS DESIGNATED "TOPSOIL & SEED" SHALL RECEIVE MINIMUM 6" OF TOPSOIL AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC, SUBMIT PRODUCT DATA FOR APPROVAL.
- 12. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE TOPSOIL AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- 13. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
- 14. ALL SPECIFIED PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT AT BOTH THE NURSERY AND JOBSITE PRIOR TO INSTALLATION
- 15. CAREFULLY DISRUPT CIRCLING ROOTS FROM ALL CONTAINER-GROWN PLANTS, EXCEPT PLUGS, VIA TOOL SCARIFICATION OR BY HAND.
- 16. ALL B&B MATERIALS (I.E. BURLAP, TWINE, ETC) SHALL BE ALL BIO-DEGRADABLE MATERIALS.
- 17. ALL PLANTINGS SHALL RECEIVE BIOSTIMULANT (MYCORRHIZAL FUNGI) AS PER MANUFACTURER'S RECOMMENDED RATES. SUBMIT PRODUCT DATA FOR APPROVAL PRIOR TO ORDERING.
- 18. CONTRACTOR SHALL MAINTAIN (I.E. WEEDING, MULCHING, WATERING, CUT BEDS, REPLACEMENTS, ETC) ALL LANDSCAPE PLANTS AND AREAS WITHIN CONTRACT LIMITS DURING SPRING, SUMMER, AND FALL UNTIL EXPIRATION OF GUARANTEE PERIOD.
- 19. LANDSCAPE CONTRACTOR SHALL SUBMIT LETTER OF AGREEMENT TO THE PROPERTY OWNER ACKNOWLEDGING AND AGREEING TO FULFILLING THE SPECIFIED CONTRACTED GUARANTEE PERIOD AND MAINTENANCE AT NO-ADDITIONAL COST TO THE OWNER. SUBMIT LETTER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 20. CONTRACTOR SHALL REMOVE ALL TREE STAKING AND GUYING MATERIALS PRIOR TO THE EXPIRATION OF THE PLANT WARRANTY PERIOD, OR 1 YEAR

FROM THE DATE OF INSTALLATION, WHICHEVER COMES FIRST.

## Irrigation Notes

- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.
- 2. ALL LAWN AREAS SHALL BE ZONED SEPARATELY FROM PLANTING (MULCH) BEDS AREAS.
- 3. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- 4. ALL IRRIGATION PIPING SHALL BE PVC, SUBMIT PIPE SIZES AND TYPES FOR APPROVAL.
- 5. CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- IRRIGATION CONTROLLER SHALL BE AN EPA WATERSENSE-LABELED WEATHER-BASED IRRIGATION CONTROLLER.
- 7. CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
- 8. (INSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.

(OUTSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS. LOCATE THIS EQUIPMENT IN A LOCKABLE 'HOT BOX'.

9. (INSIDE BUILDING) IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR.

(OUTSIDE BUILDING) IRRIGATION CONTROL PANEL SHALL BE LOCATED IN A LOCKABLE CABINET DESIGNED TO HOUSE THE CONTROL PANEL.

- 10. SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES & PVC CAPS, BOTH ENDS, UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.
- 11. IRRIGATION CONTRACTOR SHALL DEMONSTRATE FULL FUNCTIONALITY AND ADEQUATE WATERING OF PLANTINGS TO OWNER AND LANDSCAPE CONTRACTOR. SUBMIT WRITTEN SIGN-OFF FROM LANDSCAPE CONTRACTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

## **Tree Protection**

- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
- 2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.
- 4. NO UNAUTHORIZED TREE REMOVALS, UNLESS AS SPECIFIED ON CONTRACT DOCUMENTS, APPROVED BY LOCAL MUNICIPALITIES, AND LANDSCAPE

## **Edge of Woods Clearing**

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY EROSION CONTROL FENCE AND HAY BALE BARRIER. ERECT BARRIER AT EDGE OF THE EARTHWORK CUT LINE PRIOR TO TREE CLEARING. LAY OUT THIS LINE BY FIELD SURVEY.

## **Wetland/Landscape Notes:**

- 1. LANDSCAPE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE LOCATION OF THE LOCAL, STATE AND/OR FEDERALLY-REGULATED WETLAND ADJACENT AREA, PRIOR TO COMMENCING WORK.
- 2. NO LANDSCAPE PLANTINGS, MATERIAL STOCKPILING, FERTILIZATION, CLEARING, OR DISTURBANCE OF THE REGULATED WETLAND AREAS SHALL BE PERMITTED.
- 3. ALL LANDSCAPE OPERATIONS SHALL COMPLY WITH THE CONDITIONS OF THE WETLAND PERMITS.



Engineering, Surveying, Landscape Architecture and Geology, PC 50 Main Street Suite 360 White Plains, NY 10606

914.467.6600

New Safeguard Self Storage

2710 North Avenue Bridgeport, Connecticut

Designed by JML Checked by PNO
Issued for Date

Wetlands Permit April 28, 2022

Not Approved for Construction





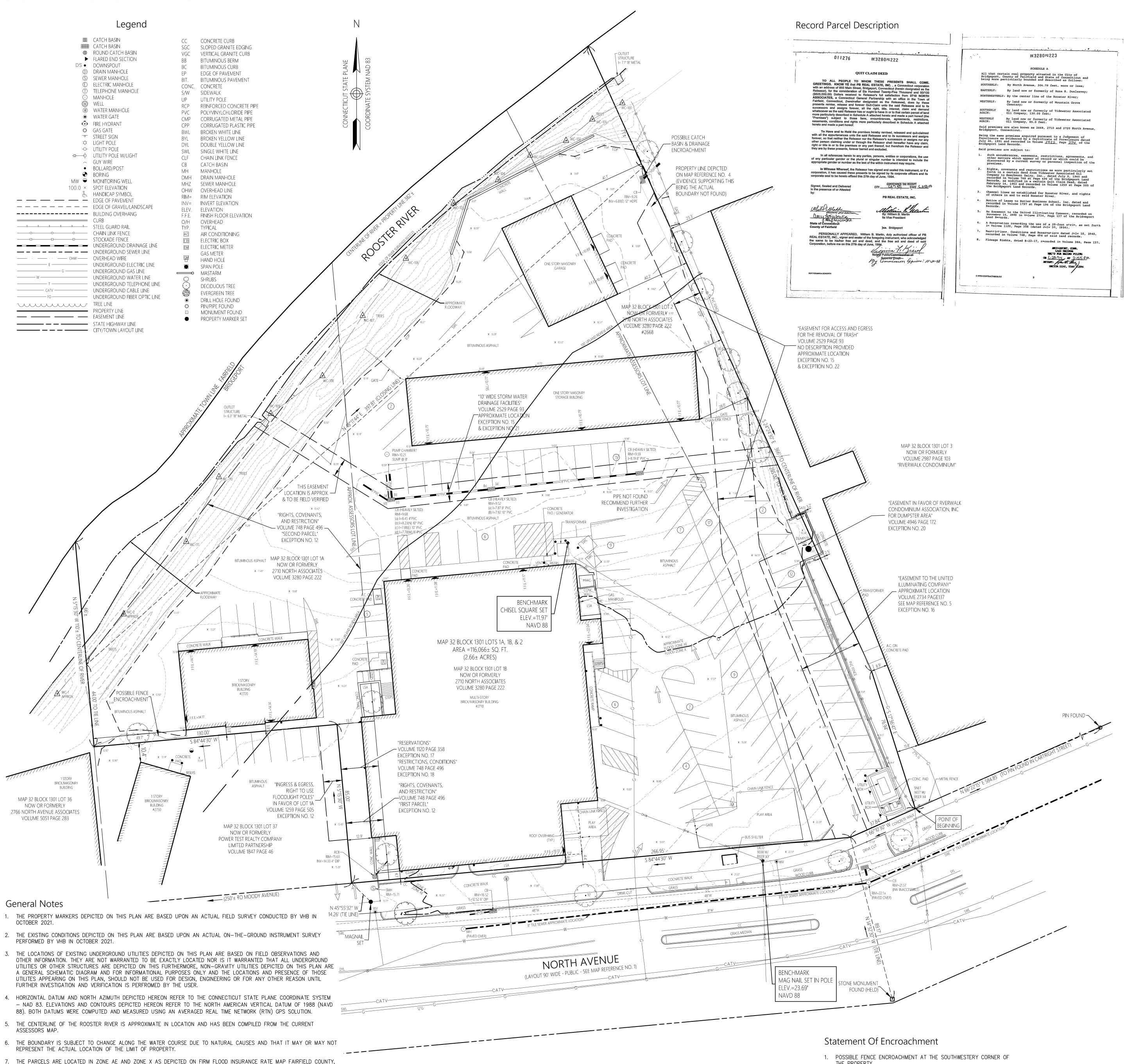


Project Number 20804.00

Saved Wednesday, April 27, 2022 7:42:12 PM JLEGOFF Plotted Wednesday, April 27, 2022 9:26:09 PM J

CONNECTICUT (ALL JURISDICTIONS) PANEL 436 OF 626 MAP NUMBER 09001C0436G MAP REVISED JULY 8, 2013.

8. WETLAND FLAGS WERE LOCATED USING MAPPING GRADE GPS AND EXPECTED HORIZONTAL ACCURACIES ARE 1-4 METERS.



SCALE IN FEET

# Survey Parcel Description

BEGINNING AT A POINT ON THE NORTH SIDE OF NORTH AVENUE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF RIVERWALK CONDOMNIUM AND THE SOUTHEASTERLY CORNER OF LAND NOW OF FORMERLY 2710 NORTH ASSOCIATES.

THENCE S 66° 10' 30" W ALONG THE NORTHERLY SIDE OF NORTH AVENUE A DISTANCE OF 37.84' TO A POINT;

THENCE S 84° 44' 30" W ALONG THE NORTHERLY SIDE OF NORTH AVENUE A DISTANCE OF 266.95' TO A POINT;

THENCE N 5° 15' 30" W BOUNDED WESTERLY BY LAND NOW OR FORMERLY POWER TEST REALTY COMPANY LIMITED PARTNERSHIP A DISTANCE OF 85.00' TO

THENCE S 84° 44' 30" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY POWER TEST REALTY COMPANY LIMITED PARTNERSHIP A DISTANCE OF 130.00'

THENCE N 5° 15' 30" W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF 2766 NORTH AVENUE ASSOCIATES A DISTANCE OF 44.00' TO A TIE LINE POINT; THENCE N 5° 15' 30" W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF 2766 NORTH AVENUE ASSOCIATES A DISTANCE OF 66 MORE OR LESS TO A POINT IN THE CENTER LINE OF ROOSTER RIVER;

THENCE GENERALLY NORTHEASTERLY ALONG THE CENTER LINE OF ROOSTER RIVER A DISTANCE OF 382' MORE OR LESS TO A POINT;

THENCE S 24° 24' 30" E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF "RIVERWALK CONDOMINIUM" A DISTANCE OF 71' MORE OR LESS TO A TIE LINE POINT, SAID POINT ALSO BEING LOCATED N 48° 11' 44" E FROM THE FIRST DESCRIBED TIE LINE POINT;

THENCE S 24° 24' 30" E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF "RIVERWALK CONDOMINIUM" A DISTANCE OF 295.00' TO A POINT;

THENCE S 17° 36' 41" E BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF "RIVERWALK CONDOMINIUM" A DISTANCE OF 76.94' TO THE POINT OF BEGINING.

CONTAINING APPROXIMATELY 2.66 ACRES.

# Map References

1. PIN MAP NUMBER 1301-1302 SCALE 1"=100' CITY OF BRIDGEPORT, CONNECTICUT

2. MAP TITLED "PLAN OF SURVEY OF PROPERTY IN BRIDGEPORT, CONN. PREPARED FOR CONNECTICUT COMMERCIAL INVESTORS", SCALE 1"=30' DATED AUGUST 18, 1988 FILED IN THE CITY OF BRIDGEPORT CLERKS OFFICE VOLUME 50 PAGE 295.

3. MAP TITLED "SURVEY FOR SCHEDULE A2 TO THE DECLARATION OF RIVERWALK CONDOMINIUM A RESIDENTIAL CONDOMINIUM IN BRIDGEPORT, CT DECLARED BY MDA FAIRFIELD ASSOCIATES LIMITED PARTNERSHIP" SCALE 1"=20' DATED APRIL 28, 1992 FILED IN THE CITY OF BRIDGEPORT CLERKS OFFICE VOLUME 52 PAGE 31.

4. MAP TITLED "IMPROVEMENT LOCATION SURVEY RIVERWALK CONDOMINIUM PROPERTY LOCATED AT 2660 NORTH AVENUE BRIDGEPORT, CONNECTICUT PREPARED FOR RIVERWALK II LLC" SCALE 1"=20' DATED MARCH 15, 2010 REVISED TO 11-04-10 FILED IN THE CITY OF BRIDGEPORT CLERKS OFFICE VOLUME 54 PAGE 225.

5. MAP TITLED "UNITED ILLUMINATING BEECHMONT CRESENT 2660 NORTH AVE. BRIDGEPORT DRAWING NO. 26107A-191E" FILED IN THE CITY OF BRIDGEPORT CLERKS OFFICE VOLUME 21 PAGE 335.

6. MAP TITLED "PLOT PLAN OF PROPERTY LOCATED ON NORTH AVENUE BRIDGEPORT, CONNECTICUT PREPARED FOR CONNECTICUT COMMERCIAL INVESTORS" SCALE 1"=20' DATED JAN. 15, 1985 FILED IN THE CITY OF BRIDGEPORT CLERKS OFFICE VOLUME 49 PAGE 376.

# Title Reference

REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER CT-5483252.

COMMITMENT DATE: JULY 8, 2021.

SCHEDULE B PART 2 EXCEPTIONS

1-2. NOT SURVEY RELATED.

3. EASEMENTS DEPICTED ON THE SURVEY. 4-11. NOT SURVEY RELATED.

12. "RIGHTS, COVENANTS AND RESTRICTIONS" VOLUME 748 PAGE 496 (FOR A PERIOD OF 50 YEARS) AFFECTED AREA IS DEPICTED ON THE SURVEY AND VOLUME 1259 PAGE 505 DEPICTED ON THE SURVEY.

13. "CHANNEL LINES AS ESTABLISHED FOR ROOSTER RIVER" ARE NO LONGER STATUTORY IN EFFECT

14. NOT SURVEY RELATED.

15. "EASEMENT" VOLUME 2529 PAGE 93 DEPICTED ON THE SURVEY. 16. "EASEMENT TO UNITED ILLUMINATING" VOLUME 2734 PAGE 137 APPROXIMATE LOCATION DEPICTED ON THE SURVEY.

17. "RESERVATIONS" VOLUME 1120 PAGE 358 DEPICTED ON THE SURVEY. 18. "RESTRICTIONS" VOLUME 748 PAGE 496 DEPICTED ON THE SURVEY.

19. "FLOWAGE RIGHTS" VOLUME 366 PAGE 137 NO DESCRIPTION, UNABLE TO BE PLOTTED. 20. "EASEMENT IN FAVOR OF RIVERWALK CONDOMINIUM" VOLUME 4946

21. "10' STORM SEWER EASEMENT AS SHOWN ON ASSESSORS MAP" DEPICTED ON THE SURVEY.

22. "20' ACCESS EASEMENT AS SHOWN ON ASSESSORS MAP" DEPICTED ON THE SURVEY.

23. "CHAIN OF TITLE" NOT SURVEY RELATED.

PAGE 172 DEPICTED ON THE SURVEY.

TO: 2710 NORTH ASSOCIATES AND FIRST AMERICAN TITLE INSURANCE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 7(a), 7(b)(1), 8-9, 11, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS CONDUCTED IN OCTOBER, 2021.

DATE OF MAP: OCTOBER 27, 2021.

THIS SURVEY AND 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. AMENDED OCTOBER 26, 2018.

THIS IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL CLASS A-2 ACCURACY AND A TOPOGRAPHIC SURVEY CONFORMING TO A TOPOGRAPHICAL ACCURACY STANDARD CLASS T-2. THE BOUNDARY DETERMINATION IS A DEPENDANT RESURVEY.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

10/27/2021

CHRISTOPHER C. DANFORTH, L.S. #70118

2. POSSIBLE CATCH BASIN AND DRAINAGE ENCROACHMENT AT THE

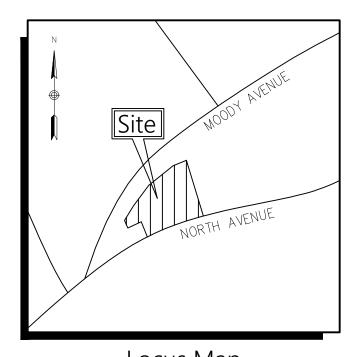
NORTHEASTERLY CORNER OF THE PROPERTY.

DATE



Wethersfield, CT 06109

860.807.4300



Locus Map (NOT TO SCALE)

# **Zoning Summary Chart**

Office/Retail General Existing Zoning District:

Zoning Regulation Requirements 10,000 SF LOT AREA

60 FT MINIMUM LOT WIDTH 0 FT / 10 FT MAX FRONT YARD SETBACK 0 FT OR 5 FT IF SIDE YARD IS SIDE YARD SETBACK 0 FT OR 20 FT IF FLOOR CONTAINS REAR YARD SETBACK

LOT COVERAGE

ZONING DEVELOPMENT STANDARDS FOR DOWNTOWN VILLAGE DISTRICTS, NCVD, OR, OR-G TABLE 4.B

ZONING DATA MAP, 2710 NORTH AVE, BRIDGEPORT, CT, NOVEMBER 12, 2021,

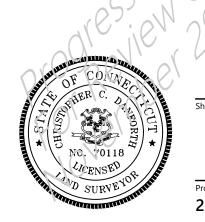
P.1, SULLIVAN GOULETTE & WILSON, LTD. \* MAX 1 FT FOR EACH FLOOR OF BUILDING HEIGHT NOT TO EXCEED 14 FT.

> Map 32 Block 1301 Lots 1A, 1B & 2

2668, 2710 & 2720 North Avenue **Bridgeport, Connecticut** 

October 27, 2021 Review

**ALTA/NSPS** Land Title Survey roperty Survey



20804.00



## CITY OF BRIDGEPORT

File	N1 -			
FIIE	INO			

# PLANNING & ZONING COMMISSION APPLICATION

1.	NAME OF APPLICANT: 3115 Fairfield Ave LLC
2.	Is the Applicant's name Trustee of Record?  Yes No X
	If yes, a sworn statement disclosing the Beneficiary shall accompany this application upon filing.
3.	Address of Property: 3115, 3129 and 3135 Fairfield Ave., 704 Courtland Ave. and 30 Clarkson St. / CT / 06605
	(number) (street) (state) (zip code)
4.	Assessor's Map Information: Block No. 8/107 Lot No. 1/A, 2, 24, 25 & 26
5.	Amendments to Zoning Regulations: (indicate) Article: N/A Section:
	(Attach copies of Amendment)
6.	Description of Property (Metes & Bounds): See submitted survey; 213.04' x 170.00' x 104.50' x 43.61' x 101.00' x 175.00'
7.	Existing Zone Classification: O-R and R-B
8.	Zone Classification requested: N/A
9.	Describe Proposed Development of Property: Proposed construction of a mixed-use building with ground floor
	retail use and residential multi-family apartment to contain 44 dwelling units and associated Site improvements.
	Approval(s) requested: Coastal Site Plan Review and Site Plan Review
	E117/5022
	Signature: Date: 5/17/2022
	Print Name:
	If signed by Agent, state capacity (Lawyer, Developer, etc.) Signature:
	Print Name:
	Mailing Address: c/o Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824
	Phone: 203-528-0590 Cell: 203-520-4603 Fax:
	E-mail Address: Chris@russorizio.com
	\$Fee received Date: Clerk:
	THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH COMPLETED CHECKLIST
	■ Completed & Signed Application Form    ■ A-2 Site Survey    ■ Building Floor Plans
	■ Completed Site / Landscape Plan ■ Drainage Plan ■ Building Elevations
ı	Written Statement of Development and Use Property Owner's List Fee
1	Cert. of Incorporation & Organization and First Report (Corporations & LLC's)
,	2 - Gold of Most Pordulott & Organization and First Report (Corporations & 2200)
	PROPERTY OWNER'S ENDORSEMENT OF APPLICATION
	3115 Fairfield Ave LLC 5/17/2022
-	Print Owner's Name Owner's Signature Date
	Print Owner's Name Owner's Signature Date

Lisa S. Broder\*
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Victoria L. Miller⁴ Victoria@russorizio.com

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10 Sasco Hill Road, Fairfield, CT 06824 Tel 203-254-7579 or 203-255-9928 Fax 203-576-6626

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Vanessa@russorizio.com

\* Also Admitted in NY

♣ Also Admitted in VT

+ Of Counsel

May 27, 2022

Dennis Buckley Zoning Administrator Zoning Department 45 Lyon Terrace Bridgeport, CT 06604

Re: Petition for Site Plan Review and Coastal Site Plan Review – 3115, 3129 & 3135 Fairfield Ave., 704 Courtland Ave & 30 Clarkson Street

Dear Mr. Buckley:

Please accept this Petition to the Bridgeport Planning and Zoning Commission for Site Plan Review and Coastal Site Plan Review on behalf of my client, 3115 Fairfield Ave LLC, for the properties located at 3115, 3129 & 3135 Fairfield Ave., 704 Courtland Ave & 30 Clarkson Street (the "Site") in the O-R and R-B Zones.

## Proposed Development & Use

The Petitioner proposes to construct a single mixed-use retail and residential multifamily apartment dwelling on the Site with associated Site improvements. The proposed building for the Site is located entirely within the O-R Zone and a portion of the proposed parking area is located in the R-B Zone. The entire Site is located within the coastal boundary with Ash Creek as the nearest coastal resource over Six hundred feet (600'+) away from the Site. Finally, the Site is also located within the Commercial Village Overlay District ("CVOD"). The Site has frontage on Fairfield Avenue, Courtland Avenue and Clarkson Street. The Site is predominantly vacant except for an existing two-family dwelling and accessory structures. The Petitioner proposes to demolish all these structures. Restaurants, a vehicle repair shop, an office building, a large apartment building, another mixed-use building and several two-family structures currently surround the Site. Retail uses with under 10,000 SF of floor area and multi-family dwellings are a permitted use within the O-R Zone. The Petitioner has revised its plan and now proposes to construct a Four-story (with 4th floor step back) mixed use building with Eight hundred and six square feet (806 SF) of

ground floor retail use and a multi-family residential apartment use now proposed to contain Forty-four (44) residential dwelling units.

The Site will be accessed via an entrance-only driveway on Clarkson Street. The Site will be exited via an exit-only driveway onto Courtland Avenue. The Petition proposes a parking area located behind the proposed building for a total of Forty-three (43) off-street parking spaces. As the proposed building and use is located within the O-R Zone, there is no parking requirement for the proposed use, so the Petition is well in compliance with the Regulations. The proposed retail use will occupy Eight hundred and six square feet (806 SF) of ground floor area. It is proposed to be in a single unit facing Fairfield and Courtland Avenues. In compliance with Section 9-5-5.5 of the Regulations, the retail use is dominated by window area on its façade to meet the standards of the CVOD.

The balance of the building will contain a multi-family apartment use. A number of amenities are proposed for the Site, including a lobby, tenant lounge, mail area, fitness center, office space, roof deck and a green roof. The residential floors will be accessed on the ground floor room multiple points, including from the parking area and sidewalk on Fairfield Avenue. The upper residential floors will be accessed via Two (2) stairwells and an elevator. The proposed building will contain Four (4) studio, Twenty-two (22) one-bedroom and Eighteen (18) two-bedroom dwelling units. A typical studio dwelling unit will range in size from 491 SF to 692 SF and contain a full kitchen, living/dining room and open bedroom area, walk-in/storage closet, washer/dryer, roof deck and full bath. A typical one-bedroom dwelling unit will range in size from 617 SF to 825 SF and will contain a private bedroom in addition to the studio unit features. The two-bedroom dwelling units will range in size from 917 SF to 1,187 SF and will feature an additional bedroom and full bath.

The submitted elevations show a variety of materials, colors and depths consistent with character of the surrounding neighborhood, which has been revised with extensive feedback from neighbors. The Site will be connected via public sidewalks to the convenient Fairfield Avenue corridor. A significant amount of landscaping will be added to the Site with plantings along the rear property line as a buffer to residential properties and street trees along the street frontages in accordance with the CVOD Regulations. Existing structures along the rear property line will also be removed. The Petition will be a tremendous improvement to the Site and neighborhood to provide new construction housing to Bridgeport residents.

## Site Plan Review

The Petition satisfies the Section 14-2-5 Site Plan Review standards of the Regulations. The design of the proposed buildings and landscaping create a harmonious building-street interaction providing a tremendous improvement to the existing streetscape, which currently displays a vacant asphalt parking lot. The scale and proportion of the buildings conform to the O-R Zone Development Standards and the CVOD as it is fully compliant with the Regulations. The Petition proposes significant landscaping along the rear

property line and street frontages. The proposed retail and multi-family residential dwelling uses and its density are permitted in the O-R Zone. The proposed uses and building replace a dated dwelling and vacant overgrown land on an underutilized Site. The Site is in close proximity to another high-density apartment building, so the proposed use will be in conformity with the area.

As stated above, the proposed design of the building and its location on the Fairfield Avenue corridor will be a great asset for residents of the neighborhood. The Petition proposes more adequate off-street parking and accessible spaces than required under the Regulations. The entrance-only driveway on Clarkson Street ensures that site traffic coming from Fairfield Avenue, which will be the predominant direction for incoming traffic to the Site, will not have to cross Clarkson Street and will be able to pull directly into the Site. Similarly, traffic leaving the Site onto Courtland Avenue and proceeding to Fairfield Avenue, which will be the predominant direction for outgoing traffic from the Site, will be able to take a direct right turn to an intersection controlled by a traffic light without crossing Courtland Avenue. This proposed traffic pattern will have minimal impact on the surrounding roadways. Finally, the Petition conforms to the permitted standards under the Regulations.

## Coastal Site Plan Review

The Petition also complies with Section 14-3 of the Regulations regarding coastal site plan review. While the Site is located within the coastal boundary, it is over Six hundred feet (600'+) from Ash Creek, which is the nearest coastal resource. Dozens of buildings and multiple streets and blocks exist between the coastal resource and the Site. It has no connection to the coastal resource but for being included within its boundary. There are no natural features associated with the coastal resource on the Site. As stated above, the Petition fully complies with the site plan review standards of the Regulations. The Petition poses no danger or threat to coastal resources and it has no potential adverse impacts. The proposed building and Site improvements will all be constructed in accordance with current codes and regulations, including appropriate stormwater drainage systems. Appropriate sediment and erosion controls, such as silt fencing and anti-tracking aprons, will be utilized during construction and stockpiles will be located at the rear of the Site.

For these reasons, we respectfully request approval of the Petition to construct a single mixed-use retail and residential multi-family apartment dwelling containing Forty-four (44) dwelling units on the Site with associated Site improvements.

Sincerely,

Christopher Russo



## 54CITY OF BRIDGEPORT

Application Form

# Municipal Coastal Site Plan Review For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to the Zoning office.

## Section I: Applicant Identification

Applicant: Date: 12/23/2021
Address: c/o Russo & Rizio, LLC, 10 Sasco Hill Rd, Fairfield, CT Phone: 203-528-0590
Project Address or
Location: 3115, 3129 & 3135 Fairfield Ave, 704 Courtland Ave and 30 Clarkson St, Bridgeport, C
Interest in Property: $ abla$ fee simple $\Gamma$ option $\Gamma$ lessee $\Gamma$ easement
Γ other (specify)
List primary contact for correspondence if other than applicant:
Name: Chris Russo, Russo & Rizio, LLC
Address: 10 Sasco Hill Road
City/Town: Fairfield State: CT Zip
Code: 06824
Business Phone: 203-528-0590
e-mail: Chris@russorizio.com

## Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:

R Project location

KExisting and proposed conditions, including buildings and grading

KCoastal resources on and contiguous to the site

Γ High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)

XSoil erosion and sediment controls

K Stormwater treatment practices

K Ownership and type of use on adjacent properties

KReference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

### Section III: Written Project Information

Site Plan for Zoning Compliance Γ Subdivision or Resubdivision Γ Special Permit or Special Exception Γ Variance Γ Municipal Project (CGS Section 8-24) Part I: Site Information 1. Street Address or Geographical Description: 3115, 3129 & 3135 Fairfield Ave, 704 Courtland Ave and 30 Clarkson St City or Town: Bridgeport 2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? Γ YES KNO 3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable: Ash Creek is located over 600' from the Site. There is no adjacent water. 4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site: The Site currently contains mostly vacant land, a two-family dwelling and accessory structures. The Site is located in the O-R and R-CC Zone. The Site is surrounded by a mix of commercial uses, including restaurants, a vehicle repair shop, and office, and multi-family residential dwellings, including an apartment building. 5. Indicate the area of the project site: 35,704 acres or square feet (circle one) 6. Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Part II.B. regarding proposed stormwater best management practices); Project or activity will disturb 5 or more total acres of land area on the site. It may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities Γ Project or activity will disturb one or more total acres but less than 5 total acres of land area. A soil erosion and sedimentation control plan must be submitted to the municipal land use agency reviewing this application. X Project or activity will not disturb 1 acre total of land area. Stormwater management controls may be required as part of the coastal site plan review. 7. Does the project include a shoreline flood and erosion control structure as defined in CGS section

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site

## Part II.A.: Description of Proposed Project or Activity

☑ No

22a-109(d) ☐ Yes

Plan Review:

Des	cribe the proposed project or activity including its purpose and related activities such as site clearing,
grad	ling, demolition, and other site preparations; percentage of increase or decrease in impervious cover
ove	existing conditions resulting from the project; phasing, timing and method of proposed construction;
and	new uses and changes from existing uses (attach additional pages if necessary):
	The Petitioner proposes to demolish the existing buildings on the Site and construct
	a four-story mixed-use building with first floor retail space and Forty-four (44)
	residential dwelling units. The Petitioner will construct a street level parking area to provide
	sufficient parking for the development. The proposed grading is shown on the
	submitted plan. The proposed building and site coverage is below the maximum
	standards of the zone under the Zoning Regulations. The development will be
	completed in one phase in an anticipated Eighteen (18) months of construction.
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_	
art I	.B.: Description of Proposed Stormwater Best Management Practices
Desc	ribe the stormwater best management practices that will be utilized to ensure that the volume of
Desc	ribe the stormwater best management practices that will be utilized to ensure that the volume of generated by the first inch of rainfall is retained on-site, especially if the site or stormwater
Desc runof disch	ribe the stormwater best management practices that will be utilized to ensure that the volume of f generated by the first inch of rainfall is retained on-site, especially if the site or stormwater arge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations
Desc runof disch that p	ribe the stormwater best management practices that will be utilized to ensure that the volume of f generated by the first inch of rainfall is retained on-site, especially if the site or stormwater arge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations revent such retention and identify how stormwater will be treated before it is discharged from the
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Description Description Tunof discharge that parties are site.	ribe the stormwater best management practices that will be utilized to ensure that the volume of f generated by the first inch of rainfall is retained on-site, especially if the site or stormwater arge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations revent such retention and identify how stormwater will be treated before it is discharged from the Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 nt on an average annual basis, and that post-development stormwater runoff rates and volumes
Descrunof disch that p site. perce	ribe the stormwater best management practices that will be utilized to ensure that the volume of f generated by the first inch of rainfall is retained on-site, especially if the site or stormwater arge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations revent such retention and identify how stormwater will be treated before it is discharged from the Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 nt on an average annual basis, and that post-development stormwater runoff rates and volumes of exceed pre-development runoff rates and volumes (attach additional pages if necessary):
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## Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X	×	X	
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				X
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)				X
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)				X
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				X
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				×
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				X
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				×
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)				×

<sup>\*</sup> General Coastal Resource policy is applicable to all proposed activities

## Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary): Ash Creek, which is the closest coastal resource to the Site, is located over 600' from the Site. The proposed project complies with CGS Sec. 22a-92(a)(1) "...by promoting economic growth without significantly disrupting the environment...", with CGS Sec. 22a-92(b)(2)(F) "...manage coastal hazard areas to minimize hazards to property..." and with CGS Sec. 22a-92(c)(2)(B) "...maintain patterns of water circulation in the placement of drainage control structures..."

## Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- X General Development\* CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- 9 Water-Dependent Uses\*\* CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A); Definition CGS Section 22a-93(16)
- 9 Ports and Harbors CGS Section 22a-92(b)(1)(C)
- 9 Coastal Structures and Filling CGS Section 22a-92(b)(1)(D)
- 9 Dredging and Navigation CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- 9 Boating CGS Section 22a-92(b)(1)(G)
- 9 Fisheries CGS Section 22a-92(c)(1)(I)
- 9 Coastal Recreation and Access CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- 9 Sewer and Water Lines CGS Section 22a-92(b)(1)(B)
- 9 Fuel, Chemicals and Hazardous Materials CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- 9 Transportation CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- 9 Solid Waste CGS Section 22a-92(a)(2)
- 9 Dams, Dikes and Reservoirs CGS Section 22a-92(a)(2)
- 9 Cultural Resources CGS Section 22a-92(b)(1)(J)
- 9 Open Space and Agricultural Lands CGS Section 22a-92(a)(2)

<sup>\*</sup> General Development policies are applicable to all proposed activities

<sup>\*\*</sup> Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

## Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. For projects proposed at waterfront sites (including
those with tidal wetlands frontage), particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) also see adverse impacts assessment in Part VII.B below (attach
additional pages if necessary):  No adverse impacts were determined on adjacent coastal resources. Stormwater treatment is proposed which will help reduce
erosion impacts as well as provide water infiltration. This project will be limited to the confines of the Site and will be completed with
Eighteen (18) months. All disturbed pervious areas will be loamed, seeded and planted upon completion of construction.

## Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects.

Identify the adverse impact categories below that apply to the proposed project or activity. The Aapplicable≅ column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)		×
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)		×
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)		×
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)		×
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		×
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		×
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		X
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		×

## Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections only if the project or activity is proposed at a waterfront site:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The Aapplicable≅ column must be checked if the proposed activity has the potential to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)	Applicable	Not Applicable
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		X
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		X

2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-
dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is
provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe
any provisions for parking or other access to the site and proposed amenities associated with the access
(e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.)*:
There is no proposed activity that will qualify as a water-dependent use as there is no
adjacent water within 600' of the Site.

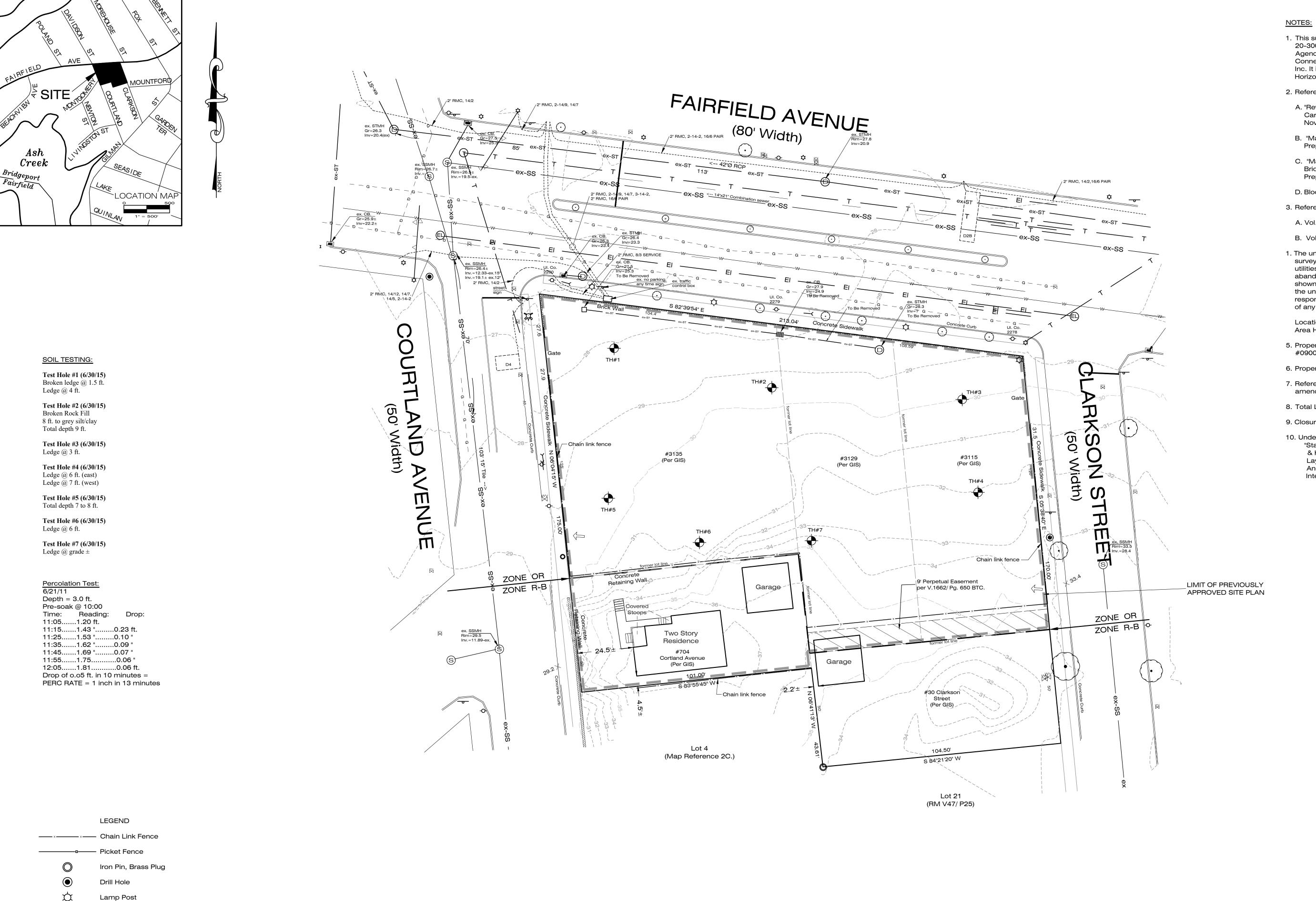
<sup>\*</sup>If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

## Part VIII: Mitigation of Potential Adverse Impacts

Explain how all potential adverse impacts on coastal resources and/or future wa	ter-dependent
development opportunities and activities identified in Part VII have been avoided	d, eliminated, or
minimized (attach additional pages if necessary):	
No adverse impacts were determined on adjacent coastal resources. Sto	
is proposed which will help reduce erosion impacts as well as provide wa	ater infiltration. New
lawn areas will also reduce erosion and provide storm water infiltration.	
art IX: Remaining Adverse Impacts	
	or use have not been
Explain why any remaining adverse impacts resulting from the proposed activity of	
Explain why any remaining adverse impacts resulting from the proposed activity of mitigated and why the project as proposed is consistent with the Connecticut Coal	astal Management Act
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# LIST OF PROPERTY OWNERS WITHIN 100' OF 3115, 3129 & 3135 FAIRFIELD AVE, 704 COURTLAND AVE AND 30 CLARKSON ST

42 CLARKSON ST	SO CEANNOON OF	SO CLABREON ET	674 COURT AND AV #676	686 COURTIAND AV	675 COURTIAND AV #670	16 MONTGOMERY ST	41 CLARKSON ST	30 CLABREON ST	3003 FAIRFIELD AV #3005	3171 ENIBEIED AV	3135 EVIBERED VA	3129 FAIREIEID AV	3115 FAIREIEID AV	689 COLIRTI AND AV	704 COURTI AND AV	30 CLARKSON ST	3104 FAIRFIELD AV	3150 FAIRFIELD AV	3126 FAIRFIELD AV	3120 FAIRFIELD AV	3142 FAIRFIELD AV	40 CLARKSON ST		694 COLIBTI AND AV	LOCATION
MARGUERITE FRATARCANGELI REVOCABLE TRUST	CORREAJEANE	האערר דראגר	BANGI ROMAS LEI AL	WASHBIBNITIONASS FT A	AQQILA PROPERTIES LLC	NOUN A DECORPTION OF THE MICHAEL INCOME IN	CARNICKE ALLEN	DEPARLEJUDITH & RICHARD	31/1 FAIRFIELD AVENUE LLC	3115 FAIRFIELD AVE LLC	S115 FAIRFIELD AVE LLC	3115 FAIRFIELD AVE LLC	211E FAIDEIT AND TO AND	DEKAD MAAROE	3115 EVIDEIED WAE FFC	3115 EAIREIEI D AVELLO	NRK LIO	FORMATO JOSEPH	LORA KARSYS VENTURA	KERSTETTER GERALDINE & RICHARD	THRESHER HUGH G	MARGUERITE FRATARCANGELI REVOCABLE TRUST	DOUBLE SCHOOL ON A LOW CONTINUES OF THE SCHOOL OF THE SCHO	BASIAH JOHN & JEAN	OWNER
42 CLARKSON ST	50 CLARKSON ST	152 WAKEMAN LN	686 COURTLAND AV	675 COURTLAND AV #679	32 SUGAR PLUM LN	41 CLARKSON ST	29 CLARKSON ST	3083 FAIRFIELD AVE	3255 FAIRFIELD AVE	15 AMERIC AVE, STE 110	15 AMERIC AVE, STE 110	15 AMERIC AVE, STE 110	000679 COURTLAND AVE	15 AMERIC AVE, STE 110	15 AMERIC AVE, STE 110	3104 FAIRFIELD AVE	מפאט מראכא אטכא ודא		3126 FAIREIEI D AVE	3120 FAIRFIELD AVE	42879 SPINKS FERRY RD	40 CLARKSON ST	694 COURTLAND AVE	8 MONTGOMERY ST #10	MAILING ADDRESS
BRIDGEPORT	BRIDGEPORT	SOUTHPORT	BRIDGEPORT	BRIDGEPORT	FAIRFIELD	BRIDGEPORT	BRIDGEPORT	BRIDGEPORT	BRIDGEPORT	LAKEWOOD	LAKEWOOD	LAKEWOOD	BRIDGEPORT	LAKEWOOD	LAKEWOOD	BRIDGEPORT	FAIRHELD	פאוטפריטאו	מוויים מוויים מוויים	BRIDGEPORT	LEESBURG	BRIDGEPORT	BRIDGEPORT	BRIDGEPORT	CITY
7	7	CT	$\Box$	C	7	9	9	C	7	Z	Z	Z	CT	Z	Z	C	CI		2 5	7	VA	9	CI	CT	STAT
06605	06605	06490	06605	06605	06824	06605	06605	06605	06605	08701	08701	08701	06605	08701	08701	06604	06825	06605	00000	06605	20176	06605	06605	06605	STATE ZIP CODE



Catch Basin

Water Valve

Fire Hydrant

Manhole

Test Hole

- 1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Data Accumulation Plan based upon a Resurvey and conforms to Horizontal Accuracy Class A-2 and Topographical Class T-2.
- 2. Reference is made to the following maps:
- A. "Revised Map No. 3 of Property Belonging To The Estate Of Caroline Clarkson, Situated in Bridgeport, Conn Novermber 1918, Revised March 1925. Scale 1"=30"
- B. "Map of Fairfield Avenue Estates" September 1915 Prepared by Palmer and Goodell, Surveyors
- C. "Map of Property For Phoebe M. Clarkson, Bridgeport, Conn; Dec. 19, 1981"; Scale 1"=20' Prepared by The Huntington Company; Vol.47/ Pg.25 BTC.
- D. Block Maps from the Bridgeport Engineering Department.
- 3. Reference is made to the following deeds:
- A. Vol. 423/ Pg. 249 Building Restrictions (#704 Courtland Ave.)
- B. Vol. 1662/ Pg. 650 Perpetual Easement (Lots 22,23,24 RM V47/P25)
- 1. The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, unless specifically noted as such. It is the Contractor's responsibility to contact CALL BEFORE YOU DIG (CBYD) prior to commencement of any excavation, Dial 811 or 1-800-922-4455.

Location and Depths of underground utilites within the Proposed Pipe Crossing Area Have been provided by ACS Underground Solutions

- 5. Property is located in FEMA Zone X. Per Flood Insurance Rate Map #09001C0438G, Effective Date: July 8, 2013; Panel 438 of 626.
- 6. Property is located in Zone OR and R-B.
- 7. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
- 8. Total Lot Area = 35,704 S.F.±, 0.820 Ac.±
- 9. Closure 1/5000 or better.
- 10. Underground traffic control features shown per map entitled: "State Of Connecticut Department Of Transportation Bureau Of Engineering & Hwy. Operations Division Of Traffic Engineering, Traffic Control Signal Layout, City Of Bridgeport, Route 130 (Fairfield Ave.) At Davidson Street And Cortland Ave.; Scale: 1"=40' ". Traffic Control Signal Plan For Intersection 015-341.

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

10 11-22-19 Underground Utility Info Added 10-16-19 CT DOT Comments 10-8-19 8 9-18-19 State of CT comments 10-28-14 revise parking & details 9-08-14 additional landscaping 8-18-14 RC zoning table 7-31-14 rev. parking & bldg. 6-01-14 rev. parking & lot 5-28-14 rev. parking & lot 1-22-14 zoning table NO. DATE DESCRIPTION

REVISIONS

DATE: JAN. 9, 2014

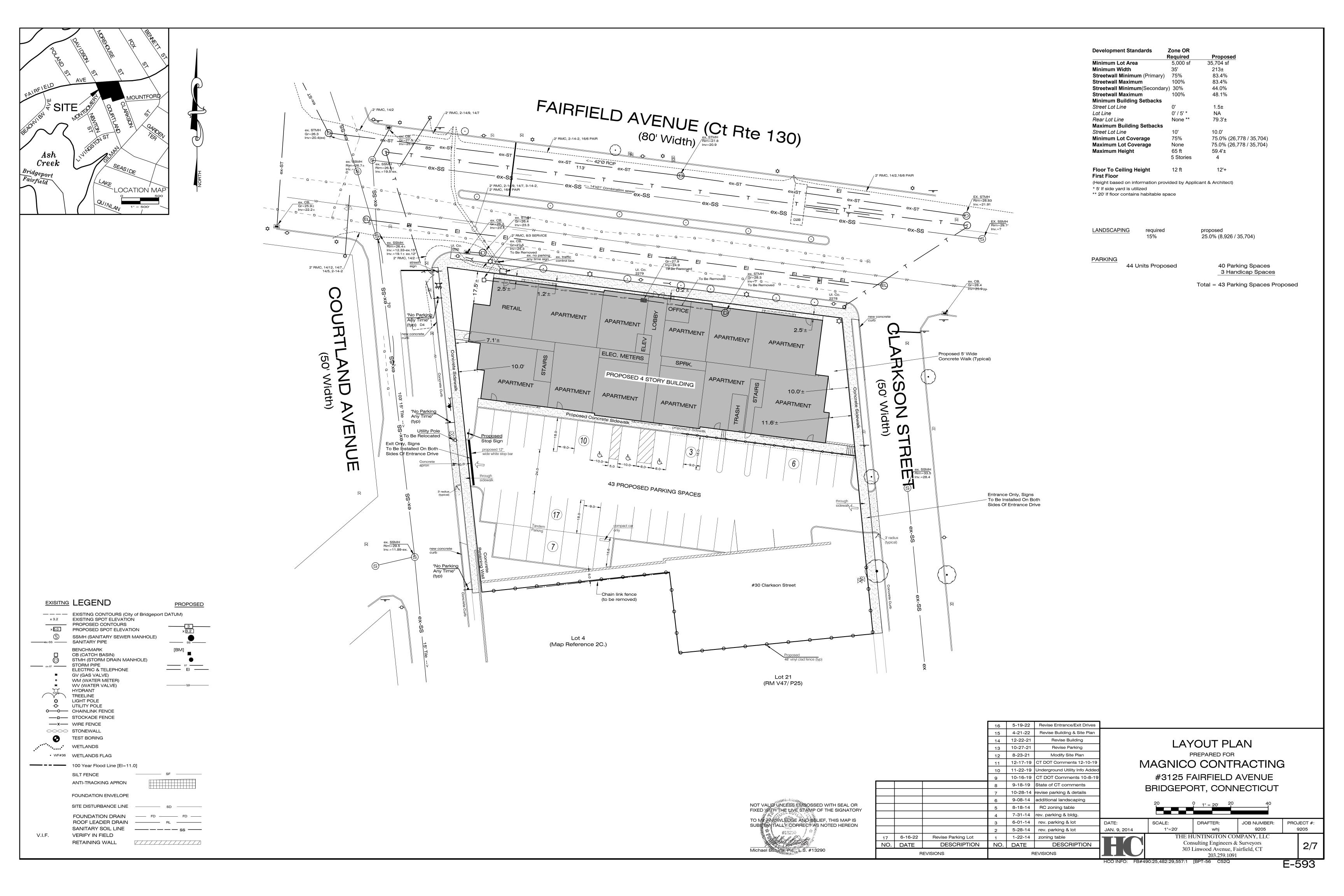
DATA ACCUMULATION PLAN PREPARED FOR MAGNICO CONTRACTING #3125 FAIRFIELD AVE BRIDGEPORT, CONNECTICUT

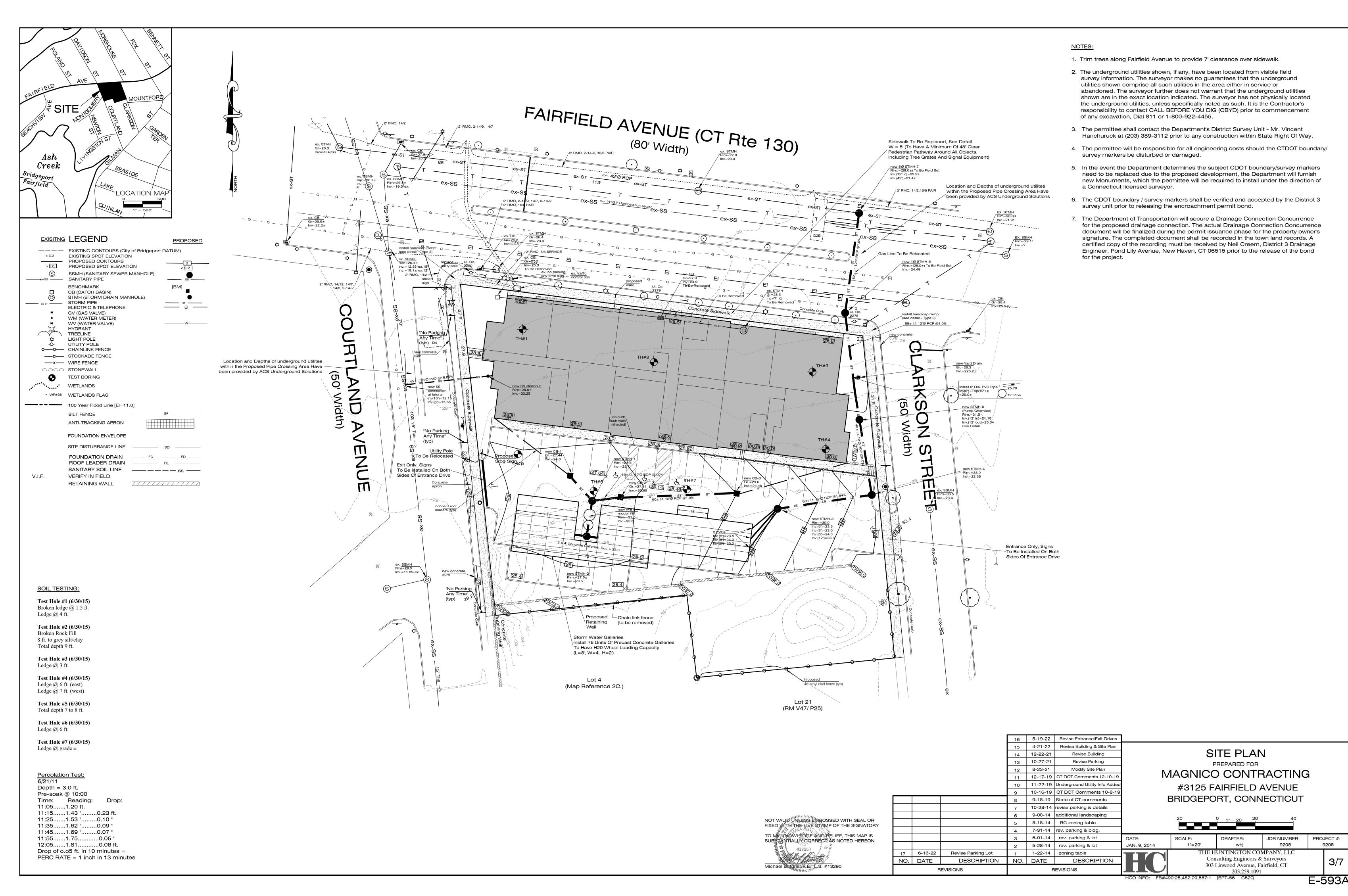
SCALE: JOB NUMBER: PROJECT #: DRAFTER: 1"=20' MSC 9205 THE HUNTINGTON COMPANY, LLC

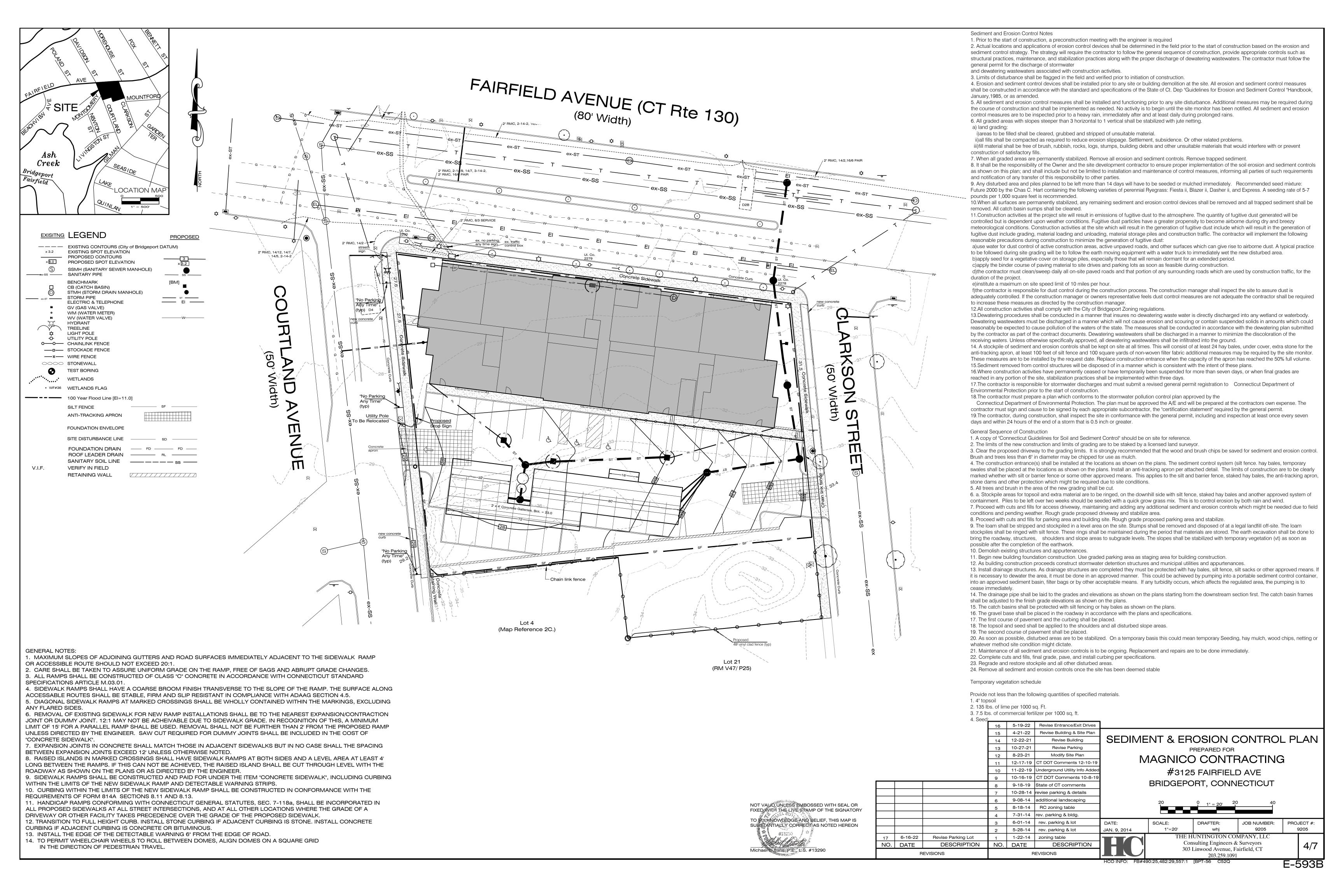
Consulting Engineers & Surveyors 303 Linwood Avenue, Fairfield, CT 203.259.1091

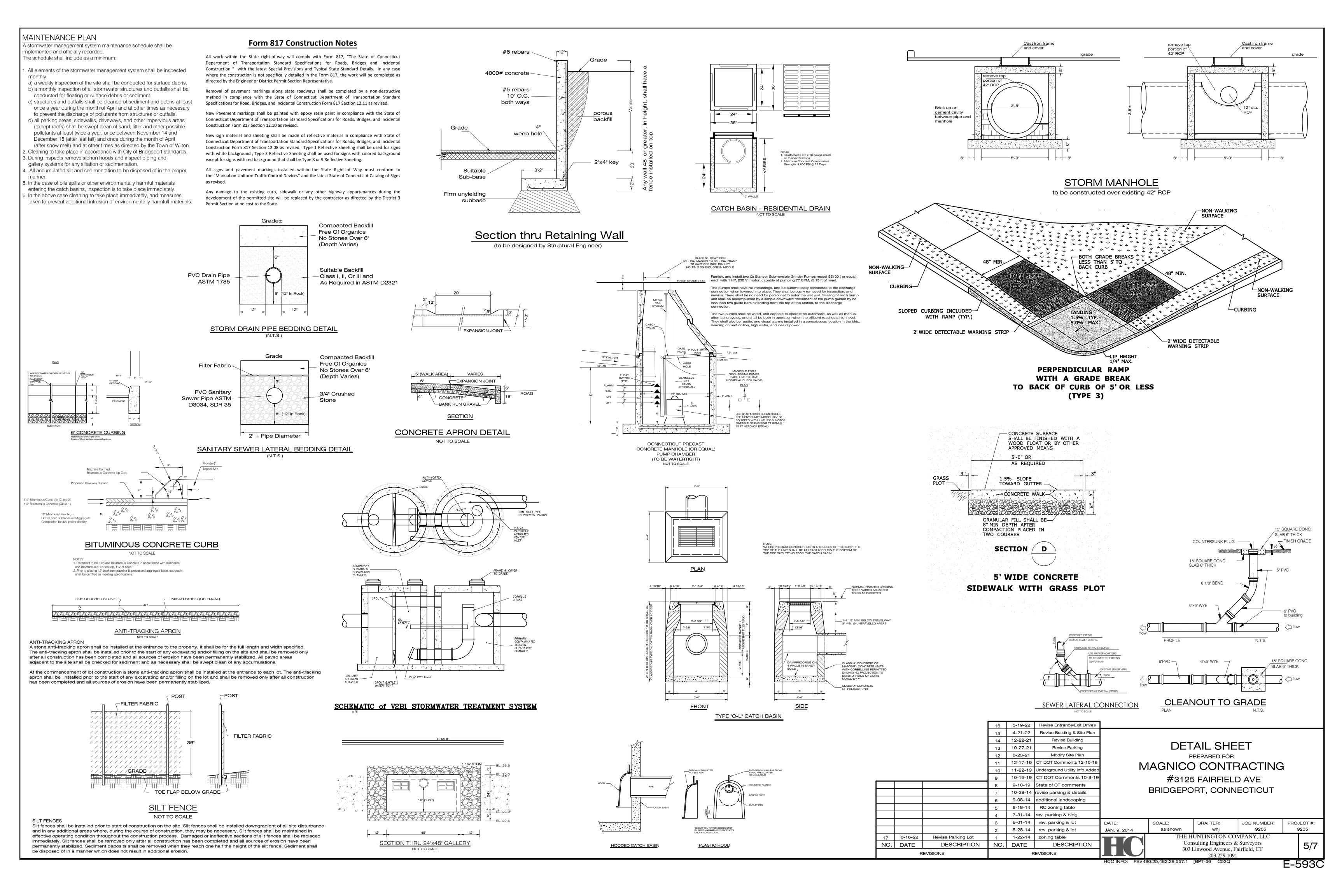
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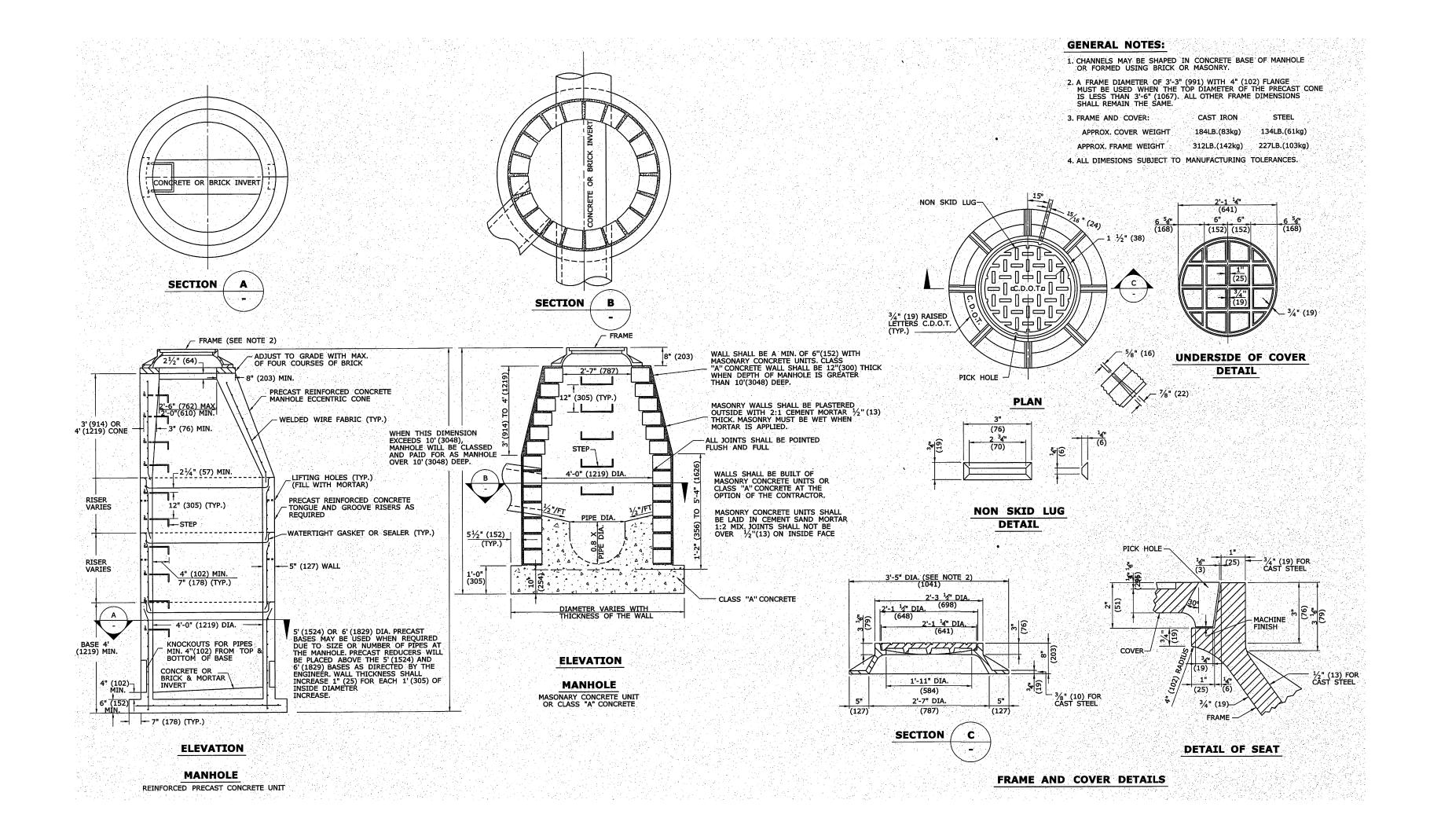
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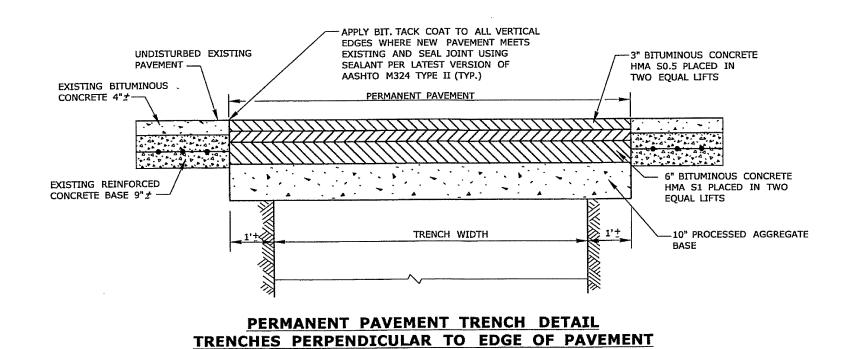




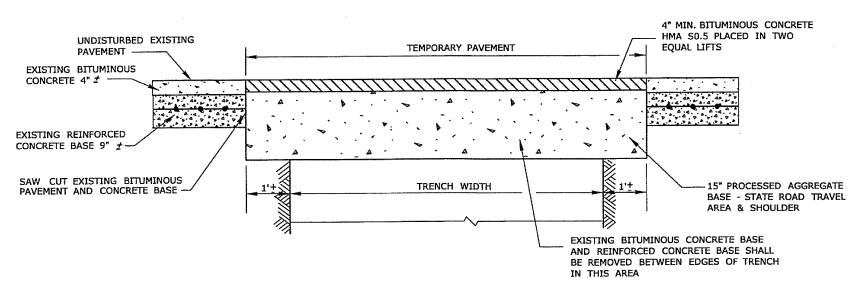


# GENERAL NOTES: 1. THESE TRENCH DETAILS ARE INTENDED FOR USE ON ROADS WITH AND WITHOUT CONCRETE PAVEMENT STRUCTURES, 2. FOR TRENCH IN CONCRETE PAVEMENT STRUCTURES, ANY PORTION OF THE REMAINING CONCRETE SLAB < 3' SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY THE ENGINEER. 3. WITCH OF PAVEMENT AS DIRECTED BY THE ENGINEER. 4. TT (10'CUT BACK) FOR FINAL PAVEMENT MILLING LIMITS, WILL BE AT THE DISCRETION OF THE ENGINEER ± 10'IN ANY DIRECTION. 5. ALL DISTURBED EXISTING PAVEMENT SAW CUT EDGE AND APPLY BIT TACK COAT WHERE NEW WAVEMENT MEET'S EXISTING, SEAL JOINT USING SEALANT PER THE LATEST VERSION OF ASSITIO M324 TYPE II (TYP.) MILL EXISTING PAVEMENT ON BOTH SIDES OF PERMANENT PAVEMENT AND TERNCH WITH AND OVERLAY MILL EXISTING PAVEMENT ON BOTH SIDES OF PERMANENT PAVEMENT AND TERNCH PAVEMENT TO A 2' DEPTH AND OVERLAY WITH 2' MIN. COMPACTED THICKNESS OF BITUMINOUS CONCRETE HMA SO.S MILLLING AND OVERLAY MILLING AND OVERLAY

TRENCHES PERPENDICULAR TO EDGE OF PAVEMENT

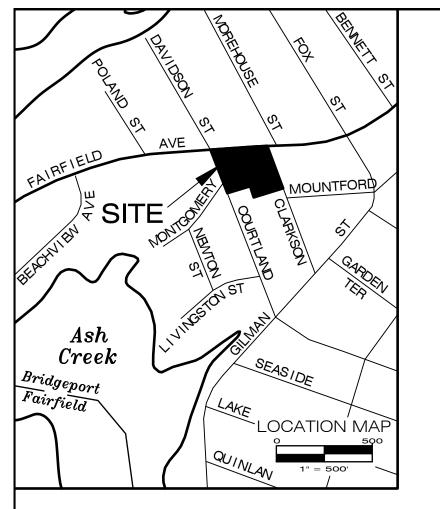


## TRENCH PARALLEL TO EDGE OF PAVEMENT



TEMPORARY PAVEMENT DETAIL
TRENCHES PERPENDICULAR TO EDGE OF PAVEMENT

			E 40.00	Device Future of Future	1					
		16	5-19-22	Revise Entrance/Exit Drives						
		15	4-21-22	Revise Building & Site Plan						
		14	12-22-21	Revise Building						
		13	10-27-21	Revise Parking		DET	AIL SHE	ET		
		12	8-23-21	Modify Site Plan				L 1		
		11	12-17-19	CT DOT Comments 12-10-19		Р	REPARED FOR			
		10	11-22-19	Underground Utility Info Added	<b>l</b>	1AGNICC	) CONTE	RACTING	}	
		9	10-16-19	CT DOT Comments 10-8-19					-	
		8	9-18-19	State of CT comments		#3125	FAIRFIELD	D AVE		
		7	10-28-14	revise parking & details		BRIDGEPC	BT CONN	FCTICLIT		
		6	9-08-14	additional landscaping		DI IIDALI C	iti, Ociviv			
		5	8-18-14	RC zoning table						
		4	7-31-14	rev. parking & bldg.						
		3	6-01-14	rev. parking & lot	DATE:	SCALE:	DRAFTER:	JOB NUMBER:	PRO	JECT #:
		2	5-28-14	rev. parking & lot	DEC. 17, 2019	as shown	sjr 9205		9	9205
17 6-16-22	Revise Parking Lot	1	1-22-14	zoning table	THE HUNTINGTON COMPANY, LLC Consulting Engineers & Surveyors 303 Linwood Avenue, Fairfield, CT 203.259.1091		,			
NO. DATE	DESCRIPTION	NO.	DATE	DESCRIPTION					6/7	
R	EVISIONS		F	REVISIONS						
					HCO INFO: FB#49	90:25,482:29,557:1	[BPT-56 C52Q		E-5	593E

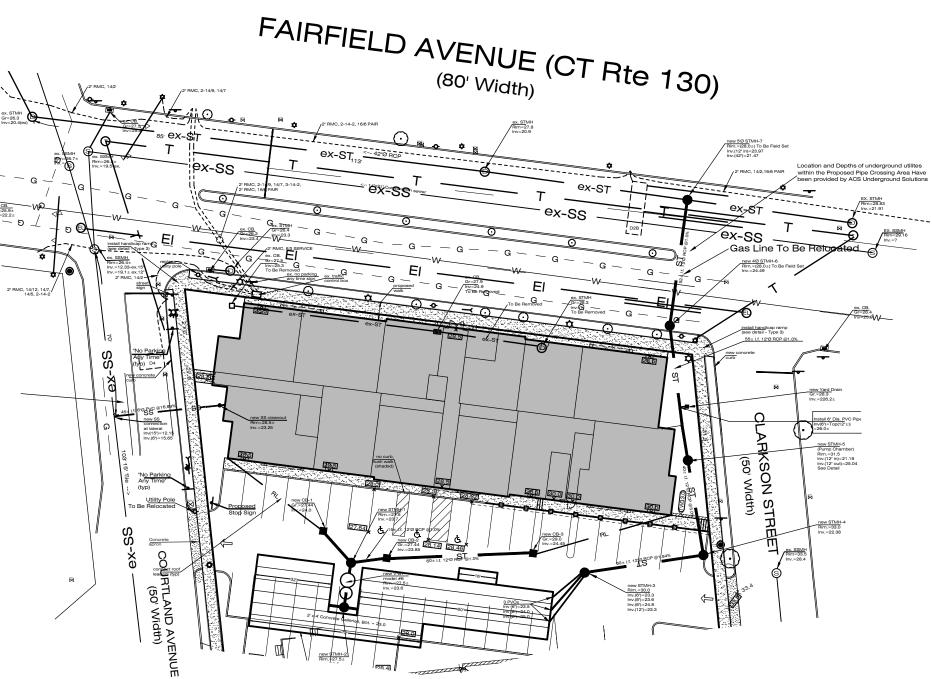




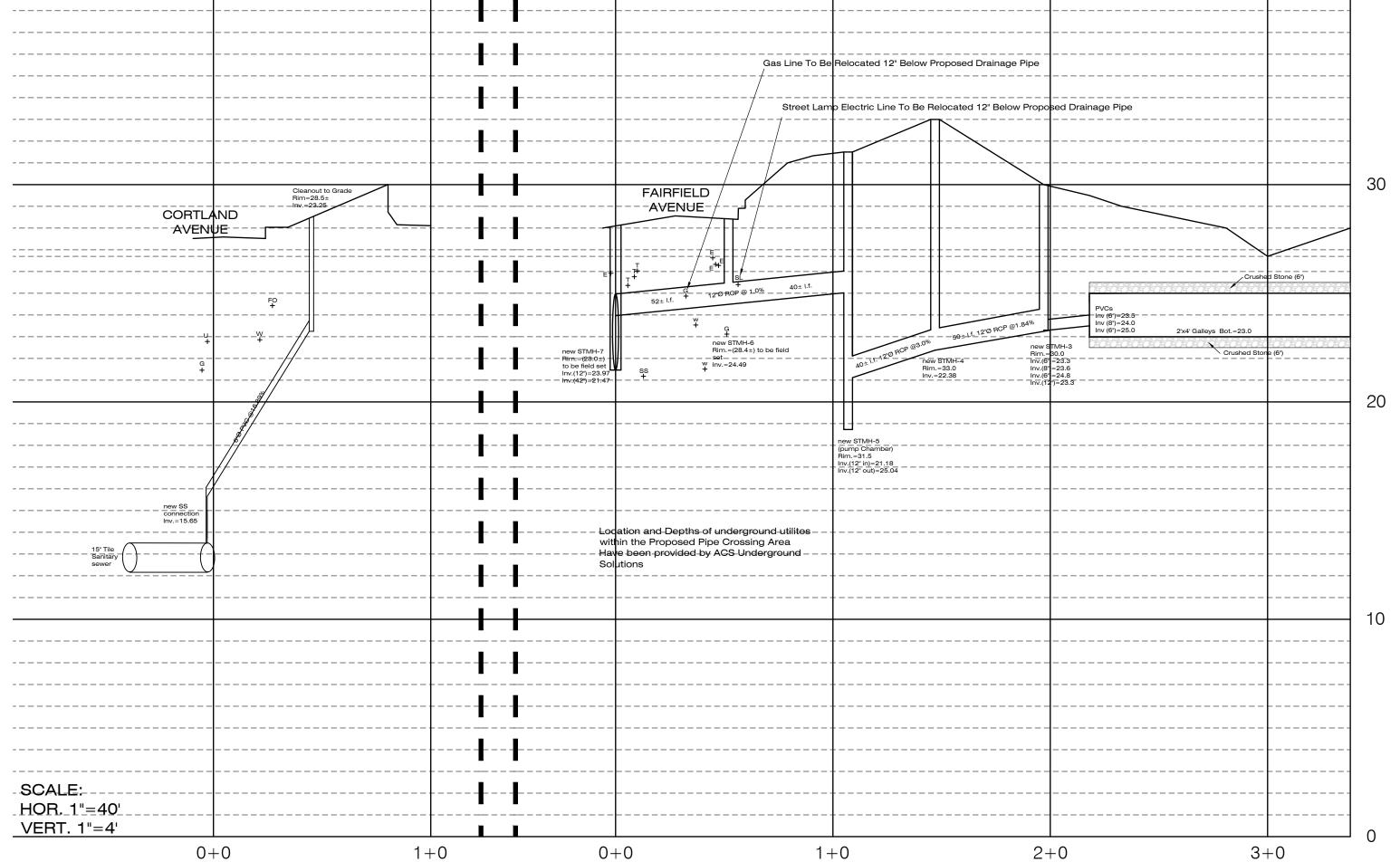
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	WETLANDS
• WF#36	WETLANDS FLAG
	100 Year Flood Line [EI=11.0]
	SILT FENCE SF  ANTI-TRACKING APRON
	FOUNDATION ENVELOPE
	SITE DISTURBANCE LINE SD
	FOUNDATION DRAIN — FD — FD — FD — RL — FD — F

SANITARY SOIL LINE \_\_\_\_\_ss \_\_\_

RETAINING WALL



Note: Proposed Drainage Pipe And Relocated Utilities To Be A Minimum Of 36" Below The Roadway Surface



Revise Building & Site Plan Revise Building 14 12-22-21 10-27-21 Revise Parking Modify Site Plan 8-23-21 11 | 12-17-19 | CT DOT Comments 12-10-19 11-22-19 Underground Utility Info Adde 9 10-16-19 CT DOT Comments 10-8-19 8 9-18-19 State of CT comments 10-28-14 revise parking & details 6 9-08-14 additional landscaping 5 8-18-14 RC zoning table 7-31-14 rev. parking & bldg. 6-01-14 rev. parking & lot 2 5-28-14 rev. parking & lot

Revise Parking Lot

REVISIONS

DESCRIPTION

16 5-19-22 Revise Entrance/Exit Drives

1-22-14 zoning table

REVISIONS

DESCRIPTION

NO. DATE

MAGNICO CONTRACTING #3125 FAIRFIELD AVENUE BRIDGEPORT, CONNECTICUT

PLAN & PROFILE

1. The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or

of any excavation, Dial 811 or 1-800-922-4455.

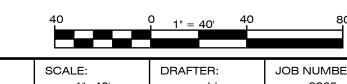
Intersection 015-341.

2. Underground traffic control features shown per map entitled:

abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, unless specifically noted as such. It is the Contractor's responsibility to contact CALL BEFORE YOU DIG (CBYD) prior to commencement

Location and Depths of underground utilites within the Proposed Pipe Crossing Area Have been provided by ACS Underground Solutions

"State Of Connecticut Department Of Transportation Burea Of Engineering & Hwy. Operations Division Of Traffic Engineering, Traffic Control Signal Layout, City Of Bridgeport, Route 130 (Fairfield Ave.) At Davidson Street And Cortland Ave.; Scale: 1"=40". Traffic Control Signal Plan For



THE HUNTINGTON COMPANY, LLC Consulting Engineers & Surveyors 303 Linwood Avenue, Fairfield, CT 203.259.1091

PROJECT #:

9205

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON 17 6-16-22 NO. DATE

JAN. 9, 2014

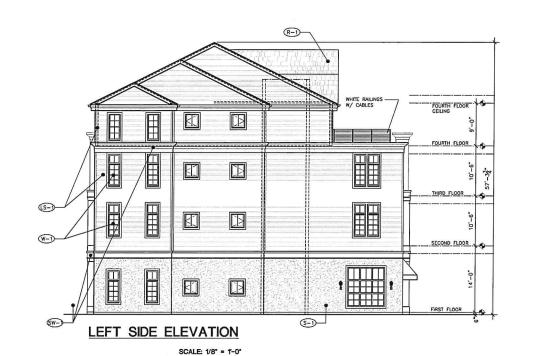


DESCRIPTION CLIENT REVIEW

SCALE: AS NOTED

ATE: 8-10-21

ROJECT UMBER: 2613



MATERIALS SCHEDULE (X-X)

FIELDSTONE VENEER NEW ENGLAND BLEND THIN STONE VENEER

HARDIE PLANK LAP SIDING — SELECT CEDARMILL 4" EXPOSURE COLOR: LIGHT MIST

CERTAINTEED-GRAND MANOR R-1 ROOFING ROOF SHINGLES COLOR: BLACK PEARL

MARVIN ESSENTIAL COLLECTION SINGLE HUNG WITH MULLIONS AND TRANSOMS COLOR: WHITE WINDOWS AND DOORS W-1

SIMULATED WOOD TRIM SHAPES AND PROFILES AS INDICATED COLOR: WHITE SW-1 TRIM

SEE ELEVATIONS FOR LOCATIONS
ALL SPECIFIED PRODUCTS ARE "OR APPROVED EQUAL"



WWW.ROSETISO.COM 35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825 TEL: (203)610-6262 @ FAX: (203)610-6404

			REVISIONS
NO.	BY	DATE	DESCRIPTION
1	MF	8-10-21	CLIENT REVIEW
2	MF	8-23-21	ZONING SUBMISSION
3	MF	10-27-21	REVISE MATERIALS
4	MF	12-2-21	REVISED BUILDING
5	MF	12-29-21	ZONING SUBMISSION
6	MF	2-10-22	REVISED BUILDING
7	MF	3-22-22	REVISED BUILDING
8	MF	4-6-22	REVISED BUILDING
9	MF	4-8-22	REVISED BUILDING
10	MF	4-18-22	ADD EXTERIOR MATERIALS
		1	

## MULTI-FAMILY RESIDENTIAL BUILDING

3115-3129 FAIRFIELD AVE. BRIDGEPORT, CT

Prepared For:

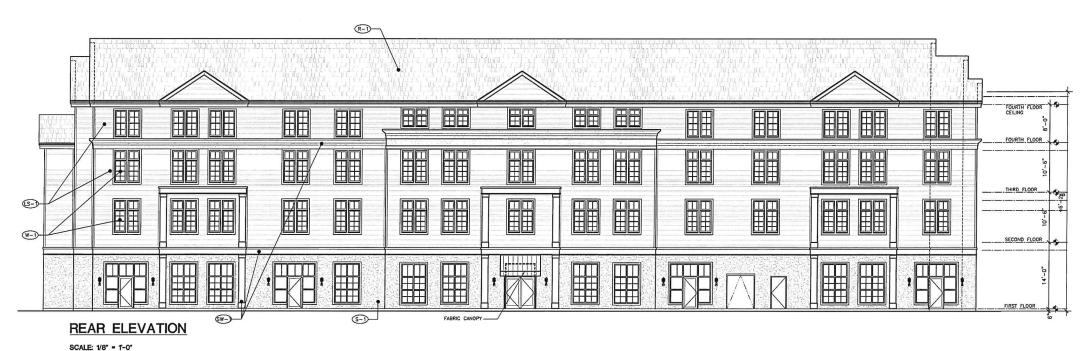
MAGNICO CONTRACTING 276 S. HOPE CHAPEL ROAD JACKSON, NJ 08527

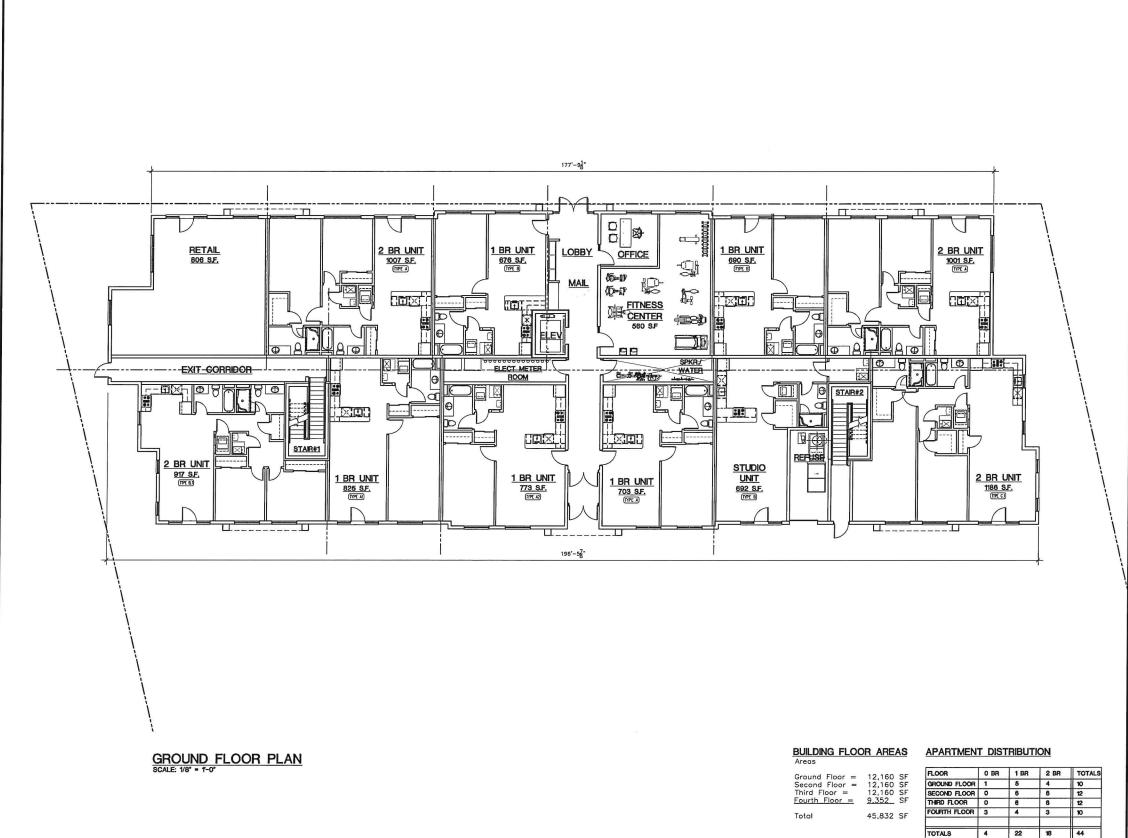
EXTERIOR ELEVATIONS

SCALE: AS NOTED
DATE: 8-10-21
PROJECT NUMBER: 2613

FILE R:/2613/ARCH









WWW.RDEETIFD.COM
35 BRENTWOOD AVENUE, FAIRFIELD, CT O6825

NO. BY   DATE   DESCRIPTION			REVISIONS
2 MF   8-23-21   ZONING SUBMISSION   3 MF   10-27-21   REVISE MATERIALS   4 MF   12-27-21   REVISE BUILDING   5 MF   12-29-21   ZONING SUBMISSION   6 MF   2-10-22   REVISED BUILDING   7 MF   3-22-22   REVISED BUILDING   8 MF   4-6-22   REVISED BUILDING   8 MF   4-6-22   REVISED BUILDING   10 MF   10-27   REVISED BUILDING   10 M	BY	DATE	DESCRIPTION
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PROJECT

## MULTI-FAMILY RESIDENTIAL BUILDING

3115-3129 FAIRFIELD AVE. BRIDGEPORT, CT

Prepared For:

MAGNICO CONTRACTING 276 S. HOPE CHAPEL ROAD JACKSON, NJ 08527

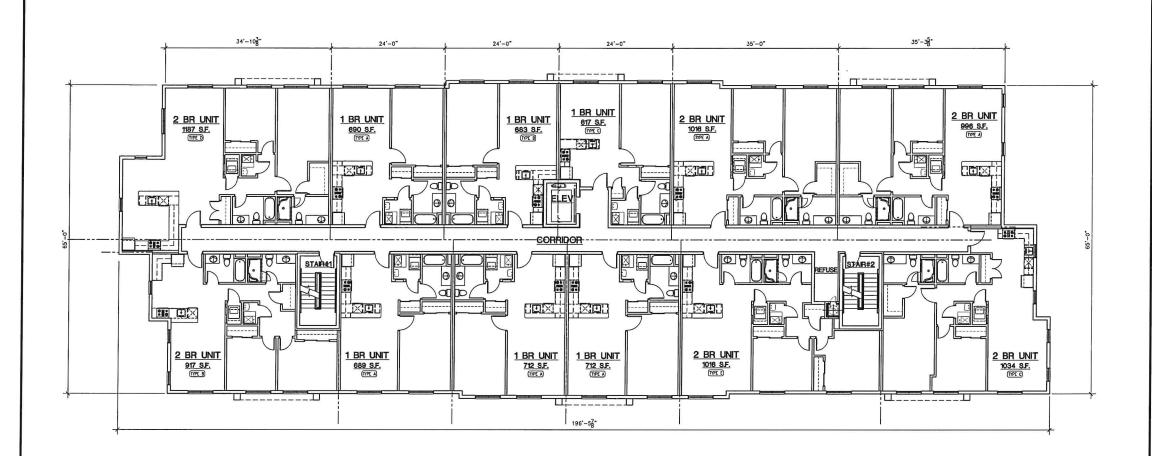
SHEET TITLE

FIRST FLOOR PLAN

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 8-10-21
CHECKED BY: PMR	PROJECT NUMBER: 2613







 $\underset{\text{SCALE: }1/8^{\circ} = \ 1^{\circ}0^{\circ}}{\underline{\text{SECOND AND THIRD FLOORS}}}$ 



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35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825

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PROJECT

## MULTI-FAMILY RESIDENTIAL BUILDING

3115-3129 FAIRFIELD AVE. BRIDGEPORT, CT

Prepared For:

MAGNICO CONTRACTING 276 S. HOPE CHAPEL ROAD JACKSON, NJ 08527

HEET TITLE

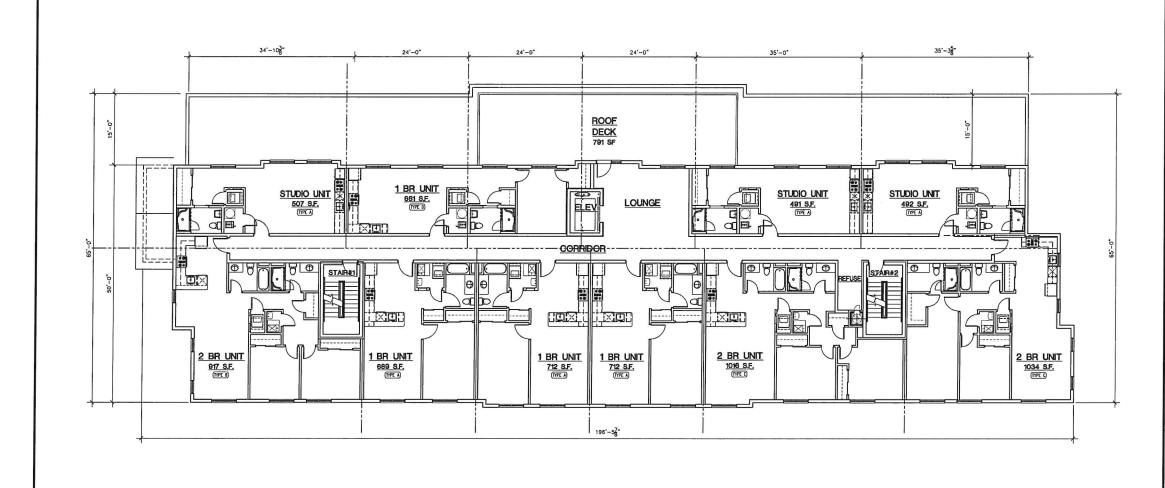
2nd & 3rd FLOOR PLAN

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 8-10-21
CHECKED BY: PMR	PROJECT NUMBER: 2613
CAD	





SHEET NUMBER



FOURTH FLOOR PLAN SCALE: 1/8" = 1-0"



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NO. 1 2	BY MF	DATE 8-10-21	DESCRIPTION CLIENT REVIEW
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3	MF	10-27-21	REVISE MATERIALS
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8	MF	4-6-22	REVISED BUILDING
9	MF	4-8-22	REVISED BUILDING
10	MF	4-18-22	ADD EXTERIOR MATERIALS

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## MULTI-FAMILY RESIDENTIAL BUILDING

3115-3129 FAIRFIELD AVE. BRIDGEPORT, CT

Prepared For:

MAGNICO CONTRACTING 276 S. HOPE CHAPEL ROAD JACKSON, NJ 08527

FOURTH FLOOR PLAN

DESIGNED BY: MMF	SCALE: AS NOTED
DRAWN BY: MMF	DATE: 8-10-21
CHECKED BY: PMR	PROJECT NUMBER: 2613



SHEET NUMBER



Colin B. Connor
David K. Kurata
Katherine M. Macol
Leah M. Parisi
William M. Petroccio\*
Raymond Rizio\*
Christopher B. Russo
Robert D. Russo
John J. Ryan
Vanessa R, Wambolt
(\*Also Admitted in NY)

May 13, 2022

Dennis Buckley
Zoning Administrator
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
HAND-DELIVERED

Re: Petition for Special Permit and Site Plan Review –Map/Block/Lot 28/507/14 Allen Street

Dear Mr. Buckley:

Please accept, on behalf of **Outfront Media, Inc.** (the "Applicant"), the following narrative and enclosed application materials as part of an application for Special Permit and Site Plan Review of the Bridgeport Zoning Regulations (the "Regulations") for the property located at Map/Block/Lot 28/507/14 Allen Street (the "Site") to install in the DX2 Zone.

## **Narrative**

The Petitioner requests the above-stated approvals under the Regulations to install an outdoor advertising sign along the South Frontage Road street frontage of the Site and Interstate 95 to advertise and promote events at the Hartford Healthcare Amphitheater (the "Amphitheater"). The Site is entirely surrounded by street frontages along South Frontage Road, Broad Street, Allen Street and Lafayette Street. The Site is in the DX2 Zone and abuts one of the new main attractions in the City of Bridgeport – the Amphitheater. The Site has historically been used as the accessory parking for the current use as well as the former Bridgeport Bluefish baseball stadium. A similar lot is located directly to the south. The Site is also buffered by a number of large public transportation structures – I-95 to its north, the Route 8/25 connector to its west, and the railroad tracks to its south.

The Applicant proposes to install an outdoor advertising sign along the South Frontage Road side of the Site and Interstate 95 to promote events at the Amphitheater. The sign will be oriented to be seen by persons traveling by vehicle from both the northbound and southbound lanes of I-95. This orientation will also face the sign towards downtown Bridgeport in an area of retail and institutional use. It will not face any residential neighborhoods. The proposed sign will be located in essentially the middle of South Frontage Road street frontage. The sign will feature a Ten-foot (10') base composed of brick panels with another smaller footprint base on top composed of painted aluminum panels. This sign will be oriented towards the eastbound lane of South Frontage Road. On top of the base, aluminum poles are proposed to hold up the outdoor advertising sign. The

10 Sasco Hill Road Fairfield, CT 06824 proposed sign will have Two (2) faces each with an area of Nine hundred square feet (900 SF). The interior angle of the Two (2) sign faces is less than Thirty (30) degrees in compliance with the Regulations for sign face area. The sign faces will be an electronic message display, which will depict events at the Amphitheater, other paid advertisements, and notices from the City of Bridgeport. The Amphitheater has been a hugely successful development that has brought marquee events to the City of Bridgeport. It has attracted patrons from the surrounding area and even out-of-state. The proposed sign will match the success of this attraction and will place it on the same level of other popular venues in the tri-state area. The proposed height to the top of the sign is One hundred feet (100'). However, the top height of the sign is only Seventy-three feet (73') above the nearest elevation of Interstate 95. It should also be noted that this sign is directly east of the Route 8/25 connector at Exit 27A, which also sits at a very high elevation compared to the Site. The proposed height will ensure that the outdoor advertising sign is visible to the persons travelling in their vehicles along I-95 instead of being blocked by the Route 8/25 connector at Exit 27A. The height is comparable to the Harbor Yard outdoor advertising sign.

## Special Permit and Site Plan Review

The Petition satisfies all Special Permit and Site Plan Review standards and has received the necessary variances to satisfy Sections 11.50 and 11.70 of the Regulations. The Petition satisfies the objectives and policies of the POCD by supporting an exceptional use within the City of Bridgeport that has become an all-class facility attracting patrons from around the City of Bridgeport and beyond. The proposed use is permitted in the Zone under the Regulations. The proposed sign will not impair future development of the surrounding area, but it will support one of the greatest drivers of development in the City. It will not be detrimental to the nearby surrounding area as the sign is strictly oriented towards I-95 and no residential zone surrounds the Site. The proposed sign location will not eliminate or reduce by more than 25% the view of significant natural or local features as shown on the submitted plans in accordance with Sec. 9.80.B. The sign will obviously not have any impact on the Long Island Sound.

For the reasons stated above, the Petitioner respectfully requests approval of the Petition for Special Permit and Site Plan Review.

Ray Rizio

## CITY OF BRIDGEPORT

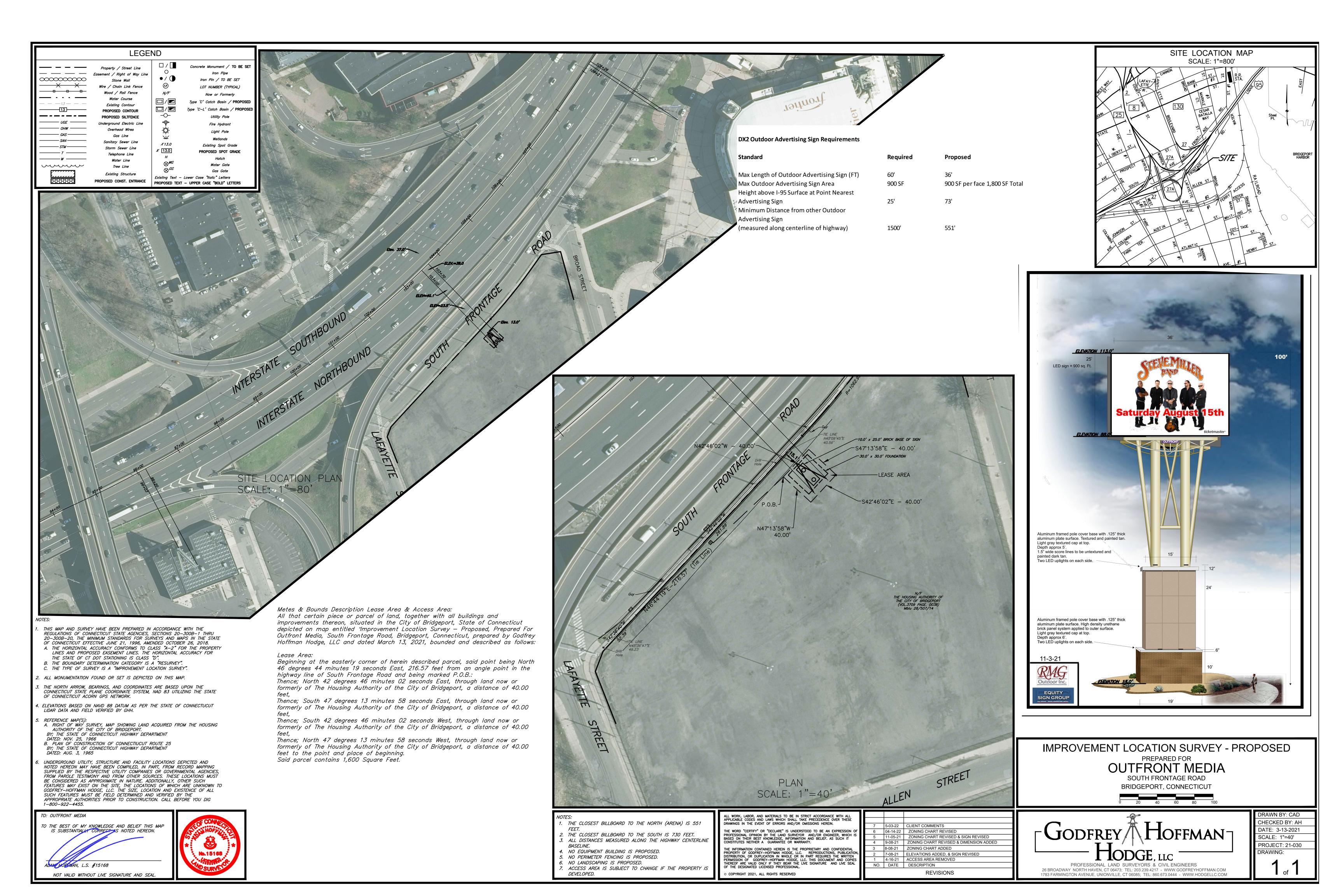
File No
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## PLANNING & ZONING COMMISSION APPLICATION

1.	NAME OF APPLICANT: Outfront Media, Inc.	
2.	Is the Applicant's name Trustee of Record? Yes No X	
	If yes, a sworn statement disclosing the Beneficiary shall accompany this application	on upon filing.
3.	Allan Otra at Lat 00/507/44	. •
	(number) (street) (state)	(zip code)
4.	Assessor's Map Information: Block No. 28/507Lot No	14
5.		
	(Attach copies of Amendment)	1
ô.	Description of Property (Metes & Bounds): 205.24' x 26.88' x 568.83' x 533.77'	
	Y	
7.	Existing Zone Classification: DX2	
3.	Zone Classification requested: DX2	
Э.	Describe Proposed Development of Property: Installation of an outdoor advertisi	ng sign with electronic
	message display in connection with the Hartford Healthcare Amphitheater	
	Approval(s) requested: Special Permit and Site Plan Review	
	Approvai(s) requested	
	Signature:	Oate:
	Print Name:	
	If signed by Agent state appeals (Lauren Davidson v.).	
	Mailing Address: Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfie	Id CT 06824
	202 529 0500	000 055 0040
	Phone: 203-528-0590 Cell: 203-528-0590 F <b>E-mail Address</b> : Chris@russorizio.com	ax: 203-255-6618
	E-mail Address:	
	\$Fee received Date: Clerk:	
	\$Fee received Date: Clerk: _	
	THE APPLICATION MUST BE SUBMITTED IN BERSON AND WITH SAME	
	THIS APPLICATION MUST BE SUBMITTED IN PERSON AND WITH CO	<del></del>
	■ Completed & Signed Application Form □ A-2 Site Survey	□ Building Floor Plans
	■ Completed Site / Landscape Plan □ Drainage Plan	Building Elevations
	■ Written Statement of Development and Use ■ Property Owner's List	□ Fee
	□ Cert. of Incorporation & Organization and First Report (Corporations & LLC's)	
	PROPERTY OWNER'S ENDORSEMENT OF APPL	CATION
.3	- $/$ $/$ $/$ $/$ $/$	
	Print Owner's Name Owner's Signature	Date

## 500 MAIN ST 100' NEIGHBORS LIST

PROPERTY ADDRESS OWNER'S NAME	OWNER'S NAME	MAILING ADDRESS	CITY	STATE	STATE ZIP CODE
500 MAIN ST	CITY OF BRIDGEPORT - BASEBALL ST 45 LYON TER HOUSING AUTHORITY OF THE CITY	45 LYON TER	BRIDGEPORT CT	b	06604
ALLEN ST	OF BRIDGEPORT (BHA)	376 EAST WASHINGTON AVE BRIDGEPORT CT	BRIDGEPORT	5	80990
600 MAIN ST	CITY OF BRIDGEPORT	45 LYON TER	BRIDGEPORT	C	06604
524 LAFAYETTE ST	CITY OF BRIDGEPORT	45 LYON TER	BRIDGEPORT CT	CT	06604



## CITY OF BRIDGEPORT

File No. \_\_\_\_\_



## PLANNING & ZONING COMMISSION APPLICATION

	NAME OF APPLICANT: Office of Planning & Eco	nomic Development - Pl	anning
. 1	NAME OF APPLICANT:	No	
	Is the Applicant's name Trustee of Record?  Yes		
	If yes, a sworn statement disclosing the Beneficiary shall		porrumig.
. /	Address of Property:		(zip code)
	(number) (street)		* *
. /	Assessor's Map Information: Block No.	Lot No	tion!
	Amendments to Zoning Regulations: (indicate) Article:	Sect	
	(Attach copies of Amendment)		
. [	Description of Property (Metes & Bounds):		
. I	Existing Zone Classification:		
	Zone Classification requested:		
. 1	Describe Proposed Development of Property:		
,	Approval(s) requested: Citywide text amendment r	elated to cannabis:	
	Articles 4.40.12 and 11.120; Allowed Uses Tables 3.20.9	9, 3.30.9, 3.40.9, 3.50.9, 3.60	.9 and 3.130.9
	Signature: Signature:	Date	e: 3/31/2022
	Lypn M Hoig AIRD		
	If signed by Agent, state capacity (Lawyer, Developer, et		
	000 Broad Stroot Bridgeport C	Print Name:	
	Mailing Address: 999 Broad Street, Bridgeport, C7		
	Phone: 203-576-7221 Cell:		
	E-mail Address: Lynn.Haig@bridgeportct.gov		
	Date:	Clerk	
	\$Fee received Date:		**
	THIS APPLICATION MUST BE SUBMITTED II	N PERSON AND WITH COM	IPLETED CHECKLIST
	O lated & Cianad Application Form	□ A-2 Site Survey	<ul> <li>Building Floor Plans</li> </ul>
	O. and Sto / Landsonn Dlan	□ Drainage Plan	□ Building Elevations
	W. W. Chatament of Davidanment and Use	□ Property Owner's List	□ Fee
	O I Street Rend	rt (Corporations & LLC's)	
	Cert. of incorporation & Organization and First Repo	it (Oorpordaons 2: == 2 = 7	
	PROPERTY OWNER'S E	NDORSEMENT OF APPLIC	ATION
	Print Owner's Name Owner'	s Signature	Date
	- Interest traine		
	Print Owner's Name Owner	s Signature	Date

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## **Proposed Text Amendment**

## 4.40.12 CANNABIS SALES, AND GROWING CULTIVATION, OR PRODUCTION

Any establishment that meets one or more of the following definitions, as such terms are defined in the General Statues. Sales includes "dispensary facility," (cannabis) "retailer," (cannabis) "hybrid retailer,". Growing includes (cannabis) "micro-cultivator," (cannabis) "cultivator," or (cannabis) "producer." All new and expanded cannabis sales, cultivation, and production or growing establishments must obtain a certificate of location approval in accordance with the procedures of 11.120 and are subject to the following supplemental regulations:

- A. Cannabis establishments which are licensed for on-site customer retail sales must provide a viable traffic management plan to address parking and traffic control for the first six months of retail operations. Said plan shall consider the temporary need for additional parking, shuttles to and from remote parking areas, traffic flaggers and crossing guards to sufficiently accommodate the potential influx of customers. Cannabis sales, cultivation, and production establishments are prohibited within a 500-foot radius of any school (as defined in 4.60.2) located within the City of Bridgeport, as measured from the entrance of the school to the entrance of the building occupied by the cannabis sales
- B. The certificate of location approval application must include a map identifying the location of all schools located within a 500-foot radius of the new or expanded cannabis sales, cultivation, and production establishment.

## 11.120 Certificates of Location Approval

## 11.120.1 APPLICABILITY

A certificate of location approval must be obtained before the establishment or expansion of any of the following:

- A. Uses that sell or serve alcohol, including any requested change in the type of on-premises alcohol consumption liquor permit;
- B. Cannabis dispensaries sales or growing establishments;
- C. Light vehicle sales & service uses; or
- D. Any of the following heavy sales and service uses:
  - (1) Commercial vehicle repair and maintenance;
  - (2) Commercial vehicle sales and rentals;
  - (3) Personal vehicle repair and maintenance, major; or
  - (4) Vehicle body and paint finishing shop.

## 11.120.2 AUTHORITY AND PROCESS

- A. Planning and Zoning Commission
  - 1. Authority. The planning and zoning commission has final decision-making authority on certificates of location approval for uses that sell or serve alcohol and cannabis dispensaries sales or growing establishments.

			Canı	nabis Uses
Zone	Use Table	Building Type	Sales	Growing
DX1	3.20.9	Storefront	O CL	
DX2	3.50.9	General Building	O CL	<b>O</b> CL
	3.20.9	Storefront	O CL	
MX1	3.40.9	Commercial House	O CL	
	3.20.9	Storefront	O CL	
MX2	3.30.9	Commercial Center	O CL	
	3.40.9	Commercial House	O CL	
RX1	3.60.9	Small Gen Building		O CL
RX2	3.50.9	General Building	O CL	O CL
СХ	3.50.9	General Building	O CL	<b>O</b> CL
	3.130.9	Workshop Building	O CL	O CL
IX	3.50.9	General Building	O CL	O CL
1	3.50.9	General Building	O CL	<b>O</b> CL
12	3.130.9	Workshop Building	O CL	<b>O</b> CL

Legend	
O CL	Current
O CL	Proposed

## Cannabis Zoning Amendment Proposal Narrative

ı. ISSUE March 31, 2022

The current regulations limit Cannabis Establishments to *General* and *Workshop* building types in zones CX and I. These safeguards were intended to limit the industry while the Office of Planning & Economic Development (OPED) gathered information from the State to determine if changes would be in the best interests of Bridgeport.

After considerable research on updated State guidelines and procedures, speaking with professionals in the cannabis industry, and reviewing the cannabis zoning accommodations of other Connecticut municipalities, Bridgeport's current cannabis-related zoning regulations have been found to:

- Limit the attractiveness of Bridgeport for incoming micro-cultivation and retail establishments;
- Handicap the availability of possible locations for new businesses when considering the
  amount of interest Bridgeport will receive as a city with the second largest amount of
  'Disproportionately Impacted Areas' and the highest number of Retailer licenses possible;
- Limit the dispersion of streetscape improvement capital (and other worthy efforts) provided by the 3% municipal tax levied on cannabis establishments

OPED research has found that controls on cannabis establishments also exist in city ordinance, state legislation and federal regulations to address issues dealing with consumption, advertising, and operations. These controls are thorough and minimize the need of further restriction and control of cannabis through zoning.

As the program has developed so has the regulatory guidance that municipalities have received. This coupled with extensive research has allowed OPED to revisit zoning regulations around *Cannabis Establishments* in Bridgeport. The Office of Planning and Economic Development is recommending an expansion of the zones in which cannabis sales and growing establishments are allowed and removal of the prohibition near certain sensitive uses.

## II. BACKGROUND & RESEARCH

## A. State Legislation

Public Act 21-1/SB 1201, An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis (RERACA), was passed in June 2021. The State of Connecticut is moving forward with its Adult-Use Cannabis program through the establishment of the Social Equity Council and the release of all the license applications. The State is on track to meet their goal of having adult-use cannabis retail operations open by the end of 2022.

The Connecticut Department of Consumer Protection is issuing 14 different cannabis-related licenses. For our purposes OPED is only concerned with licenses related to Growing and Sales.

## Growing

- <u>Cultivator</u> Grows cannabis for medical and adult use. At least 15,000 square feet of grow space is required for this license type.
- Micro-cultivator Grows cannabis for medical and adult use. Between 2,000 and 10,000 square feet of grow space, prior to any expansion authorized by the commissioner. May apply for an expansion of grow space in increments of 5,000 square feet per year.
- Producer Grows cannabis for medicinal use. No additional licenses for producers will be issued at this time. Producers interested in growing cannabis for adult-use may apply to convert their license to an expanded producer license.

## Manufacturing

- Product Manufacturer Performs cannabis extraction, chemical synthesis and permitted manufacturing activities.
- Food and Beverage Manufacturer Incorporate cannabis into food or beverage intended for human consumption.
- Product Packager Labels and packages cannabis in compliance with state statutes, regulations and policies.

## Sales

- Retailer Sells cannabis only to consumers for adult-use.
- Hybrid Retailer Sells cannabis to consumers for adult-use and to qualifying patients and caregivers for medical use.
- Dispensary Facility Sells cannabis only to qualifying patients and caregivers for medical use. No additional dispensary facility licenses will be issued at this time. Existing dispensary facilities may apply to convert their license to a hybrid retail license to allow for the sale of both adult-use and medical marijuana.

## Delivery and Transportation

- <u>Delivery Service</u> Delivers cannabis from cannabis establishments to consumers, qualifying patients and caregivers, as applicable.
- <u>Transporter</u> Delivers cannabis between cannabis establishments, laboratories, and research programs.

## Individual Licenses and Registrations

- <u>Backer</u> Has a direct or indirect financial interest in a cannabis establishment, and owns 5% or more of a cannabis establishment, in the aggregate with their spouse, parent or child, or participates directly or indirectly in the control, management or operation of the cannabis establishment.
- Key employee Employees with specific managerial positions or an equivalent title within a cannabis establishment
- Employee Any person employed by a cannabis establishment or who otherwise has access to such establishment, and board members of a company with an ownership interest in a cannabis establishment.

The State has limited the number of Micro-Cultivator & Retail licenses within each municipality to one (1) per 25,000 residents. Therefore, Bridgeport is restricted to five (5) Retail and five (5) Micro-Cultivation establishments. This cap is in place minimally until June 30, 2024.

The Social Equity Council commissioned by Gov. Lamont is squarely focused on bringing this industry to areas disproportionately impacted by the War on Drugs and lowering the bar of entry for persons impacted by the system.

To accomplish this, there will be two license lotteries for general and social equity applicants respectively. Social equity applicants will have to have grown up in or spent considerable time in identified disproportionately affected areas (DIAs), of which Bridgeport has 35, second only to Hartford's 37. The first series of lotteries began on February 3<sup>rd</sup> of this year, each open for a period of 90 days.

Additionally, a municipal sales tax of 3% levied against Retailer, Hybrid Retailer, and Micro-Cultivator gross sales will provide an income stream for Bridgeport. The State estimates that yearly tax revenue to be approximately \$150,000 per establishment. This sales tax income must be earmarked for the following uses:

- A. make improvements to the streetscapes and other neighborhood developments in and around each community in which a cannabis retailer, hybrid retailer or microcultivator is located,
- B. fund education programs or youth employment and training programs in such municipality,
- C. fund services for individuals released from the custody of the Commissioner of Correction, probation or parole and residing in such municipality,
- D. fund mental health or addiction services,
- E. fund youth service bureaus established pursuant to section 10-19m of the general statutes and to municipal juvenile review boards, or
- F. fund efforts to promote civic engagement in communities in such municipality.

## B. Municipal Zoning

All Connecticut municipalities are grappling with how to treat cannabis establishments. As of March 31st, it appears that Bridgeport and Stratford are the only Fairfield County municipalities to have zoning regulations allowing adult-use cannabis establishments. New Haven is the nearest comparable city that is proposing to allow these uses. The table below indicates the adult-use cannabis zoning status for the three towns abutting Bridgeport and three large Connecticut cities.

## Status of Connecticut Municipality Zoning for Adult-Use Cannabis

As of March 31, 2022

Town	Status	Dates	Establishments Allowed	Disproportionately Impacted Areas	Notes
Bridgeport	Approved	11/29/2021	5	35	
Fairfield	Moratorium	Until 2/28/2023	2	1	
Stratford	Approved	3/23/2022	2	1	Special Permit; folded into Medical Marijuana zoning
Trumbull	Moratorium	Until 9/2/2022	1	0	20111118
Only Sales	experiments and	North ell Royale		SECTION AND ADDRESS	
Hartford	Approved	11/23/2021	4	37	
Waterbury	Moratorium	Until 8/9/2022	4	18	
New Haven	Submitted	2/15/2022	5	23	Public Hearing on 3/30/22

Note: 'Establishments Allowed' represents the number of Retailers and Micro-Cultivators, respectively

## C. Controls on Cannabis

Various controls related to consumption of cannabis, cannabis operations, advertisements, and security are found in existing regulations outside of zoning. Criteria used to evaluate zoning applications include:

- The use is compatible with and implements the objectives and policies of the master plan of conservation and development;
- The proposal includes adequate safeguards to protect adjacent property and the neighborhood in general from any detrimental impacts the proposed use might otherwise have.

Public Act 21-1 clearly articulates that smoking of tobacco and smoking of cannabis are treated the same and provides a list of public and semi-public areas where smoking, or consumption, of such products is prohibited. Additionally, Bridgeport Municipal Ordinance 8.28.130 and 12.28.210 further restrict consumption of tobacco and related products in certain public and semi-public areas. The Connecticut Department of Consumer Protection website clarifies that, at this time, there is no on-site consumption allowed at cannabis establishments.

Regarding potential impacts to adjacent properties and the neighborhood such as safety and odor, these are addressed through federal and state regulations. 21 CFR (Code of Federal Regulations) Part 211 subpart C delineates operating standards which cannabis growers must adhere to. These standards include rigorous ventilation, sanitation, and security conditions. Connecticut Public Act 21-1 calls out the federal standards as the base standards to follow.

Connecticut Department of Consumer Protection issued *Regulation of Adult Use Cannabis*, January 26, 2022, to further outline policies and procedures. It goes into detail for required security systems and procedures as well as advertising protocols for any cannabis establishment. State review of security plans and procedures occurs prior to issuing the formal license.

Public Act 21-1 substantially restricts advertising for cannabis establishments and related services. The Act prohibits advertising where less than 90% of the audience for the advertisement is younger than 21 years of age, as well as within 500 feet of an elementary or secondary school, recreation facility, childcare center, public playground, public park or library. Advertisement restrictions also prohibit the display of cannabis or cannabis-related products such that they are visible from the exterior of the facility.

These various controls, outlined further in Exhibit A, on odors, consumption, security and advertising serve to mitigate, if not eradicate, detrimental impacts to the neighborhood. The remaining neighborhood impact that is not fully addressed by existing controls is traffic management, which the amendment proposal speaks to.

## D. Bridgeport

In accordance with *Plan Bridgeport's* vision of a Robust Economy for the city, the proposed amendment aligns with the following goals and strategies:

<u>Goal 2.1</u>: Reduce the tax burden on residents by growing the grand list, attracting new businesses, growing existing businesses, and encouraging corporate citizenship

<u>Strategy 2.1.2</u>: Streamline the City's land use development process to be efficient, effective, and expeditious.

<u>Goal 2.2</u>: Continue the redevelopment of Bridgeport's Downtown as a transit-oriented hub for commercial, retail, and entertainment activity to supplement a growing high-density residential neighborhood.

<u>Strategy 2.2.1</u>: Continue to focus on redevelopment efforts to activate vacant buildings and parcels throughout Downtown.

<u>Goal 2.9</u>: Promote the growth of the advanced manufacturing industry.

<u>Strategy 2.9.3</u>: Change zoning regulations to allow for small batch and low-impact manufacturing in more areas throughout the city.

The Bridgeport City Council has authority to adopt an Ordinance which addresses various issues related to cannabis, including how the tax income is to be spent.

## III. PROPOSED AMENDMENT

The proposed amendment will allow cannabis sales and growing establishments to take place in more areas of the city that would benefit from the earmarked tax revenue and business activity by:

- Uncoupling manufacturing, growing, and retail establishments to target zones that are appropriate for each use,
- Expanding eligible zoning designations so as to include more disproportionately impacted areas,
- Removing sensitive use distance requirements, in reliance upon State controls,

The attached amendment specifically denotes the following:

## Add/Edit:

- Applies only to cannabis establishments categorized as Growing or Sales,
- Requires traffic management plans,
- Permits Growing in:
  - o DX2 General Building (new)
  - o RX1 Small General Building (new)
  - o RX2 General Building (new)
  - o CX General Building (current)
  - CX Workshop Building (current)
  - o IX General Building (new)
  - o I − General Building (current)
  - I − Workshop Building (current)
- Permits Sales in:
  - DX1 Storefront Building (new)
  - o DX2 General Building (new)
  - MX1 Storefront Building (new)
  - o MX1 Commercial House (new)
  - MX2 Storefront Building (new)
  - o MX2 Commercial Center Building (new)
  - MX2 Commercial House (new)
  - RX2 General Building (new)
  - CX General Building (current)
  - CX Workshop Building (current)
  - IX General Building (new)
  - o I General Building (current)
  - I Workshop Building (current)
- Maintain the requirement for cannabis sales or growing establishments to apply for a Certificate of Location Approval (requiring renewal every 5 years)

## Delete:

Prohibition of locating within 500 feet of any school

## **IV. Exhibits**

Exhibit A is a table outlining the various city, state and federal controls on cannabis usage and operation.

Exhibit B is a map showing the current zones in which sales & growing of Cannabis are allowed.

Exhibit C is a map showing the current zones in which sales & growing of Cannabis are allowed and an overlay of disproportionately impacted areas.

Exhibit D is a map showing the zones in which the growing of cannabis is being proposed.

Exhibit E is a map showing the zones in which the sale of cannabis is being proposed.

Exhibit F is a map showing the zones in which sales & growing of Cannabis is being proposed and an overlay of disproportionately impacted areas.

## V. Conclusion

The variety of controls in place through federal and state regulations, as well as local controls through municipal ordinance provide significant restrictions on cannabis growing and sales establishments and their impact on the immediate neighborhood. Further restricting these establishments serves to limit Bridgeport's ability to capture the market as it takes off, when the demand is highest.

For the reasons stated above, the Office of Planning & Economic Development requests approval of the proposed amendments to Article 4.40.12, Article 11.120, and each building type Use Table (3.20.9, 3.30.9, 3.40.9, 3.50.9, 3.60.9,3.130.9) as they relate to cannabis.

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	Notes	Addresses:     Theaters     Schools     Public Halls     Workplaces     Discarding
	Effective Date	12/21/92
Exhibit A: Controls Outside of Zoning	Language	A. Smoking in public restricted.  A. Smoking is prohibited and is unlawful in theaters, schools and public halls. The foregoing restriction shall not be deemed to prohibit smoking in a separate room or space specially provided for the purpose when such room or space is approved by the chief of the fire department.  B. Smoking is prohibited and is unlawful in factories, workshops, mercantile establishments, on docks, wharves and in warehouses where the material being handled in and about such buildings or other premises is of such an inflammable nature as to be readily ignitable, except that smoking may be permitted in a separate room or space specially provided for the purpose when such room or space is approved by the chief of the fire department.  C. The fire chief shall order the owner or occupant to post approved signs or placards in each room, building, structure or place in which such prohibitions of smoking shall be enforced. It is unlawful for any person to remove any such placard or to smoke in any such placarded place.  D. No person shall carelessly discard or drop a lighted match, cigar, cigarette or other burning substance in combustible material or in close proximity thereto.
Exhibit	Page/ Section	8.28.130
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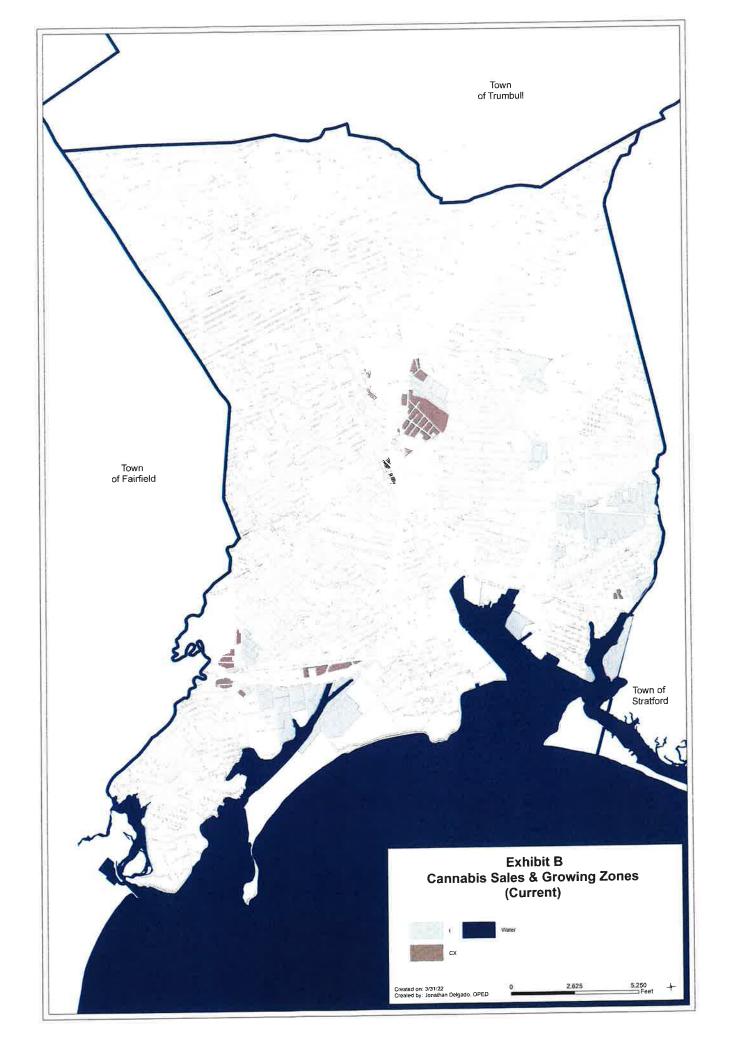
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	Bridgeport	https://libr	12.28.210	Regulation banning smoking in city parks.	10/5/15	Addresses:
	Municipal	ary.munico				<ul><li>City Parks</li></ul>
	Code	de.com/ct/		Smoking of tobacco or any other combustible products		
		bridgeport/		shall not be permitted at the playgrounds, sports fields		
		codes/code		nor on the beaches of the parks of the city. Noticed by		
		of ordina		posting and signage.		
		nces?nodel		Any person violating this rule and regulation and		
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ive Notes e	• On-site consumption	• Federal regulations for ventilation and handling
Effective Date	9/30/21	1/26/22
Language	Is on-site consumption of cannabis or cannabis products allowed at cannabis establishments?  No. At this time, on-site consumption of cannabis (including cannabis products) is not allowed at cannabis establishments. The Department of Consumer Protection will provide recommendations regarding onsite consumption of cannabis to the General Assembly by January 1, 2023.	a) A producer, cultivator, micro-cultivator, food and beverage manufacturer, product manufacturer, product manufacturer, product packager, delivery service, and transporter shall: (1) Maintain all production, manufacturing, handling and storage areas with adequate lighting, ventilation, temperature, sanitation, humidity, space, equipment, and security conditions for cannabis that meet the standards set forth under 21 CFR Part 211 subpart C, [unless]except as otherwise expressly permitted by the commissioner, and except that outdoor grow handling and storage areas need only meet the requirements of these policies and procedures;
Page/ Section	A/A	Section 21a-XXX- 25. (Page 33)
URL	tal.ct.gov/c annabis/Kn owledge- Base/Articl es/Is-on- site- consumpti on-of- cannabis- or- cannabis- products- allowed-at- cannabis- establishm ents?langu	https://ere gulations.ct .gov/eRegs Portal/Sear ch/getDocu ment?guid =%7b10DE 457E-0000- C254- A065- 4741D31B6 E32%7d
Location	(CT) Depart- ment of Consumer Protection	(CT) Depart- ment of Consumer Protection 'Regulation of Adult Use Cannabis' Policies & Procedures
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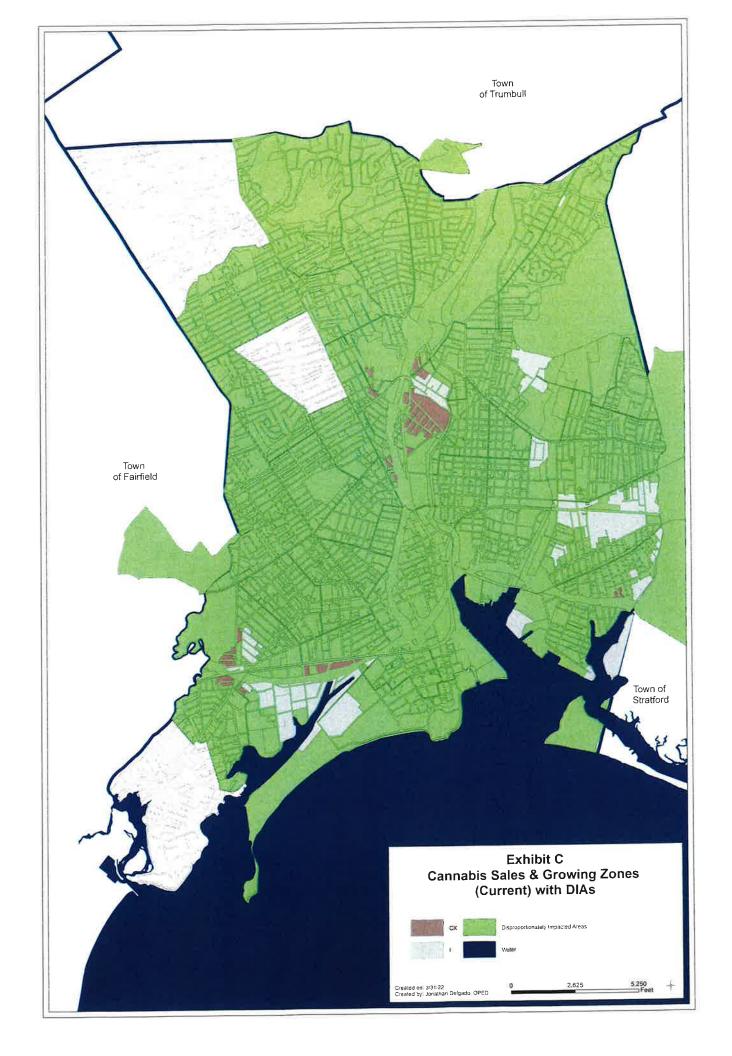
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Language	Prohibited activities for those advertising	cannabls or cannabls-related services include but are not limited to:		<ul> <li>Advertising where less than 90 percent of the audience for the advertisement is</li> </ul>	reasonably expected to be 21 years of age or older, based on reliable evidence.	2. Advertising using location-based devices	such as cell phones, however exceptions	3. Sponsoring charitable, sports, musical.	artistic, cultural, social or other similar	events or advertising at, or in connection	with, such an event unless the sponsor or	advertiser has reliable evidence that at	least 90 percent of the audience will be 21	A Advontiging goungle;	The products visible to the multic within 500	feet of an elementary or secondary school	ground, recreation center or facility	childcare center, playground, public park	5. Advertising on or in public or private	vehicles or at bus stops, taxi stands,	transportation waiting areas, train	stations, airports or other similar		<ol><li>Operating websites that advertise</li></ol>	cannabis or cannabis-related products	without verifying that users are 21 years	of age or older.	.'
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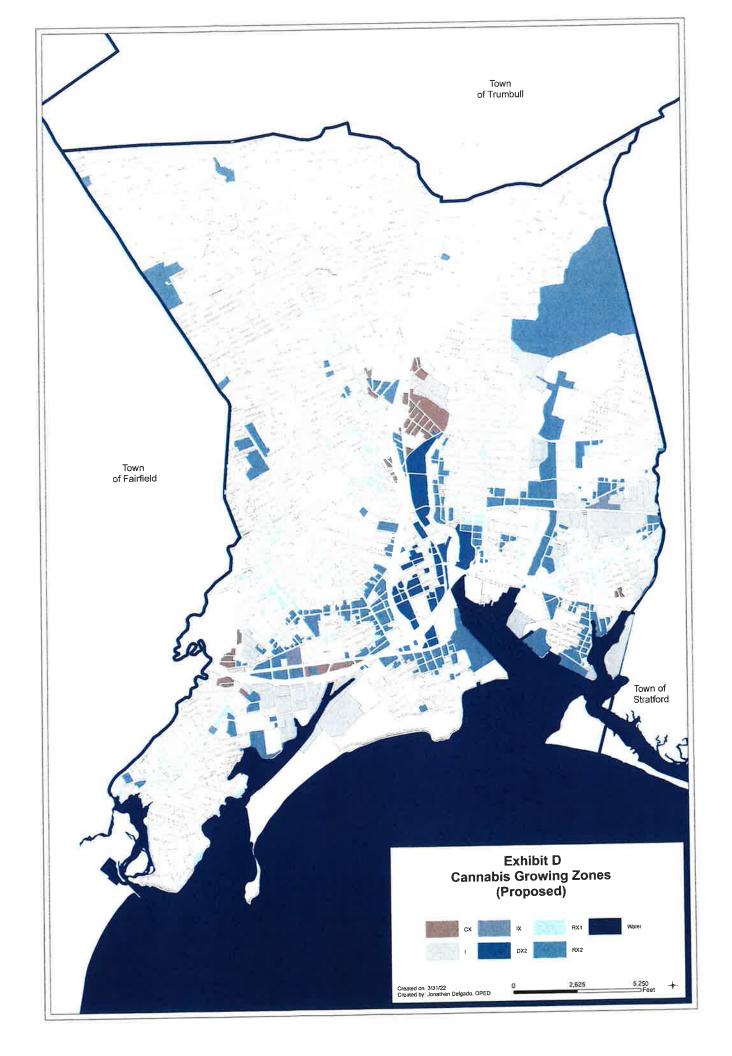
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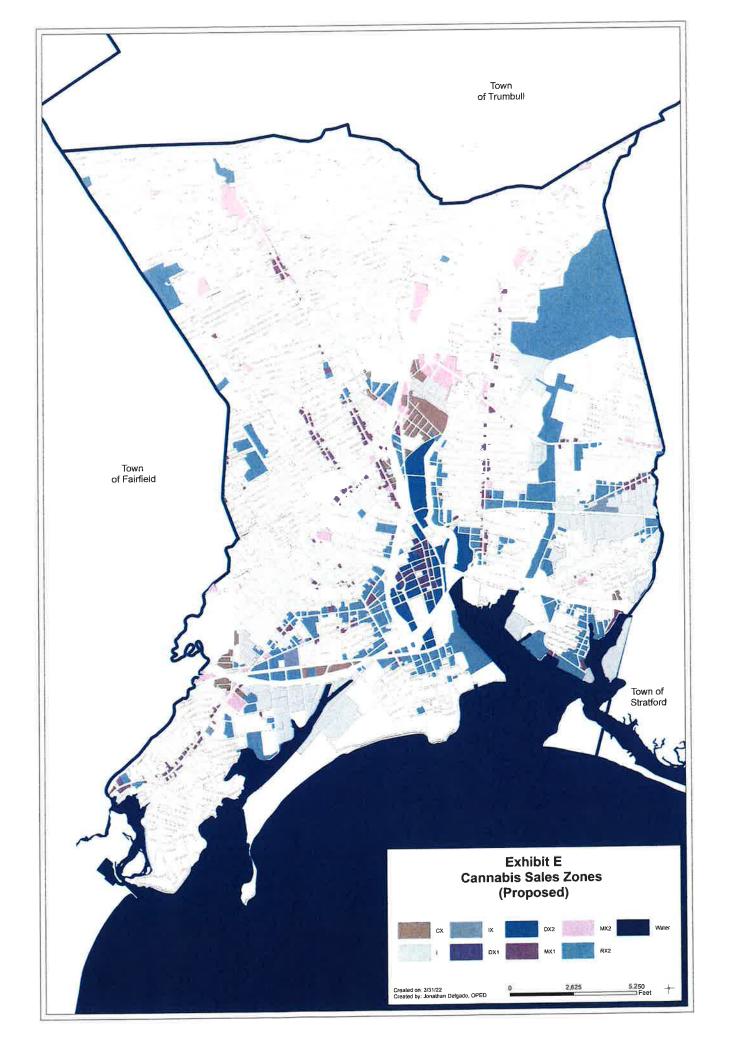
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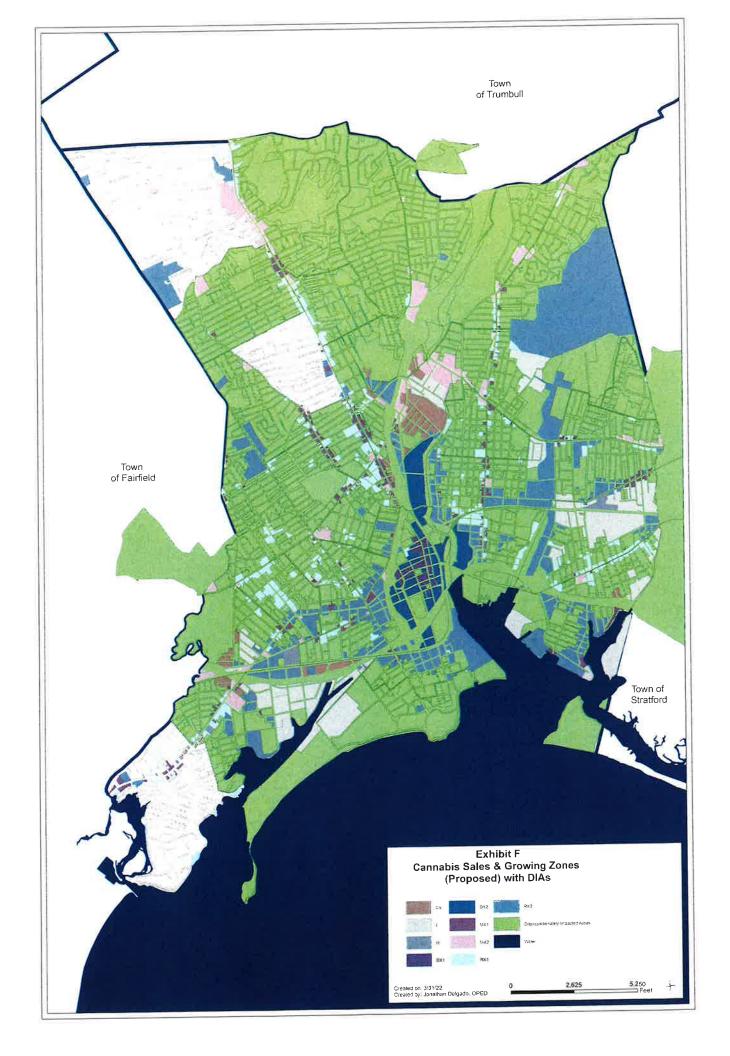


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