



**CITY OF BRIDGEPORT
INLAND WETLANDS AND
WATERCOURSES AGENCY
MARCH 27, 2023**

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ATTENDANCE: Mel Riley, Chair; Robert Filotei, Acting Secretary; Cesar Cordero, Johanna Dorgan, Kyle LaBuff, Jacqueline Martoral

STAFF: Paul Boucher, Zoning Official; Jackson Strong, Design Review Coordinator, Matthew Popp, consultant, Atty. Russ Liskov

CALL TO ORDER

Commissioner Riley called the meeting to order at 6:03 p.m. He introduced the Commissioners seated.

A. Receipt:

- **Application (23-02) - by Bishop Allied Associates One LLC, for an Inland Wetlands permit to legalize the removal of trash and fill which has been re-graded with new fill at the address of 310 Bishop Avenue Rear.**

Mr. Popp, the consultant for the Wetland Agency, said that the infill goes right up to the wetland line behind the building. He recommended that this item be referred for a Public Hearing.

- **Application (23-03) – by Sporting Goods Properties, Inc, for an Inland Wetlands permit to excavate contaminated roads on site and backfill with clean material at the address of 615 Asylum Street.**

Mr. Popp came forward and explained that the applicant would be cleaning up the site and removing some contaminated soils. He reviewed the details with the Commissioners.

B. Public Hearing:

- **23-01 - Sacred Heart University - parking garage. Public hearing Mr. Popp greeted the Commissioner and gave a brief overview of the site plan. He indicated where there would be fill added to raise the elevation approximately 2 feet and indicated where the catch basin would be located.**

Mr. Popp came forward and said that the existing building was located right in the center of the site and indicated where the parking lot would be. He said that there would be a run off basin and the existing berm would be raised by an additional 2 feet.

Atty. Rizio came forward and said that they would not be touching the wetlands and that the dredging would be done upland. He said that there would be more details about the parking garage would be given during the Planning and Zoning meeting later in the evening. This will reduce the impervious surface. Atty. Rizio said that they did not feel that this would have any negative impact on the wetlands.

Mr. Popp came forward and reviewed the conditions with the Commissioners. He noted that the bond amount was \$7,500 but should be changed to \$15,000.

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

Commissioner Riley asked if there was anyone present who wished to speak in opposition to the application. Hearing none, Commissioner Riley closed the public hearing on Agenda Item 23-01.

DECISION SESSION

Application (23-02) - by Bishop Allied Associates One LLC, for an Inland Wetlands permit to legalize the removal of trash and fill which has been re-graded with new fill at the address of 310 Bishop Avenue Rear.

**** COMMISSIONER CORDERO MOVED TO SCHEDULE A PUBLIC HEARING FOR APPLICATION (23-02) - BY BISHOP ALLIED ASSOCIATES ONE LLC, FOR AN INLAND WETLANDS PERMIT TO LEGALIZE THE REMOVAL OF TRASH AND FILL WHICH HAS BEEN RE-GRADED WITH NEW FILL AT THE ADDRESS OF 310 BISHOP AVENUE REAR.**

**** COMMISSIONER FILOTEI SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Application (23-03) – by Sporting Goods Properties, Inc, for an Inland Wetlands permit to excavate contaminated roads on site and backfill with clean material at the address of 615 Asylum Street.

**** COMMISSIONER CORDERO MOVED TO SCHEDULE A PUBLIC HEARING FOR APPLICATION (23-03) – BY SPORTING GOODS PROPERTIES, INC, FOR AN INLAND WETLANDS PERMIT TO EXCAVATE CONTAMINATED ROADS ON SITE AND BACKFILL WITH CLEAN MATERIAL AT THE ADDRESS OF 615 ASYLUM STREET.**

**** COMMISSIONER FILOTEI SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

23-01 - Sacred Heart University - parking garage. Public hearing Mr. Popp greeted the Commissioner and gave a brief overview of the site plan. He indicated where

there would be fill added to raise the elevation approximately 2 feet and indicated where the catch basin would be located.

**** COMMISSIONER CORDERO MOVED APPLICATION 23-01 - SACRED HEART UNIVERSITY - PARKING GARAGE. PUBLIC HEARING MR. POPP GREETED THE COMMISSIONER AND GAVE A BRIEF OVERVIEW OF THE SITE PLAN. HE INDICATED WHERE THERE WOULD BE FILL ADDED TO RAISE THE ELEVATION APPROXIMATELY 2 FEET AND INDICATED WHERE THE CATCH BASIN WOULD BE LOCATED WITH THE FOLLOWING SPECIAL CONDITIONS:**

1. PRIOR TO THE START OF CONSTRUCTION, THE APPROVE SITE PLANS SHALL BE REVISED TO INCLUDE THE FOLLOWING ITEMS:

A. THE PLANTING PLAN SHALL BE EXPANDED TO INCLUDE THE REPLACEMENT OF EXISTING TREES AND SHRUBS ALONG THE EASTERN SIDE OF THE STORMWATER BASIN THAT WILL BE REMOVED DURING THE BERM RECONFIGURATION. AT LEAST 30 NATIVE SHRUBS (SUCH AS BAYBERRY AND ARROWROOT AT 2 TO 3 FEET IN HEIGHT) SHALL BE PROPOSED ALONG THE TOP OF THE NEW BERM FOR SOIL STABILIZATION. TREES WILL BE REPLACED ON A ONE TO ONE BASIS. THE PLANTING WILL AID TO SLOW RUNOFF, INCREASE, INFILTRATION, AND SUPPORT WILDLIFE.

B. THE DISTURBED BANK AREA SHALL BE SEATED WITH A NATIVE SEED MIXTURE THAT INCLUDES A FAST GROWING NURSE CROP.

THE SITE PLANS WITH THE ABOVE REVISION, SO BE REVIEWED AND APPROVED BY THE INLAND WETLANDS AND WATERWAYS AGENCY PRIOR TO THE START OF CONSTRUCTION.

2. PRIOR TO THE ISSUANCE OF A CERTIFICATION OF OCCUPANCY, THE APPLICANT SHALL PROVIDE THE IWWA AN AS-BUILT A-2 SURVEY OF THE ENTIRE PROPERTY. THE AS-BUILT SURVEY SHALL INDICATE LOCATIONS OF ALL SITE, IMPROVEMENTS, BUILDING, DRIVEWAY, DRAINAGE, STRUCTURES, DECK, ETC.

3. UPON COMPLETION OF THE WORK, AND PRIOR TO THE RETURN OF THE BOND, THE PROJECT LANDSCAPE CONSULTANT SHALL CERTIFY IN WRITING TO THE IWWA THAT THE INSTALLED LANDSCAPING WAS PLANTED AS INTENDED ON THE APPROVED PLANS, AND AS CONDITIONED BY THE IWWA PERMIT.

4. UPON COMPLETION OF THE WORK AND PRIOR TO THE RETURN OF THE BOND, THE PROFESSIONAL ENGINEER SHALL CERTIFIED IN WRITING TO THE I WWA THAT THE INSTALLED DRAINAGE SYSTEM WAS INSTALLED AS INTENDED ON THE APPROVED PLANS AND AS CONDITIONED BY THE IWWA PERMIT.

5. PRIOR TO THE START OF THE SITE WORK, A \$15,000 BOND OR OTHER SURETY IS TO BE POSTED WITH THE CITY WHICH COVERS THE COST ASSOCIATED WITH THE SITE GRADING, PLANTINGS, BOULDER DEMARCATION ROW, AND FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE SEDIMENT AND EROSION CONTROLS AS NOTED ON THE APPROVAL PLANS.

**** COMMISSIONER LABUFF SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

OTHER BUSINESS

There was no additional business to consider at this time.

MINUTES

• January 2023

**** COMMISSIONER FILOTEI MOVED THE MINUTES OF THE JANUARY 2023 MEETING.
** COMMISSIONER MARTORAL SECONDED.
** THE MOTION TO APPROVE THE MINUTES OF THE JANUARY 2023 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COMMISSIONER FILOTEI MOVED to ADJOURN.
** COMMISSIONER MARTORAL SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:15 p.m.

Respectfully submitted,

Telesco Secretarial Services