

**CITY OF BRIDGEPORT
INLAND WETLANDS AND WATERCOURSE AGENCY
REGULAR MEETING
FEBRUARY 23, 2015**

ATTENDANCE: Mel Riley, Acting Chair; Anne Pappas Phillips, Acting Secretary; Robert Filotei, Carlos Moreno, Tom Fedele, Edgar Rodríguez, Robert Morton (6:20 p.m.)

STAFF: Dennis Buckley, Zoning Official, Matthew Popp, Environmental Land Solutions Consultant

CALL TO ORDER.

Commissioner Riley called the meeting to order at 6:07 p.m. He then introduced the seated members and announced there was a quorum present.

RECEIPT.

Application 2015-01 by Sacred Heart University, Inc. for an Inland Wetlands Permit for construction of an Academic Building at 4000 Park Avenue.

Mr. Popp came forward and said that the applicant had submitted a detailed plan. He then reviewed the details and said that the project was already on an developed parcel. It will occupy what is currently an athletic field. Commissioner Phillips asked if there would be substantial digging. Mr. Popp said that this was so, but the project would be adding a substantial drainage system where there is not one.

Commissioner Riley asked what information Mr. Popp would like have. Mr. Popp said that he just wanted some clarification and that the applicant did not have a planting plan yet.

He recommended a public hearing because it is a non-RA project in an RA zone.

A representative came forward and said that the University would be more than happy to schedule a Public Hearing.

PUBLIC HEARING.

2. Application 2014-04 by Cabezas DeAngelis, LLC for an Inland Wetlands Permit to construct a ten (10) unit residential building within the Upland Review Area at 1308 and 1320 Madison Avenue.

Mr. Popp said that this site had been before the Commission in 2011 for a five unit development. Since then, the developer purchased the parcel immediately south of the

original parcel and merged the properties. The major change was the fact that the new proposal was larger and there were no longer any issues with bringing in the utilities. He then indicated where a culvert would be located and gave a brief overview of how the drainage system would work.

Trees are now located on the plans in the parking area, which will shade some of the parking surface.

Mr. Washington Cabezas came forward and then gave an overview of the site plan. There is a two family home and garage on the recently acquired parcel, which will be demolished. This will allow the driveway to come through and has allowed for adequate parking.

He then explained where the rain garden and the drainage system would be installed. There will be native plantings, including the five trees in the parking area and eight smaller trees in the front.

The garages will be underneath with doors, but there will be flood drains so that in case of a flood, the water can pass through.

Commissioner Morton joined the meeting at 6:20 p.m.

Commissioner Phillips asked about a sidewalk and public access to the waterfront. Commissioner Riley also wished to know where there would be public access to the water. Mr. Cabezas said that he thought the water access only applied to coastal waters. He also indicated where the public sidewalk was located on the southern portion of the enlarged parcel.

Mr. Cabezas was asked about the additional run off. He explained that the catch basins would be able to handle more volume than was needed.

Commissioner Riley asked if there was anyone present who wishes to speak in favor of the application. No one came forward.

Commissioner Riley asked if there was anyone present who wishes to speak in opposition to the application.

Mr. Popp then said that there were some concerns about the rain garden. He outlined his suggestions that a 10 foot buffer that would allow the buffer to be based off the building if it is encroached upon. He then listed some other issues that he would like to see addressed

Mr. Cabezas said that he would speak with the design team and revise the plans so that it will meet those requirements.

Commissioner Riley asked if there was anyone else present who wishes to speak in opposition to the application. Hearing none, Commissioner Riley closed the public hearing at 6:28 p.m.

Application 2015-01 by Sacred Heart University, Inc. for an Inland Wetlands Permit for construction of an Academic Building at 4000 Park Avenue.

Commissioner Riley said that because the scope of the project is a non-residential use and a major change located in a Residential A zone, there should be a hearing. Commissioner Phillips said that she was aware that there were two parking lots that would be changed.

**** COMMISSIONER PHILLIPS MOVED THAT THE APPLICATION 2015-01 BY SACRED HEART UNIVERSITY, INC. FOR AN INLAND WETLANDS PERMIT FOR CONSTRUCTION OF AN ACADEMIC BUILDING AT 4000 PARK AVENUE BE HELD FOR A PUBLIC HEARING AT THE NEXT SCHEDULED MEETING IN MARCH.**

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION PASSED WITH SIX IN FAVOR (RILEY, PHILLIPS, MORENO, FEDELE, RODRÍGUEZ, AND FILOTEI) AND ONE ABSTENTION (MORTON).**

Application 2014-04 by Cabezas DeAngelis, LLC for an Inland Wetlands Permit to construct a ten (10) unit residential building within the Upland Review Area at 1308 and 1320 Madison Avenue.

**** COMMISSIONER FEDELE MOVED TO APPROVE APPLICATION 2014-04 BY CABEZAS DEANGELIS, LLC FOR AN INLAND WETLANDS PERMIT TO CONSTRUCT A TEN (10) UNIT RESIDENTIAL BUILDING WITHIN THE UPLAND REVIEW AREA AT 1308 AND 1320 MADISON AVENUE.**

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION PASSED WITH SIX IN FAVOR (RILEY, PHILLIPS, MORENO, FEDELE, RODRÍGUEZ, AND FILOTEI) AND ONE ABSTENTION (MORTON).**

MINUTES.

March 2014, & July 2014, September 2014, and November 2014.

**** COMMISSIONER FILOTEI MOVED THE MINUTES FOR MARCH 2014, & JULY 2014, SEPTEMBER 2014, AND NOVEMBER 2014.**

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

OTHER BUSINESS.

Commissioner Riley said that a letter dated December 8th had been received from DTC Engineering Solutions regarding the Fairchild Wheeler Multi-Magnet High School stating that the project was completed. Mr. Popp said that they have to wait for two years before the bond is released.

ADJOURNMENT.

- ** COMMISSIONER RODRÍGUEZ MOVED TO ADJOURN.**
- ** COMMISSIONER FEDELE SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:37 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services.