



STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION



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NEWINGTON, CONNECTICUT 06131-7546

Phone: (860) 594-3020

CERTIFICATE NO. 1853

STC NO.: 015-1105-02  
APPROVED: June 21, 2011  
EXPIRES: June 20, 2013

ISSUED TO: State of Connecticut  
Department of Environmental Protection  
79 Elm Street  
Hartford, CT 06106

City of Bridgeport  
45 Lyon Terrace  
Bridgeport, CT 06604

FOR: Fairchild Wheeler Multi-Magnet High School  
Quarry Road and Old Town Road #1  
City of Bridgeport

Pursuant to Section 14-311 of the General Statutes  
of Connecticut, as revised, and the Regulations  
of the State Traffic Commission.

The property owner(s) and such owner's/owners' heirs, successors in interest or assigns are hereby ordered to comply with the conditions and requirements as set forth in the attached report(s) and plan(s), which are incorporated herein. Failure to comply with all conditions and requirements will constitute sufficient basis for revocation of the Certificate.

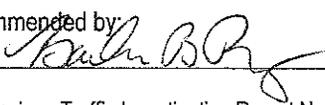
OPERATION OF THE DEVELOPMENT OR ANY PORTION THEREOF SHALL NOT BE ALLOWED UNTIL SUCH TIME AS THE PROPERTY OWNER(S) AND SUCH OWNER'S/OWNERS' HEIRS, SUCCESSORS IN INTEREST OR ASSIGNS HAS/HAVE COMPLIED WITH THE ABOVE UNLESS PERMISSION HAS BEEN REQUESTED AND RECEIVED FROM THE STATE TRAFFIC COMMISSION TO OPERATE PRIOR TO COMPLETION OF THE CONDITIONS AND REQUIREMENTS.

THIS CERTIFICATE WILL EXPIRE TWO (2) YEARS FROM THE APPROVAL DATE OF THE ATTACHED REPORT UNLESS ALL CONDITIONS AND REQUIREMENTS ARE COMPLIED WITH WITHIN THAT PERIOD OR PERMISSION IS REQUESTED AND OBTAINED FROM THE STATE TRAFFIC COMMISSION TO EXTEND THE EXPIRATION DATE.

Upon due notice from this Commission, this Certificate may be reviewed and modified or revoked in the interest of public safety.

David A. Sawicki  
Executive Director

Date: July 26, 2011

Report by: KAL Date: 5/11	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION TRAFFIC INVESTIGATION REPORT TO THE STATE TRAFFIC COMMISSION	STC No: 015-1105-02
Checked by: JPO Date: 5/11		Loc No.
Recommended by: 		Approved by STC
See Previous Traffic Investigation Report No:		Date: JUN 21 2011
Requested by: Michael A. Galante Frederick P. Clark Associates, Inc.	City of Bridgeport Location: Fairchild Wheeler Multi Magnet High School	
How Requested: Certificate Application		
Date: October 1, 2009		EXECUTIVE DIRECTOR

**Recommendation:**

In accordance with Section 14-311 of the Connecticut General Statutes, as revised, it is recommended that the State Traffic Commission (STC) issue a certificate to the City of Bridgeport and the State of Connecticut Department of Environmental Protection for Fairchild Wheeler Multi Magnet High School, a 269,536 square-foot gross floor area school with 469 parking spaces, located on Quarry Road and Old Town Road #1 in the City of Bridgeport stating that the operation thereof will not imperil the safety of the public based on the following conditions.

These conditions are based on and refer to the plans prepared by JCJ Architecture, Inc.:

- A. "Overall Site Layout Plan," Sheet C-304, dated December 29, 2009 last revised June 14, 2010.
  - B. "Site Layout Plan (East)," Sheet C-301, dated May 4, 2011.
  - C. "Site Layout Plan (Central)," Sheet C-302, dated May 4, 2011 revised June 7, 2011.
  - D. "Site Layout Plan (West)," Sheet C-303, dated May 4, 2011.
1. That the site driveways on Quarry Road and Old Town Road #1 be constructed in substantial conformance with the referenced plans.
  2. That 280 feet of intersection sight distance to the north and 280 feet of intersection sight distance to the south be provided and maintained from the site driveway along Quarry Road measured at a point 15 feet back from the edge of roadway.
  3. That 280 feet of intersection sight distance to the north and 280 feet of intersection sight distance to the south be provided and maintained from the site driveway along Old Town Road #1 measured at a point 15 feet back from the edge of roadway.
  4. That signs and pavement markings on the site driveways on Quarry Road and Old Town Road #1 be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.

5. That a chain-link non-access fence be installed along the development's frontage on Route 25 in accordance with the Department of Transportation's fencing policy.
6. That an easement be granted along the site driveway from Quarry Road, for maintenance of the Route 25 bridge over the site driveway, to the State, at no cost, prior to the issuance of an encroachment permit. Right of Way File No. 15-000-68.
7. That future internal connections between the site property and adjacent properties be allowed and not precluded subject to agreement between the property owners, and that no access to the site property from any adjacent properties be established without review and/or approval of the STC.
8. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
9. That an application for a certificate of occupancy for any portion of this development not be submitted to the City of Bridgeport until all the conditions of this report have been completed or subsequent STC approval allows otherwise.
10. That prior to the issuance of a Certificate, a copy of this report be recorded on the municipal land records in accordance with the attached procedure. A copy of the Certificate shall be recorded on the land records upon issuance and prior to the issuance of an encroachment permit.
11. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

Mr. Michael A. Galante, the applicant's authorized representative, concurred with the above recommendations on June 10, 2011.

Mr. Sadi Wadi, the representative for the Local Traffic Authority for the City of Bridgeport, concurred with the above recommendations on June 10, 2011.

**Report of Findings**  
**Traffic Investigation Report No. 015-1105-02**  
**City of Bridgeport**  
**Fairchild Wheeler Multi Magnet High School**

**Description**

The Fairchild Wheeler Multi Magnet High School is proposed on a vacant parcel of land in the City of Bridgeport (Legislative Bill No. 1238 amended the boundary line between the Town of Trumbull and the City of Bridgeport on April 13, 2011). The site abuts Route 25 and is located between Quarry Road and Old Town Road #1.

The site was previously designated as parkland (Fairchild Memorial Park). The school will be part of the Bridgeport School system and serve the towns of Bridgeport, Trumbull, Easton, Redding, Fairfield, Monroe and Shelton, with a total of 1,500 students. It will be comprised of a 269,536 square-foot gross floor area school with 467 parking spaces, nine of which will be designated handicapped spaces. Access to the site will be via stop-controlled drives on Quarry Road and Old Town Road #1.

**Route 25**

Route 25 in this area is a north/south, limited access, median divided highway with three lanes in each direction. The posted speed limit is 55 miles per hour. Access to Route 25 is at Interchange 6, which provides an off-ramp from the southbound lanes and an on-ramp to the northbound lanes at Old Town Road. The off-ramp is signalized. The access drive to the site from Quarry Road will traverse under Route 25 and will have a vertical clearance of 15 feet. Condition No. 5 of this report will require an easement along the site driveway from Quarry Road be granted to the State for maintenance of the Route 25 bridge over the site driveway.

**Route 8**

Route 8 in this area is a north/south, limited access, median divided highway with two lanes in each direction. The posted speed limit is 55 miles per hour. Access to Route 8 is at Interchange 7, which provides an off-ramp from the southbound lanes and an on-ramp to the northbound lanes immediately east of the Route 127 at Old Town Road signalized intersection.

**Route 127**

Route 127 is an undivided, north/south roadway located east of the subject development. The posted speed limit is 40 miles per hour. There are no sidewalks on either side of the road except on the bridge over Route 8. Traffic signals exist on Route 127 at Old Town Road/Route 8 Interchange 7 and at Broadbridge Road. The surrounding land use is mostly residential.

**Quarry Road**

Quarry Road is a town owned, north/south dead-end roadway with a posted speed limit of 30 miles per hour. It begins at a T-type signalized intersection with Old Town Road and serves commercial developments, a Town park, and the Bridgeport Police Athletic League facility. A full-access stop controlled site drive is proposed on the west side of Quarry Road.

**Old Town Road:**

Old Town Road is a town owned east/west, undivided arterial in the vicinity of Route 25 Interchange 6. This road begins to the east at the signalized intersection of Route 127 and Route 8 Interchange 7 and traverses to the west over the Route 25 highway. To the west of the Route 25 southbound off-ramp, this road straddles the Town boundary with the City of Bridgeport and the Town of Trumbull. The posted speed limit is 30 miles per hour. There are no sidewalks on either side of the road except on the bridge over the Route 25 highway. Traffic signals exist on Old Town Road at Route 127/Route 8 Interchange 7, at Quarry Road, and at the Route 25 southbound off-ramp/Seltsam Road intersections. An all-way stop exists at the intersection of Old Town Road, Sylvan Avenue, and Trumbull Avenue. Lane use is mostly residential on this roadway.

**Traffic Generation:**

The development is expected to generate 651 trips (443 entering, 208 exiting) during the a.m. peak hour and 435 trips (144 entering, 291 exiting) during the p.m. peak hour.

The generated and background volumes submitted for this development have been reviewed and accepted by the Department's Bureau of Policy and Planning.

**Department of Transportation Projects in the Area:**

State Project No. 173-403 will upgrade the traffic control signal equipment at the intersection of Route 127 and Broadbridge Road and revise the signal timings. Project No. 173-403 is anticipated to be advertised for construction in August 2011.

**Conclusion:**

The development has received local planning and zoning approval. Due to the minimal impact of this municipal development, the only improvement is replacement of the existing chain link fence along the site frontage to Department standards. This work is considered part of the site related work and since this is a municipal development, a bonding condition is not required. The traffic generated by the proposed development is not expected to adversely impact the surrounding roadway network. The development is acceptable to the Department and the City of Bridgeport and there are no unresolved issues.

