



ZONING BOARD OF APPEALS APPLICATION

The undersigned presents the following application for:

(Check all that Apply)

Variance Appeal from Zoning Officer Extension of Time Permit / Modification of Plan of Development Request for Re-hearing Change of Condition(s) of Approval; pursuant to the Zoning Regulations of the City of Bridgeport and/or the General Statutes of the State of Connecticut as to the premises located at:

317 Mountain Grove Street Zone I
(Number) (Street) (Zone Classification)
On the South side of the street about 95 feet East from
(North, South, East, West) (North, South, East, West)
Ash Street Block : 26/1218 Lot: 1
(Street)
Dimension of Lot in Question 716.20' x 236.00' x 618.54' x 188.36' x 13.93' x 84.42'
(Specify)

1. NAME OF APPLICANT / BUSINESS Mountain Grove LLC
(Print)
2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Owner
3. HAS A PREVIOUS APPLICATION BEEN FILED? No IF SO, GIVE DATE OF HEARING N/A
(Yes or No)
4. DESCRIBE PROPOSED DEVELOPMENT _____

Applicant proposes to convert a portion of the existing building to light vehicles sales and service for a used car dealership.

5. THIS APPLICATION RELATES TO: Check all that Apply
 Setback Coverage Landscaping Lot Area and Width Floor Area Height Parking
 Extension or Enlargement of Non-Conforming Use and/or Building Coastal Area Management Approval Liquor Use Other: Certificate of Location Approval for Light Vehicle Sales and Service

6. USE TO BE MADE OF PROPERTY Light Vehicle Sales and Service in connection with proposed used car dealership.

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? Not Applicable

APPLICANT _____ / _____ DATE 09/19/2023
(Signature) (Print)
If signed by agent, state capacity (lawyer, builder, etc) _____ / Chris@russo-rizio.com
(Email)

Mailing Address Chris Russo, Russo & Rizio, LLC, 10 Sasco Hill Road, Fairfield, CT 06824 203-528-0590
(Zip Code) (Phone #)

PROPERTY OWNERS ENDORSEMENT _____ Print
(If other than owner) (Signature)

Subscribe & Sworn to before me this _____ day of _____ 20_____
Notary Public in & for the County of Fairfield, State of Connecticut.

Note: READ CAREFULLY BEFORE FILLING OUT THIS APPLICATION
All questions must be answered in detail (use separate sheet if necessary).
The Applicant, or Agent for, must adhere to the attached check list or it will not be possible for
The Zoning Board of Appeals to process this application.
NO APPLICATION RECEIVED BY MAIL CAN BE ACCEPTED.
PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS
(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)

_____ FEE RECEIVED: _____ DATE: _____, 20____ Clerk _____

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* Also Admitted in NY

* Also Admitted in VT

+ Of Counsel

September 25, 2023

Paul Boucher
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
HAND-DELIVERED

Re: Petition for Certificate of Location and Used Car Dealership License for Light Vehicle Sales & Service Use Facility – 317 Mountain Grove Street

Dear Mr. Boucher:

Please accept the following narrative and enclosed application materials as part of the application for a Certificate of Approval of Location and Used Car Dealership License for Light Vehicle Sales & Service Use Facility to the Bridgeport Zoning Board of Appeals (“ZBA”) for the property located at 317 Mountain Grove Street (the “Site”) in the I Zone.

The Petitioner requests an approval for a Certificate of Location for a Light Vehicle Sales & Service use at the Site. Said use is permitted as-of-right under the Workshop Building Type in the I Zone subject to approval of a Certificate of Location Approval. Said commercial use category includes the sale of used vehicles. The Site currently contains a single building containing almost 100,000 SF of floor area. The Site is located in an area with a longstanding history for motor vehicle repair and sales facilities. It also is surrounded by other various industrial uses.

The Petitioner proposes to convert a portion of the existing building to a light vehicle sales and service use for a used car dealership. The Applicant is not proposing to change the footprint of the existing building. The portion of the building being converted occupies approximately 12,647 SF. The Applicant proposes eight (8) spaces within the building for used vehicles. This area already contains an office and bathrooms. This area is accessed via a drive-in door from an outside parking area that faces Mountain Grove Street and has direct access. The outside parking area can hold an additional Nine (9) vehicles. This portion of the building is an existing one-story building. This is a portion of the Site that is exclusive of the balance of the Site. The building is its own separate section and the parking area is exclusive to this area. It is a perfect place for a conversion of the building to the proposed used car dealership.

The proposed use is a permitted use subject to a Certificate of Location. Under Sec. 11.120.B, the authority to approve Certificates of Location light vehicles sales & services uses is vested in the ZBA in accordance with Sec. 14-54 of the Connecticut General Statutes. No hardship is required for said approval. The Petition is fully compliant with the standards of the Regulations. The Application will install a new use into a large existing industrial building ensuring the Site continues to move forward with the reuse of this industrial building. The proposed dealership is in complete conformity with the surrounding neighborhood, which is known for its vehicle and industrial uses.

Sincerely,



Christopher Russo

MOUNTAIN GROVE, LLC ACTIVE

375 MOUNTAIN GROVE ST, BRIDGEPORT, CT, 06605, United States

BUSINESS DETAILS ▼

Business Details ▲

General Information —

Business Name

MOUNTAIN GROVE, LLC

Business status

ACTIVE

Citizenship/place of formation

Domestic/Connecticut

Business address

375 MOUNTAIN GROVE ST, BRIDGEPORT, CT, 06605, United States

Annual report due

3/31/2024

NAICS code

Lessors of Nonresidential Buildings (except Miniwarehouses) (531120)

Business ALEI

0934009

Date formed

4/7/2008

Business type

LLC

Mailing address

375 MOUNTAIN GROVE ST, BRIDGEPORT, CT, 06605, United States

Last report filed

2023

NAICS sub code

531120

Principal Details —

Principal Name

SCOTT POLATSEK

Principal Title

MEMBER

Principal Business address

375 MOUNTAIN GROVE ST, BRIDGEPORT, CT, 06605, United States

Principal Residence address

41 ELEVEN O'CLOCK RD, FAIRFIELD, CT, 06824, United States

Principal Name

MARK S. POLATSEK

Principal Title

MEMBER

Principal Business address

375 MOUNTAIN GROVE ST, BRIDGEPORT, CT, 06605, United States

Principal Residence address

20585 WEST HIGH RIDGE DRIVE, KILDEER, IL, 60047, United States

Principal Name

BRIAN POLATSEK

Principal Title

MEMBER

Principal Business address

375 MOUNTAIN GROVE STREET, BRIDGEPORT, CT, 06605, United States

Principal Residence address

22625 ELEANOR COURT, KILDEER, IL, 60047, United States

Agent details



Agent name

LISA KENT

Agent Business address

327 RIVERSIDE AVE, WESTPORT, CT, 06880, United States

Agent Mailing address

327 RIVERSIDE AVE, WESTPORT, CT, 06880, United States

Agent Residence addresses

17 BUSHY RIDGE RD. , WESTPORT, CT, 06880, United States

Filing History



(<https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t0000003l8iO/PbonHLpZGzqWG7NngSBWY.Y18BDGht4csIDnnxJB4>)

**Business
Formation -
Certificate of
Organization
0003660223**

100' ABUTTERS LIST 317 MOUNTAIN GROVE ST

LOCATION	OWNER	OWNER ADDRESS	CITY	STATE	ZIP
65 HOLLAND AV	ANGNIC LLC	65 HOLLAND AVE	BRIDGEPORT	CT	06605
85 HOLLAND AV	HOLLAND 85 LLC	610 BROOKLAWN AVE	BRIDGEPORT	CT	06604
109 HOLLAND AV #125	JUDGE INVESTMENTS LLC	569 COMMERCE DRIVE	FAIRFIELD	CT	06825
229 MOUNTAIN GROVE ST #231	RC BIGELOW INC	201 BLACK ROCK TPK	FAIRFIELD	CT	06825
1720 FAIRFIELD AV	FAIRFIELD AVENUE BRIDGEPORT LLC	375 MOUNTAIN GROVE	BRIDGEPORT	CT	06605
258 MOUNTAIN GROVE ST	KONG AMARA ETAL	46 BLUE JAY DRIVE	NORTHFORD	CT	06472
260 MOUNTAIN GROVE ST #262	GRANT CLIFTON V	260 MOUNTAIN GROVE ST #262	BRIDGEPORT	CT	06605-2121
165 HOLLAND AV	TERRA FIRM LLC	165 HOLLAND AVE	BRIDGEPORT	CT	06610
264 MOUNTAIN GROVE ST	MINTO RADCLIFFE G	264 MOUNTAIN GROVE ST	BRIDGEPORT	CT	06605
276 MOUNTAIN GROVE ST	RAMIREZ FRANCISCO	276 MOUNTAIN GROVE ST	BRIDGEPORT	CT	06605
280 MOUNTAIN GROVE ST #282	MARTINEZ RUTH & IDALIZ ERAZO	96 KIMBERLY AVE	EAST HAVEN	CT	06512
292 MOUNTAIN GROVE ST #296	GOMEZ LYDIA E & SKIRMANTAS	292 MOUNTAIN GROVE ST	BRIDGEPORT	CT	06605
300 MOUNTAIN GROVE ST #302	LLERA VICTOR M & CARMEN D	300 MOUNTAIN GROVE ST	BRIDGEPORT	CT	06605
308 MOUNTAIN GROVE ST #310	GONZALEZ RAMON & LIDZET	69 OSBORN LANE	MONROE	CT	06468
324 MOUNTAIN GROVE ST #326	APPALANANI MALLIKARJUNA & SMITHA	728 CALHOUN AVE	BRONX	NY	10465
197 ASH ST	ASH STREET REALTY LLC	300 DEWEY STREET	BRIDGEPORT	CT	06605
316 MOUNTAIN GROVE ST #318	VISION MANAGEMENT AND MAINTENANCE LLC	1458 EAST MAIN ST #6	BRIDGEPORT	CT	06608
328 MOUNTAIN GROVE ST #330	RASUL MOHAMMED GOLAM	328 MOUNTAIN GROVE ST	BRIDGEPORT	CT	06605
340 MOUNTAIN GROVE ST #342	RE II BRIDGEPORT DE LLC	399 WHALLEY AVE	NEW HAVEN	CT	06511
332 MOUNTAIN GROVE ST #334	MCGREGOR KESIA A	332 MOUNTAIN GROVE ST #334	BRIDGEPORT	CT	06605-2137
247 ASH ST	GOLDEN SHOP LLC	320 DEWEY STREET	BRIDGEPORT	CT	06605
352 MOUNTAIN GROVE ST #354	BETANCES MARIO	29 HINCKLEY AVENUE	STAMFORD	CT	06902
265 ASH ST	AUDINO THOMAS	645 RIVERSIDE DRIVE	FAIRFIELD	CT	06824
317 MOUNTAIN GROVE ST	MOUNTAIN GROVE LLC	375 MOUNTAIN GROVE	BRIDGEPORT	CT	06605
274 ASH ST	WEST END COMMUNITY DEVELOPMENT CORPORATION	1354 STATE ST	BRIDGEPORT	CT	06605
322 DEWEY ST	322 DEWEY STREET LLC	322 DEWEY STREET	BRIDGEPORT	CT	06605-2143
380 MOUNTAIN GROVE ST	MG2 LLC	375 MOUNTAIN GROVE	BRIDGEPORT	CT	06605

TRAVEL DISTANCE
= 119'-0"

ADDED)

483 S.F./
200
= 3 OCC.

"THE INSTALLATION COMPANY" - 'S-1'
TOTAL = 12,647 S.F.

63 TOATAL OCC.
EGRESS REQUIRED
63 OCC. X .2 =
12.6" REQUIRED,
136" PROVIDED

STORAGE - 'S-1'
10,777 S.F./
200 PER OCC.
= 54 OCC.

TRAVEL DISTANCE
= 89'-0"

OFFICE
555 S.F./
100 PER OCC.
= 6 OCC.

Drill in
Door

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

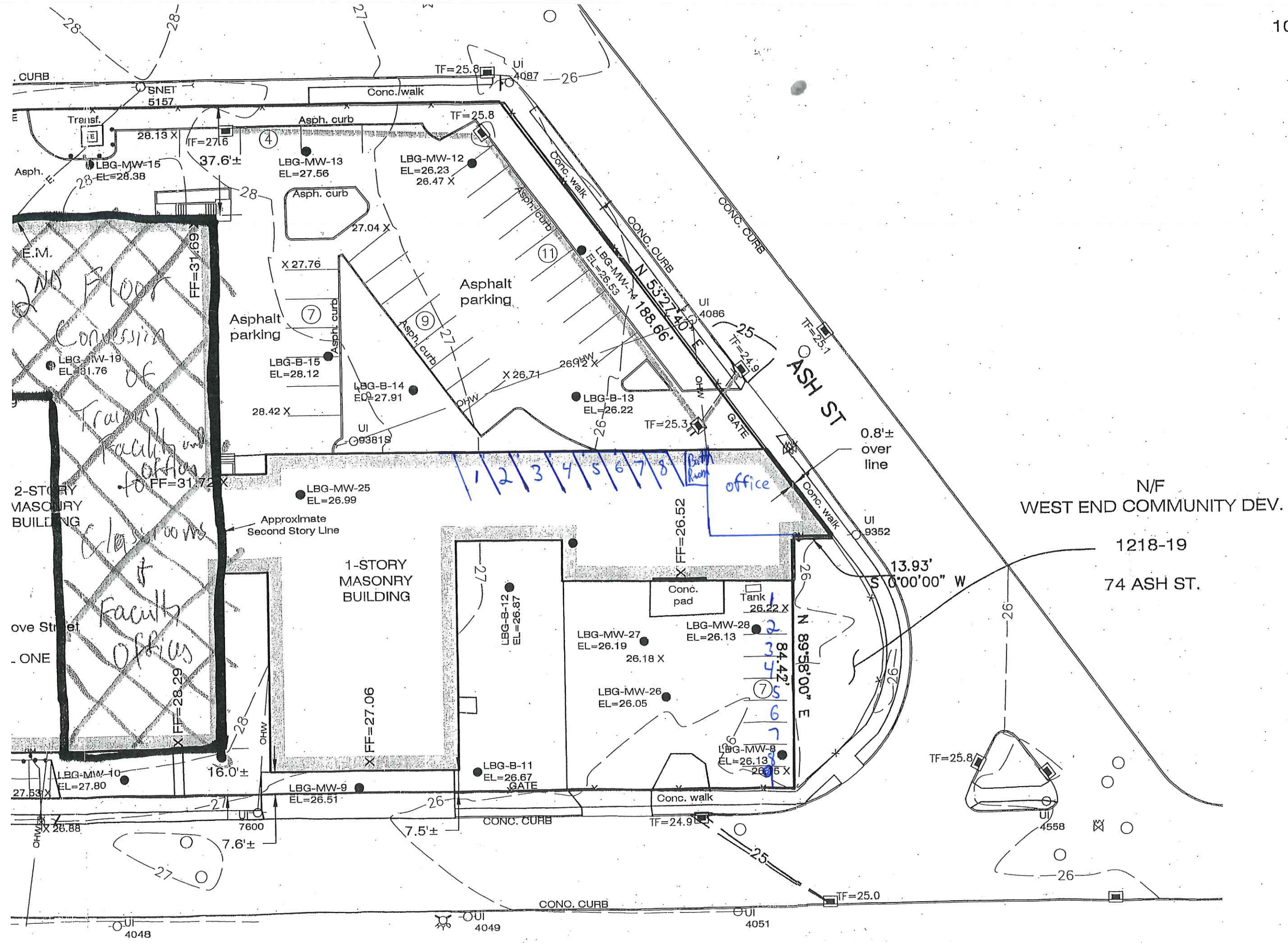
PARTIAL FIRST FLOOR PLAN

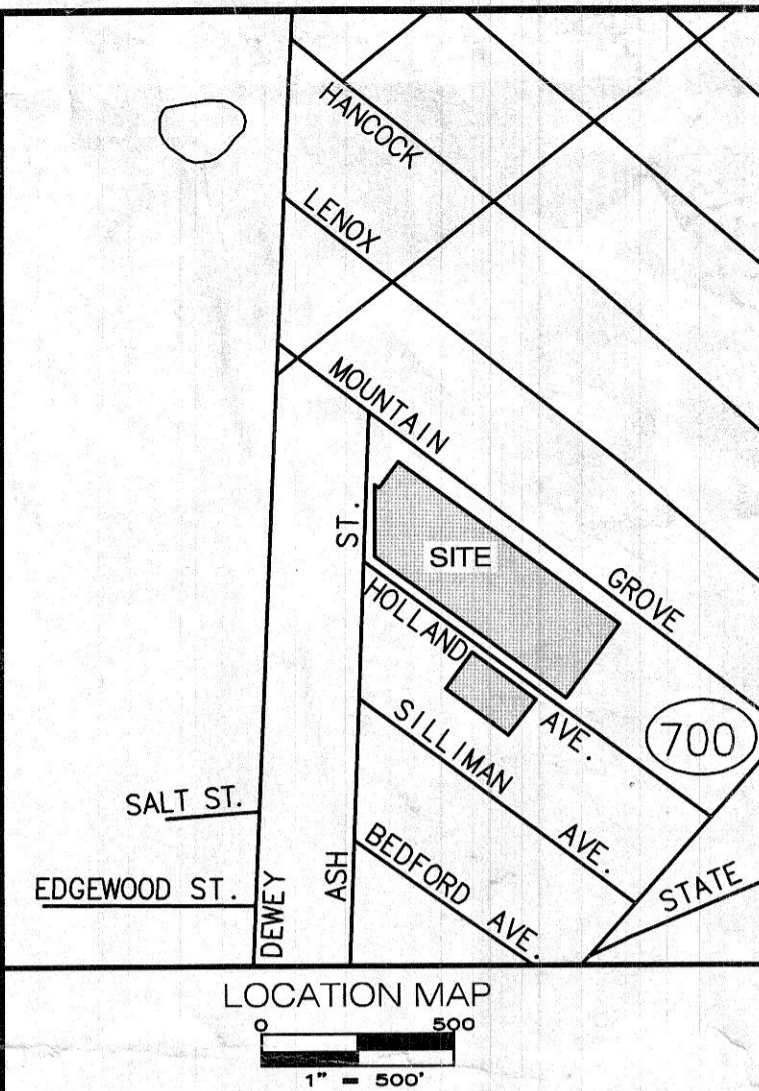
SCALE: 1/16" = 1'-0"

STAIR W3
UP

UP

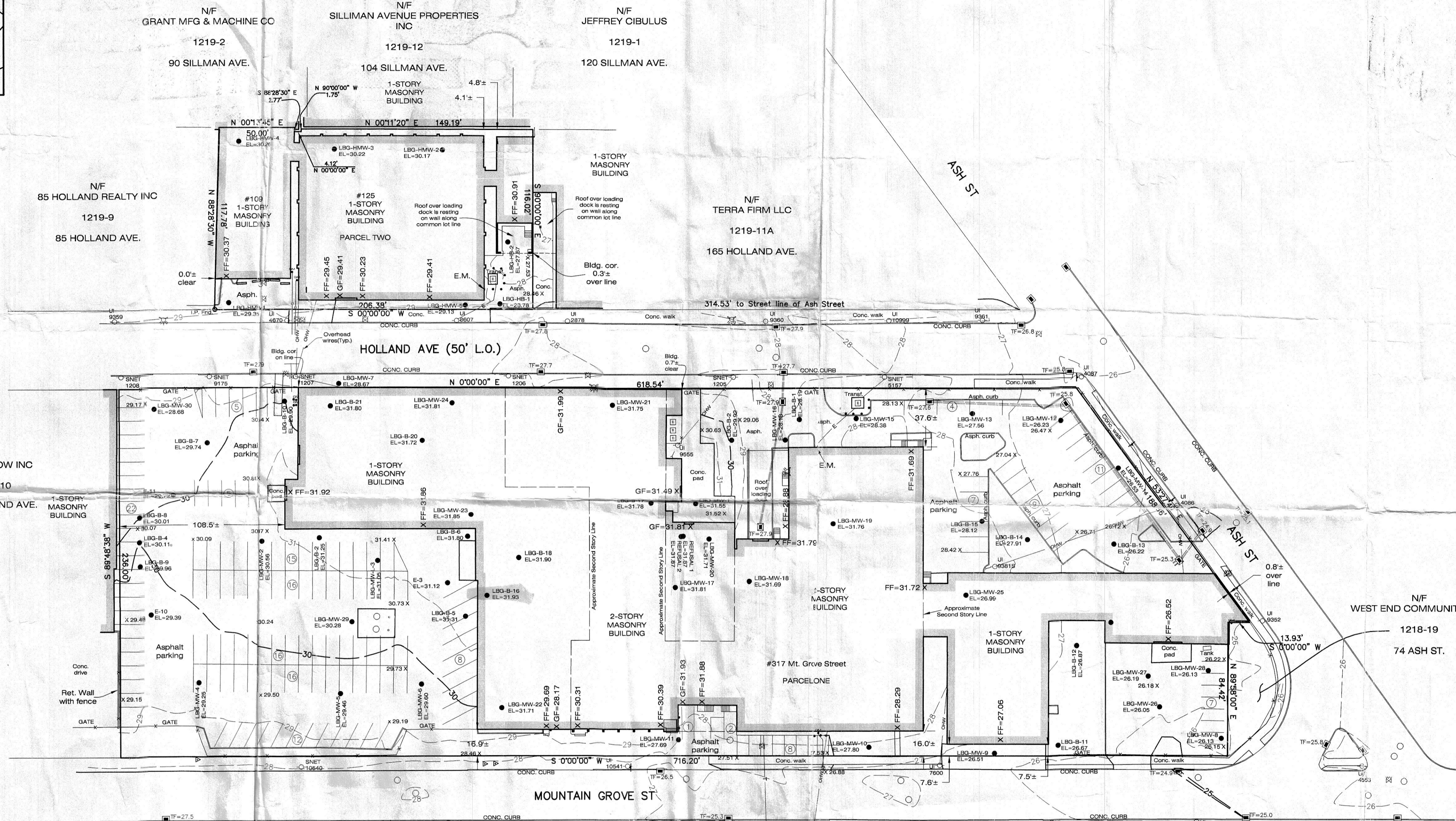
UP





NOTES:

- 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 an Improvement Location Survey based upon a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2.
- Reference is made to the following maps:
 - A. Existing Conditions Survey Prepared For The Bodine Corporation; Bridgeport, Connecticut; Scale: 1"=40' July 14, 1999"; prepared by The Huntington Company, LLC.
- Reference is made to the following deeds on file in the Bridgeport Town Clerk's Office:
 - A. Vol. 1626 Pg. 594 - Variance
 - B. Vol. 2479 Pg. 347 - Variance
 - C. Vol. 2485 Pg. 127 - Variance
 - D. Vol. 2485 Pg. 128 - Variance
 - E. Vol. 4007 Pg. 49 - Variance or Special Permit
 - F. Vol. 3916 Pg. 145 - Land Development Agreement
 - G. Vol. 1612 Pg. 1184 - Variance
 - H. Vol. 2636 Pg. 224 - Mutual Use Agreement
 - I. Vol. 1304 Pg. 148 - Party Wall Agreement
- 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 although the surveyor does hereby declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Elevations based on a field topographic survey. Bench Mark used: City of Bridgeport Datum.
- Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
- Area of Parcel One - #317 Mt. Grove St. = 162,704± S.F. or 3.73± Acres; Area of Parcel Two - #125 Holland Ave. = 23,877± S.F. or 0.55± Acres.
- Property is located in Zone IL-1.
- Property is located in FEMA Zone C. Per Flood Insurance Rate Map, Community Panel #090002 0005 D, Revised March 1, 1984, panel 5 of 7.
- This survey was prepared with the benefit of and is based on a Title Report prepared by Black Rock Title Services, certified to October 22, 2007.



LEGEND

- Exist. Contour Line
- Exist. Spot Elevation
- Stone Wall
- Stockade Fence
- Stockade Fence
- Post & Rail Fence
- Utility Pole
- Guy Wire
- Iron Pin, Pipe
- Concrete Monument
- Drill Hole
- PK Nail
- Curb Catch Basin
- Flat Catch Basin
- Manhole
- Sanitary Sewer Manhole
- Storm Water Manhole
- Hydrant
- Water Valve
- Water Meter
- Gas Valve
- Gas Meter
- Monitoring Well
- Sign
- Telephone paint markings
- Electric paint markings
- Gas paint markings

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

Charles S. Spahr Sr.
Charles S. Spahr Sr., L.S. #8176

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
PEOPLE'S UNITED BANK
#317 MOUNTAIN GROVE STREET &
#109-125 HOLLAND AVENUE
BRIDGEPORT, CONNECTICUT

DATE:	3/4/08	SCALE:	1"=40'	DRAFTER:	M.S.S./M.J.P.	JOB NUMBER:	408	PROJECT #:	408
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NO.	DATE	DESCRIPTION

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
140 Sherman Street, Fairfield, CT
203.259.1091

HCO INFO: [BPT-73, BPT-66, BPT-66A, Calc. Bk 60/A, 61/F, 8-593A,B,C
Bench 43; Job 7; Fb: 315-1; 567-4



ZONING BOARD OF APPEALS APPLICATION

The undersigned presents the following application for:

(Check all that Apply)

Variance Appeal from Zoning Officer Extension of Time Permit / Modification of Plan of Development Request for Re-hearing Change of Condition(s) of Approval; pursuant to the Zoning Regulations of the City of Bridgeport and/or the General Statutes of the State of Connecticut as to the premises located at:

500 Main Street Zone P2
(Number) (Street) (Zone Classification)

On the South side of the street about 15 feet East from
(North, South, East, West) (North, South, East, West)

Broad Street Block: 28/510 Lot: 1
(Street)

Dimension of Lot in Question 827' x 292.36' x 191' x 188' x 42' x 22' x 91' x 41.37' x 218.2' x 62.51' x 118.50' x 49.63' x 25' x 78.50'
(Specify)

1. NAME OF APPLICANT / BUSINESS Budr Holding 3 LLC
(Print)

2. APPLICANT INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Lessee

3. HAS A PREVIOUS APPLICATION BEEN FILED? No IF SO, GIVE DATE OF HEARING N/A
(Yes or No)

4. DESCRIBE PROPOSED DEVELOPMENT
The Applicant proposes to locate a Cannabis Sales use in a portion of the existing Amphitheater

5. THIS APPLICATION RELATES TO: Check all that Apply
 Setback Coverage Landscaping Lot Area and Width Floor Area Height Parking
 Extension or Enlargement of Non-Conforming Use and/or Building Coastal Area Management Approval Liquor Use Other: _____

6. USE TO BE MADE OF PROPERTY Cannabis Sales in a portion of existing Amphitheater

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)?
See attached

APPLICANT [Signature] / [Print] DATE 11/2/2023
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) _____ / _____
(Email)

Mailing Address _____
(Zip Code) (Phone #)

PROPERTY OWNERS ENDORSEMENT _____ Print
(If other than owner) (Signature)

Subscribe & Sworn to before me this _____ day of _____ 20_____
Notary Public in & for the County of Fairfield, State of Connecticut.

Note: READ CAREFULLY BEFORE FILLING OUT THIS APPLICATION

All questions must be answered in detail (use separate sheet if necessary).
The Applicant, or Agent for, must adhere to the attached check list or it will not be possible for
The Zoning Board of Appeals to process this application.
NO APPLICATION RECEIVED BY MAIL CAN BE ACCEPTED.
PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS
(REFER TO ZONING DEPARTMENT AS TO FEES 203-576-7217)

FEE RECEIVED: _____ DATE: _____, 20____ Clerk _____

Lisa S. Broder*
LBroder@russorizio.com

Liam S. Burke
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Amanda@russorizio.com

David K. Kurata
DKurata@russorizio.com

Stanton H. Lesser+
Stanton@russorizio.com

Victoria L. Miller*
Victoria@russorizio.com

Anthony J. Novella*
Anovella@russorizio.com



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Tel 203-309-5500

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New York, NY 10007
Tel 646-357-3527

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

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WPetro@russorizio.com

Raymond Rizio*
Ray@russorizio.com

Christopher B. Russo
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Robert D. Russo*
Rob@russorizio.com

John J. Ryan+
John@russorizio.com

Jane Ford Shaw
Jane@russorizio.com

Vanessa R. Wambolt
Vanessa@russorizio.com

* Also Admitted in NY

◆ Also Admitted in VT

+ Of Counsel

November 2, 2023

Paul Boucher
Zoning Department
45 Lyon Terrace
Bridgeport, CT 06604
HAND-DELIVERED

Re: Petition for Variance – 500 Main Street

Dear Mr. Boucher:

Please accept the following narrative and enclosed application materials as part of an application for a variance of the Bridgeport Zoning Regulations (the “Regulations”) for the property located at 500 Main Street (the “Site”) to convert an existing portion of the existing Amphitheater building to a Cannabis Sales use in the P2 Zone.

Variance Requested

Variance of Sec. 3.140.9 of the Regulations to permit Cannabis Sales within the P2 Zone for the proposed retail cannabis dispensary.

Proposed Use and Development

The Petitioner requests an approval for a variance to permit a Cannabis Sales retail dispensary at the Site. The proposed use is a retail cannabis dispensary for adults only over the age of 21 years. The Site is located with frontage and access along Broad Street just north of the railroad tracks. The Site contains the existing Amphitheater that is bordered by the railroad tracks to its south and east, Broad Street to its west and the Arena and Amphitheater parking lots to its west, and I-95 and the Arena at Harbor Yard to its north. The main driveway is located on the southern side of the Site that will access the large parking area to the south of the Amphitheater. This parking area will be open to patrons when the dispensary is operating and the Amphitheater does not have an event. This area has minimal traffic during the off-hours of the Amphitheater and has convenient access to multiple modes of transportation, including I-95.

The Petitioner proposes to locate the proposed dispensary within existing floor area within the Amphitheater. During off-event hours, patrons will have to access the dispensary from the parking area through an exclusive entrance. During Amphitheater events, Amphitheater patrons will have access to the dispensary from within the Amphitheater. Patrons will enter the dispensary into

an area with a check-in desk. Once patrons properly check in to demonstrate they are over the age of 21 years old and qualify to enter, they will be allowed into the main product sales floor where they will be able to shop various cannabis products. The patron area has a significant amount of area with a line area that can hold 28 customers. There will also be ordering kiosks to expedite the ordering process. This area will be divided from the employee areas and the delivery intake area. After their purchase, patrons will exit the facility. The employee area of the proposed floor plan will contain an office and secure vault to store all the cannabis product. There will also be a separate receiving area for all cannabis products that is exclusive of and secure from any members of the public.

Hardship

Granting the Petitioner the above-stated variances will not substantially affect the comprehensive zoning plan of the City of Bridgeport and strict adherence to the Regulations would cause a unique hardship to the Petitioner as the Applicant proposes another retail use that is complementary to the existing accessory retail uses to the Amphitheater. The P2 Zone is the only zone that permits stadiums and concert halls. However, similar to the Arena, the Amphitheater provides a number of accessory retail stores - whether it's for food, drink and/or clothing etc. The Petitioner merely proposes another retail use that is permitted in the City's other retail zones. While the Civic Building type permits other institutional and civic-minded uses, it also permits stadiums, which are inherently retail operations. The proposed use is in line with the retail nature of the Amphitheater use. In addition, the Petition poses an excellent opportunity for the Site to be used during off-event hours. The Amphitheater occupies a large and central area in Bridgeport. It is an underutilization of the Site for it to be only used during event hours. The Petition affords the ability for the Site to be used in off-event hours. The Petitioner proposes the same security and protective measures of other dispensary facilities. The Site features ample parking for the use, especially during off-event hours. The use will not impair the development of the surrounding area. In fact, the proposed use will drive patrons to the area in off-event hours. The Petition has adequate safeguards to protect the neighborhood. It is also an extremely well-buffered property from any residential neighborhood. All deliveries will be received by a separate secure entrance from the entrance and exits utilized by the patrons.

For these reasons, the Applicant respectfully requests approval of the stated variance for the Site to permit a Cannabis Sales dispensary within the existing Amphitheater building.

Sincerely,



Christopher Russo

Budr Holding 3 LLC ACTIVE

1251 South Main St, Middletown, CT, 06457, United States

BUSINESS DETAILS

Business Details

General Information

Business Name

Budr Holding 3 LLC

Business status

ACTIVE

Citizenship/place of formation

Domestic/Connecticut

Business address

1251 South Main St, Middletown, CT, 06457, United States

Annual report due

3/31/2024

NAICS code

All Other Miscellaneous Store Retailers (except Tobacco Stores) (453998)

Business ALEI

2626539

Date formed

9/6/2022

Business type

LLC

Mailing address

1251 South Main St, Middletown, CT, 06457, United States

Last report filed

2023

NAICS sub code

Principal Details

Principal Name

Derrick Gibbs

Principal Title

Member

Principal Business address

1251 South Main St, Middletown, CT, 06457, United States

Principal Residence address

1251 South Main St, Middletown, CT, 06457, United States

Principal Name

Carl Tirella

Principal Title

Member

Principal Residence address

7 Forest Ridge Rd, Nyack, NY, 10960-1754, United States

Agent details

Agent name

Andrew Glassman

Agent Business address

90 State House Sq, Hartford, CT, 06103, United States

Agent Mailing address

90 State House Sq, Hartford, CT, 06103, United States

Agent Residence addresss

90 State House Sq , Hartford, CT, 06103, United States

Filing History



https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t0000003G9Og/lxIPOzmadBLk6r_shdBBXu8irQqJ4hNbURgbYcc598

**Business
Formation -
Certificate of
Organization
0010998435**

Filing date: 9/6/2022
Filing time: 11:42 AM

Volume Type

Volume

Start page

Pages

2

Date generated

9/6/2022

LIST OF 100' ABUTTERS - 500 MAIN ST

LOCATION	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP
524 LAFAYETTE ST	BRIDGEPORT CITY OF	45 LYON TER	BRIDGEPORT	CT	06604
ALLEN ST	HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT	376 EAST WASHINGTON AVE	BRIDGEPORT	CT	06608
500 MAIN ST	BRIDGEPORT CITY OF BASEBALL ST	45 LYON TER	BRIDGEPORT	CT	06604
600 MAIN ST	BRIDGEPORT CITY OF	45 LYON TER	BRIDGEPORT	CT	06604

This drawing and details on it, as an instrument of service, is the property of the architect and may be used for this specific project and shall not be loaned, copied or reproduced without consent of the architect.

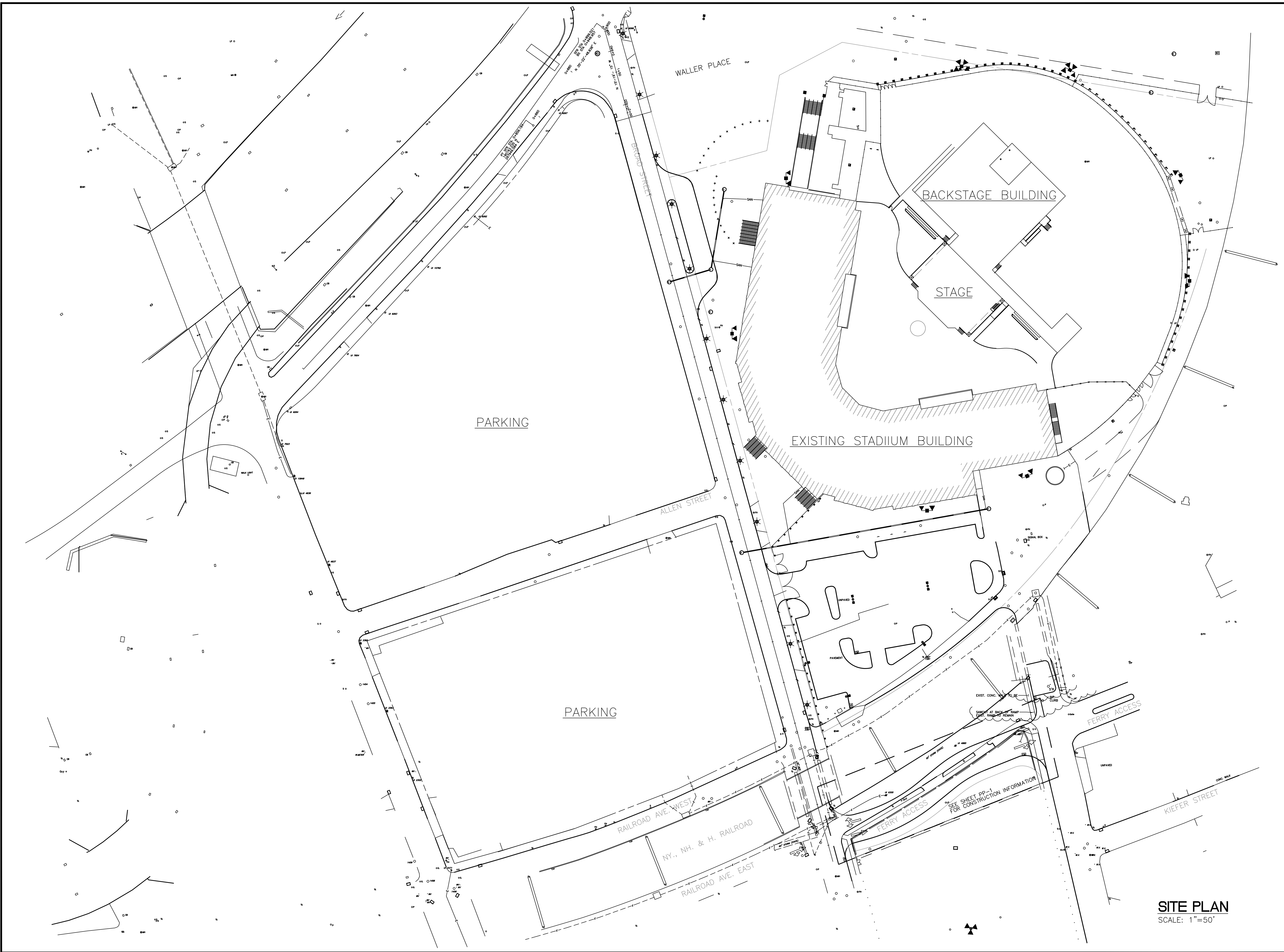
No.	Date	Revision

Project Title

Date	Dwn/Chkd
Scale	Proj. No.

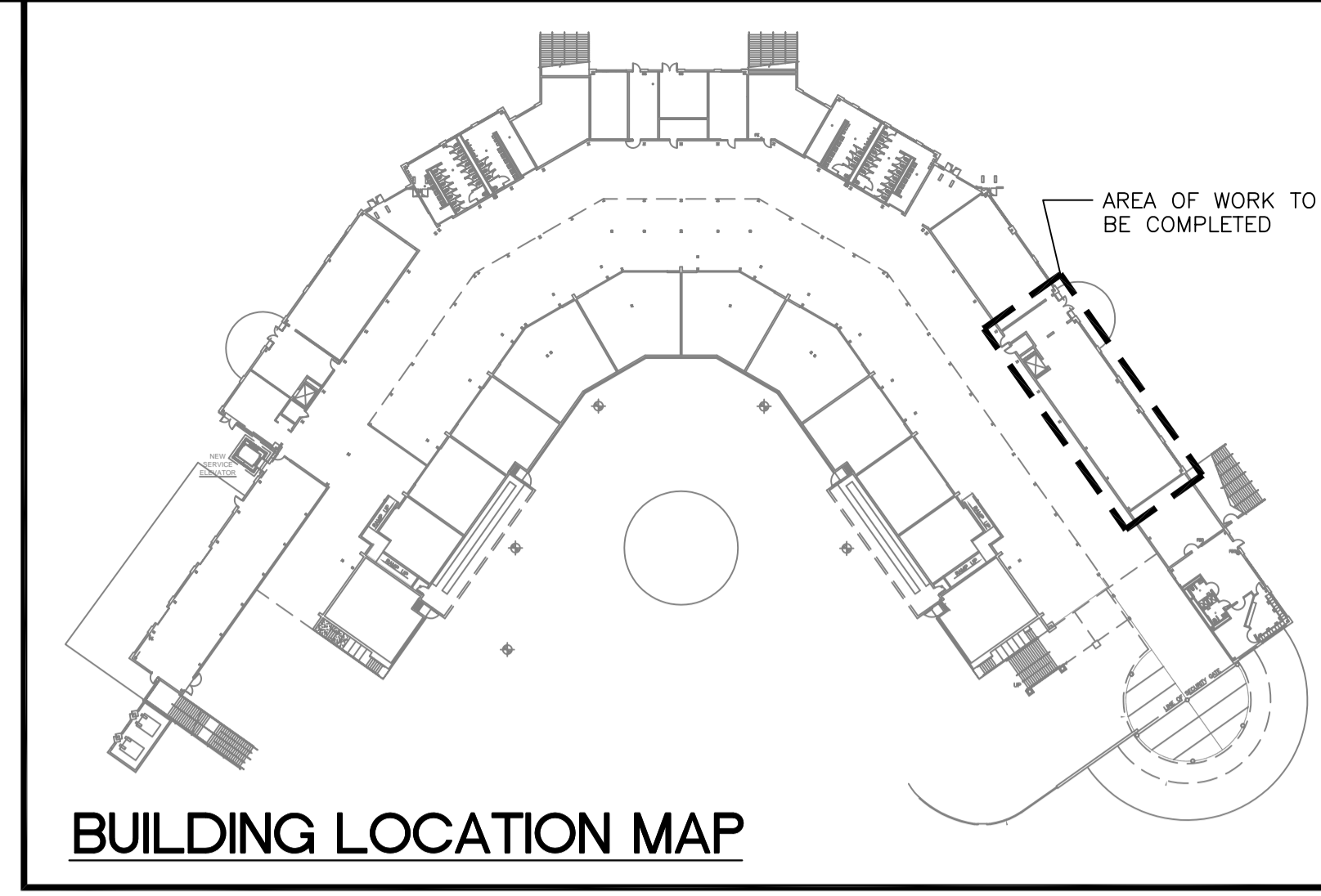
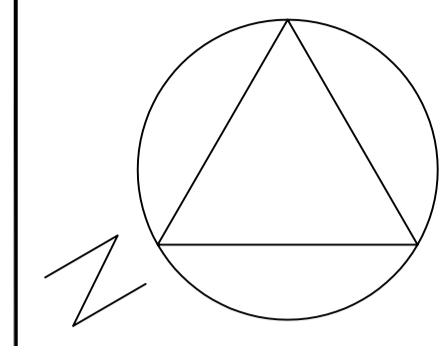
Drawing Title

of



SITE PLAN
SCALE: 1"=50'

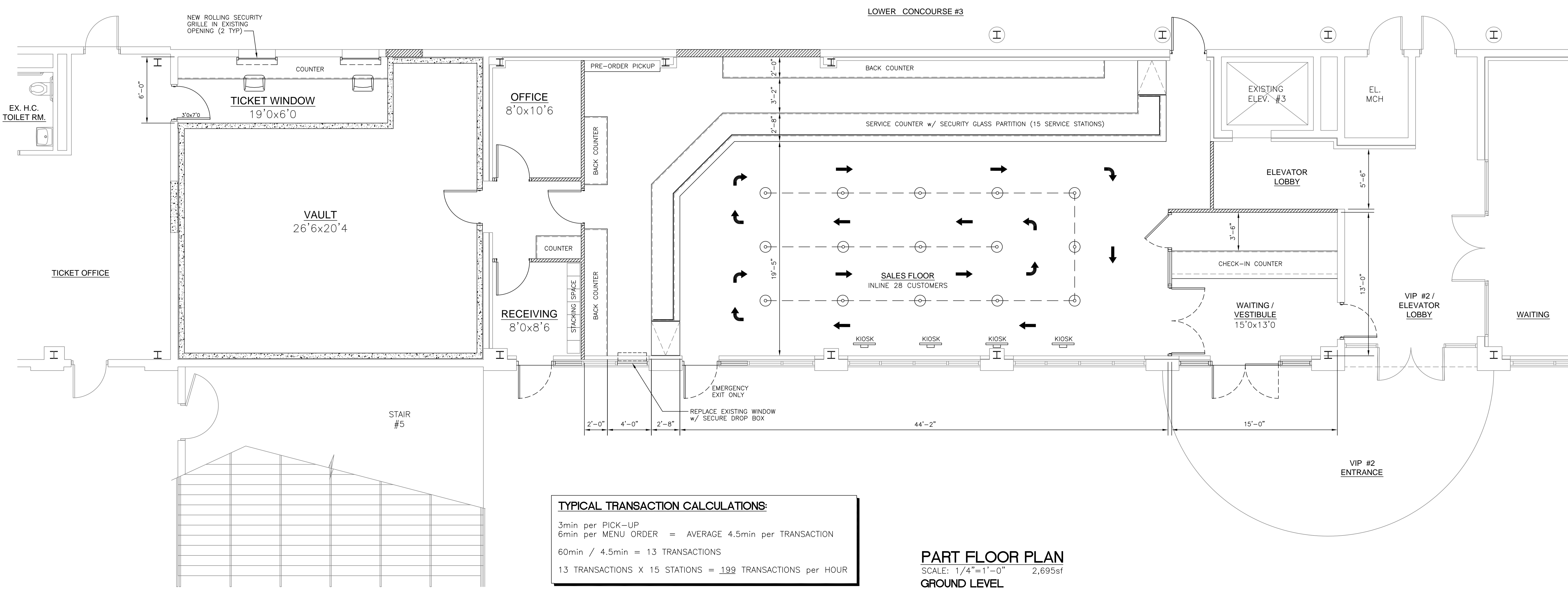
This drawing and details on it, as an instrument of service, is the property of the architect and may be used for this specific project and shall not be loaned, copied or reproduced without consent of the architect.



LEGEND

— EXISTING TO REMAIN

▨ NEW GYP. BD. PARTITION



TYPICAL TRANSACTION CALCULATIONS:

3min per PICK-UP
 6min per MENU ORDER = AVERAGE 4.5min per TRANSACTION

60min / 4.5min = 13 TRANSACTIONS

13 TRANSACTIONS X 15 STATIONS = 199 TRANSACTIONS per HOUR

PART FLOOR PLAN
 SCALE: 1/4"=1'-0" 2,695sf
 GROUND LEVEL

No.	Date	Revision

Mingolello & Associates
 ARCHITECTS, LLC

90 Huntington Street
 Shelton, CT 06484
 203.925.1991 • Fax: 203.925.8263
 Email: mh.arch@snet.net

Project Title
PROPOSED RENOVATIONS TO
HARBOR YARD
 AMPHITHEATER
 BRIDGEPORT

500 MAIN STREET
 BRIDGEPORT, CT

Date	11-2-23	Dwn/Chkd	KF/AJM
Scale	AS SHOWN	Proj. No.	

Drawing Title
PART FLOOR PLANS

A-1
 of

\\snet\lha\harbor\area\cam\iscm.dwg, 11/03/2023 12:15:22 PM

PETITION TO THE BOARD OF APPEALS
City of Bridgeport, Connecticut

The undersigned presents the following petition for:

(Check all that Apply)

- Variance Appeal from Zoning Officer Extension of Time Permit / Modification of Plan of Development Request for Re-hearing Change of Condition(s) of Approval; pursuant to the Zoning Regulations of the City of Bridgeport and/or the General Statutes of the State of Connecticut as to the premises located at:

1782-1806 Commerce Drive Zone MX2
(Number) (Street) (Zone Classification)

On the NW side of the street about ~ feet CRV from
(North, South, East, West) (North, South, East, West)

Bedford Ave Block: 1221 Lot: 11
(Street)

Dimension of Lot in Question 160.42 x 100.07 x 39.04 x 19.45 x 169.21
(Specify)

1. NAME OF PETITIONER / BUSINESS Borghesi Bldg + Eng Co Inc
(Print)
2. PETITIONERS INTEREST IN PROPERTY (OWNER, LESSEE, ETC.) Engineer
3. HAS ANY PREVIOUS PETITION BEEN FILED? No IF SO, GIVE DATE OF HEARING —
(Yes or No)
4. DESCRIBE PROPOSED DEVELOPMENT New building of approximately 1860 sq. ft.

5. THIS PETITION RELATES TO: *Check all that Apply*
- Setback Coverage Landscaping Lot Area and Width Floor Area Height Parking Extension or Enlargement of Non-Conforming Use and/or Building Coastal Area Management Approval Liquor Use Other: primary street wall

6. USE TO BE MADE OF PROPERTY continued use as Valvoline Oil Change location

7. WHAT IS THE SPECIFIC HARDSHIP FOR GRANTING A VARIANCE (14-7-4)? the unique shape of lot combined with the motor vehicle service use

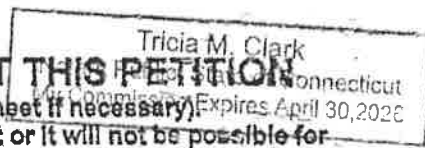
PETITIONER Allan Byler | Allan Borghesi DATE 11/8/23
(Signature) (Print)

If signed by agent, state capacity (lawyer, builder, etc) Engineer | Allan @ Borghesi Buildings, Con
(Email)

Mailing Address 2155 E Main Torrington 06790 8604827613
(Zip Code) (Phone #)

PROPERTY OWNERS ENDORSEMENT Michael J. Ferris Print Michael J Ferris
(If other than owner) (Signature)

Subscribe & Sworn to before me this 8 day of November 20 23
Tricia Clark Notary Public in & for the County of Fairfield, State of Connecticut.



Note: READ CAREFULLY BEFORE FILLING OUT THIS PETITION

All questions must be answered in detail (use separate sheet if necessary).
 The Petitioner or Agent for, must adhere to the attached check list or it will not be possible for
 The Zoning Board of Appeals to process this petition.
 NO PETITION RECEIVED BY MAIL CAN BE ACCEPTED.
 PLEASE MAKE CHECK PAYABLE TO ZONING BOARD OF APPEALS
 (REFER TO ZONING DEPARTMENT AS TO FEES 203-676-7217)

May 22, 2023

Written Narrative for use of 1782-1806 Commerce Drive
Bridgeport, Connecticut

The present site is used as a Valvoline Oil Change. The site has curb cuts that are not safe for traffic with two (2) curb cuts located thirty feet (30')± from the intersection of Commerce Drive and Bedford Street. Also, the cars using the oil change must exit the building to the rear and with the building placement so close to the property, must make a ninety-degree (90°) turn in fifteen feet (15'), which is unsafe.

The new concept is that we construct a building of similar size and the use remains as a Valvoline Oil Change. There will be a single entrance on Commerce Drive providing a safe entry to the property. The building will be placed with the exit from the building leading to Bedford Street, which is a one-way street with a safe left turn.

Two (2) existing present curb cuts close to the intersection of Commerce Drive and Bedford Street are eliminated (both are 30'± from the intersection) and the nearest proposed curb cut will be more than one hundred feet (100') from the intersection.

Per the zoning requirements, the building frontages will be constructed "on" the setback line of both Commerce Drive and Bedford Street.

The new building design is attractive with stone veneer, stucco and a raised tower and will improve the image of the neighborhood.

Email: allan@borghesibuilding.com

Phasing Plan

The phasing plan is quite easy;

1. Demolish the present structure
2. Construct the new building

The project is quite straightforward

September 19, 2023

Expect LLC
25 Main St., 4th floor
Hartford, Connecticut 06106

To whom it may concern,

This letter is to give authorization to Borghesi Building & Engineering Company, Inc. to make applications to the various Municipal Departments of the City of Bridgeport for site plan and building approvals for our site at 1782-1806 Commerce Drive in Bridgeport.

Authorized by:



Expect LLC

Its authorized MEMBER

Date: 9/19/23

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
1730 STATE ST LIMITED PRITNSHP						Code	Assessed
236 BOSTON POST RD						3-1	758,000
ORANGE CT 06477						3-2	1,078,990
						3-3	59,400
						Total	1,896,330

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
Year	Code	Amount	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed	Total
1730 STATE ST LIMITED PRITNSHP		3860 0098	02-05-1998	U	3,958,360	2022	3-1	530,600	2021	3-1	530,600	1,327,440
1730 STATE ST LIMITED PRITNSHP		3860 0094	02-05-1998	U	3,958,360		3-2	755,250		3-2	755,250	
1730 STATE ST LIMITED PRITNSHP		3860 0091	02-05-1998	U	316,665		3-3	41,590		3-3	41,590	
1730 STATE ST LIMITED PRITNSHP		3860 0088	02-05-1998	U	356,248							
1730 STATE ST LIMITED PRITNSHP		3860 0085	02-05-1998	U	3,958,360							
Total							Total	1,327,440		Total	1,327,440	1,327,440

EXEMPTIONS		Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
1730 STATE ST LIMITED PRITNSHP										
1730 STATE ST LIMITED PRITNSHP										
1730 STATE ST LIMITED PRITNSHP										
1730 STATE ST LIMITED PRITNSHP										
1730 STATE ST LIMITED PRITNSHP										
Total					0.00					

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
COMMERCIAL BUSINESS PARK		B			
13 UNITS VARYING SIZES					
OFFICE REMOD 2012					
Total					

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
3934	02-22-2012	RE	Remodel	33,000	09-12-2012	100	09-12-2012	100	09-12-2012	OFFICE REMOD ALLIED ARE
19583-CO	05-03-2005	CO	Cert. of Occ.	19,472	03-04-2008	100	03-04-2008	100	03-04-2008	PAINB BOOTH-AIR MAKE UP
19583	03-17-2005	RE	Remodel		03-04-2008	100	03-04-2008	100	03-04-2008	

LAND LINE VALUATION SECTION		B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Valu
1	341	R+D/Indo		ILI		3.790 AC	250,000.00	1.000000	1	1.00	CMR	0.800	ALL SITE	0	200,000	758,000
Total Card Land Units						3.79000 AC										758,000
Parcel Total Land Area:						3.79000										758,000

VISIT/CHANGE HISTORY		Total Appraised Parcel Value
1,896,330		1,896,330

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,078,9
Appraised Xf (B) Value (Bldg)	59,4
Appraised Ob (B) Value (Bldg)	758,0
Appraised Land Value (Bldg)	1,896,3
Special Land Value	
Total Appraised Parcel Value	1,896,3
Valuation Method	

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Special Land Value	
Total Appraised Parcel Value	1,896,3
Valuation Method	

1730 COMMERCE DR
 236 BOSTON POST RD
 ORANGE CT 06477

1220-01
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 300:300

Special Dis
 Assoc Pldg#

1220-1

3860 0098
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1730 STATE ST LIMITED PRITNSHP
 236 BOSTON POST RD
 ORANGE CT 06477

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Special Dis
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Total
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1730 STATE ST LIMITED PRITNSHP

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CURRENT OWNER 1822 COMMERCE LLC		UTILITIES STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
8 BAUER PLACE		SUPPLEMENTAL DATA		Description		Assessed	
WESTPORT CT 06880		Special Dis		Res Land		35,910	
GIS ID 1221-9		Assoc Pld#		Res Dwell		114,360	
All Prc ID 1221-09				Res Outbl		7,060	
Census Tr CEN710				Code		Appraised	
Hearl Active:Active				1-1		51,300	
Abstract 100:100				1-3		163,370	
				1-4		10,080	
				Total		224,750	

RECORD OF OWNERSHIP		BK	VOL	PAGE	SALE DATE	QU	VI	SALE PRICE	VC
1822 COMMERCE LLC	9952	292			01-16-2019	Q		245,000	00
JANTZ-SELL ROBERT	8135	0048			11-25-2009	U		55,002	25
KURIMAI ETHEL (ESTATE OF)	8091	0113			09-16-2009	U		0	0
KURIMAI ETHEL	0000	0000						0	0
Total		0.00							

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD	
Nbhd	Batch
007	

INTERIOR RENOVATIONS
 EXT = CI
 RENOVATIONS TO GARAGE ALSO

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Date	Id
		06-15-2020	MVS 01
		09-07-2010	BF 02
		10-27-2008	VAT 31
		09-30-2008	DWM 90
		09-20-2008	LZ 04
		08-15-2008	ESF 01
		04-02-1991	JP A

LAND LINE VALUATION SECTION		APPRAISED VALUE SUMMARY	
Use Code	Description	Zone	Land Type
B	Two Family	LI	
1			
Total Card Land Units		4,000	SF
Parcel Total Land Area		0.0918	
Total Land Value		51,313	

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	163,313
Appraised Xf (B) Value (Bldg)	10,010
Appraised Ob (B) Value (Bldg)	51,313
Appraised Land Value (Bldg)	224,713
Special Land Value	
Total Appraised Parcel Value	224,713

LAND LINE VALUATION SECTION		APPRAISED VALUE SUMMARY	
Use Code	Description	Zone	Land Type
B	Two Family	LI	
1			
Total Card Land Units		4,000	SF
Parcel Total Land Area		0.0918	
Total Land Value		51,313	

VISION

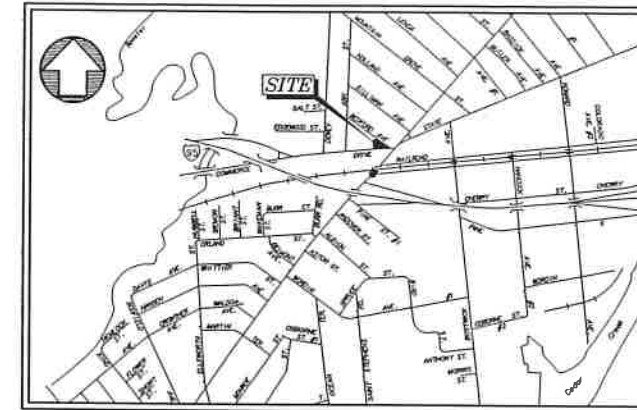
CURRENT OWNER		TOPO		UTILITIES		START/ROAD		LOCATION		CURRENT ASSESSMENT	
Description		Code		Code		Code		Code		Code	
PAPINI CAROL ANN										1-1	
1638 NORTH BENSON ROAD										1-3	
FAIRFIELD CT 06430										1-1	
										1-3	
										1-1	
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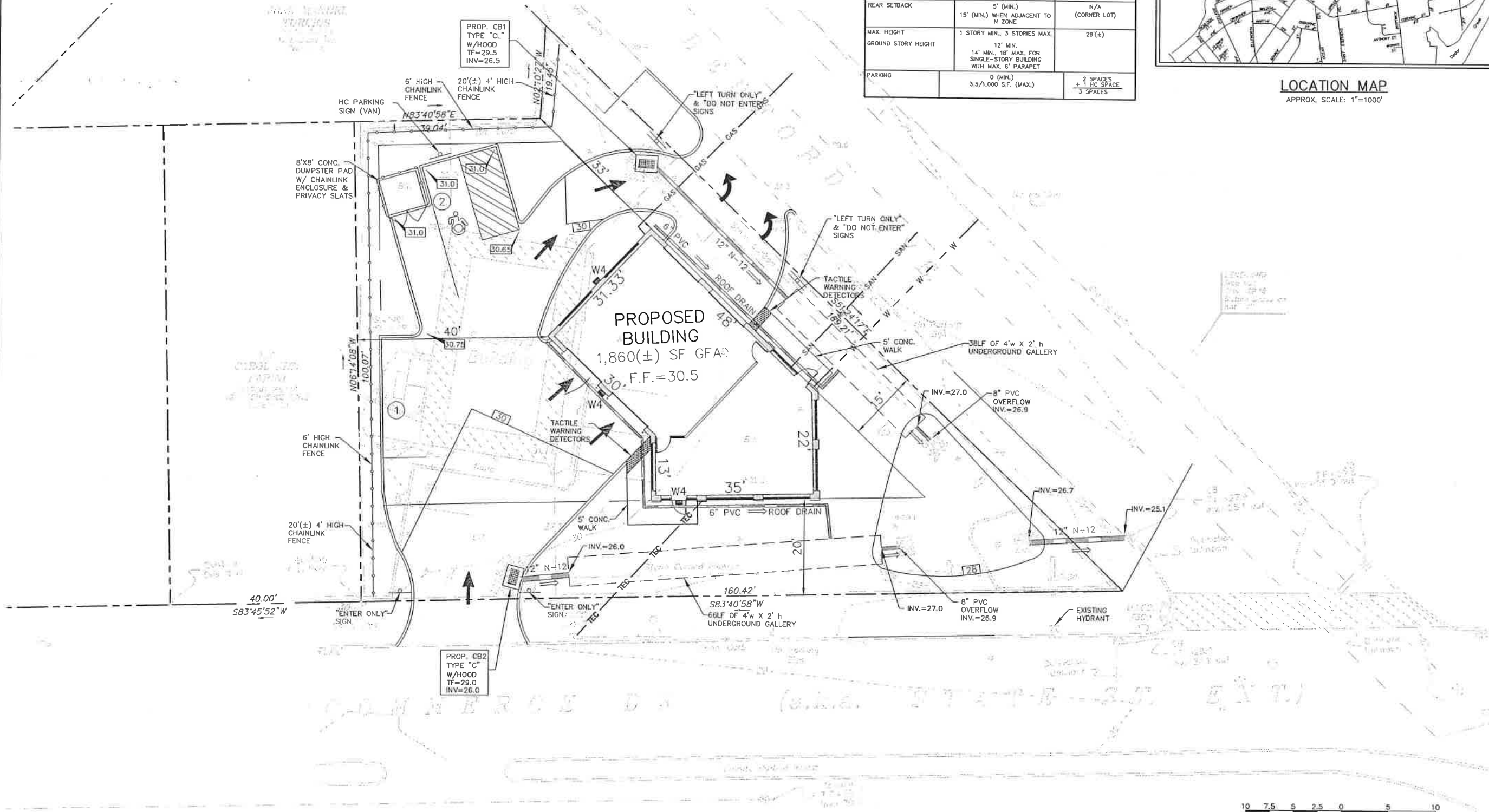
- MAP REFERENCES:
 - DRAWING ENTITLED "IMPROVEMENT LOCATION SURVEY" PREPARED FOR BORGHESI BUILDING & ENGINEERING, CO., INC. PREPARED BY TIMOTHY G. WYLLIE, JR., LAND SURVEYOR BARKHAMSTED, CT. DATED DECEMBER 2022 (JOB No. 348-101)
- OWNER: EXPT LLC C/O GALENA ASSOC LLC
 APPLICANT: BORGHESI BUILDING & ENGINEERING CO., INC.
 25 MAIN STREET
 HARTFORD, CT 06106
 2155 EAST MAIN STREET
 TORRINGTON, CT 06790
- REFER TO THE FOLLOWING DRAWINGS PREPARED BY BORGHESI BUILDING & ENGINEERING CO., INC. FOR OTHER PERTINENT INFORMATION:
 - SP1 SITE PLAN (10 SCALE)
 - SP2 LANDSCAPE/LIGHTING/LAYOUT PLAN (10 SCALE)
 - SPD1 SITE DETAILS
 - SPD2 SITE DETAILS
 - SPD3 SITE DETAILS
- ALL EXISTING UTILITY LOCATIONS ARE FROM THE BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS, DIMENSIONS, & ELEVATIONS PRIOR TO CONSTRUCTION. PRIOR TO ANY EXCAVATION, CONTACT "CALL-BEFORE-YOU-DIG" @ 1-800-922-4455 TO MARK ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS.
- ALL DRAINAGE PIPING TO BE ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE INDICATED.

- ALL PAVED AREAS SHALL BE CURBED WITH BITUMINOUS CONCRETE CURBING, EXCEPT WHERE CURBING ABUTS SIDEWALK. MONOLITHIC CONCRETE CURB SHALL BE USED WHERE SIDEWALK ABUTS PAVEMENT.
- HANDICAPPED PARKING SPACES SHALL BE DESIGNATED WITH PAINTED PAVEMENT MARKINGS & ABOVE GRADE SIGNS IN ACCORDANCE WITH THE MOST CURRENT MUTCD & ITS ADDENDUMS, & SHALL COMPLY W/ CT STATE BLDG. CODE
- ALL SIGNS, SIGN MOUNTINGS, & PAINTED MARKINGS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) & ITS ADDENDUMS.
- ALL PROPOSED UTILITIES SHOWN ON THESE DRAWINGS ARE PRELIMINARY & THEREFORE SUBJECT TO CHANGE. FINAL LOCATION(S) OF UTILITIES SHALL BE DETERMINED BY THE APPROPRIATE UTILITY COMPANIES (E.G. NU, CHD, MDC) OR MUNICIPAL AUTHORITY(IES), & BASED UPON THEIR REVIEW & APPROVAL.
- ALL LIGHTING TO BE FULL CUT-OFF FIXTURES.

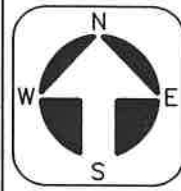
ZONING INFORMATION TABLE		
ZONE: MIXED-USE CENTERS (MX-2); PARCEL ID 19/1221/11 ADDRESS: 1782 - 1806 COMMERCIAL DRIVE EXISTING USE OF PROPERTY: FORMERLY LUBE PLUS INC PROPOSED USE OF PROPERTY: VALVOLINE INSTANT OIL CHANGE SERVICE GROSS FLOOR AREA (GFA) OF PROPOSED BUILDING 1,860 SF		
ITEM	REQUIRED	PROVIDED
MIN. LOT WIDTH	60' MIN.	160' (±)
PRIMARY STREET WALL	60% (MIN.)	22% (±)
SITE COVERAGE	60% (MAX.)	EXISTING 87% (±) PROPOSED 55% (±)
PRIMARY STREET BUILD TO ZONE	5' MIN. 20' MAX.	20'
NON-PRIMARY STREET BUILD TO ZONE	0' MIN. 15' MAX.	15'
SIDE SETBACK (PRIMARY)	5' (MIN.)	40'
SIDE SETBACK (NON-PRIMARY)	5' (MIN.)	33'
REAR SETBACK	5' (MIN.)	N/A (CORNER LOT)
MAX. HEIGHT	1 STORY MIN., 3 STORIES MAX.	29' (±)
GROUND STORY HEIGHT	12' MIN. 14' MIN. - 18' MAX. FOR SINGLE-STORY BUILDING WITH MAX. 6' PARAPET	
PARKING	0 (MIN.) 3.5/1,000 S.F. (MAX.)	2 SPACES + 1 HC SPACE 3 SPACES



LOCATION MAP
APPROX. SCALE: 1"=1000'



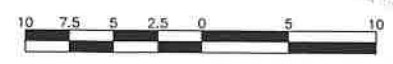
Borghesi
Building & Engineering Co., Inc.



SEAL

REVISIONS:
11/8/23 REVISED BEDFORD AVE. DRIVEWAY CONFIGURATION

PROJECT: VALVOLINE INSTANT OIL CHANGE
 1282-1806 COMMERCIAL DRIVE, BARKHAMSTED, CT
 DRAWN BY: [Signature]
 DATE: 8/19/23
 SCALE: AS NOTED
 SHEET: EAST MAIN STREET, TORRINGTON, CT 06790
 860-482-7817/WEB: WWW.BORGHESIBUILDING.COM



SITE PLAN

SCALE: 1"=10'

Luminaire Schedule	Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watts	LLI	BDG Rating	Mounting Height	Description
	☐	3	W4	Single	7593	51.1717	0.850	B1-U0-G2	16	Lithonia WDG3 LED P1 40K 80CRI RFT MVOLT PBBW NLTAIR2 PIR DBLXD

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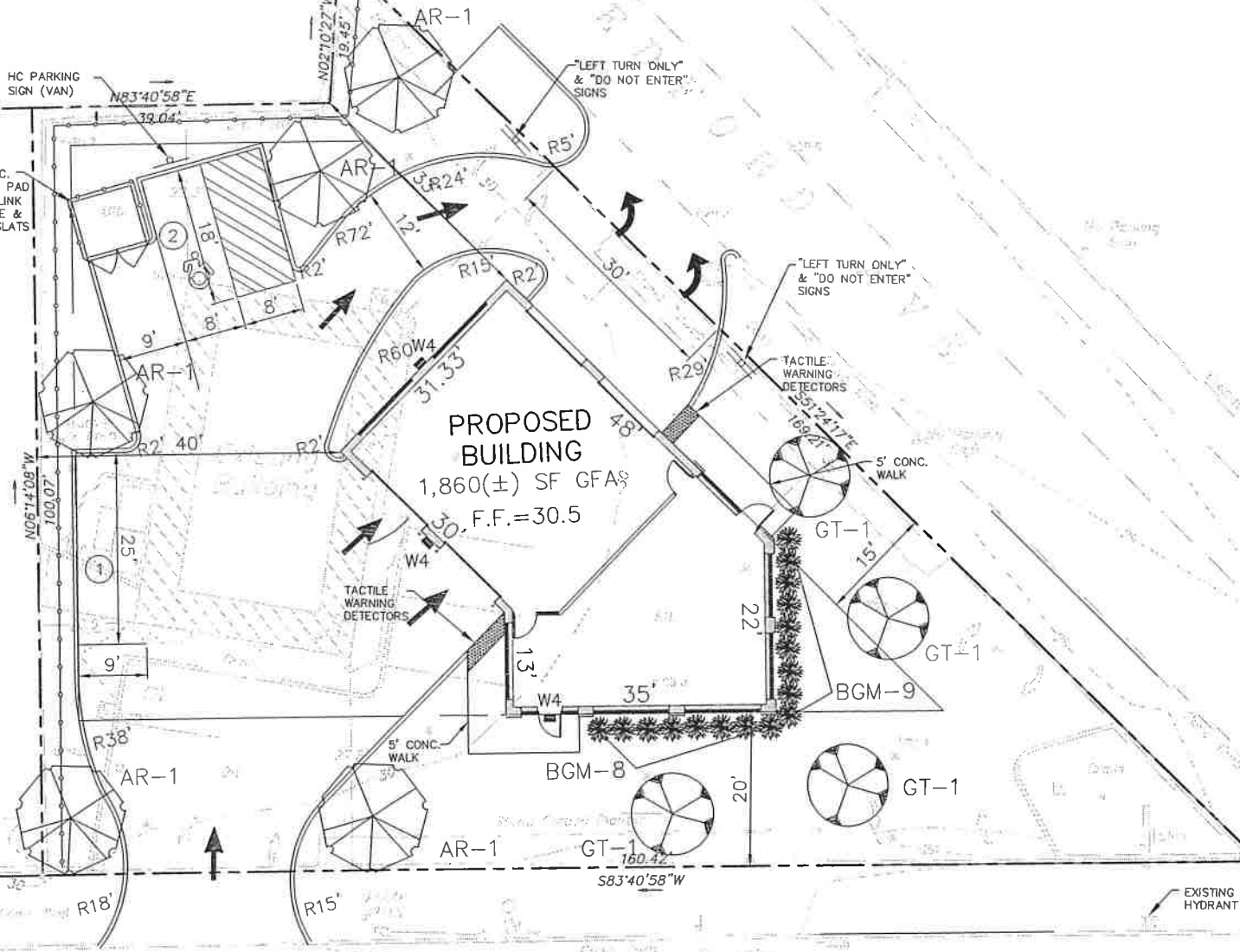
SHEET NO.
SP1

Symbol	Qty	Label	Arrangement	Luminaire Lumens	Luminaire Watt	LLF	BIMB Rating	Mounting Height	Description
☐	3	W-4	Single	7592	51.7177	0.850	B1-U0-G2	16	Lithonia WDG3 LED P1 40K 60CRI RFT MVOLT PBBW NLTAIR2 PIR DDLXD

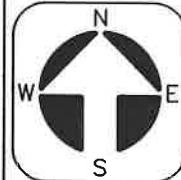
PLANTING LEGEND				
KEY	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE
AR	5	ARMSTRONG RED MAPLE	ACER RUBRUM 'ARMSTRONG'	2 1/2"-3" CAL.
GT	4	SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS INERMIS	2 1/2"-3" CAL.
TD	8	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	5'-6' HT.
BGM	17	PYRAMIDAL BOXWOOD	BUXUS s 'GREEN MOUNTAIN'	3'-3 1/2' HT.

JOSE MANUEL
TURKINA

CAROL ANN
RAMEN



Borghesi
Building & Engineering Co., Inc.



SEAL

REVISIONS
11/19/23 REVISED BEDFORD AVE. DRIVEWAY CONFIGURATION UPDATED DRAWING SCALE

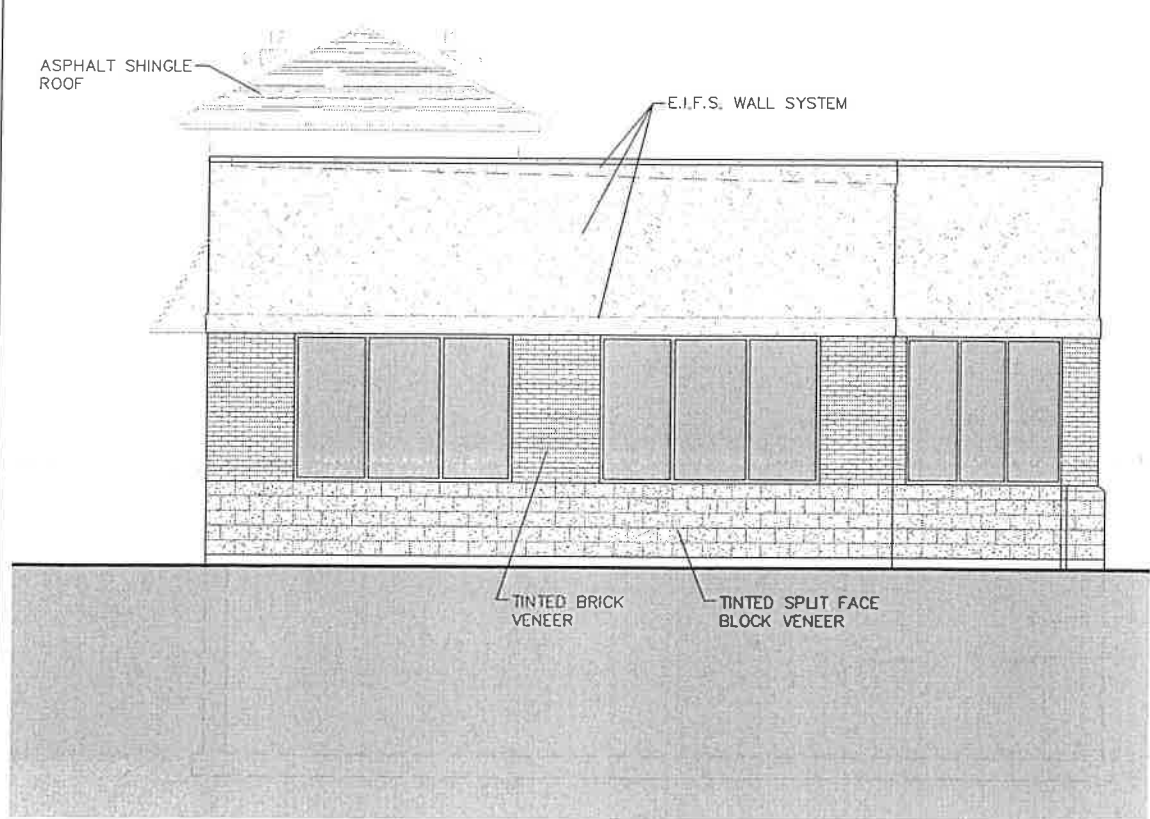
PROJECT: Valvoline Instant Oil Change
1382-1388 COMMERCIAL CENTER, BEDFORD, CT
DRAWN BY: J.M.P.
DATE: 9/19/23
SCALE: AS NOTED
SHEET NO.: 2 OF 2
SHEET TITLE: TOWN PLAN, CT PERMITS
860-682-7613 / WEB: WWW.BORGHESIENGINEERING.COM

SHEET NO.
SP2

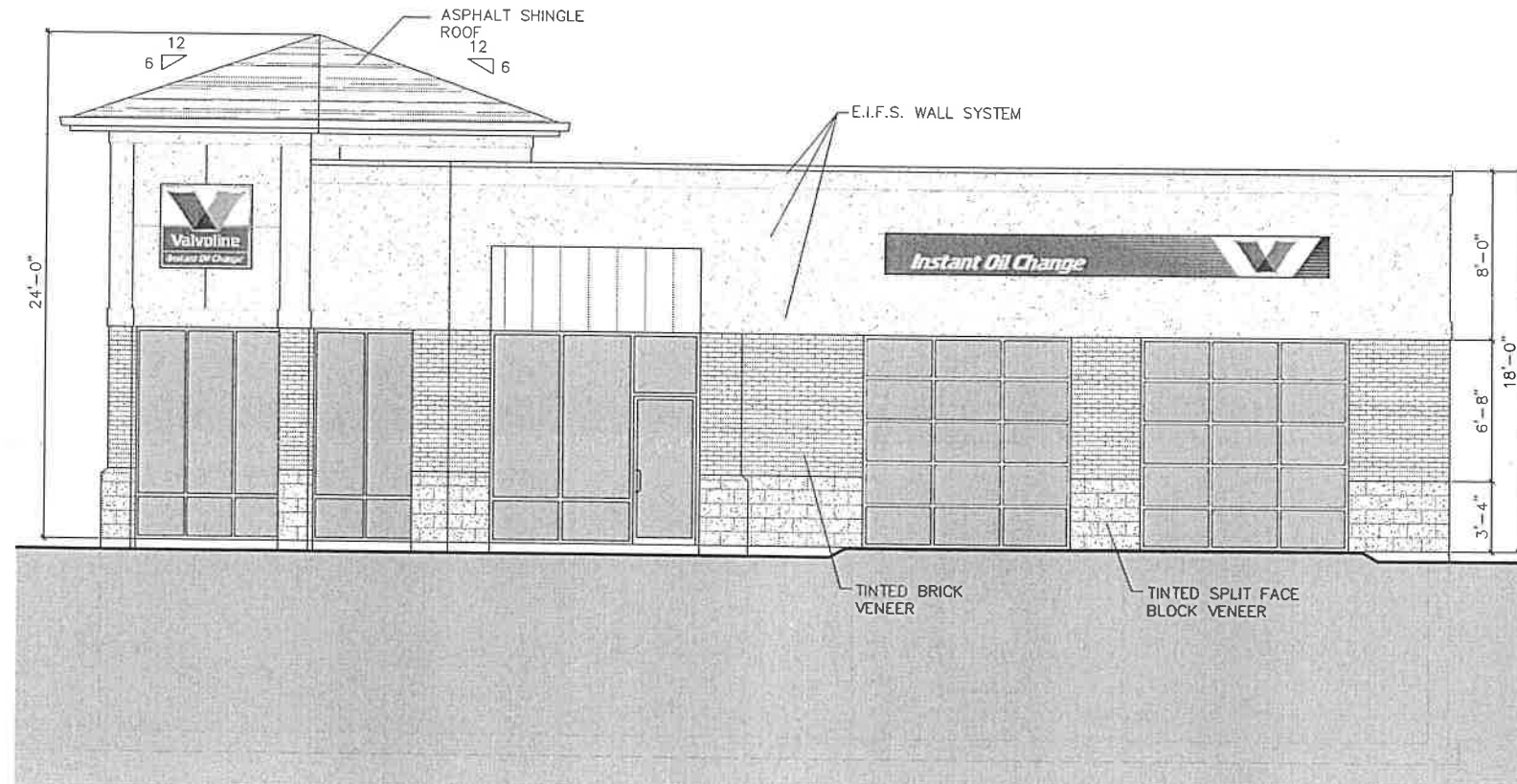
LANDSCAPE, LIGHTING,
& LAYOUT PLAN

SCALE: 1"=10'

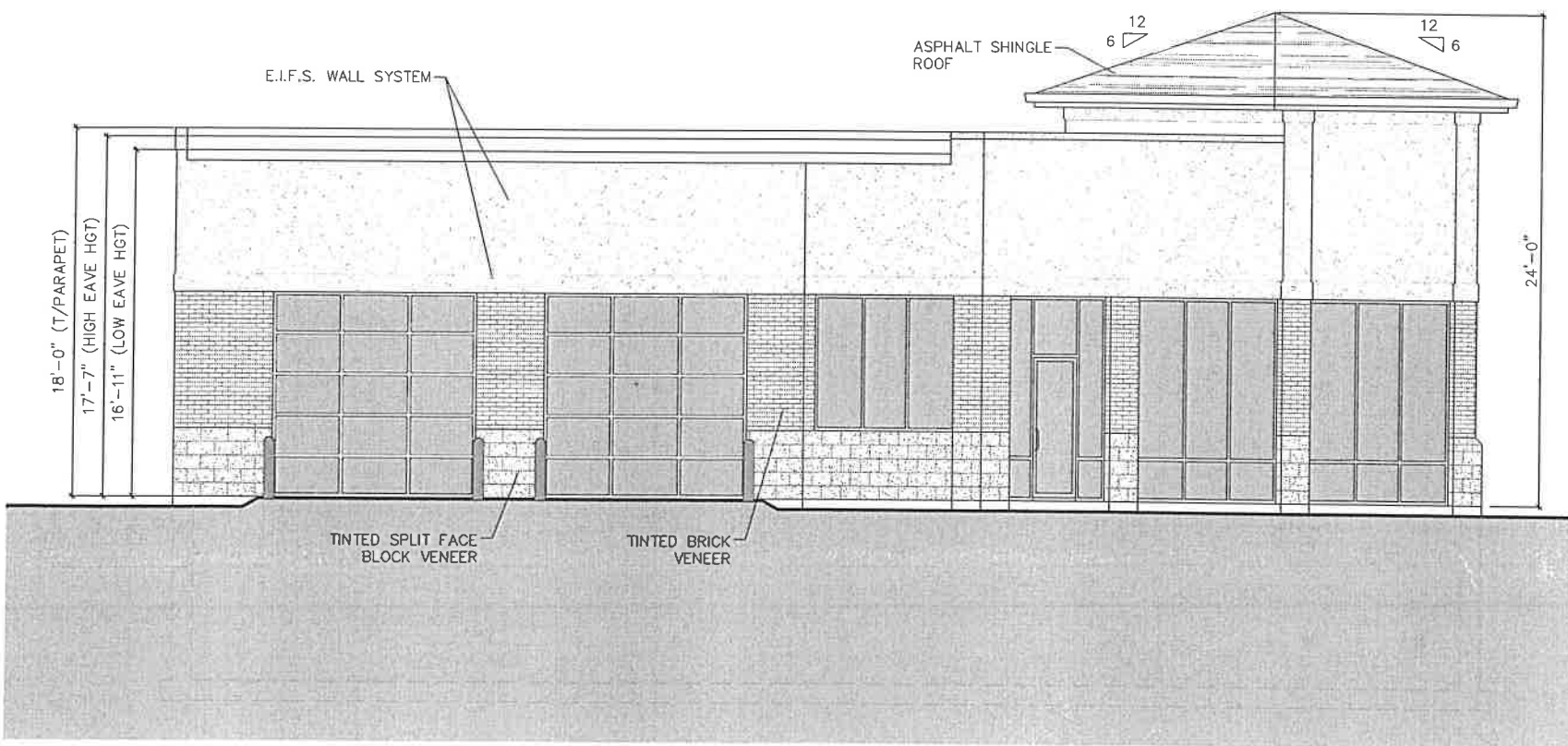
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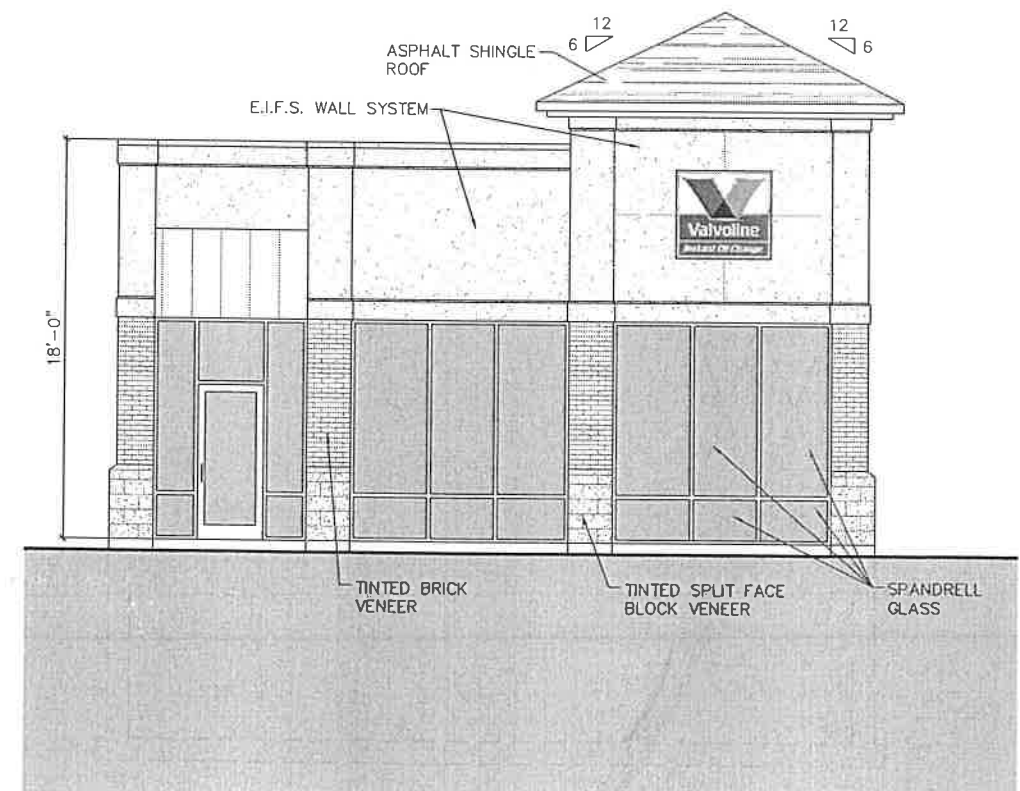
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION (BEDFORD AVE.)
SCALE: 1/4" = 1'-0"



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



NORTH ELEVATION (COMMERCE DR.)
SCALE: 1/4" = 1'-0"

Borghesi
Building & Engineering Co., Inc.

SEAL

REVISIONS

PROJECT	Valvoline Instant Oil Change
ADDRESS	41782-1805 Commerce Drive, Bridgeport, CT
DRAWN BY	D.A.N.
DATE	7/26/23
APPROVED BY	C.C.
SCALE	AS NOTED
PROJECT LOCATION	2155 East Main Street, Torrington, CT 06790
PHONE	860-485-7811
WEB SITE	www.borghesibuilding.com

SHEET NO.
A2

SOIL EROSION & SEDIMENT CONTROL PLAN NARRATIVE

INTRODUCTION:
PURSUANT TO CONNECTICUT P.A. 83-388, A SOIL EROSION AND SEDIMENT CONTROL PLAN AND NARRATIVE IS REQUIRED FOR THIS PROJECT.
THIS NARRATIVE DESCRIBES MEASURES REQUIRED TO CONTROL SOIL EROSION DURING AND AFTER CONSTRUCTION OF THE PROPOSED SITE WORK SHOWN ON THIS PLAN. THE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN ARE DESIGNED IN ACCORDANCE WITH A DOCUMENT ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CT DEP.

THE GUIDELINES ARE OBTAINABLE FROM CONNECTICUT'S DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION AT THE FOLLOWING WEB ADDRESS:
<https://portal.ct.gov/DEEP/Water/Soil-Erosion-and-Sediment-Control-Guidelines/Guidelines-for-Soil-Erosion-and-Sediment-Control>, AND SHOULD BE USED AS A REFERENCE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS.

PROJECT DESCRIPTION:
THE APPLICANT PROPOSES TO CONSTRUCT A 1,860(±) SQUARE FOOT BUILDING WITH APPURTENANT PARKING. THE BUILDING WILL BE SERVED BY PUBLIC SEWER/WATER. THE SITE IS LOCATED AT 1782-1806 COMMERCE DRIVE, BRIDGEPORT, CT.

RUN OFF FROM THE DEVELOPED SITE WILL BE COLLECTED IN CATCH BASINS AND PIPED TO AN UNDERGROUND INFILTRATION SYSTEM THEN OUTLET TO GRADE AND FLOW OVERLAND PRIOR TO ENTERING A PIPE INLET WHICH WILL CONNECT TO AN EXISTING CB IN BEDFORD AVE. RIPRAP WILL BE INSTALLED AT ALL PIPE OUTLETS TO MINIMIZE SOIL EROSION.

ANTICIPATED START OF CONSTRUCTION IS SUMMER OF 2024. SEDIMENT AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND WILL BE IN PROPER WORKING ORDER BEFORE CONSTRUCTION BEGINS. SEDIMENT AND EROSION MEASURES WILL BE MAINTAINED IN PROPER WORKING ORDER THROUGH COMPLETION OF CONSTRUCTION AND WILL REMAIN IN PLACE AND CONTINUE TO BE MAINTAINED AFTER CONSTRUCTION HAS BEEN COMPLETED, UNTIL ALL DISTURBED AREAS ARE STABILIZED.

- CONSTRUCTION SCHEDULE:**
- OBTAIN A COPY OF ALL PROJECT LAND-USE PERMITS. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL PERMIT REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - INSTALL SILTATION CONTROL FENCES AND FILTER FABRIC SILT BARRIERS AT EXISTING CATCH BASINS.
 - INSTALL CONSTRUCTION ENTRANCE.
 - REMOVE TREES, BRUSH, AND STUMPS IN AREAS TO BE CLEARED AS REQUIRED.
 - STRIP TOPSOIL FROM WORK AREAS, STOCKPILE AND INSTALL SILT FENCE AT TOE OF PILE.
 - ROUGH GRADE SITE, BEGIN CONSTRUCTION OF BUILDING.
 - INSTALL UTILITIES AND FILTER FABRIC SILT BARRIERS AT NEW CATCH BASINS.
 - BACKFILL FOUNDATION.
 - ROUGH GRADE NEW PARKING AREAS, INSTALL AND GRADE PAVEMENT BASE AND CURBS.
 - PAVE PARKING AREAS AND INSTALL WALKS.
 - GRADE, STABILIZE AND SEED ALL DISTURBED AREAS.
 - MAINTAIN ALL EROSION CONTROL MEASURES UNTIL A DURABLE GRASS STAND IS ESTABLISHED IN ALL NON-PAVED AREAS.

- LAND DISTURBANCE:**
THE FOLLOWING PROCEDURES SHALL BE USED FOR ALL LAND DISTURBING ACTIVITIES:
- ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO PROPOSED CONSTRUCTION ACTIVITIES.
 - LAND CLEARING SHALL PROCEED AT THE SAME RATE AS CONSTRUCTION.
 - REMOVAL OF VEGETATION SHALL BE RESTRICTED TO THOSE AREAS NECESSARY FOR CURRENT CONSTRUCTION ACTIVITIES.
 - DISTURBED AREAS SHALL BE LIMITED TO A MAXIMUM OF 20 FEET BEYOND THE PHYSICAL DIMENSIONS OF THE ROADS, DRIVEWAYS, UTILITY TRENCHES, SEPTIC SYSTEMS, AND AREAS TO BE GRADED.
 - CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE CONFINED TO THE DISTURBED AREAS ONLY.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS, AS ORDERED BY THE TOWN OR STATE, OF ANY DEBRIS FROM HIS CONSTRUCTION ACTIVITIES.
 - THE USE, STORAGE, OR DISPOSAL OF ANY MATERIAL NOT IN ACCORDANCE WITH WHAT IS SHOWN ON THE APPROVED PLAN OR REQUIRED BY THE REGULATORY AGENCY MAY RESULT IN THE IMMEDIATE REVOCATION OF ANY PERMIT/APPROVAL GRANTED BY THE COMMISSION.

GENERAL NOTES:
WHENEVER CONSTRUCTION SHALL TAKE PLACE IN AREAS DESIGNATED AS WETLANDS OR AS AREAS TO BE ECOLOGICALLY PROTECTED, THE CONTRACTOR SHALL TAKE SPECIAL CARE WITH HIS CONSTRUCTION METHODS AND SHALL COMPLY WITH THE FOLLOWING REGULATIONS:
THE DIVERSION OF WATERCOURSES SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT INJURY TO PERSONS OR PUBLIC HEALTH AND TO PREVENT FLOODING OF PUBLIC OR PRIVATE PROPERTY.
ALL EXISTING VEGETATION SHALL BE PROTECTED, AND ONLY THAT CLEARING AND CUTTING WHICH IS ABSOLUTELY NECESSARY FOR THE PROPOSED CONSTRUCTION OR TO CLEAR THE PERMANENT RIGHT-OF-WAY SHALL BE ALLOWED. CARE SHALL BE TAKEN TO PRESERVE ALL SPECIMEN TREES. THOSE TREES IDENTIFIED TO BE SAVED SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION EQUIPMENT BY SUITABLE MEANS. ALL REGULATED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND CONTOURS.
EXCESS EXCAVATED MATERIAL, INCLUDING THAT RESULTING FROM CLEARING AND GRUBBING, SHALL NOT BE DEPOSITED WITHIN THE REGULATED AREA.

WORK WITHIN REGULATED AREAS:
IF WORK IS REQUIRED WITHIN A REGULATED WETLAND, WATER COURSE, OR ADJACENT AREA, SITE DISTURBANCE SHALL BE LIMITED TO THE AREA ABSOLUTELY NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE RESTORED AS CLOSELY AS POSSIBLE TO THEIR ORIGINAL NATURAL STATE. THE DEVELOPER SHALL OBTAIN THE NECESSARY PERMIT(S) FROM THE TOWN WETLANDS COMMISSION. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PERMIT, MAPS APPROVED BY THE TOWN INDICATING THE LIMITS OF INLAND WETLANDS, AND CONDITIONS FOR CONSTRUCTION WITHIN THESE REGULATED AREAS. THE CONTRACTOR SHALL BE REQUIRED TO STRICTLY ADHERE TO ALL REQUIREMENTS AND RESTRICTIONS IMPOSED BY THE WETLANDS PERMIT.

SOIL EROSION AND SEDIMENT CONTROL MEASURES:
ALL WATERCOURSES SHALL BE PROTECTED FROM SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION. THIS PROVISION APPLIES PARTICULARLY TO DEWATERING ACTIVITIES, STORAGE OF EXCAVATED OR STOCKPILED MATERIAL, AND TRENCH OR DITCH EXCAVATION.
HAYBALES OR SYNTHETIC FILTER BARRIER FENCE, AS SPECIFIED, IS TO BE INSTALLED AT ALL LOCATIONS AS INDICATED ON THE PLANS TO INTERCEPT SILT AND SEDIMENT BEFORE IT REACHES THE DRAINAGE SYSTEM, WETLANDS, OR WATER COURSES. HAYBALES OR SILT FENCE SHALL BE STAKED AS SHOWN ON THE PLAN, AND ARE TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE HAYBALES OR SILT FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR TO BE USED AS FILL IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT UPON. HAYBALES AND SILT FENCES ARE TO REMAIN IN PLACE AND BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE FENCES ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
DURING CONSTRUCTION, EXPOSE AS SMALL AN AREA AS POSSIBLE FOR AS SHORT A TIME AS POSSIBLE.
DURING CONSTRUCTION, ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN SHALL BE IMPLEMENTED BY THE DEVELOPER. IN ADDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR, REPLACEMENT, AND MAINTENANCE OF ALL SEDIMENT/EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE TOWN.

- STRIPPING AND STOCKPIILING:**
STOCKPILES THAT CONSIST OF ERODIBLE MATERIAL, SUCH AS STRIPPED TOPSOIL, ROAD FILL, SOILS EXCAVATED FROM ROAD CUTS AND FOUNDATION HOLES, ETC., SHALL CONFORM TO THE FOLLOWING CRITERIA:
1. LOCATION-ALL STOCKPILES SHALL BE LOCATED WITHIN THE AREA OF THE PROPOSED DISTURBANCE AND AWAY FROM THE FOLLOWING:
-WETLANDS
-WATER CONVEYANCE CHANNELS
-STORM DRAINAGE SYSTEM INLETS
-TOP OF STEEP SLOPES
2. SEDIMENT CONTROL-ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT BARRIERS, EITHER GEOTEXTILE SILT FENCE OR HAY BALE BARRIERS, PLACED APPROXIMATELY TEN FEET (10') FROM THE TOE OF SLOPE. THE SIDE SLOPES OF ERODIBLE STOCKPILED MATERIAL SHOULD BE NO STEEPER THAN 2:1. STOCKPILED MATERIAL NOT TO BE USED WITHIN THIRTY DAYS SHALL BE SEEDDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE.

THE CONTRACTOR SHALL CAREFULLY STRIP ALL TOPSOIL, LOAM, OR ORGANIC MATERIAL PRIOR TO TRENCHING OPERATIONS, AND SHALL STORE THEM SEPARATELY FROM ALL OTHER MATERIALS DURING EXCAVATION. IN AREAS DESIGNATED AS INLAND WETLANDS, THE UPPER STRATA, TO A DEPTH OF 2 FEET, SHALL BE STRIPPED AND STORED SEPARATELY. DURING BACKFILLING, THESE MATERIALS SHALL BE REPLACED AND FINISHED AS THEY EXISTED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOT INTRODUCE ANY FILL MATERIALS INTO ANY AREAS DESIGNATED AS INLAND WETLANDS WITHOUT FIRST OBTAINING A PERMIT(S) FROM THE TOWN WETLANDS COMMISSION.
THE CONTRACTOR SHALL MAINTAIN ALL BACKFILLED EXCAVATION IN PROPER CONDITION UNTIL EXPIRATION OF THE MAINTENANCE PERIOD. ALL DEPRESSIONS APPEARING IN THE BACKFILLED EXCAVATION SHALL BE PROPERLY FILLED AND RESEDED IF NECESSARY.

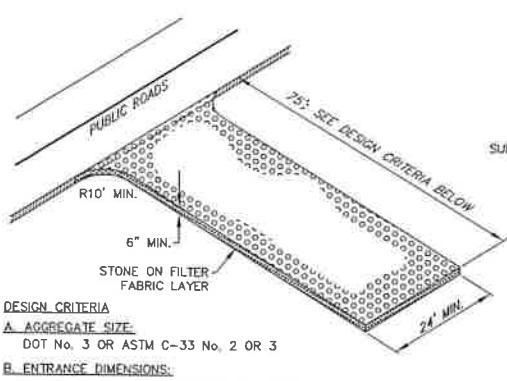
RIPRAP:
RIPRAP, IF SPECIFIED, IS TO BE INSTALLED FOR ENERGY DISSIPATION AND TO CONTROL EROSION. THE RIPRAP IS TO BE INSTALLED BEFORE THE OUTLET STRUCTURES ARE WORKING, AND ALL ADJACENT AREAS ARE TO BE IMMEDIATELY SEEDDED, IF IN SEASON, OR THE SOIL IS TO BE STABILIZED BY OTHER METHODS, THIS MAY REQUIRE SODDING, MULCHING, OR OTHER METHODS AS DEFINED IN THE "GUIDELINES".
RIPRAP SHALL BE INSPECTED PERIODICALLY TO DETERMINE IF HIGH FLOWS HAVE CAUSED SCOUR BENEATH THE RIPRAP OR FILTER BLANKET, OR DISLODGED ANY OF THE RIPRAP OR FILTER BLANKET MATERIALS. REPAIR IMMEDIATELY UPON OBSERVED FAILURE.

DISPOSAL OF TREES AND BRUSH:
ALL VEGETATION REQUIRING REMOVAL FOR CONSTRUCTION OF THE PROJECT SHALL BE DISPOSED OF OFF-SITE. NO TREES, BRUSH, OR STUMPS SHALL BE BURIED OR OTHERWISE DISPOSED OF ON-SITE.

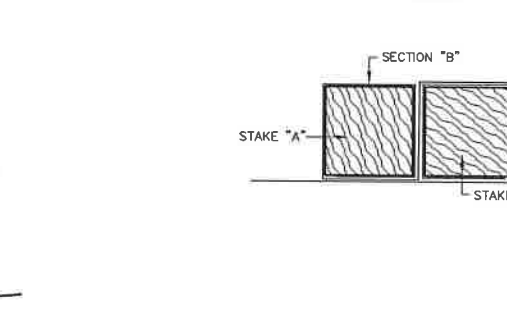
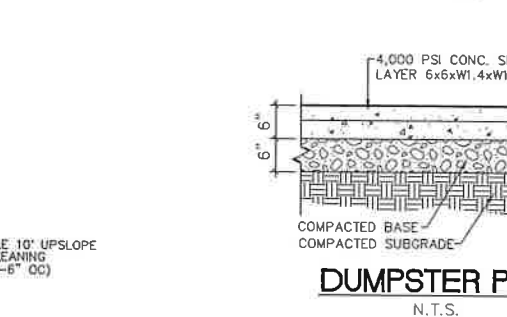
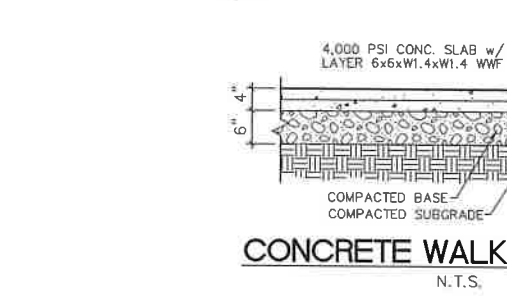
TRENCH EXCAVATION AND BACKFILL:
CARE SHALL BE TAKEN TO EXCAVATE TO THE CORRECT LINE AND GRADE AND WIDTH AT ALL POINTS. THE METHODS AND EQUIPMENT USED FOR EXCAVATION MUST BE ADAPTED TO THE CONDITIONS AT THE SITE AND THE DIMENSIONS OF THE REQUIRED TRENCH. THE WIDTH OF THE GROUND OR STREET SURFACE, CUT OR DISTURBED, SHALL BE KEPT AS SMALL AS PRACTICABLE TO ACCOMMODATE THE WORK.
TRENCH EXCAVATION, BELOW THE TWO FOOT DEPTH WHICH IS TO BE STRIPPED AND STORED SEPARATELY, SHALL BE STOCKPILED AND USED AS THE TRENCH BACKFILL MATERIAL, UNLESS THE ENGINEER DECLARES IT UNSUITABLE FOR BACKFILL MATERIAL. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR.

- ESTABLISH VEGETATION COVER ON DISTURBED AREAS:**
- SCARIFY SURFACE OF ALL AREAS TO BE TOPSOILED; PLACE A MINIMUM OF 4" TOPSOIL ON ALL AREAS TO BE SEEDDED.
 - FERTILIZE AT THE FOLLOWING RATES:
 - FOR SPRING SEEDING, APPLY 19-19-19 FERTILIZER AT A RATE OF 10 LB.s/1000 SF AND WORK INTO SOIL SIX TO EIGHT WEEKS LATER AN ADDITIONAL 10 LB.s/1000 SF IS TO BE APPLIED.
 - FOR FALL SEEDING, APPLY 19-19-19 FERTILIZER AT A RATE OF 10 LB.s/1000 SF AND WORK INTO SOIL.
 - SMOOTH AND FIRM SEEDBED; APPLY SEED AT THE RATE(S) SPECIFIED BELOW. COVER SEED WITH NOT MORE THAN 1/4" OF SOIL. APPLY APPROPRIATE SEED MIXTURE PER THE FOLLOWING:

PERMANENT SEEDING	TEMPORARY SEEDING (WINTER SOIL PROTECTION)
30% CREEPING REE FESCUE	ANNUAL RYE OR PERENNIAL RYE
35% SHAMROCK KENTUCKY BLUEGRASS	APPLICATION RATE: 2 LB.s/1000 SF
35% ALL-SPORT PERENNIAL RYE	
APPLICATION RATE: 5 LB.s/1000 SF	
 - MULCH IMMEDIATELY WITH HAY FREE FROM WEED SEEDS AT A RATE OF 3 BALES/1000 SF.



DESIGN CRITERIA
A. AGGREGATE SIZE:
DOT No. 3 OR ASTM C-33 No. 2 OR 3
B. ENTRANCE DIMENSIONS:
THICKNESS-TWO TO SIX (6) INCHES OF STONE ON FILTER FABRIC.
WIDTH-TWENTY-FOUR FT. (24') MIN., w/ POINTS OF INGRESS/EGRESS FLARED SUFFICIENTLY TO ACCOMMODATE CONSTRUCTION VEHICLES USED ON SITE.
LENGTH-50 FEET MINIMUM WHERE THE SOILS ARE SANDS OR GRAVELS, OR 100 FEET MINIMUM WHERE SOILS ARE CLAYS OR SILTS, EXCEPT WHERE THE TRAVELED LENGTH IS LESS THAN 50 OR 100 FEET RESPECTIVELY.
AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE SHOULD BE INSTALLED BEFORE INSTALLING THE STABILIZED CONSTRUCTION ENTRANCE.

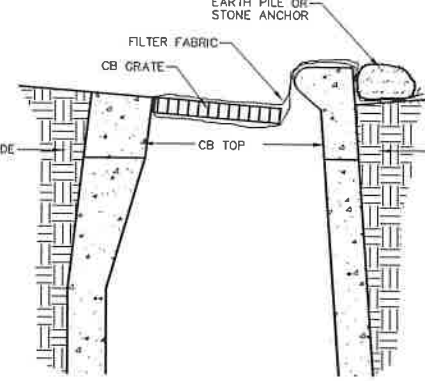


CONSTRUCTION ENTRANCE
N.T.S.

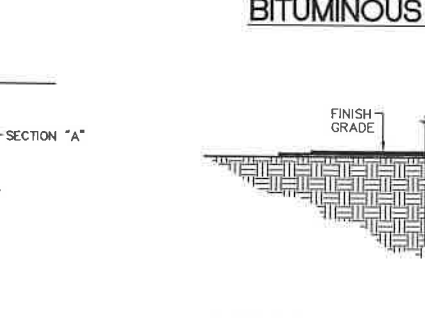
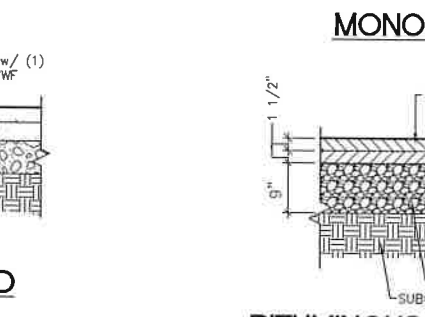
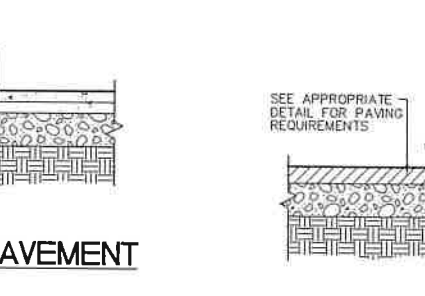
CONCRETE WALK PAVEMENT
N.T.S.

DUMPSTER PAD
N.T.S.

SILTATION CONTROL FENCE
N.T.S.



NOTE:
REMOVE CB GRATE; PLACE FILTER FABRIC; REPLACE GRATE, TAKING CARE NOT TO DAMAGE FILTER FABRIC, ANCHOR W/ STONE OR EARTH PILE.



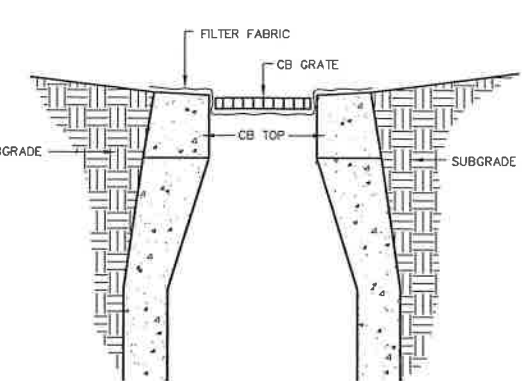
TYPE "C"
NOTE:
REMOVE CB GRATE; PLACE FILTER FABRIC; REPLACE GRATE, TAKING CARE NOT TO DAMAGE FILTER FABRIC, ANCHOR W/ STONE OR EARTH PILE.

TYPE "CL"
NOTE:
REMOVE CB GRATE; PLACE FILTER FABRIC; REPLACE GRATE, TAKING CARE NOT TO DAMAGE FILTER FABRIC.

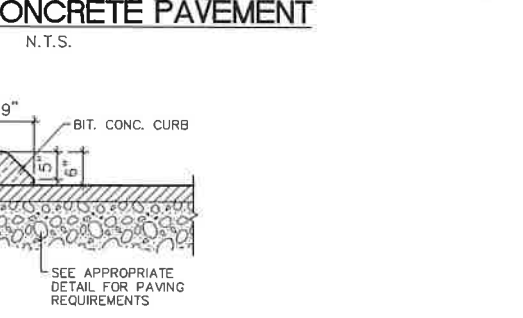
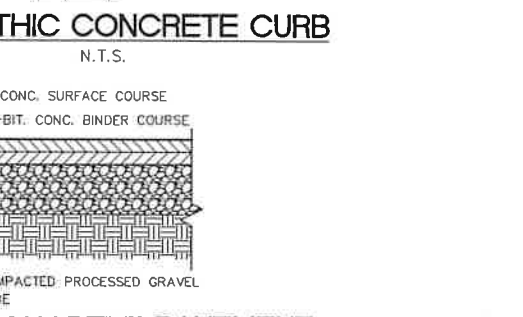
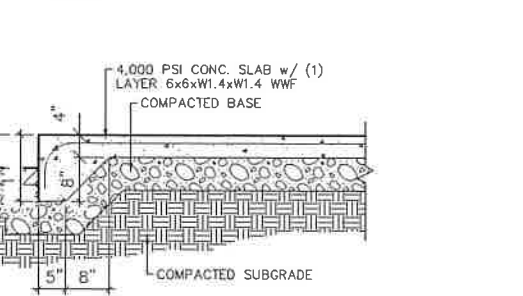
MONOLITHIC CONCRETE CURB
N.T.S.

BITUMINOUS CONCRETE PAVEMENT
N.T.S.

BITUMINOUS CONCRETE CURB
N.T.S.



NOTE:
REMOVE CB GRATE; PLACE FILTER FABRIC; REPLACE GRATE, TAKING CARE NOT TO DAMAGE FILTER FABRIC.



CONSTRUCTION ENTRANCE
N.T.S.

MONOLITHIC CONCRETE CURB
N.T.S.

BITUMINOUS CONCRETE PAVEMENT
N.T.S.

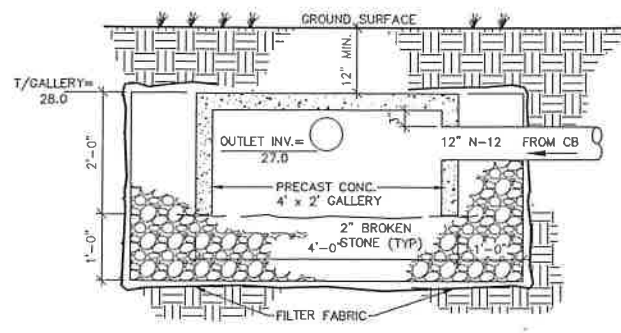
BITUMINOUS CONCRETE CURB
N.T.S.

Borghesi Building & Engineering Co., Inc.

PROJECT: 1782-1806 COMMERCE DRIVE, BRIDGEPORT, CT
DRAWN BY: D.A.N.
DATE: 9/19/23
SCALE: N.T.S.
APPROVED BY: J.M.P.
DATE: 9/19/23
SCALE: N.T.S.
2125 EAST MAIN STREET, WASHINGTON, CT 06795
860-424-9112 FAX: WWW.BORGHESIENGINEERING.COM

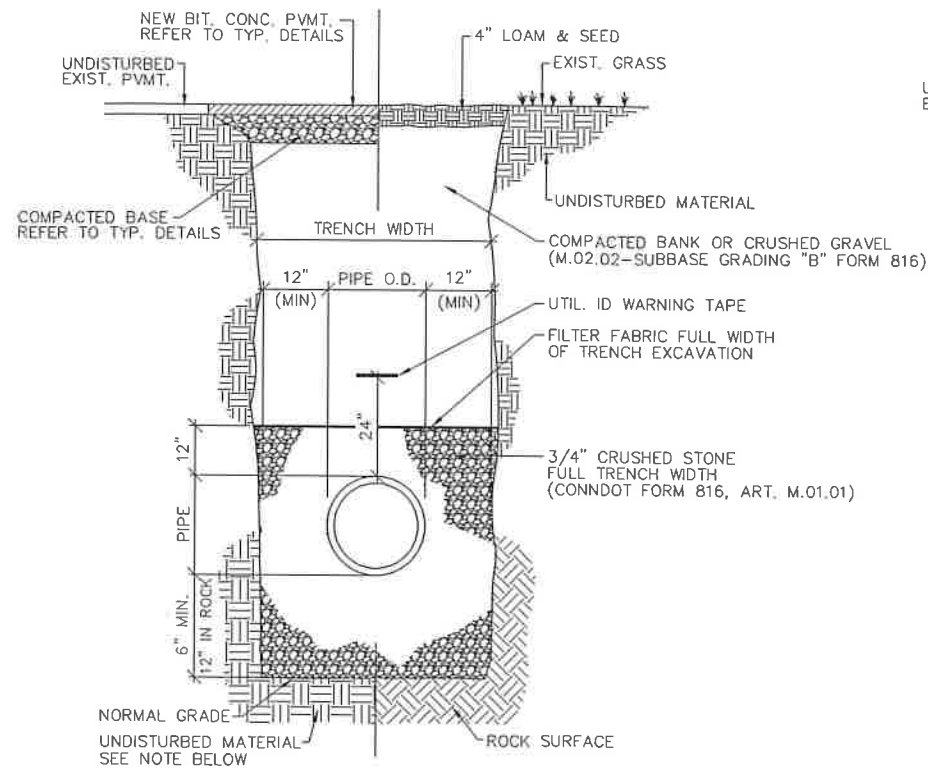
SHEET NO. **SPD1**

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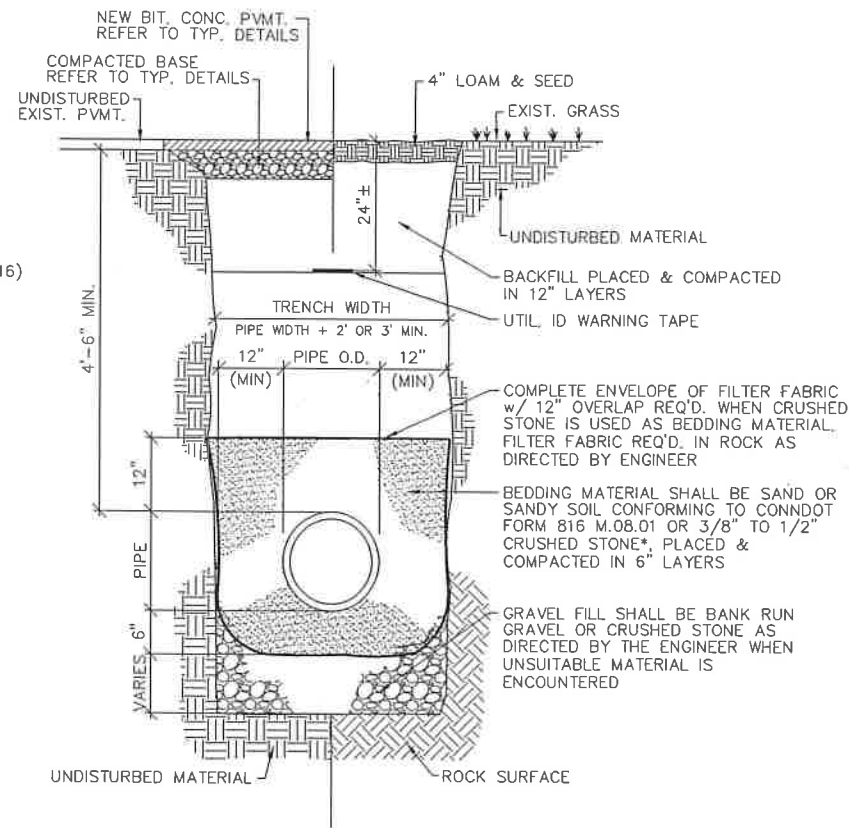
- NOTES:
- 1) PROVIDE 1' OF BROKEN STONE AROUND PERIMETER OF SYSTEM.
 - 2) PROVIDE CLEAN OUT/MANHOLE IN EACH END GALLERY.

GALLERY SECTION
N.T.S.



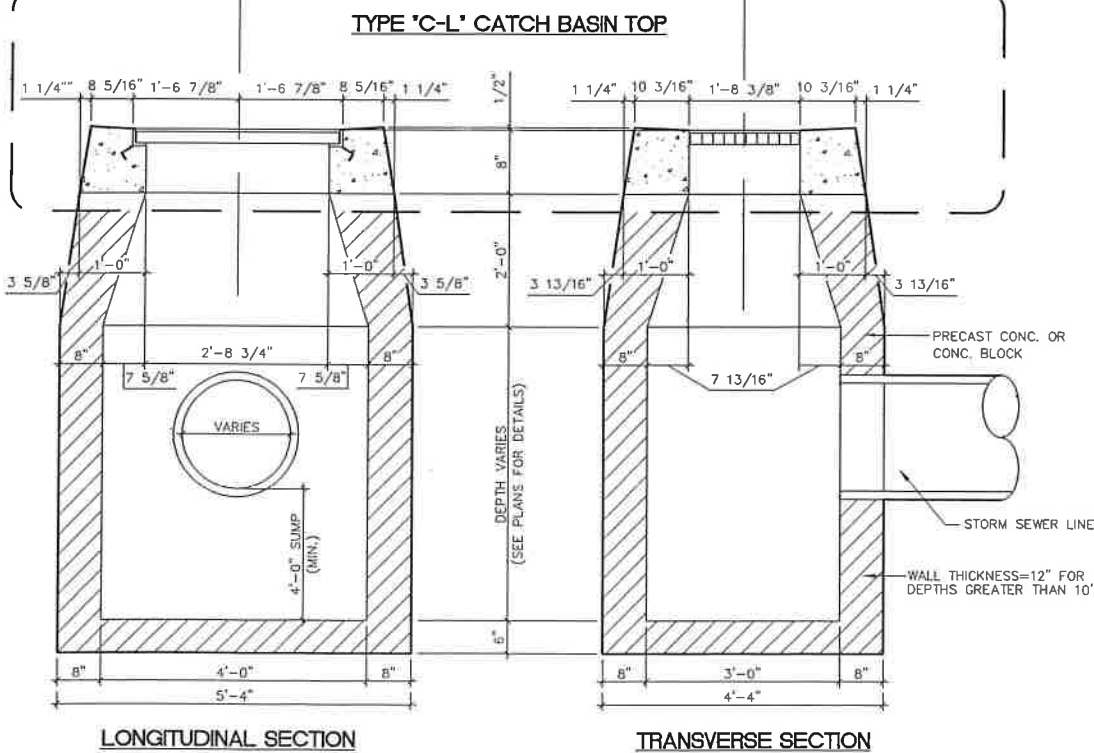
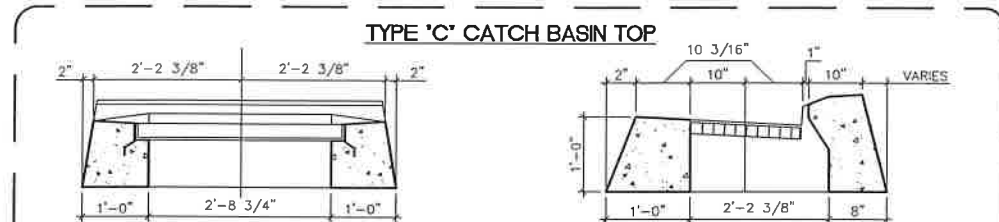
NOTE: UNSUITABLE MATERIAL BELOW NORMAL GRADE SHALL BE REPLACED w/ 3/4" CRUSHED STONE (CONNDOT FORM B16, ART. M.01.01) AS DIRECTED BY THE ENGINEER

TYP. TRENCH DETAIL (SAN. SEWER)
N.T.S.

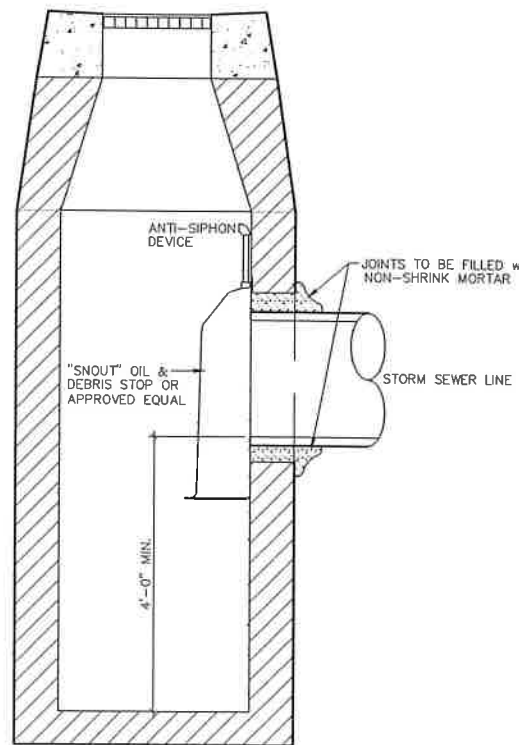


*CRUSHED STONE SHALL ONLY BE USED IN HIGH GROUNDWATER CONDITIONS AS DIRECTED BY THE ENGINEER

TYP. TRENCH DETAIL (WATER)
N.T.S.



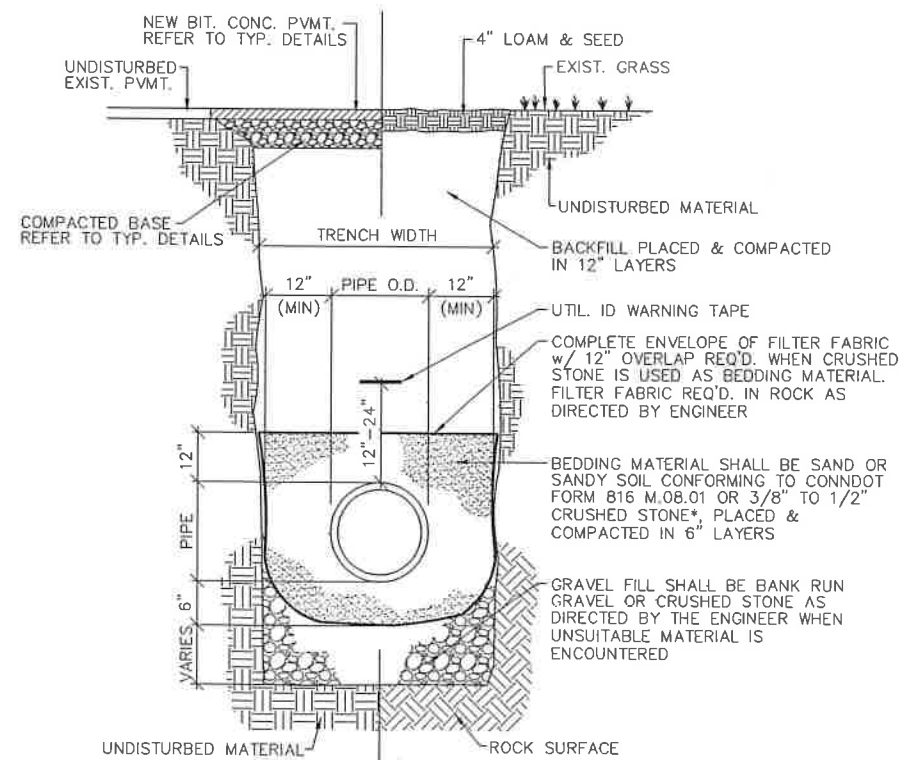
STATE OF CONN. CATCH BASIN
N.T.S.



NOTE: FOR USE w/ PIPES >12"

CATCH BASIN WITH TRAP
N.T.S.

NOTE: SEE STATE OF CONN. CATCH BASIN FOR ADDITIONAL INFORMATION



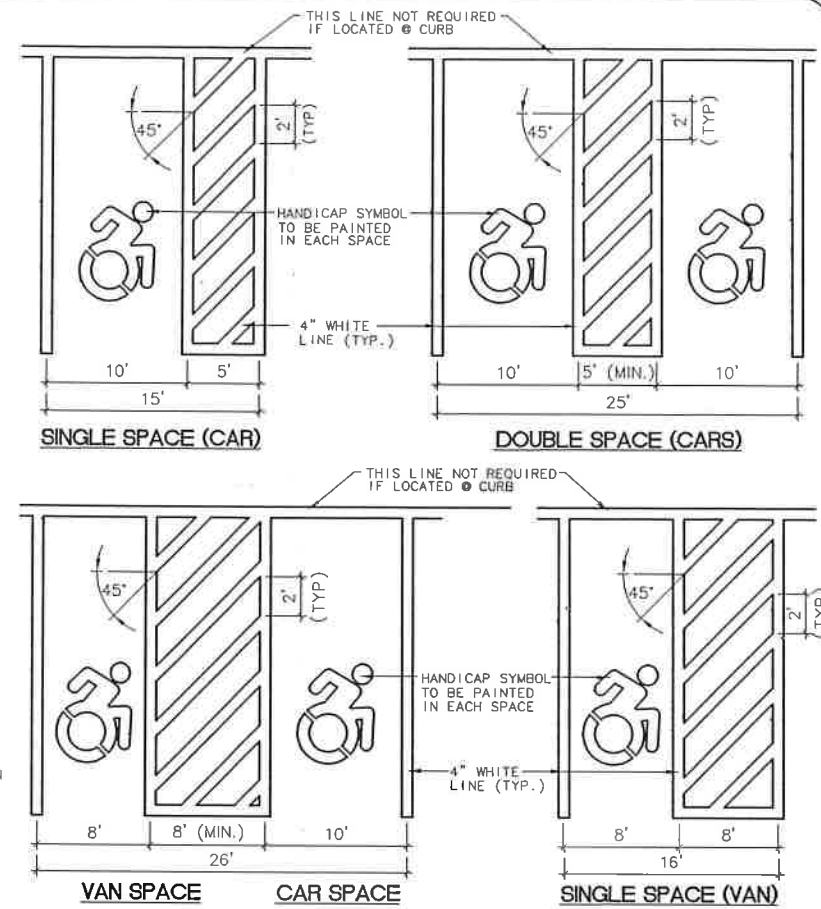
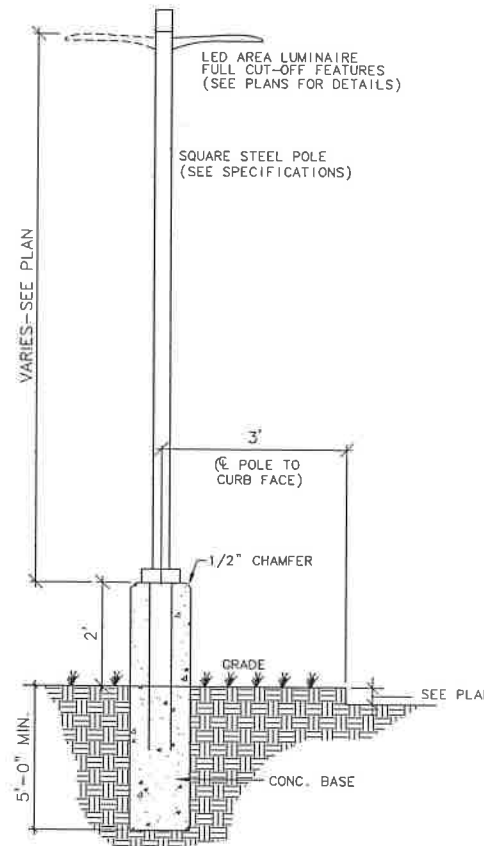
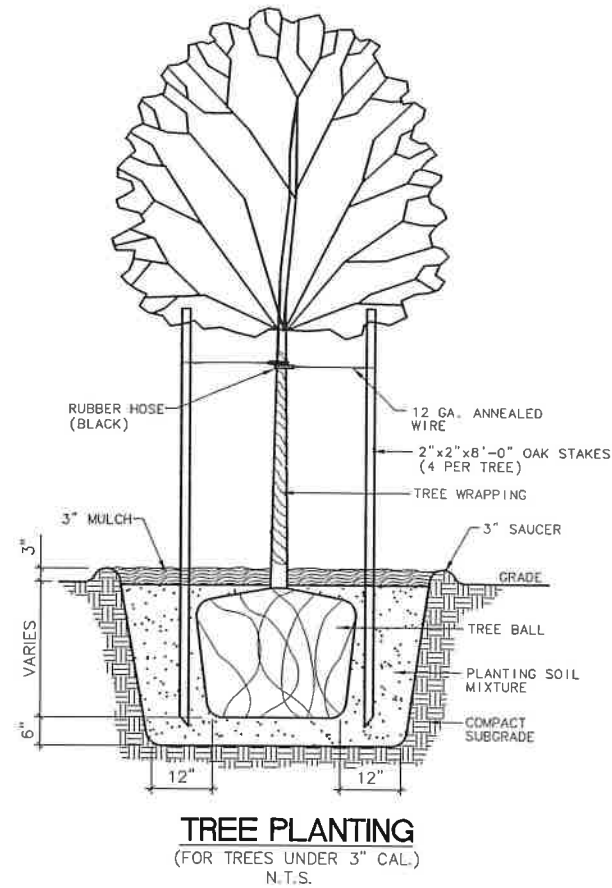
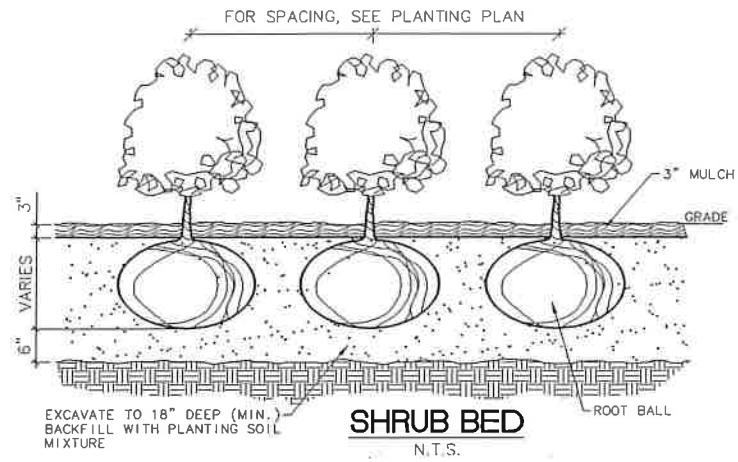
*CRUSHED STONE SHALL ONLY BE USED IN HIGH GROUNDWATER CONDITIONS AS DIRECTED BY THE ENGINEER

TYP. TRENCH DETAIL (UTILITIES)
N.T.S.

REVISIONS
SEAL

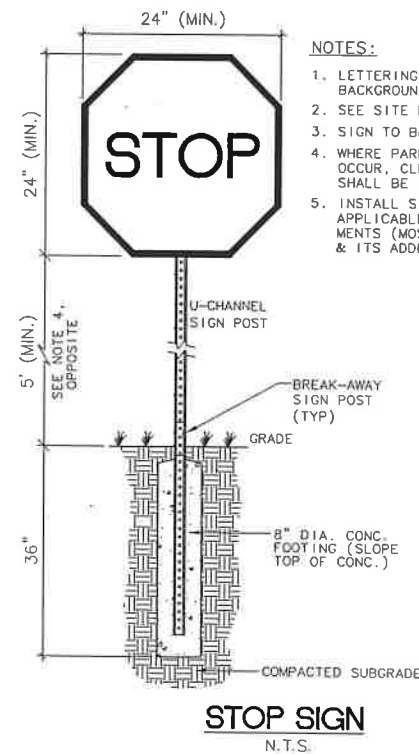
PROJECT	235-EDGE COMMERCIAL DRIVE, BRIDGEPORT, CT
DRAWN BY	J.H.P.
DATE	9/19/23
SCALE	1"=1'-0"
APPROVED BY	[Signature]
DATE	9/19/23
SCALE	1"=1'-0"
PROJECT	235-EDGE COMMERCIAL DRIVE, BRIDGEPORT, CT
DRAWN BY	J.H.P.
DATE	9/19/23
SCALE	1"=1'-0"
APPROVED BY	[Signature]
DATE	9/19/23
SCALE	1"=1'-0"

PROJECT	235-EDGE COMMERCIAL DRIVE, BRIDGEPORT, CT
DRAWN BY	J.H.P.
DATE	9/19/23
SCALE	1"=1'-0"
APPROVED BY	[Signature]
DATE	9/19/23
SCALE	1"=1'-0"

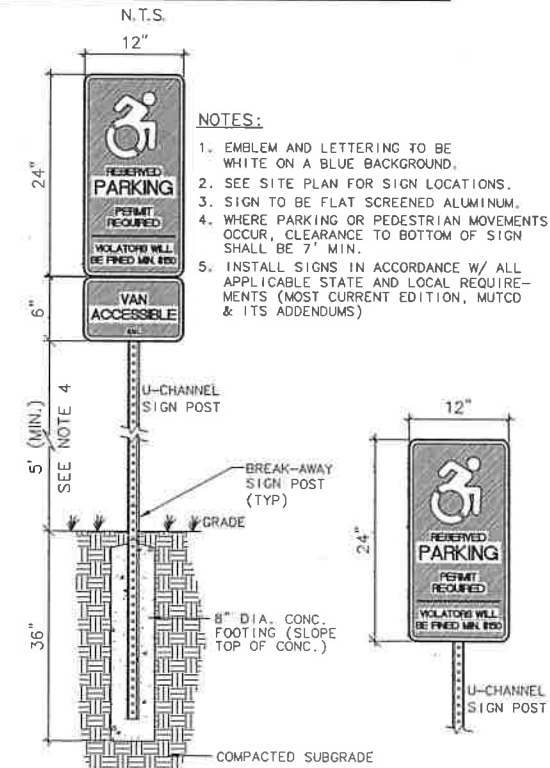


- NOTES:**
- HATCHED ACCESS AISLES FOR HANDICAP SPACES MAY BE SHARED.
 - HATCHED ACCESS AISLES MAY BE ON EITHER SIDE OF THE VAN OR CAR SPACES. HOWEVER, ANGLED VAN SPACES SHALL HAVE THE ACCESS AISLE ON THE PASSENGER SIDE OF THE PARKING SPACE.

HANDICAP ACCESSIBLE PARKING STALLS



- NOTES:**
- LETTERING TO BE WHITE ON A RED BACKGROUND, BORDERED BY WHITE.
 - SEE SITE PLAN FOR SIGN LOCATIONS.
 - SIGN TO BE REFLECTIVE ALUMINUM.
 - WHERE PARKING OR PEDESTRIAN MOVEMENTS OCCUR, CLEARANCE TO BOTTOM OF SIGN SHALL BE 7' MIN.
 - INSTALL SIGNS IN ACCORDANCE W/ ALL APPLICABLE STATE AND LOCAL REQUIREMENTS (MOST CURRENT EDITION, MUTCD & ITS ADDENDUMS)



- NOTES:**
- EMBLEM AND LETTERING TO BE WHITE ON A BLUE BACKGROUND.
 - SEE SITE PLAN FOR SIGN LOCATIONS.
 - SIGN TO BE FLAT SCREENED ALUMINUM.
 - WHERE PARKING OR PEDESTRIAN MOVEMENTS OCCUR, CLEARANCE TO BOTTOM OF SIGN SHALL BE 7' MIN.
 - INSTALL SIGNS IN ACCORDANCE W/ ALL APPLICABLE STATE AND LOCAL REQUIREMENTS (MOST CURRENT EDITION, MUTCD & ITS ADDENDUMS)

HANDICAP PARKING SIGNS
N.T.S.

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SEAL

REVISIONS

REVISIONS

REVISIONS

REVISIONS

PRODUCT: Valvoline Instant Oil Change
DRAWN BY: B.A.N.
DATE: 9/19/23
SCALE: NTS
APPROVED BY: J.H.P.
2155 EAST MAIN STREET, TORRINGTON, CT 06790
860-452-7613/WWW.BORGHESIBUILDING.COM