



PLANNING AND ZONING COMMISSION

FEBRUARY 25, 2015

MEETING MINUTES

CITY OF BRIDGEPORT

45 Lyon Terrace, Room
210
Bridgeport, CT 06604
(203) 576-7217 Phone
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ATTENDANCE: Mel Riley, Acting Chair; Anne Pappas-Phillips, Reggie Walker, Robert Filotei, Carlos Moreno, Tom Fedele, Robert Morton (6:05 p.m.)

STAFF: Dennis Buckley, Zoning Official; Diego Guerrero, Design Review Coordinator

CALL TO ORDER.

Commissioner Riley called the meeting to order at 6:03 p.m. A quorum was present. Commissioner Riley said that there were six Commissioners and it would take a unanimous vote to approve an application.

Atty. Rizio came forward asked for a continuance for Application 15-08 – 547 North Avenue. Mr. Buckley came forward and explained that the owner was told that he was not allowed to open the convenience store but the owners went ahead and opened it anyway. He has received notification that he should not be operating the store.

Commissioner Morton joined the meeting at 6:05 p.m.

CITY BUSINESS.

(15-12) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation for the disposal of eight (8) residential zoned and one (1) industrial zoned city owned parcels, and the acquisition of four (4) office retail general zoned and one (1) industrial zoned properties.

Mr. David Kooris, OPED Director, came forward and said that there were a number of properties that were being suggested for auction or sale to abutters. He said that in the past, the City would sell off parcels that required variances. He gave an overview of the various parcels involved.

Commissioner Phillips asked about the parcel at the corner of State Street. Mr. Kooris said that it was the old Police Precinct. He explained that the person who is interested in

purchasing this parcel was seeking variance permission so that she could go ahead and purchase the property. Discussion followed.

Commissioner Riley asked if there was anyone who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley closed the public hearing on the 8-24 Referral.

NEW BUSINESS.

(15-06) 837 Seaview Ave. (775 Stratford Ave.) – Petition of Seaview Bridgeport, LLC – Seeking a zone change from OR-G and I-H to a Mixed Use Waterfront (MU-W) zone, and also seeking a site plan review and coastal site plan review to permit the establishment of a 3-acre paved boat yard, boat ramp and a public access fishing pier in the newly established zone and coastal area.

Atty. Rizio came forward and presented the mailing receipts to Mr. Buckley. Commissioner Phillips then read the letter from Mr. Gaucher that stated that his office had no comments on the application.

Atty. Rizio came forward and greeted the Commissioners. He said that the parcel was approximately 46 acres and the client was seeking a zone change. He then distributed several documents to the Commissioners. This parcel is the former Director's Shipyard and Kartec site.

Mr. Kooris came forward and explained that the request involves approximately half of the 40 acre site. The request is to re-zone a portion of the heavy industrial zone. Commissioner Phillips had several questions about the zoning history, which Mr. Kooris answered.

Atty. Rizio listed the reasons that this should be changed to mixed use/waterfront, which was created so the developers could have some flexibility with their projects. He said that the eligible properties have to be at least 10 acres, abut a principal street, and borders the waterfront.

The current zoning is OR-G and I-H, which would not be compatible with the use. He added this was consistent with the Bridgeport Master Plan of Conservation and Development and went on to list the various highlights of the plan.

Mr. Kooris said there had been questions about why this was not done before. He said that previously the City was looking to keep the area open for water dependent heavy industrial business. He explained that due to the way the land is located in the Harbor, the southern portion has access to the Harbor's deep water. The northern section fronts

the Yellow Mill Creek. Atty. Rizio indicated where the parcel was located on an aerial map.

The site will be used for the boat storage that will be sold by Bass Pro. It will be fenced in and lit.

Atty. Rizio then reviewed the second portion of the application, which has an entrance off of Stratford Avenue. He indicated where this was on the aerial map in relationship to the 95 Exit. Atty. Rizio said that a public fishing pier will be built nearby. Atty. Rizio also informed the Commission that the DEEP permit had been received the previous day.

Atty. Rizio then reviewed where the stop signs and turning lanes that had been required by the City Engineer would be located on the site plan.

Commissioner Riley asked about the proposed boat ramp. Atty. Rizio said that there would be a public fishing pier, and a boat ramp.

Mr. Mark Summers came forward and explained that the boat storage area needs to be completed 60 days before Bass Pro opens on October 15th. The site has been remediated and there are land use restrictions on it. There will be a two foot cap of soil on the contaminated area.

Commissioner Phillips asked for more details of the public walkway. Atty. Rizio reviewed the details and said that the full coastal landscape plan in the DEEP coastal packet. It is a pedestrian walkway, not a bike trail.

Commissioner Filotei asked about the location of the fishing pier. Mr. Summers said that this was a re-purposing of previous pier. This is only thing that the DEEP will allow.

Commissioner Morton said that there had been numerous developers who had promised things to the neighborhood but this proposal only will give the neighborhood a boat ramp and a pier. Mr. Summer said that the goal was to develop the entire 28 acre parcel. Mr. Kooris said that the development is hinged on the zone change approval since the current zoning of heavy industrial is not

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

Mr. Ernie Newton, the Vice President of the NRZ came forward and said that the structure was more of a fishing dock rather than a pier, which would be like Pleasure Beach. Having a fishing dock would be good for the Community. The other part is that Mr. Newton is in favor of the zone change because it opens the door for a supermarket and pharmacy to the neighborhood. He added that the NRZ had not been told that Bass

Pro was planning to have a boat storage facility in the area. He said that he would like the NRZ to be informed of the plans, so he wouldn't have to come down to City Hall at the last minute.

Atty. Rizio said that the DEEP would only permit the fishing dock to be in the same size and location that it was before.

Commissioner Phillips asked if the NRZ had been informed. Atty. Rizio said that he had been in contact with them.

Mr. Kooris said that the City may have incorrectly assumed that there was more information about the boat storage available to the community due to the length of time the development has been underway. He apologized for the oversight.

(15-07) RE: 2175 & 2201 FAIRFIELD AVENUE - Petition of 2201 Fairfield Avenue, LLC - Seeking a zone change from OR to Office-Retail General (OR-G) zone, and also seeking a special permit and a site plan review to permit the construction of a fast food restaurant with a drive-thru facility in the newly established zone.

Atty. Willinger came forward and said that he represented the petitioner and turned in the mailing receipts. Atty. Willinger said that his client was the lease of a property for a Popeye's on Fairfield Avenue. The first Popeye's restaurant has been well received and is proposing a second location.

Atty. Willinger said that there had been variances for construction issued back on January 2015. He said that the site plan had been revised to conform with the conditions. He then indicated that there was a condition that the State had imposed regarding the entrances and exits.

Mr. Buckley came forward to review the ZBA's decision and conditions. He said that ZBA wanted more landscaping and a by pass lane. Atty. Willinger then indicated where the curb cuts would be and whether they would be entrances or exits. Commissioner Filotei said that he lives near the first Popeye's and it is always busy. Atty. Willinger said that these were the Traffic Engineer's recommendations.

Atty. Diane Lord came forward and said that she had posted the signs and photographed them with her phone. Atty. Willinger then gave a brief overview of the traffic flow and parking. He explained that the ZBA wanted a sidewalk along the portion of the property that borders the Stop N Shop property.

Atty. Lord came forward and displayed the photos of the posting to the Commissioners.

Atty. Willinger then reviewed the comments from the City Engineer's report. The Traffic Engineer said that additional curb cuts would create conflicts on Fairfield Avenue and said that he would prefer that only one curb cut be maintained.

Atty. Willinger said that the reason that a zone change was needed was because OR-G did not allow for the 21 foot height for the signage, and the drive-thru.

Atty. Willinger said that the change of zone requires a need to have the drive thru, and it would be in harmony with the neighborhood and not an negative impact on the neighborhood. The developer has met with the NRZ and there are no issues or concerns. The property in back of the parcel is OR-G. The new restaurant will expand job opportunities and the tax base.

Atty. Willinger then reviewed the reasons why the proposals were consistent with the zoning regulations. He then distributed copies of a photo of the Popeye's on North Avenue, which will be the same design for the Fairfield Avenue.

Commissioner Filotei asked about any environmental impacts. Atty. Willinger said that there were no environmental impacts.

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

Mr. Kooris came forward and said that the Department was in favor of the application and the zone change. He said that he commended the applicant on the changes made, which seems to improve the plan. He suggested perhaps having the cross walk elevated so that the vehicles go up and over.

Mr. Jerry Manning, the Black Rock NRZ president came forward and said that there had been many conversations about the zone change and the traffic considerations would be well designed. There were concerns about signage. He said that there was a preexisting sign on the neighboring property that was taller than 21 feet. He said that there was a satisfactory

Commissioner Riley asked if there was anyone who wished to speak against the application. Hearing none, Commissioner Riley closed the public hearing on 2175 & 2201 Fairfield Avenue.

RECESS.

Commissioner Riley announced a recess at 7:30 p.m. He called the meeting back to order at 7:35 p.m.

(15-08) RE: 547 NORTH AVENUE - Petition of 547 North Realty LLC - Seeking a special permit and a site plan review to legalize the convenience store use in the existing gas station in an I-L zone.

A request was made to defer this agenda item to the next meeting scheduled for Monday, March 30, 2015.

(15-09) RE: 15 & 21 COLUMBIA COURT - Petition of Bridgeport Neighborhood Trust and POKO - Seeking a site plan review to permit the construction of a 2-family dwelling in an R-C zone.

Commissioner Riley asked if the next two applications could be combined into the same presentation. Mr. Cabazes said that he believed so.

(15-10) RE: 67 RIDGE AVENUE - Petition of Bridgeport Neighborhood Trust and POKO - Seeking a site plan review and a coastal site plan review to permit the construction of a 2-family dwelling in an R-C zone and coastal area.

(15-11) RE: 75 RIDGE AVENUE - Petition of Bridgeport Neighborhood Trust and POKO - Seeking a site plan review and a coastal site plan review to permit the construction of a 2-family dwelling in an R-C zone and coastal area.

Mr. Cabezas said that he was present to represent the client, Bridgeport Neighborhood Trust (BNT). He said that the parcels were in the flood zone. Mr. Cabezas asked Mr. Buckley to repeat the conditions for the ZBA application. Mr. Buckley gave a brief overview

Commissioner Phillips then asked to see a map with all three parcels on it. Mr. Cabezas indicated where that was and where the CAM boundaries were. Commissioner Walker asked about two vacant properties. Mr. Cabezas said that they were not part of the BNT property and he believed they had houses on them.

Ms. Liz Torres, the BNT Director, came forward and said that the BNT was working in this neighborhood for seven years. She then described one phase of the rentals and pointed out that these were going to be two family homes that will be owner occupied. This is a private project and the BNT help people to achieve home ownership.

Mr. Cabezas said that these applications were all straight forward. The variances were granted. Mr. Cabezas then read the letter from Mr. Gaucher stating that the office had no comments on the project.

Commissioner Phillips asked Mr. Cabezas to comment on the FEMA flood requirements. Mr. Cabezas said that they were required to elevate the buildings and did so. He

indicated where the flood vents would be located and assured the Commissioners that they met FEMA requirements.

The parking will be located in the rear of the building and said that there was a common driveway.

Commissioner Filotei asked about the Federal funding for the project. Ms. Torres came forward and reviewed this.

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

Mr. Kooris, the Office of Economic Development, came forward and said the City was in favor of the projects. He said that the Commissioners would shortly hear that there are community gardens located on two of the parcels. The parcels were on City property and transferred to the BHA and BNT.

Commissioner Riley asked if there was anyone who wished to speak against the application.

Council Member Robert Halstead came forward and said that the gardens have been there for 30 years. The State DEEP gave a grant for 10 gardens. He then said that the City signed the grant and agreed to have the gardens. He said that he had spoken with the DEP earlier in the day and they were interested in hearing about this. He said that these were considered to be natural coastal resources.

Ms. Torres came forward and said that she had been in touch with Ms. Barbara Kelly of Urban Roots, who has control of the three community gardens in this development. When they are maintained, they are an asset but when they are not, they are an eyesore.

RECESS.

Commissioner Riley announced a recess at 8:00 p.m. He called the meeting back to order at 8:10 p.m.

CONSENT AGENDA.

CA-1 RE: 375 MAIN STREET - Petition of Housing Authority of the City of Bridgeport - Seeking a 1 year extension of time for a coastal site plan review to expire 04/21/15.

**** COMMISSIONER WALKER MOVED TO APPROVE THE CONSENT AGENDA AS FOLLOWS:**

City of Bridgeport
Planning and Zoning Commission
Regular Meeting
February 25, 2015

CA-1 RE: 375 MAIN STREET - PETITION OF HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT - SEEKING A 1 YEAR EXTENSION OF TIME FOR A COASTAL SITE PLAN REVIEW TO EXPIRE 04/21/15. THE NEW EXPIRATION DATE OF THE COASTAL SITE PLAN REVIEW HAS BEEN ESTABLISHED AS APRIL 21, 2016.

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

DECISION SESSION.

(15-12) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation for the disposal of eight (8) residential zoned and one (1) industrial zoned city owned parcels, and the acquisition of four (4) office retail general zoned and one (1) industrial zoned properties.

**** COMMISSIONER MORTON MOVED TO GIVE A FAVORABLE RECOMMENDATION ON AGENDA ITEM (15-12) 8-24 REFERRAL – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – REQUESTING UNDER SEC. 8-24 OF THE CONNECTICUT GENERAL STATUTE, A FAVORABLE RECOMMENDATION FOR THE DISPOSAL OF EIGHT (8) RESIDENTIAL ZONED AND ONE (1) INDUSTRIAL ZONED CITY OWNED PARCELS, AND THE ACQUISITION OF FOUR (4) OFFICE RETAIL GENERAL ZONED AND ONE (1) INDUSTRIAL ZONED PROPERTIES.**

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

(15-06) 837 Seaview Ave. (775 Stratford Ave.) – Petition of Seaview Bridgeport, LLC – Seeking a zone change from OR-G and I-H to a Mixed Use Waterfront (MU-W) zone, and also seeking a site plan review and coastal site plan review to permit the establishment of a 3-acre paved boat yard, boat ramp and a public access fishing pier in the newly established zone and coastal area.

**** COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM (15-06) 837 SEAVIEW AVE. (775 STRATFORD AVE.) – PETITION OF SEAVIEW BRIDGEPORT, LLC – SEEKING A ZONE CHANGE FROM OR-G AND I-H TO A MIXED USE WATERFRONT (MU-W) ZONE, AND ALSO SEEKING A SITE PLAN REVIEW AND COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A 3-ACRE PAVED BOAT YARD, BOAT RAMP AND A**

PUBLIC ACCESS FISHING PIER IN THE NEWLY ESTABLISHED ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:

- 1. THE PETITIONER SHALL SUBMIT AND FILE ON THE LAND RECORDS AN A-2 SURVEY MAP INCLUDING A LEGAL DESCRIPTION OF THE METES AND BOUNDS (SIMILAR TO A SCHEDULE A DOCUMENT) TO IDENTIFY THE EXACT LOCATION OF THE MU-W ZONE ON WHAT WILL NOW BE A PARCEL IN TWO (2) ZONES.**
- 2. NEIGHBORHOOD ACCESS SHALL BE CLEARLY IDENTIFIED BY POSTED SIGNAGE.**

FOR THE FOLLOWING REASONS:

- 1. THE ZONE CHANGE AND PROPOSED USES OF THE SUBJECT PREMISES ARE IN HARMONY WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**
- 2. THE WATER DEPENDANT USES ARE HIGHLY ENCOURAGED IN THE BRIDGEPORT HARBOR WATERFRONT.**
- 3. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATION OF THE CITY OF BRIDGEPORT.**
- 4. AS TO THE COASTAL SITE PLAN REVIEW, THE DEVELOPMENT AND USE OF THIS PARCEL 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 PHILLIPS SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

(15-07) RE: 2175 & 2201 FAIRFIELD AVENUE - Petition of 2201 Fairfield Avenue, LLC - Seeking a zone change from OR to Office-Retail General (OR-G) zone, and also seeking a special permit and a site plan review to permit the construction of a fast food restaurant with a drive-thru facility in the newly established zone.

Mr. Guerrero said that he had worked out a possible solution for the concerns for the ZBA exiting onto Astor Avenue.

**** COMMISSIONER FEDELE MOVED TO APPROVE AGENDA ITEM (15-07))
RE: 2175 & 2201 FAIRFIELD AVENUE - PETITION OF 2201 FAIRFIELD
AVENUE, LLC - SEEKING A ZONE CHANGE FROM OR TO OFFICE-
RETAIL GENERAL (OR-G) ZONE, AND ALSO SEEKING A SPECIAL PERMIT
AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A FAST
FOOD RESTAURANT WITH A DRIVE-THRU FACILITY IN THE NEWLY
ESTABLISHED ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. IN KEEPING WITH THE ZONING BOARD OF APPEALS
DECISION TO PROVIDE ADDITIONAL LAWN AND SHRUBBERY IN
FRONT OF THE FACILITY, THE PETITIONER SHALL
RECONFIGURE THE BY-PASS LANE TO EXIT ONLY ON TO ASTOR
STREET AS DEPICTED ON ONE OF THE ENCLOSED RENDERINGS.**
- 2. THE WALKWAYS FROM BOTH SIDEWALKS TO THE MAIN
ENTRANCE OFFICE BUILDING SHALL BE REVISED TO ALSO
SERVE AS SPEED BUMPS AND CLEARLY IDENTIFIED.**

FOR THE FOLLOWING REASONS:

- 1. THE ZONE CHANGE IS CONSISTENT WITH THE ABUTTING
PROPERTY.**
- 2. THE MODIFIED PLAN OF DEVELOPMENT COMPLIES WITH
THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5, AS WELL AS
THE SPECIAL PERMIT STANDARDS OF 14-4-4.**
- 3. THE REDEVELOPMENT OF THIS PARCEL OF PROPERTY WILL
BE A VAST 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 FILOTEI SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

**(15-08) RE: 547 NORTH AVENUE - Petition of 547 North Realty LLC - Seeking a
special permit and a site plan review to legalize the convenience store use in the
existing gas station in an I-L zone.**

Mr. Buckley came forward and stated that the applicant received an Order to Comply regarding the convenience store use without proper approvals and is to cease and desist all retail sales activity in this building until proper approvals have been approved.

**** COMMISSIONER PHILLIPS MOVED TO DEFER AGENDA ITEM (15-08)
RE: 547 NORTH AVENUE - PETITION OF 547 NORTH REALTY LLC -
SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO LEGALIZE
THE CONVENIENCE STORE USE IN THE EXISTING GAS STATION IN AN I-
L ZONE TO MONDAY, MARCH 30, 2015.**

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

(15-09) RE: 15 & 21 COLUMBIA COURT - Seeking a site plan review to permit the construction of a 2-family dwelling in an R-C zone.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM (15-09)
RE: 15 & 21 COLUMBIA COURT - SEEKING A SITE PLAN REVIEW TO
PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-C
ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE ZONING BOARD OF APPEALS CONDITIONS ARE INCORPORATED INTO THIS APPROVAL.**
- 2. THE APPLICANT SHALL MAKE PROVISIONS TO REPLACE THE COMMUNITY GARDEN SOMEWHERE IN THE IMMEDIATE AREA.**

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 OF THE CITY OF BRIDGEPORT.**
- 2. THIS PROJECT WILL ALLOW FOR NEW OWNER OCCUPIED RESIDENTIAL UNITS IN AN ECONOMICALLY DEPRESSED AREA OF THE CITY.**

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

(15-10) RE: 67 RIDGE AVENUE - Petition of Bridgeport Neighborhood Trust and POKO - Seeking a site plan review and a coastal site plan review to permit the construction of a 2-family dwelling in an R-C zone and coastal area.

**** COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM (15-10)
RE: 67 RIDGE AVENUE - PETITION OF BRIDGEPORT NEIGHBORHOOD
TRUST AND POKO - SEEKING A SITE PLAN REVIEW AND A COASTAL
SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 2-FAMILY
DWELLING IN AN R-C ZONE AND COASTAL AREA WITH THE
FOLLOWING CONDITIONS:**

- 1. THE ZONING BOARD OF APPEALS CONDITIONS ARE
INCORPORATED INTO THIS APPROVAL.**
- 2. THE APPLICANT SHALL MAKE PROVISIONS TO REPLACE
THE COMMUNITY GARDEN SOMEWHERE IN THE IMMEDIATE
AREA.**

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 OF THE CITY OF BRIDGEPORT.**
- 2. THE APPLICANT SHALL COMPLY WITH ALL FEMA
REGULATIONS, AS THIS PROPERTY IS LOCATED IN THE FLOOD
ZONE.**
- 5. THIS PROJECT WILL ALLOW FOR NEW OWNER OCCUPIED
RESIDENTIAL UNITS IN AN ECONOMICALLY DEPRESSED AREA OF
THE CITY.**

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

**(15-11) RE: 75 RIDGE AVENUE - Petition of Bridgeport Neighborhood Trust and
POKO - Seeking a site plan review and a coastal site plan review to permit the
construction of a 2-family dwelling in an R-C zone and coastal area.**

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM (15-11)
RE: 75 RIDGE AVENUE - PETITION OF BRIDGEPORT NEIGHBORHOOD
TRUST AND POKO - SEEKING A SITE PLAN REVIEW AND A COASTAL
SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 2-FAMILY**

DWELLING IN AN R-C ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:

- 1. THE ZONING BOARD OF APPEALS CONDITIONS ARE INCORPORATED INTO THIS APPROVAL.**
- 2. THE APPLICANT SHALL MAKE PROVISIONS TO REPLACE THE COMMUNITY GARDEN SOMEWHERE IN THE IMMEDIATE AREA.**

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 OF THE CITY OF BRIDGEPORT.**
- 2. THE APPLICANT SHALL COMPLY WITH ALL FEMA REGULATIONS, AS THIS PROPERTY IS LOCATED IN THE FLOOD ZONE.**
- 3. THIS PROJECT WILL ALLOW FOR NEW OWNER OCCUPIED RESIDENTIAL UNITS IN AN ECONOMICALLY DEPRESSED AREA OF THE CITY.**

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 FEDELE 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.

There were no minutes to approve at this time.

ADJOURNMENT.

- ** COMMISSIONER FEDELE MOVED TO ADJOURN.**
- ** COMMISSIONER MORENO SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services