



PLANNING AND ZONING COMMISSION
FEBRUARY 23, 2015
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; Anne Pappas Phillips, Acting Secretary;
Tom Fedele, Robert Filotei, Robert Morton, Edgar Rodríguez,
Carlos Moreno

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

CALL TO ORDER

Commissioner Riley called the meeting to order at 6:57 p.m. A quorum was present. He then introduced the Commissioners seated and explained that approval would require 6 votes out of 7.

CONTINUED BUSINESS.

C-1 (14-66) RE: 2155 COMMERCE DRIVE – Petition of One Commerce Drive LLC- Seeking a site plan review, a coastal site plan review, and an approval of location for a new car dealership license to permit the construction of an 18,752 sq. ft. 2-story commercial building in an I-L zone and coastal area.

This item was for Decision Only.

C-2 (14-74) RE: 251 NORTH AVENUE – Petition of Al's Millennium Cuts, LLC - Seeking a special permit and a site plan review to permit the establishment of a school for barbering, as well as, a barber shop in an I-L zone.

Commissioner Riley said that the site plan had been revised. Mr. Steven McKenzie came forward said that there were updated plans submitted. He said that he had come back for clarification. The name on the application and in the legal notice has been corrected.

Commissioner Phillips said that it was her understanding that the client was licensed for cosmetology, beauty salon and barbering shop. This is an existing barber shop and hair salon that would be moving into the space. Mr. McKenzie said that this was so.

Commissioner Riley said that at the last hearing, they had asked for better plans, which had been submitted. Commissioner Rodríguez pointed out that the Commission had also had concerns about the licenses. Copies of these were included in the packet.

Commissioner Phillips asked about the landscape plantings. Mr. McKenzie said that it had been increased.

Commissioner Riley thanked Mr. McKenzie for the updated plans.

Commissioner Riley asked if there was anyone who wished to speak in favor of the application.

Mr. John Torres, executive director of a Bridgeport youth group, came forward and that the owner was very professional and also had sponsored several events for those in need.

Commissioner Riley asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley closed the public hearing on 251 North Avenue.

NEW BUSINESS.

(14-71)RE: 131 COLUMBIA STREET – Petition of Bridgeport Neighborhood Trust & POKO - Seeking a special permit and a site plan review to permit the construction of a mixed use building in an RC zone.

Ms. Liz Torres, the Executive Director of the Bridgeport Neighborhood Trust (BNT), came forward regarding a permit for a mixed used building at 131 Columbia Street. She submitted the mailing receipts. She then distributed copies of a photo of parcel, which is a vacant lot. This parcel is part of a larger project. There was never a community garden on the site. Ms. Torres then indicated where the community gardens were located on a large site map.

The first floor will be office/retail and there will be one apartment upstairs. The entire project will have a total of 17 buildings with 49 units, 20% of which will replace the Marina Village units that were destroyed in the recent storms.

Commissioner Riley asked if the BNT intended to bring each of the parcels individually to the Commission. Ms. Torres said that they would like to bring the entire project to the Commission at once, but it depended on site control. She added that they had been working on this project in the neighborhood for about 5 years.

Commissioner Riley also asked if the BNT was competing with another developer that was purchasing property in Bridgeport. She said no.

Commissioner Filotei asked about the wisdom of constructing the office before the remainder of the units. Ms. Torres said that the property manger and case manager would be working in the office.

Commissioner Filotei asked about the grant funding, which Ms. Torres reviewed with the Commissioners.

Commissioner Riley asked if there was anyone who wished to speak in favor of the application.

Mr. David Kooris, the Office of Economic Development Director, came forward and said that his department had been working very closely with the BNT and POKO on this project. This is a very small portion of the project, but felt it was appropriate in context of the project.

Commissioner Riley asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley closed the public hearing on 131 Columbia Street.

(15-01) RE: 3389 FAIRFIELD AVENUE – Petition of Aspetuck Brew Labs, LLC - Seeking a site plan review and a coastal site plan review to permit the establishment of a small scale brewery and tap room in the existing commercial building in an OR zone and coastal area.

Atty. Quatrella came forward and submitted the mailings and photos of the posting notice of hearing. He said that he was representing the owners, Mr. and Mrs. Cowles.

Commissioner Riley asked whether the Cowles had experience in the brewing industry. Atty. Quatrella said that Mr. Cowles had 16 years of brewing experience and that the couple had the marketing experience. He also explained that this application was filed under a relatively new statute. The new brew pub will not serve food, which is different from the Southport Brewery.

Atty. Quatrella then reviewed the floor plans and said that the building was constructed in the 1890's and there are no changes planned for the footprint of the building. There are other businesses in residence and the Aspetuck Brew Lab will be located on the west side of the building. The variances were granted by the ZBA in January. It is a combination of manufacturing and retail. Due to the fact that the building is 124 yrs old, the parking is non-conforming.

The client is limited as to how much beer they can manufacture. The Cowles only intend to be open to the public 15 hours a week. Atty. Quatrella listed the hours. They will be allowed to sell to a distributor. There will be two employees, one of which will be Mr. Cowles. No food will sold there.

Mr. Peter Cowles came forward and said that wholesale would be about 40% of their business. There will be 8 taps, which will give them eight different brews.

Commissioner Riley asked if there would be other items on site, other than the brewing equipment and supplies. Mr. Cowles said that other than cleaning supplies, he did not think so.

Commissioner Filotei asked about hours, Mr. Cowles explained that they would have 15 public hours, but it might increase in the future. He explained that this equipment will be pilot machine and allow them to experiment with other brews.

Atty. Quatrella said that the ski shop only has 2 employees, there is an classic automotive shop, with one employee, another is an office base for distribution and the final occupant has a shop with very specific clientele.

The supplies for the brewing will occur about twice a month and the residual grains left after the brewing process will be donated either to a farm or composted.

Atty. Quatrella then reviewed the parking arrangement.

Commissioner Phillips asked about how the liquid waste would be handled, such as spilled beer. She asked which disposal system would handle the excess fluids. Mr. Cowles said that any spillage would go into the sanitary sewers. Mr. Cowles said that he would be installing trench drains that would empty into the sanitary sewers.

Commissioner Phillips said that there had been a CAM application filed and she read the letter into the record. Mr. Gaucher said that there were no comments or concerns about the project.

Atty. Quatrella said that the City Engineering had reviewed the application and the WPCA comments were addressed. He then submitted petitions to the Commission containing 28 signatures. Atty. Quatrella then said Senators Murphy and Blumenthal were also in support and distributed copies of a newspaper in the CT Post on February 7, 2015.

Commissioner Riley asked if there was anyone who wished to speak in favor of the application.

Mr. David Kooris, the Office of Economic Development Director, came forward and said that this was very much in line with the direction Fairfield Avenue was going in.

Commissioner Riley asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley closed the public hearing on 3389 Fairfield Avenue.

(15-02) RE: 1354 STATE STREET – Petition of Amodex Products, Inc. - Seeking a special permit and a site plan review to permit the establishment of a soap formula cleaning products manufacturing facility in an I-L zone.

Ms. Beverly Dasey came forward and introduced herself. She said that she had been in Bridgeport for many years. Her company had been looking for a location and discovered the West End Police Station. She said that as they worked on the process, they discovered that it was a Special Permit. Commissioner Riley explained that there was no need for a zone changed, they were present for manufacturing.

Ms. Dasey then submitted the mailing receipts.

The soap is actually a stain remover. Commissioner Phillips asked if the manufacture of the stain remover involved lye and caustic fluids. Ms. Dasey said that it did not. There are no run off fluids. Ms. Dasey said that the DEEP had done an inspection and the process passed with flying colors. The company is actually a family owned and operated business. Their produce can be found at Stop N Shop.

Commissioner Riley asked if there was anyone who wished to speak in favor of the application.

Mr. David Kooris, the Office of Economic Development Director, said that his department was in favor of the application and was a perfect addition to the eco-technology park

Commissioner Riley asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley closed the public hearing on 1354 State Street.

RECESS.

Commissioner Riley announced a recess at 7:45 p.m. He reconvened the meeting at 7:55 p.m.

(15-03) RE: 330 MYRTLE AVENUE – Petition of CT Century Gardens, LLC - Seeking a special permit and a site plan review to permit the redevelopment of city block 524 into a mixed use complex consisting of residential and retail uses in a NCVD zone.

Atty. Steve Struder came forward and said that the mailings and the photos had been submitted to Mr. Buckley. He then displayed a site plan and indicated where it was located. This is part of the old Warner Co. site, which is supposed to be redeveloped. This is a proposal for 346 market rate units. He then listed the various retail businesses that would be located in the South End.

Mr. Michael Valotte came forward and said that the units would be rentals and would be market rate. He explained that the developers had met with UB officials and reviewed the proposed rents in terms of what their graduate students could afford. One adjustment was made and the others were in line.

Commissioner Phillips has several questions about whether or not the existing buildings could remain. Mr. Valotte explained that they had hoped to keep the original buildings for adaptive reuse, but it would not be possible.

Atty. Struder then said that the level of quality would be the same as exists in downtown Stamford in the South End. Commissioner Riley asked if there would be any replacement units for Marina Village. Mr. Valotte came forward and said that they had been meeting with Mr. George Estrada for a number of year about the units. The University would like to have housing for their graduate close to campus. These are graduate students, not undergraduates. Commissioner Riley said that he works at UB. Commissioner Filotei asked if this would be for undergraduates. Mr. Valotte said that the intention was for graduate students who are married.

Atty. Struder said that the marketing aspect was not part of the application, but that the developers has been working with UB to provide graduate students with housing.

Mr. Ken Nadler came forward to review the architectural drawings with the Commissioners. There will e a three story parking garage inside the building. Some of it will be for retail. The building will be a rectangle with a center courtyard that is actually the roof of the garage.

There will be a roof garden and the developer will be using LEEDS standards. There will also be a green wall along the first two levels.

Commissioner Phillips asked about solar panels on the roof. Mr. Baker explained that not all the details were completed. There will be a total of eight floors, ground level will be commercial/retail, the second floor will be amenities and the remaining six floors will be residents.

Commissioner Riley asked how many will be handicapped accessible. Mr. Baker said that all the units have to be handicapped accessible.

The engineer, Mr. Chris DeAngelis came forward and said that they had met with the Engineering Department and other departments earlier in the months. He also reviewed the details about the WPCA concerns and explained that the storm water pipes would be extended 500 feet to the site. Mr. DeAngelis said that there was a portion of the building that was in a flood zone, but that portion of the building is already in existence. There had been some concern about loading and unloading on Gregory Street.

Mr. Kermit Hua, a licensed professional engineer, came forward to speak about the traffic flow. Commissioner Riley had some major concerns about the traffic on Gregory Street, which runs east/west. he then gave an overview of the information in the traffic report. Mr. Hua said that the fact that the university was so close actually eliminates some of the vehicular traffic. Commissioner Riley said that there were also shuttles on the campus.

Mr. Aristotle Stalis came forward and said that the landscaping was intended to create a green streetscape.

Atty. Struder then summarized the information and mentioned that Mr. Guerrero had submitted a report with a recommendation that the Commission approve the project. He said that the feed back from the neighbors has been positive, including the NRZ. Three sides of the building face the street and the amenities have been moved inside. The one wall that does not face the street faces another building and will be a green wall. There are many different things within walking distance, such as Seaside Park, the Arena and the ball park.

Commissioner Riley asked if there was financing in place. Atty. Struder said that there were financial discussions under way, contingent on the approval.

Commissioner Phillips asked what the breakdown of the units would be. She was told there would be: 75 studios, 216 one bedroom units, 48 two bedroom units, and 7 townhouses. There will be 221 parking places.

Commissioner Riley asked if there was anyone who wished to speak in favor of the application.

Mr. David Kooris, the Office of Economic Development Director, came forward and said that the Department was in support of the project. This is the type of project that the NCDV. When they worked with the developer, the design improved. Mr. Kooris said that for a long time, the focus was on accessibility and with the flooding issues, the focus is now on parcels that are on higher ground.

Commissioner Riley asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley closed the public hearing on 330 Myrtle Avenue.

(15-05) RE: 4000 (aka 4030) PARK AVENUE – Seeking a site plan review to permit the construction of a 3-story building with adequate surface parking for health profession instruction in an R-A zone

Atty. William Fitzpatrick came forward to address the Commission regarding the Sacred Heart University construction application.

Commissioner Riley said that during the earlier Inland Wetlands hearing, Mr. Popp had some serious concerns. He added that there had not been a public hearing on the application. Commissioner Phillips pointed out that there may be major changes in the site plan. Atty. Fitzpatrick said that they had spoken with Mr. Popp and the changes were very doable. Commissioner Phillips pointed out that the Commissioners had not heard Mr. Popp's concerns. Commissioner Riley pointed out that this was a non-conforming use in a residential zone. Discussion followed.

Atty. Fitzpatrick then requested that this item be continued to the March 23, 2015.

Commissioner Riley then closed Public Hearing at 8:55 p.m.

RECESS.

Commissioner Riley announced a recess at 8:55 p.m. He reconvened the meeting at 9:00 p.m.

CONSENT AGENDA.

CA-1 RE: 682 MADISON AVENUE – Petition of Mike’s Sales and Services, LLC - Seeking under Sec. 14-54 of the CT. General Statutes an amended certificate of approval of location for a used car dealership and a DMV general repairer’s license under new ownership in an I-L zone.

(CA-2) RE: 4120 (aka 4150) MAIN STREET – Seeking a modification of approval (drive-thru) of an application approved by the Planning & Zoning Commission on 11/25/13.

(CA-3) RE: 30 BEACHVIEW AVENUE – Seeking an extension of time for a coastal site plan approval which expired on 12/02/14.

Mr. Buckley presented the Consent Agenda to the Commissioners. Commissioner Phillips requested that CA-2 be removed from the Consent Agenda.

**** COMMISSIONER RODRÍGUEZ MOVED TO APPROVE THE FOLLOWING ITEMS:**

CA-1 RE: 682 MADISON AVENUE – Petition of Mike’s Sales and SERVICES, LLC - SEEKING UNDER SEC. 14-54 OF THE CT. GENERAL STATUTES AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A USED CAR DEALERSHIP AND A DMV GENERAL REPAIRER’S LICENSE UNDER NEW OWNERSHIP IN AN I-L ZONE WITH THE CONDITIONS AS OUTLINED IN DMV CONDITIONS “D.

(CA-3) RE: 30 BEACHVIEW AVENUE – SEEKING AN EXTENSION OF TIME FOR A COASTAL SITE PLAN APPROVAL WHICH EXPIRED ON 12/02/14. THE NEW EXPIRATION DATE OF THE SPECIAL PERMIT HAS BEEN ESTABLISHED AS JANUARY 5, 2016.

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

DECISION SESSION.

C-1 (14-66) RE: 2155 COMMERCE DRIVE – Petition of One Commerce Drive - Seeking a site plan review, a coastal site plan review, and an approval of location for a new car dealership license to permit the construction of an 18,752 sq. ft. 2-story commercial building in an I-L zone and coastal area.

** COMMISSIONER FEDELE MOVED TO APPROVE AGENDA ITEM C-1 (14-66) RE: 2155 COMMERCE DRIVE – PETITION OF ONE COMMERCE DRIVE LLC- SEEKING A SITE PLAN REVIEW, A COASTAL SITE PLAN REVIEW, AND AN APPROVAL OF LOCATION FOR A NEW CAR DEALERSHIP LICENSE TO PERMIT THE CONSTRUCTION OF AN 18,752 SQ. FT. 2-STORY COMMERCIAL BUILDING IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:

1. THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO THE COMMISSION.
2. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.
3. DMV CONDITIONS “D” (ENCLOSED)

FOR THE FOLLOWING REASONS:

1. AS TO THE SITE PLAN REVIEW, THE PROJECT AS APPROVED COMPLIES WITH SEC. 14-2-5 OF THE ZONING REGULATIONS.
2. THIS PROJECT WILL HAVE NO UNACCEPTABLE 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 MARCH 2, 2016.

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

C-2 (14-74) RE: 251 NORTH AVENUE – Petition of Al’s Millennium Cuts, LLC - Seeking a special permit and a site plan review to permit the establishment of a school for barbering, as well as, a barber shop in an I-L zone.

**** COMMISSIONER RODRÍGUEZ MOVED TO APPROVE AGENDA ITEM C-2 (14-74) RE: 251 NORTH AVENUE – PETITION OF AL’S MILLENNIUM CUTS, LLC - SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A SCHOOL FOR BARBERING, AS WELL AS, A BARBER SHOP IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 2. THE DEVELOPMENT OF THE SUBJECT SITE SHALL BE IN STRICT COMPLIANCE WITH THE REVISED PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT, AS APPROVED, COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 AND THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4.**
- 2. THIS APPROVAL FACILITATES THE GROWTH OF A LOCAL BUSINESS AND WILL BE AN IMPROVEMENT TO THE IMMEDIATE AREA.**

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 MARCH 2, 2016.

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

(14-71) RE: 131 COLUMBIA STREET – Petition of Bridgeport Neighborhood Trust & POKO - Seeking a special permit and a site plan review to permit the construction of a mixed use building in an RC zone.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM (14-71)
RE: 131 COLUMBIA STREET – PETITION OF BRIDGEPORT
NEIGHBORHOOD TRUST & POKO - SEEKING A SPECIAL PERMIT AND A
SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A MIXED USE
BUILDING IN AN RC ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 2. THE DEVELOPMENT OF THE SUBJECT PARCEL SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT, AS APPROVED, COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 AND THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**
- 2. THIS APPROVAL WILL FACILITATE THE OVERSEEING OF THE BRIDGEPORT NEIGHBORHOOD TRUST/ POKO HOMES IN THE IMMEDIATE AREA.**

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 MARCH 2, 2016.

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

(15-01) RE: 3389 FAIRFIELD AVENUE – Petition of Aspetuck Brew Labs, LLC - Seeking a site plan review and a coastal site plan review to permit the establishment of a small scale brewery and tap room in the existing commercial building in an OR zone and coastal area.

**** COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM (15-01)
RE: 3389 FAIRFIELD AVENUE – PETITION OF ASPETUCK BREW LABS,
LLC - SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN
REVIEW TO PERMIT THE ESTABLISHMENT OF A SMALL SCALE
BREWERY AND TAP ROOM IN THE EXISTING COMMERCIAL BUILDING
IN AN OR ZONE AND COASTAL AREA WITH THE FOLLOWING
CONDITIONS:**

1. THE PETITIONER SHALL SECURE ALL NECESSARY STATE AND FEDERAL APPROVALS FOR THE MANUFACTURE AND DISPENSARY OF BEER.
2. THE ENTIRE BUILDING, INCLUDING ALL OF THE CURRENT USERS, MUST BE IN FULL COMPLIANCE WITH ALL OF THE CITY'S RULES AND REGULATIONS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND CERTIFICATE OF OCCUPANCY.

FOR THE FOLLOWING REASONS:

1. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS.
2. THE APPROVED USE OF THE SUBJECT PREMISES SHALL HAVE NO ADVERSE IMPACT ON THE COASTAL AREA.

THE EXPIRATION DATE OF THE COASTAL SITE PLAN REVIEW APPROVAL, AS REQUIRED UNDER SEC. 14-3-4 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS MARCH 2, 2016.

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

(15-02) RE: 1354 STATE STREET – Petition of Amodex Products, Inc. - Seeking a special permit and a site plan review to permit the establishment of a soap formula cleaning products manufacturing facility in an I-L zone.

**** COMMISSIONER RODRÍGUEZ MOVED TO APPROVE AGENDA ITEM (15-02) RE: 1354 STATE STREET – PETITION OF AMODEX PRODUCTS, INC. - SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A SOAP FORMULA CLEANING PRODUCTS MANUFACTURING FACILITY IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

1. THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.
2. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS

FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.

FOR THE FOLLOWING REASON:

THE PROJECT, AS APPROVED, COMPLIES WITH THE SITE PLAN REVIEW STANDARD OF SEC. 14-2-5 AND THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 OF THE ZONING REGULATIONS.

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 MARCH 2, 2016.

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

(15-03) RE: 330 MYRTLE AVENUE – Petition of CT Century Gardens, LLC - Seeking a special permit and a site plan review to permit the redevelopment of city block 524 into a mixed use complex consisting of residential and retail uses in a NCVD zone.

**** COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM (15-03) RE: 330 MYRTLE AVENUE – PETITION OF CT CENTURY GARDENS, LLC - SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE REDEVELOPMENT OF CITY BLOCK 524 INTO A MIXED USE COMPLEX CONSISTING OF RESIDENTIAL AND RETAIL USES IN A NCVD ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 2. ALL CONSTRUCTION SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT.**

FOR THE FOLLOWING REASONS:

- 1. THE PLAN, AS APPROVED, COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 AND THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS.**
- 2. THE PROJECT, AS APPROVED, WILL SERVE AS A CATALYST**

**FOR THE REVITALIZATION OF THE SOUTH END
NEIGHBORHOOD.**

**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 MARCH 2, 2016.**

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

**(15-05) RE: 4000 (aka 4030) PARK AVENUE – Seeking a site plan review to permit
the construction of a 3-story building with adequate surface parking for health
profession instruction in an R-A zone.**

**** COMMISSIONER RODRÍGUEZ MOVED TO CONTINUE AGENDA ITEM
(15-05) RE: 4000 (AKA 4030) PARK AVENUE – SEEKING A SITE PLAN
REVIEW TO PERMIT THE CONSTRUCTION OF A 3-STORY BUILDING
WITH ADEQUATE SURFACE PARKING FOR HEALTH PROFESSION
INSTRUCTION IN AN R-A ZONE TO MARCH 30, 2015.**

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

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

There were no additional items to discuss at this time.

APPROVAL OF MINUTES.

Minutes of October 27, 2014 –

**** COMMISSIONER PHILLIPS MOVED THE MINUTES OF OCTOBER 27,
2014.
** COMMISSIONER FEDELE SECONDED.
** THE MOTION TO APPROVE THE MINUTES OF OCTOBER 27, 2014 AS
SUBMITTED PASSED UNANIMOUSLY.**

Minutes of November 24, 2014 –

**** COMMISSIONER PHILLIPS MOVED THE MINUTES OF NOVEMBER 24,
2014.
** COMMISSIONER FEDELE SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF NOVEMBER 24, 2014 AS SUBMITTED PASSED UNANIMOUSLY.**

ADJOURNMENT.

**** COMMISSIONER FEDELE MOVED TO ADJOURN.**

**** COMMISSIONER MORENO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

S. L. Soltes

Telesco Secretarial Services