



PLANNING AND ZONING COMMISSION  
AUGUST 26, 2013  
MEETING MINUTES  
CITY OF BRIDGEPORT

45 Lyon Terrace, Room  
210  
Bridgeport, CT 06604  
(203) 576-7217 Phone  
(203) 576-7213 Fax

**ATTENDANCE:** Mel Riley, Acting Chair; Barbara Freddino, Acting Secretary; Reggie Walker, Anne Pappas Phillips, Bob Filotei, Robert Morton, Edgar Rodríguez, Joe Tiago, Scott Powley

**STAFF:** Dennis Buckley, Zoning Officer; Atty. Edmund Schmidt, City Attorney's Office; Diego Guevara, Design Review Coordinator

**CALL TO ORDER.**

Commissioner Riley called the meeting to order at 6:55 p.m. A quorum was present. He then announced the Commissioners who were seated at the meeting.

**D-1 (13-42) RE: 799 SYLVAN AVENUE – Petition of Joseph Toto/Parkview Commons, LLC - Seeking a change of zone from an R-A to an R-C zone, and also seeking a special permit and a site plan review to permit the construction of a 3-unit townhouse style building.**

A request was made to defer the public hearing on this application. The applicant waived the 65 day rule.

**D-2 (13-43) RE: 800, 810 SYLVAN AVENUE & 123 PARKVIEW AVENUE – Petition of Parkview Commons, LLC - Seeking a change of zone from an R-A to an R-C zone, and also seeking a special permit and site plan review to permit the construction of a 9-unit townhouse style building.**

A request was made to defer the public hearing on this application. The applicant waived the 65 day rule.

**CITY BUSINESS.**

**(13-55) RE: TEXT AMENDMENT – City of Bridgeport Office of Planning and Economic Development - Seeking to amend Sec. 12-10b & c of the Bridgeport Zoning Regulations in the DVD-TOD, DVD-CORE, DVD-BLVD, DVD-CIVIC & DVD-WF zones.**

Mr. William Minor, City of Bridgeport Land Use Director, came forward and said that he was present to represent Mr. Kooris who was at another meeting. He then explained that this application referred to the area known as the teardrop, or the Downtown Special Services

District. Cafes need to get variance. Mr. Minor then distributed copies of Section 8 of the Master Plan that supported this amendment to the Commissioners. The goal is to create a destination location. Restaurants do not need a variance, but cafes do. Mr. Minor then distributed copies of the CGS on the definition of cafes from the Liquor Control Board.

Mr. Minor said that he had copies of newspaper editorials that addressed the businesses that were subsequently sued because they obtained variances. If the amendment were passed, it would protect the businesses from these types of suits. He submitted the copies of the articles for the record.

Commissioner Phillips asked about the zoning re-writes, and whether the 1,500 foot rule was waived during that time. Commissioner Riley said that he thought it was an oversight and should have been included. The application will make this a permitted use and came in over the counter.

Commissioner Riley then 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 hearing on the Text Amendment Seeking to amend Sec. 12-10b & c of the Bridgeport Zoning Regulations in the DVD-TOD, DVD-CORE, DVD-BLVD, DVD-CIVIC & DVD-WF zones.

**(13-51) RE: 8-24 REFERRAL – City of Bridgeport Office of Planning and Economic Development - Requesting under Sec. 8-24 of the State of CT a favorable recommendation for the Black Rock School Municipal Development Plan utilizing properties on both sides of School St. in an R-C zone.**

Mr. Coleman came forward and said that he would be presenting this application, which has to do with the Black Rock School project.

Commissioner Riley then 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 hearing on Application (13-51) the 8-24 Referral request from the City of Bridgeport Office of Planning and Economic Development under Sec. 8-24 of the State of CT a favorable recommendation for the Black Rock School Municipal Development Plan utilizing properties on both sides of School St. in an R-C zone.

**(13-56) RE: 8-24 REFERRAL – City of Bridgeport Office of Planning and Economic Development - Requesting under Sec. 8-24 of the Sate of CT a favorable recommendation for the acquisition of parcels at 133-135 Wayne St. in an R-C zone.**

Mr. Coleman came forward and greeted the Commissioners. He informed the Commissioners that Mr. Perez's letter refers to the "sale" of the property and it is actually acquisition of property. He said that there has been considerable neighborhood support for having this as open space.

The parcel is owned by the Bridgeport Housing Authority and is part of a land swap between the City and the Housing Authority.

Commissioner Powley pointed out that in order to reach the parcel, a resident would have to go through someone's yard. Commissioner Freddino asked about the photo. Mr. Coleman said that it was in the area where the Condo burned down.

Commissioner Riley then 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 hearing on Application (13-56) RE: 8-24 REFERRAL – City of Bridgeport Office of Planning and Economic Development - Requesting under Sec. 8-24 of the State of CT a favorable recommendation for the acquisition of parcels at 133-135 Wayne St. in an R-C zone.

**C-2 (13-18) RE: 94 BOSTON AVENUE – Petition of Wakefern Food Corporation (PriceRite) Seeking a coastal site plan review of the proposed loading dock addition to the existing grocery store in an OR-G zone and coastal area.**

Commissioner Freddino pointed out that the updated plans had not been sent up to Mr. Gaucher. Mr. Buckley replied that the plans had been revised to comply with everything that Mr. Gaucher had requested. It was stated the City wanted a letter from the engineer. Mr. James Keeler, a Wakefern representative, met with Mr. Buckley about this issue. The City Engineering Department is satisfied with the fact that the dock is now up on piers.

Commissioner Phillips said that she had Mr. Gaucher's letter from May 6th. She asked if the newly revised plans were the corporation's response to the letter. She was told this was so. A letter from Fuller Engineering was also included in the response.

Commissioner Riley said that the Commission had not received a letter from Mr. Gaucher. Atty. Schmidt came forward and Mr. Buckley had spoken with Mr. Gaucher about this.

Commissioner Phillips asked if the applicant had seen the Engineering report dated August 13th. The corporation representative said that he had not seen that report. Mr. Keeler said that he had met with the City Engineer on Thursday and stated that the design is in full compliance with the FEMA regulations. The City Engineer said that he wanted to have some silt fencing along the south western property line. A copy of this change was delivered to the Department later that day.

Mr. Buckley came forward and said he had spoken with Mr. Gaucher. He said that there was no time to send the plans to Mr. Gaucher, but based on the conversation with Mr. Gaucher, it was clear that the new plans were in compliance with his requests. Commissioner Riley said that the State statute requires that letter be read into the record.

Atty. Schmidt came forward and reminded everyone that the Commission has always waited on the letter from Mr. Gaucher. He recommended that the letter of the law be followed.

Commissioner Riley then 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 continued the hearing on 94 Boston Avenue.

**C-4 (13-36) RE: 350 DEKALB AVENUE – Petition of Michael Cortina - Seeking a site plan review and a coastal site plan review to permit the construction of a 1-story 40' x 50' warehouse building in an I-L zone and coastal area.**

Commissioner Riley said that this was a coastal review matter and no letter had been received from Mr. Gaucher. Commissioner Riley said that the applicant would have to waive the time constraints.

Commissioner Freddino asked if there was additional correspondence after May 21st from the Engineering Department. Mr. Cortina said that he had not received this letter. Commissioner Phillips said that the applicant would have to submit his changes to Mr. Buckley within two weeks in order for the Commissioners to have the documents in time for the hearing. Mr. Cortina waived the 65 day rule.

Commissioner Riley then 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 continued the hearing on 350 Dekalb Avenue.

**D-3 (13-46) RE: 35, 45, 55, 36, 48 DOWN STREET – Petition of Antonio Teixeira & Guy DeMaio - Seeking a re-subdivision and re-configuration of 6 parcels of property and a site plan review for development in an R-A zone.**

Mr. DeMaio came forward and requested that this item be deferred, as the Inland Wetlands application had not yet been approved. He then waived the 65 day rule.

**(13-41) RE: 113 EAST WASHINGTON AVENUE – Seeking a site plan and coastal site plan review to permit the construction of a 1-story 2,600 sq. ft. storage building/warehouse in an I-L zone.**

Commissioner Freddino then read Mr. Gaucher's letter into the record stating that he had no comments for the Commission's consideration.

Mr. Marini of A& F Properties came forward and introduced himself. They would be storing construction supplies in the building that are sold at Madison Supply. It was pointed out that some of the supplies are weather sensitive and should be stored indoor. A copy of two letters

from neighbors, a photo of the public hearing notice and the green cards was distributed. Currently, the business is using 113 East Washington Avenue and their adjacent property on another parcel. No trucks will be stored on site.

Commissioner Riley then 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 continued the hearing on 113 East Washington Avenue.

**(13-49) RE: 328 JACKSON AVENUE – Petition of Pedro Rodriquez Omaro - Seeking a site plan review to legalize the conversion of a single-family dwelling into a 2-family dwelling in an R-A zone.**

Atty. Raymond Rizio came forward, greeted the Commission and said that he was representing the applicant. The applicant purchased the property in 2006 and it was sold as a two family, taxed as a single family. The owner then discovered that it was not a legal two family in an RA zone when they went to get a building permit for interior remodeling.

The ZBA has granted a waiver and a petition from the neighbors was submitted to the ZBA regarding this. The reason that this is before the P&Z is because the owners wanted to get a building permit for interior remodeling. This has been used as a two family for at least 10 and possibly 15 years. There is a two car garage in the rear and the building is appropriate for a two family. The tax bill goes to the bank and is paid with the mortgage.

Commissioner Freddino said that there was an air condition unit on the third floor. Atty. Rizio said that there was a room up there for the family's daughter. Commissioner Freddino asked about egress for the daughter. Discussion followed.

Atty. Rizio was asked if there was a title search done. He replied that a title search would not state whether or not it was a single family or multiple family resident.

*Commissioner Powley left the meeting at 8:07 p.m.*

Commissioner Freddino said that she was concerned about the family member on the third floor. Atty. Rizio said that the owners were trying to legalize the apartment. Two electrical meters will be installed. Atty. Rizio was asked how many gas meters there were. Atty. Rizio said that there was no argument that the building was a single family. Commissioner Freddino asked if there was only one furnace. Atty. Rizio said that there was only one furnace and that the family were first time home owners.

Commissioner Riley asked Atty. Rizio what the Commission could do to prevent this from happening over and over again. Atty. Rizio said that he was often staggered at the number of historical multiple family conversions that existed in Bridgeport. Commissioner Riley asked how

the financing is done in these situations. Atty. Rizio said that the bank appraisal was for a two family and often this is done by a drive by.

Commissioner Rodríguez asked what would happen if the family were not able to afford the conversion to a multiple family. Atty. Rizio said that it would remain as a one family. Commissioner Riley pointed out that from a public safety point of view, it is better for the Planning and Zoning to legalize this.

*Commissioner Powley rejoined the meeting at 8:16 p.m.*

Commissioner Riley then 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 hearing on 328 Jackson Avenue.

**(13-50) RE: 1943 – 1945 COMMERCE DRIVE – Seeking a site plan review and coastal site plan to permit the reconstruction of an 8,800 sq. ft. industrial service warehouse building in an MU-LI zone..**

Commissioner Freddino then read Mr. Gaucher's - July 8, 2013 letter into the record. He stated there were no comments for the Commission's consideration.

Mr. Bruce Barrett came forward and greeted the Commission. He then distributed copies of his presentation to the Commissioners along with a revision of the plans in response to the City Engineer's comments.

Mr. Barrett said that originally, the company had a tenant interested, but due to the delays involved, they lost their tenant. He said that if he builds within two years, he will have insurance reimbursement. The new design was done in order to be versatile for any future tenant.

Mr. Barrett then reviewed the City Engineer's concerns. He indicated that the building was above the flood line, therefore there is no flood line on the plans. Mr. Barrett said that there were concerns about backing an 18 wheeler up to the loading dock on Commerce Drive. He reviewed the conditions for deliveries. The terms of the lease will include the delivery schedule.

Mr. Barrett then read into the record the proposed improvements that would result in a slight decrease in the run off. He then said that to further reduce the run off, the storm water management plan would need to be updated. He then submitted a signed copy of the drainage report from Pereria to the Commission.

Commissioner Riley then 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 hearing on 1943-1945 Commerce Drive.

**(13-53) RE: 547 NORTH AVENUE – Petition of 547 North Realty, LLC - Seeking a special permit and a site plan review to permit the conversion of the existing auto repair facility use into a convenience store in conjunction with the existing gas station use and to also construct a metal canopy over the new pump islands in an I-L zone.**

Atty. Rizio requested deferment for this application.

**(13-52) RE: 1481 (aka 1475) NOBLE AVENUE – Seeking a special permit and a site plan review to permit the construction of a 16-unit 1-bedroom apartment house for the elderly in an R-C zone.**

Atty. Rizio came forward and greeted the Commission. He said that he was representing the Primrose Company. The application had been previously approved in April 2010. After this happened, the financing crisis hit and the applicant had difficulty with financing. This proposal is identical to the previously presented application. He then gave a brief review of the age restricted, affordable housing.

Commissioner Freddino said that the sign was posted to the left of the church, rather than the right side, which is actually the parcel under consideration.

Atty. Rizio then listed the various benefits of the location for the senior residents. He then distributed copies of the April 27, 2010 approvals and conditions. This will be a 16 unit ranch style project with the appropriate parking. These will be rental apartments. This has been approved through HUD and the Housing Authority may reserve the right to manage it.

A discussion regarding the traffic access followed.

Commissioner Riley then 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 hearing on 1481 (aka 1475) Noble Avenue.

**(13-54) 375 Main Street – Petition of the Housing Authority of the City of Bridgeport –**

Commissioner Freddino announced that this application had been moved to September 30, 2013.

**RECESS.**

A recess was announced at 8:51 p.m. The meeting reconvened at 9:05 p.m.

**CONSENT AGENDA.**

**\*\* COMMISSIONER MORTON MOVED TO APPROVE THE FOLLOWING  
CONSENT AGENDA ITEMS:**

**CA-3 RE: 955 (AKA 961) MAIN STREET – REQUESTING A 2ND 1-YEAR  
EXTENSION OF TIME OF A COASTAL SITE PLAN REVIEW THAT IS TO  
EXPIRE 08/06/13. THE NEW EXPIRATION DATE OF THE SPECIAL PERMIT  
HAS BEEN ESTABLISHED AS 08/06/14.**

**CA-4 RE: 1103, 1115, 1135 MAIN STREET – REQUESTING A 1-YEAR  
EXTENSION OF TIME OF A COASTAL SITE PLAN REVIEW THAT IS TO  
EXPIRE 08/06/13. THE NEW EXPIRATION DATE OF THE SPECIAL PERMIT  
HAS BEEN ESTABLISHED AS 08/06/14.**

**\*\* COMMISSIONER PHILLIPS SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**CA-1 RE: 2170 COMMERCE DRIVE – Seeking to waive the public hearing requirement  
and grant under Sec. 14-54 of the CT General Statutes a new certificate of approval of  
location for a used car dealership in an L-I zone and coastal area.**

Mr. Buckley reviewed the details regarding the J&J Dealership. Discussion followed.  
It was agreed that this would be taken off the consent agenda and placed on the September 30,  
2013 agenda as “new business.”

**CA-2 RE: 340-344 BREWSTER STREET – Requesting a 9-month extension of time for  
an approval granted 05/28/13.**

Mr. Filotei said that the applicant had received an approval from the Planning and Zoning with a  
\$150,000 bond. The bond was never submitted. Mr. Buckley explained that the applicant had  
six months as of right, and was asking for an extra 90 days. It was agreed that this would be  
taken off the consent agenda and placed on the September 30, 2013 agenda as “new business.”

**DECISION SESSION.**

**(13-55) TEXT AMENDMENT – City of Bridgeport Office of Planning and Economic  
Development - Seeking to amend Sec. 12-10b & c of the Bridgeport Zoning Regulations in  
the DVD-TOD, DVD-CORE, DVD-BLVD, DVD-CIVIC & DVD-WF zones.**

Commissioner Tiago asked whether the Commission was over-reacting. Atty. Schmidt said that  
for the downtown area, cafe applicants would not have to prove a hardship. He then reviewed  
the language of the amendment and explained how this would be flexible for the Commission.  
Ms. Phillips pointed out that when the application was being presented, that within the DVD, the  
1,500 foot would be waived in order to encourage businesses. Atty. Schmidt replied that the  
amendment would be taking the original Master Plan intent to the next level. Diego pointed out

that a variance requires an A-2 survey, which costs a few thousand dollars. Ms. Phillips said that she thought this should go through the subcommittee (Reggie, Mel, Paul Boucher, Dennis, David Kooris, and others) for approval. Atty. Schmidt said that the three cases had been withdrawn. By going the Special permit route, the Commission is reserving the right to impose conditions. Hardship is very difficult to prove, which leaves the business vulnerable to lawsuits. Discussion followed.

**\*\* COMMISSIONER WALKER MOVED TO APPROVE THE (13-55) TEXT AMENDMENT – CITY OF BRIDGEPORT OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT - SEEKING TO AMEND SEC. 12-10B & C OF THE BRIDGEPORT ZONING REGULATIONS IN THE DVD-TOD, DVD-CORE, DVD-BLVD, DVD-CIVIC & DVD-WF ZONES**

**\*\* COMMISSIONER MORTON SECONDED.**

**\*\* THE MOTION PASSED WITH EIGHT IN FAVOR (RILEY, FREDDINO, WALKER, FILOTEI, MORTON, POWLEY, TIAGO, AND PHILLIPS) AND ONE ABSTENTION (RODRÍGUEZ)**

Ms. Freddino asked when the Commissioners would be getting the text amendments for the regulations. Mr. Buckley stated that the updates were in progress.

**(13-51) RE: 8-24 REFERRAL – City of Bridgeport Office of Planning and Economic Development - Requesting under Sec. 8-24 of the State of CT a favorable recommendation for the Black Rock School Municipal Development Plan utilizing properties on both sides of School St. in an R-C zone.**

**\*\* COMMISSIONER WALKER MOVED TO SEND A FAVORABLE RECOMMENDATION TO THE CITY COMMON COUNCIL REGARDING APPLICATION (13-51) RE: 8-24 REFERRAL – CITY OF BRIDGEPORT OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT - REQUESTING UNDER SEC. 8-24 OF THE STATE OF CT A FAVORABLE RECOMMENDATION FOR THE BLACK ROCK SCHOOL MUNICIPAL DEVELOPMENT PLAN UTILIZING PROPERTIES ON BOTH SIDES OF SCHOOL ST. IN AN R-C ZONE.**

**\*\* COMMISSIONER TIAGO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(13-56) RE: 8-24 REFERRAL – City of Bridgeport Office of Planning and Economic Development - Requesting under Sec. 8-24 of the Sate of CT a favorable recommendation for the acquisition of parcels at 133-135 Wayne St. in an R-C zone.**

**\*\* COMMISSIONER FREDDINO MOVED TO SEND A FAVORABLE RECOMMENDATION TO THE CITY COMMON COUNCIL REGARDING APPLICATION (13-56) RE: 8-24 REFERRAL – CITY OF BRIDGEPORT OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT - REQUESTING UNDER SEC. 8-24**

**OF THE STATE OF CT A FAVORABLE RECOMMENDATION FOR THE ACQUISITION OF PARCELS AT 133-135 WAYNE ST. IN AN R-C ZONE.**

**\*\* COMMISSIONER MORTON SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**C-2 (13-18) RE: 94 BOSTON AVENUE – Petition of Wakefern Food Corporation (PriceRite) Seeking a coastal site plan review of the proposed loading dock addition to the existing grocery store in an OR-G zone and coastal area.**

**\*\* COMMISSIONER PHILLIPS MOVED TO CONTINUE APPLICATION C-2 (13-18) RE: 94 BOSTON AVENUE – PETITION OF WAKEFERN FOOD CORPORATION (PRICERITE) SEEKING A COASTAL SITE PLAN REVIEW OF THE PROPOSED LOADING DOCK ADDITION TO THE EXISTING GROCERY STORE IN AN OR-G ZONE AND COASTAL AREA TO SEPTEMBER 30, 2013 AT 6:45 P.M. PENDING INPUT FROM THE ENVIRONMENTAL ANALYST, JOHN GAUCHER, OF THE OFFICE OF THE LONG ISLAND SOUND PROGRAM.**

**\*\* COMMISSIONER TIAGO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**C-4 (13-36) RE: 350 DEKALB AVENUE – Petition of Michael Cortina - Seeking a site plan review and a coastal site plan review to permit the construction of a 1-story 40' x 50' warehouse building in an I-L zone and coastal area.**

**\*\* COMMISSIONER FREDDINO MOVED TO CONTINUE APPLICATION C-4 (13-36) RE: 350 DEKALB AVENUE – PETITION OF MICHAEL CORTINA - SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 1-STORY 40' X 50' WAREHOUSE BUILDING IN AN I-L ZONE AND COASTAL AREA TO SEPTEMBER 30, 2013 AT 6:45 P.M. PENDING INPUT FROM THE ENVIRONMENTAL ANALYST, JOHN GAUCHER, OF THE OFFICE OF THE LONG ISLAND SOUND PROGRAM.**

**\*\* COMMISSIONER RODRÍGUEZ SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**D-1 (13-42) RE: 799 SYLVAN AVENUE – Petition of Joseph Toto/Parkview Commons, LLC - Seeking a change of zone from an R-A to an R-C zone, and also seeking a special permit and a site plan review to permit the construction of a 3-unit townhouse style building.**

**\*\* COMMISSIONER PHILLIPS MOVED TO APPROVE A SECOND DEFERMENT FOR APPLICATION (13-42) RE: 799 SYLVAN AVENUE – PETITION OF JOSEPH TOTO/PARKVIEW COMMONS, LLC - SEEKING A CHANGE OF ZONE FROM AN R-A TO AN R-C ZONE, AND ALSO SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 3-UNIT TOWNHOUSE STYLE BUILDING TO SEPTEMBER 30, 2013.**

**\*\* COMMISSIONER MORTON SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**D-2 (13-43) RE: 800, 810 SYLVAN AVENUE & 123 PARKVIEW AVENUE – Petition of Parkview Commons, LLC - Seeking a change of zone from an R-A to an R-C zone, and also seeking a special permit and site plan review to permit the construction of a 9-unit townhouse style building.**

**\*\* COMMISSIONER PHILLIPS MOVED TO APPROVE A SECOND DEFERMENT FOR APPLICATION D-2 (13-43) RE: 800, 810 SYLVAN AVENUE & 123 PARKVIEW AVENUE – PETITION OF PARKVIEW COMMONS, LLC - SEEKING A CHANGE OF ZONE FROM AN R-A TO AN R-C ZONE, AND ALSO SEEKING A SPECIAL PERMIT AND SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 9-UNIT TOWNHOUSE STYLE BUILDING TO SEPTEMBER 30, 2013.**

**\*\* COMMISSIONER MORTON SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**D-3 (13-46) RE: 35, 45, 55, 36, 48 DOWN STREET – Petition of Antonio Teixeira & Guy DeMaio - Seeking a re-subdivision and re-configuration of 6 parcels of property and a site plan review for development in an R-A zone.**

**\*\* COMMISSIONER PHILLIPS MOVED TO APPROVE A SECOND DEFERMENT FOR APPLICATION (13-46) RE: 35, 45, 55, 36, 48 DOWN STREET – PETITION OF ANTONIO TEIXEIRA & GUY DEMAIO - SEEKING A RE-SUBDIVISION AND RE-CONFIGURATION OF 6 PARCELS OF PROPERTY AND A SITE PLAN REVIEW FOR DEVELOPMENT IN AN R-A ZONE TO SEPTEMBER 30, 2013.**

**\*\* COMMISSIONER WALKER SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**(13-41) RE: 113 EAST WASHINGTON AVENUE – Seeking a site plan and coastal site plan review to permit the construction of a 1-story 2,600 sq. ft. storage building/warehouse in an I-L zone.**

**\*\* COMMISSIONER PHILLIPS MOVED TO APPROVE APPLICATION (13-41) RE: 113 EAST WASHINGTON AVENUE – SEEKING A SITE PLAN AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 1-STORY 2,600 SQ. FT. STORAGE BUILDING/WAREHOUSE IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. ALL OF THE CONCERNS OF THE CITY ENGINEER, IN HIS LETTER DATED 06/18/13 ARE TO BE ADDRESSED.**

**2. PETITIONER IS TO FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**

**FOR THE FOLLOWING REASONS:**

- 1. ACCOMMODATES THE GROWTH OF A CITY BASED BUSINESS.**
- 2. THE PROJECT, AS APPROVED IS CONSISTENT WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**
- 3. THE PROJECT WILL HAVE NO ADVERSE IMPACT ON THE COASTAL AREA.**

**The expiration date of the Coastal Site Plan Review, as required under Sec. 14-3-4 of the Zoning Regulations of the City of Bridgeport, CT has been established as September 2, 2014.**

**\*\* COMMISSIONER MORTON SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**(13-49) RE: 328 JACKSON AVENUE – Petition of Pedro Rodriquez Omaro - Seeking a site plan review to legalize the conversion of a single-family dwelling into a 2-family dwelling in an R-A zone.**

Atty. Schmidt said that in order to deny the site plan, there would have to be something that was wrong with the application. The ZBA has already made a decision. Mr. Buckley said that originally, it was a single family house and a family room addition was put on the back by the previous owners. When the current owners purchased the property, they bought what they thought was a two family house. The P&Z is merely approving a site plan. The ZBA has already issued a variance.

**\*\* COMMISSIONER POWLEY MOVED TO APPROVE APPLICATION (13-49) RE: 328 JACKSON AVENUE – SEEKING A SITE PLAN REVIEW TO LEGALIZE THE CONVERSION OF A SINGLE-FAMILY DWELLING INTO A 2-FAMILY DWELLING IN AN R-A ZONE FOR THE FOLLOWING REASONS:**

- 1. VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS WILL LEGALIZE A 2-FAMILY USE.**
- 2. COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

**\*\* COMMISSIONER MORTON SECONDED.**

City of Bridgeport  
Planning and Zoning Commission  
Regular Meeting  
August 26, 2013

**\*\* THE MOTION PASSED WITH EIGHT IN FAVOR (RILEY, FREDDINO, WALKER, FILOTEI, MORTON, POWLEY, RODRÍGUEZ, AND PHILLIPS) AND ONE ABSTENTION (TIAGO)**

**(13-50) RE: 1943 – 1945 COMMERCE DRIVE – Seeking a site plan review and coastal site plan to permit the reconstruction of an 8,800 sq. ft. industrial service warehouse building in an MU-LI zone.**

**\*\* COMMISSIONER TIAGO MOVED TO APPROVE APPLICATION (13-50) RE: 1943 – 1945 COMMERCE DRIVE – PETITION OF BRENTWOOD EXTENTION, LLC - SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 16-UNIT 1-BEDROOM APARTMENT HOUSE FOR THE ELDERLY IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. 18 WHEELER TRUCKS SHALL BE PROHIBITED FROM ENTERING THE SUBJECT PREMISES FROM 7AM-10 AM AND 3PM-6PM, MONDAY THRU FRIDAY.**
- 2. THE PROJECT, AS APPROVED, SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.**

**FOR THE FOLLOWING REASONS:**

- 1. THE NEW BUILDING IS A REPLACEMENT FOR THE PREVIOUS BUILDING DESTROYED BY FIRE.**
- 2. THE PROJECT WILL HAVE NO ADVERSE IMPACT ON THE COASTAL AREA.**

**The expiration date of the Coastal Site Plan Review, as required under Sec. 14-3-4 of the Zoning Regulations of the City of Bridgeport, CT has been established as September 2, 2014.**

**\*\* COMMISSIONER POWLEY SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(13-52) RE: 1481 (aka 1475) NOBLE AVENUE – Petition of Primrose Companies Realty, LLC - Seeking a special permit and a site plan review to permit the construction of a 16-unit 1-bedroom apartment house for the elderly in an R-C zone.**

**\*\* COMMISSIONER MORTON MOVED TO APPROVE APPLICATION (13-52) RE: 1481 (aka 1475) NOBLE AVENUE – PETITION OF PRIMROSE COMPANIES REALTY, LLC - SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO**

**PERMIT THE CONSTRUCTION OF A 16-UNIT 1-BEDROOM APARTMENT HOUSE FOR THE ELDERLY IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE OCCUPANTS OF THIS BUILDING TO BE AGE RESTRICTED TO 55+ YEARS.**
- 2. THE DEVELOPMENT OF THE SUBJECT PROPERTY TO BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 3. THE PETITIONER TO COMPLY WITH ALL OF THE CONCERNS OF THE CITY ENGINEER, AS STATED IN HIS LETTER OF 08/13/13.**
- 4. THE PETITIONER IS TO COMPLY WITH ALL OF THE CONDITIONS OF APPROVAL OF THE ZONING BOARD OF APPEALS OF MARCH 9, 2010 AND AUGUST 11, 2010.**

**The expiration date of the Special Permit approval, as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT has been established as September 2, 2014.**

**\*\* COMMISSIONER WALKER SECONDED.**

Atty. Schmidt said that the deed restriction was about the age limitation and who would have the legal right to enforce it. APP said that the applicant has chosen to serve a population of 55 years or older. Atty. Schmidt said that it would be important to clarify who has the right to enforce the deed restriction.

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**(13-53) RE: 547 NORTH AVENUE – Petition of 547 North Realty, LLC - Seeking a special permit and a site plan review to permit the conversion of the existing auto repair facility use into a convenience store in conjunction with the existing gas station use and to also construct a metal canopy over the new pump islands in an I-L zone.**

**\*\* COMMISSIONER PHILLIPS MOVED TO DEFER APPLICATION (13-53) RE: 547 NORTH AVENUE – PETITION OF 547 NORTH REALTY, LLC - SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONVERSION OF THE EXISTING AUTO REPAIR FACILITY USE INTO A CONVENIENCE STORE IN CONJUNCTION WITH THE EXISTING GAS STATION USE AND TO ALSO CONSTRUCT A METAL CANOPY OVER THE NEW PUMP ISLANDS IN AN I-L ZONE TO SEPTEMBER 30, 2013.**

**\*\* COMMISSIONER WALKER SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**OTHER MATTERS THAT MAY COME BEFORE THE COMMISSION.**

There were no addition items of business at this time.

**APPROVAL OF THE MINUTES.**

**April 30, 2013 Minutes –**

**\*\* COMMISSIONER MORTON MOVED THE MINUTES OF THE APRIL 30, 2013 MEETING.**

**\*\* COMMISSIONER WALKER SECONDED.**

**\*\* THE MOTION TO APPROVE THE MINUTES OF THE APRIL 30, 2013 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

**May 28, 2013 Minutes -**

**\*\* COMMISSIONER MORTON MOVED THE MINUTES OF THE MAY 28, 2013 MEETING.**

**\*\* COMMISSIONER POWLEY SECONDED.**

**\*\* THE MOTION TO APPROVE THE MINUTES OF THE MAY 28, 2013 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

**June 24, 2013 Minutes –**

**\*\* COMMISSIONER MORTON MOVED THE MINUTES OF THE JUNE 24, 2013 MEETING.**

**\*\* COMMISSIONER WALKER SECONDED.**

**\*\* THE MOTION TO APPROVE THE MINUTES OF THE JUNE 24, 2013 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

**ADJOURNMENT.**

**\*\* COMMISSIONER POWLEY MOVED TO ADJOURN.**

**\*\* COMMISSIONER MORTON SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:48 p.m.

Respectfully submitted,  
Sharon L. Soltes  
Telesco Secretarial Services.

City of Bridgeport  
Planning and Zoning Commission  
Regular Meeting  
August 26, 2013